

COLONIALWEBB

MINOR SITE PLAN AMENDMENT

ALBEMARLE COUNTY, VIRGINIA

PROJECT SUMMARY

NAME OF PROJECT: COLONIALWEBB

PROJECT ADDRESS: 2275 SEMINOLE LANE
CHARLOTTESVILLE, VA 22901

DEVELOPMENT TYPE: MINOR SITE PLAN AMENDMENT

PROJECT NARRATIVE: THIS PROJECT CONSISTS OF A MINOR SITE PLAN AMENDMENT FOR AN EXISTING COMMERCIAL PARCEL ABUTTING ROUTE 29. THIS REVISION DOES NOT DISTURB THE EXISTING BUILDING. PROPOSED SITE WORK INCLUDES: FENCE AND GATE, PARKING LOT RESTRIPING, AND WATER LATERAL RELOCATION.

PLANNING HISTORY: SDP198900047 (MINOR AMENDMENT)

APPLICANT/OWNER:

CONTACT: RAY BATTANI
REGIONAL VICE PRESIDENT
ADDRESS: 1920 E PARHAM RD
RICHMOND VA 23228
PHONE: (O) 804-916-1349 (C) 540-717-3500

ENGINEER OF RECORD:

CONTACT: LINE AND GRADE CIVIL ENGINEERING
KENDRA G. MOON, PE
ADDRESS: 222 SOUTH ST WEST
CHARLOTTESVILLE, VA 22902
PHONE: 540-660-5744
EMAIL: KMOON@LINE-GRADE.COM

SOURCE OF SURVEY AND TOPOGRAPHY:

SOURCE: THOMAS B. LINCOLN LAND SURVEYOR INC.
SURVEY CONDITIONS FIELD VERIFIED BY KENDRA MOON, PE ON 11/20/2024

CONTACT: THOMAS B. LINCOLN, LS
ADDRESS: 671 BERKMAN DRIVE
CHARLOTTESVILLE, VA 22901
PHONE: 434-974-1417
EMAIL: TOM.LINCOLN@LINCOLNSURVEYING@.COM

PARCELS:

PARCEL ID: TMP 45B(1)-05-0C-00400
OWNER: COLONIALWEBB CONTRACTORS CO
CONTACT: RAY BATTANI

ZONED: HIGHWAY COMMERCIAL (HC)

OVERLAYS: AIRPORT IMPACT AREA, ENTRANCE CORRIDOR, AND STEEP SLOPES-MANAGED PROFFERS:

LEGAL AREA: 50,072 SF (1.1495 AC)
MAGISTERIAL DISTRICT: RIO
PUBLIC WATER WATERSHED: NOT LOCATED WITHIN THE WATERSHED OF A PUBLIC WATER SUPPLY RESERVOIR
MAX SF FOR COMMERCIAL USES: 50,072 SF (1.1495 AC)

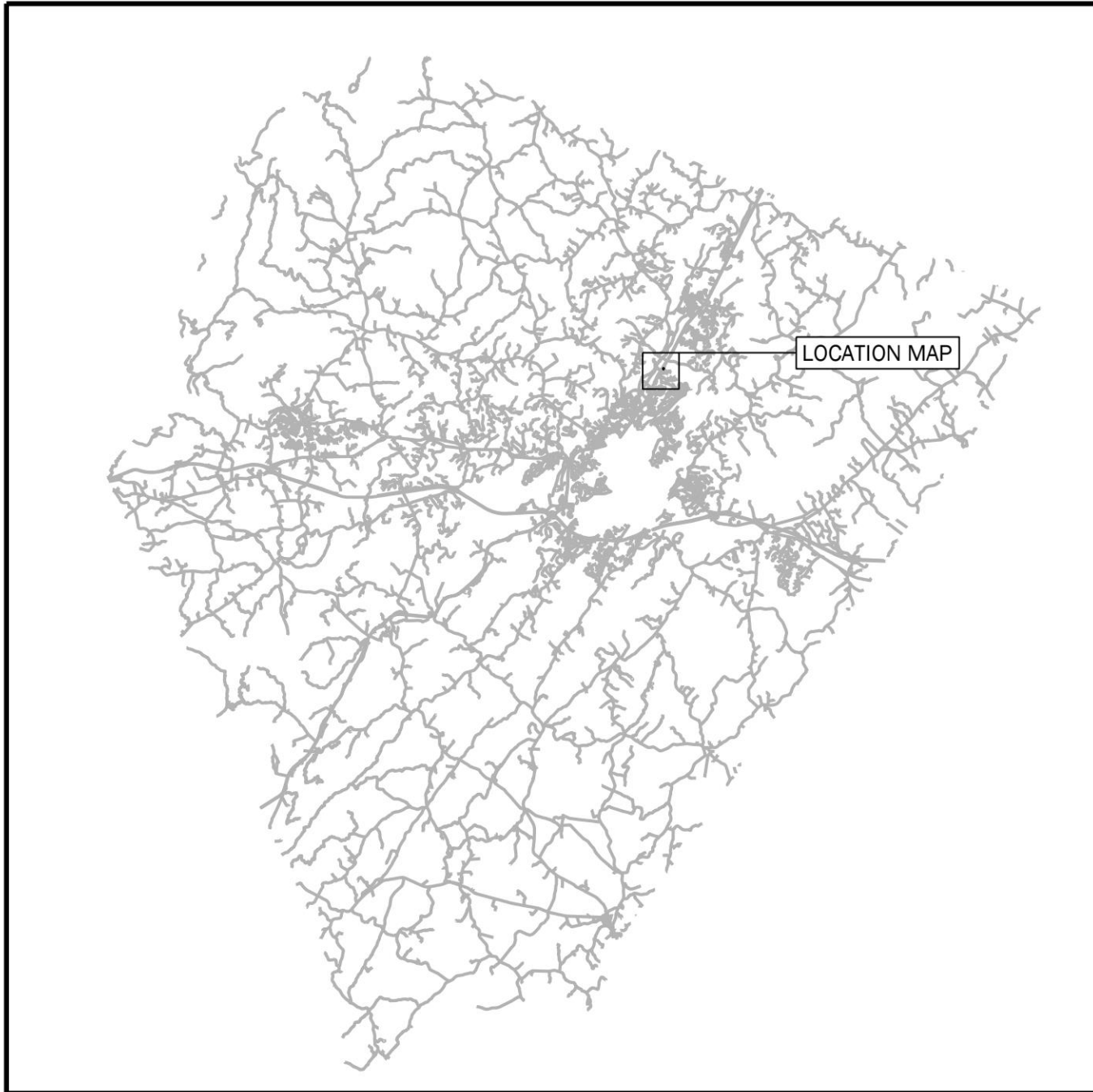
PROPOSED SITE PLAN REQUIREMENTS	ALLOWED OR REQ'D
BUILDING HEIGHT:	
Per 24.4, 21.4 MAX HEIGHT ALLOWED =	65 FT
EXISTING BUILDING HEIGHT =	22 FT
PROPOSED BUILDING HEIGHT =	NO CHANGE

SETBACKS:	
Per 4.20 PRIMARY STREET MIN FRONT BUILDING SETBACK =	10 FT
PRIMARY STREET MAX FRONT BUILDING SETBACK =	30 FT
SIDE BUILDING SETBACK (ADJACENT TO HC)=	NONE REQUIRED
REAR BUILDING SETBACK (ADJACENT TO R1)=	50 FT
REAR PARKING SETBACK (ADJACENT TO R1)=	20 FT

BUILDING FOOTPRINTS:	
EXISTING BUILDINGS	6,025 SF
PROPOSED BUILDINGS	NO CHANGE

ABBREVIATIONS

AC	ACRES	LVC	LENGTH OF VERTICAL CURVE
ADJ	ADJUST	MAX	MAXIMUM
APPROX	APPROXIMATE	MIN	MINIMUM
BC	BACK OF CURB	ME	MATCH EXISTING
BLDG	BUILDING	NIC	NOT IN CONTRACT
BM	BENCHMARK	N.T.S.	NOT TO SCALE
BVCS	BEGIN VERTICAL CURVE STATION	OC	ON CENTER
BVCE	BEGIN VERTICAL CURVE ELEVATION	OD	OUTSIDE DIAMETER
BW	BOTTOM OF WALL	O/S	OFFSET
CL	CENTERLINE	PC	POINT OF CURVATURE
CF	CUBIC FEET	PCC	POINT OF COMPOUND CURVATURE
CG	CURB AND GUTTER	PI	POINT OF INTERSECTION
CONC	CONCRETE	PRC	POINT OF REVERSE CURVATURE
D OR Δ	DELTA ANGLE	PROP	PROPOSED
DIA	DIAMETER	PT	POINT OF TANGENCY
EC	EDGE OF CONCRETE	PVC	POINT OF VERTICAL CURVATURE /
EG	EXISTING GRADE		POLYVINYL CHLORIDE
EL/ELEV	ELEVATION	PVI	POINT OF VERTICAL INTERSECTION
EP	EDGE OF PAVEMENT	PVT	POINT OF VERTICAL TANGENCY
EVCS	END VERTICAL CURVE STATION	R	RADIUS
EVCE	END VERTICAL CURVE ELEVATION	ROW	RIGHT-OF-WAY
EX	EXISTING	SAN	SANITARY SEWER
FG	FINISHED GRADE	SCH	SCHEDULE (PIPE WALL THICKNESS)
FND	FOUNDATION	SD	STORM DRAIN
GRVL	GRAVEL	SF	SQUARE FEET
HC	HANDICAP	SMH	SANITARY MANHOLE
HP	HIGH POINT	STA	STATION
ID	INSIDE DIAMETER	SW	SIDEWALK
IRR	IRRIGATION	TC	TOP OF CURB
INV	INVERT	TEMP	TEMPORARY
LAT	LATERAL	THT	THROAT
LF	LINEAR FEET	TW	TOP OF WALL
LOD	LIMITS OF DISTURBANCE	TYP	TYPICAL
LP	LOW POINT	WSEL	WATER SURFACE ELEVATION



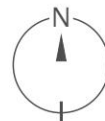
VICINITY MAP

SCALE: 1" = 30,000'



LOCATION MAP

SCALE: 1" = 1,000'



PROPOSED	LEGEND	EXISTING
	SANITARY CENTERLINE	
	WATER CENTERLINE	
	STORM SEWER	
	GAS LINE	
	UNDERGROUND POWER	
	UNDERGROUND COMMUNICATIONS	
	OVERHEAD UTILITY	
	CONTOUR LINE	
	UTILITY POLE	
	CURB / CURB AND GUTTER	
	SPILL CURB WITH TRANSITION AREA	
	DETECTABLE WARNING STRIP	
	ADA ACCESS PATH AND LANDING	
	PAVEMENT MARKING LINE	
	PARKING / ADA PARKING COUNTERS	
	SIGN	
	BUILDING INGRESS / EGRESS SYMBOL	
	BUILDING LINE	
	BUILDING OVERHEAD / PROJECTION	
	WALL	
	PROPERTY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
	ROAD CENTERLINE	
	CHANNEL CENTERLINE	
	BERM CENTERLINE	
	LIMITS OF DISTURBANCE	
	100-YR FLOODPLAIN	
	REGULATORY FLOODWAY	
	WETLAND	
	WATER BODY	
	TREELINE	
	TREE / SHRUB	
	REGULATED STEEP SLOPES	
	CONCRETE	
	BMP/SWM	
	RIPRAP	

