

INITIAL SITE DEVELOPMENT PLAN

SEMINOLE HEIGHTS

County File Number Pending

TAX MAP 45, PARCEL 68C

ALBEMARLE COUNTY, VIRGINIA

LEGEND

EXISTING

NEW

DESCRIPTION



BOUNDARY

BENCHMARK

SITE PROPERTY LINE

ADJACENT PROPERTY LINE

BUILDING SETBACK

PARKING SETBACK

SITE TEXT

PARKING COUNT

TOPOGRAPHY

INDEX CONTOUR

INTERVAL CONTOUR

SPOT ELEVATION

TOP OF CURB ELEVATION

TOP OF WALL ELEVATION

BOTTOM OF WALL ELEVATION

STREAM

STREAM BUFFER

100 YEAR FLOODPLAIN

BUILDING

BUILDING

RETAINING WALL

STAIRS

EDGE OF PAVEMENT

ROAD CENTERLINE

FRONT OF CURB

BACK OF CURB

CG-12 TRUNCATED DOME

BIKE PARKING

HANDICAP ACCESSIBLE AISLE

HANDICAP PARKING

MATERIAL

CONCRETE

RIPRAP

ASPHALT

EC-2 MATTING

EC-3 MATTING

WETLAND

TREELINE

FENCE

UTILITY

UTILITY POLE

GUY WIRE

OVERHEAD UTILITY

UNDERGROUND UTILITY

STORM

STORM MANHOLE

DROP INLET

STORM SEWER

ROOF DRAIN

SANITARY

SANITARY MANHOLE

SANITARY SEWER MAIN

SANITARY SEWER LATERAL

WATER

WATER LINE

WATER METER

WATER METER VAULT

FIRE HYDRANT

FIRE DEPARTMENT CONNECTION

GAS

GAS LINE

EASEMENTS

CONSTRUCTION

GRADING

ACCESS

SIGHT DISTANCE

UTILITY

STORMWATER FACILITY MAINTENANCE

STORMWATER ACCESS

DRAINAGE

SANITARY

WATERLINE

GASLINE

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OWNER/DEVELOPER

TAP Investments LLC
2903 North Augusta Street
Staunton, VA 22401

ZONING

HC - Highway Commercial
Sleep Slopes - Managed only
AIA - Airport Impact Area
EC - Entrance Corridor Overlay

SETBACKS

FRONT MINIMUM: 10' from the right-of-way or the exterior edge of the sidewalk if the sidewalk is outside of the right-of-way
FRONT MAXIMUM: 30' from the right-of-way or the exterior edge of the sidewalk if the sidewalk is outside of the right-of-way
SIDE MINIMUM: No minimum side setback if abutting lot is zoned commercial or industrial
SIDE MAXIMUM: None
REAR MINIMUM: None
REAR MAXIMUM: None

DISTRICT

Rio Magisterial District

SOURCE OF TITLE

INSTRUMENT NO. 202200004019

SOURCE OF BOUNDARY AND TOPOGRAPHY

A Boundary Survey and partial physical survey, locating utilities, was prepared by Forsight Surveying LLC
2-FT contours are imported from LIDAR data
Additional data is downloaded from Albemarle County GIS

BENCHMARK

NAVD88

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective February 04, 2005(Community Panel 51003C0280D) no portion of this property lies within the floodplain.

RESERVOIR WATERSHED

This site is within the South Fork Rivanna River Watershed, below the reservoir.
This site is not within a public water supply watershed.

DAM BREAK INUNDATION ZONE

The parcel is not within the State Dam Break Inundation Zone and is not within the Federal Dam Break Inundation Zone

WATER & SANITARY SERVICES

Site is served by Albemarle County Service Authority.

GENERAL CONSTRUCTION NOTES

- Prior to any construction within any existing right-of-way, including connection to any existing road, a permit shall be obtained from the Virginia Department of Transit (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.
- All materials and construction methods shall conform to the current specifications and standards of VDOT unless otherwise noted.
- 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.
- 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.
- 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.
- All traffic control signs shall conform with the Virginia Manual for Uniform Traffic Control Devices.
- Unless otherwise noted all concrete pipe shall be reinforced concrete pipe - Class III.
- All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).

