PROPOSED SIGNS

1. APPLICANT SHALL APPLY FOR A SEPARATE SIGN PERMIT FOR ALL DISPLAY SIGNAGE.
2. ALL TRAFFIC SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. ALL SITE SIGNAGE SHALL BE APPROVED BY THE ZONING ADMINISTRATOR FOR TYPE AND LOCATION.

PARKING CALCULATION

EXISTING BUILDING
2,100 S.F. / 300 S.F. / SPACE
2,100 / 300 = 7 SPC.

PROPOSED BUILDING
15,345 S.F. / 300 S.F. / SPACE
15,345 / 300 = 52 SPC.

TOTAL SPACES REQUIRED: 59 SPC.

TOTAL SPACES PROVIDED: 59 SPC.

CURB TIE-IN LOCATIONS

AT CURB TIE-IN LOCATIONS SAW-CUT AND REMOVE EXISTING CURBING TO PROVIDE UNIFORM JOINTS BETWEEN EXISTING AND NEW MATERIALS. FIELD VERIFY AND MATCH EXISTING ELEVATIONS AT TIE-INS.

EXISTING O/H WIRES

CONTRACTOR SHALL CONTACT APPLICABLE UTILITY COMPANIES AND RELOCATE EXISTING OVERHEAD WIRES AS REQUIRED.

INFORMATION BY OTHERS

SEE CONSTRUCTION PLANS PROVIDED BY OTHERS FOR THE FOLLOWING DETAILS AND SPECIFICATIONS:

1. SITE LIGHTING
2. CURB, WALK AND RAMPS AT BUILDINGS
3. RETAINING WALL
4. UTILITY CONNECTIONS AT BUILDINGS

DEMOLITION

1. SAW CUT EXISTING PAVEMENT AT TIE-IN LOCATIONS.
2. DEMOLISH EXISTING BUILDINGS, CURBS AND ASPHALT PAVEMENT AS REQUIRED AND DISPOSE OF MATERIAL IN AUTHORIZED PUBLIC DISPOSAL AREA OR ON AN AREA COVERED BY A GRADING AND E&S PERMIT.
3. CONTRACTOR SHALL REPLACE EXISTING CURB WITH NEW CURB AS REQUIRED TO PROVIDE UNIFORM APPEARANCE AND STRUCTURAL INTEGRITY.
4. ANY STRUCTURE, PAVEMENT, CURBING, SIDEWALKS, LANDSCAPING OR ANY OTHER PHYSICAL IMPROVEMMENTS DAMAGED AS A RESULT OF PROVIDING PROPOSED IMPROVEMENTS SHALL BE REPLACED OR REPAIRED TO ITS' ORIGINAL CONDITION AND TO THE SATISFACTION OFTHE OWNER AND/OR THE ENGINEER.

STRIPING NOTES

1. PARKING LOT STRIPING, DIRECTIONAL ARROWS, PAINTED ISLANDS, HANDICAPPED SYMBOLS, FIRE LANES & ETC. SHALL BE PAINTED IN ACCORDANCE WITH V.D.O.T. SPECIFICATIONS AND A.D.A. REQUIREMENTS.
2. PAVEMENT STRIPPING IN V.D.O.T. R/W SHALL BE PROVIDED BY OWNER IN ACCORDANCE WITH STRIPPING LAYOUT PER V.D.O.T. DESIGN.

LANDSCAPING

SEE SHEET NO. 7 FOR BUFFERS, PARKING LOT LANDSCAPING AND LIMITS OF AREAS FOR PARKING LOT LANDSCAPE DETAILS.

