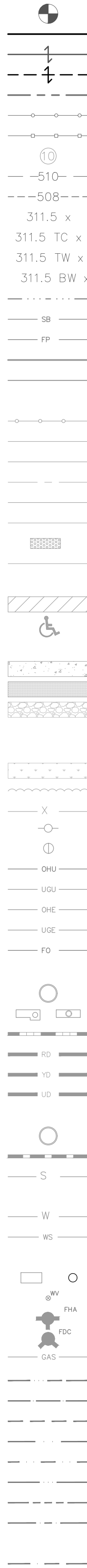
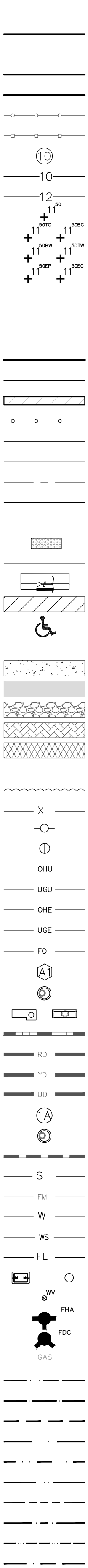


LEGEND

EXISTING



NEW



DESCRIPTION

BENCHMARK
SITE PROPERTY LINE
BOUNDARY TO BE VACATED (TBV)
ZONING LINE
ADJACENT PROPERTY LINE
BUILDING SETBACK
PARKING SETBACK
PARKING COUNT
INDEX CONTOUR
INTERVAL CONTOUR
SPOT ELEVATION
TOP OF CURB/BOTTOM OF CURB ELEVATION
TOP/BOTTOM OF WALL ELEVATION
EDGE OF PAVEMENT/CONCRETE ELEVATION
STREAM
STREAM BUFFER
100 YEAR FLOODPLAIN
BUILDING
RETAINING WALL
RETAINING WALL HATCH
RAILING
STAIRS
EDGE OF PAVEMENT
ROAD CENTERLINE
FRONT OF CURB
BACK OF CURB
CG-12 TRUNCATED DOME
SIDEWALK
BIKE PARKING
HANDICAP ACCESSIBLE AISLE
HANDICAP PARKING
CROSSWALK
CONCRETE
ASPHALT
RIPRAP
EC-2 MATTING
EC-3 MATTING
WETLAND
TREELINE
FENCE
UTILITY POLE
GUY WIRE
OVERHEAD UTILITY
OVERHEAD ELECTRIC
UNDERGROUND UTILITY
UNDERGROUND ELECTRIC
FIBER OPTIC
STORM STRUCTURE NOMENCLATURE
STORM MANHOLE
DROP INLET (CAST INPLACE/PRECAST)
STORM SEWER PIPES
ROOF DRAIN
YARD DRAIN
UNDERDRAIN
SANITARY STRUCTURE NOMENCLATURE
SANITARY MANHOLE
SANITARY SEWER MAIN
SANITARY SEWER LATERAL
FORCEMAIN
WATER LINE
WATER SERVICE LINE
FIRE LINE
WATER METER (WM>1", WM<1")
WATER VALVE
FIRE HYDRANT ASSEMBLY
FIRE DEPARTMENT CONNECTION
GAS LINE
CONSTRUCTION/GRADING
ACCESS
SIGHT DISTANCE
UTILITY
STORMWATER
DRAINAGE
SANITARY
WATERLINE
COMBINED WATER & SEWER ACSA EASEMENT
GASLINE

OWNER/DEVELOPER

ZAKS PROPERTIES LLC
414 Morning Glory Rd.
Ruckersville VA, 22968

ZONING

Rural Areas
Entrance Corridor
CLE202400010 approved on February 27, 2024
Approved as Country Store, Class A.

DISTRICT

White Hall Magisterial District

BUILDING STANDARDS

Per Albemarle County Code Chapter 18, Article III, Section 10.4, setback lines are provided as follows:

Front Minimum: 75'
Side Minimum: 25'
Rear Minimum: 35'

SOURCE OF TITLE

DB 569 P110 (Plat)
INST #202500000193 (Title)

SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary and Topographic Information was compiled from a Survey Plat prepared by Foresiht Survey P.C. on March 11, 2025.

BENCHMARK

Datum for topography is NAVD 88
Benchmark located at ground level entrance door frame, elevation 577.80

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective 02/04/2005 (Community Panel 51003C0150D) this property lies outside of any mapped floodzone.

