1680 SEMINOLE TRAIL AUTO DEALERSHIP

FINAL SITE PLAN - MINOR AMENDMENT & ARB PLAN

(SDP 2021-000__)

RIO MAGISTERIAL DISTRICT

ALBEMARLE COUNTY, VIRGINIA

GENERAL NOTES

OWNER — 06100-00-00-120T0
BNE RESTAURANT GROUP IV LLC c/o CRAIG WORTHY
PO BOX 2629
ADDISON, TX 75001

APPLICANT — CHARLOTTESVILLE ALBEMARLE RENTAL PROPERTIES, LLC
916 PRESTON AVENUE
CHARLOTTESVILLE, VA 22903

ENGINEER — COLLINS ENGINEERING
200 GARRETT ST. SUITE K,
CHARLOTTESVILLE, VA 22902
TELEPHONE (434)293-3719
FAX (434)293-2813
CONTACT: MR. SCOTT COLLINS, P.E.
scott@collins-engineering.com

TAX MAP NO. — 06100-00-00-120T0 (D.B. 1604/ PG. 343)

AREA — 0.691 AC

ZONING — HC – HIGHWAY COMMERCIAL WITH (AIA) AIRPORT IMPACT AREA AND (EC) ENTRANCE CORRIDOR OVERLAY DISTRICTS

PROPOSED USE — 3,192 SF BUILDING FOR AUTOMOTIVE SALES WITH DISPLAY PARKING (SPECIAL USE PERMIT FOR DISPLAY PARKING)
SPECIAL USE PERMIT (SP202000014) APPROVED BY THE BOARD OF SUPERVISORS ON JANUARY 6, 2021

SETBACKS — FRONT BUILDING SETBACK: 10' MIN SETBACK FROM SEMINOLE TRAIL
REAR BUILDING SETBACK: NONE
SIDE BUILDING SETBACK: NONE
PARKING SETBACK: 10' PARKING SETBACK FROM SEMINOLE TRAIL

BUILDING HEIGHTS — MAXIMUM BUILDING HEIGHT: 65'
EXISTING 1-STORY BUILDING TO REMAIN (APPROX. HEIGHT = 20 FEET)
NOTE: ANY STRUCTURE EXCEEDING 35' IN HEIGHT SHALL BE SET BACK FROM ANY STREET R/W IN ADDITION TO THE MINIMUM YARD REQUIREMENT A DISTANCE OF 2' FOR EACH 1' IN BUILDING HEIGHT.

FLOOR AREA TO LOT COVERAGE RATIO: 3,192sf/0.691 ACRES = 0.10

WATERSHED — THIS DEVELOPMENT LIES WITHIN THE MEADOW CREEK WATERSHED. THE SITE IS NOT LOCATED WITHIN A PUBLIC WATER SUPPLY RESERVOIR WATERSHED, IT IS LOCATED DOWNSLOPE FROM THE SOUTH FORK RIVANNA WATER SUPPLY WATERSHED.

TOPO & SURVEY — SURVEY AND BOUNDARY PROVIDED BY MERIDIAN PLANNING GROUP

DATUM — ELEVATIONS ARE BASED ON STATE PLAIN GRID- NAD 83 DATUM.

EXISTING VEGETATION — THE SITE HAS AN EXISTING COMMERCIAL BUILDING AND PARKING LOT ON THE PROPERTY.

STEEP SLOPES — IN ACCORDANCE WITH THE ALBEMARLE COUNTY STEEP SLOPES COUNTY MAPPING, THERE ARE NO STEEP SLOPES ON THE PARCEL.

PHASING — THIS PLAN WILL BE CONSTRUCTED IN ONE PHASE.

FLOODPLAIN/WPO BUFFERS — THERE ARE NO 100-YEAR FLOODPLAINS OR WPO BUFFERS LOCATED ON THIS SITE PER FEMA MAP PANEL #51003C0278D DATED FEBRUARY 4, 2005 & COUNTY GIS, RESPECTFULLY. ALSO NOTE THE PARCEL IS OUTSIDE THE LIMITS OF THE FEDERAL & STATE DAM BREAK INUNDATION ZONES PER COUNTY GIS DATA.

BURIAL SITES: — NO CEMETERIES WERE FOUND DURING FIELD INVESTIGATION OF THE SITE.

SITE ACCESS: — THE SITE CURRENTLY HAS AN EXISTING ACCESS ENTRANCE FROM RIO ROAD AND FROM AN ACCESS EASEMENT THROUGH THE PROPERTY TO THE SOUTHWEST OF THE PARCEL.

RETAINING WALLS: — THERE ARE NO PROPOSED RETAINING WALLS WITH THIS PLAN. THERE IS (1) EXISTING RETAINING WALL THAT WILL BE MODIFIED WITH THIS DEVELOPMENT PLAN.

LANDSCAPING: — A LANDSCAPING PLAN IS PROVIDED WITH THE FINAL SITE PLAN (SEE SHEET 5) IN ACCORDANCE WITH ALBEMARLE COUNTY ORDINANCE SECTION 32.7.9. STREET TREES SHALL ALSO BE INCLUDED WITH THE LANDSCAPING DESIGN TO INCORPORATE STREET TREES EVERY 40' ALONG THE ROADWAYS.

LIGHTING: — A LIGHTING PLAN IS PROVIDED WITH THE FINAL SITE PLAN (SEE SHEET 6) IN ACCORDANCE WITH ALBEMARLE COUNTY ORDINANCE SECTION 18.4.17. THE PROPOSED LIGHTING PLAN IS SHOWN ON SHEET 6. EACH OUTDOOR LUMINAIRE EQUIPPED WITH A LAMP THAT EMITS 3,000 OR MORE INITIAL LUMENS SHALL BE A FULL CUTOFF LUMINAIRE AND SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING PROPERTIES AND AWAY FROM ADJACENT ROADS. THE SPILLOVER OF LIGHTING FROM LUMINAIRES ONTO PUBLIC ROADS AND ADJACENT PROPERTIES SHALL NOT EXCEED ONE-HALF FOOTCANDLE.

TRASH COLLECTION: — AN EXISTING ENCLOSED DUMPSTER SCREENED WITH LANDSCAPING IS SHOWN ON THE FINAL SITE PLANS, SEE SHEET 3 AND SHEET 7 FOR DETAILS.

ADJACENT PROPERTY OWNERS: SEE EXISTING CONDITIONS, SHEET 2.

UTILITIES: — EXISTING WATER AND SEWER UTILITIES ARE LOCATED ONSITE AND WITHIN THE ADJACENT RIGHT-OF-WAY. ALL WATER AND SEWER CONNECTIONS ARE EXISTING TO THE BUILDING AND WILL REMAIN.

STORMWATER MANAGEMENT: THE SITE HAS AN EXISTING BUILDING AND EXISTING PARKING AREAS ON THE PROPERTY. NO ADDITIONAL PAVEMENT OR IMPERVIOUS AREA IS PROPOSED WITH THIS PLAN. A REDUCTION IN PAVEMENT AND IMPERVIOUS AREA IS PROPOSED ON THE PROPERTY WITH THE IMPROVEMENTS (31% REDUCTION). THE PROPOSED LAND DISTURBANCE ON THE SITE IS LESS THAN 10,000 SF (TOTAL LAND DISTURBANCE = 9,885 SF). NO STORMWATER MANAGEMENT PLAN OR EROSION AND SEDIMENT CONTROL PLAN IS REQUIRED FOR THE PARKING LOT MODIFICATIONS.

BUILDING SEPARATION: — THIS PROJECT SHALL CONFORM WITH ALBEMARLE COUNTY FIRE & RESCUE REGULATIONS FOR FIRE PROTECTION AND ACCESS TO THE SITE. BUILDING SEPARATION SHALL BE IN ACCORDANCE WITH TABLE 401 FIRE RESISTANCE RATINGS OF STRUCTURE ELEMENTS OF THE BOCA BASIC BUILDING CODE, 194 EDITION OR ITS EQUIVALENT IN THE CURRENT EDITION OF THE BOCA BASIC BUILDING CODE. THE BUILDING IS EXISTING AND CURRENTLY MEETS THE BUILDING CODE AND FIRE SEPARATION REQUIREMENTS.

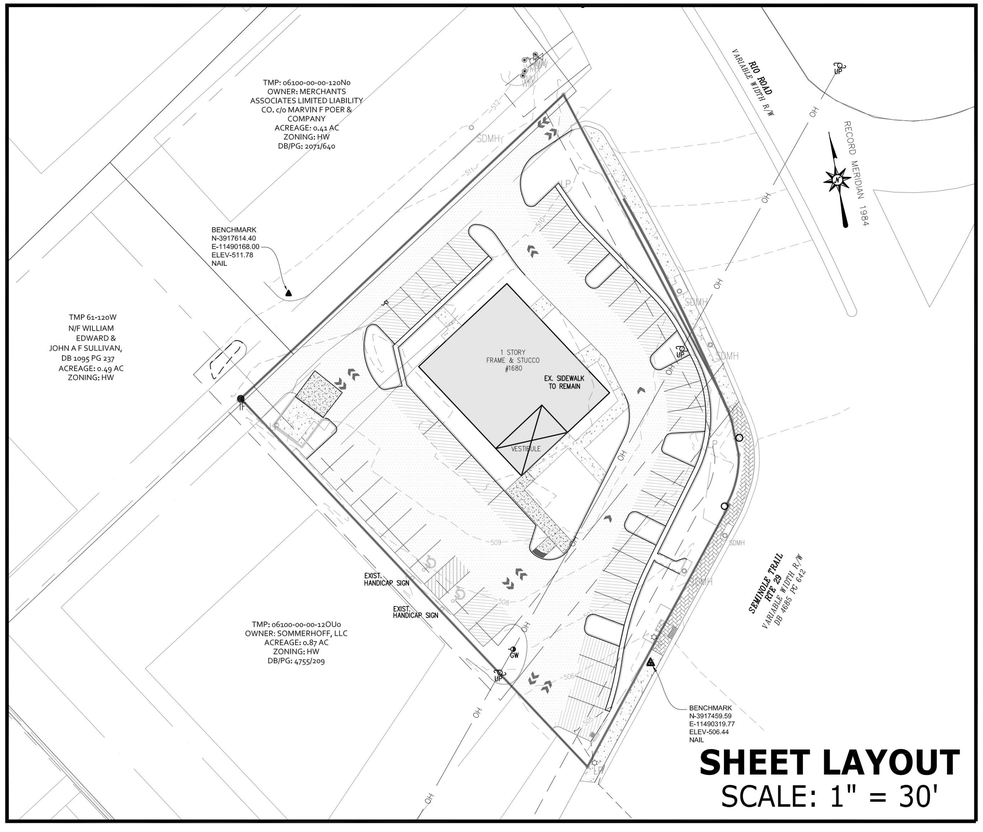
PAVED PARKING & CIRCULATION AREA: 17,609 SF

