



## COUNTY OF ALBEMARLE

Department of Planning & Community Development  
401 McIntire Road, Room 218  
Charlottesville, Virginia 22902-4596  
(434) 296 - 5823  
Fax (434) 972 - 4012

February 25, 2003

Katurah Roell  
195 Riverbend Drive  
Charlottesville, VA 22911

Dennis Minetos  
1389 Richmond Road  
Charlottesville, VA 22911

RE: SP-02-13 Dennis Enterprises Expansion – Outdoor Display; Tax Map 78, Parcel 13

Dear Mr. Roell and Mr. Minetos:

The Albemarle County Board of Supervisors, at its meeting on February 12, 2003, by a vote of 6:0, approved the above-noted request. Please note that this approval is subject to the following conditions:

1. Vehicles shall not be elevated;
2. Vehicles shall be displayed only in the areas indicated for display shown on the plan;
3. The use shall not commence until a Certificate of Appropriateness is issued by the ARB, including landscape and lighting plans;
4. Provide screening trees to the east, south and west of the proposed parking area to reduce the impact of the loss of trees and to soften the appearance of the expanse of proposed pavement. Provide a mixture of screening trees, ornamental trees, and shrubs throughout the slope of the grading easement to the east of the site. A landscape easement will be required for off-site planting;
5. Provide the planting bed with the seven (7) Eastern Red Cedars in the central portion of the parking area as shown on the Minor Site Plan Amendment (SDP 02-34) dated March 8, 2002, revised November 4, 2002;
6. Rather than alternate the screening trees along the eastern property line, cluster the same species in groups and alternate groups of screening trees to create a more informal and naturalistic landscape;
7. Submit a landscape easement for off-site planting; and
8. Provide screening trees that will grow to a height that will sufficiently screen the proposed parking area. This will require a wider planting area, which will necessitate the removal of most, if not all, of the eleven (11) display


In the event that the use, structure or activity for which this special use permit is issued shall not be commenced within twenty-four (24) months after the issuance of such permit, the same shall be deemed abandoned and the authority granted thereunder shall thereupon terminate. For purposes of this section, the term "commenced" shall be construed to include the commencement of construction of any structure necessary to the use of such permit within two (2) years from the date of the issuance.

Page 2  
February 25, 2003

Before beginning this use, you must obtain a zoning clearance from the Zoning Department. Before the Zoning Department will issue a clearance, you must comply with the conditions in this letter. For further information, please call Jan Sprinkle at 296-5832.

If you should have any questions or comments regarding the above-noted action, please do not hesitate to contact me.

Sincerely,



V. Wayne Cillenberg  
Director of Planning & Community Development

VWC/jcf

Cc: Amelia McCulley  
Jack Kelsey  
Tex Weaver  
Steve Allshouse  
Matt Grimes, VDOT

# MINOR AMENDMENT TO SITE DEVELOPMENT PLANS FOR DENNIS ENTERPRISES

TM 78 PARCEL 13  
DB 2128 PAGE 545

RIVANNA DISTRICT, ALBEMARLE COUNTY, VIRGINIA

## GENERAL WATER & SEWER CONDITIONS

1. WORK SHALL BE SUBJECT TO INSPECTION BY ALBEMARLE COUNTY SERVICE AUTHORITY INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE PROPER SERVICE AUTHORITY OFFICIALS AT THE START OF THE WORK.
2. THE LOCATION OF EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND, WHERE SHOWN, ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY.
3. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS AS ADOPTED BY THE ALBEMARLE COUNTY SERVICE AUTHORITY ON JANUARY 15, 1998.
4. DATUM FOR ALL ELEVATIONS SHOWN IS ASSUMED F.F. ELEV. OF DENNIS ENT. BUILDING (500') FROM PRIOR SURVEY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "MISS UTILITY" (1-800-552-7001).
6. ALL WATER AND SEWER PIPES SHALL HAVE A MINIMUM OF 3 FEET OF COVER, MEASURED FROM THE TOP OF PIPE, OVER THE CENTERLINE OF THE PIPE. THIS INCLUDES ALL FIRE HYDRANT LINES, SERVICE LATERALS AND WATER LINES.
7. ALL WATER AND SEWER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF ROADSIDE DITCHES.

## SITE DATA

LEGAL REFERENCE: TM 78 PARCEL 13

SOURCE OF TITLE FOR PARCEL 57B: DB 2128 PAGE 545

OWNER/DEVELOPER:  
DENNIS MINETOS  
1389 RICHMOND ROAD  
CHARLOTTESVILLE, VA 22911

ZONING:  
HC - HIGHWAY COMMERCIAL  
EC - ENTRANCE CORRIDOR OVERLAY DISTRICT

MAGISTERIAL DISTRICT: RIVANNA

SOURCE OF BOUNDARY SURVEY:  
BOUNDARY SURVEY BY RIVANNA ENGINEERING & SURVEYING, P.L.C.

SOURCE OF TOPOGRAPHY:  
FIELD RUN TOPOGRAPHY BY RIVANNA ENGINEERING & SURVEYING, P.L.C.

BENCHMARK:  
FINISHED FLOOR AT ENTRANCE TO SHOWROOM. ELEV = 463.28'. THE BENCHMARK WAS REVEALED FOR THIS AMENDMENT IN ORDER TO MAKE TOPOGRAPHIC INFORMATION COMPATIBLE WITH USGS DATUM.

BUILDING SETBACKS:  
30' FROM PUBLIC R/W  
50' FROM RESIDENTIAL DISTRICTS

PARKING SETBACKS:  
10' FROM PUBLIC R/W  
20' FROM RESIDENTIAL DISTRICTS

UNDISTURBED BUFFER: 20' ALONG BOUNDARY WITH RESIDENTIAL DISTRICTS

MAXIMUM BUILDING HEIGHT: 35'

PAVING SPECIFICATIONS:  
PARKING AREA: 6" - #21A AGGREGATE BASE MATERIAL  
2" - SM 9.5 SURFACE MATERIAL  
SIDEWALKS: 4" - 3000 PSI CONCRETE

CURRENT USE: AUTOMOBILE SALES

PROPOSED USE: AUTOMOBILE SALES AND STORAGE

PROVIDED PARKING SCHEDULE:  
EXISTING CUSTOMER PARKING SPACES = 18 (INCLUDES 2 HANDICAP SPACES)  
EXISTING EMPLOYEE PARKING SPACES = 7  
EXISTING DISPLAY PARKING SPACES = 127  
NEW DISPLAY PARKING SPACES = 32  
NEW STORAGE PARKING SPACES = 131  
TOTAL SPACES = 315

REQUIRED PARKING SPACES:  
SALES: 1 SPACE PER 1500 SF OF DISPLAY AREA.  
TOTAL DISPLAY AREA = 159 SPACES \* 162 SF = 25,758 SF  
CUSTOMER SPACES = 25,758 SF / 1500 SF = 17.2  
EMPLOYEE: 1 SPACE PER TWO EMPLOYEES  
EMPLOYEE SPACES = 14 EMPLOYEES / 2 = 7

LOADING SPACES REQUIRED: 0

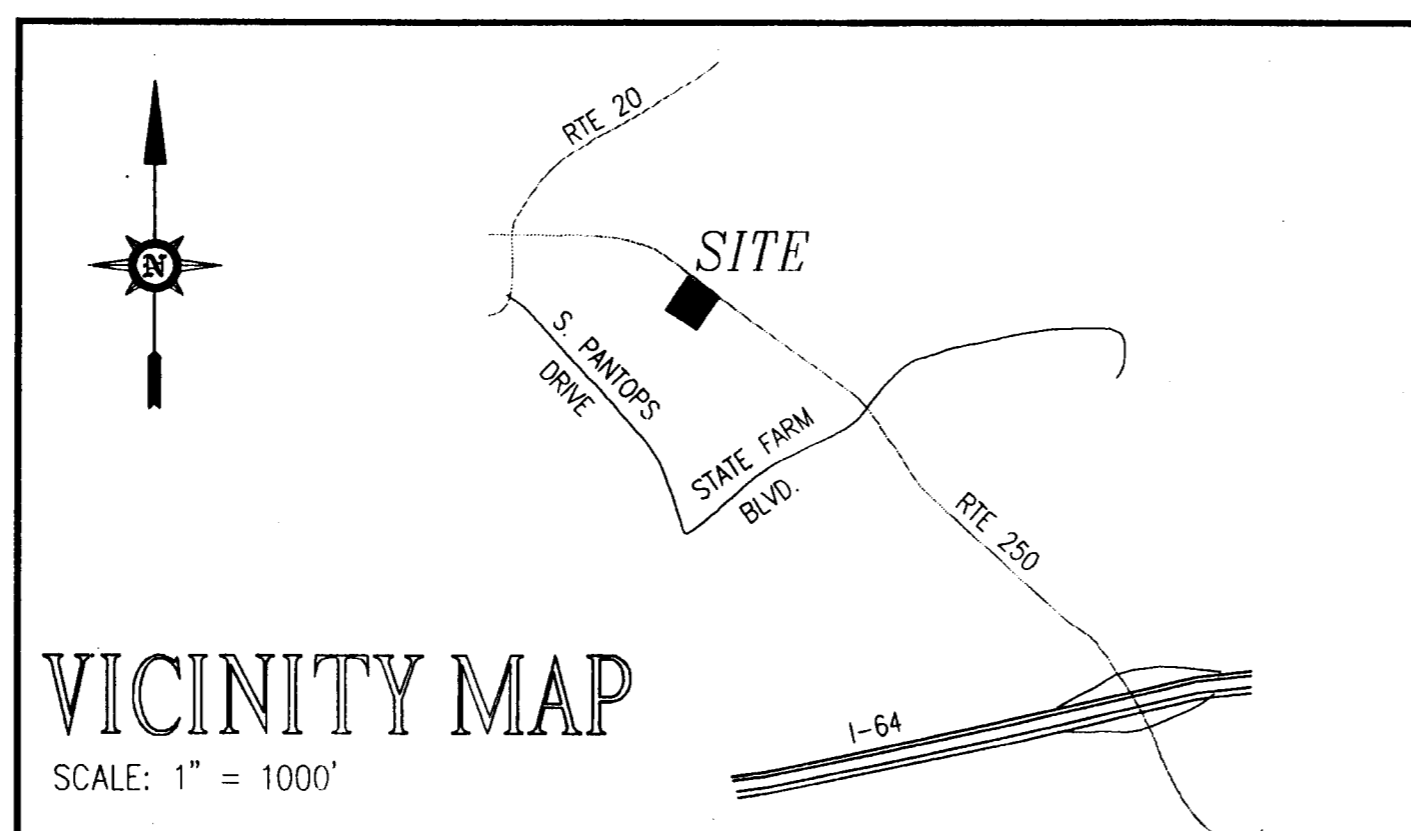
	PRE-DEVELOPMENT		POST-DEVELOPMENT	
	%	%	%	%
BUILDING:	9,860 SF	6.0	9,860 SF	6.0
PAVED:	64,470 SF	39.5	110,970 SF	68.0
PERVIOUS:	88,933 SF	54.5	42,433 SF	26.0
TOTAL:	163,263 SF	100	163,263 SF	100

## GENERAL NOTES

1. DO NOT SCALE THESE DRAWINGS. USE DIMENSIONS SHOWN ONLY. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL DIMENSIONS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES.
3. THE SPILLOVER OF LIGHTING FROM OUTDOOR LUMINAIRES ONTO PUBLIC ROADS AND PROPERTY IN RESIDENTIAL OR RURAL AREAS ZONING DISTRICTS SHALL NOT EXCEED ONE-HALF (1/2) FOOT CANDLE.
4. EACH OUTDOOR LUMINARIE EQUIPPED WITH A LAMP WHICH EMITS 3,000 OR MORE INITIAL LUMENS SHALL BE A FULL CUTOFF LUMINARIE AND SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING RESIDENTIAL DISTRICTS AND AWAY FROM ADJACENT ROADS.

