ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	**ARB-2020-95: Airport Road Pump Station Initial Site Plan**
Review Type	Initial Site Development Plan
Parcel Identification	03200-00-00-041A2
Location	Approximately 524’ south of Airport Road, Approximately 843’ west of Rt. 29, at the terminus of Berkmar Drive
Zoned	Rural Areas (RA), Entrance Corridor (EC)
Owner/Applicant	Rivanna Water and Sewer Authority (RWSA) (Michelle Simpson)
Magisterial District	Rio
Proposal	To construct a potable water pump station and storage tanks for the RWSA along with associated site improvements on approximately 1.06 acres.
Context	The subject property is a single vacant parcel. The area is characterized by a mix of residential, industrial, and commercial development.
Visibility	Portions of the proposal (storage tanks) are anticipated to be visible from the Airport Road Entrance Corridor. Visibility is also anticipated from the Rt. 29 frontage; however, the parcel does not fall within the Rt. 29 EC overlay.
ARB Meeting Date	October 5, 2020
Staff Contact	Khris Taggart

PROJECT HISTORY

The ARB has reviewed no previous proposals for this site.

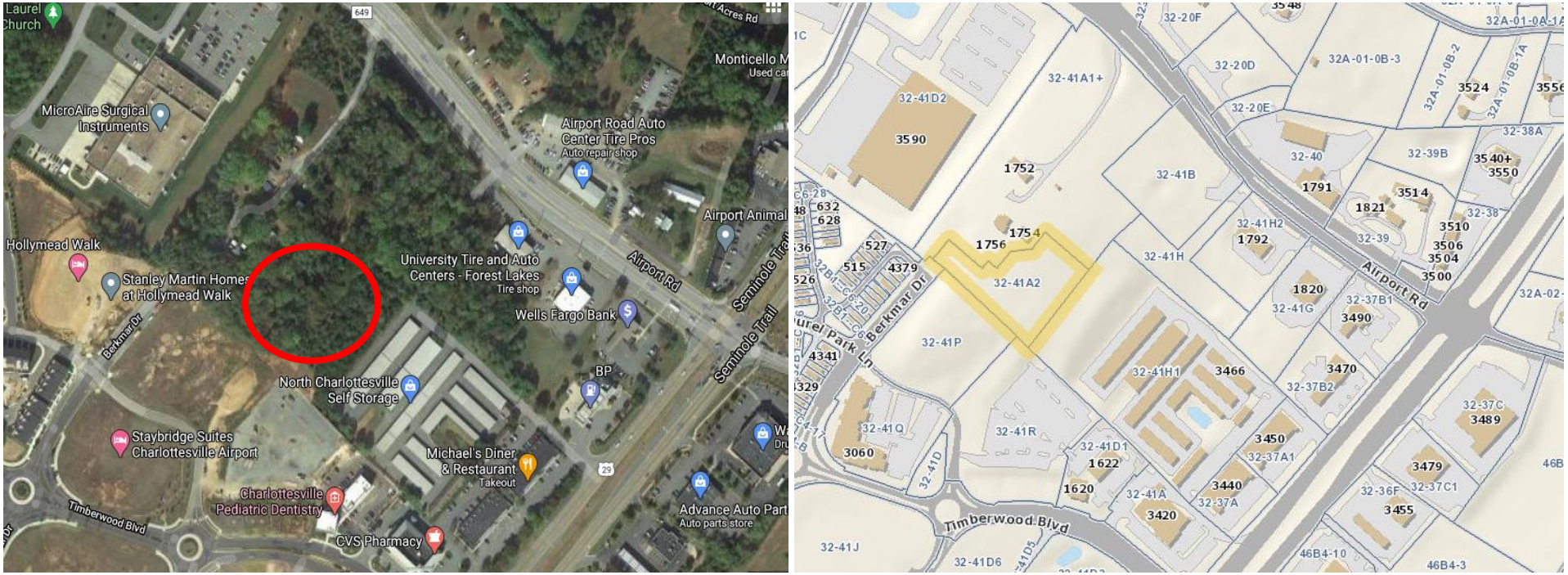


Fig. 1: Google Image (left) showing project area relative to the Entrance Corridors and County GIS map (right) highlighting subject property.

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
	GENERAL GUIDELINES		
	Purpose		
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	Architectural designs have not been provided for review at this time. This guideline can be reviewed when they are submitted.	Provide architectural designs of the pump station and ground storage tanks, including a color sample, with the next submittal.

	replication of historic structures is neither required nor desired.		
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.	Conformity with this guideline can be fully assessed when architectural designs are submitted for review. Site layout and landscaping are addressed below.	
3-5, 9-16	***Compatibility with significant historic sites***, compatibility with character of the Entrance Corridor, structure design	Architectural designs were not provided with the initial plan. This guideline can be reviewed when they are submitted.	
	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.	The proposal shows a ground-mounted generator directly east of the proposed pump station. The generator is not expected to be visible from either Airport Rd. or Rt. 29 due to a 20' landscape buffer of existing trees that are to remain. The plans note two "anticipated future ground storage tanks" east of the proposed pump station building. It is unclear whether there may or may not be tanks, or whether they may be located elsewhere on site. Designs of the storage tanks were not provided with the initial plan. The appropriateness of the appearance of the storage tanks can be reviewed when the designs are submitted. Tank height and color will be important factors. Chain link fencing is shown on the site plan along the interior perimeter of the	Clarify the notes about anticipated future ground storage tanks on the plans. Provide design drawings of the ground storage tanks, including a color sample, with the next submittal.
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.		
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.		

		wooded landscape buffer. While the use of chain link fencing is typically not appropriate for the EC it is not anticipated to be visible due to its location inside the wooded buffer.	
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 appears on sheet 9 of the site plan. No architectural designs were provided with the initial plan.	Include the standard mechanical equipment note on the architectural plans when submitted.
22-31	**Lighting**	No lighting is included in the initial plan.	Provide a complete lighting plan with all relevant details with the next submittal.
	Landscaping		
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.	The parcel does not share a frontage with the Rt. 29 Entrance Corridor, so no frontage trees are required.	None.
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.	No interior roads are present or proposed. A travelway extends northward from Berkmar Drive then eastward to provide access to the site. Wooded area to remain, supplemented with some evergreen trees, is adjacent to the southern side of the travelway.	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.	No pedestrian paths are proposed interior to the site.	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 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.	Only 4 parking spaces are proposed, so no interior parking area trees are required. The 20' landscape buffer that is proposed at the perimeter of the site and in close proximity to the parking spaces, satisfies the perimeter parking requirement.	None.
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.	This parcel has no frontage along the EC street. There is no new landscaping proposed, but the wooded area to remain is only approximately 10' away on the north and part of the west site of the building. This buffer will help to integrate the building and site into the existing environment. Red Pine trees are shown along the northwest and southwest corners, and the	Revise the landscape plan to include a plant schedule that includes the botanical names for the trees proposed. Indicate if Red Pines trees are present in the existing wooded area. If not, replace some of the Red Pines trees with a species that is present in the landscape.
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.		

36	Landscaping of buildings and other structures: a. Trees or other vegetation should be planted along the 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.	southern perimeter of the site. However, a plant schedule that includes botanical names has not been provided. Red Pines trees would be most appropriate if they are already present in the existing wooded area.	
37	Plant species: a. Plant species required should be as approved by the Staff based upon but not limited to the *Generic Landscape Plan Recommended Species List* and *Native Plants for Virginia Landscapes (Appendix D)*.		
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 present on the landscape plan.	None.
	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.	A 20' buffer of existing trees to remain is shown along the perimeter of the site.	None.