DESIGN INFORMATION:

DISTURBANCE AREA: 779 SF
PROPOSED IMPERVIOUS AREA:
28,551 SF EXISTING; 0 SF ADDED
12 DIGIT HUC CODE: 020802040203

REVISION SUMMARY:

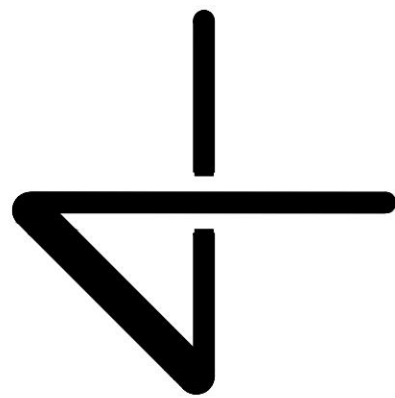
- PROPOSED CHANGES
- PROPOSED FENCE AND GATE
 - PROPOSED PARKING LOT RESTRIPING
 - PROPOSED WATER LATERAL RELOCATION
 - PROPOSED DUMPSTER PAD
 - PROPOSED LANDSCAPING ADDITIONS
 - NOTE: NO CHANGES TO EXISTING LIGHTING

UTILITY OWNERS:

POWER: DOMINION
GAS: CITY OF CHARLOTTESVILLE
WATER: ACSA
SANITARY SEWER: ACSA
STORM SEWER: PRIVATE/VDOT

Sheet List Table

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.1	SDP198900047
C2.0	SITE PLAN
C2.1	SITE DETAILS
C3.0	LANDSCAPE PLAN
7	TOTAL SHEETS



COVER SHEET

COLONIALWEBB
MINOR SITE PLAN AMENDMENT
ALBEMARLE COUNTY, VIRGINIA



SUBMISSIONS/REVISIONS
1 - 12/30/2024

LINE
AND
GRADE
Civil Engineering

C0.0

GENERAL CONSTRUCTION NOTES:

1.

ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS (VDOT RBS&S), VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, THE RULES AND REGULATIONS WATER AND SANITARY SEWER CONSTRUCTION SPECIFICATIONS AND STANDARDS FOR THE PLAN APPROVING AUTHORITY AND ANY OTHER APPLICABLE FEDERAL, STATE, OR LOCAL ORDINANCES, CODES, AND LAWS.
2.

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS, MATERIALS, DIMENSIONS LOCATIONS AND EXISTING ELEMENTS TO REMAIN IN THE FIELD BEFORE PROCEEDINGS WITH ANY WORK. IF CONDITIONS VARY FROM WHAT IS REPRESENTED IN THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
3.

EXISTING CONSTRUCTION SHOWN IN THESE DRAWINGS SHALL BE USED AS RELATIVE REFERENCES AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR IF DEEMED CRITICAL FOR PROPER EXECUTION OF THE WORK.
4.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DUST CONTROL MEASURES.
5.

PROVIDE ADEQUATE PROTECTION FOR THE EXISTING BUILDINGS, BUILDING OCCUPANTS, VEHICLES AND PEDESTRIANS AT ALL TIMES IN ACCORDANCE WITH OSHA AND ALL APPLICABLE STATE AND LOCAL CODES.
6.

MATERIALS AND EQUIPMENT SHALL BE STORED IN APPROVED AREAS TO PREVENT IMPACTS ON VEHICLES AND PEDESTRIANS. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR MEASURES TAKEN TO ENSURE VEHICULAR AND PEDESTRIAN SAFETY THROUGH THE ENTIRE DURATION OF THE WORK. SAFETY IS PARAMOUNT.
7.

EQUIPMENT AND MATERIALS SHALL BE STORED IN DESIGNATED AREAS AND SHALL NOT ENCUMBER THE OWNER'S OPERATIONS, SURROUNDING RIGHT OF WAY, OR ADJOINING GROUNDS.
8.

ALL WORK AREAS SHALL BE CLEANED DAILY.
9.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BUILDINGS ADJACENT TO WORK AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS OF DAMAGES RESULTING FROM CONSTRUCTION ACTIVITIES.
10.

SECTION CUTS AND DETAIL CALLOUTS INDICATED IN THE DRAWINGS ARE TYPICAL FOR THE PROJECT. THEY ARE TO BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS AND HAVE NOT BEEN SHOWN EVERYWHERE THEY APPLY.
11.

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY.
12.

CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL CONSTRUCTION.
13.

SYMBOLS IN THE DRAWINGS ARE NOT TO SCALE.
14.

ALL WORK SHALL BE LAID-OUT PRIOR TO INSTALLATION OF NEW WORK BASED ON MEASUREMENT OF EXISTING CONSTRUCTION AND EXISTING CONSTRUCTION DESIGNATED TO REMAIN AS PART OF THE PROJECT. DO NOT START INSTALLATION OF WORK UNTIL LAY-OUT IS COMPLETE AND POTENTIAL CONFLICTS HAVE BEEN IDENTIFIED AND ADDRESSED.
15.

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO THE EXISTING BUILDINGS AND ADJACENT GROUNDS AND PROPERTY CAUSE BY THE CARELESSNESS OR NEGLIGENCE OF HIS WORKMEN. DAMAGE TO PORTIONS OF THE PROPERTY NOT SUBJECT TO WORK UNDER THE CONTRACT SHALL BE REPAIRED TO THE FULL SATISFACTION OF THE OWNER AND ENGINEER, AT THE CONTRACTOR'S EXPENSE.
16.

PROTECTION OF THE WORK: PROTECT EFFECTIVELY ALL MATERIALS AND EQUIPMENT DURING THE ENTIRE PERIOD OF CONSTRUCTION. REPLACE MATERIALS AND EQUIPMENT DAMAGED, LOST OR STOLEN WITHOUT ADDITIONAL COST TO THE OWNER.
17.

PROTECT EXISTING MATERIALS DURING INSTALLATION OF TEMPORARY PROTECTION AND CONSTRUCTION. DO NOT DEFACE OR REMOVE EXISTING MATERIALS IF INTENDED TO STAY. ATTACHMENTS OF TEMPORARY PROTECTION TO EXISTING CONSTRUCTION SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
18.

OBTAIN ENGINEER REVIEW AND WRITTEN APPROVAL IN THE FORM OF A CONSTRUCTION CHANGE DIRECTIVE OR SUPPLEMENTAL INSTRUCTION BEFORE MAKING CHANGES OR ADDITIONS TO CONSTRUCTION OR REMOVING MATERIALS THAT WERE INTENDED TO REMAIN.
19.

NOTIFY ENGINEER OF VISIBLE CHANGES IN THE INTEGRITY OF MATERIALS OR COMPONENTS WHETHER DUE TO ENVIRONMENTAL CAUSES INCLUDING BIOLOGICAL ATTACK, UV DEGRADATION, FREEZING OR THAWING OR DUE TO STRUCTURAL DEFECTS INCLUDING CRACKS, MOVEMENT OR DISTORTION. DO NOT PROCEED WITH WORK IN QUESTION UNTIL DIRECTED BY THE ENGINEER.
20.

WHERE MISSING FEATURES ARE INDICATED TO BE REPAIRED OR REPLACED, PROVIDE FEATURES WHOSE DESIGNS ARE BASED ON ACCURATE DUPLICATIONS RATHER THAN ON CONJECTURAL DESIGNS, SUBJECT TO APPROVAL OF THE ENGINEER.
21.

WHERE WORK REQUIRES EXISTING FEATURES TO BE REMOVED, CLEANED AND REUSED, PERFORM THESE OPERATIONS WITHOUT DAMAGE TO THE MATERIALS THEMSELVES, TO ADJACENT MATERIALS, OR TO THE SUBSTRATE. WHEN CLEANING, MATCH SAMPLES OF EXISTING MATERIALS THAT HAVE BEEN CLEANED AND IDENTIFIED FOR ACCEPTABLE CLEANING LEVELS. AVOID OVER CLEANING TO PREVENT DAMAGE TO EXISTING MATERIALS DURING CLEANING.
22.

TEMPORARY MATERIALS MAY BE NEW OR USED, BUT MUST BE ADEQUATE IN FOR REQUIRED USAGE, MUST NOT CREATE UNSAFE CONDITIONS AND MUST NOT VIOLATE REQUIREMENTS OF APPLICABLE CODES AND STANDARDS.
23.

CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE EXTINGUISHER OR OTHER EFFECTIVE MEANS OF EXTINGUISHING FIRE, READY FOR INSTANT USE, DISTRIBUTED AROUND THE PROJECT AND IN AND ABOUT TEMPORARY, INFLAMMABLE STRUCTURES DURING CONSTRUCTION OF WORK. EXISTING FIRE HOSE CONNECTIONS SHALL BE ACCESSIBLE AT ALL TIMES BY FIRE DEPARTMENT PERSONNEL. MATERIAL SAND DEBRIS SHALL NOT BE STORED IN FRONT OF THE CONNECTION, THUS PREVENTING ACCESS. THE CONTRACTOR SHALL COORDINATE ACCESS PROCEDURES WITH THE FIRE MARSHALL.
24.

GASOLINE AND OTHER FLAMMABLE LIQUIDS SHALL BE STORED AND DISPENSED FROM UL LISTED SAFETY CONTAINERS IN CONFORMANCE WITH THE NATIONAL BOARD OF FIRE UNDERWRITERS' RECOMMENDATIONS.
25.

SUBMITTALS ARE NOT REQUIRED IF CONTRACTOR ELECTS TO USE THE PROPRIETARY PRODUCTS LISTED. SUBMITTALS WILL BE REQUIRED IF CONTRACTOR WISHES TO USE ALTERNATE PRODUCTS. ALL ALTERNATE PRODUCTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER AND OWNER.
26.

CONTRACTOR SHALL CALL MISS UTILITY AT 1-800-552-7001 BEFORE CONSTRUCTION COMMENCES.
27.

TREE AND PLANT ROOTS OR BRANCHES THAT MAY INTERFERE WITH THE WORK SHALL BE TRIMMED OR CUT ONLY WITH THE APPROVAL OF THE OWNER AND ENGINEER. ANY TREES OR PLANTS WHICH ARE SHOWN TO REMAIN THAT DO NOT INTERFERE WITH THE WORK, BUT ARE DAMAGED BY CONTRACTOR OR HIS SUB-CONTRACTORS, SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST.

WORK AREA PROTECTION AND MAINTENANCE:

1.

CLEARING AND GRUBBING SHALL BE CONFINED TO THOSE AREAS NEEDED FOR CONSTRUCTION, AND AS SHOWN IN THE DRAWINGS.
2.

DISTURBED AREAS BEYOND THE ROADWAY CURB AND WHERE INDICATED ON THE PLANS SHALL RECEIVE TOPSOIL AS NECESSARY AND AS DIRECTED. SEEDING MIXTURE SHALL BE DETERMINED BY THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK SECTION 3.32
3.

