

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2020-34: Valvoline Initial Site Plan
Review Type	Initial Site Plan/Preliminary Review of Architectural Design
Parcel Identification	04500-00-00-111C0
Location	East of 29 North, west of Gander Drive between Atlantic Union Bank and Goodwill
Zoned	Highway Commercial (HC), Entrance Corridor (EC)
Owner/Applicant	First Gold Leaf Land Trust / CESO (Kelly Schwieterman)
Magisterial District	Rio
Proposal	To construct a 2,080-sf oil change facility with associated site improvements on approximately .52 acres.
Context	The subject property is accessed by an internal road, Gander Drive, and is located within the Northtown Center development. Route 29 is largely characterized by commercial development with nearby developments including Rivanna Plaza across Route 29 to the west, Lowe's and Rio Hill Shopping Center to the southwest, Harbor Freight and Goodwill in the former Gander Mountain store to the south, and another phase of the Northtown Center to the southeast.
Visibility	The north, south (sides), and west (front) elevations are expected to be visible from the Entrance Corridor.
ARB Meeting Date	April 20, 2020
Staff Contact	Khris Taggart

PROJECT HISTORY

The ARB reviewed ARB-2013-183, a proposal to construct a one-story, 2,400 s.f. Sonic restaurant with associated parking, outdoor seating and drive-thru/drive-in food service for this site.

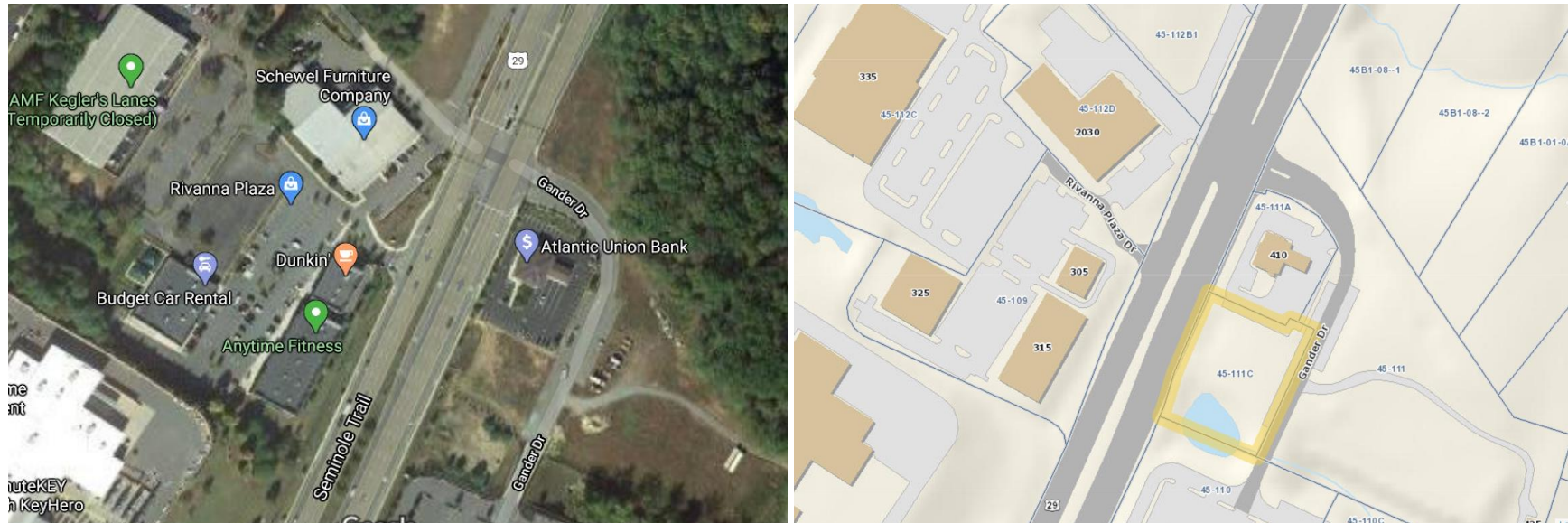


Fig 1: Google Image (left showing project area along the Entrance Corridor and County GIS map (right) highlighting subject property.

ANALYSIS

Gray highlight = means the guideline can't be reviewed at initial site plan stage, but recommendations can be provided for final

Yellow highlight = means the guideline can only be reviewed for location/configuration at the initial plan stage

Regular text = means the guideline can be reviewed at initial plan stage, can be made a condition of initial plan approval, and can be the basis for denial

REF	GUIDELINE	ISSUE	RECOMMENDATION
	<i>Purpose, Compatibility with significant historic sites and the character of the Entrance Corridor; Structure design</i>		
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to ensure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the designated Entrance Corridors reflect elements of design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.	The building's simple form, roof shape, and tower element and awnings emphasizing the entrance are features found in local historic buildings; however, the use of EIFS as the primary building material is not reflective of traditional architecture of the area. Revising the mix of wall materials, making brick the primary material and using EIFS only as a minor material for detailing, would be more appropriate. Incorporating a second color of brick may help to further integrate the building into the surrounding context of	Revise the design to make brick the primary wall material. Limit EIFS to a minor material for detailing.

2	Visitors to the significant historical sites in the Charlottesville and Albemarle area experience these sites as ensembles of buildings, land, and vegetation. In order to accomplish the integration of buildings, land, and vegetation characteristic of these sites, the Guidelines require attention to four primary factors: compatibility with significant historic sites in the area; the character of the Entrance Corridor; site development and layout; and landscaping.	buildings.	Indicate in the architectural drawings the materials to be utilized in the overhead doors.
3	New structures and substantial additions to existing structures should respect the traditions of the architecture of historically significant buildings in the Charlottesville and Albemarle area. Photographs of historic buildings in the area, as well as drawings of architectural features, which provide important examples of this tradition are contained in Appendix A.	The character of this Entrance Corridor is a mixture of small- and large-scale commercial buildings. The proposed building would be consistent with the forms and scale of the smaller structures within the EC. The proposed landscaping would bring the site more in line with the EC Guidelines.	
4	The examples contained in Appendix A should be used as a guide for building design: the standard of compatibility with the area's historic structures is not intended to impose a rigid design solution for new development. Replication of the design of the important historic sites in the area is neither intended nor desired. The Guideline's standard of compatibility can be met through building scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The Guidelines allow individuality in design to accommodate varying tastes as well as special functional requirements.	The overhead doors appear to incorporate glass; however, this is not indicated in the architectural drawings.	
5	It is also an important objective of the Guidelines to establish a pattern of compatible architectural characteristics throughout the Entrance Corridor in order to achieve unity and coherence. Building designs should demonstrate sensitivity to other nearby structures within the Entrance Corridor. Where a designated corridor is substantially developed, these Guidelines require striking a careful balance between harmonizing new development with the existing character of the corridor and achieving compatibility with the significant historic sites in the area.		

9	Building forms and features, including roofs, windows, doors, materials, colors and textures should be compatible with the forms and features of the significant historic buildings in the area, exemplified by (but not limited to) the buildings described in Appendix A [of the design guidelines]. The standard of compatibility can be met through scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The replication of important historic sites in Albemarle County is not the objective of these guidelines.		
10	Buildings should relate to their site and the surrounding context of buildings.		
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.		
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.	The storefront bays, garage bay doors, and the awning help to break up the façade of the building and create a sense of human scale.	None at this time.
13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.	The north elevation, which is visible from Seminole Trail, has the appearance of “blankness” resulting from the lack of design details. This blankness would be relieved through the addition of design details such as the storefront window/awning utilized on the west and south elevations or by incorporating additional building materials. The south elevation, also visible from Seminole Trail, has an awkward appearance resulting from the length of the awning extending beyond the window. Aligning the windows and awning would create a cohesive whole along this elevation.	Revise the north elevation to incorporate additional design details to relieve “blankness”. Increase the size of the window along the south elevation to match the length of the awning above.
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	There are no connecting devices proposed in this site. A single building is proposed, so a connecting device is not necessary.	None.

15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	This building appears to be a standardized design with options for building materials.	Revise the EIFS to a secondary building material to better meet the requirements of the Guidelines.
16	Window glass in the Entrance Corridors should not be highly tinted or highly reflective. Window glass in the Entrance Corridors should meet the following criteria: Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%. Specifications on the proposed window glass should be submitted with the application for final review.	Specifications on the proposed window glass and samples of tinted window glass have not been submitted at this time.	Provide specifications on the proposed window glass. Provide samples, if tinted window glass is proposed.
Accessory structures and equipment			
17	Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site.	There are no accessory structures proposed. The proposed equipment, located behind the building, is not expected to be visible from the Entrance Corridor.	None.
18	The following should be located to eliminate visibility from the Entrance Corridor street. If, after appropriate siting, these features will still have a negative visual impact on the Entrance Corridor street, screening should be provided to eliminate visibility. a. Loading areas, b. Service areas, c. Refuse areas, d. Storage areas, e. Mechanical equipment, f. Above-ground utilities, and g. Chain link fence, barbed wire, razor wire, and similar security fencing devices.	The dumpster is screened from view of the EC street by landscaping and a CMU wall clad in brick/EIFS veneer matching the building. The proposed ground mounted equipment, located behind the building, is not expected to be visible from the Entrance Corridor. There are roof vents proposed on the north, east and south sides of the main roof and the east side of the tower roof. In the current locations shown, 4 out of the 12 vents are expected to be partially visible. However, the architectural plans include a note stating, “verify quantity and locations” of the proposed equipment. The equipment, including the visible portions, is proposed to be painted SW 7046 Anonymous to match the roof. The current locations shown and the	None. None. None.

		color proposed sufficiently mitigates the visibility of the proposed equipment. Note that alternate locations with greater visibility will not be approved. The gas meter located near the northeast corner of the building may be visible from the EC. Relocating it to the rear elevation would eliminate visibility from the EC.	Revise the building elevations to show the gas meter along the rear elevation.
19	Screening devices should be compatible with the design of the buildings and surrounding natural vegetation and may consist of: a. Walls, b. Plantings, and c. Fencing.	The dumpster enclosure is clad in brick/EIFS veneer matching the building.	None.
21	The following note should be added to the site plan and the architectural plan: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."	The note is not present on the site or architectural plan.	Add the standard mechanical equipment note to the site and architectural plans.
	Lighting		
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	The lighting does not exceed .5 foot-candles over any public roadways or adjacent properties.	None.
23	Light should be shielded, recessed or flush-mounted to eliminate glare. All fixtures with lamps emitting 3000 lumens or more must be full cutoff fixtures.	The proposed lighting is flush mounted. The proposed lamps emitting 3000 lumens or more are full cutoff.	None.
24	Light levels exceeding 30 foot-candles are not appropriate for display lots in the Entrance Corridors. Lower light levels will apply to most other uses in the Entrance Corridors.	The maximum proposed illumination at the ground is 6.8 fc, which is expected to have an appropriate appearance.	None.
25	Light should have the appearance of white light with a warm soft glow; however, a consistent appearance throughout a site or development is required. Consequently, if existing lamps that emit non-white light are to remain, new lamps may be required to match them.	The proposed fixtures do not have a consistent color temperature. The pole-mounted fixtures have a color temperature approximating white daylight (5k) while the wall-mounted fixtures have a color temperature of soft, warm white (3k).	Revise the pole-mounted fixtures to soft, warm white (3k).
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.	The wall and pole-mounted fixtures are proposed with a black finish.	None.

27	The height and scale of freestanding, pole-mounted light fixtures should be compatible with the height and scale of the buildings and the sites they are illuminating, and with the use of the site. Typically, the height of freestanding pole-mounted light fixtures in the Entrance Corridors should not exceed 20 feet, including the base. Fixtures that exceed 20 feet in height will typically require additional screening to achieve an appropriate appearance from the Entrance Corridor.	The height of the proposed pole-mounted lights does not exceed 20'. However, it is unclear if this includes the base. The architectural plans indicate two types of wall lights; however, only one cutsheet was provided. The photometric plan includes proposed lights with an LLF (maintenance factor) of less than 1.0 (0.855). This should be revised to 1.0.	Include a note on the lighting plan indicating that the 20' maximum height of the pole-mounted light fixtures includes any base. Revise the lighting plan to include cut sheets for all wall lights. Revise lights with an LLF (maintenance factor) of less than 1.0 to 1.0.
28	In determining the appropriateness of lighting fixtures for the Entrance Corridors, the individual context of the site will be taken into consideration on a case by case basis.		
29	The following note should be included on the lighting plan: "Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and 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 areas zoning districts shall not exceed one half footcandle."	The note is not present on the lighting plan.	Add the standard lighting note to the lighting plan.
30-31	Guidelines for the Use of Decorative Landscape Lighting	There is no decorative landscape lighting proposed for the site.	None.
	Landscaping		
7	The requirements of the Guidelines regarding landscaping are intended to reflect the landscaping characteristic of many of the area's significant historic sites which is characterized by large shade trees and lawns. Landscaping should promote visual order within the Entrance Corridor and help to integrate buildings into the existing environment of the corridor.	Street frontage along this stretch of the EC is characterized by primarily large shade trees with interspersed ornamental trees. There are existing large shade trees (5) planted along the frontage of the EC. The existing trees range from 4" – 6" caliper and are spaced between 17' and 69' on center. The existing quantity of trees meets the requirement; however, spacing exceeds 35' in some places. In addition, there are no ornamental trees existing along the frontage or proposed	Revise the landscape plan to show interspersed ornamentals trees along the EC.
8	Continuity within the Entrance Corridor should be obtained by planting different types of plant materials that share similar characteristics. Such common elements allow for more flexibility in the design of structures		

	because common landscape features will help to harmonize the appearance of development as seen from the street upon which the Corridor is centered.	along the lease area. The addition of interspersed ornamentals in the gaps along the frontage would increase the continuity along the corridor.	
32	Landscaping along the frontage of Entrance Corridor streets should include the following: a. Large shade trees should be planted parallel to the Entrance Corridor Street. Such trees should be at least 3½ inches caliper (measured 6 inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 35 feet on center. b. Flowering ornamental trees of a species common to the area should be interspersed among the trees required by the preceding paragraph. The ornamental trees need not alternate one for one with the large shade trees. They may be planted among the large shade trees in a less regular spacing pattern. c. In situations where appropriate, a three or four board fence or low stone wall, typical of the area, should align the frontage of the Entrance Corridor street. d. An area of sufficient width to accommodate the foregoing plantings and fencing should be reserved parallel to the Entrance Corridor street, and exclusive of road right-of-way and utility easements.		
33	Landscaping along interior roads: a. Large trees should be planted parallel to all interior roads. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 40 feet on center.	There is no planting area proposed along Gander Drive. The proposed site layout leaves the Gander frontage open for vehicular circulation. This planting does not appear to be feasible.	None.
34	Landscaping along interior pedestrian ways: a. Medium trees should be planted parallel to all interior pedestrian ways. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a species common to the area. Such trees should be located at least every 25 feet on center.	There are no interior pedestrian ways beyond the sidewalk along the perimeter of the building.	None.
35	Landscaping of parking areas: a. Large trees should align the perimeter of parking areas, located 40 feet on center. Trees should be planted in the	Three large shade trees are proposed along the western perimeter of the paved area. This satisfies the required quantity of trees;	Revise the landscape plan to include additional planting in the gap along

	interior of parking areas at the rate of one tree for every 10 parking spaces provided and should be evenly distributed throughout the interior of the parking area. b. Trees required by the preceding paragraph should measure 2½ inches caliper (measured six inches above the ground); should be evenly spaced; and should be of a species common to the area. Such trees should be planted in planters or medians sufficiently large to maintain the health of the tree and shall be protected by curbing. c. Shrubs should be provided as necessary to minimize the parking area's impact on Entrance Corridor streets. Shrubs should measure 24 inches in height.	however, the spacing is irregular, leaving a gap aligned with the entrance tower. Additional landscaping should be provided to fill the gap and provide a consistent appearance. The proposed shrubs along the perimeter of the parking area are 24" - 30" in height. The south perimeter of the parking area has the required number of trees; however, the spacing is irregular. This spacing accommodates existing trees located outside the project area along the southern boundary of the lease area, which help to screen the paved areas of the site. Three trees are required along the northern perimeter of the parking area, but none are proposed. There are ten parking spaces proposed. This requires one interior tree, which has been proposed. At 2" caliper, the proposed interior and perimeter trees are smaller than the requirement.	the western perimeter of the paved area. None. None. Revise the landscape plan to show large shade trees at 40' on center and 2.5" caliper along the northern perimeter of the parking area. None. Revise the caliper of the proposed interior and perimeter parking trees to the required 2.5".
36	Landscaping of buildings and other structures: a. Trees or other vegetation should be planted along the	There is a planting bed proposed along the west end of the building in front of the	Revise the landscaping proposed to shrubs that

	front of long buildings as necessary to soften the appearance of exterior walls. The spacing, size, and type of such trees or vegetation should be determined by the length, height, and blankness of such walls. b. Shrubs should be used to integrate the site, buildings, and other structures; dumpsters, accessory buildings and structures; “drive thru” windows; service areas; and signs. Shrubs should measure at least 24 inches in height.	building’s entrance. The shrubs proposed are 18” in height.	are at least 24” in height.
37	Plant species: a. Plant species required should be as approved by the Staff based upon but not limited to the <i>Generic Landscape Plan Recommended Species List</i> and <i>Native Plants for Virginia Landscapes (Appendix D)</i> .	The proposed plants are on the recommended species list.	None.
38	Plant health: The following note should be added to the landscape plan: “All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.”	The note is not present on the landscape plan.	Add the standard landscaping note to the landscape plan.
	Development pattern		
	Site development and layout		
6	Site development should be sensitive to the existing natural landscape and should contribute to the creation of an organized development plan. This may be accomplished, to the extent practical, by preserving the trees and rolling terrain typical of the area; planting new trees along streets and pedestrian ways and choosing species that reflect native forest elements; insuring that any grading will blend into the surrounding topography thereby creating a continuous landscape; preserving, to the extent practical, existing significant river and stream valleys which may be located on the site and integrating these features into the design of surrounding development; and limiting the building mass and height to a scale that does not overpower the natural settings of the site, or the Entrance Corridor.	The site has been previously graded, and the existing grading is not being significantly altered.	None.
39	The relationship of buildings and other structures to the	The building is parallel to the EC and the	None.

