SCOTT'S IVY EXXON

FINAL SITE PLAN AMENDMENT & ARB PLAN (SDP202100000)

SAMUEL MILLER MAGISTERIAL DISTRICT

ALBEMARLE COUNTY, VIRGINIA

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 W/ EXPANSION: 5,150 SF W/ (7) 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 IVY 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 #51003C0265D DATED MAY 16, 2016 & COUNTY GIS, RESPECTFULLY. ALSO NOTE THE PARCEL 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. THE SEPTIC SYSTEM WILL BE UPDATE WITH THE SITE MODIFICATIONS.

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 AREA: 28,180 SF
SIDEWALK: 900 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

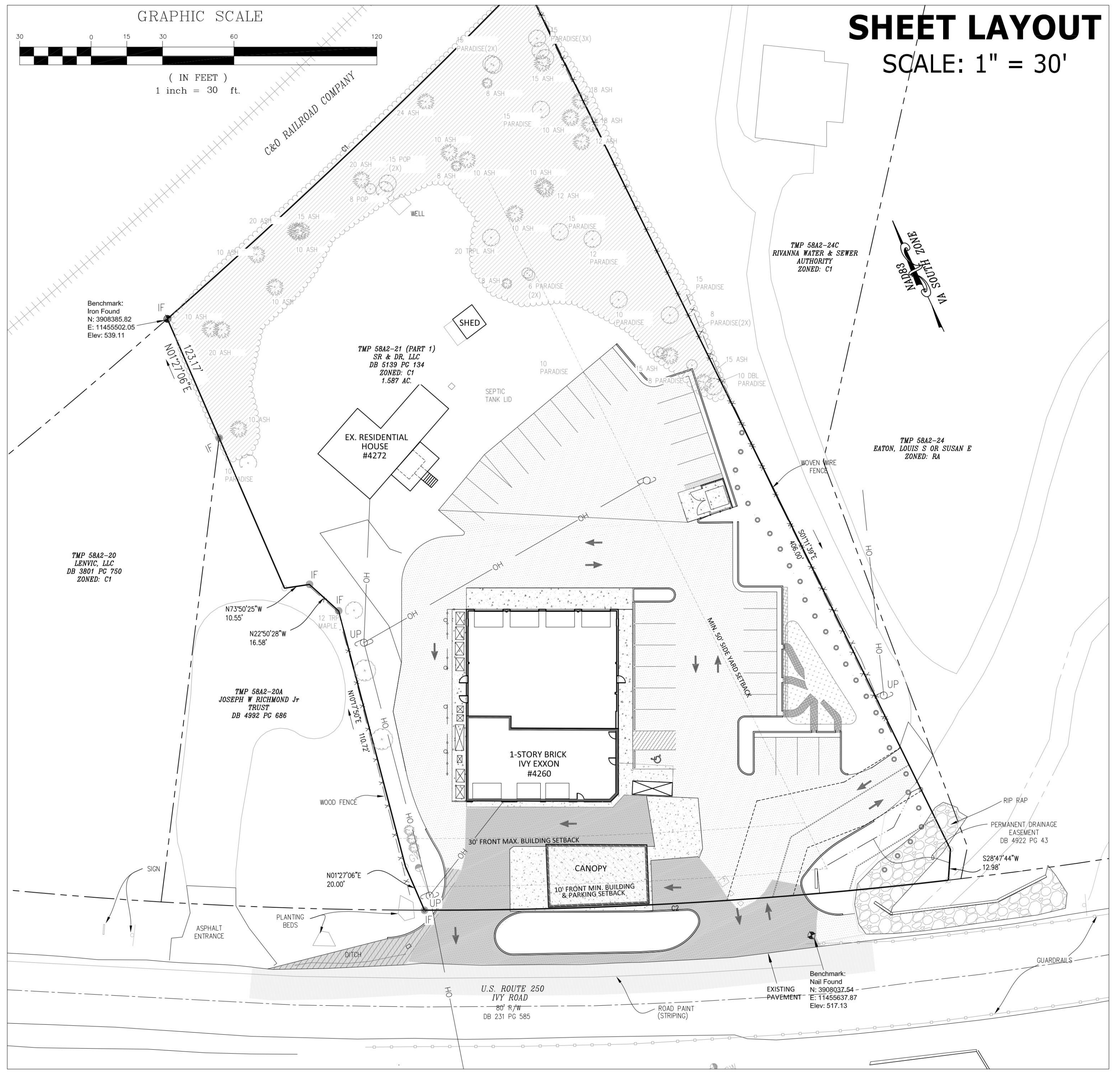
PROVIDED:
17 PARKING SPACES AVAILABLE TO THE PUBLIC (THIS INCLUDES 1 HANDICAP SPACE)
16 SERVICE SPACES IN THE STORAGE LOT

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

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

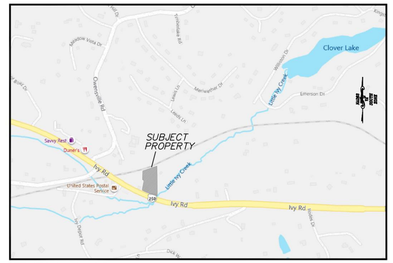
PAVED PARKING AND CIRCULATION AREA: 28,180 SF

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



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 & UTILITY PLAN
5	LANDSCAPING PLAN
6	NOTES & DETAILS
7	LIGHTING PLAN
8	SIGHT DISTANCE PROFILES
8	TOTAL NUMBER OF SHEETS

RESOLUTION TO APPROVE
SP 202000006 SCOTT'S IVY EXXON

BE IT RESOLVED 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.

Clerk, Board of County Supervisors

	Aye	Nay
Mr. Gallaway	Y	
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

1. 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:
   a. Location and building footprint of the proposed expansion.
   b. The number of auto service bays.
   c. Mitigating landscaping within the stream buffer, to the satisfaction of the County Engineer.
   d. 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.
   e. Location of the parking areas.
2. The following restrictions to any new outdoor lighting apply:
   a. all fixtures must be full cutoff;
   b. lighting is limited to 20 foot-candles at the ground;
   c. new outdoor lighting must be on a timer or motion sensor between the hours of 10 PM and 6 AM.
3. All mechanical equipment must be fully screened from the view of adjacent properties and adjacent public streets.
4. 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.

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-12S 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 x 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.
2. ALL PARTS, MATERIALS AND EQUIPMENT SHALL BE STORED WITHIN AN ENCLOSED BUILDING.
3. 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.
4. ALL SERVICES SHALL BE PERFORMED WITHIN AN ENCLOSED BUILDING.
5. NO BUILDINGS IN WHICH SERVICES ARE PERFORMED SHALL BE LOCATED CLOSER THAN 50 FEET FROM ANY RESIDENTIAL OR AGRICULTURAL DISTRICT.

