STARBUCKS - 2231 SEMINOLE LANE

INITIAL SITE PLAN

ALBEMARLE COUNTY, VIRGINIA

1/19/2021

SITE DATA:

TAX MAP PARCEL: 045B1-05-0A-01100

PARCEL AREA: 0.70 ACRES

LIMITS OF DISTURBANCE: 0.574 AC ACRES

ZONING: HIGHWAY COMMERCIAL, ENTRANCE CORRIDOR AND AIRPORT IMPACT AREA OVERLAY DISTRICTS

PROFFER SIGNED 1/8/2020; ZMA 2019-00011 APPROVED 2/5/2020

MAGISTERIAL DISTRICTS: RIO

SOURCE OF SURVEY, BOUNDARY, AND TOPOGRAPHY:
HURT& PROFFITT
2524 LANGHORNE ROAD
LYNCHBURG, VA 24501
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APRIL 4, 2019

DATUM: HORIZONTAL: NAD83 VIRGINIA STATE GRID SOUTH ZONE
VERTICAL: NAVD88

UTILITIES: ASCA SANITARY AND WATER SERVICE.

FIRE HYDRANTS: THERE IS ONE FIRE HYDRANT LOCATED BETWEEN ROUTE 29 AND THE SUBJECT PROPERTY, APPROXIMATELY 125 FEET FROM THE PROPOSED BUILDING.

WATERSHED: SOUTH FORK WATERSHED - NOT A WATER SUPPLY WATERSHED.

ZONING SITE REQUIREMENTS:

SETBACKS REQUIRED
FRONT MIN: 10' MAX: NONE (PROPERTY ABUTS A PRINCIPAL ARTERIAL HIGHWAY)
SIDE NONE (PER BUILDING CODE)
REAR PARKING: 20'
BUILDING: 50' MAX: NONE

USE
PRESENT: ABANDONED PARKING LOT
PROPOSED: ±1,138 SF STARBUCKS WITH DRIVE THRU

MAXIMUM ALLOWABLE BUILDING HEIGHT: 65'
PROPOSED BUILDING HEIGHT: 18'

PARKING
TOTAL REQUIRED PARKING: 15 SPACES
MIN. (1) ADA VAN SPACE
GROSS FLOOR AREA (GFA) = 1,138 SF STARBUCKS
RESTAURANT: 13 SPACES / 1,000 SF GFA
1,138 SF X 13 SPACE / 1,000 SF = 15 SPACES

TOTAL PROPOSED PARKING: 12 SPACES [2 ADA COMPLIANT, 1 OF WHICH IS VAN ACCESSIBLE]
PARKING WAIVER REQUEST

IMPERVIOUS AREA (WITHIN PROJECT LIMITS)
EXISTING IMPERVIOUS AREA: 0.419 ACRES
TOTAL POST DEVELOPED IMPERVIOUS AREA: 0.428 ACRES

VEHICLE TRIP GENERATION

FROM ITE TRIP GENERATION MANUAL 10TH EDITION

Trip Generation for Starbucks - 2231 Seminole Lane

LAND USE	ITE CODE	AMOUNT	UNITS	WEEKDAY ADT	AM PEAK HOUR IN	AM PEAK HOUR OUT	AM PEAK HOUR TOTAL	PM PEAK HOUR IN	PM PEAK HOUR OUT	PM PEAK HOUR TOTAL
Coffee/Donut Shop with Drive-Through Window	937	1,138	SF (GFA)	934	55	56	111	22	21	43

UTILITY DEMANDS

WATER FLOW (AVERAGE DAILY DEMAND)
AVERAGE FLOW RATES:
RESTAURANT: 50 GPD/100 SF FLOOR SPACE

TOTAL GPD: 50 GPD X 1,138 SF/100 SF = 569 GPD

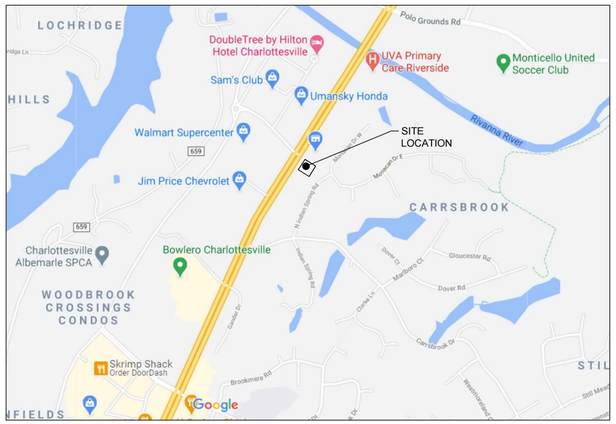
AVERAGE HOUR: 569 / 24 = 24 GALLONS PER HOUR

MAX HOUR: 300% OF AVERAGE HOUR = 24 X 3 = 72 GALLONS

PEAK DOMESTIC DEMAND: MAX HOUR X 2 = 72 X 2 = 144 GALLONS

SEWER FLOW (AVERAGE DAILY FLOW)
RESTAURANT: 50 GPD/100 SF = 50 GPD X 1,138 SF/100 SF = 569 GPD
TOTAL GPD = 569 GPD

NOTE: SINCE LOCAL FLOW RATES ARE BASED ON SEATING, THE FLOW RATES USED ABOVE ARE BASED ON RATES LISTED IN 15A.NCAC.02T.0114 WASTEWATER DESIGN FLOW RATES.



VICINITY MAP

SCALE: 1" = 1000'

OWNER/DEVELOPER:

COMMERCIAL RENTALS LLC
1024 CARRINGTON PL. STE 100
CHARLOTTESVILLE, VA 22901
CONTACT: DHANVANT GORADIA
TELEPHONE: (434) 989-8667
EMAIL: DHANVANT.GORADIA@GDE-INC.NET

ENGINEER OF RECORD:

TIMMONS GROUP
608 PRESTON AVENUE, SUITE 200
CHARLOTTESVILLE, VA 22903
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TOTAL = 17 SHEETS

SIGNATURE PANEL:

	APPROVAL	DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT:		
PLANNING & ZONING		
ENGINEERING		
INSPECTIONS		
ARCHITECTURAL REVIEW BOARD		
DEPARTMENT OF FIRE AND RESCUE		
ALBEMARLE COUNTY SERVICE AUTHORITY		
VIRGINIA DEPARTMENT OF TRANSPORTATION		
ALBEMARLE COUNTY ARCHITECTURAL REVIEW BOARD		

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
PROFESSIONAL ENGINEER
1/19/21

THIS DRAWING PREPARED AT THE
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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

DATE 1/19/2021
DRAWN BY A. FONTAINE
DESIGNED BY A. FONTAINE
CHECKED BY C. KOTARSKI
SCALE N/A

TIMMONS GROUP

STARBUCKS - 2231 SEMINOLE LANE
ALBEMARLE COUNTY, VA
COVER

JOB NO. 47165
SHEET NO. C0.0

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LEGEND

ROADS

- STORM PIPE & STRUCTURE NO.
- DROP INLET & STRUCTURE NO.
- CURB
- CURB & GUTTER
- BENCH MARK
- CLEARING LIMITS
- 200 — EXISTING CONTOUR
- 200 — PROPOSED CONTOUR
- + 240.5 EXISTING SPOT ELEVATION
- TC 240.5 PROPOSED SPOT ELEVATION
- (1) PARKING COUNT

SEWER

- S — S — S EXISTING SANITARY SEWER

WATER

- W EXISTING WATER LINE

GRADING

TC = TOP OF CURB
BC = BACK OF CURB
EP = EDGE OF PAVEMENT
TW = TOP OF WALL
BW = BOTTOM OF WALL
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS
N/A = NOT APPLICABLE TO THIS PROJECT

JUNE 27, 2019

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 ALBEMARLE COUNTY SERVICE AUTHORITY SHALL HAVE ACCESS TO USE THE AIRSPACE ABOVE THE LOCATIONS OF CONSTRUCTION FOR THE FLIGHT OF UNMANNED AERIAL VEHICLES FOR THE PURPOSE OF IMAGERY COLLECTION.
3. 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.
4. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS, AS ADOPTED BY THE ACSA.
5. DATUM FOR ALL ELEVATIONS SHOWN IN NATIONAL GEODETIC SURVEY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING MISS UTILITY (1-800-552-7001).
7. ALL WATER AND SEWER PIPES SHALL HAVE A MINIMUM OF THREE AND A HALF (3.5) 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.
8. ALL WATER AND SEWER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF ROADSIDE DITCHES.
9. VALVES ON DEAD END LINES SHALL BE RODDED TO PROVIDE ADEQUATE RESTRAINT FOR THE VALVE DURING A FUTURE EXTENSION OF THE LINE.
10. TREES ARE NOT PERMITTED IN THE ACSA EASEMENT.
11. 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).
12. THE SEWER LATERAL BEYOND THE CONNECTION AT THE SEWER MAIN SHALL BE PRIVATE. THE SEWER LATERAL STUB-OUT SHALL UNDERGO THE ACSA LOW-PRESSURE AIR TEST TO SATISFY COUNTY TESTING REQUIREMENTS. VISUAL INSPECTION OF THE SEWER LATERAL STUB-OUT SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
13. THE SEWER LATERAL BEYOND THE CONNECTION AT A MANHOLE SHALL BE PRIVATE. VISUAL INSPECTION AND PRESSURE TESTING OF THE SEWER LATERAL SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
14. THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE IS PRIVATE. VISUAL INSPECTION AND TESTING OF THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
15. ALL FLUSHING OF FIRE SPRINKLER MAINS SHALL NOT OCCUR UNTIL APPROVAL IS GIVEN BY THE ACSA.
16. ALL WATER AND SEWER FACILITIES TO BE DEDICATED TO PUBLIC USE AND THE EASEMENTS FOR THOSE FACILITIES AND SHALL BE IDENTIFIED BY A STATEMENT THAT THE FACILITIES ARE TO BE DEDICATED TO THE ALBEMARLE COUNTY SERVICE AUTHORITY.