GENERAL WATER & SEWER NOTES

- Work shall be subject to inspection by Albemarle County Service Authority inspectors. The Contractor will be responsible for notifying the proper service authority officials at the start of the work.
- 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 contractors shall on his own initiative locate all underground lines and structures as necessary.
- 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.
- Datum for all elevations shown in National Geodetic Survey.
- The contractor shall be responsible for notifying "MISS UTILITY" (1-800-552-7001).
- All water and sewer pipes shall have a minimum of 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.
- All water and sewer appurtenances are to be located outside of roadside ditches.
- Valves on deadend lines shall be rodded to provided adequate restraint for the valve during a future extension of the line.
- Trees are not permitted in the ACSA easement.
- 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).
- All public water and sewer facilities shall be dedicated to the Albemarle County Service Authority.
- Backflow prevention is required for all connections to the water main.

BUILDING HEIGHTS

Maximum Allowable: 65'
Proposed Height: 50' (self-storage building)

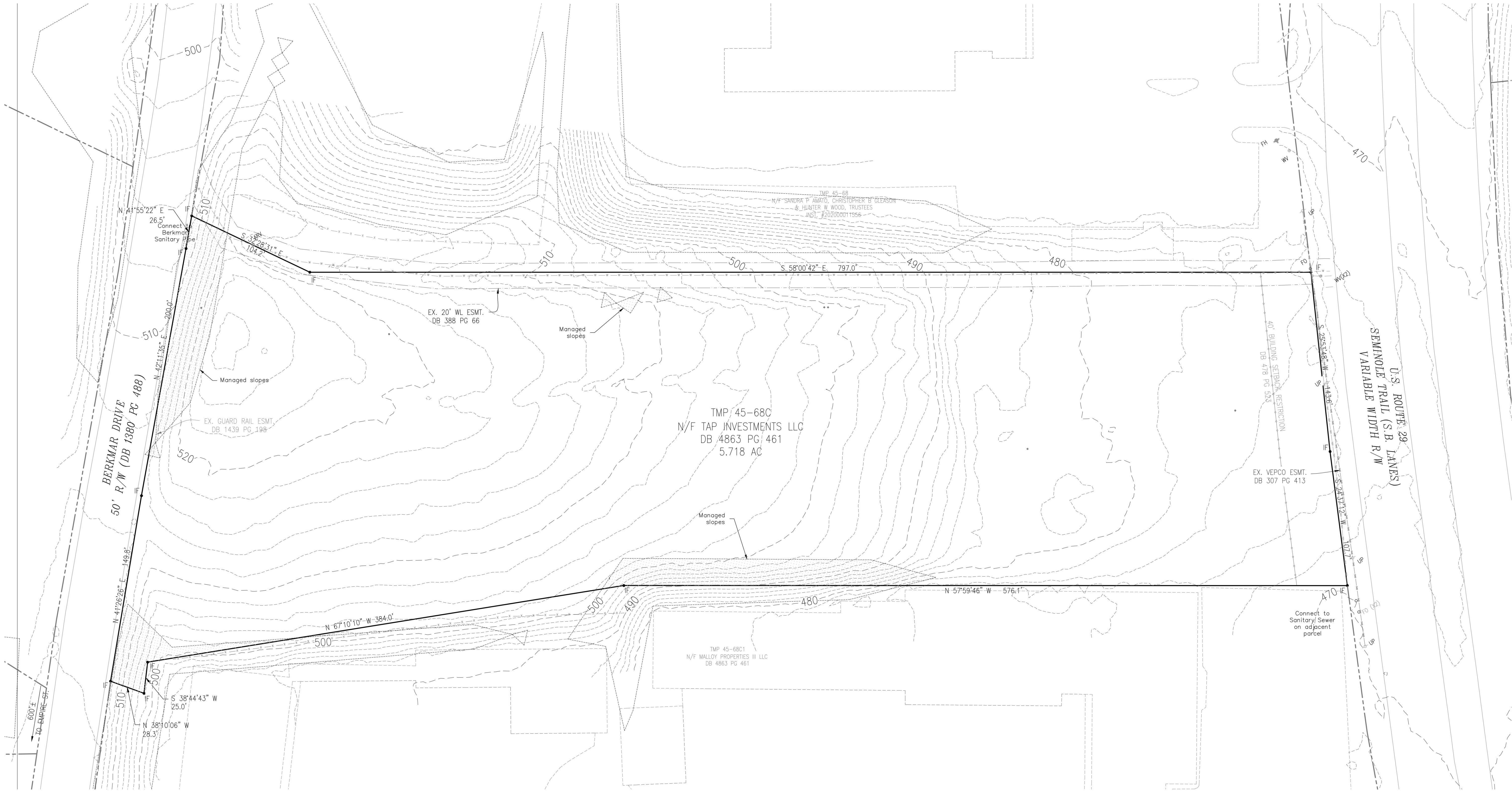
EXISTING USE

Vacant

PROPOSED USE

Building A : 10,000 SF Daycare (1-story)
Building B : 100,400 SF Self-Storage (4-story)
Building C : 20,250 SF Wholesale Distribution (upper level)
10,000 SF General Retail (lower level)
Building D : 3,928 SF Drive-through car wash
Building E : 1,458 SF Drive-through oil change service
Building F : 2,210 SF Drive-through specialty food store

PARKING SCHEDULE



912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM



INITIAL SITE DEVELOPMENT PLAN

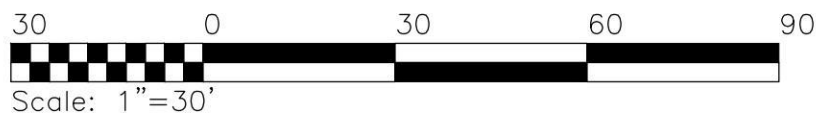
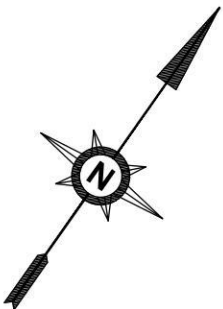
**SEMINOLE
HEIGHTS**

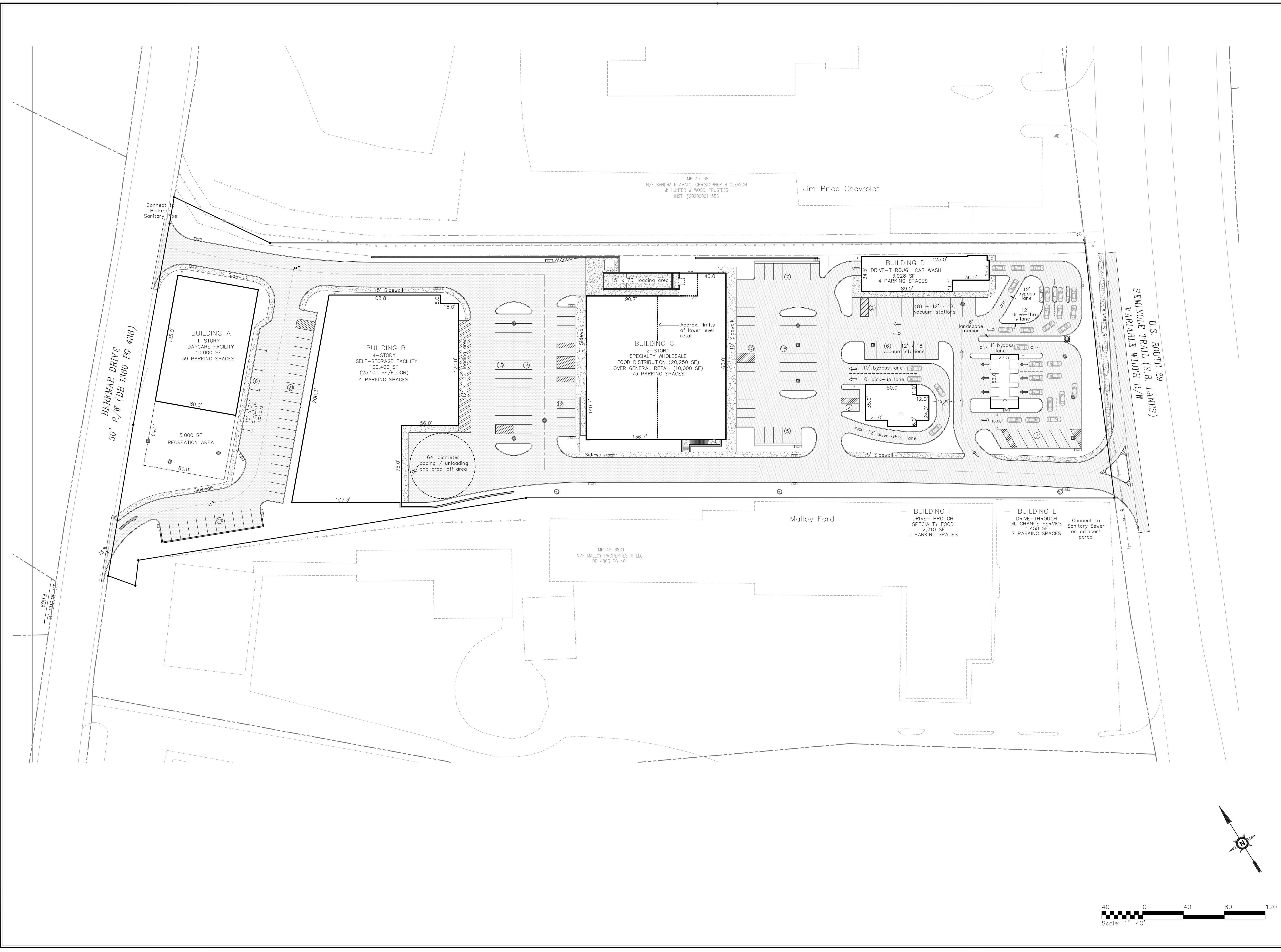
ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:
2022.10.03
REVISION:

FILE NO. 21.086

EXISTING CONDITIONS





SHIMP
ENGINEERING & ARCHITECTURE

LAND PLANNING • PROJECT MANAGEMENT

912 E. HIGH ST.
CHARLOTTEVILLE VA, 22902

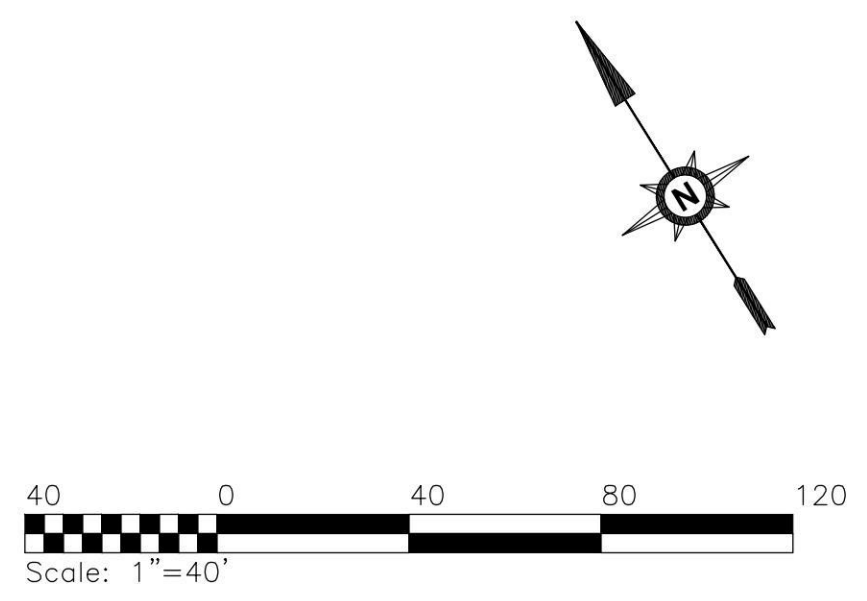
JUSTIN@SHIMP-ENGINEERING.COM

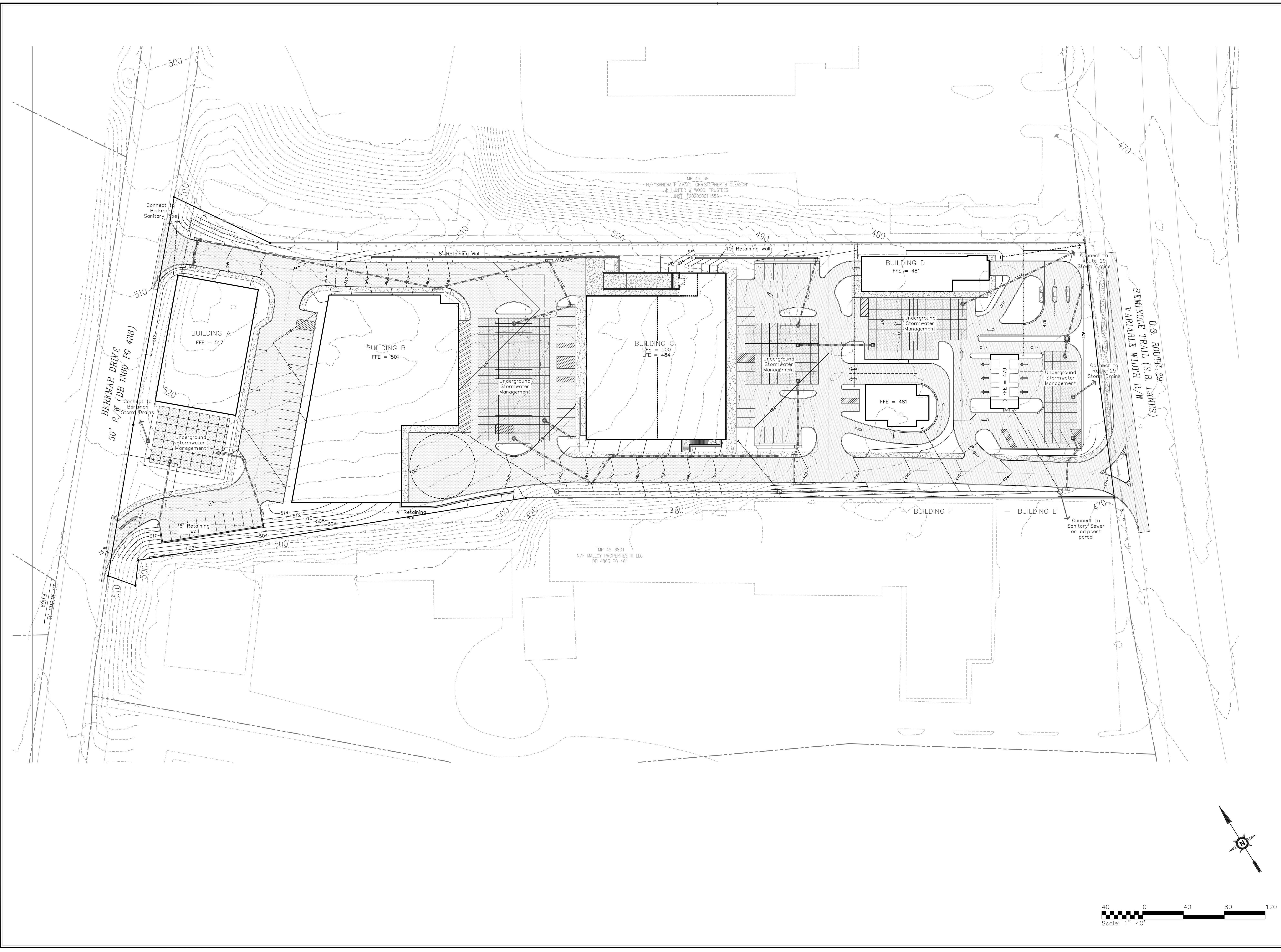
434.227.5140



INITIAL SITE DEVELOPMENT PLAN
SEMINOLE HEIGHTS
ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
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SITE LAYOUT PLAN





SHIMP ENGINEERING
LAND PLANNING - PROJECT MANAGEMENT

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SITE GRADING AND UTILITY PLAN

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