

GENERAL NOTES

1. All work shall conform to the latest editions of the **Virginia Uniform Statewide Building Code (USBC)**, applicable **City of Petersburg** ordinances, and all other applicable federal, state, and local regulations.
2. Contractor shall verify all existing site conditions, dimensions, elevations, and utility locations prior to commencement of construction.
3. Contractor shall notify the Engineer immediately of any discrepancies between the plans and existing field conditions before proceeding with construction.
4. Contact **Virginia 811** at least 48 hours prior to excavation. All existing utilities shall be field verified before construction begins.
5. Existing utility locations shown on the plans are approximate and are based on available records and survey information.
6. Contractor shall protect all existing utilities, structures, pavement, sidewalks, landscaping, and improvements designated to remain.
7. Any damage to existing public or private improvements caused by construction shall be repaired or replaced by the Contractor at no additional cost to the Owner.
8. All dimensions shown are in **feet** unless otherwise noted.
9. Elevations shown are referenced to the project Temporary benchmark indicated on the plans.
10. Contractor shall maintain positive drainage throughout all phases of construction.
11. Stormwater runoff shall not be discharged onto adjacent properties in a manner that creates erosion or nuisance conditions.
12. Finished grades shall match existing grades smoothly at the project limits unless otherwise noted.
13. No work shall occur outside the property limits or approved easements without written authorization from the Owner.
14. Contractor shall maintain safe vehicular and pedestrian access to adjacent properties throughout construction.
15. Temporary traffic control shall conform to the latest edition of the **Manual on Uniform Traffic Control Devices (MUTCD)** and applicable VDOT requirements.
16. Contractor shall implement all erosion and sediment control measures prior to any land-disturbing activities and maintain them until permanent stabilization is achieved.
17. All disturbed areas shall be permanently stabilized immediately following final grading.
18. Construction entrance(s) shall be maintained free of mud and debris. Streets shall be kept clean at all times.
19. Contractor shall comply with all applicable OSHA safety requirements.
20. Dust shall be controlled by approved methods throughout construction.
21. Any undocumented underground structures encountered during excavation shall be reported to the Engineer immediately.
22. All materials and workmanship shall conform to applicable ASTM, AASHTO, VDOT, and project specifications.
23. All concrete shall have a minimum compressive strength of **4,000 psi at 28 days** unless otherwise specified.
24. Contractor shall coordinate all utility service interruptions with the utility owner and Owner prior to performing work.
25. Existing monuments, benchmarks, and property corners disturbed during construction shall be replaced by a licensed land surveyor.
26. No stockpiling of materials shall obstruct drainage paths, sidewalks, driveways, or public rights-of-way.
27. Waste materials shall be disposed of at approved disposal facilities in accordance with all applicable regulations.
28. Contractor shall provide all labor, materials, equipment, and incidentals necessary to complete the work shown on these plans.
29. Any field changes affecting the approved plans shall be reviewed and approved by the Engineer prior to construction.
30. These plans shall not be scaled for construction. Written dimensions shall govern.

LOCATION MAP

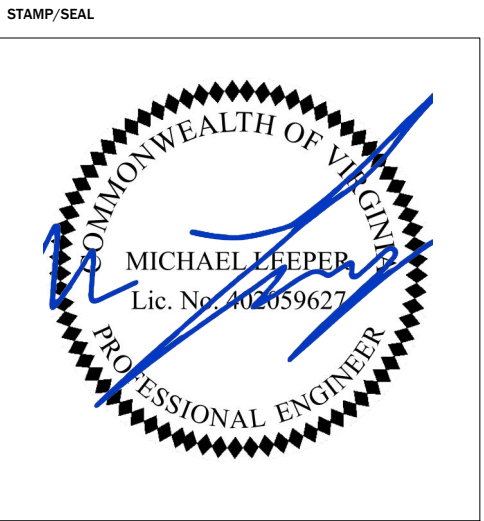
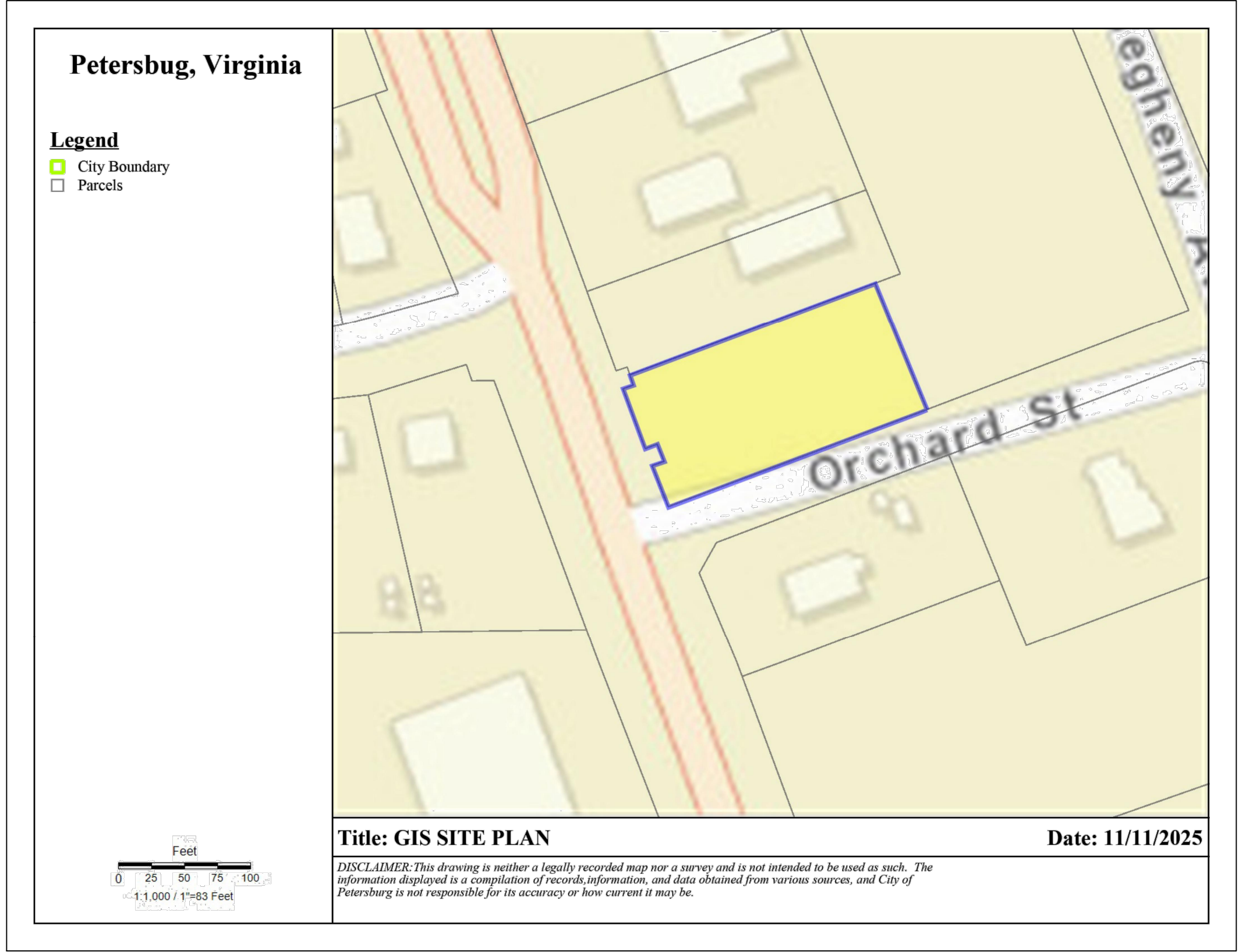


PROJECT SITE

PROJECT DATA	
Project	Auto Repair Shop Development
Project Address	3857 S. Crater Road, Petersburg, VA 23805
Parcel Area	19,181 SF (0.44 Acres)
Zoning	B-2 General Commercial
Existing Use	Vacant Commercial Parcel
Proposed Use	Auto Repair Shop
Front Setback	75 FT
Street Side yard Setback	45 FT
Side Setback	6 FT
Rear Setback	25 FT

DRAWING INDEX

- C1 EXISTING CONDITON PLAN
- C2 DEMOLITION PLAN
- C3 SITE PLAN
- C4 UTILITY PLAN
- C5 GRADING PLAN
- C6 EROSION & SEDIMENT CONTROL PLAN
- C7 LANDSCAPE AND LIGHTING PLAN
- C8a DETAILS-1
- C8b DETAILS-2



Michael Leeper

Digitally signed by Michael Leeper
Date: 2026.07.22 10:49:05 -05'00'

MEMBER NUMBER: 7cc5c8b5f1

PCH NEW PJ AUTO REPAIR SHOP

2026-012

3857 S CRATER ROAD, PETERSBURG, VIRGINIA 23805

Project No. 260012

Issue Date: 07/17/2026

Rev #	Description	Date
0	Issued for Civil Engineer (AISC) Review	07/11/2025
1	Revised per Civil Engineer Review Comments	07/17/2026

Notes

1. PERMIT DRAWINGS

2.

3.

Scale: N.T.S

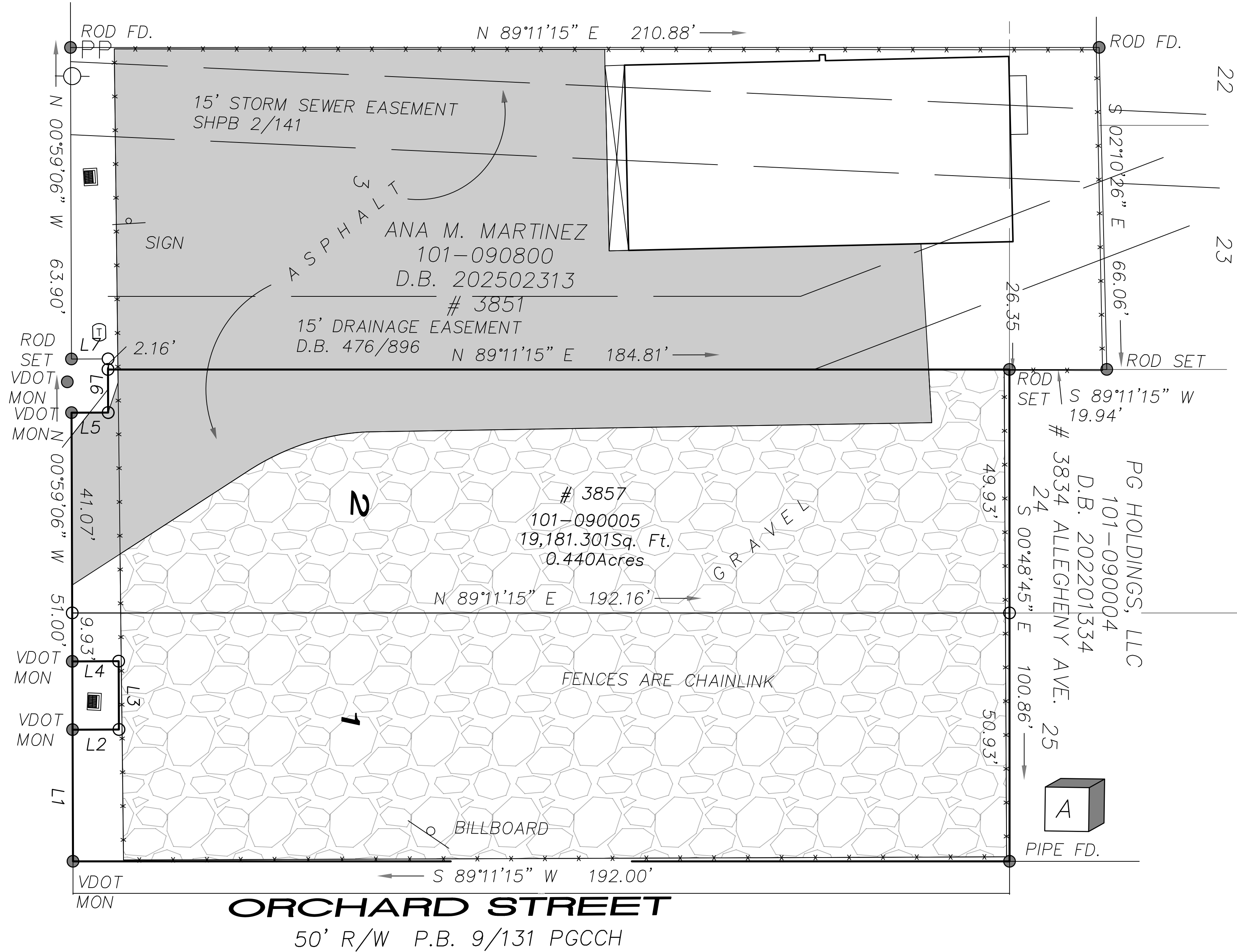
SHEET TITLE: COVER SHEET

SHEET NO.

