STARBUCKS - 2231 SEMINOLE LANE

FINAL SITE PLAN

REF: INITIAL SITE PLAN SDP202100005

ALBEMARLE COUNTY, VIRGINIA

3/22/2021

SITE DATA:

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

PARCEL AREA: 0.70 ACRES

LIMITS OF DISTURBANCE: 0.58 AC ACRES

ZONING: HIGHWAY COMMERCIAL, ENTRANCE CORRIDOR AND AIRPORT IMPACT AREA OVERLAY DISTRICTS, PORTIONS OF PROPERTY ARE WITHIN THE MANAGED STEEP SLOPES OVERLAY DISTRICT

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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JSCHUPPE@HANDP.COM
APRIL 4, 2019
FIELD VERIFIED OCTOBER 2020

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 130 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: ±1,150 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) = 1,150 SF STARBUCKS
RESTAURANT: 13 SPACES / 1,000 SF GFA
1,150 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	1,150	SF (GFA)	943	55	56	113	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 1,203 SF/100 SF = 602 GPD

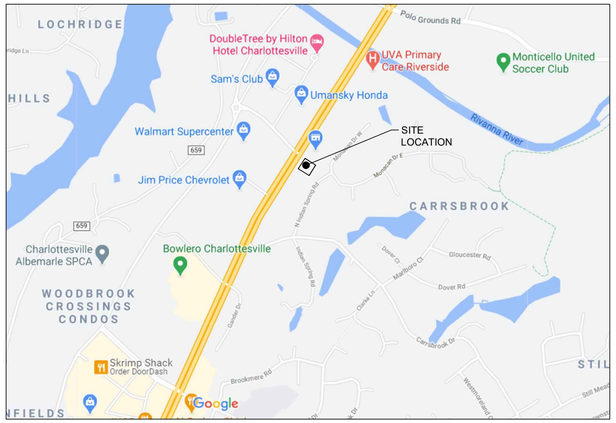
AVERAGE HOUR: 5602 / 24 = 25 GALLONS PER HOUR

MAX HOUR: 300% OF AVERAGE HOUR = 25 X 3 = 75 GALLONS

PEAK DOMESTIC DEMAND: MAX HOUR X 2 = 75 X 2 = 150 GALLONS

SEWER FLOW (AVERAGE DAILY FLOW)
RESTAURANT: 50 GPD/100 SF = 50 GPD X 1,203 SF/100 SF = 602 GPD
TOTAL GPD = 602 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 = 14 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
4/5/21

THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE
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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION
ARB SUBMITTAL

DATE
4/5/2021

DATE
3/22/2021
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. (100 / 100)
- DROP INLET & STRUCTURE NO. (100)
- 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, ACCESS AISLES, AND ACCESSIBLE ROUTE SHALL BE INSTALLED IN ACCORDANCE WITH ICC ANSI A117.1-09 AND THE 2015 VIRGINIA CONSTRUCTION CODE. THESE 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.
36. 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 POSTIVIE FOR SUCH FROM ALBEMARLE COUNTY AND VDOLI. CONTACT VDOLI FOR THEIR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS AT 540-562-3580 X131.

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 LOCATED ON PRIVATE PROPERTY 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.

SUPPLEMENTAL REGULATIONS PER *SEC. 5.1.60 - DRIVE-THROUGH WINDOWS*

EACH DRIVE-THROUGH WINDOW SHALL BE SUBJECT TO THE FOLLOWING:

a. IF THE BUILDING IS ADJACENT TO A PUBLIC STREET, ANY DRIVE-THROUGH WINDOWS SHALL BE LOCATED ON THE SIDE OR REAR OF THE BUILDING, AWAY FROM THE PUBLIC STREET.

b. NO DRIVE-THROUGH LANE SHALL BE LOCATED BETWEEN A BUILDING AND A PUBLIC STREET UNLESS SEPARATED FROM THE RIGHT OF WAY BY A LANDSCAPED AREA THAT COMPLIES WITH SECTION 32.7.9.5(B), (C), (D), AND (E) AND IS AT LEAST TEN FEET IN DEPTH EXTENDING THE LENGTH OF THE DRIVE-THROUGH LANE.

c. NO PORTION OF A DRIVE-THROUGH LANE SHALL BE LOCATED WITHIN 50 FEET OF A RESIDENTIAL DISTRICT, THE RURAL AREAS DISTRICT, THE MONTICELLO HISTORIC DISTRICT, OR ANY PART OF A PLANNED DEVELOPMENT DISTRICT ALLOWING RESIDENTIAL USES.

d. IF ANY PORTION OF A DRIVE-THROUGH LANE THAT IS LOCATED BETWEEN 50 AND 100 FEET OF A RESIDENTIAL DISTRICT, THE RURAL AREAS DISTRICT, THE MONTICELLO HISTORIC DISTRICT, OR ANY PART OF A PLANNED DEVELOPMENT ALLOWING RESIDENTIAL USES, THE DRIVE-THROUGH WINDOW SHALL BE OPEN FOR BUSINESS NO EARLIER THAN 7:00 A.M. AND SHALL BE CLOSED NO LATER THAN 10:00 P.M., DAILY.

A. EACH DRIVE-THROUGH LANE SHALL BE SEPARATED FROM ANY PEDESTRIAN TRAVELWAY, EXCEPT WHERE A PEDESTRIAN TRAVELWAY CROSSES THE DRIVE-THROUGH LANE AS PROVIDED IN SUBSECTION (F), AND ANY VEHICULAR TRAVEL AREAS, BY A PLANTING STRIP AT LEAST FIVE FEET IN WIDTH.

B. IF A PEDESTRIAN TRAVELWAY CROSSES A DRIVE-THROUGH LANE, THE OWNER SHALL PROVIDE EITHER A FIVE FOOT WIDE RAISED PEDESTRIAN TRAVELWAY OR A FIVE FOOT WIDE PEDESTRIAN TRAVELWAY CONTAINING A CHANGE IN TEXTURE AND VISUAL MARKINGS.

C. EACH DRIVE-THROUGH LANE SHALL BE AT LEAST 11 FEET WIDE.

D. NO DRIVE-THROUGH LANE SHALL ENTER DIRECTLY FROM OR EXIT DIRECTLY TO ANY PUBLIC STREET.

E. EACH ENTRANCE TO A DRIVE-THROUGH LANE SHALL BE MORE THAN 50 FEET FROM ANY INTERSECTION WITH A PUBLIC OR PRIVATE STREET OR TRAVELWAY WITHOUT PARKING.

F. EACH DRIVE-THROUGH LANE SHALL BE A MINIMUM OF 100 FEET IN LENGTH MEASURED FROM THE CENTER OF THE FIRST WINDOW OR SERVICE POINT. THIS LENGTH MAY BE REDUCED IF A STUDY IS SUBMITTED AND APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OR HIS DESIGNEE DEMONSTRATING THAT A SHORTER LENGTH WILL BE SUFFICIENT FOR A PARTICULAR USE.

G. EACH DRIVE-THROUGH LANE SHALL EXTEND AT LEAST 20 FEET BEYOND THE DRIVE-THROUGH WINDOW.

H. IF A DRIVE-THROUGH LANE IS LOCATED ADJACENT TO AN INTERNAL TRAVELWAY, THE DIRECTION OF TRAVEL IN THE DRIVE-THROUGH LANE AND THE TRAVELWAY SHALL BE THE SAME UNLESS THEY ARE SEPARATED FROM ONE ANOTHER BY A LANDSCAPED AREA THAT COMPLIES WITH SECTION 32.7.9.5(B), (C), (D), AND (E) AND IS AT LEAST TEN FEET IN DEPTH EXTENDING THE LENGTH OF THE DRIVE-THROUGH LANE.

SPECIAL EXCEPTION REQUEST SUBMITTED:

"THE DRIVE-THROUGH WINDOW MAY OPEN FOR BUSINESS NO EARLIER THAN 5:30 A.M. AND MUST CLOSE NO LATER THAN 10:00 P.M. DAILY."

ALBEMARLE COUNTY
FINAL PLAN GENERAL NOTES

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 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.
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).

COMMONWEALTH OF VIRGINIA
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4/5/21
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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
ARB SUBMITTAL	*4/5/2021*

DATE *3/22/2021*
DRAWN BY *A. FONTAINE*
DESIGNED BY *A. FONTAINE*
CHECKED BY *C. KOTARSKI*
SCALE *N/A*

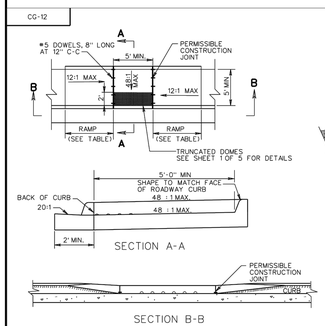
TIMMONS GROUP

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

JOB NO. *47165*
SHEET NO. *C1.0*

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CG-12



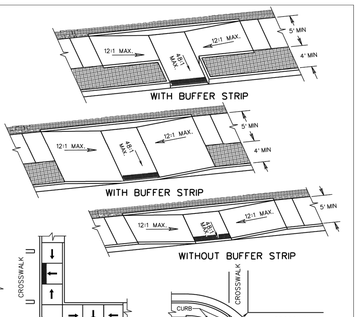
SECTION A-A

SECTION B-B

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

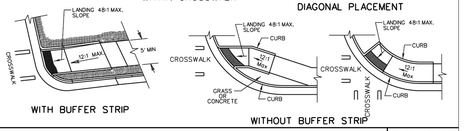
THE REQUIRED LENGTH OF A PARALLEL RAMP IS LIMITED TO 15 FEET, REGARDLESS OF THE SLOPE.

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



TYPICAL PLACEMENT AT INTERSECTION WITHIN CROSSWALK

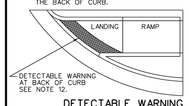
DIAGONAL PLACEMENT



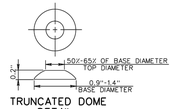
VDOT ROAD AND BRIDGE STANDARDS		CG-12 DETECTABLE WARNING SURFACE TYPE B (PARALLEL) APPLICATION VIRGINIA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE
SHEET 3 OF 5	REVISION DATE 07/16		105 502
203.07			
CG-12			

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.

