

DATE:03/30/2026
SDP 2026-XXXXX

OWNER
HOME DEPOT U.S.A., INC.
2455 PACES FERRY ROAD NW C-19
ATLANTA, GA 30339
TEL: (678) 814-9177
CONTACT: D. CORBIN ROWE
EMAIL: DAVID_C_ROW@HOMEDEPOT.COM

SHEETZ, INC.
CONTACT: TONY CARUSO, P.E.
EMAIL: TCARUSO@SHEETZ.COM
PHONE: 804-240-3393

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
2035 MAYWILL STREET, SUITE 200
RICHMOND, VA 23230
TEL: (804) 292-2075
CONTACT: LAURA ANDERSON, P.E.
EMAIL: LAURA.ANDERSON@KIMLEY-HORN.COM

THREE NOTCHED GEOMATICS
P.O. BOX 872
WAYNESBORO, VA 22980
TEL: (540) 324-5220
EMAIL: KRIS.CAISTER@THREENOTCHEDGEO.COM

ALBEMARLE COUNTY COMMUNITY
DEVELOPMENT DEPARTMENT
401 MCINTIRE ROAD
CHARLOTTESVILLE, VA 22902
TEL: (434) 296-5832

FACILITIES AND ENVIRONMENTAL SERVICES
401 MCINTIRE ROAD 4TH FLOOR
CHARLOTTESVILLE, VA 22902
TEL: (434) 296-5816

ALBEMARLE COUNTY SERVICE AUTHORITY
168 SPOTNAP ROAD
CHARLOTTESVILLE, VA 22911
TEL: (434) 977-4511

DEPARTMENT OF FIRE RESCUE
460 STAGECOACH ROAD
CHARLOTTESVILLE, VA 22902
TEL: (434) 296-5833
CONTACT: MICIAH LEDFORD

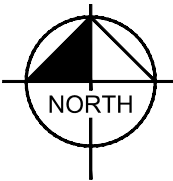
SEMINOLE TRAIL
U.S. ROUTE 29

PROJECT LOCATION

FASHION SQUARE
DRIVE

RIO RD E

VICINITY MAP
SCALE: 1" = 2000'



Sheet Number	Sheet Title
CA-100	COVER SHEET
CV-101	EXISTING CONDITIONS
CD-101	DEMOLITION PLAN
CS-101	SITE PLAN
CS-102	TRUCK TURN EXHIBIT
CS-103	LINE OF SIGHT
CG-101	GRADING PLAN
QU-101	UTILITY PLAN
LP-101	LANDSCAPE PLAN

TOTAL SHEET NUMBER: 9 SHEETS

SITE STATISTICS

PARCEL ID	06100-00-00-1333
STREET ADDRESS	1531 RIO RD E
	CHARLOTTESVILLE, VA 22901
ZONED	PLANNED DEVELOPMENT SHOPPING CENTER
MAGISTERIAL DISTRICT	RIC
APPLICABLE OVERLAY DISTRICT	AIRPORT IMPACT AREA (AIA) ENTRANCE CORRIDOR (EC)

EXISTING USE	RESTAURANT
PROPOSED USE	AUTOMOBILE SERVICE STATION WITH CONVENIENCE STORE

DEVELOPED BUILDING SIZE	6,132 SF
EXISTING BUILDING SIZE	7,257 SF
BUILDING HEIGHT TOP OF PARAPET	21.25 FT
BUILDING HEIGHT TOP OF COPULA	29.50 FT
TOTAL SITE AREA	2.07 AC
TOTAL DISTURBED AREA	2.11 AC
TOTAL IMPERVIOUS COVER	1.20 AC ±
TOTAL IMPERVIOUS COVER WITHIN LOD	1.38 AC ±
OPEN SPACE	0.87 AC ± (41% LOD)
STEEP SLOPES	NO
FLOOD ZONE	THIS SITE APPEARS TO LIE IN FLOOD ZONE
"X" OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN	ON THE FLOOD INSURANCE RATE MAP 51003C0278D EFF. DATE
FEBRUARY 04, 2005	

WATER	ALBEMARLE COUNTY SERVICE AUTHORITY
SEWER	ALBEMARLE COUNTY SERVICE AUTHORITY
SOURCE OF TOPOGRAPHY	THREE NOTCHED GEOMATICS

HORIZONTAL DATUM: NAD83 (NA2011), VIRGINIA STATE GRID
SOUTH ZONE. VERTICAL DATUM: ESTABLISHED TROUGH GPS
OBSERVATIONS JANUARY 2026. CONTOUR INTERVAL=1'
LATITUDE 38.079963 °N
LONGITUDE -78.473544 °W

RECEIVING WATER(S) RIVANNA RIVER-MEADOW CREEK
(NOTE: MEADOW CREEK WATERSHED IS NOT A WATER SUPPLY
WATERSHED)
VAHU6 CODE JR14

