Sheetz, Inc.
2708 Mount Olive Court
Mount Airy, MD 21771

Phone: 814.552.0609
e-mail: LMay@Sheetz.com

June 29, 2020

TO: **Albemarle County Architectural Review Board**
County of Albemarle
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, VA 22902

RE: **Proposed Sheetz at Airport Road & Seminole Trail**
ARB-2020-39 and ARB-2020-46
Sheetz Initial Site Plan and Architectural Review Board Action Letter

Architectural Review Board Workshop Plans and Sketches

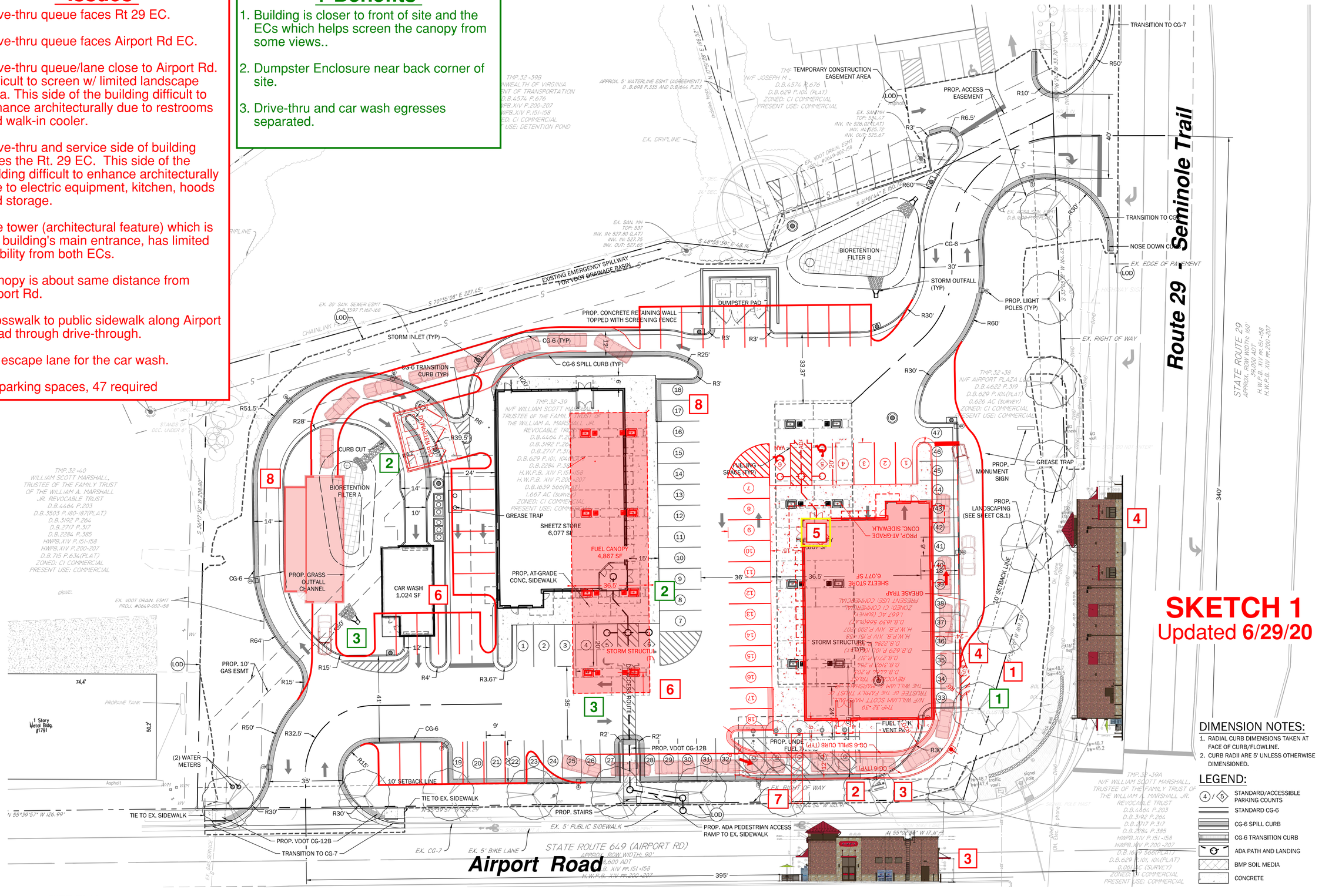
Plan	Description	Action/Comments
Sketch 1	This is the Original Site Plan with an alternate layout sketched in red. The concept or sketch shows the building moved to the corner of Airport Rd. & Route 29 and the canopy located mid-site relative to Route 29. With this configuration, the drive-thru queue wraps the building on two sides, both fronting the EC.	This concept is for illustration and discussion. The applicant does not prefer this layout.
Sketch 2	This is the Original Site Plan with an alternate layout sketched in red. The concept or sketch shows the building moved to the corner with the primary facades of the building facing Airport & Route 29. The canopy is located mid-site relative to Route 29. With this configuration, a portion of the drive-thru queue is parallel to the EC.	This concept is for illustration and discussion. The applicant does find this layout functional. The store personnel do not have a direct view of the gas canopy, all customers have to cross the drive-thru to access the building from the canopy and parking spaces.
Sketch 3	This is the Original Site Plan with an alternate layout sketched in red. The concept or sketch shows the building moved to (and parallel to) the Airport Rd. side of the site. The canopy is shifted north and parallel to Airport Road. With this configuration, a portion of the drive-thru queue is parallel to the EC.	This concept is for illustration and discussion. Acceptable grades will be difficult to achieve at the Route 29 driveway. The applicant does prefer this layout.
Revisions to Original Site Plan	This is the Original Site Plan with some revisions shown in red. The size of the gas canopy has been reduced, the dumpster enclosure wall and retaining wall separated to allow terracing and the option for a site-built car wash building is shown.	This revised concept is the applicant's preferred layout.
Canopy Elevations	Drawing showing Original and Proposed canopy scale. Canopy lighting also shown for discussion.	For discussion and illustration of the changes to the proposed canopy.
Site Plan	This is the updated/revised Site Plan, "clean copy".	This revised concept is the applicant's preferred layout.