LEGEND

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

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
4/5/21

REVISIONS

DATE	REVISION DESCRIPTION
4/5/21	INITIAL SUBMISSION

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

PROJECT: SCOTT'S IVY EXXON - FINAL SITE PLAN AMENDMENT & ARB PLAN
SHEET TITLE: COVER
JOB NO. 202183
SCALE 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

C&O RAILROAD COMPANY

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

N01°27'06"E 123.17'

EXISTING CRITICAL SLOPES

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

EXISTING BUILDING TO REMAIN

EX. RESIDENTIAL HOUSE #4272

SHED

EXISTING TREES LIMITS TO REMAIN

EXISTING TREES TO BE REMOVED (TYPICAL)

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

N73°50'25"W 10.55'

N22°50'28"W 16.58'

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

N01°27'06"E 110.72'

EXISTING TREE TO REMAIN (TYPICAL)

WOOD FENCE

EXISTING SHRUBS TO REMAIN

SIGN

N01°27'06"E 20.00'

PLANTING BEDS

ASPHALT ENTRANCE

DITCH

DI
TOP=515.06
INV=510.82

EXISTING FLOODPLAIN & WPO BUFFER - BASED ON COUNTY GIS & FEMA MAPPING

EXISTING BUILDING TO REMAIN

EXISTING GRAVEL

1-STORY BRICK
IVY EXXON
#4260

EXISTING VENDING TO REMAIN

EXISTING CONCRETE SLABS AND TANKS TO REMAIN

EXISTING ASPHALT

30' FRONT MAX. BUILDING SETBACK

EXISTING (2) GAS PUMPS CANOPY

10' FRONT MIN. BUILDING & PARKING SETBACK

EXISTING VDOT R/W

GAS SIGN TO BE RELOCATED

EX. CURB TO BE REMOVED

EXISTING ASPHALT PAVEMENT WITHIN THIS AREA TO BE REMOVED.

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

ROAD PAINT (STRIPING)

EXISTING PAVEMENT

MIN. 50' SIDE YARD SETBACK

EXISTING CRITICAL SLOPES

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

VA SOUTH ZONE NAD83

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

WOVEN WIRE FENCE

100YR FLOODPLAIN

S01°13'32"E 406.00'

PROPOSED FEMA 100 YEAR FLOODPLAIN - BASED ON MODELING. LOMR IS CURRENTLY UNDER REVIEW WITH FEMA

EX. LITTLE IVY CREEK

EXISTING ACCESS ROAD TO ADJACENT PROPERTIES TO REMAIN

VARIABLE WIDTH ACCESS EASEMENT
DB 788 PG 841
DB 841 PG 721
DB 907 PG 509

VDOT UTILITY EASEMENT DB 4922 PG 50

RIP RAP

PERMANENT DRAINAGE EASEMENT DB 4922 PG 43

(4) EXISTING 10'X12' BOX CULVERTS APPROX. 33.5' LONG

HEADWALL

CONCRETE UD
INV=521.08

S28°47'44"W 12.98'

GUARDRAILS

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

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SCOTT R. COLLINS
Lic. No. 035791
4/5/21
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
4/5/21	INITIAL SUBMISSION

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

PROJECT
SCOTT'S IVY EXXON - FINAL SITE PLAN AMENDMENT & ARB PLAN

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN

JOB NO. 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.

NOTE:
1. CONTRACTOR SHALL VERIFY ALL ROAD CONNECTIONS, INCLUDING RECENTLY CONSTRUCTED AREAS, VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL CONFIRM ALL UTILITY, DRAINAGE, AND ROAD CONNECTIONS, AND SHALL NOTIFY ENGINEER OF ANY TIE-IN ISSUES OR DISCREPANCIES.
3. (1) REPRESENTS ONE PROPOSED PARKING SPACE.
4. OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13'-6".
5. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 85,000 LBS.
6. 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.
7. CURB RADII SHOWN, REPRESENTED WITH AN 'R', DIMENSION THE FACE OF CURB.
8. 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.
9. 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 VDOLI FOR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS.
10. 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:
1. SEE SHEET 2 FOR BOUNDARY DIMENSIONS, METES AND BOUNDS, AND SURVEY INFORMATION.
2. TRASH SHALL BE STORED & COLLECTED IN THE DUMPSTER CONTAINER, SHOWN ON THIS SHEET.
3. ALL BUILDINGS WILL HAVE A SLAB ON GRADE FOUNDATION.
4. CONTRACTOR SHALL RELOCATE UNDERGROUND AND OVERHEAD UTILITIES AS NECESSARY. CONTRACTOR TO WORK WITH UTILITY COMPANY FOR THE DESIRED LOCATIONS.
5. CONTRACTOR SHALL REPLACE THE PORTION OF THE EXISTING ASPHALT TRAIL DAMAGED FROM THE PROPOSED CONSTRUCTION.
6. 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.
7. 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.
8. VEHICLE STORAGE/SERVICE PARKING AREA IS THE PARKING LOT AREA FOR VEHICLES AWAITING SERVICE.
9. NOTE - VEHICLE STORAGE AREA IS LOCATED BEHIND THE BUILDING AND BEHIND THE TRASH ENCLOSURE. NO FENCE IS REQUIRED FOR SCREENING FORM RTE 250. LANDSCAPING SCREENING HAS BEEN ADDED TO SCREEN THE STORAGE AREA FROM ROUTE 250. NO FENCING IS REQUIRED ON THE EAST OR WEST PROPERTY LINES AS THE USES AND ZONING AREA THE SAME AS THE SUBJECT SITE.
10. CONTRACTOR SHALL TEST PIT AREA TO ENSURE SEPTIC IS NOT LOCATED IN CONFLICT WITH PROPOSED BUILDING ADDITION. CONTACT CIVIL ENGINEER AND OWNER TO COORDINATE MODIFICATIONS TO SEPTIC.
11. CONTRACTOR TO LOCATE EXISTING WATER SERVICE TO EXISTING BUILDING TO MAKE SURE PROPOSED IMPROVEMENTS DO NOT IMPACT EXISTING WATER SERVICE DURING CONSTRUCTION.
12. FUEL STORAGE TANKS SHALL NOT BE WITHIN THE FLOODPLAIN.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
4/5/21

REVISIONS

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

PROJECT: SCOTT'S IVY EXXON - FINAL SITE PLAN AMENDMENT & ARB PLAN

SHEET TITLE: LAYOUT PLAN

JOB NO. 202183

SCALE 1"=20'

SHEET NO. 3

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GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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.

C&O RAILROAD COMPANY

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

EXISTING CRITICAL SLOPES

EXISTING WELL

PROPOSED TREE PROTECTION FENCE

SHED

TMP 58A2-21 (PART 1)
SR & DR, LLC
DB 5130 PG 134
ZONED: C1
1.587 AC.

DRAINAGE DIVIDE (TYP.)

EX. RESIDENTIAL HOUSE #4271

0.36AC TO GRATE INLET
C=0.67
Tc=6 MIN

SEPTIC TANK LID

VDOT STD. CG-2 (TYP.)