CONTRACTOR IS PERMITTED TO WORK IN THE PUBLIC RIGHT-OF-WAY AND ANY TEMPORARY OR PERMANENT EASEMENT SHOWN ON THE PLANS. HOWEVER, CONTRACTOR SHALL NOTIFY PROPERTY OWNER(S) FORTY-EIGHT (48) HOURS PRIOR TO WORKING ON ANY PRIVATE PROPERTY TO COORDINATE ACCESS AND TO DETERMINE A STORAGE AREA FOR MATERIALS IF NEEDED. COORDINATION OF ACCESS TO PUBLIC RIGHT-OF-WAY AND STORAGE OF MATERIALS THEREON SHALL BE COORDINATED WITH THE ENGINEER. CONTRACTOR'S FAILURE TO NOTIFY AND COORDINATE WITH PROPERTY OWNERS AND/OR THE ENGINEER MAY RESULT IN DELAYS. NO ADDITIONAL COMPENSATION OR TIME FOR PERFORMANCE WILL BE GIVEN FOR ANY SUCH DELAYS.
4.

CONTRACTOR SHALL, AT HIS EXPENSE, MAINTAIN THE WORK SITE IN A CLEAN AND ORDERLY APPEARANCE AT ALL TIMES. ALL DEBRIS AND SURPLUS MATERIAL COLLECTED SHALL BE DISPOSED OF OFF THE WORK SITE BY CONTRACTOR, AT HIS EXPENSE.
5.

EXISTING LAWN, TREES, SHRUBS, FENCES, UTILITIES, CULVERTS, WALLS, WALKS, DRIVEWAYS, POLES, SIGNS, RIGHT-OF-WAY MONUMENTS, MAILBOXES AND THE LIKE SHALL BE PROTECTED FROM DAMAGE DURING THE WORK. ANY DAMAGE CAUSED TO SUCH ITEMS SHALL BE REPAIRED OR REPLACED BY CONTRACTOR AT NO ADDITIONAL COST. PROPERTY PINS DISTURBED BY CONTRACTOR THAT ARE NOT SHOWN ON THE PLANS TO BE DISTURBED SHALL BE RESTORED BY LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
6.

MEASURES TO CONTROL EROSION AND SEDIMENT SHALL BE PROVIDED PURSUANT TO AND IN COMPLIANCE WITH CURRENT FEDERAL, STATE AND LOCAL REGULATIONS. THE INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND/OR APPROVAL OF THE PLANS SHALL IN NO WAY RELIEVE THE CONTRACTOR OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE COUNTY OF ALBEMARLE. CONTRACTOR SHALL PROVIDE THE NECESSARY DIVERSION DITCHES, DIKES, OR TEMPORARY CULVERTS REQUIRED TO PREVENT MUD AND DEBRIS FROM BEING WASHED ONTO THE STREETS OR ADJACENT PROPERTY. CONTRACTOR'S VEHICLES SHALL BE KEPT CLEAN TO PREVENT MUD OR DUST FROM BEING DEPOSITED ON STREETS. NO AREA SHALL BE LEFT DENUDE FOR MORE THAN SEVEN (7) CALENDAR DAYS.
7.

CONTRACTOR SHALL CLEAN UP, RESTORE, SEED AND MAINTAIN ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF WORK. TOPSOIL, SEED, FERTILIZER AND MULCH SHALL BE PLACED IN ACCORDANCE WITH COUNTY OF ALBEMARLE STANDARDS ON ALL DISTURBED AREAS. A PERMANENT STAND OF GRASS ADEQUATE TO PREVENT EROSION SHALL BE ESTABLISHED PRIOR TO FINAL ACCEPTANCE. ALL EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED WITHIN 30 DAYS AFTER THE PROJECT IS STABILIZED. (MS-18)
8.

FOR FURTHER REQUIREMENTS AND DETAILS OF TREE PRESERVATION, PLANTING, EROSION AND SEDIMENT CONTROL, REFER TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
9.

AN EROSION AND SEDIMENT CONTROL CERTIFIED RESPONSIBLE LAND DISTURBER (CRLD) IS REQUIRED FOR ALL LAND DISTURBANCE ACTIVITIES.
10.

THE CONTRACTOR SHALL PROPERLY INSTALL AND MAINTAIN EROSION AND SEDIMENT CONTROLS FOR THE LIFE OF THE PROJECT; AND ROUTINELY CHECK CONTROL DEVICES BEFORE, DURING AND AFTER STORM EVENTS.

UTILITIES:

1.

PRIOR TO CONSTRUCTION OR EXCAVATION, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY OF LOCATING ANY AND ALL UNDERGROUND UTILITIES (PUBLIC OR PRIVATE) THAT MAY EXIST WITHIN OR CROSS THROUGH THE AREA OF CONSTRUCTION WHETHER OR NOT THEY ARE SHOWN ON THE PLANS. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CALL "MISS UTILITY OF VIRGINIA" AT 1-800-552-7001. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS SOLE EXPENSE, ANY EXISTING UTILITY DAMAGED DURING CONSTRUCTION.
2.

THE PLAN DOES NOT GUARANTEE THE EXISTENCE, NONEXISTENCE, SIZE, TYPE, LOCATION, ALIGNMENT, OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES. WHERE SURFACE FEATURES (MANHOLES, CATCH BASINS, VALVES, ETC.) ARE UNAVAILABLE OR INCONCLUSIVE, INFORMATION SHOWN MAY BE FROM UTILITY OWNERS' RECORDS AND/OR ELECTRONIC LINE TRACING, THE RELIABILITY OF WHICH IS UNCERTAIN. THE CONTRACTOR SHALL PERFORM TEST EXCAVATIONS OR OTHER INVESTIGATION AS NECESSARY TO VERIFY LOCATION AND CLEARANCES.
3.

WHEN THE WORK CROSSES EXISTING UTILITIES, THE EXISTING UTILITIES SHALL BE ADEQUATELY SUPPORTED AND PROTECTED FROM THE DAMAGE DUE TO THE WORK. ALL METHODS FOR SUPPORTING AND MAINTAINING THE EXISTING UTILITIES SHALL BE APPROVED BY THE RESPECTIVE UTILITY COMPANY AND/OR THE ENGINEER. CONTRACTOR SHALL EXERCISE CARE TO INSURE THAT THE GRADE AND ALIGNMENT OF EXISTING UTILITIES ARE MAINTAINED AND THAT NO JOINTS OR CONNECTIONS ARE DISPLACED. BACKFILL SHALL BE CAREFULLY PLACED AND COMPACTED TO PREVENT FUTURE DAMAGE OR SETTLEMENT TO EXISTING UTILITIES. ANY UTILITIES REMOVED AS PART OF THE WORK, AND NOT INDICATED TO BE REMOVED OR ABANDONED, SHALL BE RESTORED USING MATERIALS AND INSTALLATION EQUAL TO THE UTILITY'S STANDARDS.
4.

CONTRACTOR SHALL NOTIFY LANDOWNERS, TENANTS AND THE ENGINEER A MINIMUM OF 72 HOURS PRIOR TO THE INTERRUPTION OF ANY SERVICES. SERVICE INTERRUPTIONS SHALL BE KEPT TO A MINIMUM.
5.

CONTRACTOR TO MAKE ANY NECESSARY ADJUSTMENTS TO ALL UTILITY JUNCTION BOXES, VALVE BOXES, MANHOLES, CLEAN-OUTS, AND OTHER GRADE RELATED ITEMS IN SIDEWALK, ROADWAY, AND/OR ADJACENT AREAS TO MATCH FINISHED GRADE. COSTS ARE TO BE INCLUDED UNDER THE VARIOUS UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE.
6.

PER THE VIRGINIA DEPARTMENT OF HEALTH WATERWORKS REGULATIONS (PART II, ARTICLE 3, SECTION 12 VAC 5-590 THROUGH 630), ALL BUILDINGS THAT HAVE THE POSSIBILITY OF CONTAMINATING THE POTABLE WATER DISTRIBUTION SYSTEM (HOSPITALS, INDUSTRIAL SITES, BREWERIES, ETC.) SHALL HAVE A BACKFLOW PREVENTION DEVICE INSTALLED WITHIN THE FACILITY. THIS DEVICE SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE. SHALL BE TESTED IN REGULAR INTERVALS AS REQUIRED, AND TEST RESULTS SHALL BE SUBMITTED TO THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
7.

ALL BUILDINGS THAT MAY PRODUCE WASTES CONTAINING MORE THAN ONE HUNDRED (100) PARTS PER MILLION OF FATS, OIL, OR GREASE SHALL INSTALL A GREASE TRAP. THE GREASE TRAP SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, MAINTAIN RECORDS OF CLEANING AND MAINTENANCE, AND BE INSPECTED ON REGULAR INTERVALS BY THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
8.

CONTACT THE REGULATORY COMPLIANCE ADMINISTRATOR AT 970-3032 WITH ANY QUESTIONS REGARDING THE GREASE TRAP OR BACKFLOW PREVENTION DEVICES.

EARTH WORK AND SITE CONDITIONS:

1.

EXCEPT AS OTHERWISE SHOWN ON THE PLANS, ALL CUTS AND FILLS SHALL BE NO GREATER THAN 3:1.
2.

UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS, ALL FILL MATERIALS SHALL BE COMPACTED TO 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99 METHOD A, WITHIN PLUS OR MINUS 2% OF OPTIMUM MOISTURE, FOR THE FULL WIDTH AND THE DEPTH OF THE FILL.
3.

THE CONTRACTOR SHALL ADD, CHANGE, OR RELOCATE EROSION AND SEDIMENT CONTROLS AT THE DIRECTION OF THE COUNTY OF ALBEMARLE E&S INSPECTOR TO THEIR SATISFACTION AT NO ADDITIONAL COST TO THE OWNER.
4.

ALL GRADING AND IMPROVEMENTS TO BE CONFINED TO THE PROJECT AREA UNLESS OTHERWISE INDICATED.
5.

PROPOSED GRADES SHALL BE FIELD ADJUSTED TO CONFORM TO THE INTENT OF THE TYPICAL SECTIONS. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE BASELINE TO THE PROPOSED EDGE OF PAVEMENT OR FACE OF CURB TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR PONDING OF WATER ON ALL PAVED SURFACES.
6.

CONTRACTOR SHALL MAINTAIN A SMOOTH GRADE TO THE PROPOSED EDGE OF PAVEMENT OR FACE OF CURB TO PROVIDE POSITIVE DRAINAGE ON ALL PAVED SURFACES. ANY AREAS WHERE WATER IS IMPOUNDED SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL COST. POSITIVE DRAINAGE OF ALL ROADWAY AREAS TO THE STORM DRAIN INLETS OR OTHER ACCEPTABLE DRAINAGE CHANNELS AS NOTED ON THE PLANS IS REQUIRED.
7.

CONTRACTOR SHALL MAINTAIN EXISTING STREAMS, DITCHES, DRAINAGE STRUCTURES, CULVERT AND FLOWS AT ALL TIMES DURING THE WORK. CONTRACTOR SHALL PAY FOR ALL PERSONAL INJURY AND PROPERTY DAMAGE WHICH MAY OCCUR AS A RESULT OF FAILING TO MAINTAIN ADEQUATE DRAINAGE.
8.

ALL PIPES, D/IS AND OTHER STRUCTURES SHALL BE INSPECTED BY THE ENGINEER BEFORE BEING BACKFILLED OR BURIED. THE ENGINEER MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO UNCOVER AND RE-COVER SUCH STRUCTURES IF THE HAVE BEEN BACKFILLED OR BURIED WITHOUT SUCH INSPECTION.
9.

