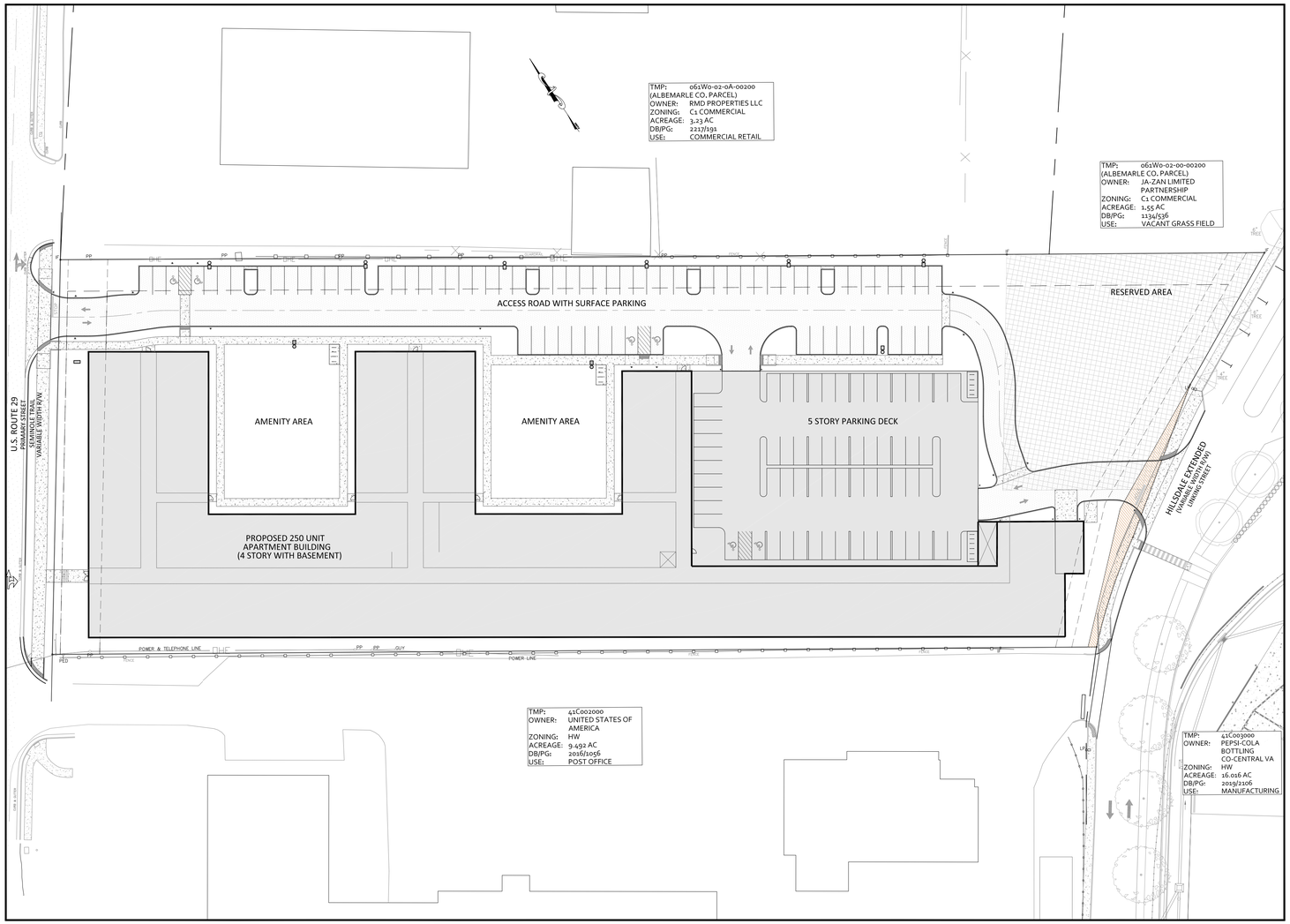
1185 SEMINOLE TRAIL

PRELIMINARY SITE PLAN

CITY OF CHARLOTTESVILLE, VIRGINIA

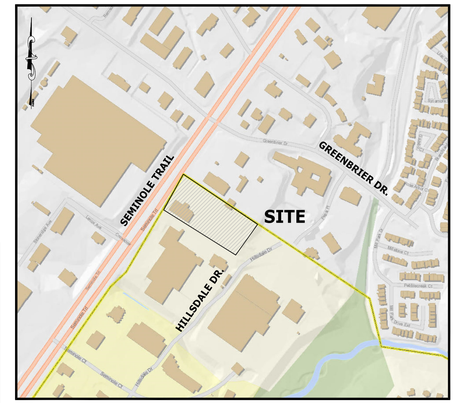
PROJECT SITE INFO:

LOCATION: 1185 SEMINOLE TRAIL
CHARLOTTESVILLE, VA 22901
EXISTING USE: COMMERCIAL (RESTAURANT)
PROPOSED USE: MULTI-FAMILY APARTMENTS (250 UNITS)
TOTAL ACREAGE: 4.044 ACRES
DEVELOPER: KEANE ENTERPRISES INC.
P.O. BOX 1573
ASHBURN, VA 21046
CONTACT INFO:
NAME: BRIAN CULLEN
EMAIL: BCULLEN@KEANEENTERPRISES.COM
SURVEYOR: ROGER W. RAY & ASSOCIATES, INC
663 BERKMAR COURT
CHARLOTTESVILLE, VA 22901
ENGINEER: COLLINS ENGINEERING
200 GARRETT STREET, SUITE K
CHARLOTTESVILLE, VA 22902
PARCEL INFORMATION: 41C001000
OWNER: BROWNWOOD PROPERTIES, LLC, ETAL
1621 CONCORD DRIVE
CHARLOTTESVILLE, VA 22901
CONTACT INFO: NOT AVAILABLE TO PUBLIC
DEED BOOK: DB.2019, PG. 2106
ZONING: HW - HIGHWAY CORRIDOR (SITE IS LOCATED WITHIN ENTRANCE CORRIDOR OVERLAY DISTRICT)
ACREAGE: 4.044 AC



GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

OVERALL DEVELOPMENT PLAN
SCALE: 1" = 40'



VICINITY MAP

GRAPHIC SCALE
0 500 1,000 2,000

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F.S.P	TREE PROTECTION FENCING	F.S.P	RE-ROLLED END HEL-COR PIPE
F.S.P	TEMPORARY 18" DIVERSION BERM	F.S.P	H-12 HUGGER BAND DETAIL
F.S.P	SUPER SILT FENCE (WITH WIRE BACK)	F.S.P	BACKFILL DETAIL
F.S.P	TEMPORARY SLOPE DRAIN	F.S.P	DEBRIS CAGE
F.S.P	FLARED END-SECTION	F.S.P	MANWAY DETAIL
F.S.P	TEMPORARY RIGHT-OF-WAY DIVERSIONS	F.S.P	CONSTRUCTION LOADING DIAGRAM
		F.S.P	STANDARD LADDER DETAIL
		F.S.P	RISER LADDER DETAIL
		F.S.P	MANHOLE CAP DETAIL

CITY OF CHARLOTTESVILLE-OUTFALL TABULATION CHART

9VAC25-870-66:				EXISTING										PROPOSED									
Outfall Designation	LOA Designation	Receiving Channel	Compliance Method	DA (Acres)	Offsite Contribution (Acres)	CN	Tc ~~(min)~~	Q_1 (cfs)	Q_2 (cfs)	Q_{10} (cfs)	Q_{100} (cfs)	Runoff Volume (V, / RV)	Runoff Volume Units	DA (Acres)	Offsite Contribution (Acres)	CN	Tc ~~(min)~~	Q_1 (cfs)	Q_2 (cfs)	Q_{10} (cfs)	Q_{100} (cfs)	Runoff Volume (V, / RV)	Runoff Volume Units
1 (DA 1B)	POA 'A'	Natural	B.3.a & C.2.b	4.51		92	0.10 hrs.	9.67	19.68	32.60	-	2.16	in.	4.63		90	0.10 hrs.	6.30	7.44	15.27	-	0.76	in.
2 (DA 1A)	POA 'A'	Manmad	B.3.a & C.2.b	0.57		66	0.12 hrs.	0.46	0.74	1.89	-	0.55	in.	0.45		74	0.10 hrs.	0.61	0.96	3.12	-	0.43	in.
TOTAL				5.08										5.08									

City of Charlottesville Department of Public Works-Engineering Division Version 1.0 -10-21-2020

NOTE: Options for column "Receiving Channel Type" include: "Manmade", "Natural", "Restored", "Sheet", or "Other"
The column for "Compliance Method" requires specific code references, options include: "B.1.a", "B.2.a", "B.3.a (EB)", "D"

CITY OF CHARLOTTESVILLE-LAND DISTURBANCE MS4 REPORTING CHART

BMP TYPE	PRACTICE (1-15)	LEVEL (1 or 2)	LATITUDE	LONGITUDE	TOTAL DA (AC)	IMP. DA (AC)	PERV. DA (AC)	P REMOVED (LBS)	12 DIG. HUC.	*SWM MAINT. AGR. INST. #
Nutrient Credit	N/A	N/A	N/A	N/A	4.35	2.97	1.38	1.52	20802040401	

TOTAL LOD (AC)	4.35
TOTAL P REMOVED BY BMP'S (LBS)	0
TOTAL P CREDITS PURCHASED (LBS)	1.52
TOTAL P CREDITED TO PROJECT (LBS)	1.52
TOTAL P REQUIRED (LBS)	1.52
***LAND DISTURBING #**	
***SWM BOND RELEASE DATE**	

* TO BE ENTERED BY CITY OF CHARLOTTESVILLE STAFF

SIGNATURE PANEL
DIRECTOR, _____
NEIGHBORHOOD DEVELOPMENT

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
2/13/24
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
10/26/23	PRELIMINARY SITE PLAN - INITIAL SUBMITTAL
1/18/24	PRELIMINARY SITE PLAN - SECOND SUBMITTAL
2/13/24	PRELIMINARY SITE PLAN - THIRD SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT: 1185 SEMINOLE TRAIL - PRELIMINARY SITE PLAN
SHEET: COVER

JOB NO. 232225
SCALE AS SHOWN
SHEET NO. 1

GENERAL NOTES:

OWNER: BROWNWOOD PROPERTIES, LLC, ETAL
1621 CONCORD DRIVE
CHARLOTTESVILLE, VA 22901

DEVELOPER: KEANE ENTERPRISES INC.
P.O. BOX 1573
ASHBURN, VA 21046
CONTACT INFO: BRIAN CULLEN (BCULLEN@KEANEENTERPRISES.COM) - 571-223-0001

ENGINEER: COLLINS ENGINEERING, INC
200 GARRETT STREET, SUITE K
CHARLOTTESVILLE, VA 22902
(434) 293-3719

PROPERTY: TMP 41C001000
LOCATION OF PROJECT: 1185 SEMINOLE TRAIL
TOTAL ACREAGE OF SITE: 4.044 ACRES
PHASING: SITE CONSTRUCTION SHALL BE COMPLETED IN (1) PHASE.
EXISTING ZONING: HW - HIGHWAY CORRIDOR (SITE IS LOCATED WITHIN ENTRANCE CORRIDOR OVERLAY DISTRICT)
EXISTING USE: EXISTING COMMERCIAL RESTAURANT
PROPOSED USE: RESIDENTIAL - MULTI-FAMILY APARTMENTS (4 STORY BUILDING WITH BASEMENT)
TOTAL: 250 UNITS (MIXTURE OF 1-BEDROOM AND 2-BEDROOM UNITS)
DENSITY: 250 RESIDENTIAL UNITS / 4.044 ACRES = 62 DUA
BUILDING/LOT SETBACKS: PRIMARY STREET: 5' MINIMUM AND 30' MAXIMUM (SEMINOLE TRAIL & HILLSDALE DR.)
LINKING STREET: 5' MINIMUM AND 20' MAXIMUM (HILLSDALE DRIVE - SEE NOTE#2 BELOW)
SIDE/REAR: 20' ADJACENT TO LOW DENSITY RESIDENTIAL DISTRICT & NO SETBACK ADJACENT TO SIMILAR DENSITY DISTRICTS.
NOTE#1: THIS PROJECT IS ADJACENT TO THE CITY OF CHARLOTTESVILLE / ALBEMARLE COUNTY PROPERTY LINE ALONG THE NORTHERN BOUNDARY OF THE PROPERTY. THIS PROPERTY IS MAINTAINING A MINIMUM SIDE YARD SETBACK OF 20' FROM THE NORTHERN PROPERTY LINE. WITH THE EXISTING SANITARY SEWER ALONG THIS PROPERTY LINE, THE BUILDING SETBACK DOES NOT AFFECT THE OVERALL DEVELOPMENT OF THE PROPERTY. THERE IS NO SIDE YARD SETBACK ALONG THE SOUTHERN PROPERTY LINE.
NOTE #2: HILLSDALE DRIVE IS NOTED AS A PRIMARY STREET IN THE HIGHWAY CORRIDOR DISTRICT, PER SECTION 34-543 OF THE CITY ZONING ORDINANCE ALONG WITH SEMINOLE TRAIL. PER SECTION 34-738, THE PRIMARY STREET SHALL HAVE THE HIGHEST FUNCTIONAL CLASSIFICATION RATING, AND THE OTHER PRIMARY STREET SHALL BE DEEMED A LINKING STREET FOR PURPOSES OF THE REQUIRED SETBACKS. SEMINOLE TRAIL SHALL BE THE PRIMARY STREET & HILLSDALE DR. SHALL BE THE LINKING STREET.
MAXIMUM HEIGHT: 80' MAXIMUM (PROPOSED BUILDING HEIGHT = 50' ±
GROSS FLOOR AREA: 79,275 SF ±
ADJACENT OWNERS: SEE EXISTING CONDITIONS SHEET FOR ADJACENT OWNERS AND INFORMATION
FLOODPLAIN: THERE IS NO FLOODPLAIN WITHIN THE LIMITS OF THE SUBJECT PROPERTY PER FEMA MAP#51003C, PANEL #0268D DATED FEBRUARY 4, 2005.
SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SITE WAS PROVIDED BY ROGER W. RAY AND ASSOCIATES. THE VA 811 TICKET NUMBER IS A329300754 AND THE SITE WAS FIELD VERIFIED IN SEPTEMBER, 2023.
USGS DATUM: NAD 83 (1994)
TOTAL LAND DISTURBANCE: 4.35 ACRES. CONSTRUCTION ACTIVITIES WILL CONFORM TO THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK GUIDELINES.
UTILITIES: THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
CRITICAL SLOPES: THERE ARE NO CRITICAL SLOPES ON THE PROPERTY BASED ON THE CITY OF CHARLOTTESVILLE GIS MAPPING.
WATER DEMANDS: THE PROPOSED BUILDINGS WILL HAVE A SPRINKLER SYSTEM FOR FIRE PROTECTION. SEE UTILITY SHEETS AND NOTES & DETAILS FOR THE FIRE LINE DESIGN TO THE BUILDING. SEE SHEET 8 FOR THE WATER DEMANDS AND ANALYSIS.
INGRESS AND EGRESS: ACCESS TO THE PROPOSED PROPERTY SHALL BE FROM (1) EXISTING ENTRANCE ON SEMINOLE TRAIL AND (1) RELOCATED ENTRANCE LOCATED ON HILLSDALE DRIVE. THE EXISTING 2ND ENTRANCE ALONG SEMINOLE TRAIL WILL BE REMOVED WITH THIS SITE PLAN.
LIGHTING PLAN: A LIGHTING PLAN HAS BEEN INCLUDED WITH THIS PRELIMINARY SITE PLAN. ALL PROPOSED LIGHT FIXTURES WILL MEET THE CITY LIGHTING REQUIREMENTS AND BE FULL CUT-OFF WITH NO SPILLOVER AT THE PROPERTY LINES.
SITE TRIP GENERATION AND LAND USE ITE CODE 10TH EDITION:
EXISTING COMMERCIAL RESTAURANT (12,100 SF)
ADT = 1,014 VPD
AM HOUR = 9 VPH
PM HOUR = 94 VPH
PROPOSED 250 UNIT MULTI-FAMILY APARTMENTS
ADT = 1,830 VPD (915 ENTER/915 EXIT)
AM HOUR = 115 VPH (26 ENTER/89 EXIT)
PM HOUR = 140 VPH (88 ENTER/52 EXIT)
STREAMS/BUFFERS: SITE CONTAINS NO EXISTING WATER COURSES, STREAM BUFFERS OR FLOOD PLAINS. THIS SITE DRAINS TO THE EXISTING MEADOW CREEK STREAM AND WATERSHED.
EXISTING VEGETATION: EXISTING COMMERCIAL RESTAURANT AND ASPHALT PARKING LOT WITH GRASS SLOPE AND FLAT GRASS FIELD ALONG THE EASTERN PORTION OF THE SITE DOWN TO HILLSDALE DRIVE.
SITE IMPERVIOUS AREAS:

Pre-Development

Onsite Parking & Roads	99,950 sf
Onsite Walkways & Misc. Concrete	3,475 sf
Onsite Buildings	13,075 sf
Onsite Riprap	1,050 sf
	117,550 sf

Post-Development

Onsite Parking & Roads	32,000 sf
Onsite Walkways & Misc. Concrete	4,350 sf
Onsite Buildings	79,250 sf
Onsite Riprap	750 sf
	116,350 sf

PAVED PARKING AND CIRCULATION: 32,000 SF
TRASH: A TRASH ROOM IS PROPOSED WITH THE RESIDENTIAL BUILDING. THE DUMPSTERS AND TRASH BINS ON THE PROJECT WILL COMPLY WITH SEC. 34-932 WHERE DUMPSTERS WILL BE LOCATED ON A PAD OF SUFFICIENT SIZE TO ADEQUATELY ACCOMMODATE LOADING AND UNLOADING VEHICLES WITHOUT DAMAGE TO THE SURROUNDING SURFACES, WITH A MINIMUM DIMENSION OF TEN (10) FEET IN WIDTH AND TWENTY (20) FEET IN LENGTH.
SIGNAGE: THE PRELIMINARY PLAN SHOWS A LOCATION FOR THE PROPOSED MONUMENT SIGN. THIS WILL BE REVIEWED AND APPROVED THROUGH A SEPARATE SIGN APPLICATION.
FIRE FLOW: THE SUBJECT PROPERTY IS PROTECTED BY AN EXISTING FIRE HYDRANT ALONG SEMINOLE TRAIL. A NEW WATERLINE AND TWO NEW FIRE HYDRANTS WILL BE INSTALLED ON THE PROPERTY FOR ADDITIONAL FIRE COVERAGE. A FIRE FLOW ANALYSIS WILL BE SUBMITTED AS PART OF THE FINAL SITE PLAN. THE PROPOSED BUILDING WILL HAVE A SPRINKLER SYSTEM AND FDC, SEE SHEET 7 FOR FDC LOCATION.
PARKING SUMMARY: PARKING SHALL BE IN ACCORDANCE WITH CITY CODE OF ORDINANCES, SECTION 34-881&34-984 AND SHALL ACCOMMODATE THE PROPOSED 250 APARTMENT UNITS
REQUIRED VEHICULAR PARKING:
APARTMENT PARKING REQUIRED: 1 SPACE PER 1 AND 2 BEDROOM UNITS
250 APARTMENT UNITS x 1 SPACE/UNIT = 250 PARKING SPACES
PROPOSED VEHICULAR PARKING PROVIDED:
TOTAL PARKING SPACES: 402 SPACES
(74 OFF-STREET SURFACE PARKING SPACES+328 OFF-STREET GARAGE PARKING SPACES) PARKING SPACES). THIS INCLUDES 14 ADA COMPLIANT HANDICAP ACCESSIBLE SPACES
REQUIRED BICYCLE PARKING: 1 SPACE PER 2 UNITS = 125 SPACES REQUIRED
PROVIDED BICYCLE PARKING: 126 SPACES PROVIDED

DEMOLITION NOTES

1. PRIOR TO DEMOLITION AND CONSTRUCTION, A FIRE PREVENTION PLAN MEETING MUST OCCUR AND A FIRE PREVENTION PLAN MUST BE SUBMITTED TO AND APPROVED BY THE FIRE MARSHAL.
2. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL UNDERGROUND UTILITIES NOT SHOWN ON THIS PLAN SHEET AND SHALL DEMOLISH ALL DISCOVERED UTILITIES AS REQUIRED.
3. THE CONTRACTOR SHALL VIDEO AND INSPECT ALL SANITARY SEWER PIPES AND MANHOLES SLATED TO REMAIN TO DETERMINE ADEQUATE STRUCTURAL INTEGRITY. IF EXISTING SANITARY SEWER IS DAMAGED, THE CONTRACTOR SHALL CONTACT THE ENGINEER.
4. THE CONTRACTOR SHALL EXAMINE THE STRUCTURAL INTEGRITY OF EXISTING STORM SEWER STRUCTURES TO REMAIN AND REPLACE TOPS AS NECESSARY; THIS SHALL BE REFLECTED IN THE CONTRACTOR BID.
5. ALL EXISTING WATER, SANITARY, AND STORM SEWER SLATED FOR DEMOLITION SHALL BE REMOVED FROM THE BUILDING TO THE PROPERTY LINE, UNLESS MARKED AS TO REMAIN.
6. UTILITIES THAT ARE DISCONNECTED SHALL BE PROPERLY ABANDONED AT THE MAIN LINE. FOR WATER SERVICE LINES, THE CORP STOP MUST BE TURNED OFF AT THE MAIN LINE AND THE SERVICE DISCONNECTED FROM THE MAIN. FOR SEWER LATERALS, THE LATERAL TAP MUST BE SEALED AT THE MAIN LINE SO THAT IT IS WATER TIGHT AND THE LATERAL REMOVED FROM THE MAIN LINE. FOR SANITARY MANHOLES TO BE ABANDONED THE TOP 2' OF THE MANHOLE STRUCTURE SHALL BE REMOVED, ALL LINES DISCONNECTED, AND THE MANHOLE SHOULD BE FILLED WITH STONE AND COVERED, ALL TAPS MUST BE LOCATED AND DISCONNECTED PER PROCEDURE ABOVE.
7. EXISTING ROOF DRAINS SLATED TO BE DEMOLISHED SHALL BE DISCONNECTED AND REMOVED; ROOFDRAINS TO BE REROUTED AS SHOWN ON THE ARCHITECTURAL PLANS.
8. EXISTING DOMINION OVERHEAD/UNDERGROUND ELECTRIC LINES AND OVERHEAD UTILITIES TO THE EXISTING BUILDING SHALL BE DISCONNECTED AND REROUTED AS PROPOSED ON THE UTILITY PLAN SHEET.
9. ANY EXISTING UNDERGROUND STORAGE TANKS SHALL BE DRAINED BY THE OWNER, AND THE CONTRACTOR SHALL FILL AND TANKS SHALL REMAIN.
10. BUILDINGS BEING DEMOLISHED. WHERE A BUILDING IS BEING DEMOLISHED AND A STANDPIPE IS EXISTING WITHIN SUCH A BUILDING, SUCH STANDPIPE SHALL BE MAINTAINED IN AN OPERABLE CONDITION SO AS TO BE AVAILABLE FOR USE BY THE FIRE DEPARTMENT. SUCH STANDPIPE SHALL BE DEMOLISHED WITH THE BUILDING BUT SHALL NOT BE DEMOLISHED MORE THAN ONE FLOOR BELOW THE FLOOR BEING DEMOLISHED.

FIRE DEPARTMENT NOTES

1. VSFP 1408.1 PROGRAM SUPERINTENDENT. THE OWNER SHALL DESIGNATE A PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR THE FIRE PREVENTION PROGRAM AND ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT. THE FIRE PREVENTION PROGRAM SUPERINTENDENT SHALL HAVE THE AUTHORITY TO ENFORCE THE PROVISIONS OF THIS CHAPTER AND OTHER PROVISIONS AS NECESSARY TO SECURE THE INTENT OF THIS CHAPTER. WHERE GUARD SERVICE IS PROVIDED, THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE GUARD SERVICE.
2. VSFP 1408.2 PREFIRE PLANS. THE FIRE PREVENTION PROGRAM SUPERINTENDENT SHALL DEVELOP AND MAINTAIN AN APPROVED PREFIRE PLAN IN COOPERATION WITH THE FIRE CHIEF. THE FIRE CHIEF AND THE FIRE CODE OFFICIAL SHALL BE NOTIFIED OF CHANGES AFFECTING THE UTILIZATION OF INFORMATION CONTAINED IN SUCH PREFIRE PLANS.
3. A SITE SPECIFIC FIRE PREVENTION PLAN SHALL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE PRIOR TO COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION.
4. VSFPC 506.1- AN APPROVED KEY BOX SHALL BE MOUNTED TO THE SIDE OF THE FRONT OR MAIN ENTRANCE. THE CHARLOTTESVILLE FIRE DEPARTMENT CARRIES THE KNOX BOX MASTER KEY. A KNOX BOX KEY BOX CAN BE ORDERED BY GOING ONLINE TO WWW.KNOXBOX.COM. THE KNOX BOX ALLOWS ENTRY TO THE BUILDING WITHOUT DAMAGING THE LOCK AND DOOR SYSTEM.
5. VSFPC 506.1.2- AN ELEVATOR KEY BOX MAY BE REQUIRED. CONTRACTOR SHALL CONSULT WITH THE FIRE MARSHALL DURING THE CONSTRUCTION AND PERMIT REVIEW PROCESS.
6. ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.
7. FIRE HYDRANTS, FIRE PUMP TEST HEADER, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL REMAIN CLEAR AND UNOBSTRUCTED BY LANDSCAPING, PARKING OR OTHER OBJECTS. THE FIRE MARSHAL'S OFFICE NO LONGER ALLOWS ANY TYPE OF LANDSCAPING TO BE PLACED IN FRONT OF AND WITHIN 5 FEET OF FIRE HYDRANTS, FIRE PUMP TEST HEADERS, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES.
8. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
9. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 85,000 LBS.
10. ALL SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE IX, SECTION 34-1020 CITY CODE. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE CONSISTENT WITH THE MUTCD.
11. THE MINIMUM REQUIRED FIRE FLOW FOR THE PROPOSED BUILDING IS 1,500 GALLONS PER MINUTE.
12. FIRE LINES - A PERMIT IS REQUIRED FOR FIRE LINE INSTALLATION. A DETAILED DRAWING (2 SETS) SHOWING FITTINGS AND THRUST BLOCKS MUST BE SUBMITTED WITH THE PERMIT APPLICATION. ONCE INSTALLED, THE FIRE LINE REQUIRES A VISUAL INSPECTION AND A PRESSURE TEST INSPECTION BY THE FIRE MARSHAL'S OFFICE.
13. LANDSCAPING IN THE AREA OF FIRE HYDRANTS, FIRE PUMP TEST HEADER, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL BE OF THE TYPE THAT WILL NOT ENCROACH ON THE REQUIRED FIVE FT RADIUS ON MATURITY OF THE LANDSCAPING.
14. VSFPC 503.3-FIRE LANES SHALL BE A MINIMUM OF 20 FEET IN WIDTH. SIGNS AND MARKINGS TO DELINEATE FIRE LANES AS DESIGNATED BY THE FIRE OFFICIAL SHALL BE PROVIDED AND INSTALLED BY THE OWNER OR HIS/HER AGENT OF THE PROPERTY. FIRE APPARATUS ROADS 20' TO 26' IN WIDTH SHALL BE POSTED OR MARKED ON BOTH SIDES "NO PARKING - FIRE LANE".
15. VSFPC 505.1-THE BUILDING STREET NUMBER TO BE PLAINLY VISIBLE FROM THE STREET FOR EMERGENCY RESPONDERS.
16. VSFPC 507.5.1.1-HYDRANT FOR STANDPIPE SYSTEM-BUILDINGS EQUIPPED WITH A STANDPIPE SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 905 SHALL HAVE A FIRE HYDRANT WITHIN 100 FT OF THE FIRE DEPARTMENT CONNECTIONS. THE DISTANCE SHALL BE PERMITTED TO EXCEED 100 FT WHERE APPROVED BY THE FIRE CODE OFFICIAL.
17. VSFPC 503.2.1-OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13 FEET-6 INCHES.
18. VSFPC 3312.1-AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
19. NO VEHICLES/MACHINERY OF ANY TYPE, CONSTRUCTION MATERIALS OR CONSTRUCTION DEBRIS ARE TO BE PARKED, PLACED OR STORED EITHER IN FRONT OF AND WITHIN 15 FEET OF A FIRE HYDRANT.
20. VSFPC 310.3; 310.5-NO SMOKING OR VAPING WITHIN THE CONSTRUCTION SAFETY FENCE. NO SMOKING SIGNS SHALL BE POSTED THROUGHOUT EACH BUILDING UNDER CONSTRUCTION AS WELL AS OUTSIDE THE BUILDING. SHOULD ANYONE FROM THE FIRE MARSHAL'S OFFICE WITNESS SMOKING/VAPING WITHIN THE CONSTRUCTION SITE, HE OR SHE MAY REQUEST A 24 HOUR STOP WORK ORDER FROM THE CITY BUILDING OFFICIAL.
21. VSFPC 3304.2-WASTE DISPOSAL OF COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH WORKDAY.
22. VSFPC 3304.6-CUTTING AND WELDING-OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CHAPTER 35, OF THE VIRGINIA STATEWIDE FIRE PREVENTION CODE, ADDRESSING WELDING AND HOTWORK OPERATIONS.
23. VSFPC 3315.1-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.
24. VSFPC 3310.1-REQUIRED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
25. KEEP DUMPSTERS, BUILDING MATERIALS AND CONSTRUCTION DEBRIS AT LEAST 30 FEET FROM BUILDINGS UNDER CONSTRUCTION.
26. VSPFC 905.3.1 - IF THE FLOOR LEVEL OF THE HIGHEST STORY IS MORE THAN 30 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS, THEN A CLASS I STANDPIPE SYSTEM MUST BE INSTALLED IN ADDITIONAL TO THE SPRINKLER SYSTEM.
27. VSFPC 3311.1- WHERE A BUILDING HAS BEEN CONSTRUCTED TO A HEIGHT GREATER THAN 50 FEET OR FOUR (4) STORIES, AT LEAST ONE TEMPORARY LIGHTED STAIRWAY SHALL BE PROVIDED UNLESS ONE OR MORE OF THE PERMANENT STAIRWAYS ARE ERECTED AS THE CONSTRUCTION PROGRESSES.
28. VSFPC 3313.1- WHERE REQUIRED- BUILDINGS FOUR OR MORE STORIES IN HEIGHT SHALL BE PROVIDED WITH NOT LESS THAN ONE STANDPIPE FOR USE DURING CONSTRUCTION. SUCH STANDPIPES SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS. SUCH STANDPIPE SHALL BE PROVIDED WITH FIRE DEPARTMENT HOSE CONNECTIONS AT ACCESSIBLE LOCATIONS ADJACENT TO USABLE STAIRS. SUCH STANDPIPES SHALL BE EXTENDED AS CONSTRUCTION PROGRESSES TO WITHIN ONE FLOOR OF THE HIGHEST POINT OF CONSTRUCTION HAVING SECURED DECKING OR FLOORING. THE TEMPORARY STANDPIPE SHALL BE INSTALLED ONCE CONSTRUCTION OF THE 2ND FLOOR BEGINS.
29. THE BUILDING SHALL BE CONSTRUCTED WITH NONCOMBUSTIBLE MATERIALS (ISO CONSTRUCTION CLASS III).

SITE NOTES

1. CONTRACTOR SHALL OBTAIN A TEMPORARY STREET CLOSURE PERMIT FOR CLOSURE OF SIDEWALKS, PARKING SPACES & ROADWAYS SUBJECT TO APPROVAL BY THE CITY TRAFFIC ENGINEER PRIOR TO CONSTRUCTION IN THESE EXISTING AREAS.
2. PROPOSED MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF BEHIND THE PARAPET OF THE PROPOSED BUILDINGS. MECHANICAL EQUIPMENT LOCATED ON THE ROOF OF A BUILDING OR STRUCTURE SHALL BE HIDDEN BEHIND A WALL OR OTHER SOLID ENCLOSURE, EXTENDING NO MORE THAN TWELVE (12) INCHES ABOVE THE HEIGHT OR SUCH EQUIPMENT, SUCH WALL TO BE CONSTRUCTED OF A MATERIAL HARMONIOUS WITH THE FACADE OF THE BUILDING OR STRUCTURE. MECHANICAL EQUIPMENT LOCATED ON THE GROUND SHALL BE SCREENED FROM VIEW FROM ALL PUBLIC RIGHTS-OF-WAY AND FROM ADJACENT RESIDENTIAL DISTRICTS; AN S-3 SCREEN SHALL BE PROVIDED, EXTENDING NO MORE THAN TWELVE (12) INCHES ABOVE THE HEIGHT OF SUCH EQUIPMENT. THE SCREENING MATERIALS SHALL BE LOCATED IN SUCH A MANNER TO MOST EFFECTIVELY REFLECT NOISE AWAY FROM ADJACENT RESIDENTIAL DISTRICTS.
3. EXISTING AND PROPOSED DUMPSTERS ON SITE SHALL COMPLY WITH APPLICABLE CODE SECTIONS, INCLUDING BUT NOT LIMITED TO SEC. 34-872 (b)(2) AND SEC. 34-932. DUMPSTERS SHALL NOT BE VISIBLE FROM RIGHT-OF-WAY.
4. ALL SIDEWALK WITHIN THE LIMITS OF THE DEVELOPMENT SHALL BE PRIVATE SIDEWALKS AND SHALL BE PRIVATELY MAINTAINED.
5. ALL SIDEWALKS AND WALKWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 5'.
6. ALL WALKWAY CROSSINGS SHALL MEET MINIMUM ADA ACCESSIBILITY STANDARDS AND SHALL HAVE A CROSS SLOPES OF 2% OR LESS.
7. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE INSTALLED CONSISTENT WITH MUTCD STANDARDS.
8. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO AN ACCESSIBLE ENTRANCE.
9. ALL SIGNS IDENTIFYING ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 60 INCHES ABOVE THE GROUND/SURFACE (FROM BOTTOM OF SIGN) AND INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. ACCESSIBLE VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION 'VAN ACCESSIBLE'.
10. RAMPS OVER 30" IN ELEVATION CHANGE REQUIRE HANDRAILS.
11. ALL SITE AND BUILDING CONSTRUCTION SHALL MEET 2006 IBC SECTION 3409 REQUIREMENTS FOR ACCESSIBILITY AND VA USBC 103.3 FOR CHANGE OF OCCUPANCY.
12. PRIOR TO BUILDING PERMIT APPROVAL, THE BUILDING PLANS MUST MEET THE REQUIREMENTS OF BOTH THE 2012 VA CONSTRUCTION CODE (VCC) 1007.1 & 2015 VCC 1009.1. BOTH REQUIRE AN ACCESSIBLE MEANS OF EGRESS FOR THE BUILDING.
13. BUILDING FOUNDATIONS SHALL MEET THE REQUIREMENTS OF THE 2012 OR 2015 VA CONSTRUCTION CODE 1808.7.2 "FOUNDATION SETBACK FROM DESCENDING SLOPES". THE BUILDING SHALL BE CONSTRUCTED MEETING THE CURRENT BUILDING CODE's MINIMUM REQUIREMENTS.
14. PER 502.6 OF THE 2010 ADA DESIGN STANDARDS ACCESSIBLE PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 703.7.2.1, AND SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE".
15. PER ADA 502.4 PARKING SPACES AND ACCESS AISLES SHALL COMPLY WITH 302, SLOPES NOT STEEPER THAN 2% SHALL BE PERMITTED.
16. PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 5% OR LESS. SLOPES OVER 5% WILL REQUIRE A RAMP.
17. PER ADA 206.2.2 AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS AND SPACES ON THE SAME SITE.
18. ALL PARKING SPACES SHALL BE 8.5'x18', EXCEPT AS NOTED.
19. HANDICAP PARKING SPACES SHALL BE 8'x18', EXCEPT AS NOTED.
20. ALL HANDICAP PARKING SPACES SHALL BE INDICATED WITH A SIGN.

UTILITY NOTES

1. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONTRACTOR OR ITS SUBCONTRACTORS SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY AND REPAIRED AT CONTRACTOR'S EXPENSE.
2. THE CONTRACT DOCUMENTS DO NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE OR LOCATION OF UTILITIES. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OR THE NON-EXISTENCE OF UTILITIES. AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION, CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-552-7001) AND/OR THE RESPECTIVE UTILITY COMPANIES FOR GAS, WATER, SEWER, POWER, PHONE, AND CABLE. CONTRACTOR SHALL TIMELY ARRANGE TO HAVE THE VARIOUS UTILITIES LOCATED, AND TO HAVE THEM REMOVED OR RELOCATED, OR TO DETERMINE THE METHOD OF PROTECTION ACCEPTABLE TO THE RESPECTIVE OWNER, IF UTILITIES IN ACCORDANCE WITH THE RESPECTIVE UTILITY'S RULES AND REGULATIONS.
3. NO BUILDING OR WALL FOUNDATION SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY STORM, SANITARY, WATER, OR GAS LINE. ANY COST INCURRED FOR REMOVING, RELOCATIONS, OR PROTECTING UTILITIES SHALL BE BORNE BY CONTRACTOR UNLESS INDICATED OTHERWISE.
4. CONTRACTOR SHALL EXCAVATE TO LOCATE BURIED UTILITIES FAR ENOUGH IN ADVANCE OF ITS WORK TO ALLOW FOR HORIZONTAL AND/OR VERTICAL ADJUSTMENTS TO ITS WORK AND/OR THE UTILITIES. NO ADJUSTMENT IN COMPENSATION OR SCHEDULE WILL BE ALLOWED FOR DELAYS RESULTING FROM CONTRACTOR'S FAILURE TO CONTACT AND COORDINATE WITH UTILITIES.
5. WHEN THE WORK CROSSES EXISTING UTILITIES, THE EXISTING UTILITIES SHALL BE ADEQUATELY SUPPORTED AND PROTECTED FROM 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.
6. CONTRACTOR SHALL EXERCISE CARE TO ENSURE 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 STANDARDS.
7. CONTRACTOR SHALL NOTIFY LANDOWNERS, TENANTS, AND THE ENGINEER PRIOR TO THE INTERRUPTION OF ANY SERVICES. SERVICE INTERRUPTIONS SHALL BE KEPT TO A MINIMUM.
8. CONTRACTOR SHALL COORDINATE WITH THE CITY TO LOCATE SIGNAL LOOP DETECTORS AND CONDUITS IN ORDER TO AVOID DAMAGE TO THEM. CONTRACTOR SHALL REIMBURSE THE CITY FOR REPAIRING ANY DAMAGE TO SIGNAL LOOP DETECTORS AND CONDUITS CAUSED BY CONTRACTOR'S FAILURE TO COORDINATE.
9. THE ADJUSTMENT OF ALL MANHOLE TOPS, WATER VALVE BOXES AND WATER METER BOXES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COSTS ARE TO BE INCLUDED UNDER THE VARIOUS UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE.
10. THE CONTRACTOR SHALL NOTIFY THE CITY UTILITIES DIVISION AT LEAST TWO FULL WORKING DAYS IN ADVANCE TO ARRANGE GAS SERVICE LINE ADJUSTMENTS TO BE PERFORMED BY THE CITY.
11. ALL WATER METER, VALVES, AND FIRE HYDRANT ADJUSTMENTS/RELOCATIONS SHALL BE PERFORMED BY THE CONTRACTOR.
12. A MINIMUM OF 18" VERTICAL & 10' HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER LINES & SANITARY SEWER. A MINIMUM OF 12" VERTICAL AND 5' HORIZONTAL SHALL BE MAINTAINED BETWEEN PARALLEL SANITARY AND STORM SEWER.
13. MINIMUM DEPTH OF COVER FOR WATER LINES SHALL BE 3',
14. MINIMUM DEPTH OF COVER FOR SANITARY SEWER SHALL BE 2'.
15. AT ALL UTILITY CROSSINGS A MINIMUM VERTICAL SEPARATION OF 12" SHALL BE MAINTAINED. A MINIMUM VERTICAL SEPARATION OF 18" IS REQUIRED BETWEEN THE BOTTOM OF THE WATER LINE AND THE TOP OF THE SANITARY SEWER LINE.
16. CONTRACTOR SHALL CONTACT IRENE PETERSON OF CHARLOTTESVILLE GAS ONCE CONSTRUCTION HAS BEGUN (434-970-3812.)
17. CONTRACTOR SHALL VERIFY ALL UTILITY TIE-IN CONNECTIONS TO EXISTING OR UNDER CONSTRUCTION INFRASTRUCTURE. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING UTILITIES AND THE PROPOSED UTILITIES.
18. GATE VALVES SHALL NOT BE CONSTRUCTED WITHIN THE CURBS, GUTTER PANS OR PAVERS.
19. SIGNS AND MARKINGS TO DELINEATE FIRE LANES, AS DESIGNATED BY THE FIRE OFFICIAL, SHALL BE PROVIDED AND INSTALLED BY THE OWNER OR HIS/HER AGENT OF THE PROPERTY INVOLVED.
20. ALL WATERLINE MATERIALS SHALL BE CONSTRUCTED OF CLASS 52 DIP.
21. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 85,000 LBS.
22. 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.
23. 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.
24. PLEASE CONTACT THE REGULATORY COMPLIANCE ADMINISTRATOR AT 970-3032 WITH ANY QUESTIONS REGARDING THE GREASE TRAP OR BACKFLOW PREVENTION DEVICES.
25. ALL CURB & GUTTER MUST BE INSTALLED AND FINAL GRADE MUST BE WITHIN 6" PRIOR TO THE INSTALLATION OF ANY GAS MAIN.
26. ALL WORK ON GAS INFRASTRUCTURE FROM MAIN TO METER MUST BE CONDUCTED BY EMPLOYEES OF THE CITY OF CHARLOTTESVILLE DEPARTMENT OF UTILITIES - GAS DIVISION.