GENERAL CONSTRUCTION NOTES FOR EROSION AND SEDIMENT CONTROL

1. THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
7. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
8. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
9. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
10. ALL FILL MATERIAL TO BE TAKEN FROM AN APPROVED, DESIGNATED BORROW AREA.
11. ALL WASTE MATERIALS SHALL BE TAKEN TO AN APPROVED WASTE AREA. EARTH FILL SHALL BE INERT MATERIALS ONLY, FREE OF ROOTS, STUMPS, WOOD, RUBBISH, AND OTHER DEBRIS.
12. BORROW OR WASTE AREAS ARE TO BE RECLAIMED WITHIN 7 DAYS OF COMPLETION PER ZONING ORDINANCE SECTION 5.1.28.
13. ALL INERT MATERIALS SHALL BE TRANSPORTED IN COMPLIANCE WITH SECTION 13-301 OF THE CODE OF ALBEMARLE.
14. BORROW, FILL OR WASTE ACTIVITY INVOLVING INDUSTRIAL-TYPE POWER EQUIPMENT SHALL BE LIMITED TO THE HOURS OF 7:00AM TO 9:00PM.
15. BORROW, FILL OR WASTE ACTIVITY SHALL BE CONDUCTED IN A SAFE MANNER THAT MAINTAINS LATERAL SUPPORT, OR ORDER TO MINIMIZE ANY HAZARD TO PERSONS, PHYSICAL DAMAGE TO ADJACENT LAND AND STRUCTURES/IMPROVEMENTS, AND DAMAGE TO ANY PUBLIC STREET BECAUSE OF SLIDES, SINKING, OR COLLAPSE.
16. THE DEVELOPER SHALL RESERVE THE RIGHT TO INSTALL, MAINTAIN, REMOVE OR CONVERT TO PERMANENT STORMWATER MANAGEMENT FACILITIES WHERE APPLICABLE ALL EROSION CONTROL MEASURES REQUIRED BY THIS PLAN REGARDLESS OF THE SALE OF ANY LOT, UNIT, BUILDING OR OTHER PORTION OF THE PROPERTY.
17. TEMPORARY STABILIZATION SHALL BE TEMPORARY SEEDING AND MULCHING. SEEDING IS TO BE AT 75 LBS/ACRE, AND IN THE MONTHS OF SEPTEMBER TO FEBRUARY TO CONSIST A 50/50 MIX OF ANNUAL RYEGRASS AND CEREAL WINTER RYE, OR IN MARCH AND APRIL TO CONSIST OF ANNUAL RYE, OR MAY THROUGH AUGUST TO CONSIST OF GERMAN MILLET. STRAW MULCH IS TO BE APPLIED AT 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
18. PERMANENT STABILIZATION SHALL BE LIME AND FERTILIZER, PERMANENT SEEDING, AND MULCH. AGRICULTURAL GRADE LIMESTONE SHALL BE APPLIED AT 90LBS/1000SF, INCORPORATED INTO THE TOP 4-6 INCHES OF SOIL. FERTILIZER SHALL BE APPLIED AT 1000LBS/ACRE AND CONSIST OF A 10-20-10 NUTRIENT MIX. PERMANENT SEEDING SHALL BE APPLIED AT 180LBS/ACRE AND CONSIST OF 95% KENTUCKY 31 OR TALL FESCUE AND 0-5% PERENNIAL RYEGRASS OR KENTUCKY BLUEGRASS. STRAW MULCH IS TO BE APPLIED AT 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
19. MAINTENANCE: ALL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT. ANY DAMAGE OR CLOGGING TO STRUCTURAL MEASURES SHALL BE REPAIRED IMMEDIATELY. SILT TRAPS SHALL BE CLEANED WHEN 50% OF THE WET STORAGE VOLUME IS FILLED WITH SEDIMENT. ALL SEEDED AREAS SHALL BE RESEEDED WHEN NECESSARY TO ACHIEVE A GOOD STAND OF GRASS. SILT FENCE AND DIVERSION DYKES WHICH COLLECT SEDIMENT TO HALF THEIR HEIGHT MUST BE CLEANED AND REPAIRED IMMEDIATELY.
20. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF FINAL SITE STABILIZATION, WHEN MEASURES ARE NO LONGER NEEDED, SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
21. THIS PLAN SHALL BE VOID IF THE OWNER DOES NOT OBTAIN A PERMIT WTIHIN 1 YEAR OF THE DATE OF APPROVAL. (WATER PROTECTION ORDINANCE SECTION 17-204G.)
22. PERMANENT VEGETATION SHALL BE INSTALLED ON ALL DENUDED AREAS WITHIN NINE (9) MONTHS AFTER THE DATE THE LAND DISTURBING ACTIVITY COMMENCED. (WATER PROTECTION ORDINANCE SECTION 17-207B)

GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS FOR AS BUILT DOCUMENTATION, AS REQUIRED BY THE LOCALITY. THIS INCLUDES, BUT IS NOT LIMITED TO, TESTING, INSTALLATION DOCUMENTATION, SURVEY, ETC. ALL REQUIREMENTS SHALL BE DISCUSSED WITH THE LOCALITY PRIOR TO THE BEGINNING CONSTRUCTION.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS AND STANDARDS.
3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT THE ENGINEER AND VERIFY THE APPROVAL OF THE PLANS BY ALL FEDERAL, STATE AND LOCAL AGENCIES.
3. LAND USE PERMITS (LUP-A) MUST BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO BEGINNING ANY CONSTRUCTION WITHIN THE EXISTING STATE MAINTAINED RIGHT OF WAY (INCLUDING ACCESS).
4. VDOT IS TO RECEIVE WRITTEN NOTIFICATION 48 HOURS PRIOR TO COMMENCING WITH INITIAL CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATERLINES, ETC, PRIOR TO CONSTRUCTION.
6. UPON DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR FOUNDATIONS, SUBGRADES, OR OTHER ROADWAY CONSTRUCTION PURPOSES, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER. THESE AREAS SHALL BE EXCAVATED BELOW PLAN GRADE AS DIRECTED BY THE OWNER'S REPRESENTATIVE, BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.
7. ALL STORM SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH VDOT STANDARDS.
8. ALL STORM SEWER PIPE SHALL BE REINFORCED TONGUE AND GROVE CONCRETE PIPE IN ACCORDANCE WITH ASTM-C-76. PIPE WITHIN THE RIGHT OF WAY SHALL BE MINIMUM CLASS III OR GREATER IN ACCORDANCE WITH CURRENT VDOT STANDARDS AND SPECIFICATIONS.
9. IF PRE-CAST UNITS ARE TO BE USED, VDOT SHALL BE NOTIFIED AND THE MANUFACTURER SHALL SUBMIT DRAWING DETAILS FOR REVIEW. CERTIFICATION AND VDOT STAMP WILL BE REQUIRED ON ALL UNITS.
10. ALL CONCRETE SHALL BE A3-AE (AIR ENTRAINED 3,000 PSI). UNLESS OTHERWISE NOTED.
11. ALL ENTRANCES ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CURRENT VDOT STANDARDS.
12. DESIGN CHANGES, SPECIFIED MATERIALS CHANGES AND/OR FIELD CHANGES FROM THE APPROVED PLANS NEED TO BE RESUBMITTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE REVISED PLANS AND/OR THE DRAINAGE CALCULATIONS, WHICH MUST BE SUBMITTED AND APPROVED BY THE ENGINEER.
13. 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 PLAN. IF THERE APPEARS TO BE A CONFLICT, AND/OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL MISS UTILITY OF CENTRAL VIRGINIA AT 1-800-552-7001. THE OWNER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY UTILITY WITHIN EXISTING AND/OR PROPOSED RIGHT-OF-WAY REQUIRED BY THE DEVELOPMENT.
14. CASING SLEEVES SHALL BE PLACED AT ALL ROAD CROSSINGS FOR GAS, POWER, TELEPHONE AND CABLE TV SERVICE TRUNK LINES. (N/A)
15. THE INSTALLATION OF SEWER, WATER, AND GAS MAINS (INCLUDING SERVICE LATERALS AND SLEEVES) SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF AGGREGATE BASE COURSE.
16. VDOT & ALBEMARLE COUNTY APPROVAL OF CONSTRUCTION PLANS DOES NOT PRECLUDE THE RIGHT TO REQUIRE ADDITIONAL FACILITIES AS DEEMED NECESSARY .
17. VDOT SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT THE OWNER'S REPRESENTATIVE FOR INSPECTION FOR THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
18. A PRIME COAT SEAL BETWEEN THE AGGREGATE BASE AND BITUMINOUS CONCRETE WILL BE REQUIRED AT THE RATE OF 0.30 GALLONS PER SQUARE YARD (REC-250 PRIME COAT) PER VDOT STANDARDS AND SPECIFICATIONS.
19. THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECAST WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS.
20. THE OWNER'S REPRESENTATIVE SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT THE OWNER FOR INSPECTION FOR THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
21. A GEOTECHNICAL ENGINEER IS TO ASCERTAIN CAUSE AND CERTIFY RECOMMENDED METHOD OF REPAIR FOR ALL PAVEMENT STRUCTURAL FAILURES PRIOR TO STATE ACCEPTANCE. (N/A)
22. ALL VEGETATION AND ORGANIC MATERIAL IS TO BE REMOVED FROM THE PROPOSED PAVEMENT LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.
23. CERTIFICATION AND SOURCE OF MATERIALS ARE TO BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR ALL MATERIALS AND BE IN ACCORDANCE WITH THE ROAD AND BRIDGE SPECIFICATIONS, AND ROAD AND BRIDGE STANDARDS.
24. APPROVAL OF A DETAILED CONSTRUCTION SEQUENCING/MAINTENANCE OF TRAFFIC NARRATIVE FOR THE WORK ZONE IS A PREREQUISITE FOR ISSUANCE OF A LAND USE PERMIT ALLOWING ACCESS TO AND CONSTRUCTION WITHIN VDOT MAINTAINED RIGHT OF WAY. (N/A)
25. GRADE LINES ON PROFILES DENOTE FINISHED GRADE OF CENTER LINE OF ROAD. (N/A)
26. ALL APPROACH GUTTERS TO SAG INLETS SHALL MAINTAIN A MINIMUM SLOPE OF 0.004 ft./ft.
27. WHERE A TYPE "B" NOSE IS SPECIFIED ON AN INLET IN CONJUNCTION WITH ROLL FACE CURB AND GUTTER OR CG-7, THERE SHALL BE A 20' TRANSITION ON EACH SIDE OF THE INLET. (N/A)
28. CONTRACTOR SHALL PROVIDE A SEQUENCE OF CONSTRUCTION/MAINTENANCE OF TRAFFIC PLAN IN ACCORDANCE WITH THE STANDARDS AND GUIDELINES CONTAINED IN THE 2011 EDITION OF THE VIRGINIA WORK AREA PROTECTION MANUAL FOR REVIEW BY THE ENGINEER, OWNER'S REPRESENTATIVE, AND VDOT PRIOR TO STARTING WORK THAT IMPACTS TRAFFIC ON STATE ROADS.
29. ALL NEW HANDICAP ACCESSIBLE REQUIREMENTS ON-SITE AND WITHIN ALL NEW STRUCTURES SHALL COMPLY WITH THE 2015 UNIFORM STATEWIDE BUILDING CODE, 2009 VIRGINIA CONSTRUCTION CODE, AND 2009 ICC/ANSI A117.1-03.
30. THE CLEAR ZONE IS TO BE FREE OF STORED MATERIALS AND PARKED EQUIPMENT.
31. HORIZONTAL AND VERTICAL SIGHT DISTANCES SHALL BE FREE OF PARKED VEHICLES.
32. ALL EXCAVATED AREAS WITHIN THE CLEAR ZONE THAT HAVE A DEPTH GREATER THAN 6" SHALL HAVE A 6:1 STONE WEDGE PLACED AT THE END OF THE DAY
33. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
34. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT HAVE A SURFACE SLOPE GREATER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACE THEY SERVE. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AND ACCESSIBLE BUILDING ENTRANCE. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING, ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE TO THE PARKING FACILITY. WHERE BUILDINGS HAVE MULTIPLE ACCESSIBLE ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED NEAR THE ACCESSIBLE ENTRANCES.
35. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.