IMPERVIOUS AREAS:

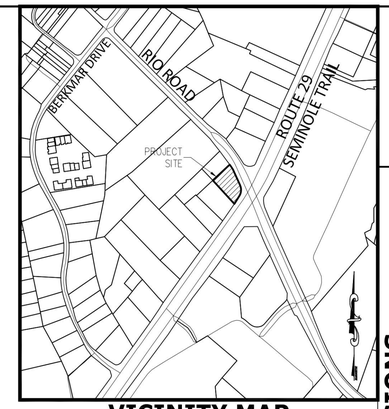
	EXISTING	PROPOSED
BUILDING	3,727 SF	3,192 SF
CONCRETE	780 SF	995 SF
PARKING LOT	27,185 SF	17,609 SF
TOTAL	31,692 SF	21,796 SF

PARKING REQUIREMENTS: REQUIRED – (3) CUSTOMER PARKING SPACES + (1) HANDICAP SPACE AND (3) EMPLOYEE PARKING SPACES
PROVIDED – (9) CUSTOMER/EMPLOYEE PARKING SPACES (INCLUDING 2 HANDICAP SPACES) AND (34) DISPLAY PARKING SPACES

TRAFFIC GENERATION: EXISTING – RETAIL BUSINESS (PER 1,000 GROSS LEASABLE AREA)
ADT: 135 VEHICLES PER DAY
WEEKDAY (AM PEAK): 8 VEHICLES PER PEAK HOUR (4 ENTER/4 EXIT)
WEEKDAY (PM PEAK): 21 VEHICLES PER PEAK HOUR (10 ENTER/11 EXIT)
PROPOSED – AUTOMOTIVE SALES (PER 1,000 GROSS LEASABLE AREA)
ADT: 102 VEHICLES PER DAY
WEEKDAY (AM PEAK): 6 VEHICLES PER PEAK HOUR (4 ENTER/2 EXIT)
WEEKDAY (PM PEAK): 8 VEHICLES PER PEAK HOUR (3 ENTER/5 EXIT)



SHEET LAYOUT
SCALE: 1" = 30'



VICINITY MAP
SCALE: 1" = 500'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	EXISTING CONDITIONS
3	SITE PLAN
4	GRADING, DRAINAGE, & UTILITY PLAN
5	LANDSCAPING PLAN
6	LIGHTING PLAN
7	NOTES & DETAILS
7	TOTAL NUMBER OF SHEETS

NOTES:
CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS, IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLANS.

THE CONTRACTOR MUST LOCATE ALL SURFACE AND SUB-SURFACE UTILITIES PRIOR TO ANY WORK ONSITE.

ANY SIDEWALK AND/OR CURB DAMAGE IDENTIFIED IN THE SITE VICINITY DUE TO PROJECT CONSTRUCTION ACTIVITIES AS DETERMINED BY THE VDOT INSPECTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. SIDEWALK WILL BE REPLACED AT THE DIRECTION OF THE VDOT INSPECTOR. ANY EXISTING SIDEWALK THAT IS CURRENTLY DAMAGED AND IN NEED OF REPAIR OR NOT IN COMPLIANCE WITH CURRENT STANDARDS SHOULD BE REPLACED AS PART OF THIS PROJECT AS WELL. IN ADDITION, ANY EXISTING CG-12S ALONG THE PERIMETER OF THE SITE SHOULD BE UPGRADED TO MEET CURRENT STANDARD IF NEEDED.

ALL SIGNING AND PAVEMENT MARKINGS SHALL BE CONSISTENT WITH THE MUTCD.

CONTRACTOR SHALL OBTAIN ENTRANCE PERMITS FROM VDOT PRIOR TO CONSTRUCTION.

LEGEND

ROADS

- EXISTING CULVERT
- CULVERT
- DROP INLET & STRUCTURE NO.
- CURB
- CURB & GUTTER
- PROPOSED PAVEMENT
- EC-3A DITCH
- DEPTH OF EC-3A DITCH (6")
- EC-2 DITCH
- DEPTH OF EC-2 DITCH (6")
- EARTH DITCH
- DRIVEWAY CULVERT
- BENCH MARK
- CLEARING LIMITS
- VDOT STANDARD STOP SIGN
- EXISTING CONTOUR
- PROPOSED CONTOUR (200)
- PROPOSED SPOT ELEVATION (240.55) TBC DENOTES TOP/BACK OF CURB T/B DENOTES TOP OF BOX

RESOLUTION TO APPROVE SP 202000014
1680 SEMINOLE TRAIL OUTDOOR SALES, STORAGE, AND DISPLAY

NOW, BE IT RESOLVED that, upon consideration of the staff report prepared for SP 202000014 and all of its attachments, the information presented at the public hearing, any comments received, and the factors relevant to a special use permit in Albemarle County Code § 18-30.6.3, the Albemarle County Board of Supervisors hereby approves SP 202000014, subject to the conditions attached hereto.

***

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of six to zero, as recorded below, at a regular meeting held on January 6, 2021.

Clerk, Board of County Supervisors

	Aye	Nay
Mr. Gallaway	Y	
Ms. LaPisto-Kirtley	Y	
Ms. Mallek	Y	
Ms. McKeel	Y	
Ms. Palmer	Y	
Ms. Price	Y	

SP 202000014 1680 Seminole Trail Outdoor Sales, Storage, and Display Special Use Permit Conditions

1. Use of this site must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the concept plan "Application & Conceptual Layout Plan by Collins Engineering" last revised 09/21/20 (the Concept Plan). To be in general accord with this plan, development and use of the site must reflect the general size, arrangement and location of the vehicle display/storage and landscape areas. Permitted modifications may include those required by the ARB, those necessary to satisfy the conditions of this special use permit, and additional landscaping/screening approved by the Site Plan Agent.
2. Vehicles must be displayed or stored only in areas indicated for display or storage on the Concept Plan.
3. Vehicles for sales/storage/display must be parked in striped parking spaces.
4. Vehicles must not be elevated anywhere outside of a building on site.
5. Final site plan approval is subject to ARB approval of the landscape plan (submitted with the site plan). Landscaping shown on the plan may be required to be in excess of the minimum requirements of the ARB guidelines and/or the Zoning Ordinance to mitigate visual impacts of the prosed use.
6. Final site plan approval is subject to ARB approval of the lighting plan (submitted with the site plan). Maximum height of new pole lights must not exceed 20'. Maximum light levels must not exceed 30 foot candles in the display lot and 20 foot candles in all other locations. Nonconforming poles and fixtures must be removed. All fixtures must have lamps whose color temperature is between 2000 and 3000 Kelvin.
7. The existing freestanding sign must be removed prior to commencement of the new use. Any new freestanding sign must meet zoning ordinance and Entrance Corridor requirements.

APPROVALS	DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT	
PLANNER/ZONING	
ENGINEER	
INSPECTIONS	
ARB	
DEPARTMENT OF FIRE RESCUE	
ALBEMARLE COUNTY SERVICE AUTHORITY	
VIRGINIA DEPARMENT OF TRANSPORTATION	
HEALTH DEPARTMENT	

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
01/19/21
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
01/19/21	FINAL SITE PLAN AMENDMENT - FIRST SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: 1680 SEMINOLE TRAIL AUTO DEALERSHIP - FINAL SITE PLAN AMENDMENT
SHEET TITLE: COVER
JOB NO.: 202185
SCALE: AS SHOWN
SHEET NO.: 1

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TMP: 06100-00-00-12000
OWNER: MARTHA JEFFERSON HOSPITAL c/o SENTARA HEALTHCARE
ACREAGE: 4.369 AC
ZONING: HW
DB/PG: 4045/6083

TMP: 06100-00-00-120N0
OWNER: MERCHANTS ASSOCIATES LIMITED LIABILITY CO. c/o MARVIN F POER & COMPANY
ACREAGE: 0.41 AC
ZONING: HW
DB/PG: 2071/640

TMP 61-120W
N/F WILLIAM EDWARD & JOHN A F SULLIVAN,
DB 1095 PG 237
ACREAGE: 0.49 AC
ZONING: HW

TMP: 06100-00-00-12OU0
OWNER: SOMMERHOFF, LLC
ACREAGE: 0.87 AC
ZONING: HW
DB/PG: 4755/209

TMP: 06100-00-00-123H0
OWNER: QP HOLDINGS II LLC CVS HEALTH #10746-01
ACREAGE: 1.5360AC
ZONING: HW
DB/PG: 5107/433

TMP: 06100-00-00-123A0
OWNER: CHARLOTTESVILLE S&L ASSOC c/o SUNTRUST BANK CORP REAL ESTATE
ACREAGE: 1.19AC
ZONING: PD-SC
DB/PG: 514/374