GRADING & DRAINAGE NOTES

1. ALL FORMS SHALL BE INSPECTED BY THE ENGINEER BEFORE ANY CONCRETE IS PLACED. THE ENGINEER MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO REMOVE AND REPLACE CONCRETE PLACED PRIOR TO OR WITHOUT SUCH INSPECTION.
2. 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.
3. CONCRETE SHALL NOT BE PLACED UNLESS THE AIR TEMPERATURE IS AT LEAST 40 DEGREES FAHRENHEIT (F) IN THE SHADE AND RISING.
4. CONCRETE SHALL NOT BE PLACED UNTIL STEEL DOWELS HAVE BEEN INSTALLED IN EXISTING CONCRETE IN ACCORDANCE WITH CITY STANDARDS.
5. $\frac{1}{2}$" 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 STEP ADJUSTMENTS, AND ALONG BUILDINGS AND WALLS WHERE NEW CONCRETE SIDEWALKS ARE PLACED AGAINST THEM UNLESS MORE STRINGENT REQUIREMENTS DICTATE OTHERWISE.
6. 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 PERMIT WILL BE MADE FOR THIS WORK.
7. ALL EXISTING GRANITE CURB SHALL REMAIN THE PROPERTY OF THE CITY OF CHARLOTTESVILLE. IT SHALL BE REMOVED AND DELIVERED BY THE CONTRACTOR TO THE CITY'S PUBLIC WORKS COMPLEX. COST TO BE INCLUDED UNDER THE VARIOUS UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
8. STREET PAVEMENT STRUCTURE AND PATCHING SHALL BE EXTENDED FROM THE FRONT OF NEW CONCRETE TO THE EXISTING PROJECTION OF THE SOUND STREET EDGE AS DIRECTED BY THE ENGINEER.
9. DRIVEWAY ADJUSTMENTS ARE TO BE DONE IN GENTLE TRANSITIONS RATHER THAN ABRUPT BREAKS AT THE BACK OF WALKS. GRAVEL DRIVEWAYS ABOVE STREET GRADE SHALL BE PAVED FOR A MINIMUM DISTANCE OF 20' BEYOND THE BACK OF THE SIDEWALK OR CURB & GUTTER APRON WHERE APPLICABLE.
10. 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.
11. DISPOSAL OF ALL EXCESS MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR.
12. CONTRACTOR SHALL EXERCISE CARE, ESPECIALLY AT INTERSECTIONS AND GUTTER LINES, TO PROVIDE POSITIVE DRAINAGE. 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.
13. CONTRACTOR SHALL MAINTAIN EXISTING STREAMS, DITCHES, DRAINAGE STRUCTURES, CULVERTS, 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.
14. ALL PIPES, DI'S 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 THEY HAVE BEEN BACKFILLED OR BURIED WITHOUT SUCH INSPECTION.
15. ALL CATCH BASINS ENCOMPASSED WITHIN NEW CONSTRUCTION SHALL BE CONVERTED TO DROP INLETS.
16. CLASS I RIP RAP MODIFICATIONS ALLOWS FOR A REDUCTION IN STONE DEPTH FROM 2.0' TO A MINIMUM OF 1.0' IF APPROVED BY THE CITY ENGINEER.
17. REMOVED PIPE SHALL BE THE PROPERTY OF CONTRACTOR AND IF NOT SALVAGED FOR RE-USE, SHALL BE DISPOSED OF LAWFULLY.
18. ALL STORM SEWER PIPE AND DROP INLETS SHALL BE CLEARED OF DEBRIS AND ERODED MATERIAL PRIOR TO FINAL ACCEPTANCE.
19. ALL STORM SEWER PIPE JOINTS SHALL BE SEATED AND SEALED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
20. ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT TIED INTO EXISTING PIPE TO BE REMOVED SHALL BE RECONNECTED INTO NEW PIPE, WHERE APPLICABLE.
21. BUILDING AND WALL FOUNDATIONS SHALL NOT BE CONSTRUCTED WITHIN 10' OF ANY PUBLIC STORM, SANITARY, WATER OR GAS MAIN, THIS INCLUDES ALL STRUCTURES THAT ARE AN INTEGRAL PART OF THE UTILITY SYSTEM.
22. MINIMUM DEPTH OF COVER FOR STORM SEWER SHALL BE 3'.
23. A MINIMUM OF 18" VERTICAL & 10' HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER LINES & SANITARY SEWER. A MINIMUM OF 12" VERTICAL AND 5' HORIZONTAL SHALL BE MAINTAINED BETWEEN PARALLEL SANITARY AND STORM SEWER.
24. ALL PUBLIC STORM SEWER SHALL BE RCP OR HDPE & SHALL HAVE A MINIMUM OF 15" DIAMETER WITH A MINIMUM SLOPE OF 0.50% WITHIN THE R/W.
25. ALL CONSTRUCTION CROSSING POINTS SHALL MEET ADA ACCESSIBLE STANDARDS. AND IN ACCORDANCE WITH SECTION 403.3, THE CROSS SLOPES OF THE WALKWAYS SHALL NOT BE STEEPER THAN 2% . ADDITIONALLY, ANY CHANGE IN LEVEL GREATER THAN $\frac{1}{2}$" HIGH SHALL BE RAMPED AND SHALL COMPLY WITH SECTIONS 405 OR 406 PER SECTION 303.4.
26. CONTRACTOR SHALL INSTALL, AND MODIFY AS NECESSARY THE EXISTING RETAINING WALLS BEING UTILIZED, AND ENSURE HANDRAILS AND GUARDRAILS ARE LOCATED ON ALL RETAINING WALLS IN COMPLIANCE WITH ALL CURRENT CITY & STATE REQUIREMENTS. 42" GUARDRAILS ARE REQUIRED IN ACCORDANCE WITH 2012 VA CONSTRUCTION CODE 1013 AT THE TOP OF ANY RETAINING WALL WITH A DIFFERENCE IN GRADE EXCEEDING 30".
27. FINAL DESIGN OF THE BUILDING FOUNDATIONS, WALLS, FACADES & THE CORRESPONDING WATERPROOFING SHALL BE COMPLETED BY THE ARCHITECT TO ALLOW FOR THE PROPOSED GRADE CHANGES SHOWN.
28. DURING CONSTRUCTION THE ACTUAL WALL HEIGHTS MAY VARY FROM THE EXISTING & DESIGN ELEVATIONS. THE CONTRACTOR SHALL CONSULT A PROFESSIONAL LICENSED STRUCTURAL ENGINEER FOR THE CONSTRUCTION OF ANY RETAINING WALL. DESIGNS ARE NOT FURNISHED BY COLLINS ENGINEERING AND ALL FINAL DESIGNS OF THE RETAINING WALLS SHALL BE PROVIDED TO COLLINS ENGINEERING PRIOR TO CONSTRUCTION FOR VERIFICATION. WALL DESIGN SHALL INCORPORATE ALL SITE PLANIMETRICS, INCLUDING BUT NOT LIMITED TO ANY VEHICULAR GUARDRAILS, PEDESTRIAN HANDRAILS, PARKING SPACE OVERHANGS AND LANDSCAPING.
29. CONTRACTOR SHALL GRADE THE AREAS SURROUNDING THE PROPOSED BUILDINGS SUCH THAT RUNOFF DRAINS AWAY FROM IT, ENSURING POSITIVE DRAINAGE AT ALL TIMES. PATIOS, SIDEWALKS AND PAVEMENT SHALL BE SLOPED AWAY FROM THE BUILDING WITH A MAXIMUM $\frac{1}{4}$" PER 1' CROSS SLOPE WHERE LOCATED WITHIN THE ACCESSIBLE ROUTES AND PERVIOUS LANDSCAPING SHALL BE SLOPED A MINIMUM OF $\frac{1}{2}$" PER 1' FOR THE INITIAL 10' WHERE LOCATED WITHIN THE PROPERTY LIMITS.
30. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE PARKING LOT. THE SITE SHALL HAVE POSITIVE DRAINAGE THROUGHOUT AND SHALL DIRECT RUNOFF TO PROPOSED OR EXISTING DRAINAGE STRUCTURES.
31. CONTRACTOR SHALL VERIFY ALL TIE-IN CONNECTIONS FOR THE PARKING LOTS TO THE EXISTING ROADS. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING ROADS AND/OR CURB AND GUTTER AND THE PROPOSED ROADS, CURB & GUTTER. CONTRACTOR SHALL CONTACT ENGINEER TO INSPECT CURB, ROADWAY & PAVEMENT CONNECTIONS TO EXISTING ROADS, PRIOR TO ANY CONCRETE OR PAVEMENT BEING PLACED.
32. CONTRACTOR SHALL PROVIDE ENGINEER SURVEY WORKSHEETS OF ALL PARKING LOTS, SANITARY SEWER CLEANOUTS, WATER METERS AND DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF CURBING, DRAINAGE, OR UTILITIES TO COLLINS ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. COLLINS ENGINEERING SHALL VERIFY ALL SURVEY SHEETS TO ENSURE POSITIVE DRAINAGE AND PROPER ELEVATIONS FOR CONSTRUCTION.
33. ALL STORM DRAIN LINES LOCATED WITHIN PUBLIC CITY RIGHT OF WAY SHALL BE CONSTRUCTED WITH CLASS III RCP AND SHALL HAVE A MINIMUM DIAMETER OF 15" WITH A MINIMUM SLOPE OF 0.50%.
34. ALL STORM DRAIN LINES ON PRIVATE PROPERTY, SHALL BE CLASS III RCP OR HDPE WITH MINIMUM STONE BED REQUIREMENTS.
35. CONTRACTOR SHALL GRADE THE SITE TO AVOID STANDING WATER. CONTRACTOR TO PROVIDE A SMOOTHLY GRADED TRANSITION FROM DISTURBED AREAS TO UNDISTURBED AREAS. FINISH GRADE SHALL HAVE A CLEAN TOPSOIL. CONTRACTOR SHALL SEED AND STRAW, AND/OR LANDSCAPE ALL BARE AND DISTURBED AREAS. CONTRACTOR TO PROVIDE GROUND COVER MATERIALS OR SOD FOR SLOPES STEEPER THAN 20%. FOUNDATION PLANTINGS SHALL BE PLANTED IN THE FRONT OF THE BUILDING, OUTSIDE THE LIMITS OF THE SIGHT DISTANCE. CONTRACTOR TO CLEAN THE SITE AND DISPOSE OF ALL CONSTRUCTION DEBRIS. GRASS SHALL BE ESTABLISHED PRIOR TO PROJECT CLOSEOUT.
36. CONTRACTOR TO REMOVE ALL DEAD BUSHES, TREES, TREE-STUMPS, AND THEIR ABOVE-GROUND ROOTS AND REMOVE ALL PORTIONS OF TREE BRANCHES THAT OVERHANG ROOFS AND ALL BRANCHES THAT COME WITHIN 10 FEET OF ROOFS.
37. CONTRACTOR SHALL WORK DIRECTLY WITH THE GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER AND SHALL ENSURE ALL OF THEIR DESIGN REQUIREMENTS ARE MET.

SITE PLAN LEGEND

EXISTING CONDITIONS & DEMOLITION

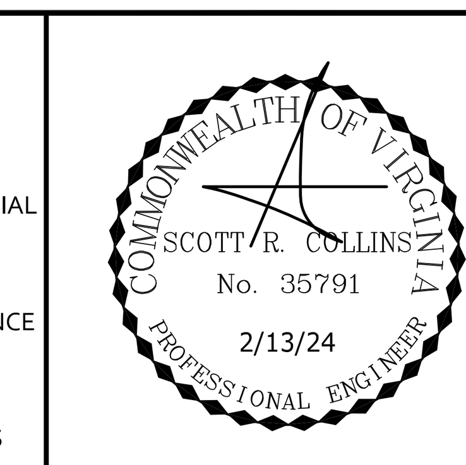
- EXISTING RIGHT-OF-WAY
- EXISTING BUILDING
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE
- EXISTING CONTOURS
- EXISTING CURBING
- EXISTING VEGETATION
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER STRUCTURE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- LIMITS OF CONSTRUCTION/LIMITS OF DISTURBANCE
- EXISTING CONCRETE CURB, SIDEWALK, AND/OR ASPHALT PAVEMENT TO BE REMOVED
- EXISTING ASPHALT PAVEMENT FOR MILL & OVERLAY
- EXISTING VEGETATION TO BE REMOVED
- W — EXISTING WATERLINE
- S — EXISTING SANITARY SEWER PIPE
- EXISTING STORM SEWER PIPE
- OHE — EXISTING OVERHEAD ELECTRIC
- UGE — EXISTING UNDERGROUND ELECTRIC
- GAS — EXISTING GASLINE
- EXISTING UTILITIES TO BE REMOVED

PROPOSED

- PROPOSED PROJECT BOUNDARY
- PROPOSED CONTOUR
- PROPOSED CURB
- PROPOSED RIGHT-OF-WAY DEDICATION AREA
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PAVERS
- PROPOSED SEGMENTED RETAINING WALL
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BIKE RACK
- PROPOSED STORM SEWER PIPE
- PROPOSED YARD DRAINAGE SYSTEM
- PROPOSED STORM SEWER STRUCTURE
- S — PROPOSED SANITARY SEWER LATERAL
- W — PROPOSED FIRE & WATER LINE
- PROPOSED WATER METER
- GAS — PROPOSED GASLINE
- UGP — PROPOSED UNDERGROUND POWER

EROSION & SEDIMENT CONTROL

- LIMITS OF CONSTRUCTION/LIMITS OF DISTURBANCE
- SAFETY FENCE
- CONSTRUCTION ENTRANCE
- CRS — CONSTRUCTION ROAD & STABILIZATION
- SILT FENCE
- STORM DRAIN INLET PROTECTION
- TEMPORARY DIVERSION DIKE
- TEMPORARY RIGHT-OF-WAY DIVERSION
- SEDIMENT TRAP
- BLANKET MATTING
- OUTLET PROTECTION
- TS — TEMPORARY SEEDING
- PS — PERMANENT SEEDING
- SODDING
- BLANKET MATTING
- TREE PROTECTION
- DC — DUST CONTROL



REVISIONS

DATE	REVISION DESCRIPTION
10/26/23	PRELIMINARY SITE PLAN - INITIAL SUBMITTAL
1/18/24	PRELIMINARY SITE PLAN - SECOND SUBMITTAL
2/13/24	PRELIMINARY SITE PLAN - THIRD SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K.-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT: 1185 SEMINOLE TRAIL - PRELIMINARY SITE PLAN

SHEET: GENERAL PROJECT NOTES

JOB NO. 232225

SCALE N/A

SHEET NO. 2

REVISIONS

DATE	REVISION DESCRIPTION
10/26/23	PRELIMINARY SITE PLAN - INITIAL SUBMITTAL
1/18/24	PRELIMINARY SITE PLAN - SECOND SUBMITTAL
2/13/24	PRELIMINARY SITE PLAN - THIRD SUBMITTAL

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
2/13/24

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT: 1185 SEMINOLE TRAIL - PRELIMINARY SITE PLAN

SHEET: EXISTING CONDITIONS

JOB NO. 232225
SCALE 1" = 30'
SHEET NO. 3

DEMOLITION LABELS:

1. EXISTING ASPHALT ENTRANCE TO BE REMOVED
2. EXISTING CONCRETE SIDEWALK TO BE REMOVED
3. EXISTING BUILDING TO BE REMOVED
4. EXISTING CONCRETE TO BE REMOVED
5. EXISTING SIGN TO BE REMOVED
6. EXISTING FENCE TO BE REMOVED
7. EXISTING LIGHTPOLE TO BE REMOVED
8. EXISTING VEGETATION TO BE REMOVED
9. EXISTING CONCRETE CURB / CURB & GUTTER TO BE REMOVED
10. EXISTING SANITARY SEWER PIPE / SANITARY SEWER MANHOLE TO BE REMOVED. REMOVE SEWER BACK TO THE 16" SEWER MAIN MANHOLE
11. EXISTING STORM SEWER PIPE / STORM SEWER STRUCTURE TO BE REMOVED
12. EXISTING PAVEMENT TO BE REMOVED
13. EXISTING 4" DI WATER LATERAL, (2) 4" G.V. & 1.5" WATER METER TO BE REMOVED. CONTRACTOR TO DEMO LATERAL BACK TO THE MAIN.
14. EXISTING GAS LINE AND METER TO BE REMOVED. DEMO GAS LINE BACK TO THE 2" MAIN AND VALVE.

TMP:	061W0-02-0A-00200
(ALBEMARLE CO. PARCEL)	
OWNER:	RMD PROPERTIES LLC
ZONING:	C1 COMMERCIAL
ACREAGE:	3.23 AC
DB/PG:	2217/191
USE:	COMMERCIAL RETAIL

EXISTING BLDG

EXISTING BLDG
BLOCK BUILDING

EXISTING ENTRANCE TO ADJACENT PROPERTY

EXISTING PROPERTY LINE

VIRGINIA ELECTRIC & POWER COMPANY EASEMENT (CITY D.B.269-420)

2" MVP SIGN

S56°07'33"E 599.57'

20' SANITARY SEWER EASEMENT (CITY I.N. 2012004142 PLAT)

SEWER MANHOLE TOP=458.19 II=442.01 IO=441.90

EX. CITY 16" D.I. SAN. SWR

CITY 16" DIP SANITARY

RWSA 18" CI WATER

CITY 8" CS GAS

ACSA 10" DI WATER

ACSA EX. 10" D.I. WATERLINE

SEWER MANHOLE TOP=460.92 II=444.57 IO=444.34

U.S. ROUTE 29
PRIMARY STREET
SEMINOLE TRAIL
(NORTHBOUND LANE)
VARIABLE WIDTH R/W
(ALB. CO. D.B.307-475 & HWY. P.B. I-232)

EX. ROW

N35°22'02"E 250.10'

CITY EX. 2" SC GASLINE

CITY EX. 16" D.I. SAN. SWR

SEWER MANHOLE TOP=461.45 II=445.31 IO=445.12

SEWER MANHOLE TOP=461.74 II=455.58 IO=455.32

SEWER MANHOLE TOP=462.19 II=446.17 IO=445.94

SEWER MANHOLE TOP=461.62 II=446.48 IO=446.38

30' MAX. SETBACK

5' MIN. SETBACK

CONTRACTOR TO SAW CUT ASPHALT FOR NEW CONCRETE ENTRANCE - SEE SHEET 13 FOR PAVEMENT REPAIR PR-1 DETAIL

CONTRACTOR TO SAW CUT ASPHALT FOR 4" WATER LATERAL, (2) 4" G.V. & 1.5" WATER METER REMOVAL. LATERAL TO BE DEMOLISHED TO THE MAIN. SEE SHEET 13 FOR PAVEMENT REPAIR PR-1 DETAIL.

EX. PRIVATE 8" PVC SAN. SWR TO BE REMOVED

ASPHALT PAVEMENT TO BE REMOVED

FINISHED FLOOR 461.52

1-STORY BRICK & FRAME #1185

EXISTING 1-STORY BRICK & FRAME BLDG TO BE REMOVED

EXISTING HAND. SIGNS

SEWER MANHOLE TOP= 460.38 TOP PVC PIPE= 457.82

SEWER MANHOLE TOP= 460.41 TOP PVC PIPE=458.09

ENTRANCE 460.81

ENTRANCE 461.50

ENTRANCE 461.44

DROP INLET TOP= 459.99

INV= 460.0 4" PVC

INV= 459.3

BOLLARD

GAS METER

FDC

1.5" WM BOX

1" PE GAS

POWER & TELEPHONE LINE

POWER LINE N56°12'47"W 600.65'

T.M. 41C-1
BROWNWOOD PROPERTIES LLC, DRYDEN LLC, & BROWNFIELD INVESTMENTS,LLC
I.N. 2019-00002106 PLAT
I.N. 2015-000441
I.N. 2014-004424
I.N. 2014-004318
D.B. 273-565 PLAT
(UNRECORDED PHYSICAL SURVEYS BY ROGER W. RAY & ASSOCIATES DATED FEB 22,2010 & DATED AUG 7,1995)

MATCHLINE - SEE SHEET 5

EXISTING PROPERTY LINE

EXISTING ENTRANCE TO ADJACENT PROPERTY

TMP:	41C002000
OWNER:	UNITED STATES OF AMERICA
ZONING:	HW
ACREAGE:	9.492 AC
DB/PG:	2016/1056
USE:	POST OFFICE

EXISTING ASPHALT PARKING LOT

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
2/13/24

REVISIONS

DATE	REVISION DESCRIPTION
10/26/23	PRELIMINARY SITE PLAN - INITIAL SUBMITTAL
1/18/24	PRELIMINARY SITE PLAN - SECOND SUBMITTAL
2/13/24	PRELIMINARY SITE PLAN - THIRD SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT
1185 SEMINOLE TRAIL - PRELIMINARY SITE PLAN

SHEET
DEMOLITION PLAN

JOB NO. 232225
SCALE 1" = 20'
SHEET NO. 4

DEMOLITION LABELS:

1. EXISTING ASPHALT ENTRANCE TO BE REMOVED
2. EXISTING CONCRETE SIDEWALK TO BE REMOVED
3. EXISTING BUILDING TO BE REMOVED
4. EXISTING CONCRETE TO BE REMOVED
5. EXISTING SIGN TO BE REMOVED
6. EXISTING FENCE TO BE REMOVED
7. EXISTING LIGHTPOLE TO BE REMOVED
8. EXISTING VEGETATION TO BE REMOVED
9. EXISTING CONCRETE CURB / CURB & GUTTER TO BE REMOVED
10. EXISTING SANITARY SEWER PIPE / SANITARY SEWER MANHOLE TO BE REMOVED. REMOVE SEWER BACK TO THE 16" SEWER MAIN MANHOLE
11. EXISTING STORM SEWER PIPE / STORM SEWER STRUCTURE TO BE REMOVED
12. EXISTING PAVEMENT TO BE REMOVED
13. EXISTING 4" DI WATER LATERAL, (2) 4" G.V. & 1.5" WATER METER TO BE REMOVED. CONTRACTOR TO DEMO LATERAL BACK TO THE MAIN.
14. EXISTING GAS LINE AND METER TO BE REMOVED. DEMO GAS LINE BACK TO THE 2" MAIN AND VALVE.

TMP: 061W0-02-0A-00200
(ALBEMARLE CO. PARCEL)
OWNER: RMD PROPERTIES LLC
ZONING: C1 COMMERCIAL
ACREAGE: 3.23 AC
DB/PG: 2227/191
USE: COMMERCIAL RETAIL

TMP: 061W0-02-00-00200
(ALBEMARLE CO. PARCEL)
OWNER: JA-ZAN LIMITED PARTNERSHIP
ZONING: C1 COMMERCIAL
ACREAGE: 1.55 AC
DB/PG: 1134/536
USE: VACANT GRASS FIELD

TMP: 41C002000
OWNER: UNITED STATES OF AMERICA
ZONING: HW
ACREAGE: 9.492 AC
DB/PG: 2016/1056
USE: POST OFFICE

TMP: 41C003000
OWNER: PEPSI-COLA BOTTLING CO-CENTRAL VA
ZONING: HW
ACREAGE: 16.016 AC
DB/PG: 2019/2106
USE: MANUFACTURING

T.M. 41C-1
BROWNWOOD PROPERTIES LLC, DRYDEN LLC, & BROWNFIELD INVESTMENTS,LLC
I.N. 2019-00002106 PLAT
I.N. 2015-000441
I.N. 2014-004424
I.N. 2014-004318
D.B. 273-565 PLAT
(UNRECORDED PHYSICAL SURVEYS BY ROGER W. RAY & ASSOCIATES DATED FEB 22,2010 & DATED AUG 7,1995)

EXISTING ASPHALT PARKING LOT

EXISTING BLDG

BLOCK BUILDING

MATCHLINE - SEE SHEET 4

EXISTING PROPERTY LINE

S56°07'33"E 599.57'

N56°12'47"W 600.65'

S56°12'09"E 163.31'

S56°13'42"W 90.03'

EX. CITY 16" D.I. SAN. SWR

CITY 16" DIP SANITARY

20' SANITARY SEWER EASEMENT (CITY I.N. 2012004142 PLAT)

20' SANITARY SEWER EASEMENT (CITY I.N. 2009005132 PLAT)

PORTION OF PROPERTY RESTRICTED FROM USE

CITY EX. 16" D.I. SAN. SWR

CITY EX. 6" & 8" STEEL COATED GAS LINES

40' GAS LINE EASEMENT (D.B. 443-486 PLAT)

20' SANITARY SEWER EASEMENT (AC D.B.335-440,442 PLAT)

ASPHALT PAVEMENT TO BE REMOVED

ASPHALT DRIVEWAY TO BE REMOVED

EXISTING ENTRANCE TO ADJACENT PROPERTY

EXISTING ASPHALT PARKING LOT

HILLSDALE EXTENDED (VARIABLE WIDTH R/W) LINING STREET

EX. ROW

D= 11°55'28"
R = 353.50'
L = 73.57'
T = 36.92'
C = 73.44'
CB=S52°36'33"W

SEWER MANHOLE TOP=453.00 II=435.04 IO=434.99

SEWER MANHOLE TOP=439.61 II=430.35 IO=430.05

SEWER MANHOLE TOP=438.41 II=433.5

DI GRATE TOP=436.79 IO=432.90

II=432.3 IO=430.9

II=450.4 IO=448.9

IO=437.1

II=443.6

IO=440.4

STOP SIGN

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
2/13/24

REVISIONS

DATE	REVISION DESCRIPTION
10/26/23	PRELIMINARY SITE PLAN - INITIAL SUBMITTAL
1/18/24	PRELIMINARY SITE PLAN - SECOND SUBMITTAL
2/13/24	PRELIMINARY SITE PLAN - THIRD SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

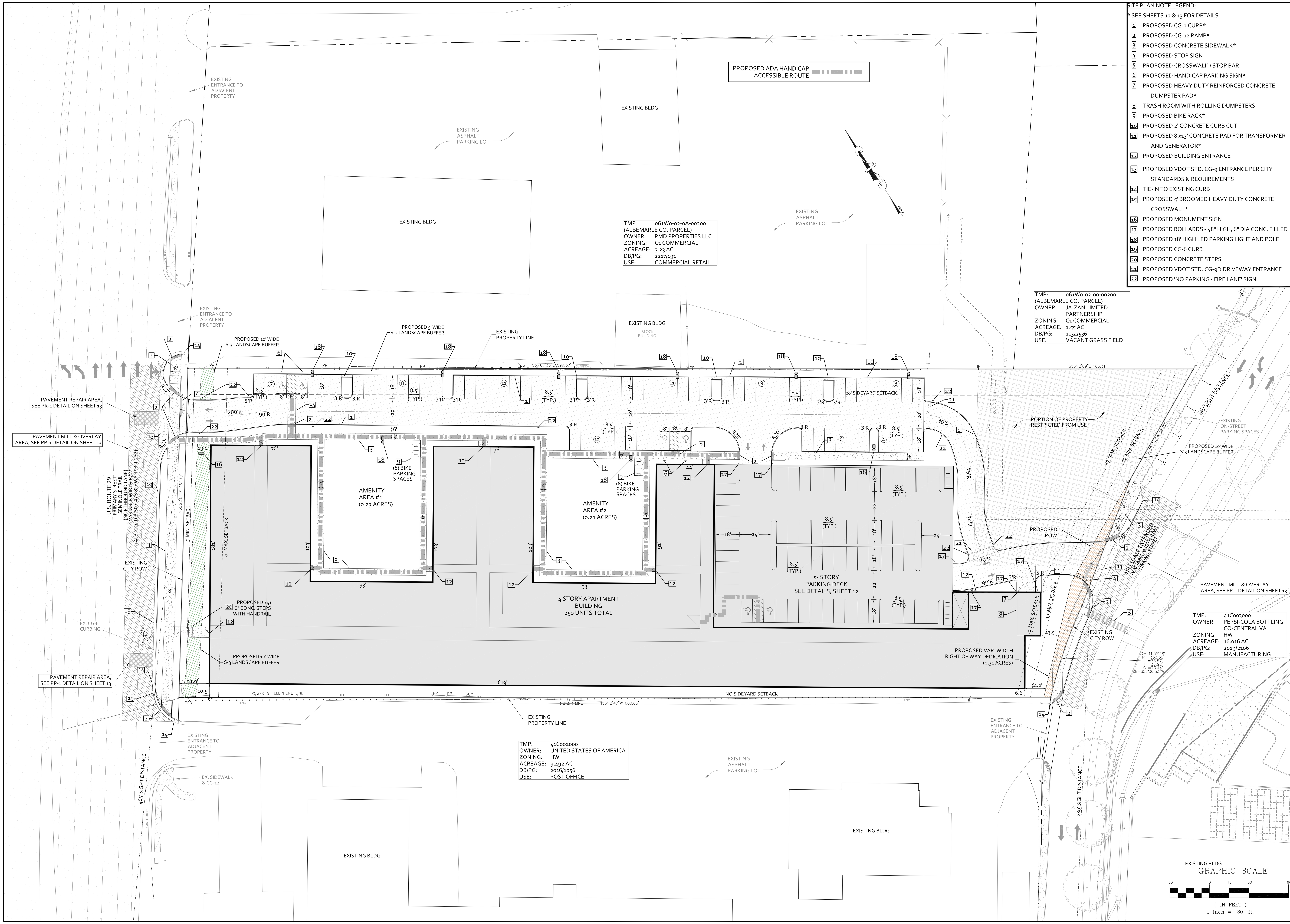
PROJECT: 1185 SEMINOLE TRAIL - PRELIMINARY SITE PLAN

SHEET: DEMOLITION PLAN

JOB NO. 232225

SCALE 1" = 20'

SHEET NO. 5


PROPOSED ADA HANDICAP ACCESSIBLE ROUTE
EXISTING ENTRANCE TO ADJACENT PROPERTY
EXISTING ASPHALT PARKING LOT
EXISTING BLDG
BLOCK BUILDING
TMP: 061W0-02-0A-00200
(ALBEMARLE CO. PARCEL)
OWNER: RMD PROPERTIES LLC
ZONING: C1 COMMERCIAL
ACREAGE: 3.23 AC
DB/PG: 2217/191
USE: COMMERCIAL RETAIL
TMP: 061W0-02-00-00200
(ALBEMARLE CO. PARCEL)
OWNER: JA-ZAN LIMITED PARTNERSHIP
ZONING: C1 COMMERCIAL
ACREAGE: 1.55 AC
DB/PG: 1134/536
USE: VACANT GRASS FIELD
PROPOSED 10' WIDE S-3 LANDSCAPE BUFFER
PROPOSED 5' WIDE S-2 LANDSCAPE BUFFER
EXISTING PROPERTY LINE
S56°07'33"E 599.57'
S56°12'09"E 163.31'
20' SIDEYARD SETBACK
PORTION OF PROPERTY RESTRICTED FROM USE
20' MAX. SETBACK
10' MIN. SETBACK
280' SIGHT DISTANCE
EXISTING ON-STREET PARKING SPACES
S63°35'42"W 96.09'
PAVEMENT REPAIR AREA, SEE PR-1 DETAIL ON SHEET 13
PAVEMENT MILL & OVERLAY AREA, SEE PP-1 DETAIL ON SHEET 13
U.S. ROUTE 29
PRIMARY STREET
SEMINOLE TRAIL
(NORTHBOUND LANE)
VARIABLE WIDTH R/W
(ALB. CO. D.B.307-475 & HWY. P.B. I-232)
EXISTING CITY ROW
N35°22'02"E 250.10'
5' MIN. SETBACK
30' MAX. SETBACK
AMENITY AREA #1 (0.23 ACRES)
AMENITY AREA #2 (0.21 ACRES)
(8) BIKE PARKING SPACES
4 STORY APARTMENT BUILDING 250 UNITS TOTAL
5- STORY PARKING DECK SEE DETAILS, SHEET 12
PROPOSED (4) 6" CONC. STEPS WITH HANDRAIL
EX. CG-6 CURBING
PROPOSED ROW
HILLSDALE EXTENDED (VARIABLE WIDTH R/W) LINKING STREET
S54°44'27"W 102.98'
CITY 6" CS GAS
CITY 8" CS GAS
PROPOSED VAR. WIDTH RIGHT OF WAY DEDICATION (0.31 ACRES)
D= 11°55'28"
R =353.50'
L =73.57'
T =36.92'
C =73.44'
CB=S52°36'33"W
TMP: 41C003000
OWNER: PEPSI-COLA BOTTLING CO-CENTRAL VA
ZONING: HW
ACREAGE: 16.016 AC
DB/PG: 2019/2106
USE: MANUFACTURING
NO SIDEYARD SETBACK
POWER & TELEPHONE LINE
POWER LINE
N56°12'47"W 600.65'
TMP: 41C002000
OWNER: UNITED STATES OF AMERICA
ZONING: HW
ACREAGE: 9.492 AC
DB/PG: 2016/1056
USE: POST OFFICE
EX. SIDEWALK & CG-12
465' SIGHT DISTANCE
619'
76'
93'
103'
91'
44'
181'
21.0'
10.5'
19.0'
13.5'
14.2'
6.6'
200'R
90'R
70'R
75'R
74'R
30'R
R20'
R27'
8.5' (TYP.)
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

SITE PLAN NOTE LEGEND:

* SEE SHEETS 12 & 13 FOR DETAILS

1. PROPOSED CG-2 CURB*
2. PROPOSED CG-12 RAMP*
3. PROPOSED CONCRETE SIDEWALK*
4. PROPOSED STOP SIGN
5. PROPOSED CROSSWALK / STOP BAR
6. PROPOSED HANDICAP PARKING SIGN*
7. PROPOSED HEAVY DUTY REINFORCED CONCRETE DUMPSTER PAD*
8. TRASH ROOM WITH ROLLING DUMPSTERS
9. PROPOSED BIKE RACK*
10. PROPOSED 2' CONCRETE CURB CUT
11. PROPOSED 8'x13' CONCRETE PAD FOR TRANSFORMER AND GENERATOR*
12. PROPOSED BUILDING ENTRANCE
13. PROPOSED VDOT STD. CG-9 ENTRANCE PER CITY STANDARDS & REQUIREMENTS
14. TIE-IN TO EXISTING CURB
15. PROPOSED 5' BROOMED HEAVY DUTY CONCRETE CROSSWALK*
16. PROPOSED MONUMENT SIGN
17. PROPOSED BOLLARDS - 48" HIGH, 6" DIA CONC. FILLED
18. PROPOSED 18' HIGH LED PARKING LIGHT AND POLE
19. PROPOSED CG-6 CURB
20. PROPOSED CONCRETE STEPS
21. PROPOSED VDOT STD. CG-9D DRIVEWAY ENTRANCE
22. PROPOSED 'NO PARKING - FIRE LANE' SIGN

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
2/13/24
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
10/26/23	PRELIMINARY SITE PLAN - INITIAL SUBMITTAL
1/18/24	PRELIMINARY SITE PLAN - SECOND SUBMITTAL
2/13/24	PRELIMINARY SITE PLAN - THIRD SUBMITTAL

COLLINS ENGINEERING

200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT
1185 SEMINOLE TRAIL - PRELIMINARY SITE PLAN

SHEET
SITE PLAN

JOB NO. 232225

SCALE 1" = 30'

SHEET NO. 6

PROPOSED UTILITY CROSSINGS NOTES:
1. SEE THIS SHEET FOR A DEPICTION OF ALL PROPOSED POWER-UTILITY CROSSINGS.
2. SEE SHEET 11 FOR THE IDENTIFICATION OF ALL OTHER PROPOSED UTILITY CROSSINGS, THAT ARE NOT SPECIFIC TO THE PROPOSED POWER LINE EXTENSION.

NOTE:
ALL WATER LINE SHUTDOWNS SHALL BE COORDINATED WITH AND PERFORMED BY THE CITY, AND THE DEVELOPER SHALL HAND OUT NOTICES TO AFFECTED CUSTOMERS AT LEAST 48 HOURS IN ADVANCE.

EXISTING BLDG

TMP: 061W0-02-0A-00200
(ALBEMARLE CO. PARCEL)
OWNER: RMD PROPERTIES LLC
ZONING: C1 COMMERCIAL
ACREAGE: 3.23 AC
DB/PG: 2217/191
USE: COMMERCIAL RETAIL

EXISTING BLDG

UTILITY PLAN NOTE LEGEND:

A EXISTING 10" DUCTILE IRON ACSA WATERLINE
B EXISTING 16" DUCTILE IRON SANITARY SEWER
C PROPOSED 4" FULLY-RESTRAINED CL. 52 DIP FIRE LINE TO AN OUTSIDE STAND ALONE ELECTRICALLY MONITORED PIV, AS SHOWN, AND TO THE PROPOSED BUILDING
D PROPOSED LOCATION OF FDC
E PROPOSED 8"x4" TEE & (1) 4" G.V.
F PROPOSED 6" DI FULLY-RESTRAINED FIRE LINE TO FDC (SERVICED BY PROPOSED FIRE HYDRANT)
G PROPOSED 6"x4" TEE & (1) 4" G.V.
H PROPOSED CITY STANDARD 3" WATER METER & VAULT
I PROPOSED VARIABLE WIDTH PUBLIC UTILITY EASEMENT, INST. #: _____ (CONNECTING INTO EXISTING PUBLIC UTILITY EASEMENT)
J EXISTING 20' SANITARY SEWER EASEMENT (CITY INST. #2012004142 PLAT)
K PROPOSED 8"x 10" TS & V CONNECTION, WITH (1) 8" G.V.
L PROPOSED 6" 45° DUCTILE IRON HORIZONTAL BEND
M PROPOSED COMPLETE FIRE HYDRANT ASSEMBLY (INCLUDES A 6" G.V. FOR FIRE HYDRANT 'B')
N EXISTING FIRE HYDRANT AND 6" G.V.
O EXISTING CITY 2" SC GAS LINE
P PROPOSED 6" FULLY-RESTRAINED CL.52 DIP FIRE LINE
Q EXISTING UNDERGROUND ELECTRICAL
R EXISTING OVERHEAD ELECTRICAL & POWER POLES (PP)
S PROPOSED 8"x6" WATER LINE REDUCER
T PROPOSED 8" CL. 52 DIP SANITARY SEWER LATERAL
U PROPOSED SANITARY SEWER CLEAN-OUT
V LIMITS OF PAVEMENT SAW CUT FOR PROPOSED UTILITY CONNECTIONS & EXISTING UTILITY ABANDONMENT
W LIMITS OF PROPOSED MILL & OVERLAY
X PROPOSED POWER ROUTING DESIGN TO LIGHT FIXTURES AND BUILDING
Y PROPOSED TRANSFORMER
Z INTENTIONALLY LEFT BLANK
AA PROPOSED PRIVATE BUILDING GENERATOR (SCREENED)
BB EXISTING CITY 6" COATED STEEL GAS LINE
CC EXISTING CITY 8" COATED STEEL GAS LINE
DD EXISTING 40' GAS LINE EASEMENT, D.B. 443-486 PLAT
EE PROPOSED 8" CL.52 DIP WATER LINE
FF PROPOSED 8"x6" WATER LINE TEE & (1) 6" G.V.
GG 4" CL. 52 DIP WATER LATERAL SERVICING THE METER. LATERAL TO INCLUDE A 4" 90° BEND & A 4" TO 3" REDUCER LOCATED IMMEDIATELY OUTSIDE OF THE METER'S VAULT.
HH 3" DIP WATER LATERAL

PROPOSED POWER & UTILITY CROSSING #1 (EXISTING Ø16" DIP SANITARY SEWER). POWER TO BE IN A 20' MIN. Ø2" PVC CONDUIT CENTERED ON THE SEWER LINE CROSSING. Ø16" DIP INV=443.02', Ø2" PVC INV=453.77 & 9.42' OF SEPARATION PROVIDED.

