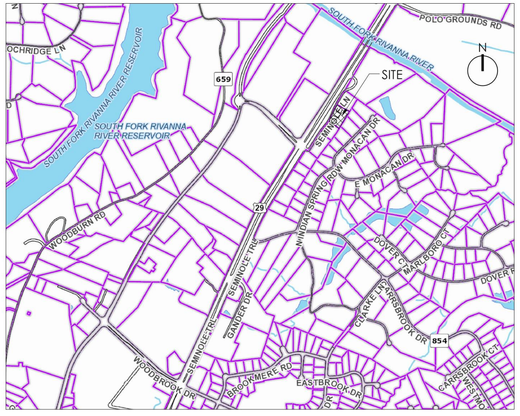
VICINITY MAP: 1" = 1,000'



UMANSKY SUBARU OF CHARLOTTESVILLE

ALBEMARLE COUNTY, VIRGINIA

MAJOR SITE PLAN AMENDMENT (SDP 2003-00067)

APRIL 26, 2021

FINAL APPROVAL: _____

SITE DATA

DEVELOPER:	UMANSKY AUTOGROUP CONTACT: MIKE TIERNEY
PROPERTY OWNER:	UMANSKY PROPERTIES TOC, LLC 2611 RIDGEWAY ROAD MEMPHIS, TN 38119
TAX MAP / PARCEL #:	45-68D4
PROPERTY ADDRESS:	960 HILTON HEIGHTS ROAD
PROPERTY SIZE:	6.161 ACRES
ZONING:	HC - HIGHWAY COMMERCIAL W/ SPECIAL PERMIT FOR OUTDOOR DISPLAY OF VEHICLES (SP2002-46) & SPECIAL PERMIT FOR STRUCTURED PARKING (SP2002-65)
MAGISTERIAL:	RIO
COMPREHENSIVE PLAN:	NEIGHBORHOOD 2 - PLACES 29
PROPOSED USE:	AUTO CAR DEALERSHIP
DRINKING WATER WATERSHED:	NONE
DAM INUNDATION ZONE:	NO
AIRPORT IMPACT AREA:	YES
ENTRANCE CORRIDOR:	YES
TOTAL # OF UNITS / DENSITY:	N/A
DENSITY BONUS FACTORS:	NONE
WAIVER / VARIANCE REQUESTS:	NONE
SPECIAL EXCEPTIONS:	NONE
SURVEY SOURCES:	LINCOLN SURVEYING (434) 974-1417 MARCH 30, 2021
DATUM:	HORIZONTAL NAD-83 VIRGINIA SOUTH ZONE, VERTICAL NAVD-88.
BENCHMARK:	SURVEY CONTROL POINT T-77000, PK NAIL FOUND AT BACK OF WALK AT THE INTERSECTION OF U.S. ROUTE 29 AND HILTON HEIGHTS RD. ELEVATION 423.18
MISS UTILITY TICKET NUMBER:	B108101800-00B

LAND-USE BREAKDOWN:

LAND-USE	SF	AC	%
BUILDINGS:	73,385	1.685	27%
PAVED AREA:	117,512	2.698	44%
PERVIOUS/OPEN AREA:	77,476	1.779	29%
TOTAL SITE ACREAGE:	268,373	6.161	100%

TOTAL SITE IMPERVIOUS AREA REDUCED BY 100 SF TO 190,897 SF

BUILDING SQUARE FOOTAGE:	67,700 SF EXISTING + 5,685 SF PROPOSED = 73,385 SF TOTAL
SETBACKS:	10' MINIMUM FRONT BUILDING SETBACK 30' MAXIMUM FRONT BUILDING SETBACK 0' SIDE AND REAR SETBACK ADJACENT TO COMMERCIAL 50' SIDE OR REAR SETBACK ADJACENT TO RESIDENTIAL
MAX. HEIGHT OF STRUCTURE:	65' ALLOWED BY CODE (15' STEPBACK REQUIRED FOR EACH STORY OVER 40') TALLEST EXISTING STRUCTURE = 49'
NUMBER OF EMPLOYEES:	64 SERVICE EMPLOYEES MAXIMUM
RECREATIONAL AREA:	N/A
LANDSCAPE REQUIREMENTS:	SEE LANDSCAPE PLAN FOR CALCULATIONS

PARKING REQUIREMENTS:

OVERFLOW SPACES FOR PARCEL 68D3:	80 SPACES
61,251 SF VEHICLE DISPLAY PARKING / 1500:	41 SPACES
44 SERVICE BAYS @ 2 SPACES/BAY:	88 SPACES
58 SERVICE EMPLOYEES @ 1 SPACE/EMPLOYEE:	58 SPACES
PARKING SPACES REQUIRED:	267 SPACES

PARKING PROVIDED: 269 PARKING SPACES PROVIDED

SITE NOTES:

THE PROJECT PROPOSES EXPANSION OF THE SUBARU SALES/SERVICE BUILDING INTO THE PARKING/DISPLAY AREA TO THE WEST OF THE EXISTING BUILDING.

1. NO PORTION OF THE PROPERTY IS WITHIN THE 100-YEAR FLOODPLAIN.
2. MAIL WILL BE DELIVERED TO A CENTRAL LOCATION WITHIN EACH BUILDING.
3. TRASH AND WASTE IS STORED AND COLLECTED IN DESIGNATED DUMPSTER LOCATIONS ON SITE.
4. 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.
5. THE VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED
6. EACH OUTDOOR LUMINAIRE EQUIPPED WITH A LAMP THAT EMITS 3,000 OR MORE LUMENS SHALL BE A FULL CUTOFF LUMINAIRE AND SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING RESIDENTIAL DISTRICTS AND AWAY FROM ADJACENT ROADS. THE SPILLOVER OF LIGHTING FROM LUMINAIRES ONTO PUBLIC ROADS AND PROPERTY IN RESIDENTIAL OR RURAL AREAS ZONING DISTRICTS SHALL NOT EXCEED ONE HALF FOOTCANDLE.

STANDARDS AND SPECIFICATIONS

1. VIRGINIA DEPARTMENT OF TRANSPORTATION (V.D.O.T.) ROAD AND BRIDGE SPECIFICATIONS, DATED 2007.
2. VIRGINIA DEPARTMENT OF TRANSPORTATION (V.D.O.T.) ROAD AND BRIDGE STANDARDS, DATED 2008.
3. VIRGINIA DEPARTMENT OF TRANSPORTATION (V.D.O.T.) WORK AREA PROTECTION MANUAL, DATED 2011.
4. VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION, DIVISION OF SOIL AND WATER CONSERVATION, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, THIRD EDITION, 1992.
5. INSTITUTE OF TRANSPORTATION ENGINEERS (ITE MANUAL), TRIP GENERATION, 8TH EDITION.
6. VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS, DATED 2009.
7. ALBEMARLE COUNTY SERVICE AUTHORITY CONSTRUCTION SPECIFICATIONS REGULATING THE CONSTRUCTION AND EXPANSION OF THE WATER AND SEWER SYSTEMS WITHIN THE COUNTY OF ALBEMARLE, VIRGINIA, DATED 2005.
8. INTERNATIONAL CODE COUNCIL AMERICAN NATIONAL STANDARD- ***ACCESSIBLE & USABLE BUILDINGS AND FACILITIES.*** DATED 2003.

SURVEYOR'S LEGEND

BH	BORE HOLE
BM	BENCH MARK
CO	CLEAN OUT
DIP	DUCTILE IRON PIPE
E	SANITARY SEWER MANHOLE
IF	IRON FOUND
MF	MONUMENT FOUND
PF	PIPE FOUND
PKNS	P-K NAIL SET
S	SIGN
WM	WATER METER
WV	WATER VALVE
24OAK40	= 24" OAK W/ 40' CANOPY DIA.

UTILITIES LEGEND

GAS LINE	G
PHONE LINE	UGT
OVERHEAD ELECTRIC	OHE
SANITARY SEWER	S
UNDERGROUND ELECTRIC	UGE
WATER LINE	W
EX. STORM DRAIN LINE	
PROP. STORM DRAIN LINE	

DEMOLITION LEGEND

TBS	TO BE SAVED
TBR	TO BE REMOVED
EX.	EXISTING
	SITE ELEMENT TO BE REMOVED
	TREE TO BE REMOVED
x	UTILITY LINE TO BE REMOVED

SPECIAL PERMIT CONDITIONS (APPROVED ON 04/16/2003)

FOR OUTDOOR DISPLAY OF VEHICLES (SP2002-46)

1. THE SITE SHALL BE DEVELOPED IN GENERAL ACCORDANCE WITH THE DAGGETT & GRIGG PLANS (COPIES ON FILE) FOR BROWN AUTO PARK, ENTITLED ARB PACKAGE, DATED JANUARY 15, 2003, SITE PLAN, DATED MARCH 20, 2003, AND DISPLAY PARKING PLAN, DATED MARCH 20, 2003.
2. VEHICLES SHALL NOT BE ELEVATED ANYWHERE ON SITE (THROUGH THE USE OF RACKS OR OTHER LIFT DEVICES).
3. VEHICLES SHALL BE DISPLAYED ONLY IN AREAS INDICATED FOR DISPLAY SHOWN ON ATTACHED DAGGETT & GRIGG PLANS FOR BROWN AUTO PARK, ENTITLED DISPLAY PARKING PLAN, DATED MARCH 20, 2003.
4. REDUCE THE AMOUNT OF GROUND LEVEL VEHICLE DISPLAY TO THE SATISFACTION OF THE ARCHITECTURAL REVIEW BOARD.
5. PLANTING ISLANDS IN THE DISPLAY AREA EAST AND SOUTH OF THE PHASE 2 BUILDING SHALL BE INCREASED IN SIZE TO ALLOW FOR TRUE CLUSTERING OF TREES. CLUSTERS SHALL BE COMPOSED OF A COMBINATION OF CONIFERS AND BROADLEAF EVERGREENS; AND
6. IN PHASE 1, PROVIDE ALL LANDSCAPING EXCEPT FOR INTERIOR PLANTINGS WITH PHASE 2.