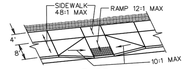


DETECTABLE WARNING INSTALLED ON A RADIUS

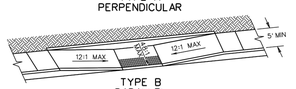


TRUNCATED DOME DETAIL

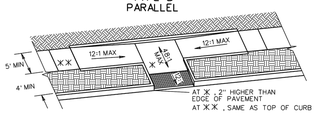
NOTE: COMPONENTS OF CURB RAMPS CONSIST OF THE FOLLOWING: HYDRAULIC CEMENT SIDEWALK (DEPTH IN INCHES, AREA IN SQUARE YARDS) CURB WHEN REQUIRED (CG-2 OR CG-3 IN LINEAR FEET) DETECTABLE WARNING SURFACE (AREA IN SQUARE YARDS) EACH OF THE ABOVE ITEMS IS A SEPARATE PAY ITEM AND SHOULD BE SUMMARIZED FOR EACH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



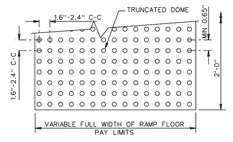
TYPE A PERPENDICULAR



TYPE B PARALLEL

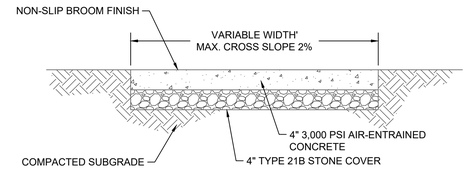


TYPE C PARALLEL & PERPENDICULAR



DETECTABLE WARNING DETAIL

VDOT ROAD AND BRIDGE STANDARDS		CG-12 DETECTABLE WARNING SURFACE (GENERAL NOTES) VIRGINIA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE
SHEET 1 OF 5	REVISION DATE 07/15		105 502
203.05			

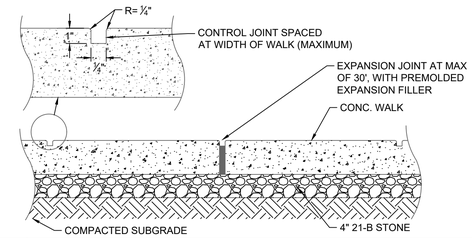


NOTE: SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH VDOT STANDARDS.

DENOTES CONCRETE SIDEWALK PAVEMENT ON PLANS

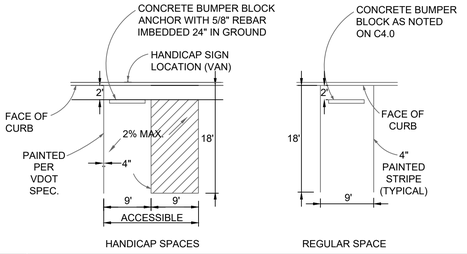
CONCRETE SIDEWALK PAVEMENT SECTION

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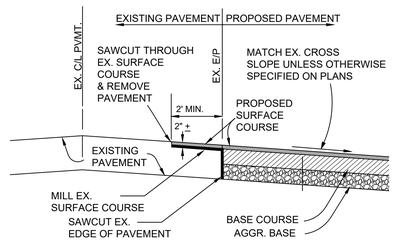
CONCRETE SIDEWALK JOINT DETAIL

No Scale



TYPICAL PARKING SPACE DETAILS

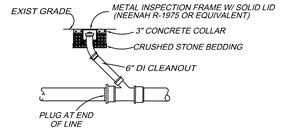
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NOTE: PROPOSED PAVEMENT MUST TIE IN WITH EXISTING PAVEMENT

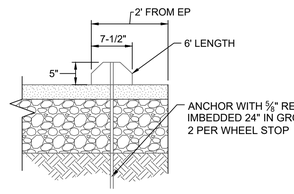
PAVEMENT REPLACEMENT JOINT DETAIL

No Scale



CLEANOUT DETAIL

No Scale



PRECAST CONCRETE WHEEL STOP

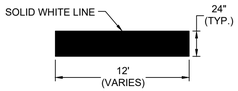
No Scale

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.

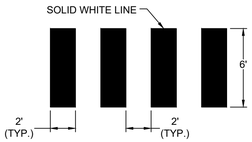


STD. R1-1



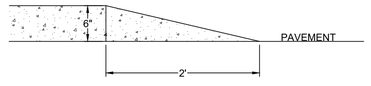
NOTE: STOP SIGNS TO BE 30" WITH HIGH INTENSITY SHEETING

STOP BAR DETAIL
NO SCALE



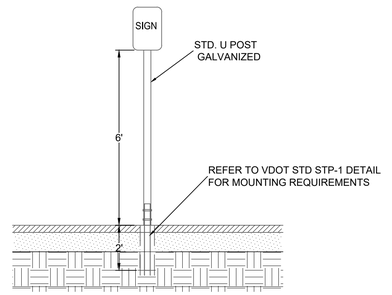
STRIPING AND SIGNAGE DETAIL

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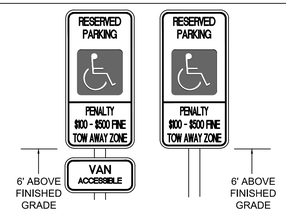
CURB TRANSITION DETAIL

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SIGN AND POST DETAIL

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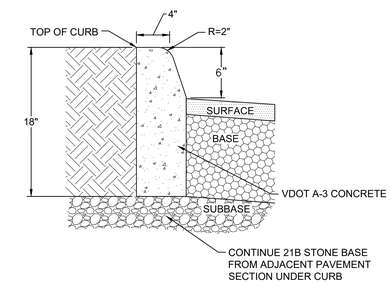


SPACES SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS AS RESERVED FOR PHYSICALLY DISABLED PERSONS. PROVIDE ONE (1) R-7-8 SIGN AT EACH PARKING SPACE INDICATED ON SITE PLAN. SIGN SHALL BE ALUMINUM (PAINTED WHITE) WITH GREEN LETTERS AND INTERNATIONAL WHEELCHAIR SYMBOL. SIGN SHALL BE PLACED ON STEEL POST 1-1/2"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

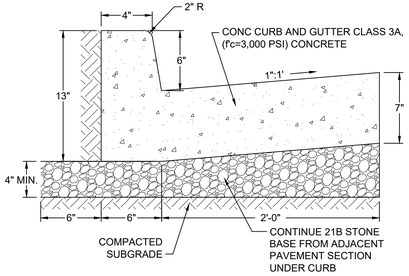
PARKING SIGNS FOR THE DISABLED

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VDOT STANDARD CG-2 CURB

No Scale



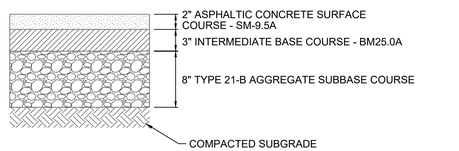
VDOT STANDARD CG-6 CURB & GUTTER

No Scale

DENOTES LIGHT DUTY ASPHALT PAVEMENT ON PLANS

LIGHT DUTY ASPHALT PAVEMENT SECTION

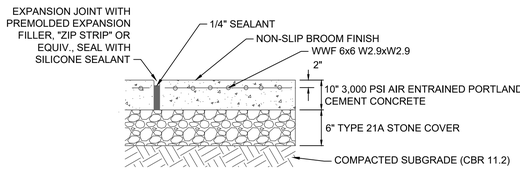
No Scale



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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CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.295.3624 FAX 434.295.8317 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
ARB SUBMITTAL	4/5/2021

DATE 3/22/2021
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 2

JOB NO. 47165
SHEET NO. C1.1

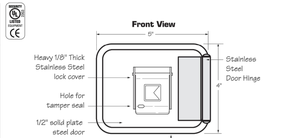
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KNOX
Serving First Responders Since 1975

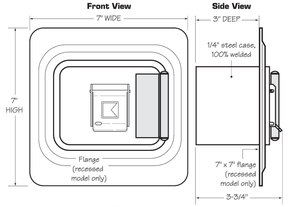
Knox-Box® 3200 Series
HINGED DOOR MODEL

High Security Industrial/Government Key Box





3200 Surface Mount



3200 Recessed Mount

The number one high-security KNOX-BOX® is used for most commercial applications including businesses, schools, government and public buildings, community associations and apartment complexes. The 3200 Series KNOX-BOX holds keys, access cards and other small items necessary for emergency access.

The hinged-door 3200 Series KNOX-BOX is more convenient than the lift-off door version because it allows single-handed operation and opened or closed, it's all one unit.

Features and Benefits

- Holds up to 10 keys and access cards in interior compartment
- Ensures high security. Box and lock are UL® Listed
- Includes a Knox-Coat® proprietary finishing process that protects Knox products up to four times better than standard powder coat
- Resists moist conditions with a weather resistant door gasket
- Hinged door allows single-handed operation
- Colors: Black, Dark Bronze or Aluminum
  Weight: Surface mount - 8 lbs.
  Recessed mount - 9 lbs.

Options

- Alarm tamper switches (UL Listed)
- Recessed Mounting Kit (RMK) for recessed models only
- Inside switch for use on electrical doors, gates and other electrical equipment

Ordering Specifications

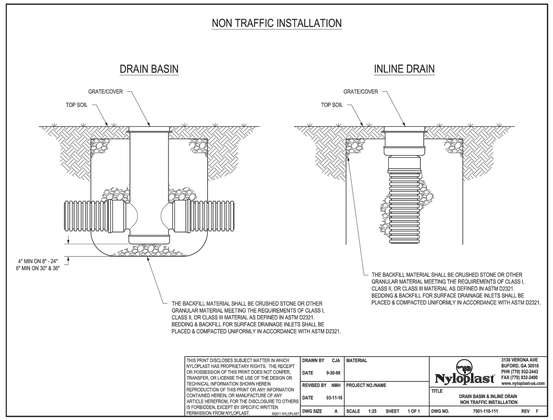
To insure procurement and delivery of the 3200 Series KNOX-BOX, it is suggested that the following specification paragraph be used:

KNOX-BOX surface/recessed mount with hinged door, with/without UL Listed tamper switches. 1/4" plate steel housing, 1/2" thick steel door with interior gasket seal and stainless steel door hinge. Box and lock UL Listed. Lock has 1/8" thick stainless steel dust cover with tamper seal mounting capability.