EXISTING PROPERTY LINE

PROPOSED POWER & UTILITY CROSSING #2 (SEE 'WATER LINE 'A" PROFILE ON SHEET 11.

PROPOSED POWER & UTILITY CROSSING #3 (SEE 'PROPOSED WATER METER' PROFILE ON SHEET 11.

PROPOSED POWER & UTILITY CROSSING #4 (Ø12" HDPE YARD DRAIN). Ø12" HDPE INV=453.24, Ø2" PVC INV=446.00 & 1.7' OF SEPARATION PROVIDED.

PROPOSED POWER & UTILITY CROSSING #10 (SEE 'PROPOSED WATER METER' PROFILE ON SHEET 11.

PROPOSED POWER & UTILITY CROSSING #6 (SEE 'SAN. SEWER LATERAL' PROFILE ON SHEET 11).

PROPOSED POWER & UTILITY CROSSING #5 (Ø12" HDPE YARD DRAIN). POWER TO BE IN A 20' MIN. Ø2" PVC CONDUIT CENTERED ON THE DRAINAGE LINE CROSSING. Ø12" HDPE INV=452.34', Ø2" PVC INV=455.00 & 1.6' OF SEPARATION PROVIDED.

PROPOSED POWER & UTILITY CROSSING #7 (SEE 'STR. 6 - UGD SYSTEM' PROFILE ON SHEET 11).

PROPOSED POWER & UTILITY CROSSING #8 (Ø18" HDPE YARD DRAIN). Ø18" HDPE INV=450.31', Ø2" PVC INV=446.40 & 3.7' OF SEPARATION PROVIDED.

PROPOSED POWER & UTILITY CROSSING #9 (Ø18" HDPE YARD DRAIN). Ø18" HDPE INV=442.90', Ø2" PVC INV=446.40 & 2.0' OF SEPARATION PROVIDED.

POWER TO BE IN A 20' MIN. Ø2" PVC CONDUIT, AS SHOWN, AT POWER-UTILITY CROSSINGS (TYP.).

EXISTING PROPERTY LINE

TMP: 41C002000
OWNER: UNITED STATES OF AMERICA
ZONING: HW
ACREAGE: 9.492 AC
DB/PG: 2016/1056
USE: POST OFFICE

MATCHLINE SEE SHEET 8

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
2/13/24

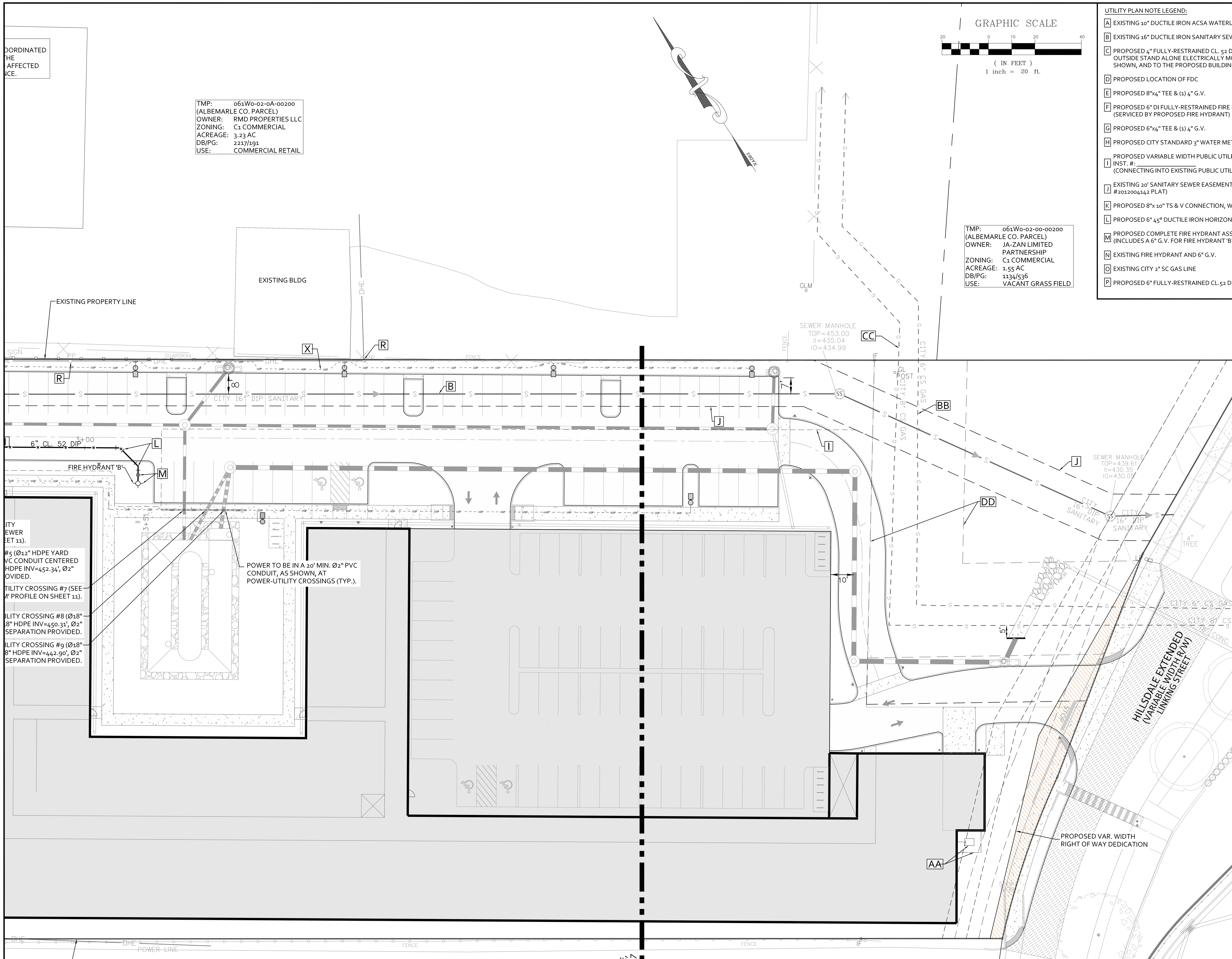
REVISIONS

DATE	REVISION DESCRIPTION
10/26/23	PRELIMINARY SITE PLAN - INITIAL SUBMITTAL
1/18/24	PRELIMINARY SITE PLAN - SECOND SUBMITTAL
2/13/24	PRELIMINARY SITE PLAN - THIRD SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT 1185 SEMINOLE TRAIL - PRELIMINARY SITE PLAN
SHEET UTILITY PLAN

JOB NO. 232225
SCALE 1" = 20'
SHEET NO. 7



UTILITY PLAN NOTE LEGEND:

- A EXISTING 10" DUCTILE IRON ACSA WATERLINE
- B EXISTING 16" DUCTILE IRON SANITARY SEWER
- C PROPOSED 4" FULLY-RESTRAINED CL. 52 DIP FIRE LINE TO AN OUTSIDE STAND ALONE ELECTRICALLY MONITORED PIV, AS SHOWN, AND TO THE PROPOSED BUILDING
- D PROPOSED LOCATION OF FDC
- E PROPOSED 8"x4" TEE & (1) 4" G.V.
- F PROPOSED 6" DI FULLY-RESTRAINED FIRE LINE TO FDC (SERVICED BY PROPOSED FIRE HYDRANT)
- G PROPOSED 6"x4" TEE & (1) 4" G.V.
- H PROPOSED CITY STANDARD 3" WATER METER & VAULT
- I PROPOSED VARIABLE WIDTH PUBLIC UTILITY EASEMENT, INST. #: ________________ (CONNECTING INTO EXISTING PUBLIC UTILITY EASEMENT)
- J EXISTING 20' SANITARY SEWER EASEMENT (CITY INST. #2012004142 PLAT)
- K PROPOSED 8"x 10" TS & V CONNECTION, WITH (1) 8" G.V.
- L PROPOSED 6" 45° DUCTILE IRON HORIZONTAL BEND
- M PROPOSED COMPLETE FIRE HYDRANT ASSEMBLY (INCLUDES A 6" G.V. FOR FIRE HYDRANT 'B')
- N EXISTING FIRE HYDRANT AND 6" G.V.
- O EXISTING CITY 2" SC GAS LINE
- P PROPOSED 6" FULLY-RESTRAINED CL.52 DIP FIRE LINE
- Q EXISTING UNDERGROUND ELECTRICAL
- R EXISTING OVERHEAD ELECTRICAL & POWER POLES (PP)
- S PROPOSED 8"x6" WATER LINE REDUCER
- T PROPOSED 8" CL. 52 DIP SANITARY SEWER LATERAL
- U PROPOSED SANITARY SEWER CLEAN-OUT
- V LIMITS OF PAVEMENT SAW CUT FOR PROPOSED UTILITY CONNECTIONS & EXISTING UTILITY ABANDONMENT
- W LIMITS OF PROPOSED MILL & OVERLAY
- X PROPOSED POWER ROUTING DESIGN TO LIGHT FIXTURES AND BUILDING
- Y PROPOSED TRANSFORMER
- Z INTENTIONALLY LEFT BLANK
- AA PROPOSED PRIVATE BUILDING GENERATOR (SCREENED)
- BB EXISTING CITY 6" COATED STEEL GAS LINE
- CC EXISTING CITY 8" COATED STEEL GAS LINE
- DD EXISTING 40' GAS LINE EASEMENT, D.B. 443-486 PLAT
- EE PROPOSED 8" CL.52 DIP WATER LINE
- FF PROPOSED 8"x6" WATER LINE TEE & (1) 6" G.V.
- GG 4" CL. 52 DIP WATER LATERAL SERVICING THE METER. LATERAL TO INCLUDE A 4" 90° BEND & A 4" TO 3" REDUCER LOCATED IMMEDIATELY OUTSIDE OF THE METER's VAULT.
- HH 3" DIP WATER LATERAL

PROPOSED UTILITY CROSSINGS NOTES:
1. SEE THIS SHEET FOR A DEPICTION OF ALL PROPOSED POWER-UTILITY CROSSINGS.
2. SEE SHEET 11 FOR THE IDENTIFICATION OF ALL OTHER PROPOSED UTILITY CROSSINGS, THAT ARE NOT SPECIFIC TO THE PROPOSED POWER LINE EXTENSION.

TMP: 41C003000
OWNER: PEPSI-COLA BOTTLING CO-CENTRAL VA
ZONING: HW
ACREAGE: 16.016 AC
DB/PG: 2019/2106
USE: MANUFACTURING

TMP: 41C002000
OWNER: UNITED STATES OF AMERICA
ZONING: HW
ACREAGE: 9.492 AC
DB/PG: 2016/1056
USE: POST OFFICE

WATER FLOWS - MAXIMUM AND PEAK HOUR DEMANDS

MAXIMUM HOUR DEMAND MIN. = 2 GPM PER CONNECTION

PEAK HOUR DEMAND MIN. = 3 GPM PER CONNECTION

TABLE 9-2 OF THE CHARLOTTESVILLE DESIGN STANDARDS MANUAL WAS USED TO ESTIMATE THE DESIGN FLOW. MAXIMUM HOUR DEMAND AND PEAK HOUR DEMAND PER CONNECTION SHALL NOT BE LESS THAN 2 GPM AND 3 GPM, RESPECTIVELY. WHERE THE NUMBER OF RESIDENTIAL UNITS IS LESS THAN 1,000 (WHICH IS THE CASE FOR THIS DEVELOPMENT'S RESIDENTIAL METER), THE GREATER OF THE FOLLOWING EQUATION OR ABOVE SHALL BE USED FOR THE AVERAGE HOUR DEMAND: Q=11.4(N)^0.544 WHERE N=NUMBER OF CONNECTIONS.

METER	NUMBER OF CONNECTIONS	AVERAGE HOUR DEMAND	MAXIMUM HOUR DEMAND	PEAK HOUR DEMAND	METER SIZE
1	250	230 GPM	689 GPM	1034 GPM	2"

Wastewater Flow Estimates

	Flow Per 1,000 sf (gpd)	Flow Per Room (gpd)	Total (gpd)	With 4.0 PF (gpd)	Expected Completion
Proposed 1st Floor Lobby/Office Space (3,000 sf)	200	-	600	2,400	1/1/2027
Proposed 1-bedroom apartment (2 people)	-	200	25,000	100,000	1/1/2027
Proposed 2-bedroom apartment (3 people)	-	300	37,500	150,000	1/1/2027
Total Proposed (gpd) Flows =			**63,100**	252,400 (With 4.0 PF)	

SIZING WATER SERVICE LINES AND METERS — Rev. 2020.02.26

CITY OF CHARLOTTESVILLE
Water Customer Data Sheet

Customer: KEANE ENTERPRISES INC. Address: PO BOX 1573 ASHBURN, VA 21046
Building Address: 1185 SEMINOLE TRAIL, CHARLOTTESVILLE, VA Zip Code: 22901
Subdivision: N/A- PARCEL 41C001000 Lot No.: N/A Blk. No.: N/A
Type of Occupancy: APARTMENT BUILDING

Fixture	Fixture Value 60 psi		No. of Fixtures		Fixture Value
Bathtub	8	x	375	=	3000
Bedpan Washers	10	x		=	
Bidet	2	x		=	
Dental Unit	2	x		=	
Drinking Fountain - Public	2	x	3	=	6
Kitchen Sink	2.2	x	251	=	552.2
Lavatory	1.5	x	504	=	756
Showerhead (Shower Only)	2.5	x		=	
Service Sink	4	x		=	
Toilet – Flush Valve	35	x		=	
- Tank Type	4	x	504	=	2016
Urinal – Pedestal Flush Valve	35	x		=	
- Wall Flush Valve	16	x		=	
Wash Sink (Each Set of Faucets)	4	x		=	
Dishwasher	2	x	251	=	502
Washing Machine	6	x	250	=	1500
Hose (50 ft Wash Down) - 1/2 in.	5	x		=	
- 5/8 in.	9	x		=	
- 3/4 in.	12	x		=	
Combined Fixture Value Total				=	8,333

Pressure Factor from Table 4-1 = 1.25

Customer Peak Demand From Fig. 4 –2 or 4 –3 x Press. Factor (113 x 1.25) = 142 gpm

Add Irrigation - 0 Sections* x 1.16 or 0.40+ = ____ gpm

- 3 Hose Bibs x Fixture Value (5) x 1.25 Press. Factor = 19 gpm

Added Fixed Load = ____ gpm

TOTAL FIXED DEMAND = 161 gpm

* 100 ft² area = 1 section
\+ Spray Systems- Use 1.16; Rotary systems- Use 0.40

Figure 4-5 Water customer data sheet

Source: AWWA M22 Sizing Water Service Lines and Meters (Jan. 2004)
Copyright 2004, American Water Works Association

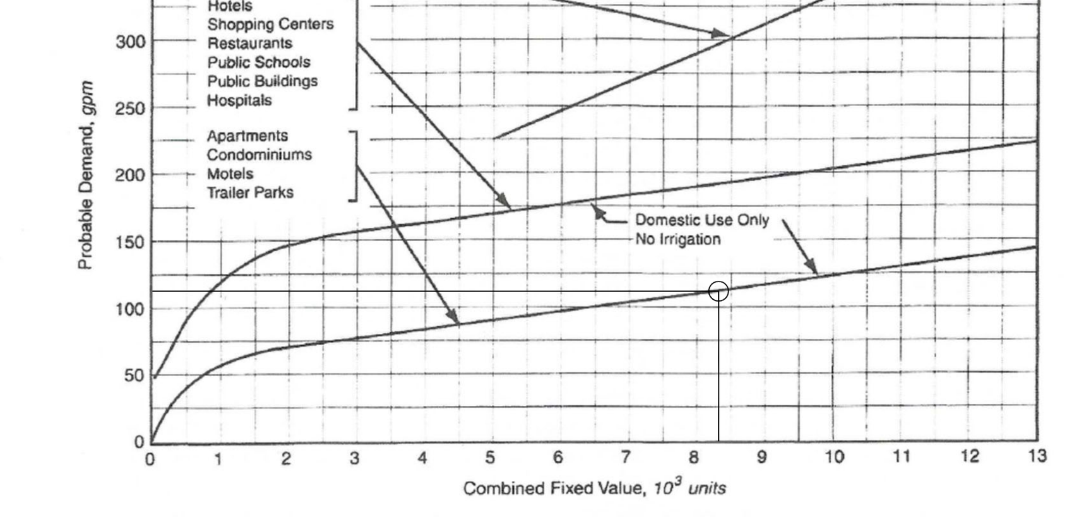


Figure 4-3 Water flow demand per fixture value—high range

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
2/13/24
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
10/26/23	PRELIMINARY SITE PLAN - INITIAL SUBMITTAL
1/18/24	PRELIMINARY SITE PLAN - SECOND SUBMITTAL
2/13/24	PRELIMINARY SITE PLAN - THIRD SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K.-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT
1185 SEMINOLE TRAIL - PRELIMINARY SITE PLAN

SHEET
UTILITY PLAN

JOB NO. 232225
SCALE 1" = 20'
SHEET NO. 8

EXISTING BLDG

EXISTING BLDG

TMP:	061W0-02-0A-00200
(ALBEMARLE CO. PARCEL)	
OWNER:	RMD PROPERTIES LLC
ZONING:	C1 COMMERCIAL
ACREAGE:	3.23 AC
DB/PG:	2217/191
USE:	COMMERCIAL RETAIL

NORTH

TIE PROPOSED SIDEWALK INTO EXISTING CG-12, MEETING THE GRADE

EXISTING PROPERTY LINE

PROPOSED VDOT STD. CG-9D

U.S. ROUTE 29
PRIMARY STREET
SEMINOLE TRAIL
(NORTHBOUND LANE)
VARIABLE WIDTH R/W
(ALB. CO. D.B.307-473 & HWY. P.B. I-232)

PROPOSED SWM/BMP PRIVATE MAINTENANCE ESMT. TO EXTEND TO PUBLIC RIGHT-OF-WAY

PROPOSED PRIVATE STORM SEWER, TYPICAL

GARAGE ENTRY= 458.50'

PROPOSED SWM/BMP PRIVATE MAINTENANCE ESMT.

PROPOSED UNDERGROUND DETENTION SYSTEM

FFE=460.00'

FFE=460.00'

FFE=460.00'

LIMITS OF PROPOSED MILL & OVERLAY, TO EDGE OF NEAREST LANE, TYPICAL.

LIMITS OF PROPOSED PAVEMENT SAW CUT FOR PROPOSED UTILITY CONNECTION & EXISTING UTILITY ABANDONMENT, TYP.

TIE PROPOSED SIDEWALK INTO EXISTING CG-12, MEETING THE GRADE

FACE OF BUILDING's SOUTHERN & EASTERN WALLS TO SERVE AS RETAINING WALLS, TYP.

EXISTING PROPERTY LINE

MATCHLINE, SEE SHEET 10

TMP:	41C002000
OWNER:	UNITED STATES OF AMERICA
ZONING:	HW
ACREAGE:	9.492 AC
DB/PG:	2016/3056
USE:	POST OFFICE

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
2/13/24

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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT: 1185 SEMINOLE TRAIL - PRELIMINARY SITE PLAN

SHEET: GRADING & DRAINAGE PLAN

JOB NO. 232225

SCALE 1" = 20'

SHEET NO. 9

TMP: 061W0-02-0A-00200
(ALBEMARLE CO. PARCEL)
OWNER: RMD PROPERTIES LLC
ZONING: C1 COMMERCIAL
ACREAGE: 3.23 AC
DB/PG: 2217/191
USE: COMMERCIAL RETAIL

TMP: 061W0-02-00-00200
(ALBEMARLE CO. PARCEL)
OWNER: JA-ZAN LIMITED PARTNERSHIP
ZONING: C1 COMMERCIAL
ACREAGE: 1.55 AC
DB/PG: 1134/536
USE: VACANT GRASS FIELD

TMP: 41C002000
OWNER: UNITED STATES OF AMERICA
ZONING: HW
ACREAGE: 9.492 AC
DB/PG: 2016/1056
USE: POST OFFICE

TMP: 41C003000
OWNER: PEPSI-COLA BOTTLING CO-CENTRAL VA
ZONING: HW
ACREAGE: 16.016 AC
DB/PG: 2019/2106
USE: MANUFACTURING

EXISTING BLDG

EXISTING PROPERTY LINE

457.78TC
457.28EP

458.50TC
458.00EP

456.50TC
456.00EP

454.18TC
453.68EP

454.50TC
454.00EP

459.46TC
458.96EP

PROPOSED PRIVATE STORM SEWER, TYPICAL

6" CI. 52 DIP

459.95'

460.00'

GARAGE ENTRY= 458.50'

PROPOSED SWM/BMP PRIVATE MAINTENANCE ESMT.

PROPOSED UNDERGROUND DETENTION SYSTEM

FFE=460.00'

FFE=460.00'

GARAGE ENTRY= 450.00'

PROPOSED V-SHAPED CONCRETE DITCH TO CONVEY RUNOFF (OVER EXISTING GAS LINES) FROM STRUCTURE 13 TO THE FLAT (TOP ELEV.=437.10') RIPRAP LINED OUTLET PROTECTION. OUTLET PROTECTION (12" STONE DEPTH) TO HAVE A FILTER FABRIC UNDERLAYMENT.

TIE PROPOSED SIDEWALK INTO EXISTING SIDEWALK, MEETING THE GRADE

LIMITS OF PROPOSED MILL & OVERLAY, TO CENTER LINE, TYPICAL.

HILLSDALE EXTENDED (VARIABLE WIDTH R/W) LINKING STREET

PROPOSED VDOT STD. CG-9D

TIE PROPOSED SIDEWALK INTO EXISTING CG-12, MEETING THE GRADE

PROPOSED VAR. WIDTH RIGHT OF WAY DEDICATION

FACE OF BUILDING's SOUTHERN & EASTERN WALLS TO SERVE AS RETAINING WALLS, TYP.

TIE PROPOSED SIDEWALK INTO EXISTING CG-12, MEETING THE GRADE

EXISTING PROPERTY LINE

MATCHLINE, SEE SHEET 9

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
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PROFESSIONAL ENGINEER
2/13/24

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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT: 1185 SEMINOLE TRAIL - PRELIMINARY SITE PLAN

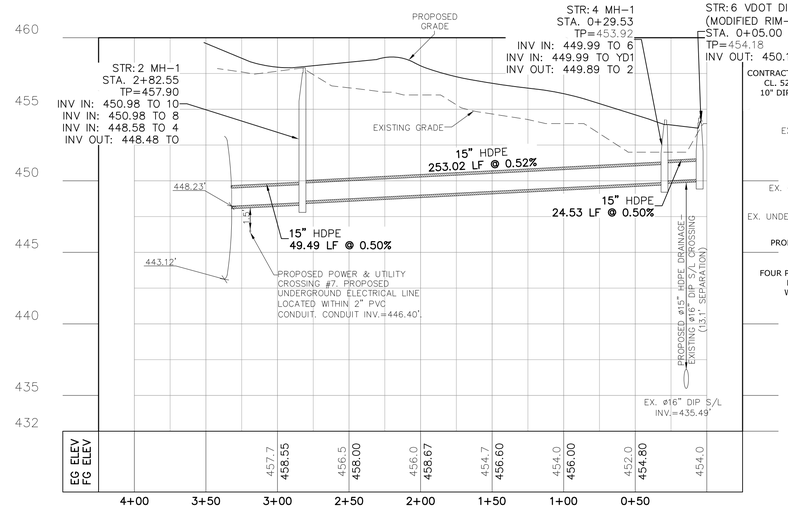
SHEET: GRADING & DRAINAGE PLAN

JOB NO. 232225

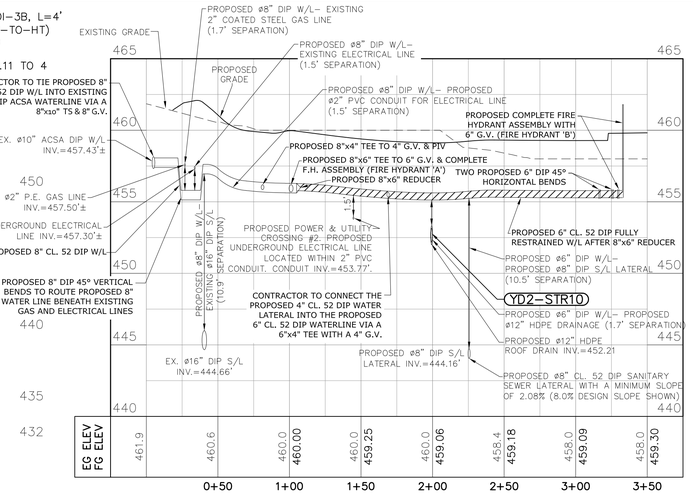
SCALE 1" = 20'

SHEET NO. 10

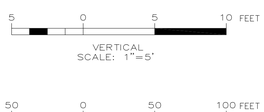
NOTES:
1. ALL ROADWAY EMBANKMENT MATERIAL SHALL CONSIST PREDOMINANTLY OF SOIL AND BE PLACED IN SUCCESSIVE UNIFORM LAYERS NOT MORE THAN 8 INCHES IN THICKNESS BEFORE COMPACTION OVER THE ENTIRE ROADBED AREA IN ACCORDANCE WITH VDOT 2016 ROAD AND BRIDGE SPECIFICATION 303.04.
2. ALL FILL MUST MEET 95% COMPACTION.
3. MINIMUM 3.5' OF COVER MUST BE MAINTAINED OVER SANITARY SEWER MAINS.
4. MINIMUM 3.5' OF COVER MUST BE MAINTAINED OVER W/L MAINS.
5. MINIMUM 1.5' OF VERTICAL SEPARATION FROM STORM SEWER & W/L AND 1.5' OF SEPARATION BETWEEN W/L & SANITARY SEWER MUST BE PROVIDED.
6. VDOT STD. IG-1 INLET SHAPING REQUIRED ON ALL STORM STRUCTURES.
7. VDOT STD SL-1 SAFETY SLAB REQUIRED WHERE DROP GREATER THAN 12' (NO SL-1 ON SANITARY MANHOLES).
8. THE DUCTILE IRON WATERLINES SHALL BE WRAPPED IN POLYETHYLENE ENCASEMENT IF NEEDED BASED ON SOIL CONDITIONS, WHICH WILL BE TESTED AND INSPECTED DURING THE CONSTRUCTION PROCESS.
9. HDPE PIPE SHALL BE INSTALLED AND BACKFILLED IN ACCORDANCE WITH VDOT STANDARDS AND REQUIREMENTS.
10. CONTRACTOR SHALL USE STONE BACKFILL MATERIAL AS REQUIRED AND SHALL INSTALL AND BACKFILL THE PIPES TO ENSURE PROPER COMPACTION AROUND THE PIPES AND PREVENT CRUSHING OR DEFORMING THE STORM PIPES DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL CLEAN AND VIDEO CAMERA ALL PIPES AFTER CONSTRUCTION IS COMPLETE, AND PROVIDE THESE VIDEOS TO THE OWNER AND ENGINEER FOR CERTIFICATION.

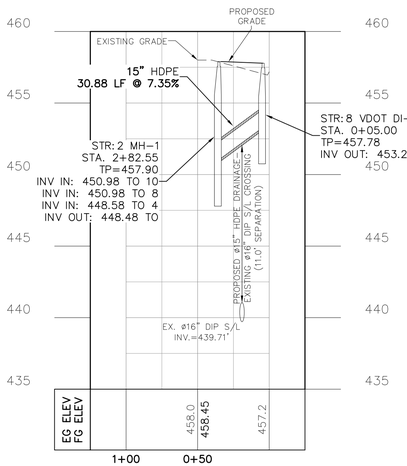


STR. 6 - UGD SYSTEM

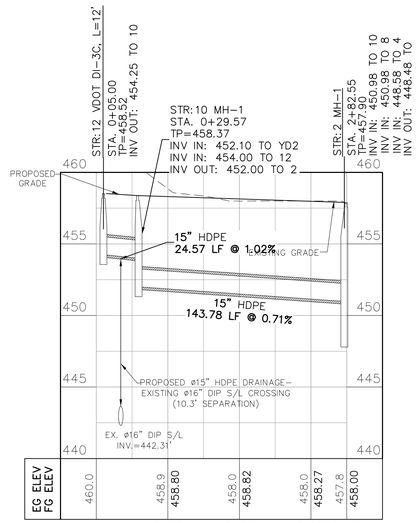


WATERLINE 'A'

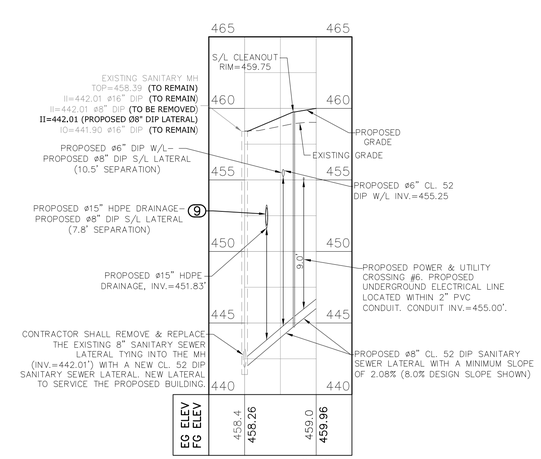




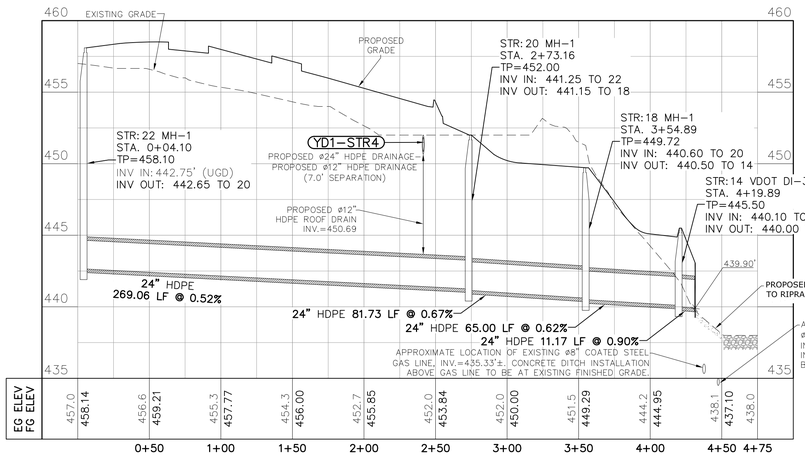
STR. 8 - STR. 2



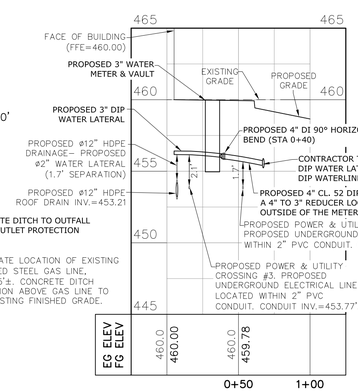
STR. 12 - STR. 2



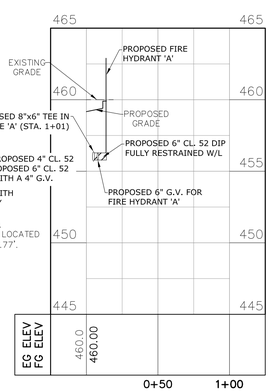
SAN. SEWER LATERAL



STR. 22 - OUT



PROPOSED WATER METER



PROPOSED FIRE HYDRANT 'A'

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
2/13/24

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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT: 1185 SEMINOLE TRAIL - PRELIMINARY SITE PLAN

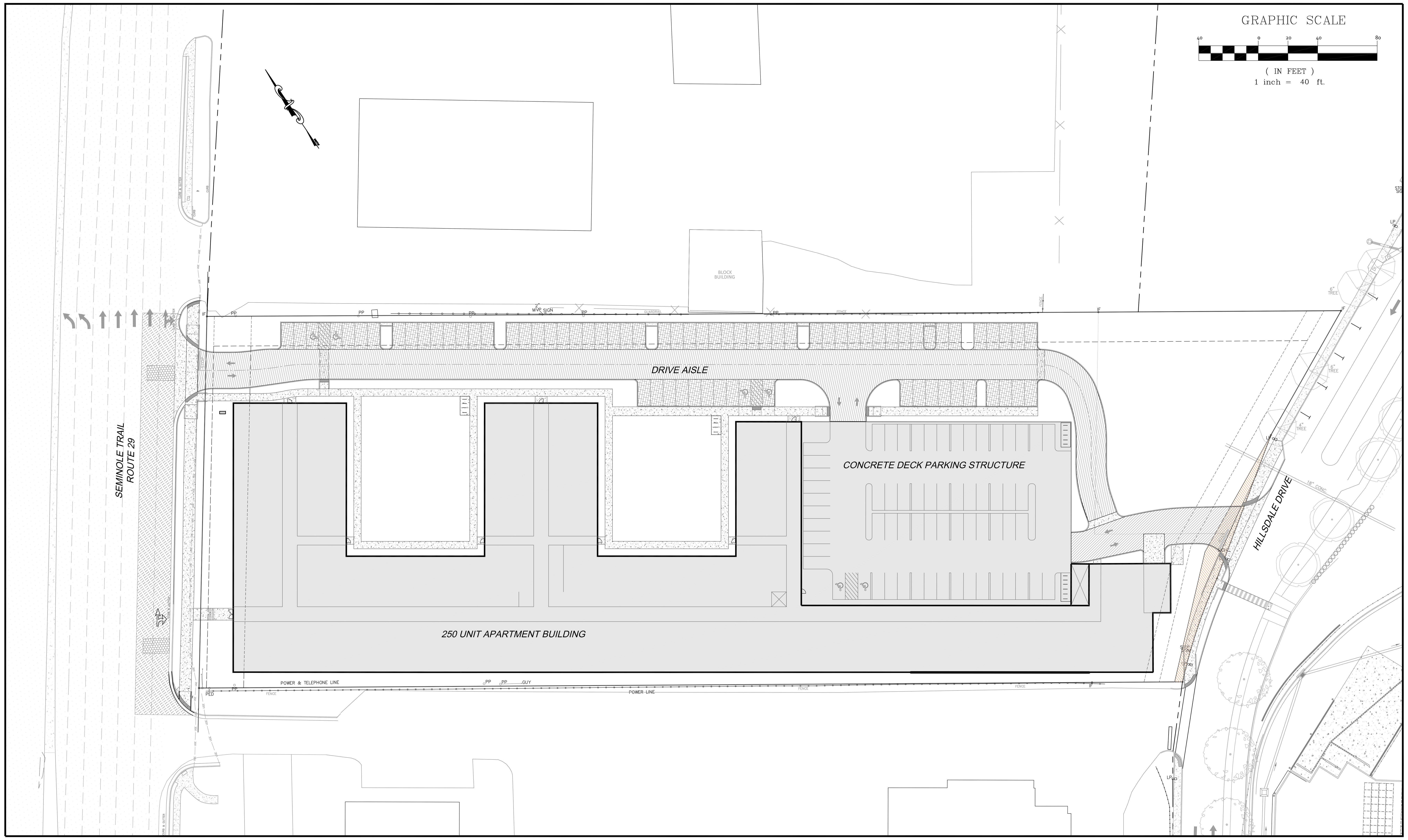
SHEET: UTILITY & DRAINAGE PROFILES

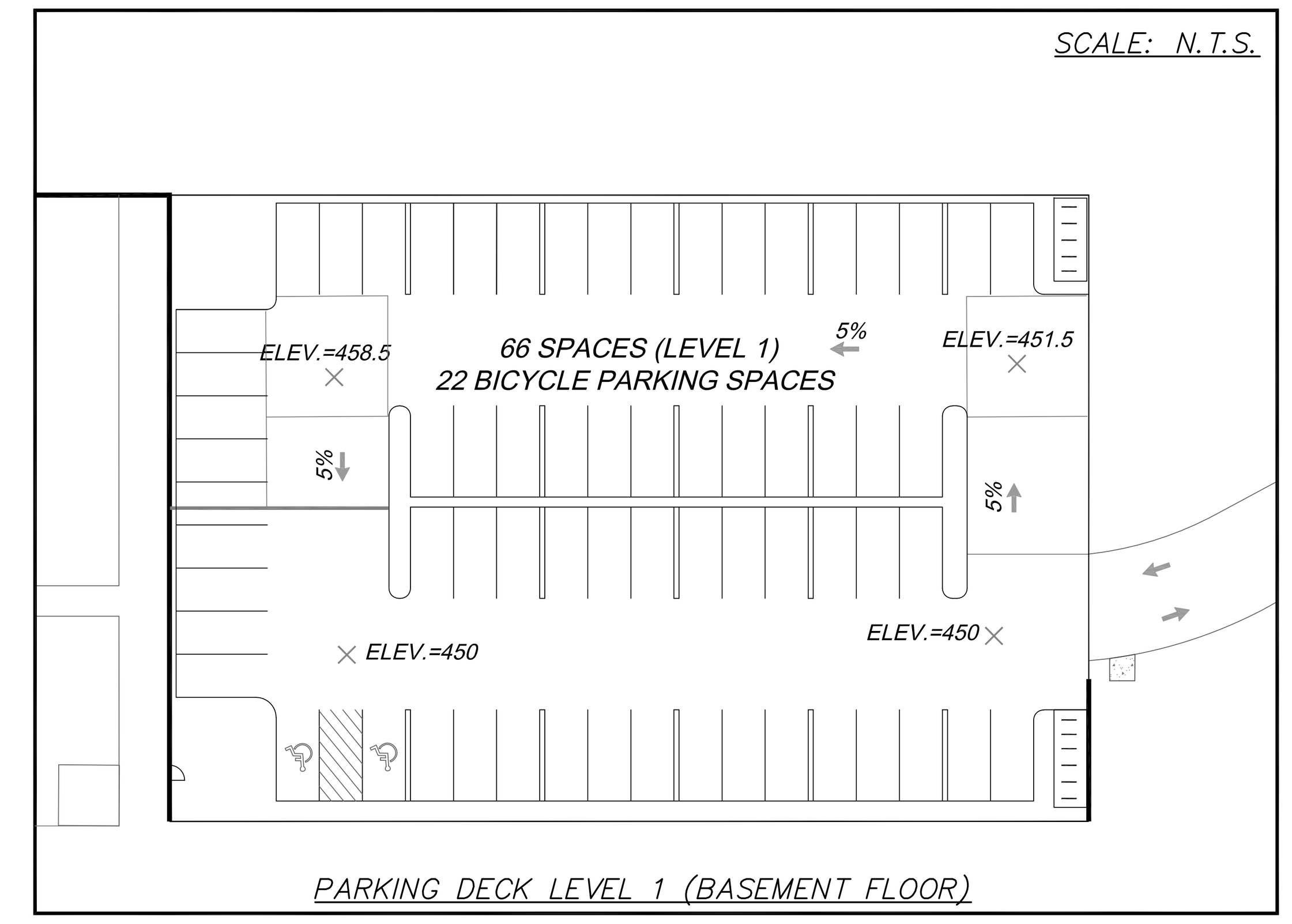
JOB NO. 232225

SCALE 1"=5' (V) 1"=50' (H)

