

GENERAL NOTES

APPLICANT: 058A2-00-00-02100
SCOTT'S IVY EXXON
4260 IVY ROAD
CHARLOTTESVILLE, VA 22903

OWNER: SR&DR LLC
1031 MILTON DRIVE
KESWICK, VA 22947

ENGINEER: COLLINS ENGINEERING
200 GARRETT ST. SUITE K,
CHARLOTTESVILLE, VA 22902
TELEPHONE (434)293-3719
FAX (434)293-2813
CONTACT: MR. SCOTT COLLINS, P.E.
scott@collins-engineering.com

TAX MAP NO. 058A2-00-00-02100 (D.B. 5139/ PG. 134)

AREA 1.587 AC

ZONING C-1 COMMERCIAL, WITH FLOODPLAIN, CRITICAL SLOPES, & ENTRANCE CORRIDOR (EC) OVERLAY DISTRICTS
NOTE: A SPECIAL USE PERMIT (SP 2020-06) WAS APPROVED BY THE BOS ON AUGUST 19, 2020 FOR THE USE OF THE PROPERTY AS AN AUTO SERVICE STATION WHEN NOT SERVED BY PUBLIC WATER OR AN APPROVED CENTRAL WATER SUPPLY.

SETBACKS FRONT BUILDING SETBACK: 10' MINIMUM AND 30' MAXIMUM SETBACK FROM ROUTE 250 SIDE & REAR BUILDING SETBACK ABUTTING ZONED RESIDENTIAL USES: 50' MINIMUM & NO MAXIMUM SETBACK
SIDE & REAR BUILDING SETBACK ABUTTING ZONED COMMERCIAL/INDUSTRIAL USES: SEPARATION IN ACCORDANCE WITH CURRENT BUILDING CODE
PARKING SETBACK: 10' PARKING SETBACK FROM ROUTE 250

BUILDING HEIGHT MAXIMUM BUILDING HEIGHT: 65 FEET
PROPOSED BUILDING HEIGHT: 24

CURRENT/PROPOSED USE: AUTO SERVICE STATION WITH (3) EXISTING SERVICE BAYS AND (4) PROPOSED SERVICE BAYS WITHIN THE 3,200 SF BUILDING EXPANSION
CURRENT BUILDING: 1,950 SF W/ (3) SERVICE BAYS
PROPOSED BUILDING EXPANSION: 3,200 SF W/ (4) SERVICE BAYS

TOPO & SURVEY SURVEY AND BOUNDARY INFORMATION PROVIDED BY MERIDIAN PLANNING GROUP. AND FIELD SURVEY WAS PERFORMED IN FEBRUARY, 2020. DATUM SET BY SURVEYOR.

DATUM NAD 83 DATUM

ADJACENT PROPERTY OWNERS: SEE EXISTING CONDITIONS, SHEET 2.

EXISTING VEGETATION THE SITE IS PARTIALLY WOODED IN THE REAR OF THE PROPERTY.

CRITICAL SLOPES IN ACCORDANCE WITH THE ALBEMARLE COUNTY CRITICAL SLOPES COUNTY MAPPING, CRITICAL SLOPES EXIST ON THE PROPERTY AND ARE SHOWN ON SHEETS 2 AND 4.

WATERSHED THIS DEVELOPMENT LIES WITHIN THE MOORES CREEK WATERSHED. THE SITE IS NOT LOCATED WITHIN A PUBLIC WATER SUPPLY RESERVOIR WATERSHED, IT IS LOCATED DOWNSLOPE FROM THE SOUTH FORK RIVANNA WATER SUPPLY WATERSHED.

FLOODPLAIN/WPO BUFFERS THERE IS A 100-YEAR FLOODPLAIN AND WATER PROTECTION BUFFER LOCATED ON THIS SITE PER FEMA MAP PANEL #51003C02650 DATED FEBRUARY 4, 2005 & COUNTY GIS, RESPECTFULLY. ALSO NOTE THE FLOODPLAIN IS OUTSIDE THE LIMITS OF THE FEDERAL & STATE DAM BREAK INUNDATION ZONES PER COUNTY GIS DATA.

SITE ACCESS: THE SITE ACCESS FOR THE PARCEL IS PROVIDED VIA ROUTE 250 (IVY ROAD). THERE IS AN EXISTING ACCESS EASEMENT ACROSS A PORTION OF THE PROPERTY TO SERVICE PARCEL TMP 58A2-24C & 58A2-24. THE ACCESS EASEMENT WILL BE EXPANDED WITH THE SITE PLAN AND PLATTED WITH AN EASEMENT PLAT.

RETAINING WALLS: NO RETAINING WALLS ARE PROPOSED WITH THE PROJECT

LIGHTING: THE SERVICE STATION HAS EXISTING LIGHTS ON THE BUILDING AND CANOPY THAT WILL REMAIN. THE CANOPY HAS (8) EXISTING LED LIGHTS. THERE ARE (2) EXISTING STREET LIGHTS ON THE PROPERTY TO REMAIN, AS SHOWN ON SHEET 3. NO ADDITIONAL LIGHTING IS PROPOSED AT THE FRONT OF THE SITE, AT THE CANOPY, OR ALONG THE FRONT OF THE EXISTING BUILDING. NEW BUILDING LIGHTS ARE PROPOSED IN THE REAR OF THE SITE AS SHOWN ON THE SITE PLAN. A FINAL LIGHTING PLAN WILL BE INCLUDED WITH THE FINAL SITE 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 PROPERTIES AND AWAY FROM ADJACENT ROADS. THE SPILLOVER OF LIGHTING FROM LUMINAIRES ONTO PUBLIC ROADS AND ADJACENT PROPERTIES SHALL NOT EXCEED ONE-HALF FOOTCANDLE.

LANDSCAPING: A LANDSCAPING PLAN HAS BEEN INCLUDED IN ACCORDANCE WITH ALBEMARLE COUNTY ORDINANCE SECTION 32.7.9. SEE SHEET 6. STREET TREES HAVE BEEN PROVIDED WITH THE LANDSCAPING DESIGN ALONG THE FRONTAGE OF THE PROPERTY EVERY 40' O.C.

TRASH COLLECTION: AN ENCLOSED DUMPSTER SCREENED WITH LANDSCAPING IS PROVIDED ON THE PLANS. DUMPSTER ENCLOSURE MATERIAL SHALL BE A WOODEN TRASH ENCLOSURE LOCATED BEHIND THE BUILDING. SEE SHEET 6 FOR DETAILS.

UTILITIES: AN EXISTING PRIVATE WELL AND SEPTIC SYSTEM WILL PROVIDE WATER AND SEWER SERVICE FOR THE AUTO SERVICE STATION EXPANSION.

STORMWATER MANAGEMENT FACILITY: STORMWATER MANAGEMENT WILL BE ACHIEVED FOR THE SITE WITH AN ONSITE SWM FACILITY AND DETENTION BASIN. THE FACILITY SHALL PROVIDE WATER QUANTITY CONTROL FOR THE SITE. WATER QUALITY SHALL BE ACHIEVED ONSITE WITH THE STORMWATER MANAGEMENT FACILITY, FOREST AND OPEN SPACE EASEMENTS, AND/OR THE PURCHASE OF NUTRIENT CREDITS.

ESTIMATED EMPLOYEES: IT IS ANTICIPATED THAT APPROXIMATELY 10 EMPLOYEES WILL BE NEEDED AT THE LARGEST SHIFT.

PARKING LOT/TRAVELWAYS: CURB & GUTTER

AGRICULTURAL/ FORESTAL DISTRICT: NONE

IMPERVIOUS AREAS: BUILDING: 5,150 SF
PAVEMENT/GRAVEL AREA: 28,480 SF
SIDEWALK: 600 SF

OPEN SPACE: NONE

PARKING REQUIRED:
1 SPACE/EMPLOYEE = MN. 10 EMPLOYEES x 1 SP/EMPLOYEE = 10 SPACES
2 SPACES / SERVICE STALL = 7 SERVICE STALLS x 2 SPACES = 14 SPACES
TOTAL SPACES REQUIRED: 24 PARKING SPACES

PROVIDED:
17 PARKING SPACES AVAILABLE TO THE PUBLIC (THIS INCLUDES 1 HANDICAP SPACE)
12 SERVICE SPACES IN THE GRAVEL STORAGE LOT

BURIAL SITE: NO CEMETERIES WERE FOUND DURING FIELD INVESTIGATION OF THE SITE.

IMPERVIOUS AREAS: 34,230 SF (0.78 AC) TOTAL (50% IMPERVIOUS SITE)

PAVED PARKING AND CIRCULATION AREA: 28,480 SF

PHASING: THIS PROJECT WILL DEVELOPMENT WITH (1) PHASE.