## SITE SPECIFIC NOTES

1. THIS MINOR SITEPLAN AMENDMENT SHOWS AMENDMENTS TO SDP-00-115, WHICH WAS APPROVED ON 4-2-01. THE PURPOSE OF THIS MINOR AMENDMENT IS TO ADD 135 PARKING SPACES FOR OUTDOOR STORAGE OF MOTOR VEHICLES. THE 43 DISPLAY PARKING SPACES APPROVED WITH SDP-00-115 HAVE BEEN RECONFIGURED ON THIS MINOR SITEPLAN AMENDMENT.
2. STORM WATER MANAGEMENT REQUIREMENTS SHALL BE PROVIDED BY THE STORMWATER MANAGEMENT FACILITY TO BE CONSTRUCTED AS SHOWN ON THESE PLANS.
3. SPECIAL USE PERMITS SP-98-13 AND SP-2000-56 HAVE BEEN APPROVED FOR THIS SITE.
4. SPECIAL USE PERMIT SP-02-13 FOR AUTOMOBILE STORAGE AND DISPLAY WAS APPROVED.
5. THE 20' UNDISTURBED BUFFER LINE SHALL BE CLEARLY MARKED PRIOR TO THE START OF ANY CLEARING ON THIS SITE.
6. MAXIMUM NUMBER OF EMPLOYEES FOR SALES OFFICE AND SERVICE SHALL BE 14.
7. THE EXISTING SIGN SHALL REMAIN.
8. PAVEMENT MARKINGS AND SIGNAGE SHALL BE PROVIDED. SIGN STATING 'CUSTOMER PARKING ONLY' SHALL BE PLACED AT EACH CUSTOMER SPACE. SIGNS STATING 'EMPLOYEE PARKING ONLY' SHALL BE PLACED AT EMPLOYEE PARKING AREA.
9. THERE IS NO 100 YEAR FLOOD PLAN ON THIS SITE.
10. THIS SITE IS NOT LOCATED IN A RESERVOIR WATERSHED.
11. TRASH REMOVAL: ONE DUMPSTER WILL BE PROVIDED AT LOCATION SHOWN ON PLAN.
12. EXISTING LANDSCAPING CONSISTS PRIMARILY OF DECIDUOUS WOODED AREAS.
13. PROPOSED CRITICAL SLOPES SHALL BE STABILIZED WITH BLANKET MATTING.
14. VEHICLES SHALL NOT BE ELEVATED.
15. VEHICLES SHALL BE DISPLAYED ONLY IN THE AREAS INDICATED FOR DISPLAY ON THIS PLAN.
16. THE 1 ACRE ADDED TO THE SITE, AND RECORDED IN DB 2128 PAGE 547 WAS REZONED FROM PDMC TO HC BY ZMA-2002-2008 WITH PROFFER.
17. THE NEW SANITARY AND LANDSCAPING EASEMENT IS RECORDED IN DB 2456 PAGE 682.



## ALBEMARLE COUNTY ENGINEERING GENERAL CONSTRUCTION NOTES

1. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, INCLUDING CONNECTION TO ANY EXISTING R.O.W., A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (V.D.O.T.). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
2. ALL PAVING, DRAINAGE RELATED MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF V.D.O.T., UNLESS OTHERWISE NOTED.
3. EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
4. ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 4:1 OR BETTER ARE TO BE ACHIEVED.
5. PAVED, RIP-RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE ALBEMARLE COUNTY DIRECTOR OF ENGINEERING, OR THE DIRECTOR'S DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
6. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
7. UNLESS OTHERWISE NOTED ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE - CLASS III.
8. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).

## DRAWING INDEX

- 1 of 4 COVER SHEET
- 2 of 4 SITE PLAN
- 3 of 4 LIGHTING PLAN
- 4 of 4 DETAILS

## LEGEND

Benchmark	500	Existing Elevation/Contour
Existing Waterline	x [500]	Proposed Elevation/Contour
Overhead Electric	[500]	Proposed Contour
Power Pole		Slopes Greater Than 25%
Exist Light Pole		New Display Parking
Prop. Light Pole		Painted Asphalt
MH		Limits of Ground Cover

## APPROVALS

*Frank P. McCall* 5/22/03  
PLANNING DEPARTMENT

*Keth Lancaster* 5/22/03  
ZONING DEPARTMENT

*Jay Schöthauer* 5/22/03  
INSPECTION'S DEPARTMENT/FIRE OFFICIAL

*Pete Gorham* 5/22/03  
SERVICE AUTHORITY

*Kim Cameron* 5/22/03  
ENGINEERING DEPARTMENT

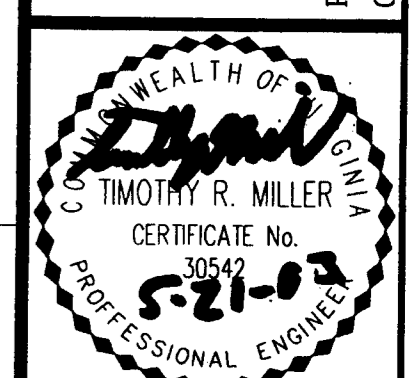
NA  
VIRGINIA DEPARTMENT OF TRANSPORTATION

NA  
VIRGINIA HEALTH DEPARTMENT

*Janet Miller* 5/22/03  
BOARD OF ARCHITECTURAL REVIEW

NA  
FIRE OFFICIAL

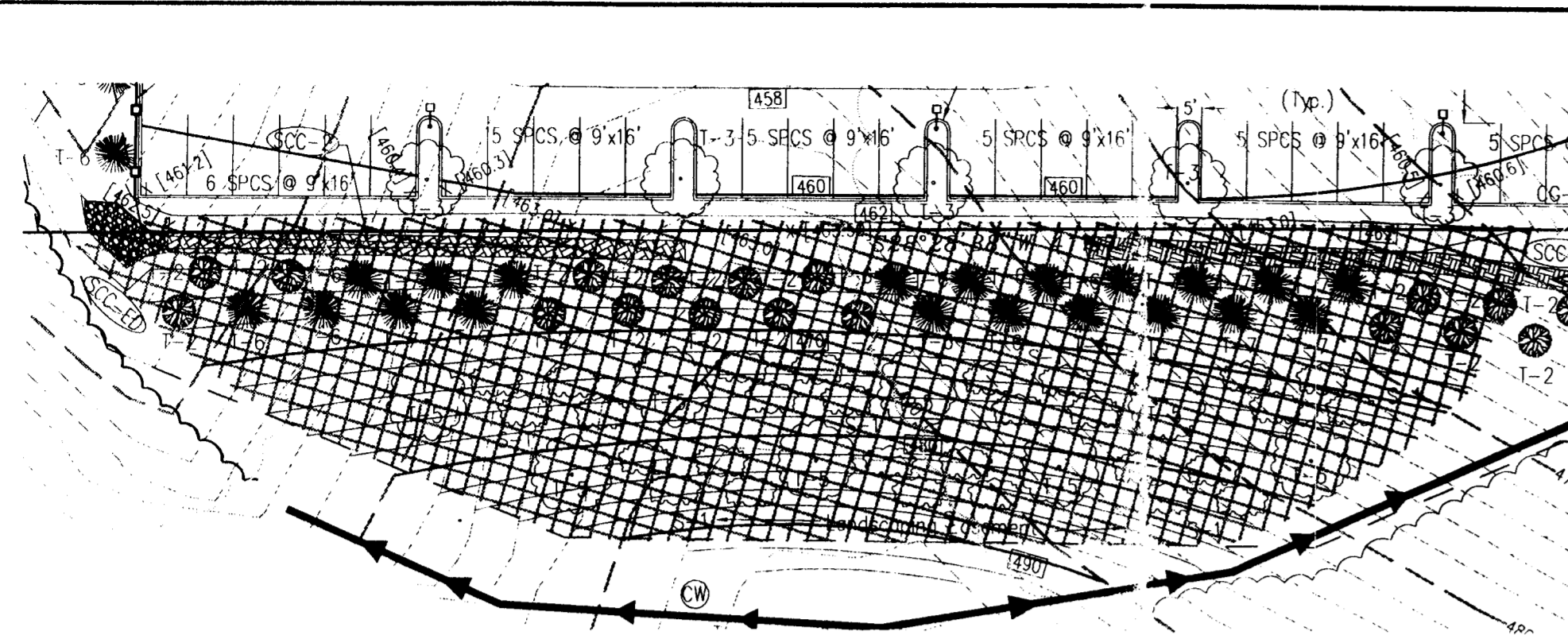
RIVANNA ENGINEERING & SURVEYING, P.L.C.  
PHONE: (804) 984-1589  
FAX: (804) 984-8863  
P.O. BOX 7603  
Charlottesville, VA 22906  
EMAIL: RESINFO@RIVANNA-ENGINEERING.COM



Revisions:		
NO.	DESCRIPTION	DATE
1	SPIN Comments	4.15.02
2	ARR Comments	5.07.02
3	SPIN Comments	7.18.02
4	Add BMP	08.08.02
5	ARR Comments	11.04.02
6	SPIN Comments	12.09.02
7	SPIN Comments	01.23.03
8	ENG Comments	03.12.03
9	SPIN Comments	05.21.03

COVER SHEET  
Drawing Title: PROJECT 10122  
File Name: 78-13-B.DWG  
Drawn By: JGV  
Checked By: TRM  
Project No: 03.08.02  
Date:

MINOR AMENDMENT FOR SITE PLAN FOR DENNIS ENTERPRISES  
Rivanna District, Albemarle County, Virginia  
Sheet No: S1 of 4