	Entrance Corridor street and to other development within the corridor should be as follows: a. An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site. b. In general, buildings fronting the Entrance Corridor street should be parallel to the street. Building groupings should be arranged to parallel the Entrance Corridor street. c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems. d. Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor. e. If significant natural features exist on the site (including creek valleys, steep slopes, significant trees or rock outcroppings), to the extent practical, then such natural features should be reflected in the site layout. If the provisions of Section 32.5.2.n of the <i>Albemarle County Zoning Ordinance</i> apply, then improvements required by that section should be located so as to maximize the use of existing features in screening such improvements from Entrance Corridor streets. f. The placement of structures on the site should respect existing views and vistas on and around the site.	distance from the building to the EC and on-site circulation patterns are similar to the surrounding area. An existing sidewalk runs along Seminole Trail and is to remain. The site has been previously graded. No significant natural features remain. Views are not expected to be negatively impacted.	
	Site Grading		
40	Site grading should maintain the basic relationship of the site to surrounding conditions by limiting the use of retaining walls and by shaping the terrain through the use of smooth, rounded landforms that blend with the existing terrain. Steep cut or fill sections are generally unacceptable. Proposed contours on the grading plan shall be rounded with a ten-foot minimum radius where they meet the adjacent condition. Final grading should achieve a natural, rather than engineered, appearance. Retaining walls 6 feet in height and taller, when necessary, shall be terraced and planted to blend with the landscape.	The existing site grading is not being significantly altered.	None.

41	No grading, trenching, or tunneling should occur within the drip line of any trees or other existing features designated for preservation in the final Certificate of Appropriateness. Adequate tree protection fencing should be shown on, and coordinated throughout, the grading, landscaping and erosion and sediment control plans.	There are existing trees along the frontage and along the southern perimeter of the project/lease area, but no existing trees are shown on the existing conditions plan. There are no existing trees in the project/lease area. Tree protection fencing for the existing trees along the southern perimeter of the project/lease area is not shown on the grading, landscaping, or erosion and sediment control plans.	Show existing trees on the existing conditions plan Show areas designated for preservation on the site plan. Maintain grading outside the driplines of trees to remain. Show tree protection fencing on and coordinated throughout the grading, landscaping, and erosion and sediment control plans.
42	Areas designated for preservation in the final Certificate of Appropriateness should be clearly delineated and protected on the site prior to any grading activity on the site. This protection should remain in place until completion of the development of the site.	There are no areas in the project/lease area that are designated for preservation. The existing trees along southern perimeter of the project/lease area should be clearly delineated and protected.	
43	Preservation areas should be protected from storage or movement of heavy equipment within this area.	There are no areas in the project/lease area that are designated for preservation. The existing trees along southern perimeter of the project/lease area should be protected from storage or movement of heavy equipment.	
20	Surface runoff structures and detention ponds should be designed to fit into the natural topography to avoid the need for screening. When visible from the Entrance Corridor street, these features must be fully integrated into the landscape. They should not have the appearance of engineered features.	The stormwater features proposed are underground.	None.
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.	The site has been previously graded. Drainage patterns are not changing.	None.
	SIGNS	Signage is reviewed and approved by a separate submission. However, the following preliminary comments are provided. The ARB may require that the color and	Sign applications are required for all proposed signs.

		scale of standard templates for trademarks, service marks, corporate logos, and graphics be modified. Cabinet style signs are shown on the west, south and east elevations. This is not the preferred sign type in the ECs. Note the cabinet sign on the east elevation will not be visible from the EC; therefore; that particular sign does not require ARB review. If illuminated, the background portion of the cabinet style signs must be opaque. The signs appear to propose four colors. The use of three colors or fewer is appropriate for signs in the Entrance Corridor. The Pantone equivalents for the proposed sign colors are not indicated in the architectural drawings but similar signs use Pantone red 485C. 485C is not approvable as a primary sign color. Pantone 187C has been approved as an acceptable substitute by the ARB. On a case by case basis, 485C may be acceptable as a secondary color.	Eliminate cabinet style signs or limit them to secondary signs. All cabinet type signs must have opaque backgrounds. Reduce the number of colors used in the sign to be no more than three (including white). Eliminate overly intense colors from the sign proposal.
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SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. Landscaping along the EC and the perimeter of the parking area.
2. Proposed building materials.
3. Design of the north and south elevations.
4. The signage shown in the elevations.

Staff recommends that the ARB forward the following recommendations to the Agent for the Site Review Committee:

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval:

None.

- Regarding recommendations on the plan as it relates to the guidelines:

None.

- Regarding conditions to be satisfied prior to issuance of a grading permit:

1. Maintain grading outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.

- Regarding the final site plan submittal:

A Certificate of Appropriateness is required prior to final site plan approval. The following items and all items on the ARB Final Site Plan Checklist must be addressed:

1. Revise the design to make brick the primary wall material. Limit EIFS to a minor material for detailing.
2. Indicate in the architectural drawings the materials to be utilized in the overhead doors.
3. Revise the north elevation to incorporate additional design details to relieve “blankness”.
4. Increase the size of the window along the south elevation to match the length of the awning above.
5. Revise the EIFS to a secondary building material to better meet the requirements of the Guidelines.
6. Provide specifications on the proposed window glass. Provide samples, if tinted window glass is proposed.
7. Revise the building elevations to show the gas meter along the rear elevation.
8. Add the standard mechanical equipment note to the site and architectural plans.
9. Revise the pole-mounted fixtures to soft, warm white (3k).
10. Include a note on the lighting plan indicating that the 20’ maximum height of the pole-mounted light fixtures includes any base.
11. Revise the lighting plan to include cut sheets for all wall lights.
12. Revise lights with an LLF (maintenance factor) of less than 1.0 to 1.0.
13. Add the standard lighting note to the lighting plan.
14. Revise the landscape plan to show interspersed ornamentals trees along the EC.
15. Revise the landscape plan to include additional planting in the gap along the western perimeter of the paved area.
16. Revise the landscape plan to show large shade trees at 40’ on center and 2.5” caliper along the northern perimeter of the parking area.
17. Revise the caliper of the proposed interior and perimeter parking trees to the required 2.5”.
18. Revise the landscaping proposed to shrubs that are at least 24” in height.
19. Add the standard landscaping note to the landscape plan.
20. Show existing trees on the existing conditions plan.

21. Show areas designated for preservation on the site plan. Maintain grading outside the driplines of trees to remain. Show tree protection fencing on and coordinated throughout the grading, landscaping, and erosion and sediment control plans.
22. Sign applications are required for all proposed signs. Eliminate cabinet style signs or limit them to secondary signs. All cabinet type signs must have opaque backgrounds. Reduce the number of colors used in the sign to be no more than three (including white). Eliminate overly intense colors from the sign proposal.

TABLE A

This report is based on the following submittal items:

Sheet #	Drawing Name	Drawing Date/Revision Date
Site Plan		
C1.0	Title	3/6/20
C2.0	Ex. Conditions and Demolition Plan	3/6/20
C3.0	Site Plan	3/6/20
C4.0	Grading Plan	3/6/20
C5.0	Storm Drainage Plan	3/6/20
C6.0	Utility Plan	3/6/20
C7.0	Construction Details	3/6/20
C8.0	Photometric Plan	3/6/20
L1.0	Landscape Plan	3/6/20
L2.0	Irrigation Plan	3/6/20
Architectural Drawings		
A-3a	Exterior Elevations	2/19/20
A-3b	Exterior Elevations	2/19/20

ATTACHMENTS

- 1. Site Plan and Architectural Drawings**
- 2. Material Board**

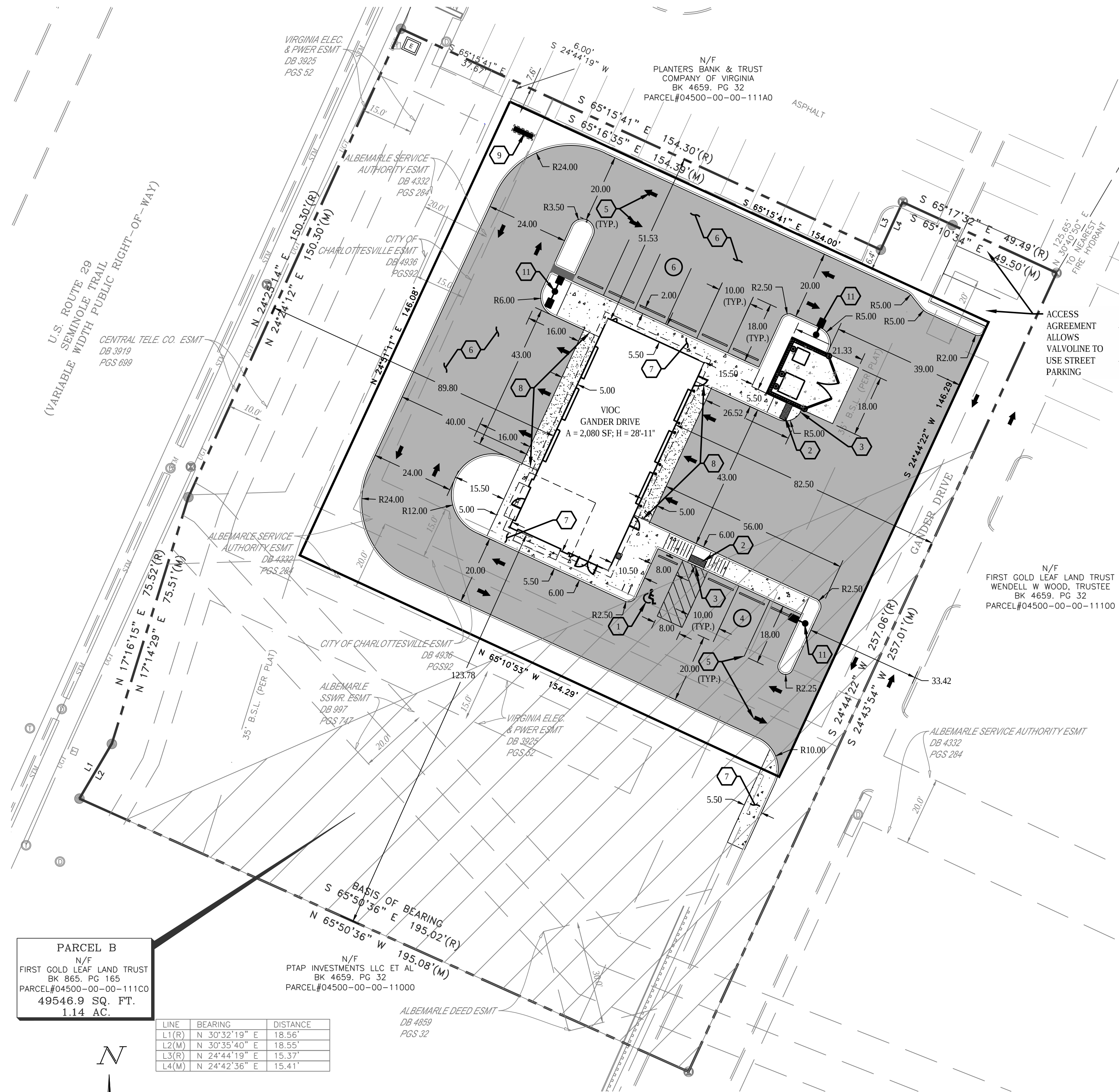
MARCH 2020

TITLE	
Drawing No.	C1.0



FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: VIRGINIA ONE CALL AT 811 OR (800) 552-7001 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF VIRGINIA ONE CALL.

W:\PROJECTS\VALVOLUME7280\CHARLOTTESVILLE VA GANDER RD\ASCT\PLAN\LOT SHEET\CSO SITE PLANNING - 3/6/2019 4:45 AM



PARCEL B
N/F
FIRST GOLD LEAF LAND TRUST
BK 865, PG 165
PARCEL#04500-00-00-11100
49546.9 SQ. FT.
1.14 AC.

LINE	BEARING	DISTANCE
L1(R)	N 30°32'19" E	18.56'
L2(M)	N 30°35'40" E	18.55'
L3(R)	N 24°44'19" E	15.37'
L4(M)	N 24°42'36" E	15.41'



CODED NOTES:

1. ADA ACCESSIBLE PARKING SPACE WITH SIGNAGE AND PAVEMENT MARKINGS. REFER TO CONSTRUCTION DETAILS.
2. ADA ACCESSIBLE RAMP WITH DETECTIBLE WARNING. REFER TO CONSTRUCTION DETAILS.
3. FLUSH CURB
4. TRANSITION CURB FROM FLUSH TO FULL HEIGHT IN 10'
5. PROPOSED PAVEMENT MARKINGS.
6. ASPHALT PAVEMENT, PER CONSTRUCTION DETAILS
7. CONCRETE WALK, PER CONSTRUCTION DETAILS
8. CONCRETE PAVEMENT WITH BLACK COLORTOP SEALANT, PER CONSTRUCTION DETAILS.
9. PROPOSED MONUMENT SIGN, PER SIGNAGE PLAN
10. DUMPSTER ENCLOSURE & CONCRETE PAD. REFER TO ARCHITECTURAL PLANS FOR PAVEMENT AND ENCLOSURE DETAILS.
11. LIGHT POLE BASE, PER UTILITY DETAILS.
12. PROPOSED BIKE RACK, PER CONSTRUCTION DETAILS.
13. GENERAL CONTRACTOR TO PROVIDE CONDUIT FOR BELL RINGER. CONDUIT TO BE INSTALLED UNDER CONCRETE SIDEWALK, ADJACENT TO BUILDING, AND STUB OUT OF CONCRETE CURB. REFER TO CONSTRUCTION DETAILS AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
14. CONDENSING UNIT. REFER TO MECHANICAL PLANS.



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: VIRGINIA ONE CALL AT 811 OR (800) 552-7001 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF VIRGINIA ONE CALL.

SITE PLAN GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL HEALTH AND SAFETY STANDARDS, INCLUDING BUT NOT LIMITED TO O.S.H.A. STANDARDS.
2. THE CONTRACTOR SHALL OBTAIN FINAL APPROVALS/PERMITTING AND INSPECTION AS NECESSARY PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR LOCATIONS AND DIMENSIONS OF DUMPSTER ENCLOSURE, BUILDING DIMENSIONS, BUILDING UTILITY ENTRANCE LOCATIONS AND SITE LIGHTING ELECTRICAL LAYOUT.
4. REFER TO CONSTRUCTION DETAILS / GEOTECHNICAL REPORT FOR PAVEMENT SECTION RECOMMENDATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE STATE SUPPLEMENT TO THE NATIONAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
6. CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGNS, ETC. TO WARN AND KEEP UNAUTHORIZED PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
7. CONTRACTOR IS RESPONSIBLE FOR PROVIDING JOB SITE SAFETY PER OSHA REQUIREMENTS. AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION, CONTRACTOR SHALL PROVIDE SAFETY RAILINGS AT ALL AREAS WHERE FALL PROTECTION IS REQUIRED.
8. ALL SIGNAGE SHALL COMPLY WITH THE STATE SUPPLEMENT TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
9. ALL PAVEMENT MARKINGS AND STRIPING SHALL COMPLY WITH THE STATE DOT AND THE STATE SUPPLEMENT TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 - a. LANE LINE: 6" WHITE
 - b. PARKING STALLS: 4" WHITE
 - c. STOP LINE: 24" WHITE
 - d. CROSSWALKS: TRANSVERSE LINES WITH DIAGONAL MARKINGS (GAP BETWEEN TRANSVERSE LINES SHALL BE 4') ALL PAINTED WHITE.
 - e. HANDICAPPED STALLS: 4" YELLOW OUTLINE, WITH 4" BLUE INTERIOR AND BLUE HANDICAPPED SYMBOLS
10. BOLLARDS SHALL BE PLACED TO PROTECT GAS METER, ELECTRICAL AND TELEPHONE EQUIPMENT, AND DUMPSTER ENCLOSURE.
11. ALL LIGHT POLES TO BE LOCATED 2' FROM BACK OF CURB AS MEASURED FROM THE FACE OF POLE FOUNDATIONS, UNLESS OTHERWISE NOTED ON PLANS.
12. ANY SIDEWALK, EXISTING CURB, OR PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPLACED.
13. PROPOSED CURB TO BE 6" HIGH UNLESS OTHERWISE NOTED.
14. HANDICAP REQUIREMENTS SHOWN ON THE DRAWINGS ARE MINIMUM REQUIREMENTS. DEVELOPMENT SHALL BE IN ACCORDANCE WITH FEDERAL AND LOCAL REQUIREMENTS FOR HANDICAP ACCESSIBILITY, INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
15. PRIOR TO FINAL ACCEPTANCE OF STORE BY OWNER, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH.
16. ALL CURB RADI TO BE 5', UNLESS OTHERWISE NOTED ON PLAN.