ALBEMARLE COUNTY ENGINEERING 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 MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT.
3. EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND MUST BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
4. ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED.
5. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.
6. PAVED, RIP-RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
7. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
8. UNLESS OTHERWISE NOTED ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE - CLASS III.
9. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).
10. RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN ALSO. WALLS REQUIRE INSPECTIONS AS OUTLINED IN THE USBC.
11. ALL WATER LINES, SEWER LINES AND FIRE LINES FROM THE MAIN TO THE STRUCTURE MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.

BLASTING NOTES

1. BLASTING SHALL NOT BE PERMITTED ON THIS PROJECT.

ALBEMARLE COUNTY STORMWATER MANAGEMENT NOTES

1. ALL DAMS AND CONSTRUCTED FILL TO BE WITHIN 95% OF MAXIMUM DRY DENSITY AND 2% OF OPTIMUM MOISTURE CONTENT. ALL FILL MATERIAL TO BE APPROVED BY A GEOTECHNICAL ENGINEER. A GEOTECHNICAL ENGINEER IS TO BE PRESENT DURING CONSTRUCTION OF DAMS.
2. PIPE AND RISER JOINTS ARE TO BE WATERTIGHT WITHIN STORMWATER MANAGEMENT FACILITIES.
3. FOR TEMPORARY SEDIMENT TRAPS OR BASINS WHICH ARE TO BE CONVERTED TO PERMANENT STORMWATER MANAGEMENT FACILITIES; CONVERSION IS NOT TO TAKE PLACE UNTIL THE SITE IS STABILIZED, AND PERMISSION HAS BEEN OBTAINED FROM THE COUNTY EROSION CONTROL INSPECTOR.

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
1/19/21
PROFESSIONAL ENGINEER

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REVISION DESCRIPTION

DATE

DATE 1/19/2021
DRAWN BY A. FONTAINE
DESIGNED BY A. FONTAINE
CHECKED BY C. KOTARSKI
SCALE N/A

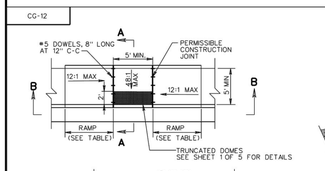
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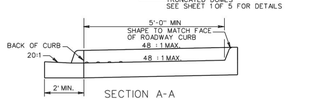
STARBUCKS - 2231 SEMINOLE LANE
ALBEMARLE COUNTY, VA
NOTES & DETAILS 1

JOB NO. 47165
SHEET NO. C1.0

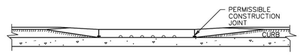
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CG-12

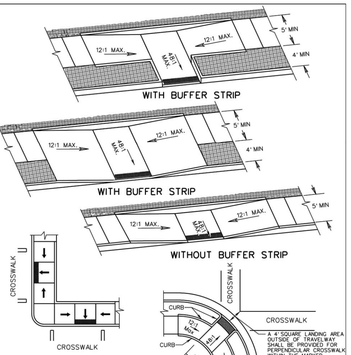




SECTION A-A



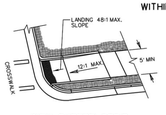
SECTION B-B

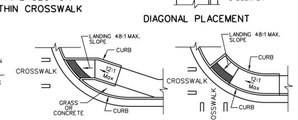


NOTES: FOR GENERAL NOTES ON THE DETECTABLE WARNING SURFACE, SEE SHEET 1 OF 5.

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

TYPE B PARALLEL APPLICATION		
ROADWAY GRADE IN PERCENT	MINIMUM RAMP LENGTH IN FEET	
	4" CURB	6" CURB
0	4	6
1	5	7
2	5	8
3	6	9
4	8	12
5	10	15
6	14	15





VDOT ROAD AND BRIDGE STANDARDS

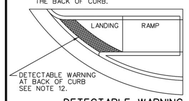
SHEET 3 OF 5	REVISION DATE 07/16
203.07	
CG-12	

CG-12 DETECTABLE WARNING SURFACE
TYPE B (PARALLEL) APPLICATION
VIRGINIA DEPARTMENT OF TRANSPORTATION

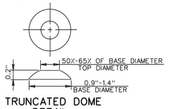
SPECIFICATION REFERENCE: 105, 502

GENERAL NOTES:

1. THE DETECTABLE WARNING SHALL BE PROVIDED BY TRUNCATED DOMES.
2. DETECTABLE WARNING SHALL BE FROM THE MATERIALS APPROVED LIST FOR DETECTABLE WARNING SURFACES. PRODUCTS NOT LISTED SHALL MEET THE REQUIREMENTS OF THE SPECIAL PROVISION FOR CG-12 DETECTABLE WARNING SURFACE AND SHALL BE SUBMITTED TO THE STANDARDS AND SPECIAL DESIGN SECTION FOR APPROVAL.
3. SLOPING SIDES OF CURB RAMP MAY BE POURED MONOLITHICALLY WITH RAMP FLOOR OR BY USING PERMISSIBLE CONSTRUCTION JOINT WITH REQUIRED BARS.
4. IF RAMP FLOOR IS PRECAST, HOLES MUST BE PROVIDED FOR DOWEL BARS SO THAT ADJOINING FLARED SIDES CAN BE CAST IN PLACE AFTER PLACEMENT OF PRECAST RAMP FLOOR. PRECAST CONCRETE SHALL BE CLASS A-4.
5. REQUIRED BARS ARE TO BE NO. 5 X 8" PLACED 1' CENTER TO CENTER ALONG BOTH SIDES OF THE RAMP FLOOR, MID-DEPTH OF RAMP FLOOR. MINIMUM CONCRETE COVER 1½".
6. CURB / CURB AND GUTTER SLOPE TRANSITIONS ADJACENT TO CURB RAMPS ARE INCLUDED IN PAYMENT FOR CURB / CURB AND GUTTER.
7. CURB RAMPS ARE TO BE LOCATED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. THEY ARE TO BE PROVIDED AT INTERSECTIONS WHEREVER AN ACCESSIBLE ROUTE WITHIN THE RIGHT OF WAY OF A HIGHWAY FACILITY CROSSES A CURB REGARDLESS OF WHETHER SIDEWALK IS EXISTING, PROPOSED, OR NONEXISTENT. THEY MUST BE LOCATED WITHIN PEDESTRIAN CROSSWALKS AS SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER, AND SHOULD NOT BE LOCATED BEHIND VEHICLE STOP LINES, EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. ACCESSIBLE ROUTES PROVIDE A CONTINUOUS UNOBSTRUCTED, STABLE, FIRM AND SLIP RESISTANT PATH CONNECTING ALL ACCESSIBLE ELEMENTS OF A FACILITY THAT CAN BE APPROACHED, ENTERED AND USED BY PEDESTRIANS.
8. 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.
9. TYPICAL CONCRETE SIDEWALK IS 4" THICK. WHEN THE ENTRANCE RADII CANNOT ACCOMMODATE THE TURNING REQUIREMENTS OF ANTICIPATED HEAVY TRUCK TRAFFIC, REFER TO STANDARD CG-13, COMMERCIAL ENTRANCE (HEAVY TRUCK TRAFFIC) FOR CONCRETE DEPTH.
10. WHEN CURB RAMPS ARE USED IN CONJUNCTION WITH A SHARED USE PATH, THE MINIMUM WIDTH SHALL BE THE WIDTH OF THE SHARED USE PATH.
11. WHEN ONLY ONE CURB RAMP IS PROVIDED FOR TWO CROSSINGS (DIAGONAL), A 4' x 4' LANDING AREA SHALL BE PROVIDED TO MANEUVER A WHEELCHAIR INTO THE CROSSWALK WITHOUT GOING INTO THE TRAVELWAY. THIS 4' x 4' LANDING AREA MAY INCLUDE THE GUTTER PAN.
12. ALL CASES 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.

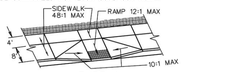


DETECTABLE WARNING INSTALLED ON A RADIUS

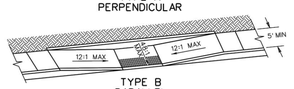


TRUNCATED DOME DETAIL

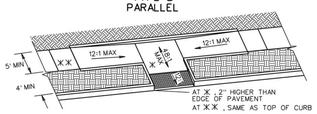
NOTE: COMPONENTS OF CURB RAMPS CONSIST OF THE FOLLOWING: HYDRAULIC CEMENT SIDEWALK (DEPTH IN INCHES, AREA IN SQUARE YARDS) CURB WHEN REQUIRED (CG-2 OR CG-3 IN LINEAR FEET) DETECTABLE WARNING SURFACE (AREA IN SQUARE YARDS) EACH OF THE ABOVE ITEMS IS A SEPARATE PAY ITEM AND SHOULD BE SUMMARIZED FOR EACH CURB CUT RAMP.



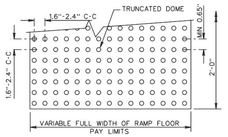
TYPE A PERPENDICULAR



TYPE B PARALLEL



TYPE C PARALLEL & PERPENDICULAR



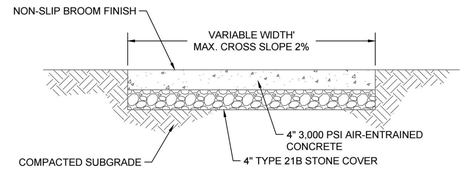
DETECTABLE WARNING DETAIL

VDOT ROAD AND BRIDGE STANDARDS

SHEET 1 OF 5	REVISION DATE 07/15
203.05	

CG-12 DETECTABLE WARNING SURFACE
(GENERAL NOTES)
VIRGINIA DEPARTMENT OF TRANSPORTATION

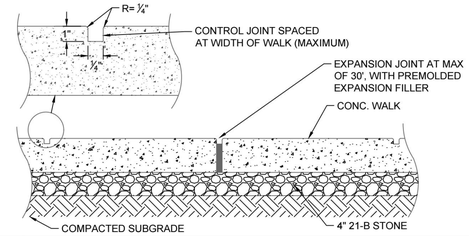
SPECIFICATION REFERENCE: 105, 502



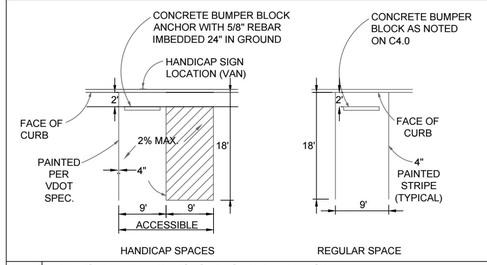
NOTE: SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH VDOT STANDARDS.