1 East Side Ground Cover Detail  
SCALE: 1" = 30'

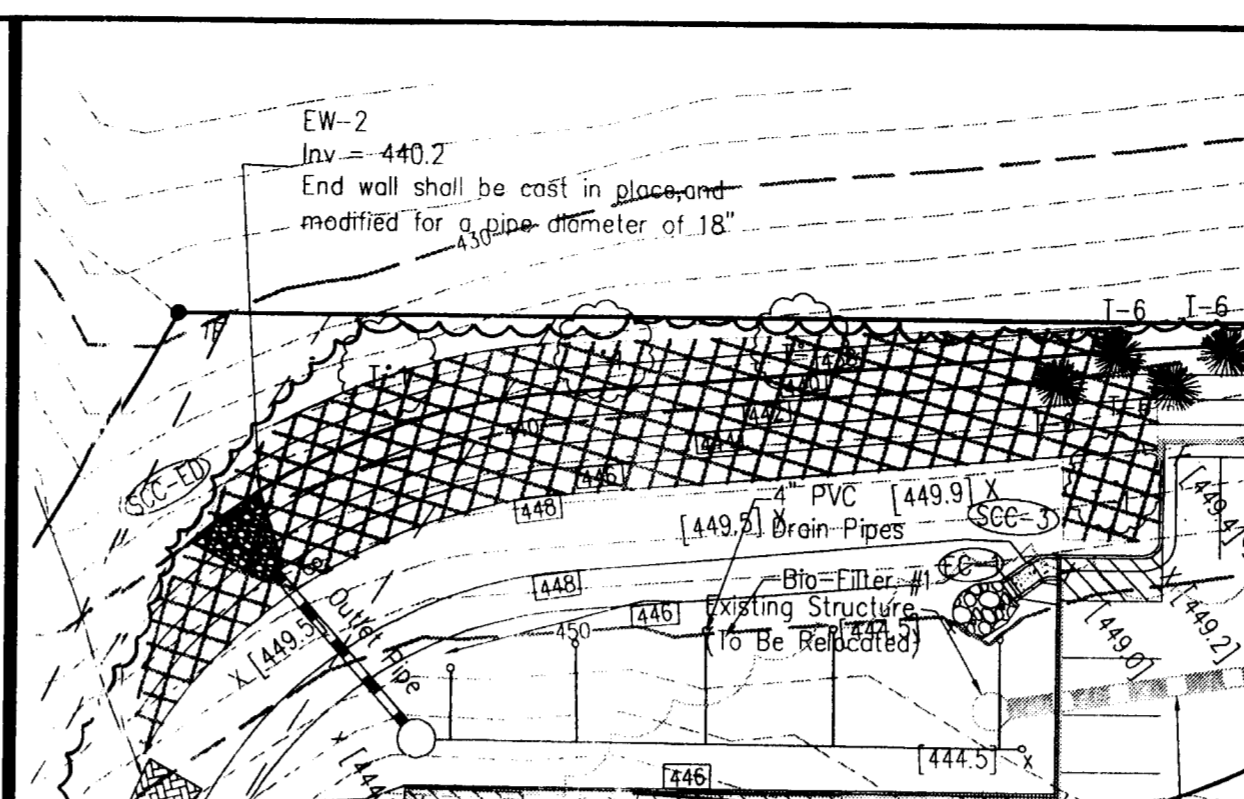
**EAST SIDE of SITE:**  
Total Area = 14,750 sf.  
Approximately 60% of area will be covered by trees & shrubs  
Forsythia (S-2) shall be installed on the remaining 40% @ 1 Plant per 25 SF.

$14,750 * 0.40 = 5,900$  SF  
 $5,900/25=236$  plants  
Total number of plants required & provided = 236

**WEST SIDE of SITE:**  
Total Area = 3,850 sf.  
Approximately 35% of area will be covered by trees & shrubs  
Blue Rug Juniper (S-3) shall be installed on the remaining 65% @ 1 Plant per 9 SF.

$3,850 * 0.65 = 2,500$  SF  
 $2,500/9=277$  plants  
Total number of plants provided & required = 277

TOTAL PLANTS: 513



2 West Side Ground Cover Detail  
SCALE: 1" = 30'

**LANDSCAPE REQUIREMENTS**

**INTERIOR LANDSCAPING:**  
CANOPY REQUIRED:  $0.05 * 86,902$  SF = 4,345 SF  
QUANTITY REQUIRED: 1 TREE PER 10 PARKING SPACES  
 $330/10 = 33$  TREES  
CANOPY PROVIDED: 14,373 SF  
QUANTITY PROVIDED: 109 TREES

TOTAL CANOPY: REQUIRED:  $0.10 * 163,263$  SF = 16,326 SF

CANOPY PROVIDED BY SDP-02-34: 14,373 SF  
CANOPY PROVIDED BY SDP-00-115: 2,000 SF  
TOTAL: 22,373 SF

GROUND COVER: Refer to Details 1/52 on 2/52.

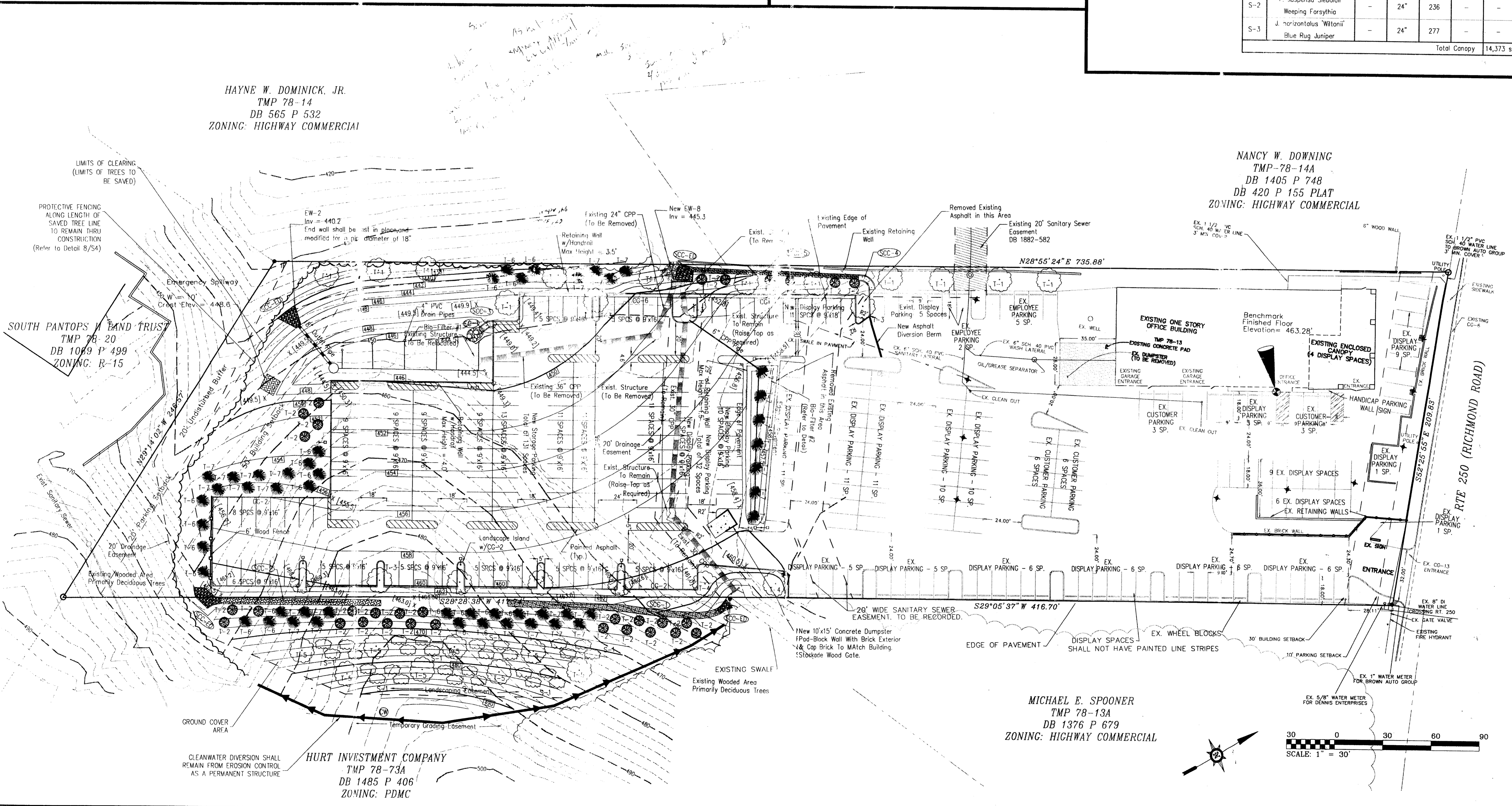
LANDSCAPE SCHEDULE							
TREE KEY	BOTANICAL & COMMON NAME	MINIMUM CALIPER	HEIGHT @ PLANTING	QUANTITY PLANTED	CANOPY 10 YEARS	TOTAL CANOPY AREA	
T-1	Liquidambar <i>Styracia Rantundiloba</i>	2 1/2"	-	12	424 sf	5,088 sf	
T-2	Pinus <i>Strobus</i>	-	6'-7'	31	119 sf	3,689 sf	
(PS)	Eastern White Pine	-	-	-	-	-	
T-3	<i>Quercus rubra</i>	2 1/2"	-	8	335 sf	2,680 sf	
T-4	<i>Fraxinus Americana</i>	-	-	-	-	-	
(FAA)	Autumn Purple Ash	2 1/2"	-	2	413 sf	826 sf	
T-5	<i>Magnolia Grandiflora</i>	2 1/2"	-	8	54 sf	432 sf	
T-6	<i>Ilex Opaco</i>	-	6'-7'	22	55 sf	1,210 sf	
T-7	<i>Juniperus Virginiana</i>	-	6'-7'	28	16 sf	448 sf	
T-7	Eastern Red Cedar	-	-	-	-	-	
S-1	<i>Rhododendron</i> x 'Coral Bells'	-	24"	28	-	-	
S-2	<i>F. suspensa Sieboldii</i>	-	24"	236	-	-	
S-3	<i>J. horizontalis 'Wiltonii'</i>	-	24"	277	-	-	
						Total Canopy	14,373 sf

**RIVANA ENGINEERING & SURVEYING, P.L.C.**  
PHONR: (804) 984-1888  
FAX: (804) 984-8883  
P.O. BOX 7603  
Charlottesville, VA 22908

**COMMONWEALTH OF VIRGINIA**  
TIMOTHY R. MILLER  
CERTIFICATE No. 30542  
PROFESSIONAL ENGINEER

**Revisions:**

NO.	DESCRIPTION	DATE
1	SPIN Comments	4.15.02
2	ARB Comments	5.07.02
3	SPIN Comments	7.18.02
4	Add BMP	08.08.02
5	ARB Comments	11.04.02
6	SPIN Comments	12.09.02
7	SPIN Comments	01.23.03
8	SPIN Comments	03.12.03
9	ARB Comments	05.19.03