ALL STORM CHANNELS, DRAINS, AND SEWER SYSTEMS SHALL BE CLEANED UPON COMPLETION OF THE PROPOSED WORK. SEDIMENT, CHEMICALS, AND/OR DEBRIS REMOVED FROM THESE SYSTEMS SHALL BE REMOVED AND DISPOSED OF PROPERLY.

MAINTENANCE OF TRAFFIC:

1.

TEMPORARY STREET CLOSURE PERMIT REQUIRED FOR CLOSURE OF SIDEWALKS, PARKING SPACES AND ROADWAYS AND IS SUBJECT TO APPROVAL BY THE COUNTY OF ALBEMARLE TRAFFIC ENGINEER.
2.

THE VIRGINIA WORK AREA PROTECTION MANUAL AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL GOVERN ALL TEMPORARY TRAFFIC CONTROL OPERATIONS THROUGHOUT CONSTRUCTION OF THIS PROJECT. ADHERENCE TO APPLICABLE PROVISIONS OF THE MANUAL IS REQUIRED OF THE CONTRACTOR EVEN THOUGH DETAILED REFERENCE TO ALL SUCH PROVISIONS MAY NOT BE CONTAINED IN THE PLANS.
3.

ALL EXISTING RESIDENTIAL AND COMMERCIAL ENTRANCES SHALL BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
4.

NO TEMPORARY PAVEMENT MARKING SHALL BE ALLOWED ON THE FINAL ASPHALT SURFACE COURSE.
5.

THE CONTRACTOR SHALL MAINTAIN ALL LANES OF TRAVEL OPEN FROM 6:30 AM TO 9:00 AM AND 3:00 PM TO 5:00 PM UNLESS DEEMED UNNECESSARY BY THE ENGINEER. SHORT PERIODS OF ONE WAY FLAGGING OPERATIONS MAY BE CONDUCTED OUTSIDE THE HOURS MENTIONED ABOVE.
6.

ALL TRAFFIC SIGNALS SHALL BE ADJUSTED AS DEEMED NECESSARY BY THE ENGINEER PRIOR TO ANY TRAFFIC CHANGES.
7.

WHEN WORK IN THE EXCAVATION AREA IS DISCONTINUED FOR A SHORT PERIOD OF TIME, AS AT NIGHT, THE CONTRACTOR SHALL BACKFILL THE CUT AREAS ADJACENT TO THE BUSTING PAVEMENT WITH A 'FILLET OF MATERIAL'. THE FILLET SHALL BE COMPOSED OF THE SAME MATERIAL (EXCAVATION, BORROW, BASE COURSE, ETC.) ALL COSTS FOR PLACING AND REMOVING THIS FILLET OF MATERIAL SHALL BE INCLUDED IN THE PRICE BID FOR OTHER BID ITEMS OF WORK ON THIS PROJECT, AND NO ADDITIONAL CHARGE WILL BE ALLOWED.
8.

EXISTING SURFACE, AGGREGATE BASE AND SUBBASE MATERIAL WHICH WILL BE DEMOLISHED OR OBLITERATED DURING CONSTRUCTION AND WHICH IS SUITABLE FOR MAINTENANCE OF TRAFFIC AS DETERMINED BY THE ENGINEER, SHALL BE SALVAGED AND UTILIZED FOR MAINTENANCE OF TRAFFIC PRIOR TO THE USE OF COMMERCIAL MATERIAL. WHEN NOT SPECIFIED AS A SEPARATE PAY ITEM, THE REMOVAL AND SALVAGING OF EXISTING SURFACES AND AGGREGATE BASE AND SUBBASE MATERIAL WILL BE MEASURED AND PAID FOR AS REGULAR EXCAVATION IN ACCORDANCE WITH SECTION 303 OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS.
9.

CONSTRUCT ALL INTERSECTIONS AND DRIVEWAYS UNDER TRAFFIC.
10.

IF USED, TEMPORARY TRAFFIC BARRIER SERVICE SHALL BE INSTALLED AND REMOVED SO AS NOT TO PRESENT ANY BLUNT END OR HAZARD TO THE MOTORING PUBLIC.
11.

CONTRACTOR SHALL NOTIFY TRANSIT PROVIDERS A MINIMUM OF TWO WEEKS PRIOR TO ANY IMPACT OR DISRUPTION TO REGULAR SERVICE OR STOPS.
12.

ALL EXISTING PAVEMENT MARKINGS CONFLICTING WITH PROPOSED CONSTRUCTION PAVEMENT MARKINGS (IF USED) SHALL BE ERADICATED.
13.

INSTALLATION AND REMOVAL OF TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE SECTION 6G.25 OF THE WORK AREA PROTECTION MANUAL.
14.

USE APPROPRIATE SIGNS TO SHIFT PEDESTRIAN TRAFFIC AS NEEDED.
15.

CONTRACTOR SHALL ASSURE ENDS OF TEMPORARY CONCRETE BARRIER (IF USED) DO NOT OBSTRUCT INTERSECTION SIGHT LINES.

FIRE PREVENTION:

1.

SMOKING SHALL ONLY BE ALLOWED IN DESIGNATED SPACES WITH PROPER RECEPTACLES. "NO SMOKING" SIGNS SHALL BE POSTED AT EACH BUILDING SITE AND WITHIN EACH BUILDING DURING CONSTRUCTION PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
2.

OVERHEAD WIRING OR OTHER OVERHEAD OBSTRUCTIONS SHALL NOT BE LOWER THAN 13 FEET 6 INCHES OVER A PUBLIC STREET PER THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.
3.

CONTRACTOR SHALL ENSURE THAT BUILDING STREET NUMBERS ARE PLAINLY VISIBLE FROM THE FRONTAGE STREET AT ALL TIMES DURING CONSTRUCTION FOR EMERGENCY RESPONDERS, PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
4.

AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIALS ARRIVE ON SITE. WASTE AND COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH DAY AND DISPOSED OF IN ACCORDANCE WITH VIRGINIA STATEWIDE FIRE PREVENTION CODE.
5.

OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CHAPTER 35 OF THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.
6.

FIRE EXTINGUISHERS SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.
7.

VEHICULAR ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED AT ALL CONSTRUCTION AND DEMOLITION SITES AND TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICULAR ACCESS SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS AND VEHICLE LOADING UNDER ALL WEATHER CONDITIONS IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.

CONCRETE AND ASPHALT:

1.

ALL MATERIAL INSIDE FORMS SHALL BE CLEAN AND FREE OF ALL ROCKS AND OTHER LOOSE DEBRIS. SUB-BASE MATERIAL SHALL BE COMPACTED BY MECHANICAL MEANS.
2.

CONCRETE SHALL NOT BE PLACED UNLESS THE AIR TEMPERATURE IS AT LEAST 40 DEGREES FAHRENHEIT (F) IN THE SHADE AND RISING.
3.

CONCRETE SHALL NOT BE PLACED UNTIL STEEL DOWELS HAVE BEEN INSTALLED IN EXISTING CONCRETE IN ACCORDANCE WITH COUNTY OF ALBEMARLE STANDARDS.
4.

1/2 " PREMOLDED EXPANSION JOINT MATERIAL SHALL BE PLACED AT A MAXIMUM OF 30' INTERVALS ON NEW SIDEWALK, CURB, CURB & GUTTER, AT EACH END OF DRIVEWAY ENTRANCES, AT EACH END OF HANDICAP RAMPS, SOME POINT ON ENTRANCE WALKS AND STEPS ADJUSTMENTS, AND ALONG BUILDINGS AND WALLS WHERE NEW CONCRETE SIDEWALKS ARE PLACED AGAINST THEM.
5.

ALL EXISTING CURBS, CURB & GUTTER, SIDEWALK AND STEPS TO BE REMOVED SHALL BE TAKEN OUT TO THE NEAREST JOINT. DEMOLITION AND DISPOSAL COST TO BE INCLUDED IN OTHER UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
6.

EXISTING ASPHALT CONCRETE PAVEMENT SHALL BE SAW CUT AND REMOVED AS PER THE SPECIFICATIONS. REMOVAL SHALL BE DONE IN SUCH A MANNER AS TO NOT TEAR, BULGE OR DISPLACE ADJACENT PAVEMENT. EDGES SHALL BE CLEAN AND VERTICAL, ALL CUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE DIRECTION OF TRAFFIC.
7.

DISPOSAL OF ALL EXCESS AND DEMOLITION MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR.

WATER DEMAND CALCULATIONS:

FIXTURE	FIXTURE VALUE @ 60 PSI¹	NO. OF FIXTURES	FIXTURE VALUE TOTALS
BATHTUB	8		0
BEDPAN WASHERS	10		0
BIDET	2		0
DENTAL UNIT	2		0
DRINKING FOUNTAIN - PUBLIC	2	1	2
KITCHEN SINK	2.2		0
LAVATORY	1.5	3	4.5
SHOWERHEAD (SHOWER ONLY)	2.5	1	2.5
TOILET - FLUSH VALVE	4	1	4
TOILET - FLUSH VALVE	35		0
- TANK TYPE	4	3	12
URINAL - PEDESTAL FLUSH VALVE	35		0
- WALL FLUSH VALVE	16		0
WASH SINK (EACH SET OF FAUCETS)	4		0
DISHWASHER	2		0
WASHING MACHINE	6		0
HOSE (50 ft WASH DOWN) – 1/2 in.	5		0
– 5/8 in.	9	2	18
– 3/4 in.	12		0
¹ VALUES FROM AWWA M-22 WORKSHEET	COMBINED FIXTURE VALUE TOTAL =		43

ESTIMATED DEMAND = 43 GPM

FROM AWWA FIG. 4-2 OR 4-3

ASSUMED AVAILABLE PRESSURE AT METER = 60 PSI

PRESSURE ADJUSTMENT FACTOR = 1.00

FROM AWWA TABLE 4-1

CUSTOMER PEAK DEMAND x PRESSURE ADJUSTMENT FACTOR, GPM = 43

IRRIGATION

TOTAL IRRIGATION AREA = SF

NUMBER OF IRRIGATION SECTIONS = 0

(100 FT2 SECTIONS)

IRRIGATION SYSTEM TYPE

IRRIGATION FACTOR 0

IRRIGATION DEMAND (NO. OF SECTIONS x IRRIGATION FACTOR) GPM = 0

HOSE BIBS

QUANTITY

DEMAND

1/2" BIB 0

5/8" BIB 0

3/4" BIB 0

TOTAL IRRIGATION DEMAND (IRRIGATION + HOSE BIBS) GPM = 0

ADDITIONAL FIXED LOAD, GPM = 0

TOTAL WATER DEMAND ESTIMATE

SUM OF FIXTURES, IRRIGATION, AND FIXED DEMAND, GPM = 43

METER REQUIRED = 1" POSITIVE DISPLACEMENT

ITE TRIP GENERATION:

11TH EDITION TRIP GENERATION DATA				WEEKDAY TRAFFIC										
USE DESCRIPTION	ITE CODE	UNITS	QTY OF UNITS	VEHICLES	AM PEAK HOUR ADJ.		STREET TRAFFIC		PM PEAK HOUR ADJ.		STREET TRAFFIC			
				PER DAY	% IN	% OUT	IN	OUT	TOTAL TRIPS	% IN	% OUT	IN	OUT	TOTAL TRIPS
Specialty Trade Contractor	180	1 Employee	42.00	152	74%	26%	19	7	26	32%	68%	10	20	30
SITE TOTALS =				152			19	7	26			10	20	30