FRONT (RIO RD E)	10' MIN
FRONT (RIO RD E)	30' MAX
SIDE	N/A
REAR	N/A
LANDSCAPE BUFFER	N/A

PARKING CALCULATIONS	1/100 SF OF RETAIL FLOOR SPACE
RETAIL SALES FLOOR AREA	3,330 SF
PARKING PROVIDED	38 STALLS
HANDICAP SPACES PROVIDED	2 STALLS
TOTAL PARKING PROVIDED	40 STALLS
REQUIRED PARKING	33 STALLS
THE REQUIRED PARKING IS BASED ON THE RETAIL USE IN	
SECTION 4.12.6	

NOTE:

VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE
CORRIDOR SHALL BE ELIMINATED.

ADJACENT PARCELS		
DIRECTION	PARCEL ID	LAND USE
NORTHWEST	06100-00-00-122A0	SHOPPING CENTER
NORTHWEST	06100-00-00-12200	BANK
NORTH EAST	N/A	VDOT ROAD
SOUTHWEST/SOUTHEAST	06100-00-00-13200	SHOPPING CENTER

MISS UTILITY OF VIRGINIA

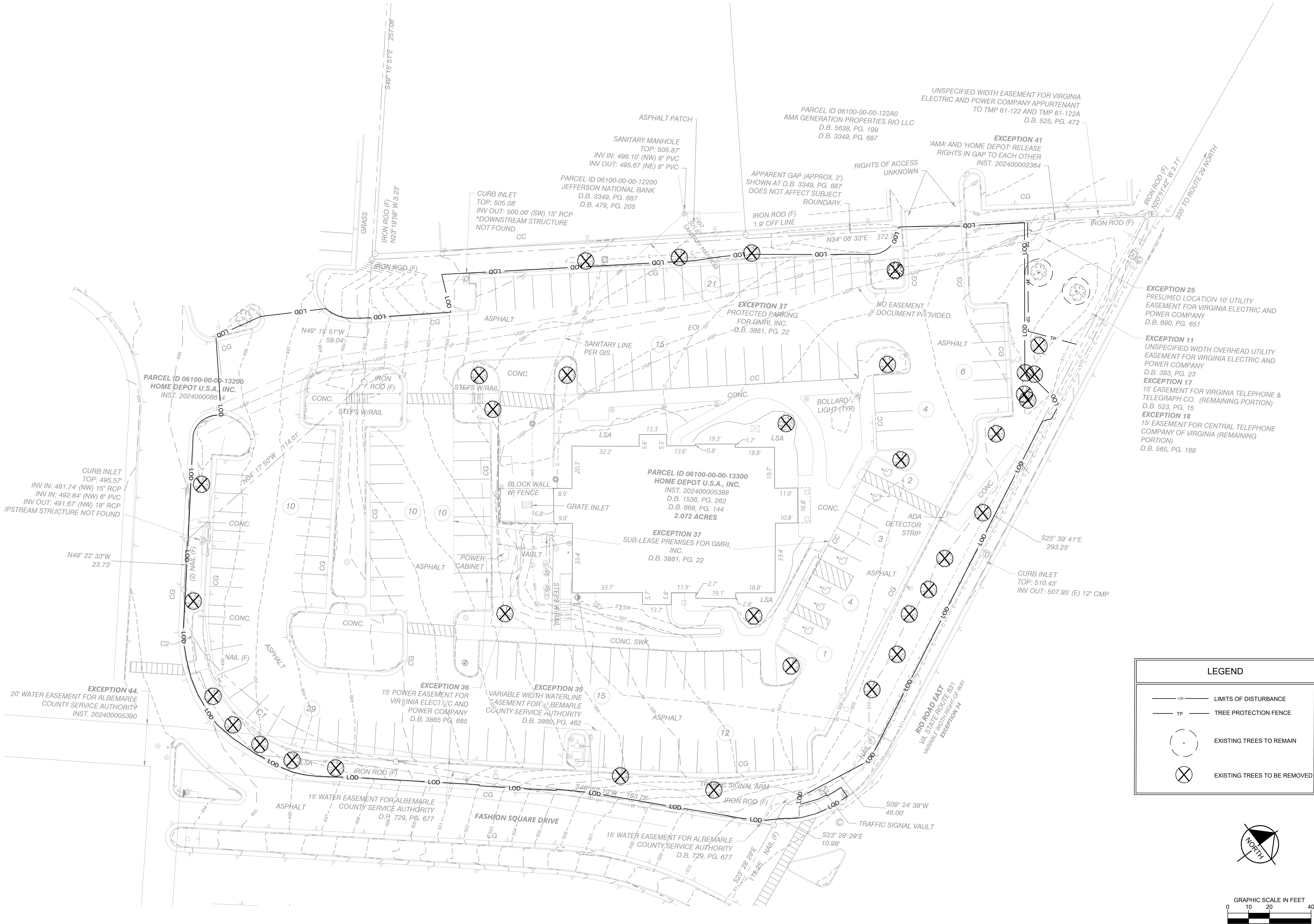


CALL BEFORE YOU DIG
811

ONLY THE COMPLETE AND APPROVED PAPER COPY OF THE PLAN SET INCLUDING ALL SUBSEQUENT REVISIONS WILL SERVE AS THE OFFICIAL CONSTRUCTION PLANS.

