

# INITIAL SITE DEVELOPMENT PLAN TAKE 5 PANTOPS

SDP2021-00060

TAX MAP 78, PARCEL 5B  
ALBEMARLE COUNTY, VIRGINIA

## LEGEND

EXISTING	NEW	DESCRIPTION
		<b>BOUNDARIES</b>
		BENCHMARK
		SITE PROPERTY LINE
		ADJACENT PROPERTY LINE
		BUILDING SETBACK
		PARKING SETBACK
		<b>SITE TEXT</b>
		PARKING COUNT
		<b>TOPOGRAPHY</b>
		INDEX CONTOUR
		INTERVAL CONTOUR
		SPOT ELEVATION
		TOP OF CURB ELEVATION
		TOP OF WALL ELEVATION
		BOTTOM OF WALL ELEVATION
		STREAM
		STREAM BUFFER
		100 YEAR FLOODPLAIN
		<b>BUILDING</b>
		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
		<b>MATERIAL</b>
		CONCRETE
		RIPRAP
		ASPHALT
		EC-2 MATTING
		EC-3 MATTING
		WETLAND
		TREE LINE
		FENCE
		<b>UTILITY</b>
		UTILITY POLE
		GUY WIRE
		OVERHEAD UTILITY
		UNDERGROUND UTILITY
		<b>STORM</b>
		STORM MANHOLE
		DROP INLET
		STORM SEWER
		ROOF DRAIN
		<b>SANITARY</b>
		SANITARY MANHOLE
		SANITARY SEWER MAIN
		SANITARY SEWER LATERAL
		<b>WATER</b>
		WATER LINE
		WATER METER
		WATER METER VAULT
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		<b>GAS</b>
		GAS LINE
		<b>EASEMENTS</b>
		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./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 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 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 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