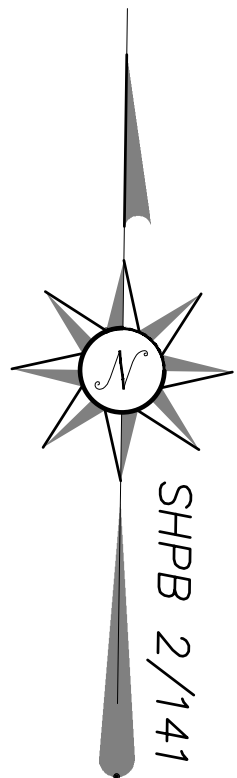
C0

SHEET SIZE: 36" X 24"

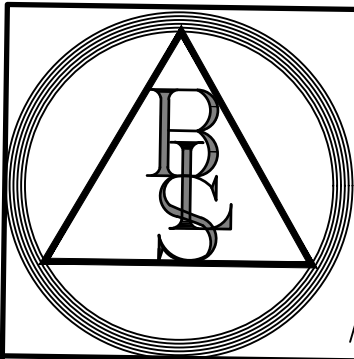
SOUTH CRATER ROAD
U.S. RT. # 301 VARIABLE WIDTH R/W



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER AND IS SUBJECT TO ANY ENCUMBRANCES THAT ONE MAY REVEAL. THIS IS TO CERTIFY THAT ON 10/9/24 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES OTHER THAN AS SHOWN HEREON. THIS PROPERTY IS IN ZONE "X" OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL # 5101120036D, DATED 12/15/2022.

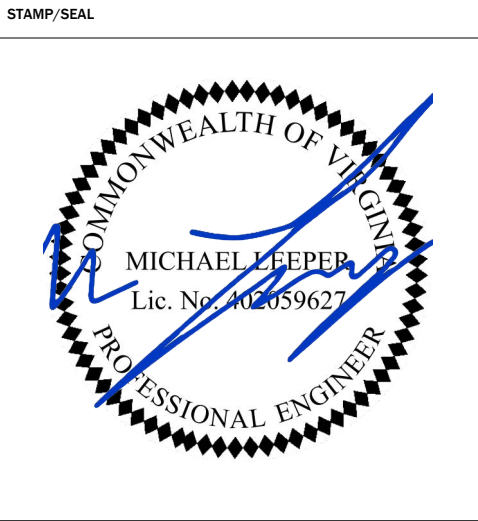
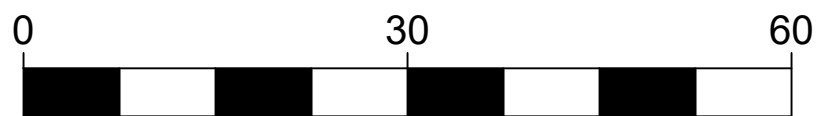


PLAT SHOWING
LOTS 1 & 2 ~ BLOCK A
KOHILICEK
PETERSBURG, VIRGINIA
SURVEYED FOR
PEDRO ROSARIO



**BASELINE
LAND SURVEYING**
526 GROVE AVENUE
PETERSBURG, VIRGINIA 23803
BLS23803@MSN.COM
PH.: 804.520.9180 / FX.: 804.722.9517

DATE: JUNE 15, 2026
DRAWN BY: SLB
CHECKED BY: CALC. CHK.: SLB
JOB NO.: 24933 F.B. 214/13



MEMBER NUMBER: 7cc5c8b51

PCH NEW PJ AUTO REPAIR SHOP
2026-012
3887 S CRATER ROAD, PETERSBURG, VIRGINIA 23805

Project No. 260012
Issue Date:
07/17/2026

Rev #	Description	Date
0	Issued for Civil Engineer OAGC Review	07/11/2026
1	Revised per Civil Engineer Review Comments	07/17/2026

Notes
1. PERMIT DRAWINGS
2.
3.

Scale: 1" = 15'-0"

EXISTING
CONDITION PLAN

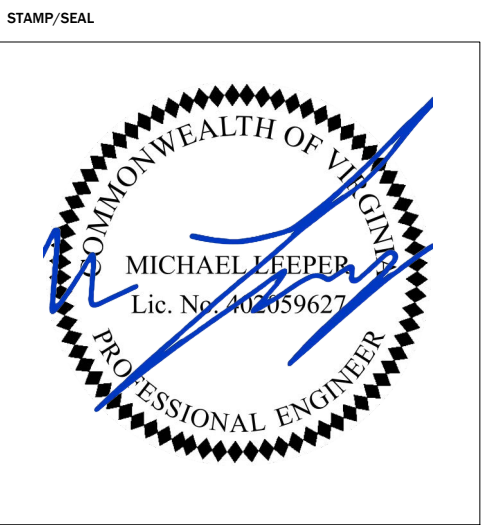
SHEET NO.

C1

SHEET SIZE: 36" X 24"

NOTES

1. Contractor shall verify all existing site conditions prior to commencing demolition.
2. Existing features shown are based on available survey information and field observations. The Contractor shall verify all conditions in the field.
3. Contact **Virginia 811** at least 48 hours before any excavation or demolition activities.
4. Contractor shall protect all existing utilities, structures, pavements, sidewalks, landscaping, and improvements designated to remain.
5. Remove only those items specifically identified on the plans or as directed by the Owner.
6. Contractor shall coordinate all utility disconnections with the appropriate utility providers before demolition.
7. Any utilities encountered that are not shown on the plans shall be reported to the Engineer immediately.
8. Existing utilities that conflict with proposed construction shall be removed, relocated, capped, or abandoned in accordance with utility owner requirements.
9. Existing pavement, curb and gutter, sidewalk, fencing, structures, foundations, and other improvements designated for removal shall be completely removed unless otherwise noted.
10. Remove abandoned foundations, slabs, footings, and underground structures to a minimum depth of **2 feet below proposed finished grade**, unless otherwise directed.
11. Fill all excavations resulting from demolition with approved structural fill compacted in accordance with the project specifications.
12. Salvage materials designated by the Owner. All remaining demolished materials shall become the property of the Contractor and shall be disposed of at an approved disposal facility.
13. Contractor shall control dust, noise, and debris throughout demolition operations.
14. Contractor shall prevent sediment and debris from entering adjacent properties, streets, drainage systems, and waterways.
15. Maintain safe vehicular and pedestrian access throughout construction.
16. Repair any damage to existing improvements caused by demolition operations at no additional cost to the Owner.
17. Trees, vegetation, and site improvements designated to remain shall be protected throughout construction.
18. Any unsuitable material encountered during demolition shall be removed and replaced with approved material.
19. Demolition activities shall comply with all applicable federal, state, local, OSHA, and environmental regulations.
20. Contractor shall restore all disturbed areas not designated for permanent improvements.
21. Existing fuel, oil, grease, or hazardous material storage facilities, if encountered, shall be removed and disposed of in accordance with all applicable environmental regulations.
22. Existing sanitary sewer, water, storm drain, and utility services not required for the proposed development shall be properly abandoned in accordance with the utility owner's requirements.
23. Existing pavement removal limits shall match the proposed construction limits unless otherwise noted.



MEMBER NUMBER: 7cc5c8b5f1

PCH NEW PJ AUTO REPAIR SHOP
2026-012
 3857 S CRATER ROAD, PETERSBURG, VIRGINIA 23805

Project No. 260012

Issue Date:

07/17/2026

[illegible]

Notes

1. PERMIT DRAWINGS
- 2.
- 3.

Scale: 1" = 15'-0"