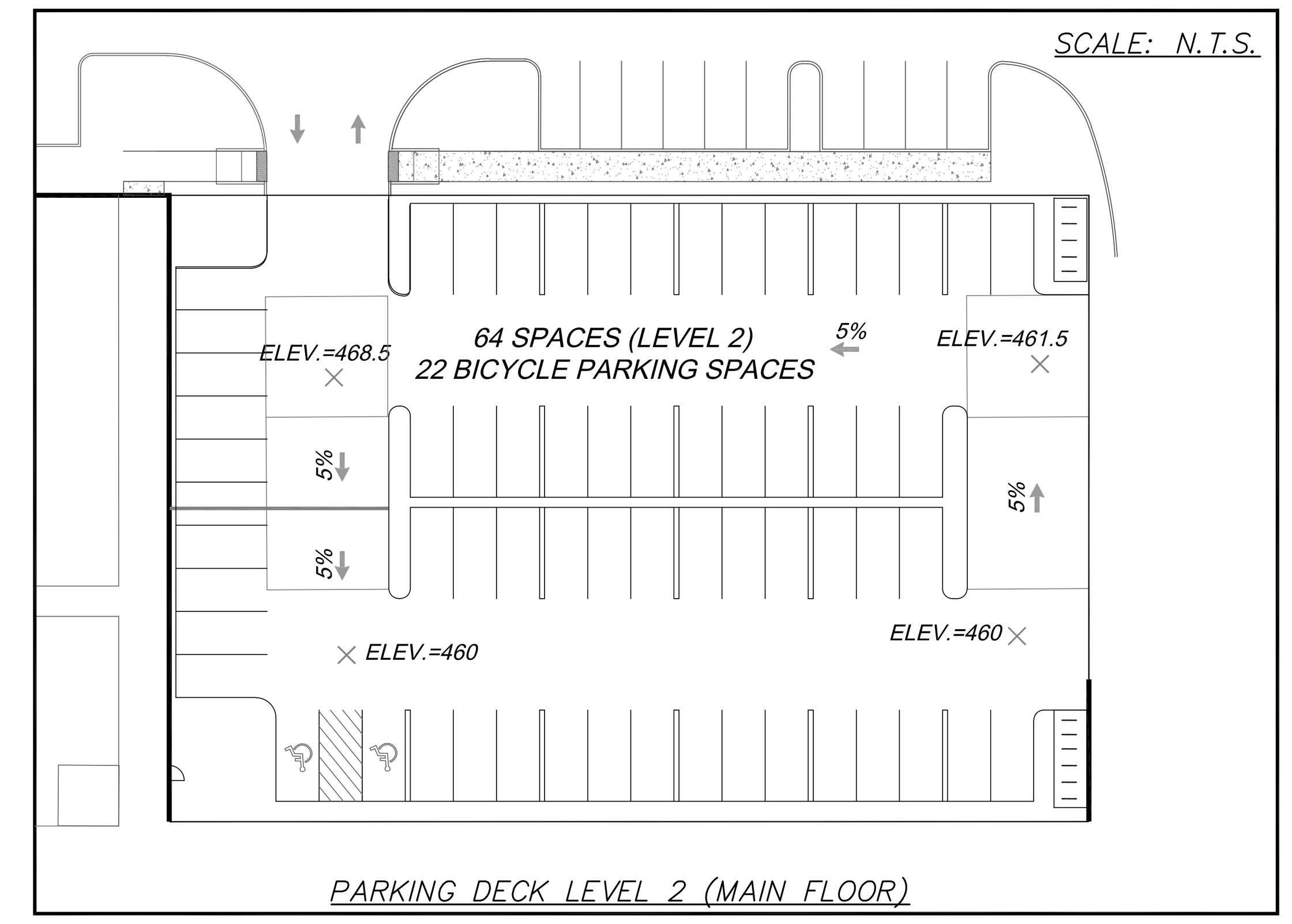
SHEET NO. 11

PAVEMENT PLAN

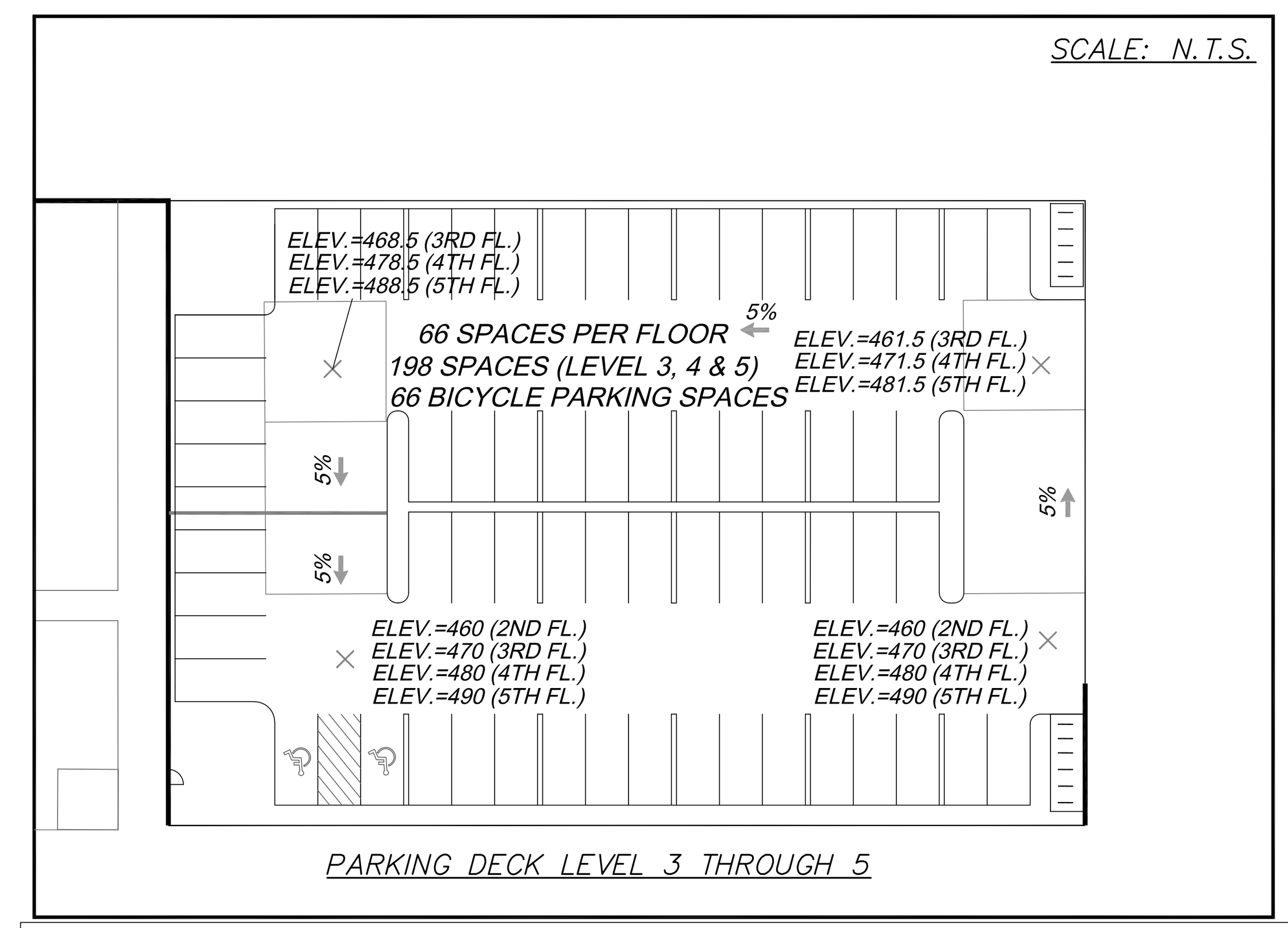




PARKING DECK LEVEL 1 (BASEMENT FLOOR)

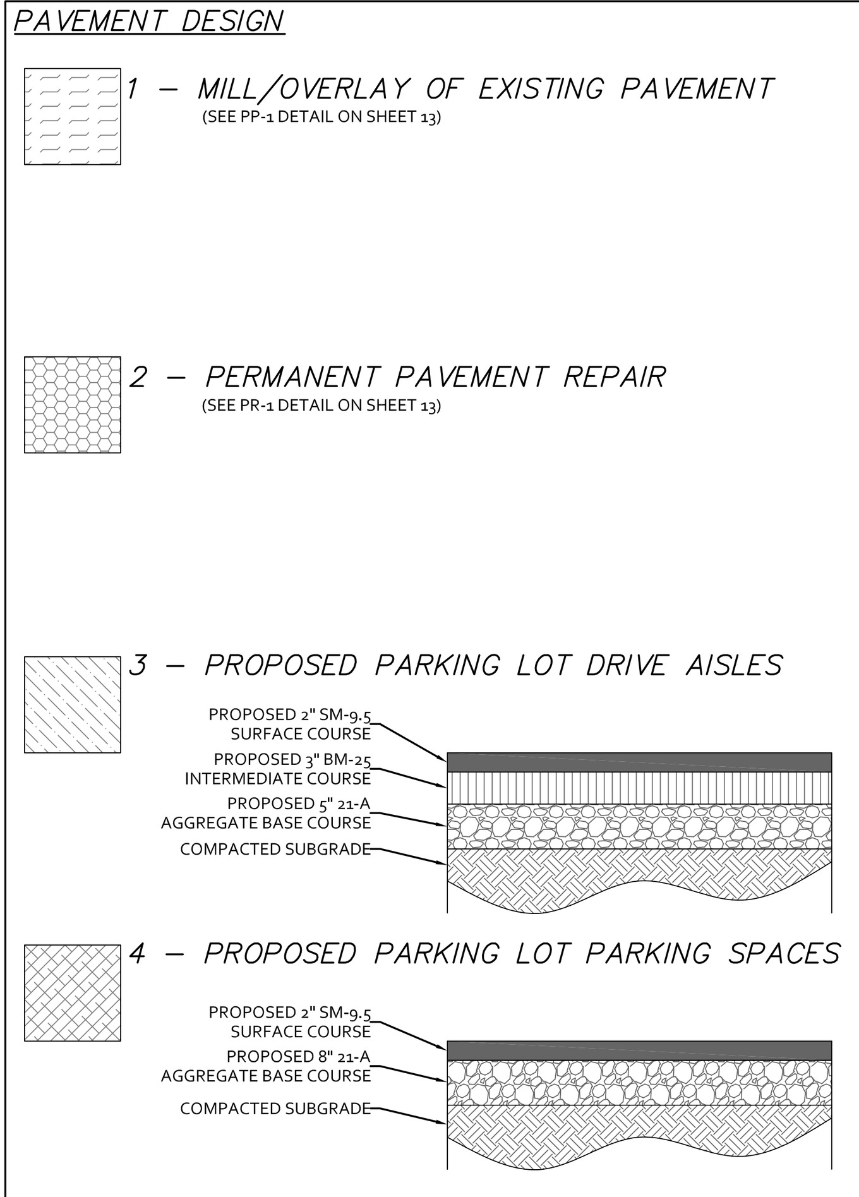


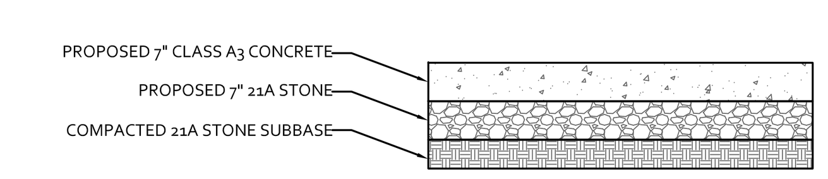
PARKING DECK LEVEL 2 (MAIN FLOOR)



PARKING DECK LEVEL 3 THROUGH 5

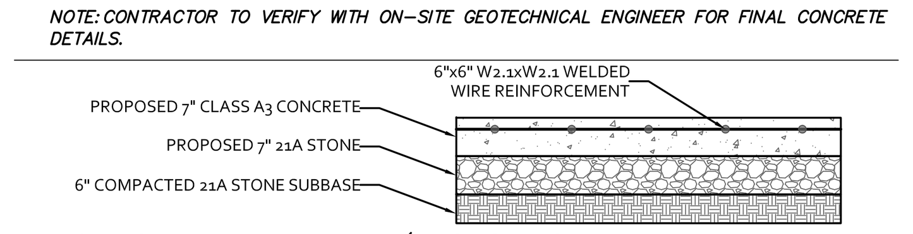
PAVEMENT DESIGN


1 – MILL/OVERLAY OF EXISTING PAVEMENT
(SEE PP-1 DETAIL ON SHEET 13)
2 – PERMANENT PAVEMENT REPAIR
(SEE PR-1 DETAIL ON SHEET 13)
3 – PROPOSED PARKING LOT DRIVE AISLES
PROPOSED 2" SM-9.5 SURFACE COURSE
PROPOSED 3" BM-25 INTERMEDIATE COURSE
PROPOSED 5" 21-A AGGREGATE BASE COURSE
COMPACTED SUBGRADE
4 – PROPOSED PARKING LOT PARKING SPACES
PROPOSED 2" SM-9.5 SURFACE COURSE
PROPOSED 8" 21-A AGGREGATE BASE COURSE
COMPACTED SUBGRADE



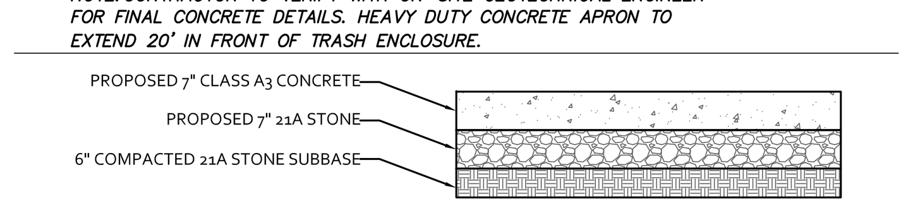
CONCRETE LOADING AREA & CITY ENTRANCES
NOT TO SCALE

NOTE: CONTRACTOR TO VERIFY WITH ON-SITE GEOTECHNICAL ENGINEER FOR FINAL CONCRETE DETAILS.



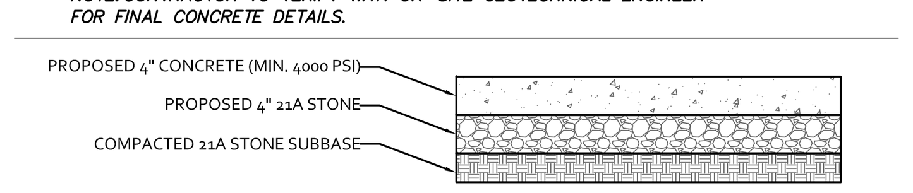
CONCRETE DUMPSTER/RECYCLING PAD
NOT TO SCALE

NOTE: CONTRACTOR TO VERIFY WITH ON-SITE GEOTECHNICAL ENGINEER FOR FINAL CONCRETE DETAILS. HEAVY DUTY CONCRETE APRON TO EXTEND 20' IN FRONT OF TRASH ENCLOSURE.



CONCRETE PEDESTRIAN WALKWAY
NOT TO SCALE

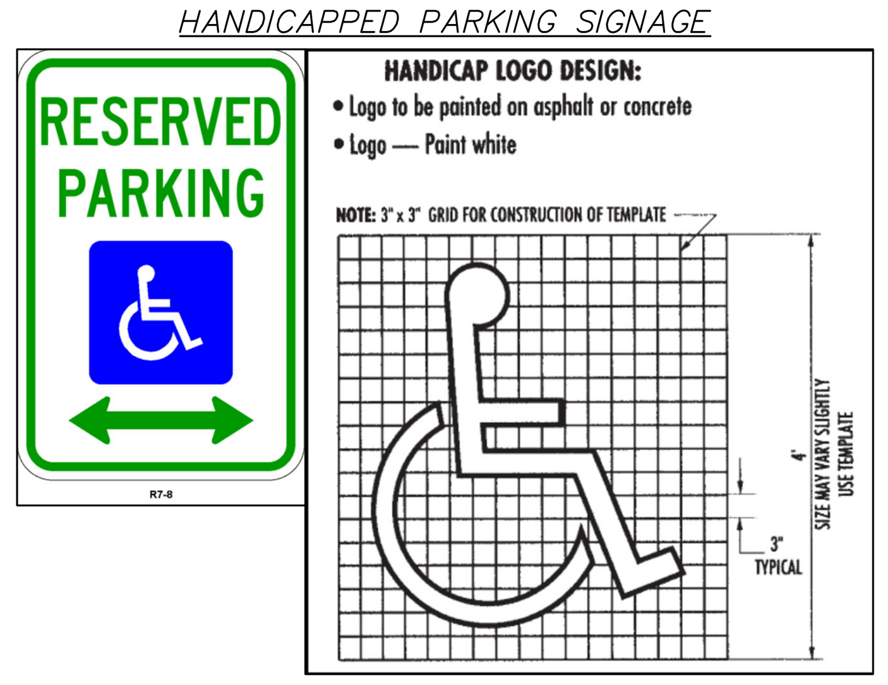
NOTE: CONTRACTOR TO VERIFY WITH ON-SITE GEOTECHNICAL ENGINEER FOR FINAL CONCRETE DETAILS.



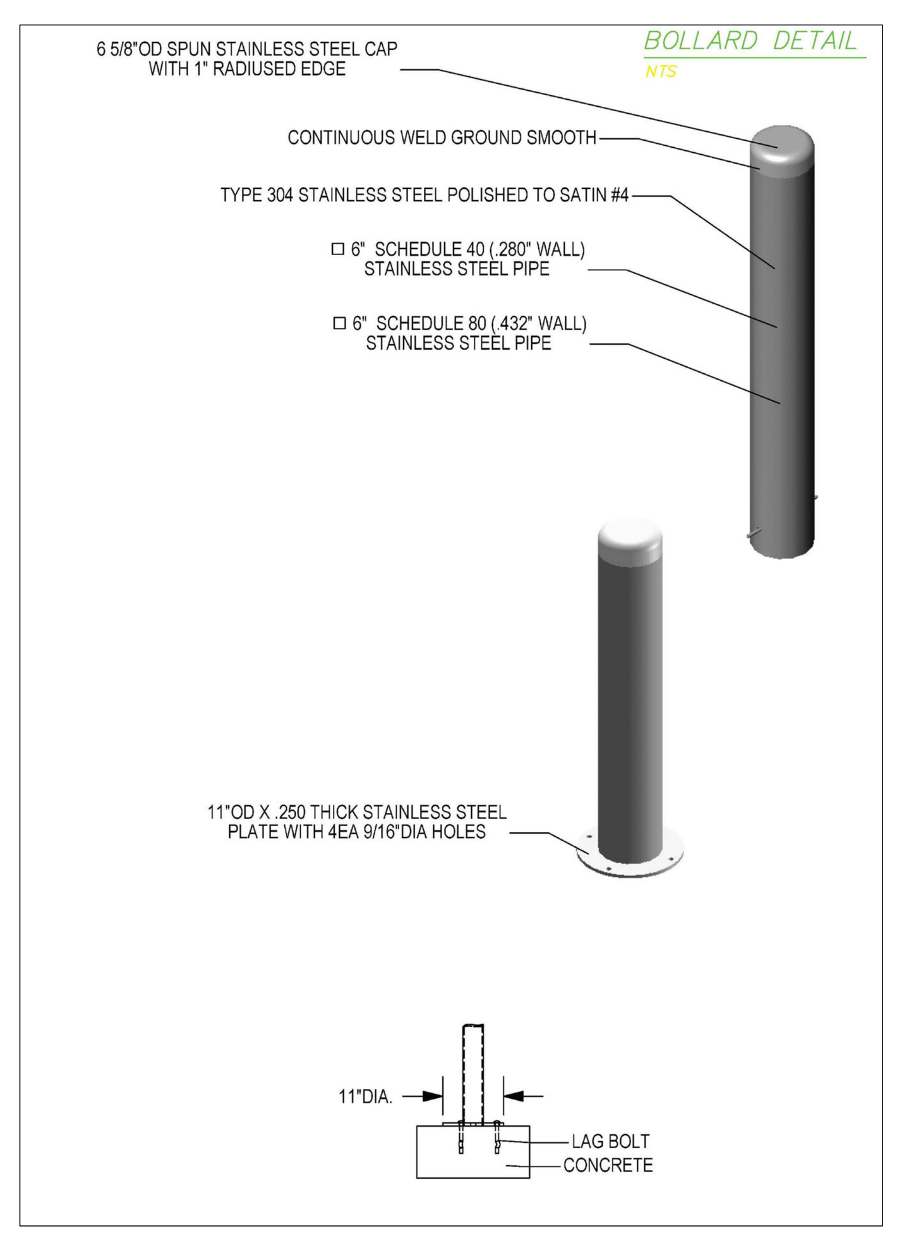
CONCRETE SIDEWALK
NOT TO SCALE

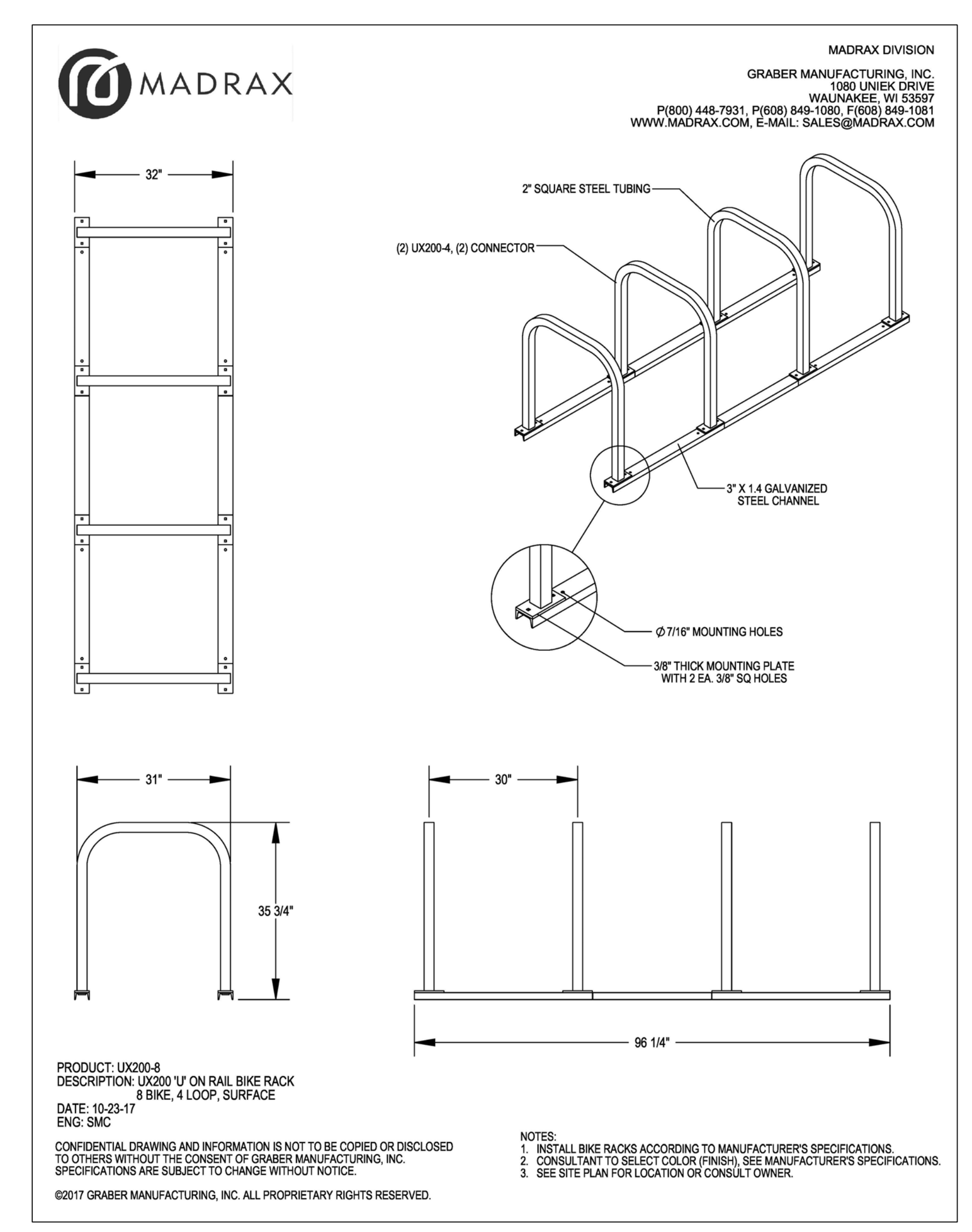
NOTE: CONTRACTOR TO VERIFY WITH ON-SITE GEOTECHNICAL ENGINEER FOR FINAL CONCRETE DETAILS.

HANDICAPPED PARKING SIGNAGE



BOLLARD DETAIL
NTS


6 5/8"OD SPUN STAINLESS STEEL CAP WITH 1" RADIUSED EDGE
CONTINUOUS WELD GROUND SMOOTH
TYPE 304 STAINLESS STEEL POLISHED TO SATIN #4
6" SCHEDULE 40 (.280" WALL) STAINLESS STEEL PIPE
6" SCHEDULE 80 (.432" WALL) STAINLESS STEEL PIPE
11"OD X .250 THICK STAINLESS STEEL PLATE WITH 4EA 9/16"DIA HOLES
11"DIA.
LAG BOLT
CONCRETE


MADRAX
MADRAX DIVISION
GRABER MANUFACTURING, INC.
1080 UNIEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM
32"
2" SQUARE STEEL TUBING
(2) UX200-4, (2) CONNECTOR
3" X 1.4 GALVANIZED STEEL CHANNEL
Ø7/16" MOUNTING HOLES
3/8" THICK MOUNTING PLATE WITH 2 EA. 3/8" SQ HOLES
31"
35 3/4"
30"
96 1/4"
PRODUCT: UX200-8
DESCRIPTION: UX200 'U' ON RAIL BIKE RACK 8 BIKE, 4 LOOP, SURFACE
DATE: 10-23-17
ENG: SMC
CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
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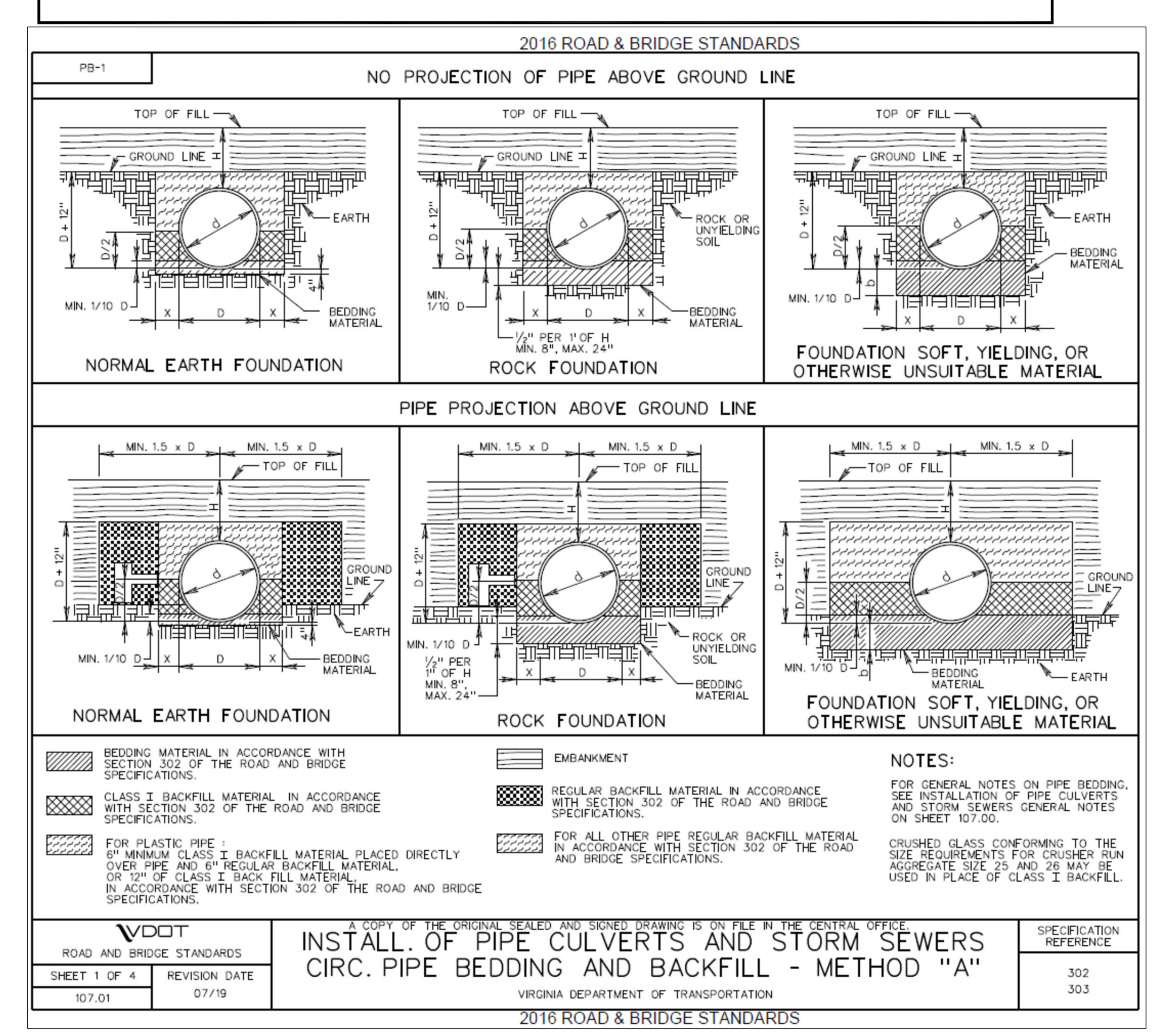
NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.


2016 ROAD & BRIDGE STANDARDS
PB-1
NO PROJECTION OF PIPE ABOVE GROUND LINE
TOP OF FILL
GROUND LINE
EARTH
BEDDING MATERIAL
MIN. 1/10 D
NORMAL EARTH FOUNDATION
ROCK OR UNYIELDING SOIL
1/2" PER 1' OF H MIN. 8", MAX. 24"
ROCK FOUNDATION
FOUNDATION SOFT, YIELDING, OR OTHERWISE UNSUITABLE MATERIAL
PIPE PROJECTION ABOVE GROUND LINE
MIN. 1.5 x D
NORMAL EARTH FOUNDATION
ROCK FOUNDATION
FOUNDATION SOFT, YIELDING, OR OTHERWISE UNSUITABLE MATERIAL
BEDDING MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.
CLASS I BACKFILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.
FOR PLASTIC PIPE : 6" MINIMUM CLASS I BACKFILL MATERIAL PLACED DIRECTLY OVER PIPE AND 6" REGULAR BACKFILL MATERIAL, OR 12" OF CLASS I BACK FILL MATERIAL, IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.
EMBANKMENT
REGULAR BACKFILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.
FOR ALL OTHER PIPE REGULAR BACKFILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.
NOTES:
FOR GENERAL NOTES ON PIPE BEDDING, SEE INSTALLATION OF PIPE CULVERTS AND STORM SEWERS GENERAL NOTES ON SHEET 107.00.
CRUSHED GLASS CONFORMING TO THE SIZE REQUIREMENTS FOR CRUSHER RUN AGGREGATE SIZE 25 AND 26 MAY BE USED IN PLACE OF CLASS I BACKFILL.
VDOT
ROAD AND BRIDGE STANDARDS
SHEET 1 OF 4
107.01
REVISION DATE 07/19
A COPY OF THE ORIGINAL SEALED AND SIGNED DRAWING IS ON FILE IN THE CENTRAL OFFICE.
INSTALL. OF PIPE CULVERTS AND STORM SEWERS
CIRC. PIPE BEDDING AND BACKFILL - METHOD "A"
VIRGINIA DEPARTMENT OF TRANSPORTATION
SPECIFICATION REFERENCE
302
303
2016 ROAD & BRIDGE STANDARDS

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
2/13/24
PROFESSIONAL ENGINEER

REVISIONS

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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

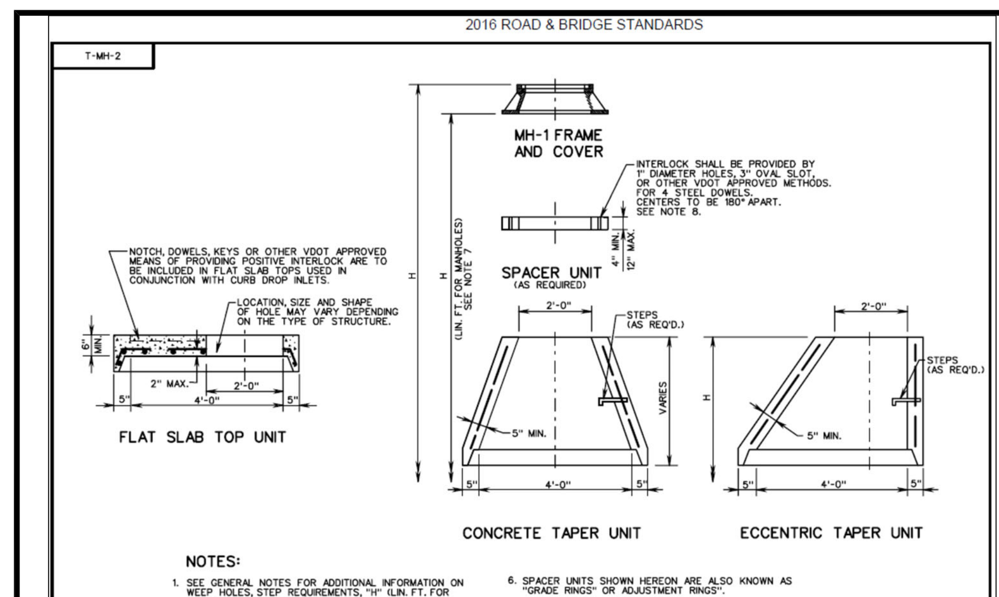
PROJECT
1185 SEMINOLE TRAIL - PRELIMINARY SITE PLAN

SHEET
NOTES & DETAILS

JOB NO. 232225

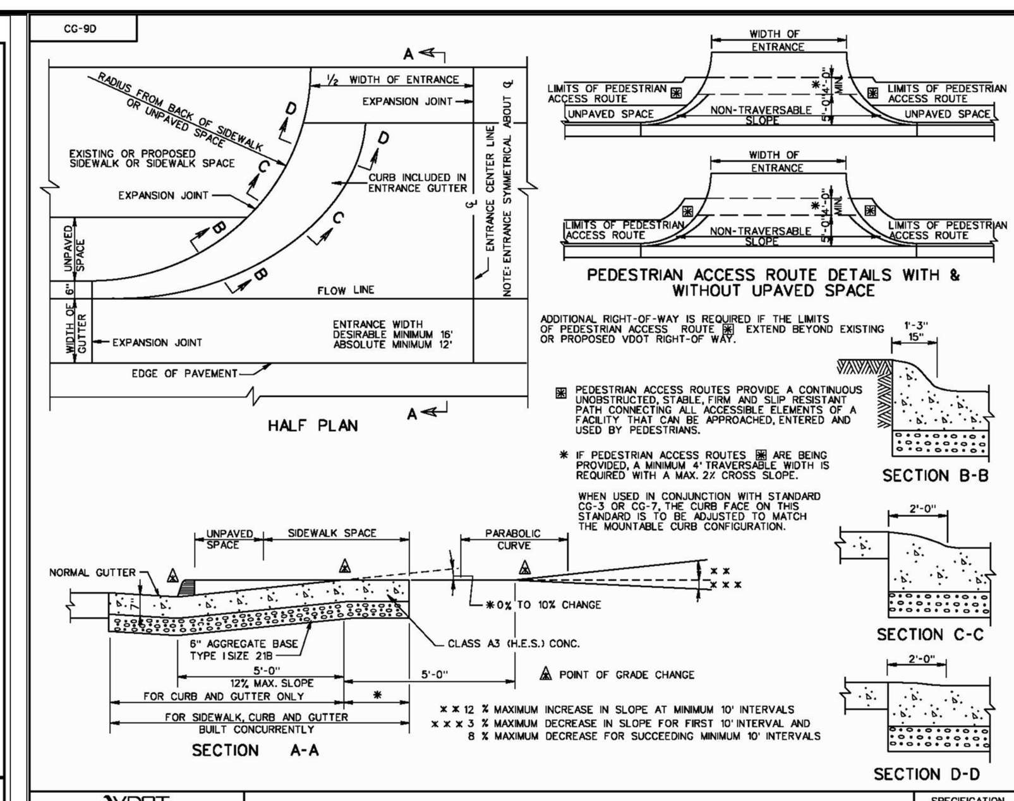
SCALE AS SHOWN

SHEET NO. 12

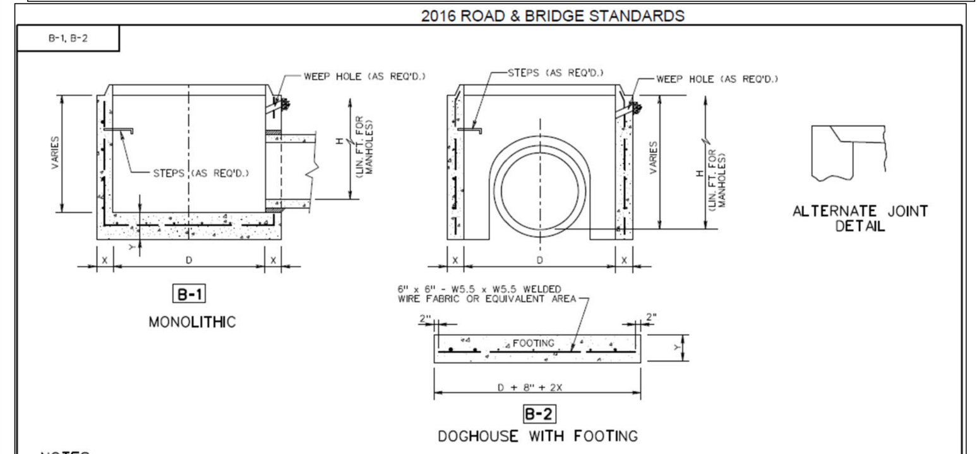


NOTES:
1. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION ON WEEP HOLES, STEP REQUIREMENTS, "H" (LIN. FT. FOR MANHOLES) DIMENSION, ETC.
2. ALL SPACER UNITS, FLAT SLAB TOPS, AND TAPER UNITS ARE TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF AASHTO M199.
3. CONCRETE SHALL BE 4000 PSI.
4. FOR STEP DETAILS SEE STANDARD ST-1.
5. DIMENSIONS SHOWN ARE MINIMUM. ACTUAL DIMENSIONS MAY VARY WITH MANUFACTURER.
6. SPACER UNITS SHOWN HEREON ARE ALSO KNOWN AS "GRADE RINGS" OR ADJUSTMENT RINGS".
7. WHEN SPACER UNITS ARE REQUIRED, "H" IS TO BE MEASURED FROM THE TOP OF THE UPPERMOST SPACER.
8. SPACER UNIT IS TO BE DOWELED OR MORTARED TO TAPER UNIT OR FLAT SLAB TOP.