FOR STRUCTURED PARKING (SP2002-65)

1. THE SITE SHALL BE DEVELOPED IN GENERAL ACCORDANCE WITH THE DAGGETT & GRIGG PLANS (COPIES ON FILE) FOR BROWN AUTO PARK, ENTITLED ARB PACKAGE, DATED JANUARY 15, 2003, SITE PLAN, DATED MARCH 20, 2003, AND DISPLAY PARKING PLAN, DATED MARCH 20, 2003.
2. MATERIALS FOR THE PARKING DECK AND FOR THE STRUCTURES OVER THE SERVICE EXIT LANES SHALL MATCH SHOWROOM MATERIALS. PAINTED AND RAW CONCRETE IS NOT APPROPRIATE.
3. THE DESIGN OF THE BUILDING SHALL BE REVISED SO THAT PARKED VEHICLES WILL NOT BE VISIBLE ON THE ROOFTOPS OF THE STRUCTURES OVER THE SERVICE EXIT LANES.
4. PROVIDE AN INFORMAL PLANTING OF MIXED EVERGREEN TREES ALONG THE NORTH SIDE OF THE PHASE 1 BUILDING.
5. FUTURE REDUCE THE IMPACTS OF LIGHTING, INCLUDING THE ROOFTOP POLE LIGHTS AND WALL MOUNTED LIGHTS ABOVE THE SHOWROOM.
6. THE DESIGN OF THE PHASE 2 BUILDING SHALL BE COMPATIBLE WITH THE PHASE 1 BUILDING, AS DETERMINED BY THE ARB; AND
7. ADJUST THE PARKING SCHEDULE TO THE SATISFACTION OF THE ZONING ADMINISTRATOR, AS DESCRIBED IN THE MEMORANDUM, DATED MARCH 18, 2003.

SHEET INDEX

SHEET #	SHEET NAME
L100	COVER SHEET
L101	NOTES
L102	EXISTING OVERALL SITE PLAN
L103	EXISTING CONDITIONS
L104	LAYOUT PLAN
L105	GRADING & UTILITY PLAN
L106	LANDSCAPE PLAN
L107	SITE DETAILS

APPROVALS:

PLANNING/ZONING

ENGINEER

BUILDING OFFICIAL

FIRE OFFICIAL

ACSA

VDOT

ARB

waterstreetstudio
landscape architecture | civil engineering
418 E Main Street 434.295.8177 Charlottesville, VA 22902

COMMONWEALTH OF VIRGINIA
Alan G. Franklin
Lic. No. 35326
04/26/21
PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION
professional seal

ALAN FRANKLIN
project manager

project team

UMANSKY SUBARU OF CHARLOTTESVILLE
project name

UMANSKY AUTO GROUP
client

960 HILTON HEIGHTS ROAD
CHARLOTTESVILLE, VA 22901
project address

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project number

MAJOR SITE PLAN AMENDMENT
project phase

APRIL 26, 2021
issue date

revisions

COVER SHEET
sheet title

L100
sheet number

S:\1-PROJECTS\UMANSKY SUBARU\CAD\03 SHEETS\L100 COVER SHEET.DWG

GENERAL CONSTRUCTION NOTES

PERFORMANCE AND QUALITATIVE NOTES AND STANDARDS

1. ALL SITE WORK AND ALL IMPROVEMENTS SHOWN ON THESE PLANS ARE REQUIRED TO BE PERFORMED AND / OR INSTALLED, UNLESS SPECIFICALLY ITEMIZED AS "NOT INCLUDED IN CONTRACT" IN THE OWNER / CONTRACTOR AGREEMENT, THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND / OR INSTALLING ALL SITE WORK AND IMPROVEMENTS SHOWN ON THESE DRAWINGS, INCLUDING ANCILLARY EFFORTS AND WORK NORMALLY ASSOCIATED WITH SPECIFIED IMPROVEMENTS.
2. CALL MISS UTILITY (1-800-552-7001) PRIOR TO ANY LAND DISTURBING ACTIVITY. UTILITIES SHOWN ON THESE PLANS ARE REPRESENTATIONS OF DATA MADE AVAILABLE TO THE ENGINEER FROM VARIOUS SOURCES AND HAVE NOT BEEN FIELD CONFIRMED. EXPLORATORY EXCAVATIONS MAY BE NECESSARY TO CONFIRM THE EXISTENCE OR NON-EXISTENCE OF CERTAIN UNDERGROUND FEATURES.
3. THE CONTRACTOR SHALL COORDINATE WITH ALL LOCAL AUTHORITIES PRIOR TO COMMENCING THE WORK AND SCHEDULE / ATTEND ALL REQUIRED PRE-CONSTRUCTION MEETINGS. THE CONTRACTOR SHALL CONFIRM THAT ALL BONDS HAVE BEEN POSTED AND PULL ALL PERMITS. THE CONTRACTOR SHALL MAINTAIN THE PERMITS AND AN APPROVED SET OF THESE WORKING DRAWINGS AND PROJECT SPECIFICATIONS ON-SITE AT ALL TIMES.
4. THE CONTRACTOR SHALL COORDINATE WITH THE OTHER TRADES ON-SITE.
5. UNEXPECTED SITE CONDITIONS MAY ARISE DURING CONSTRUCTION THAT REQUIRE A DEVIATION FROM THESE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONDITIONS THAT CONFLICT WITH THE PROPER EXECUTION OF THESE PLANS. THE ENGINEER SHALL DETERMINE THE NATURE AND DEGREE OF CHANGES NECESSARY, AND THE CONTRACTOR SHALL PROVIDE A COST FOR SAID CHANGES. NO CHANGES ARE TO BE MADE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
6. CONTACT ENGINEER IF THERE ARE QUESTIONS REGARDING THE LAYOUT OF THE WORK. BUILDING INFORMATION REFLECTED ON THESE DRAWINGS MAY NOT REPRESENT FINAL ARCHITECTURAL DIMENSIONS. PRIOR TO STAKEOUT OF ANY STRUCTURES, SURVEYOR AND / OR CONTRACTOR SHALL OBTAIN FINAL ARCHITECTURAL DRAWINGS AND CONSULT WITH ENGINEER REGARDING EXACT PLACEMENT OF BUILDINGS ON SITE.
7. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS AND FEATURES REPRESENTED ON THESE PLANS TO THE BEST OF HIS / HER ABILITY. THE CONTRACTOR SHALL ALSO VERIFY, BY STAKEOUT, THE RELATIONSHIP OF ALL MAJOR SITE IMPROVEMENTS TO EXISTING SITE CONDITIONS AND FEATURES AND NOTIFY ENGINEER OF ANY DISCREPANCIES, ERRORS AND OMISSIONS BEFORE PROCEEDING WITH THE WORK.
8. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR SITE CONDITIONS, THE SAFETY OF HIS / HER WORKERS AND THOSE ASSISTING HIM / HER WITH SUPPLYING OR EXECUTING THE WORK, AND THE SECURITY OF PROPERTY HE / SHE IS STORING ON-SITE. THE CONTRACTOR IS NOT LIABLE FOR THE SAFETY OF THOSE WITHIN THE BUILDINGS OR WORKING ON THE BUILDINGS, NOR IS HE / SHE RESPONSIBLE FOR SECURING THE PROPERTY OF THE BUILDING CONTRACTOR OR THEIR ASSOCIATED TRADES. HOWEVER, CONTRACTOR IS REQUIRED TO MAINTAIN A CLEAN, ORGANIZED AND SAFE SITE, AND IS THE FINAL AUTHORITY AS TO THE LOCATION, PLACEMENT OR STORAGE OF ANY AND ALL MATERIALS, EQUIPMENT, VEHICLES AND TEMPORARY STRUCTURES USED DURING CONSTRUCTION. NEITHER THE OWNER NOR ENGINEER SHALL BE HELD RESPONSIBLE FOR THEFT, DAMAGE OR INJURY ON-SITE DURING CONSTRUCTION UNLESS IT IS DUE TO TO THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
9. THE CONTRACTOR SHALL DETERMINE THE LIMITS OF CONSTRUCTION AND MARK THEM CLEARLY PRIOR TO COMMENCING GRADING OF THE SITE..
10. DURING THE INSTALLATION OF UTILITIES TO SUPPORT THE PROJECT, THE CONTRACTOR SHALL MAINTAIN SERVICE TO NEIGHBORING PROPERTIES. DAMAGE TO LINES OR INTERRUPTIONS OF SERVICE SHALL BE IMMEDIATELY REPORTED TO THE SERVICE PROVIDER AND ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH REPAIR AND RESTORATION OF SERVICE.
11. ALL EXISTING IMPROVEMENTS ADJACENT TO THE PROPERTY, SUCH AS ROADWAYS, SHALL BE PROTECTED FROM DAMAGE DUE TO THE EXECUTION OF THE WORK. ALL REPAIR MADE NECESSARY BY THE CONTRACTOR OR THOSE ASSISTING HIM / HER IN THE EXECUTION OF THE WORK SHALL BE BORNE BY THE CONTRACTOR.
12. USE OF EXPLOSIVES IS EXPRESSLY PROHIBITED UNLESS STATED OTHERWISE. IF PERMITTED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND NOTIFY ENGINEER PRIOR TO STORING OR USING EXPLOSIVES ON-SITE. ALL OTHERS SHARING THE SITE FOR CONSTRUCTION PURPOSES SHALL ALSO BE NOTIFIED. USE OF EXPLOSIVES SHALL BE CAREFULLY COORDINATED WITH ALL OTHERS SHARING THE SITE AS WELL AS VDOT AND ADJACENT OWNERS.
13. 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).
14. CONTRACTOR SHALL COORDINATE TRAFFIC CONTROL MEASURES WITH VDOT INSPECTORS PRIOR TO OR AS PART OF THE REQUIRED PRE-CONSTRUCTION CONFERENCE.
15. ALL UNSUITABLE SOIL MATERIAL SHALL BE STOCKPILED AND ITS DISPOSITION DETERMINED BY THE OWNER WHILE THE EARTHWORK ASPECT OF THE SITE WORK IS STILL UNDERWAY.
16. ALL SPRINGS SHALL BE CAPPED AND PIPED TO THE NEAREST DRAINAGEWAY OR DIRECTED TO A STORM SEWERAGE STRUCTURE.
17. EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND PERIMETER MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION. THE CONTRACTOR SHALL NOT BE RELEASED FROM RESPONSIBILITY FOR STABILIZATION OF THE PROPERTY UNTIL THE LOCAL AUTHORITY OR AGENT ISSUES FINAL APPROVAL AND AUTHORIZES DECOMMISIONING OF EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING THE EROSION CONTROL BOND.
18. ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED. THE MAXIMUM ALLOWABLE SLOPE IS 2:1(HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED. ALL SLOPES 3:1 AND GREATER SHALL BE MATTED WITH VDOT EC-2 SLOPE STABILIZATION MAT.
19. PAVED, RIP-RAP OR STABILIZATION MAT-LINED DITCHES MAY BE REQUIRED WHEN, IN THE OPINION OF THE COUNTY AGENT, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
20. ALL PAVING AND DRAINAGE-RELATED MATERIALS AND CONSTRUCTION SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED, ALL MATERIALS TO BE USED IN STABLIZATION SHALL ALSO BE APPROVED BY ENGINEER.
21. ALL CURBING SHALL BE VDOT STANDARD CG-2, CG-6, CG-3, OR CG-7 AS NOTED ON THE PLANS.
22. ALL PERPENDICULAR PARKING SPACES ARE TO BE 9' x 18' UNLESS OTHERWISE SPECIFIED. PARKING STALLS MAY BE REDUCED TO 16' WHERE A 2' OVERHANG IS POSSIBLE.
23. ALL OFF-SITE PARALLEL PARKING SPACES TO BE 9' x 20' WITH A 20' MINIMUM AISLE WIDTH UNLESS OTHERWISE SPECIFIED.
24. ALL HANDICAP PARKING SPACES SHALL BE INDENTIFIED VIA THE USE OF SIGNS AND PAINT SYMBOLS. THEY ARE TO BE 8' X 18' AND ADJACENT TO A 5' X 18' PAINT-OUT AISLE OR A 8' X 18' PAINT-OUT AISLE IN THE CASE OF VAN ACCESSIBLE SPACES SHALL
25. LOADING SPACES T0 BE 12' x 25' WITH A 24' MINIMUM AISLE WIDTH UNLESS OTHERWISE SPECIFIED.
26. SAFETY RAILING TO BE PROVIDED FOR ALL WALLS HIGHER THAN 30".
27. LOADING AND DUMPSTER AREAS SHALL BE ACCESSIBLE AT ALL TIMES AND ARE NOT TO BE LOCATED BEHIND ANY PARKING SPACES.
28. UNLESS OTHERWISE SPECIFIED, ALL TWO-WAY TRAVELWAYS IN PARKING LOTS SHALL BE 24' WIDE. ONE-WAY TRAVELWAYS SHALL BE 12' WIDE.
29. PARKING AREAS ARE NOT TO EXCEED 5% GRADE IN ANY DIRECTION. HANDICAPPED PARKING AREAS ARE NOT TO EXCEED 2% IN ANY DIRECTION.
30. DUMPSTER PADS TO BE MINIMUM 10' x 10'. AN ADDITIONAL 8' IS REQUIRED IN FRONT FOR WHEEL BEARING.
31. SIDEWALKS TO BE A MINIMUM WIDTH OF 5', EXCLUDING CURB, CONSTRUCTED OF 4" 3000 PSI CONCRETE SURFACE, 4" 21-A STONE BASE, WITH UNDERDRAINS (UD-4, ETC. IF REQUIRED) PER VDOT STANDARDS.
32. UNLESS OTHERWISE SPECIFIED, ALL STORM SEWERAGE SHALL BE INSTALLED IN ACCORDANCE WITH VDOT STANDARDS AND SPECIFICATIONS. ALL REINFORCED CONCRETE PIPE SHALL BE CLASS 3. ALL HDPE PIPE SHALL BE ADS N-12 OR EQUAL W/ VDOT STANDARD PB-1 BEDDING.
33. ALL PVC CONDUIT SHALL BE SCHEDULE 40.
34. UNLESS OTHERWISE SPECIFIED, ALL WATERLINE IS TO BE CLASS 52 D.I.P . ALL WATER SERVICE LATERAL TO BE TYPE' K' COPPER TUBING.
35. ALL SANITARY SEWER LATERALS TO BE SDR-35 PVC AS A MINIMUM
36. GRADING TOLERANCES OF FINISHED SURFACE: EARTHWORK SHALL CONFORM TO THE LINES, GRADES, AND TYPICAL SECTIONS SHOWN ON THE PLANS. CHANGES IN GRADE SHALL BE ACCOMPLISHED BY SMOOTH CURVES WERE APPROPRIATE.
37. SHAPE SUBGRADE UNDER PAVEMENT AND CURB AND GUTTER TO WITHIN ½ INCH OF REQUIRED SUBGRADE ELEVATIONS.
38. FINISH PAVEMENT AND CURB AND GUTTER TO WITHIN ½ INCH OF REQUIRED FINISH ELEVATIONS.
39. SHAPE SUBGRADE UNDER SIDEWALKS TO WITHIN 0.10 FOOT OF REQUIRED SUBGRADE ELEVATIONS.
40. FINISH SIDEWALKS TO WITHIN 0.10 FOOT OF REQUIRED FINISH ELEVATIONS.
41. FOR ALL OTHER AREAS, SUBGRADE AND FINISH ELEVATIONS SHALL BE WITHIN 0.10 FOOT OF REQUIRED CORRESPONDING ELEVATIONS.
42. ANY TRANSPLANTED STOCK TO BE STOCKED-PILED ON SITE IN A LOCATION OUT OF CONSTRUCTION ACTIVITY AREAS. STOCK TO BE MULCHED IN AND ROUTINELY WATERED BY CONTRACTOR TO ENSURE SURVIVABILITY. ALL FUTURE LOCATIONS SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING. PLANTING SHALL BE PERFORMED AT A SUITABLE TIME IN ACCORDANCE WITH TYPICAL NURSERY PRACTICES.
43. ALL UTILITY CONDUITS SHALL BE LOCATED UNDER PAVING/HARDSCAPE SURFACES. CONTRACTOR TO VERIFY QUANTITIES AND SIZES WITH ALL SERVICE PROVIDERS PRIOR TO INSTALLATION AND ORDERING. ALL UTILITY PEDESTIALS SHALL BE GROUPED TOGETHER. CONTRACTOR TO INSTALL ALL CONDUITS WITH PULL-WIRES AND ENTEND CONDUITS PAST BACK OF CURB OR SIDEWALK. TURN ALL CONDUITS UP AND CAP UNTIL UTILITY PROVIDER HAS INSTALLED GENERAL SERVICE.
44. ALL STRUCTURAL FILL SHALL BE A MINIUM OF 95% COMPACTED BASED ON A STANDARD PROCTOR TEST.
45. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
46. THE VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