## VICINITY MAP SCALE : 1"=500'

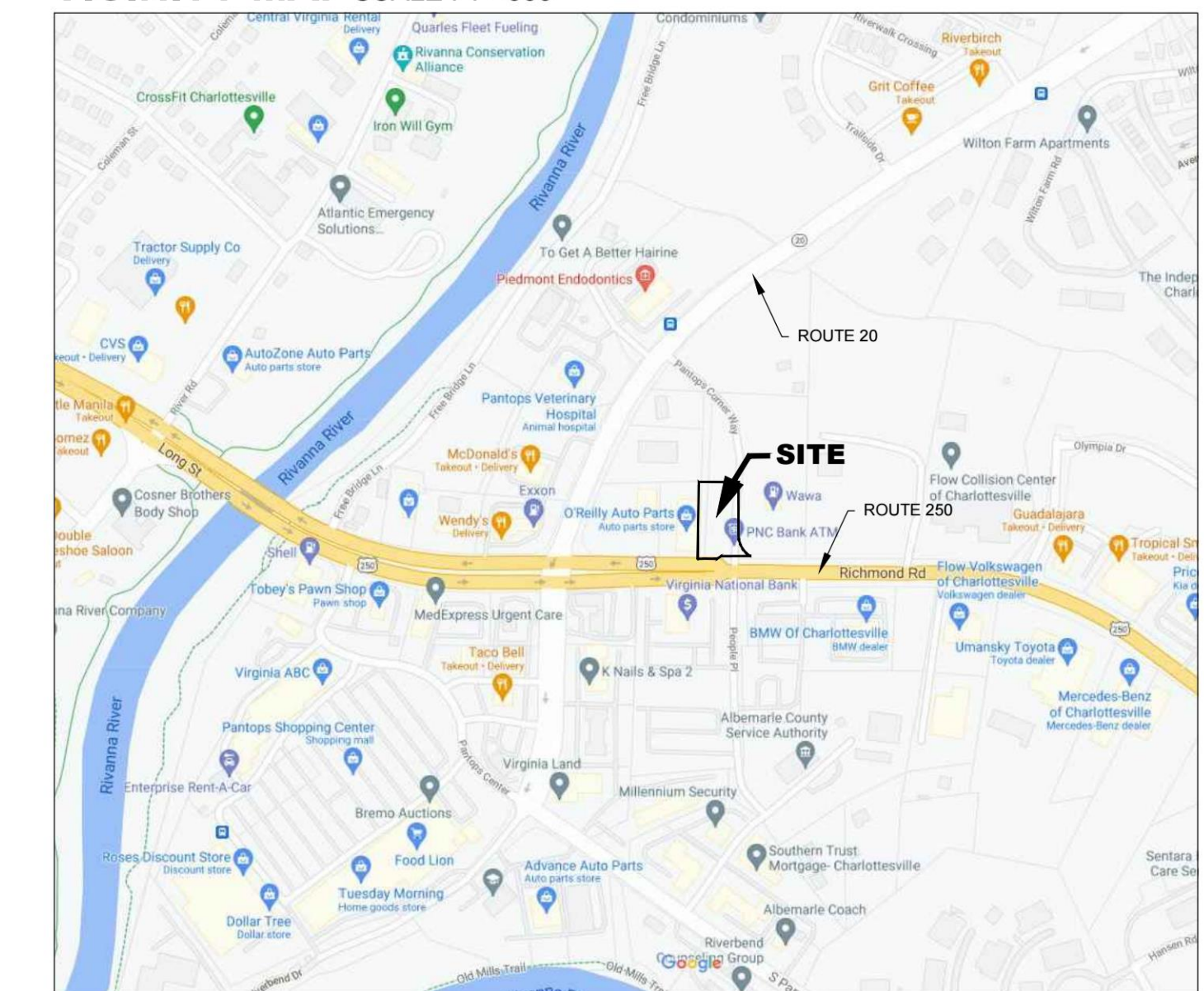


IMAGE PROVIDED BY GOOGLE MAPS

## SHEET INDEX

- C1 COVER
- C2 EXISTING CONDITIONS
- C3 SITE PLAN
- C4 LANDSCAPE PLAN
- C5 LIGHTING PLAN
- C6 SITE DETAILS



912 E. HIGH ST. CHARLOTTEVILLE VA 22902 JUSTIN@SHIMP-ENGINEERING.COM 434.227.5140 45183



## INITIAL SITE DEVELOPMENT PLAN TAKE 5 PANTOPS

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:

2021.07.06 [INITIAL SDP]

REVISION:

2021.08.23 [ARB]

2021.09.07 [ARB]

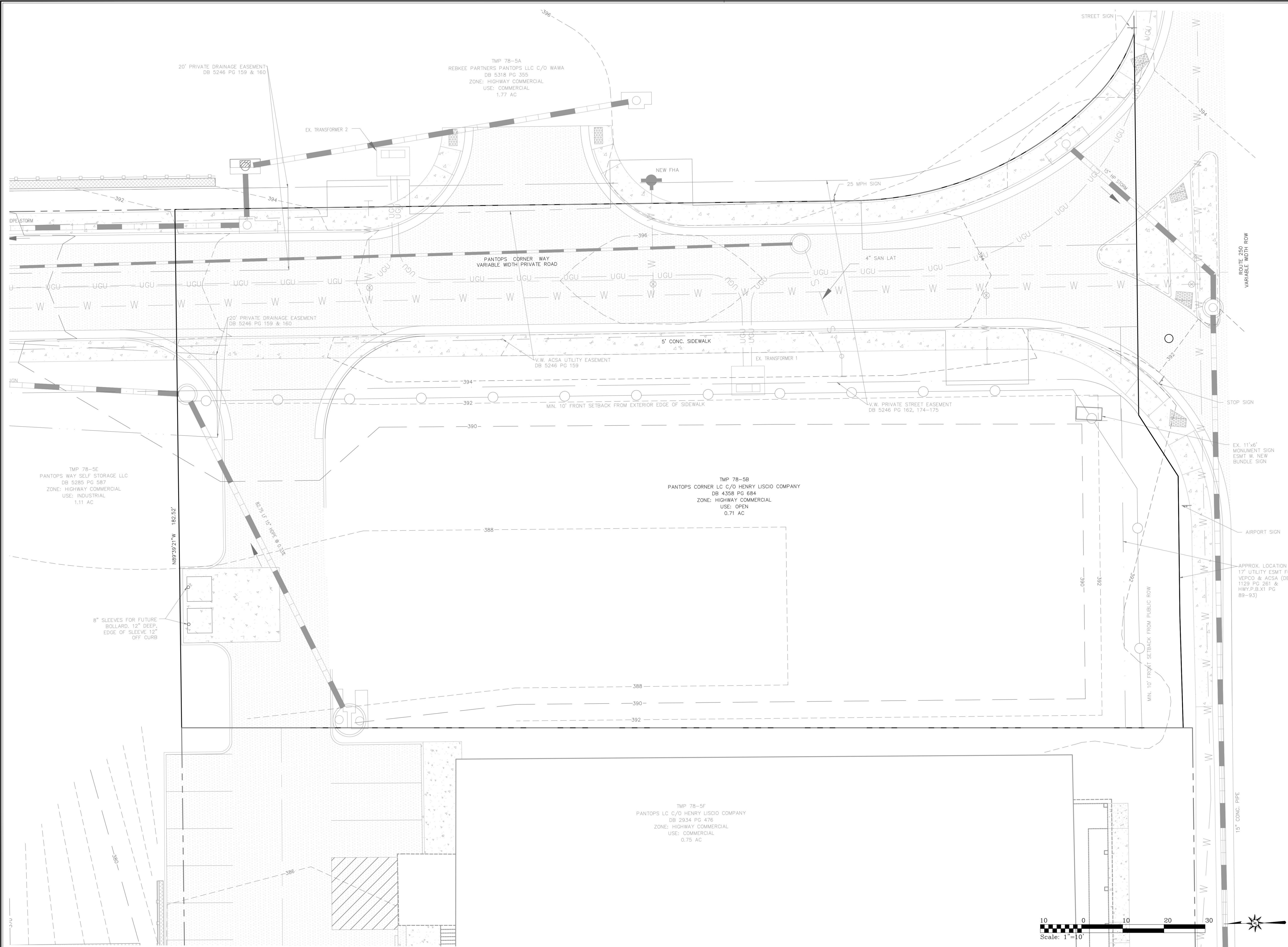
FILE NO.