VDOT ROAD AND BRIDGE STANDARDS — STANDARD PRECAST MANHOLE TOP UNITS — VIRGINIA DEPARTMENT OF TRANSPORTATION — SHEET 1 OF 1 — 103.09 — SPECIFICATION REFERENCE 105 302



VDOT ROAD AND BRIDGE STANDARDS — STANDARD ENTRANCE GUTTER — VIRGINIA DEPARTMENT OF TRANSPORTATION — SHEET 1 OF 1 — REVISION DATE 07/15 — 203.03 — SPECIFICATION REFERENCE 502



NOTES:
1. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION ON WEEP HOLES, STEP REQUIREMENTS, "H" (LIN. FT. FOR MANHOLES) DIMENSIONS, ETC.
2. ALL BASE UNITS ARE TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF AASHTO M199.
3. CONCRETE SHALL BE 4000 PSI.
4. WHERE OPENINGS ARE REQUIRED FOR PIPE, THEY SHALL BE FORMED, DRILLED, OR NEATLY CUT AS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL FURNISH THE FABRICATOR WITH THE ANGLES BETWEEN CENTER LINES, THE INVERT ELEVATIONS, AND THE SIZE OF ALL PIPES TO ENTER THE MANHOLE. HOLES ARE TO BE A MINIMUM OF 4" TO A MAXIMUM OF 8" LARGER THAN THE OUTSIDE DIAMETER OF THE PROPOSED PIPE.
5. DIMENSIONS SHOWN ARE MINIMUM. ACTUAL DIMENSIONS MAY VARY WITH MANUFACTURER.
6. "D" IS NOMINAL DIAMETER.
7. IN THE EVENT THE INVERT OF THE OUTFALL PIPE IS HIGHER THAN THE BOTTOM OF THE STRUCTURE, THE INVERT OF THE STRUCTURE SHALL BE SHAPED WITH CEMENT MORTAR TO PREVENT STANDING OR PONDING OF WATER IN THE STRUCTURE.
8. TONGUE AND GROOVE JOINT ARE TO BE OF FABRICATOR'S DESIGN MEETING VDOT APPROVAL. JOINTS ARE TO BE SEALED WITH MORTAR, O-RING GASKETS, OR BUTYL RUBBER.

DIMENSIONS

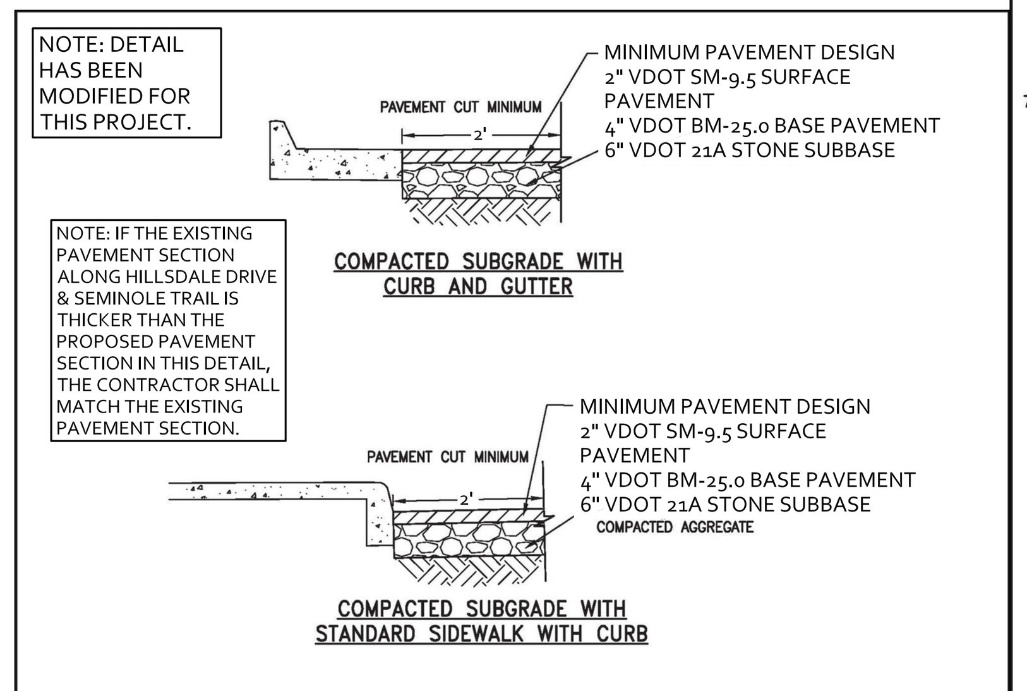
D	X MINIMUM	Y MINIMUM	SUGGESTED MAX. PIPE SIZE	ABSOLUTE MAXIMUM ☆
* 36"	4"	6"	18"	21"
48"	5"	6"	24"	27"
60"	5"	8"	36"	42"
72"	6"	8"	48"	54"
84"	7"	8"	60"	66"
96"	8"	8"	66"	72"
108"	9"	8"	78"	84"
120"	10"	8"	90"	96"
126"	10½"	8"	96"	102"
144"	12"	8"	108"	120"

* DEPTH "H" OF 36" DIAMETER BASE UNIT RESTRICTED TO 4'-0" MAXIMUM.
☆ ONE THROUGH PIPE ONLY. (ONE PIPE ENTERING AND ONE PIPE EXITING STRUCTURE)

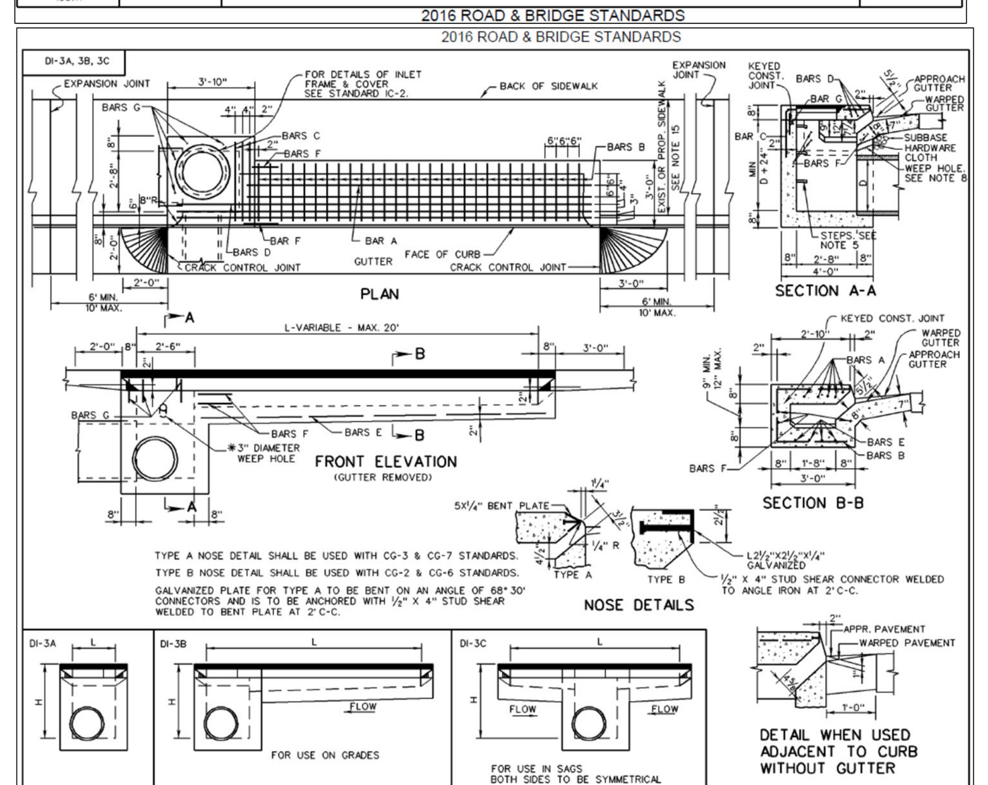
A COPY OF THE ORIGINAL SEALED AND SIGNED DRAWING IS ON FILE IN THE CENTRAL OFFICE.
VDOT ROAD AND BRIDGE STANDARDS — STANDARD PRECAST BASE UNITS — VIRGINIA DEPARTMENT OF TRANSPORTATION — SHEET 1 OF 1 — REVISION DATE 08/17 — 103.11 — SPECIFICATION REFERENCE 105 302

NOTE: DETAIL HAS BEEN MODIFIED FOR THIS PROJECT.

NOTE: IF THE EXISTING PAVEMENT SECTION ALONG HILLSDALE DRIVE & SEMINOLE TRAIL IS THICKER THAN THE PROPOSED PAVEMENT SECTION IN THIS DETAIL, THE CONTRACTOR SHALL MATCH THE EXISTING PAVEMENT SECTION.

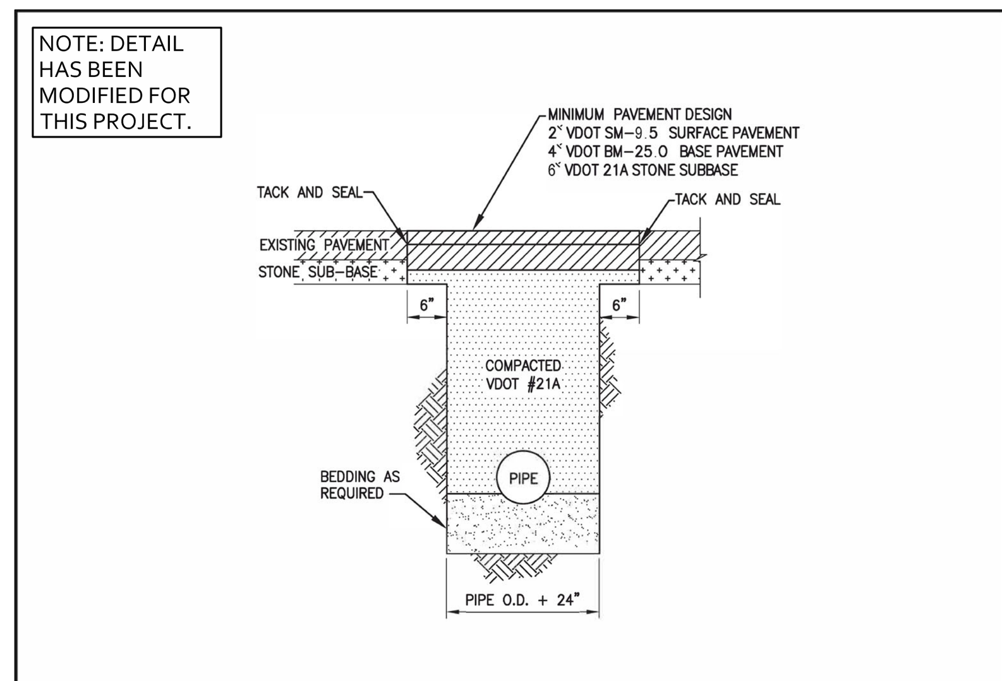


CITY OF CHARLOTTESVILLE — CITY STANDARDS — MINIMUM PAVEMENT PATCH — SCALE: N.T.S. — STANDARD NUMBER: PP-1

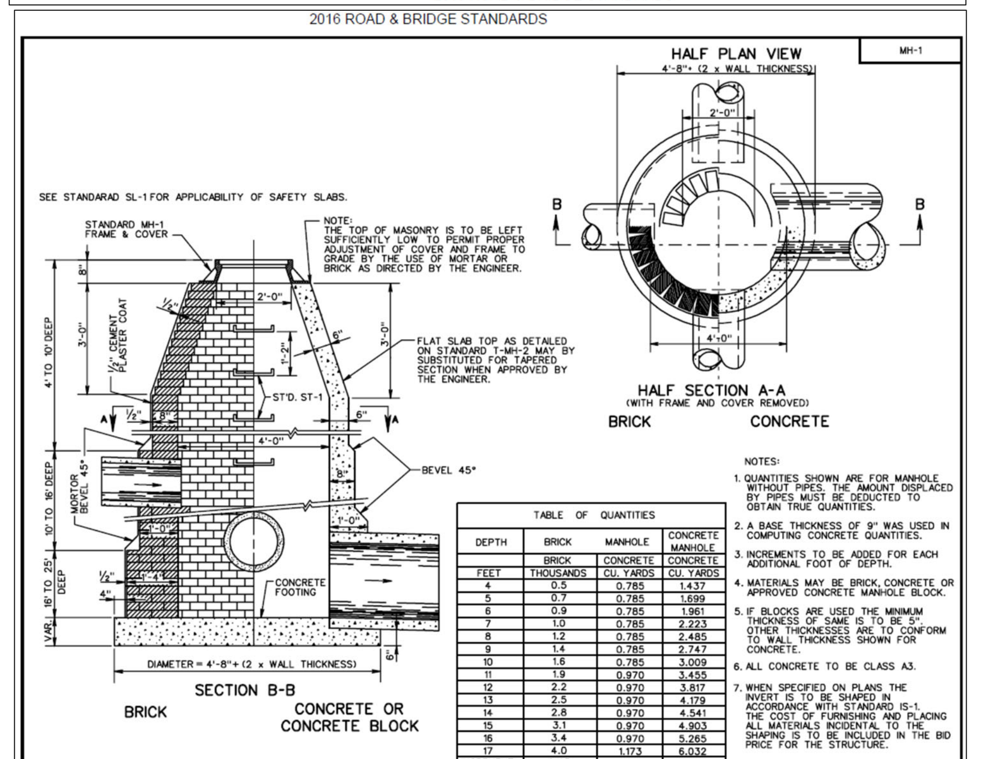


VDOT ROAD AND BRIDGE STANDARDS — STANDARD CURB DROP INLET — 12" - 30" PIPE: MAXIMUM DEPTH (H) = 8' — VIRGINIA DEPARTMENT OF TRANSPORTATION — SHEET 1 OF 2 — REVISION DATE 08/10 — 104.09 — SPECIFICATION REFERENCE 233 302

NOTE: DETAIL HAS BEEN MODIFIED FOR THIS PROJECT.



CITY OF CHARLOTTESVILLE — CITY STANDARDS — PERMANENT PAVEMENT REPAIR — SCALE: N.T.S. — STANDARD NUMBER: PR-1

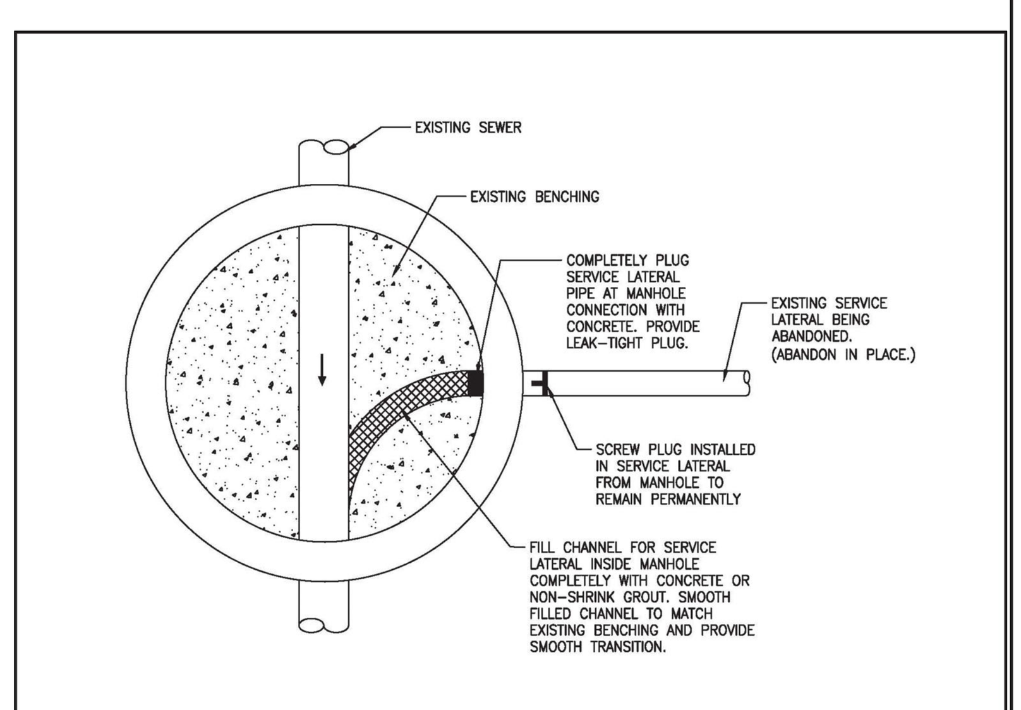


NOTES:
1. QUANTITIES SHOWN ARE FOR MANHOLE WITHOUT PIPES. THE AMOUNT DISPLACED BY PIPES MUST BE DEDUCTED TO OBTAIN TRUE QUANTITIES.
2. A BASE THICKNESS OF 9" WAS USED IN COMPUTING CONCRETE QUANTITIES.
3. INCREMENTS TO BE ADDED FOR EACH ADDITIONAL FOOT OF DEPTH.
4. MATERIALS MAY BE BRICK, CONCRETE OR APPROVED CONCRETE MANHOLE BLOCK.
5. IF BLOCKS ARE USED THE MINIMUM THICKNESS OF SAME IS TO BE 5". OTHER THICKNESSES ARE TO CONFORM TO WALL THICKNESS SHOWN FOR CONCRETE.
6. ALL CONCRETE TO BE CLASS A3.
7. WHEN SPECIFIED ON PLANS THE INVERT IS TO BE SHAPED IN ACCORDANCE WITH STANDARD IS-1. THE COST OF FURNISHING AND PLACING ALL MATERIALS INCIDENTAL TO THE SHAPING IS TO BE INCLUDED IN THE BID PRICE FOR THE STRUCTURE.

TABLE OF QUANTITIES

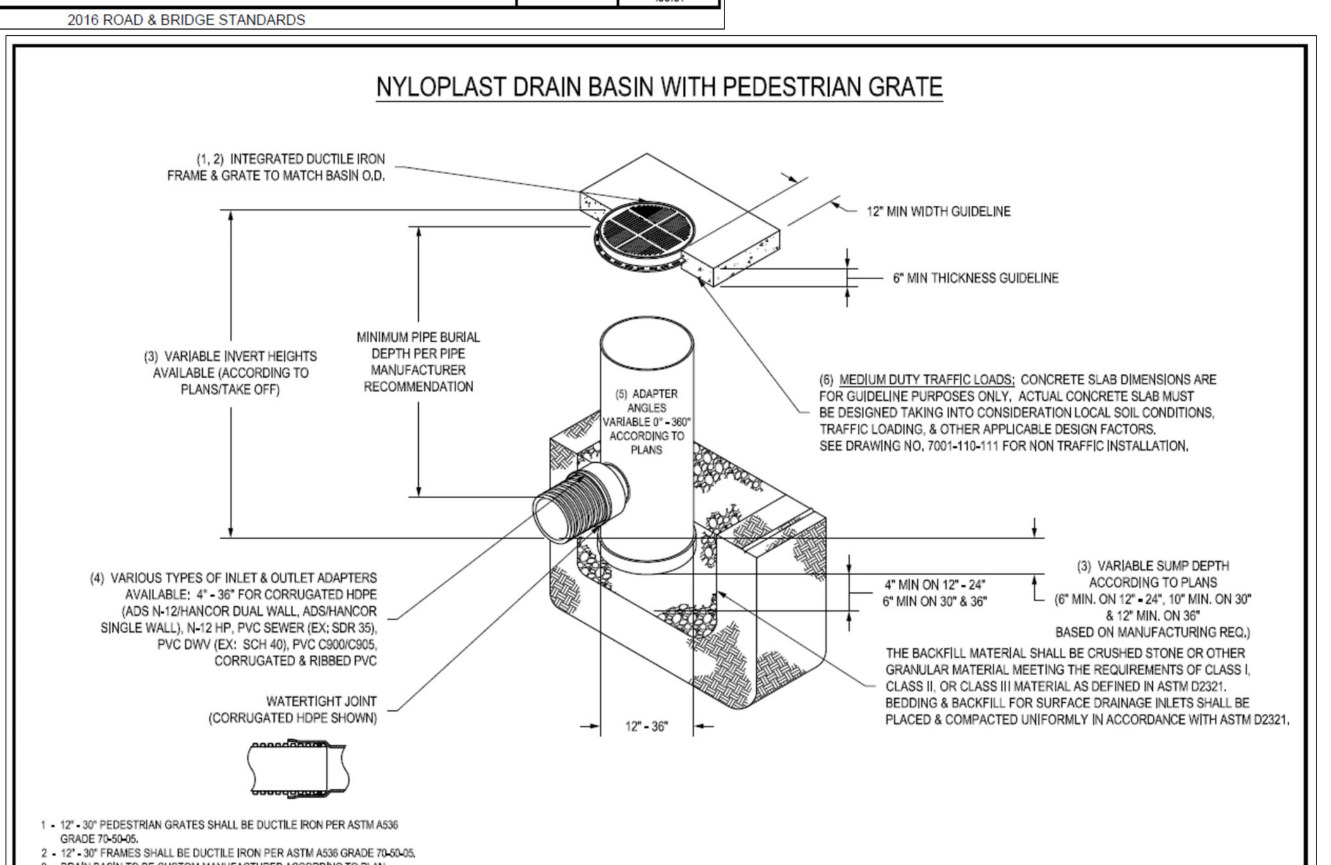
DEPTH (FEET)	BRICK (THOUSANDS)	MANHOLE CONCRETE (CU. YARDS)	CONCRETE MANHOLE CONCRETE (CU. YARDS)
4	0.5	0.785	1.437
5	0.7	0.785	1.699
6	0.9	0.785	1.961
7	1.0	0.785	2.223
8	1.2	0.785	2.485
9	1.4	0.785	2.747
10	1.6	0.785	3.009
11	1.9	0.970	3.455
12	2.2	0.970	3.817
13	2.5	0.970	4.179
14	2.8	0.970	4.541
15	3.1	0.970	4.903
16	3.4	0.970	5.265
17	4.0	1.173	6.032
INCREMENT	0.45	-	0.582

SPECIFICATION REFERENCE 302 — MANHOLE FOR 12" - 48" PIPE CULVERTS — VIRGINIA DEPARTMENT OF TRANSPORTATION — VDOT ROAD AND BRIDGE STANDARDS — SHEET 1 OF 5 — 106.01



CITY OF CHARLOTTESVILLE — JAN 2012 — CITY STANDARDS — SEWER LATERAL ABANDONMENT AT MANHOLE — SCALE: N.T.S. — STANDARD NUMBER: WW 7.1

NYLOPLAST DRAIN BASIN WITH PEDESTRIAN GRATE



1 - 12" - 30" PEDESTRIAN GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 24" PEDESTRIAN GRATES SHALL MEET H-10 LOAD RATING. 30" PEDESTRIAN GRATE SHALL MEET H-20 LOAD RATING (SEE DRAWING NO. 7001-110-144 FOR H-20 TRAFFIC LOAD GUIDELINES).

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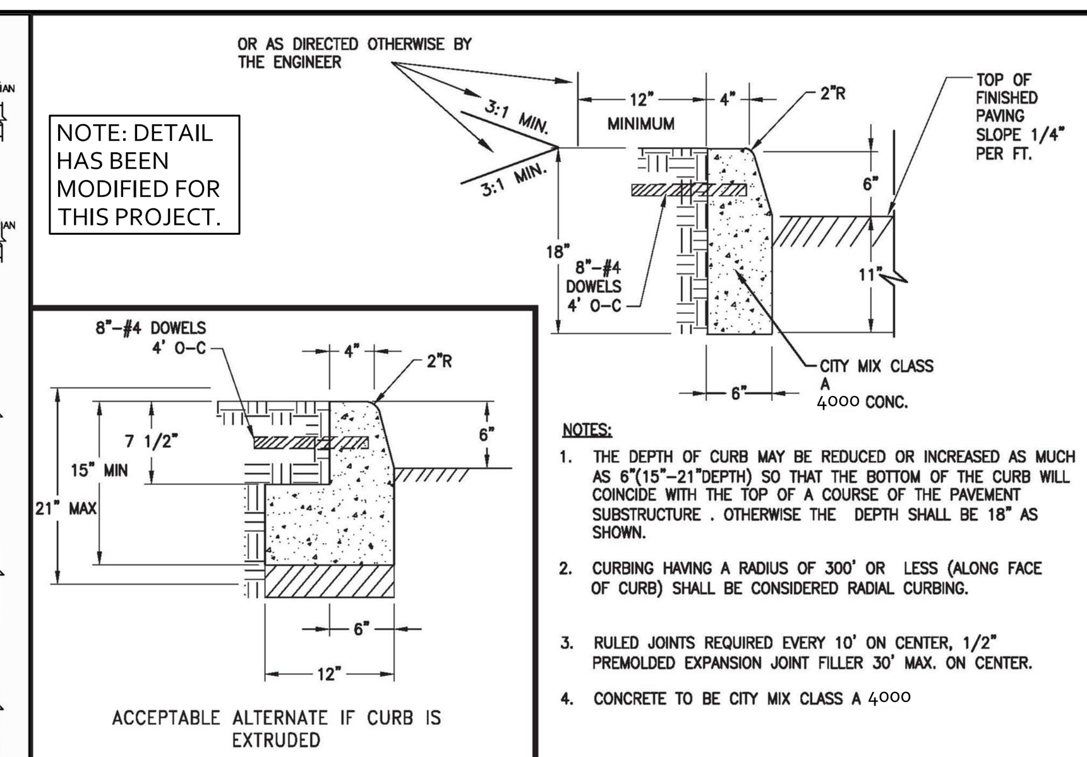
DRAWN BY EBC — DATE 4-20-07 — REVISED BY NMH — DATE 06-12-18 — DWG SIZE A — SCALE 1:40 — SHEET 1 OF 1 — MATERIAL PVC — PROJECT NO./NAME
ADS Nyloplast — 3130 VERONA AVE, BUFORD, GA 30518 — PHN (770) 932-2443 — FAX (770) 932-2490 — www.nyloplast-us.com
TITLE: DRAIN BASIN WITH PEDESTRIAN GRATE QUICK SPEC INSTALLATION DETAIL — DWG NO. 7001-110-283 — REV E

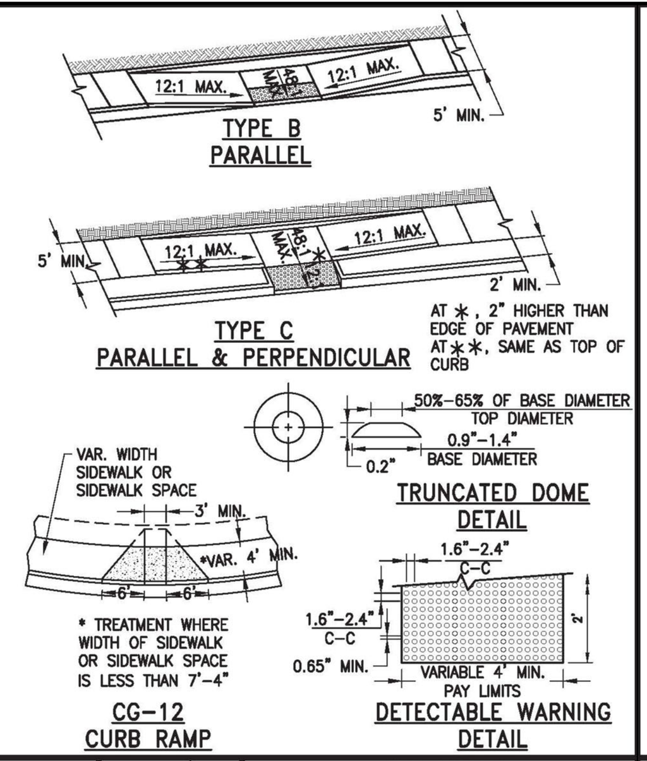
NOTE: DETAIL HAS BEEN MODIFIED FOR THIS PROJECT.



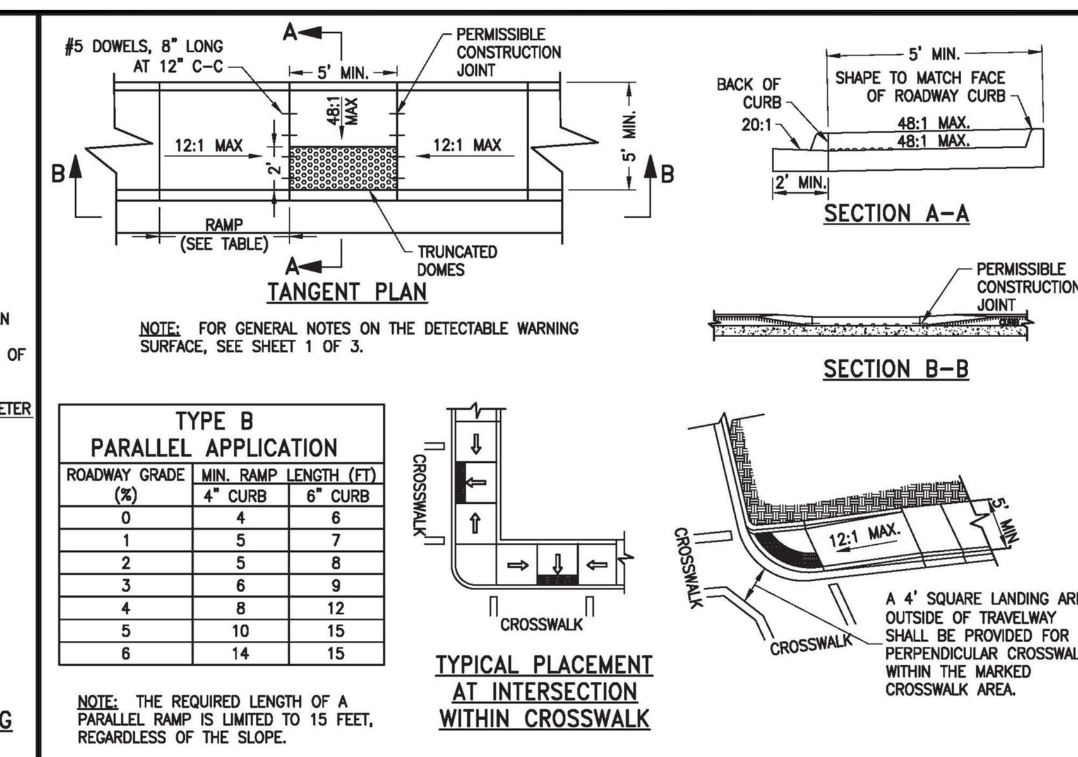
NOTES:
1. THE DEPTH OF CURB MAY BE REDUCED OR INCREASED AS MUCH AS 6"(15"-21"DEPTH) SO THAT THE BOTTOM OF THE CURB WILL COINCIDE WITH THE TOP OF A COURSE OF THE PAVEMENT SUBSTRUCTURE . OTHERWISE THE DEPTH SHALL BE 18" AS SHOWN.
2. CURBING HAVING A RADIUS OF 300' OR LESS (ALONG FACE OF CURB) SHALL BE CONSIDERED RADIAL CURBING.
3. RULED JOINTS REQUIRED EVERY 10' ON CENTER, 1/2" PREMOLDED EXPANSION JOINT FILLER 30' MAX. ON CENTER.
4. CONCRETE TO BE CITY MIX CLASS A 4000

CITY OF CHARLOTTESVILLE — CITY STANDARDS — STANDARD CURBING — SCALE: N.T.S. — STANDARD NUMBER: CG-2

GENERAL NOTES:
1. DETECTABLE WARNING TO BE PRE-FORMED PLASTIC INSERT WITH SLIP RESISTANT SURFACE COVERING THE FULL WIDTH OF THE RAMP FLOOR BY 2 FOOT IN LENGTH IN THE DIRECTION OF TRAVEL.
2. THE DETECTABLE WARNING SHALL BE PROVIDED BY TRUNCATED DOMES. TRUNCATED DOMES TO BE STAMPED IN TOP SURFACE. THE COLOR OF THE DETECTABLE WARNING SECTION SHALL BE YELLOW.
3. SLOPING SIDES OF CURB RAMP MAY BE POURED MONOLITHICALLY WITH RAMP FLOOR OR BY USING PERMISSIBLE CONSTRUCTION JOINT WITH REQUIRED BARS.
4. IF RAMP FLOOR IS PRECAST, HOLES MUST BE PROVIDED FOR DOWEL BARS SO THAT ADJOINING FLARED SIDES CAN BE CAST IN PLACE AFTER PLACEMENT OF PRECAST RAMP FLOOR. PRECAST CONCRETE SHALL BE CLASS A-4.
5. REQUIRED BARS ARE TO BE NO. 5 X 8" PLACED 1' CENTER TO CENTER ALONG BOTH SIDES OF THE RAMP FLOOR, MID-DEPTH OF RAMP FLOOR. MINIMUM CONCRETE COVER 1 1/2".
6. RAMPS MAY BE PLACED ON RADIAL OR TANGENTIAL SECTIONS PROVIDED THAT THE CURB OPENING IS PLACED WITHIN THE LIMITS OF THE CROSSWALK AND THAT THE SLOPE AT THE CONNECTION OF THE CURB OPENING IS PERPENDICULAR TO THE CURB.
7. TYPICAL CONCRETE SIDEWALK IS 4" THICK. WHEN THE RAMP IS PLACED IN THE CURB RETURN RADIUS IT SHALL BE 7" THICK.
8. WHEN CURB RAMPS ARE USED IN CONJUNCTION WITH A SHARED USE PATH, THE MINIMUM WIDTH SHALL BE THE WIDTH OF THE SHARED USE PATH.



CITY OF CHARLOTTESVILLE — CITY STANDARDS — CG-12 DETECTABLE WARNING SURFACE GENERAL NOTES (SHEET 1 OF 3) — SCALE: N.T.S. — STANDARD NUMBER: CG-12



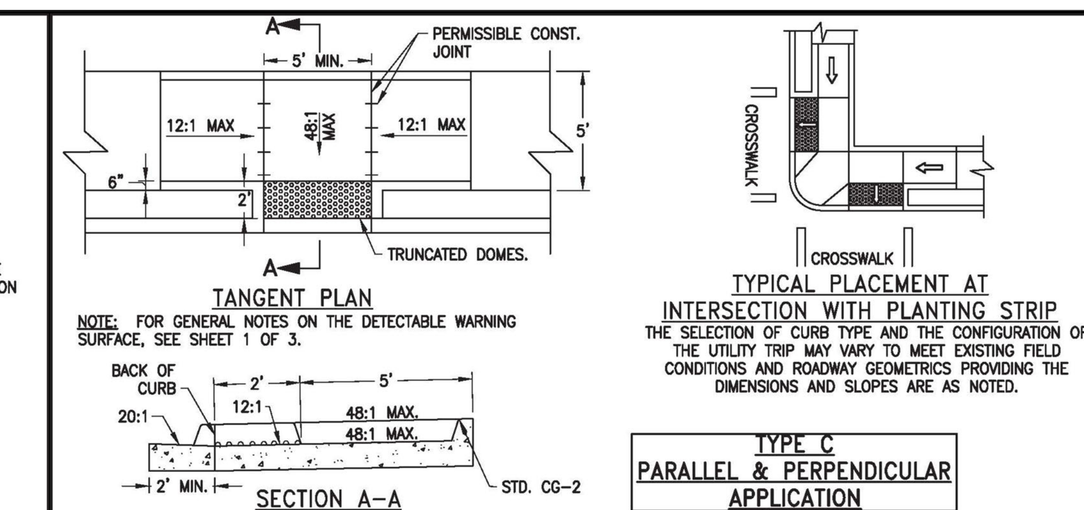
NOTE: FOR GENERAL NOTES ON THE DETECTABLE WARNING SURFACE, SEE SHEET 1 OF 3.

TYPE B PARALLEL APPLICATION

ROADWAY GRADE (%)	MIN. RAMP LENGTH (FT) 4" CURB	6" CURB
0	4	6
1	5	7
2	5	8
3	6	9
4	8	12
5	10	15
6	14	15

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

CITY OF CHARLOTTESVILLE — CITY STANDARDS — CG-12 DETECTABLE WARNING SURFACE TYPE B (SHEET 2 OF 3) — SCALE: N.T.S. — STANDARD NUMBER: CG-12



NOTE: FOR GENERAL NOTES ON THE DETECTABLE WARNING SURFACE, SEE SHEET 1 OF 3.

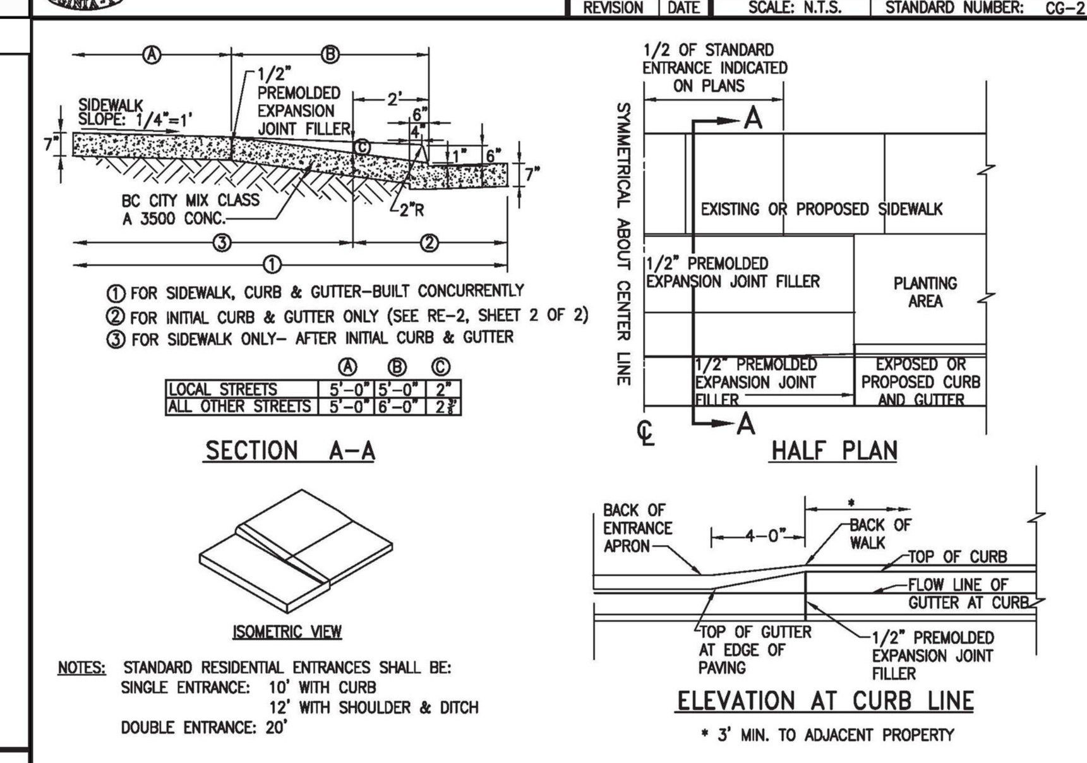
THIS COMBINED (PARALLEL & PERPENDICULAR) DESIGN FOR ALTERATIONS CAN BE USED WITH ADJOINING BUFFER STRIP. LANDING AT BOTTOM OF TWO SLOPING SIDES WITH 60"X60" MIN. DIMENSIONS. THE SHORT PERPENDICULAR RUN TO THE STREET CAN BE PROTECTED BY A LANDSCAPED SETBACK OR CONNECTED TO THE SIDEWALK WITH A WARPED SURFACE.