RECORD MERIDIAN 1984

RIO ROAD
VARIABLE WIDTH R/W

SEMINOLE TRAIL
RTE 29
VARIABLE WIDTH R/W
DB 4685 PG 642

BENCHMARK
N-3917614.40
E-11490168.00
ELEV-511.78
NAIL

EX. FIRE HYDRANT TO REMAIN
EX. WATER METER FOR BUILDING TO REMAIN
15' UTILITY EASEMENT DB 636 PG 500
EXISTING LIGHT POLE TO BE REMOVED. NEW LIGHTING TO BE INSTALLED ON THE SITE MEETING ALBEMARLE COUNTY AND ARB REQUIREMENTS
EX. ENTRANCE/ EGRESS TO THE SITE
LIMITS OF DISTURBANCE ASSOCIATED WITH REMOVAL OF ASPHALT, CURBING, AND PARKING SPACES = 4,060 SF
DEMO EXISTING UTILITY BLDG, CURB AND PAVING WITHIN THIS AREA
N46°42'32"E 185.97'
LIMITS OF DISTURBANCE ASSOCIATED WITH REMOVAL OF ASPHALT, CURBING, CONCRETE, AND PORTIONS OF BUILDING =4,870 SF
EX. UTILITY BUILDING TO BE REMOVED
EX. PORTION OF SIDEWALK TO BE REMOVED
VDOT UTILITY & CENTURYLINK EASEMENT DB 4643 PG 639
S27°43'56"E 141.45'
9 PARKING SPACES
VEPCO EASEMENT DB 335 PG 458
EX. SIDEWALK TO REMAIN
RIO ROAD VARIABLE WIDTH R/W DB 4685 PG 642
RETAINING WALL w/RAILING
24' ACCESS EASEMENT DB-636 PG 500
EXISTING BROKEN CONC. DUMPSTER APRON TO BE REPLACED
MENU
1 STORY FRAME & STUCCO #1680
BUILDING TO BE REPAIRED WHERE CANOPY IS REMOVED TO MATCH EXISTING BUILDING FINISHES
EX. SIDEWALK TO REMAIN
TRAFFIC SIGNAL BOX
S23°32'37"E 7.57'
S19°52'18"E 4.62'
TRAFFIC SIGNAL POLE
EXISTING LIGHT POLE TO BE REMOVED. NEW LIGHTING TO BE INSTALLED ON THE SITE MEETING ALBEMARLE COUNTY AND ARB REQUIREMENTS
S11°50'54"E 14.82'
EXISTING LIGHT POLE TO BE REMOVED. NEW LIGHTING TO BE INSTALLED ON THE SITE MEETING ALBEMARLE COUNTY AND ARB REQUIREMENTS
DUMPSTER ENCLOSURE w/ WOOD FENCE TO BE REPAIRED
EX. FRAMED SHED TO BE REMOVED
EXISTING DRIVE THRU CANOPY TO BE REMOVED
VESTIBULE
SIGN
EXISTING SIGN TO BE REMOVED AND REPLACED WITH A SIGN MEETING ALB. COUNTY & ARB GUIDELINES
TRAFFIC SIGNAL, RET. WALL & SIDEWALK EASEMENT DB 4685 PG 642
S61°41'58"E 0.90'
DEMO EXISTING CURB AND PAVING WITHIN THIS AREA
EX. HANDICAP RAMP TO BE REMOVED
EX. SHRUB TO BE REMOVED
TRAFFIC SIGNAL POLE
S26°38'56"W 3.25'
LIMITS OF DISTURBANCE ASSOCIATED WITH REMOVAL OF SHEDS, CONCRETE REPAIR, AND CURBING = 925 SF
EX. METAL SHED TO BE REMOVED
N43°17'28"W 212.00'
EX. CONC. CURBING TO REMAIN
EXIST. HANDICAP SIGN
EXIST. HANDICAP SIGN
15' UTILITY EASEMENT DB 636 PG 500
EX. PORTION OF SIDEWALK TO BE REMOVED
15' PARKING SPACES
BRICK SIDEWALK
SEMINOLE TRAIL RTE 29 VARIABLE WIDTH R/W DB 4685 PG 642
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL SIDEWALK EASEMENT DB 4685 PG 642
EX. STREET LIGHT TO REMAIN
EX. ADA HANDICAP RAMP TO REMAIN
EX. ENTRANCE/ EGRESS TO THE SITE
BENCHMARK
N-3917459.59
E-11490319.77
ELEV-506.44
NAIL
S28°25'22"W 121.51'
EX. SIDEWALK TO REMAIN
30' ACCESS EASEMENT DB 636 PG 500
EX. DROP INLET TO REMAIN
EX. STREET LIGHT TO REMAIN
EX. CONC. CURBING TO REMAIN
EX. TREE TO REMAIN
EXISTING 1 STORY BUILDING TO REMAIN
WALL
72.35'
29.2.66'
45°

BOUNDARY CURVE TABLE

Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C2	21.43'	41.00'	29°56'42"	10.96'	21.19'	S 13°23'50" W

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
01/19/21
PROFESSIONAL ENGINEER

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PROJECT
1680 SEMINOLE TRAIL AUTO DEALERSHIP - FINAL SITE PLAN AMENDMENT

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION

JOB NO. 202185
SCALE 1"=20'
SHEET NO. 2

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N/F WILLIAM EDWARD & JOHN A F SULLIVAN,
DB 1095 PG 237
ACREAGE: 0.49 AC
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ACREAGE: 0.87 AC
ZONING: HW
DB/PG: 4755/209

TMP: 06100-00-00-123A0
OWNER: CHARLOTTESVILLE S&L ASSOC c/o SUNTRUST BANK CORP REAL ESTATE
ACREAGE: 1.19AC
ZONING: PD-SC
DB/PG: 514/374

RECORD MERIDIAN 1984

530' SIGHT DISTANCE

NOTE: EXISTING MECHANICAL EQUIPMENT FOR THE BUILDING HVAC SHALL REMAIN. IF ANY REPLACEMENT EQUIPMENT IS PROPOSED OR REQUIRED, THE NEW EQUIPMENT SHALL NOT BE VISIBLE FROM THE EC STREETS.

EX. FIRE HYDRANT TO REMAIN

EX. WATER METER FOR BUILDING TO REMAIN

15' UTILITY EASEMENT DB 636 PG 500

180' TO NEAREST INTERSECTION (SEMINOLE TRAIL / ROUTE 29)

EX. ENTRANCE/ EGRESS TO THE SITE

RIO ROAD
VARIABLE WIDTH R/W

SEMINOLE TRAIL
RTE. 29
VARIABLE WIDTH R/W
DB 4685 PG 642

EX. OVERHEAD POWER LINE TO REMAIN

VDOT UTILITY & CENTURYLINK EASEMENT DB 4643 PG 639

DISPLAY PARKING SPACES (TYP.)

PORTION OF EXISTING WALL TO BE REMOVED

PORTION OF EXISTING CONCRETE RETAINING WALL AND SAFETY RAILING TO BE REMOVED, SEE SHEET 4

BENCHMARK
N-3917614.40
E-11490168.00
ELEV-511.78
NAIL

24' EX. TRAVELWAY

PROPOSED 2' CURB CUT (TYP.)

EX. SIDEWALK TO REMAIN

VEPCO EASEMENT DB 335 PG 458

EX. POWER POLE TO REMAIN

RIO ROAD
VARIABLE WIDTH R/W
DB 4685 PG 642

RETAINING WALL w/RAILING

REPLACE EXIST. CONC. APRON TO REPAIR DAMAGED CONCRETE

24' ACCESS EASEMENT DB 636 PG 500

1 STORY FRAME & STUCCO #1680

EX. SIDEWALK TO REMAIN

DISPLAY PARKING SPACES (TYP.)

PROPOSED VDOT STD. CG-6

TRAFFIC SIGNAL BOX

TRAFFIC SIGNAL POLE

TRAFFIC SIGNAL, RET. WALL & SIDEWALK EASEMENT DB 4685 PG 642

VESTIBULE

DUMPSTER ENCLOSURE w/ WOOD FENCE TO BE REPAIRED

EXISTING WOODEN DUMPSTER ENCLOSURE TO REMAIN

CUSTOMER PARKING SPACES (TYP.)

PROPOSED 6' CONC. SIDEWALK

PROPOSED 2' CURB CUT (TYP.)

PROPOSED CONC. DRAINAGE FLUME

EX. CONC. CURBING TO REMAIN

PROPOSED VDOT STD. CG-12

EXIST. HANDICAP SIGN

EXIST. HANDICAP SIGN

EX. HANDICAP PARKING SPACES TO REMAIN

15' UTILITY EASEMENT DB 636 PG 500

BRICK SIDEWALK

TRAFFIC SIGNAL BOX

TRAFFIC SIGNAL SIDEWALK EASEMENT DB 4685 PG 642

EX. SAN SWR TO REMAIN

EX. ENTRANCE/ EGRESS TO THE SITE

EX. STREET LIGHT TO REMAIN

EX. ADA HANDICAP RAMP TO REMAIN

BENCHMARK
N-3917459.59
E-11490319.77
ELEV-506.44
NAIL

EX. SIDEWALK TO REMAIN

DISPLAY PARKING SPACES (TYP.)

EX. DROP INLET TO REMAIN

EX. STREET LIGHT TO REMAIN

EX. CONC. CURBING TO REMAIN

EX. TREE TO REMAIN

30' ACCESS EASEMENT DB 636 PG 500

20' DRIVE AISLE

EXISTING 1 STORY BUILDING TO REMAIN

292.66'

45°

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NOTE:
1. CONTRACTOR SHALL VERIFY ALL ROAD CONNECTIONS, INCLUDING RECENTLY CONSTRUCTED AREAS, VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL CONFIRM ALL UTILITY, DRAINAGE, AND ROAD CONNECTIONS, AND SHALL NOTIFY ENGINEER OF ANY TIE-IN ISSUES OR DISCREPANCIES.
3. ④ REPRESENTS ONE PROPOSED PARKING SPACE.
4. OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13'-6".
5. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 85,000 LBS.
6. CONTRACTOR SHALL ENSURE ALL ON-SITE UTILITIES, ABOVE AND BELOW GROUND, SERVICING ADJACENT PROPERTIES SHALL CONTINUE TO SERVICE THE ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF THE PROJECT TO THE FULLEST EXTENT POSSIBLE.
7. CURB RADII SHOWN, REPRESENTED WITH AN 'R', DIMENSION THE FACE OF CURB.
8. ANY RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN FOR THE WALLS SYSTEM.
9. BUILDINGS OR STRUCTURES BUILT BEFORE JANUARY 1, 1985 MUST HAVE AN ASBESTOS SURVEY PERFORMED IN ORDER TO APPLY FOR A DEMOLITION PERMIT. ASBESTOS REMOVAL PERMITS ARE REQUIRED IF POSITIVE FOR SUCH. CONTACT VDOLI FOR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS.
10. ALL PRIVATE TRAVELWAYS SHALL BE OWNED AND MAINTAINED BY THE OWNER. NO PUBLIC AGENCY, INCLUDING VDOT AND THE COUNTY OF ALBEMARLE WILL BE RESPONSIBLE FOR MAINTAINING THE TRAVELWAYS ON THE PROPERTY.
11. ALL PUBLIC WATER AND SANITARY SEWER FACILITIES SHALL BE DEDICATED TO PUBLIC USE AND THE EASEMENTS FOR THOSE FACILITIES, AS IDENTIFIED ON THIS PLAN, SHALL BE DEDICATED TO THE ALBEMARLE COUNTY SERVICE AUTHORITY.