DENOTES CONCRETE SIDEWALK PAVEMENT ON PLANS

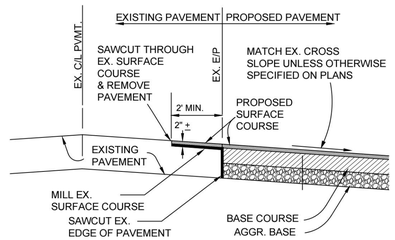
CONCRETE SIDEWALK PAVEMENT SECTION
No Scale



CONCRETE SIDEWALK JOINT DETAIL
No Scale

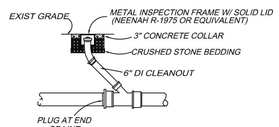


TYPICAL PARKING SPACE DETAILS
No Scale



NOTE: PROPOSED PAVEMENT MUST TIE IN WITH EXISTING PAVEMENT

PAVEMENT REPLACEMENT JOINT DETAIL
No Scale



CLEANOUT DETAIL
No Scale



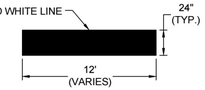
PRECAST CONCRETE WHEEL STOP
No Scale

SIGNAGE NOTES:

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING AND ANY REVISION THERE TO:
   A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
   B. THE VIRGINIA SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
   C. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS.
   D. THE 2000 INTERNATIONAL FIRE CODE.
2. SIGN LOCATIONS ARE APPROXIMATE AND ARE TO BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH UNDERGROUND UTILITIES OR OTHER CONSTRUCTIONS, AND TO COMPLY WITH STANDARDS REFERENCED IN NOTE 1 ABOVE.
3. ALL SIGNS AND PAVEMENT MARKINGS ARE TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL SIGNS TO BE FURNISHED AND INSTALLED WITH STANDARD U POST GALVANIZED BY THE CONTRACTOR.

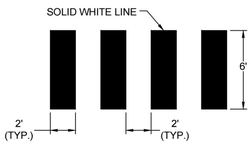


STD. R1-1

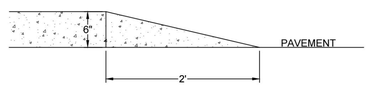


NOTE: STOP SIGNS TO BE 30" WITH HIGH INTENSITY SHEETING

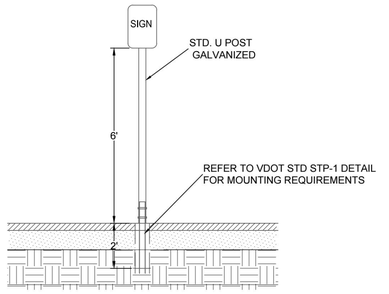
STOP BAR DETAIL
NO SCALE



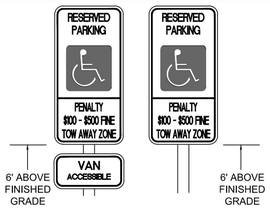
STRIPING AND SIGNAGE DETAIL
No Scale



CURB TRANSITION DETAIL
No Scale



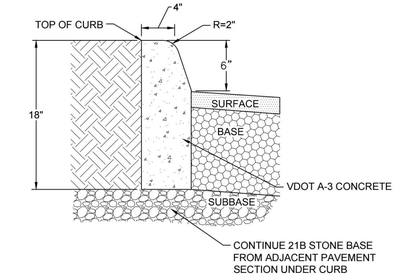
SIGN AND POST DETAIL
No Scale



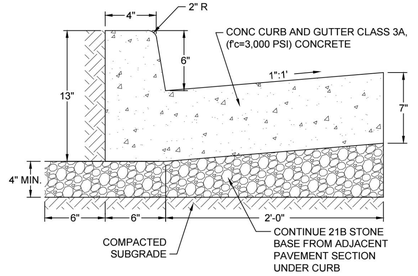
SPACES SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS AS RESERVED FOR PHYSICALLY DISABLED PERSONS. PROVIDE ONE (1) R-7-8 SIGN AT EACH PARKING SPACE INDICATED ON SITE PLAN. SIGN SHALL BE ALUMINUM (PAINTED WHITE) WITH GREEN LETTERS AND INTERNATIONAL WHEELCHAIR SYMBOL. SIGN SHALL BE PLACED ON STEEL POST 1-1/2" O PAINTED BLACK SET IN MIN. 2' OF CONCRETE.

VA. SIGN FOR THE DISABLED ON 0.80 GAUGE ALUMINUM. COLORS: GREEN BORDER & LEGEND, BLUE SYMBOL FOR ACCESSIBILITY, WHITE BACKGROUND.

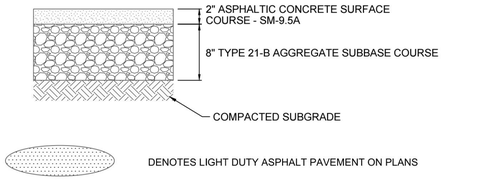
PARKING SIGNS FOR THE DISABLED
No Scale



VDOT STANDARD CG-2 CURB
No Scale

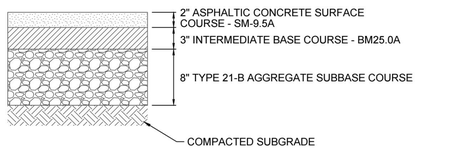


VDOT STANDARD CG-6 CURB & GUTTER
No Scale



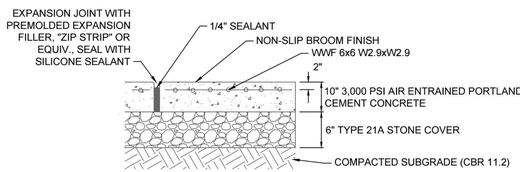
DENOTES LIGHT DUTY ASPHALT PAVEMENT ON PLANS

LIGHT DUTY ASPHALT PAVEMENT SECTION
No Scale



DENOTES HEAVY DUTY ASPHALT PAVEMENT ON PLANS

HEAVY DUTY ASPHALT PAVEMENT SECTION
No Scale



DENOTES HEAVY DUTY CONCRETE PAVEMENT ON PLANS

HEAVY DUTY CONCRETE SECTION
No Scale

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	1/19/2021

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DESIGNED BY: A. FONTAINE
CHECKED BY: C. KOTARSKI
SCALE: N/A

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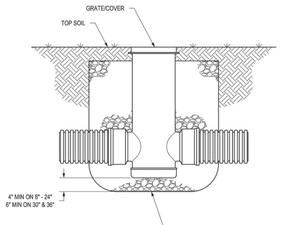
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ALBEMARLE COUNTY, VA
NOTES & DETAILS 2

JOB NO. 47165
SHEET NO. C1.1

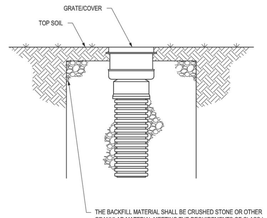
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NON TRAFFIC INSTALLATION

DRAIN BASIN



INLINE DRAIN



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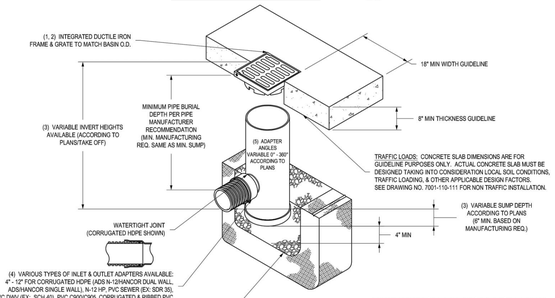
DRAWN BY	CJA	MATERIAL	
DATE	9-30-09		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:35	SHEET 1 OF 1

Nyloplast — 3128 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

TITLE: DRAIN BASIN & INLINE DRAIN NON TRAFFIC INSTALLATION

DWG NO. 7001-110-111 REV F

NYLOPLAST 12" DRAIN BASIN: 2812AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PERFSTRAIN	MEETS H-20	1299CGP	7001-110-202
STANDARD	MEETS H-20	1299CGS	7001-110-203
SOLID COVER	MEETS H-20	1299CGC	7001-110-204
PEDESTRIAN BRONZE	N/A	1299CGPB	7001-110-205
DOME	N/A	1299CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201DI	7001-110-021

1 - GRATE/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-060
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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DRAWN BY	EBC	MATERIAL	
DATE	03-20-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:20	SHEET 1 OF 1

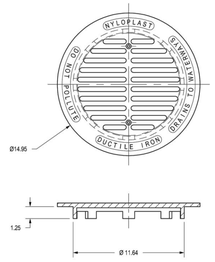
Nyloplast — 3128 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

TITLE: 12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-169 REV E

1201DI

APPROX. DRAIN AREA = 39.75 SQ IN
APPROX. WEIGHT = 15 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE HAS LIGHT DUTY RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.

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DRAWN BY	AWA	MATERIAL	
DATE	3-5-08		
REVISED BY	EBC	PROJECT NO./NAME	
DATE	4-13-11		
DWG SIZE	A	SCALE 1:6	SHEET 1 OF 1

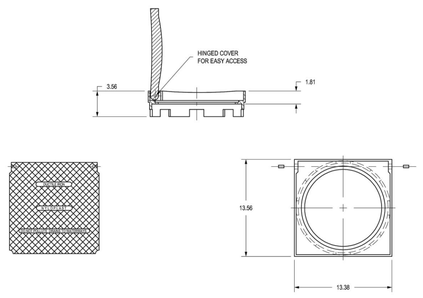
Nyloplast — 3128 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

TITLE: 12 IN DROP IN

DWG NO. 7001-110-021 REV D

1299CGC

APPROX. WEIGHT WITH FRAME = 39.90 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-20 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-033

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DRAWN BY	EBC	MATERIAL	DUCTILE IRON
DATE	3-3-06		
REVISED BY	EBC	PROJECT NO./NAME	
DATE	3-16-10		
DWG SIZE	A	SCALE 1:8	SHEET 1 OF 1

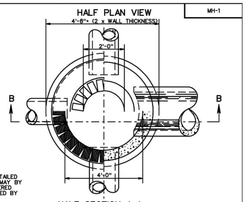
Nyloplast — 3128 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

TITLE: 12 IN SOLID COVER ASSEMBLY

DWG NO. 7001-110-204 REV C

HALF PLAN VIEW

MH-1

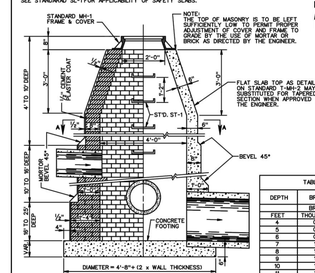


HALF SECTION A-A

(WITH FRAME AND COVER REMOVED)

BRICK CONCRETE

SEE STANDARD SL-1 FOR APPLICABILITY OF SAFETY SLABS.