DEMOLITION PLAN

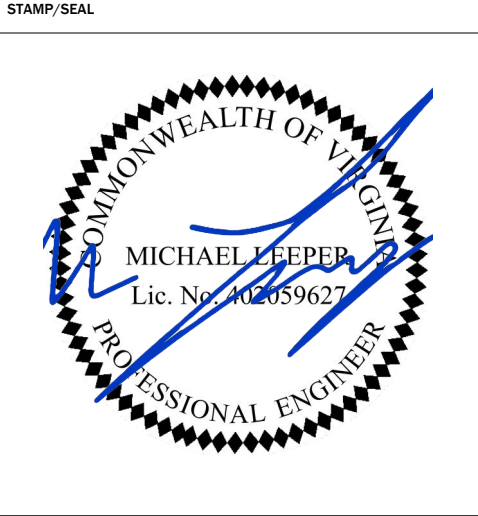
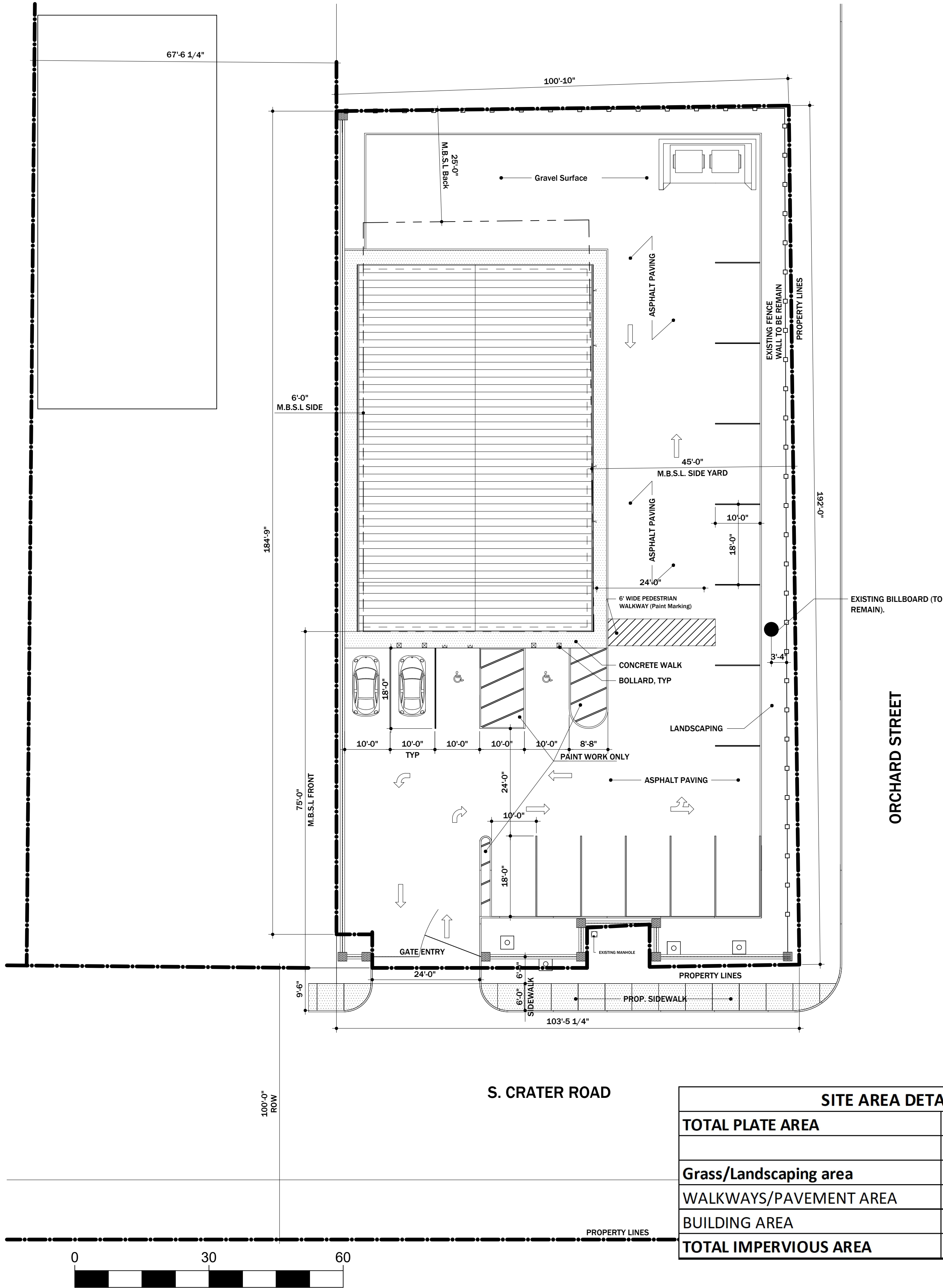
SHEET NO. _____

C2

SHEET SIZE: 36" X 24"

NOTES

1. All work shall conform to the latest adopted editions of the **Virginia Uniform Statewide Building Code (USBC)**, applicable City of Petersburg ordinances, and all other governing agencies.
2. Contractor shall verify all existing dimensions, grades, utilities, and field conditions prior to commencing construction.
3. Contractor shall immediately notify the Engineer of any discrepancies between the plans and existing field conditions before proceeding.
4. Property lines shown are based on the boundary survey provided by the owner.
5. Existing utilities shown are approximate. Contractor shall verify the exact location of all underground and overhead utilities before excavation.
6. Contact **Virginia 811** at least 48 hours prior to any excavation activities.
7. Contractor shall protect all existing utilities, structures, pavement, landscaping, and adjacent properties during construction.
8. Any damaged utilities, sidewalks, pavement, curbs, or public improvements shall be repaired or replaced at the Contractor's expense to the satisfaction of the City.
9. All dimensions are in feet unless otherwise noted.
10. Elevations refer to the project benchmark shown on the plans.
11. Positive drainage shall be maintained away from all buildings.
12. Finished grades shall not direct stormwater onto adjacent properties.
13. Contractor shall maintain access for emergency vehicles throughout construction.
14. Temporary erosion and sediment control measures shall be installed before land disturbance and maintained until permanent stabilization is achieved.
15. All disturbed areas shall be permanently stabilized immediately after final grading.
16. Construction entrance shall be maintained free of mud and debris tracked onto public streets.
17. Contractor shall maintain safe pedestrian and vehicular traffic at all times.
18. All pavement markings and traffic control devices shall conform to the latest edition of the **Manual on Uniform Traffic Control Devices (MUTCD)**.
19. ADA parking spaces, access aisles, curb ramps, and accessible routes shall comply with the **2010 ADA Standards for Accessible Design**.
20. Site lighting, landscaping, signage, and utilities shall be installed in accordance with approved construction documents.
21. No work shall occur outside the property limits or approved easements without written authorization.
22. Any undocumented underground structures encountered during construction shall be reported to the Engineer immediately.
23. Contractor shall be responsible for all construction staking unless otherwise noted.
24. Dust shall be controlled throughout construction by approved methods.
25. Contractor shall comply with all applicable OSHA safety regulations.
26. Final grading shall match existing grades at property boundaries unless otherwise indicated.
27. All materials and workmanship shall comply with applicable ASTM, AASHTO, VDOT, and City of Petersburg standards.
28. All waste materials shall be disposed of in accordance with federal, state, and local regulations.
29. Site shall remain free of standing water after completion of grading.
30. Record drawings shall reflect all approved field changes made during construction.
31. No vehicle repair activities shall occur outside the approved work area.
32. Waste oil, antifreeze, fuels, and hazardous materials shall be stored and disposed of in accordance with applicable environmental regulations.
33. Floor drains shall not discharge to the storm drainage system unless specifically approved.
34. Spill containment measures shall be maintained during construction and operation.
35. Vehicle storage shall remain within designated parking areas.



MEMBER NUMBER: 7cc5c8b5f1

PCH NEW PJ AUTO REPAIR SHOP

2026-012

3887 S CRATER ROAD, PETERSBURG, VIRGINIA 23805

Project No. 260012

Issue Date: 07/17/2026

Rev #	Description	Date
0	Issued for Civil Engineer O&DC Review	07/11/2025
1	Revised per Civil Engineer Review Comments	07/17/2026

Notes

1. PERMIT DRAWINGS
- 2.
- 3.

Scale: 1" = 15'-0"

SHEET TITLE

SITE PLAN

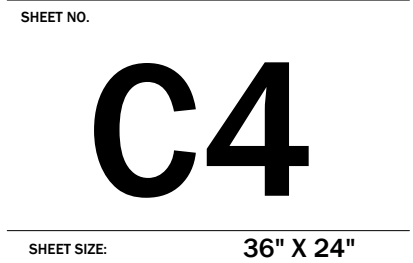
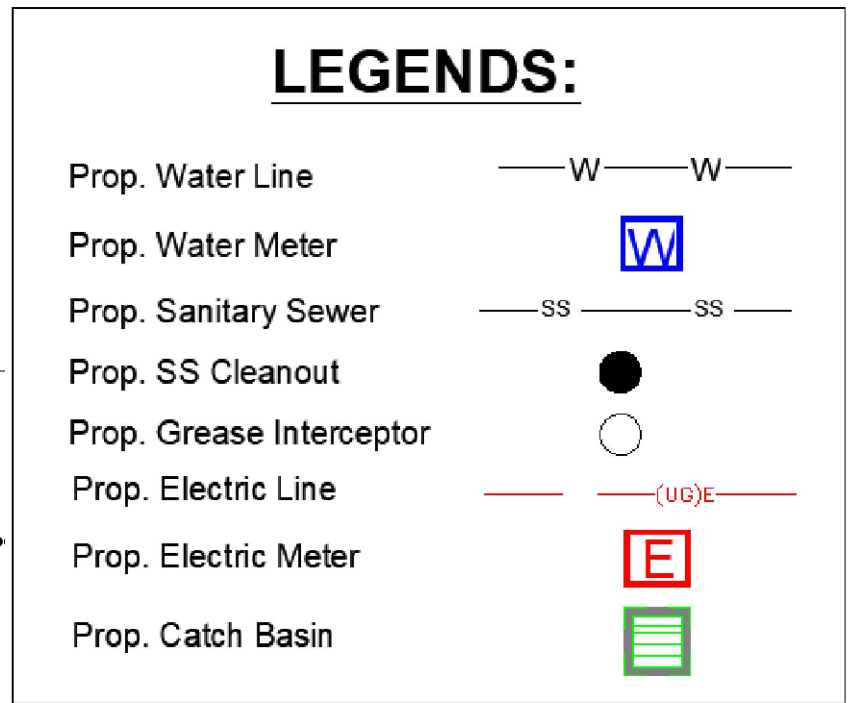
SHEET NO.

C3

SHEET SIZE: 36" X 24"

UTILITY NOTES

1. The Contractor shall verify the location, size, type, and elevation of all existing underground and overhead utilities prior to commencement of construction.
2. The locations of existing utilities shown on these plans are approximate and have been compiled from available record information. The Engineer does not guarantee the accuracy or completeness of utility locations.
3. The Contractor shall notify **Virginia 811** at least **48 hours** prior to excavation for utility marking in accordance with the Virginia Underground Utility Damage Prevention Act.
4. The Contractor shall protect all existing utilities during construction. Any damage to existing utilities shall be immediately reported to the utility owner and repaired at the Contractor's expense.
5. Coordinate all utility work with the respective utility owners prior to construction.
6. Utility construction shall comply with the latest requirements of the **City of Petersburg, VDOT**, applicable utility providers, and all governing regulatory agencies.
7. All water main, sanitary sewer, and storm drainage construction shall comply with the latest approved standards and specifications of the City of Petersburg and applicable utility authority.
8. All utility trenches shall be properly backfilled and compacted in accordance with project specifications and applicable standards.
9. Maintain the minimum horizontal and vertical separation between water mains and sanitary sewers as required by the Virginia Department of Health and local regulations.
10. Utility crossings shall be field verified prior to installation. Any conflicts shall be reported to the Engineer before proceeding.
11. No utility installation shall begin until proposed grading has been substantially completed and utility elevations have been verified.
12. All valve boxes, manholes, cleanouts, meter boxes, and utility structures shall be adjusted to final finished grade.
13. Detectable warning tape shall be installed above underground utility lines where required by the utility owner.
14. Maintain continuous utility service whenever practical. Planned service interruptions shall be coordinated with the affected utility owner and property owner.
15. Existing utilities not designated for removal shall remain in service and shall be protected throughout construction.
16. Any abandoned utilities encountered shall be removed, capped, or abandoned in accordance with the requirements of the utility owner.
17. The Contractor shall maintain safe access to all existing utility facilities throughout construction.
18. Utility easements shall remain free of permanent structures unless otherwise approved by the utility owner.
19. All disturbed pavement, sidewalks, curb and gutter, landscaping, and other improvements shall be restored to equal or better condition than existed prior to construction.
20. All utility materials shall conform to the latest approved standards and specifications of the governing utility authority.
21. Final utility locations shall be verified in the field prior to ordering materials or beginning installation.
22. Contractor shall immediately notify the Engineer of any discrepancies between field conditions and the approved construction plans.
23. No changes to approved utility alignments shall be made without written approval from the Engineer and the applicable permitting authority.
24. Utility installation shall not interfere with existing drainage facilities, stormwater management systems, or required easements.
25. All testing, disinfection, pressure testing, leakage testing, and inspections shall be completed and approved by the applicable utility authority before the utilities are placed into service.