RESERVOIR WATERSHED

This site is within the Predry Creek Watershed. HUC12:020802040303
This site is not within a watershed of a public water supply.

WATER & SANITARY SERVICES

Project served by private well and septic.

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 ant 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).

FIRE RESCUE NOTES

- During construction, the following fire prevention steps are required, so please note them on the plan:
- Smoking shall be prohibited in areas where smoking makes conditions such as to make smoking a hazard and these areas shall be designated with no smoking signs per Virginia Statewide Fire Prevention Code.
 - Areas where smoking can occur, shall have appropriate receptacles for discarded smoking materials per Virginia Statewide Fire Prevention Code.
 - Per the Virginia Statewide Fire Prevention Code, vehicular access for firefighting shall be provided at all construction and demolition sites, provide access to within 100 ft. of temporary or permanent fire department connections, and have no overhead wiring or other overhead obstructions lower than 13 ft. 6 inches; this access may be via permanent or temporary road, but shall be capable of supporting fire apparatus in all weather conditions.
 - Contractor shall ensure the street numbers are always plainly visible from the frontage street during construction per the Virginia Statewide Fire Code
 - An approved water supply for firefighting operations shall be in place and 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 the Virginia Statewide Fire Code
 - Fire extinguishers shall be provided, with not less than one approved fire extinguisher at each stairwell, on all floor levels where combustible materials have accumulated, in every storage and construction shed and in areas of special; hazards, such as where flammable and combustible liquids are stored or used, in accordance with the Virginia Statewide Fire Code
 - Operations involving the use of cutting and welding shall comply with the Virginia Statewide Fire Prevention Code and shall require a permit from the Albemarle County Fire Marshal's Office

ITE Trip Generation, 10th Edition

Use Description	ITE	Qty	IV	AM			PM			WEEKDAY		
				In	Out	Total	In	Out	Total	In	Out	Total
Variety Store	814	3,100	1,000 SF	5	4	9	11	10	21	99	98	197

Trip generation reflects AM and PM peak hour traffic.

EXISTING USE

County Store Class A per CLE202400010

PROPOSED USE

County Store Class B, with building addition

BUILDING HEIGHTS

Maximum Allowable Height: 35'
Maximum Proposed Height: retain existing building height
FFE = 577.80

LAND USE SCHEDULE

Existing	SF	AC	%	Proposed	SF	AC	%
Building	1,966	0.05	6.1%	Building	3,106	0.07	9.7%
Pavement	11,669	0.27	36.4%	Pavement	11,669	0.27	36.4%
Concrete	1591	0.04	5.0%	Concrete	1389	0.03	4.3%
Impervious	15,226	0.35	47.5%	Impervious	16,164	0.37	50.4%
Turf	16,833	0.39	52.5%	Turf	15,895	0.36	49.6%
Woods	0	0.00	0.0%	Total	32,059	0.74	100.0%
Total	32,059	0.74	100.0%				

Limits of Disturbance = 0.07 acres or 3,072 SF

PARKING SCHEDULE

REQUIRED PARKING:

Per Albemarle County Code of Ordinance Article II Sec.4.12-6:

Gift, craft, antique shop = 1 Space
200 SF of GFL
1 Space
200 SF of GSF = 15.53 = 16 spaces required.

Parking requirement is fulfilled by existing parking on site, 16 spaces provided.

SIGNS

All signs and pavement shall conform with the latest edition of the MUTCD Guidelines.

A sign permit must be issued in accordance with the Albemarle County Sign Regulations prior to placement of any signs on-site.
Contractor shall provide handicap signs as shown on plan.

LIGHTING

Lighting shall comply with Section 4.17 of the Albemarle County Zoning Ordinance. There shall be no light fixtures exceeding 3000 lumens. No High Intensity Discharge Lighting shall be used. Illumination at the ground emitted by townhouse wall-mounted fixtures or any other fixture source shall not exceed 20 footcandles. No Lighting plan is required for this Site Plan.