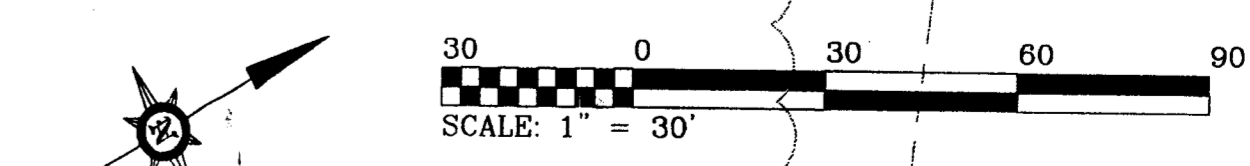
HAYNE W. DOMINICK, JR.  
TMP 78-14  
DB 565 P 532  
ZONING: HIGHWAY COMMERCIAL

NANCY W. DOWNING  
TMP-78-14A  
DB 1405 P 748  
DB 420 P 155 PLAT  
ZONING: HIGHWAY COMMERCIAL

SOUTH PANTOPS LAND TRUST  
TMP 78-20  
DB 1069 P 499  
ZONING: R-15

HURT INVESTMENT COMPANY  
TMP 78-73A  
DB 1485 P 406  
ZONING: PDMC

MICHAEL E. SPOONER  
TMP 78-13A  
DB 1376 P 679  
ZONING: HIGHWAY COMMERCIAL



**SITE PLAN**

MINOR AMENDMENT TO SITE PLAN FOR  
DENNIS ENTERPRISES, INC.  
Rivanna District, Albemarle County, Virginia

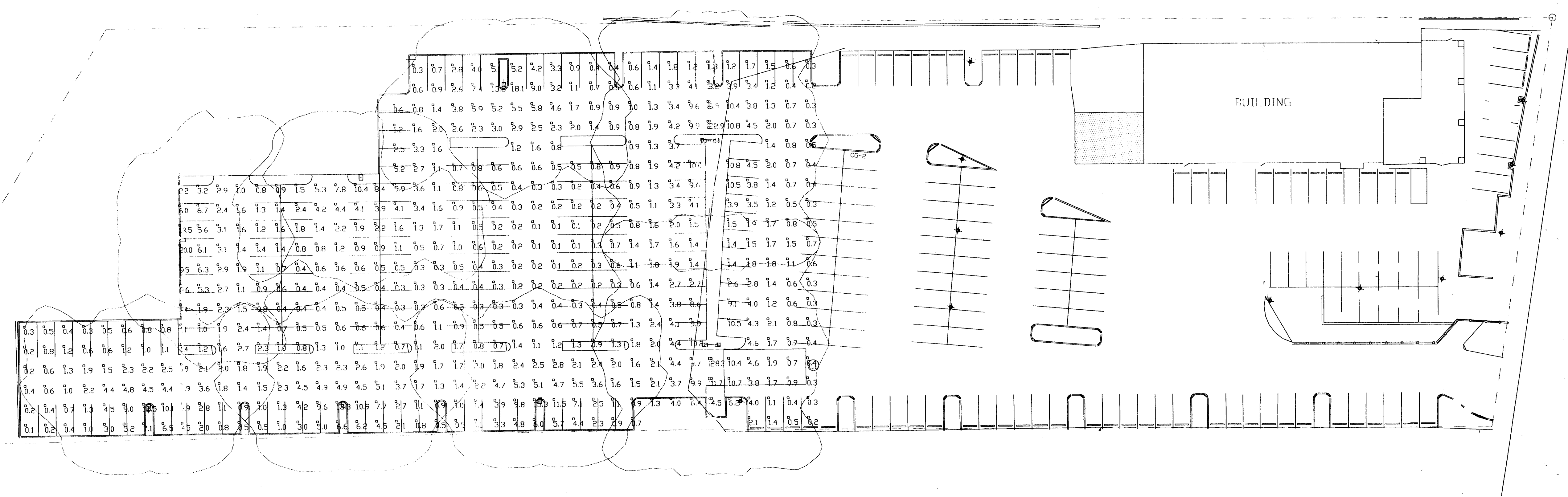
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Drawing Title: \_\_\_\_\_  
Drawing Scale: As Shown  
Date: 03.08.02  
Drawn By: BVM  
Checked By: TRM  
File Name: 78-13-B-DWG  
Project No.: 1122

Sheet No:  
Film 5/20/02  
S2 of 4



Revisions:

NO.	DESCRIPTION	DATE
1	SPIN Comments	4.15.02
2	ARB Comments	5.02.02
3	SPIN Comments	7.18.02
4	Add BMP	08.08.02
5	ARB Comments	11.04.02
6	SPIN Comments	12.09.02
7	SPIN Comments	01.23.03
8	ENS Comments	03.12.03



Type \_\_\_\_\_  
 Catalog No. \_\_\_\_\_

**SiteMaster Roadway Series**  
 Horizontal Lamp Cutoff Luminaire

**APPLICATIONS**

- Building Perimeters, Parks, Recreation Areas, Parking Areas
- Roadways, Outdoor Sales Areas, Sport Courts, Outdoor Areas

**CONSTRUCTION**

- Precision die cast aluminum housing.
- One-piece fully gasketed die-cast aluminum lens frame.
- Construction and gasketing prohibit dust, moisture, and bug entry.
- Toolless entry into housing/amp chamber via door/lens frame latch.
- Corrosion resistant Duraprox II bronze polyester powder coated finish.
- Optional designer finishes available. See page 281 in the ExcelLine catalog.

**ELECTRICAL**

- Porcelain spring loaded 4KV pulse rated socket-mogul base.
- High Power Factor CWA ballast.
- Electrical components mounted to hinged ballast tray.
- Starting temperature: -XHPSP-40F/-40C, MA(MH)-23F/-30C.

**OPTICS**

- One piece hydroformed anodized aluminum reflector.
- Type IV reflector incorporates segmented inserts.
- 400W MA Type II and IV optics require reduced outer jacketed lamps.

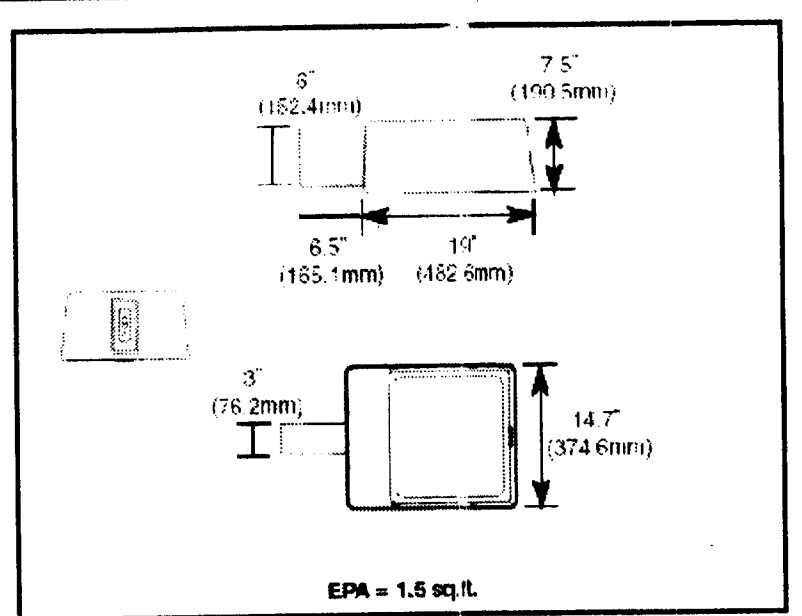
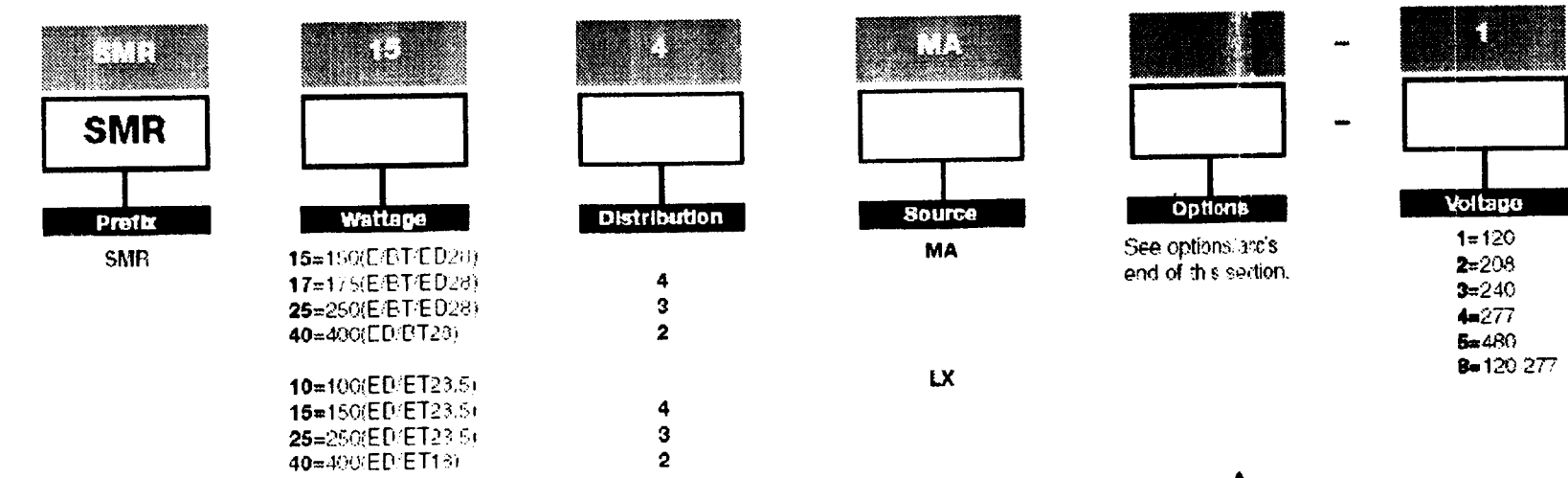
**MOUNTING**

- Factory installed die cast aluminum arm.
- Arm contains integral wiring/splice chamber via side access
- Key slot design provides one person installation.
- Hands free wiring.

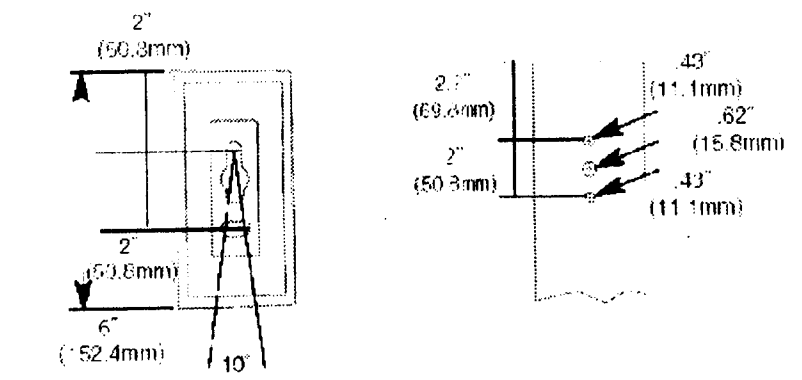
**WARRANTY/LISTINGS**

- UL 1572 listed for wet locations.
- Published five year limited warranty.

