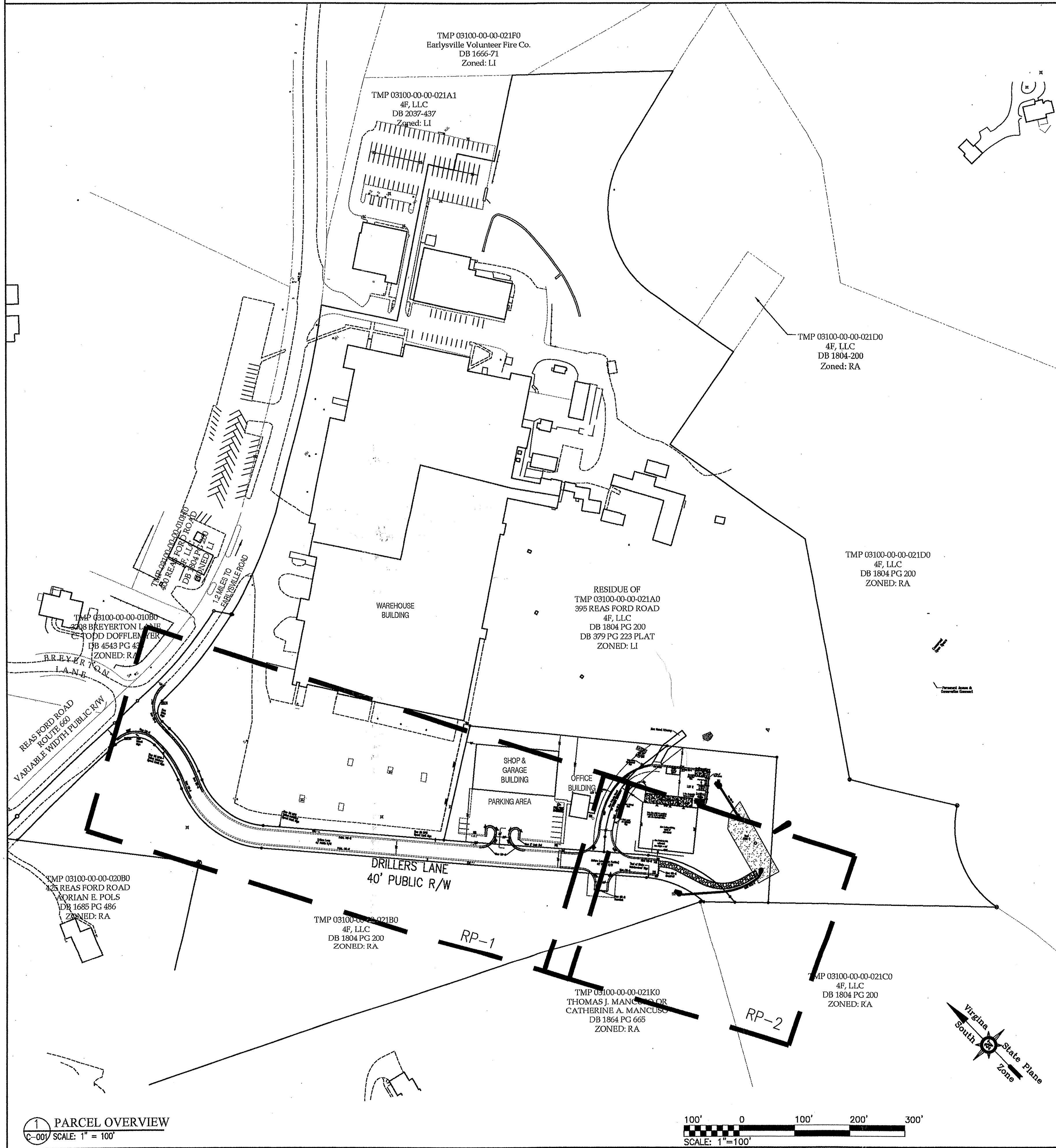
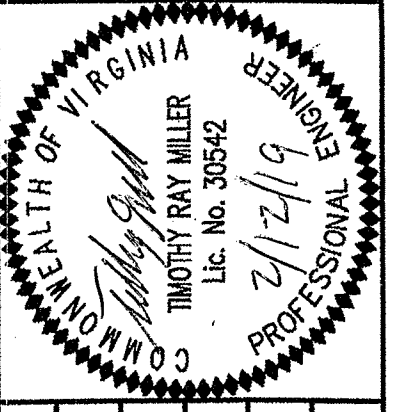


ROAD PLAN NOTES:

- SDP200800061 dated May 5, 2009 approval to disturb the 30' buffer zone between the LI zoning and the RA zoning for public road improvements as depicted on the final site plan.
- The 40' Public R/W is hereby dedicated to Albemarle County for public use.
- The proposed entrance to lot 2 will not be a permitted commercial entrance until a site plan is approved.