39	The relationship of buildings and other structures to the 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 *Albemarle County Zoning Ordinance* 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.	The site is accessed from Berkmar Drive, which has a sidewalk. The travelway and parking area has an organized pattern. The cover sheet identifies the pump station building height as 18' and the plans show the building situated parallel to the Rt. 29 EC. Given the distance from the corridor and the surrounding wooded buffer to remain, a building of that height will likely have minimal visibility. Future storage tanks would further reduce the visibility of the building, but the storage tanks themselves could potentially be visible. The plans show a proposed buffer that is comprised of existing trees to remain. Storage tank designs were not provided with the initial plan, so visibility and views cannot be assessed at this time. Site sections would help to clarify visibility.	Provide site sections that show the view of the site and storage tanks from the Airport Rd. frontage.
	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 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 that are to be preserved as a landscape buffer. Chain link fencing is shown on the plans, which can act as tree protection fencing, but will need to be labeled as such on the	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.	plans. See comments on the appropriateness of the fencing proposed in Guideline #19.	
43	Preservation areas should be protected from storage or movement of heavy equipment within this area.		
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.	A bioretention pond is shown east of the pump station building near the eastern perimeter of the site. The stormwater feature is not expected to be visible from either the Airport Rd. or Rt. 29 frontages.	None.
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.		

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. Visibility of the storage tanks.
2. Potential design issues with the pump station and storage tanks.

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:
  - Prior to Initial Plan approval the following items shall be resolved to the satisfaction of the ARB:
    - 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:
    - 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. Provide architectural designs of the pump station and ground storage tanks, including a color sample, with the next submittal.
    2. Clarify the notes about anticipated future ground storage tanks on the plans.
    3. Include the standard mechanical equipment note on the architectural plans when submitted.
    4. Provide a complete lighting plan with all relevant details with the next submittal.
    5. Revise the landscape plan to include a plant schedule that includes the botanical names for the trees proposed.
    6. Indicate if Red Pines trees are present in the existing wooded area. If not, replace some of the Red Pines trees with a species that is present in the landscape.
    7. Provide site sections that show the view of the site and storage tanks from the Airport Rd. frontage.
    8. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.

TABLE A

This report is based on the following submittal items:

Sheet #	Drawing Name	Drawing Date/Revision Date
1	Cover	8/2020
2	Notes and Details – 1	8/2020
3	Notes and Details – 2	8/2020
4	Notes and Details – 3	8/2020
5	Existing Conditions and Demolition Plan	8/2020
6	Erosion Control	8/2020
7	Grading Plan	8/2020
8	Utility Plan	8/2020
9	Landscaping Plan	8/2020

ATTACHMENTS

Airport Road Pump Station Initial Site Plan (below)

RIVANNA WATER & SEWER AUTHORITY
AIRPORT ROAD PUMP STATION

ALBEMARLE COUNTY, VIRGINIA

SITE DATA

OWNER:	RIVANNA WATER AND SEWER AUTHORITY
PROPERTY SIZE:	1.60 ACRES
PROPERTY ADDRESS:	N/A
PROPERTY INFO:	TAX MAP 32-041A2 DB 4912 PG 328
PARCEL ID	03200-00-00-041A2
ZONING:	RURAL AREAS
COUNTY:	ALBEMARLE
STATE:	VIRGINIA
MAGISTERIAL DISTRICT:	RIO DISTRICT
OVERLAY DISTRICTS:	ENTRANCE CORRIDOR - AIRPORT IMPACT DISTRICT
WATER SHED:	POWELL CREEK
ENGINEER:	SHORT ELLIOTT HENDRICKSON INC. 3535 VADNAIS CENTER DRIVE ST PAUL, MN 55110
SURVEYOR:	SHORT ELLIOTT HENDRICKSON INC. 3535 VADNAIS CENTER DRIVE ST PAUL, MN 55110
DATUM:	HORIZ: NAD-83 VERT: NAD-88

MINIMUM SETBACK REQUIREMENTS:
75' FRONT SETBACK
25' SIDE SETBACK
35' REAR SETBACK

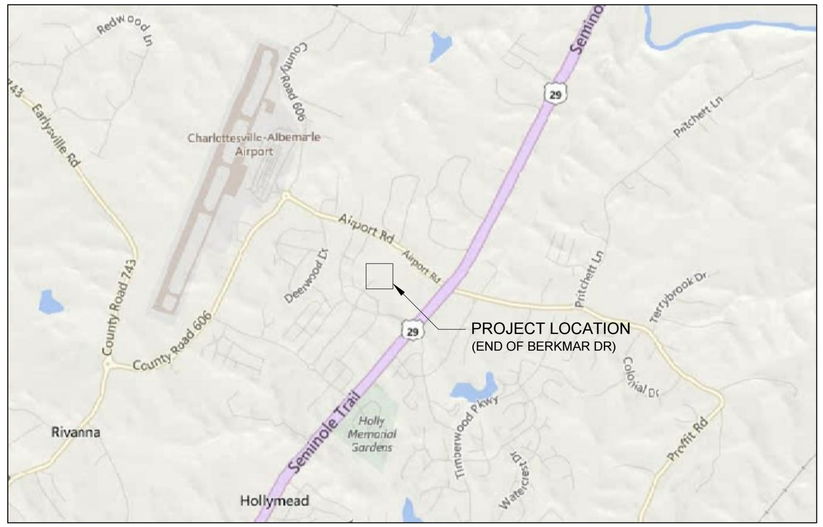
HEIGHT OF PROPOSED STRUCTURES:
PROPOSED PUMP STATION: 18'

PROPOSED FOOTPRINTS:

PROPOSED FOOTPRINT:	1,450 SF (0.033 AC)
TOTAL SITE FOOTPRINT:	69,714 SF (1.60 AC)
OVERALL PROJECT LIMITS OF DISTURBANCE:	1.10 AC
PAVED PARKING\VEHICULAR CIRCULATION:	6,150 SF (0.14 AC)
PROPOSED PARKING SPACES:	4

EXISTING TREE CANOPY: 1.54 AC (96 %)
EXISTING TREE TYPE: MIX OF DECIDUOUS & EVERGREEN
PROPOSED TREE CANOPY: 0.51 ac (32%)

EXISTING TOPOGRAPHY PER SEH SURVEY DONE NOVEMBER 2019



Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	NOTES & DETAILS - 1
3	NOTES & DETAILS - 2
4	NOTES & DETAILS - 3
5	EXISTING CONDITIONS AND DEMOLITION PLAN
6	EROSION CONTROL
7	GRADING PLAN
8	UTILITY PLAN
9	LANDSCAPE PLAN

3535 VADNAIS CENTER DR
ST PAUL, MN 55110
PHONE: 651.490.2000
FAX: 651.490.2150
TOLL FREE: 800.325.2055
www.sehinc.com

PRELIMINARY
NOT FOR CONSTRUCTION

AIRPORT ROAD PUMP STATION
RIVANNA SEWER & WATER
AUTHORITY
ALBEMARLE COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
		REVISIONS

SEH FILE NO. RIVAN 153082 –
RWSA RFB NO.
ISSUE DATE AUG 2020
DESIGNED BY MAM
DRAWN BY ZJH

Short Elliott Hendrickson, Inc. © [SEH]

SHEET TITLE
COVER

SHEET
1 / 9

Save: 8/24/2020 10:31 AM zhochevar Plot: 8/24/2020 10:47 AM Q:\PTR\RIV\AN\153082\5-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\RI153082BOOSTER.dwg