21.043

COVER

C1





**SHIMP ENGINEERING**  
LAND PLANNING - PROJECT MANAGEMENT

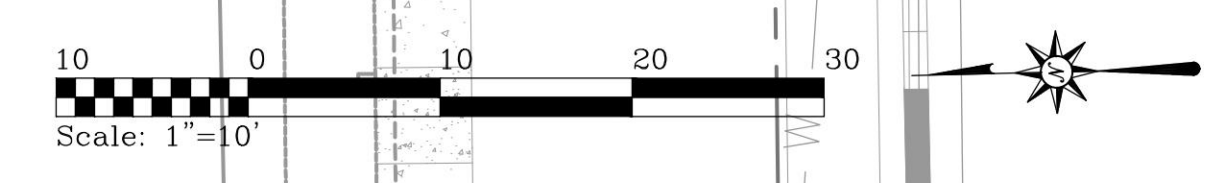
912 E. HIGH ST. CHARLOTTEVILLE VA 22902 434.227.5140 JUSTIN@SHIMP-ENGINEERING.COM



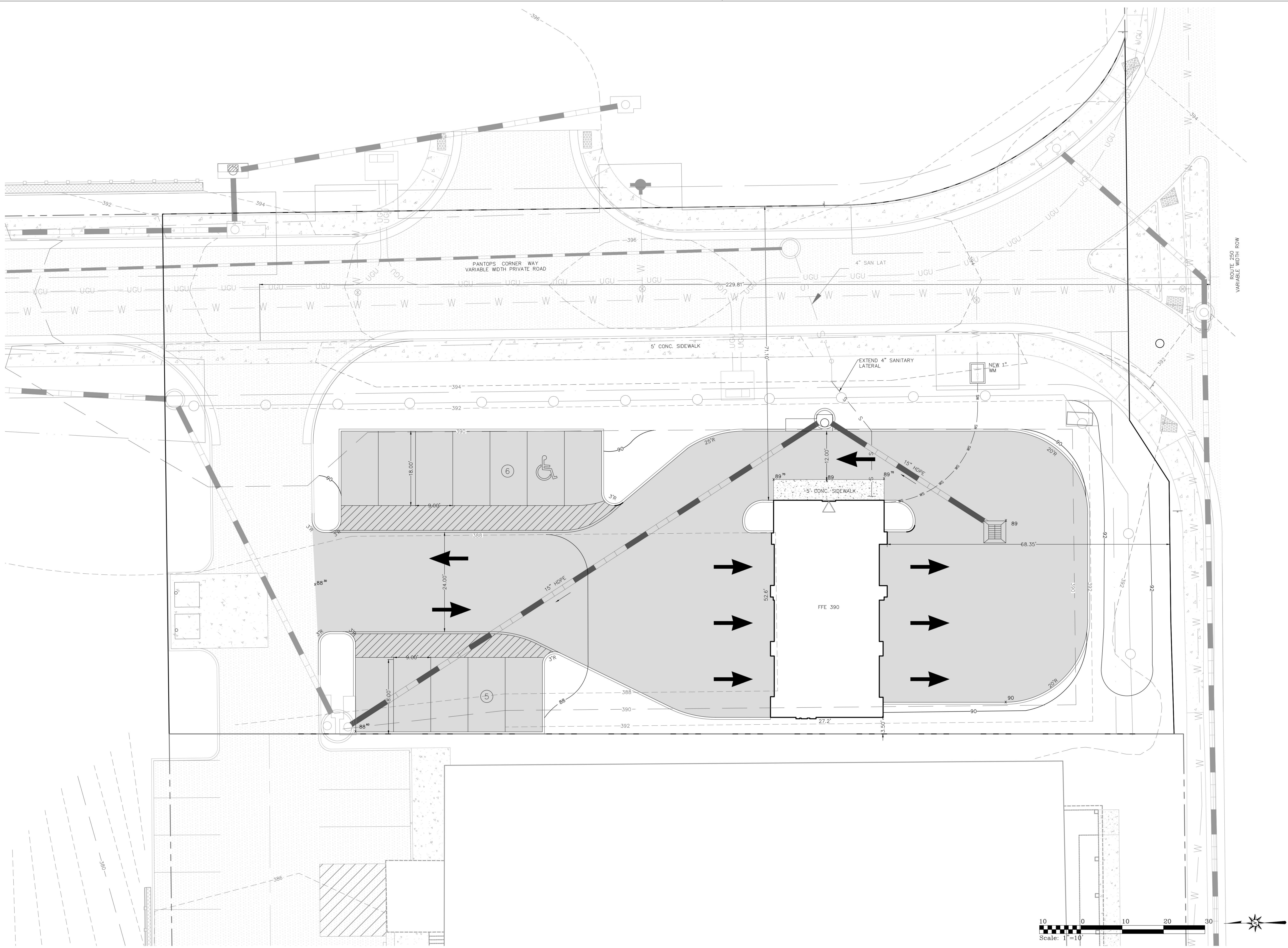
INITIAL SITE DEVELOPMENT PLAN  
**TAKE 5 PANTOPS**