- Issues

1. Drive-thru queue faces Rt 29 EC.
2. Drive-thru queue faces Airport Rd EC.
3. Drive-thru queue/lane close to Airport Rd. Difficult to screen w/ limited landscape area. This side of the building difficult to enhance architecturally due to restrooms and walk-in cooler.
4. Drive-thru and service side of building faces the Rt. 29 EC. This side of the building difficult to enhance architecturally due to electric equipment, kitchen, hoods and storage.
5. The tower (architectural feature) which is the building's main entrance, has limited visibility from both ECs.
6. Canopy is about same distance from Airport Rd.
7. Crosswalk to public sidewalk along Airport Road through drive-through.
8. No escape lane for the car wash.
9. 47 parking spaces, 47 required

+ Benefits

1. Building is closer to front of site and the ECs which helps screen the canopy from some views..
2. Dumpster Enclosure near back corner of site.
3. Drive-thru and car wash egresses separated.



1 SITE PLAN
1" = 20': 0 20 40

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CIVIL ENGINEERING

AIRPORT ROAD SHEETZ
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

SITE PLAN

COMMONWEALTH OF VIRGINIA
03/16/2020
DANIEL C. HYER
Lic. No. 45596
PROFESSIONAL ENGINEER

APPROVED	DCH
SUBMISSION NO.	1
PROJECT	1903600

THE WORK OF LINE + GRADE

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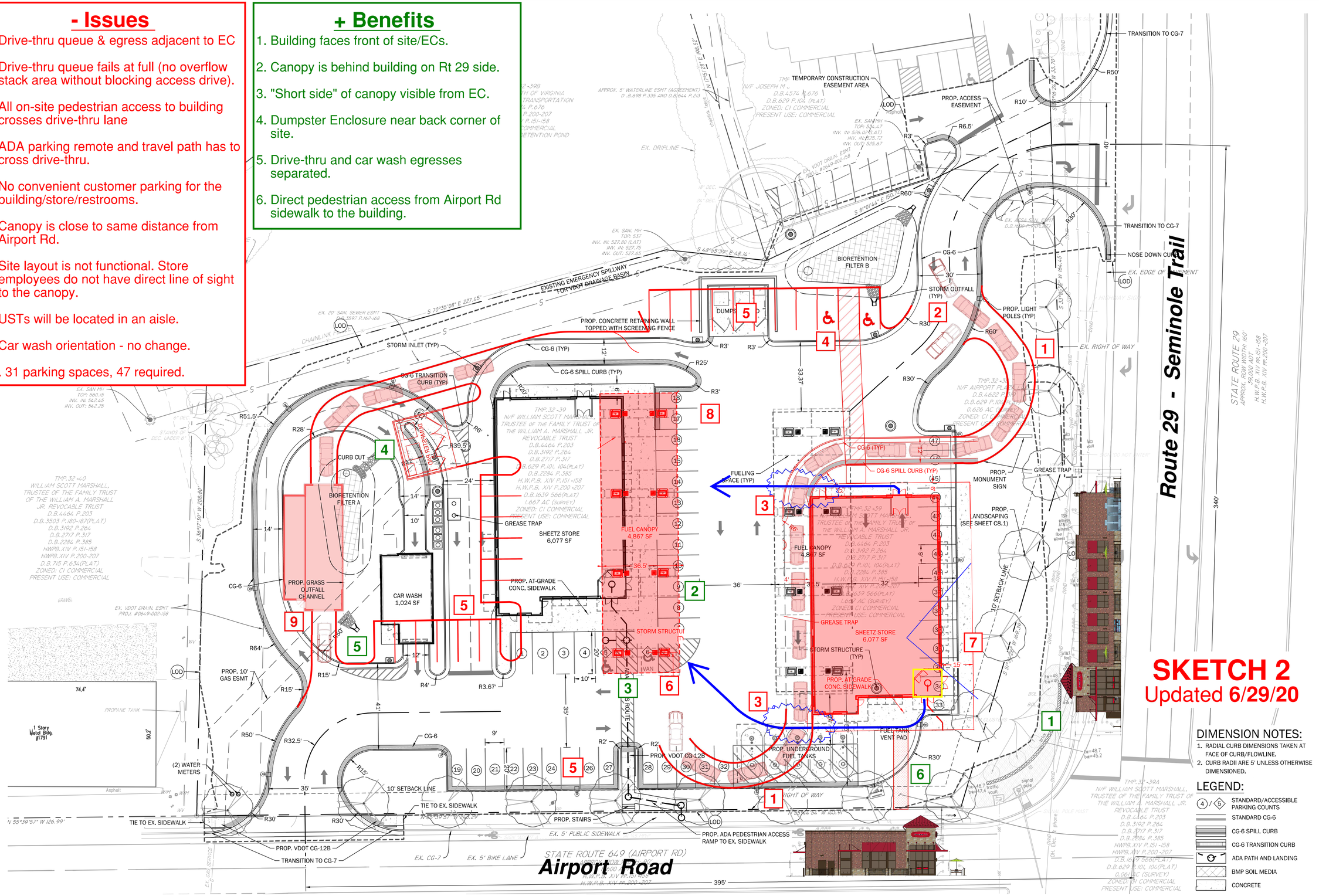
