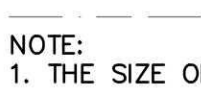
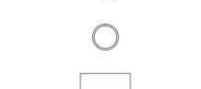
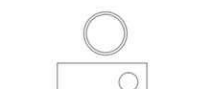
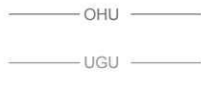
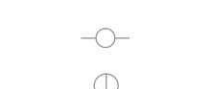
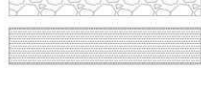
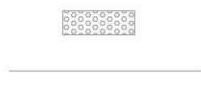
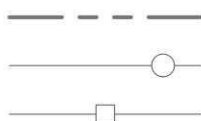
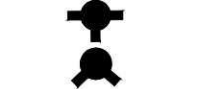
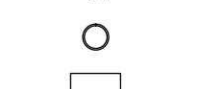
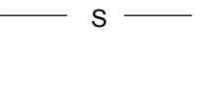
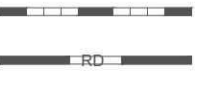
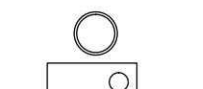
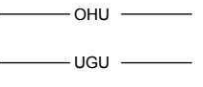
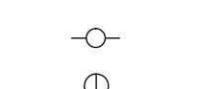
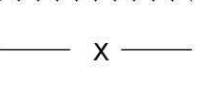
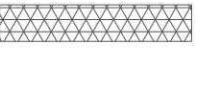
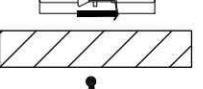
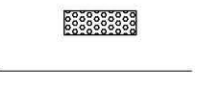
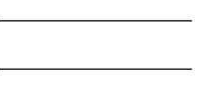
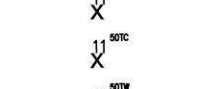
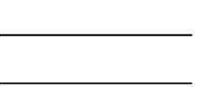


LEGEND

EXISTING



NEW



DESCRIPTION

BOUNDARIES

BENCHMARK

SITE PROPERTY LINE

ADJACENT PROPERTY LINE

BUILDING SETBACK

PARKING SETBACK

SITE TEXT

PARKING COUNT

TOPOGRAPHY

INDEX CONTOUR

INTERVAL CONTOUR

SPOT ELEVATION

TOP OF CURB ELEVATION

TOP OF WALL ELEVATION

BOTTOM OF WALL ELEVATION

STREAM

STREAM BUFFER

100 YEAR FLOODPLAIN

BUILDING

BUILDING

RETAINING WALL

STAIRS

EDGE OF PAVEMENT

ROAD CENTERLINE

FRONT OF CURB

BACK OF CURB

CG-12 TRUNCATED DOME

SIDEWALK

BIKE PARKING

HANDICAP ACCESSIBLE AISLE

HANDICAP PARKING

MATERIAL

CONCRETE

RIPRAP

ASPHALT

EC-2 MATTING

EC-3 MATTING

WETLAND

TREELINE

FENCE

UTILITY

UTILITY POLE

GUY WIRE

OVERHEAD UTILITY

UNDERGROUND UTILITY

STORM

STORM MANHOLE

DROP INLET

STORM SEWER

ROOF DRAIN

SANITARY

SANITARY MANHOLE

SANITARY SEWER MAIN

SANITARY SEWER LATERAL

WATER

WATER LINE

WATER METER

WATER METER VAULT

FIRE HYDRANT

FIRE DEPARTMENT CONNECTION

GAS

GAS LINE

EASEMENTS

CONSTRUCTION

GRADING

ACCESS

SIGHT DISTANCE

UTILITY

STORMWATER FACILITY MAINTENANCE

STORMWATER ACCESS

DRAINAGE

SANITARY

WATERLINE

GASLINE

NOTE:
1. THE SIZE OF THE SYMBOLS MAY VARY FROM WHAT IS SHOWN.