RELEVANT APPLICATIONS

Zoning Clearance: CLE202400010

GENERAL NOTES

- The information and data shown or indicated with respect to the existing underground utilities at or contiguous to the site are based on information and data furnished to the owner and engineer by the owners of such underground facilities or others. The owner or engineer shall not be responsible for the accuracy or completeness of such information or data. The contractor shall have full responsibility for confirming the accuracy of the data, for locating all underground utilities, for coordination of the work with owners of such underground utilities during construction, for the safety and protection thereof and repairing any damage thereto resulting from the work. All of these conditions shall be met at no additional cost to the owner. The contractor shall contact "Miss Utilities" of Virginia at 1-800-552-7001 prior to the start of work.
- When working adjacent to existing structures, poles, etc., the contractor shall use whatever methods that are necessary to protect structures from damage. Replacement of damaged structures shall be at the contractor's expense.
- The contractor shall be responsible for protecting all existing site structures from damage and coordinating work so that the owner can make necessary arrangements to modify/protect existing structures from damages.
- The contractor shall be responsible for notifying all utility owners, adjacent land owners whose property may be impacted and the Virginia Department of Transportation prior to completing any off-site work.
- Contractor shall notify and coordinate all work involving existing utilities with utility owners, at least 72 hours prior to the start of construction.
- Contractor shall immediately report any discrepancies between existing conditions and contract documents to the owner and engineer.
- Contractor shall submit for the approval of the owner submittals of all specified materials listed in the plans, to include shop drawings, manufacturer's specifications and laboratory reports. the owner's approval of submittals will be general and will not relieve the the contractor from the responsibility of adherence to the contract and for any error that may exist.
- All bare areas shall be scarified, limed, fertilized, seeded and mulched.
- All trees, saplings, brush, etc. shall be removed from within the right of way and the drainage easements.
- Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
- Retaining walls require separate building permits.
- All water service lines, sanitary laterals, and sprinkler lines must be visually inspected by the Albemarle County Building Department from the main to the structure.
- Accessible parking spaces, access isles, and accessible route shall be installed in accordance with ICC ANSI A117.1-09 and the 2018 Virginia Construction Code
- Where the flood level rims of plumbing fixtures are below the elevation of the manhole cover of the next upstream manhole in the public sewer, the fixtures shall be protected by a backwater valve installed in the building drain, branch of the building drain or horizontal branch serving such fixtures. Plumbing fixtures having flood level rims above the elevation of the manhole cover of the next upstream manhole in the public sewer shall not discharge through a backwater valve.
- All roof drains shall discharge in a manner not to cause a public nuisance and not over sidewalks.
- Buildings or structures built before January 1, 1985 must have an asbestos survey performed in order to apply for a demolition permit. Asbestos removal permits are required if positive for such from Albemarle County and VDOL. Contact VDOL for their additional requirements and permits for demolition projects at 540-562-3580 x131.
- All water, sewer and fire lines require NEW inspection and testing procedures. The ACSA performs any testing and inspections of the public sewer and water main(s).
- The Albemarle County Building Inspections Department(ACBID) does a visual inspection and witnesses the testing of the building drain, water service pipe and the sprinkler lead-in connection.
- The developer/contractor is responsible to retain a Special Inspector as outlined in the updated Albemarle County Policy for Site Utilities to perform the visual inspection and testing of all utilities
- not covered by the ACSA or ACBID. This includes building sewers, water and fire line branches between the main and the meter(s)/building(s).
- The Special Inspector's report must be submitted and approved by the Albemarle County Engineering Department prior to a Certificate of Occupancy being issued.

MINOR SITE DEVELOPMENT PLAN

5548 SEMINOLE

TAX MAP 21, PARCEL 611

SDP20250000XX

ALBEMARLE COUNTY, VIRGINIA

VICINITY MAP



Map provided by Google.com

SHEET INDEX

C1 COVER SHEET

C2 EXISTING CONDITIONS

C3 SITE, GRADING, AND UTILITY PLAN



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



DESIGNED BY
Polina Andreeva

CHECKED BY
Justin Shimp, P.E.