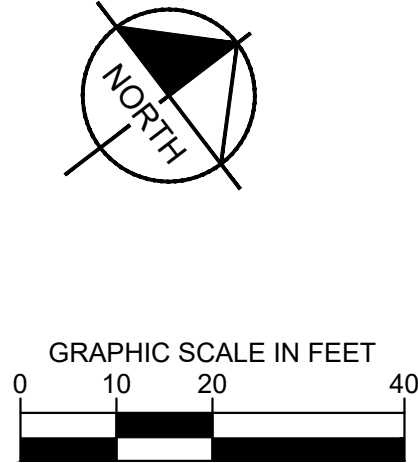
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Plotted By: Lpugh, J.P. Sheet Set: KHA Layout: CD-101 - DEMOLITION PLAN March 30, 2026 03:57:58pm K:\RIG-OVA\113020 - Sheet\2\023 - Rio Road - Charlottesville - VA\CAD\PlanSheets\CD-101 - DEMOLITION PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

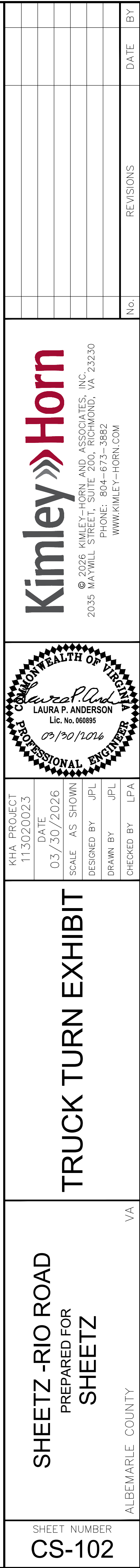


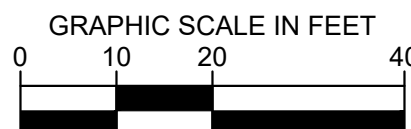
KHA PROJECT 113020023		DATE 03/30/2026		SCALE AS SHOWN		DESIGNED BY JPL		DRAWN BY JPL		CHECKED BY LPA	
KIMLEY-HORN		© 2026 KIMLEY-HORN AND ASSOCIATES, INC. 2035 MAYMILL STREET, SUITE 200, RICHMOND, VA 23230 PHONE: 804-673-3882 WWW.KIMLEY-HORN.COM		LAURA P. ANDERSON Lic. No. 96895 03/30/2026 PROFESSIONAL ENGINEER		REVISIONS		BY		DATE	
DEMOLITION PLAN											
SHEETZ - RIO ROAD PREPARED FOR SHEETZ											
ALBEMARLE COUNTY											
SHEET NUMBER CD-101											

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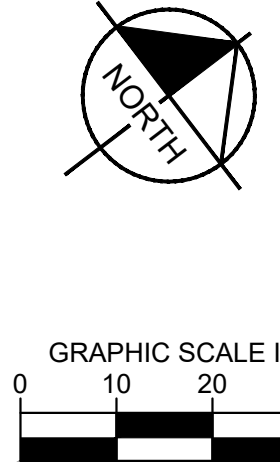
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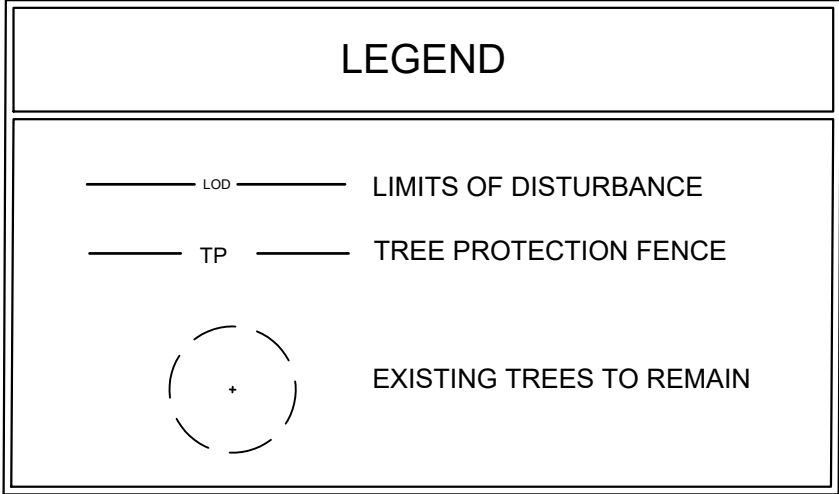
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SHEET NUMBER
CG-101