NOTES:
CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS, IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLANS.

THE CONTRACTOR MUST LOCATE ALL SURFACE AND SUB-SURFACE UTILITIES PRIOR TO ANY WORK ONSITE.

ANY SIDEWALK AND/OR CURB DAMAGE IDENTIFIED IN THE SITE VICINITY DUE TO PROJECT CONSTRUCTION ACTIVITIES AS DETERMINED BY THE VDOT INSPECTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. SIDEWALK WILL BE REPLACED AT THE DIRECTION OF THE VDOT INSPECTOR. ANY EXISTING SIDEWALK THAT IS CURRENTLY DAMAGED AND IN NEED OF REPAIR OR NOT IN COMPLIANCE WITH CURRENT STANDARDS SHOULD BE REPLACED AS PART OF THIS PROJECT AS WELL. IN ADDITION, ANY EXISTING CG-125 ALONG THE PERIMETER OF THE SITE SHOULD BE UPGRADED TO MEET CURRENT STANDARD IF NEEDED.

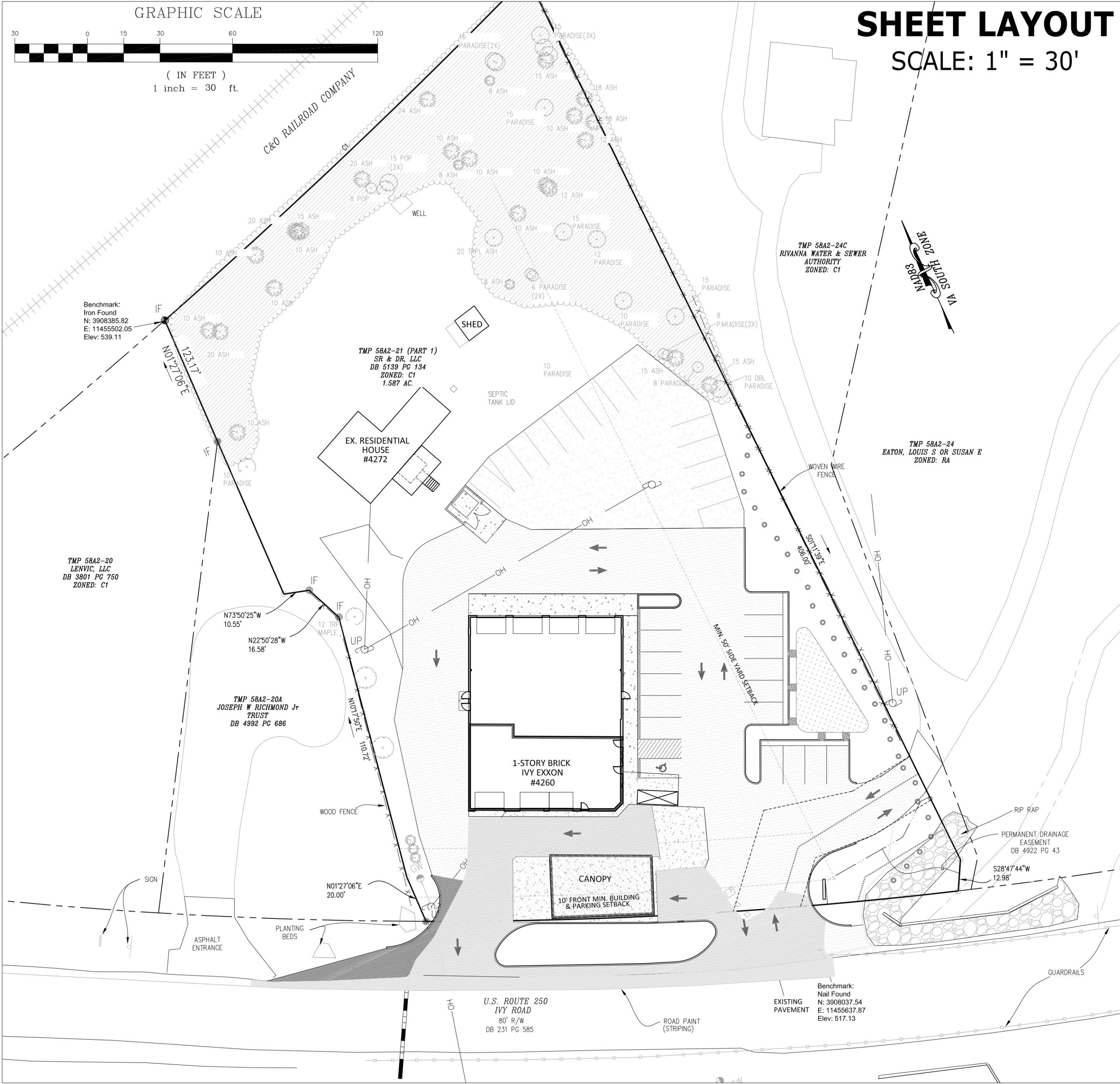
ALL SIGNING AND PAVEMENT MARKINGS SHALL BE CONSISTENT WITH THE MUTCD.

ALL WATER LINES, SEWER LINES, AND FIRE LINES FROM THE MAIN TO THE STRUCTURE MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.

TRAFFIC GENERATION CALCULATIONS:
TRIP GENERATION BASED ON ITE TRIP GENERATION MANUAL 10TH EDITION
PROPOSED GASOLINE/SERVICE STATION W/ 2 EXISTING PUMPS (CODE 944)
ADT: 2 EXISTING PUMPS: 172 VPD = 344 VPD
AM PEAK: 10.28 TRIPS/HR x 2 PUMPS = 20 VPH (10 IN & 10 OUT)
PM PEAK: 14.03 TRIPS/HR x 2 PUMPS = 28 VPH (14 IN & 14 OUT)

ENTRANCE CORRIDOR NOTES AND REQUIREMENTS:
1. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
2. ALL SIGNS FOR THE SITE SHALL BE REVIEWED AND APPROVED BY ARB UNDER A SEPARATE SIGN APPLICATION.

NOTES:
1. THE SERVICE STATION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 18.5.1.20 OF THE ALBEMARLE COUNTY ZONING ORDINANCE. THIS INCLUDES THE SALE OR STORAGE OF THE PETROLEUM PRODUCTS SHALL SATISFY THE REQUIREMENTS ESTABLISHED BY THE FIRE PREVENTION CODE, AND NO NEW STORAGE TANKS OR LOADING FACILITIES SHALL BE LOCATED CLOSER THAN 100 FEET FROM ANY LOT LINE. ALL PARTS, MATERIALS AND EQUIPMENT SHALL BE STORED WITHIN AN ENCLOSED BUILDING.
2. NO VEHICLE AWAITING REPAIR SHALL BE LOCATED ON ANY PORTION OF THE SITE SO AS TO BE VISIBLE FROM ANY PUBLIC STREET OR ANY RESIDENTIAL PROPERTY, AND SHALL BE LIMITED TO LOCATIONS DESIGNATED ON THE APPROVED SITE PLAN.
3. ALL SERVICES SHALL BE PERFORMED WITHIN AN ENCLOSED BUILDING.
4. NO BUILDINGS IN WHICH SERVICES ARE PERFORMED SHALL BE LOCATED CLOSER THAN 50 FEET FROM ANY RESIDENTIAL OR AGRICULTURAL DISTRICT.



ROADS	
	EXISTING CULVERT
	CULVERT
	DROP INLET & STRUCTURE NO.
	CURB
	CURB & GUTTER
	PROPOSED PAVEMENT
	EC-3A DITCH
	DEPTH OF EC-3A DITCH
	EC-2 DITCH
	DEPTH OF EC-2 DITCH
	EARTH DITCH
	DRIVEWAY CULVERT
	BENCH MARK
	CLEARING LIMITS
	VDOT STANDARD STOP SIGN
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION TBC DENOTES TOP/BACK OF CURB T/B DENOTES TOP OF BOX

SHEET LAYOUT

SCALE: 1" = 30'

VICINITY MAP

SCALE: 1" = 1,000'

Sheet List Table - SITE PLAN	
Sheet Number	Sheet Title
1	COVER
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	SITE PLAN
4	GRADING & DRAINAGE PLAN
5	LANDSCAPING PLAN
6	NOTES & DETAILS
6	TOTAL NUMBER OF SHEETS

RESOLUTION TO APPROVE

SP 202000006 SCOTT'S IVY EXXON

B E I T R E S O L V E D that, upon consideration of the staff reports prepared for SP 202000006 and all of their attachments, the information presented at the public hearings, any written comments received, and the factors relevant to special-use permits in Albemarle County Code §§ 18-22.2.2(16)(a) and 18-33.40, the Albemarle County Board of Supervisors hereby approves SP 202000006, subject to the conditions attached hereto.