SECTION B-B

BRICK CONCRETE OR CONCRETE BLOCK

TABLE OF QUANTITIES			
DEPTH	BRICK MANHOLE	MANHOLE	CONCRETE MANHOLE
	BRICK	CONCRETE	CONCRETE
FEET	THOUSANDS	CU. YARDS	CU. YARDS
4	0.5	0.785	1.437
5	0.7	0.785	1.699
6	0.9	0.785	1.961
7	1.0	0.785	2.233
8	1.2	0.785	2.485
9	1.4	0.785	2.747
10	1.6	0.785	3.009
11	1.9	0.970	3.455
12	2.2	0.970	3.837
13	2.5	0.970	4.179
14	2.8	0.970	4.541
15	3.1	0.970	4.903
16	3.4	0.970	5.265
17	4.0	1.173	6.032
INCREMENT	0.45	"	0.582

NOTES:
1. QUANTITIES SHOWN ARE FOR MANHOLE WITHOUT PIPES. THE AMOUNT DISPLACED BY PIPES MUST BE DEDUCTED TO OBTAIN TRUE QUANTITIES.
2. A BASE THICKNESS OF 9" WAS USED IN COMPUTING CONCRETE QUANTITIES.
3. INCREMENTS TO BE ADDED FOR EACH ADDITIONAL FOOT OF DEPTH.
4. MATERIALS MAY BE BRICK, CONCRETE OR APPROVED CONCRETE MANHOLE BLOCK.
5. IF BLOCKS ARE USED THE MINIMUM WALL THICKNESS SHALL BE 12" AND OTHER THICKNESSES SHALL BE TO CONFORM TO WALL THICKNESS SHOWN FOR CONCRETE.
6. ALL CONCRETE TO BE CLASS A3.
7. WHEN SPECIFIED ON PLANS THE INVERT IS TO BE SHAPED IN ACCORDANCE WITH STANDARD SI-1. THE COST OF FURNISHING AND PLACING ALL MATERIALS INCIDENTAL TO THE SHAPING IS TO BE INCLUDED IN THE BID PRICE FOR THE STRUCTURE.

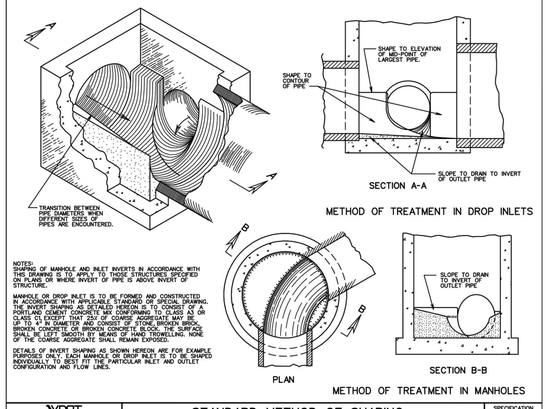
SPECIFICATION REFERENCE
302

MANHOLE FOR 12" - 48" PIPE CULVERTS

VIRGINIA DEPARTMENT OF TRANSPORTATION

VDOT ROAD AND BRIDGE STANDARDS — REVISION DATE — SHEET 1 OF 5 — 106.01

IS-1



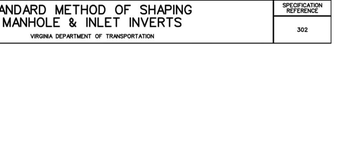
SECTION A-A

METHOD OF TREATMENT IN DROP INLETS

NOTES:
SHAPING OF MANHOLE AND INLET INVERTS IN ACCORDANCE WITH THIS DRAWING IS TO APPLY TO THOSE STRUCTURES SPECIFIED ON PLANS, OR WHERE INVERT OF PIPE IS ABOVE INVERT OF STRUCTURE.

MANHOLE OR DROP INLET IS TO BE FORMED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STANDARD OR SPECIAL DRAWING. THE INVERT SHAPING AS DETAILED HEREON IS TO CONSIST OF A CONCRETE FILLET CONSTRUCTED OF CLASS A3 CONCRETE, CLASS A1 OR CLASS ST, EXCEPT THAT 25% OF COARSE AGGREGATE MAY BE UP TO 4" IN DIAMETER AND CONSIST OF STONE, BROKEN BRICK, BROKEN CONCRETE OR BROKEN CONCRETE BLOCK. THE SURFACE SHALL BE LEFT SMOOTH BY MEANS OF HAND TROWELLING. NONE OF THE COARSE AGGREGATE SHALL REMAIN EXPOSED.

DETAILS OF INVERT SHAPING AS SHOWN HEREON ARE FOR EXAMPLE PURPOSES ONLY. EACH MANHOLE OR DROP INLET IS TO BE SHAPED INDIVIDUALLY TO BEST FIT THE PARTICULAR INLET AND OUTLET CONFIGURATION AND FLOW LINES.



PLAN

SECTION B-B

METHOD OF TREATMENT IN MANHOLES

VDOT ROAD AND BRIDGE STANDARDS — SHEET 1 OF 1 — 106.08 — REVISION DATE

STANDARD METHOD OF SHAPING MANHOLE & INLET INVERTS

VIRGINIA DEPARTMENT OF TRANSPORTATION

SPECIFICATION REFERENCE
302

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
1/19/21
PROFESSIONAL ENGINEER

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REVISION DESCRIPTION	DATE

DATE: 1/19/2021
DRAWN BY: A. FONTAINE
DESIGNED BY: A. FONTAINE
CHECKED BY: C. KOTARSKI
SCALE: N/A

TIMMONS GROUP

STARBUCKS - 2231 SEMINOLE LANE
ALBEMARLE COUNTY, VA
NOTES & DETAILS 3

JOB NO. 47165
SHEET NO. C1.2

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Original Proffers ___Yes___
Amendment _____

PROFFER STATEMENT
Revised January 3, 2020

ZMA No. 2019-00011

Tax Map and Parcel Number(s): 045B1-05-0A-01100

Owner(s) of Record: Commercial Rentals, LLC

Date of Proffer Signature: January 8, 2020

0.702 acres to be rezoned from "Commercial Office (CO)" to "Highway Commercial (HC)"

Commercial Rentals, LLC, is the owner (the "Owner") of real property described in Albemarle County records as Tax Map and Parcel Number 045B1-05-0A-01100 (the "Property") which is the subject of rezoning application ZMA No. 045B1-05-0A-01100.

Pursuant to Section 33 of the Albemarle County Zoning Ordinance (Chapter 18 of the Albemarle County Code), the Owner hereby voluntarily proffers the conditions listed below which shall be applied to the Property if it is rezoned to the zoning district identified above. These conditions are proffered as a part of the requested rezoning and the Owner acknowledges that the conditions are reasonable. Each signatory below signing on behalf of the Owner covenants and warrants that it is an authorized signatory of the Owner for this Proffer Statement.

Proffer 1. Uses: The following uses will not be permitted on the Property:

1. 24.2.1 (5) Churches,cemeteries;
2. 24.2.1 (6) Clubs, lodges;
3. 24.2.1 (13) Fire and rescue squad stations;
4. 24.2.1 (14) Funeral homes;
5. 24.2.1 (23) Manufactured home and trailer sales and service;
6. 24.2.1 (24) Modular building sales;
7. 24.2.1 (41) and 22.2.1 (b)(3) Religious assembly use, cemeteries;
8. 24.2.1 (41) and 22.2.1 (b)(4) Clubs, lodges;
9. 24.2.1 (41) and 22.2.1 (b)(6) Fire and rescue squad stations;
10. 24.2.1 (41) and 22.2.1 (b)(7) Funeral homes.

Proffer 2. Sidewalk: A pedestrian walkway will be constructed from the building entrance area to the existing public sidewalk along Seminole Trail (Route 29), comprised of a concrete sidewalk with a striped crosswalk provided where the walkway crosses the private asphalt entrance road into the Site.

Proffer 3. Architectural Design. Any new buildings constructed on the property must be designed such that the wall facing Route 29 will serve as the primary building façade, or the wall facing Route 29 must incorporate transparent windows and doors at a minimum, and may also incorporate pilasters, recessed or projecting bays, or similar architectural elements and will not be a single, undifferentiated plane.

Proffer 4. Managed Slopes: The managed slopes and existing landscape buffer will not be disturbed within the 20 ft. parking setback from the rear property line and all grading and retaining wall construction will adhere to the requirements in Section 18-30.7.5..

The undersigned certifies that it is the only owner of the Property. These proffers shall run with the Property and shall be binding upon the Owner and Owner's successors in interest.

OWNER

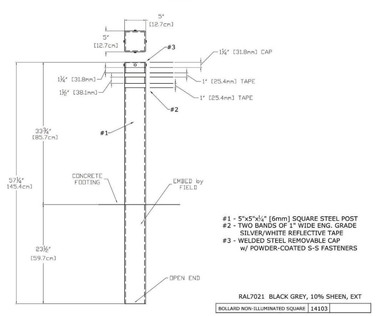
Commercial Rentals, LLC

By: Dhanvant Goradia Date: January 8, 2020

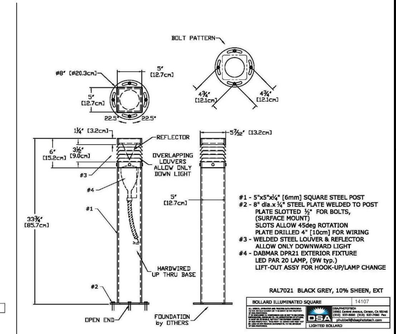
Title: Manager

PROFFERS
No Scale

NOTE: FOOTING DETAILS TO BE PROVIDED BY VENDOR UNDER SEPARATE COVER.

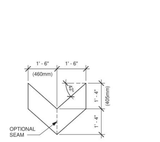


NON-ILLUMINATED BOLLARD
Scale: 1 1/2" = 1'-0"

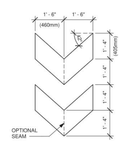


ILLUMINATED BOLLARD
Scale: 1 1/2" = 1'-0"

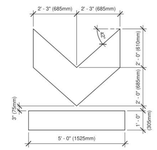
BOLLARD DETAILS
No Scale



DTE - WAYFINDING GRAPHIC ARROW - SINGLE



DTE - WAYFINDING GRAPHIC ARROW - DOUBLE



DTE - WAYFINDING GRAPHIC ARROW - EXIT

NOTE: ALL WAYFINDING GRAPHICS TO BE PAINTED

WAYFINDING GRAPHIC DETAILS
No Scale



TRASH ENCLOSURE WITHOUT ROOF

TRASH ENCLOSURE DETAIL
No Scale

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CRAIG W.J. KOTARSKI
Lic. No. 0402048507
1/19/21
PROFESSIONAL ENGINEER