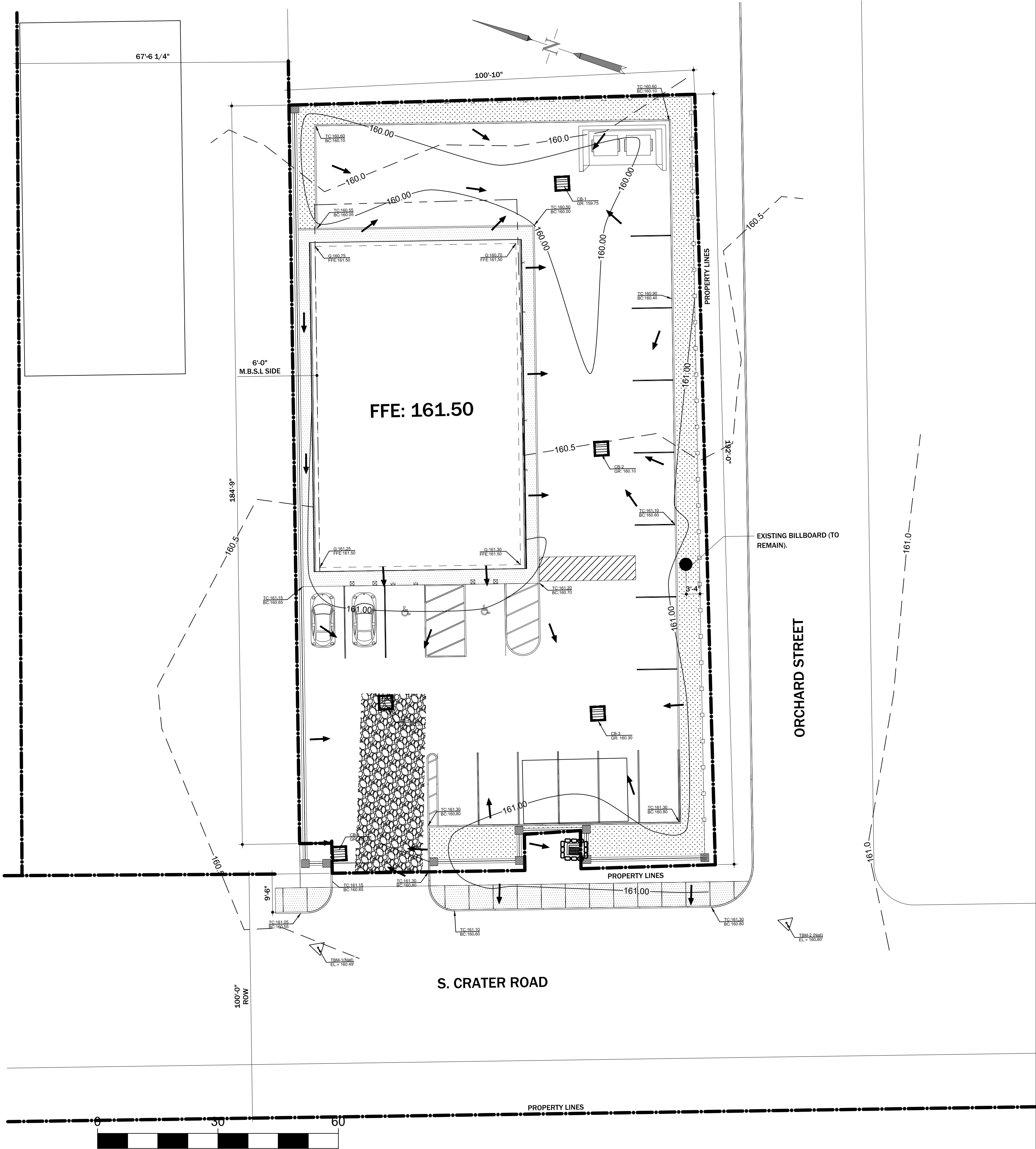
NOTES

- Contractor shall verify all existing grades and field conditions prior to commencing earthwork operations.
- All grading shall conform to the lines, grades, and elevations shown on the approved plans.
- Finished grades shall provide positive drainage away from all buildings and structures.
- A minimum slope of **2.0%** shall be maintained for landscaped areas adjacent to buildings unless otherwise noted.
- Asphalt pavement shall have a minimum finished cross slope of **1.5%** and a maximum of **5.0%**.
- Concrete sidewalks shall have a maximum cross slope of **2.0%** and shall comply with the **2010 ADA Standards for Accessible Design**.
- Accessible parking spaces, access aisles, and accessible routes shall comply with ADA requirements and applicable Virginia standards.
- Contractor shall not alter drainage patterns outside the project limits without approval from the Engineer and applicable authorities.
- Finished grading shall match existing grades smoothly at the property lines unless otherwise indicated.
- Stormwater runoff shall be directed toward approved drainage structures and shall not be discharged onto adjacent properties in a manner that creates erosion, flooding, or nuisance conditions.
- Contractor shall maintain existing drainage facilities during construction unless otherwise noted.
- Temporary drainage measures shall be provided as necessary to prevent ponding and erosion during construction.
- Remove all unsuitable materials encountered during grading and replace with approved compacted structural fill.
- Fill material shall be placed in maximum **8-inch loose lifts** and compacted to not less than **95% of the maximum dry density** in accordance with **ASTM D698 (Standard Proctor)**, unless otherwise specified.
- Subgrade beneath pavements shall be proof-rolled and approved by the Engineer prior to placement of aggregate base.
- Areas disturbed by grading shall be permanently stabilized immediately after final grading.
- Contractor shall protect adjacent properties from sediment, erosion, and runoff generated by construction activities.
- Existing drainage structures to remain shall be protected from damage and sediment deposition during construction.
- Maintain positive drainage throughout all phases of construction.
- No standing water shall remain on pavement or landscaped areas after completion of construction.
- Contractor shall restore all disturbed areas outside the limits of construction to original or better condition.
- Final grading shall ensure drainage away from building foundations at a minimum slope of **5% for the first 10 feet**, where practical.
- Grade transitions shall be smooth and free of abrupt changes unless specifically detailed on the plans.
- Earthwork shall not begin until all required erosion and sediment control measures have been installed.
- Contractor shall coordinate all grading activities with utility installation to minimize rework.
- Any field conditions requiring modification of the grading design shall be reviewed and approved by the Engineer prior to implementation.
- Contractor shall be responsible for maintaining safe access throughout grading operations.
- All grading work shall comply with applicable City of Petersburg requirements, Virginia regulations, and project specifications.
- Surface drainage shall be directed away from service bays and vehicle repair areas to prevent stormwater from entering the building.
- Stormwater from paved areas shall be collected by approved drainage structures and conveyed to the existing or proposed storm drainage system. No direct discharge onto adjacent properties or public rights-of-way shall be permitted.

Drainage Structure Schedule					
Sr #	Description	Gr. Level	Invert Inlet	Invert Outlet	Depth
CB-1	4'x4' Catch Basin	159.75	157.10	156.65	3.10
CB-2	4'x4' Catch Basin	160.10	156.02	155.92	4.18
CB-3	4'x4' Catch Basin	160.30	155.29	155.02	5.28
	Existing Chamber		154.68	Connect to City Drainage Chamber	
CB-5	4'x4' Catch Basin	160.30		157.30	3.00
CB-4	4'x4' Catch Basin	160.30	156.94	156.94	3.36

LEGENDS

- Existing Contour160.5.....
- Prop. Contour ———160.00———
- Prop. Top of Curb TC
- Prop. Bottom of Curb BC
- Prop. Catch Basin
- Prop. Drainage with Flow
- Prop. Grading Flow Direction



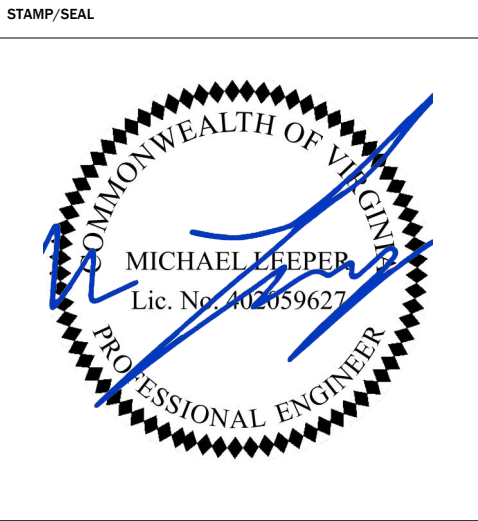
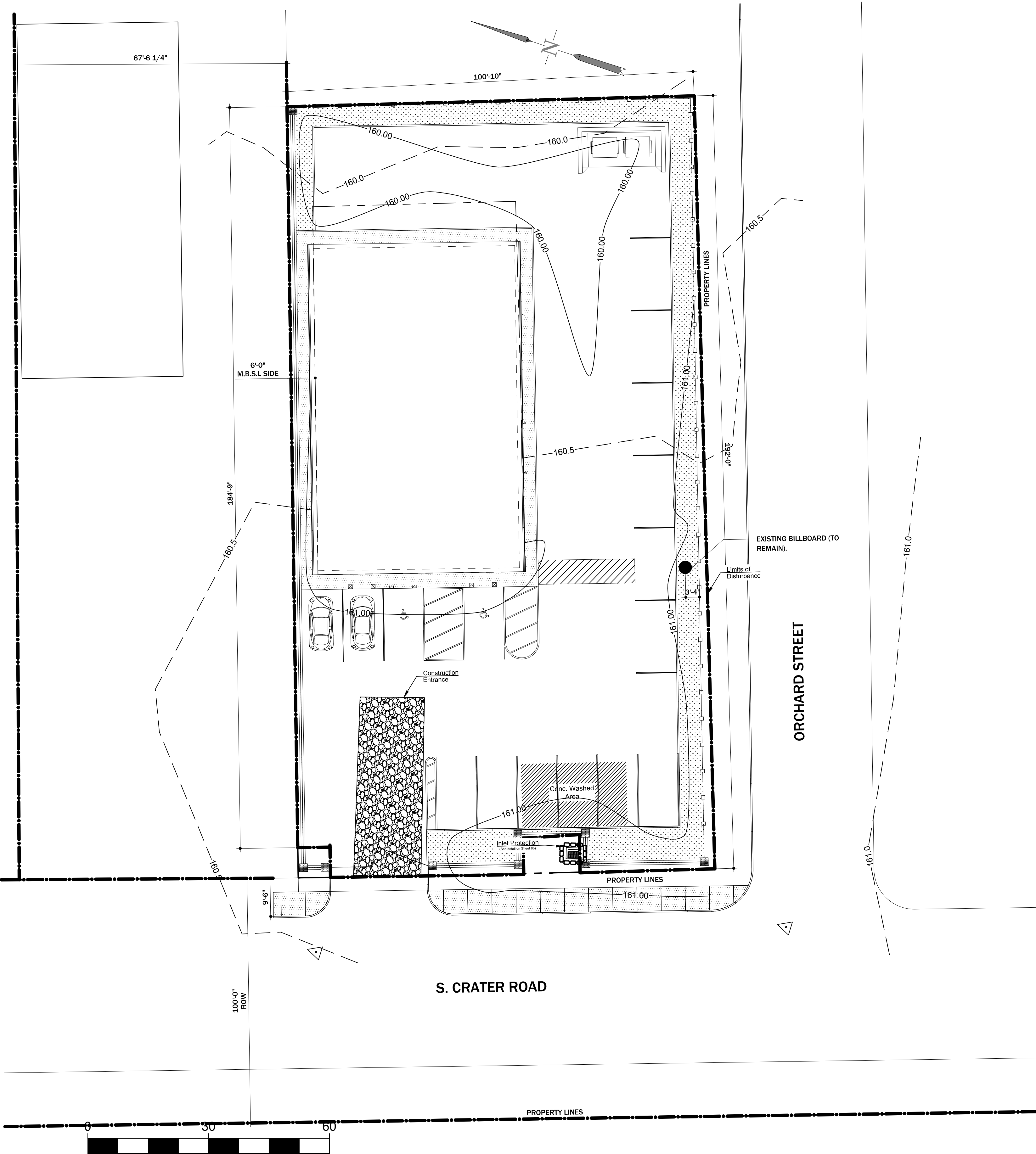
EROSION & SEDIMENT CONTROL NOTES