ALBEMARLE COUNTY, VIRGINIA  
SUBMISSION:  
2021.07.06 [INITIAL SDP]  
REVISION:  
2021.08.23 [ARB]  
2021.09.07 [ARB]

FILE NO. 21.043  
**EXISTING CONDITIONS**







**SHIMP ENGINEERING**  
 LAND PLANNING - PROJECT MANAGEMENT

912 E. HIGH ST. CHARLOTTEVILLE VA 22902  
 434.227.5140 JUSTIN@SHIMP-ENGINEERING.COM



INITIAL SITE DEVELOPMENT PLAN  
**TAKE 5 PANTOPS**

ALBEMARLE COUNTY, VIRGINIA  
 SUBMISSION:  
 2021.07.06 [INITIAL SDP]  
 REVISION:  
 2021.08.23 [ARB]  
 2021.09.07 [ARB]

FILE NO. 21.043  
 SITE PLAN









DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

LITEISTRY

**FEATURES**

- 4" architectural LED downlight and wall wash cylinder delivering 600-4000 lm
- Five beam distributions from 0.3 to 1.2 Specing Criteria
- Quiet reflector appearance with 50° optical cutoff
- 2700K-5000K, 80+ and 90+ CRI options
- Available in Surface, Wall, Pendant, or Cable/Cord Mount configurations
- Versatile canopy options for recessed and surface-mounted J-box applications
- Variety of dimming protocol options including 0-10V, DALI, DMX, Forward Phase and EcoSystem



**RELATED PRODUCTS**



**CONTROL TECHNOLOGY**

**CONSTRUCTION**

- Seamless heavy gauge aluminum cylinder body with a clean appearance
- Available in Surface (S), Wall (W), Pendant (P), or Cable/Cord (CM) mounting types
- Canopy options include Conduit Canopy (CC), Power Canopy (PC), Power Conduit Canopy (PCC), or Recessed Mount Driver (RMD). (See Dimensions section for details)
- For S, P, or CM mounting with CC or PCC canopy options, use 4" octagonal junction box (by others)
- All Wall Mount, Die cast aluminum mounting arm allows direct mounting to standard 4" octagonal or square junction box
- Pendant Mount canopy options allow sloped ceiling up to 35° (P for RMD)
- Select from 4 standard architectural painted finishes: Brushed Aluminum, or specified custom color

**OPTICS**

- Visually pleasing 50° cutoff to source and source image
- The light distribution is free of distracting bright spots or pinstellation and the perimeter has a smooth transition
- Optical grade silicone lens integral to light engine
- High purity spun aluminum reflector, self-flanged
- Large selection of anodized finishes and colors
- Painted cones and flange options available

**ELECTRICAL**

- Chip-on-board (COB) LED with 2 SDGM
- Multiple CCTs, 80+ or 90+ CRI
- Long LED life: L90 at 55,000 (TM-21)
- Universal voltage 120V-277V driver, 347V optional
- UL Class 2, inherent short circuit and overload protection, RoHS compliant
- Flicker free 0-10V dimming with 1% or <1% performance
- DALI, DMX, and Lutron Forward Phase and EcoSystem options

**INSTALLATION**

- Light Engine/Trim assembly is mechanically secured with torsion springs for ease of installation
- A quick connect is provided for easy maintenance or upgrade
- Recessed Mount Driver (RMD) is accessible from above or below ceiling; assembly mounts with 1/4-20 threaded rod (by others) and requires 6" plenum clearance
- Conduit Canopy options (CC or PCC) allow field selectable conduit entry (up to 48 90°) (See Dimensions section)
- Conduit Canopies utilize a patent pending mounting yoke to secure cylinder to the ceiling surface
- Cable/Cord can be cut in the field to custom length
- Standard and Custom Pendant lengths available (specify when ordering)

**CERTIFICATIONS**

- cCSAus certified to UL 1598
- Wall Mount up to 30L (except CC and PCC); Suitable for wet locations
- Pendant Mount up to 30L (except CC or PCC); Suitable for wet locations under covered ceiling
- Surface, Cable/Cord Mount, all Wall Wash, and all 35L-40L, and all CC and PCC; Suitable for damp locations
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American Construction. Materials under Trade Agreements effective 6/6/2020. See Buy American Solutions.

**WARRANTY**

- 5 year warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	600-4000
Wattage Range	8-52
Efficacy Range (LPW)	90-99*
Reported Life (Hours)	L90 / >55,000
Input Current (mA)	67-433 (120V)

Page 1/17 Rev. 06/19/21  
LTC-4RDW

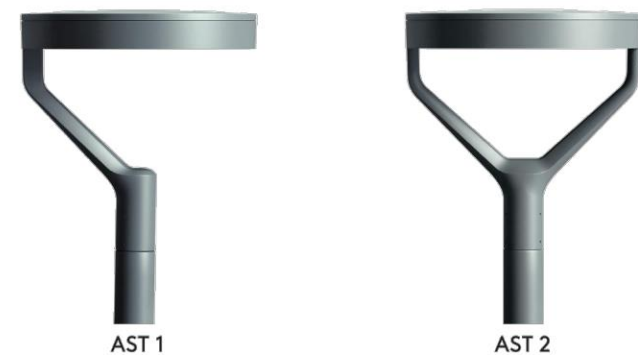
© 2021 Prescolite, a division of Hubbell Lighting, Inc. Specifications subject to change without notice.  
701 Millennium Blvd • Greenville, SC 29607 / Tel 864-678-3000 / Website www.prescolite.com