OWNER

Pantops Corner L.C. C/O Henry Liscio Company
12704 Crimson Court
Henrico, VA 23233-7657

DEVELOPER

A.B. Cox Company, LLC
3201 Trevor Street, Suite 200
Nashville, Tennessee 37209

PLAN PREPARATION

Shimp Engineering, P.C.
912 East High Street
Charlottesville, VA 22902
(434) 227-5140

ZONING

HC - Highway Commercial

MAGISTERIAL DISTRICT

Rivanna

SOURCE OF TITLE

DB 4358 PG 684

SETBACKS

FRONT (MINIMUM): 10' from the ROW or the exterior edge of the sidewalk if the sidewalk is out of the ROW; for off-street parking or loading spaces, 10' from any public ROW
FRONT (MAXIMUM): No maximum setback abutting a principal arterial highway
SIDE/REAR (MINIMUM ADJ. TO COMMERCIAL/INDUSTRIAL): Any primary structure shall be constructed and separated in accordance with the current edition of the Building Code

SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary provided by:
Field survey provided by Roger W. Ray & Associates, Inc. on March 23, 2018. by Roger W. Ray & Associates, Inc. on March 23, 2018.
Topography provided by:
Approved SDP2019-63 Pantops Corner Self-Storage

BENCHMARK

Datum for topography is NAVD 88

FLOODZONE

According to FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0287D), this property is not located within a Zone AE 100-year floodplain.

RESERVOIR WATERSHED

This site is within the Upper Rivanna River Watershed.
This site is not within a watershed of a public water supply.

WATER & SANITARY SERVICES

Site is served by ACSA public water and sewer.

GENERAL CONSTRUCTION NOTES

- Prior to any construction within any existing right-of-way, including connection to any existing road, a permit shall be obtained from the Virginia Department of Transit (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 materials and construction methods shall conform to the 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 County Engineer or 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).

GENERAL WATER & SEWER NOTES

- Work shall be subject to inspection by Albemarle County Service Authority inspectors. The Contractor will be responsible for notifying the proper service authority officials at the start of the work.
- The location of existing utilities across the line of the proposed work are not necessarily shown on the plans and where shown, are only approximately correct. The contractors shall on his own initiative locate all underground lines and structures as necessary.
- All materials and construction shall comply with the current edition of the general water and sewer construction specifications as adopted by the Albemarle County Service Authority.
- Datum for all elevations shown in National Geodetic Survey.
- The contractor shall be responsible for notifying "MISS UTILITY" (1-800-552-7001).
- All water and sewer pipes shall have a minimum of 3.5 feet of cover measured from the top of pipe, over the centerline of pipe. This includes all fire hydrant lines, service laterals and water lines, etc.
- All water and sewer appurtenances are to be located outside of roadside ditches.
- Valves on deadend lines shall be rodded to provided adequate restraint for the valve during a future extension of the line.
- Trees are not permitted in the ACSA easement.
- The contractor shall be responsible to comply with the no-lead regulation regarding brass fittings effective January 4, 2014 (Senate Bill 3874 which amends the Safe Drinking Water Act).
- All public water and sewer facilities shall be dedicated to the Albemarle County Service Authority.
- Backflow prevention is required for all connections to the water main.

EXISTING USE

Vacant Land

PROPOSED USE

Automobile Service Stations

LAND USE SCHEDULE

EXISTING	Area	%
Building	0 SF	0.0%
Pavement	10,031 SF	32.4%
Sidewalk	1,597 SF	5.2%
Open Space	19,299 SF	62.4%
Total=	30,927 SF	(0.71 ac.)

PROPOSED	Area	%
Building	1,465 SF	4.7%
Pavement	21,308 SF	68.9%
Sidewalk	1,733 SF	5.6%
Open space	6,421 SF	20.8 %
Total=	30,927 SF	(0.71 ac.)

BUILDING HEIGHT

MAXIMUM: 65'

PROPOSED: 28'

PARKING SCHEDULE

Automobile service stations:	1 space per each employee plus two spaces per each service stall
	3 service stalls, 6 spaces required
	5 employees per shift, 5 spaces required
	11 spaces required, 11 spaces provided

SIGNS

All signs and pavement shall conform with the latest edition of the MUTCD Guidelines.
A sign permit must be issued in accordance with the Albemarle County Sign Regulations prior to placement of any signs on-site.
Contractor shall provide handicap signs as shown on plan.