ALBEMARLE COUNTY SERVICE AUTHORITY CONSTRUCTION NOTES

1. WORK SHALL BE SUBJECT TO INSPECTION BY THE ALBEMARLE COUNTY SERVICE AUTHORITY INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE PROPER SERVICE AUTHORITY OFFICIALS AT THE START OF THE WORK.
2. THE LOCATION OF EXISTING UTILITIES ACROSS THE LINE OF THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN, ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY.
3. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS AS ADOPTED BY THE ALBEMARLE COUNTY SERVICE AUTHORITY.
4. DATUM FOR ALL ELEVATIONS SHOWN IN NATIONAL GEODETIC SURVEY. SEE PROJECT DATA FOR MORE DETAILED DESCRIPTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "MISS UTILITY" (1-800-552-7001).
6. ALL WATER AND SEWER PIPES SHALL HAVE A MINIMUM OF 3 FEET OF COVER MEASURED FROM THE TOP OF THE PIPE, OVER THE CENTERLINE OF THE PIPE. THIS INCLUDES ALL FIRE HYDRANT LINES, SERVICE LATERALS AND WATER LINES, ETC.
7. ALL WATER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF ROADSIDE DITCHES.
8. VALVES ON DEADEND LINES SHALL BE RODDED TO PROVIDE ADEQUATE RESTRAINT FOR THE VALVE DURING A FUTURE EXTENSION OF THE LINE.
9. AS-BUILT CONSTRUCTION DATA SHALL BE MAINTAINED BY THE CONTRACTOR IN THE FIELD. A MARKUP SET OF PLANS SHALL BE PROVIDED TO THE OWNER OR HIS REPRESENTATIVE TO SERVE AS THE BASIS FOR THE FINAL AS-BUILT PLANS. THE DATA RECORDED SHALL BE IN ACCORDANCE WITH THE CITY/COUNTY REQUIREMENTS AS SPECIFIED LATEST EDITION CHECKLIST.

ALBEMARLE COUNTY ENGINEERING GENERAL CONSTRUCTION NOTES FOR SITE PLANS

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).