1. Install all erosion and sediment control measures shown on the plans prior to commencing land-disturbing activities.
2. Maintain all erosion and sediment control measures in effective operating condition throughout construction.
3. Disturbed areas that remain inactive for more than **14 days** shall be temporarily stabilized.
4. Permanently stabilize all disturbed areas immediately upon completion of final grading.
5. Inspect erosion and sediment control measures at least once every **7 calendar days** and within **48 hours** after each runoff-producing storm event. Perform maintenance as required.
6. Maintain the stabilized construction entrance to minimize tracking of sediment onto public streets. Remove any sediment deposited on public roadways by the end of each workday.
7. Install and maintain inlet protection at the existing storm drainage inlet receiving runoff from disturbed areas.
8. Provide and maintain a designated concrete washout area throughout construction.
9. Temporary erosion and sediment control measures shall remain in place until final site stabilization is achieved and approved.
10. All erosion and sediment control practices shall comply with the approved plans and applicable requirements of the **Virginia Erosion and Stormwater Management Program (VESMP)** and the **City of Petersburg**.

SEQUENCE OF EROSION & SEDIMENT CONTROL WORK

1. Layout and clearly mark the **Limit of Disturbance (LOD)** prior to any land-disturbing activities.
2. Install the **Stabilized Construction Entrance** before construction traffic enters the site.
3. Install **Inlet Protection** at the existing inlet chamber.
4. Establish the designated **Concrete Washout Area**.
5. Perform clearing, grading, excavation, and construction activities within the approved **Limit of Disturbance**.
6. Provide temporary stabilization for disturbed areas that remain inactive for more than **14 days**.
7. Complete final stabilization by permanent seeding, landscaping, or other approved stabilization measures.
8. Inspect and maintain all erosion and sediment control measures throughout construction.
9. Remove temporary erosion and sediment control measures after final stabilization and approval by the Engineer.

SITE AREA DETAIL	
TOTAL PLATE AREA	19,181.3 SF
Existing Impervious Area	2,857.0 SF
On Site Disturbance	19,181.3 SF
Limit of Disturbance (LOD)	19,181.3 SF
Prop. Impervious Area	16,710.3 SF



MEMBER NUMBER: 7cc5c8b51

PCH NEW PJ AUTO REPAIR SHOP
2026-012
3887 S CRATER ROAD, PETERSBURG, VIRGINIA 23805

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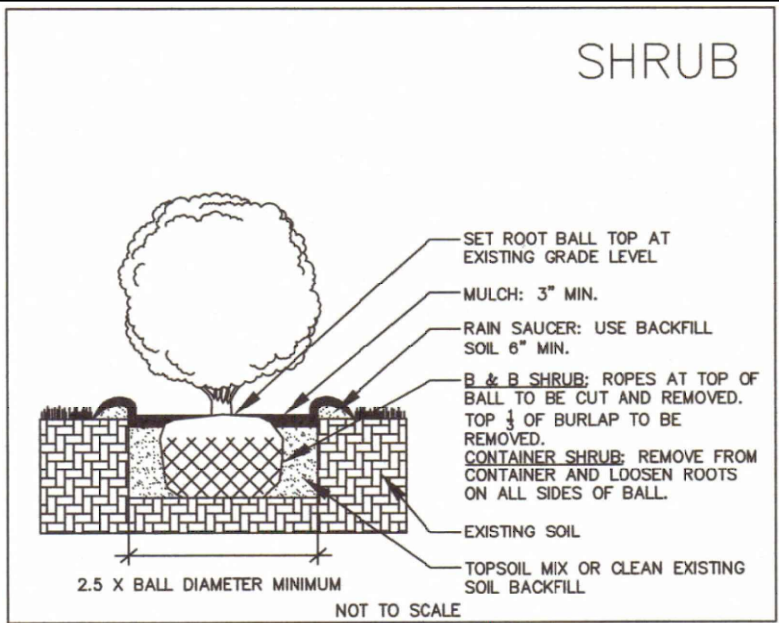
- Notes
1. PERMIT DRAWINGS
 - 2.
 - 3.

Scale: 1" = 15'-0"

SHEET TITLE
Erosion & Sediment
Control Plan

SHEET NO.
C6
SHEET SIZE: 36" X 24"

- LANDSCAPE PLANTING NOTES**
- ALL WORK SHALL BE COORDINATED WITH THE VARIOUS TRADES.
 - ALL PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.
 - LANDSCAPE CONTRACTOR WILL PROVIDE OWNER WITH DETAILED WRITTEN LANDSCAPE MAINTENANCE INSTRUCTIONS PRIOR TO FINAL ACCEPTANCE.
 - ALL SOIL USED SHALL BE FREE OF SUBSOIL, FOREIGN MATTER, ROOTS, STUMPS, AND STONES LARGER THAN 2" IN DIMENSION.
 - THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO ACCEPT OR DECLINE ANY MATERIAL THAT HE DEEMS UNACCEPTABLE. REJECTED MATERIAL SHALL BE REMOVED PROMPTLY FROM THE SITE.
 - LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING PLANT MATERIAL FROM ANY DAMAGE DUE TO LANDSCAPE WORK.
 - IN AREAS WHERE PLANTING OCCURS IN WET SOILS, RAISE THE PLANT 4" ABOVE THE NORMAL PLANTING DEPTH AND PROVIDE 4" OF #68 STONE AT BOTTOM OF PIT. SHAPE SURROUNDING GRADE TO MATCH.
 - ALL PLANT BEDS SHALL BE MULCHED 3" IN DEPTH AND EDGED CLEANLY WHERE ADJACENT TO ANY EXISTING LAWN, SOD, OR SEEDED AREAS.
 - FIELD ADJUSTMENTS MAY BE NECESSARY BECAUSE OF SITE CONDITIONS. MAJOR ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE DESIGNER.
 - PLANTING PROCEDURE FOR PLANT MATERIAL SHALL BE IN ACCORDANCE WITH ALL DETAILS.



NO LANDSCAPING OF ANY TYPE SHALL BE PLACED WITHIN A THREE FOOT RADIUS OF ANY FIRE HYDRANT, FIRE PUMP TEST HEADER, FIRE DEPARTMENT SPRINKLER SYSTEM CONNECTION, FIRE DEPARTMENT STANDPIPE CONNECTION, OR FIRE SUPPRESSION CONTROL VALVE. LANDSCAPING IN THE AREA OF FIRE HYDRANTS, FIRE PUMP TEST HEADERS, FIRE DEPARTMENT SPRINKLER CONNECTIONS OR FIRE DEPARTMENT STANDPIPE CONNECTIONS SHALL BE OF THE TYPE THAT WILL NOT ENCROACH ON THE REQUIRED THREE FOOT CLEAR RADIUS ON MATURITY OF LANDSCAPING.

Luminaire list (Site 1)									
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Maintenance factor	Connected load	Quantity	Legend
1	Cooper Lighting	LUMARK WALPAK GLASS 2LED 4000K	LWP-GL-3B-E D-7040	1x (2) 4000K COB LEDS	3270 lm	0.80	11 W	7	
2	Cooper Lighting	2A AXCENT LED REFRACTIVE LENS WALLPACK WITH 3000K 80CRI LEDES AND GLARE REDUCTING LENS	AXCS2ARL-GRF-W	1x	2233 lm	0.80	11 W	2	

#	Name	Parameter	Min	Max	Average	Mean/Min	Max/Min
1	Working plane (Outdoor Area)	Perpendicular illuminance (Adaptive)	0.000 fc	5.99 fc	0.60 fc	—	—

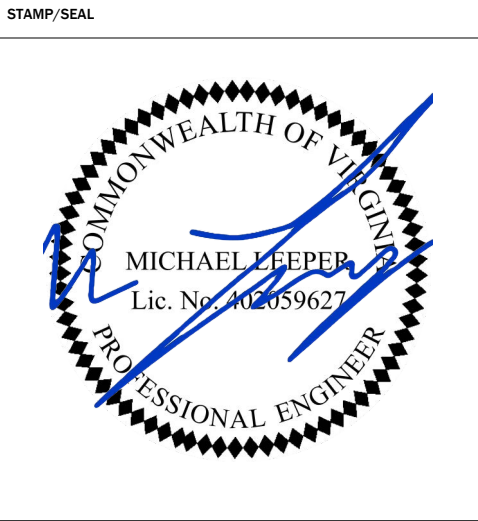
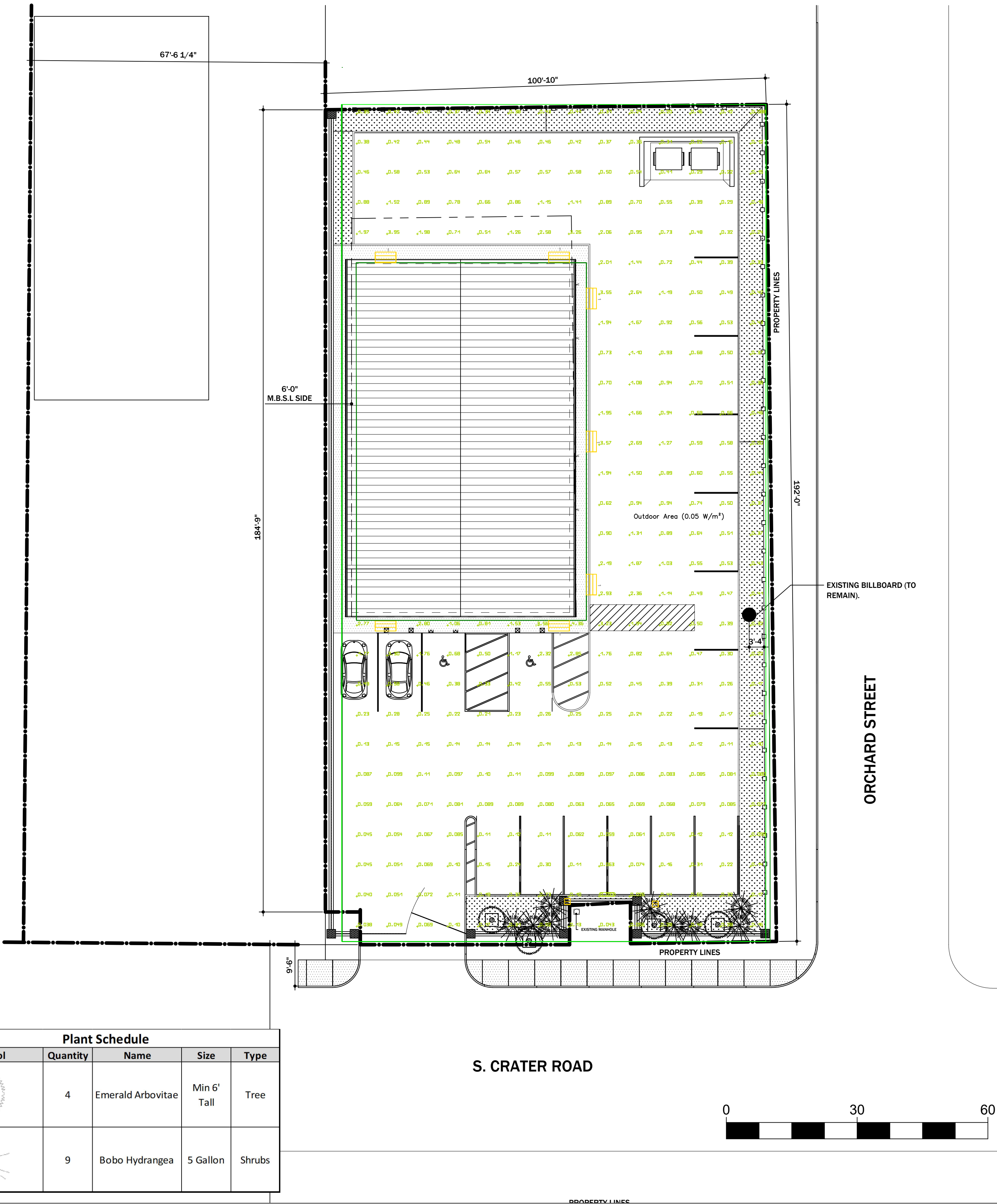
STANDARD NOTES REQUIRED ON LANDSCAPE PLANS