**ORDERING GUIDE EXAMPLE**



150 to 400 Watt (MA) Metal Halide  
 100 to 400 Watt (LX) High Pressure Sodium



ISO 9001 Registered

ExcelLine Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
A	6	A	SINGLE	33400	0.700	SMR403MA
A2	2	A2	BACK-BACK	33400	0.700	(2) SMR403MA

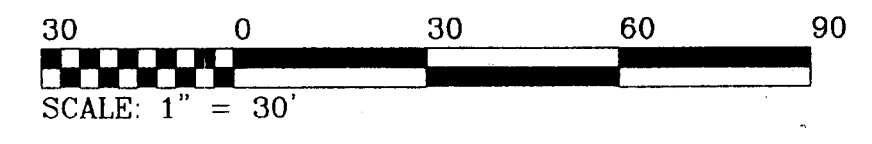
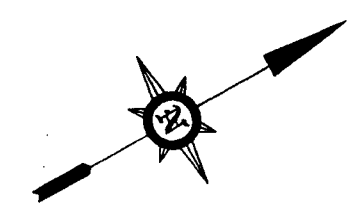
ALL FIXTURES ARE SHOWN MOUNTED AT 20 FEET ABOVE FINISHED GRADE

ExcelLine Numeric Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Lot FC at Grade	Illuminance	Fc	2.45	28.3	0.1	24.50	283.00

ALL VALUES SHOWN ARE HORIZONTAL MAINTAINED FOOTCANDLES AT GRADE  
 FIXTURE DISTRIBUTION TEMPLATES ARE SHOWN AT 0.25MFC FOR REFERENCE ONLY

- LIGHTING NOTES:**
1. NEW POLES SHALL MATCH SHAPE & COLOR OF EXISTING POLES.
  2. THIS LIGHTING PLAN WAS GENERATED BY EXCELINE OF UNION, NJ.



Drawing Title: LIGHTING PLAN  
 Drawing Scale: As Shown  
 Drawn By: JGV  
 Checked By: TRM  
 Date: 03.08.02  
 File Name: 78-13-EDWG  
 Project No: 1122

MINOR AMENDMENT TO SITE PLAN FOR  
 DENNIS ENTERPRISES, INC.  
 Rivanna District, Albemarle County, Virginia

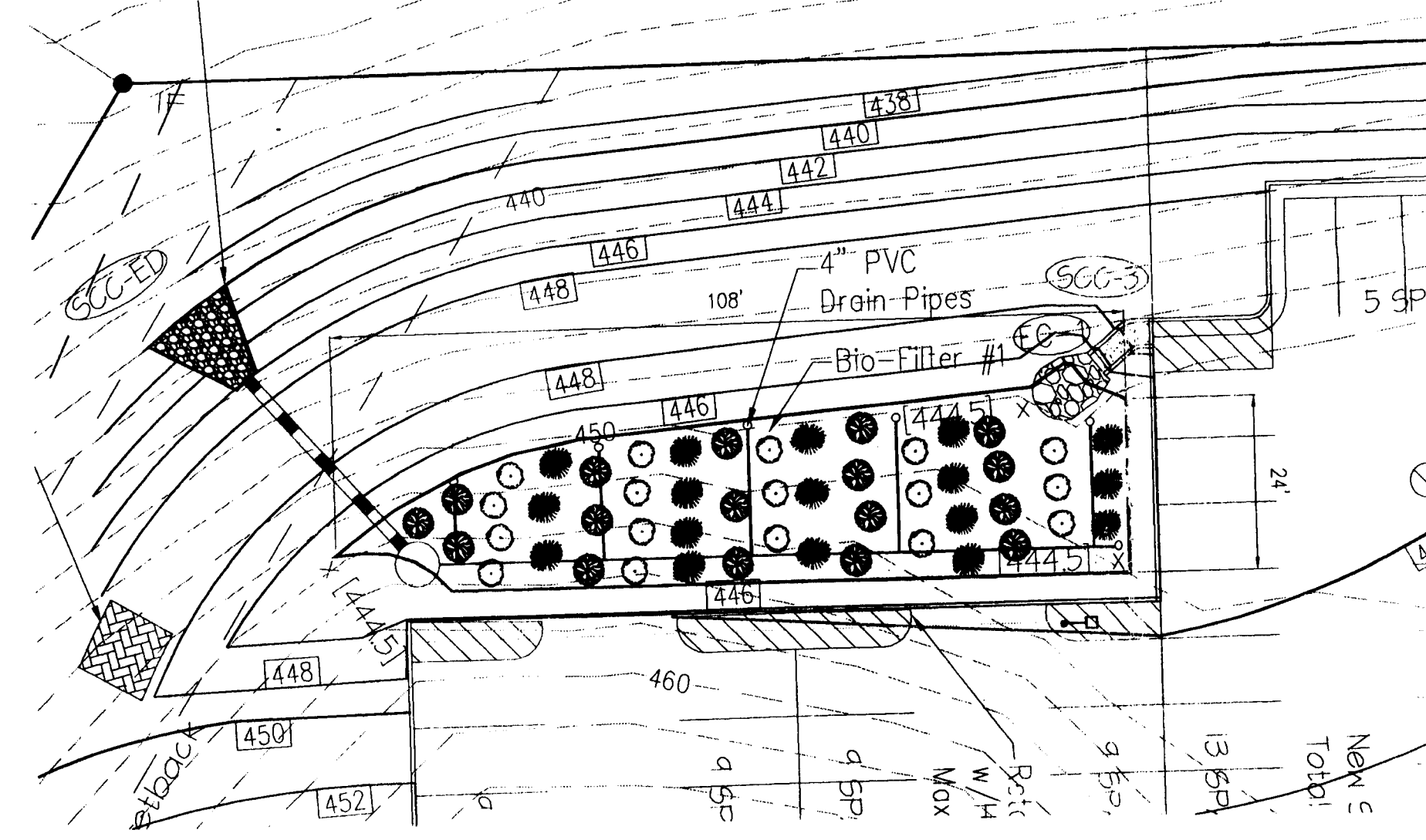
**CONSERVATION PLAN CHECKLIST**

- The following items shall be shown on the plan:**  
Trees to be saved.  
Limits of clearing (outside drip line of trees to be saved).  
Location and type of protective fencing.  
Grade changes requiring tree wells or walls.  
Proposed trenching or banded beyond the limits of clearing.
- Markings:**  
All trees to be saved shall be marked with print or ribbon at a height clearly visible to equipment operators.  
No grading shall begin until the tree marking has been inspected and approved by a County Inspector.
- Pre-Construction Conference:**  
Tree preservation and protection measures shall be reviewed with the contractor on site.
- Equipment Operation & Storage:**  
Heavy equipment, vehicular traffic and storage of construction materials including soil shall not be permitted within the driplines of trees to be saved.
- Soil Erosion & Stormwater Detention Devices:**  
Such devices shall not adversely affect trees to be saved.
- Fires:**  
Fires are not permitted within 100 feet of the dripline of trees to be saved.
- Toxic Materials:**  
Toxic materials shall not be stored within 100 feet of the dripline of trees to be saved.
- Protective Fencing:**  
Trees to be retained within 40 feet of a proposed building or grading activity shall be protected by fencing. Fencing shall be in place and shall be inspected and approved by a County Inspector prior to grading or construction.
- Tree Wells:**  
When the ground level must be raised within the dripline of a tree to be saved, a tree well shall be provided and a construction detail submitted for approval.
- Tree Walls:**  
When the ground level must be lowered within the dripline of a tree to be saved, a tree well shall be provided and a construction detail provided.
- Trenching & Tunneling:**  
When trenching is required within the limits of clearing, it shall be done as far away from the trunks of trees as possible. Tunneling under a large tree shall be considered as an alternative when it is anticipated that necessary trenching will destroy feeder roots.
- Cleanup:**  
Protective fencing shall be the last item removed during final cleanup.
- Damaged Trees:**  
Damaged trees shall be treated immediately by pruning, fertilization or other methods recommended by a tree specialist.

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

*Tom Miller* 5-20-03  
OWNER SIGNATURE (DATE)

CONTRACT PURCHASER SIGNATURE (DATE)



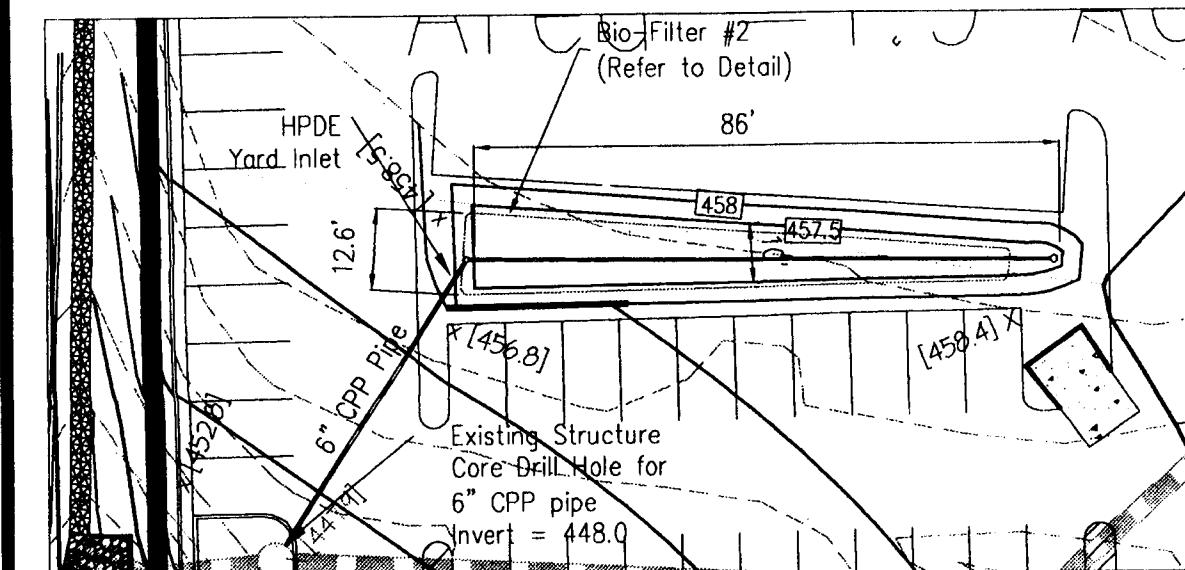
**BIO-FILTER LANDSCAPING LEGEND**

- 17 - Japanese Barberry
  - 17 - Barberry
  - 17 - Sweet Pepperbush
- Herbaceous Cover Shall be Bluejoint  
Bio-filter shall be stabilized with sod.  
Shrubs are to be placed in rows of 3 to 4 plants.