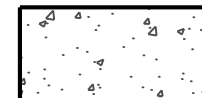
LEGEND

EXISTING

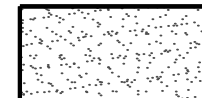
REFER TO EX. CONDITIONS AND DEMOLITION
PLAN SHEET FOR EXISTING FEATURES LEGEND

PROPOSED

BUILDING
CONCRETE CURB
PAVEMENT/WALK



CONCRETE



CONCRETE PAVEMENT WITH
BLACK COLORTOP SEALANT



ASPHALT PAVEMENT



PARKING SPACE COUNT



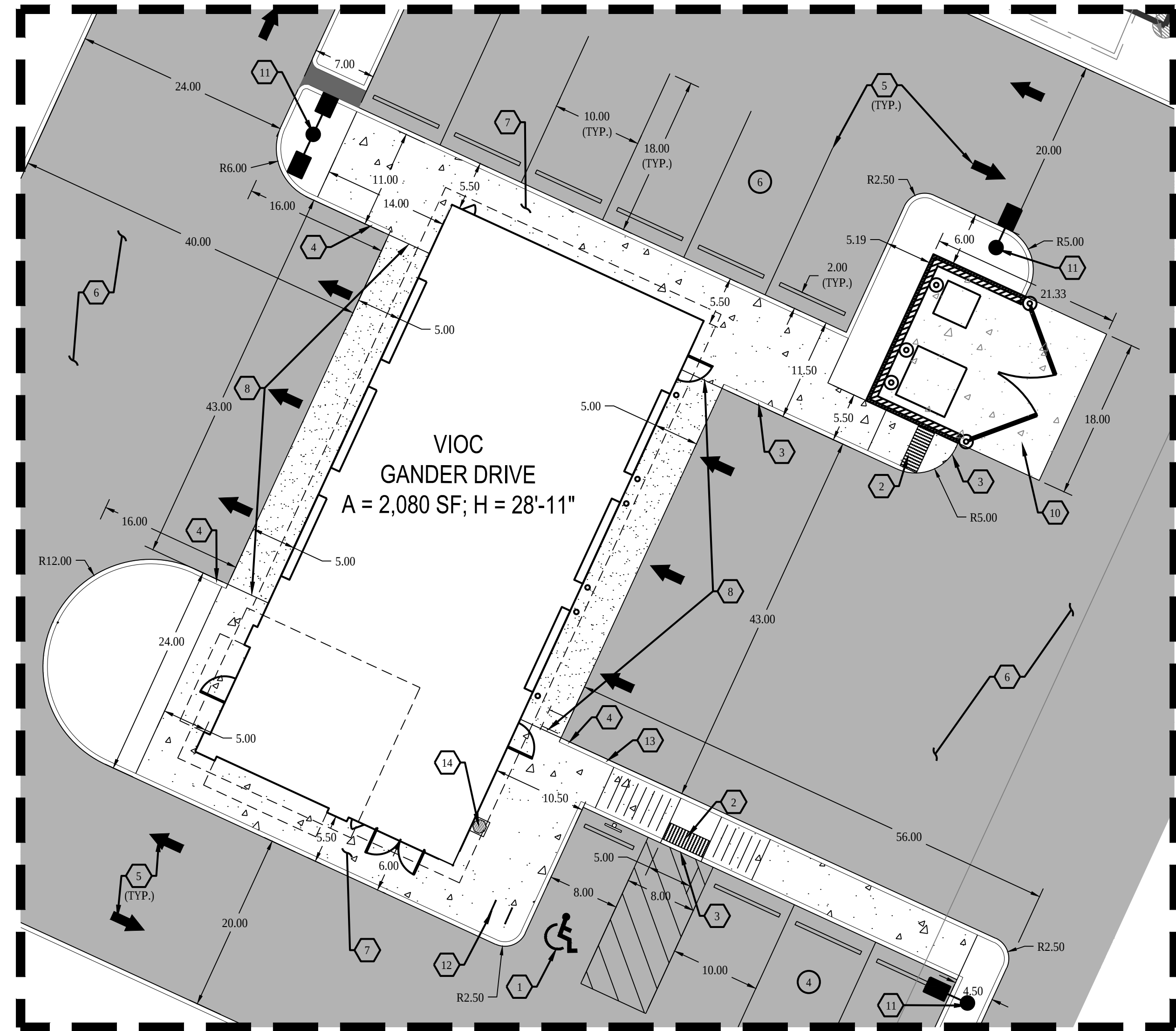
DETECTABLE WARNING MAT.



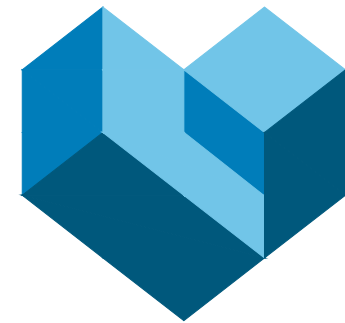
ELECTRIC POLE



CONCRETE BUMPER BLOCK



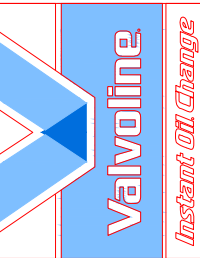
ENLARGED PLAN: ACCESSIBLE PARKING AREA
1" = 10'



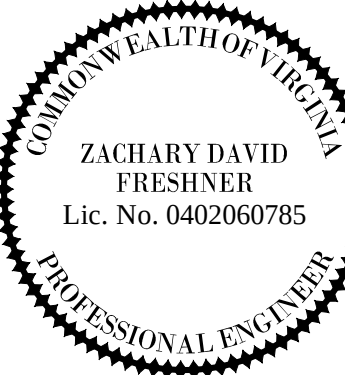
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Revisions/Submissions	Date
2	03.06.20
1	02.24.20

VALVOLUME INSTANT OIL CHANGE
GANDER DRIVE CHARLOTTESVILLE, VA 22901



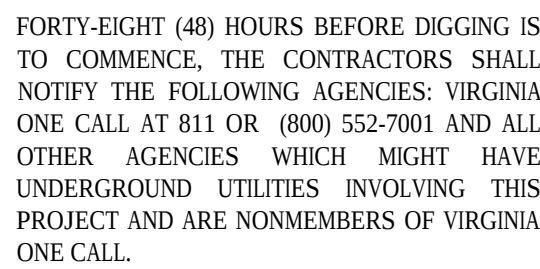
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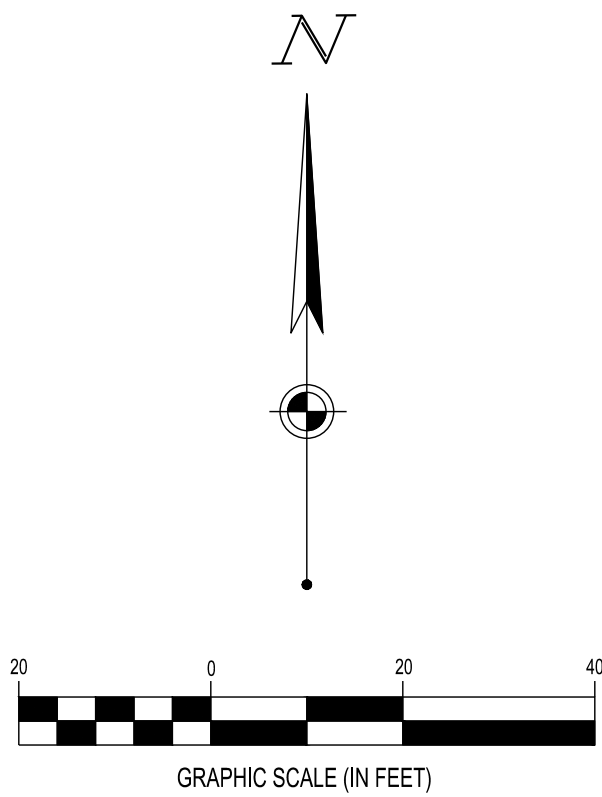


Project No. 757280
Scale AS NOTED
Drawn BAB
Checked TJV
Date 03.06.20
Drawing Title

SITE PLAN

Drawing No. C3.0





UTILITY CROSSING SCHEDULE			
NO.	UTILITY	ELEVATIONS	DIFF.
A	6" DS	B/PIPE = 454.67	3.36
	12" STM	T/PIPE = 451.31	
B	6" DS	B/PIPE = 454.94	3.13
	6" SAN	T/PIPE = 451.81	
C	GAS	B/PIPE = 453.03	2.05
	12" STM	T/PIPE = 450.98	

UTILITY CROSSING SCHEDULE			
NO.	UTILITY	ELEVATIONS	DIFF.
A	6" DS	B/PIPE = 454.67	3.36
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	6" SAN	T/PIPE = 451.81	
C	GAS	B/PIPE = 453.03	2.05
	12" STM	T/PIPE = 450.98	

- ## WATER NOTES:
1. WATER SERVICE MATERIAL LARGER THAN 2" SHALL BE DUCTILE IRON IN CONFORMANCE WITH ANSI A21.51 (AWWA C151) DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND LINED MOLDS, FOR WATER OR OTHER LIQUIDS AND ANSI A21.50 (AWWA C150) THICKNESS DESIGN OF IRON PIPE. ALL SERVICE LINES 2" OR LESS SHALL BE COPPER TYPE K. SIZE TO BE AS NOTED IN PLAN VIEW. SERVICE CONNECTION TO HAVE MINIMUM COVER OF 60" COVER.
 2. ALL FITTINGS SHALL BE DUCTILE IRON IN CONFORMANCE WITH AWWA C110 OR AWWA C153. ALL FITTINGS SHALL BE RATED FOR 350 PSI WORKING PRESSURE. HAVE MECHANICAL JOINTS AND BE COATED AND CEMENT MORTAR LINED IN ACCORDANCE WITH AWWA C104. ALL BOLTS AND NUTS SHALL BE COR-TEN.
 3. WATER LINE SHALL HAVE A MINIMUM BURY DEPTH OF 4' OR AS REFERRED BY AHJ.
 4. A SEPARATE GATE VALVE, THE SAME SIZE AS THE METER CONNECTIONS, SHALL BE PLACED ON THE SERVICE PIPE ON BOTH SIDES OF THE METER. SUCH VALVES SHALL BE EQUAL IN QUALITY TO THE SERVICE COCK.

- SANITARY SEWER NOTES:**
1. ALL SANITARY SEWERS SHALL BE PVC, SDR 35 MATERIAL, CONFORMING TO ASTM SPECIFICATION D3034 WITH 3/4IN STONE BEDDING.
 2. PVC PIPE SHALL HAVE AN INTEGRAL BELL AND JOINTS SHALL BE PREMIUM GASKETED JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 TO PROVIDE A WATERTIGHT SEAL AND SHALL BE MADE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

- STORM SEWER NOTES:**
1. SEE GRADING PLAN FOR STORM SEWER NOTES

1. ELECTRIC SERVICE. CONTRACTOR TO COORDINATE WITH POWER COMPANY FOR CONNECTION
2. TELEPHONE SERVICE. CONTRACTOR TO COORDINATE WITH SERVICE PROVIDER FOR CONNECTION.
3. 1.5" WATER SERVICE LINE PER ALBEMARLE COUNTY SERVICE AUTHORITY AND PROVIDER REQUIREMENTS. CONTRACTOR TO COORDINATE WITH SERVICE PROVIDER FOR CONNECTION.
4. PROPOSED 1" WATER METER PER ALBEMARLE COUNTY SERVICE AUTHORITY REQUIREMENTS, CONTRACTOR TO INSTALL PER ALBEMARLE COUNTY SERVICE AUTHORITY REGULATIONS AND REQUIREMENTS.
5. PROPOSED $\frac{3}{4}$ " IRRIGATION METER PER ALBEMARLE COUNTY SERVICE AUTHORITY REQUIREMENTS. CONTRACTOR TO INSTALL PER ALBEMARLE COUNTY SERVICE AUTHORITY REGULATIONS AND REQUIREMENTS.
6. GAS SERVICE. CONTRACTOR TO COORDINATE WITH GAS COMPANY FOR CONNECTION.
7. 6" SANITARY SERVICE LINE PER ALBEMARLE COUNTY SERVICE AUTHORITY REQUIREMENTS, CONTRACTOR TO INSTALL SERVICE PER ALBEMARLE COUNTY SERVICE AUTHORITY REGULATIONS AND SPECIFICATIONS. CONTRACTOR TO VERIFY EXISTING INVERTS BEFORE STARTING INSTALLATION.

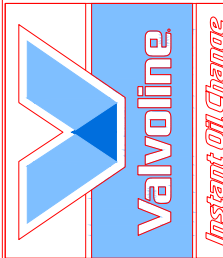
FORTY- EIGHT (48) HOURS BEFORE DIGGING IS
 TO COMMENCE, THE CONTRACTORS SHALL
 NOTIFY THE FOLLOWING AGENCIES: VIRGINIA
 ONE CALL AT 811 OR (800) 552-7001 AND ALL
 OTHER AGENCIES WHICH MIGHT HAVE
 UNDERGROUND UTILITIES INVOLVING THIS
 PROJECT AND ARE NONMEMBERS OF VIRGINIA
 ONE CALL.



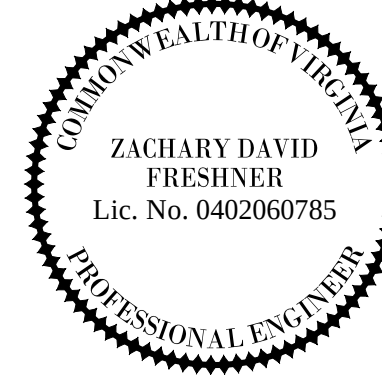
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2	INITIAL SITE PLAN REVIEW SET			03.06.20
1	OWNER REVIEW SET			02.24.20
No.		Revisions/Submissions		Date