TYPE C PARALLEL & PERPENDICULAR APPLICATION

ROADWAY GRADE (%)	MIN. RAMP LENGTH (FT) 4" CURB	6" CURB
0	2	4
1	2	5
2	3	5
3	3	6
4	4	8
5	5	10
6	7	14
7	13	15
8	15	15

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

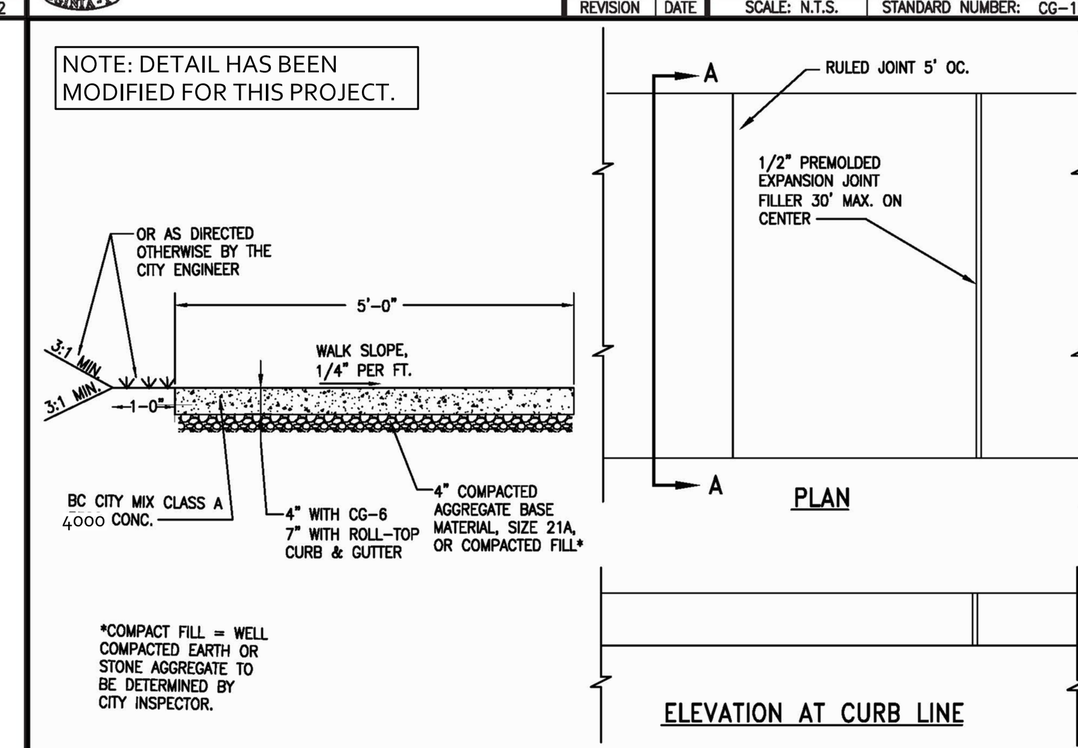
CITY OF CHARLOTTESVILLE — CITY STANDARDS — CG-12 DETECTABLE WARNING SURFACE TYPE C (SHEET 3 OF 3) — SCALE: N.T.S. — STANDARD NUMBER: CG-12



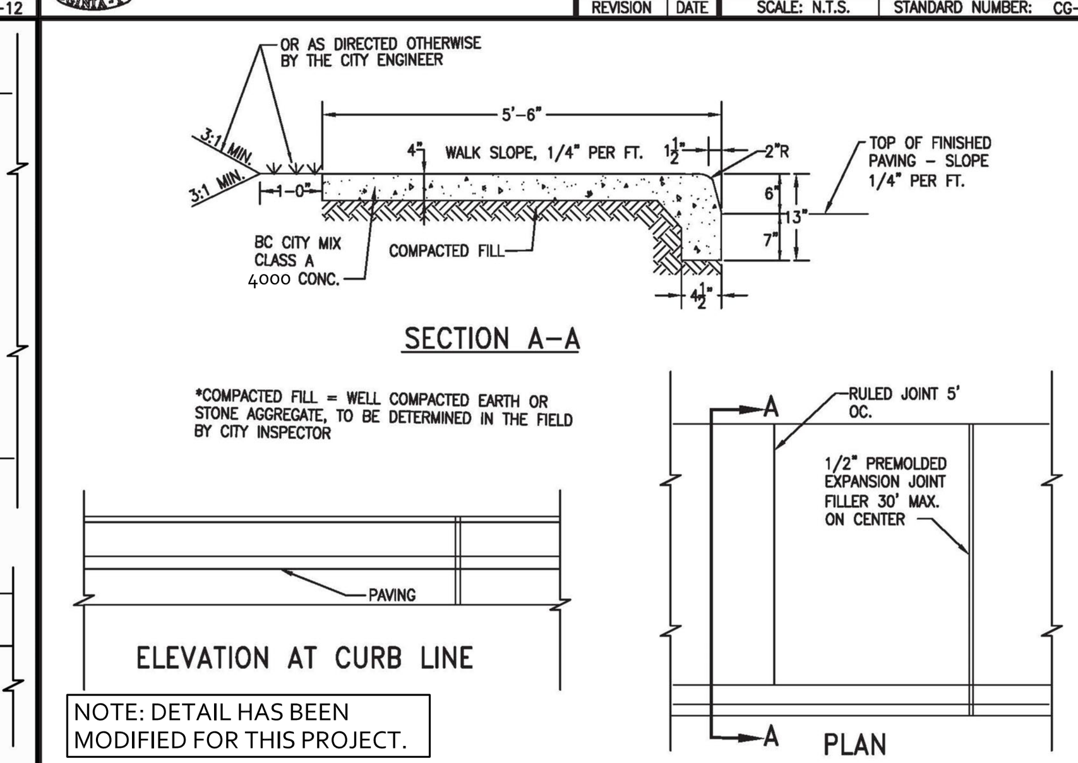
NOTES: STANDARD RESIDENTIAL ENTRANCES SHALL BE:
SINGLE ENTRANCE: 10' WITH CURB
12' WITH SHOULDER & DITCH
DOUBLE ENTRANCE: 20'

CITY OF CHARLOTTESVILLE — CITY STANDARDS — STANDARD ENTRANCE ACROSS SIDEWALK CURB & GUTTER (SHEET 1 OF 2) — SCALE: N.T.S. — STANDARD NUMBER: RE-2

NOTE: DETAIL HAS BEEN MODIFIED FOR THIS PROJECT.

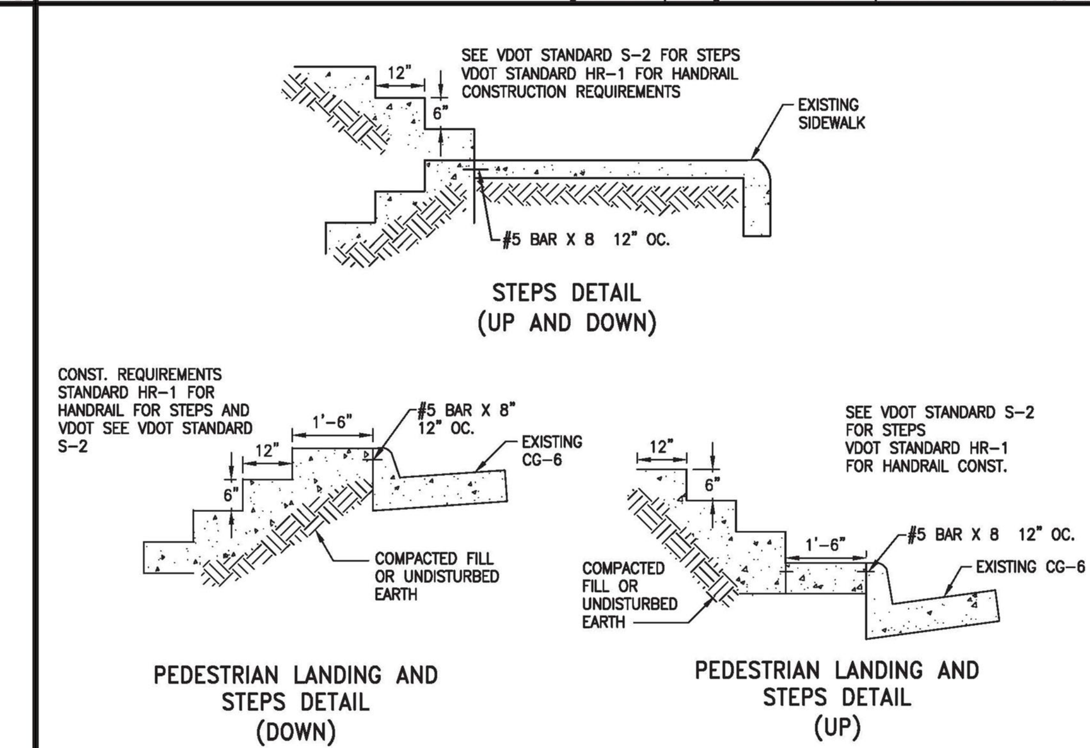


CITY OF CHARLOTTESVILLE — CITY STANDARDS — STANDARD SIDEWALK WITHOUT CURB — SCALE: N.T.S. — STANDARD NUMBER: SW-1

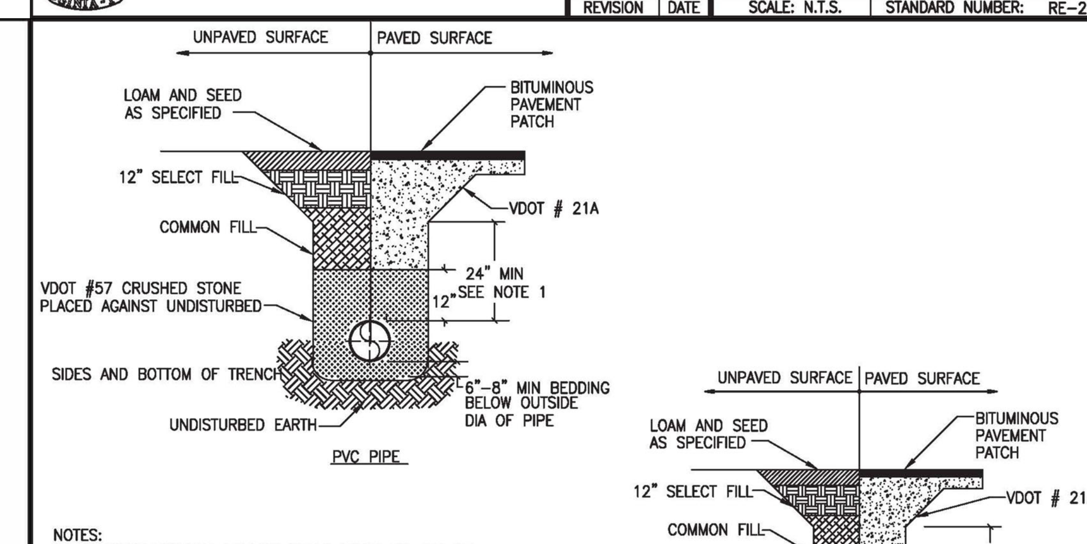


NOTE: DETAIL HAS BEEN MODIFIED FOR THIS PROJECT.

CITY OF CHARLOTTESVILLE — CITY STANDARDS — STANDARD SIDEWALK MONOLITHIC WITH CURB — SCALE: N.T.S. — STANDARD NUMBER: SW-2

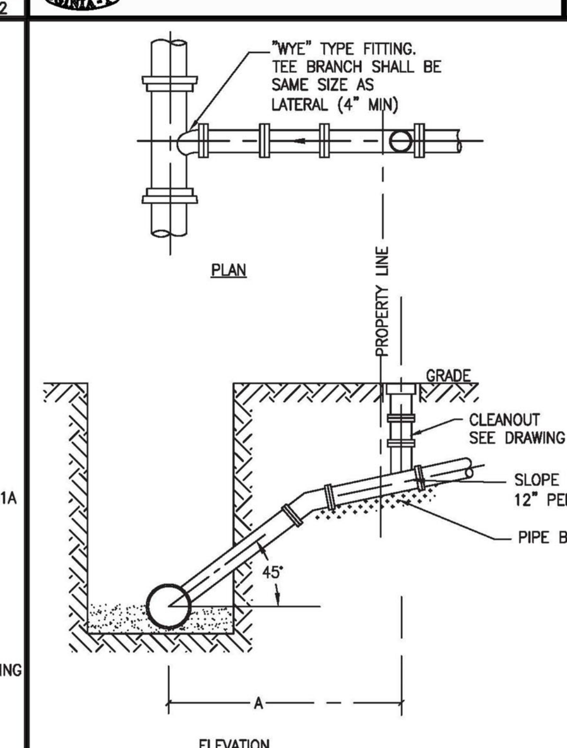


CITY OF CHARLOTTESVILLE — CITY STANDARDS — STEP CONNECTIONS — SCALE: N.T.S. — STANDARD NUMBER: SC-1



NOTES:
1. MAINTAIN VERTICAL TRENCH WALLS FROM BOTTOM OF TRENCH TO 24" ABOVE CROWN OF PIPE. TRENCH WIDTH IN THIS AREA: PIPE O.D. + 24".
2. FOR EXCAVATIONS OVER 5 FT. DEEP, SLOPE TRENCH WALLS AS REQUIRED AND/OR PROVIDE OTHER SAFETY MEASURES IN ACCORDANCE WITH OSHA GUIDELINES.
3. ROCK SHALL BE REMOVED TO A MINIMUM OF 6-INCH CLEARANCE AROUND THE BOTTOM AND 12-INCH MINIMUM CLEARANCE TO THE SIDES OF PIPE.

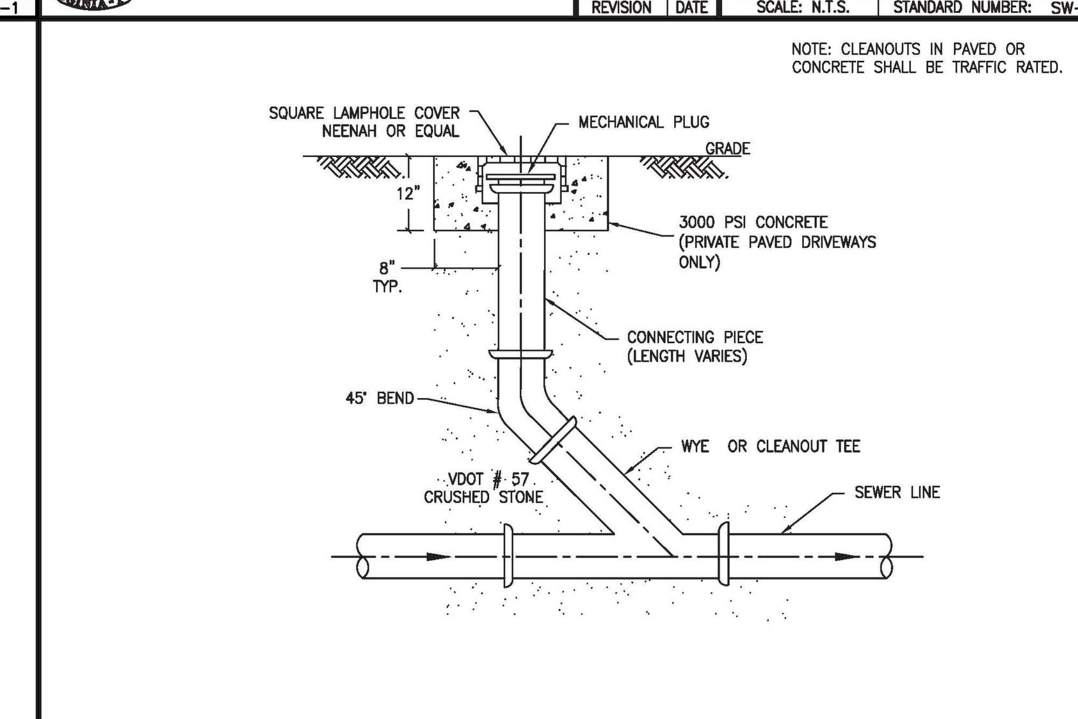
CITY OF CHARLOTTESVILLE — JAN 2012 — CITY STANDARDS — PIPE TRENCHING AND BEDDING - TYPICAL — SCALE: N.T.S. — STANDARD NUMBER: WW 1.0



NOTES:
1. USE DUCTILE IRON PIPE FROM SEWER MAIN TO CLEANOUT IF LESS THAN 3.5 FT. COVER EXISTS.
2. SEWER LATERAL TAPPED INTO EXISTING SEWER MAIN SHALL BE CONNECTED USING A ROMAC PIPE SADDLE (STYLE SB) ,OR APPROVED EQUAL. ALL TAPS SHALL BE CORE-DRILLED.
3. LATERAL SHALL NOT PROTRUDE INTO SEWER MAIN.
4. WHERE THE DISTANCE "A" IS SUCH THAT MORE THAN ONE PIPE JOINT IS REQUIRED AND THE PIPE SLOPE EXCEEDS 20% CONTRACTOR SHALL PROVIDE ANCHORAGE IN ACCORDANCE WITH DRAWING WW 6.0.
5. SEWER LATERAL CONNECTIONS INTO EXISTING MANHOLES SHALL BE IN ACCORDANCE WITH DETAIL DRAWINGS WW 2.0, WW 2.1, WW 2.2, OR WW 2.3 AS APPLICABLE.
6. IF MAIN LINE IS LINED, SEE DETAIL WW 5.2.

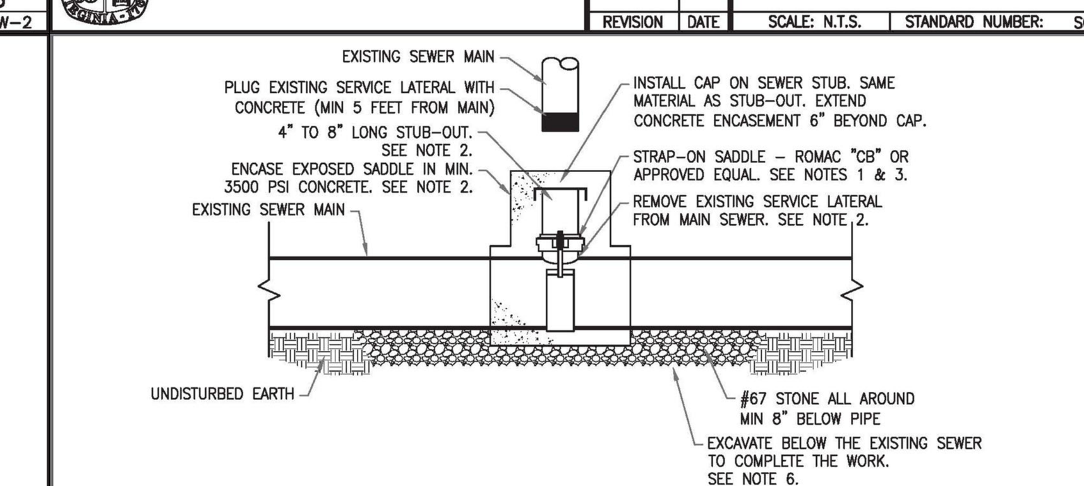
CITY OF CHARLOTTESVILLE — JAN 2011 — CITY STANDARDS — SEWER LATERAL CONNECTION - TYPICAL — SCALE: N.T.S. — STANDARD NUMBER: WW 5.0

NOTE: CLEANOUTS IN PAVED OR CONCRETE SHALL BE TRAFFIC RATED.



NOTE: CLEANOUT TO BE SAME SIZE AND MATERIAL AS SEWER LINE.

CITY OF CHARLOTTESVILLE — JAN 2011 — CITY STANDARDS — CLEANOUT DETAIL — SCALE: N.T.S. — STANDARD NUMBER: WW 5.1

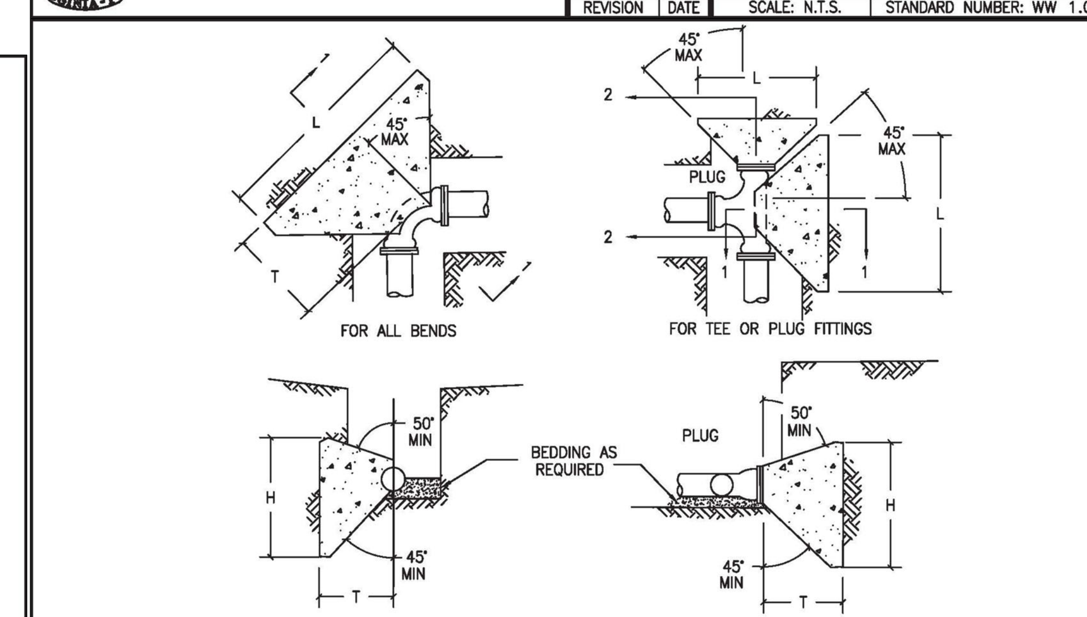


NOTES:
1. REFER TO THIS DETAIL WHEN ABANDONING EXISTING SERVICE LATERALS. SERVICE LATERALS SHALL BE ABANDONED WHEN A NEW LATERAL IS BEING INSTALLED TO SERVE A PROPERTY AND THE NEW LATERAL IS BEING CONNECTED TO THE THE MAIN SEWER AT A DIFFERENT LOCATION, A BUILDING IS BEING DEMOLISHED, OR AS DIRECTED BY UTILITIES ENGINEER. CONTACT PUBLIC UTILITIES (434-970-3800) A MINIUM OF 48 HOURS IN ADVANCE FOR INSPECTION PRIOR TO BACKFILL.
2. TO ABANDON THE EXISTING SERVICE LATERAL AT THE MAIN SEWER, CAREFULLY REMOVE THE LATERAL FROM THE MAIN SEWER, CUT THE EXISTING LATERAL AT LEAST 5 FEET FROM THE MAIN SEWER, PLUG THE REMAINING PIPE END WITH CONCRETE, INSTALL A SADDLE PERNOTE 3 AND 4" TO 8" LONG STUB-OUT. INSTALL A CAP ON THE STUB-OUT AND ENCASE THE SADDLE, STUB-OUT AND CAP IN MIN. 3500 PSI CONCRETE - ENCASEMENT TO EXTEND TO 8" EACH SIDE OF THE LATERAL/SADDLE AND 6" BEYOND THE CAP. BACKFILL AS SPECIFIED.

IF THE EXISTING MAIN SEWER IS DAMAGED DURING THE REMOVAL OF THE EXISTING LATERAL AND THE SADDLE CONNECTION WILL NOT WORK AS DETERMINED BY CITY PERSONNEL, A POINT REPAIR SHALL BE PERFORMED ON THE MAIN SEWER PER DETAIL WW 8.1.

3. SUPPORT THE EXISTING SEWER DURING THIS WORK.

CITY OF CHARLOTTESVILLE — JAN 2012 — CITY STANDARDS — SEWER LATERAL ABANDONMENT AT MAIN — SCALE: N.T.S. — STANDARD NUMBER: WW 7.2



NOTES:
1. MAXIMUM TEST PRESSURE: 225 PSI.
2. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF.
3. THRUST BLOCKS OR RESTRAINED JOINT FITTINGS ARE REQUIRED WHENEVER PIPELINE CHANGES DIRECTION, SIZE, OR DEAD-ENDS.
4. USE 3000 P.S.I. CONCRETE. NO CONCRETE SHALL BE POURED ON ANY PART OF THE JOINT.
5. SEE DRAWING W 2.1 FOR THRUST BLOCK DIMENSIONS.

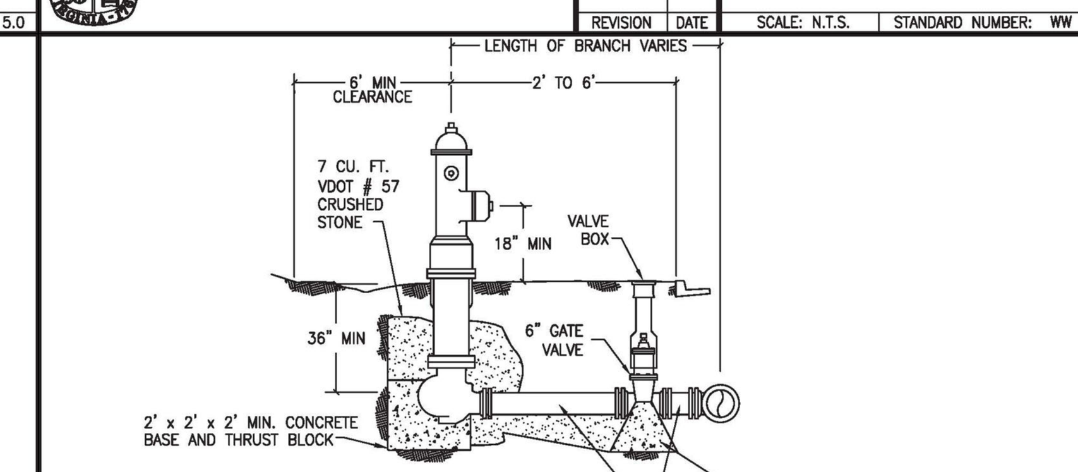
CITY OF CHARLOTTESVILLE — JULY 2011 — CITY STANDARDS — CONCRETE THRUST BLOCKS — SCALE: N.T.S. — STANDARD NUMBER: W 2.0

PIPE SIZE	DEGREE OF BEND	BEND (FT) L	H	T	MIN. PIPE COVER (FT)	TEE AND PLUG (FT) L	H	T	MIN. PIPE COVER (FT)
4" & 6"	90	3.00	2.50	3.01	3	2.00	2.30	2.50	3
	45	2.00	2.30	2.60					
	22 1/2	1.50	2.00	2.50					
	11 1/4	1.50	2.00	2.50					
8" & 10"	90	4.50	3.50	3.20	3	3.20	3.00	3.00	3
	45	3.00	2.70	2.80					
	22 1/2	2.00	2.00	2.70					
	11 1/4	1.70	2.00	2.70					
12" & 14"	90	7.30	4.00	3.60	4	4.30	4.00	2.80	4
	45	4.50	3.60	3.00					
	22 1/2	3.30	2.60	2.90					
	11 1/4	1.80	2.30	2.90					
16" & 18"	90	10.70	4.50	3.40	5	6.30	4.60	3.80	5
	45	6.50	4.00	3.00					
	22 1/2	4.50	3.30	3.00					
	11 1/4	2.80	2.70	3.00					

REFERENCE DRAWING 2.0 FOR DIMENSION LOCATIONS

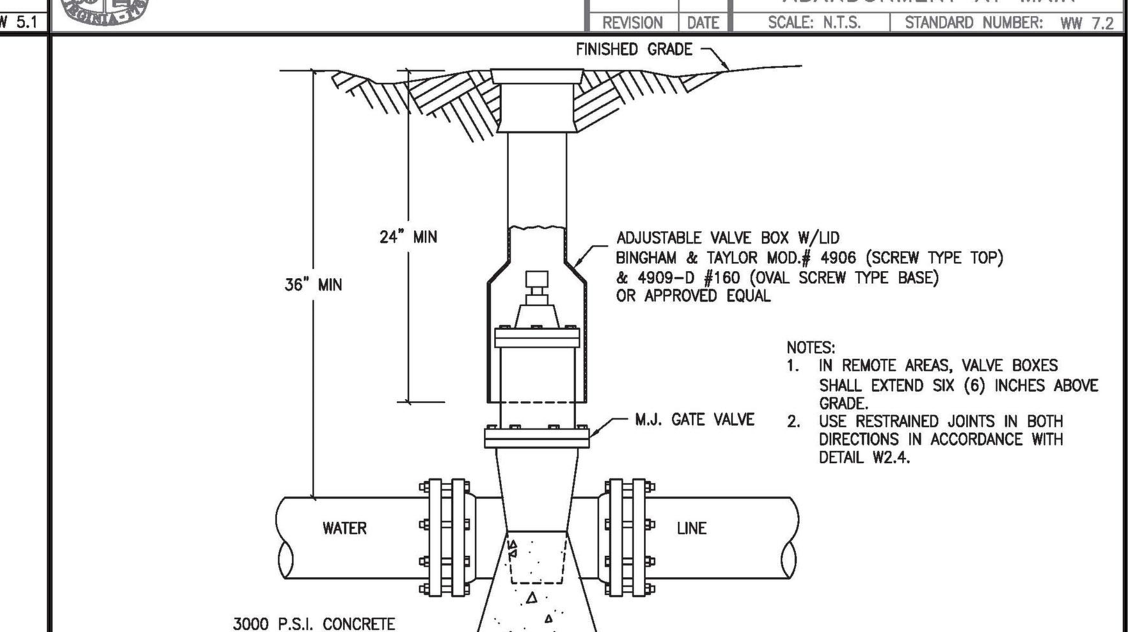
NOTES:
1. MAXIMUM TEST PRESSURE: 225 PSI.
2. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF.
3. USE MINIMUM 3000 P.S.I. CONCRETE.
4. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR VERIFICATION OF ADEQUACY OF ALL THRUST BLOCKS.

CITY OF CHARLOTTESVILLE — JULY 2011 — CITY STANDARDS — CONCRETE THRUST BLOCK DIMENSIONS — SCALE: N.T.S. — STANDARD NUMBER: W 2.1



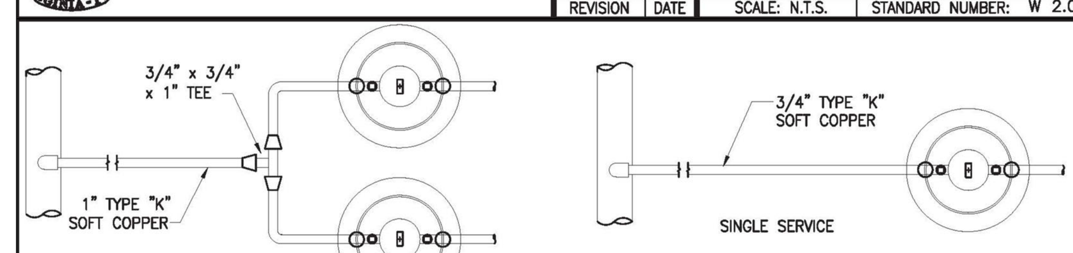
NOTES:
1. SURROUND WEEP HOLES WITH GRAVEL AND KEEP FREE OF CONCRETE.
2. MAINTAIN A 3' MIN. COVER FROM THE MAIN TO THE FIRE HYDRANT (INCLUDING DITCHES).
3. FINISHED GRADE SHALL SLOPE AWAY FROM THE FIRE HYDRANT AND VALVE BOX.
4. GATE VALVE SHALL NOT BE PLACED WITHIN THE DITCH LINES.
5. IF GROUNDWATER IS PRESENT AT THE INSTALLATION SITE, COORDINATE THE RELOCATION OF THE HYDRANT WITH CITY.
6. EACH NEW FIRE HYDRANT SHALL BE FRESHLY PAINTED WITH "GLID" GUARD #45 SAFETY RED, BY "GLIDDEN" OR APPROVED EQUAL.
7. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL FIRE HYDRANTS ARE PROVIDED WITH "CITY OF CHARLOTTESVILLE" THREADS.
8. ALL CHAINS SHALL BE REMOVED FOLLOWING INSTALLATION AND TESTING.

CITY OF CHARLOTTESVILLE — JAN 2012 — CITY STANDARDS — FIRE HYDRANT - TYPICAL — SCALE: N.T.S. — STANDARD NUMBER: W 3.0

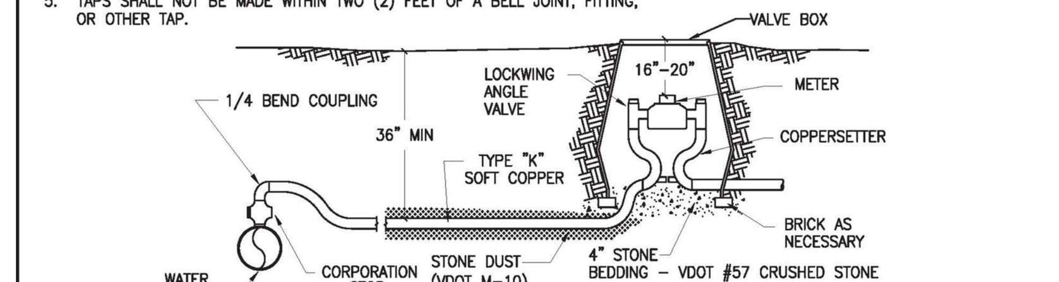


NOTES:
1. IN REMOTE AREAS, VALVE BOXES SHALL EXTEND SIX (6) INCHES ABOVE GRADE.
2. USE RESTRAINED JOINTS IN BOTH DIRECTIONS IN ACCORDANCE WITH DETAIL W2.4.

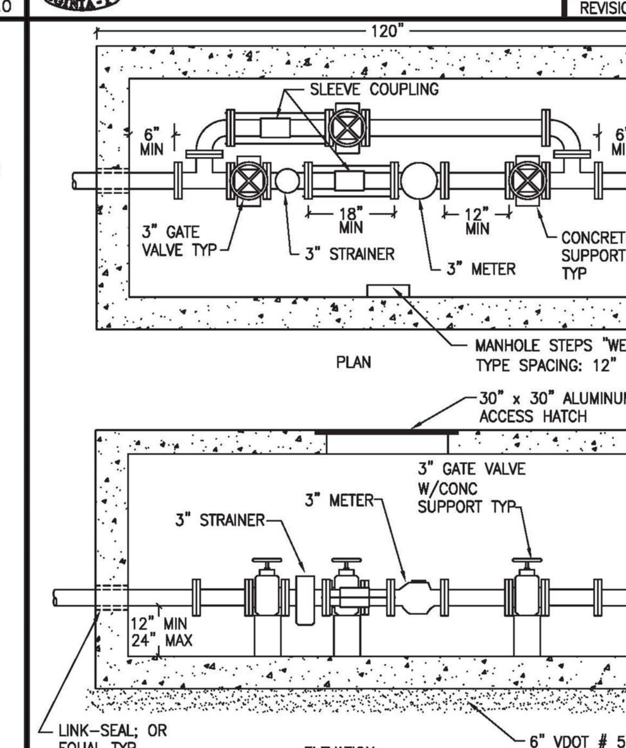
CITY OF CHARLOTTESVILLE — JULY 2011 — CITY STANDARDS — GATE VALVE - TYPICAL — SCALE: N.T.S. — STANDARD NUMBER: W 4.0



NOTES:
1. THE SERVICE LATERAL, 1/4 BEND COUPLING, AND CORPORATION STOP SHALL BE THE SAME SIZE AS THE COPPERSETTER, EXCEPT AS NOTED ABOVE.
2. METER TO BE INSTALLED BY THE CITY.
3. INSTALL WARNING TAPE WITH SERVICE LATERAL.
4. CORPORATION STOPS THREADED INTO IRON PIPES, FITTINGS, OR SPECIALS SHALL HAVE THEIR THREADS WRAPPED IN TEFLON TAPE PRIOR TO ASSEMBLY.
5. TAPS SHALL NOT BE MADE WITHIN TWO (2) FEET OF A BELL JOINT, FITTING, OR OTHER TAP.

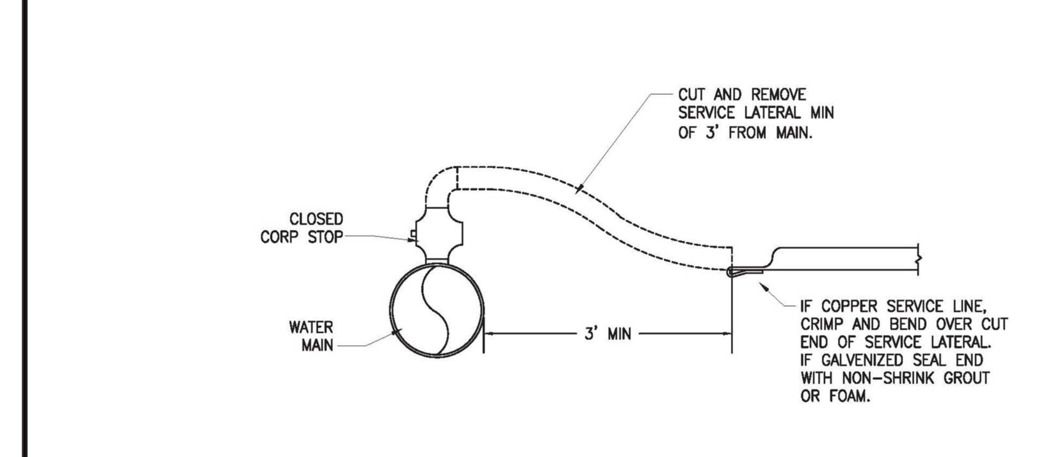


CITY OF CHARLOTTESVILLE — JAN 2012 — CITY STANDARDS — SERVICE LATERAL - TYPICAL — SCALE: N.T.S. — STANDARD NUMBER: W 5.0



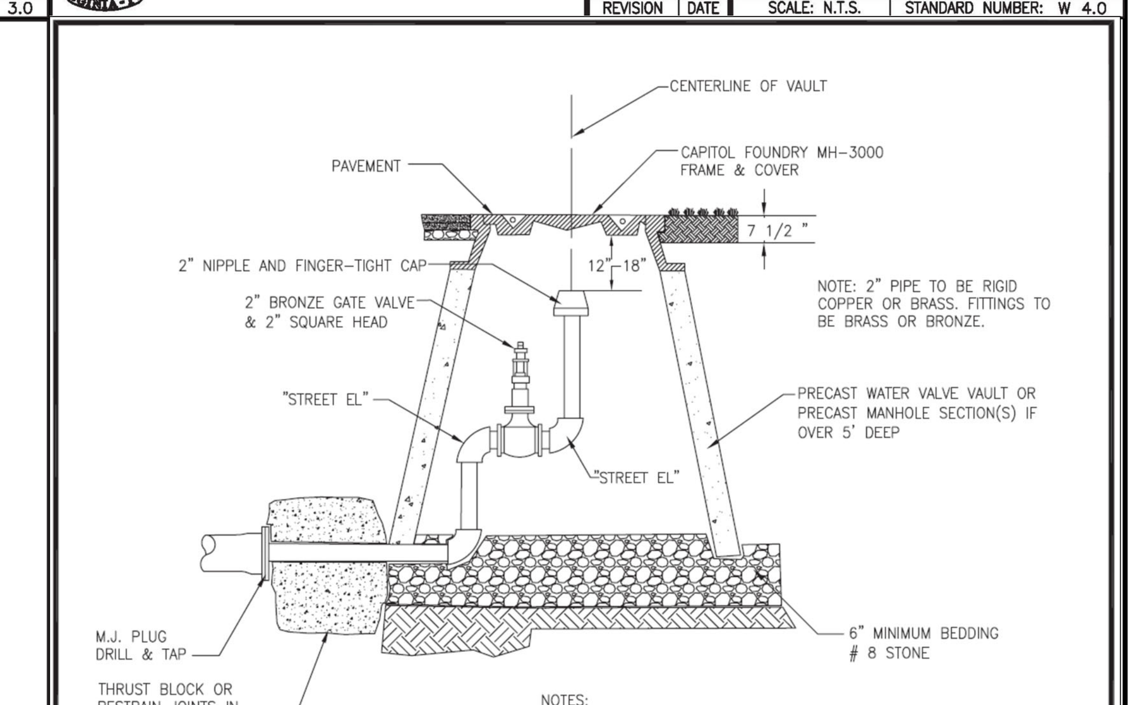
NOTES:
1. MINIMUM WALL THICKNESS FOR PRECAST VAULT SHALL BE 6".
2. OUTSIDE OF VAULT BELOW GRADE SHALL BE COATED WITH AN APPROVED WATER PROOFING COMPOUND.
3. PROVIDE A FLOOR DRAIN WITH A 2" DRAIN RUN TO DAYLIGHT OR INSTALL A SUMP PUMP.
4. CONSULT WITH DEPARTMENT OF PUBLIC WORKS - WATER DIVISION FOR METER LAYING LENGTH.
5. INSTALL WARNING TAPE AND TRACER WIRE WITH SERVICE LATERAL. TERMINATE WIRE IN A LOOP WITHIN METER BOX.

CITY OF CHARLOTTESVILLE — JULY 2011 — CITY STANDARDS — METER VAULT - 3" METER — SCALE: N.T.S. — STANDARD NUMBER: W 6.3



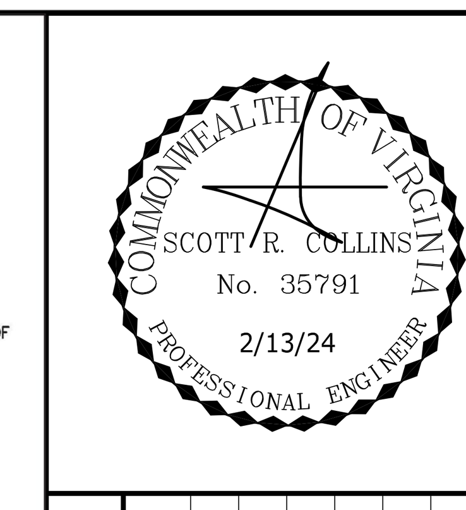
NOTES:
1. METER TO BE REMOVED BY THE CITY.
2. CORPORATION STOPS SHALL BE COMPLETELY CLOSED AND CHECKED FOR LEAKS. LEAKS SHALL BE REPAIRED PRIOR TO BACKFILL.