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- Issues

1. Drive-thru queue & egress adjacent to EC
2. Drive-thru queue fails at full (no overflow stack area without blocking access drive).
3. All on-site pedestrian access to building crosses drive-thru lane
4. ADA parking remote and travel path has to cross drive-thru.
5. No convenient customer parking for the building/store/restrooms.
6. Canopy is close to same distance from Airport Rd.
7. Site layout is not functional. Store employees do not have direct line of sight to the canopy.
8. USTs will be located in an aisle.
9. Car wash orientation - no change.
10. 31 parking spaces, 47 required.

+ Benefits

1. Building faces front of site/ECs.
2. Canopy is behind building on Rt 29 side.
3. "Short side" of canopy visible from EC.
4. Dumpster Enclosure near back corner of site.
5. Drive-thru and car wash egresses separated.
6. Direct pedestrian access from Airport Rd sidewalk to the building.



1 SITE PLAN

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AIRPORT ROAD SHEETZ
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

SITE PLAN

SKETCH 2
Updated 6/29/20

DIMENSION NOTES:

1. RADIAL CURB DIMENSIONS TAKEN AT FACE OF CURB/FLOWLINE.
2. CURB RADII ARE 5' UNLESS OTHERWISE DIMENSIONED.

LEGEND:

- 4 / 5 — STANDARD/ACCESSIBLE PARKING COUNTS
- STANDARD CG-6
- CG-6 SPILL CURB
- CG-6 TRANSITION CURB
- ADA PATH AND LANDING
- BMP SOIL MEDIA
- CONCRETE