EXISTING

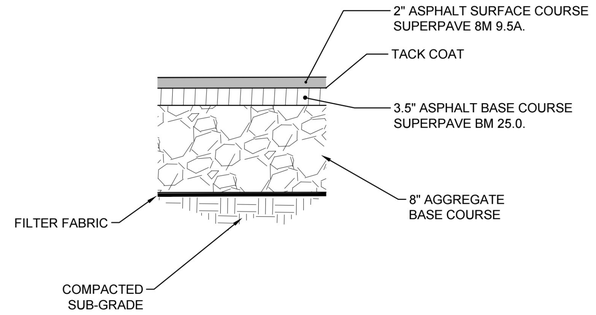
- RIGHT OF WAY
- PERMANENT EASEMENT
- PROPERTY LINE
- XX — HORIZONTAL CONTROL POINT
- BENCHMARK
- SURVEY MARKER
- # — SOIL BORING
- SANITARY SEWER AND MANHOLE
- FM — FORCE MAIN AND LIFT STATION
- SANITARY SEWER SERVICE & CLEANOUT
- WATER MAIN, HYDRANT, VALVE AND MANHOLE
- WATER SERVICE AND CURB STOP BOX
- STORM SEWER, MANHOLE AND CATCH BASIN
- CULVERT AND APRON ENDWALL
- G — GAS MAIN, VALVE, VENT AND METER
- HH — HANDHOLE
- BURIED FIBER OPTIC CABLE AND MANHOLE
- T-BUR — BURIED PHONE CABLE, PEDESTAL AND MANHOLE
- TV-BUR — BURIED TV CABLE, PEDESTAL AND MANHOLE
- E — BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER
- OVERHEAD WIRE, POLE AND GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL
- STREET NAME SIGN
- SIGN (NON STREET NAME)
- RAILROAD TRACKS
- DECIDUOUS AND CONIFEROUS TREE
- BUSH / SHRUB AND STUMP
- EDGE OF WOODED AREA
- WET — WETLAND
- BUILDING
- X — FENCE (UNIDENTIFIED)
- X — BARBED WIRE FENCE
- XC — CHAIN LINK FENCE
- XE — ELECTRIC WIRE FENCE
- XWD — WOOD FENCE
- XWW — WOVEN WIRE FENCE
- PLATE BEAM GUARDRAIL
- CABLE GUARDRAIL
- P — POST / BOLLARD
- RETAINING WALL

PROPOSED

- 6+00 — STREET CENTERLINE
- RIGHT-OF-WAY
- PERMANENT EASEMENT
- TEMPORARY EASEMENT
- CONSTRUCTION LIMITS
- S — SANITARY SEWER, BULKHEAD AND MANHOLE
- FM — FORCE MAIN
- CO — SANITARY SERVICE AND CLEANOUT
- WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE
- W — WATER VALVE MANHOLE, REDUCER, BEND AND CROSS
- WATER SERVICE AND CURB STOP BOX
- S — STORM SEWER, MANHOLE AND CATCH BASIN
- CULVERT AND APRON ENDWALL
- DRAIN TILE
- DITCH / SWALE
- RIPRAP
- STREET NAME SIGN
- SIGN (NON STREET NAME)
- RETAINING WALL

MISCELLANEOUS PROPOSED

- XWW — WOVEN WIRE FENCE
- XWD — WOOD FENCE
- XE — ELECTRIC FENCE
- XC — CHAIN LINK FENCE
- X — BARBED WIRE FENCE
- X — FENCE
- GUARDRAIL
- TV-DUCT — TV DUCT
- TV CONDUIT
- TV-OH — TV-OH — OVERHEAD TV
- T-DUCT — PHONE DUCT
- PHONE CONDUIT
- T-OH — T-OH — PHONE OVERHEAD
- OIL — OIL PIPELINE
- G — NATURAL GAS MAIN
- FO-DUCT — FIBER OPTIC DUCT
- FO — FIBER OPTIC CONDUIT
- // — // — STEAM



TYPICAL PARKING LOT SECTION

NTS

3535 VADNAIS CENTER DR
ST PAUL, MN 55110
PHONE: 651.490.2000
FAX: 651.490.2150
TOLL FREE: 800.325.2055
www.sehinc.com

SEH

PRELIMINARY
NOT FOR CONSTRUCTION

AIRPORT ROAD PUMP STATION
RIVANNA SEWER & WATER
AUTHORITY
ALBEMARLE COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
		REVISIONS

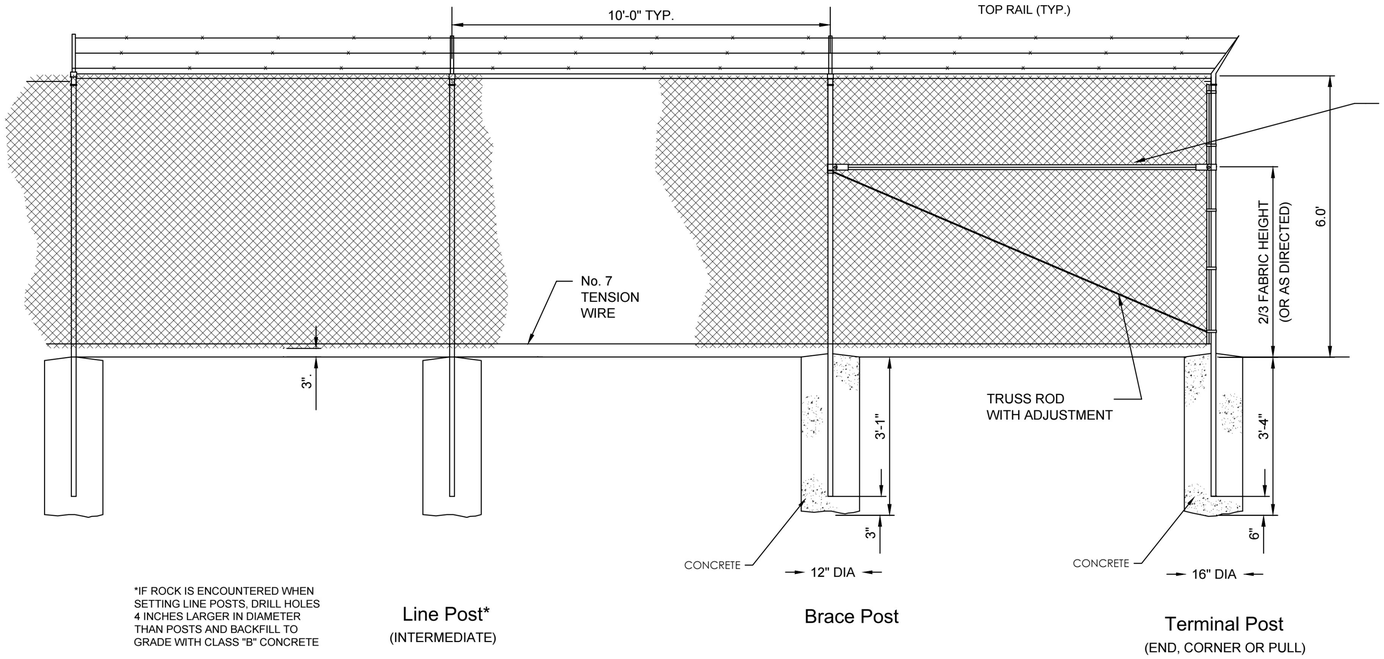
SEH FILE NO. RIVAN 153082
RWSA RFB NO. --
ISSUE DATE AUG 2020
DESIGNED BY MAM
DRAWN BY ZJH

Short Elliott Hendrickson, Inc. ® [SEH]

SHEET TITLE
NOTES & DETAILS - 1

SHEET
2 / 9

Save: 8/24/2020 10:31 AM zhochevar Plot: 8/24/2020 10:34 AM Q:\PTW\RIVAN\153082\5-final-dsgn\51-drawings\10-Civil\cadd\dwg\sheet\R153082BOOSTER.dwg