GENERAL NOTES

- The information and data shown or indicated with respect to the existing underground utilities at or contiguous to the site are based on information and data furnished to the owner and engineer by the owners of such underground facilities or others. The owner or engineer shall not be responsible for the accuracy or completeness of such information or data. The contractor shall have full responsibility for confirming the accuracy of the data, for locating all underground utilities, for coordination of the work with owners of such underground utilities during construction, for the safety and protection thereof and repairing any damage thereto resulting from the work. All of these conditions shall be met at no additional cost to the owner. The contractor shall contact "Miss Utilities" of Virginia at 1-800-552-7001 prior to the start of work.
- When working adjacent to existing structures, poles, etc., the contractor shall use whatever methods that are necessary to protect structures from damage. Replacement of damaged structures shall be at the contractor's expense.
- The contractor shall be responsible for protecting all existing site structures from damage and coordinating work so that the owner can make necessary arrangements to modify/protect existing structures from damages.
- The contractor shall be responsible for notifying all utility owners, adjacent land owners whose property may be impacted and the Virginia Department of Transportation prior to completing any off-site work.
- Contractor shall notify and coordinate all work involving existing utilities with utility owners, at least 72 hours prior to the start of construction.
- Contractor shall immediately report any discrepancies between existing conditions and contract documents to the owner and engineer.
- Contractor shall submit for the approval of the owner submittals of all specified materials listed in the plans, to include shop drawings, manufacturer's specifications and laboratory reports. The owner's approval of submittals will be general and will not relieve the the contractor from the responsibility of adherence to the contract and for any error that may exist.
- All bare areas shall be scarified, limed, fertilized, seeded and mulched.
- All trees, saplings, brush, etc. shall be removed from within the right of way and the drainage easements.
- Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
- Retaining walls require separate building permits.
- All water service lines, sanitary laterals, and sprinkler lines must be visually inspected by the Albemarle County Building Department from the main to the structure.
- Accessible parking spaces, access aisles, and accessible route shall be installed in accordance with ICC ANSI A117.1-09.
- Where the flood level rims of plumbing fixtures are below the elevation of the manhole cover of the next upstream manhole in the public sewer, the fixtures shall be protected by a backwater valve installed in the building drain, branch of the building drain or horizontal branch serving such fixtures. Plumbing fixtures having flood level rims above the elevation of the manhole cover of the next upstream manhole in the public sewer shall not discharge through a backwater valve."
- All roof drains shall discharge in a manner not to cause a public nuisance and not over sidewalks.
- 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 from Albemarle County and VDOLI. Contact VDOLI for their additional requirements and permits for demolition projects and 540-562-3580x131.

ITE TRIP GENERATION

Use Description	ITE	Qty	AM			PM			Daily Total
			In	Out	Total	In	Out	Total	
Quick Lubrication Vehicle Shop	941	3 Servicing Positions	6	3	9	8	7	15	120

INITIAL SITE DEVELOPMENT PLAN

TAKE 5 PANTOPS

SDP Number Pending

TAX MAP 78, PARCEL 5B

ALBEMARLE COUNTY, VIRGINIA

VICINITY MAP SCALE : 1"=500'