COMMONWEALTH OF VIRGINIA
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- Issues

1. Drive-thru queue parallel/faces the Airport Road EC.
2. Drive-thru queue/lane close to Airport Rd. Difficult to screen w/ limited landscape area.
3. Drive-thru side of building faces Airport Road EC. No customer entance or amenities such as outdoor seating facing Airport Road EC.
4. Drive-thru crosses primary drive aisle close to the Airport Road entrance.
5. Drive-thru entrance location may be confusing for some patrons (they may assume that the entrance is near the Airport Road access.
6. Canopy is about same distance from Route 29
7. Crosswalk to public sidewalk through drive-through.
8. Pinch point at canopy.
9. Shorter driveway makes the drive steeper.
10. Car wash orientation - no change.
11. No car wash escape lane.
12. Dead-end parking.
13. Loss of environmentally preferred ESDs
14. 47 parking spaces, 47 required

+ Benefits

1. Building is closer to front of site/ECs
2. Canopy is behind building on Airport Road side.
3. "Short side" of canopy visible from Route 29/EC.
4. Dumpster Enclosure more interior location.
5. Drive-thru and car wash have limited egress separation.
6. Airport Road entrance radius improved.
7. USTs further from an EC.

Note that there is 21 vertical feet difference between the two access points.

9 Driveway too steep

Route 29 - Seminole Trail

Airport Road

SHEETZ STORE 6,077 SF

CAR WASH 1,024 SF

FUEL CANOPY 4,867 SF

BIORETENTION FILTER

DUMPSTER PAD

PROP. CONCRETE RETAINING WALL TOPPED WITH SCREENING FENCE

Retaining Wall Req'd.

EXISTING EMERGENCY SPILLWAY FOR VDOT DRAINAGE BASIN

FUELING SPACE (TYP)

FUEL TANK VENT PAD

PROP. AT GRADE CONC. SIDEWALK

PROP. GRASS OUTFALL CHANNEL

DT Order Point

PROP. VDOT CG-12B

PROP. STAIRS

PROP. ADA PEDESTRIAN ACCESS RAMP TO EX. SIDEWALK

EX. 5' PUBLIC SIDEWALK

EX. 5' BIKE LANE

EX. CG-7

TRANSITION TO CG-7

TIE TO EX. SIDEWALK

10' SETBACK LINE

PROP. 10' GAS ESMT

(2) WATER METERS

1 Story Metal Bldg. #1791

PROPANE TANK

PROP. ACCESS EASEMENT

PROP. LIGHT POLES (TYP)

STORM OUTFALL (TYP)

EX. RIGHT OF WAY

PROP. MONUMENT SIGN

PROP. LANDSCAPING (SEE SHEET C8.1)

GREASE TRAP

EX. EDGE OF PAVEMENT

STORM INLET (TYP)

CG-6 SPILL CURB (TYP)

CG-6 TRANSITION CURB (TYP)

TEMPORARY CONSTRUCTION EASEMENT AREA

EX. DRIPLINE

EX. VDOT DRAIN. ESMT PROJ. #0649-002-158

EX. 20' SAN. SEWER ESMT D.B. 3597 P.162-168

EX. SAN. MH TOP: 537 INV. IN: 527.80 (LAT) INV. IN: 527.75 INV. OUT: 527.65

EX. SAN. MH TOP: 536.47 INV. IN: 526.00 (LAT) INV. IN: 525.72 INV. OUT: 525.67

APPROX. 5' WATERLINE ESMT (AGREEMENT) D.B.698 P.335 AND D.B.644 P.215

TMP 32-39B N/F COMMONWEALTH OF VIRGINIA DEPT. OF TRANSPORTATION D.B.574 P.676 D.B.V P.200-207 D.B.V P.151-158 ZONED: CI COMMERCIAL PRESENT USE: DETENTION POND

TMP 32-38 N/F JOSEPH H. D.B.4574 P.676 D.B.629 P.104 (PLAT) ZONED: CI COMMERCIAL PRESENT USE: COMMERCIAL

TMP 32-38 N/F AIRPORT PLAZA LLC D.B.4622 P.319 D.B.629 P.104(PLAT) 0.626 AC (SURVEY) ZONED: CI COMMERCIAL PRESENT USE: COMMERCIAL