SITE PLAN NOTES:
1. SEE SHEET 2 FOR BOUNDARY DIMENSIONS, METES AND BOUNDS, AND SURVEY INFORMATION.
2. TRASH SHALL BE STORED & COLLECTED IN THE DUMPSTER CONTAINER, SHOWN ON THIS SHEET.
3. CONTRACTOR SHALL RELOCATE UNDERGROUND AND OVERHEAD UTILITIES AS NECESSARY. CONTRACTOR TO WORK WITH UTILITY COMPANY FOR THE DESIRED LOCATIONS.
4. INDIVIDUAL SIGNS WILL REQUIRE SIGN APPLICATIONS AND SIGN DESIGNS WILL BE REQUIRED TO MEET STANDARD SIGN GUIDELINES REGARDING SIZE, SCALE AND PROPORTION RELATIVE TO THE SIGN BAND AND THE OVERALL BUILDING.
5. ANY CONCRETE SIDEWALK ALONG RIO ROAD OR ROUTE 29 (SEMINOLE TRAIL) SHALL BE REPLACED WITH THE CONSTRUCTION OF THE ONSITE IMPROVEMENTS.
6. THE SITE DEVELOPMENT AND USAGE OF THE PROPERTY FOR DISPLAY PARKING SHALL COMPLY WITH THE CONDITIONS OF THE APPROVED SPECIAL USE PERMIT. THE CONDITIONS ARE LISTED ON SHEET 1 OF THIS SITE PLAN AMENDMENT.

ENTRANCE CORRIDOR NOTES AND REQUIREMENTS:
1. VEHICLES SHALL NOT BE ELEVATED ANYWHERE ON SITE.
2. VEHICLES SHALL BE STORED AND DISPLAYED ONLY IN AREAS INDICATED FOR STORAGE OR DISPLAY SHOWN ON THIS APPLICATION PLAN. DISPLAY PARKING SHALL NOT BE LOCATED ON EXISTING GRASS OR LANDSCAPE AREAS.
3. SALES DISPLAY AND CUSTOMER PARKING SPACES AS SHOWN ON THE APPLICATION PLAN SHALL BE STRIPED/MARKED ON SITE.
4. THE PROPOSED LANDSCAPING AS SHOWN ON SHEET 5 IS PROPOSED TO COMPENSATE FOR THE NEGATIVE VISUAL IMPACT OF THE PROPOSED USE FROM THE ENTRANCE CORRIDOR.
5. ANY ACCESSORY STRUCTURES OR EQUIPMENT MUST BE SCREENED FROM VIEW FROM THE ENTRANCE CORRIDOR, AND ANY ACCESSORY STRUCTURE OR EQUIPMENT IS SUBJECT TO ARB REVIEW.
6. ANY ALTERATIONS TO THE EXISTING BUILDING THAT ARE VISIBLE FROM THE ENTRANCE CORRIDOR, INCLUDING THE ADDITION OF WALL-MOUNTED LIGHTING, ARE SUBJECT TO ARB REVIEW.
7. SEE SITE PLAN FOR DEMARCATION OF THE LOADING AND SERVICE AREAS, REFUSE AREAS, EXISTING AND PROPOSED MECHANICAL EQUIPMENT, AND OTHER SITE RELATED FEATURES. ALL TRASH RECEPTACLES SHALL BE STORED BEHIND THE BUILDING OR ON THE SOUTHWEST SIDE OF THE BUILDING.
8. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
9. ANY MODIFICATION TO THE EXISTING SITE LIGHTING IS SUBJECT TO ARB REVIEW AND APPROVAL. MAXIMUM LIGHT LEVELS ON THE SITE SHALL NOT EXCEED 30 FOOT CANDLES.
10. ALL SIGNS FOR THE SITE SHALL BE REVIEWED AND APPROVED BY ARB UNDER A SEPARATE SIGN APPLICATION.

LEGEND
- EXISTING BUILDINGS
- PROPOSED DISPLAY PARKING
- EMPLOYEE/CUSTOMER PARKING
- TRAVELWAYS
- LANDSCAPING AREAS
- PROPOSED PARCEL BOUNDARY

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
01/19/21
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
01/19/21	FINAL SITE PLAN AMENDMENT - FIRST SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: 1680 SEMINOLE TRAIL AUTO DEALERSHIP - FINAL SITE PLAN AMENDMENT

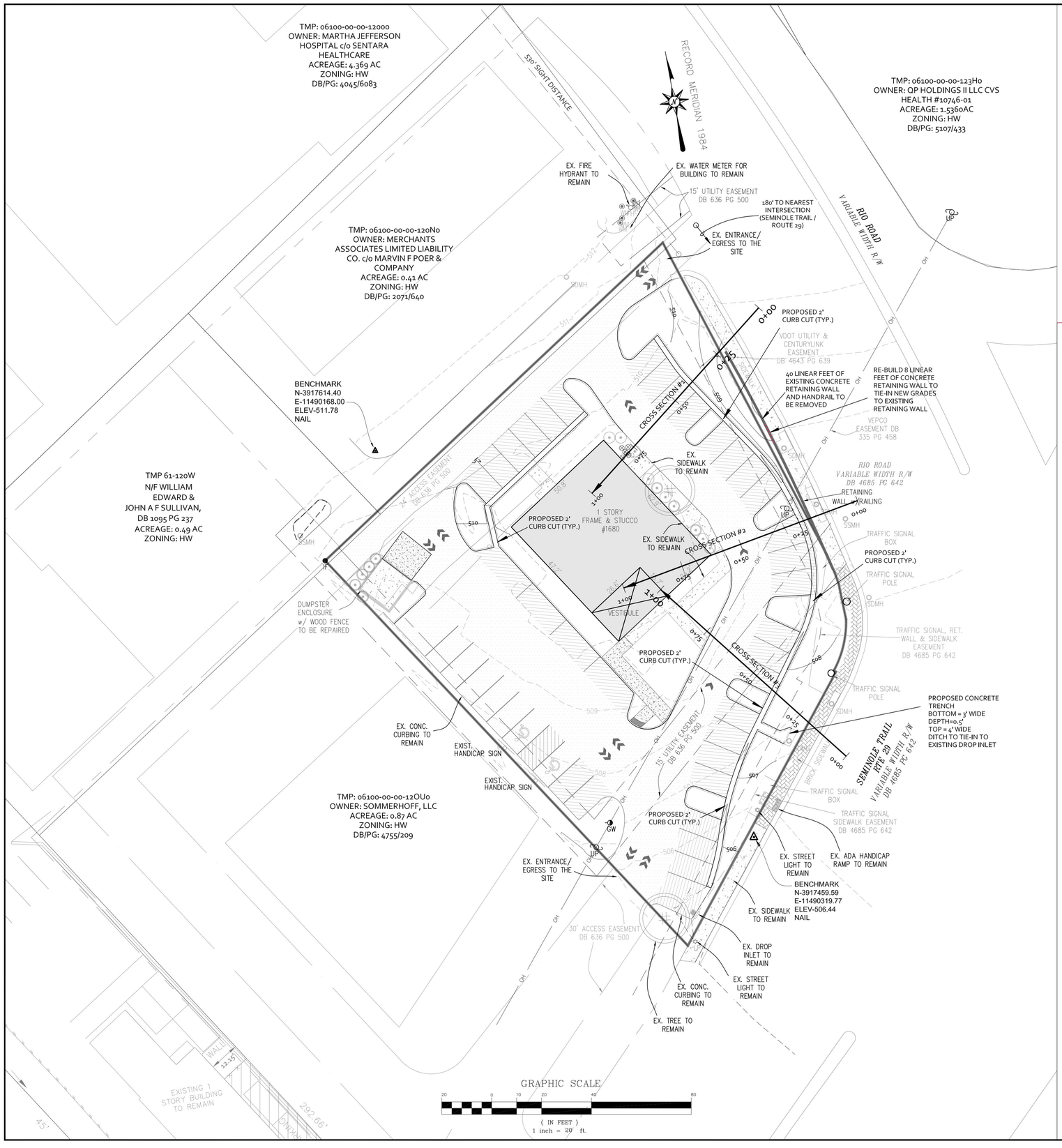
SHEET TITLE: SITE PLAN

JOB NO. 202185

SCALE 1"=20'

SHEET NO. 3

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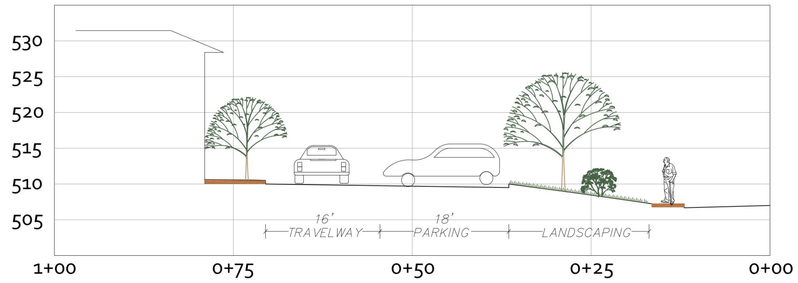
ACSA GENERAL WATER & SEWER CONDITIONS

1. WORK SHALL BE SUBJECT TO INSPECTION BY ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA) INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE PROPER ACSA OFFICIALS AT THE START OF THE WORK.
2. THE LOCATION OF EXISTING UTILITIES ACROSS THE LINE OF THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE, LOCATE ALL UNDERGROUND LINES AND STRUCTURES, AS NECESSARY.
3. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS, AS ADOPTED BY THE ACSA.
4. DATUM FOR ALL ELEVATIONS SHOWN IN NATIONAL GEODETIC SURVEY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING MISS UTILITY (1-800-552-7001).
6. ALL WATER AND SEWER PIPES SHALL HAVE A MINIMUM OF THREE (3) FEET OF COVER MEASURED FROM THE TOP OF PIPE, OVER THE CENTERLINE OF PIPE. THIS INCLUDES ALL FIRE HYDRANT LINES, SERVICE LATERALS AND WATER LINES, ETC.
7. ALL WATER AND SEWER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF ROADSIDE DITCHES.
8. VALVES ON DEADEND LINES SHALL BE RODDED TO PROVIDE ADEQUATE RESTRAINT FOR THE VALVE DURING A FUTURE EXTENSION OF THE LINE.
9. TREES ARE NOT PERMITTED IN THE ACSA EASEMENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE NO-LEAD REGULATION REGARDING BRASS FITTINGS EFFECTIVE JANUARY 4, 2014 (SENATE BILL 3874 WHICH AMENDS THE SAFE DRINKING WATER ACT).