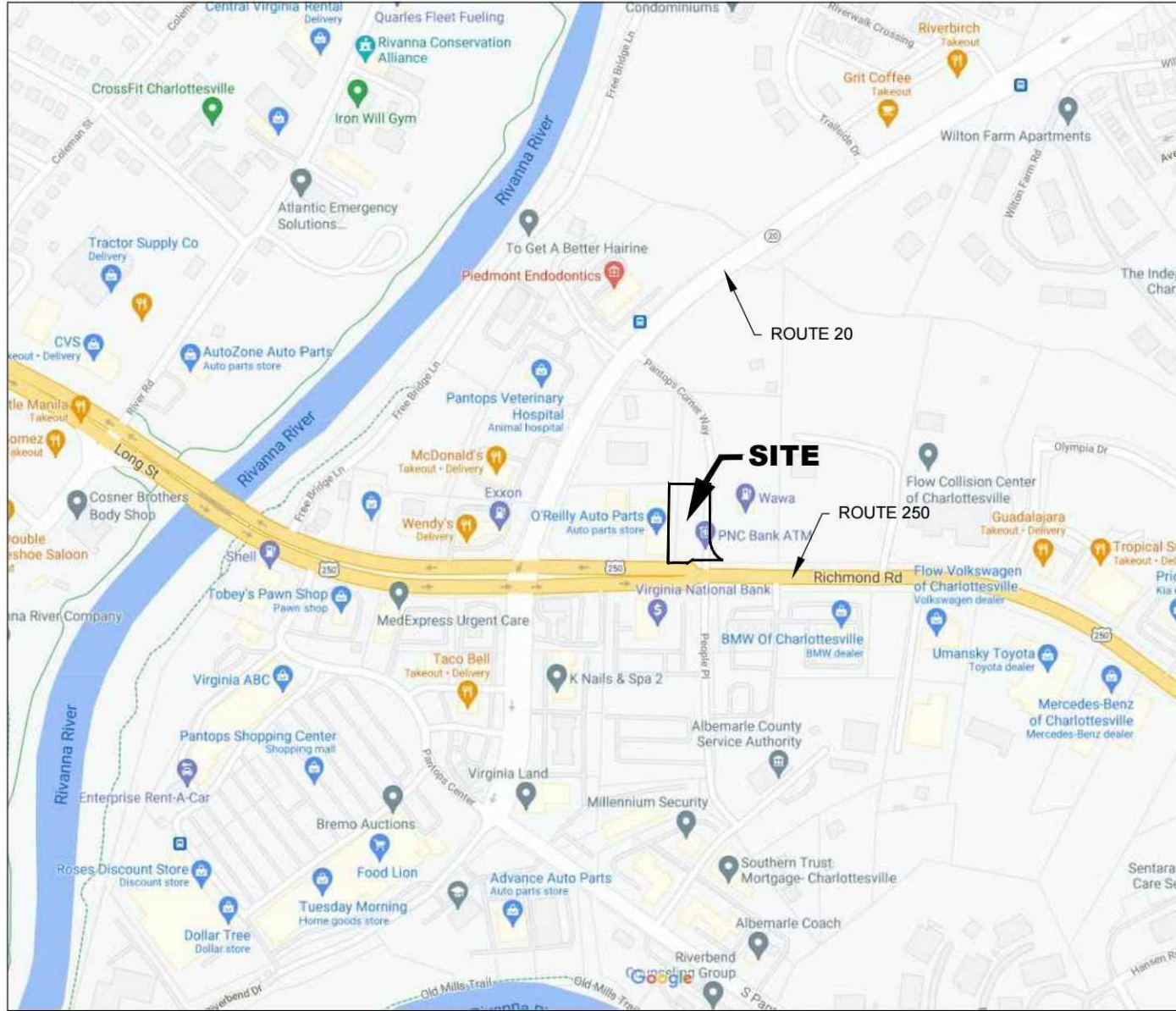


IMAGE PROVIDED BY GOOGLE MAPS

SHEET INDEX

- C1 COVER
- C2 EXISTING CONDITIONS
- C3 SITE PLAN
- C4 LANDSCAPE PLAN



912 E. HIGH ST.
CHARLOTTESVILLE VA, 22902
JUSTIN@SHIMP-ENGINEERING.COM

434.227.5140



INITIAL SITE DEVELOPMENT PLAN

TAKE 5 PANTOPS

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:

2021.07.08 [INITIAL SDP]