TMP 32-39A N/F WILLIAM SCOTT MARSHALL, TRUSTEE OF THE FAMILY TRUST OF THE WILLIAM J. MARSHALL JR. REVOCABLE TRUST D.B.4364 P.203 D.B.3192 P.264 D.B.A717 P.317 D.B.2284 P.385 HWPB.XIV P.151-158 HWPB.XIV P.200-207 D.B.629 P.101 (PLAT) D.B.629 P.104(PLAT) 0.061AC (SURVEY) ZONED: CI COMMERCIAL PRESENT USE: COMMERCIAL

D.B.715 P.634(PLAT) ZONED: CI COMMERCIAL PRESENT USE: COMMERCIAL

STATE ROUTE 649 (AIRPORT RD) APPROX. ROW WIDTH: 90' 3,600 ADT H.W.P.B. XIV PP.151-158 H.W.P.B. XIV PP.200-207

STATE ROUTE 29 APPROX. ROW WIDTH: 160' 39,000 ADT H.W.P.B. XIV PP.151-158 H.W.P.B. XIV PP.200-207

SKETCH 3
6/29/20

DIMENSION NOTES:

1. RADIAL CURB DIMENSIONS TAKEN AT FACE OF CURB/FLOWLINE.
2. CURB RADII ARE 5' UNLESS OTHERWISE DIMENSIONED.

LEGEND:

- 4 / 5 — STANDARD/ACCESSIBLE PARKING COUNTS
- STANDARD CG-6
- CG-6 SPILL CURB
- CG-6 TRANSITION CURB
- ADA PATH AND LANDING
- BMP SOIL MEDIA
- CONCRETE

N 1 SITE PLAN
1" = 20': 0 20 40

LINE + GRADE CIVIL ENGINEERING

AIRPORT ROAD SHEETZ
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

SITE PLAN

COMMONWEALTH OF VIRGINIA
03/16/2020
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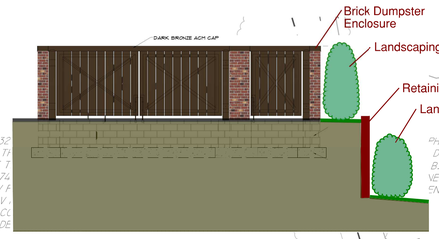
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- Issues

1. Canopy in front of building from Rt 29 perspective. *Reduced square footage of gas canopy by 400 s.f.. Reduced number of fueling dispensers from 8 to 6 to further reduce the scale of the gas canopy.*
2. Dumpster enclosure along interior lot line but still in view from EC. *Added retaining wall to reduce the overall height and allow for some terraced landscaping for screening and to break up the mass.*
3. Canopy is close to same distance from Airport Rd.
4. No practical option to rotate car wash. (Option for site-built shown.) *The west elevation will be screened with landscaping. Windows facing east creates more of an attractive view from the site.*
5. USTs remain along Airport Rd side. (Vents can be screened w/ landscaping)
6. 47 parking spaces, 47 required.

+ Benefits

1. "Customer oriented" building elevations oriented to both ECs. Entrance feature (tower) is functional and face the corner.
2. Drive-thru queue generally behind the building, not adjacent to ECs.
3. "Short side" of canopy closest to and faces the more sensitive EC/Airport Rd.
4. Dumpster Enclosure can be screened with landscaping.
5. Drive-thru and car wash can share escape lanes reducing impervious areas.
6. Large landscape area at Rt 29 frontage preserved.
7. ADA parking at building.
8. Canopy mass and number of pumps reduced.



Flip and shift dumpster enclosure to provide more landscape screening area

Car wash may be changed from modular to site-built for more options to customize the elevations

21' reduced island spacing

Pumps reduced from 8 to 6

Revisions to Original
Updated **6/29/20**

DIMENSION NOTES:

1. RADIAL CURB DIMENSIONS TAKEN AT FACE OF CURB/FLOWLINE.
2. CURB RADII ARE 5' UNLESS OTHERWISE DIMENSIONED.

LEGEND:

(4)/(5) STANDARD/ACCESSIBLE PARKING COUNTS

	Wawa	Sheetz Submittal	Sheetz Alternate
Acreage	1.52	2.35	2.35
Store SF	6,049	6,077	6,077
Gas Pumps	6	8	6
Gas Canopy (Square Feet)	4,290	4,867	4,464
Gas Canopy Width (Feet)	55.00	36.50	31.83
Gas Canopy Length (Feet)	78.00	133.33	140.25
Gas Canopy Max Height (Feet)*	22'-11"	21' 7 3/8"	20' 3 1/4"
Parking Spaces	47	47	46
Gas Canopy to US29 r/w (Feet)	38-52	66-101	75-109