LIGHTING REQUIREMENTS

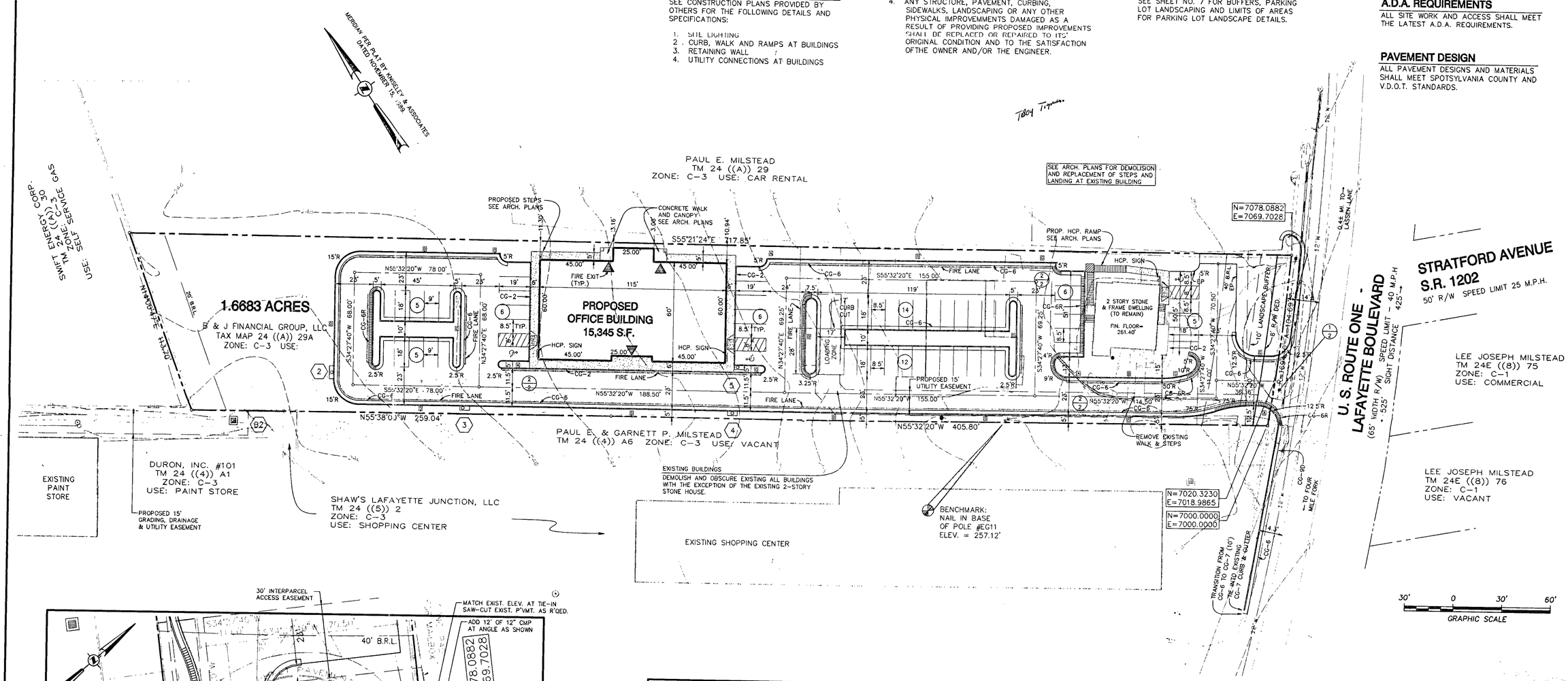
1. PROVIDE OUTSIDE LIGHTING FOR PARKING LOTS WITH A MINIMUM 1.0 LUMEN PER S.F. OF PARKING AREA. (1 FOOT CANDLE = 1 LUMEN / S.F.)
2. SEE SITE LIGHTING PLAN BY OTHERS FOR LOCATION OF LIGHTS AND CONDUITS.
3. ALL SITE LIGHTING SHALL BE DIRECTED AWAY FROM ANY ADJACENT RESIDENTIAL USES.