- ALL PLANT MATERIAL SIZES AND GRADING ARE TO COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
- A CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTACT "MISS UTILITY" AT 1-800-552-7001.
- NO CHANGES TO PLANT SCHEDULE UNLESS FIRST APPROVED BY THE CITY OF PETERSBURG PLANNING DEPARTMENT PLANS REVIEW SECTION.
- LANDSCAPING WILL BE INSTALLED AND MAINTAINED SO AS NOT TO INTERFERE WITH SIGHT DISTANCE NEEDS OF DRIVERS IN THE PARKING AREAS AND AT THE ENTRANCE/EXIT LOCATIONS.
- PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH THE APPROVED PLANS BY A SITE REVIEW AGENT OF THE CITY OF PETERSBURG PLANNING DEPARTMENT PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY.

Lighting Notes

- Exterior lighting shall be installed in accordance with the approved site plan and applicable City of Petersburg requirements.
- All exterior lighting fixtures shall be fully shielded and directed downward to minimize glare onto adjacent properties and public rights-of-way.
- Mounting heights shall be as indicated on the approved lighting plan.
- Photometric calculations are based on finished grade elevations.
- Photometric calculations are based on the proposed fixture layout and manufacturer's published photometric data. Actual field conditions may result in minor variations.
- Contractor shall verify all underground utilities prior to installation of light pole foundations.
- Any modifications to the lighting layout or fixture specifications shall be submitted to the Engineer for review prior to installation.

Plant Schedule				
Symbol	Quantity	Name	Size	Type
	4	Emerald Arbovitae	Min 6' Tall	Tree
	9	Bobo Hydrangea	5 Gallon	Shrubs



MEMBER NUMBER: 7cc5c8b51

PCH NEW PJ AUTO REPAIR SHOP
2026-012
3887 S CRATER ROAD, PETERSBURG, VIRGINIA 23805

Project No. 260012

Issue Date:

07/17/2026

Revisions		
Rev #	Description	Date
0	Issued for Civil Engineer QA/QC Review	07/11/2026
1	Revised per Civil Engineer Review Comments	07/17/2026

Notes
1. PERMIT DRAWINGS
2.
3.

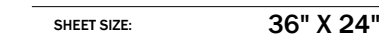
Scale: 1" = 15'-0"

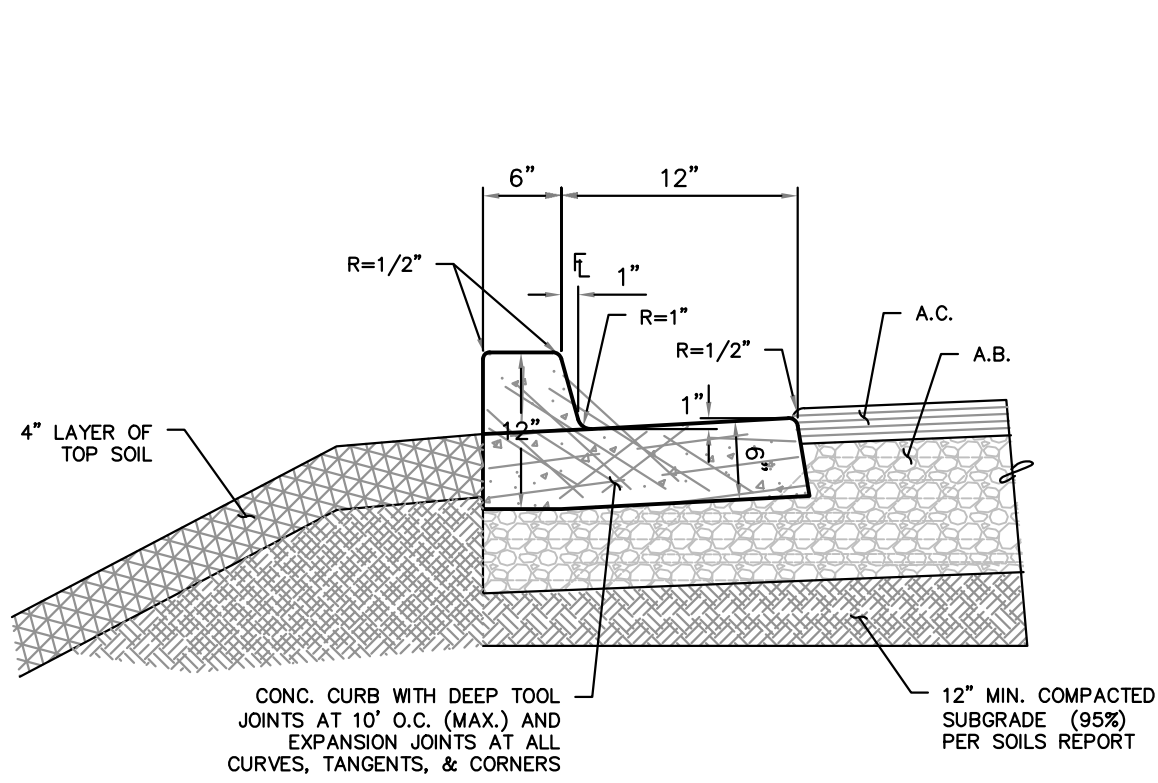
SHEET TITLE
Landscaping and Lighting Plan

SHEET NO.

C7

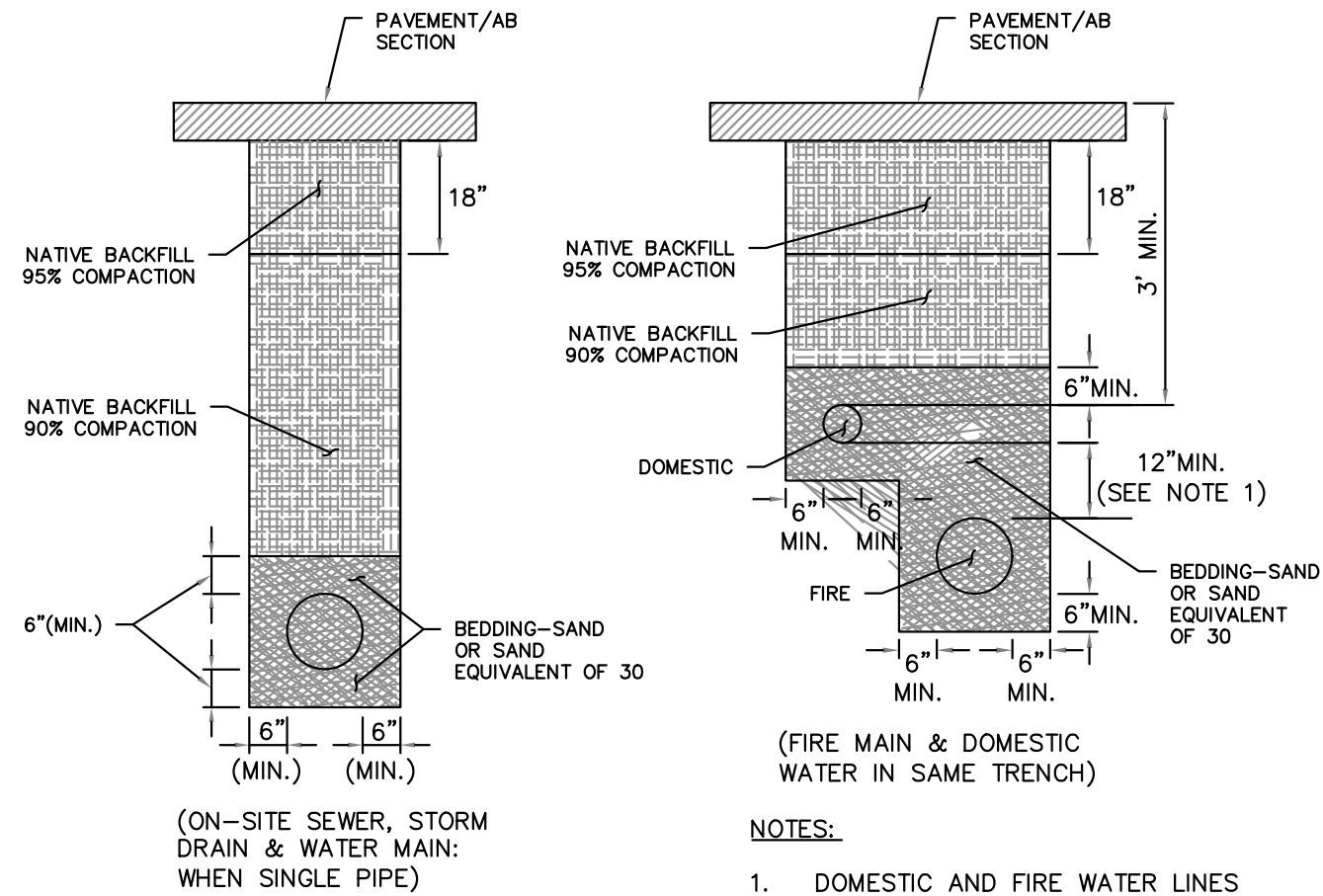
SHEET SIZE: 36" X 24"





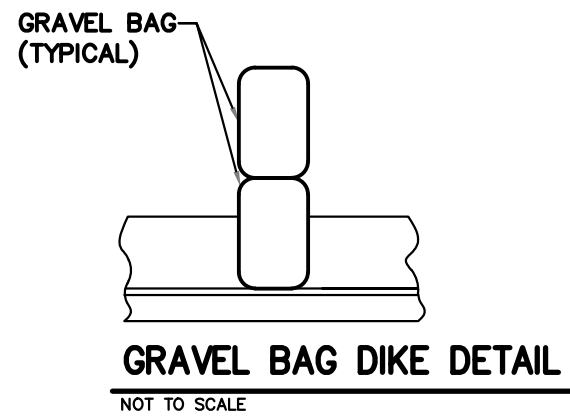
6" CURB & GUTTER @ LANDSCAPING

NOT TO SCALE



TYPICAL TRENCH SECTION

NOT TO SCALE

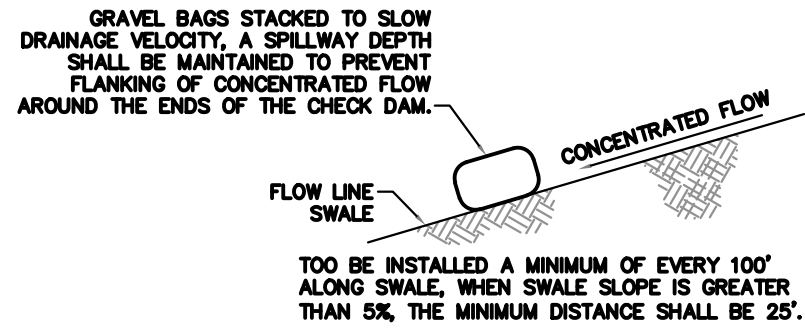


GRAVEL BAG SPECIFICATIONS -

BAGS SHALL BE BURLAP WOVEN FABRIC.