SUB 201700197
ROAD PLAN FOR DRILLERS LANE
TAX MAP 31, PARCEL 21A
RIO DISTRICT, ALBEMARLE COUNTY, VIRGINIA



SITE DATA

SITE PLAN NUMBER: SDP200500144, SDP200800061, SDP201500012, SDP201800076

SUBDIVISION NUMBER: SUB201700197, 201800040

WPO PLAN NUMBER: WPO2006003, WPO201500083, WPO201800033

LEGAL REFERENCE: TM 31 PARCEL 21A

PARCEL ADDRESS: 395 REAS FORD ROAD EARLYSVILLE, VA 22936

SOURCE OF TITLE: DB 1825 PAGE 109

OWNER/APPLICANT: 4F, LLC
2885 EARLYSVILLE ROAD
EARLYSVILLE, VA 22936

ZONING: LI - LIGHT INDUSTRIAL
AIA - AIRPORT IMPACT AREA

MAGISTERIAL DISTRICT: RIO

BUILDING SETBACK FOR LI DISTRICT:
PUBLIC RIGHT OF WAY MINIMUM - 10'
PUBLIC RIGHT OF WAY MAXIMUM - NONE
SIDE - PER BUILDING CODE
REAR - PER BUILDING CODE
RA DISTRICT - 50'

PARKING SETBACK FOR LI DISTRICT:
PUBLIC RIGHT OF WAY MINIMUM - 10'
RA DISTRICT - 30'

BUILDING SETBACK FOR RA DISTRICT:
EXTERNAL PUBLIC RIGHT OF WAY - 75'
INTERNAL PUBLIC RIGHT OF WAY - 25'
SIDE - 25'
REAR - 35'

SOURCE OF BOUNDARY: PLAT RECORDED IN DB 379-223

SOURCE OF TOPOGRAPHY: AERIAL SURVEY BY LOUISA AERIAL SURVEYS ON APRIL 10, 2007.
FIELD RUN SURVEY BY MERIDIAN PLANNING GROUP, LLC. ON OCTOBER 25, 2017.

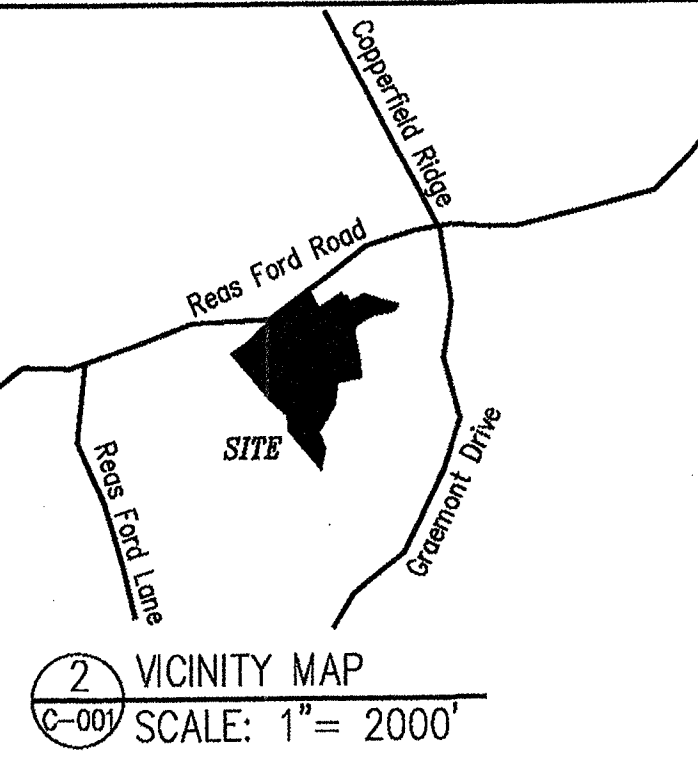
PUBLIC WATER SUPPLY: THIS PARCEL IS LOCATED WITHIN A PUBLIC WATER SUPPLY RESERVOIR WATERSHED.

TRIP GENERATION ESTIMATES

CODE	LAND USE	AVG. WEEKDAY TRIPS	ADJ. STREET PEAKS AM	ADJ. STREET PEAKS PM	SATURDAY	SUNDAY
110	Gen. Lt. Industrial (X 3.12 ACRES)	7.51/ACRE	7.96/ACRE	8.77/ACRE	8.73/ACRE	8.73/ACRE
TRIPS GENERATED:		23.43	24.84	27.36	27.24	13.79

JOB NO.:	14146
DATE:	11/08/2017
SCALE:	AS SHOWN
DRAWN BY:	ACC
DESIGNED BY:	ITM
CHECKED BY:	

MERIDIAN
PLANNING GROUP, LLC
ENGINEERING*SURVEYING*PLANNING
 440 PREMIER CIRCLE, SUITE 200
 CHARLOTTESVILLE, VA 22801
 PHONE: 434-862-0121
 WWW.MERIDIANGROUP.COM



SHEET INDEX

NO.	DESCRIPTION	DATE
1	County Comments	2/15/18
2	County Comments	5/4/18
3	County Comments	10/04/18
4	County Comments	12/27/18
5	Added Yellow Advisory Speed Limit Signs	2/12/19

APPROVED
by the Albemarle County
Community Development Department
Date: 2/20/2019
File: SUB2017-00197

AVERAGE DAILY TRAFFIC
 ADT Between Lofthands and Reas Ford Rd is 1100 trips
 Projected office space is 2200 SF
 Projected ADT is 22 trips.