Exterior Dimensions: Surface mount body- 4"H x 5"W x 3-3/4"D
Recessed mount flange- 7"H x 7"W
Lock: UL Listed. Double-action rotating tumblers and hardened steel pins accessed by a biased cut key.
Finish: Knox-Coat® proprietary finishing process
Colors: Black, Dark Bronze or Aluminum
P/N: 3200 Series KNOX-BOX (mfr's cat. ID)
Mfr's Name: **KNOX COMPANY**

KNOX COMPANY • 1601 W. Deer Valley Road, Phoenix, AZ 85027 • (800) 552-5669 • (623) 687-2300 • Fax (623) 687-2299 • Web: www.knoxbox.com • E-mail: info@knoxbox.com

NON TRAFFIC INSTALLATION



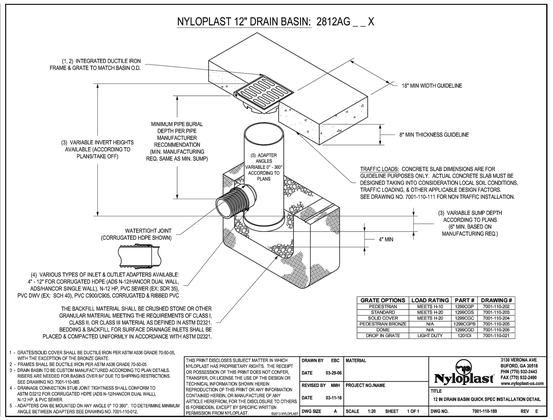
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DRAWN BY	CJA	MATERIAL	
DATE	9-30-09		
REVISED BY	MBH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:25	SHEET 1 OF 1
DWG NO.	7001-110-111	REV F	

Nyloplast — 3128 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2486 www.nyloplast-us.com

TITLE: DRAIN BASIN & INLINE DRAIN NON TRAFFIC INSTALLATION

NYLOPLAST 12" DRAIN BASIN: 2812AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1266GSF	7001-110-202
STANDARD	MEETS H-20	1266GGS	7001-110-203
SOLID COVER	MEETS H-20	1266GSC	7001-110-204
PEDESTRIAN BRONZE	N/A	1266CSPB	7001-110-205
GRATE	LIGHT DUTY	1266GR	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201DI	7001-110-221

1 - GRATE/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAME SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
4 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. INSERTS ARE MEDDED FOR RADIAL OVER-CUT OUT TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-085
5 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL)
6 - ADAPTER CAN BE MOUNTED ON ANY ANGLE 0° TO 30°, TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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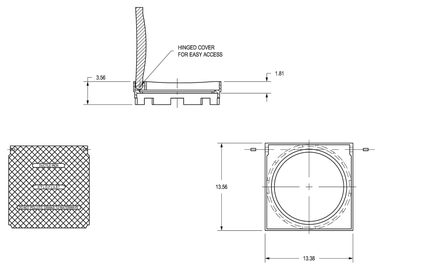
DRAWN BY	EBC	MATERIAL	
DATE	03-29-05		
REVISED BY	MBH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:20	SHEET 1 OF 1
DWG NO.	7001-110-189	REV E	

Nyloplast — 3128 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2486 www.nyloplast-us.com

TITLE: 12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

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

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

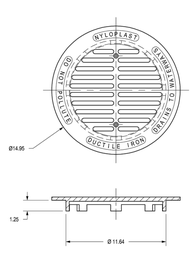
DRAWN BY	EBC	MATERIAL	DUCTILE IRON
DATE	3-3-06		
REVISED BY	EBC	PROJECT NO./NAME	
DATE	3-16-16		
DWG SIZE	A	SCALE 1:8	SHEET 1 OF 1
DWG NO.	7001-110-204	REV C	

Nyloplast — 3128 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2486 www.nyloplast-us.com

TITLE: 12 IN SOLID COVER ASSEMBLY

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.

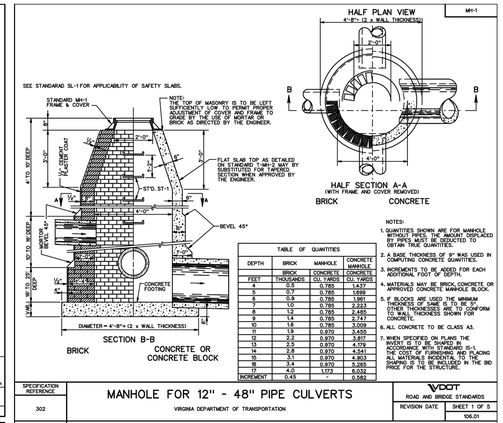
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DRAWN BY	ARA	MATERIAL	
DATE	3-5-08		
REVISED BY	EBC	PROJECT NO./NAME	
DATE	4-13-11		
DWG SIZE	A	SCALE 1:6	SHEET 1 OF 1
DWG NO.	7001-110-021	REV D	

Nyloplast — 3128 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2486 www.nyloplast-us.com

TITLE: 12 IN DROP IN

MH-1



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 THICKNESS OF WALL SHALL BE INCREASED TO THE NEXT GREATER MULTIPLE OF THE BLOCK WALL THICKNESS SHOWN FOR CONCRETE.
6. ALL CONCRETE TO BE CLASS A3.
7. WHEN SPECIFIED ON PLANS, THE INSIDE OF MANHOLE SHALL BE COATED IN ACCORDANCE WITH STANDARD NO.1. THE COST OF FURNISHING AND PLACING THE COATING SHALL BE INCLUDED IN THE BID PRICE FOR THE STRUCTURE.

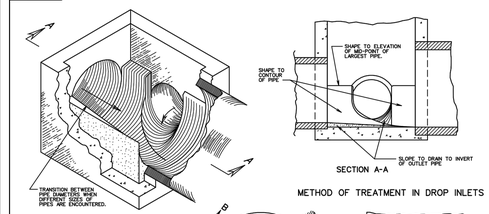
TABLE OF QUANTITIES

DEPTH	BRICK MANHOLE	CONCRETE MANHOLE	CONCRETE MANHOLE
FEET	THOUSANDS	CU. YARDS	CU. YARDS
4	0.5	0.785	1.437
5	0.7	0.785	1.659
6	0.9	0.785	1.961
7	1.0	0.785	2.223
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	3.807
13	2.5	0.970	4.159
14	2.8	0.970	4.511
15	3.1	0.970	4.863
16	3.4	0.970	5.265
17	4.0	1.173	6.032
INCREMENT	0.43	0.188	0.582

SPECIFICATION REFERENCE
302
IS-1

MANHOLE FOR 12" - 48" PIPE CULVERTS
VIRGINIA DEPARTMENT OF TRANSPORTATION

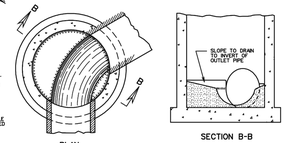
VDOT — ROAD AND BRIDGE STANDARDS — REVISION DATE — SHEET 1 OF 5 — 106.01



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 WITH CONCRETE AT THE TIME OF CONSTRUCTION OF THE MANHOLE. THE INVERT SHAPING, AS DETAILED HEREON, IS TO CONSIST OF A PORTLAND CEMENT CONCRETE MIX CONFORMING TO CLASS A3 OR CLASS A4 AS SHOWN IN THE TABLE OF MINIMUM REQUIREMENTS. THE UP TO 6" IN DIAMETER AND CONSIST OF STONE, BROKEN BRICK, BROKEN CONCRETE OR BROKEN CONCRETE BLOCK. THE SURFACE OF THE INVERT SHALL BE SMOOTH AND FREE FROM PILING. NONE OF THE COARSE AGGREGATE SHALL REMAIN EXPOSED.

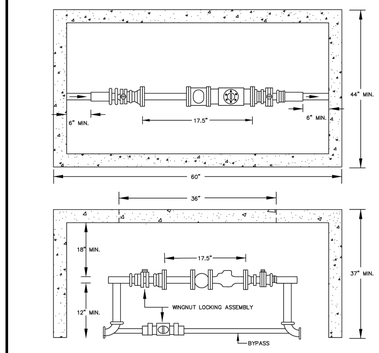
DETAILS OF INVERT SHAPING AS SHOWN HEREON ARE FOR EXAMPLE PURPOSES ONLY. EACH MANHOLE OR DROP INLET IS TO BE SHAPED INDIVIDUALLY TO BEST FIT THE PARTICULAR INLET AND OUTLET CONFIGURATION AND FLOW LINES.



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

STANDARD METHOD OF SHAPING MANHOLE & INLET INVERTS
VIRGINIA DEPARTMENT OF TRANSPORTATION

SPECIFICATION REFERENCE: 302

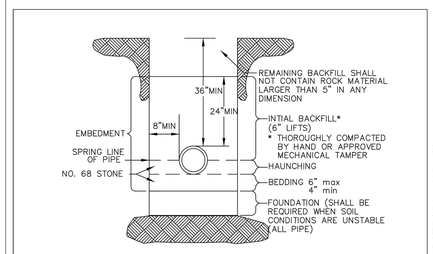


NOTES:
1. PROVIDE A 6" THICK GRAVEL BED BENEATH THE METER VAULT.
2. MINIMUM WALL THICKNESS FOR PRECAST OR POUR-IN-PLACE VAULTS SHALL BE 4". MINIMUM WALL THICKNESS FOR VAULTS CONSTRUCTED OF MASONARY BLOCK SHALL BE 8".
3. THE OUTSIDE OF THE VAULT BELOW GRADE SHALL BE COATED WITH AN APPROVED WATER PROOFING COMPOUND.