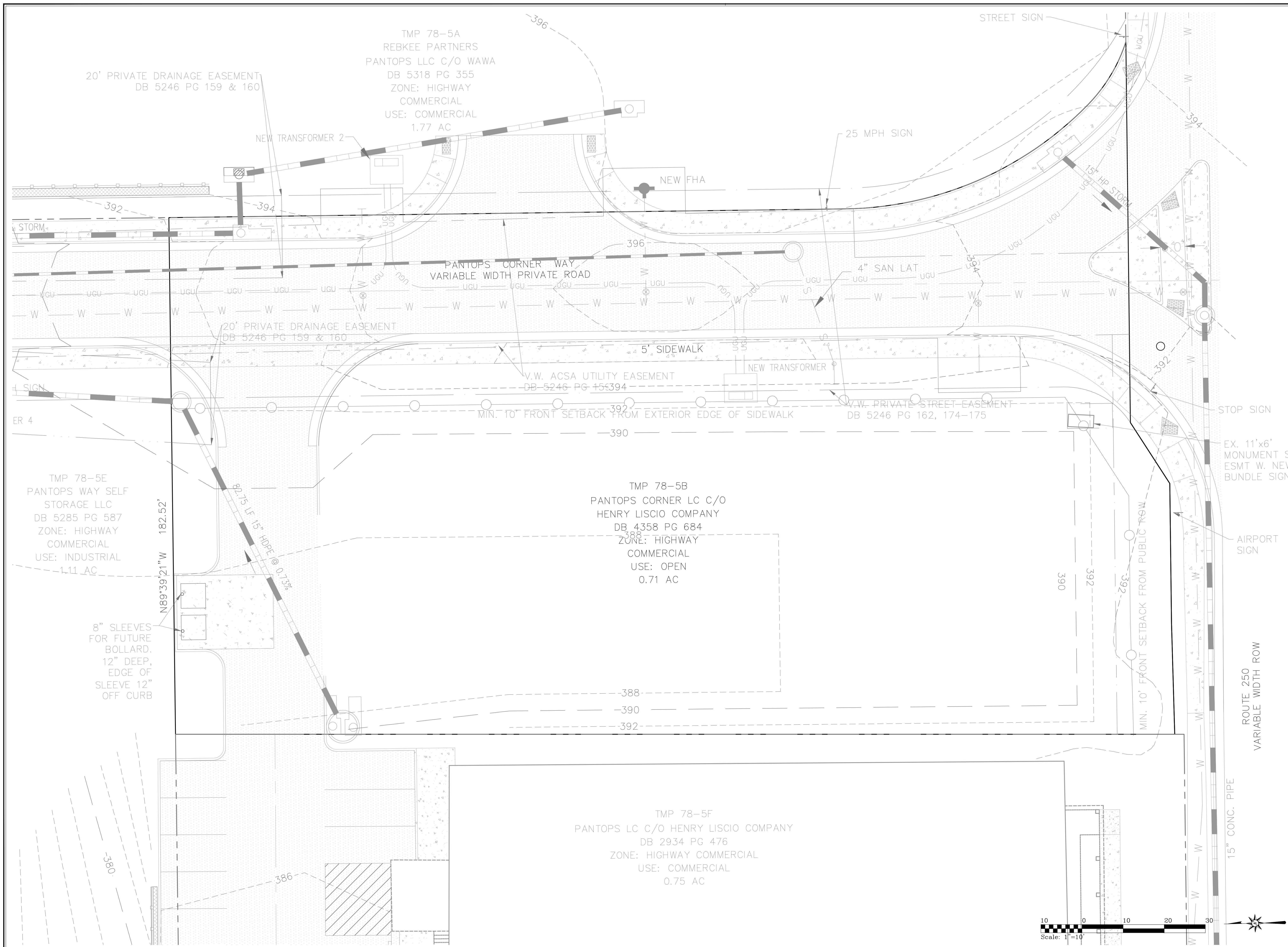
REVISION:

FILE NO.