5' CURB CUT

PRIVATE ADS 18" GRATE INLET
RIM = 516.20

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

WOVEN WIRE FENCE

100YR FLOODPLAIN

63.56 LF PRIVATE 12" HDPE PIPE @ 0.5%
INV IN=512.11
INV OUT=511.79

VAR. WIDTH SWM FACILITY & ACCESS EASEMENT
DB.____ PG.____

SOUTH 136.00'

PROPOSED VDOT STD. ES-1

PROPOSED DETENTION BASIN w/ 24" RISER. SEE VSMP PLAN FOR DETAILS

VAR. WIDTH ACCESS EASEMENT
DB.____ PG.____

EXISTING DRIVEWAY ACCESS TO ADJACENT PROPERTIES TO REMAIN

VARIABLE WIDTH ACCESS EASEMENT
DB 788 PG 841
DB 841 PG 721
DB 907 PG 509

NOTE: FINAL DESIGN OF PROPOSED SEPTIC SYSTEM, SUBMITTED DIRECTLY TO VDH BY RIVANNA SOIL CONSULTING INC, TO BE REVIEWED BY VDH

NOTE: GRADING WILL HAVE NO IMPACT ON THE ELEVATIONS OR LIMITS OF THE FLOODPLAIN AND FURTHER PROVIDED THAT ANY CUT OR FILL SHALL BE ONLY FINE GRADING ACTIVITY WHICH WILL HAVE NO IMPACT ON THE FLOODPLAIN.

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

N01°27'06"E 123.17'

N73°50'25"W 10.55'

N22°50'28"W 16.58'

CONCRETE SLAB AT A VARIED HEIGHT ABOVE PAVEMENT

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

N01°27'06"E 110.72'

TC=516.49
BC=516.49

TC=516.46
BC=516.29

TC=516.37
BC=516.08

PROPOSED 3,200 SF BUILDING EXPANSION WITH 4 SERVICE BAYS

FFE=516.55

FFE=516.55

1-STORY BRICK
IVY EXXON
#4260

BOLLARD'S

MIN. 50' SIDE YARD SETBACK

PROPOSED 2' CURB CUTS WITH RIPRAP DITCH (TYP.)

SWM FACILITY

100% RESERVE AREA

VDOT UTILITY EASEMENT
DB 4922 PG 50

CONTRACTOR TO LOCATE EXISTING DRAINFIELD LINES. SHOULD THEY BE WITHIN THE ROW, CONTRACTOR TO ENSURE THAT THEY WILL BE PROTECTED FROM VEHICLE TRAFFIC DURING CONSTRUC TION

KNOX BOX REQUIRED FOR EXISTING BUILDING. LOCATION TO BE COORDINATED WITH FIRE MARSHAL'S OFFICE.

WOOD FENCE

EXISTING 18" CMP CULVERT TO BE EXTENDED WITH VDOT STD. EW-1 HEADWALL
DA=0.98 AC
C=0.49
Tc=8 MIN

N01°27'06"E 20.00'

30' FRONT MAX. BUILDING SETBACK

EXISTING VDOT R/W

CANOPY

10' FRONT MIN. BUILDING & PARKING SETBACK

SIGN

PLANTING BEDS

ASPHALT ENTRANCE

DITCH

RIP RAP

PERMANENT DRAINAGE EASEMENT
DB 4922 PG 43

(4) EXISTING 10"X12" BOX CULVERTS APPROX. 33.5' LONG

S28°47'44"W 12.98'

VDOT STD. CG-2 (TYP.)

GUARDRAILS

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

ROAD PAINT (STRIPING)

EXISTING PAVEMENT

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

EXISTING GUARDRAIL TO REMAIN. ENTRANCE TO START AT THE END OF THE GUARDRAIL

800' TO NEAREST INTERSECTION (MORGANTOWN ROAD)

VDOT STD. CG-2 (TYP.)

18" CMP
INV =510.58

S66°11'40"E 162.74'

S11°07'42"W 2.64'

EX. LITTLE IVY CREEK

SWM FACILITY ACCESS EASEMENT

FLOODWAY ZONE AE

FLOODWAY ZONE AE

NOTE: THIS PLAN DOES NOT PROPOSE ANY GRADING WITHIN THE 100-YEAR FLOODPLAIN. THEREFORE, THE PROPOSED GRADING WILL HAVE NO IMPACT ON THE ELEVATIONS OR LIMITS OF THE FLOODPLAIN.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

CULVERT REPORT TABLE						
	Q			VELOCITY		DEPTH
	TOTAL	PIPE	SPILLOVER	DN	UP	DN
	(cfs)	(cfs)	(cfs)	(ft/s)	(ft/s)	(in)
2 YR	2.20	2.20	0.00	1.70	3.66	12.36
10 YR	2.80	2.80	0.00	2.08	3.94	12.81
100 YR	3.60	3.60	0.00	2.56	4.26	13.34

Culvert Report (2 YR)

Hydroflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. — Thursday, Apr 1 2021

Circular Culvert

Invert Elev Dn (ft)	= 510.58	**Calculations**	
Pipe Length (ft)	= 60.45	Qmin (cfs)	= 2.20
Slope (%)	= 0.50	Qmax (cfs)	= 2.20
Invert Elev Up (ft)	= 510.88	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 18.0		
Shape	= Circular	**Highlighted**	
Span (in)	= 18.0	Qtotal (cfs)	= 2.20
No. Barrels	= 1	Qpipe (cfs)	= 2.20
n-Value	= 0.013	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Corrugate Metal Pipe	Veloc Dn (ft/s)	= 1.70
Culvert Entrance	= Headwall	Veloc Up (ft/s)	= 3.66
Coeff. K,M,c,Y,k	= 0.0078, 2, 0.0379, 0.69, 0.5	HGL Dn (ft)	= 511.61
		HGL Up (ft)	= 511.44
Embankment		Hw Elev (ft)	= 511.66
Top Elevation (ft)	= 517.00	HwD (ft)	= 0.52
Top Width (ft)	= 31.08	Flow Regime	= Inlet Control
Crest Width (ft)	= 10.00		

Culvert Report (10 YR)

Hydroflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. — Thursday, Apr 1 2021

Circular Culvert

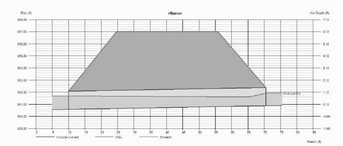
Invert Elev Dn (ft)	= 510.58	**Calculations**	
Pipe Length (ft)	= 60.45	Qmin (cfs)	= 2.80
Slope (%)	= 0.50	Qmax (cfs)	= 2.80
Invert Elev Up (ft)	= 510.88	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 18.0		
Shape	= Circular	**Highlighted**	
Span (in)	= 18.0	Qtotal (cfs)	= 2.80
No. Barrels	= 1	Qpipe (cfs)	= 2.80
n-Value	= 0.013	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Corrugate Metal Pipe	Veloc Dn (ft/s)	= 2.08
Culvert Entrance	= Headwall	Veloc Up (ft/s)	= 3.94
Coeff. K,M,c,Y,k	= 0.0078, 2, 0.0379, 0.69, 0.5	HGL Dn (ft)	= 511.65
		HGL Up (ft)	= 511.51
Embankment		Hw Elev (ft)	= 511.77
Top Elevation (ft)	= 517.00	HwD (ft)	= 0.59
Top Width (ft)	= 31.08	Flow Regime	= Inlet Control
Crest Width (ft)	= 10.00		