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of six to zero, as recorded below, at a regular meeting held on August 19, 2020.

Claudette K. Borgersen
Clerk, Board of County Supervisors

Mr. Galloway	Aye
Ms. LaPisto-Kirtley	Y
Ms. Mallek	Y
Ms. McKeel	Y
Ms. Palmer	Y
Ms. Price	Y

SP2020-06 Scott's Ivy Exxon Special Use Permit Conditions

- Development of the use must be in general accord, as determined by the Director of Planning and the Zoning Administrator, with the Conceptual Plan titled "Scott's Ivy Exxon - Special Use Permit - Conceptual Layout Plan", prepared by Collins Engineering, with the latest revision date of June 2, 2020. To be in general accord with the Conceptual Plan, development must reflect the following major elements within the development essential to the design of the development and as described in the narrative and concept plan:
 - Location and building footprint of the proposed expansion.
 - The number of auto service bays.
 - Mitigating landscaping within the stream buffer, to the satisfaction of the County Engineer.
 - Location and type of proposed landscaping buffer. The landscaping buffer must be a mixture of deciduous and evergreen plantings, to the satisfaction of the Planning Director.
 - Location of the parking areas.
- The following restrictions to any new outdoor lighting apply:
 - all fixtures must be full cutoff;
 - lighting is limited to 20 foot-candles at the ground;
 - new outdoor lighting must be on a timer or motion sensor between the hours of 10 PM and 6 AM.
- All mechanical equipment must be fully screened from the view of adjacent properties and adjacent public streets.
- Hours of operation of the service station are limited to within 7 AM - 9 PM, Monday through Saturday. Fuel sales are permitted 24 hours per day.

APPROVALS		DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT		
PLANNER/ZONING		
ENGINEER		
INSPECTIONS		
ARB		
DEPARTMENT OF FIRE RESCUE		
ALBEMARLE COUNTY SERVICE AUTHORITY		
VIRGINIA DEPARMENT OF TRANSPORTATION		
HEALTH DEPARTMENT		

REVISIONS

REVISION DESCRIPTION	DATE
INITIAL SUBMITAL	11/16/20

COLLINS ENGINEERING

200 GARRETT STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

SCOTT'S IVY EXXON - INITIAL SITE PLAN

PROJECT	JOB NO.
	202183

SHEET TITLE	SCALE
COVER	1"=30'

SHEET NO.
1

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BOUNDARY CURVE TABLE						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1	206.21'	2701.49'	4°22'25"	103.16'	206.16'	N 71°23'40" E
C2	220.12'	1870.00'	6°44'39"	110.19'	219.99'	N 68°19'42" W

Benchmark:
Iron Found
N: 3908385.82
E: 11455502.05
Elev: 539.11

TMP 58A2-20
LENVIC, LLC
DB 3801 PG 750
ZONED: C1

TMP 58A2-20A
JOSEPH W RICHMOND Jr
TRUST
DB 4992 PG 686

TMP 58A2-21 (PART 1)
SR & DR, LLC
DB 5139 PG 134
ZONED: C1
1.587 AC.

TMP 58A2-24C
RIVANNA WATER & SEWER
AUTHORITY
ZONED: C1

TMP 58A2-24
EATON, LOUIS S OR SUSAN E
ZONED: RA

Benchmark:
Nail Found
N: 3908037.54
E: 11455637.87
Elev: 517.13

U.S. ROUTE 250
IVY ROAD
80' R/W
DB 231 PG 585

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



REVISIONS

REVISION DESCRIPTION	DATE
INITIAL SUBMITTAL	11/16/20

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200 GARRETT STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

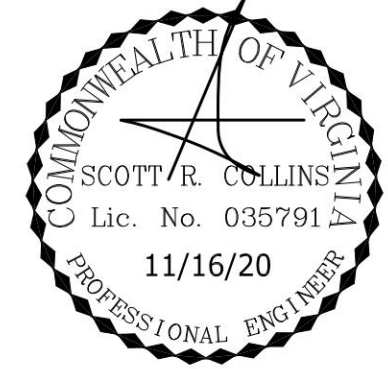
SCOTT'S IVY EXXON - INITIAL SITE PLAN

EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT	JOB NO.	SHEET TITLE
	202183	
SCALE	1"=20'	
SHEET NO.	2	

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NOTE: MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE ROOFTOP OF THE PROPOSED BUILDING. VISIBILITY OF ALL MECHANICAL EQUIPMENT SHALL BE ELIMINATED FROM THE ENTRANCE CORRIDOR WITH THE USE OF PARAPET WALLS. SEE ARCHITECTURAL PLANS.



REVISIONS

REVISION DESCRIPTION	DATE
INITIAL SUBMITAL	11/16/20

COLLINS ENGINEERING

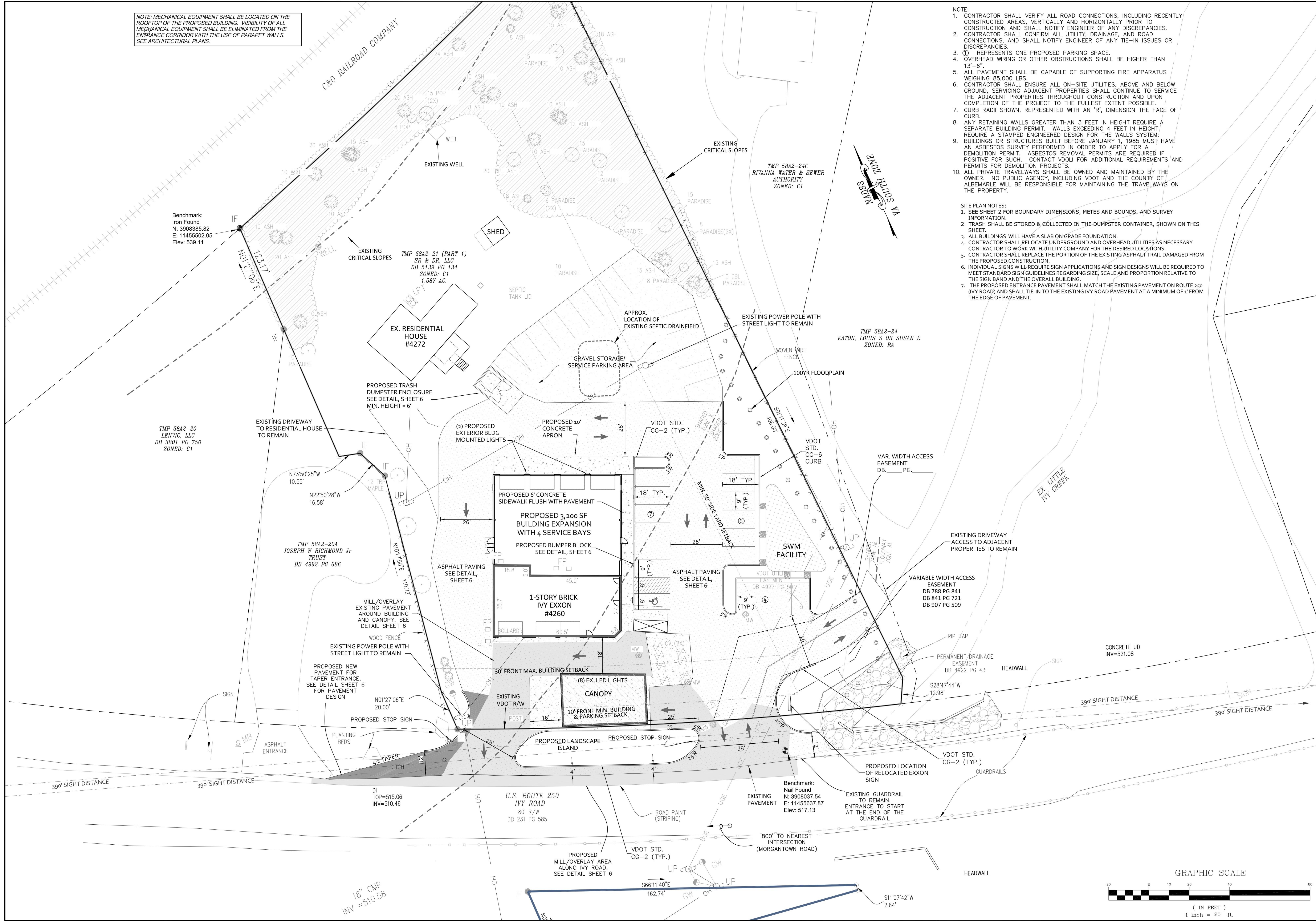
200 GARRETT STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