REVISION DESCRIPTION	DATE

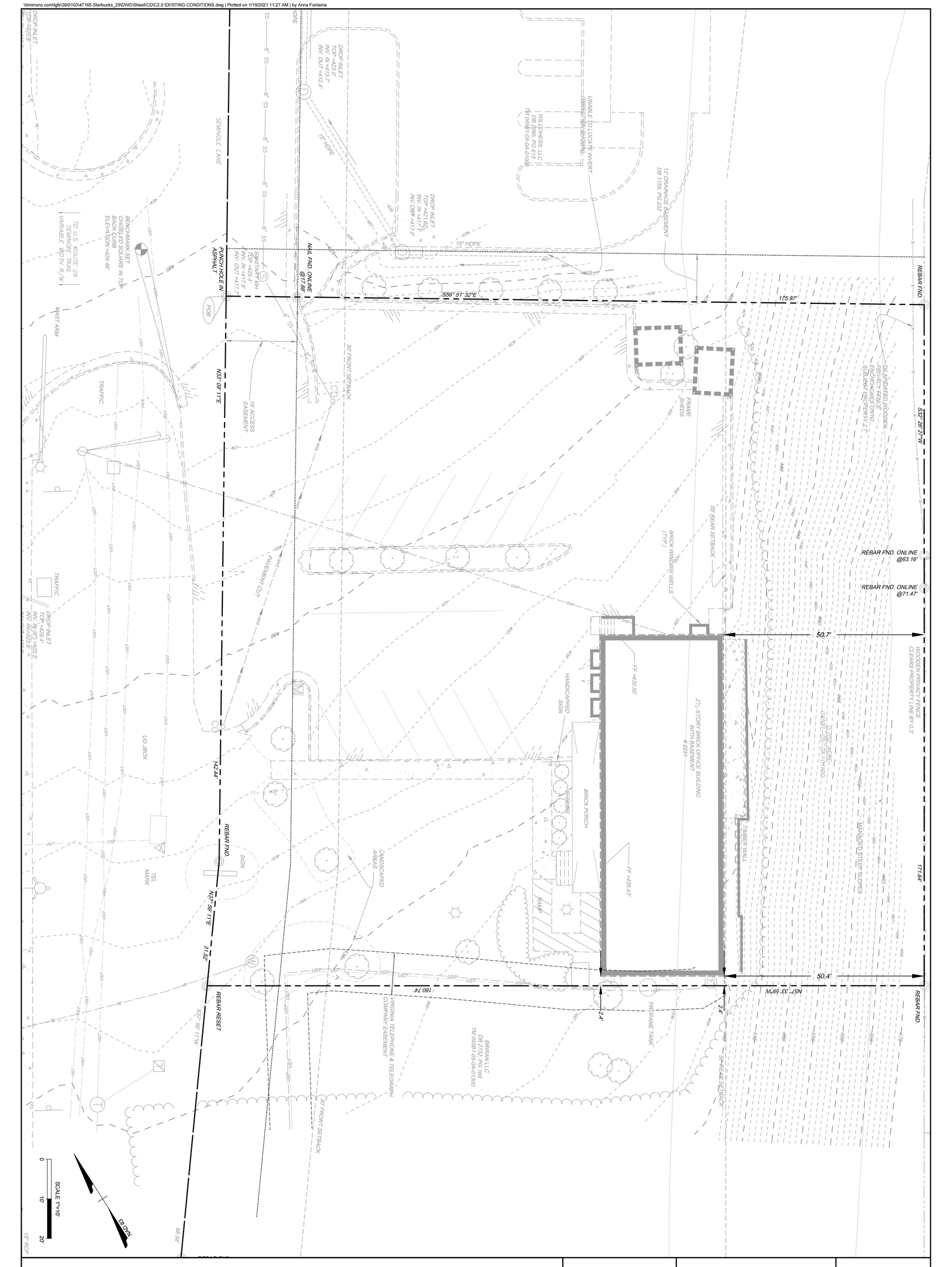
DATE: 1/19/2021
DRAWN BY: A. FONTAINE
DESIGNED BY: A. FONTAINE
CHECKED BY: C. KOTARSKI
SCALE: N/A

STARBUCKS - 2231 SEMINOLE LANE
ALBEMARLE COUNTY, VA
STARBUCKS DETAILS & PROFFERS

JOB NO. 47165
SHEET NO. C1.3

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1/19/21

SHEET NO.	C2.0
JOB NO.	47165
SCALE	1"=10'
CHECKED BY	C. KOTARSKI
DESIGNED BY	A. FONTAINE
DRAWN BY	A. FONTAINE
DATE	1/19/2021

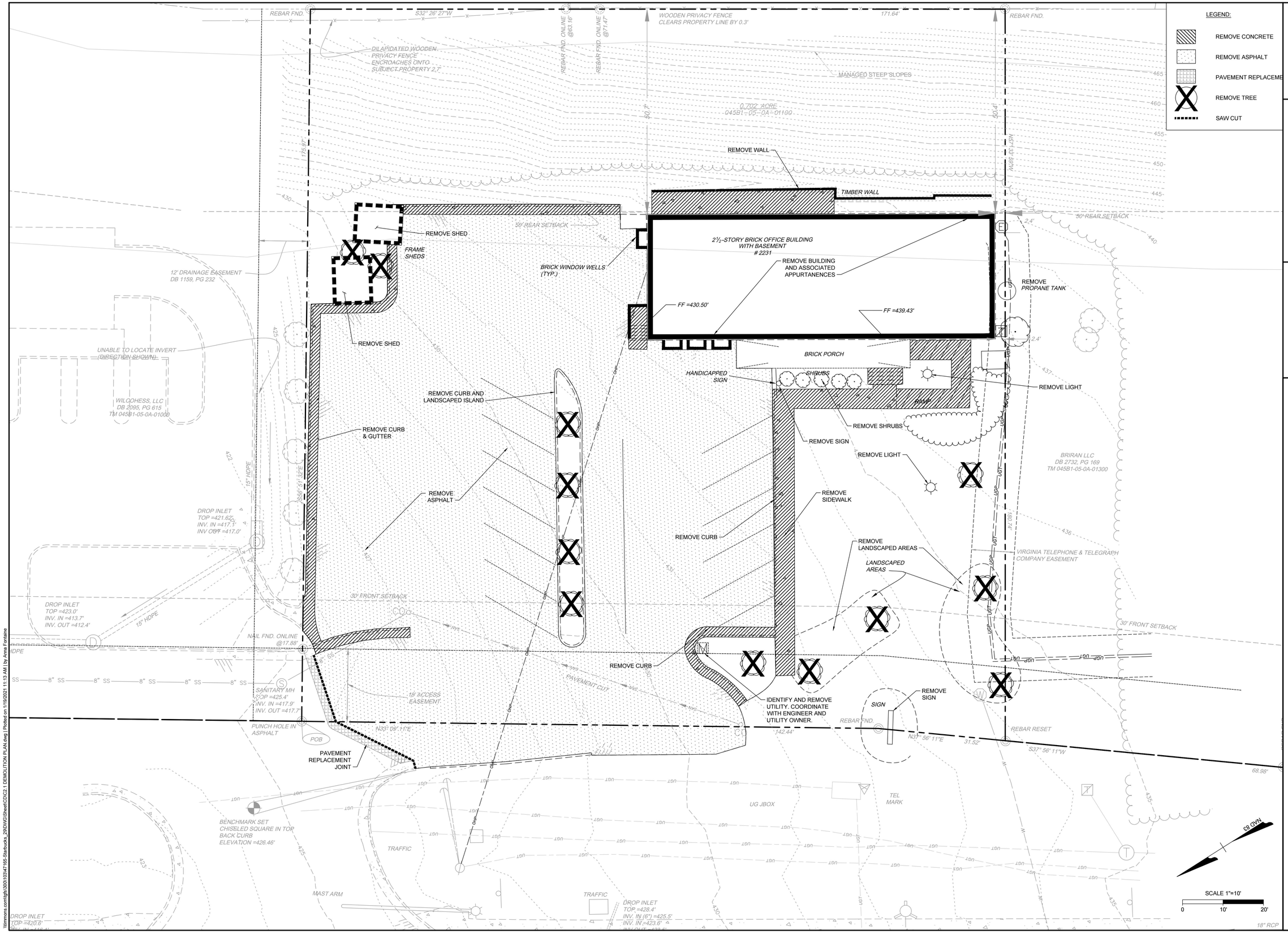
STARBUCKS - 2231 SEMINOLE LANE

ALBEMARLE COUNTY, VA

EXISTING CONDITIONS

DATE	REVISION DESCRIPTION

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DATE	1/19/2021
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DESIGNED BY	A. FONTAINE
CHECKED BY	C. KOTARSKI
SCALE	1"=10'

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ALBEMARLE COUNTY, VA

DEMOLITION PLAN

JOB NO.	SHEET NO.
47165	C2.1

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LEGEND:

- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- PAVEMENT REPLACEMENT

WOODEN PRIVACY FENCE CLEARS PROPERTY LINE BY 0.3'

DILAPIDATED WOODEN PRIVACY FENCE ENCROACHES ONTO SUBJECT PROPERTY 2.7'

MANAGED STEEP SLOPES

20' LANDSCAPE BUFFER & 20' PARKING SETBACK

12' DRAINAGE EASEMENT DB 1159, PG 232

RETAINING WALL (MAX HEIGHT = 6')

ORDER POINT CANOPY WITH DIGITAL ORDER SCREEN (DOS)

PRE-ORDER BOARD

50' DRIVE-THRU SETBACK (ADJACENT TO RESIDENTIAL)

ORDER BOARD

(2) DESIGNATED MOBILE ORDER PICKUP SPACE SIGN

DUMPSTER ENCLOSURE (SEE DETAIL)

2' CURB TRANSITION

2' CURB CUT

BOLLARD

CONCRETE WHEEL STOP (TYP)

SANITARY SEWER CONNECTION

26.99'

1" TYPE K COPPER WATERLINE

40.5'

PROPOSED STARBUCKS ± 1,138 SF

34.99'

16'

BOLLARD

LIGHT DUTY ASHPALT

45° BEND

LOADING SPACE

HEAVY DUTY CONCRETE

CLEARANCE BAR

100' RESIDENTIAL/DRIVE-THRU FACILITY HOUR RESTRICTION LINE

DIRECTIONAL ARROW

HEAVY DUTY ASPHALT

(3) DESIGNATED CURBSIDE ORDER PARKING SIGN

SWM A - 72" CMP STORAGE PIPE

CG-12

ADA SIGN

VIRGINIA TELEPHONE & TELEGRAPH COMPANY EASEMENT

45° BEND

DIRECTIONAL SIGN

45° BEND

"EXIT ONLY/THANK YOU" DIRECTIONAL SIGN

CONNECT TO EXIST. 8" SAN. LINE

SANITARY MH TOP =425.4' INV. IN =417.9' INV. OUT =417.7

18' ACCESS EASEMENT

PAVEMENT CUT

CROSSWALK

10' BUILDING SETBACK

COORDINATE WATER CONNECTION WITH ACSA

1" WM

PAVEMENT REPLACEMENT JOINT

5' CONCRETE SIDEWALK

CONNECT TO EXISTING SIDEWALK

BENCHMARK SET CHISELED SQUARE IN TOP BACK CURB ELEVATION =426.46'

TRAFFIC

MAST ARM

UG JBOX

TEL MARK

NAD 83

SCALE 1"=10'

0 10' 20'

CRAIG W. J. KOTARSKI
Lic. No. 0402048507
1/19/21
PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA

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DESIGNED BY A. FONTAINE
CHECKED BY C. KOTARSKI
SCALE 1"=10'

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STARBUCKS - 2231 SEMINOLE LANE