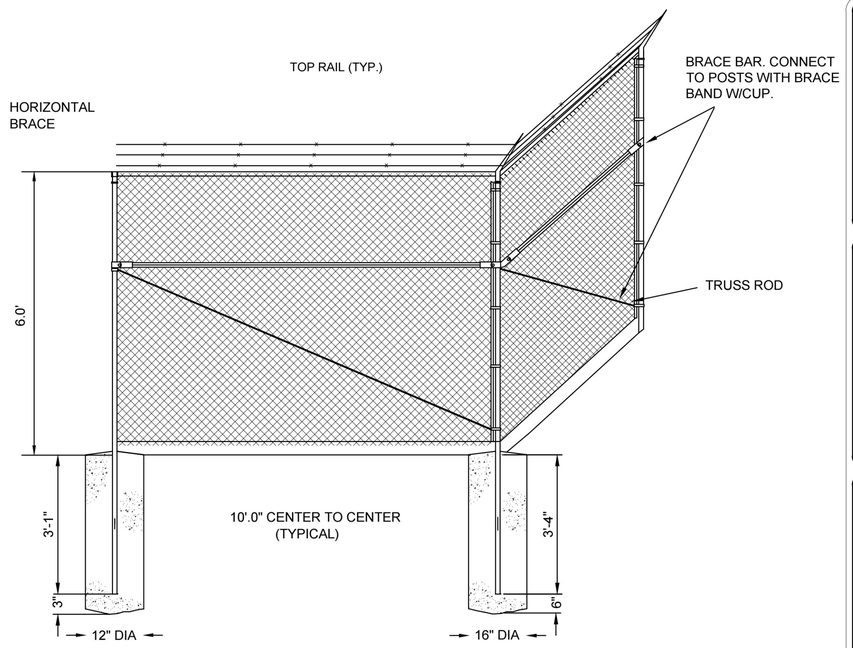
*IF ROCK IS ENCOUNTERED WHEN SETTING LINE POSTS, DRILL HOLES 4 INCHES LARGER IN DIAMETER THAN POSTS AND BACKFILL TO GRADE WITH CLASS "B" CONCRETE

Line Post*
(INTERMEDIATE)

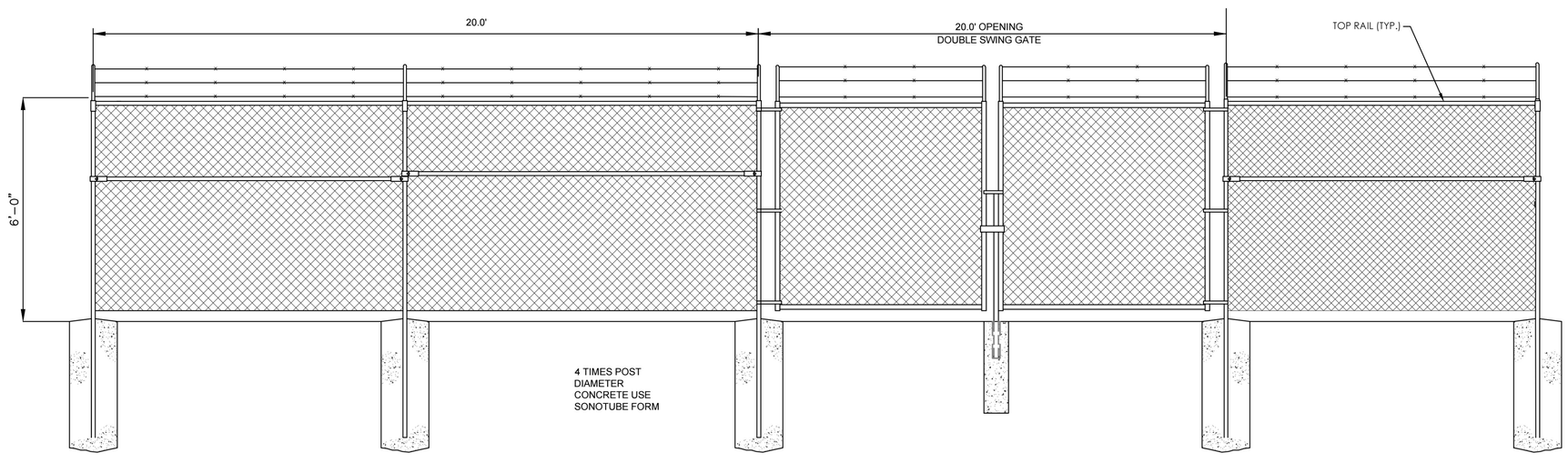
Brace Post

Terminal Post
(END, CORNER OR PULL)

Chain Link Fence
No Scale



PULL, END OR CORNER & ADJACENT LINE POST
NOT TO SCALE



SWING GATE FENCE DETAIL
NOT TO SCALE

FENCE NOTES:

1. PROVIDE LATCHING DEVICES TO HOLD GATES IN OPEN POSITION.
2. IF ROCK IS ENCOUNTERED WHEN SETTING LINE POSTS, DRILL HOLES 4 INCHES LARGER IN DIAMETER THAN POSTS & BACKFILL TO GRADE WITH CLASS "B" CONCRETE.
3. ARCHITECTURAL GRADE FENCING PER SPECIFICATIONS.
4. TOP RAIL SHALL BE INSTALLED ON ALL FENCING & GATES.
5. CONTRACTOR MUST VERIFY FENCE OPENING SIZE BEFORE ORDERING GATES.
6. A CONCRETE ANCHORAGE SHALL BE USED FOR ALL TERMINAL POSTS AND FOR LINE POSTS.
7. THE TOP OF THE CONCRETE ANCHORAGE SHALL BE CROWNED 1 IN. ABOVE THE NATURAL GROUND.
8. BLACK POLY-COATED FENCING, SEE SPECIFICATIONS.

305 HOLIDAY CENTER DR
ST. PAUL, MN 55110
PHONE: 651.490.2000
FAX: 651.490.2150
TOLL FREE: 800.325.2055
www.sehinc.com

PRELIMINARY
NOT FOR CONSTRUCTION

AIRPORT ROAD PUMP STATION
RIVANNA SEWER & WATER
AUTHORITY
ALBEMARLE COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
		REVISIONS

SEH FILE NO. RIVAN 153082
RWSA RFB NO. --
ISSUE DATE AUG 2020
DESIGNED BY MAM
DRAWN BY ZJH

Short Elliott Hendrickson, Inc. © [SEH]

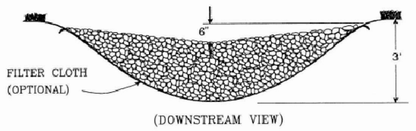
SHEET TITLE
NOTES & DETAILS - 2

SHEET
3 / 9

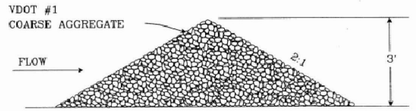
Save: 8/24/2020 10:31 AM zhochevar Plot: 8/24/2020 10:34 AM Q:\PTR\RIVAN\153082\5-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\R153082BOOSTER.dwg

ROCK CHECK DAM

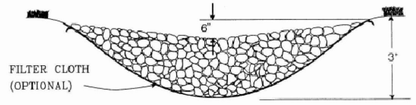
2 ACRES OR LESS OF DRAINAGE AREA:



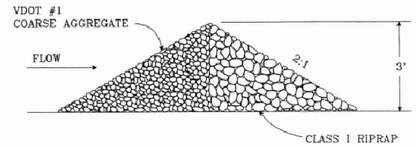
(DOWNSTREAM VIEW)



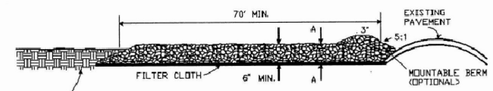
2–10 ACRES OF DRAINAGE AREA:



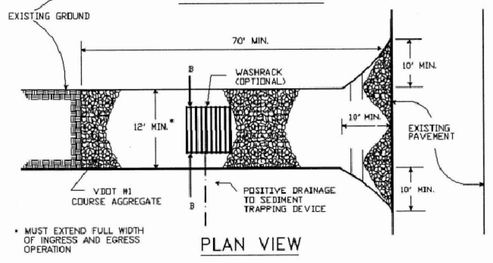
(DOWNSTREAM VIEW)