TYPICAL METER VAULT (1 1/2" METER)

NTS
FIG. W-7B

TD-15



NOTE :
1. OPEN CUTS IN PAVED AREAS WITHIN EXISTING VDOT RIGHT-OF-WAY SHALL BE BACKFILLED ENTIRELY WITH NO. 21A STONE.
2. FOR DUCTILE IRON PIPE THE BOTTOM OF THE TRENCH SHALL BE SCRAPED AND COMPACTED, AND ALL STONES REMOVED OR A 4" BEDDING OF NO. 68 STONE SHALL BE PROVIDED
3. WHERE ROCK IS ENCOUNTERED PIPE SHALL BE INSTALLED ON A MINIMUM 6" BEDDING OF NO. 68 STONE

TYPICAL SEWER PIPE INSTALLATION IN TRENCH

NTS
FIG. S-3

TD-34

Albemarle County Service Authority — Serving & Conserving
168 Spotnap Road Charlottesville, VA 22911 (434) 977-4511

Hydrant Flow Test Report

Date of Report: 3/18/2021

Location	SEMINOLE TRAIL	**Pressure Zone**	URBAN RING
Date and Time of Test	3/18/2021 11:02:00 AM		
Minutes of Flow	1		
Pipe Size (inches)	12		
Pressure Hydrant	11787		
Static Pressure (psi)	105.5		
Residual Pressure (psi)	87.2		

☑ Q20 Looped ☐ Q20 Multiple Inline Hydrants ☐ Q20 Single Flow ☐ Sprinkler Test Single Flow

Flow Hydrant #1	11137	**Pitot Pressure #1 (psi)**	47.45	**Yellow 1**	☑	**Test Flow 1**	1161
Flow Hydrant #2	10504	**Pitot Pressure #2 (psi)**	63.06	**Yellow 2**	☑	**Test Flow 2**	1323
Flow Hydrant #3		**Pitot Pressure #3 (psi)**		**Yellow 3**	☐	**Test Flow 3**	0

Total Estimated Flow (gpm)	2484
AWWA Q20 Calculation (gpm)	5710

(No value in Q20 indicates insufficient pressure drop for Q20 OR a sole sprinkler test.)

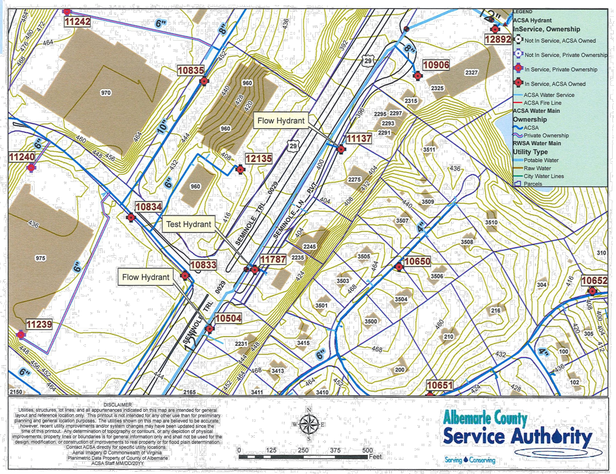
Comments
Hydrants opened all the way.

For method of calculating pitot flow with a red Pollard diffuser: see eq. 13, Walski and Gates article 1990 Journal Management and Operations AWWA; for yellow Pollard diffusers, a best fit third order polynomial equation of the Pollard flow vs. pitot pressure gauge is used.

Estimated Consumption (gal)	2484

For use for water audit

Signature of Tester: B. Allen Bryant



CRAIG W.J. KOTARSKI
Lic. No. 0402048507
4/5/21
PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.
THIS DRAWING PREPARED AT THE CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.295.5624 FAX 434.295.8317 www.timmons.com

REVISION DESCRIPTION	DATE
ARB SUBMITTAL	4/5/2021

DATE: 3/22/2021
DRAWN BY: A. FONTAINE
DESIGNED BY: A. FONTAINE
CHECKED BY: C. KOTARSKI
SCALE: N/A
JOB NO.: 47165
SHEET NO.: C1.2

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

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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.

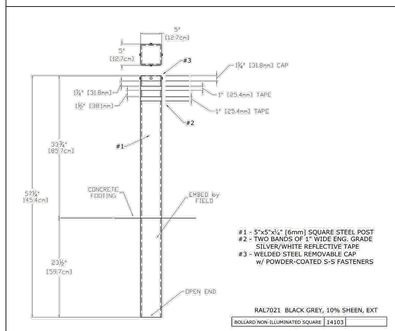
OWNER

Commercial Rentals, LLC

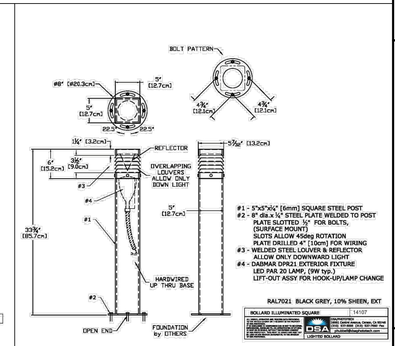
By: Dhanvant Goradia Date: January 8, 2020

Title: Manager

PROFFERS
No Scale



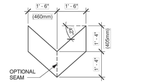
NON-ILLUMINATED BOLLARD
from 1 1/2" = 1'-0"



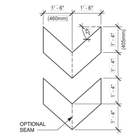
ILLUMINATED BOLLARD
from 1 1/2" = 1'-0"

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

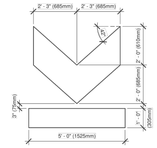
BOLLARD DETAILS
No Scale



DTE - WAYFINDING GRAPHIC ARROW - SINGLE



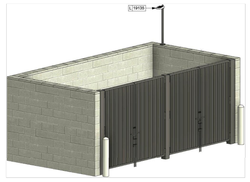
DTE - WAYFINDING GRAPHIC ARROW - DOUBLE



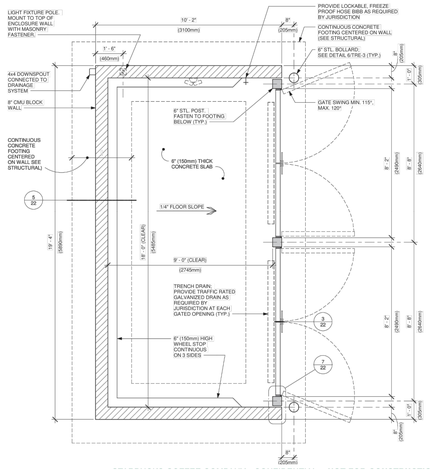
DTE - WAYFINDING GRAPHIC ARROW - EXIT

NOTE: ALL WAYFINDING GRAPHICS TO BE PAINTED

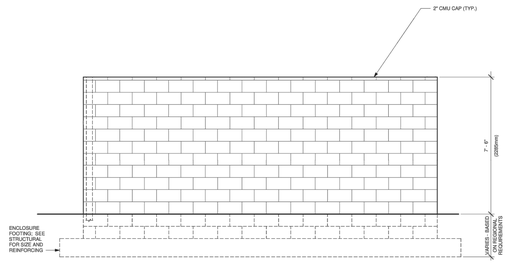
WAYFINDING GRAPHIC DETAILS
No Scale



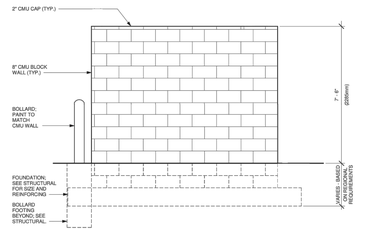
TRASH ENCLOSURE WITHOUT ROOF



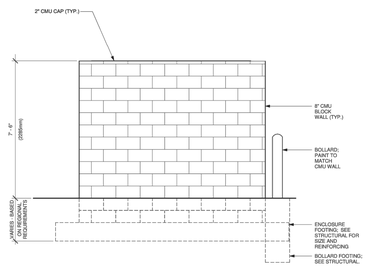
TRASH ENCLOSURE DETAIL
No Scale



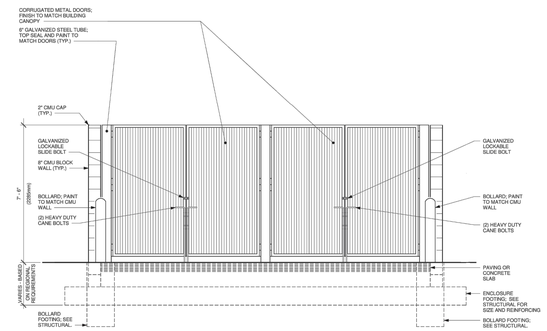
BACK ELEVATION



SIDE ELEVATION "A"



SIDE ELEVATION "B"