SCOTT'S IVY EXXON - INITIAL SITE PLAN

LAYOUT PLAN

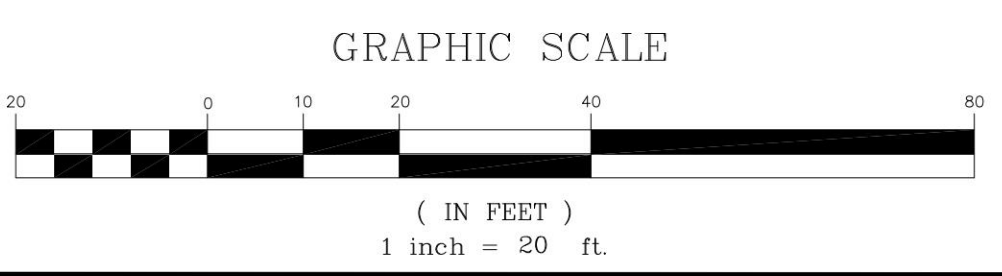
PROJECT	JOB NO.
	202183
SCALE	1"=20'
SHEET NO.	3

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- NOTE:
- CONTRACTOR SHALL VERIFY ALL ROAD CONNECTIONS, INCLUDING RECENTLY CONSTRUCTED AREAS, VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - CONTRACTOR SHALL CONFIRM ALL UTILITY, DRAINAGE, AND ROAD CONNECTIONS, AND SHALL NOTIFY ENGINEER OF ANY TIE-IN ISSUES OR DISCREPANCIES.
 - Ø REPRESENTS ONE PROPOSED PARKING SPACE.
 - OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13'-6".
 - ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 85,000 LBS.
 - CONTRACTOR SHALL ENSURE ALL ON-SITE UTILITIES, ABOVE AND BELOW GROUND, SERVICING ADJACENT PROPERTIES SHALL CONTINUE TO SERVICE THE ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF THE PROJECT TO THE FULLEST EXTENT POSSIBLE.
 - CURB RADIi SHOWN, REPRESENTED WITH AN 'R', DIMENSION THE FACE OF CURB.
 - ANY RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN FOR THE WALLS SYSTEM.
 - BUILDINGS OR STRUCTURES BUILT BEFORE JANUARY 1, 1985 MUST HAVE AN ASBESTOS SURVEY PERFORMED IN ORDER TO APPLY FOR A DEMOLITION PERMIT. ASBESTOS REMOVAL PERMITS ARE REQUIRED IF POSITIVE FOR SUCH. CONTACT VDOT FOR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS.
 - ALL PRIVATE TRAVELWAYS SHALL BE OWNED AND MAINTAINED BY THE OWNER. NO PUBLIC AGENCY, INCLUDING VDOT AND THE COUNTY OF ALBEMARLE WILL BE RESPONSIBLE FOR MAINTAINING THE TRAVELWAYS ON THE PROPERTY.

- SITE PLAN NOTES:
- SEE SHEET 2 FOR BOUNDARY DIMENSIONS, METES AND BOUNDS, AND SURVEY INFORMATION.
 - TRASH SHALL BE STORED & COLLECTED IN THE DUMPSTER CONTAINER, SHOWN ON THIS SHEET.
 - ALL BUILDINGS WILL HAVE A SLAB ON GRADE FOUNDATION.
 - CONTRACTOR SHALL RELOCATE UNDERGROUND AND OVERHEAD UTILITIES AS NECESSARY. CONTRACTOR TO WORK WITH UTILITY COMPANY FOR THE DESIRED LOCATIONS.
 - CONTRACTOR SHALL REPLACE THE PORTION OF THE EXISTING ASPHALT TRAIL DAMAGED FROM THE PROPOSED CONSTRUCTION.
 - INDIVIDUAL SIGNS WILL REQUIRE SIGN APPLICATIONS AND SIGN DESIGNS WILL BE REQUIRED TO MEET STANDARD SIGN GUIDELINES REGARDING SIZE, SCALE AND PROPORTION RELATIVE TO THE SIGN BAND AND THE OVERALL BUILDING.
 - THE PROPOSED ENTRANCE PAVEMENT SHALL MATCH THE EXISTING PAVEMENT ON ROUTE 250 (IVY ROAD) AND SHALL TIE-IN TO THE EXISTING IVY ROAD PAVEMENT AT A MINIMUM OF 1' FROM THE EDGE OF PAVEMENT.



County of Albemarle
Conservation Plan Checklist - To be placed on Landscape Plans
(Handbook, pp III-284-III-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 Retention 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.

11/16/2020
(DATE)

OWNER SIGNATURE

11/16/2020
(DATE)

CONTRACT PURCHASER SIGNATURE

5/1/06 Page 1 of 1

19923.38

FENCING AND ARMORING

CORRECT METHODS OF TREE FENCING

CORRECT TRUNK ARMORING

Source: Va. DSWC

Plate 3.38-2

Conservation Plan Notes:

1. ALL TREES TO BE PRESERVED AND PROTECTED SHALL BE MARKED WITH PAINT OR RIBBON AT A HEIGHT CLEARLY VISIBLE TO EQUIPMENT OPERATORS. NO LAND DISTURBING ACTIVITY SHALL BEGIN UNTIL THE TREE MARKING HAS BEEN INSTALLED BY THE CONTRACTOR AND INSPECTED AND APPROVED BY THE COUNTY ENGINEERING DEPARTMENT.

2. HEAVY EQUIPMENT, VEHICULAR TRAFFIC, AND THE STORAGE OF CONSTRUCTION MATERIALS AND SOIL SHALL NOT BE PERMITTED WITHIN THE OUTSIDE DRIPLINE OF TREES TO BE PRESERVED AND PROTECTED.

3. TEMPORARY EROSION CONTROL MEASURED AND/OR PERMANENT STORMWATER MANAGEMENT FACILITIES LOCATIONS SHALL BE COORDINATED SUCH THAT THEY SHALL NOT ADVERSELY AFFECT TREES TO BE PRESERVED AND PROTECTED.

4. FIRES SHALL NOT BE PERMITTED WITHIN 100 FEET OF THE OUTSIDE DRIPLINE OF TREES TO BE PRESERVED AND PROTECTED.

5. TOXIC MATERIALS SHALL NOT BE STORED WITHIN 100 FEET OF THE OUTSIDE DRIPLINE OF TREES TO BE PRESERVED AND PROTECTED.

6. NO LAND DISTURBING ACTIVITY SHALL BEGIN UNTIL THE TREE PROTECTIVE FENCING HAS BEEN INSTALLED BY THE CONTRACTOR AND INSPECTED AND APPROVED BY THE COUNTY ENGINEERING DEPARTMENT.

7. WHEN TRENCHING FOR ANY KIND OF UNDERGROUND WATER, SEWER, ELECTRICAL, CABLE, TELEPHONE, OR OTHER UTILITY SERVICE IS NECESSARY WITHIN THE LIMITS OF TREE PROTECTION OR BEYOND THE LIMITS OF CLEARING, THE SEPARATION FROM THE TRUNKS OF TREES SHALL BE MAXIMIZED TO THE FURTHEST EXTENT POSSIBLE. TUNNELING SHALL BE REQUIRED WHEN DEEMED, BY THE COUNTY ENGINEER, THAT TRENCHING WILL SIGNIFICANTLY DAMAGE FEEDER ROOTS OF TREES TO BE PRESERVED AND PROTECTED.

8. ANY DAMAGE TO THE CROWN, TRUNK, OR ROOT SYSTEM OF ANY TREE TO BE PRESERVED AND PROTECTED SHALL BE REPAIRED IMMEDIATELY, IN ACCORDANCE WITH THE PRACTICES IN THE EROSION AND SEDIMENT CONTROL HANDBOOK. CARE FOR SERIOUS INJURIES SHALL BE PRESCRIBED BY A PROFESSIONAL FORESTER OR TREE SPECIALIST.

9. SOILS WHICH HAVE BEEN COMPACTED, OVER THE ROOT ZONES OF TREES TO BE PRESERVED AND PROTECTED, SHALL BE AERATED BY PUNCHING HOLES WITH AN IRON BAR EVERY 16" OVER THE ROOT ZONE. THE BAR SHALL BE DRIVEN 12" DEEP AND MOVED BACK AND FORTH IN EACH HOLE UNTIL SOIL IS LOOSENEED.

10. TREE PROTECTIVE MEASURES SHALL BE THE LAST OF THE TEMPORARY EROSION CONTROL PLAN MEASURES REMOVED DURING THE FINAL CLEAN-UP.