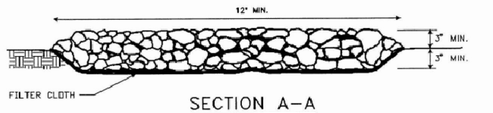
STONE CONSTRUCTION ENTRANCE



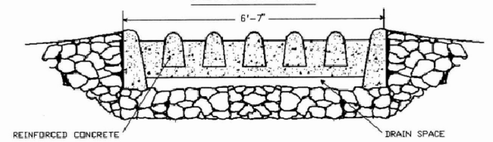
SIDE ELEVATION



PLAN VIEW

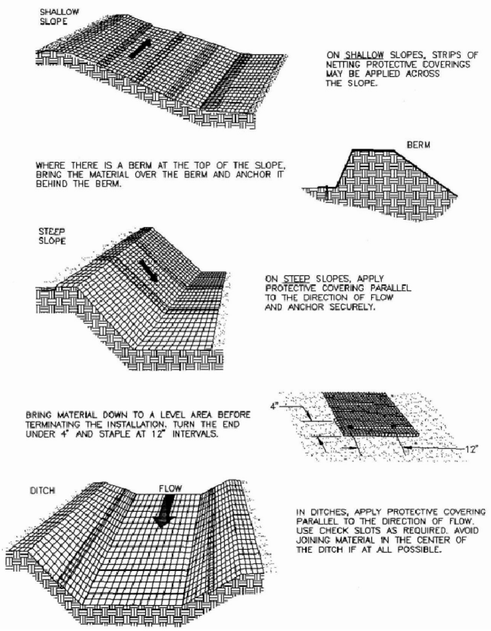


SECTION A–A

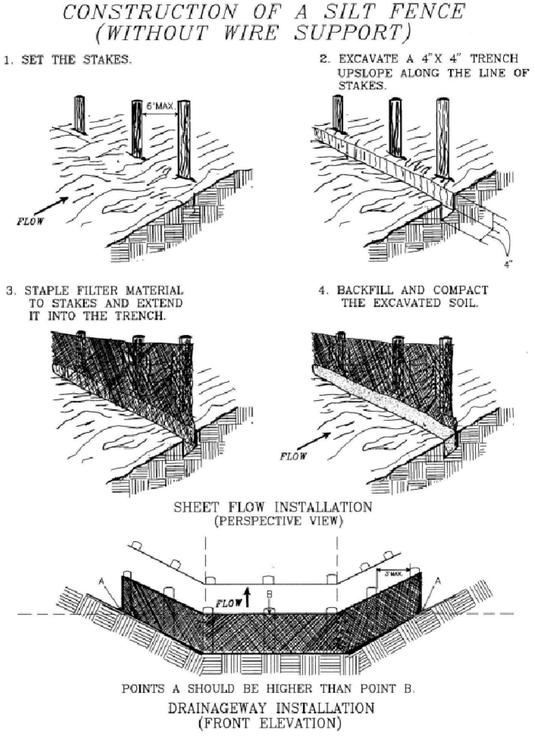


SECTION B–B

TYPICAL ORIENTATION OF TREATMENT – 1 (SOIL STABILIZATION BLANKET)



CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)

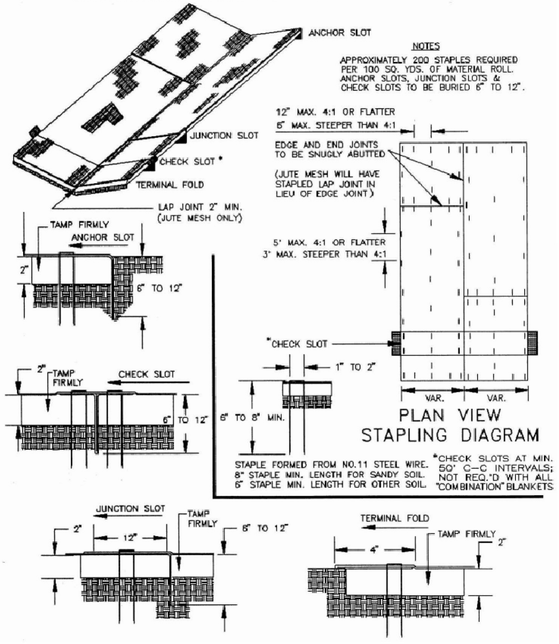


SHEET FLOW INSTALLATION
(PERSPECTIVE VIEW)

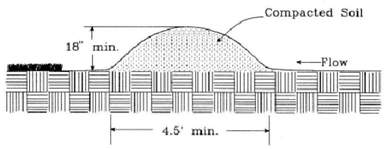
POINTS A SHOULD BE HIGHER THAN POINT B.

DRAINAGEWAY INSTALLATION
(FRONT ELEVATION)

TYPICAL TREATMENT – 1 (SOIL STABILIZATION BLANKET) INSTALLATION CRITERIA



TEMPORARY DIVERSION DIKE



SEH MADONNA CENTER DR
ST PAUL, MN 55119
PHONE: 651.490.2000
FAX: 651.490.2150
TOLL FREE: 800.325.2055
www.sehinc.com

PRELIMINARY
NOT FOR CONSTRUCTION

AIRPORT ROAD PUMP STATION
RIVANNA SEWER & WATER AUTHORITY
ALBEMARLE COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
		REVISIONS

SEH FILE NO. RIVAN 153082 --
RWSA RFB NO.
ISSUE DATE AUG 2020
DESIGNED BY MAM
DRAWN BY ZJH

Short Elliott Hendrickson, Inc. © [SEH]

SHEET TITLE
NOTES & DETAILS - 3

SHEET
4 / 9

Save: 8/24/2020 10:31 AM zhochevar Plot: 8/24/2020 10:34 AM Q:\PTR\RIVAN\153082\5-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\R153082BOOSTER.dwg

SITE DATA

EXISTING/PROPOSED ZONING:	RURAL AREAS DISTRICT
MAGISTERIAL:	RIO DISTRICT
EXISTING/PROPOSED USE:	PUBLIC WATER FACILITY
WATERSHED:	POWELL CREEK
OVERLAY DISTRICTS:	ENTRANCE CORRIDOR-AIRPORT IMPACT DISTRICT
BUILDING SQUARE FOOTAGE:	PROPOSED WATER PUMP STATION - 1150SF
SETBACKS:	250' MINIMUM FRONTAGE ALONG EXISTING PUBLIC ROAD 150' MINIMUM FRONTAGE ALONG INTERNAL PUBLIC ROAD OR PRIVATE ROAD 75' FRONT SETBACK 25' SIDE SETBACK 35' REAR SETBACK

FRONT SETBACK NOTE: FRONT SETBACK SHOWN IS 75' FROM EXISTING PROPERTY LINE RUNNING ROUGHLY PARALLEL TO EXISTING BERKMAR DR RIGHT-OF-WAY. PROPOSED BUILDING IS ALSO SET BACK AT LEAST 75' FROM THE ANTICIPATED VDOT RIGHT-OF-WAY FOR BERKMAR DR.