VALVOLINE INSTANT OIL CHANGE
GANDER DRIVE CHARLOTTESVILLE, VA 22901



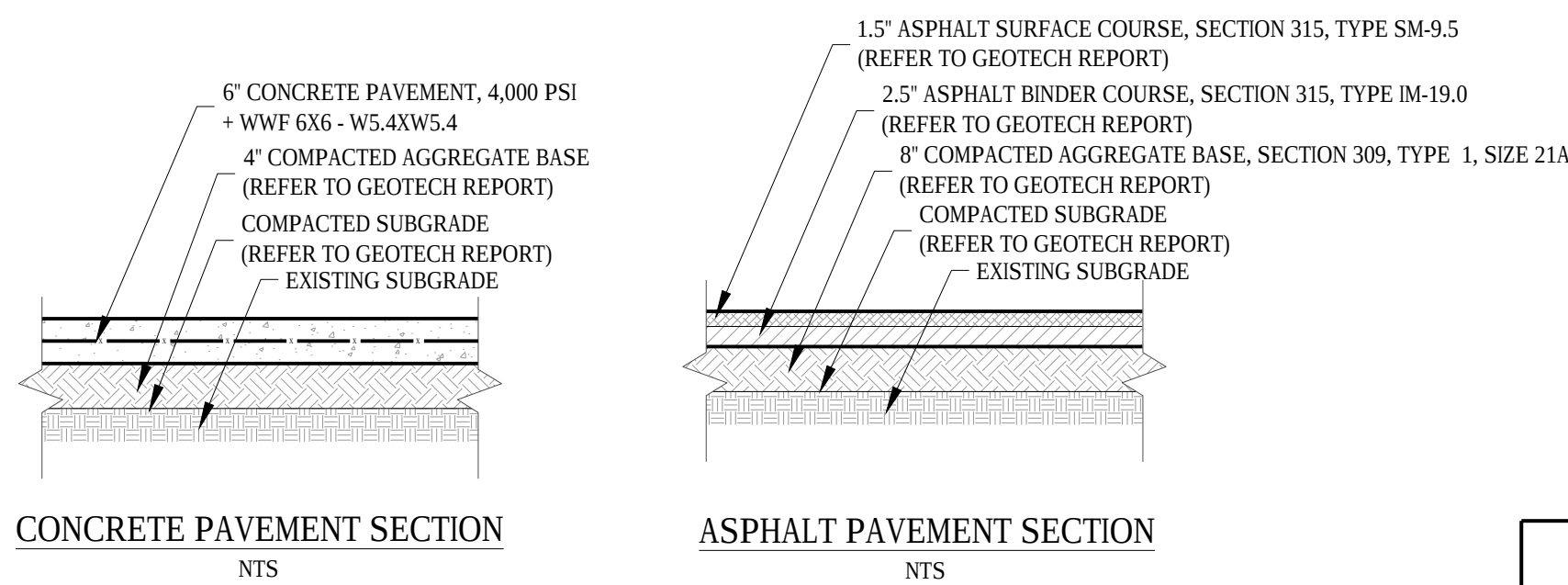
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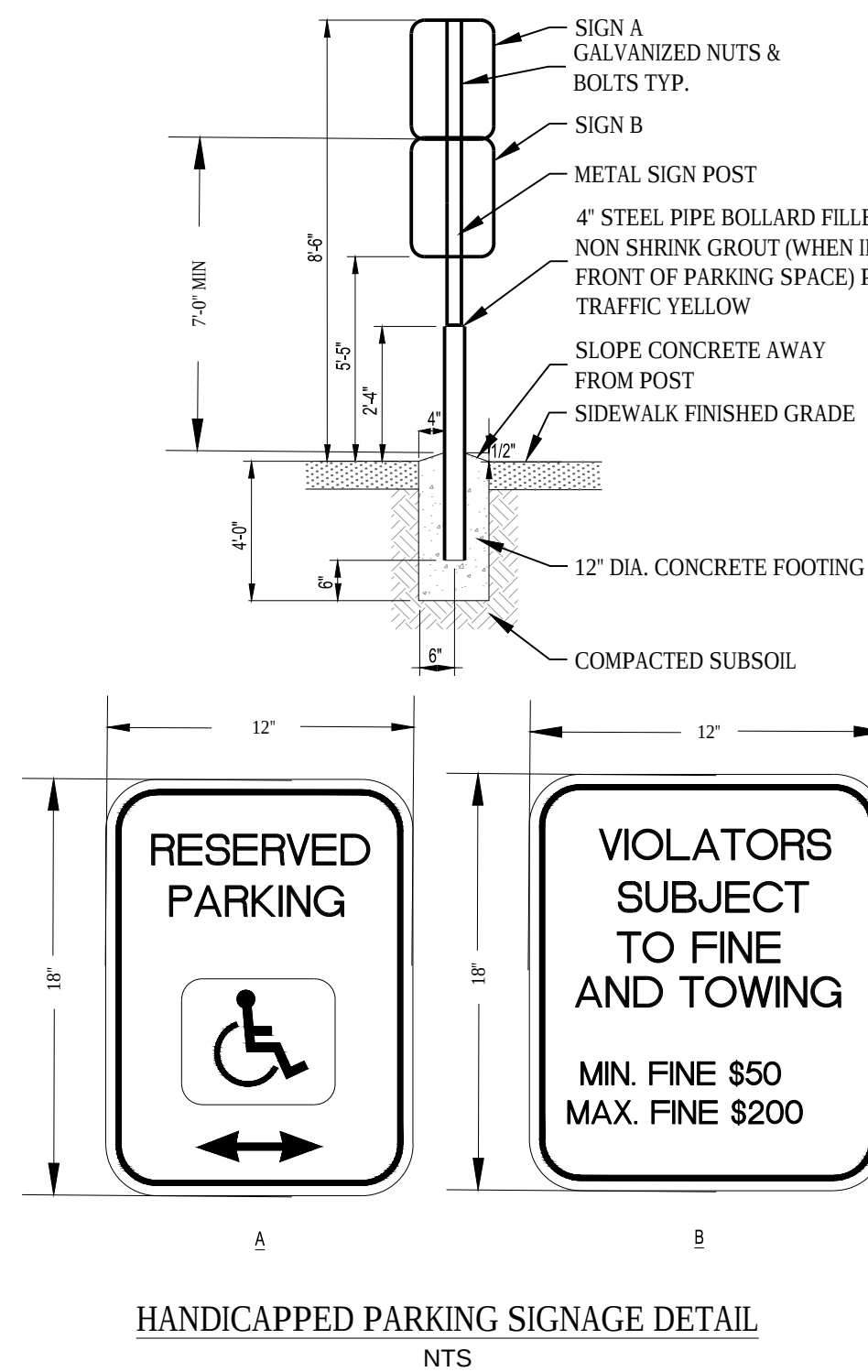
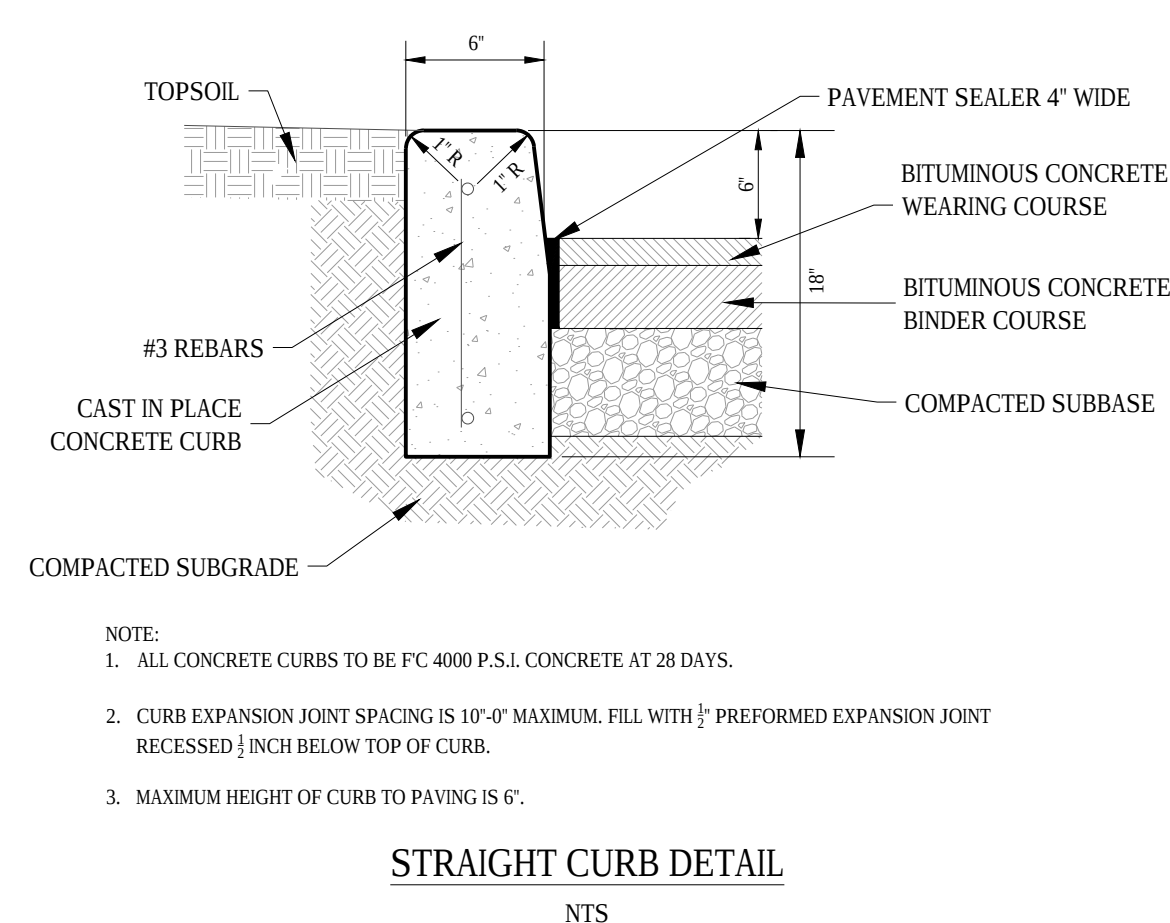
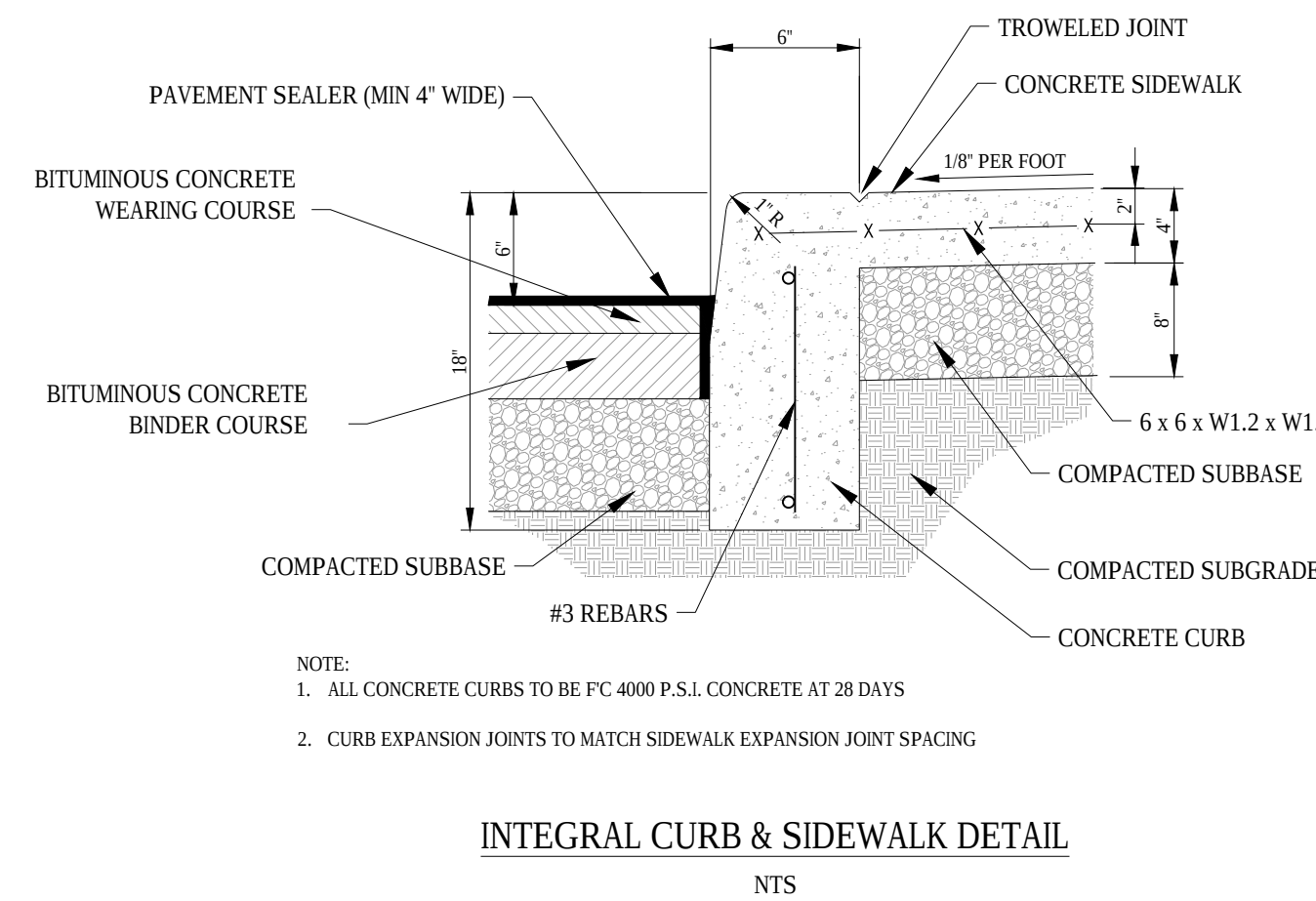
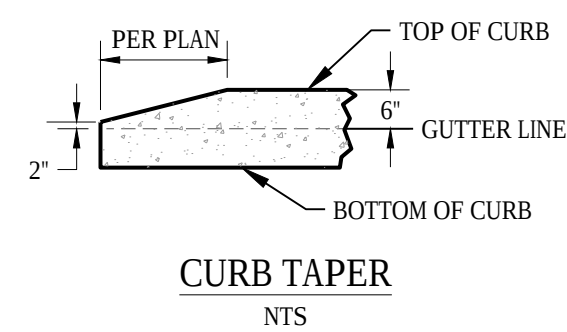
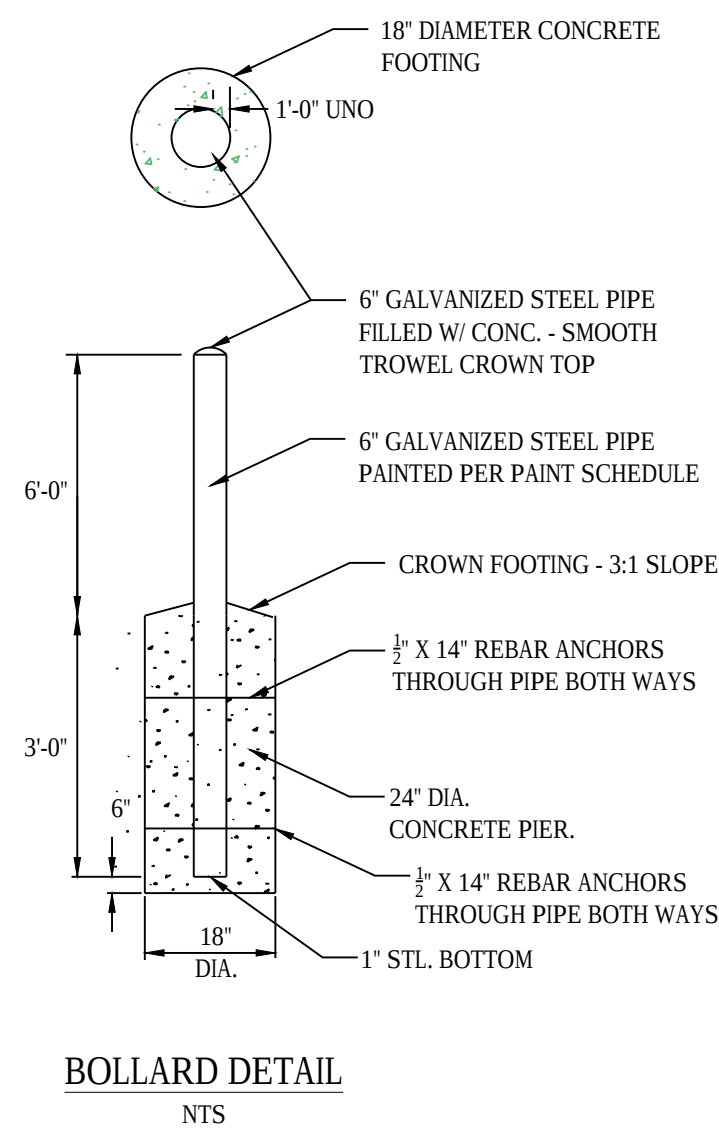
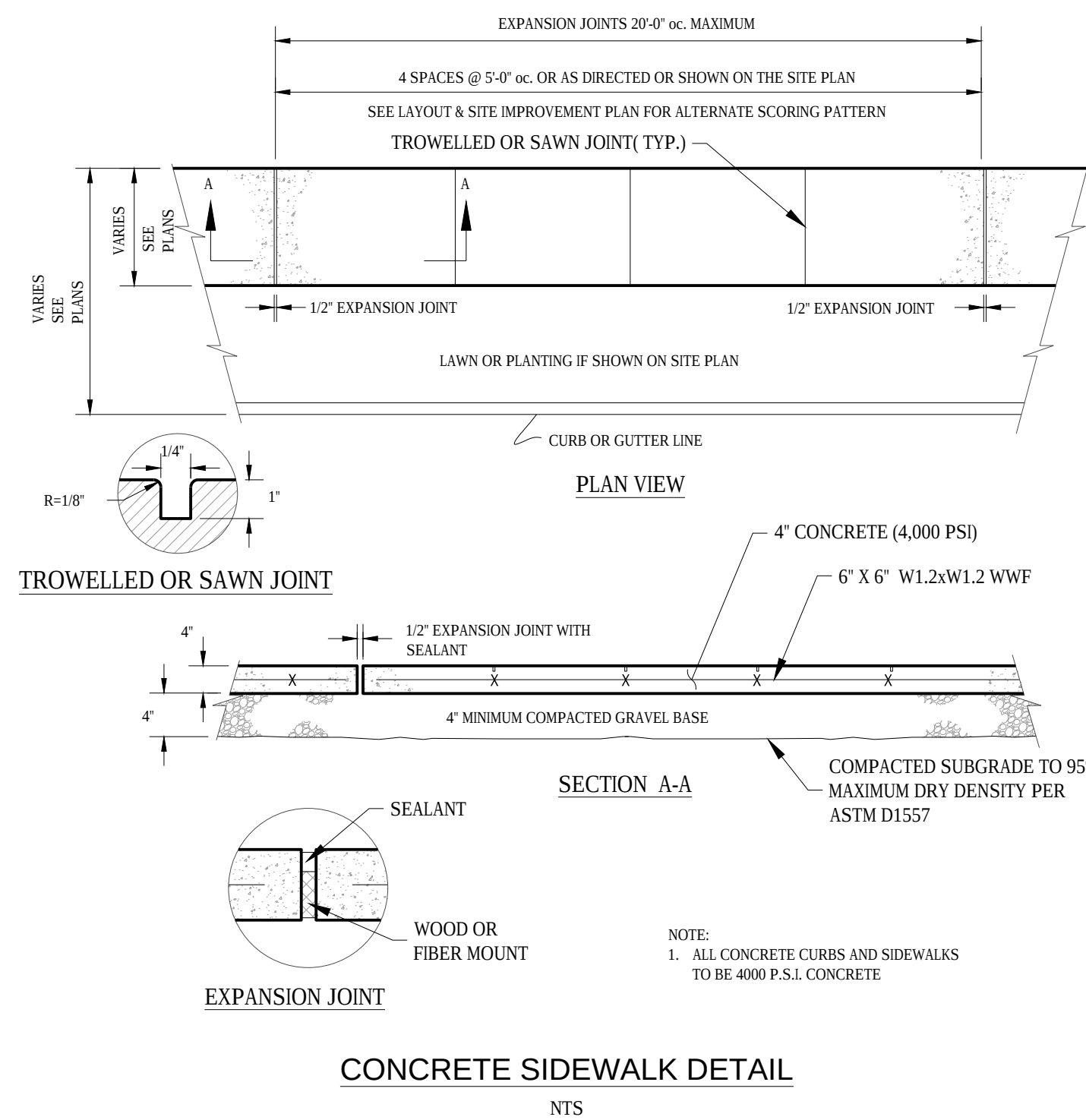
Project No.	757280
Scale	AS NOTED
Drawn	BAB
Checked	TJV
Date	03.06.20
Drawing Title	

UTILITY PLAN

Drawing No. C6.0



NOTE:
1. ALL PAVEMENT WORK SHALL COMPLY WITH SOILS INVESTIGATION/RECOMMENDATIONS PREPARED FOR THIS PROJECT.
2. ALL MATERIALS SHALL BE PROVIDED & ALL WORK BE PERFORMED PER STATE DEPARTMENT OF TRANSPORTATION STANDARDS



NOTES:

1. PROVIDE EXPANSION JOINT MATERIAL WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER PLUS SEALANT FLUSH WITH ADJACENT CONCRETE SURFACE.
2. SEAL JOINTS WITH AN APPROVED SEALING MATERIAL.
3. PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING FLARED SIDE RAMPS.
4. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK PITCH. SEE TABLE A J-B-C-207 FOR TYPICAL RAMP DIMENSIONS.
5. WHENEVER POSSIBLE, CONSTRUCT THE TRANSITION SLOPE FROM THE CURB RAMP AND FLARE SIDES TO ADJOINING SURFACES WITH A GRADUAL SLOPE RATHER THAN AN ABRUPT ANGLE.
6. ALL CONCRETE CURBS AND SIDEWALKS TO BE 4000 P.S.I. CONCRETE

CURB RAMP DIMENSIONS NEW CONSTRUCTION				
* RISE OF RAMP	MAX. RAMP SLOPE	NOMINAL RAMP LENGTH (1: 12)	SIDE FLARE DIMENSION AT CURB (1: 10)	SIDE FLARE DIMENSION AT CURB (1: 12)
3"	1: 12	30 FT.	2.5 FT.	30 FT.
4"	1: 12	40 FT.	3.3 FT.	40 FT.
5"	1: 12	5.0 FT.	4.2 FT.	5.0 FT.
6"	1: 12	6.0 FT.	5.0 FT.	6.0 FT.
7"	1: 12	7.0 FT.	5.8 FT.	7.0 FT.
8"	1: 12	8.0 FT.	6.7 FT.	8.0 FT.
9"	1: 12	9.0 FT.	7.5 FT.	9.0 FT.
10"	1: 12	10.0 FT.	8.4 FT.	10.0 FT.
11"	1: 12	11.0 FT.	9.2 FT.	11.0 FT.
12"	1: 12	12.0 FT.	10.0 FT.	12.0 FT.

CURB RAMP DIMENSIONS EXISTING CONDITION ☆				
* MAX. RISE OF RAMP	MAX. RAMP SLOPE	NOMINAL RAMP LENGTH	SIDE FLARE DIMENSION AT CURB (1: 10)	SIDE FLARE DIMENSION AT CURB (1: 12)
3"	1: 8	2.0 FT.	2.5 FT.	3.0 FT.
4"	1: 10	3.3 FT.	3.3 FT.	4.0 FT.
5"	1: 10	4.2 FT.	4.2 FT.	5.0 FT.
6"	1: 10	5.0 FT.	5.0 FT.	6.0 FT.