LEGEND

PP	POWER POLE		Critical Slopes
SCC	STORMWATER CONVEYANCE CHANNEL		
	BUILDING & PARKING SETBACK		

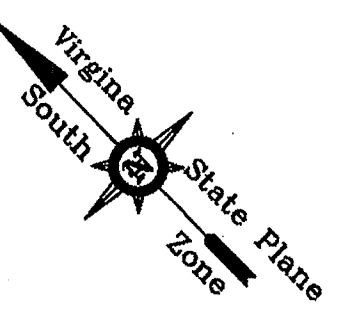
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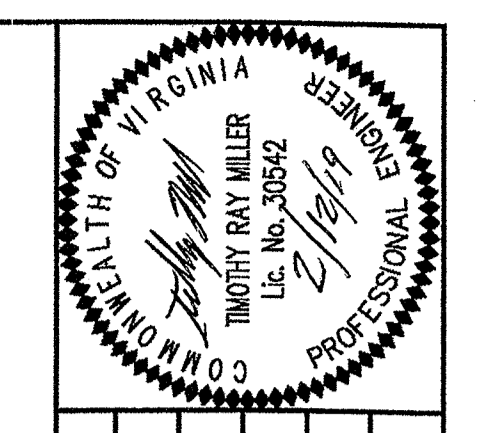
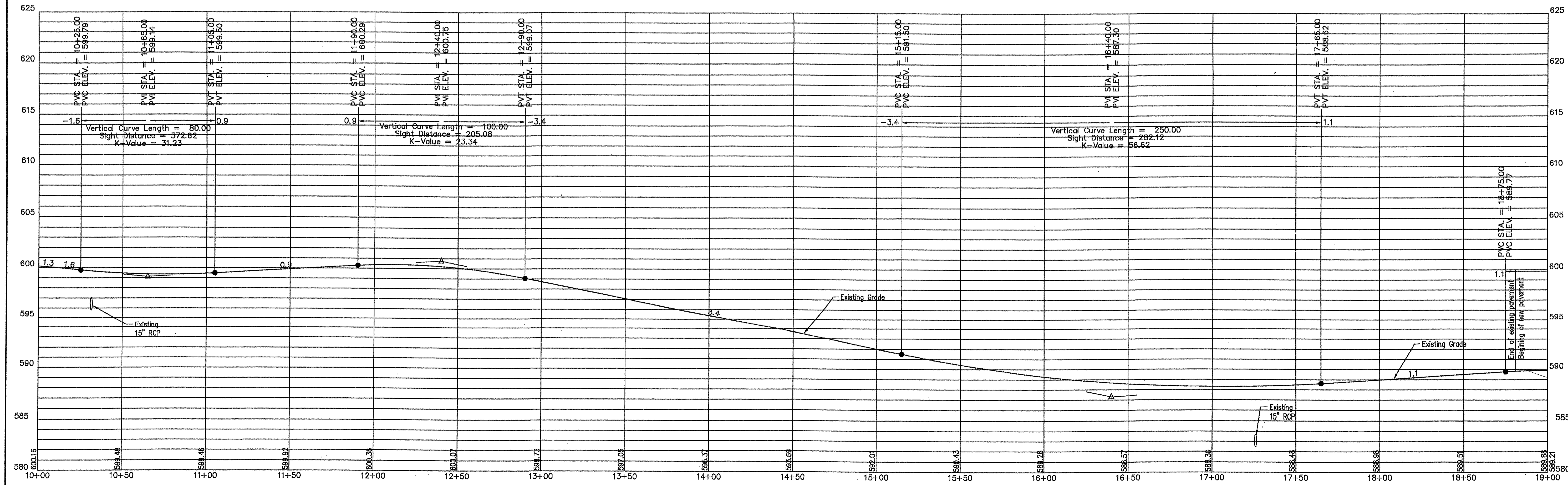
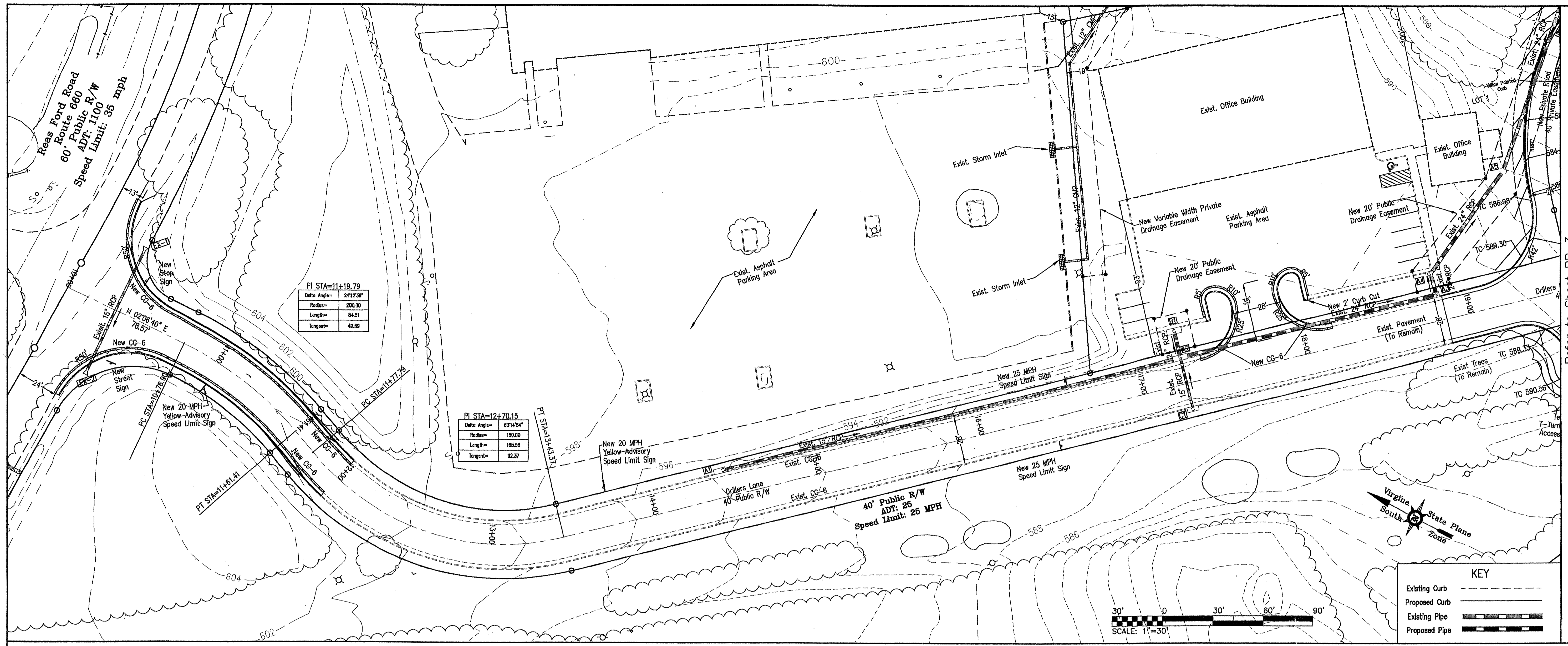
APPROVALS	DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT	
PLANNER/ZONING	
ENGINEER	
INSPECTIONS	
ARB	
DEPARTMENT OF FIRE RESCUE	
VIRGINIA DEPARTMENT OF TRANSPORTATION	
HEALTH DEPARTMENT	