6 \*Bio Filter #1 Detail

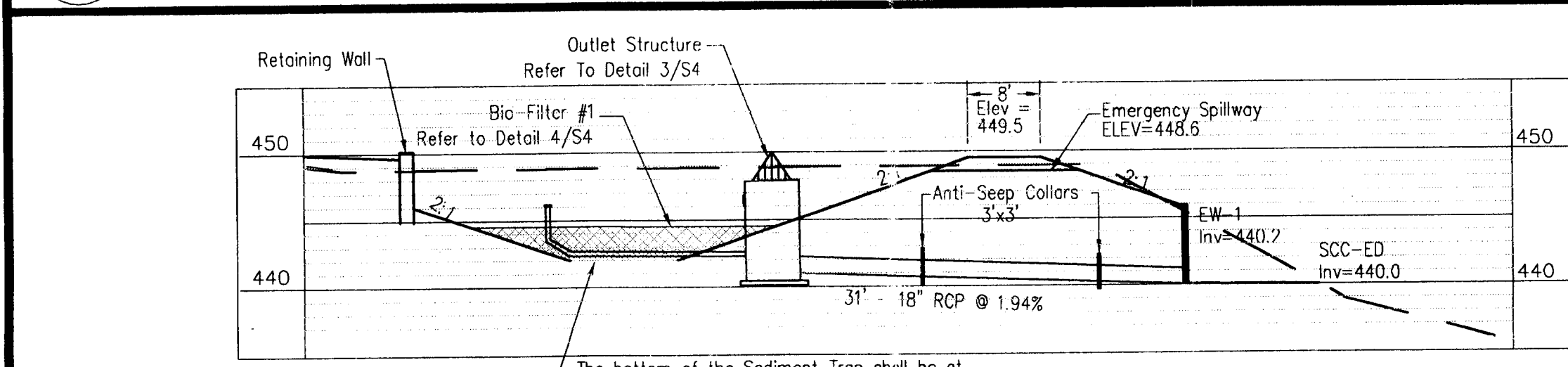
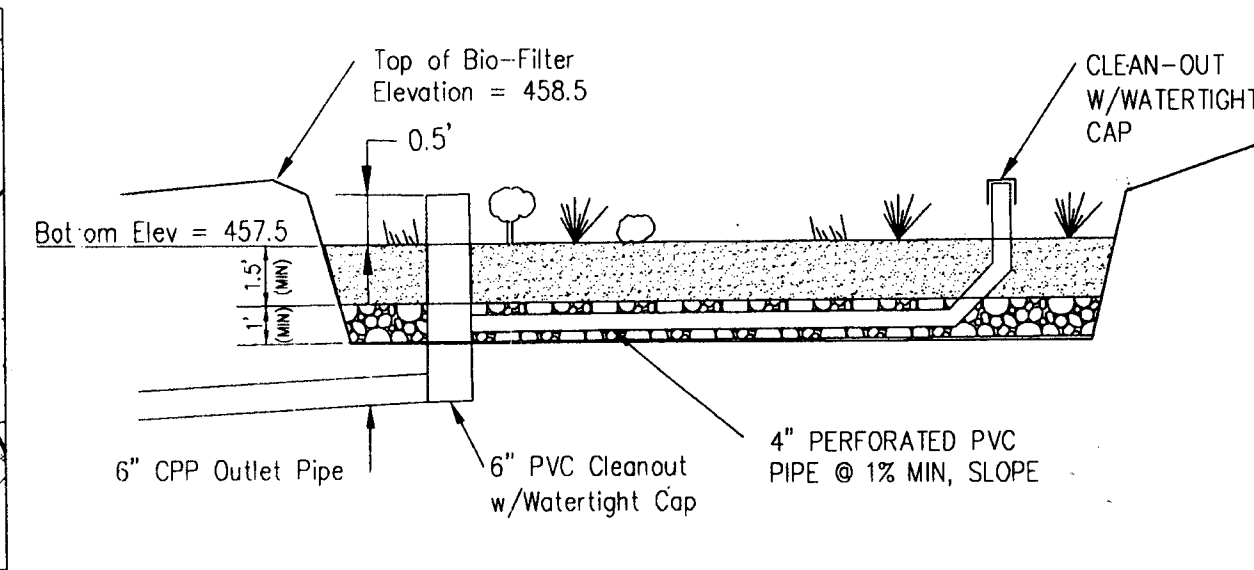
S4 SCALE: 1" = 20'

NOTES: 1. THE BIO-FILTER SHALL NOT BE CONSTRUCTED UNTIL THE SITE IS ADEQUATELY STABILIZED, ACCORDING TO THE WATER RESOURCES PERSONNEL.  
2. THE SAND/SOIL/LEAF MULCH MATERIAL MUST BE INSPECTED BY WATER RESOURCES PERSONNEL BEFORE INSTALLATION OF THE BIO-FILTER.  
3. THE BIO-FILTER SOIL MIX MUST BE STABILIZED WITH SOD ALONG WITH TREES AS SHOWN ON PLAN.  
4. THE BIO-FILTER MIX MUST BE LUCK BIO-FILTER MIX OR TESTED AND APPROVED EQUAL.  
5. WATER RESOURCES PERSONNEL MUST BE NOTIFIED TO INSPECT THE UNDERDRAIN INSTALLATION, APPROVE THE SOIL MIX, AND APPROVE THE COMPLETED INSTALLATION.  
FOR MORE INFORMATION PLEASE CALL WATER RESOURCES PERSONNEL AT (434) 296-5861.



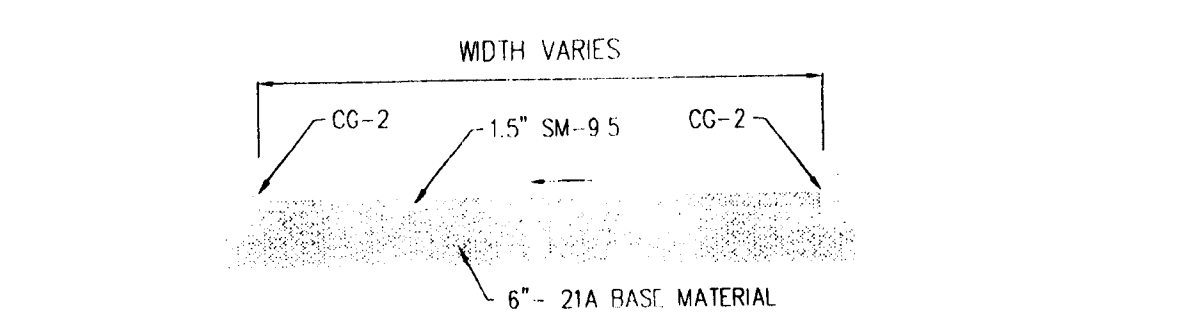
9 Bio-Filter #2 Detail

S4 Not To Scale



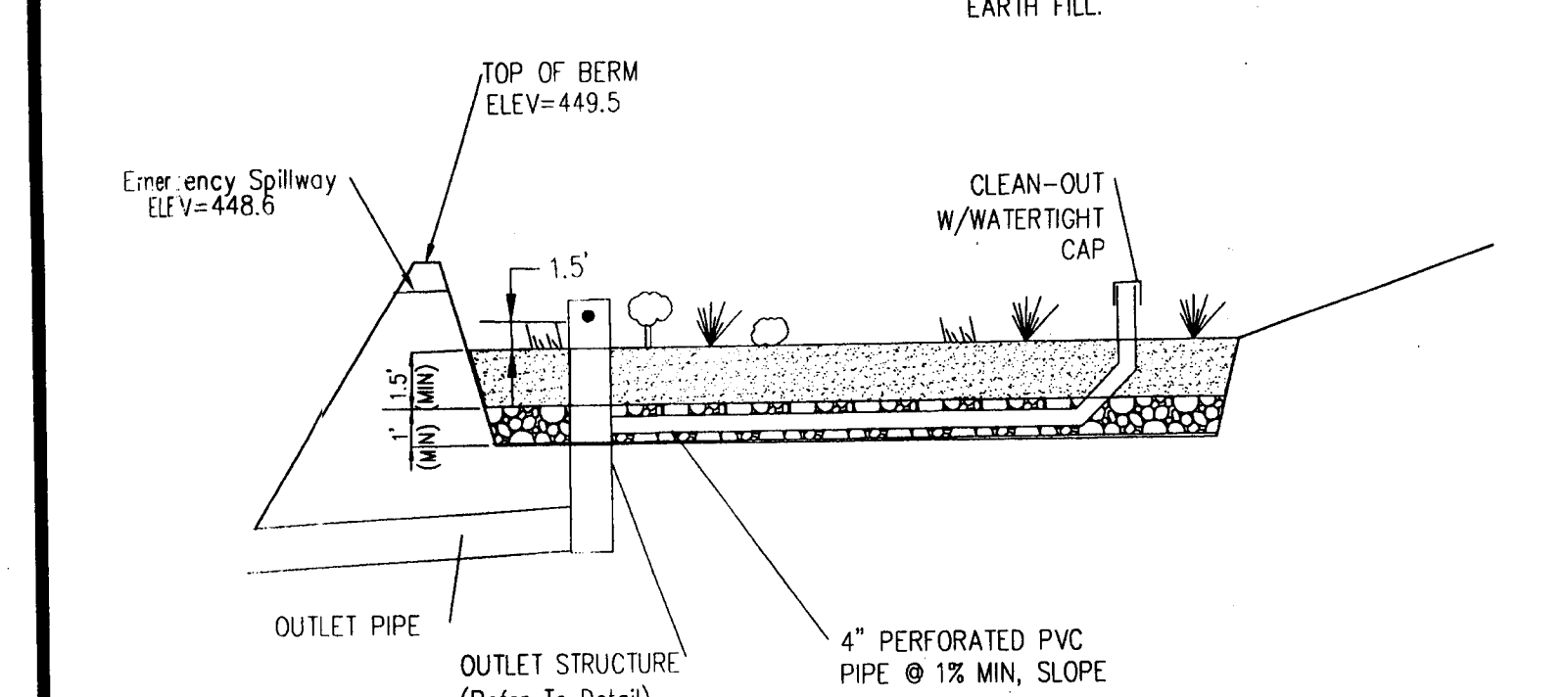
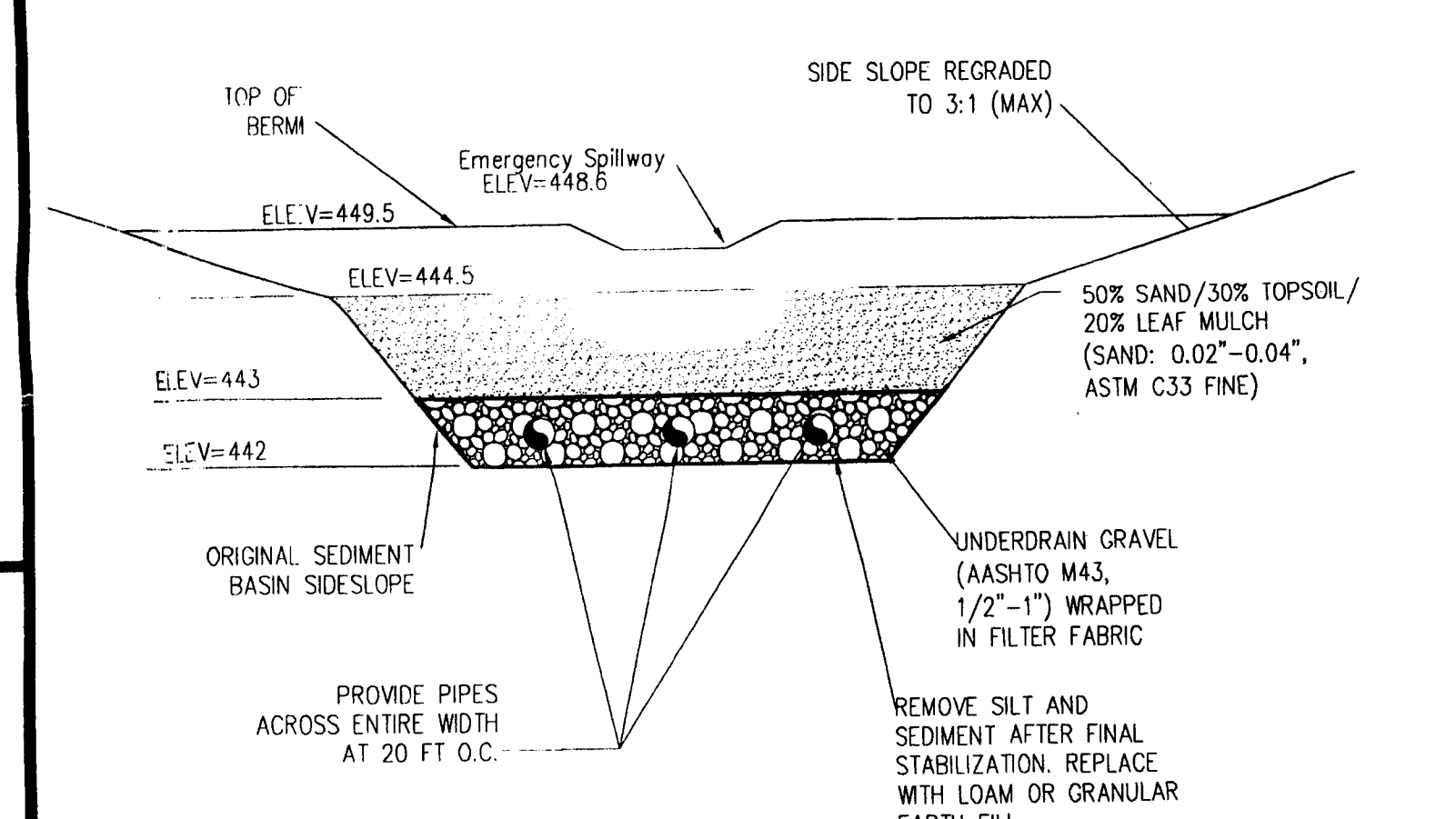
2 Stormwater Management Facility Detail