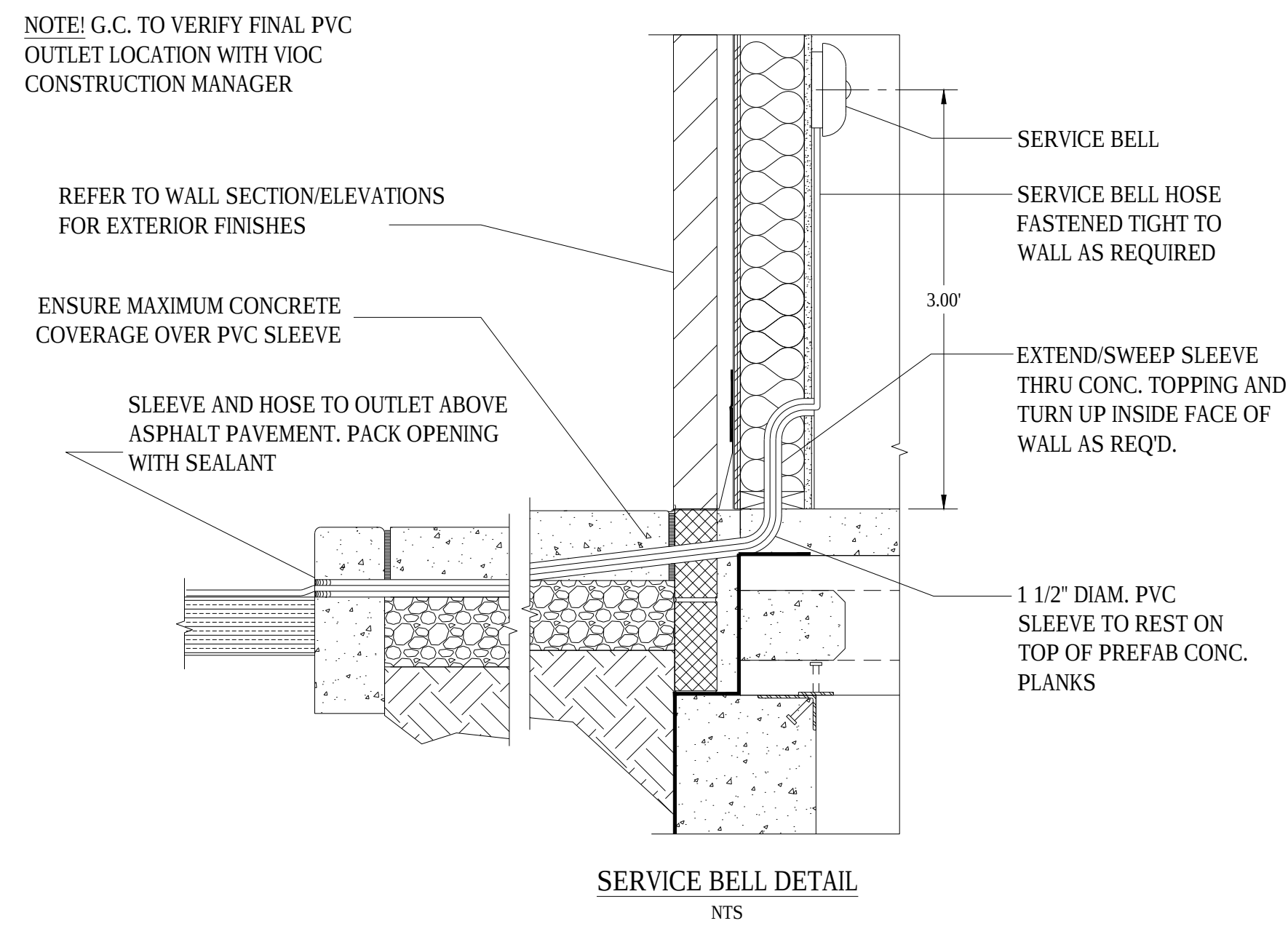
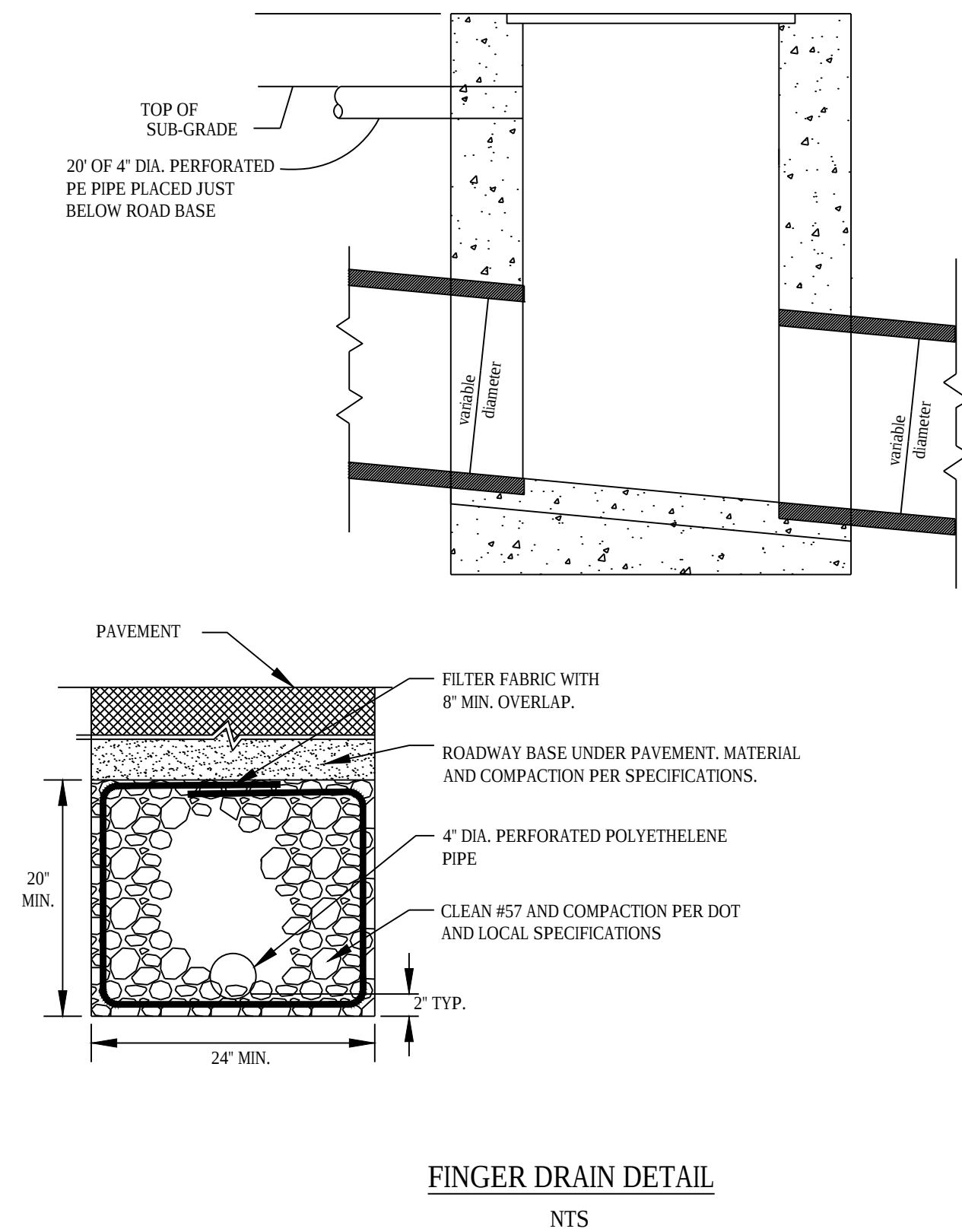
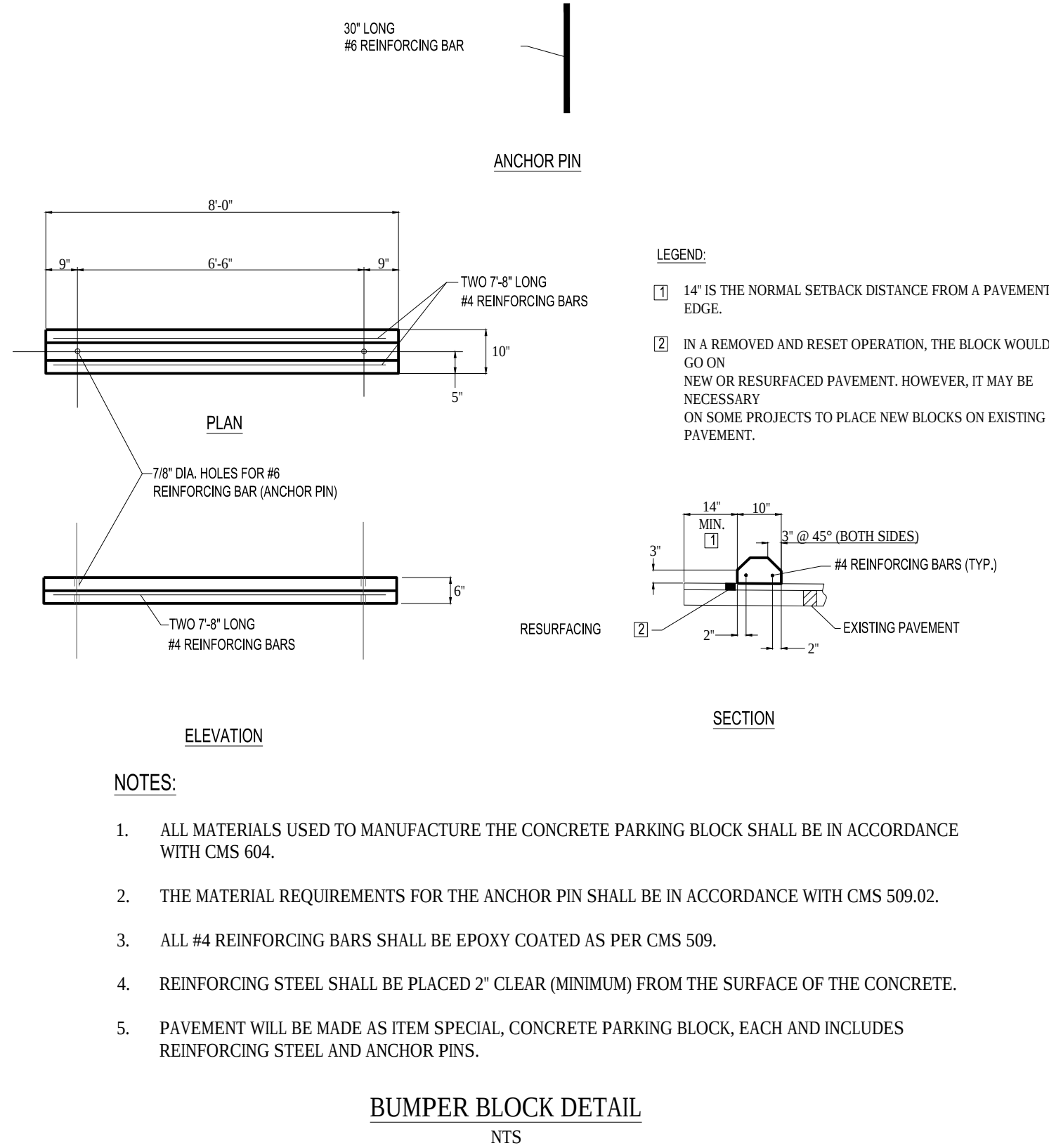
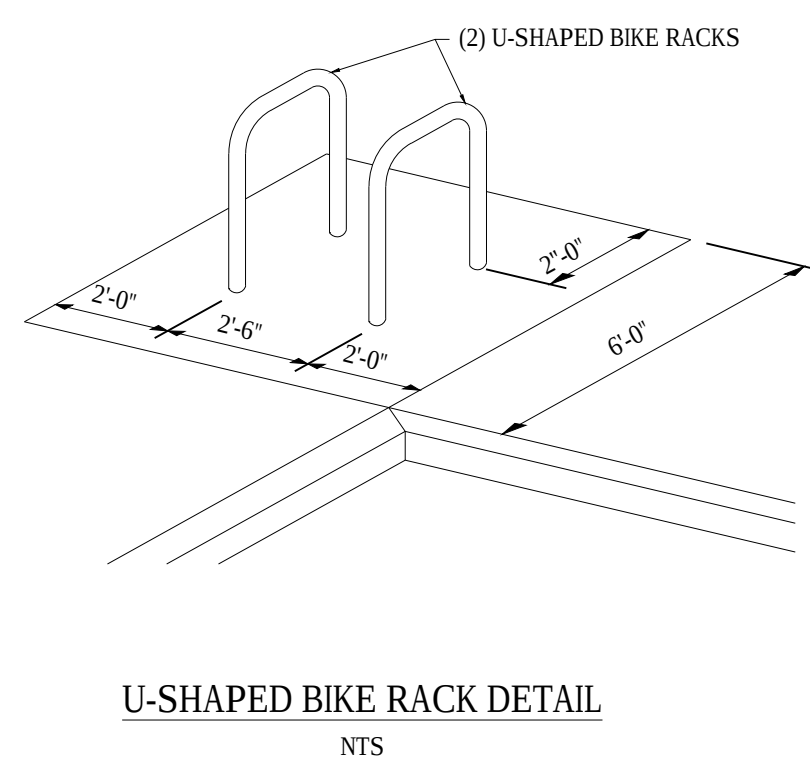
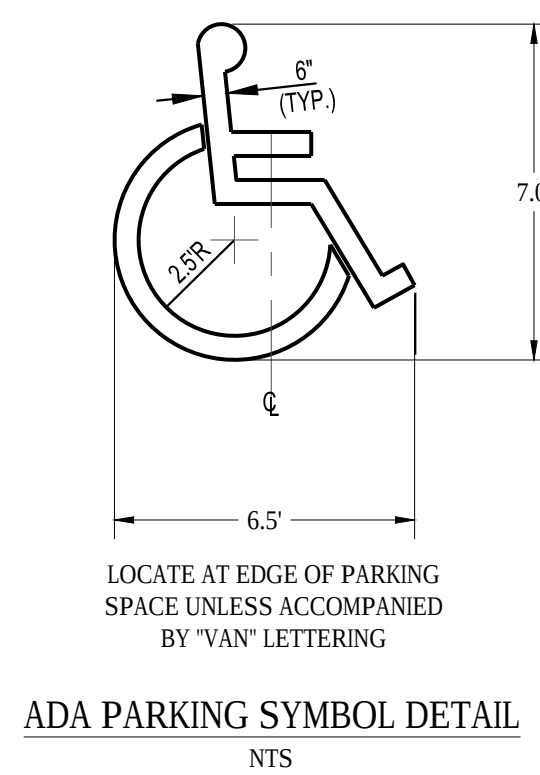
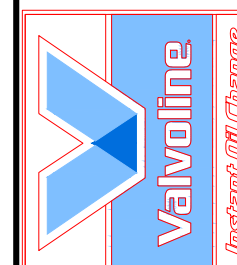
The diagram illustrates a curb ramp cross-section. Key features include:

- SIDEWALK AREA**: The flat surface on the left.
- 1/12 MAX. SLOPE (TYP)**: The slope of the ramp surface.
- CROSS-SECTION WITH SIDE AS NEW WALK**: A label for the cross-section.
- 5'-0" MIN.**: The minimum width of the ramp.
- CURB**: The vertical edge on the right.

☆ USE ONLY WHEN SPACE LIMITATIONS PROHIBIT THE CONSTRUCTION OF 1: 12 OR FLATTER SLOPES.

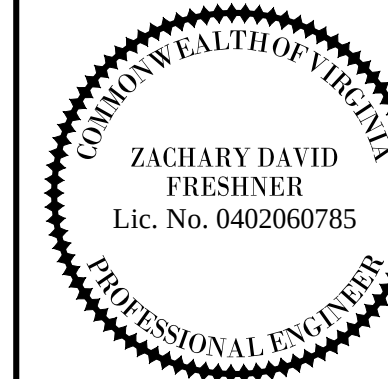
• CURB HEIGHT PLUS RISE OF SIDEWALK CROSS SLOPE

TABLE A

[illegible]

VALVOLINE INSTANT OIL CHANGE
GANDER DRIVE CHARLOTTESVILLE, VA 22901

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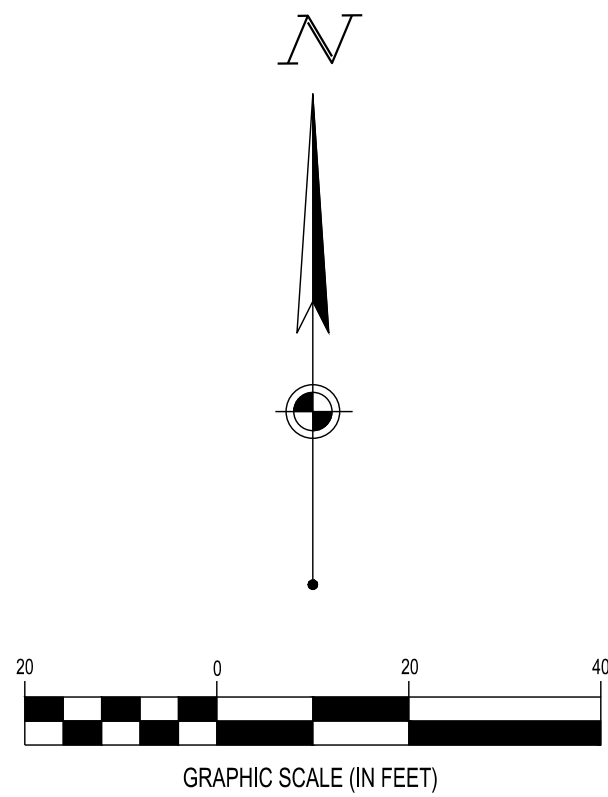


Project No.	757280
Scale	AS NOTED
Drawn	BAB
Checked	TJV
Date	03.06.20
Drawing Title	

CONSTRUCTION DETAILS

Drawing No. C7.0

W:\PROJECTS\VALVOLINE\757280\CHARLOTTEVILLE VA GANDER RD\02\VALVOLINE\PHOTOMETRIC PLAN.DWG - 3/6/2020 9:46 AM



U.S. ROUTE 29
SEMINOLE TRAIL
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Horiz Spill @ Prop Line	Illuminance	Fc	0.14	0.9	0.0	N.A.	N.A.
Pavement Area	Illuminance	Fc	1.88	6.8	0.2	9.40	34.00
Sidewalk Area	Illuminance	Fc	3.36	5.7	0.9	3.73	6.33

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	4	EWNB	SINGLE	N.A.	1.000	1-EWNB04A7301NBLCKD
	1	D1C4	BACK-BACK	N.A.	1.000	2-EALP012C4A750NDD1BLCKF
	1	SCS	SINGLE	N.A.	0.855	1-EALP012CSM750NDD1BLCKF
	1	SD2_BS	SINGLE	N.A.	1.000	1-EALP012D2AN750NDD1BLCKF WITH ELS-EAL-ABL-BLCK

POLE MOUNTED FIXTURES AT HEIGHT OF 20FT ABOVE FINISHED GRADE						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	4	EWNB	SINGLE	N.A.	1.000	1-EWNB04A7301NBLCKD
	1	D1C4	BACK-BACK	N.A.	1.000	2-EALP012C4A750NDD1BLCKF
	1	SCS	SINGLE	N.A.	0.855	1-EALP012CSM750NDD1BLCKF
	1	SD2_BS	SINGLE	N.A.	1.000	1-EALP012D2AN750NDD1BLCKF WITH ELS-EAL-ABL-BLCK

NOTE:
THE PARCEL BOUNDARY LINE IS TREATED AS THE OVERALL
PROPERTY BOUNDARY IN WHICH FOOT-CANDLES CANNOT
EXCEED 0.5 F.C. WHEN ADJACENT TO A PUBLIC ROAD.
THIS REQUIREMENT IS MET, AS SHOWN.