PARKING TABULATIONS:

CODE REF.	USE	PARKING REQUIRED REQUIRED RATE	QUANTITY	REQUIRED SPACES
4.12.6	Contractor's (construction office, shop, storage)	1 space / employee on-site 1 space / facility vehicle	22 Employee(s) 0 Vehicles	22 0
Note: 12 employees are expected on site at all times during regular business hours, with 30 employees who stop by the site intermittently to load and unload. It is expected that at any given time there could be the need for 22 employee spaces (1/3 offsite employees + on site employees).				TOTAL REQUIRED: 22
				TOTAL PROVIDED: 22

GENERAL NOTES

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MINOR SITE PLAN AMENDMENT

ALBEMARLE COUNTY, VIRGINIA



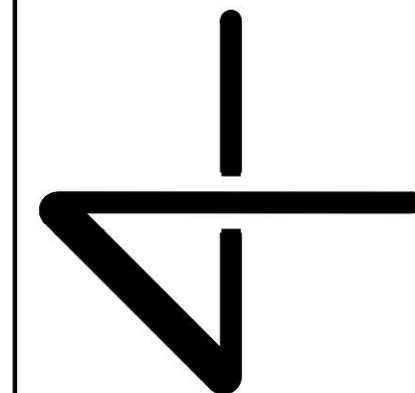
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EXISTING CONDITIONS AND DEMOLITION
PLAN

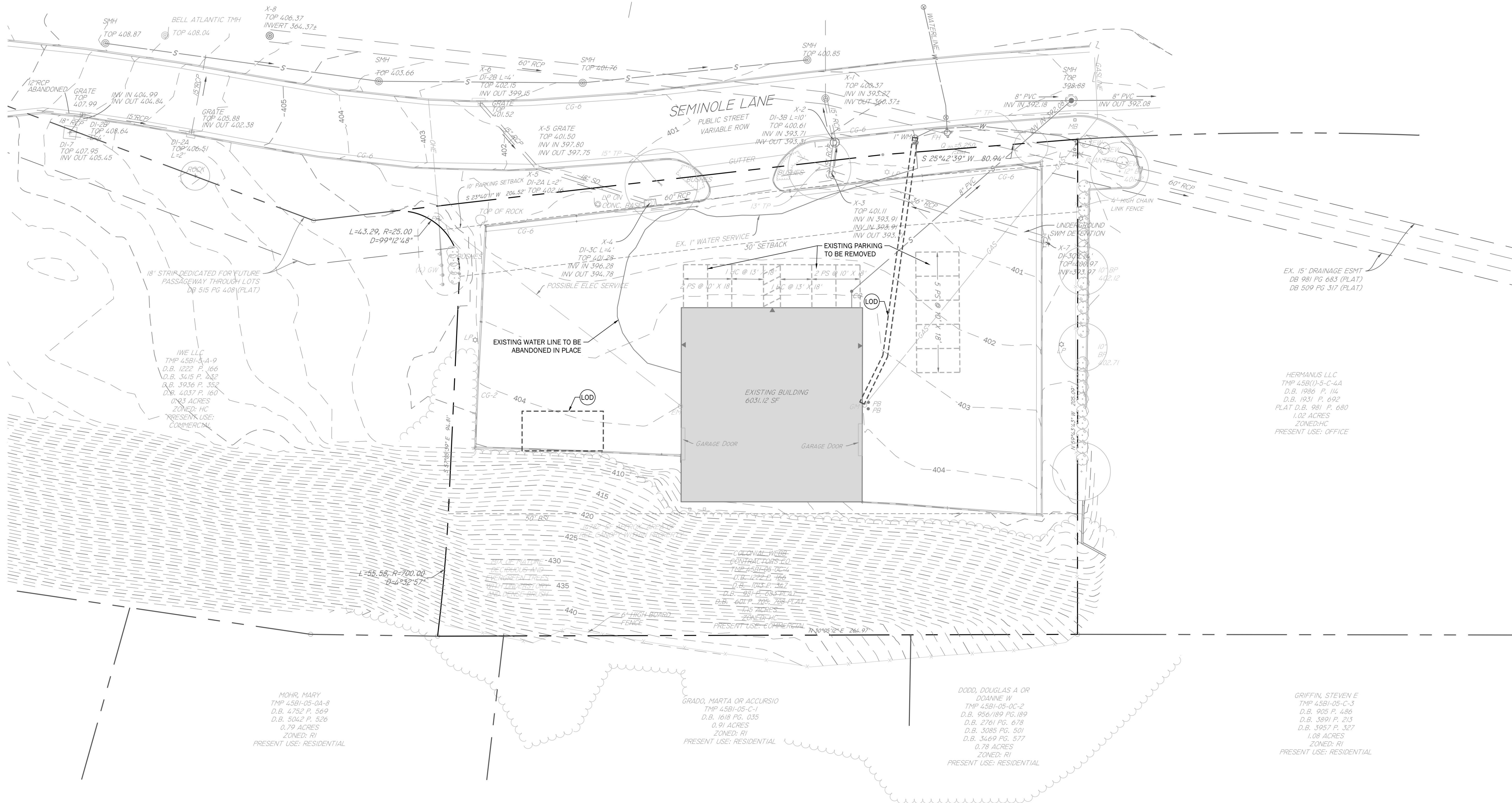
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ALBEMARLE COUNTY, VIRGINIA



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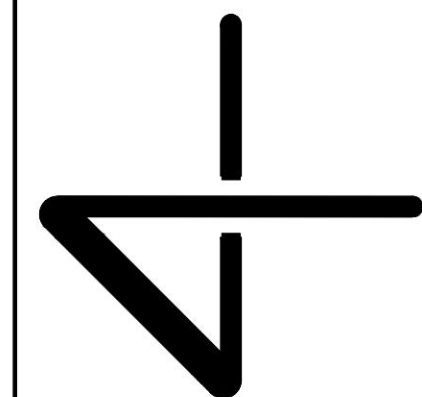
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EXISTING CONDITIONS AND DEMOLITION PLAN

1" = 20': 0 20 40



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JOHN P. AND JOAN M. MCGRAW
T.M. 45 B-1-5-C-3

JOHN F. AND MARILYN D. KIRK
T.M. 45 B-1-5-C-2

CECIL N. AND IRENE DUNSMORE
T.M. 45 B-1-5-C-1

NOTE:

APPROXIMATE AREA OF ERODING BANK.
PRECISE AREA AND SPECIFIC EROSION
CONTROL MEASURES INCLUDING BENCHING
TO BE DETERMINED ON SITE BY COUNTY
ENGINEER, CONTRACTOR AND CONSULTANT
PRIOR TO ANY DISTURBING ACTIVITIES.
GEOWEB TO BE USED WHERE FINISHED
SLOPES EXCEED 2:1.
AREA TO BE SEEDED WITH CROWN VETCH.
(SEE BENCHING DETAIL ON SHEET 4)

WOODEN FENCE
ALONG PROPERTY LINE (6'-8' HT)
(HEIGHT TO BE DETERMINED
PRIOR TO CONSTRUCTION)

EXISTING VEGETATION TO BE HAND RAKED, FERTILIZED,
MULCHED AND SEEDED WITH CROWN VETCH.

HYDROSEED WITH
CROWN VETCH
A.T. WILLIAMS OIL CO., INC.
T.M. 45 B-1-5-A-9

TREE CONSERVATION NOTES:

- MARKING:**
ALL TREES TO BE SAVED SHALL BE MARKED WITH PAINT 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.
- PRE-CONSTRUCTION CONFERENCE:**
TREE PRESERVATION AND PROTECTION MEASURES SHALL BE REVIEWED WITH THE CONTRACTOR ON SITE.
- 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.
- SOIL EROSION AND STORMWATER DETENTION DEVICES:**
SUCH DEVICES SHALL NOT ADVERSELY AFFECT TREES TO BE SAVED.
- FIRES:**
FIRES ARE NOT PERMITTED WITHIN 100 FEET OF THE DRIPLINE OF TREES TO BE SAVED.
- TOXIC MATERIALS:**
TOXIC MATERIALS SHALL NOT BE STORED WITHIN 100 FEET OF THE DRIPLINE OF TREES TO BE SAVED.
- 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.
- TREE WALLS:**
WHEN THE GROUND LEVEL MUST BE LOWERED WITHIN THE DRIPLINE OF A TREE TO BE SAVED, A TREE WALL SHALL BE PROVIDED AND A CONSTRUCTION DETAIL SUBMITTED FOR APPROVAL.
- TRENCING AND TUNNELLING:**
WHEN TRENCING IS REQUIRED WITHIN THE LIMITS OF CLEARING, IT SHALL BE DONE AS FAR AWAY FROM THE TRUNKS OF TREES AS POSSIBLE. TUNNELLING UNDER A LARGE TREE SHALL BE CONSIDERED AS AN ALTERNATIVE WHEN IT IS ANTICIPATED THAT NECESSARY TRENCING WILL DESTROY FEEDER ROOTS.
- CLEANUP:**
PROTECTIVE FENCING SHALL BE THE LAST ITEMS REMOVED DURING THE FINAL CLEANUP.
- DAMAGED TREES:**
DAMAGED TREES SHALL BE TREATED IMMEDIATELY BY PRUNING, FERTILIZATION OR OTHER METHODS RECOMMENDED BY A TREE SPECIALIST.