ALBEMARLE COUNTY ENGINEERING GENERAL CONSTRUCTION NOTES FOR STREETS

1. CONSTRUCTION INSPECTION OF ALL PROPOSED ROADS WITHIN THE DEVELOPMENT WILL BE MADE BY THE COUNTY. THE CONTRACTOR MUST NOTIFY THE DEPARTMENT OF COMMUNITY DEVELOPMENT (296-5832) 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION.
2. UPON COMPLETION OF FINE GRADING AND PREPARATION OF THE ROADBED SUBGRADE, THE CONTRACTOR SHALL HAVE CBR TESTS PERFORMED ON THE SUBGRADE SOIL. THREE (3) COPIES OF THE TEST RESULTS SHALL BE SUBMITTED TO THE COUNTY. IF A SUBGRADE SOIL CBR OF 10 OR GREATER IS NOT OBTAINABLE, A REVISED PAVEMENT DESIGN SHALL BE MADE BY THE DESIGN ENGINEER AND SUBMITTED WITH THE TEST RESULTS FOR APPROVAL.
3. SURFACE DRAINAGE AND PIPE DISCHARGE MUST BE RETAINED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN EASEMENTS PRIOR TO ACCEPTANCE BY THE COUNTY. ALL DRAINAGE OUTFALL EASEMENTS ARE TO BE EXTENDED TO A BOUNDARY LINE OR A NATURAL WATERCOURSE.
4. GUARDRAIL LOCATIONS ARE APPROXIMATE. EXACT LENGTH, LOCATION AND APPROPRIATE END TREATMENTS WILL BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION. ADDITIONAL GUARDRAIL MAY BE REQUIRED AT LOCATIONS NOT SHOWN WHEN, IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY. WHEN GUARDRAIL IS REQUIRED, IT SHALL BE INSTALLED FOUR (4) FEET OFFSET FROM THE EDGE OF PAVEMENT TO THE FACE OF GUARDRAIL, AND ROADWAY SHOULDER WIDTHS SHALL BE INCREASED TO SEVEN (7) FEET.
5. WHERE URBAN CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT CG-9(A, B OR C).
6. WHERE RURAL CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT STANDARD PE-1.
7. COMPLIANCE WITH THE MINIMUM PAVEMENT WIDTH, SHOULDER WIDTH AND DITCH SECTIONS, AS SHOWN ON THE TYPICAL PAVEMENT SECTION DETAIL, SHALL BE STRICTLY ADHERED TO.
8. ROAD PLAN APPROVAL FOR SUBDIVISIONS IS SUBJECT TO FINAL SUBDIVISION PLAT VALIDATION. SHOULD THE FINAL PLAT FOR THIS PROJECT EXPIRE PRIOR TO SIGNING AND RECORDATION, THEN APPROVAL OF THESE PLANS SHALL BE NULL AND VOID.
9. ALL SIGNS OR OTHER REGULATORY DEVICES SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES AND THE ALBEMARLE COUNTY ROAD NAMING AND PROPERTY NUMBERING ORDINANCE AND MANUAL.
10. TRAFFIC CONTROL OR OTHER REGULATORY SIGNS OR BARRICADES SHALL BE INSTALLED BY THE DEVELOPER OR CONTRACTOR WHEN, IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, THEY ARE DEEMED NECESSARY IN ORDER TO PROVIDE SAFE AND CONVENIENT ACCESS.
11. THE SPEED LIMITS TO BE POSTED ON SPEED LIMIT SIGNS ARE 5 MPH BELOW THE DESIGN SPEED, OR AS DETERMINED BY VDOT FOR PUBLIC ROADS.
12. VDOT STANDARD CD-1 OR CD-2 CROSS-DRAINS TO BE INSTALLED UNDER THE SUBBASE MATERIAL AT ALL CUT AND FILL TRANSITIONS AND GRADE SAG POINTS AS SHOWN ON THE ROAD PROFILES.
13. A VIDEO CAMERA INSPECTION IS REQUIRED FOR ALL STORM SEWERS AND CULVERTS THAT ARE DEEMED INACCESSIBLE TO VDOT OR COUNTY INSPECTIONS. THE VIDEO INSPECTION SHALL BE CONDUCTED IN ACCORDANCE WITH VDOT'S VIDEO CAMERA INSPECTION PROCEDURE AND WITH A VDOT OR COUNTY INSPECTOR PRESENT.

waterstreetstudio
landscape architecture | civil engineering
418 E Main Street 434.295.8177 Charlottesville, VA 22902

NOT FOR CONSTRUCTION
professional seal

ALAN FRANKLIN
project manager

project team

UMANSKY SUBARU
OF CHARLOTTESVILLE
project name

UMANSKY AUTO GROUP
client

960 HILTON HEIGHTS ROAD
CHARLOTTESVILLE, VA 22901
project address

---
project number

MAJOR SITE PLAN AMENDMENT
project phase

APRIL 26, 2021
issue date

revisions

NOTES
sheet title

L101
sheet number

S:\1-PROJECTS\UMANSKY SUBARU\CAD\03 SHEETS\L101 NOTES.DWG

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ALAN FRANKLIN
project manager

project team

DOUBLETREE LANE
(50' FT. ACCESS EASEMENT)
D.B. 761-290

TO DOUBLETREE HOTEL

HILTON HEIGHTS ROAD
(S.R. 649)
(VARIABLE WIDTH R.O.W.)

24 SPACES

36 SPACES
DOUBLE TREE HOTEL OVERFLOW PARKING

14 SPACES

17 SPACES

2,928 SF
DISPLAY
PARKING
DISPLAY (TBR)

20 SPACES (TBR)

LIMITS OF PHASE 2 PLANTING AREA

LIMITS OF PHASE 2 BUILDABLE AREA

SUBARU
PHASE II

4,446 SF

8 SPACES TO BE REDUCED BY

DISPLAY
PARKING

DISPLAY

16 SPACE

LIMITS OF PHASE 2 PLANTING AREA

9 SPACES

9 SPACES

9 SPACES

2,754 SF
DISPLAY
PARKING
DISPLAY

1,836 SF
DISPLAY
PARKING
DISPLAY

2,754 SF
DISPLAY
PARKING
DISPLAY

2,310 SF
REC.
PLAZA

13 SPACES ON DECK 2

13 SPACES ON DECK 2

DISPLAY
PARKING
12,000 SF
DISPLAY ON DECK 3

DECK 3
(SEE ARCHITECTURAL DWGS. FOR DETAILS)
29 SPACES ON DECK 2

2,310 SF

5,500 SF
DISPLAY ON DECK 3

5,500 SF
DISPLAY ON DECK 3

DISPLAY
PARKING
5,500 SF
DISPLAY ON DECK 2

DISPLAY
PARKING
5,500 SF
DISPLAY ON DECK 2

DISPLAY

2 SPACES

6 SPACES

6 SPACES

2 SPACES

DISPLAY

HONDA

DECK 2
(SEE ARCHITECTURAL DWGS. FOR DETAILS)

CHRYSLER/DODGE/JEEP

15 SPACES

14 SPACES

16 SPACES

2,160 SF
DISPLAY
PARKING
DISPLAY

7,320 SF
DISPLAY
PARKING
DISPLAY

SEMINOLE TRAIL (U.S. ROUTE 29 SOUTHBOUND LANES)
(VARIABLE WIDTH R.O.W.)

0 15' 30' 60'

UMANSKY SUBARU
OF CHARLOTTESVILLE
project name

UMANSKY AUTO GROUP
client

960 HILTON HEIGHTS ROAD
CHARLOTTESVILLE, VA 22901
project address

---
project number

MAJOR SITE PLAN AMENDMENT
project phase

APRIL 26, 2021
issue date

revisions

EXISTING OVERALL
SITE PLAN
sheet title

L102
sheet number

S:\1-PROJECTS\UMANSKY SUBARU\CAD\03 SHEETS\L102 EXISTING SITE OVERVIEW.DWG

LINCOLN SURVEYING
Innovation. Integrity. Vision.
632 BERKMAR CIRCLE
CHARLOTTESVILLE, VIRGINIA 22901
OFFICE: 434-974-1417
FAX: 434-974-1776
www.lincolnsurveying.com

COMMONWEALTH OF VIRGINIA
CHRISTOPHER B. KEAN
LIC. NO. 2378
03-30-2021
LAND SURVEYOR

TOPOGRAPHIC SURVEY OF A PORTION OF TAX MAP 45 PARCEL 68D4 LOCATED ON HILTON HEIGHTS ROAD ALBEMARLE COUNTY, VIRGINIA

DATE: MARCH 30, 2021
SCALE: 1" = 20'
CONTOUR INTERVAL: 2'
NAVD '88 VERTICAL DATUM
103003507_TS_21075.PRO
103-0035-07

TITLE REFERENCES:
TMP 45-68D4
UMANSKY PROPERTIES HOC, LLC
D.B. 4963 P. 495
D.B. 3290 P. 749
D.B. 3266 P. 135 PLAT
D.B. 3266 P. 129 ACSA
D.B. 3125 P. 674 SWM/BMP AGREEMENT
D.B. 3058 P. 667 VEPCO
D.B. 2721 P. 152 ACSA
D.B. 2721 P. 149 PLAT
D.B. 2721 P. 145 PLAT
D.B. 2445 P. 334 B&S
D.B. 1611 P. 346 B&S
D.B. 1470 P. 499 DEDICATION
D.B. 1402 P. 144 COMMONWEALTH OF VIRGINIA
D.B. 1336 P. 224 VEPCO ; CENTRAL TELEPHONE ; COMM. OF VA
D.B. 1174 P. 336 AGREEMENT
D.B. 1174 P. 334 PLAT
D.B. 1174 P. 307 COOPERATIVE PARKING EASEMENT
D.B. 835 P. 199 ACSA
D.B. 813 P. 655 ACSA
D.B. 763 P. 606 PLAT
D.B. 763 P. 600 MAINTENANCE AGREEMENT
D.B. 761 P. 298 DRAINAGE EASEMENT
D.B. 711 P. 738
D.B. 564 P. 520 VEPCO ; CENTRAL TELEPHONE ; COMM. OF VA
D.B. 307 P. 413 VEPCO

THIS TOPOGRAPHIC MAP WAS PREPARED FOR:
UMANSKY PROPERTIES HOC, LLC

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT

SOME EASEMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.

TMP 45-68D4 IS ZONED: HIGHWAY COMMERCIAL

TMP 45-68D4 IS IN THE RIO MAGISTERIAL DISTRICT

THIS PROPERTY LIES IN AN AREA DESIGNATED AS ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON MAPS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. MAP 510006 0280 D DATED: FEBRUARY 4, 2005

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF CHRISTOPHER B. KEAN FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON MARCH 30, 2021; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED LANDSCAPE ARCHITECTS AND INTERIOR DESIGNERS. I ALSO CERTIFY THAT THE BOUNDARY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.