Ordering Number Logic

Evolve™ LED Area Light (EALP)



PROJ ID	GENERATION	VOLTAGE	OPTICAL DISTRIBUTION	CRS	CCCT	DIMMING	CONTROLS	MOUNTING ARM	COLOR	OPTIONS
E = Evolve	01 = 1st	0 = 120-277V	SM = Symmetric	7 = 70mm	30 = 3000K	1 = None	A = ANSI 7-pin	C1 = Integral	GRAY = Gray	F = Fusing
AL = Area Light	02 = 2nd	1 = 120	SW = Symmetric	10 = 100mm	40 = 4000K	2 = Motion	D = ANSI 7-pin	D1 = Integral	BLACK = Black	H = Motion
P = Premium	03 = 3rd	2 = 208	AW = Asymmetric	15 = 150mm	50 = 5000K	3 = 3-Phase	E = ANSI 7-pin	E1 = Integral	WHITE = White	I = Motion
	04 = 4th	3 = 240	AA = Asymmetric	20 = 200mm		4 = 4-Phase	F = ANSI 7-pin	F1 = Integral		J = Motion
	05 = 5th	4 = 277				5 = 5-Phase	G = ANSI 7-pin	G1 = Integral		K = Motion
	06 = 6th	5 = 480				6 = 6-Phase	H = ANSI 7-pin	H1 = Integral		L = Motion
	07 = 7th	6 = 347				7 = 7-Phase	I = ANSI 7-pin	I1 = Integral		M = Motion
	08 = 8th	7 = 480				8 = 8-Phase	J = ANSI 7-pin	J1 = Integral		N = Motion
	09 = 9th	8 = 347				9 = 9-Phase	K = ANSI 7-pin	K1 = Integral		O = Motion
	10 = 10th	9 = 480				10 = 10-Phase	L = ANSI 7-pin	L1 = Integral		P = Motion
	11 = 11th	10 = 347				11 = 11-Phase	M = ANSI 7-pin	M1 = Integral		Q = Motion
	12 = 12th	11 = 480				12 = 12-Phase	N = ANSI 7-pin	N1 = Integral		R = Motion
	13 = 13th	12 = 347				13 = 13-Phase	O = ANSI 7-pin	O1 = Integral		S = Motion
	14 = 14th	13 = 480				14 = 14-Phase	P = ANSI 7-pin	P1 = Integral		T = Motion
	15 = 15th	14 = 347				15 = 15-Phase	Q = ANSI 7-pin	Q1 = Integral		U = Motion
	16 = 16th	15 = 480				16 = 16-Phase	R = ANSI 7-pin	R1 = Integral		V = Motion
	17 = 17th	16 = 347				17 = 17-Phase	S = ANSI 7-pin	S1 = Integral		W = Motion
	18 = 18th	17 = 480				18 = 18-Phase	T = ANSI 7-pin	T1 = Integral		X = Motion
	19 = 19th	18 = 347				19 = 19-Phase	U = ANSI 7-pin	U1 = Integral		Y = Motion
	20 = 20th	19 = 480				20 = 20-Phase	V = ANSI 7-pin	V1 = Integral		Z = Motion
	21 = 21st	20 = 347				21 = 21-Phase	W = ANSI 7-pin	W1 = Integral		
	22 = 22nd	21 = 480				22 = 22-Phase	X = ANSI 7-pin	X1 = Integral		
	23 = 23rd	22 = 347				23 = 23-Phase	Y = ANSI 7-pin	Y1 = Integral		
	24 = 24th	23 = 480				24 = 24-Phase	Z = ANSI 7-pin	Z1 = Integral		
	25 = 25th	24 = 347				25 = 25-Phase				
	26 = 26th	25 = 480				26 = 26-Phase				
	27 = 27th	26 = 347				27 = 27-Phase				
	28 = 28th	27 = 480				28 = 28-Phase				
	29 = 29th	28 = 347				29 = 29-Phase				
	30 = 30th	29 = 480				30 = 30-Phase				
	31 = 31st	30 = 347				31 = 31-Phase				
	32 = 32nd	31 = 480				32 = 32-Phase				
	33 = 33rd	32 = 347				33 = 33-Phase				
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	37 = 37th	36 = 347				37 = 37-Phase				
	38 = 38th	37 = 480				38 = 38-Phase				
	39 = 39th	38 = 347				39 = 39-Phase				
	40 = 40th	39 = 480				40 = 40-Phase				
	41 = 41st	40 = 347				41 = 41-Phase				
	42 = 42nd	41 = 480				42 = 42-Phase				
	43 = 43rd	42 = 347				43 = 43-Phase				
	44 = 44th	43 = 480				44 = 44-Phase				
	45 = 45th	44 = 347				45 = 45-Phase				
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	47 = 47th	46 = 347				47 = 47-Phase				
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	49 = 49th	48 = 347				49 = 49-Phase				
	50 = 50th	49 = 480				50 = 50-Phase				
	51 = 51st	50 = 347				51 = 51-Phase				
	52 = 52nd	51 = 480				52 = 52-Phase				
	53 = 53rd	52 = 347				53 = 53-Phase				
	54 = 54th	53 = 480				54 = 54-Phase				
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	56 = 56th	55 = 480				56 = 56-Phase				
	57 = 57th	56 = 347				57 = 57-Phase				
	58 = 58th	57 = 480				58 = 58-Phase				
	59 = 59th	58 = 347				59 = 59-Phase				
	60 = 60th	59 = 480				60 = 60-Phase				
	61 = 61st	60 = 347				61 = 61-Phase				
	62 = 62nd	61 = 480				62 = 62-Phase				
	63 = 63rd	62 = 347				63 = 63-Phase				
	64 = 64th	63 = 480				64 = 64-Phase				
	65 = 65th	64 = 347				65 = 65-Phase				
	66 = 66th	65 = 480				66 = 66-Phase				
	67 = 67th	66 = 347				67 = 67-Phase				
	68 = 68th	67 = 480				68 = 68-Phase				
	69 = 69th	68 = 347				69 = 69-Phase				
	70 = 70th	69 = 480				70 = 70-Phase				
	71 = 71st	70 = 347				71 = 71-Phase				
	72 = 72nd	71 = 480				72 = 72-Phase				
	73 = 73rd	72 = 347				73 = 73-Phase				
	74 = 74th	73 = 480				74 = 74-Phase				
	75 = 75th	74 = 347				75 = 75-Phase				
	76 = 76th	75 = 480				76 = 76-Phase				
	77 = 77th	76 = 347				77 = 77-Phase				
	78 = 78th	77 = 480				78 = 78-Phase				
	79 = 79th	78 = 347				79 = 79-Phase				
	80 = 80th	79 = 480				80 = 80-Phase				
	81 = 81st	80 = 347				81 = 81-Phase				
	82 = 82nd	81 = 480				82 = 82-Phase				
	83 = 83rd	82 = 347				83 = 83-Phase				
	84 = 84th	83 = 480				84 = 84-Phase				
	85 = 85th	84 = 347				85 = 85-Phase				
	86 = 86th	85 = 480				86 = 86-Phase				
	87 = 87th	86 = 347				87 = 87-Phase				
	88 = 88th	87 = 480				88 = 88-Phase				
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	94 = 94th	93 = 480				94 = 94-Phase				
	95 = 95th	94 = 347				95 = 95-Phase				
	96 = 96th	95 = 480				96 = 96-Phase				
	97 = 97th	96 = 347				97 = 97-Phase				
	98 = 98th	97 = 480				98 = 98-Phase				
	99 = 99th	98 = 347				99 = 99-Phase				
	100 = 100th	99 = 480				100 = 100-Phase				

OPTICAL CODE	DISTRIBUTION	TYPICAL INITIAL LUMENS		TYPICAL SYSTEM WATTAGE		BUS RATING		IES FILE NUMBER					
		4000K	5000K	200-270W	300-360W	8-10 U	4000K	5000K	4000K	5000K			
TYPE III	C5	Symmetric Medium	7500	8000	67	B3-U0-G2	B3-U0-G2	EALP01_CSM730	JES	EALP01_CSM740	JES	EALP01_CSM750	JES
	D5	Symmetric Medium	9400	10000	89	B4-U0-G2	B4-U0-G2	EALP01_DSM730	JES	EALP01_DSM740	JES	EALP01_DSM750	JES
	F5	Symmetric Medium	14100	15000	140	B4-U0-G2	B4-U0-G2	EALP01_FSM730	JES	EALP01_FSM740	JES	EALP01_FSM750	JES
	H5	Symmetric Medium	18800	20000	183	B4-U0-G2	B4-U0-G2	EALP01_HSM730	JES	EALP01_HSM740	JES	EALP01_HSM750	JES
	J5	Symmetric Medium	23500	25000	220	B5-U0-G3	B5-U0-G3	EALP01_JSM730	JES	EALP01_JSM740	JES	EALP01_JSM750	JES
	K5	Symmetric Medium	28300	30000	274	B5-U0-G3	B5-U0-G3	EALP01_KSM730	JES	EALP01_KSM740	JES	EALP01_KSM750	JES
	L5	Symmetric Medium	33800	35900	327	B5-U0-G4	B5-U0-G4	EALP01_LSM730	JES	EALP01_LSM740	JES	EALP01_LSM750	JES
	M5	Symmetric Wide	8000	8500	67	B3-U0-G1	B3-U0-G1	EALP01_MSM730	JES	EALP01_MSM740	JES	EALP01_MSM750	JES
	N5	Symmetric Wide	10000	10600	89	B3-U0-G1	B3-U0-G1	EALP01_NSM730	JES	EALP01_NSM740	JES	EALP01_NSM750	JES
	O5	Symmetric Wide	15100	16000	140	B4-U0-G2	B4-U0-G2	EALP01_OSM730	JES	EALP01_OSM740	JES	EALP01_OSM750	JES
	P5	Symmetric Wide	20100	21300	183	B4-U0-G2	B4-U0-G2	EALP01_PSM730	JES	EALP01_PSM740	JES	EALP01_PSM750	JES
	Q5	Symmetric Wide	25200	26700	220	B4-U0-G2	B4-U0-G2	EALP01_QSM730	JES	EALP01_QSM740	JES	EALP01_QSM750	JES
TYPE IV	U5	Symmetric Wide	30200	32000	274	B5-U0-G2	B5-U0-G2	EALP01_USM730	JES	EALP01_USM740	JES	EALP01_USM750	JES
	V5	Symmetric Wide	33800	35900	327	B5-U0-G2	B5-U0-G2	EALP01_VSM730	JES	EALP01_VSM740	JES	EALP01_VSM750	JES
	W5	Symmetric Wide	38800	42000	383	B5-U0-G3	B5-U0-G3	EALP01_WSM730	JES	EALP01_WSM740	JES	EALP01_WSM750	JES
	X5	Symmetric Wide	43800	47000	437	B5-U0-G3	B5-U0-G3	EALP01_XSM730	JES	EALP01_XSM740	JES	EALP01_XSM750	JES
	Y5	Symmetric Wide	48800	52000	491	B5-U0-G3	B5-U0-G3	EALP01_YSM730	JES	EALP01_YSM740	JES	EALP01_YSM750	JES
	Z5	Symmetric Wide	53800	57000	545	B5-U0-G3	B5-U0-G3	EALP01_ZSM730	JES	EALP01_ZSM740	JES	EALP01_ZSM750	JES
	A6	Asymmetric Forward	7500	7500	73	B3-U0-G2	B3-U0-G2	EALP01_A6F730	JES	EALP01_A6F740	JES	EALP01_A6F750	JES
	B6	Asymmetric Forward	9400	10000	93	B2-U0-G2	B2-U0-G2	EALP01_B6F730	JES	EALP01_B6F740	JES	EALP01_B6F750	JES
	C6	Asymmetric Forward	14100	15000	136	B2-U0-G3	B2-U0-G3	EALP01_C6F730	JES	EALP01_C6F740	JES	EALP01_C6F750	JES
	D6	Asymmetric Forward	18800	20000	183	B3-U0-G4	B3-U0-G4	EALP01_D6F730	JES	EALP01_D6F740	JES	EALP01_D6F750	JES
	E6	Asymmetric Forward	23500	25000	220	B3-U0-G4	B3-U0-G4	EALP01_E6F730	JES	EALP01_E6F740	JES	EALP01_E6F750	JES
	F6	Asymmetric Forward	28300	30000	274	B3-U0-G4	B3-U0-G4	EALP01_F6F730	JES	EALP01_F6F740	JES	EALP01_F6F750	JES
TYPE II	G6	Asymmetric Forward	33800	35900	327	B3-U0-G4	B3-U0-G4	EALP01_G6F730	JES	EALP01_G6F740	JES	EALP01_G6F750	JES
	H6	Asymmetric Forward	38800	42000	383	B3-U0-G4	B3-U0-G4	EALP01_H6F730	JES	EALP01_H6F740	JES	EALP01_H6F750	JES
	I6	Asymmetric Forward	43800	47000	437	B3-U0-G4	B3-U0-G4	EALP01_I6F730	JES	EALP01_I6F740	JES	EALP01_I6F750	JES
	J6	Asymmetric Forward	48800	52000	491	B3-U0-G4	B3-U0-G4	EALP01_J6F730	JES	EALP01_J6F740	JES	EALP01_J6F750	JES
	K6	Asymmetric Forward	53800	57000	545	B3-U0-G4	B3-U0-G4	EALP01_K6F730	JES	EALP01_K6F740	JES	EALP01_K6F750	JES
	L6	Asymmetric Forward	58800	62000	599	B3-U0-G4	B3-U0-G4	EALP01_L6F730	JES	EALP01_L6F740	JES	EALP01_L6F750	JES
	M6	Asymmetric Forward	63800	67000	653	B3-U0-G4	B3-U0-G4	EALP01_M6F730	JES	EALP01_M6F740	JES	EALP01_M6F750	JES
	N6	Asymmetric Forward	68800	72000	707	B3-U0-G4	B3-U0-G4	EALP01_N6F730	JES	EALP01_N6F740	JES	EALP01_N6F750	JES
	O6	Asymmetric Forward	73800	77000	761	B3-U0-G4	B3-U0-G4	EALP01_O6F730	JES	EALP01_O6F740	JES	EALP01_O6F750	JES
	P6	Asymmetric Forward	78800	82000	815	B3-U0-G4	B3-U0-G4	EALP01_P6F730	JES	EALP01_P6F740	JES	EALP01_P6F750	JES
	Q6	Asymmetric Forward	83800	87000	869	B3-U0-G4	B3-U0-G4	EALP01_Q6F730	JES	EALP01_Q6F740	JES	EALP01_Q6F750	JES
	R6	Asymmetric Forward	88800	92000	923	B3-U0-G4	B3-U0-G4	EALP01_R6F730	JES	EALP01_R6F740	JES	EALP01_R6F750	JES
TYPE I	S6	Asymmetric Narrow	16000	17000	136	B3-U0-G3	B3-U0-G3	EALP01_S6N730	JES	EALP01_S6N740	JES	EALP01_S6N750	JES
	D2	Asymmetric Narrow	18000	19000	149	B3-U0-G3	B3-U0-G3	EALP01_D2N730	JES	EALP01_D2N740	JES	EALP01_D2N750	JES
	F2	Asymmetric Narrow	24000	26000	200	B3-U0-G3	B3-U0-G3	EALP01_F2N730	JES	EALP01_F2N740	JES	EALP01_F2N750	JES
	K2	Asymmetric Narrow	29000	31000	274	B3-U0-G3	B3-U0-G3	EALP01_K2N730	JES	EALP01_K2N740	JES	EALP01_K2N750	JES
AUTO	N2	Asymmetric Narrow	34000	36000	327	B3-U0-G4	B3-U0-G4	EALP01_N2N730	JES	EALP01_N2N740	JES	EALP01_N2N750	JES
	L2	Asymmetric Narrow	39000	41000	371	B3-U0-G4	B3-U0-G4	EALP01_L2N730	JES	EALP01_L2N740	JES	EALP01_L2N750	JES
	A4	Asymmetric Auto	35000	38000	327	B3-U0-G4	B3-U0-G4	EALP01_AA4N730	JES	EALP01_AA4N740	JES	EALP01_AA4N750	JES
	LA	Asymmetric Auto	36000	38000	327	B3-U0-G4	B3-U0-G4	EALP01_LAA4N730	JES	EALP01_LAA4N740	JES	EALP01_LAA4N750	JES

PLANT MATERIALS LIST

QTY.	PLANT NAME	MINIMUM INSTALLED SIZE	TREE CANOPY COVERAGE	LOT AREA COVERAGE TOTAL
LARGE CANOPY TREES				
3	LOCUST - <i>Gleditsia tinacanthos</i> * 'nervis 'Skyline'	2" cal. B/B 6' Clear Trunk	314	942
			314	1256
MEDIUM CANOPY TREES				
5	WHITE FRINGE TREE - <i>Chionanthus virginicus</i> *	2" cal. B/B	254	1270
UNDERSTORY TREES				
3	DOWNY SERVICEBERRY - <i>Amelanchier arborea</i> *	6' ht. B/B	200	600
EVERGREEN TREES				
3	NELLIE R. STEVENS HOLLY - <i>Ilex x 'Nellie R. Stevens'</i>	2" cal. B/B	200	600
			200	1000
SCREENING SHRUBS				
5	GLOSSY ABELIA - <i>Abelia x grandiflora</i> *	30" ht. B/B or cont.		
10	DWARF YAUPOH HOLLY - <i>Ilex vomitoria</i> 'Stoke's Dwarf'	24" ht. B/B or cont.		
17	RUBY SLIPPERS HYDRANGEA - <i>Hydrangea quercifolia</i> * 'Ruby Slippers'	24" ht. B/B or cont.		
6	BLACK CHOKEBERRY - <i>Aronia melanocarpa</i> * 'Autumn Magic'	24" ht. B/B or cont.		
MEDIUM/LOW SHRUBS				
13	INKBERRY HOLLY - <i>Ilex glabra</i> 'Compacta'	18" ht. cont.		
12	NEON SPLASH SPIREA - <i>Spiraea bumalda</i> 'Neon Splash'	18" ht. cont.		
9	LITTLE PRINCESS SPIREA - <i>Spiraea japonica</i> 'Little Princess'	18" spd. cont.		
PERENNIALS				
15	PARDON ME DAYLILIES - <i>Hemerocallis x 'Pardon Me'</i>	# 1 cont.		
11	STELLA D'ORO DAYLILIES - <i>Hemerocallis x 'Stella d'Oro'</i>	# 1 cont.		
24	BLACK-EYED SUSAN - <i>Rudbeckia hirta</i> *	# 1 cont.		
* Denotes Virginia Native Plants				

CANOPY COVERAGE DATA

TREE CANOPY SITE COVERAGE CALCULATIONS:
 SITE AREA = 22,534 SF
 Minus Building Area 2,079
 Minus Entry Drive Area 4,200
 ADJUSTED NET SITE AREA: 16,255 SF @ 10% OF ADJUSTED AREA
 = 1,626 SF REQUIRED
 PROVIDED TREE CANOPY : 5,668 SF AS SHOWN

+ EXISTING (4) STREETSCAPE TREES
 Streetscape trees required by Section 34-870 may be counted toward tree cover requirements.