Date: \_\_\_\_\_ Customer: \_\_\_\_\_  
 Project: \_\_\_\_\_  
 Type: \_\_\_\_\_ Qty: \_\_\_\_\_

selux

**Astro 1 & 2**



Order Code:	AST2 - R1 - 1 - 5G105 - 0 (3000) - 18' (20' - BL
	Series Height Finish Options T30
AST2	Series AST1 Astro 1
R1	Optics R1 Type I R2 Type II R3 Type III R3W Type IIIW R4 Type IV R5R (Round) Type V R5S (Square) Type V R5Q (Rectangular) Type V
1	Mounting 1 Single 1A Single Arm Mount 2 Double Arm Mount W Wall Mount
5G105	Light Engine 5G350 32W/544lm 5G530 49W/504lm 5G700 64W/530lm 5G105 95W/840lm 5G140 129W/1103lm
30 (3000K)	CCT 27' 2700K 30' 3000K 40 4000K
18' (20' height)	Power Cord Length 8 8' 10 10' 12 12' 14 14' 16 16' 18 18' XX XX'
BL	Finish WH White BK Black BL Matte Black BZ Bronze SV Silver SP* Specify Phenom Color
Voltage	UNV 120-277V 120 120V 240 240V 277 277V 347 <sup>3</sup> 347V 480 <sup>3</sup> 480V
Options	DM <sup>4</sup> Dimming (0-10V) HL30 <sup>4</sup> Hi-Lu Switching Low Output 30% HL50 <sup>4</sup> Hi-Lu Switching Low Output 50% ROR <sup>4</sup> Restore Optics Right (90°) ROL <sup>4</sup> Restore Optics Left (90°) HS <sup>4</sup> House Side Shield (90°) TLR <sup>4</sup> 7pin NEMA Twist Lock Phoslock TLRP <sup>4</sup> Twist Lock Phoslock
	TLRL <sup>4</sup> Twist Lock Receptacle 7-pin with Lutron Limelight Sensor REC <sup>4</sup> 120V ISA GFCI protected diode receptacle With weatherproof cover. REC2 <sup>4</sup> 120V ISA GFCI protected diode receptacle With weatherproof cover. REC3 <sup>4</sup> 120V ISA duplex receptacle with USB charge points. With weatherproof cover. REC4 <sup>4</sup> 120V ISA duplex receptacle with USB charge points. With lockable weatherproof cover. MS <sup>4</sup> Motion Sensor (Please See 24 Requirements) See page 3 for order code



Selux Corporation © 2021, T 845-834-1400, 800-735-8927, F 845-834-1401, www.selux.com  
 In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found on www.selux.com are the most recent versions and supersede all other printed or electronic versions.

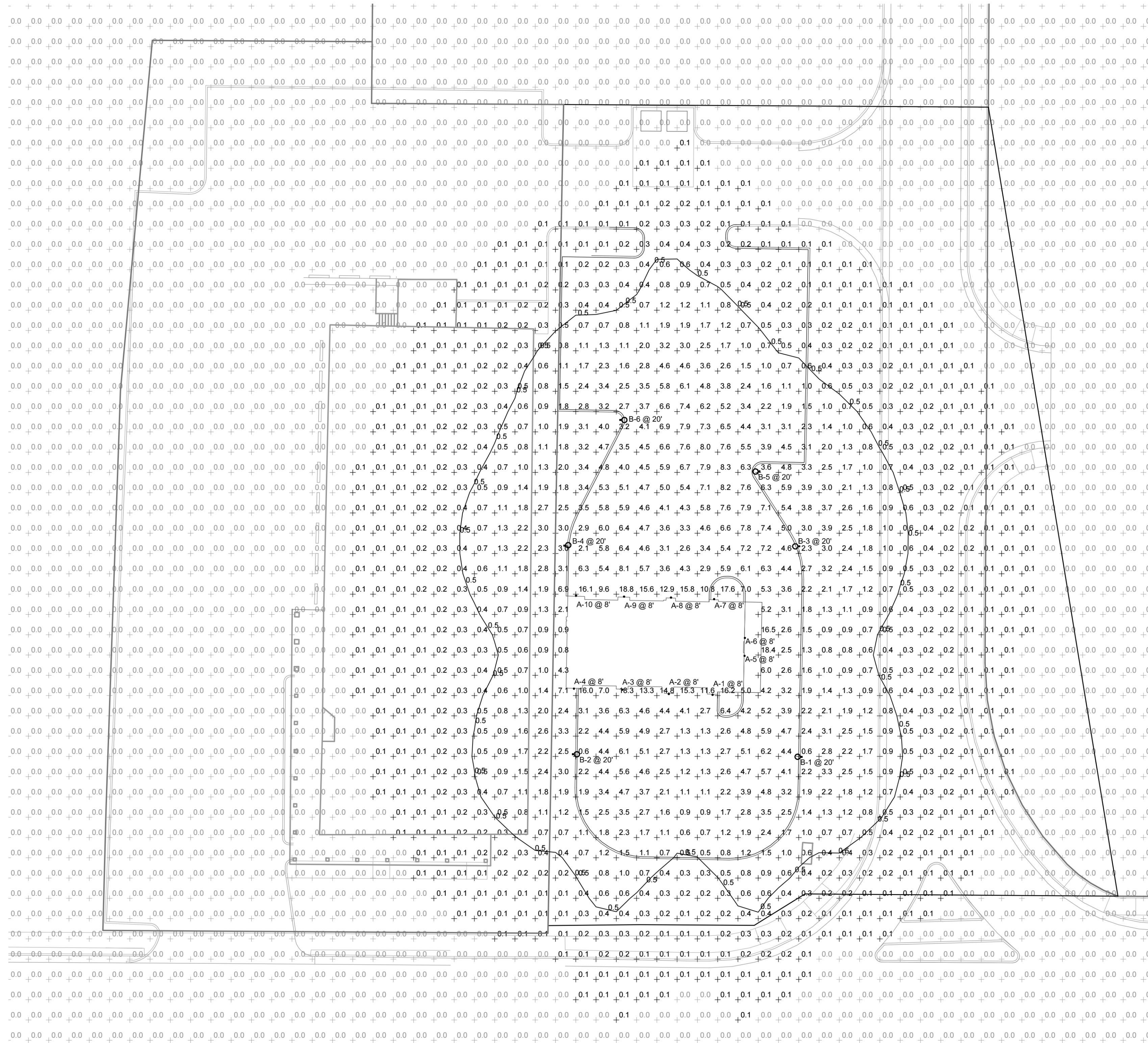
Page 1 of 15  
Rev. 07/2021  
AST\_SS\_V2.1