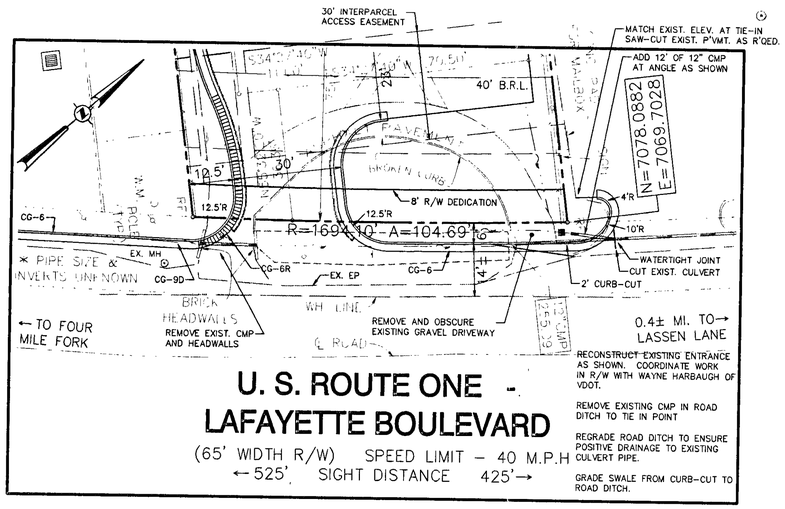
A.D.A. REQUIREMENTS

ALL SITE WORK AND ACCESS SHALL MEET THE LATEST A.D.A. REQUIREMENTS.

PAVEMENT DESIGN

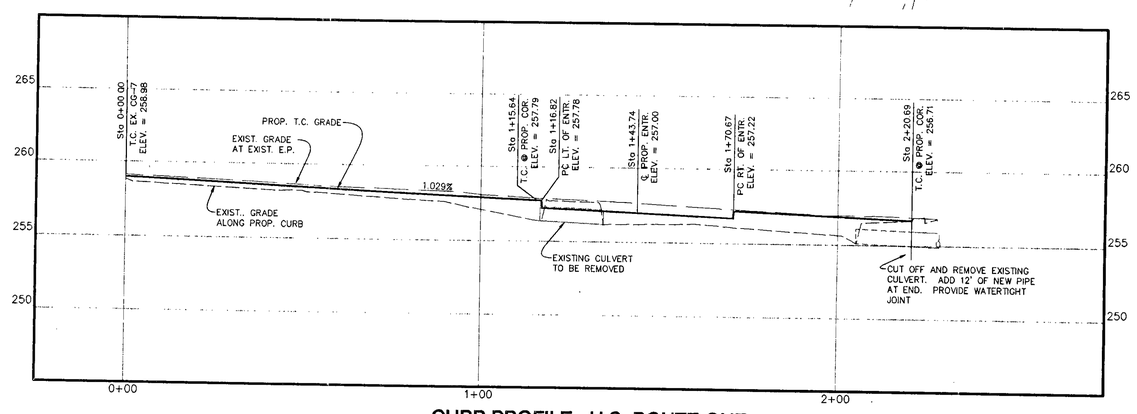
ALL PAVEMENT DESIGNS AND MATERIALS SHALL MEET SPOTSYLVANIA COUNTY AND V.D.O.T. STANDARDS.





ENTRANCE PLAN

SCALE: 1" = 20'



CURB PROFILE - U.S. ROUTE ONE

SCALE: 1" = 20' H 1" = 5' V

DATE	REVISIONS
11-13-98	REVISED PER COUNTY REVIEW
11-24-98	REVISED PER VDOT

COMMONWEALTH OF VIRGINIA
RICHARD H. FURNIVALL
No. 024835
11-25-98

SULLIVAN DONAHOE & INGALLS
ENGINEERS, LAND PLANNERS & SURVEYORS
P. O. BOX 614
10720 COLUMBIA DRIVE FREDERICKSBURG, VIRGINIA 22404
TELEPHONE: 540-898-5078
SDI

R.E. INVESTMENTS, INC
LEE HILL MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

LAYOUT & ENTRANCE PLANS

DES.	RHF
DRAWN	RHF
APP	LWI
JOB NO.	98SP0165
DATE	OCT. 19, 1998
SCALE	SHOWN

SHEET 4 OF 12 SHEETS