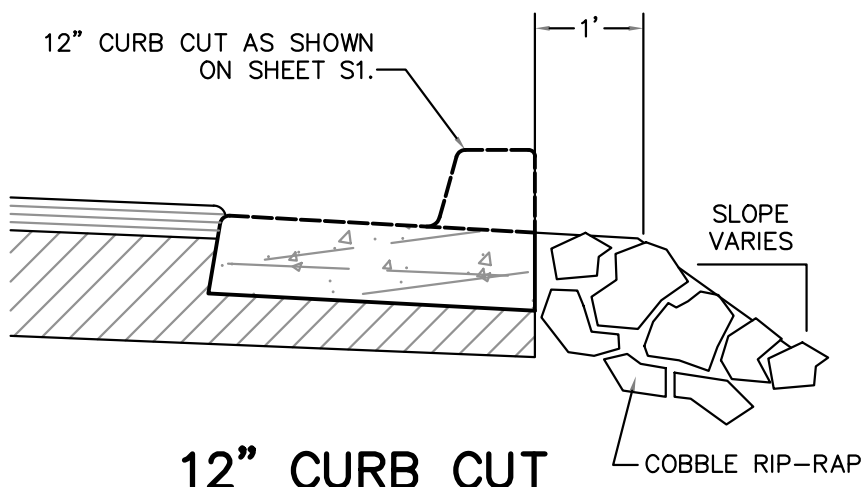
EACH GRAVEL-FILLED BAG SHALL HAVE A LENGTH OF 18 IN, WIDTH OF 12 IN, THICKNESS OF 3 IN, AND MASS OF APPROXIMATELY 33 LB. BAG DIMENSIONS ARE NOMINAL, AND MAY VARY BASED ON LOCALLY AVAILABLE MATERIALS. ALTERNATIVE BAG SIZES SHALL BE SUBMITTED TO THE RE FOR APPROVAL PRIOR TO DEPLOYMENT.

FILL MATERIAL SHALL BE BETWEEN 0.4 AND 0.8 INCH IN DIAMETER, AND SHALL BE CLEAN AND FREE FROM CLAY BALLS, ORGANIC MATTER, AND OTHER DELETERIOUS MATERIALS. THE OPENING OF GRAVEL-FILLED BAGS SHALL BE SECURED SUCH THAT GRAVEL DOES NOT ESCAPE. GRAVEL-FILLED BAGS SHALL BE BETWEEN 28 AND 48 LB IN MASS. FILL MATERIAL IS SUBJECT TO APPROVAL BY THE RE.



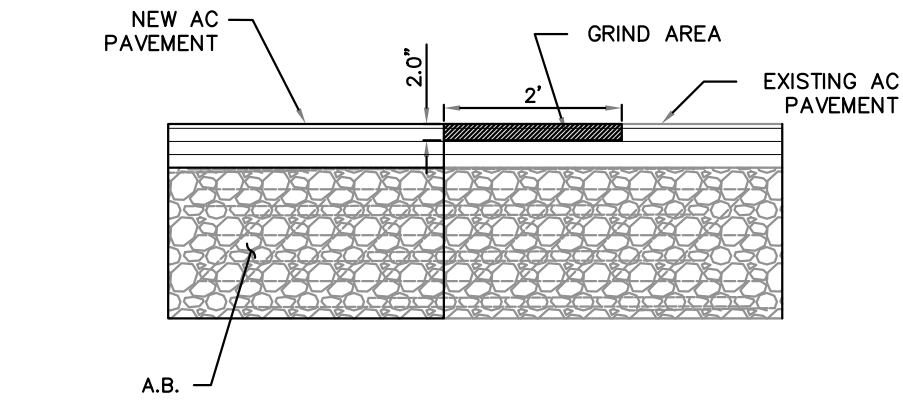
VELOCITY CHECK DAM

NOT TO SCALE



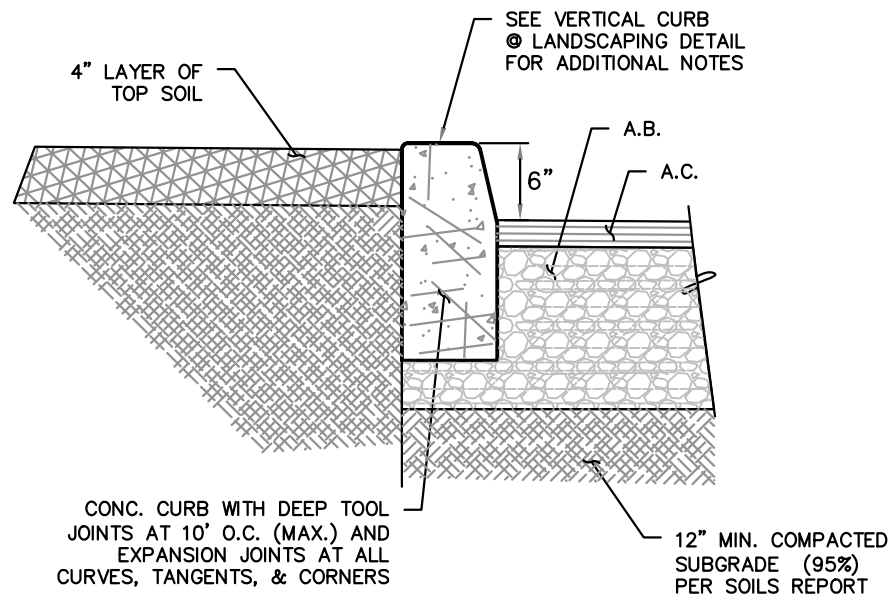
12" CURB CUT

NOT TO SCALE



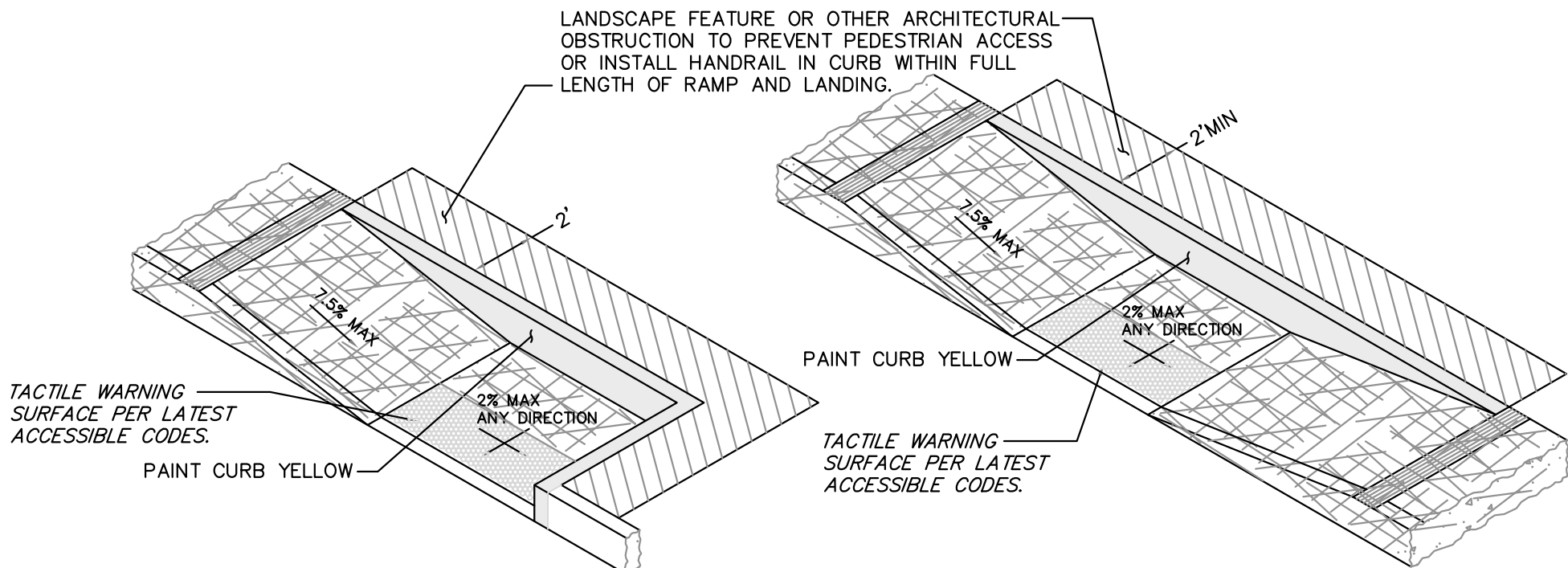
AC TRANSITION DETAIL

NOT TO SCALE



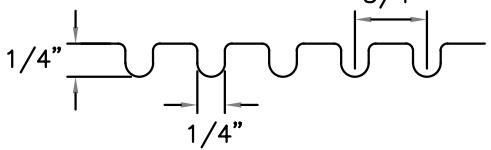
6" VERTICAL CURB @ LANDSCAPING

NOT TO SCALE



TYPE B ACCESSIBLE RAMP

NOT TO SCALE

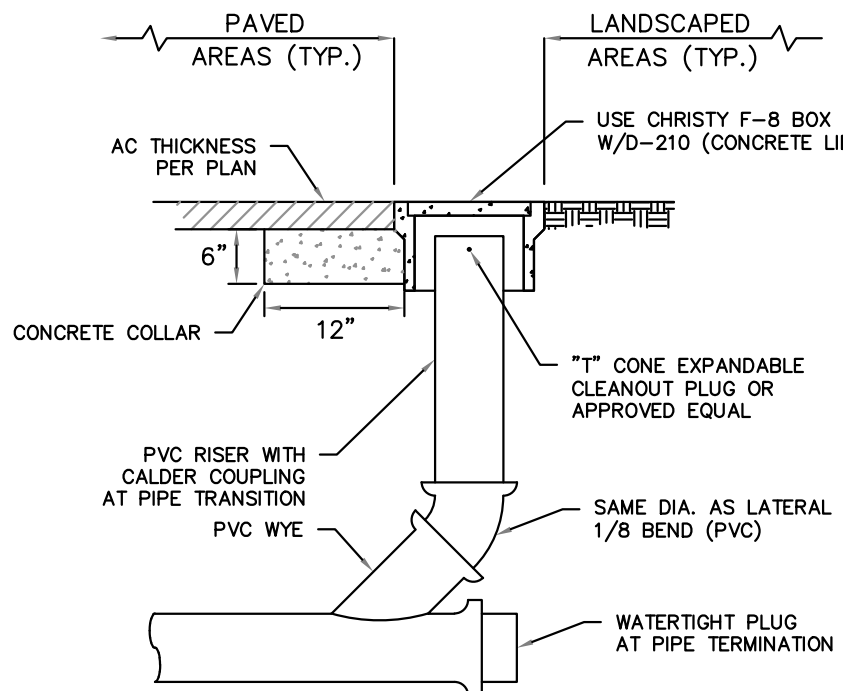


RAMP NOTES:

1. RAMPS SHALL HAVE 1' WIDE TACTILE WARNING STRIP AT TOP OF RAMP PER GROOVING DETAIL THIS SHEET.
2. SURFACE OF RAMP SHALL HAVE A TRAVERSE BROOVED SURFACE ROUGHER THAN SURROUNDING SIDEWALK.
3. COMPACT TOP 6" OF SUBGRADE UNDER RAMP TO 90%.
4. DETECTABLE WARNING SURFACE (TRUNCATED DOMES) PER COV STD DTL 3-15D. WARNING SURFACE SHALL EXTEND TO THE FULL WIDTH OF THE RAMP AND BE 3' MIN. IN DEPTH.
5. ALL CURB RAMPS SHALL CONFORM TO THE COV STD DETAILS.

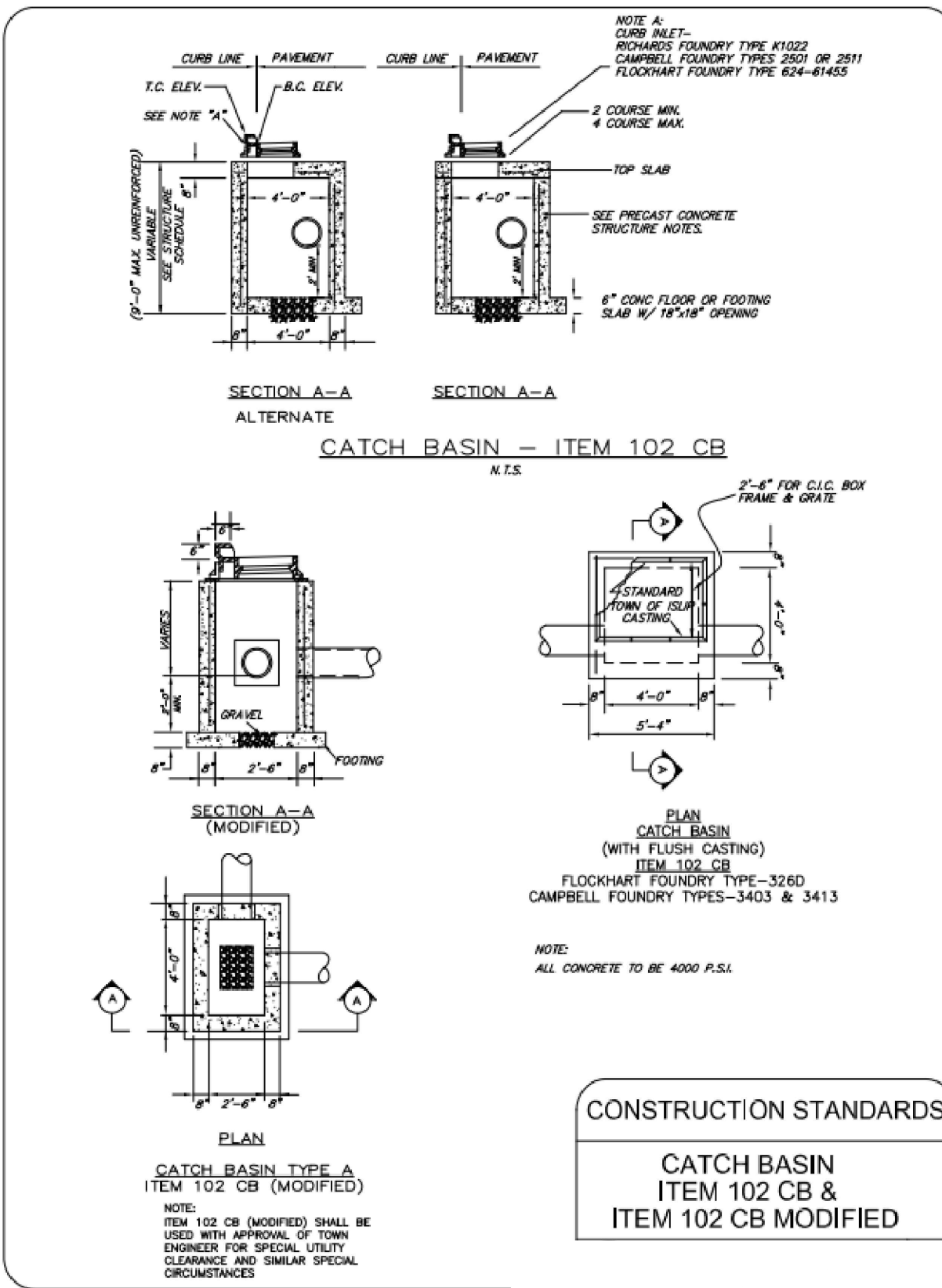
TACTILE WARNING STRIP GROOVING DETAIL

NOT TO SCALE



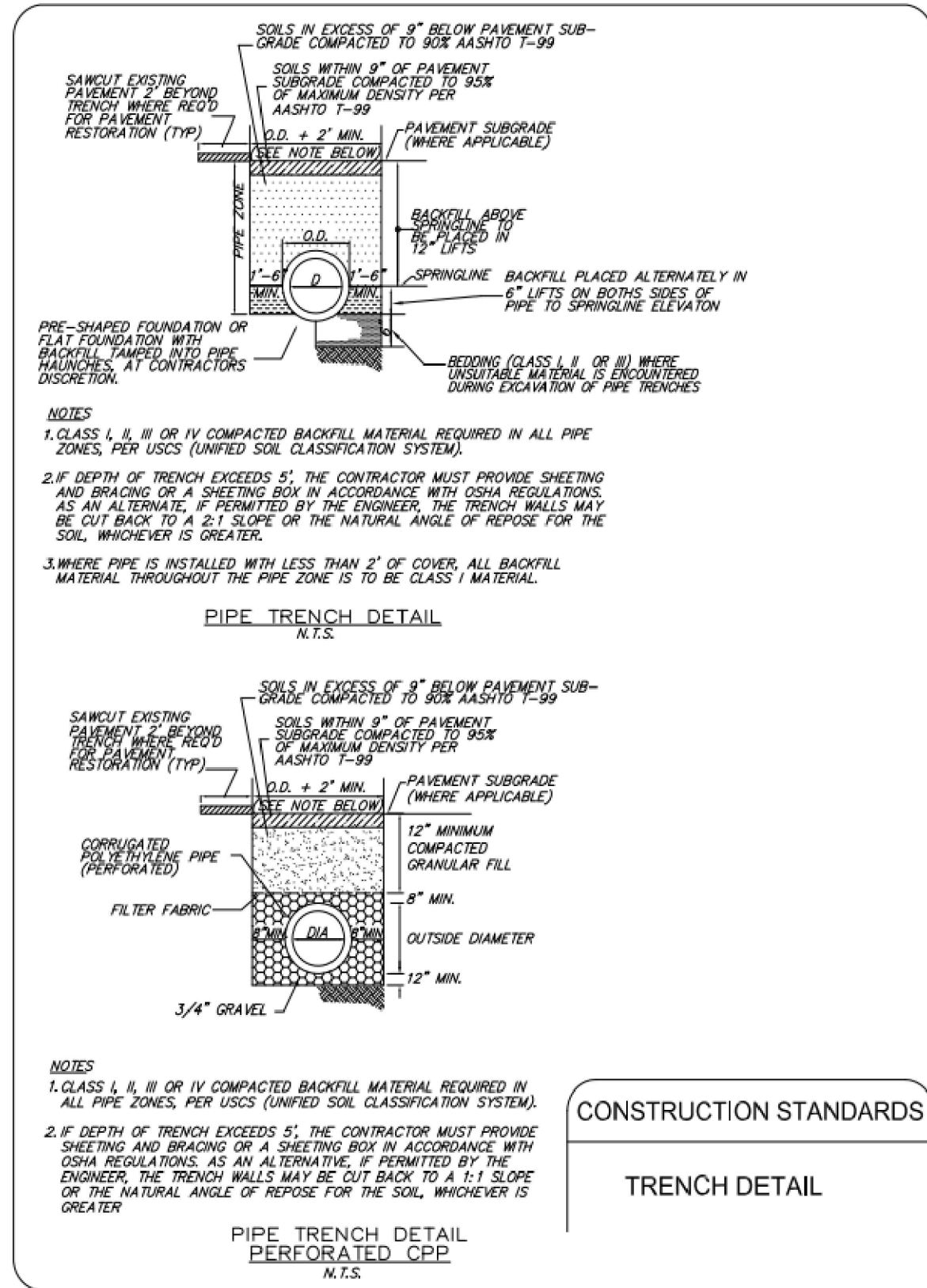
TYPICAL SANITARY SEWER CLEANOUT INSTALLATION

NOT TO SCALE



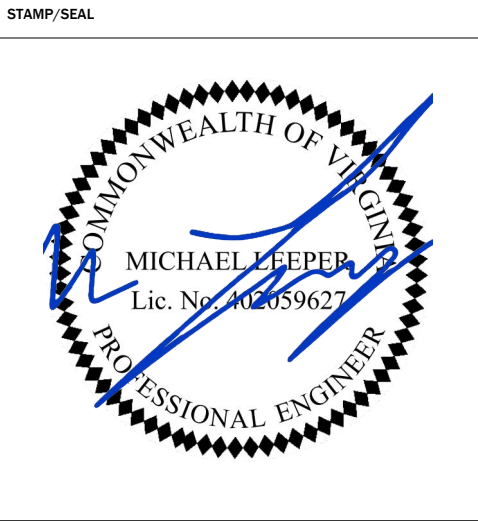
CONSTRUCTION STANDARDS

CATCH BASIN
ITEM 102 CB &
ITEM 102 CB MODIFIED



CONSTRUCTION STANDARDS

TRENCH DETAIL



MEMBER NUMBER: 7cc5c8b51

PCH NEW PJ AUTO REPAIR SHOP

2026-012

3887 S CRATER ROAD, PETERSBURG, VIRGINIA 23805

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Notes
1. PERMIT DRAWINGS
2.
3.

Scale: N.T.S.

SHEET TITLE

Details-2

SHEET NO.

C8b

SHEET SIZE: 36" X 24"