Key features on the plan include:

- Existing Structures:** EX. RESIDENTIAL HOUSE #4272, 1-STORY BRICK IVY EXXON #4260.
- Proposed Structures:** PROPOSED 3,200 SF BUILDING EXPANSION WITH 4 SERVICE BAYS, 10' FRONT MIN. BUILDING & PARKING SETBACK.
- Vegetation:** Numerous trees marked with codes and codes in parentheses (e.g., (1) AG, (2) MG, (3) IN, (4) PA, (5) PY, (6) CS, (7) IC, (8) AB, (9) BN).
- Easements:** C&O RAILROAD COMPANY, PERMANENT DRAINAGE EASEMENT DB 4922 PG 43.
- Topography:** Contour lines at 5-foot intervals (515, 520, 525, 530, 535, 540).
- Other Features:** SHED, SEPTIC TANK LID, WOOD FENCE, SIGN, ASPHALT ENTRANCE, PLANTING BEDS, ROAD PAINT (STRIPING), GUARDRAILS, CONCRETE UD INV=521.08, RIP RAP, HEADWALL, SIGN.

PLANT SCHEDULE						
SYM	BOTANICAL	COMMON NAME	SIZE	CANOPY (sf)	TOTAL SITE	
					QUANTITY	COVERAGE (sf)
TREES						
BN	BETULA NIGRA	RIVER BIRCH	10'-12' ht.	397	1	397
PA	PLATANUS ACERIFOLIA	LONDON PLANETREE	2 1/2" cal.	422	2	844
QP	QUERCUS PALUSTRIS	PIN OAK	3 1/2" cal.	471	5	2,355
UNDERSTORY TREES						
AG	AMALANCHIER x GRANDIFLORA	SERVICEBERRY	6-7' ht.	130	1	130
CF	CORNUS FLORIDA	DOGWOOD	6-7' ht.	124	2	248
PY	PRUNUS YEDOENSIS	YOSHINO CHERRY	6-7' ht.	99	5	495
EVERGREEN TREES						
IN	ILEX x 'NELLIE R STEVENS'	NELLIE R STEVENS HOLLY	5'-7' ht.	44	12	2,376
MG	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	6'-8' ht.	82	10	2,214
SHRUBS						
AB	ABELIA GRANDIFLORA	GLOSSY ABELIA	24" ht. min	14	8	420
CS	CORNUS SERICEA	RED TWIG DOGWOOD	18" ht. min	72	8	576
IC	ILEX CORNUTA	CHINESE HOLLY	24" ht. min	14	8	112
IV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPICE	18" ht. min	64	8	512
EXISTING TREE CANOPY						
Existing Tree Canopy						14,190
TOTAL CANOPY						24,869

CALCULATIONS:	
TOTAL SITE AREA (1.587 AC):	69,130 SF
CANOPY REQUIRED (10%):	6,913 SF
PROPOSED TREE CANOPY:	10,679 SF
EXISTING TREE CANOPY:	14,190 SF
TOTAL TREE CANOPY ON THE PROPERTY:	24,869 SF

TOTAL PARKING LOT TREES REQUIRED:	
PARKING SPACES:	29
# TREES REQ'D (1 / 10):	3
TREES PROPOSED:	5

PAVED PARKING & VEHICULAR CIRCULATION AREA:	
28,480 SF	
SF PLANTING SPACE REQUIRED (3%):	
1,425 SF	
SF PLANTING SPACE PROVIDED:	
1,320 SF	

STREET TREES:	
TOTAL LINEAR FOOTAGE OF PROPERTY FRONTAGE:	190 LF
TOTAL STREET TREES REQUIRED (1 TREE PER 40') = 5 TREES	
TOTAL STREET TREES PROVIDED = 5 TREES	

Landscape Notes

NOTES:

- ALL TREES TO BE PLANTED SHALL MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN. THE PLANTING OF TREES SHALL BE DONE IN ACCORDANCE WITH EITHER THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, OR THE ROAD AND BRIDGE SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
- 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 LANDSCAPING PLANTS AND TREES ADJACENT TO THE SIGHT DISTANCE TRIANGLE WILL NEED TO BE MAINTAINED IN THE AREA BETWEEN 2' AND 7' ABOVE GROUND AS CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.

Tree Planting and Staking Detail
Not To Scale

- DOUBLE STRAND #12 GAUGE WIRE WITH RUBBER HOSE & TURNBUCKLES
- 2"x2" HARDWOOD STAKE
- CUT & REMOVE BURLAP FROM TOP 1/3 OF BALL AS SHOWN
- SCAFFRY SUBSOL TO 4" MIN. DEPTH
- MULCH SAUCER
- FINISHED GRADE
- TREES UP TO 4" CAL. SHALL BE STAKED. TREES 4" CAL. OR LARGER SHALL BE STAKED WITH 3 EQUALLY SPACED, TWISTED, #12 GAUGE WIRE WITH HOSE AND TURNBUCKLES LOOP HOSE AROUND TRUNK ABOVE BRANCHES AS SHOWN. FLAG WIRES WITH COURVEY TAPE, REFER TO SPECS FOR ADDITIONAL INFORMATION.
- AMENDED SOIL MIX
- COMPACTED SUBGRADE

Evergreen Tree Planting Detail
Not To Scale

- TREES UP TO 4" CAL. SHALL BE STAKED WITH 2-2"x2" HARDWOOD STAKES. TREES 4" CAL. OR LARGER SHALL BE STAKED WITH 3 EQUALLY SPACED, TWISTED, #12 GAUGE WIRE WITH HOSE AND TURNBUCKLES LOOP HOSE AROUND TRUNK, FLAG WIRES WITH COURVEY TAPE. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION.
- GYWIRRES WITH RUBBER HOSE AND TURNBUCKLES 2/3 UP TREE
- 2"x2" HARDWOOD STAKES, ALIGN TOP OF STAKES
- MULCH SAUCER
- AMENDED SOIL MIX
- CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL AS SHOWN
- SCAFFRY SUBSOL TO 4" MIN. DEPTH
- COMPACTED SUBGRADE

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
11/16/20
PROFESSIONAL ENGINEER