FRONT ELEVATION

TRASH ENCLOSURE DETAIL
No Scale

COMMONWEALTH OF VIRGINIA
CRAIG W.J. KOTARSKI
Lic. No. 0402048507
PROFESSIONAL ENGINEER
4/5/21

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ARB SUBMITTAL	4/5/2021

DATE
3/22/2021

DRAWN BY
A. FONTAINE

DESIGNED BY
A. FONTAINE

CHECKED BY
C. KOTARSKI

SCALE
N/A

TIMMONS GROUP

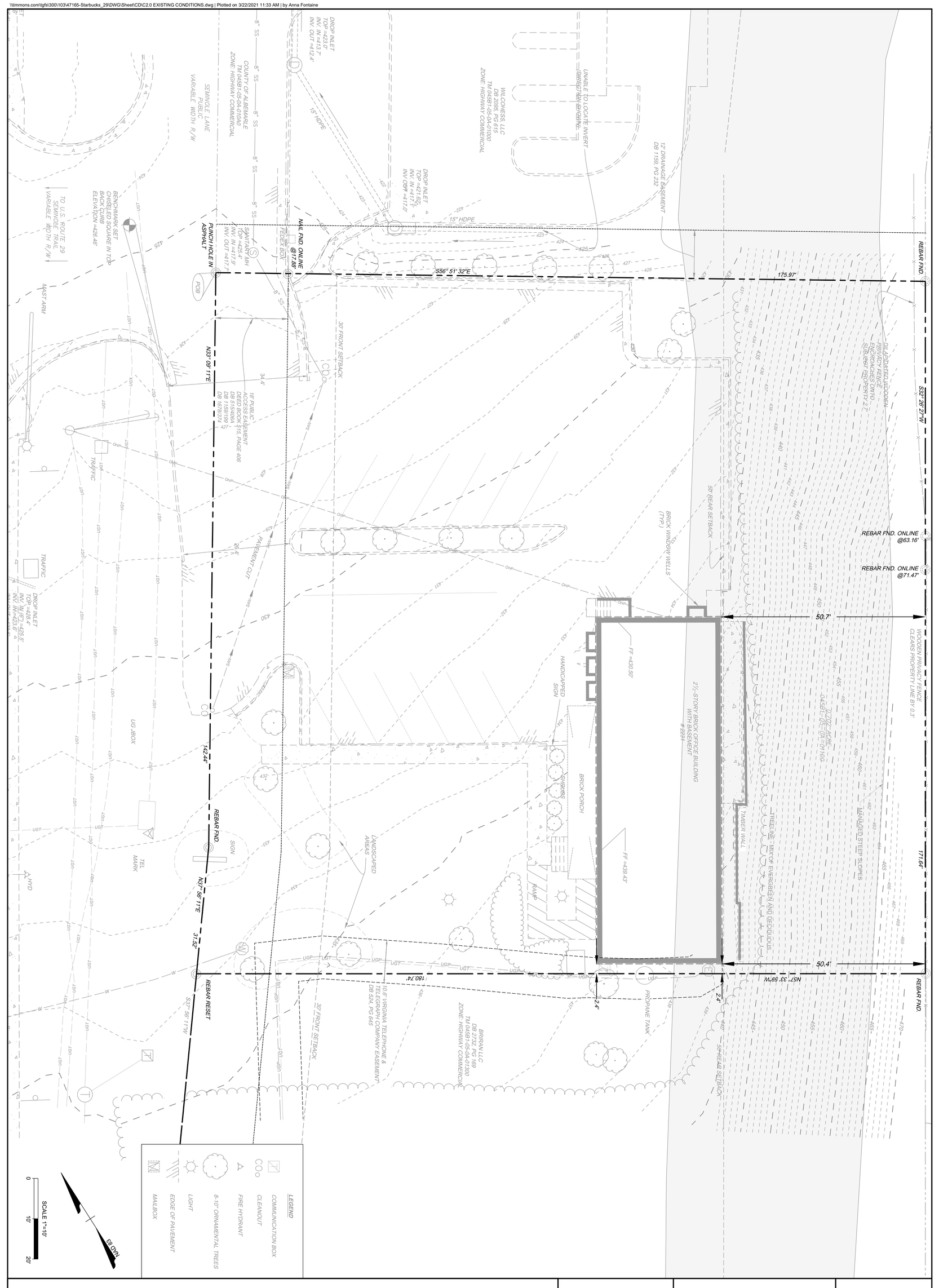
STARBUCKS - 2231 SEMINOLE LANE
ALBEMARLE COUNTY, VA

STARBUCKS DETAILS & PROFFERS

JOB NO.
47165

SHEET NO.
C1.3

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COMMONWEALTH OF VIRGINIA
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4/5/21

JOB NO. 47165
SHEET NO. C2.0

STARBUCKS - 2231 SEMINOLE LANE

ALBEMARLE COUNTY, VA

EXISTING CONDITIONS

SCALE	1"=10'
CHECKED BY	C. KOTARSKI
DESIGNED BY	A. FONTAINE
DRAWN BY	A. FONTAINE
DATE	3/22/2021

DATE	REVISION DESCRIPTION
4/5/2021	ARB SUBMITTAL

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LEGEND:
- REMOVE CONCRETE
- REMOVE ASPHALT
- PAVEMENT REPLACEME
- REMOVE TREE
- SAW CUT

REBAR FND.
S32° 26' 27"W
DILAPIDATED WOODEN PRIVACY FENCE ENCROACHES ONTO SUBJECT PROPERTY 2.7'
REBAR FND. ONLINE @63.16'
REBAR FND. ONLINE @71.47'
WOODEN PRIVACY FENCE CLEARS PROPERTY LINE BY 0.3'
171.64'
REBAR FND.
MANAGED STEEP SLOPES
0.702 ACRE
045B1-05-0A-01100
50.7'
50.4'
N43° 43' 15"W
175.97'
REMOVE WALL
TREELINE - MIX OF EVERGREEN AND DECIDUOUS
TIMBER WALL
50' REAR SETBACK
REMOVE SHED
2½-STORY BRICK OFFICE BUILDING WITH BASEMENT # 2231
BRICK WINDOW WELLS (TYP.)
REMOVE BUILDING AND ASSOCIATED APPURTANENCES
REMOVE PROPANE TANK
FF =430.50'
FF =439.43'
12' DRAINAGE EASEMENT DB 1159, PG 232
REMOVE SHED
BRICK PORCH
HANDICAPPED SIGN
SHRUBS
RAMP
REMOVE LIGHT
REMOVE CURB AND LANDSCAPED ISLAND
REMOVE SHRUBS
REMOVE SIGN
REMOVE LIGHT
UNABLE TO LOCATE INVERT (DIRECTION SHOWN)
WILCOHESS, LLC
DB 2095, PG 615
TM 045B1-05-0A-01000
ZONE: HIGHWAY COMMERCIAL
BRIRAN LLC
DB 2732, PG 169
TM 045B1-05-0A-01300
ZONE: HIGHWAY COMMERCIAL
15" HDPE
REMOVE CURB & GUTTER
REMOVE ASPHALT
REMOVE SIDEWALK
REMOVE CURB
REMOVE LANDSCAPED AREAS
LANDSCAPED AREAS
10.6' VIRGINIA TELEPHONE & TELEGRAPH COMPANY EASEMENT DB 524, PG 645
DROP INLET
TOP =421.62'
INV. IN =417.1'
INV OUT =417.0'
DROP INLET
TOP =423.0'
INV. IN =413.7'
INV. OUT =412.4'
30' FRONT SETBACK
REPAIR CRACKED CONCRETE FLUME
NAIL FND. ONLINE @17.88'
FEDEX BOX
IDPE
SS 8" SS 8" SS 8" SS 8" SS 8" SS
COUNTY OF ALBEMARLE
TM 045B1-05-0A-010A0
ZONE: HIGHWAY COMMERCIAL
SANITARY MH
TOP =425.4'
INV. IN =417.9'
INV. OUT =417.7'
34.4'
16' PUBLIC ACCESS EASEMENT DEED BOOK 515, PAGE 306 DB 515/306A DB 1193/199 DB 1673/374
26.4'
PAVEMENT CUT
IDENTIFY AND REMOVE UTILITY. COORDINATE WITH ENGINEER AND UTILITY OWNER.
REMOVE & REPLACE 5/8" WATER METER WITH A 1.5" WM.
SIGN
REMOVE SIGN
REBAR FND.
N31° 56' 11"E
142.44'
31.52'
REBAR RESET
S37° 56' 11"W
68.98'
PUNCH HOLE IN ASPHALT
POB
N33° 09' 11"E
PAVEMENT REPLACEMENT JOINT
SEMINOLE LANE
PUBLIC
VARIABLE WIDTH R/W
UG JBOX
TEL MARK
BENCHMARK SET
CHISELED SQUARE IN TOP BACK CURB
ELEVATION =426.46'
TRAFFIC
TO U.S. 'ROUTE 29 SEMINOLE TRAIL
VARIABLE WIDTH R/W
MAST ARM
TRAFFIC
DROP INLET
TOP =428.4'
INV. IN (6") =425.5'
INV. IN=423.6'
HYD
18" RCP
DROP INLET
TOP =420.8'
NAD 83
SCALE 1"=10'
0 10' 20'

CRAIG W. J. KOTARSKI
Lic. No. 040204850?
4/5/21
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

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ARB SUBMITTAL	4/5/2021

DATE 3/22/2021
DRAWN BY A. FONTAINE
DESIGNED BY A. FONTAINE
CHECKED BY C. KOTARSKI
SCALE 1"=10'

TIMMONS GROUP

STARBUCKS - 2231 SEMINOLE LANE

ALBEMARLE COUNTY, VA

DEMOLITION PLAN

JOB NO. 47165
SHEET NO. C2.1

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LEGEND:

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

NOTES

1. A KNOX BOX SHALL BE INSTALLED. COORDINATE LOCATION WITH THE FIRE MARSHAL'S OFFICE.

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

TREELINE - MIX OF EVERGREEN AND DECIDUOUS

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

LOADING SPACE

DUMPSTER ENCLOSURE (SEE DETAIL)

2' CURB TRANSITION

2' CURB CUT

BOLLARD

SANITARY SEWER CONNECTION

CONCRETE WHEEL STOP (TYP.)

CLEARANCE BAR

100' RESIDENTIAL/DRIVE-THRU FACILITY HOUR RESTRICTION LINE

PROPOSED STARBUCKS ± 1,203 SF

LIGHT DUTY ASPHALT

HEAVY DUTY CONCRETE

DIRECTIONAL ARROW

45° BEND

5" BOLLARD NON-ILLUMINATED

1" TYPE K COPPER WATERLINE

HEAVY DUTY ASPHALT

HOSE BIB

CENTER OF DRIVE THROUGH WINDOW

(3) DESIGNATED CURBSIDE ORDER PARKING SIGN

LIGHT DUTY ASHPALT

22.5° BEND

10.6' VIRGINIA TELEPHONE & TELEGRAPH COMPANY EASEMENT DB 524, PG 645

SWM A - 72" CMP STORAGE PIPE

PUBLIC DRAINAGE EASEMENT DEED BOOK: ____ PAGE: ____

DIRECTIONAL SIGN

STOP SIGN

FEDEX BOX

"EXIT ONLY/THANK YOU" DIRECTIONAL SIGN

CG-12

ADA SIGN

10' BUILDING SETBACK

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

18' PUBLIC ACCESS EASEMENT DEED BOOK 515, PAGE 406 DB 515/406A DB 1159/199 DB 1678/374

CONNECT TO EXIST. 8" SAN. LINE

CROSSWALK

1.5" WM

COORDINATE WATER CONNECTION WITH ACSA & RWSA

SEMINOLE LANE PUBLIC VARIABLE WIDTH R/W

PAVEMENT REPLACEMENT JOINT

5' CONCRETE SIDEWALK

UG JBOX

TEL MARK

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

TRAFFIC

TO U.S. ROUTE 29 SEMINOLE TRAIL VARIABLE WIDTH R/W

MAST ARM

CONNECT TO EXISTING SIDEWALK

HYD

NAD 83

SCALE 1"=10'

0 10' 20'

CRAIG W.J. KOTARSKI
Lic. No. 0402048507
4/5/21
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