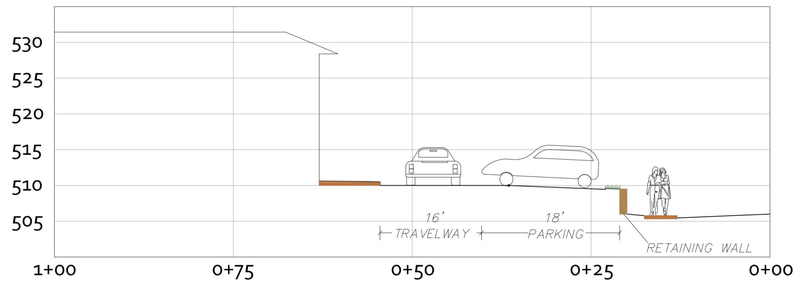
NOTES

1. A MINIMUM OF 1' OF VERTICAL SEPARATION FROM STORM SEWER & WATER AND SEWER LINES MUST BE PROVIDED.
2. A MINIMUM OF 3.5' OF COVER MUST BE MAINTAINED OVER W/L AND S/L.
3. A MINIMUM OF 1.5' OF VERTICAL SEPARATION FROM WATER AND SEWER LINES MUST BE PROVIDED.
4. ALL PROPOSED WATER METERS SHALL BE ENCOMPASSED WITHIN AN ACSA EASEMENT & SHALL BE DEDICATED FOR PUBLIC USE.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING ELEVATIONS OF ROADWAY, CURB & GUTTER PRIOR TO CONSTRUCTING THE STORM SEWER, SANITARY SEWER, WATERLINE AND PAVED ACCESS. CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES TO THAT THE ELEVATIONS OF THE TIE-IN CONNECTIONS CAN BE ADJUSTED ACCORDINGLY.
6. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL TEST-DIG AT THE LOCATION OF THE EXISTING UTILITIES TO CONFIRM DEPTHS AND TO ENSURE THE PROPOSED SEWER, STORM, AND WATER GRADES CAN BE ACHIEVED.
7. A KNOX BOX IS REQUIRED AND THE LOCATION SHALL BE COORDINATED WITH THE FIRE MARSHAL'S OFFICE.
8. ACSA SHALL BE CONTACTED THREE (3) DAYS PRIOR TO ANY WORK ON ACSA UTILITIES. A BACKFLOW PREVENTER WILL BE REQUIRED.

CROSS SECTION #1



CROSS SECTION #2



CROSS SECTION #3



GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
01/19/21
PROFESSIONAL ENGINEER

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DATE	REVISION DESCRIPTION
01/19/21	FINAL SITE PLAN AMENDMENT - FIRST SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: 1680 SEMINOLE TRAIL AUTO DEALERSHIP - FINAL SITE PLAN AMENDMENT
SHEET TITLE: GRADING & DRAINAGE PLAN
JOB NO. 202185
SCALE AS SHOWN
SHEET NO. 4

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TMP: 06100-00-00-12000
OWNER: MARTHA JEFFERSON HOSPITAL c/o SENTARA HEALTHCARE
ACREAGE: 4.369 AC
ZONING: HW
DB/PG: 4045/6083

NOTE: EXISTING MECHANICAL EQUIPMENT FOR THE BUILDING HVAC SHALL REMAIN. IF ANY REPLACEMENT EQUIPMENT IS PROPOSED OR REQUIRED, THE NEW EQUIPMENT SHALL NOT BE VISIBLE FROM THE EC STREETS.

TMP: 06100-00-00-120N0
OWNER: MERCHANTS ASSOCIATES LIMITED LIABILITY CO. c/o MARVIN F POER & COMPANY
ACREAGE: 0.41 AC
ZONING: HW
DB/PG: 2071/640

BENCHMARK
N-3917614.40
E-11490168.00
ELEV-511.78
NAIL

TMP 61-120W
N/F WILLIAM EDWARD & JOHN A F SULLIVAN,
DB 1095 PG 237
ACREAGE: 0.49 AC
ZONING: HW

TMP: 06100-00-00-120U0
OWNER: SOMMERHOFF, LLC
ACREAGE: 0.87 AC
ZONING: HW
DB/PG: 4755/209

RECORD MERIDIAN 1984

EX. FIRE HYDRANT TO REMAIN

EX. WATER METER FOR BUILDING TO REMAIN

15' UTILITY EASEMENT DB 636 PG 500

EX. ENTRANCE/ EGRESS TO THE SITE

RIO ROAD
VARIABLE WIDTH R/W

SEMINOLE TRAIL
RTE. 29
VARIABLE WIDTH R/W
DB 4685 PG 642

VDOT UTILITY & CENTURYLINK EASEMENT DB 4643 PG 639

PORTION OF EXISTING WALL TO BE REMOVED

VEPCO EASEMENT DB 335 PG 458

RETAINING WALL w/RAILING

TRAFFIC SIGNAL BOX

TRAFFIC SIGNAL POLE

TRAFFIC SIGNAL, RET. WALL & SIDEWALK EASEMENT DB 4685 PG 642

TRAFFIC SIGNAL SIDEWALK EASEMENT DB 4685 PG 642

24' ACCESS EASEMENT DB-636 PG 500

30' ACCESS EASEMENT DB 636 PG 500

EX. SIDEWALK TO REMAIN

EX SHRUBS TO REMAIN

EX TREE TO REMAIN

EX. SIDEWALK TO REMAIN

EX SHRUBS TO REMAIN

VESTIBULE

DUMPSTER ENCLOSURE w/ WOOD FENCE TO BE REPAIRED

EX. CONC. CURBING TO REMAIN

EXIST. HANDICAP SIGN

EXIST. HANDICAP SIGN

EX. ENTRANCE/ EGRESS TO THE SITE

EX. STREET LIGHT TO REMAIN

EX. ADA HANDICAP RAMP TO REMAIN

BENCHMARK
N-3917459.59
E-11490319.77
ELEV-506.44
NAIL

EX. SIDEWALK TO REMAIN

EX. DROP INLET TO REMAIN

EX. STREET LIGHT TO REMAIN

EX. CONC. CURBING TO REMAIN

EX. TREE TO REMAIN

EXISTING 1 STY BUILDING

WALL 12.25'

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PLANT SCHEDULE

SYM	BOTANICAL	COMMON NAME	SIZE	CANOPY (sf)	TOTAL SITE QUANTITY	TOTAL SITE COVERAGE (sf)	INTERIOR/PARKING LOT QUANTITY	INTERIOR/PARKING LOT COVERAGE (sf)
TREES								
AR	ACER RUBRUM	RED MAPLE	2 1/2" cal	452	3	1,356	2	904
QP	QUERCUS PALUSTRIS	PIN OAK	3 1/2" cal.	471	5	2,355	0	0
UNDERSTORY TREES								
CF	CORNUS FLORIDA	DOGWOOD	6-7' ht.	124	7	868	7	868
MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6-7' ht.	113	5	565	2	1,243
PY	PRUNUS YEDOENSIS	YOSHINO CHERRY	6-7' ht.	99	8	792	0	0
SHRUBS								
AB	ABELIA GRANDIFLORA	GLOSSY ABELIA	24" ht. min	14	36	420		
FG	FOTHERGILLA MAJOR	FOTHERGILLA	18" ht. min	20	36	720		
IC	ILEX CORNUTA	CHINESE HOLLY	24" ht. min	14	36	504		
IV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	18" ht. min	64	36	2,304		
					TOTAL CANOPY	9,884		3,015

LANDSCAPING CALCULATIONS:

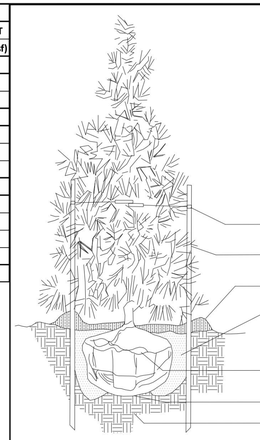
TOTAL PROJECT AREA (0.69 AC): 30,019 SF
CANOPY REQUIRED (10%): 3,009 SF
PROPOSED CANOPY: 9,884 SF

STREET TREES:
TOTAL LINEAR FOOTAGE OF ROADWAY WITH NEW BUILDING: 315 LF
TOTAL STREET TREES REQUIRED (1 TREE PER 40') = 8 TREES
TOTAL STREET TREES PROVIDED = 10 TREES (6 LARGE SHADE TREES AND 5 ORNAMENTAL TREES) + (1) EXISTING TREE

INTERIOR PARKING CALCULATIONS:
TOTAL NEW PARKING AREAS AND TRAVELWAYS = 17,609 SF
TOTAL INTERIOR LANDSCAPING REQUIRED (5%) = 881 SF
TOTAL INTERIOR LANDSCAPING PROPOSED = 3,015 SF

NOTES:

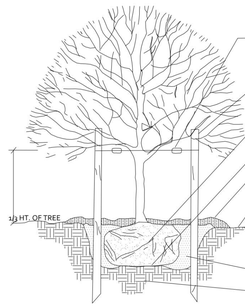
1. SLOPES GREATER THAN 3:1 SHALL BE PLANTED WITH NATIVE STEEP SLOPE MIX WITH ANNUAL RYEGRASS BY ERNST CONSERVATION SEEDS (ITEM NUMBER: ERNMX-181) AT A RATE OF 60 LBS. PER ACRE, OR 1 LB. PER 1,000 SF. GRASS MIX IN THESE AREAS SHALL PROVIDE PERMANENT STABILIZATION AND SHALL NOT REQUIRE MOWING.
2. ALL TREES TO BE PLANTED SHALL MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN. THE PLANTING OF TREES SHALL BE DONE IN ACCORDANCE WITH EITHER THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, OR THE ROAD AND BRIDGE SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
3. ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.
4. THE LANDSCAPING PLANTS AND TREES ADJACENT TO THE SIGHT DISTANCE TRIANGLE WILL NEED TO BE MAINTAINED IN THE AREA BETWEEN 2' AND 7' ABOVE GROUND AS CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.



TREES UP TO 4" CAL. SHALL BE STAKED WITH 2-2"x2" HARDWOOD STAKES. TREES OF 4" CAL. OR LARGER SHALL BE GUYED WITH 3 EQUALLY SPACED, TWISTED, AND TURNBUCKLES. LOOP HOSE AROUND TRUNK. FLAG WIRES WITH COURVEY TAPE.