NOTE: THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN AN APPROXIMATE WAY ONLY. UTILITIES ARE LOCATED USING UTILITY COMPANY LOCATIONS, CITY/COUNTY UTILITY MAPS, AND FIELD VERIFICATION.THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THEY AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

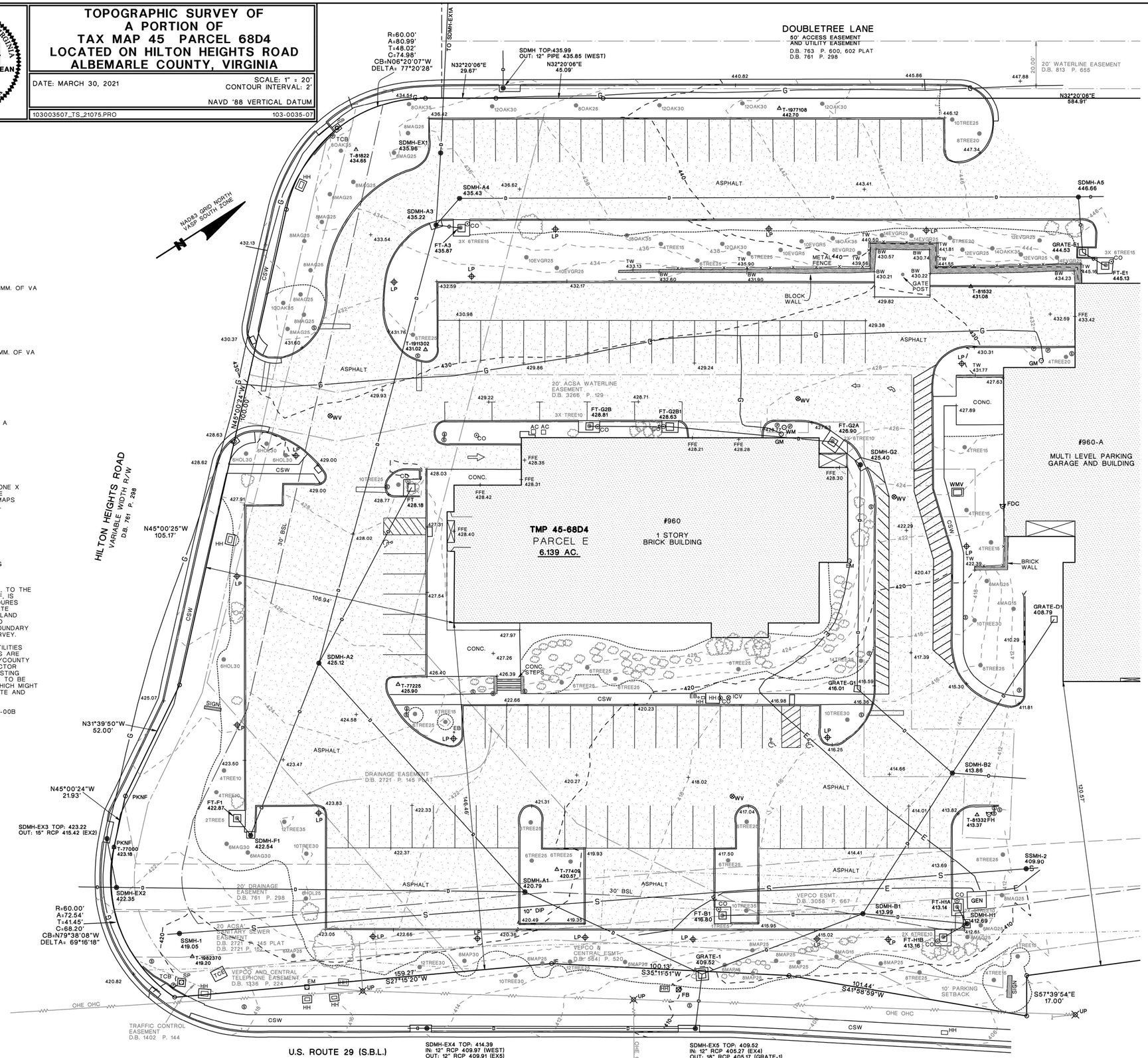
MISS UTILITY TICKET FOR THIS PROJECT: B108101800-00B

LEGEND:

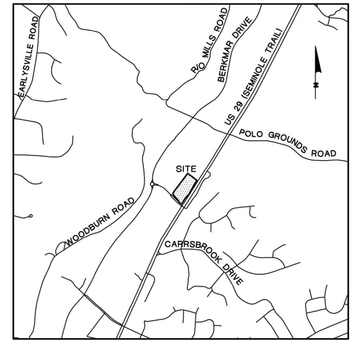
AC = AIR CONDITIONER
BW = BOTTOM OF WALL
CM = CREPE MYRTLE TREE
CMP = CORRUGATED METAL PIPE
CSW = CONCRETE SIDEWALK
DIP = DUCTILE IRON PIPE
EB = ELECTRIC BOX
EVGR = EVERGREEN TREE
FH = FIRE HYDRANT
FFE = FINISHED FLOOR ELEVATION
FT = FILTERRA
GV = GAS VALVE
GM = GAS METER
HDPE = HIGH DENSITY POLYETHYLENE
HH = HAND HOLD
HOL = HOLLY TREE
IF = IRON FOUND
LP = LIGHT POLE
MAG = MAGNOLIA TREE
MAP = MAPLE TREE
MNS = MAG NAIL SET
OHC = OVERHEAD COMMUNICATION
OHE = OVERHEAD ELECTRIC
OAK = OAK TREE
PVC = POLYVINYL CHLORIDE PIPE
PE = POLYETHYLENE
PKNF = P-K NAIL FOUND
SP = SIGNAL POLE
SSMH = SANITARY MANHOLE
SDMH = STORM DRAIN MANHOLE
TW = TOP OF WALL
TCB = TRAFFIC CONTROL BOLLARD
TCE = TRAFFIC CONTROL EQUIPMENT
WM = WATER METER
WV = WATER VALVE
WMV = WATER METER VAULT
12TREE25 = 12" TREE 25' CROWN SPREAD
+420.80 = SPOT ELEVATION

= BUSH
= GUY WIRE
= SIGN
= PIPE BOLLARD

G = GAS LINE
E = ELECTRIC LINE
S = SEWER LINE
D = STORM DRAINAGE LINE
OHE = OVERHEAD UTILITY
W = WATERLINE
x x = FENCE LINE



VICINITY MAP
1" = 2000'



SANITARY SCHEDULE

SSMH-1 TOP: 419.05
IN: 10" DIP 411.71 (SOUTH)
OUT: 10" DIP 411.64 (SSMH-2)

SSMH-2 TOP: 409.90
IN: 10" DIP 401.49 (SSMH-1)
OUT: 10" DIP 401.38 (NORTH)

STORM SEWER SCHEDULE

GRATE-E1 TOP: 444.53
IN: 4" PVC (FT-E1)
OUT: 15" HDPE 442.17 (A5)

SDMH-A5 TOP: 446.66
IN: 15" HDPE 439.93 (EAST)
IN: 15" HDPE 441.53 (E1)
OUT: 15" HDPE 439.66 (A4)

SDMH-A4 TOP: 435.43
IN: 15" HDPE 429.93 (A5)
OUT: 15" HDPE 423.58 (A3)

SDMH-A3 TOP: 435.22
IN: 4" PVC 429.33 (FT-A3)
IN: 15" HDPE 423.48 (A4)
IN: 42" PIPE 399.46 (EX1)
OUT: ASSUMED 42" PIPE 399.60 (A2)

SDMH-EX1 TOP: 435.96
IN: ASSUMED 42" PIPE 400.21 (EX1A)
OUT: ASSUMED 42" PIPE 399.96 (A3)

SDMH-EX1A TOP: 448.11
OUT: ASSUMED 42" PIPE 405.06 (EX1)

SDMH-A2 TOP: 425.12
IN: 6" PVC 418.70 (FT)
IN: 15" HDPE 416.12 (F1)
IN: ASSUMED 42" PIPE 398.26 (A3)
OUT: ASSUMED 42" PIPE 398.19 (A1)

SDMH-F1 TOP: 422.54
IN: 4" PVC (FT-F1)
OUT: 15" HDPE 418.69 (A2)

SDMH-A1 TOP: 420.79
IN: ASSUMED 42" PIPE 386.31 (A2)
IN: 48" PIPE 385.67 (EX2)
OUT: ASSUMED 48" PIPE 385.48 (GRATE-1)

SDMH-EX2 TOP: 422.35
IN: 15" RCP 414.76 (EX3))
IN: 48" PIPE 402.35 (WEST)
OUT: 48" PIPE 402.49 (A1)

GRATE-1 TOP: 409.52
IN: 18" RCP 401.40 (EX5)
IN: 24" HDPE 393.46 (B1)
IN: ASSUMED 48" PIPE 383.34 (A1)
OUT: ASSUMED 48" PIPE 383.34 (?)
UNKNOWN OUT DIRECTION

SDMH-B1 TOP: 413.99
IN: 4" PVC 410.46 (FT-B1)
IN: 24" HDPE 394.86 (B2)
IN: 15" HDPE 406.52 (H1)
OUT: 24" HDPE 394.55 (GRATE-1)

SDMH-H1 TOP:412.69
IN: 4" PVC (FT-H1A)
IN: 4" PVC (FT-H1B)
OUT: 15" HDPE 408.47 (B1)

SDMH-B2 TOP: 413.86
IN: 15" HDPE 406.29 (G1)
IN: 15" HDPE 404.62 (D1)
IN: 24" HDPE 395.37 (EAST)
OUT: 24" HDPE 395.10 (B1)

GRATE-G1 TOP: 416.01
IN: 15" HDPE 408.15 (G2)
OUT: 15" HDPE 408.13 (B2)

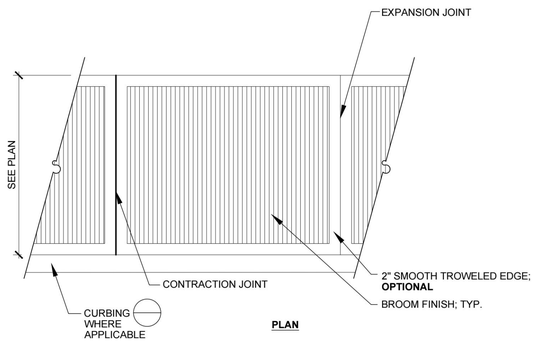
GRATE-D1 TOP: 408.79
OUT: 15" HDPE 406.28