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ARB SUBMITTAL	4/5/2021

DATE 3/22/2021
DRAWN BY A. FONTAINE
DESIGNED BY A. FONTAINE
CHECKED BY C. KOTARSKI
SCALE 1"=10'

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STARBUCKS - 2231 SEMINOLE LANE

ALBEMARLE COUNTY, VA

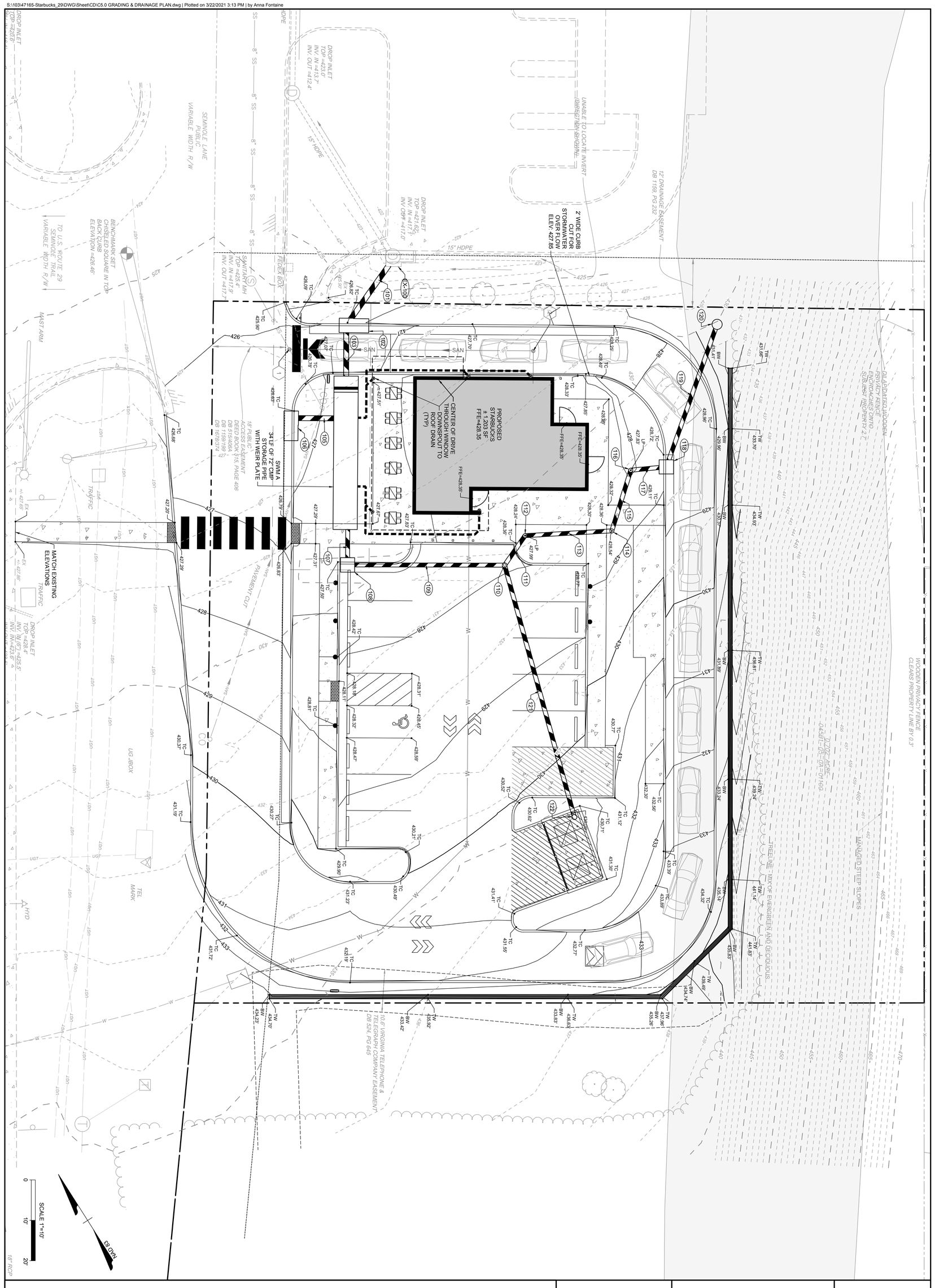
LAYOUT & UTILITIES PLAN

JOB NO. 47165

SHEET NO. C4.0

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PROFESSIONAL ENGINEER
4/5/21

JOB NO.	47165
SHEET NO.	C5.0

STARBUCKS - 2231 SEMINOLE LANE

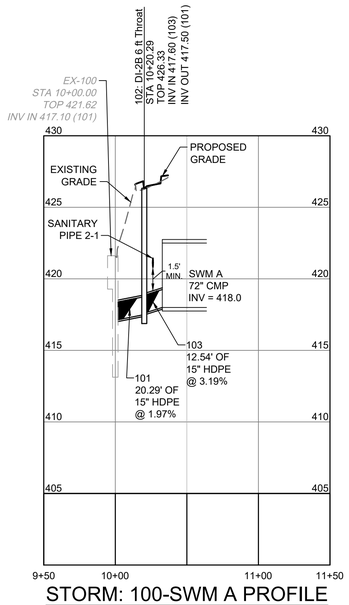
ALBEMARLE COUNTY, VA

GRADING & DRAINAGE PLAN

SCALE	1"=10'
CHECKED BY	C. KOTARSKI
DESIGNED BY	A. FONTAINE
DRAWN BY	A. FONTAINE
DATE	3/22/2021

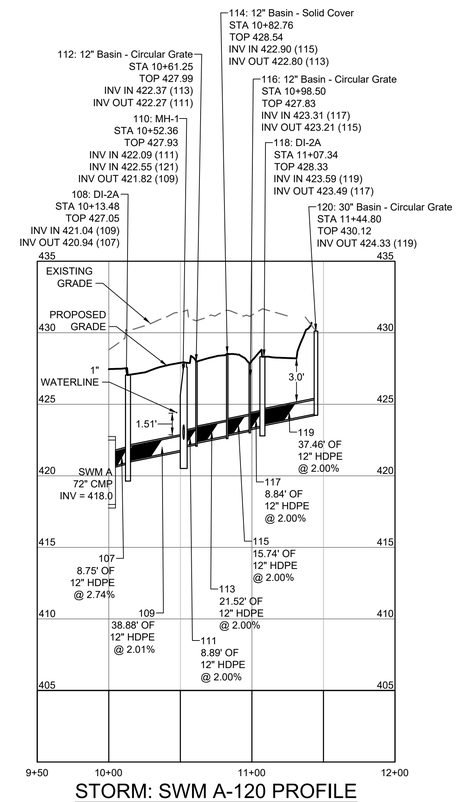
DATE	REVISION DESCRIPTION
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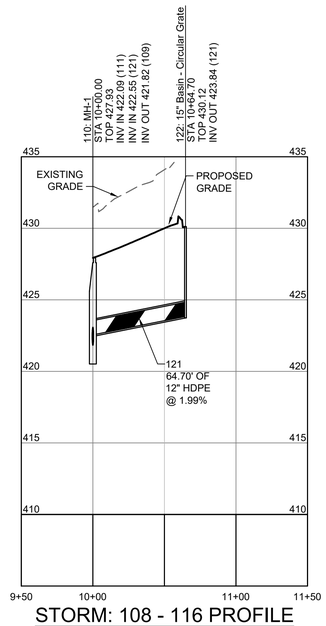
STORM: 100-SWM A PROFILE

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



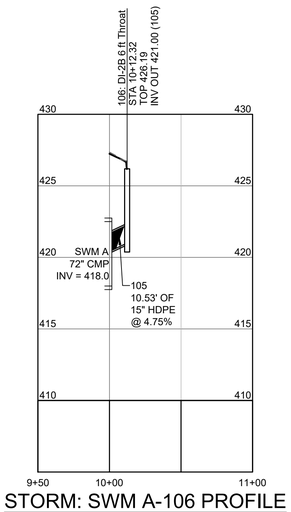
STORM: SWM A-120 PROFILE

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



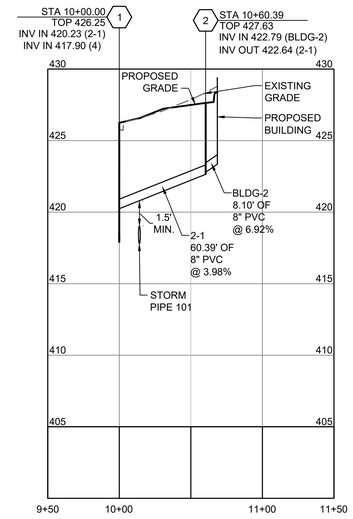
STORM: 108 - 116 PROFILE

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



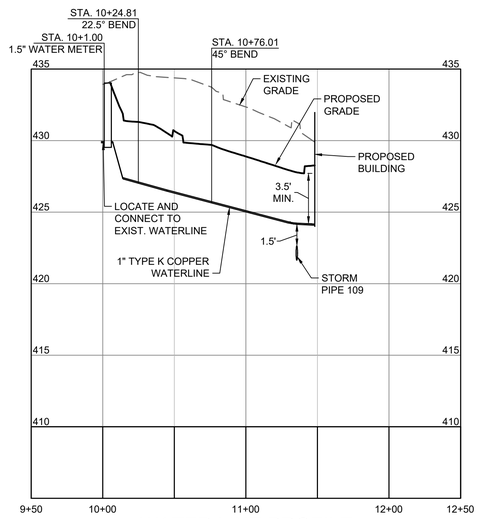
STORM: SWM A-106 PROFILE

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



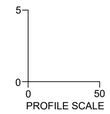
SANITARY SEWER PROFILE

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



WATER LINE PROFILE

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



COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
4/5/21
PROFESSIONAL ENGINEER

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DATE: 3/22/2021
DRAWN BY: A. FONTAINE
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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INTERIOR PARKING LOT LANDSCAPED AREA