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Number of Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
○	A	10	PRESCOLITE	LTC-4RD-P-15L35K8XW-DM1-S-BL	4" LITEISTRY Round Cylinder, 1500 lumens, 3000K, 80+ CRI, Extra Wide, Specular Clear	3000K, 80+CRI LED	LTC-4RD-P-15L35K8XW-DM1-S-BL.ies	1	Absolute	1.00	18.6
○	B	6	Selux Corporation	ASTx-R1-X-5G105-30-XX-UNV	Formed gray aluminum housing, on board optics, clear glass lens enclosure	7 White LEDs	ASTx-R1-X-5G105-30-XX-UNV.ies	1	Absolute	1.00	95.0

CALCULATIONS  
 AVERAGE: 0.5 fc  
 MAXIMUM: 18.8 fc  
 MINIMUM: 0.0 fc

**LIGHTING NOTES:**

- 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 residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle.
- "A" fixtures shall be mounted at a height of 8'.
- "B" fixtures shall be mounted at a height of 20' (18' pole).
- "A" and "B" fixtures shall have a matte black finish.
- "A" and "B" fixtures shall have a CCT of 3000K.



**SHIMP ENGINEERING**  
 LAND PLANNING • PROJECT MANAGEMENT

912 E. HIGH ST. CHARLOTTEVILLE VA 22902 JUSTIN@SHIMP-ENGINEERING.COM 434.227.5140

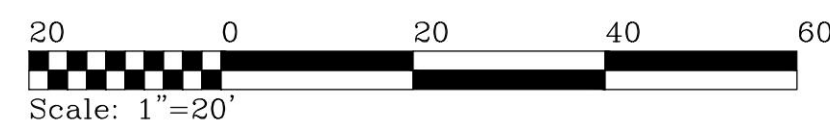


INITIAL SITE DEVELOPMENT PLAN  
**TAKE 5 PANTOPS**

ALBEMARLE COUNTY, VIRGINIA  
 SUBMISSION:  
 2021.07.06 [INITIAL SDP]  
 REVISION:  
 2021.08.23 [ARB]  
 2021.09.07 [ARB]