21.043

COVER

C1



SHIMP ENGINEERING
LAND PLANNING - PROJECT MANAGEMENT

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CHARLOTTEVILLE VA 22902

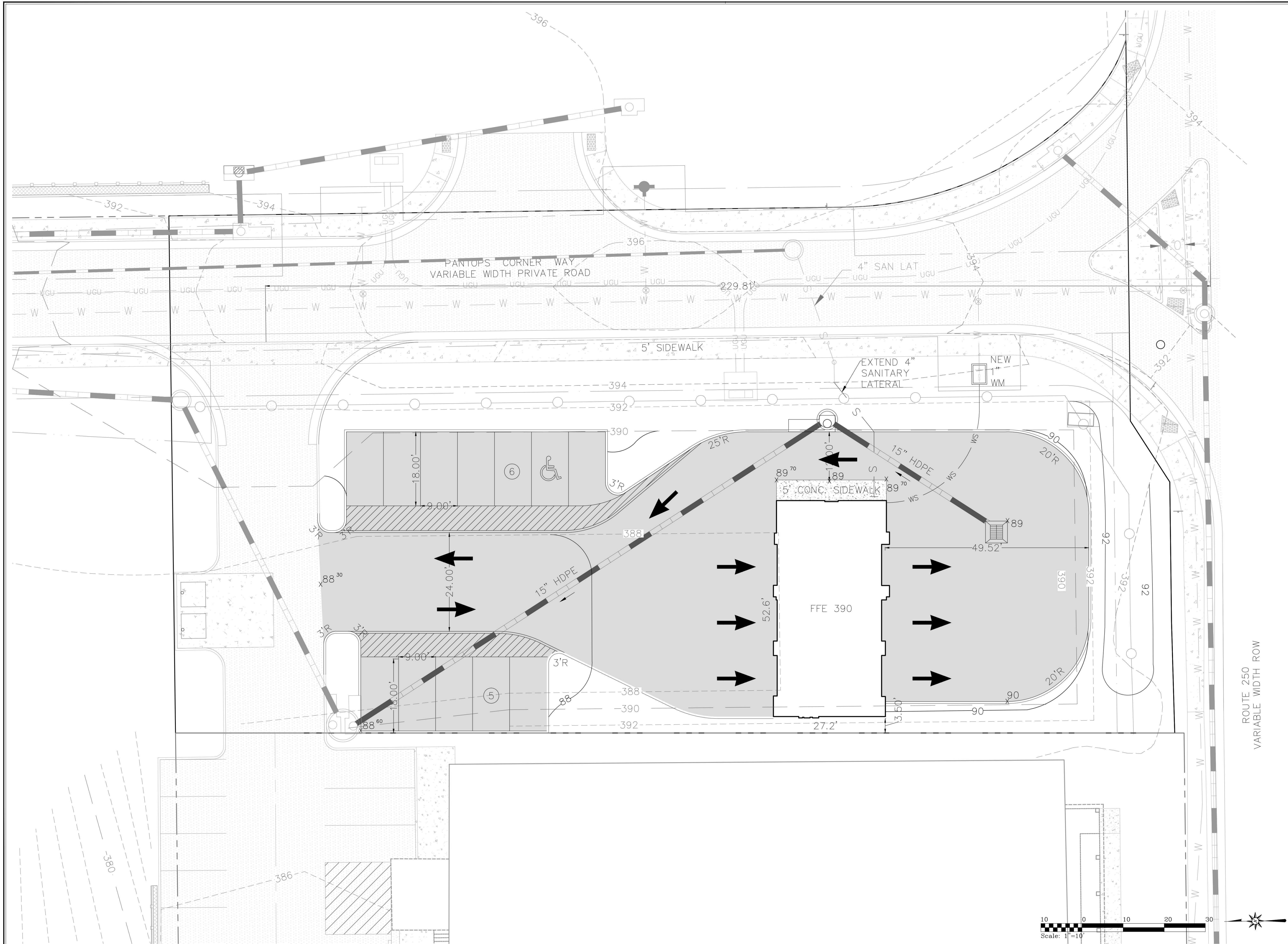
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INITIAL SITE DEVELOPMENT PLAN
TAKE 5 PANTOPS

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2021.07.08 [INITIAL SDP]
REVISION:

FILE NO. 21.043
EXISTING CONDITIONS



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ENGINEERING
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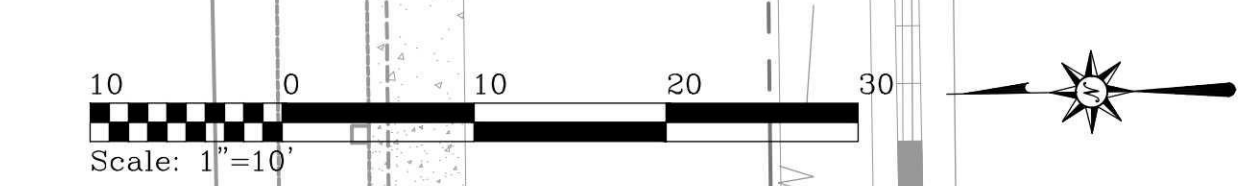