PARKING LOT LANDSCAPED AREA	284 SF
EXISTING TREE CANOPY AREA TO REMAIN	7,369 SF

TREES

- ULMUS PARVIFOLIA
- PLATANUS X ACERIFOLIA
- TILIA CORDATA 'GREENSPIRE'
- QUERCUS COCCINEA
- MAGNOLIA VIRGINIANA

SHRUBS

- CORNUS STOLONIFERA 'FARROW'
- ECHINACEA PURPUREA
- FOTHERGILLA GARDENII
- HYDRANGEA QUERCIFOLIA
- ILEX CRENATA - HOOGENDORN
- ILEX GLABRA
- ILEX VERTICILLATA
- ITEA VIRGINICA 'SPRICH'
- PANICUM VIRGATUM 'SHENANDOAH'

WOODEN PRIVACY FENCE CLEARS PROPERTY LINE BY 0.3'

DILAPIDATED WOODEN PRIVACY FENCE ENCROACHES ONTO SUBJECT PROPERTY 2.7'

MANAGED STEEP SLOPES

TREELINE - MIX OF EVERGREEN AND DECIDUOUS

(51) ITE VIR

(32) ECH PUR

(26) PAN VIR

(8) HYD QUE

(4) QUE COC

(23) FOT GAR

(3) ULM PAR

(28) ILE CRE

(1) PLA ACE

(26) ILE GLA

(31) ILE WIN

PROPOSED STARBUCKS ± 1,203 SF

CENTER OF DRIVE THROUGH WINDOW

ANCHOR DIAMOND PRO SEGMENTAL BLOCK - NATURAL COLOR

(1) PLA ACE

(12) COR STO

16' VIRGINIA TELEPHONE & TELEGRAPH COMPANY EASEMENT DB 524, PG 645

FEDEX BOX

(18) ILE CRE

TO PUBLIC ACCESS EASEMENT DEED BOOK 515, PAGE 406 DB 515/406A DB 1159/199 DB 1676/374

PAVEMENT CUT

(3) MAG SWE

(4) TIL COR

(1) PLA ACE

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

SEMINOLE LANE PUBLIC VARIABLE WIDTH R/W

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

TO U.S. ROUTE 29 SEMINOLE TRAIL VARIABLE WIDTH R/W

MAST ARM

TRAFFIC

UG JBOX

TEL MARK

HYD

NAD 83

SCALE 1"=10'

0 10' 20'

S:\103\47165-Starbucks_29\DWG\Sheet\CIVIL1.0 LANDSCAPE PLAN.dwg | Plotted on 4/5/2021 10:12 AM | by Anna Fontaine

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Lic. No. 0402048507
4/5/21
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

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

TIMMONS GROUP

STARBUCKS - 2231 SEMINOLE LANE

ALBEMARLE COUNTY, VA

LANDSCAPE PLAN

JOB NO. 47165
SHEET NO. L1.0

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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.

County of Albemarle
Conservation Plan Checklist – To be placed on Landscape Plans
(Handbook, pp III-284-111-297 for complete specifications)

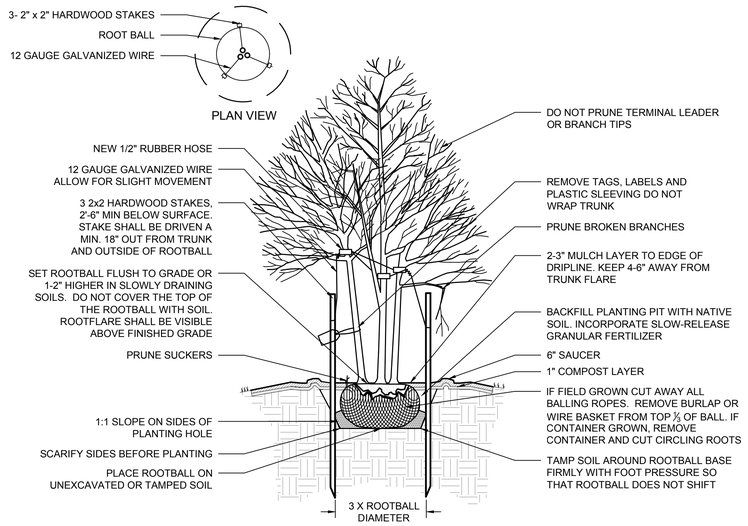
1. **The following items shall be shown on the plan:**
   - ☑ Trees to be saved;
   - ☑ Limits of clearing (outside dripline of trees to be saved);
   - ☑ Location and type of protective fencing;
   - ☑ Grade changes requiring tree wells or walls;
   - ☑ Proposed trenching or tunneling beyond the limits of clearing.
2. **Markings:**
   - ☑ All trees to be saved shall be marked with print or ribbon at a height clearly visible to equipment operators.
   - ☑ No grading shall begin until the tree marking has been inspected and approved by a County Inspector.
3. **Pre-Construction Conference:**
   - ☑ Tree preservation and protection measures shall be reviewed with the contractor on site.
4. **Equipment Operation and Storage:**
   - ☑ Heavy equipment, vehicular traffic and storage of construction materials including soil shall not be permitted within the driplines of trees to be saved.
5. **Soil Erosion and Stormwater Detention Devices:**
   - ☑ Such devices shall not adversely affect trees to be saved.
6. **Fires:**
   - ☑ Fires are not permitted within 100 feet of the dripline of trees to be saved.
7. **Toxic Materials:**
   - ☑ Toxic materials shall not be stored within 100 feet of the dripline of trees to be saved.
8. **Protective Fencing:**
   - ☑ Trees to be retained within 40 feet of a proposed building or grading activity shall be protected by fencing.
   - ☑ Fencing shall be in place and shall be inspected and approved by a County Inspector prior to grading or construction.
9. **Tree Wells:**
   - ☑ When the ground level must be raised within the dripline of a tree to be saved, a tree well shall be provided and a construction detail submitted for approval.
10. **Tree Walls:**
    - ☑ When the ground level must be lowered within the dripline a tree to be saved, a tree wall shall be provided; and a construction detail submitted for approval.
11. **Trenching and Tunneling:**
    - ☑ When trenching is required within the limits of clearing, it shall be done as far away from the trunks of trees as possible. Tunneling under a large tree shall be considered as an alternative when it is anticipated that necessary trenching will destroy feeder roots.
12. **Cleanup:**
    - ☑ Protective fencing shall be the last items removed during the final cleanup.
13. **Damaged Trees:**
    - ☑ Damaged trees shall be treated immediately by pruning, fertilization or other methods recommended by a tree specialist.

NOTE: IT IS THE DEVELOPER'S RESPONSIBILITY TO CONFER WITH THE CONTRACTOR ON TREE CONSERVATION REQUIREMENTS.

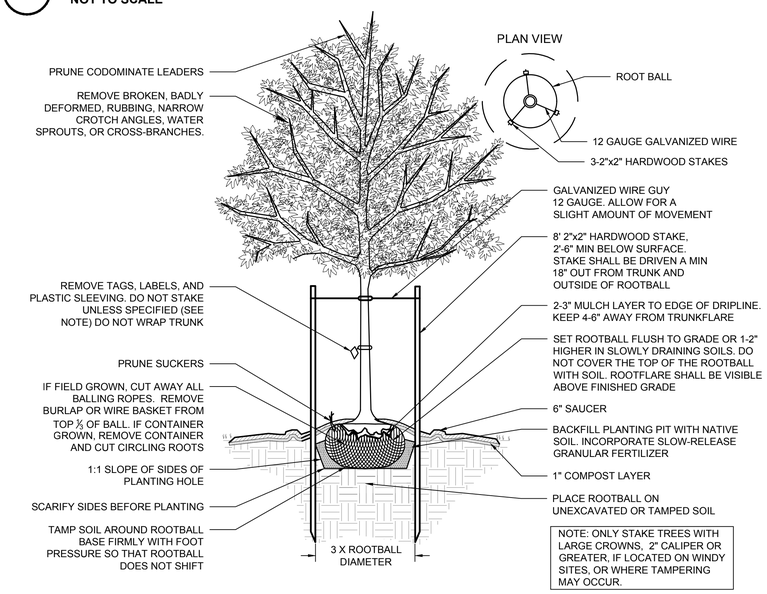
OWNER SIGNATURE **(DATE)**

CONTRACT PURCHASER SIGNATURE **(DATE)**

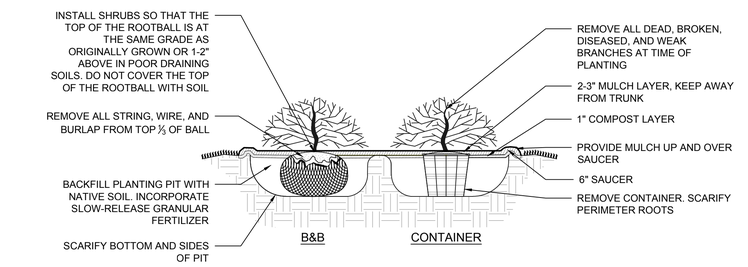
5/1/06 Page 1 of 1



1 MULTI-STEM TREE - STAKING SPECIFIED
NOT TO SCALE



2 DECIDUOUS TREE - STAKING SPECIFIED
NOT TO SCALE



3 SHRUB PLANTING
NOT TO SCALE

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	INDIVIDUAL CANOPY	CANOPY PER SPECIES
MAG SWE	3	MAGNOLIA VIRGINIANA	SWEET BAY	1.5" CAL.	113	339
PLA ACE	3	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	1.5" CAL.	368	1104
QUE COC	4	QUERCUS COCCINEA	SCARLET OAK	3.5" CAL.	471	1884
TIL COR	4	TILIA CORDATA 'GREENSPIRE'	LITTLE LEAF LINDEN	3.5" CAL.	249	996
ULM PAR	3	ULMUS PARVIFOLIA	LACEBARK ELM	1.5" CAL.	366	1098

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE		
COR STO	12	CORNUS SERICEA 'KELSEYI'	RED TWIG DOGWOOD	18" HT./SPRD.		
ECH PUR	32	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONTAINER		
FOT GAR	23	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	24" HT./SPRD.		
HYD QUE	8	HYDRANGEA QUERCIFOLIA	SIKES DWARF	24" HT./SPRD.		
ILE CRE	46	ILEX CRENATA - HOOGENDORN	HOOGENDORN HOLLY	24" HT./SPRD.		
ILE GLA	26	ILEX GLABRA	INKBERRY HOLLY	24" HT./SPRD.		
ILE WIN	31	ILEX VERTICILLATA	WINTERBERRY	24" HT./SPRD.		
ITE VIR	51	ITEA VIRGINICA 'SPRICH'	VIRGINIA SWEETSPIRE	24" HT./SPRD.		
PAN VIR	26	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	24" HT./SPRD.		
					TOTAL	5421