* Canopy heights are at the lowest point. Canopy height varies due to slope of canopy concrete pad

1 SITE PLAN
1" = 20': 0 20 40

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AIRPORT ROAD SHEETZ
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

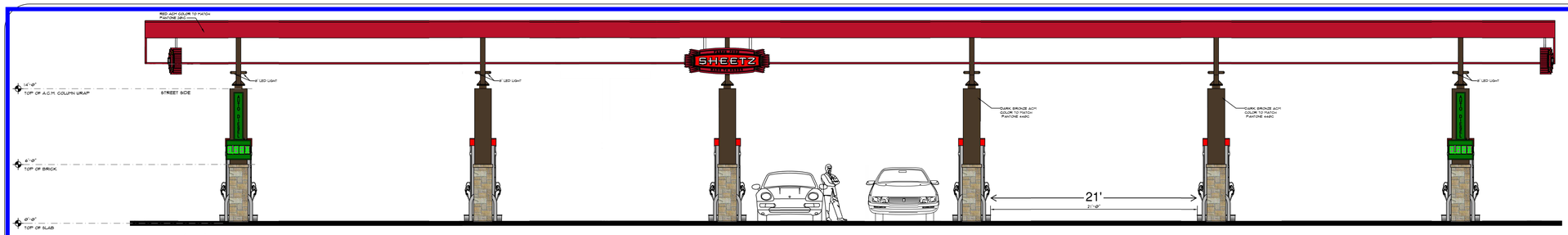
SITE PLAN

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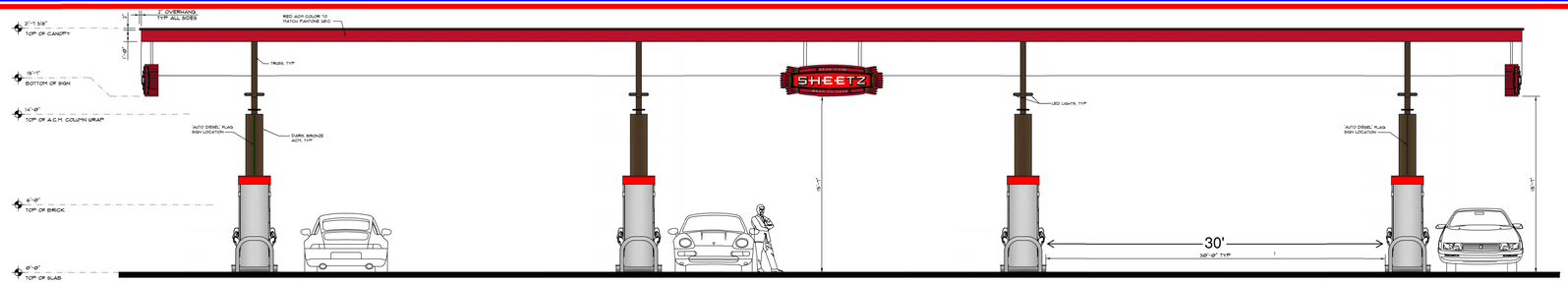
SIDE 'A' STREET SIDE ELEVATION

SCALE: 3/16" =1'-0"

PROPOSED
CANOPY ELEVATION
Revised Site Plan

Overall Length: 140.25'

Spacing Between Islands: 21'



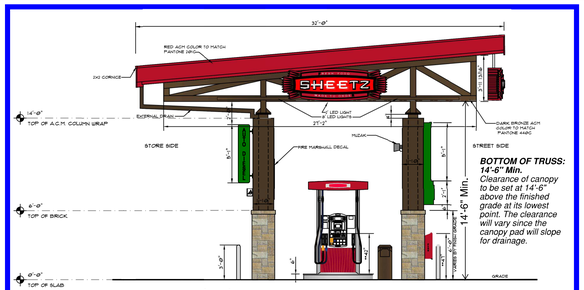
SIDE 'A' STREET SIDE ELEVATION

SCALE: 3/16" =1'-0"

ORIGINAL
CANOPY ELEVATION
Original Site Plan

Overall Length: 133.33'