S4 SCALES: 1" = 10' (Horz); 1" = 10' (Vert)



1 Typical Pavement Section - Parking Area

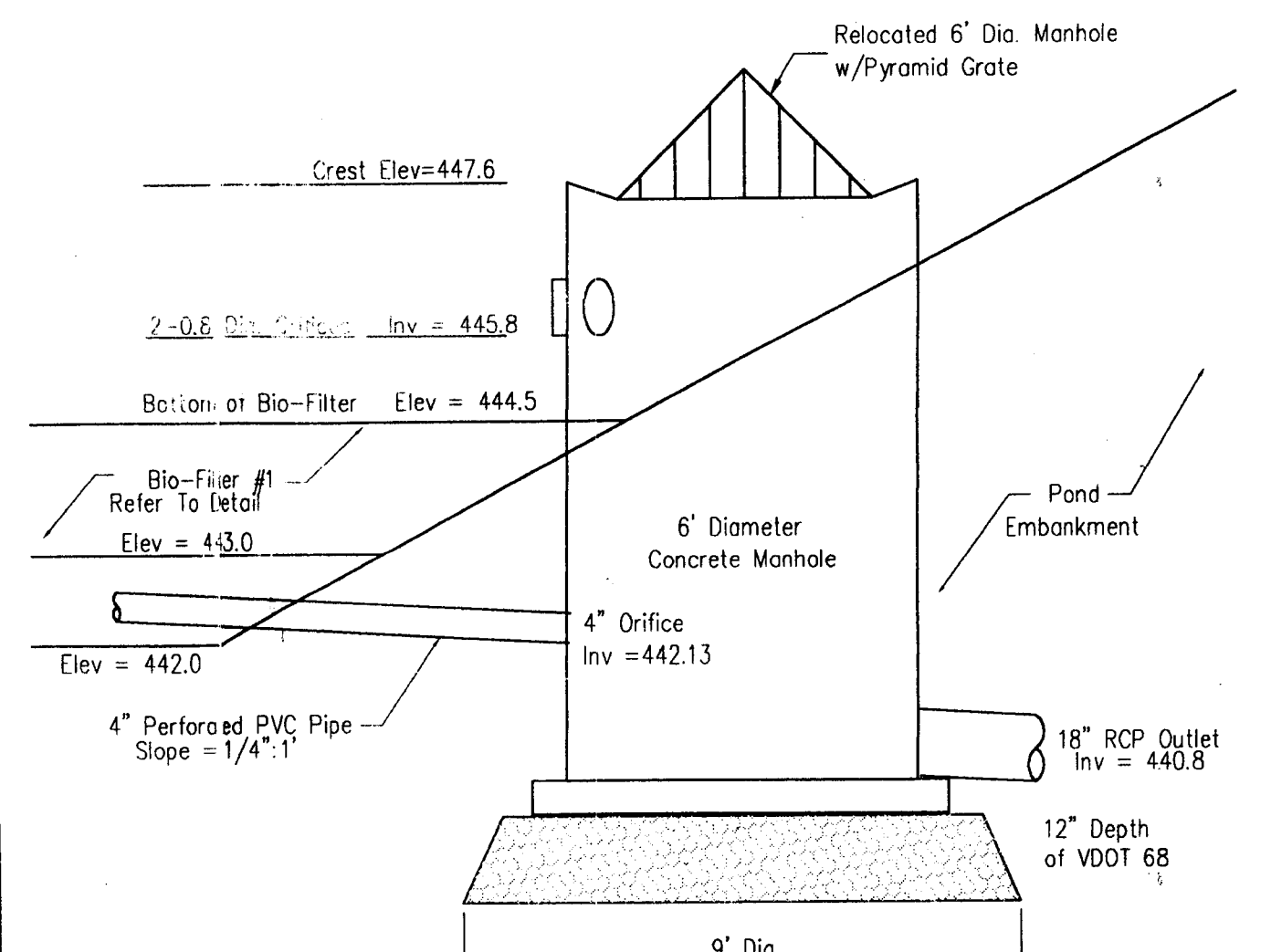
S4 NOT TO SCALE



NOTES:  
1. THE H<sub>2</sub>O-RETENTION BASIN IS NOT TO BE CONSTRUCTED UNTIL THE SITE IS ADEQUATELY STABILIZED, ACCORDING TO THE WATER RESOURCES PERSONNEL.  
2. THE SAND/SOIL/LEAF MULCH MATERIAL MUST BE INSPECTED BY WATER RESOURCES PERSONNEL BEFORE INSTALLATION OF THE H<sub>2</sub>O RETENTION BASIN.  
3. THE BIO-FILTER SOIL MIX MUST BE STABILIZED WITH SOD ALONG WITH TREES SHRUBS LISTED ON THE PLAN.  
4. THE BIO-FILTER MIX MUST BE LUCK BIO-FILTER MIX OR TESTED AND APPROVED EQUAL.  
5. DURING CONSTRUCTION, WATER RESOURCES PERSONNEL MUST BE NOTIFIED TO INSPECT THE UNDERDRAIN INSTALLATION, APPROVE THE SOIL MIX, AND APPROVE THE COMPLETED INSTALLATION.  
FOR MORE INFORMATION PLEASE CALL WATER RESOURCES PERSONNEL AT (434) 296-5861.

4 Bio Filter #1 Detail

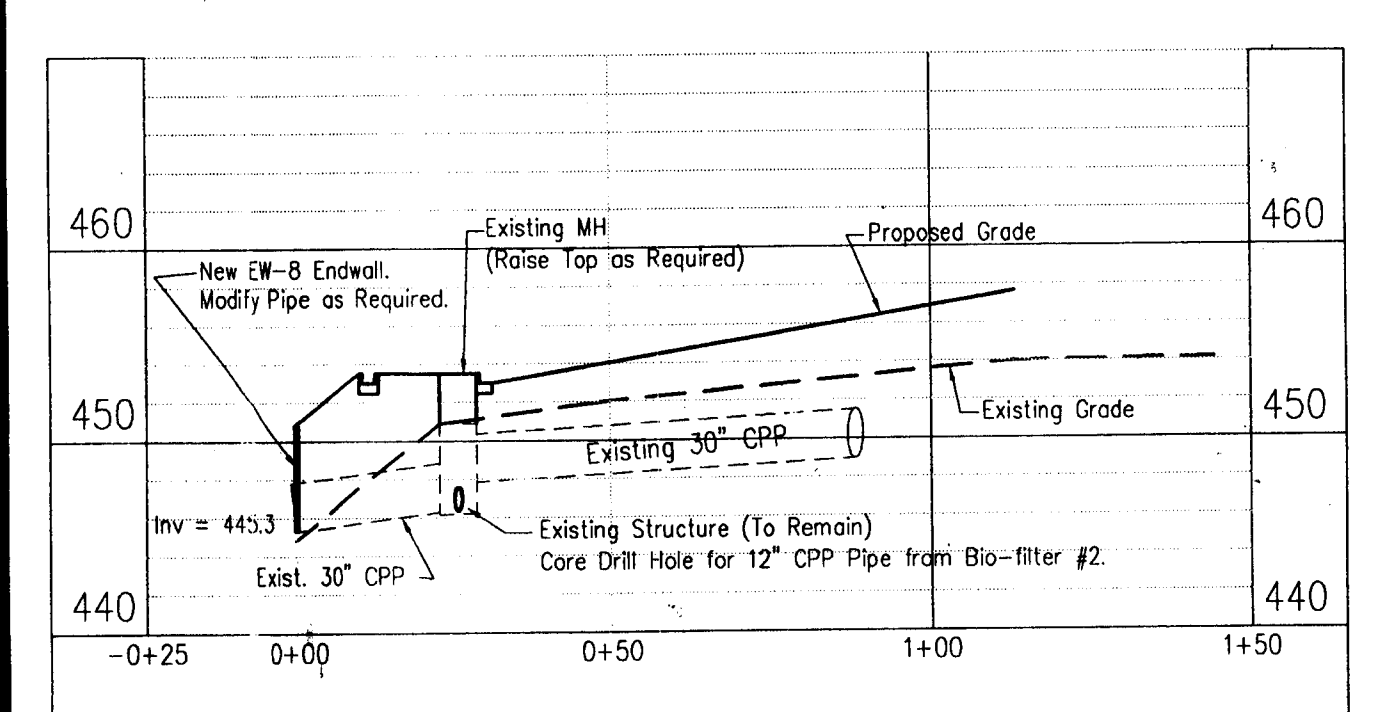
S4 NOT TO SCALE



NOTES:  
1. 4" PVC drain pipe shall be connected to 4" orifice when Sediment Trap is in operation. See Detail 3/E1.  
2. Bio-Filter drain pipe shall be connected to 4" orifice when Stormwater Management Facility is in operation. See Detail 4/S4.  
3. 6" orifices shall be capped when Sediment Trap is in operation.  
4. 6" orifices shall be open when Stormwater Management Facility is in operation.