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	174.0 / 50 = 3.48	3 LG TREES	5 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	4,003 SF	4,003 x .05 = 200.15 SF	200 SF	284 SF

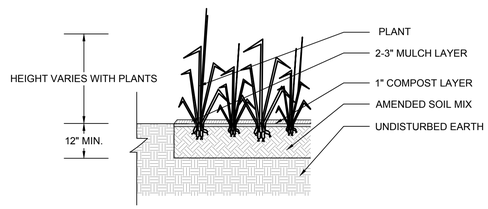
INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS
*** per Sec. 32.7.9.6 of the Albemarle County Code**

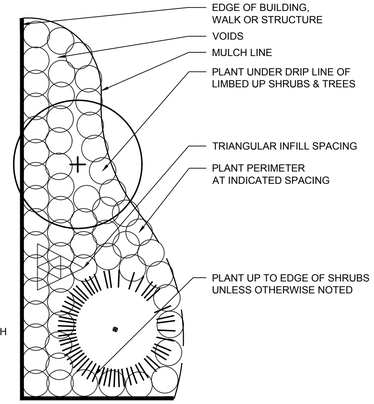
REQUIREMENT	PARKING LOT SPACES	CALCULATIONS	REQUIRED	PROVIDED
1 LG. OR 1 MED. SHADE TREE PER 10 PARKING SPACES	12 PARKING SPACES	12/10 = 1.2	2 LG. OR MED. SHADE TREES	2 LARGE SHADE TREES

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	EXISTING TREES: 7369 SF X 1.25 BONUS = 9,211 SF PROPOSED TREES: 5,421 SF TOTAL = 14,632 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.





4 GROUNDCOVER/ PERENNIAL PLANTING
NOT TO SCALE

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
PROFESSIONAL ENGINEER
4/5/21

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608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
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REVISION DESCRIPTION	DATE
ARB SUBMITTAL	4/5/2021

DATE 3/22/2021
DRAWN BY A. FONTAINE
DESIGNED BY A. FONTAINE
CHECKED BY C. KOTARSKI
SCALE 1"=10'

TIMMONS GROUP

STARBUCKS - 2231 SEMINOLE LANE
ALBEMARLE COUNTY, VA
LANDSCAPE DETAILS

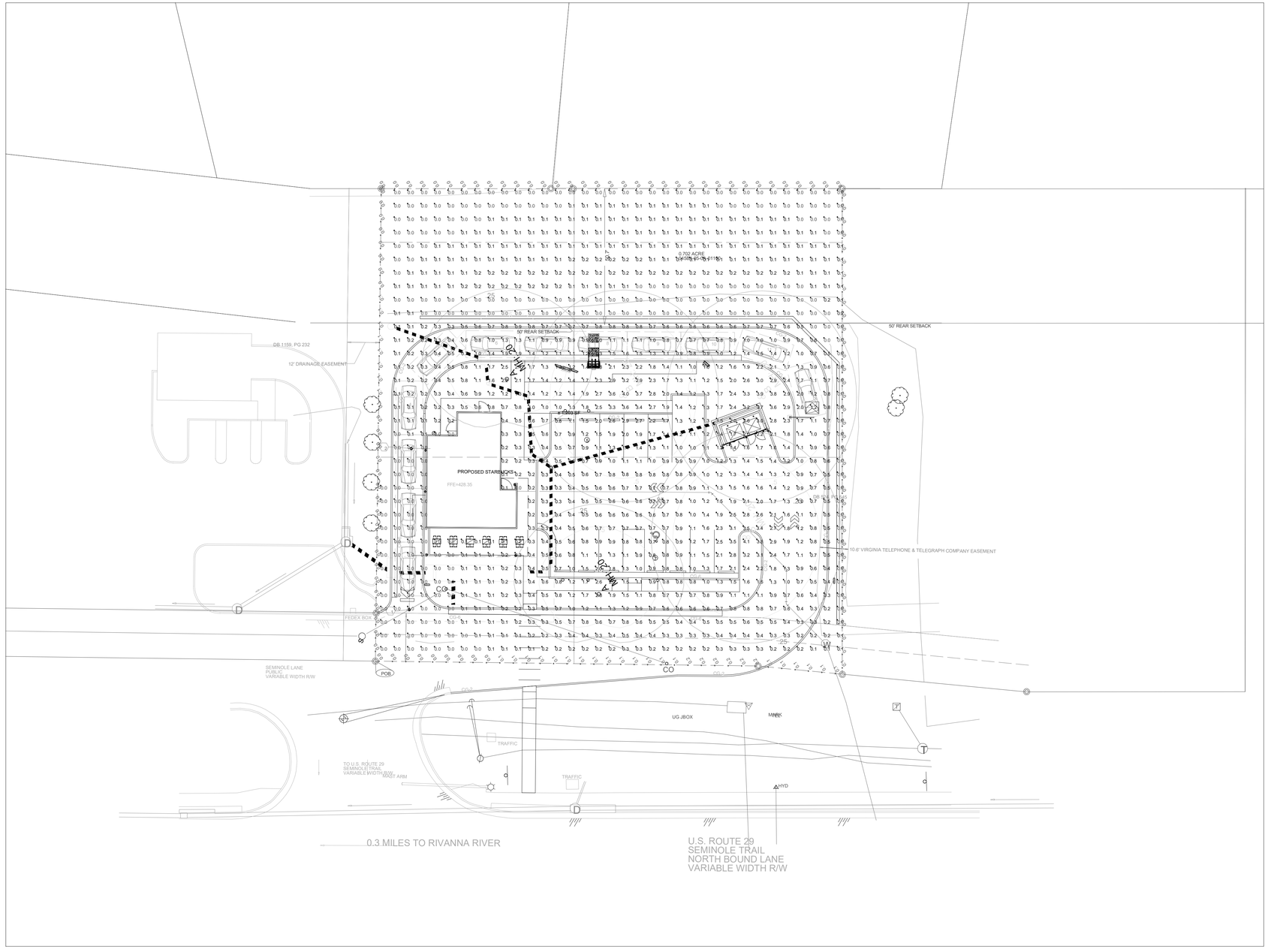
JOB NO. 47165
SHEET NO. L2.0

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S:\10347165-Starbucks_29\DWG\Sheet\CDVL1.0 LANDSCAPE PLAN.dwg | Plotted on 4/5/2021 10:17 AM | by Anna Fontaine

Notes:

1. All outdoor lighting, regardless of the amount of lumens, shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads.
2. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one-half foot candle.
3. All outdoor luminaires emitting 3,000 lumens or greater shall be equipped with a full-cutoff fixture



Scale: 1 inch= 20 Ft.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description	Filename
	2	99407	SINGLE	3117	28	0.850	Single Asymmetric Wide Beam	99407_BEGA_IES.ies
	3	99408	BACK-BACK	3117	28	0.850	Twin Asymmetric Wide Beam	99408_BEGA_IES.ies

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
Parking Lot	Illuminance	Fc	1.14	3.5	0.3	3.80	11.67	5ft Grid
PL	Illuminance	Fc	0.03	0.2	0.0	N.A.	N.A.	5ft Spacing
Site	Illuminance	Fc	0.51	4.1	0.0	N.A.	N.A.	5ft Grid

Rev	Date	Comments
A	03/22/21	Initial Layout
..	.....	.....
..	.....	.....
..	.....	.....
..	.....	.....

Revisions

Disclaimer
Lighting Designs by Dugan (LDD) assumes no responsibility for any errors in the fixture specifications or other information provided to LDD to be used in these calculations. Actual or measured results may vary due to manufacturer tolerances, component malfunctions, obstructions, varying surface reflectance's and field conditions. The owner assumes all responsibility for and liability with respect to the accuracy of such information, compliance with federal, state and/or local codes and regulations.

Project Name: Starbucks
Drawn by: PMD
Date: 3/22/2021
Project ID#: LEN-10740
Rev: A1

LIGHTING DESIGNS BY DUGAN

LED pole top luminaires with asymmetrical light distribution

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Housing: Die-cast aluminum housing and slip fitter. Slip fits 3" O.D. pole top, secures to pole with three stainless steel set screws. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Faceplate is constructed of die-cast aluminum and is secured to housing with mechanically captive stainless steel fasteners. Tempered clear class. Reflector of pure anodized aluminum. Fully shielded to comply with LEED zones 1 and higher. Fully gasketed for weather tight operation using molded silicone rubber "U-channel" gasket.

Electrical: 23.6W LED luminaire, 28.0 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 20 lbs.

EPA (Effective projection area): 0.75 sq. ft.

Luminaire Lumens: 3117





Pole-top luminaires · **asymmetrical wide beam**

	Lamp			A	B	C
99 407	23.6 W LED		**Single**	18 1/4	2 1/4	24

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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LED pole top luminaires with asymmetrical light distribution

Type:
BEGA Product:
Project:
Voltage:
Color:
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Electrical: 23.6 W LED luminaire, 53.6 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

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CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 40 lbs.

EPA (Effective projection area): 0.75 sq. ft.

Luminaire Lumens: 5814





Pole-top luminaires · **asymmetrical wide beam**

	Lamp			A	B	C
99 408	2	23.6 W LED	**Twin**	18 1/4	2 1/4	44 1/4

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CRAIG W. J. KOTARSKI
Lic. No. 0402048507
4/5/21
PROFESSIONAL ENGINEER

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REVISION DESCRIPTION	DATE
ARB SUBMITTAL	4/5/2021

DATE
3/22/2021
DRAWN BY
A. FONTAINE
DESIGNED BY
A. FONTAINE
CHECKED BY
C. KOTARSKI
SCALE
N/A

TIMMONS GROUP

STARBUCKS - 2231 SEMINOLE LANE
ALBEMARLE COUNTY, VA
LIGHTING CUT SHEETS

JOB NO.
47165
SHEET NO.
PH2.0

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