+ EXISTING (5) EVERGREEN TREES

GENERAL LANDSCAPE REQUIREMENTS

- ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND SHALL BE PLANTED IN ACCORDANCE WITH THE LANDSCAPE SPECIFICATIONS ADOPTED JOINTLY BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA CHAPTER F THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.
- DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING.
- THE PLANT LIST IS INTENDED AS A GUIDE FOR THE LANDSCAPE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
- LANDSCAPE CONTRACTOR SHALL COORDINATE PLANT INSTALLATION SEQUENCE WITH IRRIGATION CONTRACTOR.
- ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. SET NEW TREES A MIN. 10' FROM NEW OR EXISTING UTILITY LINES. ADVISE PROJECT MANAGER BEFORE THE ADJUSTMENTS ARE MADE.
- ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR PERENNIAL LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED, EVENLY SPACED.
- A MINIMUM OF 8" DEPTH OF NEW TOPSOIL SHALL BE PLACED IN ALL BED AREAS BY LANDSCAPE CONTRACTOR PRIOR TO PLANT INSTALLATION. BACKFILL ALL SHRUBS AND TREES WITH BACKFILL MIX OF ONE PART COMPOST TO THREE PARTS TOPSOIL.
- PLACE WEED BARRIER IN ALL SHRUB BEDS; 5 OZ. WOVEN, NEEDLE-PUNCHED, POLYPROPYLENE FABRIC, OVERLAPPING THE SEAMS.
- MULCH TREES AND SHRUBS WITH MIN. 3" DEPTH OF "BLACK GOLD" OR APPROVED EQUAL BLACK DYED SHREDDED HARDWOOD MULCH. MULCH PERENNIALS WITH 2" DEPTH OF MULCH. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES, WALKS, BUILDING, CURBS, OR OTHER PLANT BED LIMITS.
- ALL BED EDGES SHALL BE SPADE-CUT AND CLOSELY ALIGN AS POSSIBLE WITH EDGES AS SHOWN ON DRAWING. KEEP MULCH A MIN. 1/2" BELOW ADJACENT PAVED SURFACES.
- SOD ALL LAWN DISTURBED AREAS WITHIN PROJECT LIMITS AS NOTED ON CIVIL DRAWINGS; INCLUDING OUT TO PAVEMENT EDGES. REFER TO CIVIL DRAWINGS AND VERIFY EXTENT WITH PROJECT MANAGER.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. PRIOR TO END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.

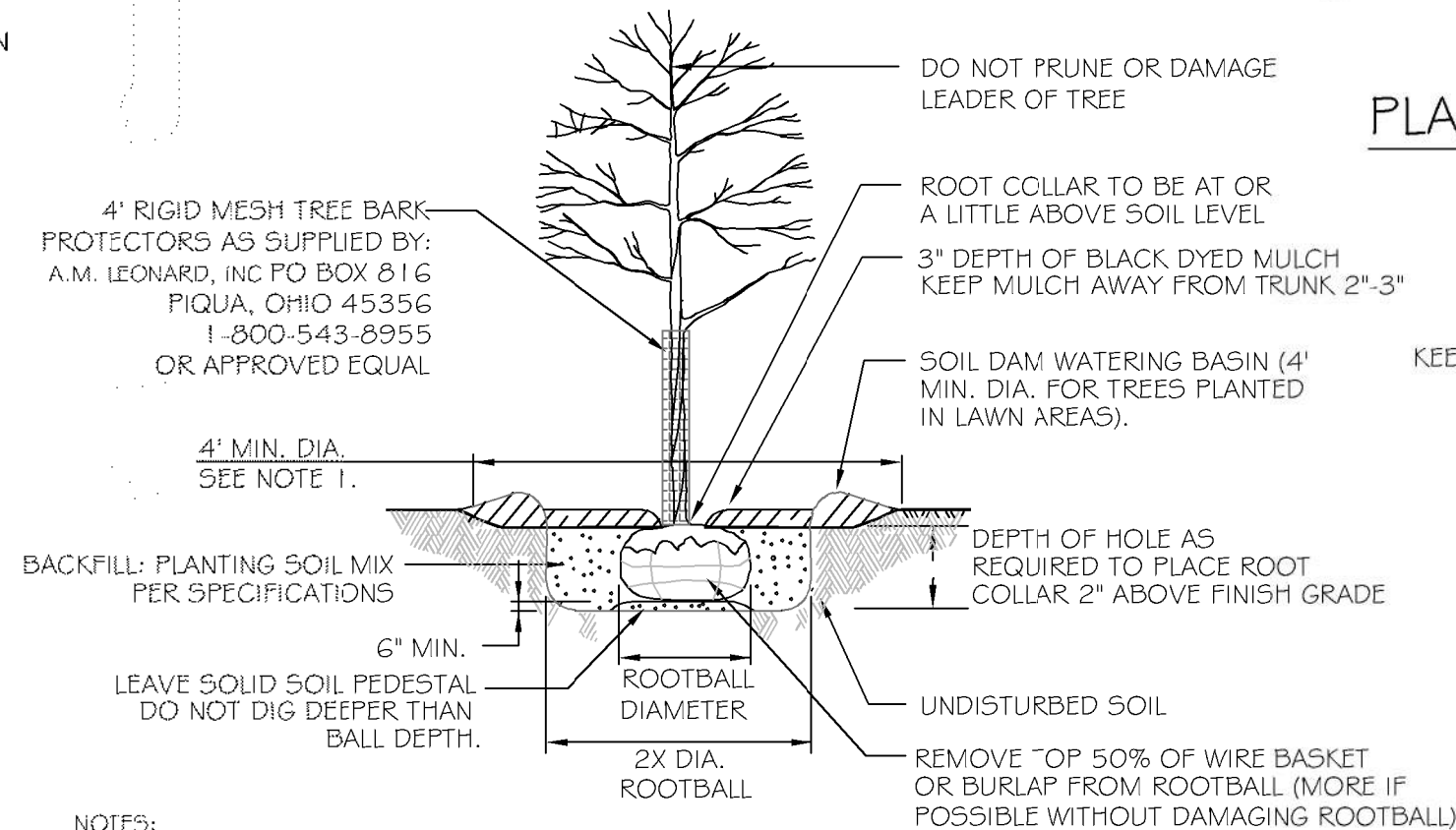
LANDSCAPE CODE REQUIREMENTS

SEMINOLE TRAIL STREET FRONTAGE: S-3 SCREEN MATERIALS and ENTRANCE CORRIDOR OVERLAY DISTRICT
 ONE LARGE CANOPY TREE PER 1,000 SF REQUIRED. 1460.8 SF/1000 = 1.46 or 2 TREES REQUIRED
 ONE MEDIUM CANOPY TREE PER 1,000 SF REQUIRED. 1460.8 SF/1000 = 1.46 or 2 TREES REQUIRED
 ONE UNDERSTORY TREE PER 500 SF REQUIRED. 1460.8 SF/500 = 2.92 or 3 TREES REQUIRED
 ONE EVERGREEN TREE PER 1,000 SF REQUIRED. 1460.8 SF/500 = 2.92 or 3 TREES REQUIRED
 ONE SHRUB PER 100 SF REQUIRED. 1460.8 SF/100 = 14.6 or 15 SHRUBS REQUIRED

SOUTH LEASE LINE: S-2 SCREEN MATERIALS and ENTRANCE CORRIDOR OVERLAY DISTRICT
 ONE LARGE CANOPY TREE PER 1,000 SF REQUIRED. 1542.9 SF/1000 = 1.54 or 2 TREES REQUIRED
 ONE MEDIUM CANOPY TREE PER 1,000 SF REQUIRED. 1542.9 SF/1000 = 1.54 or 2 TREES REQUIRED
 ONE EVERGREEN TREE PER 1,000 SF REQUIRED. 1542.9 SF/500 = 3.09 or 4 TREES REQUIRED
 ONE SHRUB PER 100 SF REQUIRED. 1542.9 SF/100 = 15.42 or 16 SHRUBS REQUIRED

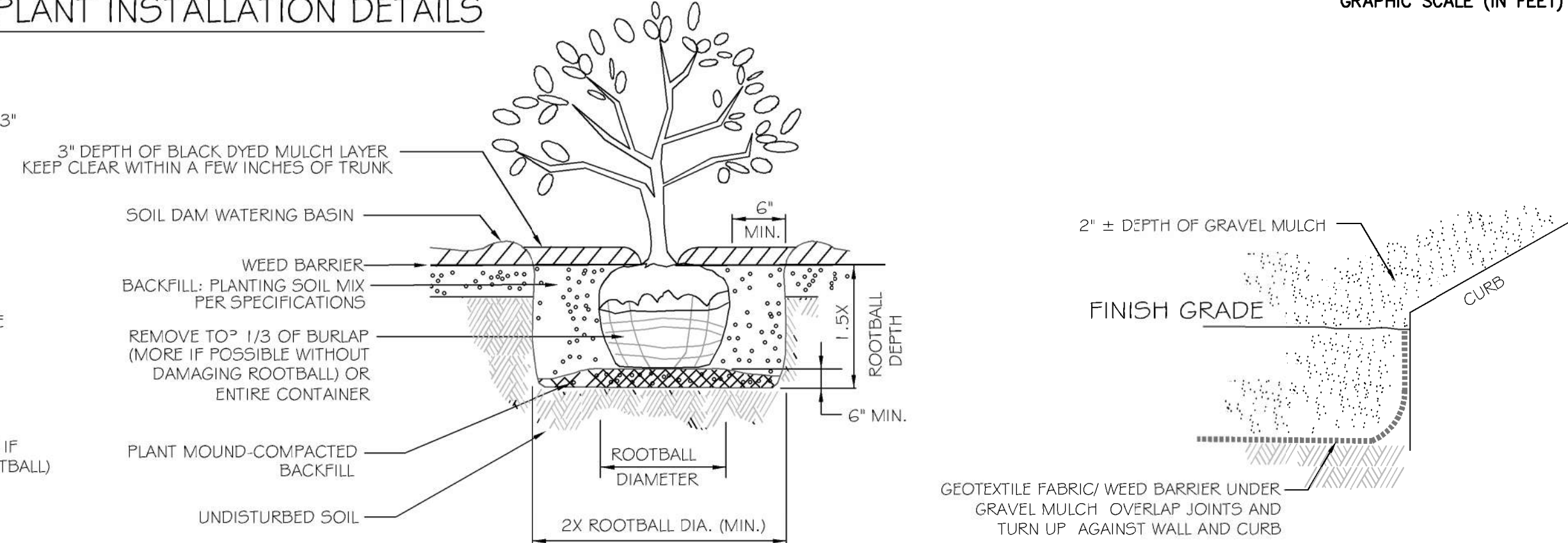
PARKING LOTS- SCREENING AND INTERIOR LANDSCAPING:
 FOR THE PURPOSES OF THIS SECTION THE TERM "PARKING LOT" SHALL MEAN AND REFER ONLY TO A PARKING LOT CONTAINING TWENTY (20) OR MORE SPACES. N/A 10 SPACES PROPOSED

LANDSCAPE ARCHITECT:
YELLOW SPRINGS DESIGN
 PO Box 472 205 PARK MEADOWS DR.
 YELLOW SPRINGS, OHIO 45387
 (O) 937.767.8199 (M) 937.654.8199
 yellowspringsdesign@blizwoh.com
 LICENSED IN: OH, KY, PA, IN, IL, MS,
 MI, VA, TX, OK, AZ, CO & UT



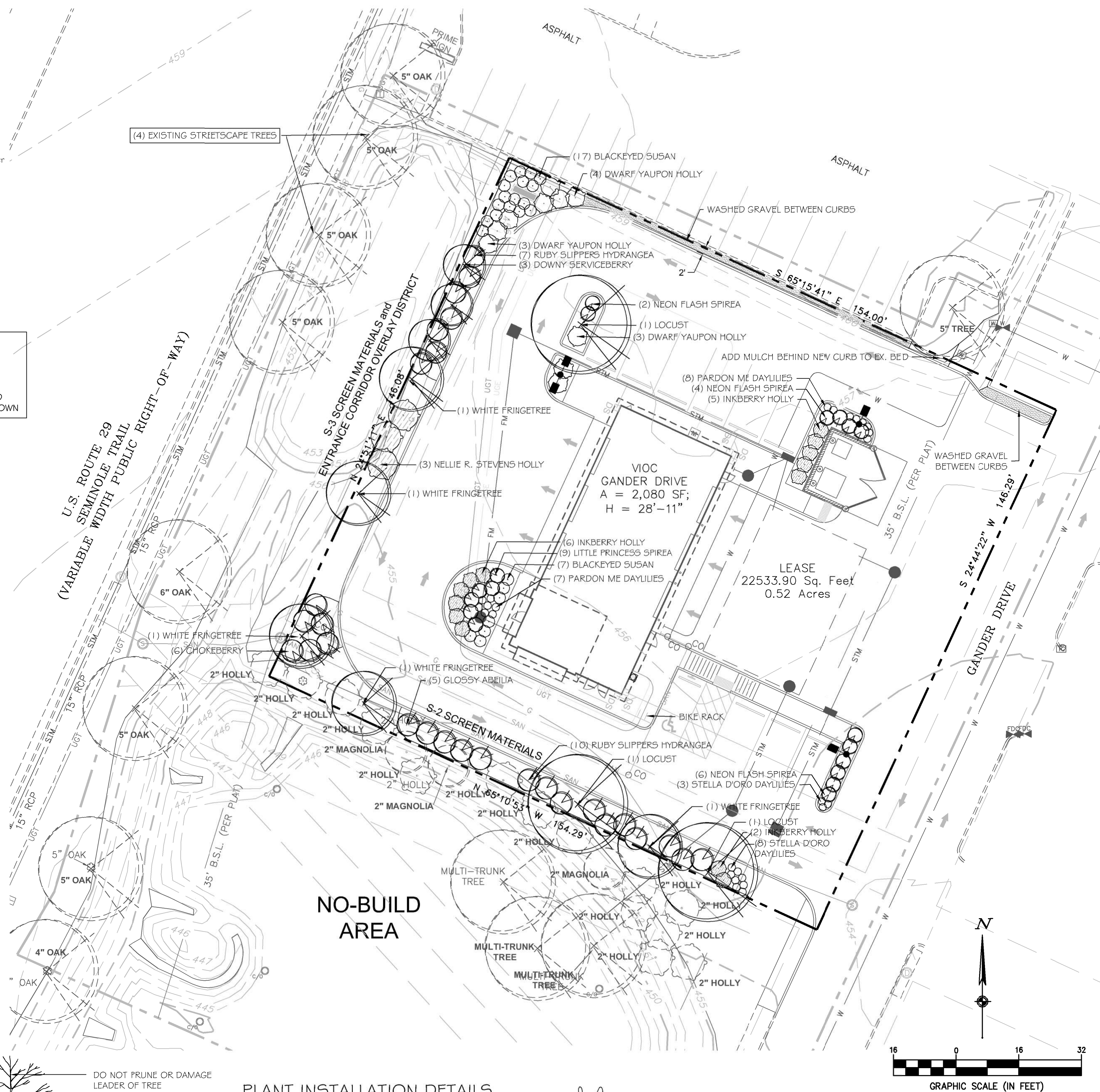
SHADE TREE PLANTING DETAIL
 NTS

PLANT INSTALLATION DETAILS



SHRUB PLANTING DETAIL
 NTS

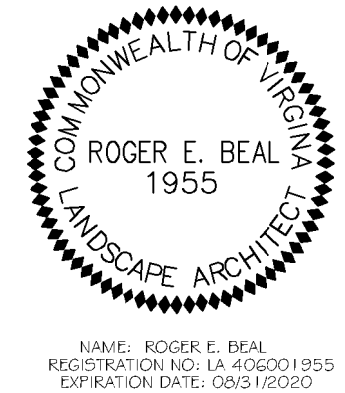
GRAVEL MULCH INSTALLATION
 NTS



Revisions/Submissions	Date
2	03.06.20
1	02.24.20
No.	

VALVOLINE INSTANT OIL CHANGE
GANDER DRIVE CHARLOTTEVILLE, VA 22901

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Project No. 757280
 Scale AS NOTED
 Drawn REB
 Checked REB
 Date 03.06.20
 Drawing Title

LANDSCAPE PLAN

Drawing No. L-1.0



GENERAL IRRIGATION SPECIFICATIONS

1. THE IRRIGATION SYSTEM IS DIAGRAMMATIC BASED UPON THE INFORMATION PROVIDED BY THE OWNER OR THE OWNER'S REPRESENTATIVE. THE SUCCESSFUL CONTRACTOR IS RESPONSIBLE TO INSTALL A SYSTEM THAT WILL PROPERLY COVER ALL AREAS INDICATED ON THE DESIGN. ACTUAL LAYOUT OF PIPING, SPRINKLER HEADS, VALVES, CONTROLLERS AND OTHER RELATED EQUIPMENT SHALL BE DETERMINED ON SITE. MINOR FIELD CHANGES SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES AND MAKE THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS. THERE MAY BE TIMES WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS THAT EXIST MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING, SUCH OBSTRUCTIONS SHOULD BE BROUGHT TO THE ATTENTIONS OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND COSTS THAT OCCUR.

2. THIS SYSTEM SHALL BE INSTALLED USING ACCEPTED AND QUALITY INSTALLATION STANDARDS AS USED IN THE INDUSTRY. ALL MANUFACTURERS SPECIFICATIONS WILL BE FOLLOWED.

3. MAINLINE SHALL BE BURIED A MINIMUM OF 12" OF COVER AND A MAXIMUM OF 18" OF COVER. LATERAL LINE PIPING A MINIMUM OF 12" OF COVER. ALL BACKFILL SURROUNDING THE PIPE SHALL BE CLEANED OF MATERIALS LARGER THAN 1" IN SIZE. BACKFILL SHALL BE ADDED IN 6" INCREMENTS AND MECHANICALLY TAMPED.