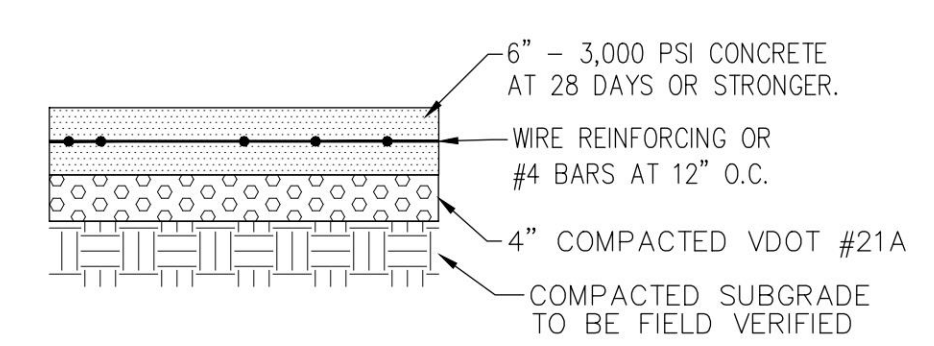
FILE NO. 21.043

**LIGHTING PLAN**

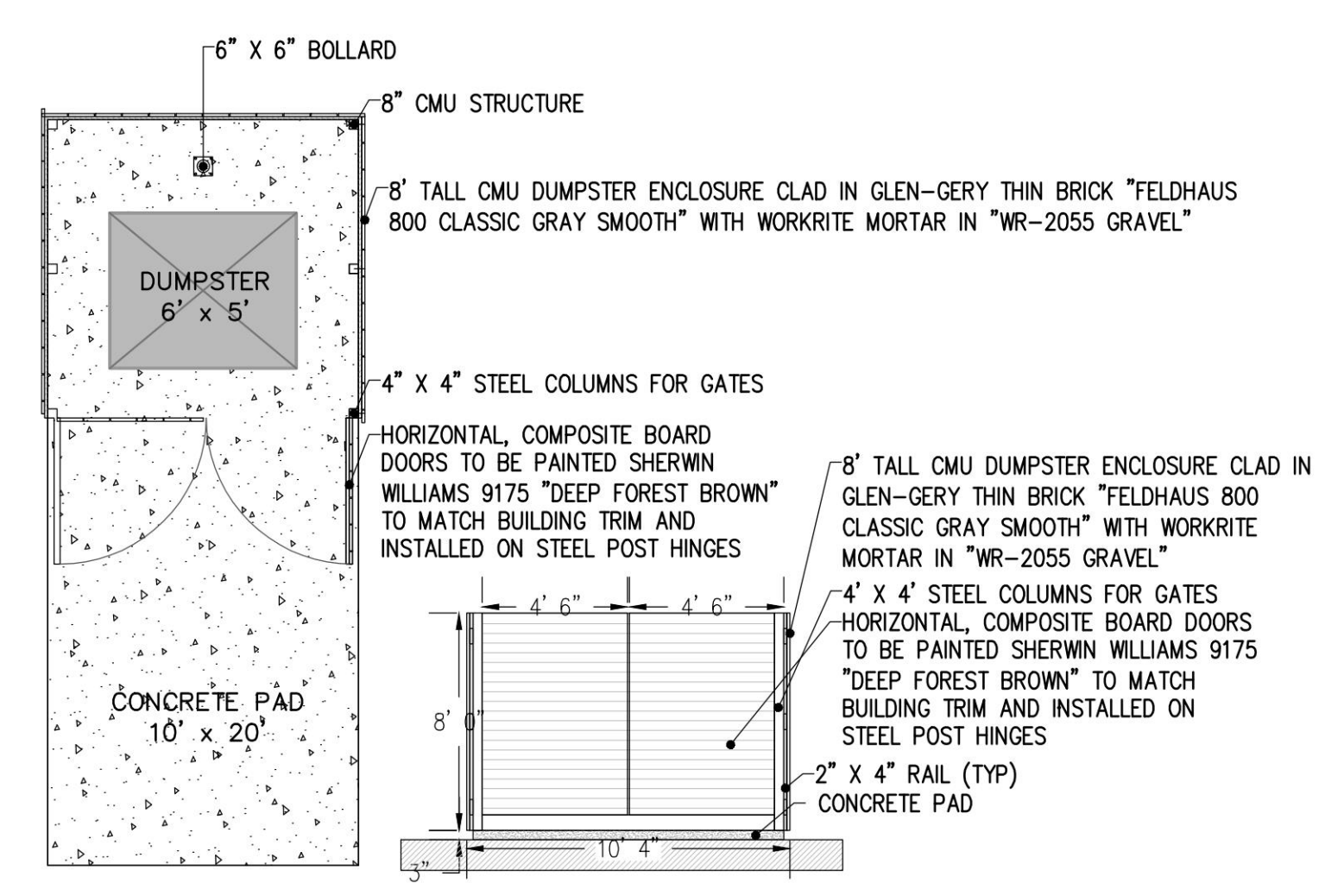


C5

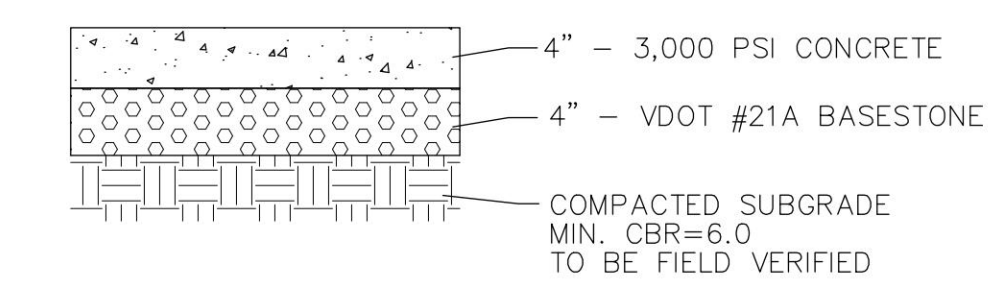




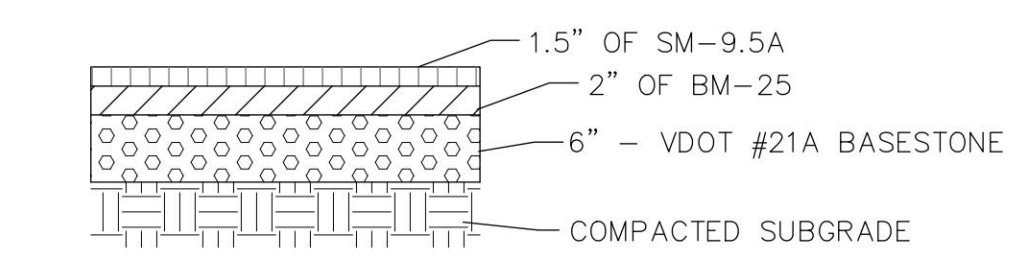
1 TYPICAL DUMPSTER PAD SECTION  
C6 NOT TO SCALE