Spacing Between Islands: 30'

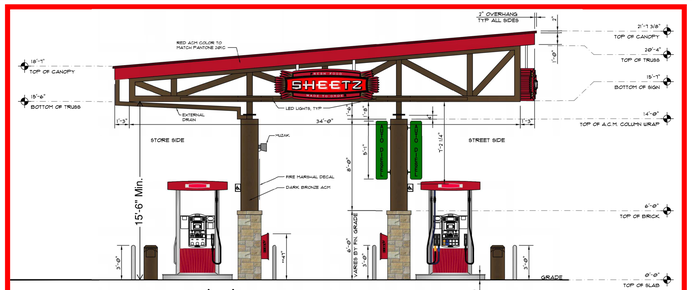


SIDE 'A' LEFT SIDE ELEVATION

SCALE: 3/16" =1'-0"

PROPOSED
CANOPY ELEVATION
Revised Site Plan

Overall Width: 31.83'

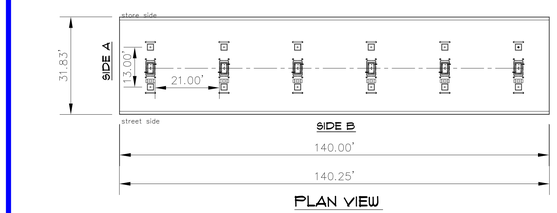


SIDE 'A' LEFT SIDE ELEVATION

SCALE: 3/16" =1'-0"

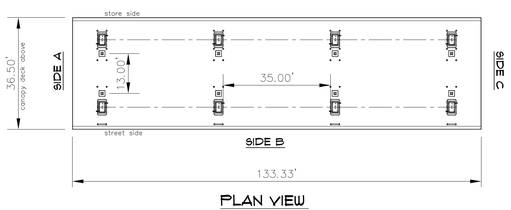
ORIGINAL
CANOPY ELEVATION
Original Site Plan

Overall Width: 36.50'



PROPOSED
CANOPY PLAN
Revised Site Plan

31.83' X 140.25'



ORIGINAL
CANOPY PLAN
Original Site Plan

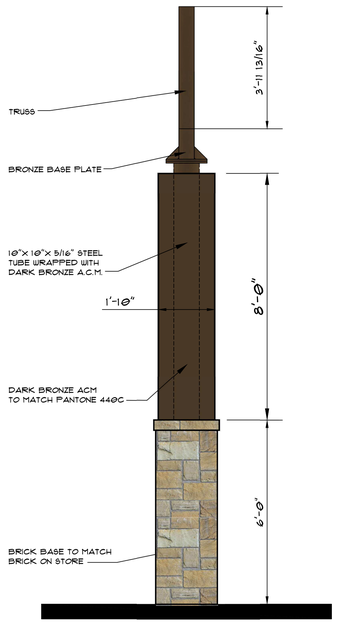
36.50' X 133.33'



Recessed Canopy Light

Fixture is installed parallel to the ground





COLUMN ELEVATION

SCALE: 1/2" =1'-0"

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Acreage	1.52	2.35	2.35
Store SF	6,049	6,077	6,077
Gas Pumps	6	8	6
Gas Canopy (Square Feet)	4,290	4,867	4,464
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Parking Spaces	47	47	46
Gas Canopy to US29 r/w (Feet)	38-52	66-101	75-109

* Canopy heights are at the lowest point. Canopy height varies due to slope of canopy concrete pad

Canopy Elevations
6/29/20

REVISIONS

DATE	BY	DESCRIPTION

Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625 (814)239-6013

GAS CANOPY AWNING DETAILS

NEW SHEETZ STORE "BURNS CORNER"
INT. OF HOSPITAL CENTER BLVD. AND WYCHE ROAD
STAFFORD COUNTY, VIRGINIA

SCALE:	AS NOTED
DATE:	
DRAWN BY:	
FILENAME:	

G:\Sites\under-contract\VA-172188-Stafford County-Wyche Road+Burns Property\Signs\Stafford-awning.dwg, 11/20/2019 11:42:56 AM

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SITE PLAN
Updated 6/29/20

DIMENSION NOTES:
1. RADIAL CURB DIMENSIONS TAKEN AT FACE OF CURB/FLOWLINE.
2. CURB RADII ARE 5' UNLESS OTHERWISE DIMENSIONED.

LEGEND:
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