32-41A3
DAVID P. TURNER & THE
MARKET PLACE OF VIRGINIA LC
(D.B. 4151, PG. 310)
ZONING: RURAL AREAS

32-41A1
LEASE AREA
CROWN COMMUNICATION INC
(D.B. 4151, PG. 310)
ZONING: RURAL AREAS

DEMOLISH
EXISTING SHED

CONTROL POINT
NAIL
EL = 608.53

ANTICIPATED VDOT GRADING
EASEMENT (TYP)

ANTICIPATED VDOT
RIGHT-OF-WAY

EXISTING
CELL TOWER

32-41H1
STORAGE MANAGEMENT I LLC
(D.B. 1921, PG. 423)
ZONING: HIGHWAY COMMERCIAL

CONTROL POINT
NAIL
EL = 599.30

CONTROL POINT
NAIL
EL = 625.58

32-41A2
RIVANNA WATER AND SEWER
AUTHORITY
(D.B. 4912, PG. 328)
ZONING: RURAL AREAS

CONTROL POINT
NAIL
EL = 605.11

CONTROL POINT
NAIL
EL = 626.20

CONTROL POINT
NAIL
EL = 613.14

CLEAR & GRUBING LIMITS (TYP)
APPROX. AREA= 47,700 SF

EXISTING WOODED AREA
MIX OF DECIDUOUS &
EVERGREEN TREES

32-41D2
MICROAIRE HOLDING
COMPANY LLC
(D.B. 5240, PG. 170)
ZONING: LIGHT INDUSTRY

CONTROL POINT
HYDRANT TOP NUT
EL = 616.83

CONTROL POINT
NAIL
EL = 621.31

ADDITIONAL GRUBBING REQUIRED
FOR GRADING
REFOLIATE PER LANDSCAPE PLAN

ADDITIONAL GRUBBING REQUIRED
FOR GRADING
REFOLIATE PER LANDSCAPE PLAN

BERKMAR DR

32-41R
POST OFFICE LAND TRUST;
CHARLES WM HURT & SHIRLEY
FISHER TRUSTEES
(D.B. 1661, PG. 116)
ZONING: PLANNED DEVELOPMENT
MIXED COMMERCIAL

32-41R
POST OFFICE LAND TRUST;
CHARLES WM HURT & SHIRLEY
FISHER TRUSTEES
(D.B. 1661, PG. 116)
ZONING: PLANNED DEVELOPMENT
MIXED COMMERCIAL

N

scale 20 0 20 40
10 feet

SEH
3535 VADNAIS CENTER DR
ST PAUL, MN 55110
PHONE: 651.490.2000
FAX: 651.490.2150
TOLL FREE: 800.325.2055
www.sehinc.com

PRELIMINARY
NOT FOR CONSTRUCTION

AIRPORT ROAD PUMP STATION
RIVANNA SEWER & WATER
AUTHORITY
ALBEMARLE COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
		REVISIONS

SEH FILE NO. RIVAN 153082
RWSA RFB NO. --
ISSUE DATE AUG 2020
DESIGNED BY MAM
DRAWN BY ZJH
Short Elliott Hendrickson, Inc. © [SEH]

SHEET TITLE
EXISTING CONDITIONS AND
DEMOLITION PLAN

SHEET
5 / 9

Save: 8/24/2020 10:31 AM zhochevar Plot: 8/24/2020 10:34 AM Q:\PTR\RIVAN\153082\5-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\R153082BOOSTER.dwg

CONSTRUCTION SEQUENCE:
1. INSTALL GRAVEL CONSTRUCTION ENTRANCE.
2. CLEAR & GRUB TREES.
3. INSTALL SILT FENCING PRIOR TO GRADING ACTIVITIES.
4. CONSTRUCT BASIN.
5. ROUGH GRADE DRIVE AREA TO SUB-GRADE, AND GRADE BUILDING PAD AREA TO SUB-GRADE.
6. CONSTRUCT PUMP STATION.
7. ROUGH GRADE REMAINDER OF SITE.
8. INSTALL CHAIN LINK FENCE.
9. INSTALL PROPOSED UTILITIES.
10. INSTALL REQUIRED LANDSCAPING.

NOTE: BUILDING CONSTRUCTION, ROUGH GRADING, UTILITY INSTALLATION, CHAIN LINK FENCE INSTALLATION AND LANDSCAPING MAY OCCUR CONCURRENTLY.

11. GRADE SITE TO FINAL ELEVATION AND RESTORE. FINAL GRADING AND RESTORATION MAY BE COMPLETED CONCURRENTLY WITH ROUGH GRADING ACTIVITES.
12. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES PER VDOT SPECIFICATIONS. ALL DAMAGE TO SITE CAUSED BY SAID REMOVALS SHALL BE REPAIRED IN-KIND AND AT CONTRACTOR'S EXPENSE.

EROSION CONTROL NOTE:
CONTRACTOR SHALL FOLLOW VDOT EROSION CONTROL SPECIFICATIONS, ALBEMARLE COUNTY E & S CODES, AND THE VIRGINIA E & S CONTROL HANDBOOK AT ALL TIMES DURING CONSTRUCTION.

GENERAL NOTES:
1. CONTRACTOR SHALL RESTORE BASIN AND OPEN SPACE DISTURBANCE PER VDOT SPECIFICATIONS.
2. ALL DISTURBED OPEN SPACES SHALL BE RESTORED WITH EROSION CONTROL MATTING PER VDOT SPECIFICATIONS.
3. CONTRACTOR MAY USE ALL OPEN SPACE FOR STAGING PURPOSES. CONTRACTOR SHALL INSTALL ALL REQUIRED EROSION CONTROL PRACTICES PER VDOT SPECIFICATIONS IN ALL ANY AREAS THAT REQUIRE ADDITIONAL GRADING NOT SHOWN PRIOR TO USE.

PROPOSED LANDSCAPING SEE SHEET 9 FOR DETAILS
ANTICIPATED FUTURE GROUND STORAGE TANK (TYP)
ANTICIPATED FUTURE BIORETENTION BASIN EXPANSION AREA
ANTICIPATED VDOT GRADING EASEMENT (TYP)
ANTICIPATED VDOT RIGHT-OF-WAY
EXISTING CELL TOWER
P-BUR
SILT FENCE (TYP)
EROSION CONTROL MAT (TYP)
BIORETENTION BASIN APPROXIMATE SIZE & LOCATION
130 LF GRAVEL BASIN ACCESS DRIVE SEE SHEET 7 FOR DETAILS
PROPOSED LANDSCAPING SEE SHEET 9 FOR DETAILS
INSTALL GRAVEL TRACKING DRIVE PER VDOT SPECIFICATIONS AT END OF EXISTING BERKMAR DR PAVEMENT
INSTALL TEMPORARY GRAVEL WIDENING AREA FOR SEMI ACCESS DURING CONSTRUCTION
INSTALL PER GRAVEL TRACKING DRIVE SPECIFICATIONS
ADDITIONAL TEMPORARY GRADING WILL BE REQUIRED FOR INSTALLATION - 2.5:1 SIDE SLOPES WILL BE ALLOWED IN THIS TEMPORARY GRADING AREA
BERKMAR DR

N

20 0 20 40
scale 10 feet

SEH
3535 VADNAIS CENTER DR
ST PAUL, MN 55110
PHONE: 651.490.2000
FAX: 651.490.2150
TOLL FREE: 800.325.2055
www.sehinc.com

PRELIMINARY
NOT FOR CONSTRUCTION

AIRPORT ROAD PUMP STATION
RIVANNA SEWER & WATER AUTHORITY
ALBEMARLE COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
		REVISIONS

SEH FILE NO. RIVAN 153082
RWSA RFB NO. –
ISSUE DATE AUG 2020
DESIGNED BY MAM
DRAWN BY ZJH

Short Elliott Hendrickson, Inc. ® [SEH]

SHEET TITLE
EROSION CONTROL

SHEET
6 / 9

Save: 8/24/2020 10:31 AM zhochevar Plot: 8/24/2020 10:34 AM Q:\PTW\RIVAN\153082\5-final-dsgn\51-drawings\10-Civilcad\dwg\sheet\RI153082BOOSTER.dwg

EXISTING CELL TOWER

ANTICIPATED VDOT GRADING EASEMENT (TYP)