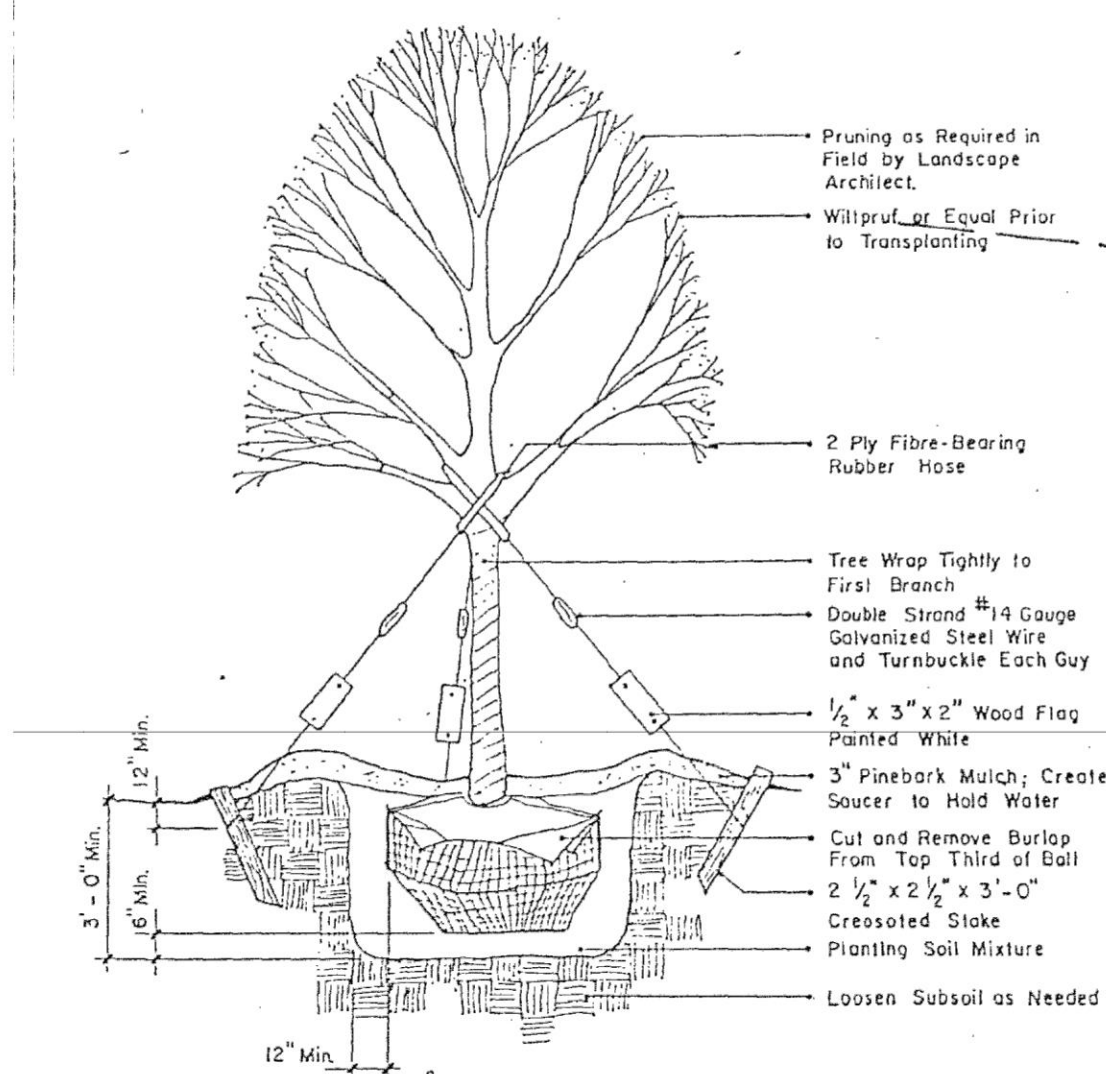
NOTE: IT IS THE DEVELOPER'S RESPONSIBILITY TO CONFER WITH THE CONTRACTOR ON TREE CONSERVATION REQUIREMENTS.

NOTES:

- HEIGHTS OF TREES SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN WITH RESPECT TO DESIGNATED CALIPERS.
- SURVIVAL OF ALL PLANT MATERIAL SHALL BE BONDED FOR ONE YEAR. ALL LANDSCAPING MATERIALS WHICH DO NOT SURVIVE SHALL BE REPLACED.
- ALL OUTDOOR LIGHTING SHALL BE DIRECTED TOWARD THE SITE AND AWAY FROM ADJACENT PROPERTIES AND ROADWAYS.
- ALL SIGNS SHALL COMPLY WITH THE ZONING ORDINANCE.
- EXISTING LANDSCAPE CONSISTS PREDOMINANTLY OF SECOND GENERATION SCATTERED CONIFEROUS WOODLAND AND GRASS.
- ALL PLANT MATERIALS SHALL CONFORM TO THE GENERIC LANDSCAPE PLAN RECOMMENDED SPECIES LIST APPROVED BY THE ALBEMARLE COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.
- ALL TREES OUTSIDE OF LIMITS OF GRADING SHALL BE SAVED.
- EXISTING VEGETATION ON UNDISTURBED AREAS OF THE BANK SHALL BE HAND RAKED, FERTILIZED, MULCHED, AND SEEDED WITH CROWN VETCH.
- UNSTABLE AREA OF THE BANK TO BE TREATED AS SHOWN ON THE GRADING & UTILITIES PLAN.
- REQUIRED LANDSCAPE MATERIALS SHALL BE KEPT IN HEALTHY CONDITION. ANY MATERIALS WHICH DIE SHALL BE REPLACED.

NOTE: STREET TREES SHALL HAVE "CANTILEVER TYPE" CANOPY TO ENSURE PROPER INTERSECTIONAL SIGHT DISTANCE IN BOTH DIRECTIONS.