Culvert Report (100 YR)

Hydroflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. — Thursday, Apr 1 2021

Circular Culvert

Invert Elev Dn (ft)	= 510.58	**Calculations**	
Pipe Length (ft)	= 60.45	Qmin (cfs)	= 3.60
Slope (%)	= 0.50	Qmax (cfs)	= 3.60
Invert Elev Up (ft)	= 510.88	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 18.0		
Shape	= Circular	**Highlighted**	
Span (in)	= 18.0	Qtotal (cfs)	= 3.60
No. Barrels	= 1	Qpipe (cfs)	= 3.60
n-Value	= 0.013	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Corrugate Metal Pipe	Veloc Dn (ft/s)	= 2.56
Culvert Entrance	= Headwall	Veloc Up (ft/s)	= 4.26
Coeff. K,M,c,Y,k	= 0.0078, 2, 0.0379, 0.69, 0.5	HGL Dn (ft)	= 511.69
		HGL Up (ft)	= 511.60
Embankment		Hw Elev (ft)	= 511.92
Top Elevation (ft)	= 517.00	HwD (ft)	= 0.69
Top Width (ft)	= 31.08	Flow Regime	= Inlet Control
Crest Width (ft)	= 10.00		



COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
4/5/21

REVISIONS

DATE	REVISION DESCRIPTION
4/5/21	INITIAL SUBMISSION

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

PROJECT: SCOTT'S IVY EXXON - FINAL SITE PLAN AMENDMENT & ARB PLAN

SHEET TITLE: GRADING AND UTILITY PLAN

JOB NO. 202183

SCALE 1"=20'

SHEET NO. 4

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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. **Marking:**
   - ☑ 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.

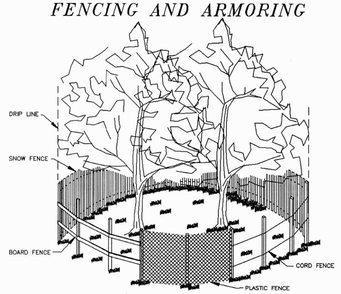
4/3/2020
OWNER SIGNATURE **(DATE)**

CONTRACT PURCHASER SIGNATURE **(DATE)**

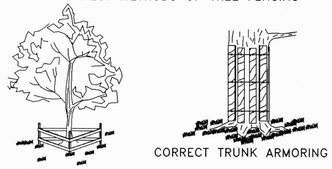
5/1/06 Page 1 of 1

1992 3.38

FENCING AND ARMORING



CORRECT METHODS OF TREE FENCING



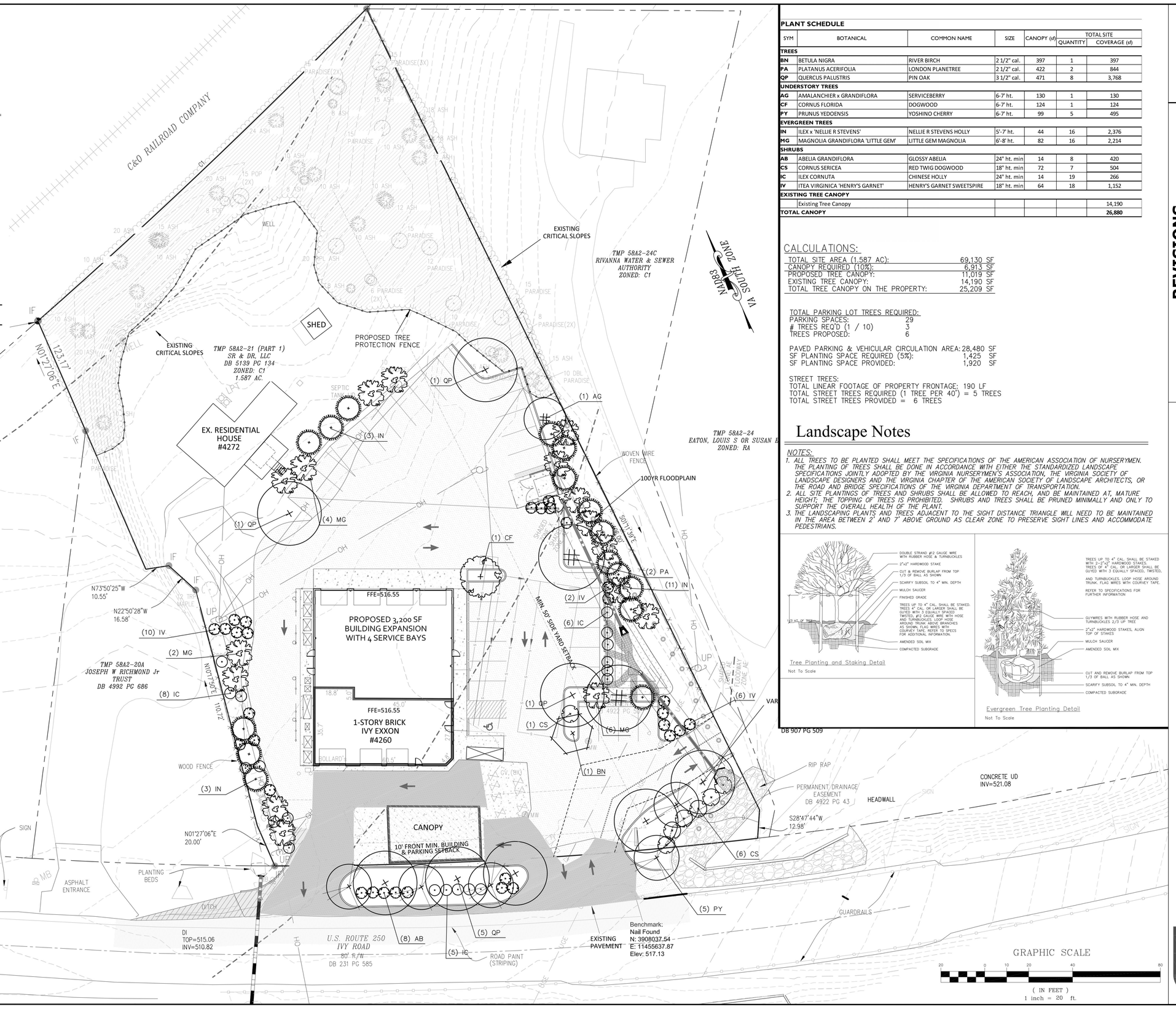
CORRECT TRUNK ARMORING

TRIANGULAR BOARD FENCE

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 18" OVER THE ROOT ZONE. THE BAR SHALL BE DRIVEN 12" DEEP AND MOVED BACK AND FORTH IN EACH HOLE UNTIL SOIL IS LOOSENED.
10. TREE PROTECTIVE MEASURES SHALL BE THE LAST OF THE TEMPORARY EROSION CONTROL PLAN MEASURES REMOVED DURING THE FINAL CLEAN-UP.