ROAD PLANS FOR
DRILLERS LANE
COVER SHEET
 SHEET NO. **RP-1**
 SHEET 1 of 7

1 PARCEL OVERVIEW
 SCALE: 1" = 100'

0 100' 200' 300'
 SCALE: 1" = 100'





JOB NO.:	DATE:	SCALE:	DRAWN BY:	DESIGNED BY:	CHECKED BY:
	11/08/2017	AS SHOWN	ACC	TRM	

Refer to Sheet RP-3

MERIDIAN
PLANNING GROUP, LLC
ENGINEERING*SURVEYING*PLANNING
440 PREMIER CIRCLE, SUITE 200
CHARLOTTESVILLE, VA
PHONE: 434-882-0121
WWW.MERIDIANVA.COM

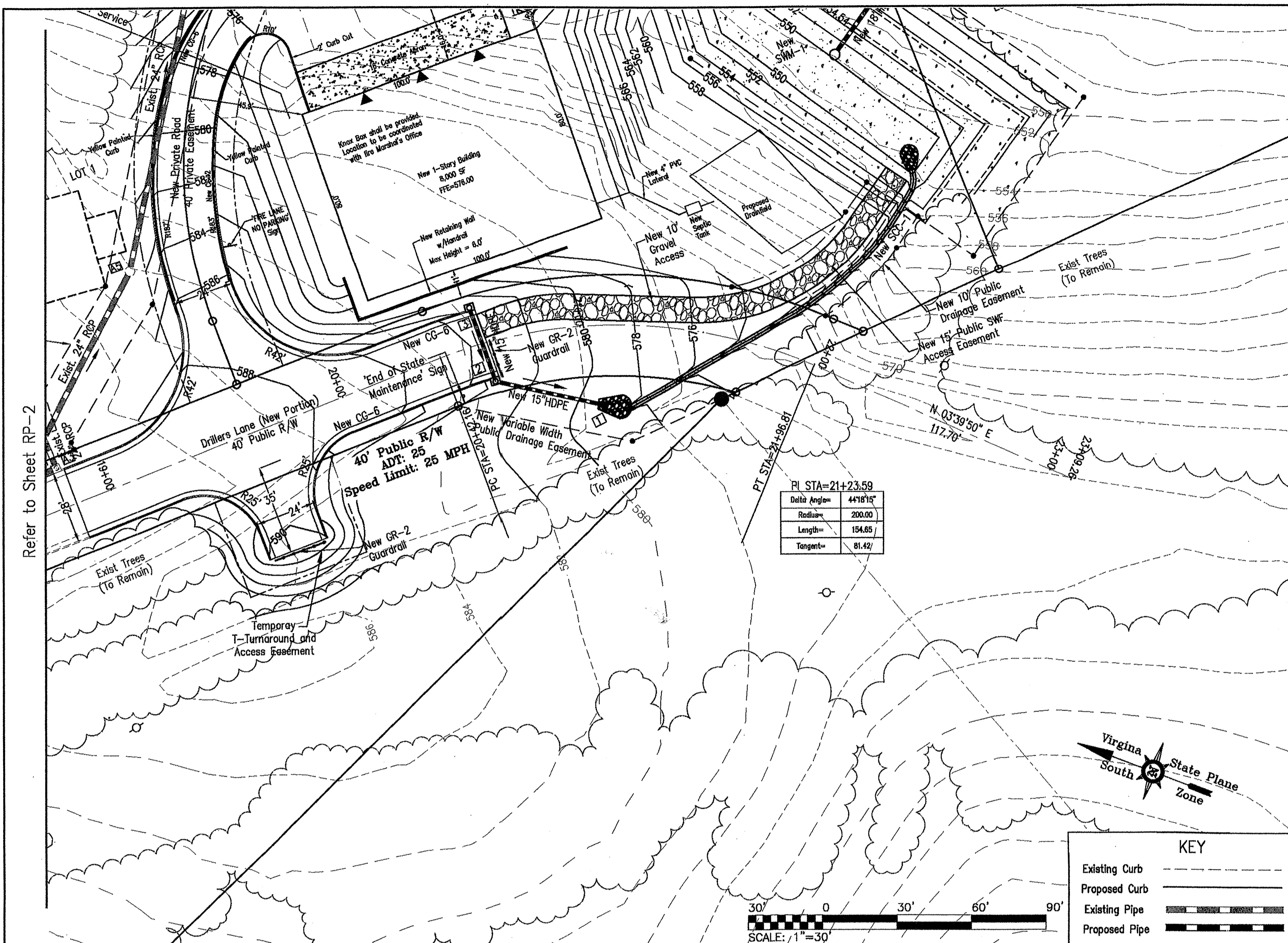
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PROJECT TITLE:
**ROAD PLANS FOR
DRILLERS LANE**