ANTICIPATED VDOT RIGHT-OF-WAY

PROPOSED CHAIN LINK (TYP)
INSTALL FENCE ALONG FINAL CLEARING LIMITS
SEE SHEET 3 FOR FENCE DETAILS

PROPOSED CLEAR & GRUBBING LIMITS (TYP)
SEE SHEET 5 FOR CLEAR & GRUBBING DETAILS

GRADE SWALE TO DIRECT DRAINAGE AROUND BUILDING

PAINTED "NO PARKING" AREA

ANTICIPATED FUTURE GROUND STORAGE TANK

PROPOSED GENERATOR IN COVERED ENCLOSURE

PROPOSED PUMP STATION
1,450 SF
FF EL = 624.5

130 LF 10' WIDE BASIN GRAVEL ACCESS DRIVE

GRADE SWALE TO DIRECT DRAINAGE OFF DRIVE AND TOWARD BERKMAR DR

PROPOSED LANDSCAPING
SEE SHEET 9 FOR DETAILS

PROPOSED ASPHALT (TYP)
SEE SHEET 2 FOR DETAILS

PROPOSED WATER MAIN (TYP)
SEE SHEET 8 FOR DETAILS

PROPOSED 20' SWING GATE
SEE SHEET 3 FOR FENCE DETAILS

PROPOSED SPOT ELEVATION (TYP)

EXISTING SPOT ELEVATION (TYP)

CONNECT PROPOSED ACCESS DRIVE TO END OF EXISTING BERKMAR DR

BERKMAR DR

scale 10 5 0 10 20 feet

BASIN ACCESS DRIVE NOTES:

1. CONTRACTOR TO GRADE 15' WIDE AREA AND INSTALL 10' GRAVEL DRIVE IN CENTER OF GRADED AREA.
2. INSTALL PER GRAVEL ACCESS DRIVE SPECIFICATIONS.
3. ANTICIPATED GRADING LIMITS FOR DRIVE INSTALLATION IS SHOWN. HOWEVER, ADDITIONAL GRADING MAY BE REQUIRED WHEN EXTENDING DRIVE ENTIRE DISTANCE TO BASIN.
4. IF ADDITIONAL GRADING IS REQUIRED, CONTRACTOR TO INSTALL ANY ADDITIONAL EROSION CONTROL MEASURES PER VDOT SPECIFICATIONS.
5. PROPOSED GRAVEL DRIVE SLOPE SHOWN AT 15-16%±. EXISTING SLOPES IN THIS AREA VARY FROM 14-20%±

SEH
3535 VADNAIS CENTER DR
ST PAUL, MN 55110
PHONE: 651.490.2000
FAX: 651.490.2150
TOLL FREE: 800.325.2055
www.sehinc.com

PRELIMINARY
NOT FOR CONSTRUCTION

AIRPORT ROAD PUMP STATION
RIVANNA SEWER & WATER AUTHORITY
ALBEMARLE COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
		REVISIONS

SEH FILE NO. RIVAN 153062
RWSA RFB NO. –
ISSUE DATE AUG 2020
DESIGNED BY MAM
DRAWN BY ZJH

Short Elliott Hendrickson, Inc. ® [SEH]

SHEET TITLE
GRADING PLAN

SHEET
7 / 9

Save: 8/24/2020 10:31 AM zhochevar Plot: 8/24/2020 10:34 AM Q:\PTR\RIVAN\153082\5-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\R153082BOOSTER.dwg

EXISTING
CELL TOWER

ANTICIPATED VDOT
RIGHT-OF-WAY

ANTICIPATED VDOT GRADING
EASEMENT (TYP)

CONNECT POWER TO
EXISTING UTILITIES AT CELL
TOWER SITE AS REQUIRED

P-BUR

3 LF 16" D.I.P. WM

ANTICIPATED VDOT GRADING
EASEMENT (TYP)

10 LF 16" D.I.P. WM

PROPOSED 16" VALVE & 10' STUB FOR
FUTURE ROAD EXTENSION TO NE

48 LF 16" D.I.P. WM

16" WM OUT FROM PROPOSED
PUMP STATION

119 LF 16" D.I.P. WM

12 LF 24" D.I.P. WM

PROPOSED 24" VALVE & 10' STUB
FOR CONNECTION TO FUTURE
WATER FACILITIES

140 LF 24" D.I.P. WM

10 LF 24" D.I.P. WM

24" WM INTO PROPOSED
PUMP STATION

ANTICIPATED FUTURE
GROUND STORAGE TANK

310± LF TO
BERKMAR DR /
LAUREL PARK LN
INTERSECTION

BERKMAR DR

N

scale 10 0 10 20
5 feet

UTILITY CONSTRUCTION NOTES:

1. CONTRACTOR SHALL VERIFY CONNECTION LOCATIONS TO EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. ALL PIPES SHALL HAVE 3' MIN. COVER.
3. PROPOSED BUILDING ROOF DRAINS SHALL DAYLIGHT ONTO GRADE.
4. CONTRACTOR SHALL OBTAIN ALL REQUIRED CONSTRUCTION PERMITS PRIOR TO CONSTRUCTION.

SEH
3535 VADNAIS CENTER DR
ST PAUL, MN 55110
PHONE: 651.490.2000
FAX: 651.490.2150
TOLL FREE: 800.325.2055
www.sehinc.com

PRELIMINARY
NOT FOR CONSTRUCTION

AIRPORT ROAD PUMP STATION
RIVANNA SEWER & WATER
AUTHORITY
ALBEMARLE COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
		REVISIONS

SEH FILE NO. RIVAN 153082
RWSA RFB NO. --
ISSUE DATE AUG 2020
DESIGNED BY MAM
DRAWN BY ZJH

Short Elliott Hendrickson, Inc. ® [SEH]

SHEET TITLE
UTILITY PLAN

SHEET
8 / 9

Save: 8/24/2020 10:31 AM zhochevar Plot: 8/24/2020 10:34 AM Q:\PTRR\RIVAN\153082\5-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\R153082BOOSTER.dwg

County of Albemarle
Conservation Plan Checklist - To be placed on Landscape Plans
(Handbook, pp III-284-111-297 for complete specifications)

1. The following items shall be shown on the plan:
- ❑ Trees to be saved;
- ❑ Limits of clearing (outside dripline of trees to be saved);
- ❑ Location and type of protective fencing;
- ❑ Grade changes requiring tree wells or walls;
- ❑ Proposed trenching or tunneling beyond the limits of clearing.

2. Markings:
- ❑ All trees to be saved shall be marked with print or ribbon at a height clearly visible to equipment operators.
- ❑ No grading shall begin until the tree marking has been inspected and approved by a County Inspector.

3. Pre-Construction Conference:
- ❑ Tree preservation and protection measures shall be reviewed with the contractor on site.

4. Equipment Operation and Storage:
- ❑ Heavy equipment, vehicular traffic and storage of construction materials including soil shall not be permitted within the driplines of trees to be saved.

5. Soil Erosion and Stormwater Detention Devices:
- ❑ Such devices shall not adversely affect trees to be saved.

6. Fires:
- ❑ Fires are not permitted within 100 feet of the dripline of trees to be saved.

7. Toxic Materials:
- ❑ Toxic materials shall not be stored within 100 feet of the dripline of trees to be saved.

8. Protective Fencing:
- ❑ Trees to be retained within 40 feet of a proposed building or grading activity shall be protected by fencing.
- ❑ Fencing shall be in place and shall be inspected and approved by a County Inspector prior to grading or construction.

9. Tree Wells:
- ❑ When the ground level must be raised within the dripline of a tree to be saved, a tree well shall be provided and a construction detail submitted for approval.

10. Tree Walls:
- ❑ When the ground level must be lowered within the dripline a tree to be saved, a tree wall shall be provided; and a construction detail submitted for approval.