CITY OF CHARLOTTESVILLE — JAN 2012 — CITY STANDARDS — SERVICE LATERAL ABANDONMENT — SCALE: N.T.S. — STANDARD NUMBER: W 7.1



NOTES:
1. BLOW OFF ASSEMBLY TO BE INSTALLED AT DEAD-END WATER LINES.

CITY OF CHARLOTTESVILLE — JAN 2012 — CITY STANDARDS — BLOW OFF ASSEMBLY — SCALE: N.T.S. — STANDARD NUMBER: W 8.2



REVISIONS

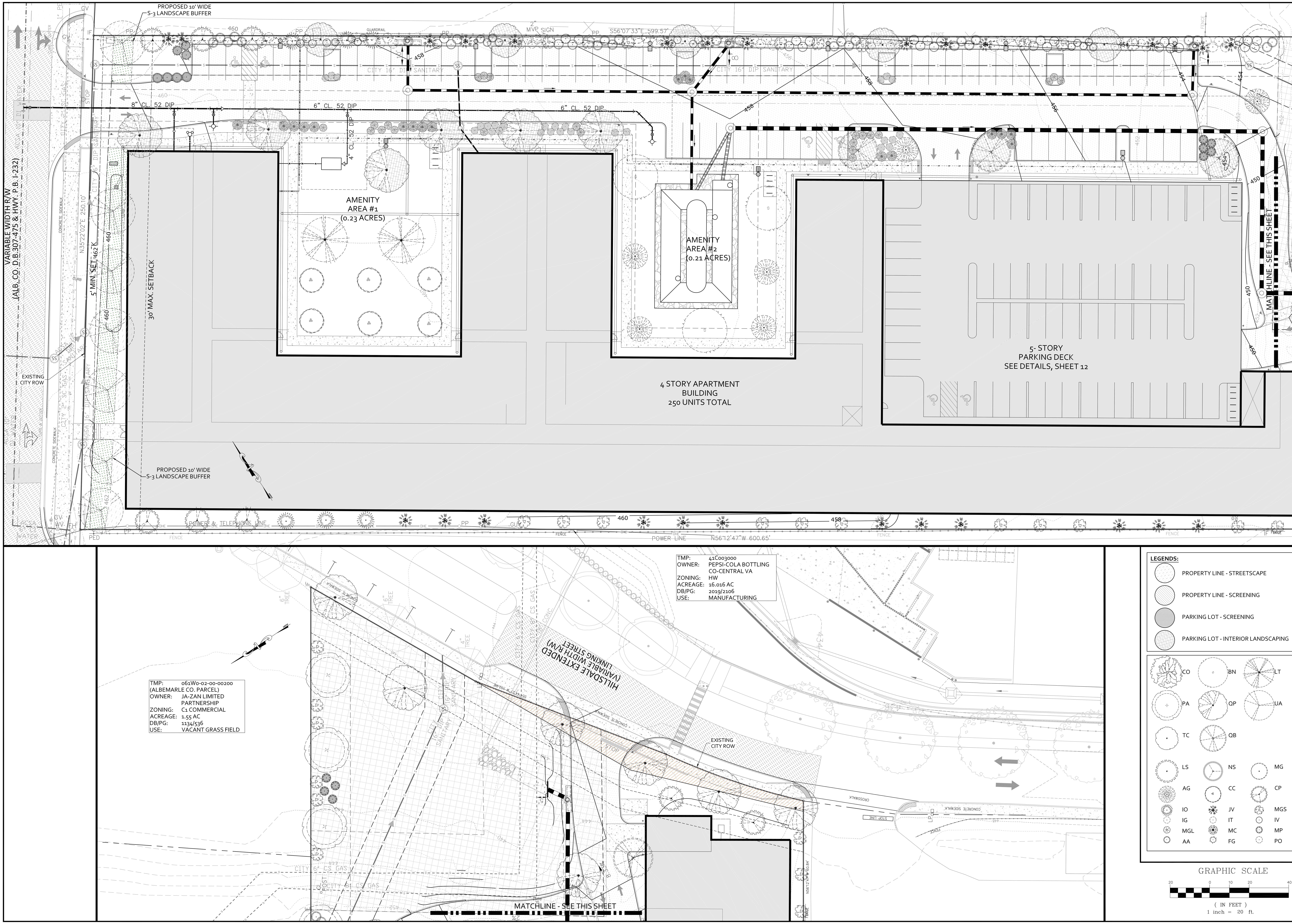
DATE	REVISION DESCRIPTION
10/26/23	PRELIMINARY SITE PLAN - INITIAL SUBMITTAL
1/18/24	PRELIMINARY SITE PLAN - SECOND SUBMITTAL
2/13/24	PRELIMINARY SITE PLAN - THIRD SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT
1185 SEMINOLE TRAIL - PRELIMINARY SITE PLAN

SHEET
NOTES & DETAILS

JOB NO. 232225
SCALE N/A
SHEET NO. 13


PROPOSED 10' WIDE
S-3 LANDSCAPE BUFFER
VARIABLE WIDTH R/W
(ALB. CO. D.B.307-475 & HWY. P.B. I-232)
N35°22'02"E 250.10'
5' MIN. SET
30' MAX. SETBACK
EXISTING
CITY ROW
CONCRETE SIDEWALK
8" CL. 52 DIP
6" CL. 52 DIP
4" CL. 52 DIP
CITY 16" DIP SANITARY
S56°07'33"E 599.57'
GUARDRAIL
MVP SIGN
AMENITY
AREA #1
(0.23 ACRES)
AMENITY
AREA #2
(0.21 ACRES)
4 STORY APARTMENT
BUILDING
250 UNITS TOTAL
5- STORY
PARKING DECK
SEE DETAILS, SHEET 12
MATCHLINE - SEE THIS SHEET
POWER & TELEPHONE LINE
POWER LINE
N56°12'47"W 600.65'
FENCE
TMP: 061W0-02-00-00200
(ALBEMARLE CO. PARCEL)
OWNER: JA-ZAN LIMITED PARTNERSHIP
ZONING: C1 COMMERCIAL
ACREAGE: 1.55 AC
DB/PG: 1134/536
USE: VACANT GRASS FIELD
TMP: 41C003000
OWNER: PEPSI-COLA BOTTLING CO-CENTRAL VA
ZONING: HW
ACREAGE: 16.016 AC
DB/PG: 2019/2106
USE: MANUFACTURING
HILLSDALE EXTENDED
(VARIABLE WIDTH R/W)
LINKING STREET
CITY 6" CS GAS
CITY 8" CS GAS
CROSSWALK
STOP LINE
LEGENDS:
PROPERTY LINE - STREETSCAPE
PROPERTY LINE - SCREENING
PARKING LOT - SCREENING
PARKING LOT - INTERIOR LANDSCAPING
CO
BN
LT
PA
QP
UA
TC
QB
LS
NS
MG
AG
CC
CP
IO
JV
MGS
IG
IT
IV
MGL
MC
MP
AA
FG
PO
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
2/13/24
PROFESSIONAL ENGINEER

REVISIONS

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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT
1185 SEMINOLE TRAIL - PRELIMINARY SITE PLAN

SHEET
LANDSCAPING PLAN

JOB NO. 232225
SCALE 1" = 20'
SHEET NO. 14

LANDSCAPING GENERAL NOTES:

1. CONTRACTOR TO USE EXTREME CARE AND CAUTION AS NOT TO DAMAGE ANY TREES SCHEDULED TO REMAIN OUTSIDE LIMITS OF CONSTRUCTION. PROPERTY LINE SERVES AS LIMITS OF CONSTRUCTION.
2. NO CONSTRUCTION EQUIPMENT OR STORAGE SHALL OCCUR WITHIN DRIPLINE OF EXISTING TREES. PRIOR TO MOBILIZATION CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT (LA) TO DISCUSS TREE PROTECTION EFFORTS. ALL TREE PROTECTION MEASURES SHALL BE APPROVED BY LA AND/OR TREE ARBORIST BEFORE ANY CONSTRUCTION ACTIVITIES SHALL TAKE PLACE ON-SITE.
3. CONTRACTOR TO MONITOR TREES FOR STRESS AND/OR DAMAGE AND ADVISE LA AND TREE ARBORIST IF ANY OCCUR.
4. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT AND/OR TREE ARBORIST 48-HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY NEEDED WITHIN ANY TREE PROTECTION MEASURE. ALL TREE PROTECTION MEASURES SHALL BE REPLACED IN ORIGINAL LOCATION ONCE WORK HAS BEEN COMPLETED. NO WORK SHALL BE DONE WITHIN DRIPLINE OF EXISTING TREES UNLESS APPROVED BY TREE ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO WORK.
5. ALL WORK TO BE PERFORMED BY THE CONTRACTOR WITHIN THE DRIPLINE OF ANY EXISTING TREE OR TREE PROTECTION AREA SHALL BE DONE IN A MANNER SENSITIVE TO ENSURING NO DAMAGE WILL BE DONE TO THE EXISTING TREES. THE PREFERRED METHOD FOR GRADING SMALL AREAS WITHIN THE DRIPLINE SHALL BE DONE BY HAND. LARGER AREAS TO BE GRADED MAY BE DONE WITH A SMALL BOBCAT/TRACT-HOE. CONTRACTOR TO DISCUSS METHODS OF GRADING WORK WITH LANDSCAPE ARCHITECT AND TREE ARBORIST PRIOR TO COMMENCING ANY SUCH WORK WITHIN DESIGNATED TREE PROTECTION AREAS OR WITHIN EXISTING DRIPLINES.
6. ALL PLANTS HAVING A QUANTITY GREATER THAN ONE(1) SHALL BE MATCHED AND SUPPLIED FROM THE SAME SOURCE (PER SPECIES).
7. CONTACT LANDSCAPE ARCHITECT AT THE TIME OF PLANT MATERIAL DELIVERY, BEFORE ANY SUBSTITUTIONS OR CHANGES, IF SCHEDULED TYPES ARE UNAVAILABLE, AND FOLLOWING INSTALLATION. ALL PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT OF ORDERS.
8. LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE ALL PLANT MATERIAL AT TIME OF DELIVERY AS WELL AS AFTER INITIAL PLACEMENT PRIOR TO PLANTING. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT 48-HOURS PRIOR TO DELIVERY.
9. PLANT LOCATIONS TO BE REEVALUATED AND REVISED, IF NECESSARY, AFTER FINISHED GRADING.
10. MULCH IN PLANTERS AND PLANTING BEDS TO BE CLEAN AND FREE FROM PEST AND DISEASES. MULCH SHALL BE APPLIED TO A 2-INCH DEPTH. MULCH RINGS 24-INCHES MIN. IN DIAMETER ARE TO BE PLACED AROUND ALL TREES NOT LOCATED IN PLANTING BEDS. MULCH TO BE DOUBLE-SHREDDED HARDWOOD.
11. CONTRACTOR TO VERIFY ALL QUANTITIES BETWEEN PLAN AND PLANT LIST AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY PRIOR TO ORDERING.
12. ANY STREET TREE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE APARTMENT COMPLEX.
13. ALL DUMPSTERS SHALL BE SCREENED WITH AN ENCLOSURE AT A MINIMUM HEIGHT OF ONE (1) FOOT ABOVE THE HEIGHT OF THE DUMPSTER AND WITH A MINIMUM INSIDE CLEARANCE AT THE OPENING OF TWELVE (12) FEET.
14. ALL PLANTINGS SHALL HAVE A MINIMUM HEIGHT OF EIGHTEEN (18) INCHES WHEN PLANTED. PLANTINGS SHALL BE EVENLY SPACED IN A ROW, AT INTERVALS SUFFICIENT TO ALLOW FOR THEIR HEALTHY GROWTH AND DEVELOPMENT.
15. NO TREES TO BE MAINTAINED BY THE CITY OF CHARLOTTESVILLE.
16. LARGE STREET TREES SHALL BE PLANTED WITHIN A PLANTING STRIP WITH A MINIMUM OF 8' WIDE, AND SOIL VOLUME OF 900 CF PER TREE, WITH A SPACING OF 30' MIN.
17. FIRE HYDRANTS, FIRE PUMP TEST HEADERS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL REMAIN CLEAN & UNOBSTRUCTED BY LANDSCAPING, PARKING AND OTHER OBJECTS. LANDSCAPING IN THESE VICINITIES SHALL NOT ENCROACH WITHIN A FIVE (5) FOOT RADIUS OF MATURITY.

LANDSCAPING CALCULATIONS

SITE TREE COVERAGE

REQUIREMENT: CANOPY COVER AT 10 YEARS EQUALS OR IS GREATER THAN 10% OF GROSS SITE AREA

GROSS SITE AREA	176,156 SF
TOTAL TREE CANOPY REQUIRED	17,616 SF
EXISTING TREE CANOPY TO REMAIN	600 SF
PROPOSED TREE CANOPY WITH THIS PLAN	17,999 SF
TOTAL TREE CANOPY PROVIDED	18,599 SF

STREETSCAPE TREES

REQUIREMENT: 1 LARGE TREE PER 40 FEET OF PUBLIC ROAD FRONTAGE OR 1 MEDIUM TREE PER 25 FEET OF PUBLIC ROAD FRONTAGE

Seminole Trail	250 LINEAR FEET
LANDSCAPING REQUIRED	7 LARGE TREES OR 10 MEDIUM TREES
LANDSCAPING PROPOSED	7 LARGE TREES
HILLSDALE DRIVE	272 LINEAR FEET
LANDSCAPING REQUIRED	7 LARGE TREES OR 11 MEDIUM TREES
LANDSCAPING PROPOSED	7 LARGE TREES

PARKING LOTS - SCREENING ALONG PUBLIC STREET RIGHT-OF-WAY

REQUIREMENT: A CONTINUOUS LANDSCAPE BUFFER 10' IN WIDTH & 3 STREET PLANTINGS FOR EVERY 15' OF ROAD FRONTAGE

PARKING AREA ADJACENT TO HILLSDALE DR	36 LINEAR FEET
LANDSCAPING REQUIRED	9 STREET PLANTINGS
LANDSCAPING PROPOSED	9 SHRUBS
PARKING AREA ADJACENT TO SEMINOLE TRAIL	18 LINEAR FEET
LANDSCAPING REQUIRED	6 STREET PLANTINGS
LANDSCAPING PROPOSED	7 SHRUBS

PARKING LOTS - SCREENING (ALONG ADJACENT PROPERTY LINES)

REQUIREMENT: A CONTINUOUS LANDSCAPE BUFFER 5' IN WIDTH WITH 1 LARGE TREE & 3 SHRUBS FOR EVERY 15' OF PROPERTY LINE FRONTAGE

PARKING AREA ALONG TMP61W-02-0A-2	550 LINEAR FEET
LANDSCAPING REQUIRED	37 TREES & 111 SHRUBS
LANDSCAPING EXISTING	0 TREES
LANDSCAPING PROPOSED	37 TREES & 114 SHRUBS
TOTAL LANDSCAPING	37 TREES & 114 SHRUBS

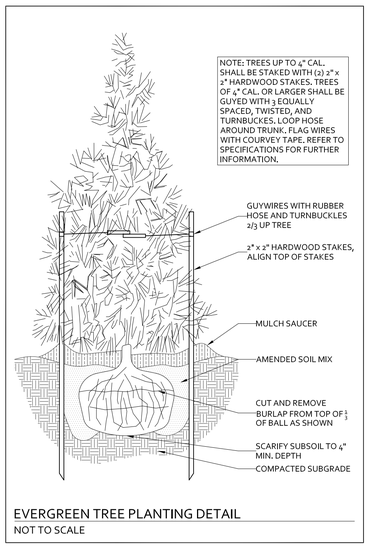
PARKING LOTS - INTERIOR LANDSCAPING

REQUIREMENT: 5% OF THE GROSS AREA OF A PARKING LOT SHALL BE LANDSCAPED AND AT LEAST 1 TREE & 3 SHRUBS PER 8 PARKING SPACES

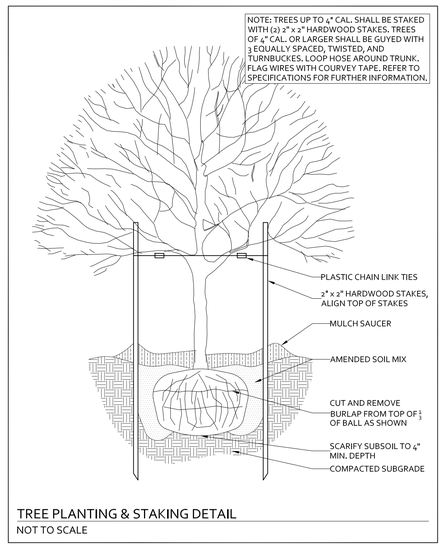
PARKING AREA	32000 SF
LANDSCAPING REQUIRED	1,600 SF
LANDSCAPING PROPOSED	2,142 SF
NUMBER OF PARKING SPACES	82 SPACES
LANDSCAPING REQUIRED	11 TREES & 33 SHRUBS
LANDSCAPING PROPOSED	16 TREES & 65 SHRUBS

PLANT SCHEDULE

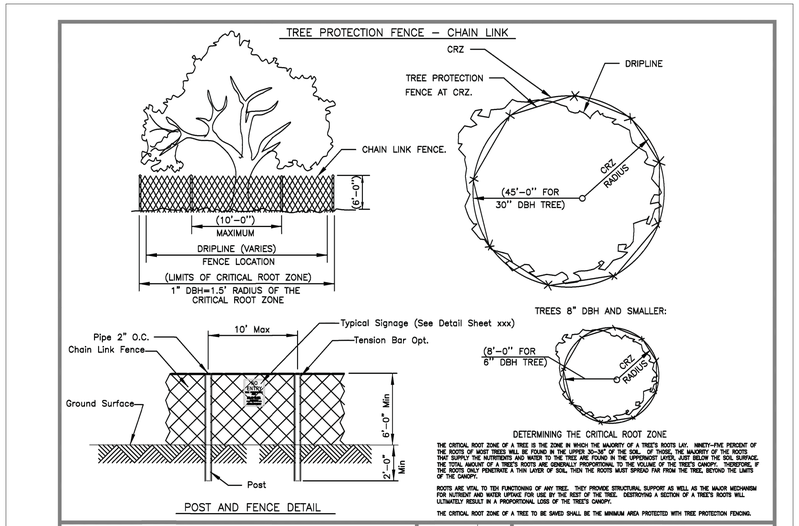
SYM	BOTANICAL NAME	COMMON NAME	SIZE	CANOPY	STREET & PROPERTY LINE LANDSCAPING	SCREENING LANDSCAPING	INTERIOR PARKING LANDSCAPING	ENTIRE SITE QUANTITY	TOTAL COVERAGE
SHADE TREES									
BN	BETULA NIGRA 'HERITAGE'	RIVER BIRCH	2" CAL	397				3	1191
LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2" CAL	387				2	774
PA	PLANTANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANETREE	2" CAL	368		1		4	1472
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL	299			3	4	1196
QP	QUERCUS PHELLOS	WILLOW OAK	2" CAL	370	5			13	4810
TC	TILIA CORDATA	LITTLELEAF LINDEN	2" CAL	249			5	5	1245
UA	ULMUS AMERICANA 'JEFFERSON'	AMERICAN JEFFERSON ELM	2" CAL	397	7			7	2779
	Existing Street trees			300	2			2	600
ORNAMENTAL TREES									
AG	AMELANCHIER X GRANDIFLORA	SERVICEBERRY	6-7' HT	130				6	780
CC	CERCIS CANADENSIS	EASTERN REDBUD	6-7' HT	124				6	744
CP	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	6-7' HT	124		6		6	744
EVERGREEN TREES									
IO	ILEX OPACA	AMERICAN HOLLY	4-5' HT	56		6		6	336
JV	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	4-5' HT	16		26		26	416
MGS	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	4-5' HT	54		28		28	1512
EVERGREEN SHRUBS									
IG	ILEX GLABRA	INKBERRY HOLLY	24" HT	23		38			
IV	ILEX VERTICILLATA 'RED SPRITE'	WINTERBERRY HOLLY	24" HT	23		40			
IT	ITEA VIRGINICA	HENRY'S GARNET SWEETSPIRE	24" HT	16			27		
MC	MYRICA CERIFERA	SOUTHERN WAXMYRTLE	24" HT	44			18		
MGL	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	24" HT	28			22		
MP	MYRICA PENSLYVANICA	NORTHERN BAYBERRY	24" HT	18		9			
DECIDUOUS SHRUBS									
AA	ARONIA ARBUTIFOLIA	CHOKECHERRY	24" HT	7		40			
FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	24" HT	3		3			
PO	PHYSOCARPUS OPULIFOLIUS	DART'S GOLDEN NINEBARK	24" HT	20		0			
				TOTAL:			**2142**		**18599**



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



TREE PLANTING & STAKING DETAIL
NOT TO SCALE



COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
2/13/24

REVISIONS

DATE	REVISION DESCRIPTION
10/26/23	PRELIMINARY SITE PLAN - INITIAL SUBMITTAL
1/18/24	PRELIMINARY SITE PLAN - SECOND SUBMITTAL
2/13/24	PRELIMINARY SITE PLAN - THIRD SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

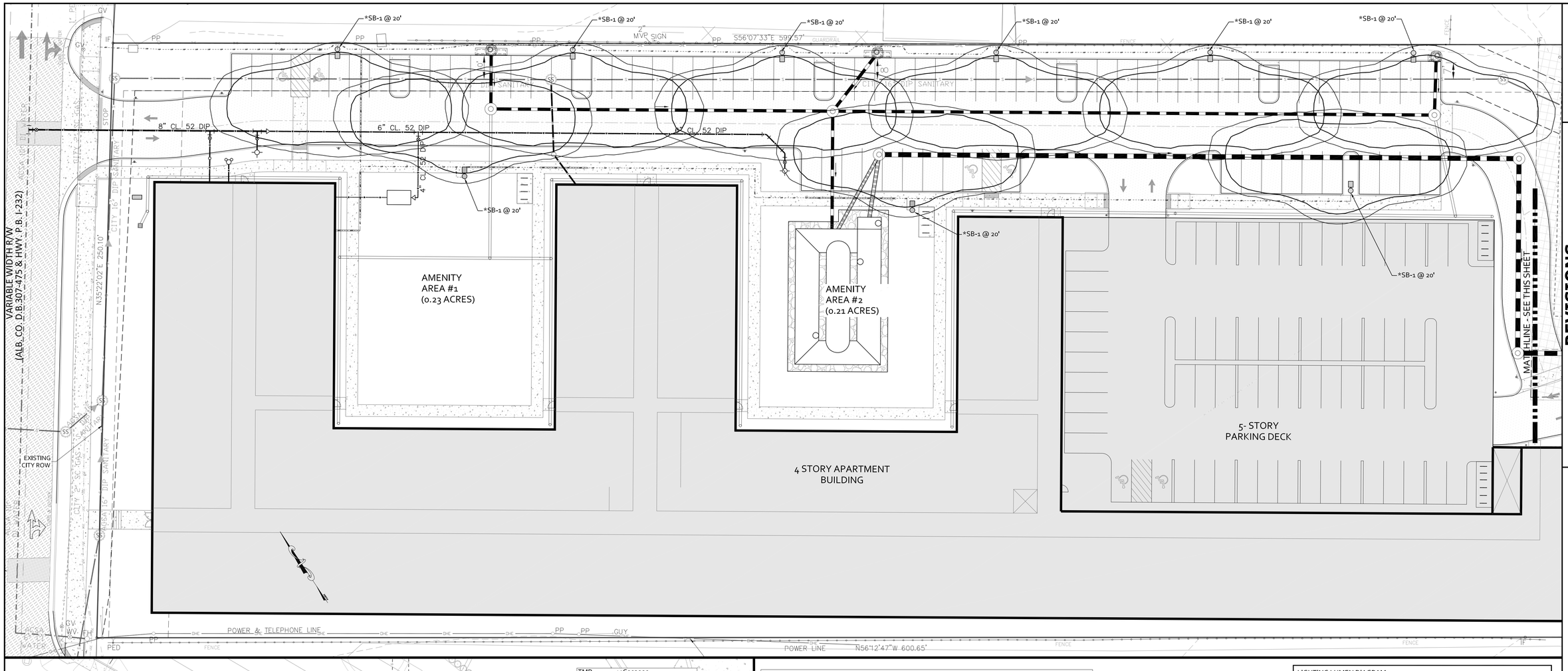
PROJECT: 1185 SEMINOLE TRAIL - PRELIMINARY SITE PLAN

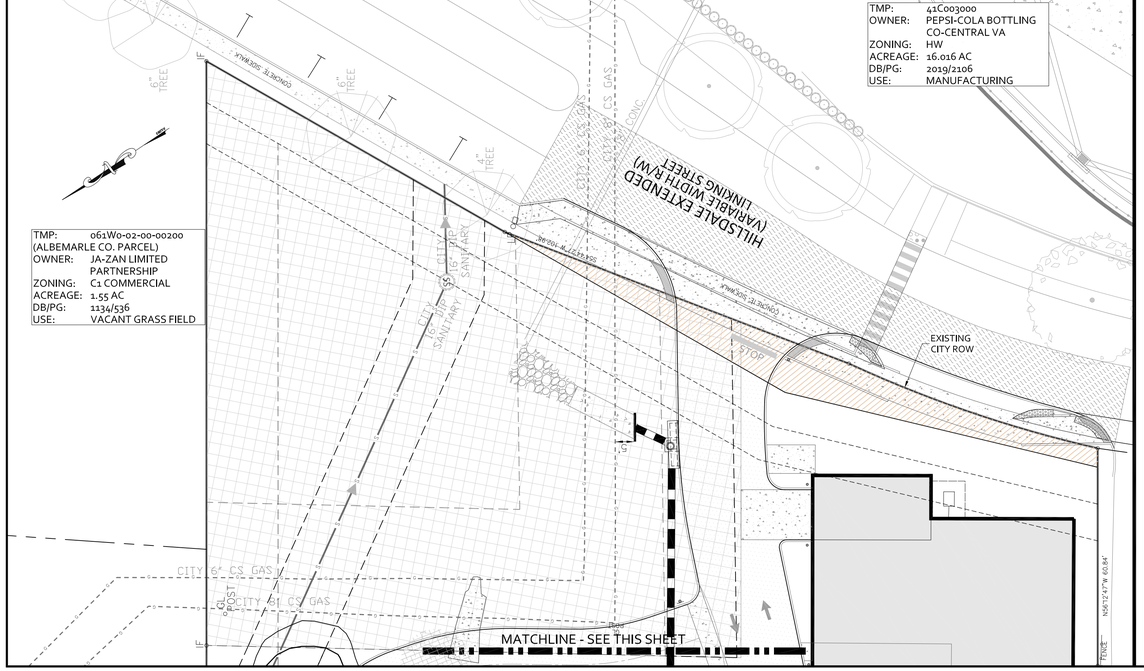
SHEET: LANDSCAPING NOTES AND DETAILS

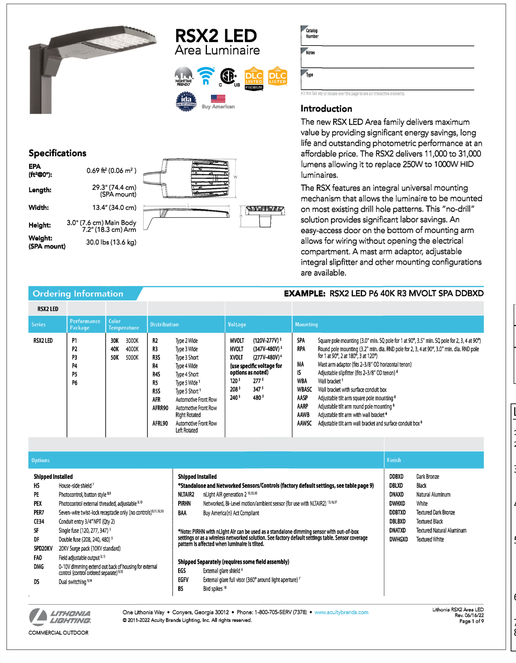
JOB NO. 232225

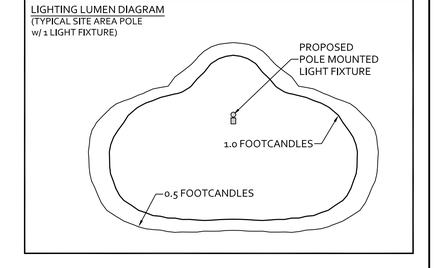
SCALE N.T.S.

SHEET NO. 15









*LIGHT FIXTURE WITH SHIELD
NOTE: POLE LIGHTS NEAR PROPERTY LINES SHALL HAVE SHIELDS TO DIRECT LIGHT AWAY FROM ADJACENT PROPERTIES. LUMINAIRES SHALL NOT EXCEED 0.5 FOOTCANDLES BEYOND ROW.

LIGHT FIXTURE LEGEND & SCHEDULE

SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG	DESCRIPTION	NUMBER LAMPS	LAMP OUTPUT	LLF	INPUT POWER
⊙→	SA-1	9	LITHONIA LIGHTING	RSX2 LED P5 30K R3	RSX AREA FIXTURE SIZE 2 P5 LUMEN PACKAGE 3000K CCT TYPER R3 DISTRIBUTION	1	26048	1	213.48

LIGHTING GENERAL NOTES:

1. EACH OUTDOOR LUMINAIRE SHALL BE A FULL CUTOFF LUMINAIRE.
2. EACH OUTDOOR LUMINAIRE THAT MEETS GREATER THAN 3000 LUMENS SHALL BE A FULL CUT OFF FIXTURE.
3. NO OUTDOOR LUMINAIRE SITUATED OUTSIDE OF A PUBLIC RIGHT-OF-WAY AND WITHIN OR IMMEDIATELY ADJACENT TO ANY LOW DENSITY RESIDENTIAL DISTRICT SHALL BE MOUNTED OR PLACED AT A LOCATION MORE THAN TWELVE (12) FEET IN HEIGHT.
4. NO OUTDOOR LUMINAIRE SHALL BE MOUNTED OR PLACED AT A LOCATION THAT IS MORE THAN TWENTY (20) FEET IN HEIGHT. ALL POLE LIGHTS SHALL BE 20' FROM THE GROUND TO THE PROPOSED LIGHT FIXTURE (INCLUDING THE BASE).
5. ALL OUTDOOR LUMINAIRE, REGARDLESS OF THE NUMBER OF LUMENS, 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 ZONING DISTRICTS SHALL NOT EXCEED ONE-HALF FOOTCANDLE.
6. ALL LIGHT FIXTURES SHALL BE LED AND WILL HAVE A CCT OF 3000K IN KEEPING THE DARK SKY ORDINANCE.
7. ALL LIGHT FIXTURES SHALL BE BRONZE IN COLOR.
8. ALL LIGHTING SHALL COMPLY WITH THE DARK SKIES REQUIREMENTS FOUND IN THE CITY OF CHARLOTTESVILLE STANDARDS AND DESIGN MANUAL.

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
2/13/24

REVISIONS

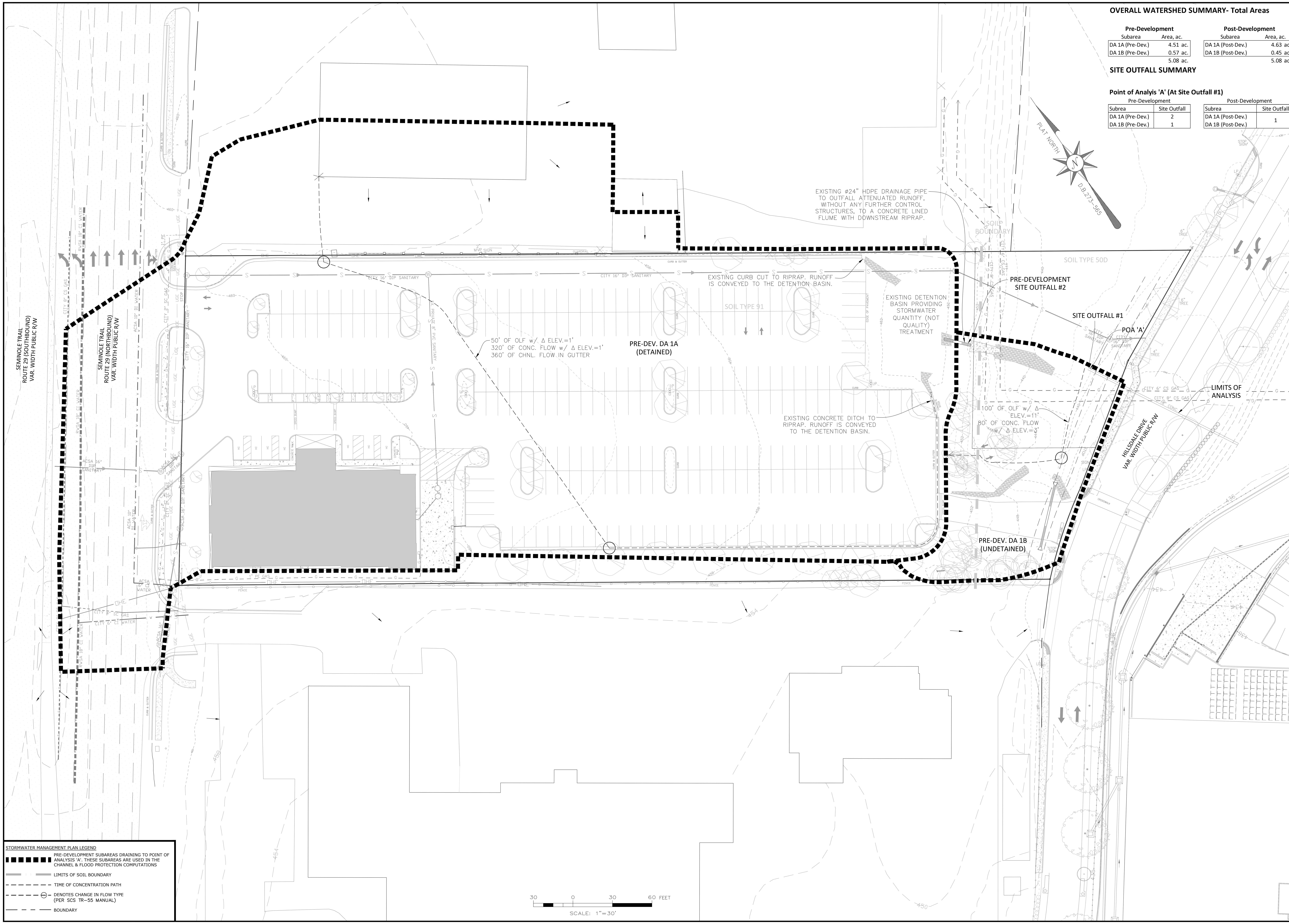
DATE	REVISION DESCRIPTION
10/26/23	PRELIMINARY SITE PLAN - INITIAL SUBMITTAL
1/18/24	PRELIMINARY SITE PLAN - SECOND SUBMITTAL
2/13/24	PRELIMINARY SITE PLAN - THIRD SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT: 1185 SEMINOLE TRAIL - PRELIMINARY SITE PLAN

SHEET: LIGHTING PLAN

JOB NO. 232225
SCALE 1" = 20'
SHEET NO. 16



OVERALL WATERSHED SUMMARY- Total Areas

Pre-Development Subarea	Area, ac.	Post-Development Subarea	Area, ac.
DA 1A (Pre-Dev.)	4.51 ac.	DA 1A (Post-Dev.)	4.63 ac.
DA 1B (Pre-Dev.)	0.57 ac.	DA 1B (Post-Dev.)	0.45 ac.
	5.08 ac.		5.08 ac.

SITE OUTFALL SUMMARY

Point of Analyis 'A' (At Site Outfall #1)

Pre-Development

Subrea	Site Outfall
DA 1A (Pre-Dev.)	2
DA 1B (Pre-Dev.)	1

Post-Development

Subrea	Site Outfall
DA 1A (Post-Dev.)	1
DA 1B (Post-Dev.)	

STORMWATER MANAGEMENT PLAN LEGEND

- PRE-DEVELOPMENT SUBAREAS DRAINING TO POINT OF ANALYSIS 'A'. THESE SUBAREAS ARE USED IN THE CHANNEL & FLOOD PROTECTION COMPUTATIONS
- LIMITS OF SOIL BOUNDARY
- TIME OF CONCENTRATION PATH
- DENOTES CHANGE IN FLOW TYPE (PER SCS TR-55 MANUAL)
- BOUNDARY

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
2/13/24
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT
1185 SEMINOLE TRAIL - PRELIMINARY SITE PLAN

SHEET
PRE-DEVELOPMENT STORMWATER MANAGEMENT PLAN - QUANTITY

JOB NO. 232225
SCALE 1"=30'
SHEET NO. 17

OVERALL WATERSHED SUMMARY- Total Areas

Pre-Development	
Subarea	Area, ac.
DA 1A (Pre-Dev.)	4.51 ac.
DA 1B (Pre-Dev.)	0.57 ac.
	5.08 ac.

Post-Development	
Subarea	Area, ac.
DA 1A (Post-Dev.)	4.63 ac.
DA 1B (Post-Dev.)	0.45 ac.
	5.08 ac.

SITE OUTFALL SUMMARY

Point of Analyis 'A' (At Site Outfall #1)

Pre-Development	
Subrea	Site Outfall
DA 1A (Pre-Dev.)	2
DA 1B (Pre-Dev.)	1

Post-Development	
Subrea	Site Outfall
DA 1A (Post-Dev.)	1
DA 1B (Post-Dev.)	