MINOR SITE DEVELOPMENT PLAN

5548 SEMINOLE
TRAIL

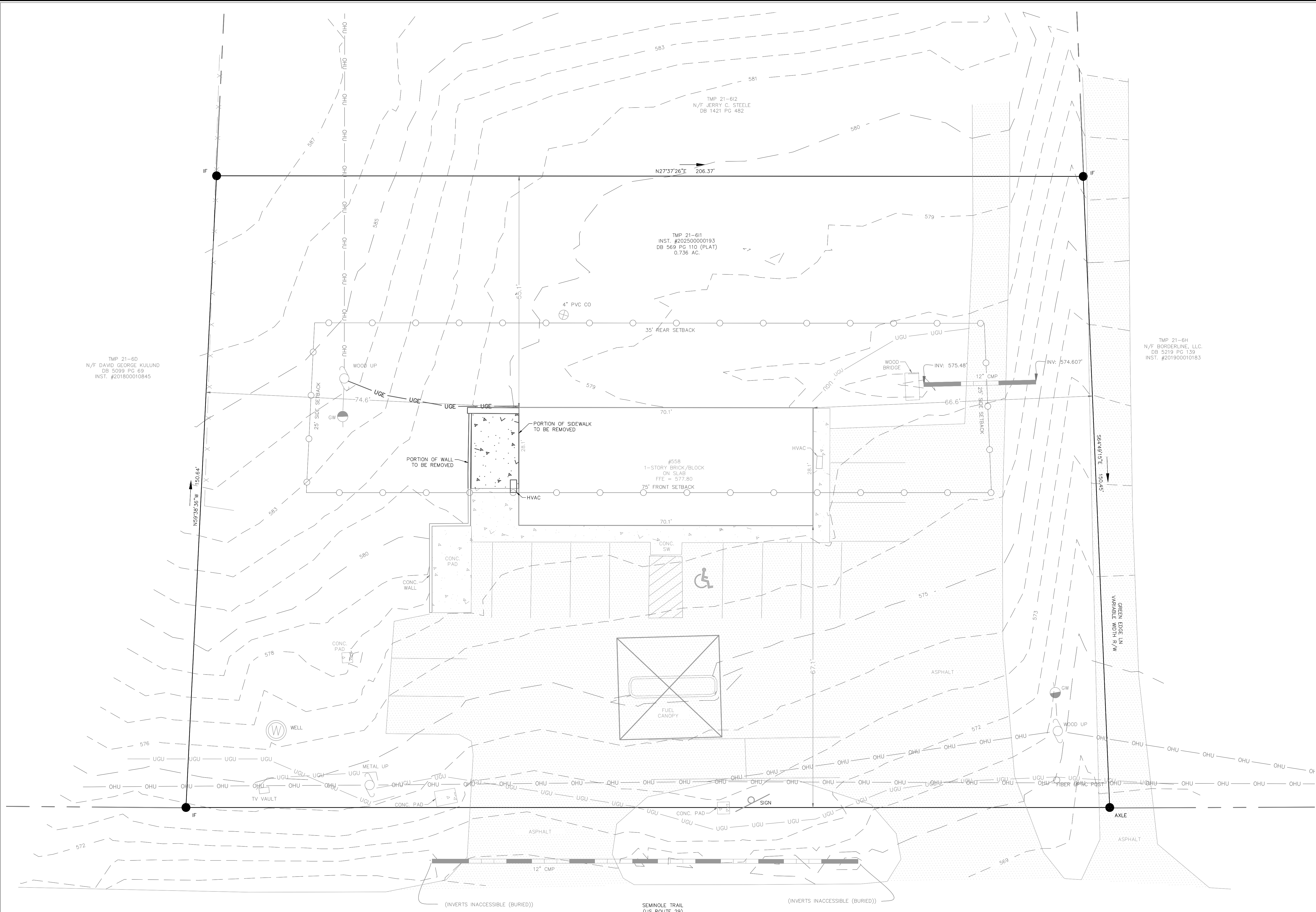
ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2025.07.05

FILE NO.

25.017

COVER SHEET

C1



TMP 21-6D
N/F DAVID GEORGE KULUND
DB 5099 PG 69
INST. #201800010845

TMP 21-6I2
N/F JERRY C. STEELE
DB 1421 PG 482

TMP 21-6I1
INST. #20250000193
DB 589 PG 110 (PLAT)
0.736 AC.

TMP 21-6H
N/F BORDERLINE, LLC.
DB 5219 PG 139
INST. #201900010183

#558
1-STORY BRICK/BLOCK
ON SLAB
FFE = 577.80
75' FRONT SETBACK



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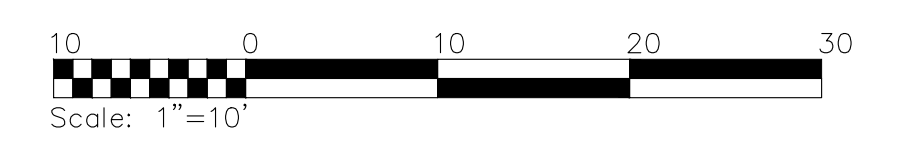
MINOR SITE DEVELOPMENT PLAN
5548 SEMINOLE TRAIL