REVISIONS

REVISION DESCRIPTION	DATE
INITIAL SUBMITAL	11/16/20

CE COLLINS ENGINEERING

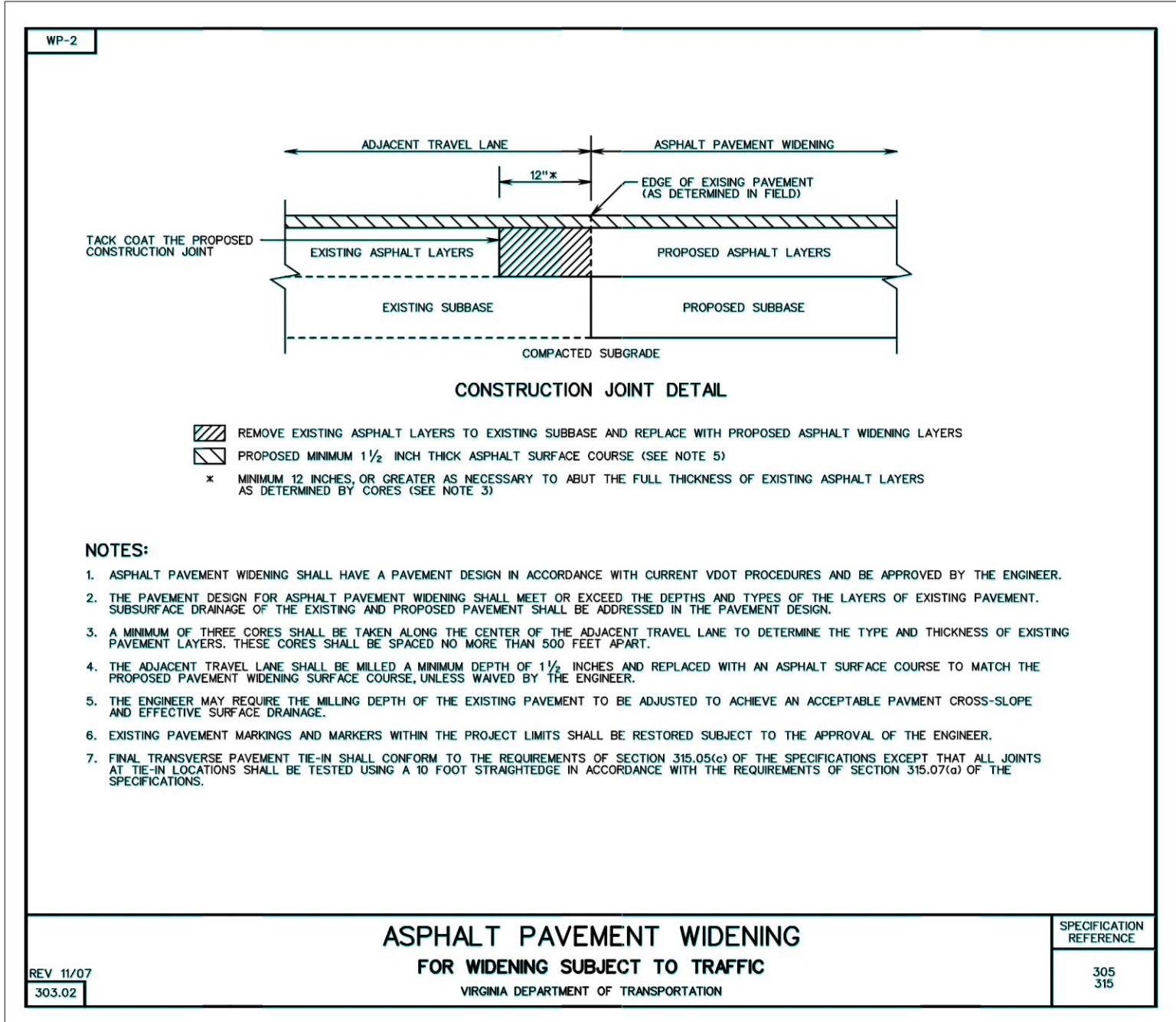
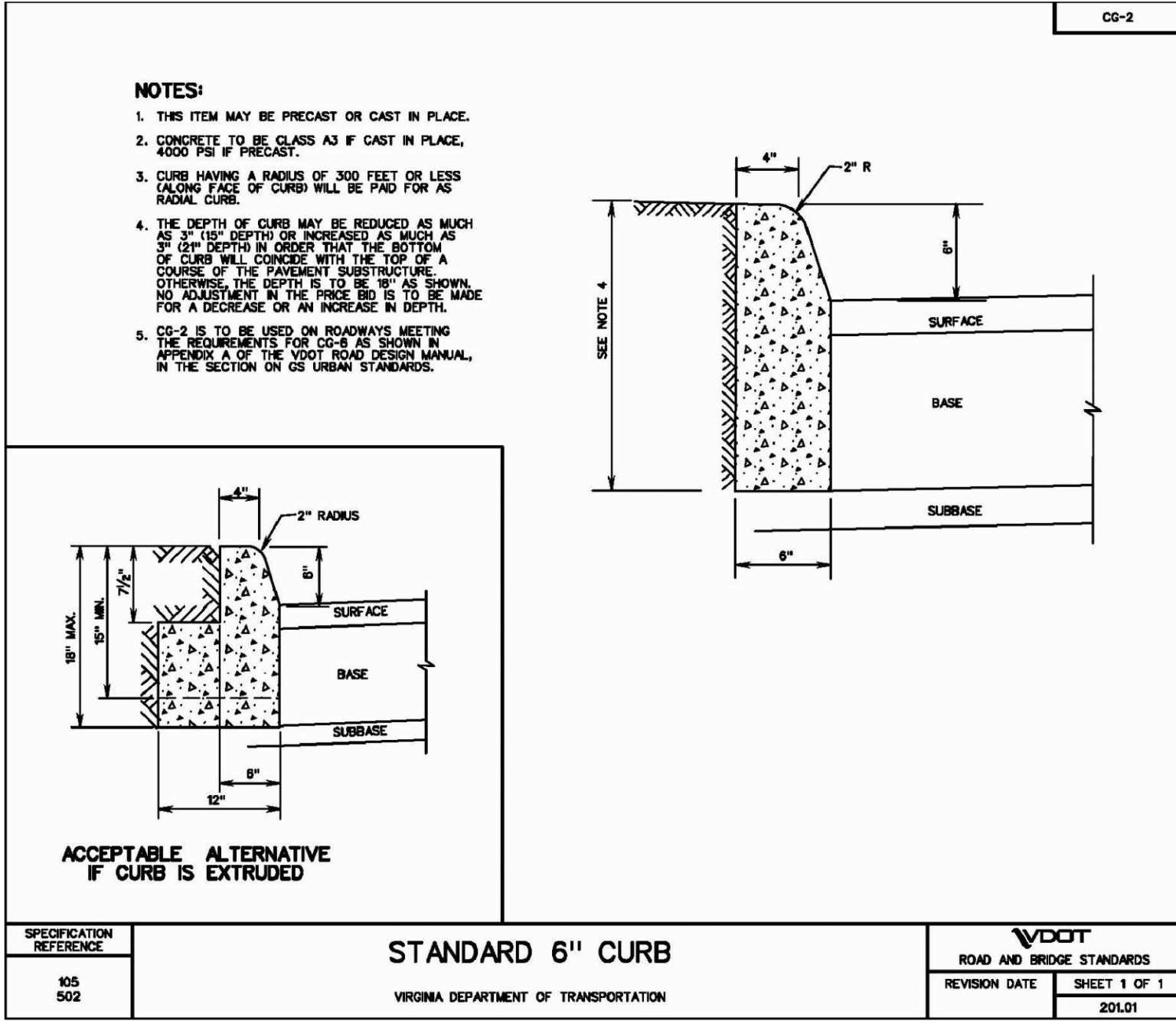
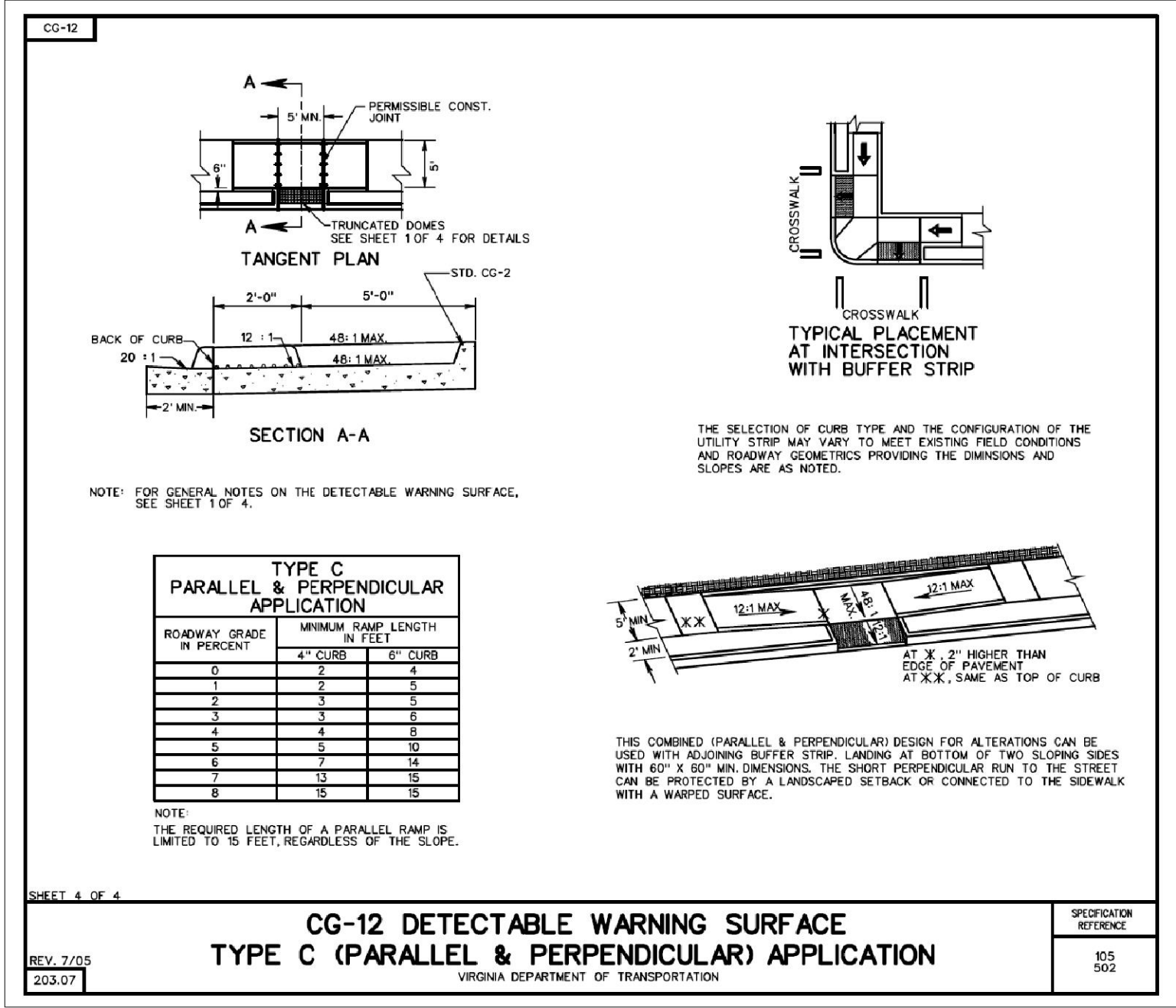
200 GARRETT STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