U.S. ROUTE 29 NORTH

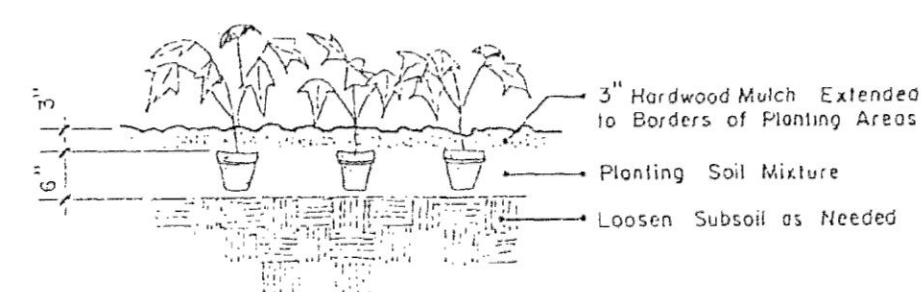


TREE PLANTING DETAIL

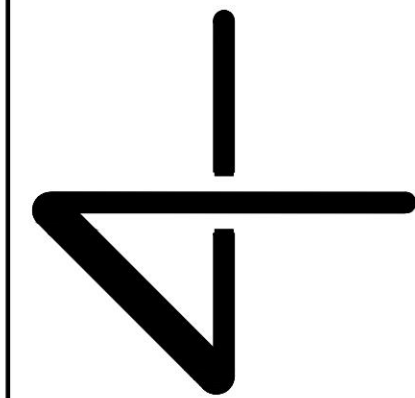
Not To Scale

GROUND COVER PLANTING DETAIL

Not To Scale



NOTE: THIS SHEET TO BE USED FOR LANDSCAPE & LAYOUT PURPOSES ONLY
PLEASE REFER TO DIMENSIONS SHOWN - DO NOT SCALE DRAWING



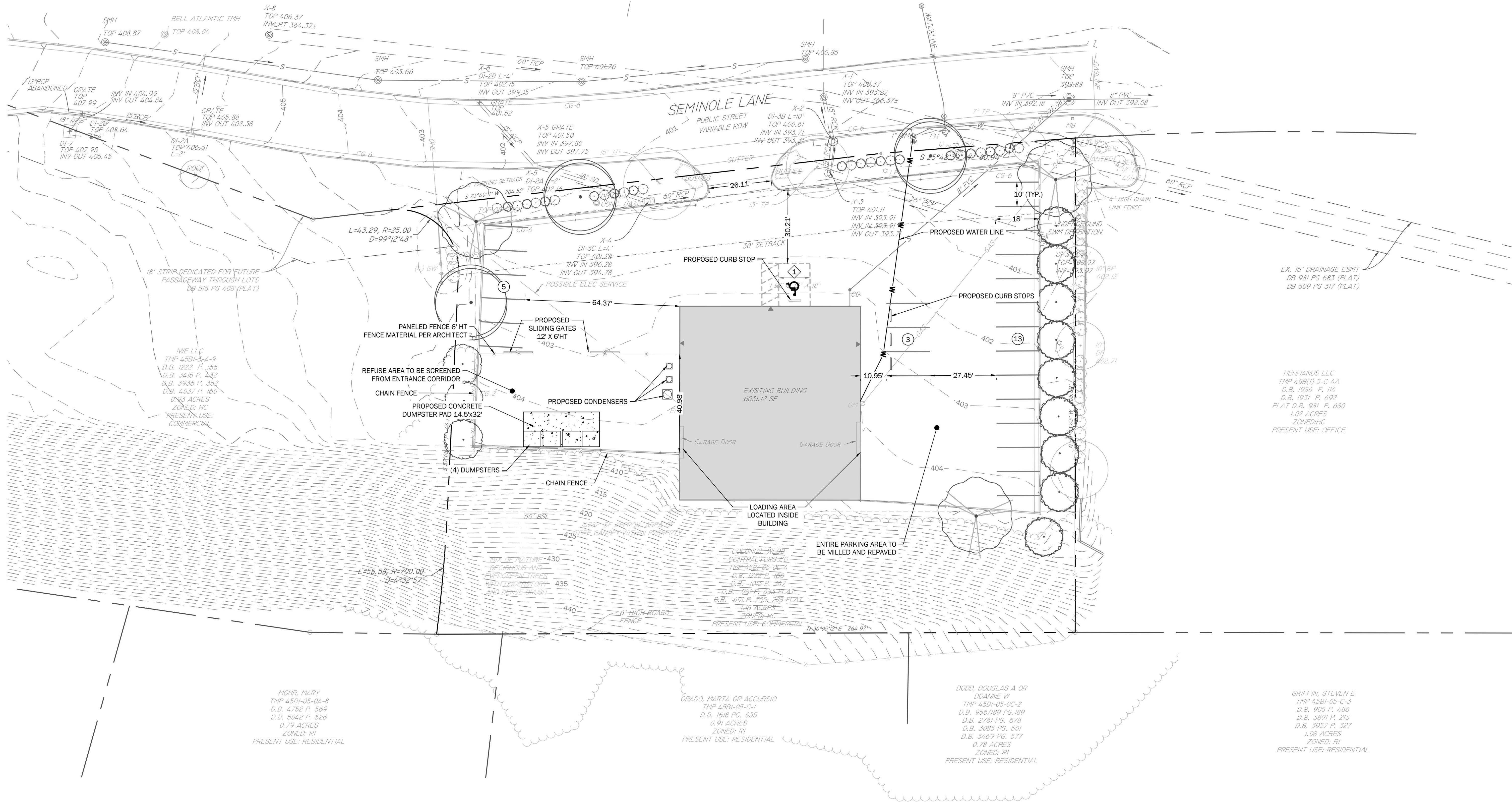
SITE PLAN
COLONIAL WEBB
MINOR SITE PLAN AMENDMENT
ALBEMARLE COUNTY, VIRGINIA

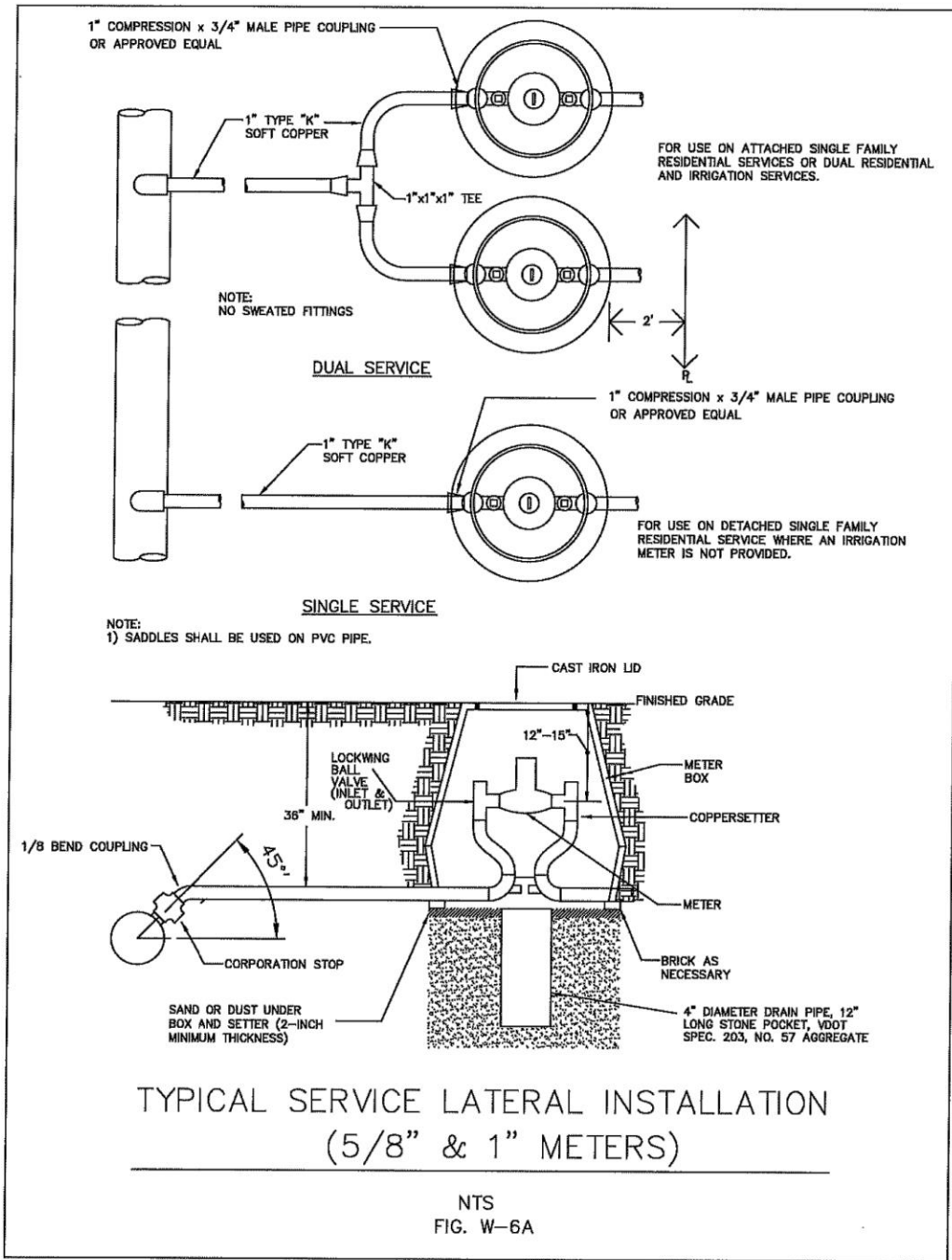


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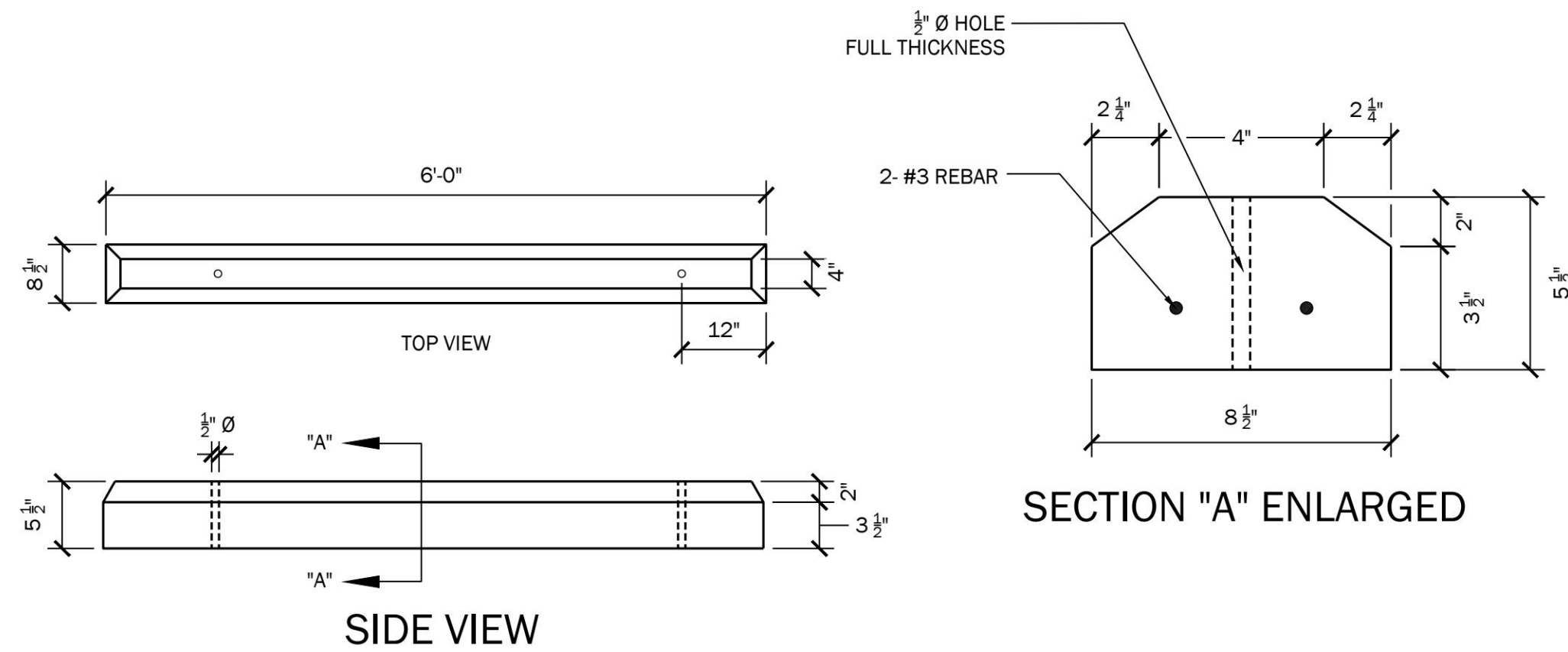
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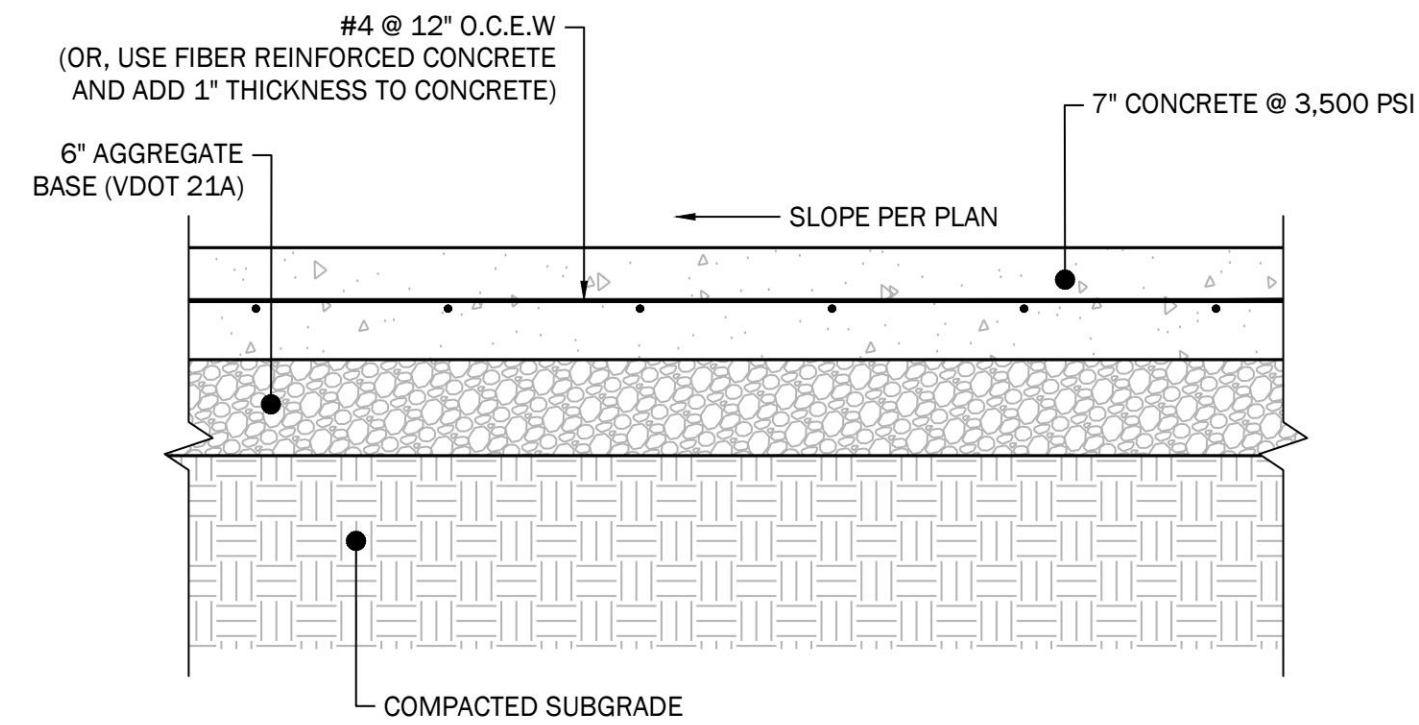




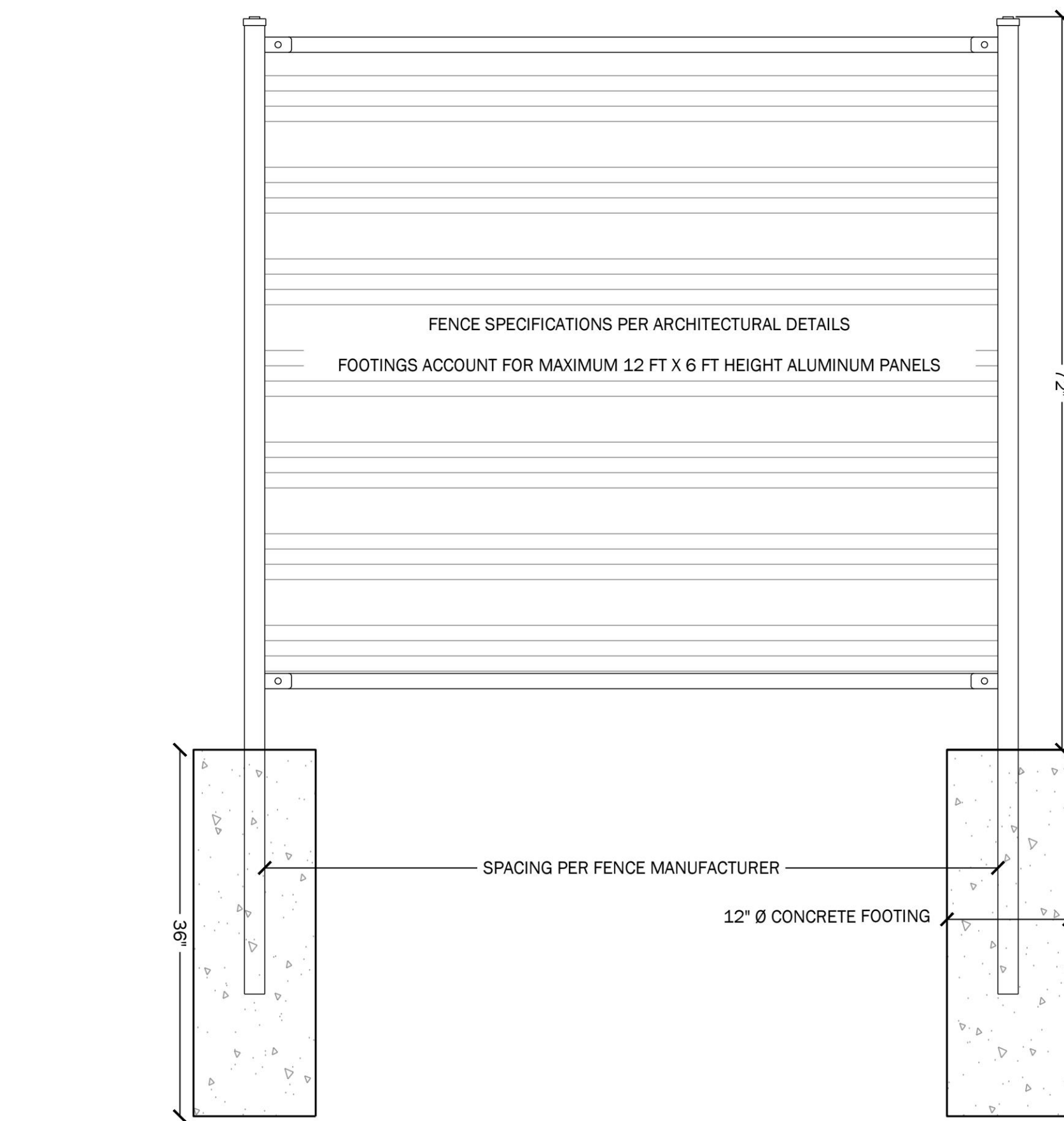
1 TD-10 (Service Lateral)