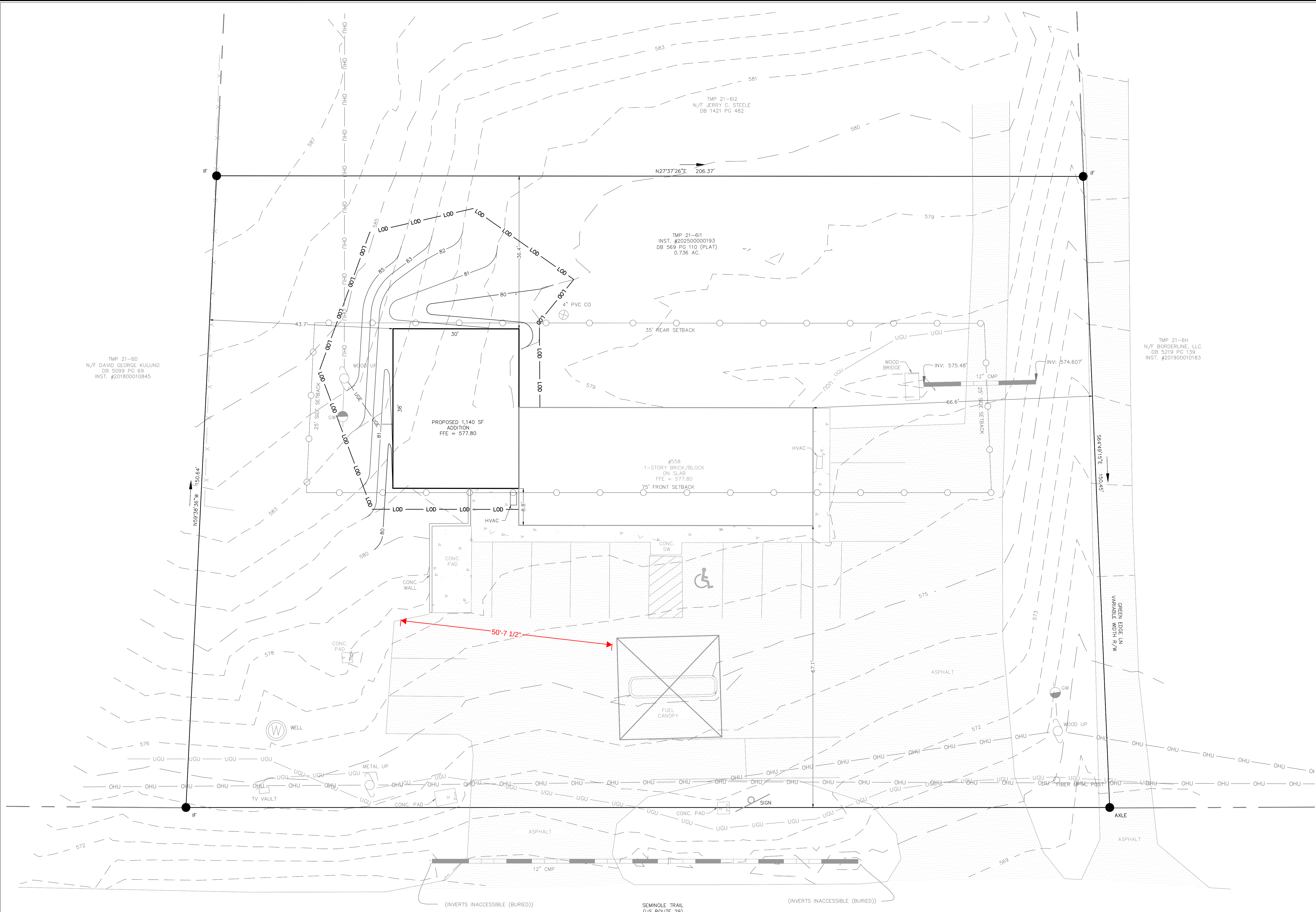
ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2025.07.05

FILE NO. **25.017**

EXISTING CONDITIONS

C2





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INST. #201800010845

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MINOR SITE DEVELOPMENT PLAN
5548 SEMINOLE TRAIL

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2025.07.05

FILE NO. **25.017**

**SITE, GRADING,
AND UTILITY
LAYOUT**

C3