INITIAL SITE DEVELOPMENT PLAN
TAKE 5 PANTOPS

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2021.07.08 [INITIAL SDP]
REVISION:

FILE NO. 21.043

SITE PLAN



C3

LANDSCAPING REQUIRED:

SITE REQUIREMENT (SEC. 32.7.9.8): 10% CANOPY REQUIRED.
SITE AREA: 0.71 AC (30,928 SF)
30,928 SF x 10% = 3,093 SF
CANOPY REQUIRED: 4,123 SF
CANOPY PROVIDED: 2,331 SF (EXISTING) + 4,123 SF = 6,454 SF

ENTRANCE CORRIDOR STREETS: LARGE SHADE TREES (2.5" CAL.) – 35' O.C.
WITH INTERSPERSED ORNAMENTAL TREES, 80 LF OF FRONTAGE
REQUIRED: 2 LARGE SHADE TREES
PROVIDED: 3 LARGE SHADE TREES W/ 2 ORNAMENTAL

INTERIOR PARKING AREA (SEC. 32.7.9.6): 5% OF THE PAVED PARKING AREA &
1 LARGE OR MEDIUM SHADE TREE PER 10 PARKING SPACES
11,277 SF x 5% = 564 SF
REQUIRED: 564 SF
PROVIDED: 870 SF

11 PARKING SPACES PROVIDED
REQUIRED: 1 LARGE SHADE TREE
PROVIDED: 2 LARGE SHADE TREES + 1 ORNAMENTAL TREE

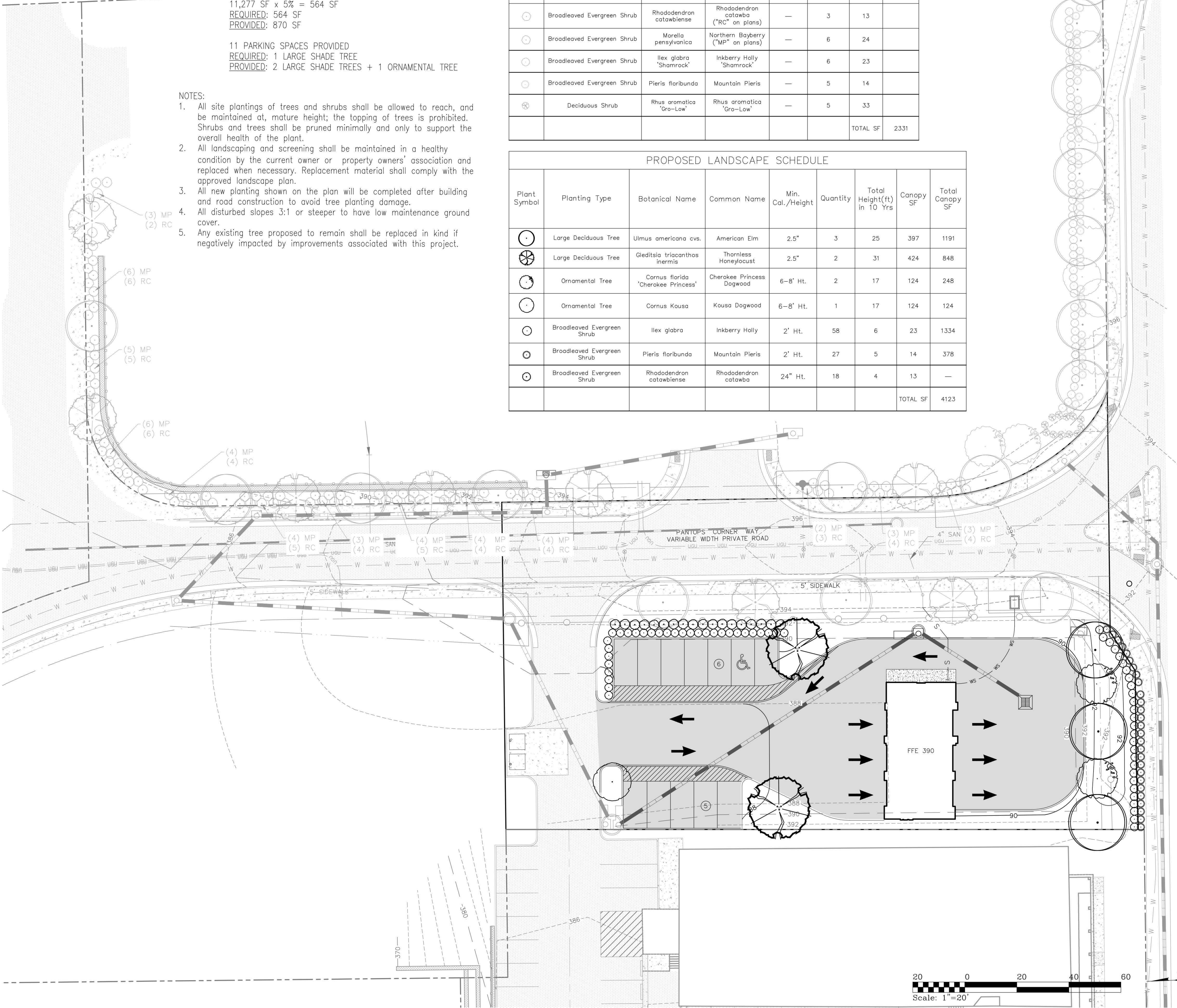
- NOTES:
- All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.
 - All landscaping and screening shall be maintained in a healthy condition by the current owner or property owners' association and replaced when necessary. Replacement material shall comply with the approved landscape plan.
 - All new planting shown on the plan will be completed after building and road construction to avoid tree planting damage.
 - All disturbed slopes 3:1 or steeper to have low maintenance ground cover.
 - Any existing tree proposed to remain shall be replaced in kind if negatively impacted by improvements associated with this project.