SDMH-G2 TOP: 425.40
IN: 4" PVC (FT-G2A)
OUT: 15" HDPE 416.84 (G1)

SURVEY CONTROL △

NAME	NORTH	EAST	ELEVATION
T-77000	3923148.74569	11493027.60484	423.18
T-77225	3923086.46138	11493033.58067	425.90
T-77409	3923301.25669	11493135.11916	420.57
T-81332	3923463.00356	11493210.31763	413.37
T-81532	3923579.80250	11493020.90914	431.08
T-81822	3923391.96803	11492833.84795	434.65
T-1977108	3923551.75942	11492914.51679	442.70
T-1977302	3923371.64474	11492920.64326	431.02
T-1982370	3923152.00878	11493084.04232	419.20

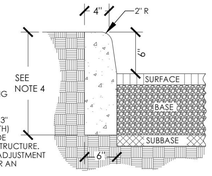
SCALE IN FEET
0 10 20 30 40 80



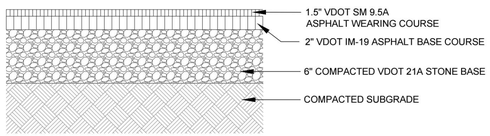
1 L1.04 SIDEWALK
SCALE : NTS

NOTES:

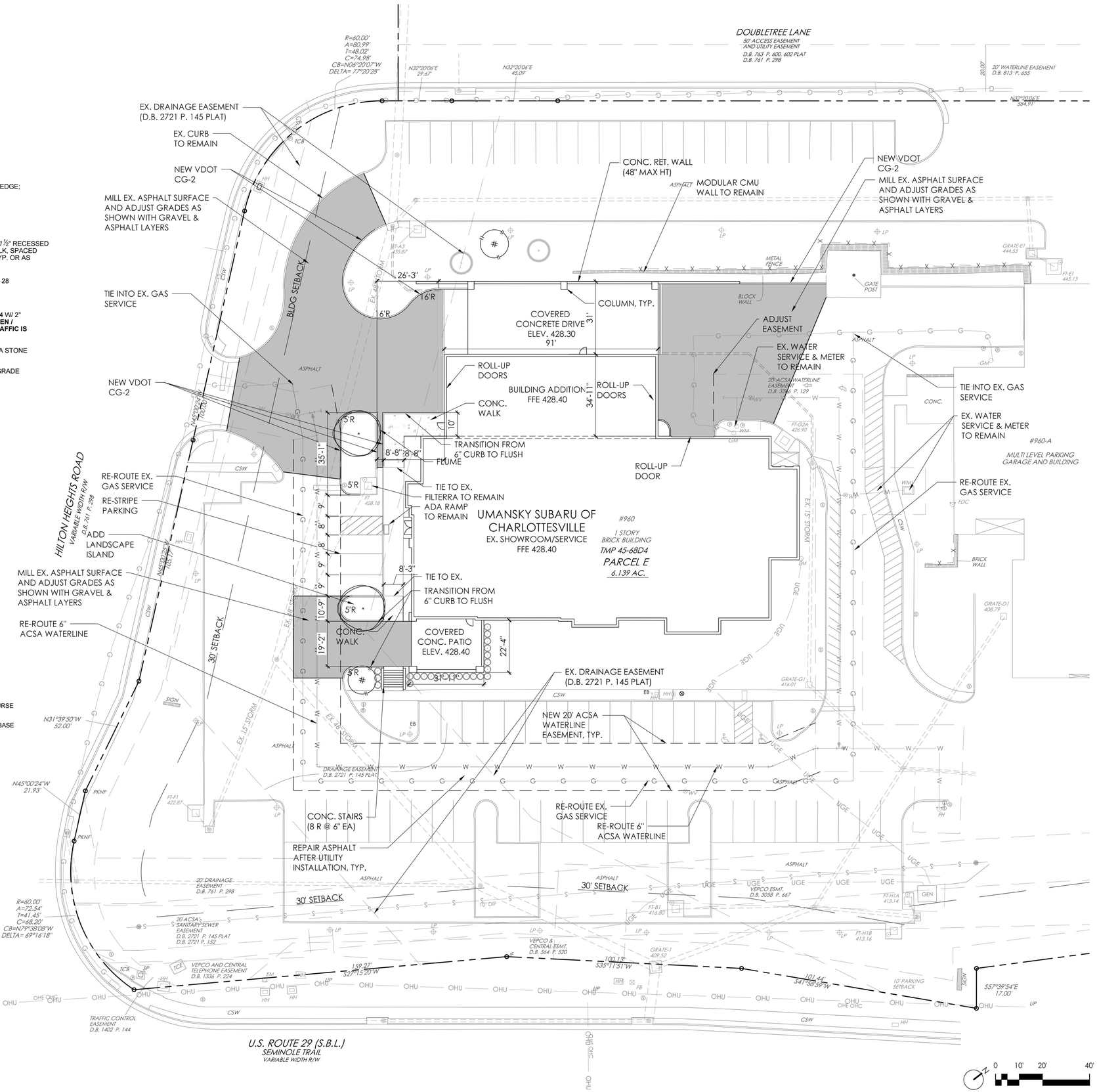
1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4000 PSI IF PRECAST.
3. CURB HAVING A RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) WILL BE PAID FOR AS RADIAL CURB.
4. THE DEPTH OF CURB MAY BE REDUCED AS MUCH AS 3" (15" DEPTH) OR INCREASED AS MUCH AS 3" (21" DEPTH) IN ORDER THAT THE BOTTOM OF CURB WILL COINCIDE WITH THE TOP OF A COURSE OF THE PAVEMENT SUBSTRUCTURE. OTHERWISE THE DEPTH IS TO BE 18" AS SHOWN. NO ADJUSTMENT IN THE PRICE BID IS TO BE MADE FOR A DECREASE OR AN INCREASE IN DEPTH.
5. THIS CURB IS TO BE USED WHEN DESIGN SPEED IS 40 MPH OR LESS ON RURAL HIGHWAYS AND 45 MPH OR LESS IN DEVELOPED URBAN AND SUBURBAN AREAS. IF THESE DESIGN SPEEDS ARE EXCEEDED STANDARD CG-3 IS REQUIRED.



2 L1.04 VDOT STD CG-2
SCALE : NTS



3 L1.04 ASPHALT PAVING
SCALE : NTS



0 10' 20' 40'

waterstreetstudio
landscape architecture | civil engineering
418 E Main Street 434.295.8177 Charlottesville, VA 22902

NOT FOR CONSTRUCTION
professional seal

ALAN FRANKLIN
project manager

project team

UMANSKY SUBARU OF CHARLOTTESVILLE
project name

UMANSKY AUTO GROUP
client

960 HILTON HEIGHTS ROAD
CHARLOTTESVILLE, VA 22901
project address

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project number

MAJOR SITE PLAN AMENDMENT
project phase

APRIL 26, 2021
issue date

revisions

LAYOUT PLAN
sheet title

L104
sheet number

S:\1-PROJECTS\UMANSKY SUBARU\CAD\03 SHEETS\L1 (03 SITE PLAN AMENDMENT.DWG

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ALAN FRANKLIN
project manager

project team

DOUBLETREE LANE
50' ACCESS EASEMENT AND UTILITY EASEMENT
D.B. 763 P. 600, 602 PLAT
D.B. 761 P. 298

HILTON HEIGHTS ROAD
VARIABLE WIDTH R/W
D.B. 761 P. 298

U.S. ROUTE 29 (S.B.L.)
SEMINOLE TRAIL
VARIABLE WIDTH R/W

UMANSKY SUBARU OF CHARLOTTESVILLE
EX. SHOWROOM/SERVICE
FFE 428.40

#960
1 STORY
BRICK BUILDING
TMP 45-68D4
PARCEL E
6.139 AC.

#960-A
MULTI LEVEL PARKING GARAGE AND BUILDING

EX. DRAINAGE EASEMENT (D.B. 2721 P. 145 PLAT)
EX. CURB TO REMAIN
NEW VDOT CG-2
MILL EX. ASPHALT SURFACE AND ADJUST GRADES AS SHOWN WITH GRAVEL & ASPHALT LAYERS
TIE TO EX. 6" ACSA WATERLINE W/ 6" X 6" TAPPING SLEEVE & VALVE
TIE INTO EX. GAS SERVICE
NEW VDOT CG-2
RE-ROUTE EX. GAS SERVICE
RE-STRIPE PARKING
ADD LANDSCAPE ISLAND
MILL EX. ASPHALT SURFACE AND ADJUST GRADES AS SHOWN WITH GRAVEL & ASPHALT LAYERS
RE-ROUTE 6" ACSA WATERLINE
TIE 8" PVC FROM TRENCHDRAIN TO SDMH-A3 @ INV. 426.00
CONC. RET. WALL (48" MAX HT)
MODULAR CMU WALL TO REMAIN
NEW VDOT CG-2
MILL EX. ASPHALT SURFACE AND ADJUST GRADES AS SHOWN WITH GRAVEL & ASPHALT LAYERS
8" ACO TRENCHDRAIN
COVERED CONCRETE DRIVE ELEV. 428.30
COLUMN, TYP.
8" ACO TRENCHDRAIN
ADJUST EASEMENT
EX. GAS SERVICE & METERS TO REMAIN
EX. WATER SERVICE & METER TO REMAIN
ROLL-UP DOORS
BUILDING ADDITION FFE 428.40
ROLL-UP DOORS
CONC. WALK
TRANSITION FROM 6" CURB TO FLUSH
TIE TO EX. FILTERRA TO REMAIN
ADA RAMP TO REMAIN
EX 428.40
ROLL-UP DOOR
TIE 8" PVC FROM TRENCHDRAIN TO EX. SDMH-G2 @ INV. 423.00
EX 428.28
TIE INTO EX. GAS SERVICE
EX. WATER SERVICE & METER TO REMAIN
RE-ROUTE EX. GAS SERVICE
BC 427.54 EX.
TIE TO EX.
TRANSITION FROM 6" CURB TO FLUSH
BC 426.70 EX.
BC 426.00
CONC. WALK
COVERED CONC. PATIO ELEV. 428.40
TW 428.50
BW 426.50
TW 428.50
BW 426.00
EX. DRAINAGE EASEMENT (D.B. 2721 P. 145 PLAT)
TS 428.00
BS 424.00
TW 428.50
BW 426.00
NEW 20' ACSA WATERLINE EASEMENT, TYP.
CONC. STAIRS (8 R @ 6" EA)
RE-ROUTE EX. GAS SERVICE
RE-ROUTE 6" ACSA WATERLINE
REMOVE EX. 90° BEND AND REPLACE W/ 6" X 6" TEE (2) - 6" G.V.
REPAIR ASPHALT AFTER UTILITY INSTALLATION, TYP.
EX. 6" ACSA W.L.
EX. 15" STORM
EX. 48" STORM
EX. 12" STORM
EX. 8" SANITARY SEWER
EX. 6" ACSA W.L.
20' WATERLINE EASEMENT D.B. 813 P. 655
20' ACSA WATERLINE EASEMENT D.B. 3268 P. 129
20' DRAINAGE EASEMENT D.B. 761 P. 298
20' ACSA SANITARY SEWER EASEMENT D.B. 2721 P. 145 PLAT D.B. 2721 P. 152
VEPCO AND CENTRAL TELEPHONE EASEMENT D.B. 1356 P. 254
TRAFFIC CONTROL EASEMENT D.B. 1402 P. 144
VEPCO ESMT. D.B. 3058 P. 667
VEPCO & CENTRAL ESMT. D.B. 564 P. 520
10' PARKING SETBACK