SCOTT'S IVY EXXON - INITIAL SITE PLAN

LANDSCAPING PLAN

PROJECT: 202183
JOB NO.: 202183
SCALE: 1"=20'
SHEET NO.: 5

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ALBEMARLE COUNTY GENERAL NOTES FOR SITE PLANS:

PAVEMENT

- AN ACTUAL COPY OF THE CBR REPORT IS TO BE SUBMITTED PRIOR TO THE PLACEMENT OF THE AGGREGATE BASE MATERIAL. IF THE SSV VALUES ARE LESS THAN 10, THE DEVELOPER WILL BE REQUIRED TO SUBMIT FOR ENGINEERS APPROVAL THE PROPOSED METHOD OF CORRECTION.
- SUBGRADE MUST BE APPROVED BY THE ENGINEER FOR GRADE, TEMPLATE AND COMPACTION BEFORE BASE IS PLACED.
- TEST REPORTS ON SELECT MATERIALS MUST BE SUBMITTED SHOWING THE MATERIAL MEETS REQUIRED GRADATION FOR TYPE I, II, OR III PRIOR TO PLACING AGGREGATE BASE.
- THE REQUIREMENTS TO PUGMILL AGGREGATE BASE WILL BE WAIVED IN THE EVENT THAT THE SURFACE COURSE IS BEGINNING AT THE COMPLETION OF THE INSTALLATION OF THE AGGREGATE BASE, IN THE EVENT THAT THE SURFACE COURSE IS APPLIED PRIOR TO 60 DAYS, THE PUGMILL REQUIREMENT WILL APPLY.
- THE USE OF AN AGGREGATE SPREADER IS REQUIRED WHEN PLACING AGGREGATE BASE.
- BASE MUST BE APPROVED BY ENGINEER FOR DEPTH, TEMPLATE, AND COMPACTION BEFORE SURFACE TREATMENT IS APPLIED.
- PRIME COAT MUST BE APPLIED TO BASE MATERIAL PRIOR TO PLACEMENT OF ASPHALT (PRIME COAT RC-250 @ 0.3 GAL./SQ. YD.).
- BUTUMINOUS SURFACE TO BE APPLIED IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
- ENCROACHMENT: POSTS, WALLS, SIGNS, OR SIMILAR ORNAMENTAL STRUCTURES THAT DO NOT ENHANCE A ROADWAY'S CAPACITY OR TRAFFIC SAFETY, SHALL NOT BE PERMITTED WITHIN THE RIGHT OF WAY. ONLY THOSE STRUCTURES SPECIFICALLY AUTHORIZED BY PERMIT ISSUED BY VIRGINIA DEPARTMENT OF TRANSPORTATION MAY BE LOCATED WITHIN THE STREETS RIGHT OF WAY.

GRADING

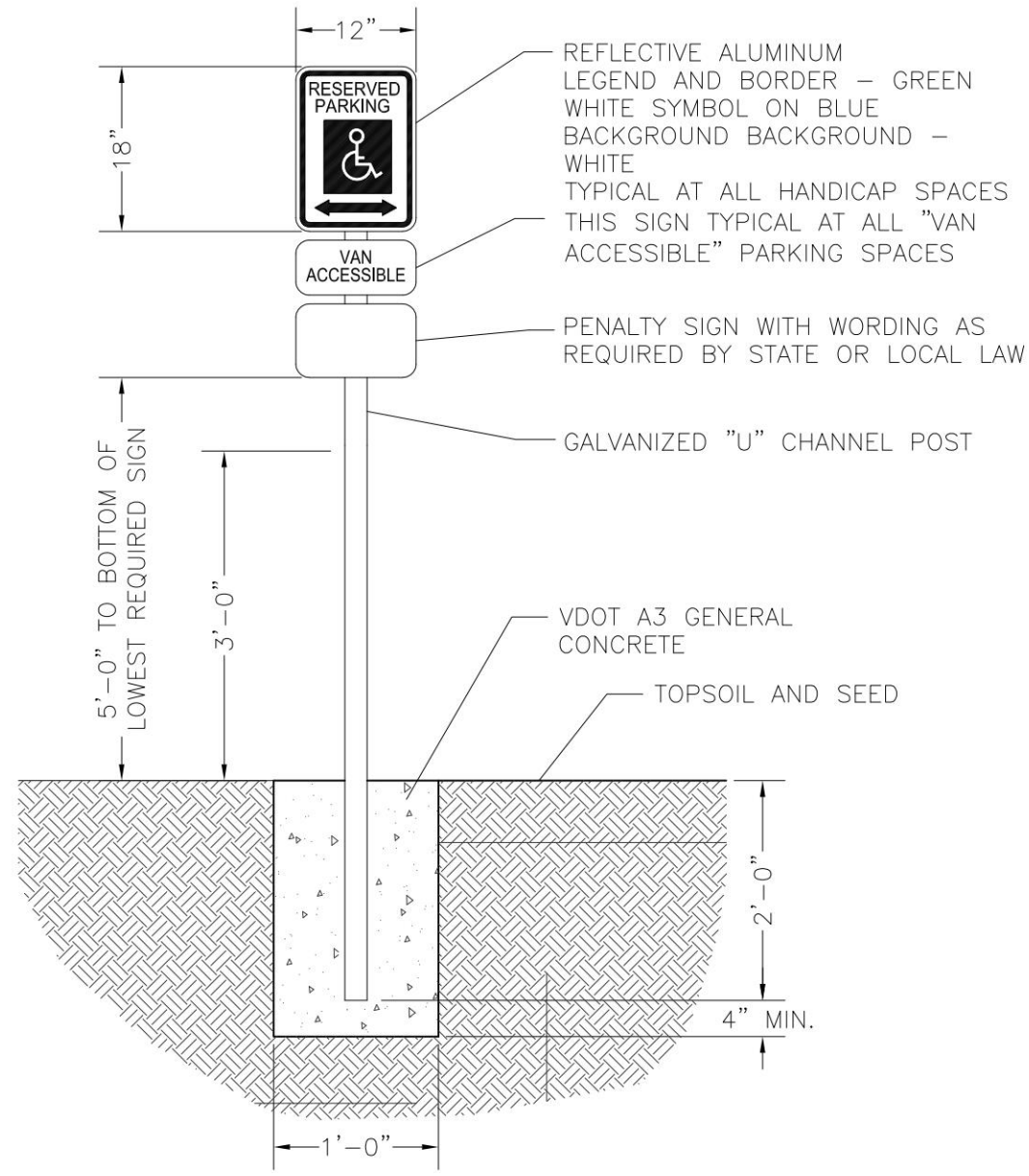
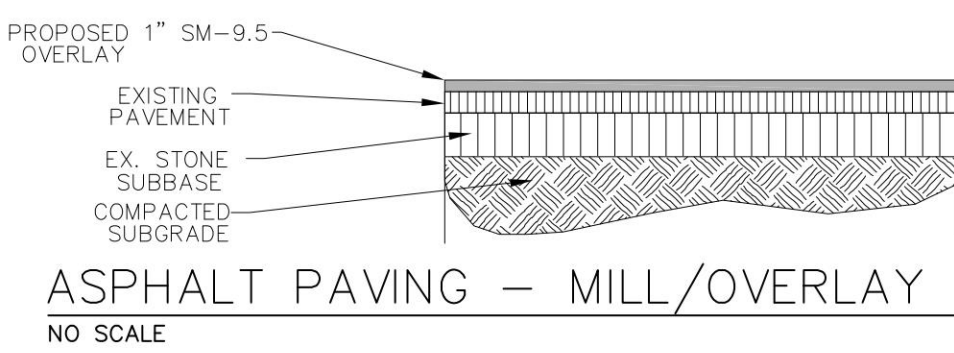
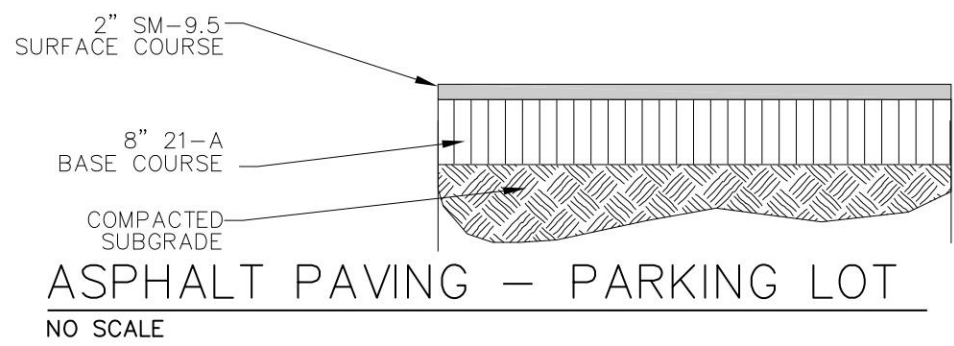
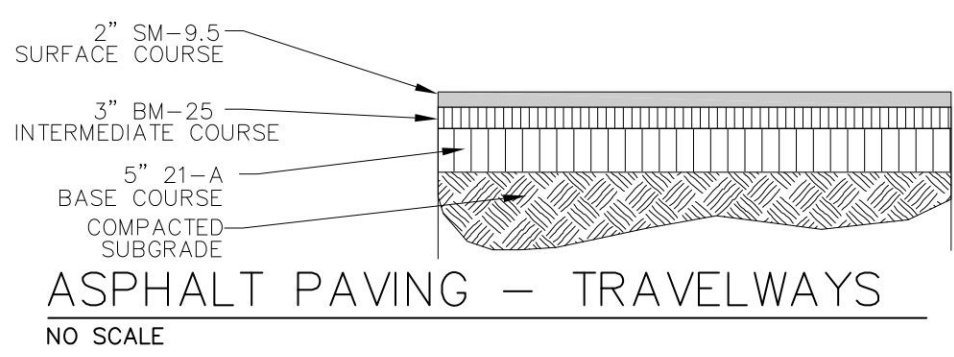
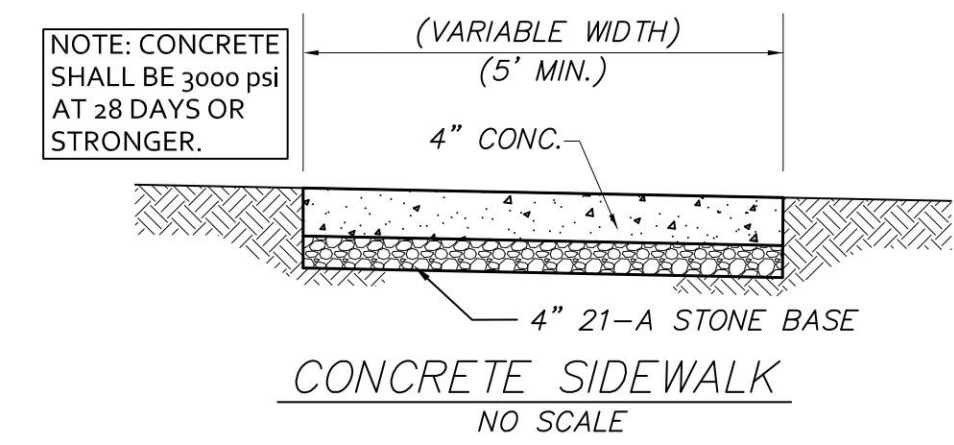
- THE LATEST EDITION OF THE ROAD & BRIDGE SPECIFICATIONS, THE ROAD & BRIDGE STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS SHALL GOVERN THE MATERIAL AND CONSTRUCTION METHODS OF THIS PROJECT.
- WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN THE ROADWAY, IT SHALL BE REMOVED FROM THE ENTIRE ROAD RIGHT OF WAY WIDTH AND REPLACED WHERE NECESSARY WITH SUITABLE MATERIAL TO THE SATISFACTION OF THE ENGINEER.
- ALL GROWTH OF TREES AND VEGETATION SHALL BE CLEARED AND GRUBBED FOR THE ENTIRE EASEMENT. OTHER TREES AND VEGETATION WHICH OBSTRUCT SIGHT DISTANCES AT ROAD INTERSECTIONS SHALL BE REMOVED.
- ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO THE CONSTRUCTION OF THE SUBGRADE.