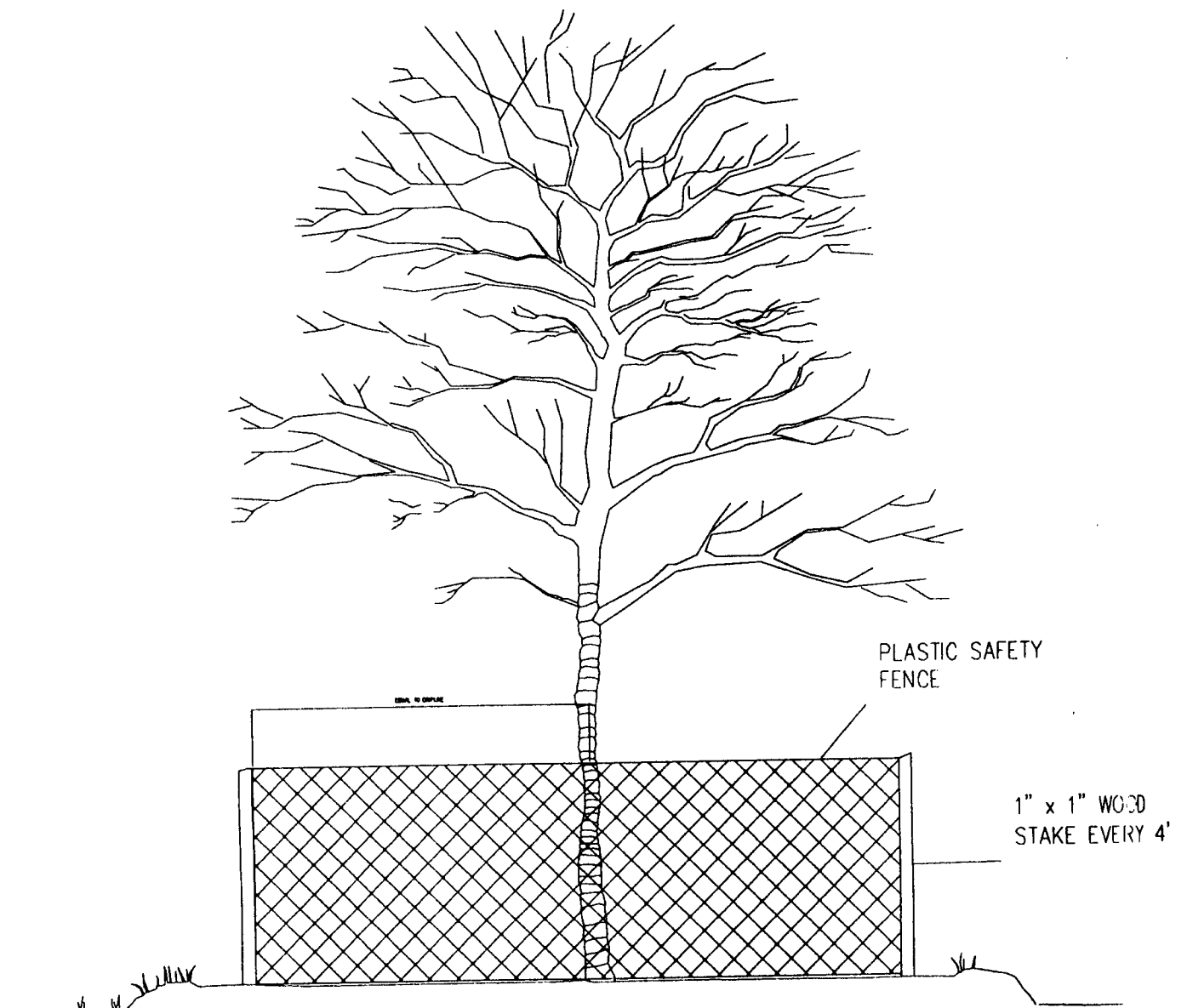
3 Outlet Structure Detail

S4 NOT TO SCALE



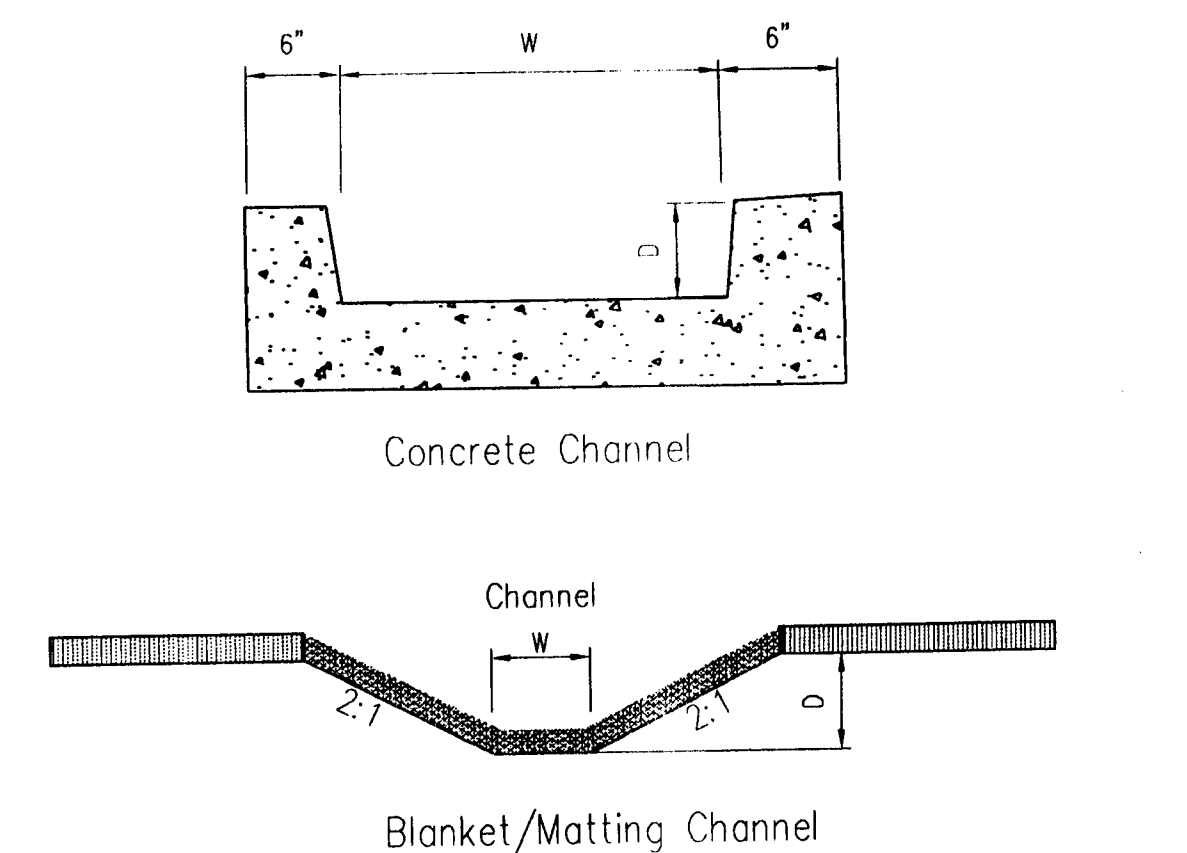
5 Storm Sewer Profile

S4 SCALES: 1" = 30' (Horz); 1" = 10' (Vert)



8 TREE PROTECTION DETAIL

S4 NOT TO SCALE



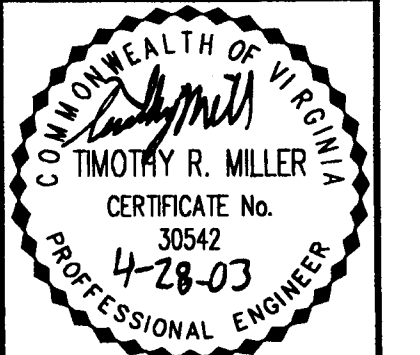
EC-2 Blanket/Matting shall be Model S150 as manufactured by North American Green, or approved equal.  
EC-3 Blanket/Matting shall be Model C350 as manufactured by North American Green, or approved equal.

STORMWATER CONVEYANCE CHANNELS			
TYPE	W	D	LINING
SCC-1	0'	1'	VDOT EC-2 Blanket/Matting
SCC-2	0'	1'	VDOT EC-2 Blanket/Matting
SCC-3	3'	0.5'	Concrete
SCC-4	2'	0.5'	Concrete
SCC-5	0'	1'	VDOT EC-3 Blanket/Matting

7 Stormwater Conveyance Channel Schedule

S4 Not To Scale

**RIVANNA ENGINEERING & SURVEYING, P.L.C.**  
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Revisions:

NO.	DESCRIPTION	DATE
1	SPIN Comments	4.15.02
2	ARB Comments	5.07.02
3	SPIN Comments	7.18.02
4	Add BMP	08.08.02
5	ARB Comments	11.04.02
6	SPIN Comments	12.09.02
7	SPIN Comments	01.21.03

Project Title: **MINOR AMENDMENT TO SITE PLAN FOR DENNIS ENTERPRISES, INC.**  
Rivanna District, Albemarle County, Virginia  
Drawing Title: **DETAILS**  
File Name: 08-13-BDWC  
Drawn By: JGV  
Checked By: BFM  
Date: 03.08.02

Sheet No: *4 of 4*  
S4 of 4