SANITARY SCHEDULE

SSMH-1 TOP: 419.05
IN: 10" DIP 411.71 (SOUTH)
OUT: 10" DIP 411.64 (SSMH-2)

SSMH-2 TOP: 409.90
IN: 10" DIP 401.49 (SSMH-1)
OUT: 10" DIP 401.38 (NORTH)

STORM SEWER SCHEDULE

GRATE-E1 TOP: 444.53
IN: 4" PVC (FT-E1)
OUT: 15" HDPE 442.17 (A5)

SDMH-A5 TOP: 446.66
IN: 15" HDPE 439.93 (EAST)
IN: 15" HDPE 441.53 (E1)
OUT: 15" HDPE 439.66 (A4)

SDMH-A4 TOP: 435.43
IN: 15" HDPE 429.93 (A5)
OUT: 15" HDPE 423.58 (A3)

SDMH-A3 TOP: 435.22
IN: 4" PVC 429.33 (FT-A3)
IN: 15" HDPE 423.48 (A4)
IN: 42" PIPE 399.46 (EX1)
OUT: ASSUMED 42" PIPE 399.60 (A2)

SDMH-EX1 TOP: 435.96
IN: ASSUMED 42" PIPE 400.21 (EX1A)
OUT: ASSUMED 42" PIPE 399.96 (A3)

SDMH-EX1A TOP: 448.11
OUT: ASSUMED 42" PIPE 405.06 (EX1)

SDMH-A2 TOP: 425.12
IN: 6" PVC 418.70 (FT)
IN: 15" HDPE 416.12 (F1)
IN: ASSUMED 42" PIPE 398.24 (A3)
OUT: ASSUMED 42" PIPE 398.19 (A1)

SDMH-F1 TOP: 422.54
IN: 4" PVC (FT-F1)
OUT: 15" HDPE 418.69 (A2)

SDMH-A1 TOP: 420.79
IN: ASSUMED 42" PIPE 386.31 (A2)
IN: 48" PIPE 385.67 (EX2)
OUT: ASSUMED 48" PIPE 385.48 (GRATE-1)

SDMH-EX2 TOP: 422.35
IN: 15" RCP 414.76 (EX3)
IN: 48" PIPE 402.35 (WEST)
OUT: 48" PIPE 402.49 (A1)

GRATE-1 TOP: 409.52
IN: 18" RCP 401.40 (EX5)
IN: 24" HDPE 393.46 (B1)
IN: ASSUMED 48" PIPE 383.34 (A1)
OUT: ASSUMED 48" PIPE 383.34 (I?)
UNKNOWN OUT DIRECTION

SDMH-B1 TOP: 413.99
IN: 4" PVC 410.46 (FT-B1)
IN: 24" HDPE 394.86 (B2)
IN: 15" HDPE 406.52 (H1)
OUT: 24" HDPE 394.55 (GRATE-1)

SDMH-H1 TOP: 412.69
IN: 4" PVC (FT-H1A)
IN: 4" PVC (FT-H1B)
OUT: 15" HDPE 408.47 (B1)

SDMH-B2 TOP: 413.86
IN: 15" HDPE 406.29 (G1)
IN: 15" HDPE 404.62 (D1)
IN: 24" HDPE 395.37 (EAST)
OUT: 24" HDPE 395.10 (B1)

GRATE-G1 TOP: 416.01
IN: 15" HDPE 408.15 (G2)
OUT: 15" HDPE 408.13 (B2)

GRATE-D1 TOP: 408.79
OUT: 15" HDPE 406.28

SDMH-G2 TOP: 425.40
IN: 4" PVC (FT-G2A)
OUT: 15" HDPE 416.84 (G1)

SDMH-EX3 TOP: 423.22
OUT: 15" RCP 413.42 (EX2)

SDMH-EX4 TOP: 414.39
IN: 12" RCP 409.97 (WEST)
OUT: 12" RCP 409.91 (EX5)

SDMH-EX5 TOP: 409.52
IN: 12" RCP 405.27 (EX4)
OUT: 18" RCP 405.17 (GRATE-1)

UMANSKY SUBARU OF CHARLOTTESVILLE
project name

UMANSKY AUTO GROUP
client

960 HILTON HEIGHTS ROAD
CHARLOTTESVILLE, VA 22901
project address

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project number

MAJOR SITE PLAN AMENDMENT
project phase

APRIL 26, 2021
issue date

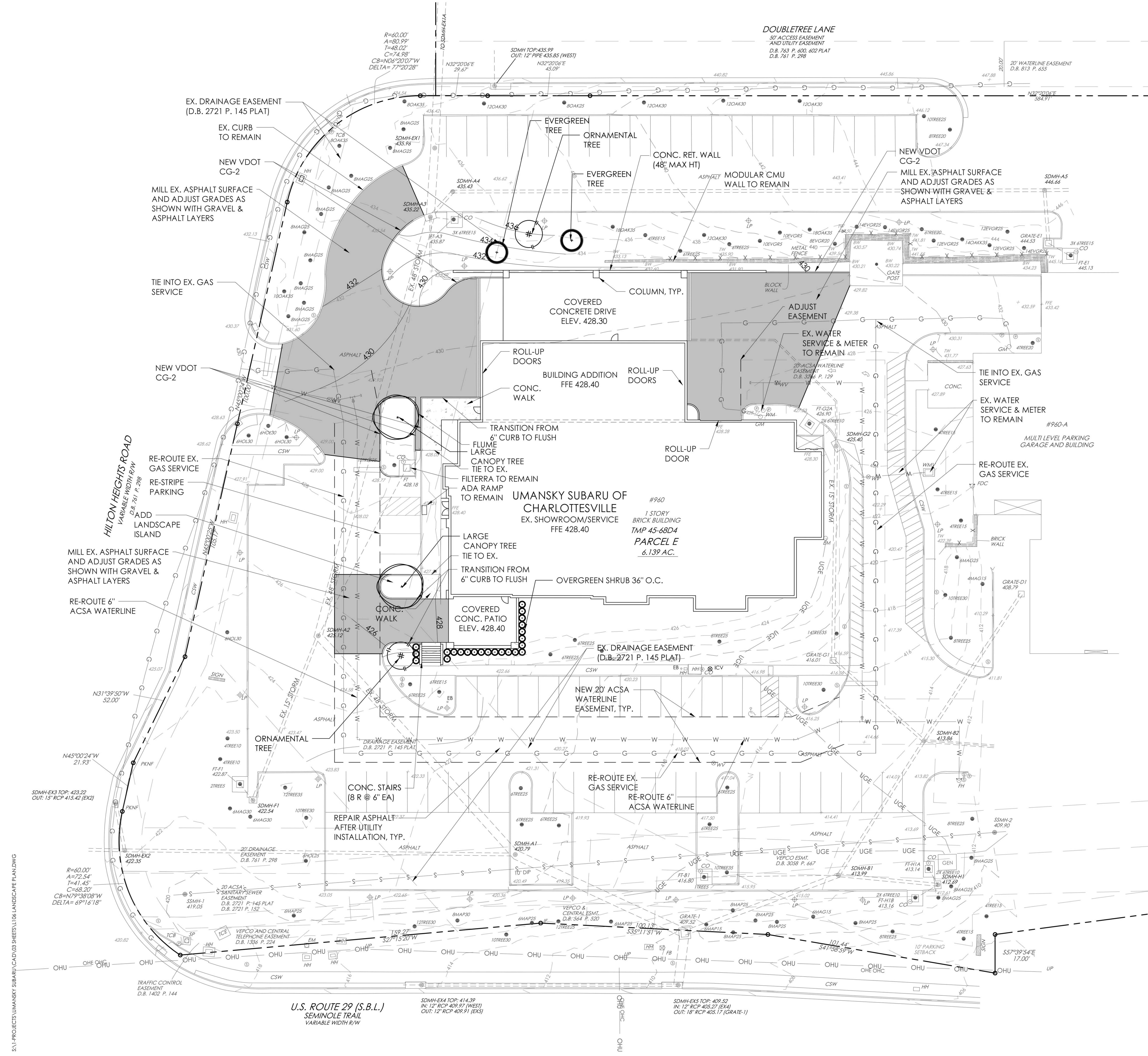
revisions

GRADING & UTILITY PLAN
sheet title

L105
sheet number

0 10' 20' 40'

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SANITARY SCHEDULE

SSMH-1 TOP: 419.05
IN: 10" DIP 411.71 (SOUTH)
OUT: 10" DIP 411.64 (SSMH-2)

SSMH-2 TOP: 409.90
IN: 10" DIP 401.49 (SSMH-1)
OUT: 10" DIP 401.38 (NORTH)