EXISTING LANDSCAPE SCHEDULE

Plant Symbol	Planting Type	Botanical Name	Common Name	Quantity on TMP 78-5B	Total Height(ft) in 10 Yrs	Canopy SF	Canopy on TMP 78-5B
	Large Deciduous Tree	Gymnocladus dioica	Kentucky Coffee	2	35	570	1140
	Large Deciduous Tree	Ulmus americana cvs.	American Elm	3	25	397	1191
	Ornamental Tree	Cercis canadensis	Eastern Redbud	—	17	124	
	Ornamental Tree	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	—	17	124	
	Broadleaved Evergreen Shrub	Rhododendron catawbiense	Rhododendron catawba ("RC" on plans)	—	3	13	
	Broadleaved Evergreen Shrub	Morella pensylvanica	Northern Bayberry ("MP" on plans)	—	6	24	
	Broadleaved Evergreen Shrub	Ilex glabra 'Shamrock'	Inkberry Holly 'Shamrock'	—	6	23	
	Broadleaved Evergreen Shrub	Pieris floribunda	Mountain Pieris	—	5	14	
	Deciduous Shrub	Rhus aromatica 'Gro-Low'	Rhus aromatica 'Gro-Low'	—	5	33	
						TOTAL SF	2331

PROPOSED LANDSCAPE SCHEDULE

Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Total Height(ft) in 10 Yrs	Canopy SF	Total Canopy SF
	Large Deciduous Tree	Ulmus americana cvs.	American Elm	2.5"	3	25	397	1191
	Large Deciduous Tree	Gleditsia triacanthos inermis	Thornless Honeylocust	2.5"	2	31	424	848
	Ornamental Tree	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	6-8' Ht.	2	17	124	248
	Ornamental Tree	Cornus Kousa	Kousa Dogwood	6-8' Ht.	1	17	124	124
	Broadleaved Evergreen Shrub	Ilex glabra	Inkberry Holly	2' Ht.	58	6	23	1334
	Broadleaved Evergreen Shrub	Pieris floribunda	Mountain Pieris	2' Ht.	27	5	14	378
	Broadleaved Evergreen Shrub	Rhododendron catawbiense	Rhododendron catawba	24" Ht.	18	4	13	—
							TOTAL SF	4123



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INITIAL SITE DEVELOPMENT PLAN
TAKE 5 PANTOPS

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2021.07.08 [INITIAL SDP]
REVISION:

FILE NO. 21.043

LANDSCAPE PLAN