COMMONWEALTH OF VIRGINIA
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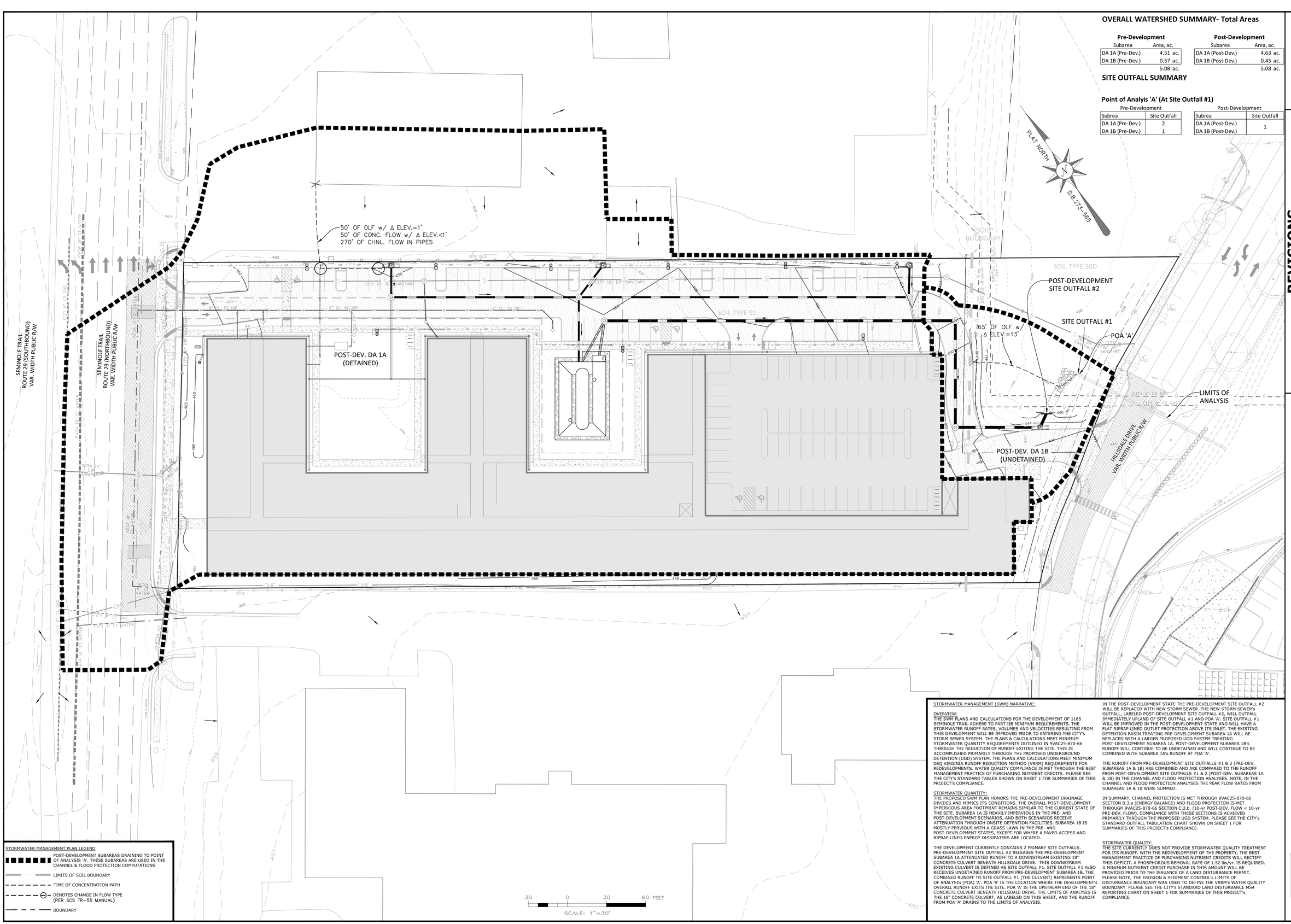

30 0 30 60 FEET
SCALE: 1"=30'

STORMWATER MANAGEMENT PLAN LEGEND

- POST-DEVELOPMENT SUBAREAS DRAINING TO POINT OF ANALYSIS 'A'. THESE SUBAREAS ARE USED IN THE CHANNEL & FLOOD PROTECTION COMPUTATIONS
- LIMITS OF SOIL BOUNDARY
- TIME OF CONCENTRATION PATH
- DENOTES CHANGE IN FLOW TYPE (PER SCS TR-55 MANUAL)
- BOUNDARY

STORMWATER MANAGEMENT (SWM) NARRATIVE:

OVERVIEW:
THE SWM PLANS AND CALCULATIONS FOR THE DEVELOPMENT OF 1185 SEMINOLE TRAIL ADHERE TO PART IIB MINIMUM REQUIREMENTS. THE STORMWATER RUNOFF RATES, VOLUMES AND VELOCITIES RESULTING FROM THIS DEVELOPMENT WILL BE IMPROVED PRIOR TO ENTERING THE CITY's STORM SEWER SYSTEM. THE PLANS & CALCULATIONS MEET MINIMUM STORMWATER QUANTITY REQUIREMENTS OUTLINED IN 9VAC25-870-66 THROUGH THE REDUCTION OF RUNOFF EXITING THE SITE. THIS IS ACCOMPLISHED PRIMARILY THROUGH THE PROPOSED UNDERGROUND DETENTION (UGD) SYSTEM. THE PLANS AND CALCULATIONS MEET MINIMUM DEQ VIRGINIA RUNOFF REDUCTION METHOD (VRRM) REQUIREMENTS FOR REDEVELOPMENTS. WATER QUALITY COMPLIANCE IS MET THROUGH THE BEST MANAGEMENT PRACTICE OF PURCHASING NUTRIENT CREDITS. PLEASE SEE THE CITY's STANDARD TABLES SHOWN ON SHEET 1 FOR SUMMARIES OF THIS PROJECT's COMPLIANCE.

STORMWATER QUANTITY:
THE PROPOSED SWM PLAN HONORS THE PRE-DEVELOPMENT DRAINAGE DIVIDES AND MIMICS ITS CONDITIONS. THE OVERALL POST-DEVELOPMENT IMPERVIOUS AREA FOOTPRINT REMAINS SIMILAR TO THE CURRENT STATE OF THE SITE. SUBAREA 1A IS HEAVILY IMPERVIOUS IN THE PRE- AND POST-DEVELOPMENT SCENARIOS, AND BOTH SCENARIOS RECEIVE ATTENUATION THROUGH ONSITE DETENTION FACILITIES. SUBAREA 1B IS MOSTLY PERVIOUS WITH A GRASS LAWN IN THE PRE- AND POST-DEVELOPMENT STATES, EXCEPT FOR WHERE A PAVED ACCESS AND RIPRAP LINED ENERGY DISSIPATERS ARE LOCATED.

THE DEVELOPMENT CURRENTLY CONTAINS 2 PRIMARY SITE OUTFALLS. PRE-DEVELOPMENT SITE OUTFALL #2 RELEASES THE PRE-DEVELOPMENT SUBAREA 1A ATTENUATED RUNOFF TO A DOWNSTREAM EXISTING 18" CONCRETE CULVERT BENEATH HILLSDALE DRIVE. THIS DOWNSTREAM EXISTING CULVERT IS DEFINED AS SITE OUTFALL #1. SITE OUTFALL #1 ALSO RECEIVES UNDETAINED RUNOFF FROM PRE-DEVELOPMENT SUBAREA 1B. THE COMBINED RUNOFF TO SITE OUTFALL #1 (THE CULVERT) REPRESENTS POINT OF ANALYSIS (POA) 'A'. POA 'A' IS THE LOCATION WHERE THE DEVELOPMENT's OVERALL RUNOFF EXITS THE SITE. POA 'A' IS THE UPSTREAM END OF THE 18" CONCRETE CULVERT BENEATH HILLSDALE DRIVE. THE LIMITS OF ANALYSIS IS THE 18" CONCRETE CULVERT, AS LABELED ON THIS SHEET, AND THE RUNOFF FROM POA 'A' DRAINS TO THE LIMITS OF ANALYSIS.

IN THE POST-DEVELOPMENT STATE THE PRE-DEVELOPMENT SITE OUTFALL #2 WILL BE REPLACED WITH NEW STORM SEWER. THE NEW STORM SEWER's OUTFALL, LABELED POST-DEVELOPMENT SITE OUTFALL #2, WILL OUTFALL IMMEDIATELY UPLAND OF SITE OUTFALL #1 AND POA 'A'. SITE OUTFALL #1 WILL BE IMPROVED IN THE POST-DEVELOPMENT STATE AND WILL HAVE A FLAT RIPRAP LINED OUTLET PROTECTION ABOVE ITS INLET. THE EXISTING DETENTION BASIN TREATING PRE-DEVELOPMENT SUBAREA 1A WILL BE REPLACED WITH A LARGER PROPOSED UGD SYSTEM TREATING POST-DEVELOPMENT SUBAREA 1A. POST-DEVELOPMENT SUBAREA 1B's RUNOFF WILL CONTINUE TO BE UNDETAINED AND WILL CONTINUE TO BE COMBINED WITH SUBAREA 1A's RUNOFF AT POA 'A'.

THE RUNOFF FROM PRE-DEVELOPMENT SITE OUTFALLS #1 & 2 (PRE-DEV. SUBAREAS 1A & 1B) ARE COMBINED AND ARE COMPARED TO THE RUNOFF FROM POST-DEVELOPMENT SITE OUTFALLS #1 & 2 (POST-DEV. SUBAREAS 1A & 1B) IN THE CHANNEL AND FLOOD PROTECTION ANALYSES. NOTE, IN THE CHANNEL AND FLOOD PROTECTION ANALYSES THE PEAK FLOW RATES FROM SUBAREAS 1A & 1B WERE SUMMED.

IN SUMMARY, CHANNEL PROTECTION IS MET THROUGH 9VAC25-870-66 SECTION B.3.a (ENERGY BALANCE) AND FLOOD PROTECTION IS MET THROUGH 9VAC25-870-66 SECTION C.2.b. (10-yr POST-DEV. FLOW < 10-yr PRE-DEV. FLOW). COMPLIANCE WITH THESE SECTIONS IS ACHIEVED PRIMARILY THROUGH THE PROPOSED UGD SYSTEM. PLEASE SEE THE CITY's STANDARD OUTFALL TABULATION CHART SHOWN ON SHEET 1 FOR SUMMARIES OF THIS PROJECT's COMPLIANCE.

STORMWATER QUALITY:
THE SITE CURRENTLY DOES NOT PROVIDE STORMWATER QUALITY TREATMENT FOR ITS RUNOFF. WITH THE REDEVELOPMENT OF THE PROPERTY, THE BEST MANAGEMENT PRACTICE OF PURCHASING NUTRIENT CREDITS WILL RECTIFY THIS DEFICIT. A PHOSPHOROUS REMOVAL RATE OF 1.52 lbs/yr. IS REQUIRED. A MINIMUM NUTRIENT CREDIT PURCHASE IN THIS AMOUNT WILL BE PROVIDED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT. PLEASE NOTE, THE EROSION & SEDIMENT CONTROL's LIMITS OF DISTURBANCE BOUNDARY WAS USED TO DEFINE THE VRRM's WATER QUALITY BOUNDARY. PLEASE SEE THE CITY's STANDARD LAND DISTURBANCE MS4 REPORTING CHART ON SHEET 1 FOR SUMMARIES OF THIS PROJECT's COMPLIANCE.

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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT: 1185 SEMINOLE TRAIL - PRELIMINARY SITE PLAN

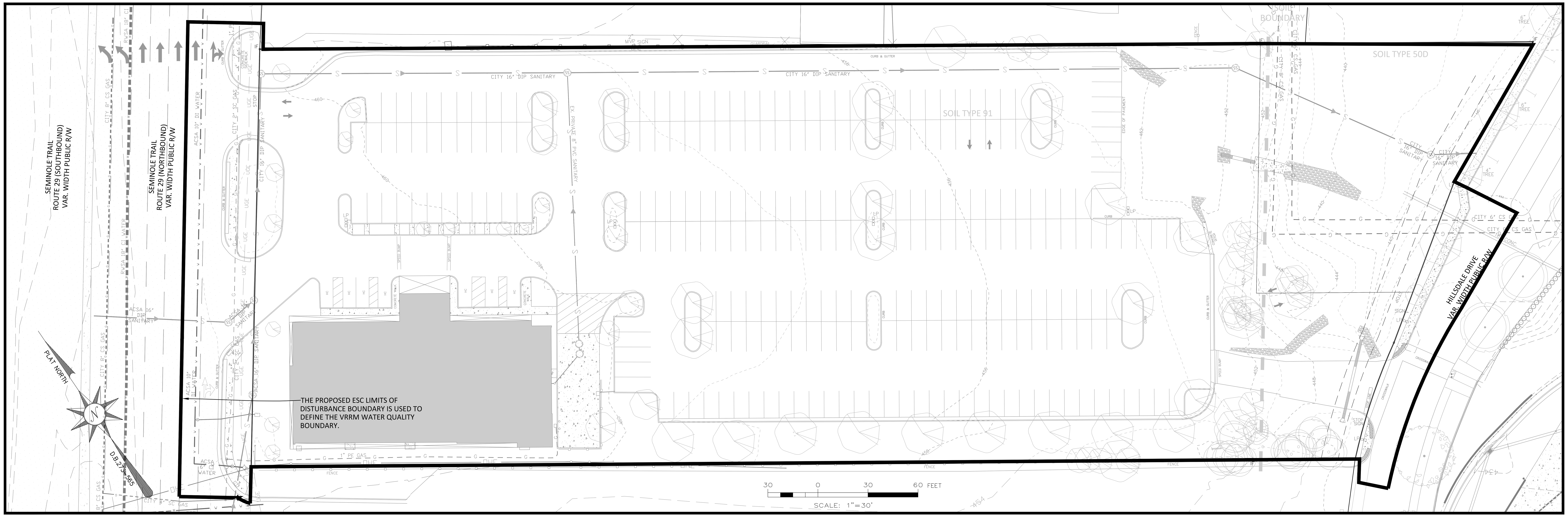
SHEET: POST-DEVELOPMENT STORMWATER MANAGEMENT PLAN - QUANTITY

JOB NO. 232225

SCALE 1"=30'

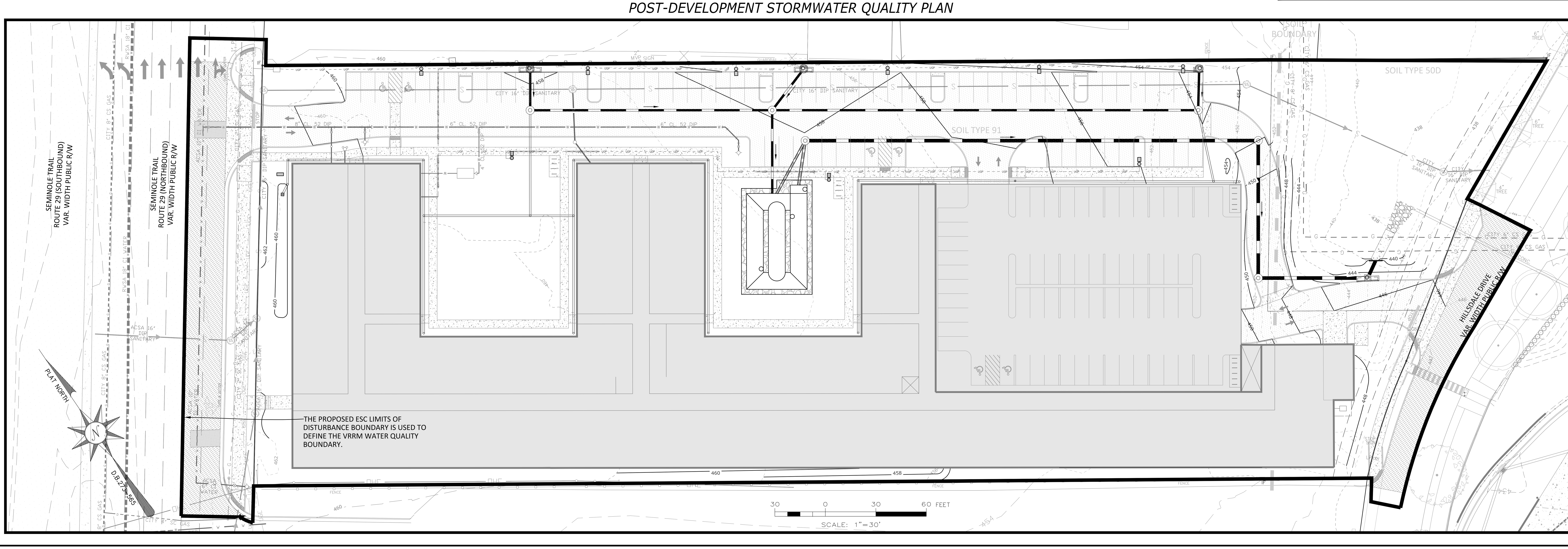
SHEET NO. 18

PRE-DEVELOPMENT STORMWATER QUALITY PLAN



STORMWATER MANAGEMENT PLAN LEGEND	
LIMITS OF SOIL BOUNDARY	BUILDING
BOUNDARY	ASPHALT PAVEMENT
PROPOSED ESC LIMITS OF DISTURBANCE BOUNDARY= VRRM WATER QUALITY BOUNDARY FOR REDEVELOPMENT	CONCRETE PAVEMENT

POST-DEVELOPMENT STORMWATER QUALITY PLAN



COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
2/13/24
PROFESSIONAL ENGINEER

REVISIONS

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PROJECT
1185 SEMINOLE TRAIL - PRELIMINARY SITE PLAN

SHEET
STORMWATER MANAGEMENT PLAN - QUALITY

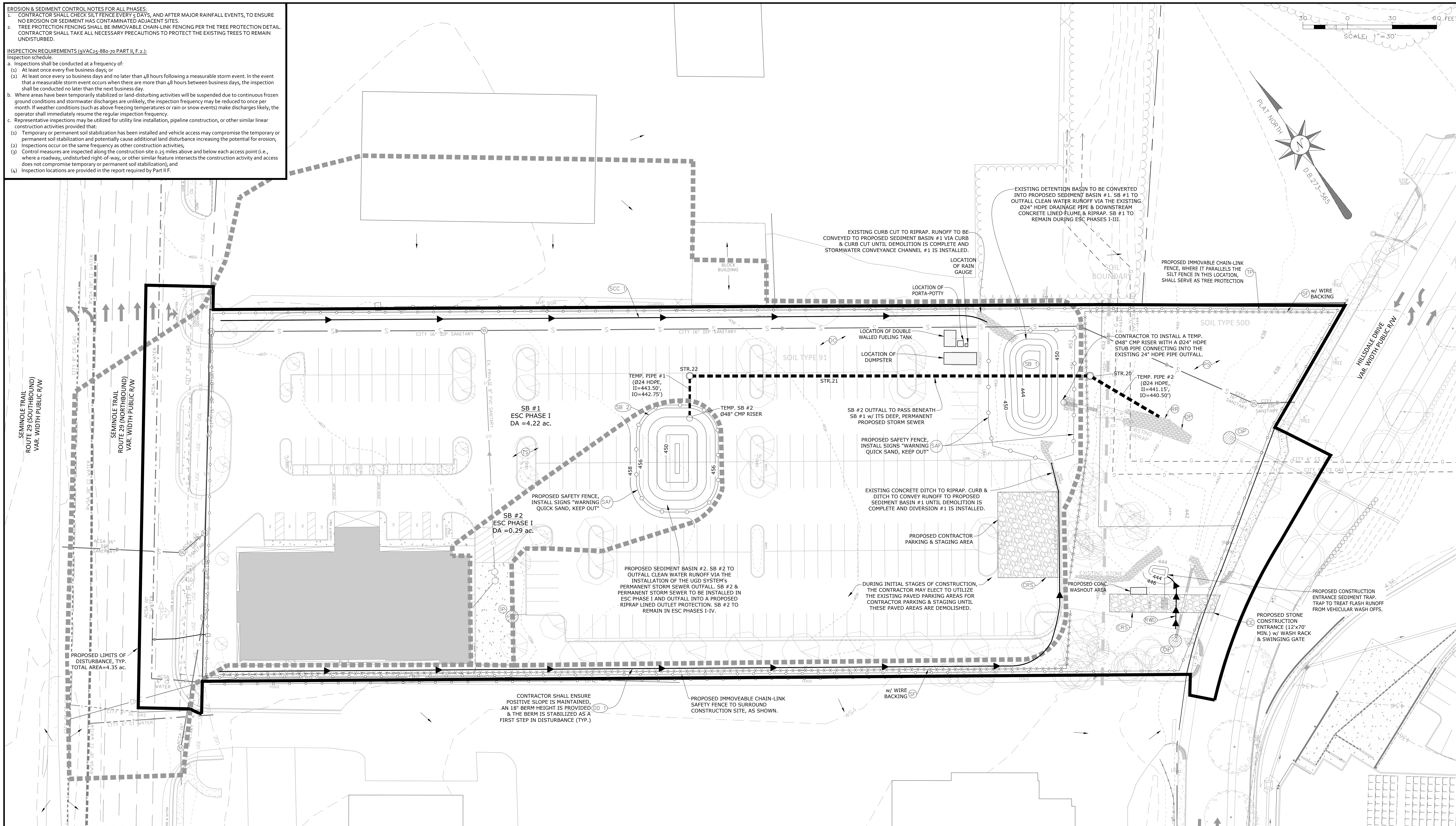
JOB NO.
232225
SCALE
1"=30'
SHEET NO.
19

EROSION & SEDIMENT CONTROL NOTES FOR ALL PHASES:

1. CONTRACTOR SHALL CHECK SILT FENCE EVERY 5 DAYS, AND AFTER MAJOR RAINFALL EVENTS, TO ENSURE NO EROSION OR SEDIMENT HAS CONTAMINATED ADJACENT SITES.
2. TREE PROTECTION FENCING SHALL BE IMMOVABLE CHAIN-LINK FENCING PER THE TREE PROTECTION DETAIL. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING TREES TO REMAIN UNDISTURBED.

INSPECTION REQUIREMENTS (9VAC25-880-70 PART II, F.2.):
Inspection schedule.

a. Inspections shall be conducted at a frequency of:
   (1) At least once every five business days; or
   (2) At least once every 10 business days and no later than 48 hours following a measurable storm event. In the event that a measurable storm event occurs when there are more than 48 hours between business days, the inspection shall be conducted no later than the next business day.
b. Where areas have been temporarily stabilized or land-disturbing activities will be suspended due to continuous frozen ground conditions and stormwater discharges are unlikely, the inspection frequency may be reduced to once per month. If weather conditions (such as above freezing temperatures or rain or snow events) make discharges likely, the operator shall immediately resume the regular inspection frequency.
c. Representative inspections may be utilized for utility line installation, pipeline construction, or other similar linear construction activities provided that:
   (1) Temporary or permanent soil stabilization has been installed and vehicle access may compromise the temporary or permanent soil stabilization and potentially cause additional land disturbance increasing the potential for erosion;
   (2) Inspections occur on the same frequency as other construction activities;
   (3) Control measures are inspected along the construction site 0.25 miles above and below each access point (i.e., where a roadway, undisturbed right-of-way, or other similar feature intersects the construction activity and access does not compromise temporary or permanent soil stabilization); and
   (4) Inspection locations are provided in the report required by Part II F.



ESC PLAN LEGEND

- SAF — SAFETY FENCE PER VESCH 3.01
- CE — CONSTRUCTION ENTRANCE PER VESCH 3.02
- CRS — CONSTRUCTION ROAD STABILIZATION PER VESCH 3.03
- SF — SILT FENCE PER VESCH 3.05
- CIP — CULVERT INLET PROTECTION PER VESCH 3.08
- DD — DIVERSION DIKE PER VESCH 3.09
- RWD — RIGHT OF WAY DIVERSION PER VESCH 3.11
- SB — SEDIMENT BASIN PER VESCH 3.14
- SCC — STORMWATER CONVEY CHANNEL PER VESCH 3.17
- OP — OUTLET PROTECTION PER VESCH 3.18
- RR — RIPRAP PER VESCH 3.19
- TS — TEMPORARY SEEDING PER VESCH 3.31
- PS — PERMANENT SEEDING PER VESCH 3.32
- DC — DUST CONTROL PER VESCH 3.39
- BM — BLANKET MATTING PER VESCH 3.36
- TP — TREE PROTECTION TAPE PER VESCH 3.38

LIMITS OF LAND DISTURBANCE
DIVERSION DIKE & RWD
BOUNDARY LINE
SILT FENCE WITH WIRE BACKING
DIRECTION OF FLOW
442 PROPOSED CONTOUR
DRAINAGE DIVIDE
EXISTING CHANNEL
EXISTING TREELINE
PROPOSED CLEARING LIMITS
SEDIMENT BASIN & TRAP
OUTLET PROTECTION
TS TEMPORARY SEEDING
PS PERMANENT SEEDING
BLANKET MATTING
TREE PROTECTION
DC DUST CONTROL
SAFETY FENCE
BAFFLE
CONSTRUCTION ENTRANCE

SEQUENCE OF CONSTRUCTION

PHASE I EROSION & SEDIMENT CONTROL SEQUENCE OF CONSTRUCTION

1. CONTRACTOR SHALL NOTIFY THE CHARLOTTESVILLE CITY NEIGHBORHOOD DEVELOPMENT SERVICES DEPARTMENT TO SCHEDULE A PRE-CONSTRUCTION MEETING.
2. PRIOR TO LAND DISTURBANCE, THE LIMITS OF DISTURBANCE SHALL BE FLAGGED AND THE APPROVED CITY OF CHARLOTTESVILLE TREE PROTECTION AND CONSTRUCTION FENCING SHALL BE INSTALLED ALONG THESE LIMITS, AS SHOWN IN THE PHASE I ESC PLAN. THE TREE PROTECTION AND CONSTRUCTION FENCING ALONG THE PERIMETER OF THE SITE SHALL BE IMMOVABLE CHAIN-LINK CONSTRUCTION FENCING, AS SHOWN.
3. INSTALL THE PERIMETER SILT FENCE WITH WIRE BACKING, AS SHOWN.
4. INSTALL INLET PROTECTION ON THE EXISTING DRAINAGE INLETS, AS SHOWN ON THE ESC PHASE I PLAN SHEET. THESE INLET PROTECTION MEASURES WILL BE TEMPORARY UNTIL THEIR STRUCTURES ARE REMOVED.
5. NOTE, THE PERIMETER SILT FENCE WITH WIRE BACKING, CHAIN-LINK FENCE, AND INLET PROTECTIONS MUST BE INSTALLED PRIOR TO MOVING FORWARD WITH THE NEXT STEPS OF CONSTRUCTION. NO EROSION CONTROL MEASURES MAY BE REMOVED DURING THE CONSTRUCTION PROCESS WITHOUT THE APPROVAL FROM THE CITY OF CHARLOTTESVILLE EROSION & SEDIMENT CONTROL INSPECTOR ON THE PROJECT.
6. INSTALL THE GRAVEL CONSTRUCTION ENTRANCE LOCATED OFF EXISTING HILLSDALE DRIVE, THE GRAVEL RIGHT-OF-WAY DIVERSION, THE GRAVEL STAGING AREA, CONC. WASHOUT AREA AND THE SEDIMENT TRAP IMMEDIATELY BELOW THE CONSTRUCTION ENTRANCE. THE SMALL SEDIMENT TRAP BELOW THE CONSTRUCTION ENTRANCE WILL BE USED TO CAPTURE FLASH RUNOFF FROM VEHICULAR WASH OFFS, AS SHOWN ON THE PHASE I ESC PLAN SHEET. THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED WHERE THE CONSTRUCTION VEHICLE ROUTES INTERSECT THE PAVED PUBLIC ROADS, AND PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY (VEHICULAR) TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTING TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
7. DURING INITIAL STAGES OF CONSTRUCTION, THE CONTRACTOR MAY ELECT TO UTILIZE THE EXISTING PAVED PARKING AREAS FOR ADDITIONAL CONTRACTOR PARKING & STAGING UNTIL THESE PAVED AREAS ARE DEMOLISHED. IF THE CONTRACTOR ELECTS TO CONTINUE USING THESE AREAS FOR PARKING & STAGING AFTER DEMOLITION THEN ADDITIONAL STONE WILL NEED TO BE APPLIED THESE AREAS.
8. INSTALL SEDIMENT BASIN #1. THIS INSTALLATION INVOLVES THE CONVERSION OF THE EXISTING DETENTION BASIN TO AN EROSION AND SEDIMENT CONTROL FACILITY. IT INVOLVES THE CONSTRUCTION OF THE BASIN's TEMPORARY Ø48" CMP RISER AND A Ø24" HDPE BARREL STUB PIPE CONNECTING INTO THE EXISTING Ø24" HDPE PIPE OUTFALL THAT DRAINS TO AN EXISTING CONCRETE PAVED FLUME AND RIPRAP ENERGY DISSIPATER. WHILE THE CONTRACTOR IS EXCAVATING FOR SEDIMENT BASIN #1, A PORTION OF SEDIMENT BASIN #2's OUTFALL SYSTEM (STRUCTURES 20, 21 & 22) SHALL BE INSTALLED (SEE ESC PHASE I SEQUENCE OF CONSTRUCTION NOTE #9) TO PREVENT ADDITIONAL DISTURBANCES LATER. THE CONTRACTOR SHALL ONLY DEMOLISH AND CLEAR WHAT IS NECESSARY AT THIS TIME FOR THE INSTALLATION OF SEDIMENT BASIN #1, BASIN #1's RISER & OUTFALL AND STRUCTURES 20-22. BASIN #1's RISER AND BARREL CONNECTION SHALL BE CONSTRUCTED FIRST, FOLLOWED BY THE EXCAVATION & GRADING OF SB #1 AND STRUCTURES 20-22. THE DISTURBED AREA AROUND SEDIMENT BASIN #1 SHALL BE STABILIZED WITH BLANKET MATTING. ANY EXCAVATED MATERIAL SHALL BE STOCKPILED UPLAND OF SEDIMENT BASIN #1 OR HAULED OFF TO AN APPROVED DUMP SITE.
9. THE CONTRACTOR SHALL THEN INSTALL SEDIMENT BASIN #2. SEDIMENT BASIN #2 IS LOCATED IN THE VICINITY OF THE PROPOSED UNDERGROUND DETENTION (UGD) SYSTEM. EXCAVATION IN THIS LOCATION WILL ALLOW FOR SB #2 TO REMAIN THROUGHOUT THE BULK OF THE CONSTRUCTION, UNTIL THE UGD SYSTEM IS READY TO BE INSTALLED IN ESC PHASE V. THE UGD SYSTEM's PERMANENT STORM SEWER STRUCTURES 20-22 INSTALLED IN SEQUENCE #8 ABOVE WILL BE UTILIZED TO OUTFALL SEDIMENT BASIN #2. A TEMPORARY Ø48" CMP RISER, TEMPORARY PIPE #1 AND TEMPORARY PIPE #2 SHALL BE INSTALLED WITH THE CONSTRUCTION OF SEDIMENT BASIN #2. THESE TEMPORARY PIPES WILL CONNECT INTO THE PREVIOUSLY INSTALLED STRUCTURES 20-22, ALLOWING FOR THE DISCHARGE OF CLEAN WATER FROM SB #2 TO OUTFALL ONTO THE EXISTING RIPRAP LINED OUTLET PROTECTION DOWNSTREAM FROM THE CONSTRUCTION ACTIVITIES. THE DISTURBED AREA AROUND SEDIMENT BASIN #2 SHALL BE STABILIZED WITH BLANKET MATTING. ANY EXCAVATED MATERIAL SHALL BE STOCKPILED UPLAND OF SEDIMENT BASIN #1, SEDIMENT BASIN #2 OR HAULED OFF TO AN APPROVED DUMP SITE. NOTE, INTERIM RIM ELEVATIONS MAY BE NECESSARY DURING THE ESC PHASES FOR STRUCTURES 20 & 22. FINAL ADJUSTMENTS TO STRUCTURES 20 & 22 MAY BE REQUIRED IN ESC PHASE V TO ENSURE THESE STRUCTURES MEET THE FINAL DESIGN SPECIFICATIONS.
9. THE CONTRACTOR SHALL INSTALL TWO (2) SEDIMENT ACCUMULATION MEASURING STICKS IN EACH OF THE SEDIMENT BASINS, ALONG WITH SAFETY FENCE ENCOMPASSING THE BASINS. THE MEASURING STICKS SHALL BE CONSPICUOUSLY MARKED AND CLEARLY VISIBLE, INDICATING WHEN THE SEDIMENT HAS EXCEEDED THE CLEAN-OUT ELEVATION IN THE SEDIMENT BASINS SO THE SEDIMENTATION IN THE BASINS MAY BE MONITORED AND THE BASINS CAN BE CLEANED OUT.
10. ONCE SEDIMENT BASINS #1 & 2 ARE INSTALLED, AND THE PERIMETER ESC MEASURES ARE IN PLACE, THE CONTRACTOR SHALL INSTALL ANY REMAINING EROSION CONTROL ITEMS SHOWN ON THE PHASE I PLAN SHEET (e.g. THE TEMPORARY SEEDING, PERMANENT SEEDING, CULVERT INLET PROTECTION, DIVERSION #1 AND STORMWATER CONVEYANCE CHANNEL #1). THE PERIMETER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP WITH ANY LAND DISTURBANCE ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE. ALL EARTHEN DAMS AND EARTHEN STRUCTURES SHALL BE STABILIZED WITH THE INSTALLATION OF THE EROSION AND SEDIMENT CONTROL STRUCTURE. STABILIZATION OF THESE FEATURES SHALL BE PART OF THE INSTALLATION OF THE PERIMETER MEASURES.
11. ONCE ALL THE PHASE I EROSION CONTROL ITEMS HAVE BEEN INSTALLED AND ARE OPERATIONAL, DRAINAGE IS PROPERLY CONVEYED TO THESE MEASURES, AND THE CITY E&S INSPECTOR HAS GRANTED APPROVAL, THE CONTRACTOR CAN COMPLETE THE PHASE I DEMOLITION. THE PHASE I DEMOLITION INCLUDES THE EXISTING PAVED AREAS, UTILITIES, BUILDING AND SELECT DRAINAGE STRUCTURES (THIS EXCLUDES THE EXISTING Ø24" HDPE PIPE USED TO OUTFALL SB #1 AND THE EXISTING Ø18" CONC. CULVERT BENEATH THE CONSTRUCTION ENTRANCE). THE REMOVAL OF THESE TWO PIPES SHALL OCCUR LATER IN SUBSEQUENT ESC PHASES.
12. WITH THE COMPLETION OF THE EROSION CONTROL ITEMS ON THE PHASE I PLAN SHEET AND THE DEMOLITION OF THE EXISTING BUILDING, PAVED AREAS, UTILITIES AND SELECT STORM PIPES, THE CONTRACTOR MAY PROCEED TO PHASE II. NOTE, THE CITY OF CHARLOTTESVILLE ESC INSPECTOR MUST REVIEW THE CONDITIONS OF THE SITE AND PROVIDE AUTHORIZATION TO THE CONTRACTOR, PRIOR TO MOVING TO PHASE II CONSTRUCTION.

OVERVIEW OF PHASE II EROSION & SEDIMENT CONTROL SEQUENCE OF CONSTRUCTION

THE CONTRACTOR SHALL ROUGH GRADE THE SITE, UPLAND OF SB #1, SB #2, DIVERSION #1 AND STORMWATER CONVEYANCE CHANNEL #1. THIS ROUGH GRADING WILL INCLUDE THE AREA OF THE PROPOSED BUILDING AND THE MAJORITY OF THE PARKING LOT. THE PROPOSED HILLSDALE DRIVE ACCESS AND PORTIONS OF THE PARKING GARAGE AND SOUTHERN PARKING LOT WILL NOT BE ROUGH GRADED AT THIS TIME. THE OMISSION OF THESE AREAS WILL ENSURE THE MAJORITY OF THE SITE's GRADING OPERATIONS WILL BE CONVEYED TO SEDIMENT BASINS #1 & 2 IN ESC PHASE II.

OVERVIEW OF PHASE III EROSION & SEDIMENT CONTROL SEQUENCE OF CONSTRUCTION

THE CONTRACTOR SHALL BEGIN INSTALLING THE PROPOSED UTILITIES AND PERMANENT DRAINAGE STRUCTURES. AS DRAINAGE STRUCTURES ARE INSTALLED, INLET PROTECTION SHALL BE INSTALLED ON THE INLETS. THE PERMANENT DRAINAGE STRUCTURES WILL OUTFALL INTO SEDIMENT BASIN #2, AND A TEMPORARY PIPE(s) WILL BE INSTALLED CONNECTING THE PERMANENT DRAINAGE SYSTEM TO THE TEMPORARY BASIN. AS THIS IS HAPPENING, PORTIONS OF THE CURB WILL BE INSTALLED DIRECTING RUNOFF INTO THE INLETS, AND THEREBY INTO SEDIMENT BASIN #2. THE CURB INSTALLATIONS WILL BEGIN UPSTREAM NEAR SEMINOLE TRAIL AND WORK DOWNSTREAM TO THE SOUTH. AS CURB IS INSTALLED DIRECTING RUNOFF INTO THE INLETS, THE PERIMETER STORMWATER CONVEYANCE CHANNEL CAN BE REMOVED. WORK WILL PROCEED IN THIS ORDER UNTIL THE STORMWATER CONVEYANCE CHANNEL IS REPLACED WITH THE CURB. AS THE PARKING LOT REACHES FINAL GRADES, ITS STONE SUBBASE WILL BE INSTALLED TO STABILIZE THE AREA. AS THE CURB AND PARKING LOT ARE BEGINNING TO BE INSTALLED, THE BUILDING PAD CONSTRUCTION CAN BEGIN. THE BUILDING PAD CONSTRUCTION WILL HELP STABILIZE THE BUILDING's FOOTPRINT/AREA. WHEN THE BUILDING PAD IS STABILIZED WITH STONE, DIVERSION #1 CAN BE REMOVED. NOTE, THE PARKING GARAGE's PAD CAN CONTINUE TO BE FINE GRADED, BUT ITS FULL CONSTRUCTION AND THE SOUTHERN PORTION OF THE PARKING LOT's CONSTRUCTION CAN NOT BE COMPLETED AT THIS TIME, AS PORTIONS OF THEIR FOOTPRINTS CONFLICT WITH SEDIMENT BASIN #1.

OVERVIEW OF PHASE IV EROSION & SEDIMENT CONTROL SEQUENCE OF CONSTRUCTION

UTILITIES, DRAINAGE, CURB, SIDEWALK AND BUILDING CONSTRUCTION WILL CONTINUE IN THIS ESC PHASE. IN THIS PHASE THE BULK OF THE SITE WILL BECOME STABILIZED. IT WILL BE STABILIZED THROUGH THE CURB INLET PROTECTIONS, DRAINAGE PIPES DIRECTING RUNOFF TO SEDIMENT BASIN #2, AND THE BUILDING PAD & PARKING LOT's STONE SUBBASES INSTALLATION. WITH THESE STABILIZATION EFFORTS COMPLETED, SEDIMENT BASIN #1 CAN BE REMOVED. WHEN SEDIMENT BASIN #1 IS REMOVED THE FINAL GRADING OF THE PARKING GARAGE's PAD CAN BE COMPLETED. THE PARKING GARAGE's PAD CAN BE STABILIZED WITH STONE AND CONCRETE. AS THIS IS HAPPENING, THE SOUTHERN PORTION OF THE PARKING LOT CAN BE ROUGH GRADED WITH THE BACKFILLING OF SEDIMENT BASIN #1. ONCE THE PARKING LOT IS AT ROUGH GRADE, INCLUSIVE OF THE CONNECTION TO HILLSDALE DRIVE IN THIS PHASE, IT WILL BE STABILIZED WITH ITS STONE SUBGRADE AND CURB INSTALLATION. WHEN THE PROPOSED HILLSDALE DRIVE CONNECTION IS BUILT, THE CONSTRUCTION ENTRANCE AND GRAVEL RIGHT-OF-WAY DIVERSION WILL BE RELOCATED ALONG THE PROPOSED PATH. SILT FENCE WITH WIRE BACKING WILL BE LOCATED DOWNSTREAM OF THE PARKING GARAGE's PAD AND THE SOUTHERN PORTION OF THE PARKING LOT WHILE THESE AREAS ARE BEING STABILIZED. WHILE THIS IS OCCURRING, SEDIMENT BASIN #2 WILL CONTINUE TO TREAT THE REMAINDER OF THE SITE.

OVERVIEW OF PHASE V EROSION & SEDIMENT CONTROL SEQUENCE OF CONSTRUCTION

AT THIS TIME THE SITE WILL BE MOSTLY STABILIZED. IN ESC PHASE V THE REMAINDER OF THE PROPOSED IMPROVEMENTS WILL BE BUILT. THIS CONSTRUCTION WILL MOSTLY CONSIST OF THE BUILDING's AND PARKING GARAGE's CONSTRUCTION. AS THE BUILDING AND PARKING GARAGE CONSTRUCTION ARE NEARING COMPLETION, SEDIMENT BASIN #2 AND ITS TEMPORARY PIPE(s) CONNECTING THE PERMANENT STORM SEWER INTO IT CAN BE REMOVED. WITH THE REMOVAL OF SEDIMENT BASIN #2, THE PROPOSED UNDERGROUND DETENTION SYSTEM AND ITS PERMANENT STORM SEWER CONNECTIONS CAN BE INSTALLED. THIS INSTALLATION WILL MOSTLY OCCUR IN THE BASIN's PREVIOUSLY EXCAVATED FOOTPRINT, AND THE UNDERGROUND DETENTION SYSTEM WILL OUTFALL TO THE PREVIOUSLY INSTALLED RIPRAP LINED OUTLET PROTECTION. ONCE THE TEMPORARY SEDIMENT BASIN #2 IS CONVERTED TO A PERMANENT SWM FACILITY, AND THE FINAL DISTURBED SOILS HAVE BEEN STABILIZED, THE CONTRACTOR CAN REMOVE THE REMAINING ESC MEASURES. AT NO POINT SHALL ESC MEASURES BE REMOVED WITHOUT THE PRIOR APPROVAL FROM THE CITY EROSION & SEDIMENT CONTROL INSPECTOR.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
2/13/24
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
10/26/23	PRELIMINARY SITE PLAN - INITIAL SUBMITTAL
1/18/24	PRELIMINARY SITE PLAN - SECOND SUBMITTAL
2/13/24	PRELIMINARY SITE PLAN - THIRD SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K.-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT
1185 SEMINOLE TRAIL - PRELIMINARY SITE PLAN

SHEET
PRELIMINARY EROSION & SEDIMENT CONTROL PLAN

JOB NO. 232225
SCALE 1"=30'
SHEET NO. 20