DRAINAGE

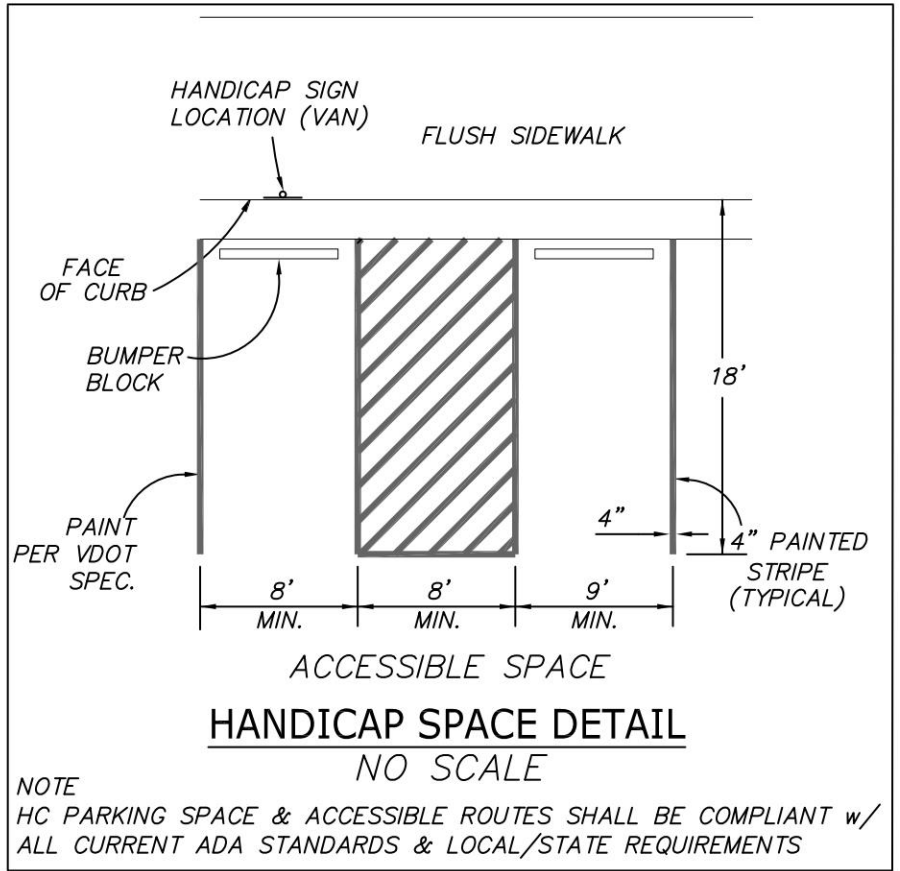
- ALL PIPE CULVERTS, EXCEPT PRIVATE ENTRANCES, SHOWN HEREON ARE TO BE RCP WITH A MINIMUM COVER OF ONE (1) FOOT OR AN APPROVED VDOT PIPE MATERIAL.
- STANDARD UNDERDRAINS (CD-1 OR CD-2 OR UD-4'S) TO BE PROVIDED AS INDICATED ON THE PLANS, OR WHERE FIELD CONDITIONS INDICATE.
- ALL DRIVEWAY ENTRANCE PIPES SHALL BE A MINIMUM OF TWENTY (20) FEET IN LENGTH AND HAVE A MINIMUM DIAMETER OF FIFTEEN (15) INCHES AND SHALL BE PLACED IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS UNLESS OTHERWISE NOTED ON PLANS.
- ALL DRAINAGE EASEMENT SHALL BE CLEARED AND GRADED TO THE SATISFACTION OF THE ENGINEER. DRAINAGE EASEMENTS SHALL EXTEND TO A POINT DEEMED AS NATURAL WATER COURSE.

ALBEMARLE COUNTY GENERAL CONSTRUCTION NOTES FOR SITE PLANS

- PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
- ALL PAVING, DRAINAGE RELATED MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED.
- EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
- ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.
- PAVED, RIP-RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE ALBEMARLE COUNTY DIRECTOR OF ENGINEERING, OR THE DIRECTOR'S DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
- ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
- UNLESS OTHERWISE NOTED ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE - CLASS III.
- ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).



ONE AT EACH HANDICAP SPACE, WHERE HANDICAP SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES



Concrete Bumper Block

- Concrete: 4,000 P.S.I., Vibrated
- Reinforcing: 2 #4 Rebars, 1.5" from bottom"
- 72" long, 5" high, 4" wide top, 7 1/2" wide bottom
- (Not drawn to scale)