11. Trenching and Tunneling:
- ❑ When trenching is required within the limits of clearing, it shall be done as far away from the trunks of trees as possible. Tunneling under a large tree shall be considered as an alternative when it is anticipated that necessary trenching will destroy feeder roots.

12. Cleanup:
- ❑ Protective fencing shall be the last items removed during the final cleanup.

13. Damaged Trees:
- ❑ Damaged trees shall be treated immediately by pruning, fertilization or other methods recommended by a tree specialist.

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

OWNER SIGNATURE (DATE)

CONTRACT PURCHASER SIGNATURE (DATE)

GENERAL NOTES:
1. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
2. ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TRESS IS PROHIBITED. SHRUBS AND TRESS SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.

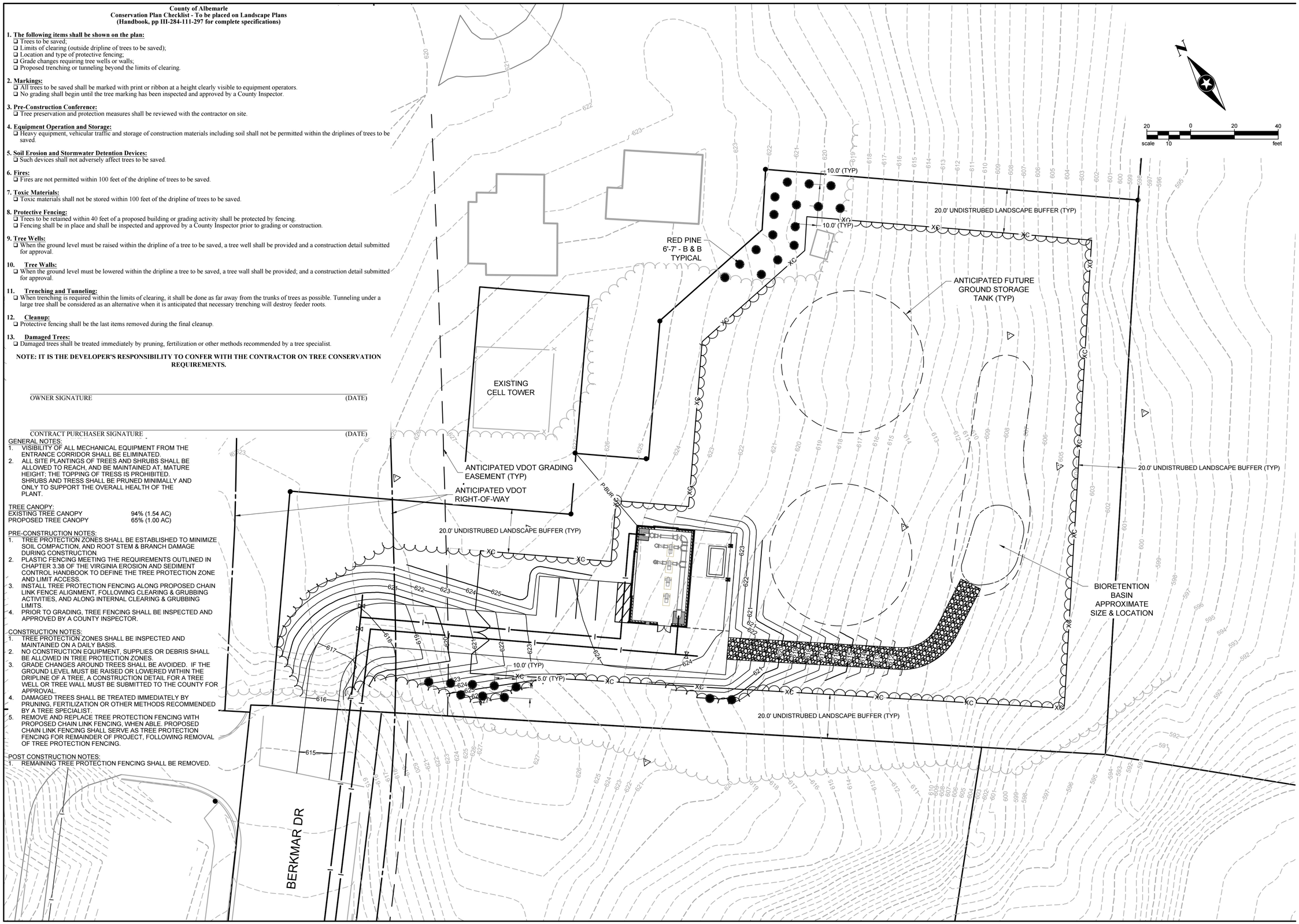
TREE CANOPY:

EXISTING TREE CANOPY	94% (1.54 AC)
PROPOSED TREE CANOPY	65% (1.00 AC)

PRE-CONSTRUCTION NOTES:
1. TREE PROTECTION ZONES SHALL BE ESTABLISHED TO MINIMIZE SOIL COMPACTION, AND ROOT STEM & BRANCH DAMAGE DURING CONSTRUCTION.
2. PLASTIC FENCING MEETING THE REQUIREMENTS OUTLINED IN CHAPTER 3.38 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK TO DEFINE THE TREE PROTECTION ZONE AND LIMIT ACCESS.
3. INSTALL TREE PROTECTION FENCING ALONG PROPOSED CHAIN LINK FENCE ALIGNMENT, FOLLOWING CLEARING & GRUBBING ACTIVITIES, AND ALONG INTERNAL CLEARING & GRUBBING LIMITS.
4. PRIOR TO GRADING, TREE FENCING SHALL BE INSPECTED AND APPROVED BY A COUNTY INSPECTOR.

CONSTRUCTION NOTES:
1. TREE PROTECTION ZONES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS.
2. NO CONSTRUCTION EQUIPMENT, SUPPLIES OR DEBRIS SHALL BE ALLOWED IN TREE PROTECTION ZONES.
3. GRADE CHANGES AROUND TREES SHALL BE AVOIDED. IF THE GROUND LEVEL MUST BE RAISED OR LOWERED WITHIN THE DRIPLINE OF A TREE, A CONSTRUCTION DETAIL FOR A TREE WELL OR TREE WALL MUST BE SUBMITTED TO THE COUNTY FOR APPROVAL.
4. DAMAGED TREES SHALL BE TREATED IMMEDIATELY BY PRUNING, FERTILIZATION OR OTHER METHODS RECOMMENDED BY A TREE SPECIALIST.
5. REMOVE AND REPLACE TREE PROTECTION FENCING WITH PROPOSED CHAIN LINK FENCING, WHEN ABLE. PROPOSED CHAIN LINK FENCING SHALL SERVE AS TREE PROTECTION FENCING FOR REMAINDER OF PROJECT, FOLLOWING REMOVAL OF TREE PROTECTION FENCING.

POST CONSTRUCTION NOTES:
1. REMAINING TREE PROTECTION FENCING SHALL BE REMOVED.



3535 VADNAIS CENTER DR
ST. PAUL, MN 55110
PHONE: 651.490.2000
FAX: 651.490.2150
TOLL FREE: 800.325.2055
www.sehinc.com

SEH

PRELIMINARY
NOT FOR CONSTRUCTION

AIRPORT ROAD PUMP STATION
RIVANNA SEWER & WATER
AUTHORITY
ALBEMARLE COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
		REVISIONS

SEH FILE NO. RIVAN 153082
RWSA RFB NO. --
ISSUE DATE AUG 2020
DESIGNED BY MAM
DRAWN BY ZJH

Short Elliott Hendrickson, Inc. ® [SEH]

SHEET TITLE
LANDSCAPE PLAN

SHEET
9 / 9

Save: 8/24/2020 10:31 AM zhochevar Plot: 8/24/2020 10:34 AM Q:\PTR\RIVAN\153082\5-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\R153082BOOSTER.dwg