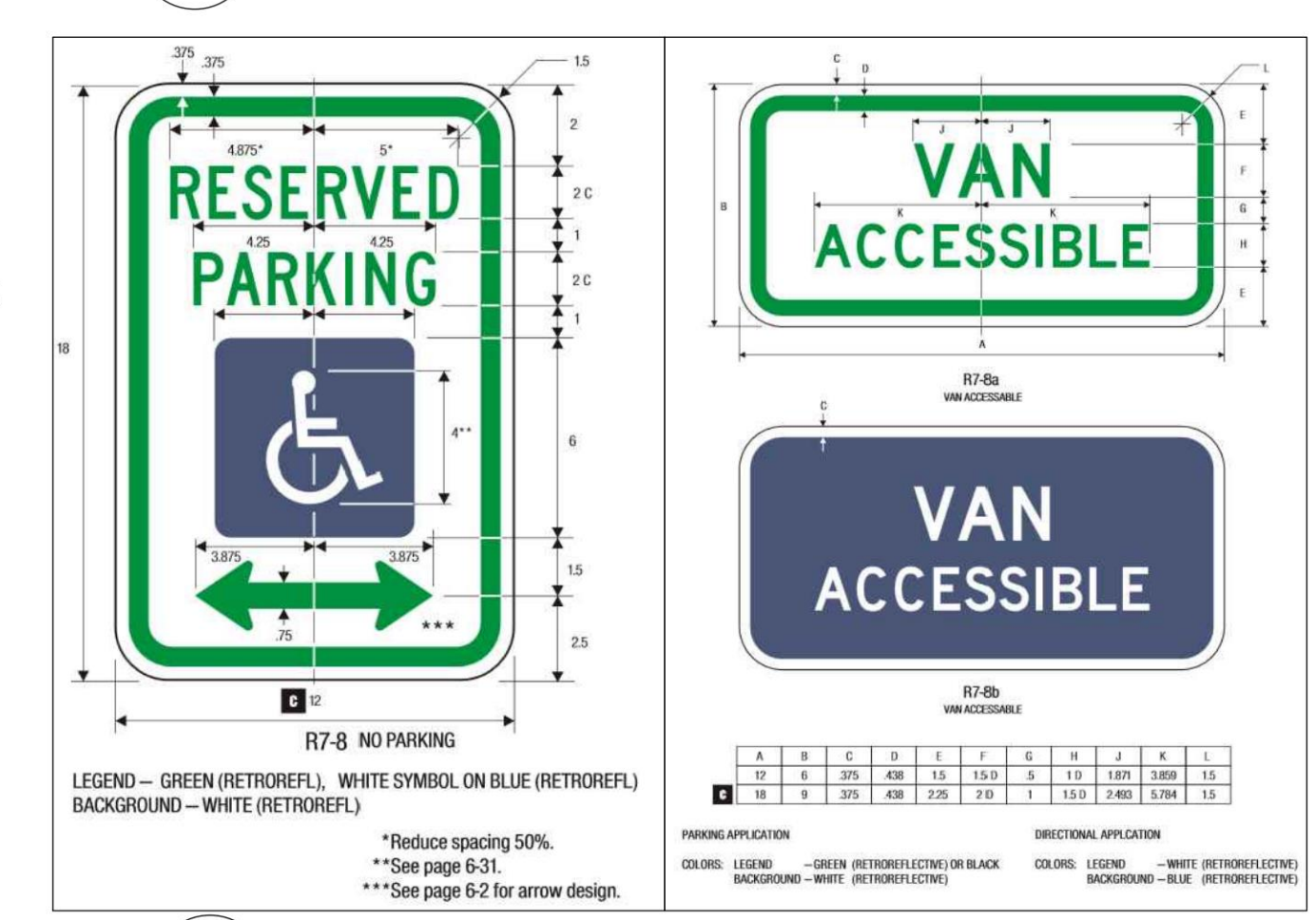
2 DUMPSTER PAD DETAIL  
C6 NOT TO SCALE | TO BE COORDINATED WITH ARCH. DETAILS



3 TYPICAL SIDEWALK SECTION  
C6 NOT TO SCALE



4 TYPICAL PAVEMENT SECTION  
C6 NOT TO SCALE



5 HC PARKING SIGNAGE  
C6 NOT TO SCALE