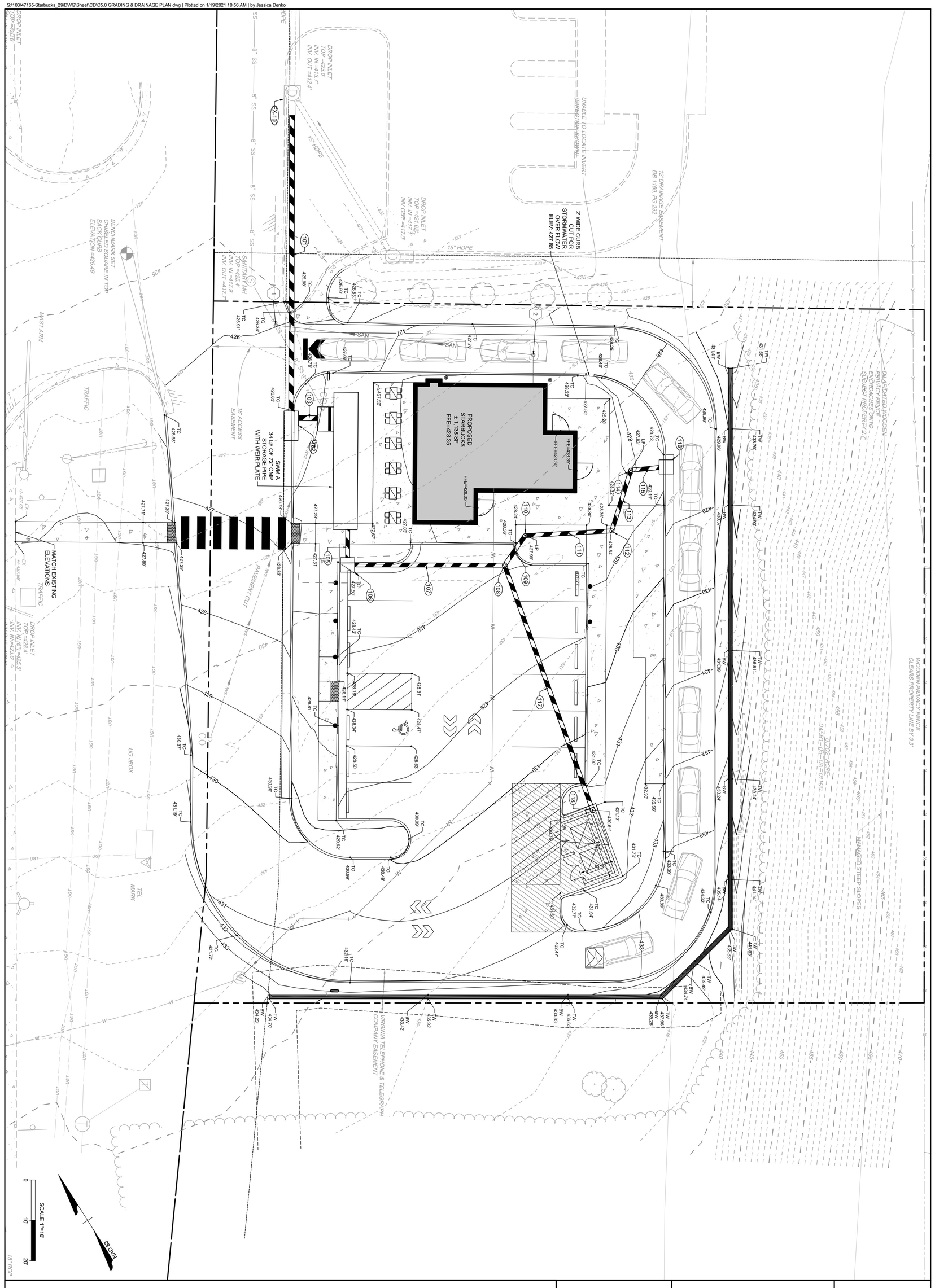
ALBEMARLE COUNTY, VA

LAYOUT & UTILITIES PLAN

JOB NO. 47165
SHEET NO. C4.0

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CRAIG W. J. KOTARSKI
LIC. NO. 0402018559
PROFESSIONAL ENGINEER
1/19/21

SHEET NO.	C5.0
JOB NO.	47165
SCALE	1"=10'
CHECKED BY	C. KOTARSKI
DESIGNED BY	A. FONTAINE
DRAWN BY	A. FONTAINE
DATE	1/19/2021

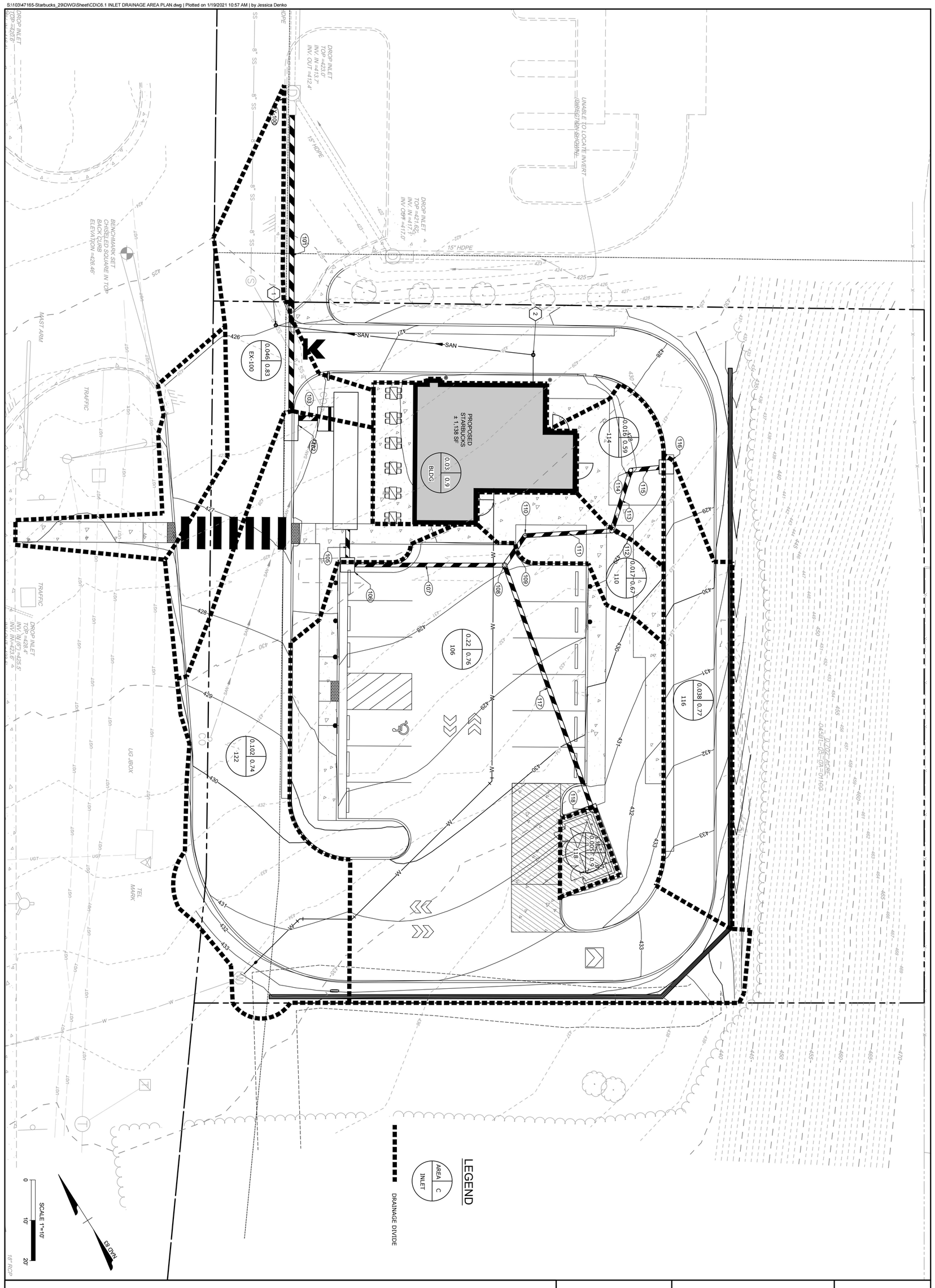
STARBUCKS - 2231 SEMINOLE LANE

ALBEMARLE COUNTY, VA

GRADING & DRAINAGE PLAN

DATE	REVISION DESCRIPTION

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COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
LIC. NO. 042038559
PROFESSIONAL ENGINEER
1/19/21

SHEET NO.	C6.1
JOB NO.	47165
SCALE	1"=10'
CHECKED BY	C. KOTARSKI
DESIGNED BY	A. FONTAINE
DRAWN BY	A. FONTAINE
DATE	1/19/2021

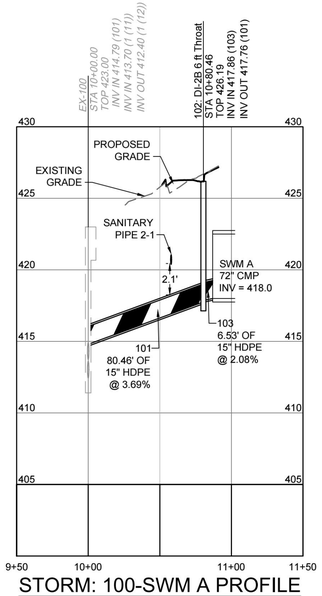
STARBUCKS - 2231 SEMINOLE LANE

ALBEMARLE COUNTY, VA

INLET DRAINAGE AREA PLAN

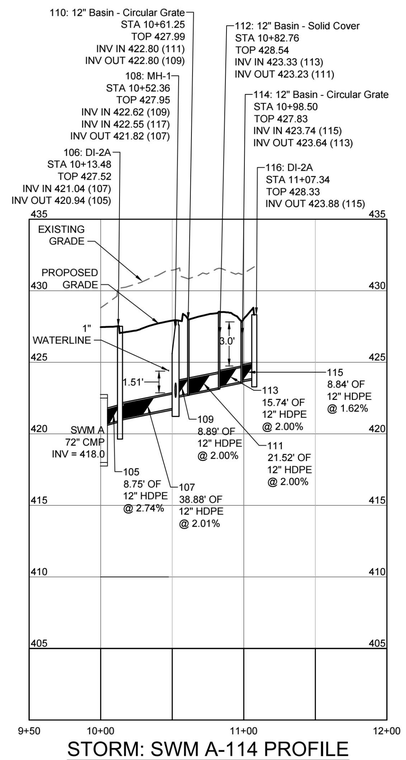
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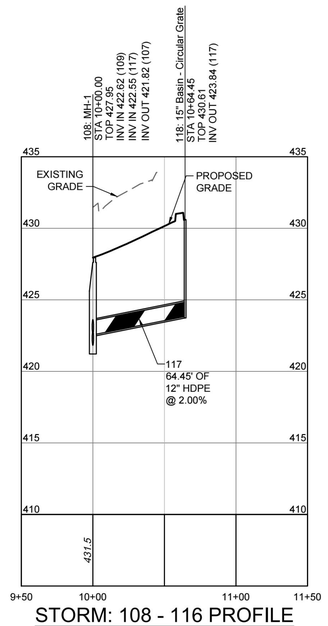
STORM: 100-SWM A PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



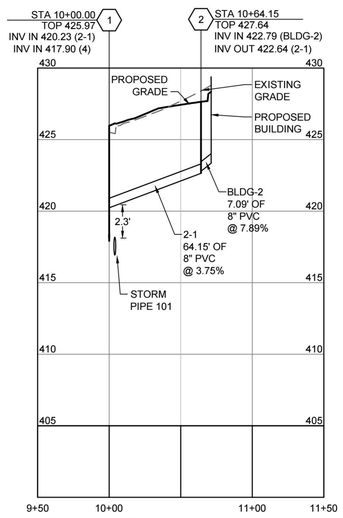
STORM: SWM A-114 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