2 WHEEL STOP

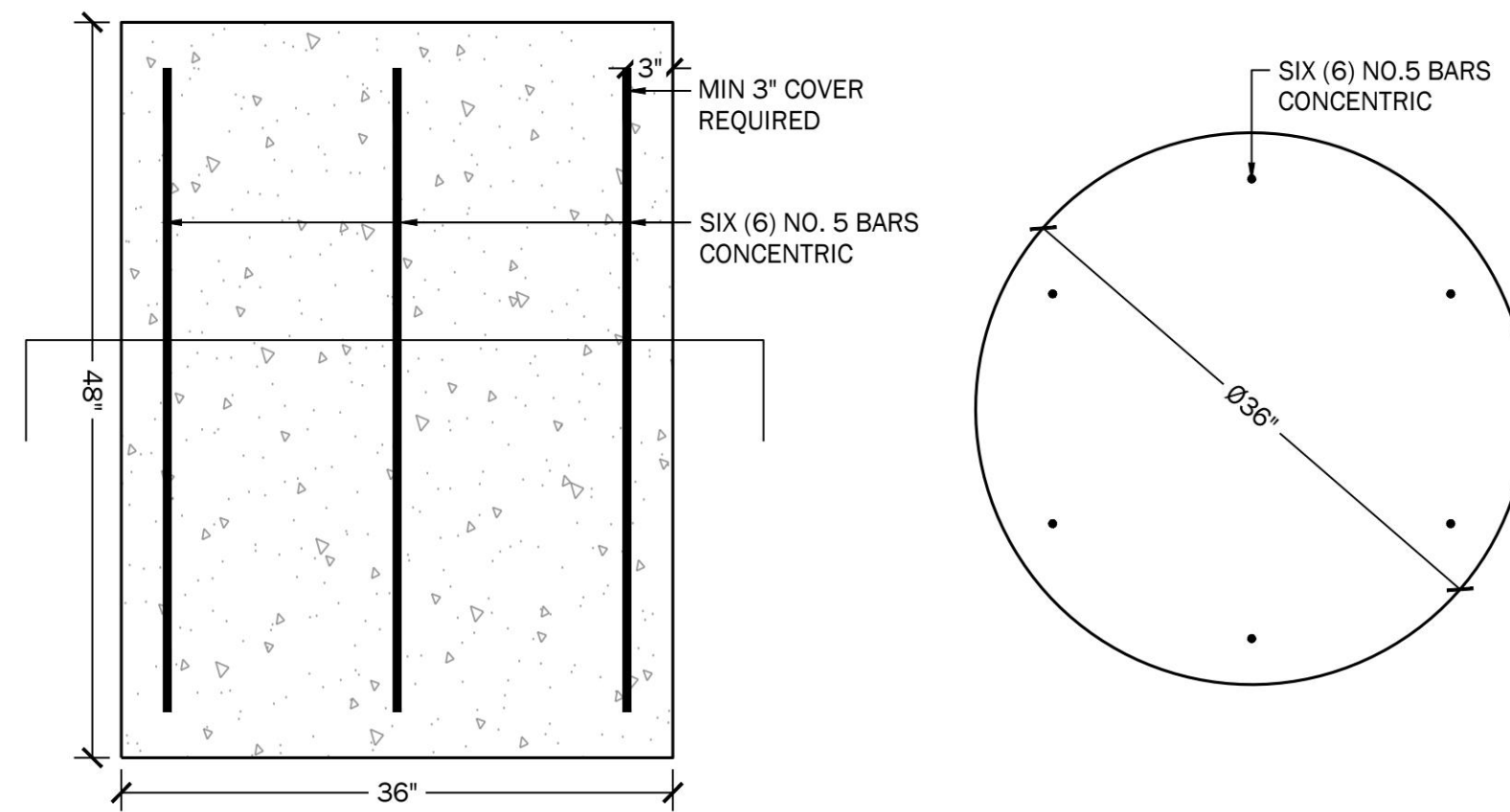


3 CONCRETE DUMPSTER PAD PAVEMENT SECTION



NOTE: REFER TO GATE FOOTING DETAIL FOR THE FENCE FOOTING WHERE THE GATE IS ATTACHED

4 TYPICAL PANELED FENCE FOOTING DETAIL



5 GATE FOOTING DETAIL

4

SITE DETAILS

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MINOR SITE PLAN AMENDMENT

ALBEMARLE COUNTY, VIRGINIA



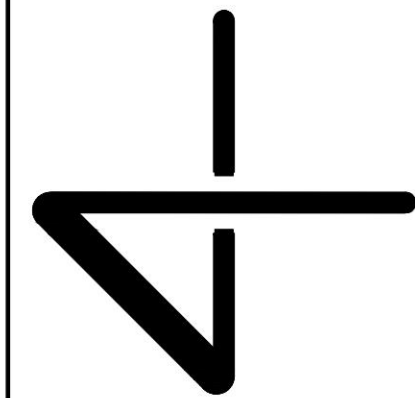
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LANDSCAPE PLAN

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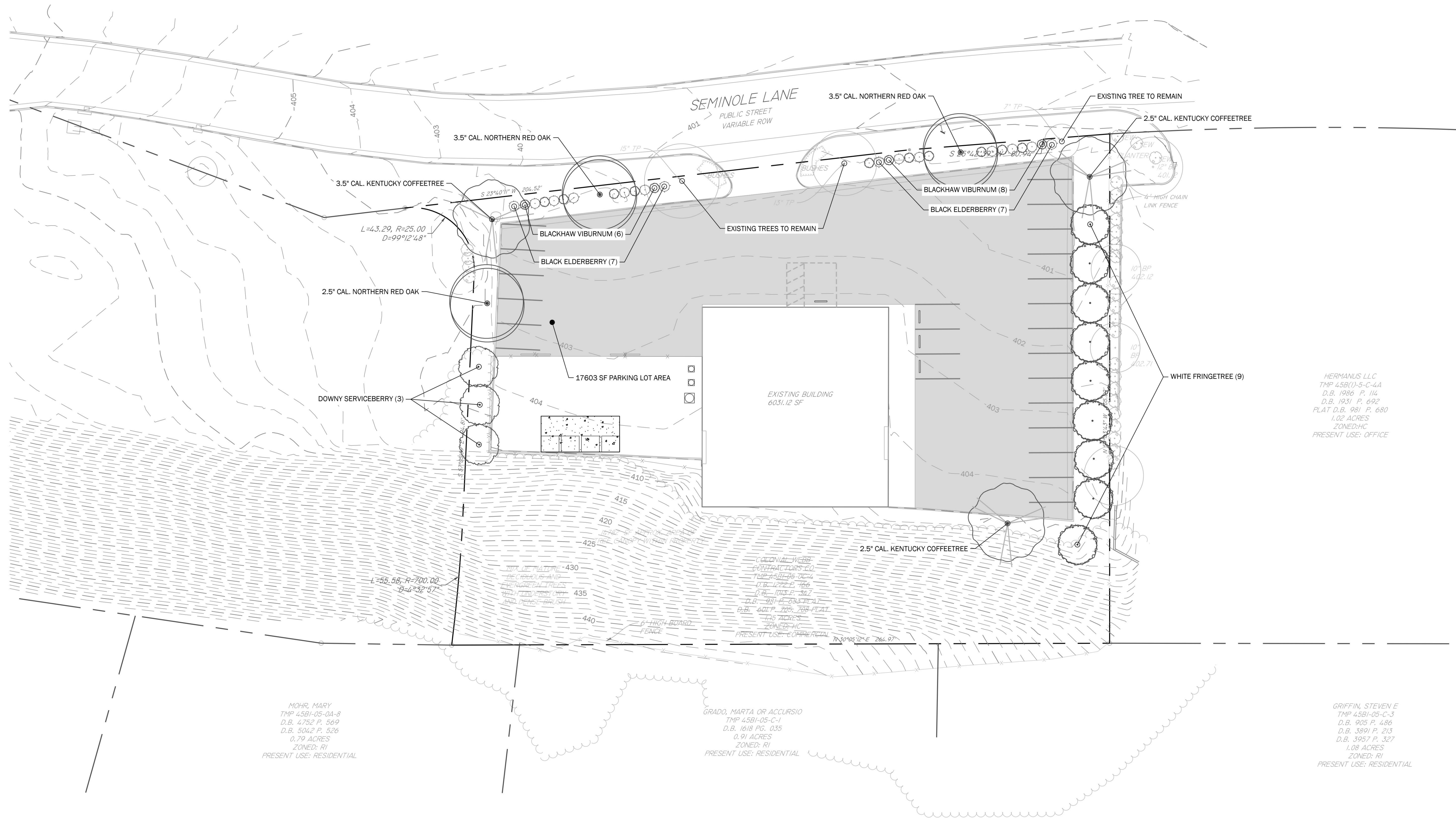
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PLANTING SCHEDULE					
	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QUANTITY PROVIDED
TREES	Parking Lot Trees	Northern Red Oak	2.5"	40'	1
	Street Trees	Northern Red Oak	3.5" CAL.	35'	2
		White Fringetree	Planting Height 6-8'		9
	Parking Lot Trees	Kentucky Coffeetree	2.5" CAL.	40'	2
	Street Trees	Kentucky Coffeetree	3.5" CAL.	35'	1
		Downy Serviceberry	Planting Height 6-8'		3
SHRUBS					
	Black Elderberry	Sambucus canadensis	Planting Height 1.5'		14
	Blackhaw Viburnum	Viburnum prunifolium	Planting Height 1.5'		14

LANDSCAPING WITHIN A PARKING AREA		
Per Sec. 32.7.9.6		
PARKING LOT AREA	17603	SF
CANOPY REQ'D (5%)	880	SF
CANOPY PROVIDED	1755	SF
PARKING SPACES PROVIDED	22	SPACES
# TREES REQ'D (1 PER 10' SPACES OR PORTION THEREOF)	3	TREES REQ'D
# TREES PROVIDED	3	TREES PROVIDED