REFER TO SPECIFICATIONS FOR FURTHER INFORMATION

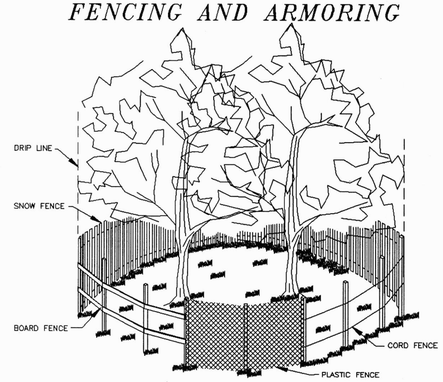
Evergreen Tree Planting Detail
Not To Scale



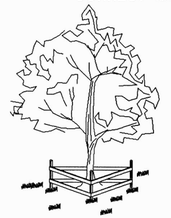
Tree Planting and Staking Detail
Not To Scale

1992 3.38

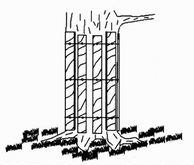
FENCING AND ARMORING



CORRECT METHODS OF TREE FENCING



TRIANGULAR BOARD FENCE



CORRECT TRUNK ARMORING

Source: Va. DSWC Plate 3.38-2

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
01/19/21
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
01/19/21	FINAL SITE PLAN AMENDMENT - FIRST SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: 1680 SEMINOLE TRAIL AUTO DEALERSHIP - FINAL SITE PLAN AMENDMENT
SHEET TITLE: LANDSCAPING PLAN

JOB NO. 202185
SCALE 1"=20'
SHEET NO. 5

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TMP: 06100-00-00-12000
OWNER: MARTHA JEFFERSON HOSPITAL c/o SENTARA HEALTHCARE
ACREAGE: 4.369 AC
ZONING: HW
DB/PG: 4045/6083

TMP: 06100-00-00-123H0
OWNER: QP HOLDINGS II LLC CVS
HEALTH #10746-01
ACREAGE: 1.5360AC
ZONING: HW
DB/PG: 5107/433

TMP: 06100-00-00-120N0
OWNER: MERCHANTS ASSOCIATES LIMITED LIABILITY CO. c/o MARVIN F POER & COMPANY
ACREAGE: 0.41 AC
ZONING: HW
DB/PG: 2071/640

TMP 61-120W
N/F WILLIAM EDWARD & JOHN A F SULLIVAN,
DB 1095 PG 237
ACREAGE: 0.49 AC
ZONING: HW

TMP: 06100-00-00-120U0
OWNER: SOMMERHOFF, LLC
ACREAGE: 0.87 AC
ZONING: HW
DB/PG: 4755/209

RECORD MERIDIAN 1984

BENCHMARK
N-3917614.40
E-11490168.00
ELEV-511.78
NAIL

BENCHMARK
N-3917459.59
E-11490319.77
ELEV-506.44
NAIL

15' UTILITY EASEMENT
DB 636 PG 500

RIO ROAD
VARIABLE WIDTH R/W

SEMINOLE TRAIL
RTE 29
VARIABLE WIDTH R/W
DB 4685 PG 642

VDOT UTILITY & CENTURYLINK EASEMENT
DB 4643 PG 639

VEPCO EASEMENT DB 335 PG 458

24' ACCESS EASEMENT DB 636 PG 500

1 STORY
FRAME & STUCCO
#1680

VESTIBULE

RETAINING WALL w/RAILING

TRAFFIC SIGNAL BOX

TRAFFIC SIGNAL POLE

TRAFFIC SIGNAL, RET. WALL & SIDEWALK EASEMENT
DB 4685 PG 642

TRAFFIC SIGNAL SIDEWALK EASEMENT
DB 4685 PG 642

BRICK SIDEWALK

DUMPSTER ENCLOSURE w/ WOOD FENCE TO BE REPAIRED

EXISTING 1 STORY BUILDING TO REMAIN

WALL

30' ACCESS EASEMENT
DB 636 PG 500

15' UTILITY EASEMENT
DB 636 PG 500

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20' ft.

LUMINAIRE LEGEND & SCHEDULE

SYM	LABEL	QTY	MANUFACTURER	LLF	CATALOG NUMBER	DESCRIPTION
	A	3	BARRON	1	RxA-200-3-VS-3K	SINGLE, LED, RxA-200, 3000K TYPE III DISTRIBUTION
	B	2	BARRON	1	RxA-200-3-VS-3K	DOUBLE, LED, RxA-200, 3000K TYPE III DISTRIBUTION

NOTE:
1. EACH OUTDOOR LUMINAIRE EQUIPPED WITH A LAMP THAT EMITS 3,000 OR MORE INITIAL LUMENS SHALL BE A FULL CUTOFF LUMINAIRE AND SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING RESIDENTIAL DISTRICTS AND AWAY FROM ADJACENT ROADS. THE SPILLOVER OF LIGHTING FROM LUMINARIES ONTO PUBLIC ROADS AND PROPERTY IN RESIDENTIAL OR RURAL AREAS ZONING DISTRICTS SHALL NOT EXCEED ONE-HALF FOOTCANDLE.
2. THE SITE LIGHTING SHALL BE A WARM WHITE (3000K).
3. TILTING OF LIGHT FIXTURES IS NOT PERMITTED. ALL LIGHT FIXTURES THAT EMIT 3,000 OR MORE INITIAL LUMENS MUST BE FULL CUT OFF AND THEREFORE MAY NOT BE TILTED.

TRACE•LITE
commercial & industrial lighting

RxA Series
LED Area Light

Model: _____ Date: _____
Accessories: _____
Job Name: _____ Type: _____



Shown with included 7" arm and round pole adaptor

DESCRIPTION
The RxA Series LED area luminaire features a sleek low-profile housing design in lumen packages ranging from 9600 lumens to 41,000 lumens. Its high-efficiency light engine is designed for optimal light control and illumination with its three distribution types in three physical sizes. The RxA family provides substantial energy savings through efficient delivery of light with minimal to no uplight and efficacies up to 139 LPW. The RxA ships standard with a 7" upswept arm, and is designed for ease of installation on poles, slipfitters, trunnion or wall mount applications. This product is ideal for large areas such as parking lots, walkways, roadways, building walls, etc.

SPECIFICATIONS
Construction:
- Sleek die-cast aluminum housing with stainless steel hardware and powder coated bronze (standard) finish for durability
- UV-stabilized polycarbonate optical lens
- Integral heat sink fins maximize heat dissipation
- Hinged driver access for ease of maintenance
- Standard with 7" straight arm (for pole or wall mount) and round pole adaptor
- Slotted bolt pattern suitable for retrofit to most existing drill hole patterns
- Includes a 12" whip (5 conductors provided for convenience, dimming leads not connected)

Optics/LEDs:
- Designed with minimal uplight to eliminate light pollution
- 70 to 300 Watts replace up to 750 Watts HID for up to 70% energy savings
- Efficacies up to 139 LPW maximize energy savings and utility rebates
- Type III, IV and V distributions optimize light distribution
- Available in 3000K, 4000K and 5000K CCT
- L70 of 130,000 hours
- CRI ≥70

Electrical:
- Class 2 power supply, 120-277VAC, 50/60Hz
- 1-10V Dimming driver for models 150W+ (120-277VAC only), dimming leads require connection in field
- Power supply with high-power factor of 90% typical
- 347/480VAC Dedicated driver option for 70W, 150W, 200W and 300W
- Standard 10kVA surge protection for models ≥150W

Testing & Compliance:
- cULus Listed for Wet Locations
- Tested to meet IP66 requirements
- DesignLights Consortium® (DLC) PREMIUM Qualified (consult QPL for qualified models)
- Operating temperature: -40°C to 45°C (-40°F to 113°F)

Installation:
- Hinged driver door for ease of access
- Standard with pole mount arm (7") suitable for 4" or 5" square poles. Includes round pole adaptor. Arm features access door for easy wiring on site and includes knockouts for motion and photocontrol sensors
- Additional easy mount accessories such as slipfitter, trunnion, swivel and wall bracket

Specs at a Glance

Model	RxA-70	RxA-100	RxA-150	RxA-200	RxA-300
Wattage*	70	100	150	200	300
Lumens (lm)	9600	13,800	20,800	25,700	41,000
Efficacy (LPW)	136	137	139	139	137
Equivalency (HID)	150/175W	250W	400W	400W	750W+
Distribution	Type III, IV, V				
CCT (K)	3000K, 4000K, 5000K				
CRI	>70				
Input Voltage	120-277VAC, 50/60Hz, 347/480VAC				
Operating Temp	-40°C to 45°C (-40°F to 113°F)				
Certifications	UL Listed for Wet Locations, DLC PREMIUM				
Warranty	5 Years				
Weight	8.9 lbs	9.4 lbs	12.4 lbs	12.9 lbs	18.7 lbs

* Nominal Wattage. Tested at 5000K CCT, 120-277VAC, Type III distribution. See performance table for more detailed lumen information.

Note: Environment and application will affect actual performance. Typical values and 25°C used for testing.

Options:
- Integral 120-277VAC dimming sensor (SC) for models 150W+
- 120-277VAC Twist Lock receptacle installed on arm (Twist Lock photocontrol included)

Accessories:
- Twist Lock universal photocontrol (120-277VAC) for dusk to dawn lighting control
- Dimming sensor for additional energy savings
- Button photocontrol (120-277VAC) for 70W and 100W models
- Multiple mounting accessories available, see ordering information

Warranty:
- Five Year Warranty (Terms and Conditions Apply)
- 10 Year Warranty available upon request, consult factory

Specifications are subject to change without notice. Installation must be performed in accordance with Barron Lighting Group installation instructions.
10010377 Rev. 10.09.20

Page 1 of 5

BARRON lighting group
800.523.3949 • www.barronlg.com

REVISIONS

DATE	REVISION DESCRIPTION
01/19/21	FINAL SITE PLAN AMENDMENT - FIRST SUBMITTAL

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
01/19/21
PROFESSIONAL ENGINEER

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT
1680 SEMINOLE TRAIL AUTO DEALERSHIP - FINAL SITE PLAN AMENDMENT

SHEET TITLE
LIGHTING PLAN

JOB NO.
202185

SCALE
1"=20'

SHEET NO.
6

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ALBEMARLE COUNTY

GENERAL CONSTRUCTION NOTES:

1. PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
2. ALL PAVING, DRAINAGE RELATED MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED.
3. EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
4. ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL: VERTICAL), WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.
5. PAVED, RIP-RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE ALBEMARLE COUNTY DIRECTOR OF ENGINEERING, OR THE DIRECTOR=S DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
6. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
7. UNLESS OTHERWISE NOTED ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE – CLASS III.
8. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).