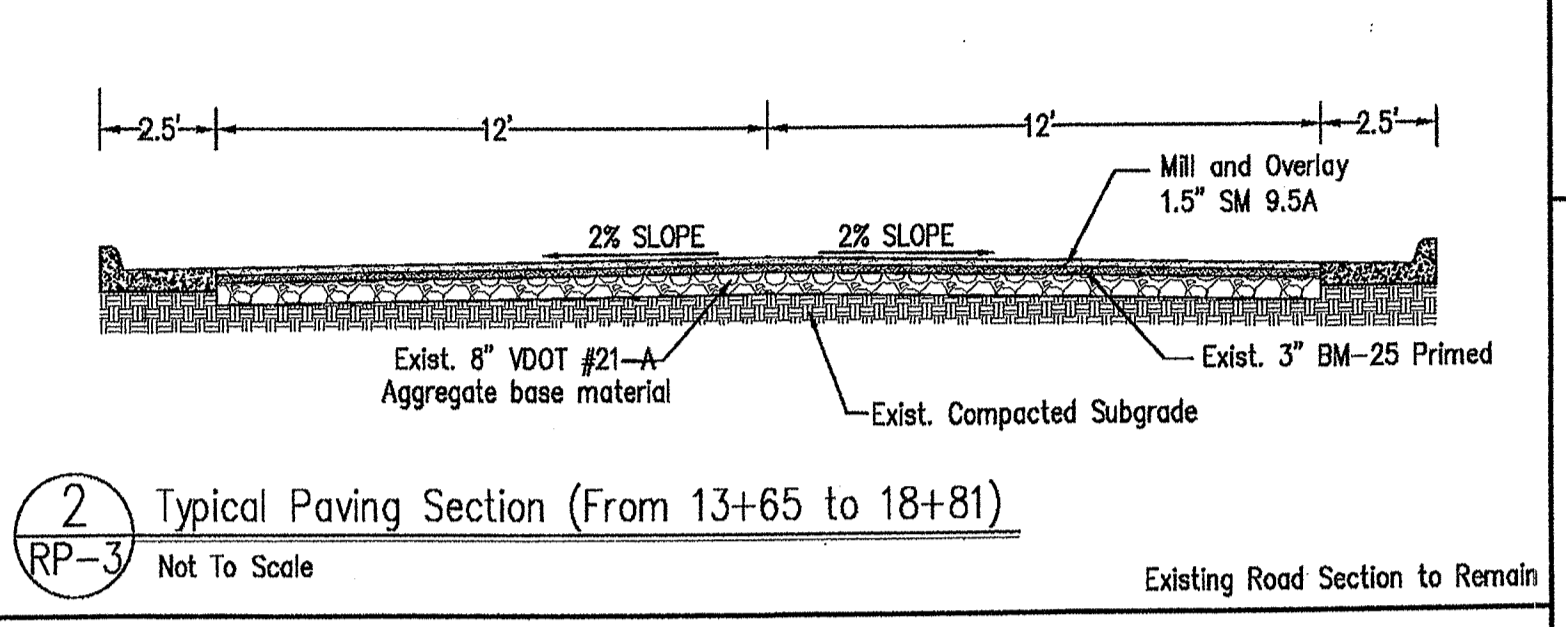
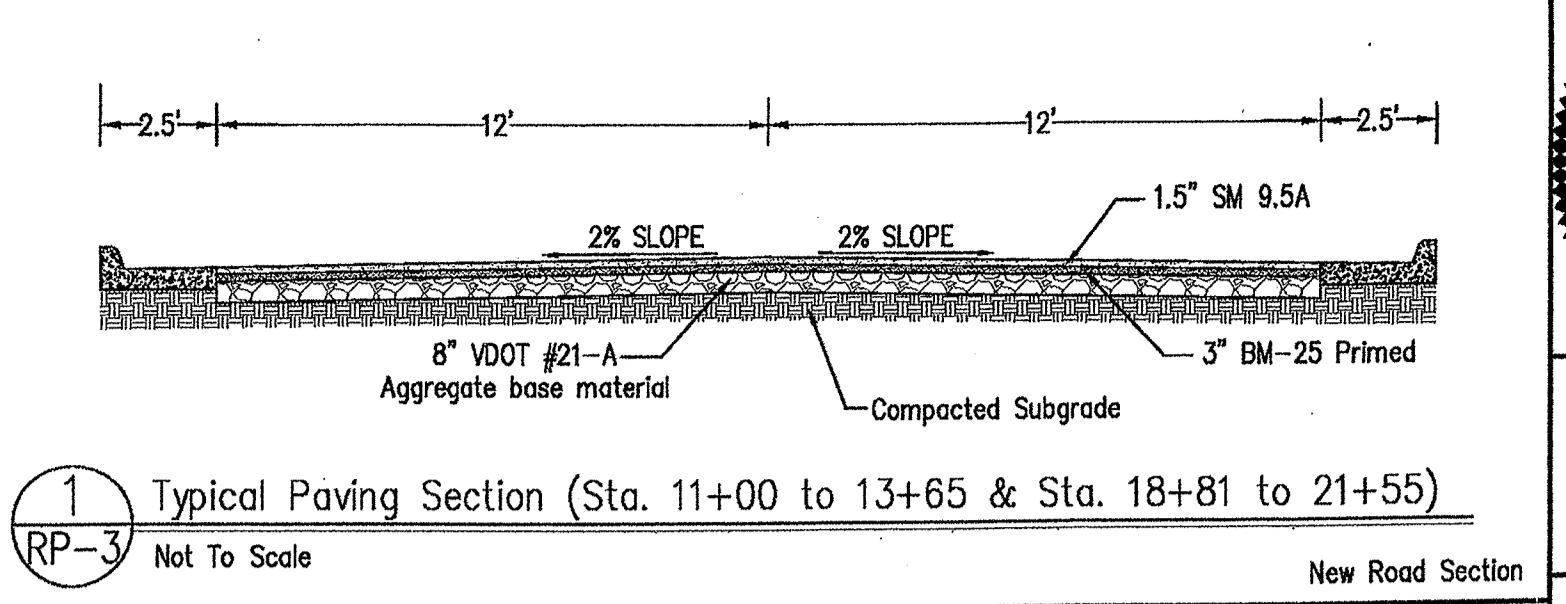