STORM SEWER SCHEDULE

GRATE-E1 TOP: 444.53
IN: 4" PVC (FT-E1)
OUT: 15" HDPE 442.17 (A5)

SDMH-A5 TOP: 446.66
IN: 15" HDPE 439.93 (EAST)
IN: 15" HDPE 441.53 (E1)
OUT: 15" HDPE 439.66 (A4)

SDMH-A4 TOP: 435.43
IN: 15" HDPE 429.93 (A5)
OUT: 15" HDPE 423.58 (A3)

SDMH-A3 TOP: 435.22
IN: 4" PVC 429.33 (FT-A3)
IN: 15" HDPE 423.48 (A4)
IN: 42" PIPE 399.46 (EX1)
OUT: ASSUMED 42" PIPE 399.60 (A2)

SDMH-EX1 TOP: 435.96
IN: ASSUMED 42" PIPE 400.21 (EX1A)
OUT: ASSUMED 42" PIPE 399.96 (A3)

SDMH-EX1A TOP: 448.11
OUT: ASSUMED 42" PIPE 405.06 (EX1)

SDMH-A2 TOP: 425.12
IN: 6" PVC 418.70 (FT)
IN: 15" HDPE 416.12 (F1)
IN: ASSUMED 42" PIPE 398.26 (A3)
OUT: ASSUMED 42" PIPE 398.19 (A1)

SDMH-F1 TOP: 422.54
IN: 4" PVC (FT-F1)
OUT: 15" HDPE 418.69 (A2)

SDMH-A1 TOP: 420.79
IN: ASSUMED 42" PIPE 386.31 (A2)
IN: 48" PIPE 385.67 (EX2)
OUT: ASSUMED 48" PIPE 385.48 (GRATE-1)

SDMH-EX2 TOP: 422.35
IN: 15" RCP 414.76 (EX3))
IN: 48" PIPE 402.35 (WEST)
OUT: 48" PIPE 402.49 (A1)

GRATE-1 TOP: 409.52
IN: 18" RCP 401.40 (EX5)
IN: 24" HDPE 393.46 (B1)
IN: ASSUMED 48" PIPE 383.34 (A1)
OUT: ASSUMED 48" PIPE 383.34 (?)
UNKNOWN OUT DIRECTION

SDMH-B1 TOP: 413.99
IN: 4" PVC 410.46 (FT-B1)
IN: 24" HDPE 394.86 (B2)
IN: 15" HDPE 406.52 (H1)
OUT: 24" HDPE 394.55 (GRATE-1)

SDMH-H1 TOP:412.69
IN: 4" PVC (FT-H1A)
IN: 4" PVC (FT-H1B)
OUT: 15" HDPE 408.47 (B1)

SDMH-B2 TOP: 413.86
IN: 15" HDPE 406.29 (G1)
IN: 15" HDPE 404.62 (D1)
IN: 24" HDPE 395.37 (EAST)
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GRATE-G1 TOP: 416.01
IN: 15" HDPE 408.15 (G2)
OUT: 15" HDPE 408.13 (B2)

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OUT: 15" HDPE 406.28

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IN: 4" PVC (FT-G2A)
OUT: 15" HDPE 416.84 (G1)

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project number

MAJOR SITE PLAN AMENDMENT
project phase

APRIL 26, 2021
issue date

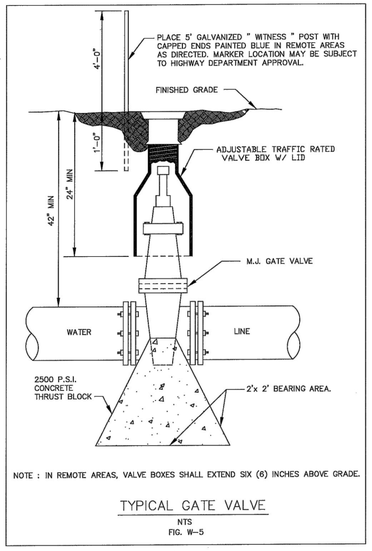
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LANDSCAPE PLAN
sheet title

0 10' 20' 40'

L106
sheet number

S:\1-PROJECTS\UMANSKY SUBARU\CAD\03 SHEETS\L106 LANDSCAPE PLAN.DWG

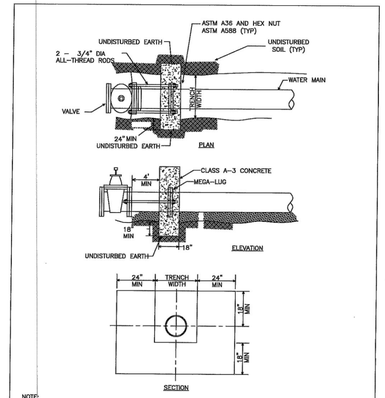


NOTE : IN REMOTE AREAS, VALVE BOXES SHALL EXTEND SIX (6) INCHES ABOVE GRADE.

TYPICAL GATE VALVE

NTS
FIG. W-5

TD-9



NOTE:

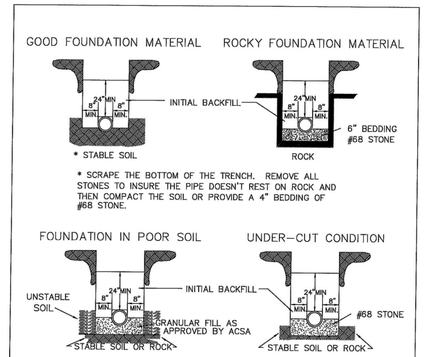
1. ALL RODS AND FASTENERS SHALL BE GIVEN TWO COATS OF ASPHALTIC PAINT AFTER ASSEMBLY.
2. CONTRACTOR SHALL ENSURE THAT THE COLLAR BEARS AGAINST UNDISTURBED SOIL FOR THE MINIMUM DIMENSION SHOWN.
3. DIMENSIONS SHOWN BEYOND THE TRENCH WIDTH ARE ABSOLUTE MINIMUM. IF THE TRENCH WIDTH IS LARGER DURING CONSTRUCTION, THE COLLAR DIMENSIONS SHALL INCREASE ACCORDINGLY.

CROSS ANCHOR RESTRAINTS FOR VALVES

NTS

Fig. W-3C

TD-6



* SCRAPE THE BOTTOM OF THE TRENCH. REMOVE ALL STONES TO INSURE THE PIPE DOESN'T REST ON ROCK AND THEN COMPACT THE SOIL OR PROVIDE A 4" BEDDING OF #68 STONE.

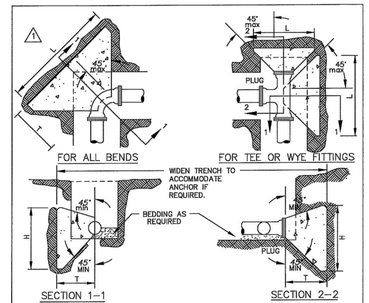
NOTE :

1. NO ROCKS SHALL BE ALLOWED WITHIN 24" OF THE WATER LINES.
2. NO ROCKS LARGER THAN 6" IN ANY DIMENSION SHALL BE ALLOWED ABOVE THE INITIAL BACKFILL.
3. THE INITIAL BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LIFTS.
4. NO ORGANIC OR FROZEN MATERIAL OR DEBRIS SHALL BE ALLOWED IN THE TRENCH.
5. BELL HOLES SHALL BE DUG OUT IN ALL CASES.

DUCTILE IRON WATER
PIPE INSTALLATION & BEDDING

NTS
FIG. W-2

TD-2



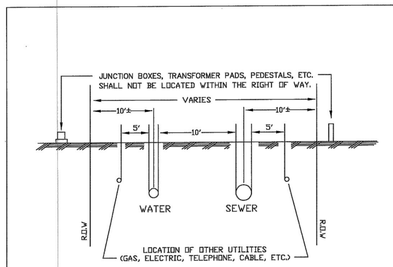
PIPE SIZE	DEGREE OF BEND	BEND DIMENSIONS (FEET) L	H	T	VOL. CU.YD.	TEE AND PLUGS (FEET) L	H	T	VOL. CU.YD.
4" & 6"	90	2.50	2.50	3.01	0.24	2.00	2.25	2.50	0.15
	45	2.00	2.25	2.60	0.15				
	22 1/2	1.50	2.00	2.52	0.10				
	11 1/4	1.50	2.00	2.50	0.10				
8"	90	3.66	3.16	3.21	0.48	3.16	2.91	2.66	0.32
	45	2.66	2.66	2.77	0.28				
	22 1/2	1.66	2.16	2.69	0.13				
	11 1/4	1.66	2.16	2.67	0.13				
10" & 12"	90	4.83	3.83	3.42	0.83	3.83	4.00	2.83	0.52
	45	3.33	3.58	2.95	0.43				
	22 1/2	2.33	2.58	2.86	0.24				
	11 1/4	1.83	2.33	2.84	0.18				

1. THRUST BLOCKS ARE REQUIRED WHENEVER THE PIPELINE : CHANGES DIRECTION, CHANGES SIZE, DEAD ENDS AND AT VALVES.
2. USE 2500 P.S.I. CONCRETE.
3. NO CONCRETE SHALL BE POURED ON ANY PART OF THE JOINT.
4. THE CONSULTING ENGINEER SHALL BE RESPONSIBLE TO THE VERIFY THE TYPE & SIZE OF ALL THRUST BLOCKS.

CONCRETE THRUST BLOCKS

NTS
FIG. W-3

TD-3



EASEMENT WIDTHS: WATER OR SEWER ONLY – 20' MINIMUM
WATER & SEWER ——— 30' MINIMUM

* SEE PART 3, PARAGRAPH D) SEPARATION OF WATER & SEWER SYSTEMS.

UTILITIES CROSSING A WATER OR SEWER EASEMENT SHOULD BE AT 90° TO THE RIGHT OF WAY.

UTILITY LOCATIONS & EASEMENT WIDTHS

NTS
FIG. W-1

TD-1

AREA RESERVED FOR WATERLINE PROFILE

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MAJOR SITE PLAN AMENDMENT
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APRIL 26, 2021
issue date

revisions

SITE DETAILS
sheet title

L107
sheet number

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