ROAD NOTES:

PAVEMENT

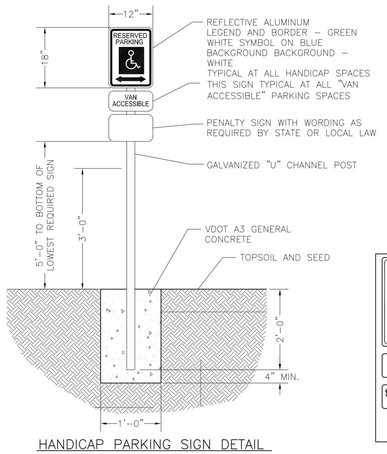
1. AN ACTUAL COPY OF THE CBR REPORT IS TO BE SUBMITTED PRIOR TO THE PLACEMENT OF THE AGGREGATE BASE MATERIAL. IF THE SSV VALUES ARE LESS THAN 10, THE DEVELOPER WILL BE REQUIRED TO SUBMIT FOR ENGINEERS APPROVAL THE PROPOSED METHOD OF CORRECTION.
2. SUBGRADE MUST BE APPROVED BY THE ENGINEER FOR GRADE, TEMPLATE AND COMPACTION BEFORE BASE IS PLACED.
3. TEST REPORTS ON SELECT MATERIALS MUST BE SUBMITTED SHOWING THE MATERIAL MEETS REQUIRED GRADATION FOR TYPE I, II, OR III PRIOR TO PLACING AGGREGATE BASE.
4. THE REQUIREMENTS TO PUGMILL AGGREGATE BASE WILL BE WAIVED IN THE EVENT THAT THE SURFACE COURSE IS BEGINNING AT THE COMPLETION OF THE INSTALLATION OF THE AGGREGATE BASE. IN THE EVENT THAT THE SURFACE COURSE IS APPLIED PRIOR TO 60 DAYS, THE PUGMILL REQUIREMENT WILL APPLY.
5. THE USE OF AN AGGREGATE SPREADER IS REQUIRED WHEN PLACING AGGREGATE BASE.
6. BASE MUST BE APPROVED BY ENGINEER FOR DEPTH, TEMPLATE, AND COMPACTION BEFORE SURFACE TREATMENT IS APPLIED.
7. PRIME COAT MUST BE APPLIED TO BASE MATERIAL PRIOR TO PLACEMENT OF ASPHALT (PRIME COAT RC-250 @ 0.3 GAL./SQ. YD.).
8. BITUMINOUS SURFACE TO BE APPLIED IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
9. ENCROACHMENT: POSTS, WALLS, SIGNS, OR SIMILAR ORNAMENTAL STRUCTURES THAT DO NOT ENHANCE A ROADWAY'S CAPACITY OR TRAFFIC SAFETY, SHALL NOT BE PERMITTED WITHIN THE RIGHT OF WAY. ONLY THOSE STRUCTURES SPECIFICALLY AUTHORIZED BY PERMIT ISSUED BY VIRGINIA DEPARTMENT OF TRANSPORTATION MAY BE LOCATED WITHIN THE STREETS RIGHT OF WAY.

GRADING

1. THE LATEST EDITION OF THE ROAD & BRIDGE SPECIFICATIONS, THE ROAD & BRIDGE STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS SHALL GOVERN THE MATERIAL AND CONSTRUCTION METHODS OF THIS PROJECT.
2. WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN THE ROADWAY, IT SHALL BE REMOVED FROM THE ENTIRE ROAD RIGHT OF WAY WIDTH AND REPLACED WHERE NECESSARY WITH SUITABLE MATERIAL TO THE SATISFACTION OF THE ENGINEER.
3. ALL GROWTH OF TREES AND VEGETATION SHALL BE CLEARED AND GRUBBED FOR THE ENTIRE EASEMENT. OTHER TREES AND VEGETATION WHICH OBSTRUCT SIGHT DISTANCES AT ROAD INTERSECTIONS SHALL BE REMOVED.
4. ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO THE CONSTRUCTION OF THE SUBGRADE.

DRAINAGE

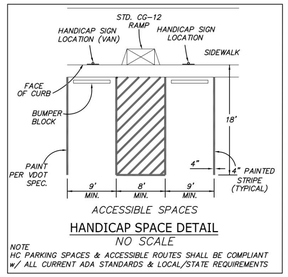
1. ALL PIPE CULVERTS, EXCEPT PRIVATE ENTRANCES, SHOWN HEREON ARE TO BE RCP WITH A MINIMUM COVER OF ONE (1) FOOT OR AN APPROVED VDOT PIPE MATERIAL.
2. STANDARD UNDERDRAINS (CD-1 OR CD-2 OR UD-4'S) TO BE PROVIDED AS INDICATED ON THE PLANS, OR WHERE FIELD CONDITIONS INDICATE.
3. ALL DRIVEWAY ENTRANCE PIPES SHALL BE A MINIMUM OF TWENTY (20) FEET IN LENGTH AND HAVE A MINIMUM DIAMETER OF FIFTEEN (15) INCHES AND SHALL BE PLACED IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS UNLESS OTHERWISE NOTED ON PLANS.
4. ALL DRAINAGE EASEMENT SHALL BE CLEARED AND GRADED TO THE SATISFACTION OF THE ENGINEER. DRAINAGE EASEMENTS SHALL EXTEND TO A POINT DEEMED AS NATURAL WATER COURSE.



HANDICAP PARKING SIGN DETAIL

NOT TO SCALE

ONE AT EACH HANDICAP SPACE, WHERE HANDICAP SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES



ACCESSIBLE SPACES

HANDICAP SPACE DETAIL

NO SCALE

NOTE
HC PARKING SPACES & ACCESSIBLE ROUTES SHALL BE COMPLIANT W/ ALL CURRENT ADA STANDARDS & LOCAL/STATE REQUIREMENTS

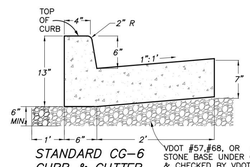


HANDICAPPED PARKING SIGNS

NO SCALE

INSPECTIONS NOTES:

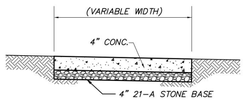
1. ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES SHALL BE INSTALLED IN ACCORDANCE WITH ICC ANSI A117.1–09.
2. ALL WATER LINES, SEWER LINES, AND FIRE LINES FROM THE MAIN TO THE STRUCTURE MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.
3. WHERE THE FLOOD LEVEL RIMS OF PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, THE FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN, BRANCH OF THE BUILDING DRAIN OR HORIZONTAL BRANCH SERVING SUCH FIXTURES. PLUMBING FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE.
4. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.



STANDARD CG-6 CURB & GUTTER

NO SCALE

VDOT #57,#68, OR #78 STONE BASE UNDER CURB & CHECKED BY VDOT PRIOR TO PAVING AND/OR BACKFILLING.



CONCRETE SIDEWALK

NO SCALE

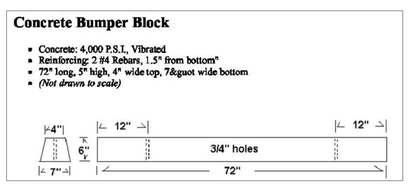


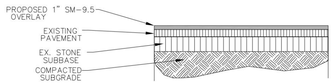
DUMPSTER CONCRETE PAD

NOTE: CONTRACTOR TO VERIFY WITH ON-SITE GEOTECHNICAL ENGINEER FOR FINAL CONCRETE DETAILS.

Concrete Bumper Block

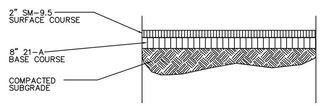
- **Concrete: 4,000 P.S.I., Vibrated**
- **Reinforcing 2 #4 Rebars, 1.5" from bottom"**
- **72" long, 5" high, 4" wide top, 7&guot wide bottom**
- ***(Not drawn to scale)***





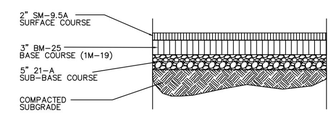
ASPHALT PAVING – MILL/OVERLAY

NO SCALE



ASPHALT PAVING – LIGHT DUTY PARKING SPACES

NO SCALE

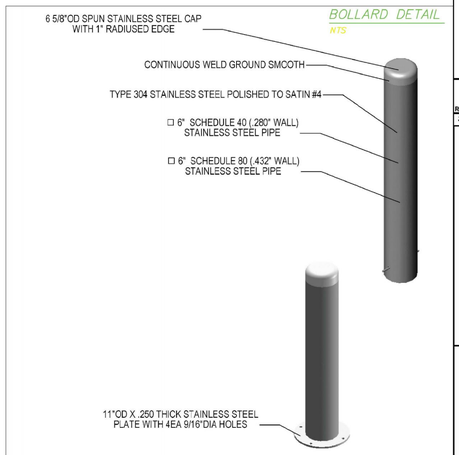


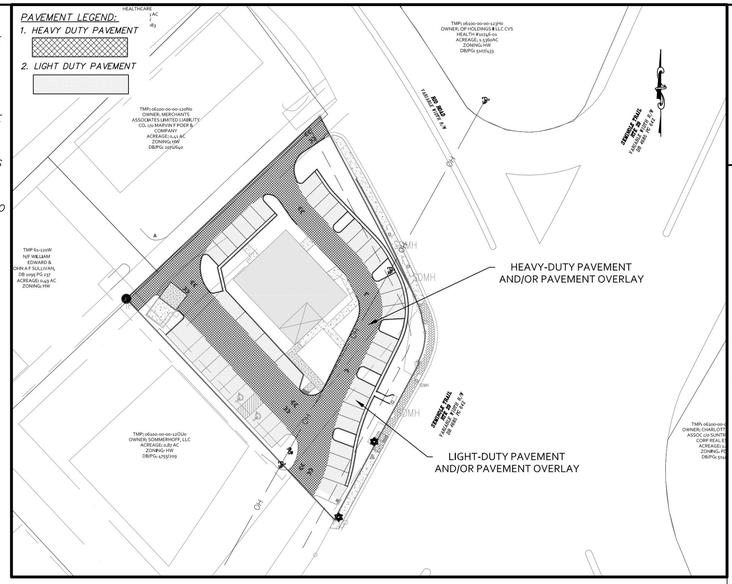
ASPHALT PAVING – HEAVY DUTY DRIVE AISLES

NO SCALE

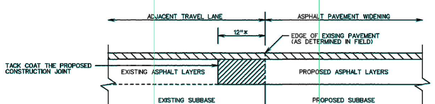
BOLLARD DETAIL

NTS





WP-2



CONSTRUCTION JOINT DETAIL

REMOVE EXISTING ASPHALT LAYERS TO EXISTING SUBBASE AND REPLACE WITH PROPOSED ASPHALT WIDENING LAYERS

PROPOSED MINIMUM 1½ INCH THICK ASPHALT SURFACE COURSE (SEE NOTE 5)

x MINIMUM 12 INCHES, OR GREATER AS NECESSARY TO ABUT THE FULL THICKNESS OF EXISTING ASPHALT LAYERS AS DETERMINED BY CORES (SEE NOTE 3)

NOTES:

1. ASPHALT PAVEMENT WIDENING SHALL HAVE A PAVEMENT DESIGN IN ACCORDANCE WITH CURRENT VDOT PROCEDURES AND BE APPROVED BY THE ENGINEER.
2. THE PAVEMENT DESIGN FOR ASPHALT PAVEMENT WIDENING SHALL MEET OR EXCEED THE DEPTHS AND TYPES OF THE LAYERS OF EXISTING PAVEMENT. SUBSURFACE DRAINAGE OF THE EXISTING AND PROPOSED PAVEMENT SHALL BE ADDRESSED IN THE PAVEMENT DESIGN.
3. A MINIMUM OF THREE CORES SHALL BE TAKEN ALONG THE CENTER OF THE ADJACENT TRAVEL LANE TO DETERMINE THE TYPE AND THICKNESS OF EXISTING PAVEMENT LAYERS. THESE CORES SHALL BE SPACED NO MORE THAN 500 FEET APART.
4. THE ADJACENT TRAVEL LANE SHALL BE MILLED A MINIMUM DEPTH OF 1½ INCHES AND REPLACED WITH AN ASPHALT SURFACE COURSE TO MATCH THE PROPOSED PAVEMENT WIDENING SURFACE COURSE, UNLESS WAIVED BY THE ENGINEER.
5. THE ENGINEER MAY REQUIRE THE MILLING DEPTH OF THE EXISTING PAVEMENT TO BE ADJUSTED TO ACHIEVE AN ACCEPTABLE PAVEMENT CROSS-SLOPE AND EFFECTIVE SURFACE DRAINAGE.
6. EXISTING PAVEMENT MARKINGS AND MARKERS WITHIN THE PROJECT LIMITS SHALL BE RESTORED SUBJECT TO THE APPROVAL OF THE ENGINEER.
7. FINAL TRANSVERSE PAVEMENT TIE-IN SHALL CONFORM TO THE REQUIREMENTS OF SECTION 315.05(c) OF THE SPECIFICATIONS EXCEPT THAT ALL JOINTS AT TIE-IN LOCATIONS SHALL BE TESTED USING A 10 FOOT STRAIGHTEDGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 315.07(a) OF THE SPECIFICATIONS.

ASPHALT PAVEMENT WIDENING

FOR WIDENING SUBJECT TO TRAFFIC

VIRGINIA DEPARTMENT OF TRANSPORTATION

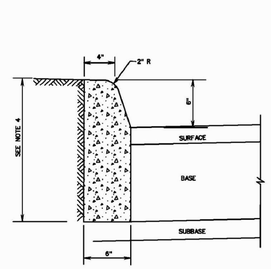
SPECIFICATION REFERENCE
305 310

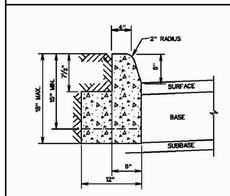
REV. 11/07
203.02

CG-2

NOTES:

1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4,000 PSI IF PRECAST.
3. CURB HAVING A RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) WILL BE PAID FOR AS RADIAL CURB.
4. THE DEPTH OF CURB MAY BE REDUCED AS MUCH AS 3" (6" DEPTH OR INCREASED AS MUCH AS 3" (9" DEPTH IN ORDER THAT THE BOTTOM OF CURB WILL COINCIDE WITH THE TOP OF A COURSE OF THE PAVEMENT SUBSTRUCTURE. OTHERWISE, THE DEPTH IS TO BE 9" AS SHOWN. NO ADJUSTMENT IN THE PRICE BID IS TO BE MADE FOR A DECREASE OR AN INCREASE IN DEPTH.
5. CG-2 IS TO BE USED ON ROADWAYS MEETING THE REQUIREMENTS FOR CG-3 AS SHOWN IN APPENDIX A OF THE VDOT ROAD DESIGN MANUAL, IN THE SECTION ON CG URBAN STANDARDS.





ACCEPTABLE ALTERNATIVE IF CURB IS EXTRUDED

SPECIFICATION REFERENCE
105 502

STANDARD 6" CURB

VIRGINIA DEPARTMENT OF TRANSPORTATION

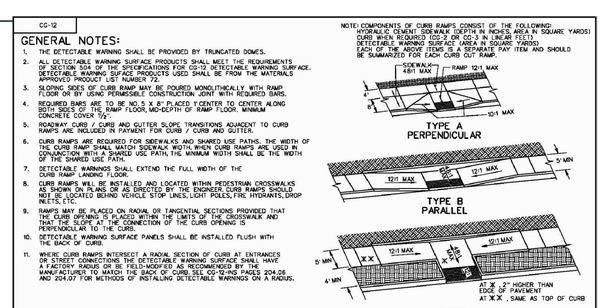
VDOT ROAD AND BRIDGE STANDARDS

REVISION DATE	SHEET 1 OF 1	REV. 7/05
	201.01	203.07

CG-12

GENERAL NOTES:

1. THE DETECTABLE WARNING SHALL BE PROVIDED BY TRUNCATED DOMES.
2. ALL DETECTABLE WARNING SURFACE PRODUCTS SHALL MEET THE REQUIREMENTS OF SECTION 508 OF THE SPECIFICATIONS FOR CG-12 DETECTABLE WARNING SURFACE. DETECTABLE WARNING SURFACE PRODUCTS USED SHALL BE FROM THE MATERIALS APPROVED PRODUCT LIST NUMBER 3 SECTION 5.
3. SLOPING SIDES OF CURB RAMP MAY BE POURED MONOLITHICALLY WITH RAMP FLOOR OR BY USING PERMISSIBLE CONSTRUCTION JOINT WITH REQUIRED BARS.
4. REQUIRED BARS ARE TO BE NO. 5 x 8'-0" PLACED 1'CENTER TO CENTER ALONG BOTH SIDES OF THE RAMP FLOOR, MID-DEPTH OF RAMP FLOOR. MINIMUM CONCRETE COVER 1½".
5. ROADWAY CURB / CURB AND GUTTER SLOPE TRANSITIONS ADJACENT TO CURB RAMPS ARE INCLUDED IN PAYMENT FOR CURB / CURB AND GUTTER.
6. CURB RAMPS ARE REQUIRED FOR SIDEWALKS AND SHARED USE PATHS. THE WIDTH OF THE CURB RAMP SHALL MATCH SIDEWALK WIDTH, WHEN CURB RAMPS ARE USED IN CONJUNCTION WITH A SHARED USE PATH, THE MINIMUM WIDTH SHALL BE THE WIDTH OF THE SHARED USE PATH.
7. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP / LANDING FLOOR.
8. CURB RAMPS WILL BE INSTALLED AND LOCATED WITHIN PEDESTRIAN CROSSWALKS AS SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER. CURB RAMPS SHOULD NOT BE LOCATED BEHIND VEHICLE STOP LINES, LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC.
9. RAMPS MAY BE PLACED ON RADIAL OR TANGENTIAL SECTIONS PROVIDED THAT THE CURB OPENING IS PLACED WITHIN THE LIMITS OF THE CROSSWALK AND THAT THE SLOPE AT THE CONNECTION OF THE CURB OPENING IS PERPENDICULAR TO THE CURB.
10. DETECTABLE WARNING SURFACE PANELS SHALL BE INSTALLED FLUSH WITH THE BACK OF CURB.
11. WHERE CURB RAMPS INTERSECT A RADIAL SECTION OF CURB AT ENTRANCES OR STREET CONNECTIONS THE DETECTABLE WARNING SURFACE SHALL HAVE A FACTORY RADIUS OR BE FIELD-MODIFIED AS RECOMMENDED BY THE MANUFACTURER TO MATCH THE BACK OF CURB. SEE CG-12-1ND PAGES 204.06 AND 204.07 FOR METHODS OF INSTALLING DETECTABLE WARNINGS ON A RADIUS.



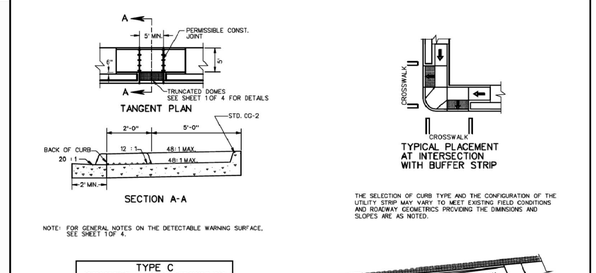
SPECIFICATION REFERENCE
105 502 504

A COPY OF THE ORIGINAL SEALED AND SIGNED DRAWING IS ON FILE IN THE CENTRAL OFFICE.

CG-12 DETECTABLE WARNING SURFACE (GENERAL NOTES)

VIRGINIA DEPARTMENT OF TRANSPORTATION

CG-12



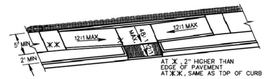
NOTE: FOR GENERAL NOTES ON THE DETECTABLE WARNING SURFACE, SEE SHEET 1OF 4.

THE SELECTION OF CURB TYPE AND THE CONFIGURATION OF THE UTILITY STRIP MAY VARY TO MEET EXISTING FIELD CONDITIONS AND ROADWAY GEOMETRICS PROVIDING THE DIMENSIONS AND SLOPES ARE AS NOTED.

TYPE C PARALLEL & PERPENDICULAR APPLICATION

ROADWAY GRADE IN PERCENT	MINIMUM RAMP LENGTH IN FEET	
	4" CURB	6" CURB
0	3	4
1	3	5
2	3	5
3	3	6
4	4	8
5	5	10
6	7	14
7	13	15
8	15	15

NOTE:
THE REQUIRED LENGTH OF A PARALLEL RAMP IS LIMITED TO 15 FEET, REGARDLESS OF THE SLOPE.



THIS COMBINED (PARALLEL & PERPENDICULAR) DESIGN FOR ALTERATIONS CAN BE USED WITH ADJOINING BUFFER STRIP. LANDING AT BOTTOM OF TWO SLOPING SIDES WITH 60" X 60" MIN. DIMENSIONS. THE SHORT PERPENDICULAR RUN TO THE STREET CAN BE PROTECTED BY A LANDSCAPED SETBACK OR CONNECTED TO THE SIDEWALK WITH A WARPED SURFACE.

SHEET 4 OF 4

CG-12 DETECTABLE WARNING SURFACE TYPE C (PARALLEL & PERPENDICULAR) APPLICATION

VIRGINIA DEPARTMENT OF TRANSPORTATION

SPECIFICATION REFERENCE
105 502

SCOTT R. COLLINS IV
Lic. No. 035791
01/19/21
PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA

REVISIONS

DATE	REVISION DESCRIPTION
01/19/21	FINAL SITE PLAN AMENDMENT - FIRST SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT
1680 SEMINOLE TRAIL AUTO DEALERSHIP - FINAL SITE PLAN AMENDMENT

SHEET TITLE
NOTES & DETAILS

JOB NO.
202185

SCALE
AS SHOWN

SHEET NO.
7

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