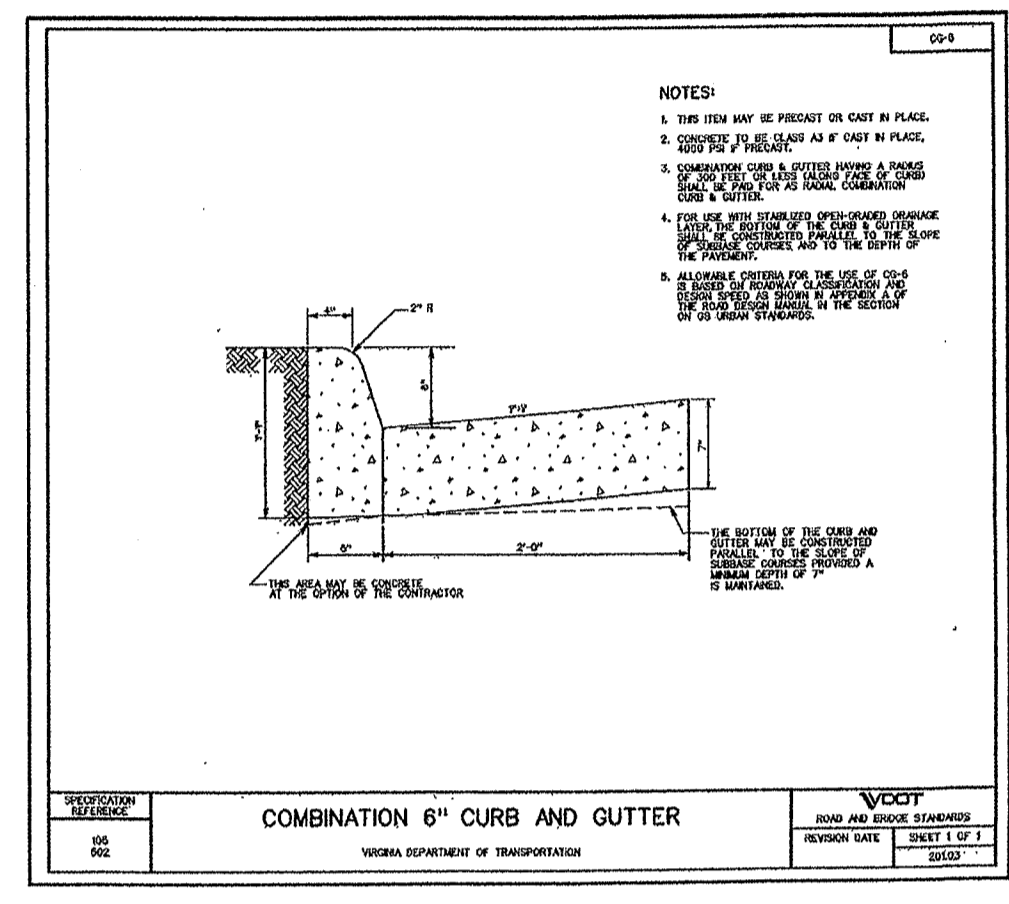
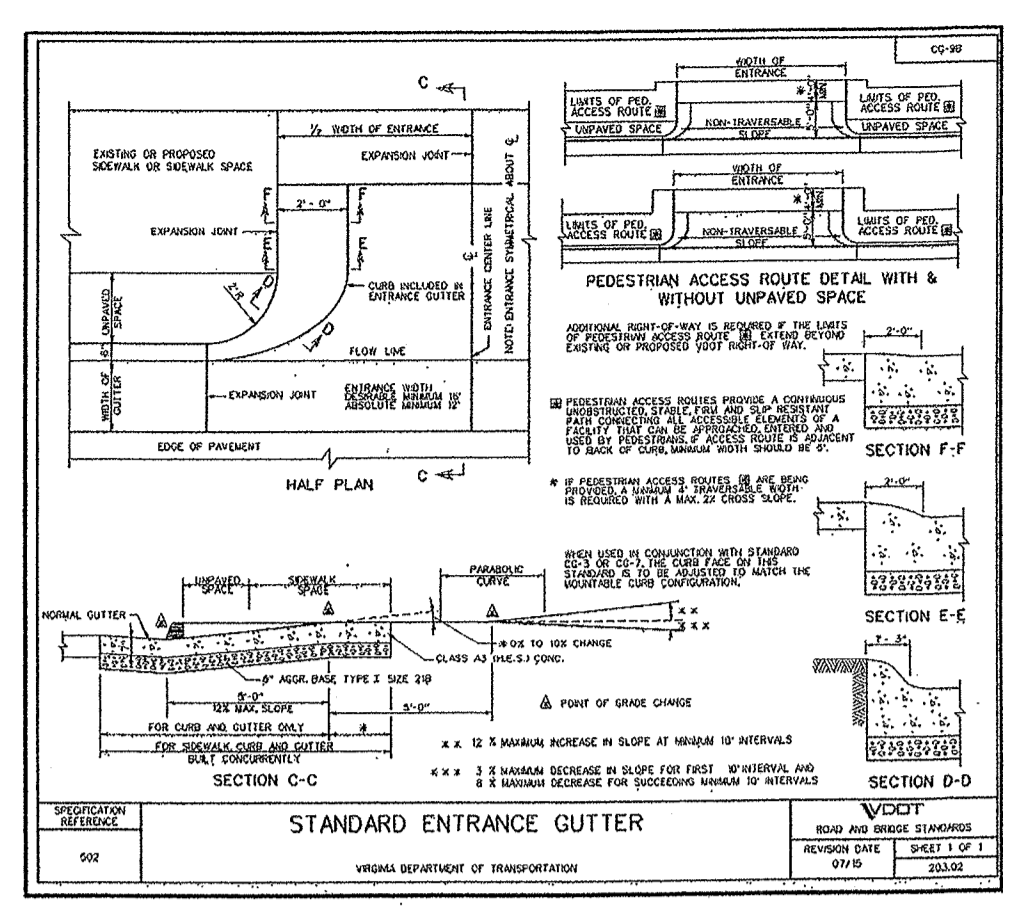
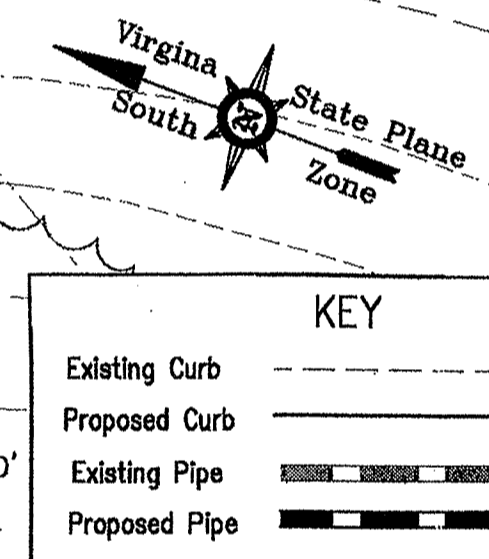
SHEET TITLE:
ROAD PLAN AND PROFILE