4. THERE WILL BE NO SUBSTITUTIONS OR CHANGES TO THE IRRIGATION DESIGN ALLOWED WITHOUT DIRECT, WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.

5. SYSTEM DESIGN IS BASED ON PRESSURE AND FLOW INFORMATION PROVIDED BY OTHERS. STATIC PRESSURE WAS GIVEN AS 70 PSI AND THE SIZE OF THE P.O.C. IS AS INDICATED ON THE DRAWING. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION. REPORT DIFFERENCES BETWEEN REQUIREMENTS AND THE ACTUAL READINGS TO THE OWNER'S REPRESENTATIVE. A BOOSTER PUMP MAY BE NECESSARY IF THE REQUIRED PRESSURE IS NOT AVAILABLE. ADDITIONAL COSTS SHALL BE SUBMITTED TO THE OWNER AS A CHANGE ORDER.

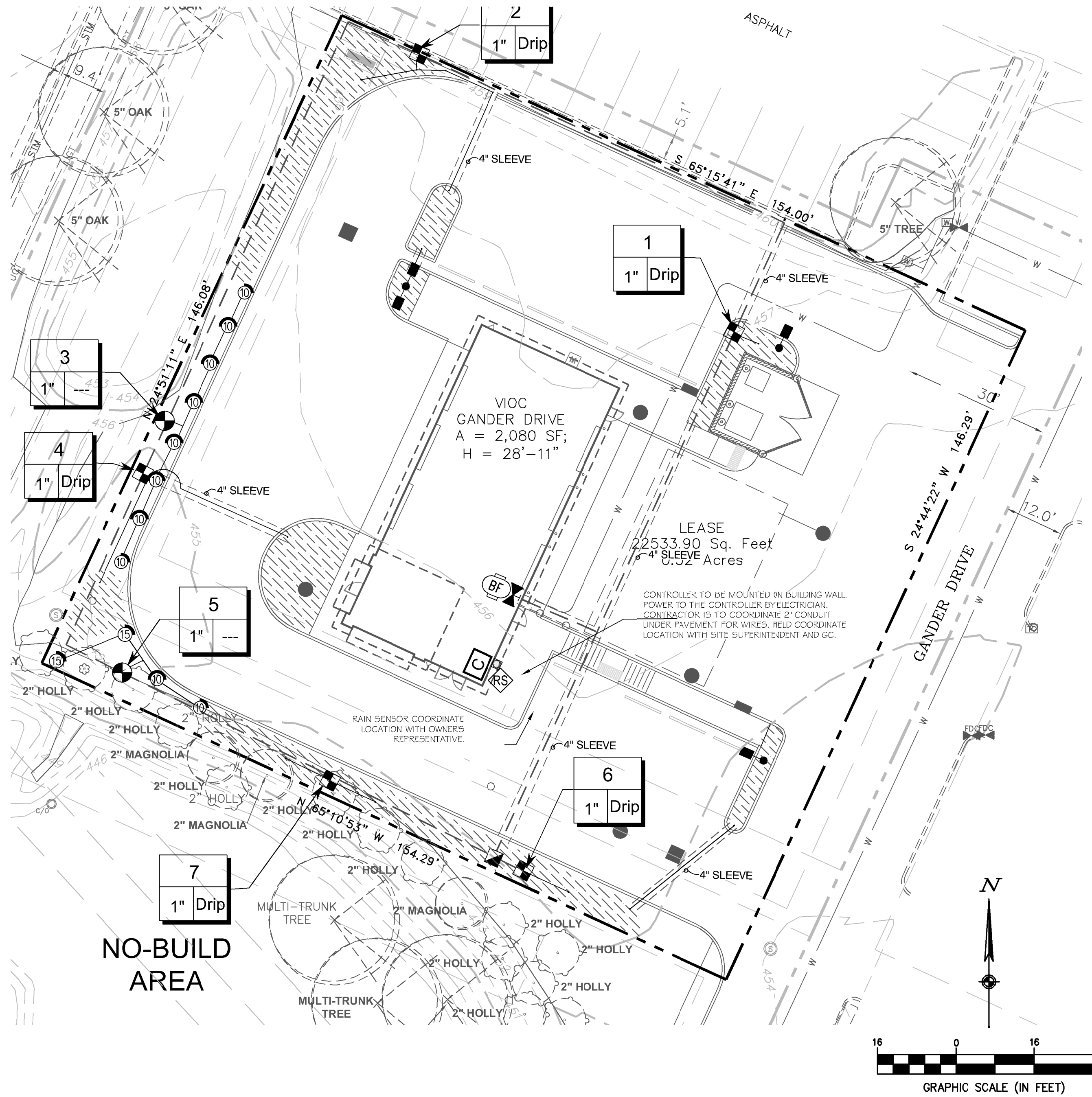
6. PIPING SHOWN IN PAVED AREA WITHOUT SLEEVE IS DIAGRAMMATIC AND SHALL BE LOCATED INSIDE OF THE PLANTED AREA OR TURF AREA APPROXIMATELY 1' FROM ANY HARDSCAPE.

7. ALL VALVES SHALL BE PLACED IN VALVE BOXES AS SHOWN IN THE DETAILS AND ALL ELECTRICAL CONNECTIONS SHALL BE SEALED WITH WATERPROOF CONNECTORS. CONTROL WIRE SHALL BE SOLID COPPER WIRE U.L. APPROVED FOR DIRECT BURIAL IN THE GROUND. SEE DETAILS.

8. CONTROLLER, RAIN SENSOR, METER, TAP AND BACKFLOW LOCATIONS ARE AS SHOWN ON THE PLAN OR AS STATED IN THE DETAILS AND LEGEND. ALL INFORMATION IS TO BE VERIFIED PRIOR TO ANY INSTALLATION OF THE PROJECT.

9. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL CLEAN UP ASSOCIATED WITH HIS WORK.

10. IRRIGATION CONTRACTOR SHALL ALL PROVIDE THE FIRST WINTERIZATION, SPRING TURN ON, HEAD ADJUSTMENTS AND CONTROLLER MAINTENANCE IN BID.



IRRIGATION LEGEND

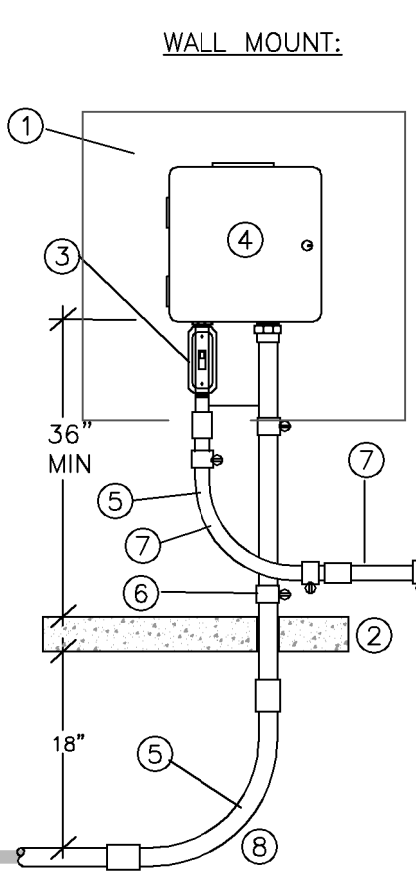
SYMBOL	MANUFACTURER/MODEL
	Rain Bird 1804 10 Series MPR
	Rain Bird 1804 12 Series MPR
	Rain Bird 1804 15 Series MPR

SYMBOL	MANUFACTURER/MODEL
	Rain Bird XCZ-100-PRF
	Area to Receive Dripline Rain Bird XFD-06-18 (22)

SYMBOL	MANUFACTURER/MODEL
	Rain Bird PGA Globe
	Rain Bird 5-RC
	Nibco TI-8
	Zurn 375 1"
	Rain Bird ESP4ME
	Rain Bird WR2-RS
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Schedule 40

Valve Callout	
	Valve Number
	Valve Flow
	Valve Size

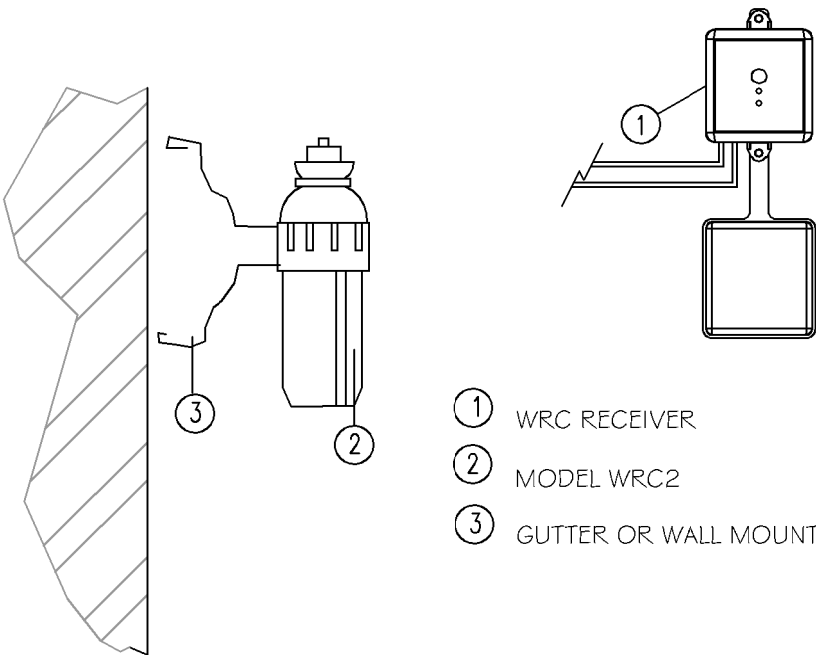
IRRIGATION DETAILS



1 RAINBIRD ESP CONTROLLER

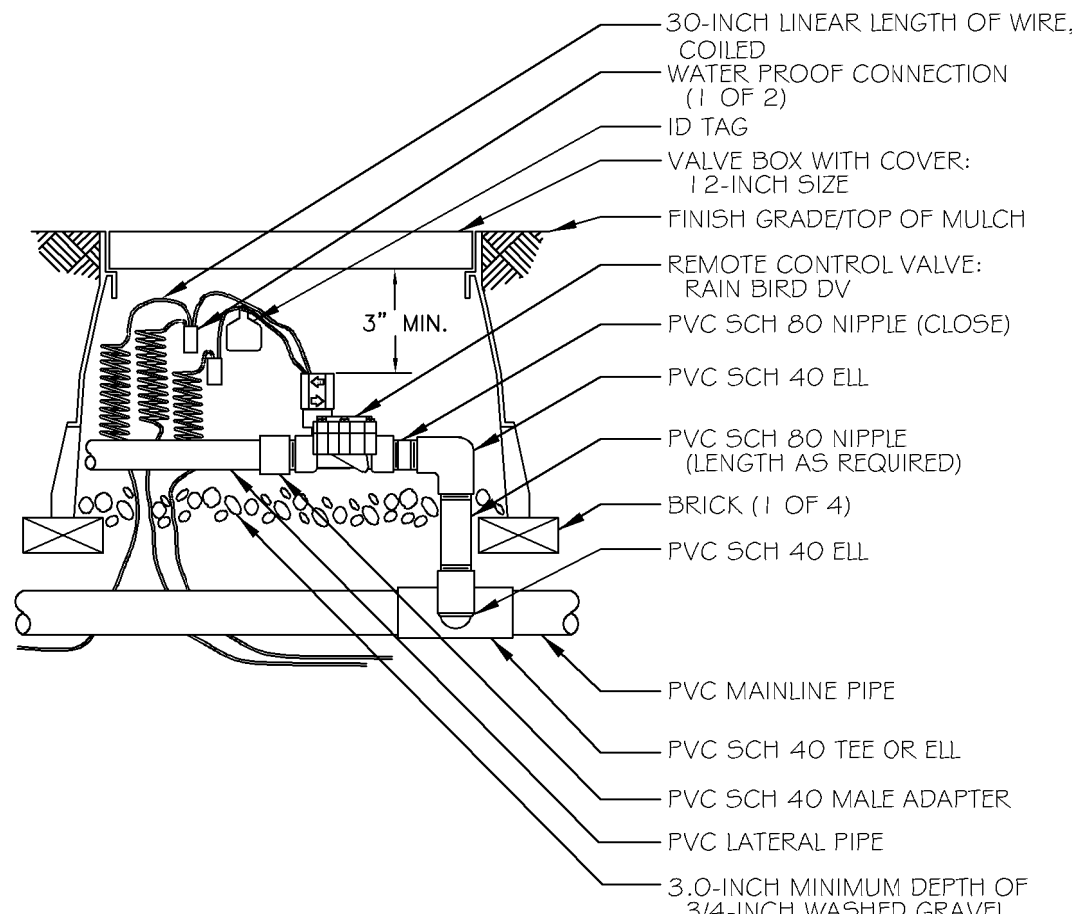
SECTION

NOTE:
MOUNT SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY. NO MORE THAN 300' FROM RECEIVER UNIT. MOUNT RECEIVER UNIT NO FURTHER THAN 6' FROM CONTROLLER.



2 RAINBIRD RAIN SENSOR

SECTION



3 RAINBIRD DV-100 ELECTRIC VALVE

SECTION



LANDSCAPE ARCHITECT:
YELLOW SPRINGS DESIGN
PO Box 472 205 PARK MEADOWS DR.
YELLOW SPRINGS, OHIO 45387
(O) 937.767.8199 (M) 937.654.8199
yellowspringsdesign@bizwoh.ir.com
LICENSED IN: CH, KY, PA, IN, IL, MS,
MI, VA, TX, OK, AZ, CO & UT

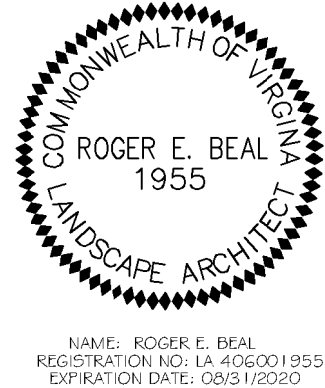


Revisions/Submissions	Date
2	03.06.20
1	02.24.20
No.	

VALVOLINE INSTANT OIL CHANGE
GANDER DRIVE CHARLOTTESVILLE, VA 22901



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Project No.	757280
Scale	AS NOTED
Drawn	REB
Checked	REB
Date	03.06.20
Drawing Title	

IRRIGATION PLAN

Drawing No. L-2.0

EXTERIOR FINISHES	
EXTERIOR INSULATED FINISH SYSTEM :	DRYVIT (SANDPEBBLE FINE) COLOR: E.I.F.S: 1 = #113 AMARILLO WHITE
BRICK WAINSCOT: (GRADE TO PRECAST SILL)	BELDEN - "MODULAR MIDLAND BLEND A"
PRECAST SILL:	CUSTOM CAST STONE - "LIGHT BUFF" (REFER TO SILL PROFILE)
MORTAR:	LEHIGH - "LIGHT BEIGE"
MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED W/SEALER REFER TO SPECIFICATIONS.
STANDING SEAM AWNING:	FIRESTONE UNA-CLAD KYNAR 500 / HYLAR METAL 5000 FLUOROCARBON STEEL "CHAMPAGNE METALLIC" UNDERSIDE & FRAME TO BE PAINTED SW 6152 "SPRINGER BRONZE"
ROOF SHINGLES:	OWENS CORNING DURATION SERIES "DRIFTWOOD"
MISC. ROOF VENTS, FANS, ETC.	PAINT TO MATCH SW7046 "ANONYMOUS"
GUTTER, DOWNSPOUTS, FASCIA & EXPOSED TRIM:	BERRIDGE - "SIERRA TAN"
STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/T/ INSULATED GLAZING.
H.A.M. DOORS & FRAMES:	FIELD PAINT w/SHERWIN-WILLIAMS 866-310 PRO-CYRL PRIMER FOLLOWED BY (2) FINISH COATS OF: 866-300 SHER-CYRL HPA. COLOR SHALL BE SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR W/OWNER.
O.H. DOOR FINISH:	CLEAR ANODIZED ALUMINUM
PARKING LOT STRIPING:	SHERWIN-WILLIAMS #TM226 SETFAST TM PAINT. COLOR SHALL BE "WHITE".
HANDICAP STALL STRIPING:	SHERWIN-WILLIAMS #TM2133 SETFAST TM PAINT. COLOR SHALL BE "ADA BLUE".

NUMBER	DESCRIPTION	SIZE	ILLUMINATED	QUANTITY
(600)	LOGO SIGN	7'-8" X 5'-11" (45 S.F.)	INTERNALLY	2
	PROVIDED BY OWNER, INSTALLED BY SIGN CONTRACTOR			
(601)	LANE INDICATOR SIGN	10'-0" X 1'-4" (13.33 S.F.)	NO	3
	PROVIDED BY OWNER, INSTALLED BY SIGN CONTRACTOR			
(602)	OPEN SIGN	2'-7 1/2" X 11 1/2" (2.52 S.F.)	INTERNALLY	2
	PROVIDED BY OWNER, INSTALLED BY G.C.			
(603)	MONUMENT SIGN	6'-6" X 6'-9" (44 S.F.)	INTERNALLY	1
	PER LOCAL AND DEVELOPMENTAL RESTRICTIONS			
(604)	LOGO SIGN	4'-11" X 6'-5" (31 S.F.)	INTERNALLY	1

ELEVATION NOTES

1. EIFS SHALL BE DRYVIT, CLASS PB DRAINAGE SYSTEM WITH FLUID APPLIED WATER RESISTIVE BARRIER BEHIND INSULATION BOARD.
2. SIGNAGE SHOWN ON THESE ELEVATIONS IS FOR GENERAL REFERENCE PURPOSES ONLY. ALL SIGNAGE SHALL BE APPLIED FOR & PERMITTED UNDER A SEPARATE SIGNAGE SUBMITTAL.
3. G.C. SHALL PROVIDE BLOCKING IN STUD WALL BEHIND EACH SIGN AS REQUIRED BY SIGN VENDOR - FIELD VERIFY REQUIREMENTS W/ VENDOR & OWNER'S REPRESENTATIVE.
4. ALL FLASHING, RIDGE CAPS, DRIP EDGE ETC. SHALL MATCH GUTTER & DOWNSPOUT MANUFACTURER'S STANDARD DETAILS. PROVIDE VENTED RIDGE CAP WHERE SHOWN.
5. EXHAUST FAN, VTRS & SIMILAR ITEMS ON ROOF SHALL BE PAINTED TO MATCH ROOF.