PLANT SCHEDULE

SYM	BOTANICAL	COMMON NAME	SIZE	CANOPY (sf)	TOTAL SITE QUANTITY	TOTAL SITE COVERAGE (sf)
TREES						
BN	BETULA NIGRA	RIVER BIRCH	2 1/2" cal.	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	8	3,768
UNDERSTORY TREES						
AG	AMALANCHIER x GRANDIFLORA	SERVICEBERRY	6-7' ht.	130	1	130
CF	CORNUS FLORIDA	DOGWOOD	6-7' ht.	124	1	124
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	16	2,376
MG	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	6'-8' ht.	82	16	2,214
SHRUBS						
AB	ABELIA GRANDIFLORA	GLOSSY ABELIA	24" ht. min	14	8	420
CS	CORNUS SERICEA	RED TWIG DOGWOOD	18" ht. min	72	7	504
IC	ILEX CORNUTA	CHINESE HOLLY	24" ht. min	14	19	266
IV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	18" ht. min	64	18	1,152
EXISTING TREE CANOPY						
	Existing Tree Canopy					14,190
TOTAL CANOPY						**26,880**

CALCULATIONS:

TOTAL SITE AREA (1.587 AC):	69,130 SF
CANOPY REQUIRED (10%):	6,913 SF
PROPOSED TREE CANOPY:	11,019 SF
EXISTING TREE CANOPY:	14,190 SF
TOTAL TREE CANOPY ON THE PROPERTY:	25,209 SF

TOTAL PARKING LOT TREES REQUIRED:

PARKING SPACES:	29
# TREES REQ'D (1 / 10)	3
TREES PROPOSED:	6

PAVED PARKING & VEHICULAR CIRCULATION AREA:	28,480 SF
SF PLANTING SPACE REQUIRED (5%):	1,425 SF
SF PLANTING SPACE PROVIDED:	1,920 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 = 6 TREES

Landscape Notes

NOTES:

1. *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.*
2. *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.*
3. *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

Evergreen Tree Planting Detail
Not To Scale

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791A
PROFESSIONAL ENGINEER
4/5/21

REVISIONS

DATE	REVISION DESCRIPTION
4/5/21	INITIAL SUBMISSION

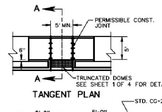
COLLINS ENGINEERING
200 GARRETT STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: SCOTT'S IVY EXXON - FINAL SITE PLAN AMENDMENT & ARB PLAN
SHEET TITLE: LANDSCAPING PLAN

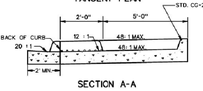
JOB NO. 202183
SCALE 1"=20'
SHEET NO. 5

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CG-12

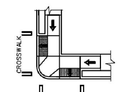


TANGENT PLAN



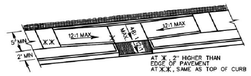
SECTION A-A

NOTE: FOR GENERAL NOTES ON THE DETECTABLE WARNING SURFACE, SEE SHEET 1 OF 4.



TYPICAL PLACEMENT AT INTERSECTION WITH BUFFER STRIP

THE SELECTION OF CURB TYPE AND THE CONFIGURATION OF THE UTILITY STRIP MAY VARY TO MEET EXISTING FIELD CONDITIONS AND ROADWAY GEOMETRICS PROVIDING THE DIMENSIONS AND SLOPES ARE AS NOTED.



TYPE C
PARALLEL & PERPENDICULAR APPLICATION

ROADWAY GRADE IN PERCENT	MINIMUM RAMP LENGTH IN FEET	
	4" CURB	6" CURB
0	2	4
1	3	5
2	3	6
3	4	8
4	5	8
5	5	10
6	7	14
7	13	15
8	15	15

NOTE:
THE REQUIRED LENGTH OF A PARALLEL RAMP IS LIMITED TO 15 FEET, REGARDLESS OF THE SLOPE.

THIS COMBINED (PARALLEL & PERPENDICULAR) DESIGN FOR ALTERATIONS CAN BE USED WITH ADJOINING BUFFER STRIP. LANDING AT BOTTOM OF TWO SLOPING SIDES WITH 60" X 60" MIN. DIMENSIONS. THE SHORT PERPENDICULAR RUN TO THE STREET CAN BE PROTECTED BY A LANDSCAPED SETBACK OR CONNECTED TO THE SIDEWALK WITH A WARPED SURFACE.

SHEET 4 OF 4

REV. 7/05
203.07

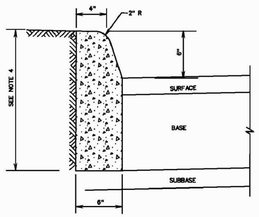
CG-12 DETECTABLE WARNING SURFACE
TYPE C (PARALLEL & PERPENDICULAR) APPLICATION
VIRGINIA DEPARTMENT OF TRANSPORTATION

SPECIFICATION REFERENCE: 105, 502

CG-2

NOTES:

1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4000 PSI IF PRECAST.
3. CURB HAVING A RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) WILL BE PAID FOR AS RADIAL CURB.
4. THE DEPTH OF CURB MAY BE REDUCED AS MUCH AS 10" (7" DEPTH OR INCREASED AS MUCH AS 13" (9" DEPTH IN ORDER THAT THE BOTTOM OF CURB WILL COINCIDE WITH THE TOP OF A COURSE OF THE PAVEMENT SUBSTRUCTURE. OTHERWISE, THE DEPTH IS TO BE 10" AS SHOWN. NO ADJUSTMENT IN THE PRICE BID IS TO BE MADE FOR A DECREASE OR AN INCREASE IN DEPTH.
5. CG-2 IS TO BE USED ON ROADWAYS MEETING THE REQUIREMENTS FOR CG-6 AS SHOWN IN APPENDIX A OF THE VDOT ROAD DESIGN MANUAL, IN THE SECTION ON DS URBAN STANDARDS.



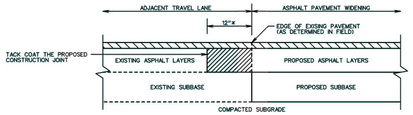
ACCEPTABLE ALTERNATIVE IF CURB IS EXTRUDED

SPECIFICATION REFERENCE: 105, 502

STANDARD 6" CURB
VIRGINIA DEPARTMENT OF TRANSPORTATION

VDOT
ROAD AND BRIDGE STANDARDS
REVISION DATE: 2012
SHEET 1 OF 1

WP-2



CONSTRUCTION JOINT DETAIL

REMOVE EXISTING ASPHALT LAYERS TO EXISTING SUBBASE AND REPLACE WITH PROPOSED ASPHALT WIDENING LAYERS
PROPOSED MINIMUM 1½ INCH THICK ASPHALT SURFACE COURSE (SEE NOTE 5)
MINIMUM 12 INCHES, OR GREATER AS NECESSARY TO ABUT THE FULL THICKNESS OF EXISTING ASPHALT LAYERS AS DETERMINED BY CORES (SEE NOTE 3)

NOTES:

1. ASPHALT PAVEMENT WIDENING SHALL HAVE A PAVEMENT DESIGN IN ACCORDANCE WITH CURRENT VDOT PROCEDURES AND BE APPROVED BY THE ENGINEER.
2. THE PAVEMENT DESIGN FOR ASPHALT PAVEMENT WIDENING SHALL MEET OR EXCEED THE DEPTHS AND TYPES OF THE LAYERS OF EXISTING PAVEMENT. SUBSURFACE DRAINAGE OF THE EXISTING AND PROPOSED PAVEMENT SHALL BE ADDRESSED IN THE PAVEMENT DESIGN.
3. A MINIMUM OF THREE CORES SHALL BE TAKEN ALONG THE CENTER OF THE ADJACENT TRAVEL LANE TO DETERMINE THE TYPE AND THICKNESS OF EXISTING PAVEMENT LAYERS. THESE CORES SHALL BE SPACED NO MORE THAN 500 FEET APART.
4. THE ADJACENT TRAVEL LANE SHALL BE MILLED A MINIMUM DEPTH OF 1½ INCHES AND REPLACED WITH AN ASPHALT SURFACE COURSE TO MATCH THE PROPOSED PAVEMENT WIDENING SURFACE COURSE, UNLESS WAIVED BY THE ENGINEER.
5. THE ENGINEER MAY REQUIRE THE MILLING DEPTH OF THE EXISTING PAVEMENT TO BE ADJUSTED TO ACHIEVE AN ACCEPTABLE PAVEMENT CROSS-SLOPE AND EFFECTIVE SURFACE DRAINAGE.
6. EXISTING PAVEMENT MARKINGS AND MARKERS WITHIN THE PROJECT LIMITS SHALL BE RESTORED SUBJECT TO THE APPROVAL OF THE ENGINEER.
7. FINAL TRANSVERSE PAVEMENT TIE-IN SHALL CONFORM TO THE REQUIREMENTS OF SECTION 315.05(c) OF THE SPECIFICATIONS EXCEPT THAT ALL JOINTS AT TIE-IN LOCATIONS SHALL BE TESTED USING A 10 FOOT STRAIGHTEDGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 315.07(a) OF THE SPECIFICATIONS.

REV. 11/07
303.02

ASPHALT PAVEMENT WIDENING
FOR WIDENING SUBJECT TO TRAFFIC
VIRGINIA DEPARTMENT OF TRANSPORTATION

SPECIFICATION REFERENCE: 305, 315

ALBEMARLE COUNTY GENERAL NOTES FOR SITE PLANS:

PAVEMENT

1. 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.
2. SUBGRADE MUST BE APPROVED BY THE ENGINEER FOR GRADE, TEMPLATE AND COMPACTION BEFORE BASE IS PLACED.
3. 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.
4. 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.
5. THE USE OF AN AGGREGATE SPREADER IS REQUIRED WHEN PLACING AGGREGATE BASE.
6. BASE MUST BE APPROVED BY ENGINEER FOR DEPTH, TEMPLATE, AND COMPACTION BEFORE SURFACE TREATMENT IS APPLIED.
7. PRIME COAT MUST BE APPLIED TO BASE MATERIAL PRIOR TO PLACEMENT OF ASPHALT (PRIME COAT RC-250 @ 0.3 GAL./SQ. YD.).
8. BITUMINOUS SURFACE TO BE APPLIED IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
9. 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

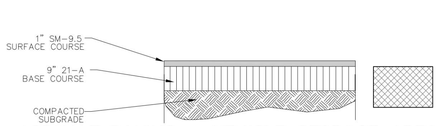
1. THE LATEST EDITION OF THE ROAD & BRIDGE SPECIFICATIONS, THE ROAD & BRIDGE STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS SHALL GOVERN THE MATERIAL AND CONSTRUCTION METHODS OF THIS PROJECT.
2. WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN THE ROADWAY, IT SHALL BE REMOVED FROM THE ENTIRE ROAD RIGHT OF WAY WIDTH AND REPLACED WHERE NECESSARY WITH SUITABLE MATERIAL TO THE SATISFACTION OF THE ENGINEER.
3. 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.
4. ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO THE CONSTRUCTION OF THE SUBGRADE.

DRAINAGE

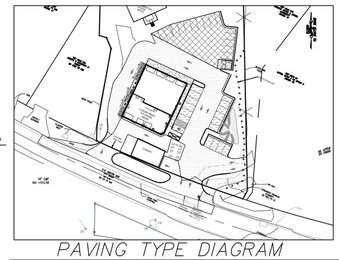
1. ALL PIPE CULVERTS, EXCEPT PRIVATE ENTRANCES, SHOWN HEREON ARE TO BE RCP WITH A MINIMUM COVER OF ONE (1) FOOT OR AN APPROVED VDOT PIPE MATERIAL.
2. STANDARD UNDERDRAINS (CD-1 OR CD-2 OR UD-4'S) TO BE PROVIDED AS INDICATED ON THE PLANS, OR WHERE FIELD CONDITIONS INDICATE.
3. ALL DRIVEWAY ENTRANCE PIPES 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.
4. 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

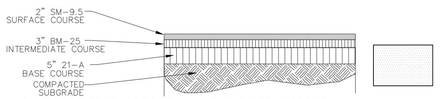
1. PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
2. ALL PAVING, DRAINAGE RELATED MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED.
3. 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.
4. 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.
5. 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.
6. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
7. UNLESS OTHERWISE NOTED ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE – CLASS III.
8. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).



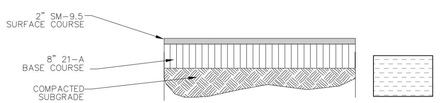
ASPHALT PAVING – VEHICLE STORAGE AREA
NO SCALE



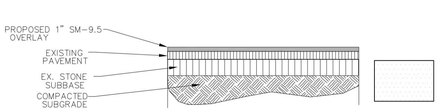
PAVING TYPE DIAGRAM
1" = 100'



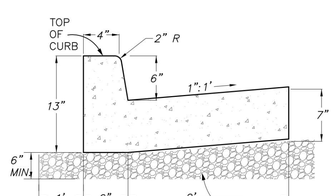
ASPHALT PAVING – TRAVELWAYS
NO SCALE



ASPHALT PAVING – PARKING LOT
NO SCALE

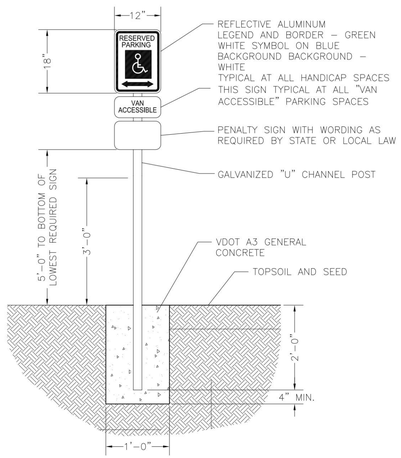


ASPHALT PAVING – MILL/OVERLAY
NO SCALE



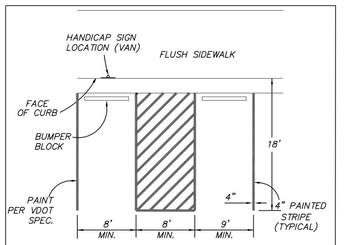
STANDARD CG-6 CURB & GUTTER
NO SCALE

VDOT #57,#68, OR #78 STONE BASE UNDER CURB & CHECKED BY VDOT. PRIOR TO PAVING AND/OR BACKFILLING.