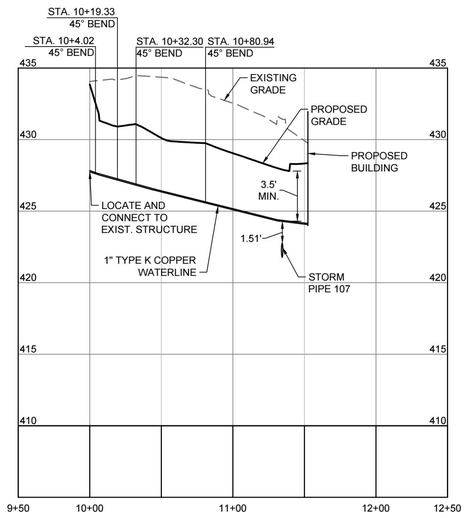
STORM: 108 - 116 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



SANITARY SEWER PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



WATER LINE PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



COMMONWEALTH OF VIRGINIA
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DESIGNED BY: A. FONTAINE
CHECKED BY: C. KOTARSKI
SCALE: AS SHOWN

TIMMONS GROUP

STARBUCKS - 2231 SEMINOLE LANE
ALBEMARLE COUNTY, VA
UTILITY PROFILES

JOB NO. 47165
SHEET NO. C7.0

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LEGEND

- CONCRETE
- ORNAMENTAL TREE
- SHRUB
- LARGE SHADE TREE

INTERIOR PARKING LOT LANDSCAPED AREA

PARKING LOT LANDSCAPED AREA	297 SF
EXISTING TREE CANOPY AREA TO REMAIN	6,943 SF

WOODEN PRIVACY FENCE CLEARS PROPERTY LINE BY 0.3'

DILAPIDATED WOODEN PRIVACY FENCE ENCROACHES ONTO SUBJECT PROPERTY 2.7'

MANAGED STEEP SLOPES

(90) ILE WIN

(21) ILE WIN

(36) ILE WIN

(1) PLA ACE

PROPOSED STARBUCKS ± 1,138 SF

(1) PLA ACE

(6) ILE WIN

(3) ILE WIN

(3) MAG SWE

(3) PLA ACE

(11) ILE WIN

(6) ILE WIN

VIRGINIA TELEPHONE & TELEGRAPH COMPANY EASEMENT

SANITARY MH
TOP =425.4'
INV. IN =417.9'
INV. OUT =417.7'

BENCHMARK SET
CHISELED SQUARE IN TOP
BACK CURB
ELEVATION =426.46'

UG JBOX

TEL MARK

TRAFFIC

MAST ARM

TRAFFIC

NAD 83

SCALE 1"=10'
0 10' 20'

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TIMMONS GROUP

STARBUCKS - 2231 SEMINOLE LANE

ALBEMARLE COUNTY, VA

LANDSCAPE PLAN

JOB NO. 47165
SHEET NO. L1.0

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S:\11034\7165-Starbucks_2260\CIVIL\Sheet\CDV\L1.0 LANDSCAPE PLAN.dwg | Plotted on 1/19/2021 10:57 AM | by Jessica Denko

GENERAL NOTES

PRE-CONSTRUCTION

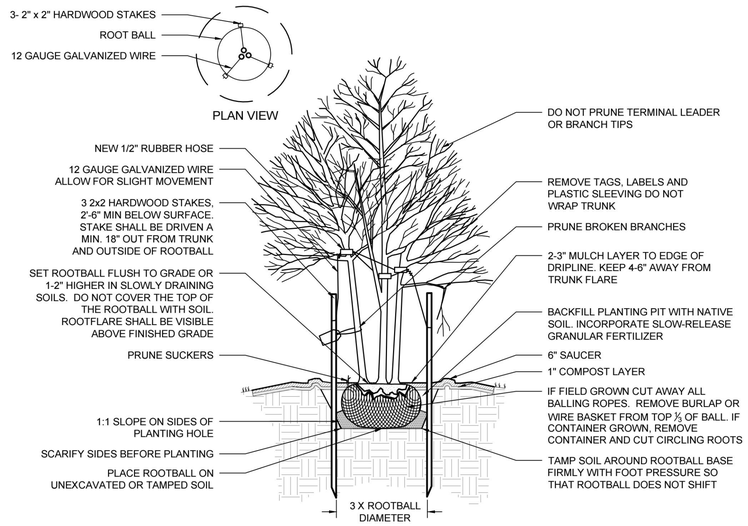
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING "MISS UTILITY" AT 1.800.552.7001 FOR LOCATION OF ALL UTILITY LINES.TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
- VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING, PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
- PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON PLANS. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON AVAILABILITY TO THE LANDSCAPE ARCHITECT, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
- PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS.
- SOIL TESTS SHALL BE PERFORMED TO DETERMINE SOIL CHARACTER AND QUALITY. NECESSARY SOIL AMENDMENTS SHALL BE PERFORMED PER TEST RESULTS TO ENSURE PLANT HEALTH.

CONSTRUCTION/INSTALLATION

- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK"
- LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
- INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.

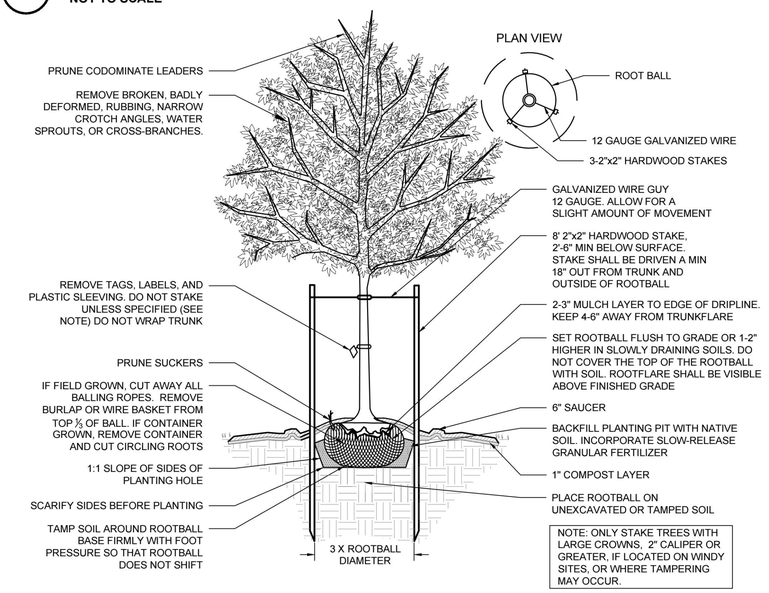
INSPECTIONS/GUARANTEE

- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
- ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. DEFECTS RESULTING FROM NEGLECT BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTORS CONTROL ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR.
- PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
- REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.



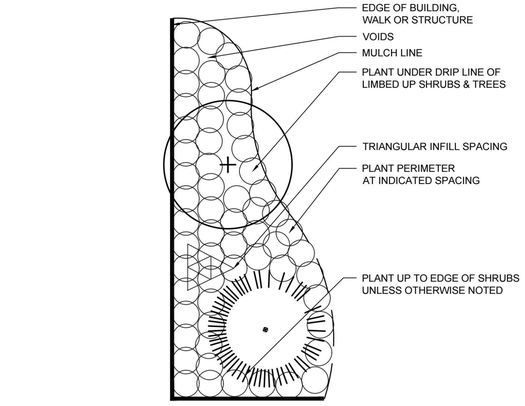
1 MULTI-STEM TREE - STAKING SPECIFIED

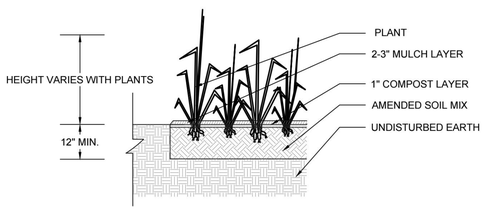
NOT TO SCALE



2 DECIDUOUS TREE - STAKING SPECIFIED

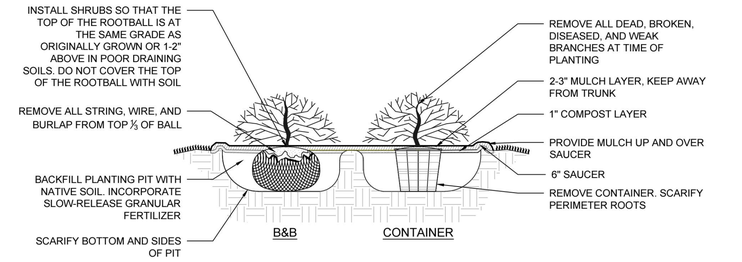
NOT TO SCALE





4 GROUNDCOVER/ PERENNIAL PLANTING

NOT TO SCALE



3 SHRUB PLANTING

NOT TO SCALE

PLANT SCHEDULE					
TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	CANOPY SF
PLA ACE	5	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	3.5" CAL.	422
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	
MAG SWE	3	MAGNOLIA VIRGINIANA	SWEET BAY	3.5" CAL.	100
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	
ILE WIN	172	ILEX VERTICILLATA	WINTERBERRY	24" HT./SPRD.	

STREET TREE REQUIREMENTS

*** per Sec. 32.7.9.5 of the Albemarle County Code**

STREET	LENGTH	REQUIREMENTS	CALCULATIONS	REQUIRED	PROVIDED
SEMINOLE TRAIL	174.1 LF	1 LG TREE PER 50 LF	174.1/50 = 3.48	3 LG TREES	3 LG TREES

INTERIOR PARKING LOT LANDSCAPE AREA REQUIREMENTS

*** per Sec. 32.7.9.6 of the Albemarle County Code**

REQUIREMENT	PARKING LOT AREA	CALCULATIONS	REQUIRED	PROVIDED
5% GROSS PARKING AREA	4,097 SF	4,097 x .05 = 204.9 SF	205 SF	297 SF

INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS

*** per Sec. 32.7.9.6 of the Albemarle County Code**

REQUIREMENT	PARKING LOT SPACES	CALCULATIONS	REQUIRED	PROVIDED
1 LG. OR 1 MED. SHADE TREE PER 10 PARKING SPACES	12 PARKING SPACES	12/10 = 1.2	2 LG. OR MED. SHADE TREES	2 LARGE SHADE TREES

TREE COVER CALCULATIONS

*** per Sec. 32.7.9.8 of the Albemarle County Code**

SITE AREA	REQUIREMENT	CALCULATION	REQUIRED QUANTITY	PROVIDED QUANTITY
0.7 AC (GROSS SITE AREA)	10% COVER	0.7 AC x .1 = 0.07 AC = 3,049.2 SF	3,049 SF	9,353 SF

NOTE:
-WHERE A PARKING AREA IS LOCATED SO THAT PARKED CARS ARE VISIBLE FROM AN OFF-SITE STREET, SHRUBS ARE TO BE INSTALLED AT A MINIMUM HEIGHT OF 12".
-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.

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TIMMONS GROUP

STARBUCKS - 2231 SEMINOLE LANE
ALBEMARLE COUNTY, VA
LANDSCAPE DETAILS

JOB NO. 47165
SHEET NO. L2.0

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