[illegible]



1. SOD ALL AREAS WITHIN PROPERTY LIMITS THAT ARE NOT COVERED WITH MULCHED PLANT BEDS, STONE MULCH, BUILDINGS, HARDSCAPE, PAVEMENT, OR OTHERWISE NOTED.
2. SEED WITH PERMANENT LAWN GRASS ALL AREAS WITHIN THE RIGHT OF WAY'S WHICH ARE NOT OTHERWISE COVERED WITH PLANTING BEDS, PAVEMENT, BUILDINGS, OR HARDSCAPE.
3. EXISTING TREES AND SHRUBS INDICATED TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES BY INSTALLING TREE PROTECTIVE FENCING PER THE PROJECT PLANS AND SPECIFICATIONS.

1. ALL LANDSCAPING SHALL BE INSTALLED BY THE FIRST PLANTING SEASON FOLLOWING THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY WITHIN THE DEVELOPMENT.
2. ALL LANDSCAPING AND SCREENING SHALL BE MAINTAINED IN A HEALTHY CONDITION BY THE CURRENT OWNER OR A PROPERTY OWNERS' ASSOCIATION. REPLACEMENT MATERIAL SHALL COMPLY WITH THE APPROVED LANDSCAPE PLAN.
3. 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.

Total Site Area		2,070 Acres	90,169 SF
		10%	9,017 SF
Proposed Tree Canopy Provided			12,388 SF
Tree Canopy Existing to Remain [1]	1.25	4,418 SF	5,523 SF
Tree Canopy Provided (Total)		<i>(Refer to Tree Canopy Breakdown)</i>	17,911 SF

Notes:
[1] Per Section 32.7.9.8.E. where existing trees are maintained, the agent shall grant a canopy bonus. Existing canopy coverage shall be multiplied by a factor of 1.25

TREE CALCULATION BREAKDOWN				
Qty.	Type	Size	10 Yr. Canopy Coverage	Provided
5	Acer rubrum	2.5" Cal. Min.	452 SF	2,260 SF
6	Nyssa sylvatica 'Wildfire'	3.5" Cal. Min.	181 SF	1,086 SF
4	Platanus x acerifolia 'Bloodgood'	2.5" Cal. Min.	422 SF	1,688 SF
8	Quercus palustris	2.5" Cal. Min.	419 SF	3,352 SF
9	Quercus phellos	2.5" Cal. Min.	419 SF	3,771 SF
3	Lagerstroemia indica x fauriei 'Natchez'	8' Ht. Min.	77 SF	231 SF
			Total:	12,388 SF

SHEETZ ALBEMARLE COUNTY - ENTRANCE CORRIDOR OVERLAY DISTRICT & SEC. 32.7.9.5						
Location and Requirement	Width (LF)	LF	Required		Provided	
North Property Line (Rio Road)			6.0	Large Deciduous Tree (1 per 35 LF)	6	Large Deciduous Tree
10' LANDSCAPE SETBACK ALONG ROAD. LARGE SHADE STREET TREE (3.5' CAL.) 35' OC W/ INTERSPERSED ORNAMENTALS (8' HT.) & SHRUBS 5' OC.	10	210	41.9	Medium Shrubs (1 per 5 LF)	45	Medium Shrubs
			N/A	Ornamental Tree (Interspersed)	4	Ornamental Trees
West Property Line (Along Adjacent Property)						
INTERIOR - NO SETBACK- LIKE ZONING.	N/A	N/A	N/A	N/A	N/A	N/A
South Property Lines (Along Adjacent Property)						
INTERIOR - NO SETBACK- LIKE ZONING.	N/A	N/A	N/A	N/A	N/A	N/A
East Property Lines (Along Adjacent Property)						
INTERIOR - NO SETBACK- LIKE ZONING.	N/A	N/A	N/A	N/A	N/A	N/A

Notes:

1. 86.4 LF of frontage is met by existing vegetation to remain.

SHEETZ PARKING LOT LANDSCAPE REQUIREMENT - SEC. 32.7.9.6 AND ENTRANCE CORRIDOR OVERLAY			
Required SF	Required Trees	Calculation	Provided
5% of parking paved area.	1 Tree for every 10 parking spaces provided	$38,755.67 \times .05 = 1,937.78$ SF 40 SF = 4 Trees	2,152 SF 4 Large Trees