HANDICAP PARKING SIGN DETAIL
NOT TO SCALE

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

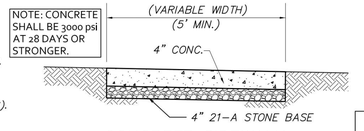


ACCESSIBLE SPACE

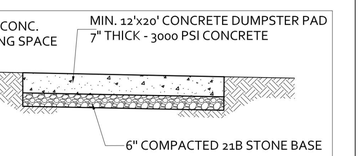
HANDICAP SPACE DETAIL
NO SCALE

NOTE
HC PARKING SPACE & ACCESSIBLE ROUTES SHALL BE COMPLIANT w/ ALL CURRENT ADA STANDARDS & LOCAL/STATE REQUIREMENTS

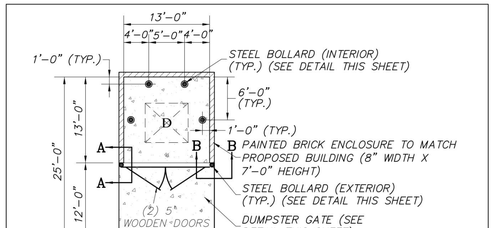
NOTE: ACCESSIBLE PARKING SPACES, ACCESS ISLES, AND ACCESSIBLE ROUTES SHALL BE INSTALLED IN ACCORDANCE WITH ICC ANSI A117.1-09.



CONCRETE SIDEWALK
NO SCALE



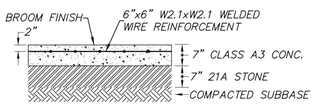
CONCRETE LOADING SPACE DETAIL
NO SCALE



Concrete Bumper Block

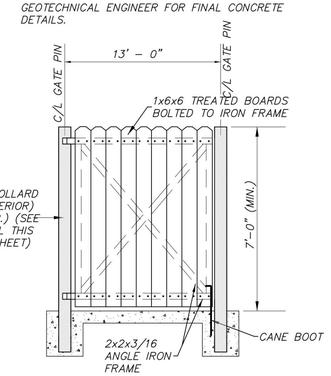
- **Concrete: 4,000 P.S.I., Vibrated**
- **Reinforcing: 2 #4 Rebars, 1.5" from bottom"**
- **72" long, 5" high, 4" wide top, 7&guot wide bottom**
- ***(Not drawn to scale)***

LAYOUT



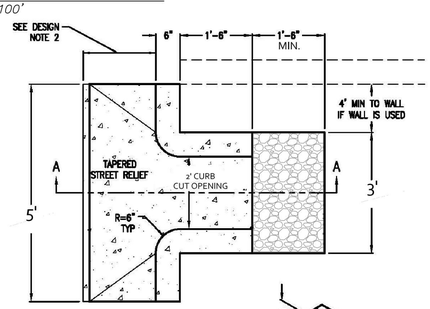
DETAIL ~ CONCRETE DUMPSTER PAD

NOTE : CONTRACTOR TO VERIFY WITH ON-SITE GEOTECHNICAL ENGINEER FOR FINAL CONCRETE DETAILS.



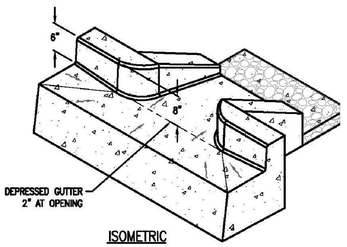
DETAIL ~ DUMPSTER GATE

DETAIL ~ DUMPSTER AREA
NOT TO SCALE

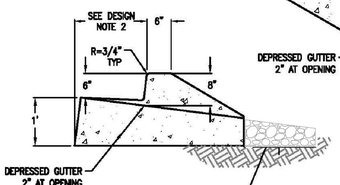


PLAN

CURB CUT INLET
NO SCALE



ISOMETRIC



SECTION A-A

RIPRAP OUTFALL TO EXTEND TO DETENTION BASIN RISER

DESIGNER INFORMATION
1. For use with stormwater facilities with side slopes.
2. Refer to Standard VDOT CG-6 . Match gutter pan of adjacent curb and gutter.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791A
PROFESSIONAL ENGINEER
4/5/21

REVISIONS

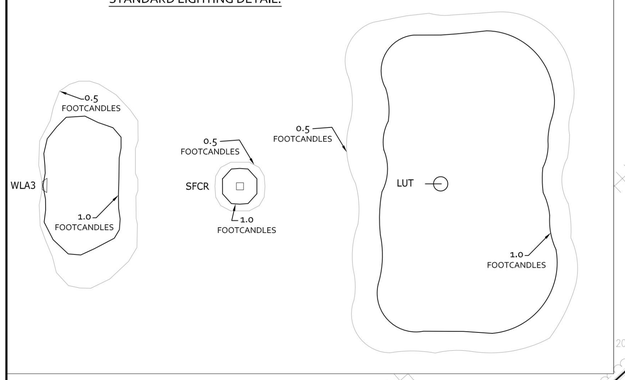
DATE	REVISION DESCRIPTION
4/5/21	INITIAL SUBMISSION

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

PROJECT: SCOTT'S IVY EXXON - FINAL SITE PLAN AMENDMENT & ARB PLAN
SHEET TITLE: NOTES & DETAILS
JOB NO.: 202183
SCALE: AS SHOWN
SHEET NO.: 6

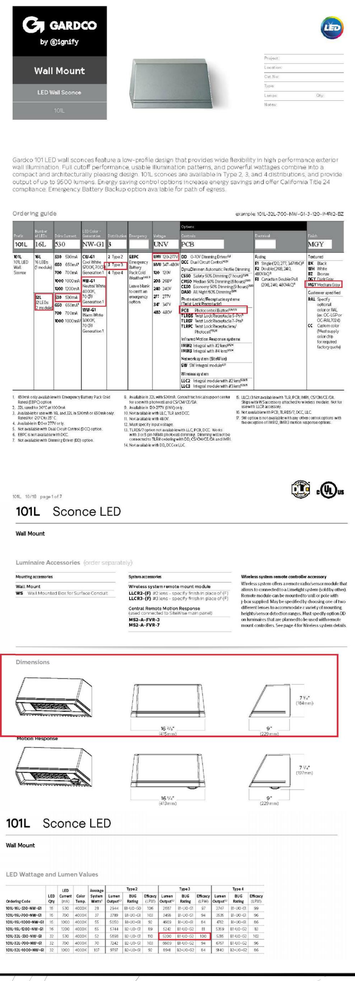
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STANDARD LIGHTING DETAIL:



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Ht.	Total Lamp Lumens	LLF	Description
▽	2	WLA3	WALLPACK	15'	5,200	1.000	101L-32L-530-NW-G1-3-UNV-PCB-MGY
□	8	CNY	CANOPY	15'	3,500	1.000	CNY LED-P0-40K-MVOLT-WH
⊸	8	LUT	POLE LIGHT	22'	5,500	1.000	LUTEC6241-PHO-2K-70W

NOTES:
1. THE 8 LED LUMINAIRES BENEATH THE GAS STATION CANOPY ARE EXISTING AND ARE ONLY SHOWN FOR INFORMATION ONLY.
2. THE EXISTING POLE LIGHT IS BEING RELOCATED AND IS SHOWN FOR INFORMATION ONLY.
3. 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.
4. PROPOSED LIGHT FIXTURES SHALL HAVE A FLAT LENSES.
5. PROPOSED LAMP TYPE SHALL BE LED WHITE LIGHT TO CREATE A UNIFIED COOL WHITE LIGHTING ACROSS THE SITE.



COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
4/5/21

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REVISIONS

DATE	REVISION DESCRIPTION
4/5/21	INITIAL SUBMISSION

PROJECT
SCOTT'S IVY EXXON - FINAL SITE PLAN AMENDMENT & ARB PLAN

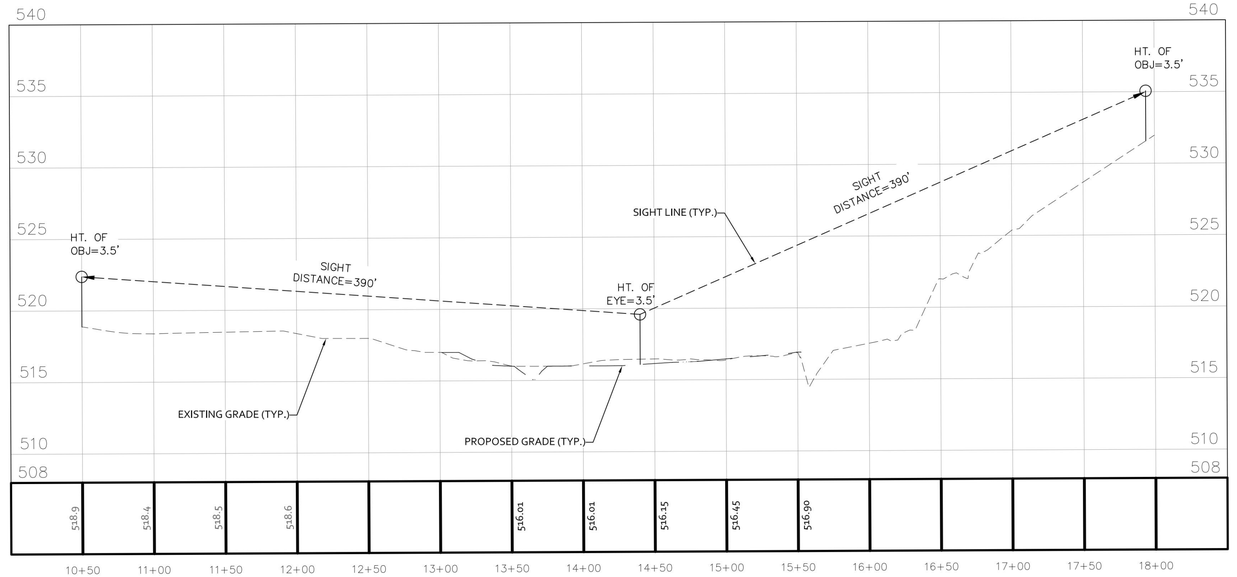
SHEET TITLE
LIGHTING PLAN

JOB NO. 202183

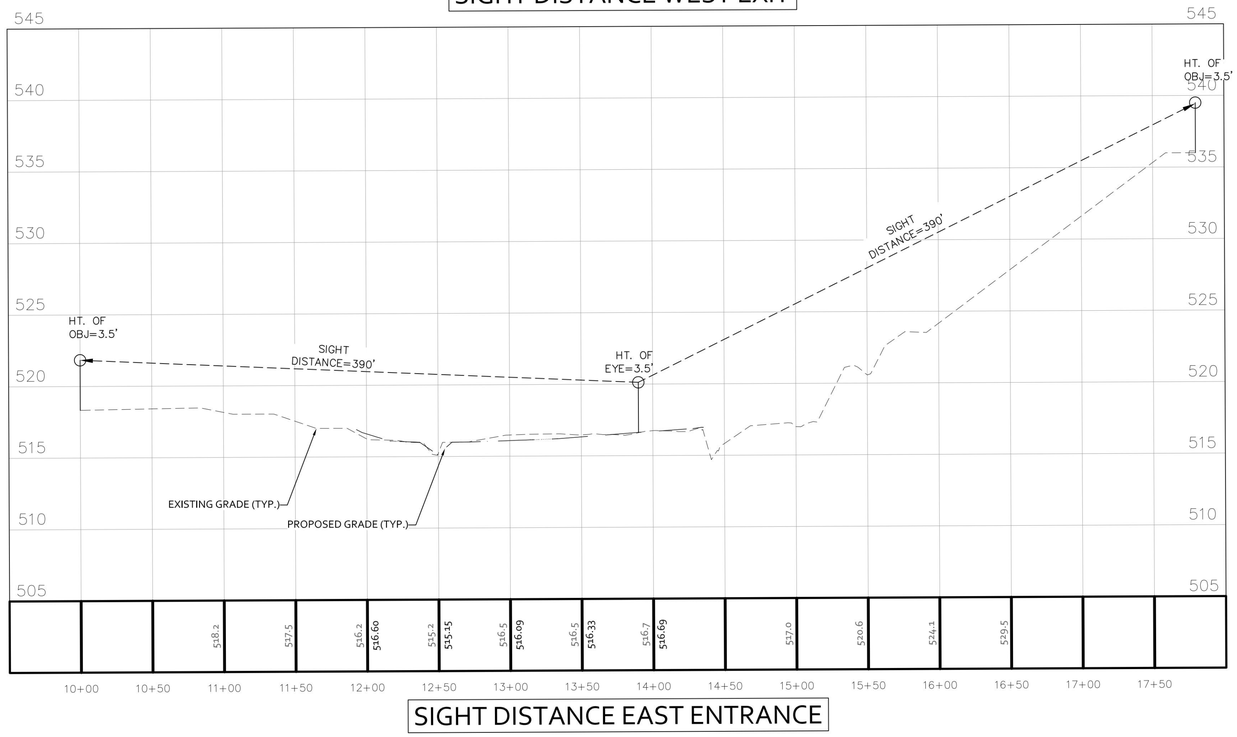
SCALE 1"=20'

SHEET NO. 7

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SIGHT DISTANCE WEST EXIT



SIGHT DISTANCE EAST ENTRANCE

VERTICAL GRAPHIC SCALE

5 0 2.5 5 10 20

(IN FEET)
1 inch = 5 ft.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
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4/5/21
PROFESSIONAL ENGINEER

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DATE	REVISION DESCRIPTION
4/5/21	INITIAL SUBMISSION

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

PROJECT
SCOTT'S IVY EXXON - FINAL SITE PLAN

SHEET TITLE
SIGHT DISTANCE PROFILES

JOB NO. 202183

SCALE
H: 1"=20'
V: 1"=5'

SHEET NO. 8

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