SHEET NO.
RP-2

SHEET 2 of 7



PI STA=21+23.59
Radius= 200.00
Length= 154.85
Tangent= 81.42



Existing Culvert Calculation:

Subbasin Data:
 Drainage Area: 0.85 acre
 Runoff Coefficient: 0.50
 Time of Concentration: 6.0 min

Rainfall Data:
 Return Period: 10 YEAR
 Rainfall Intensity: 6.60 in/hr

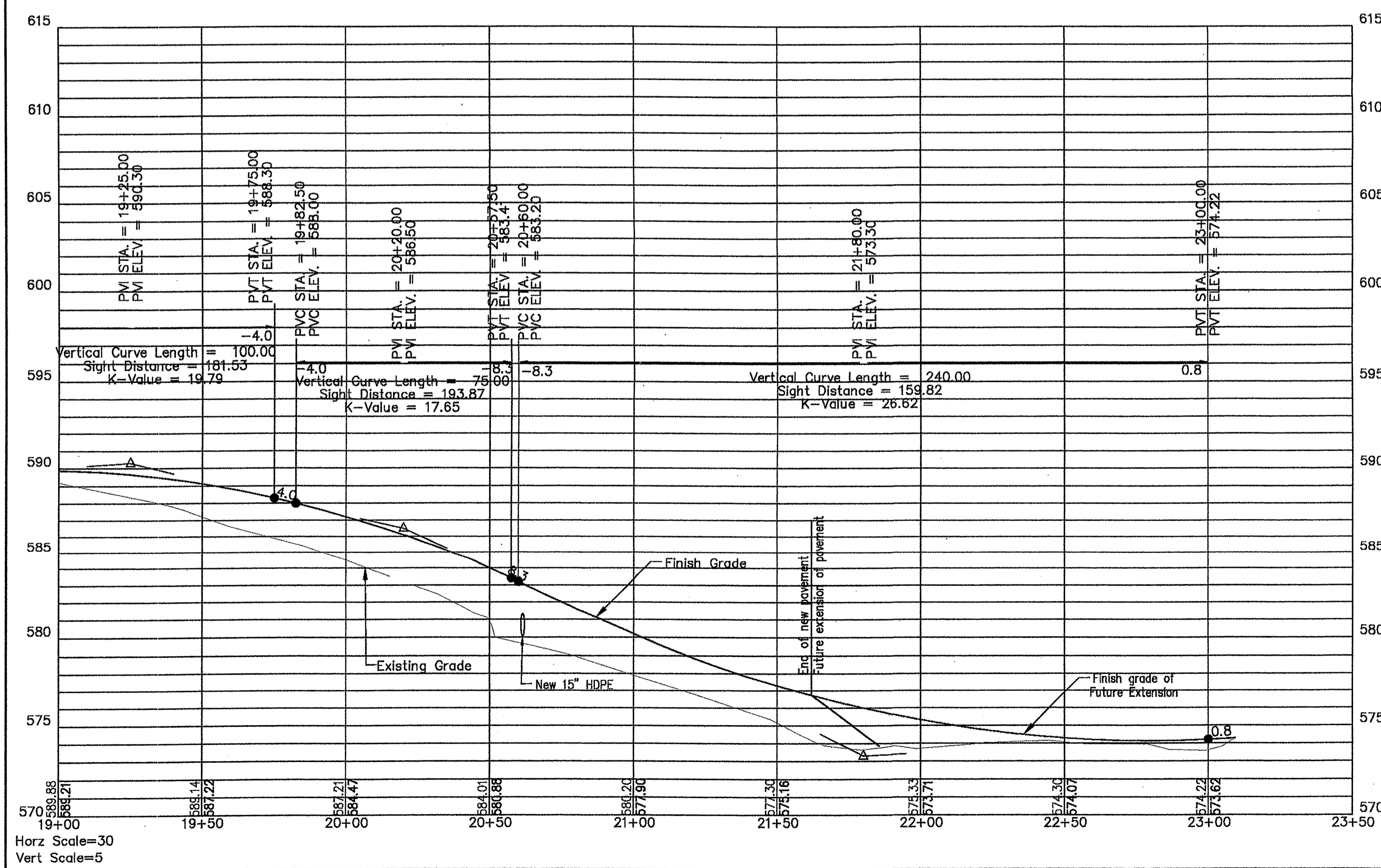
Computed Results:
 Peak Discharge (Qp): 2.81 cfs

Culvert Design

Design Parameters:
 Section: Circular
 Shape: Concrete
 Diameter: 15.00 in
 Manning's n: 0.0130
 Number of Barrels: 1
 Inlet Type: Beveled Ring, 45-Degree Bevels 1:1
 Ke: 0.20
 Inverts:
 Inlet Invert Elevation: 596.780 ft
 Outlet Invert Elevation: 596.420 ft
 Length: 72.340 ft
 Slope: 0.50 %

Culvert Calculation

Discharge: 2.8100 cfs
 Headwater Elevation: 597.77 ft
 Shoulder Elevation: 599.33 ft
 Freeboard: 1.55 ft
 HW/D = 1.01/1.25 = 0.81
 Tailwater Elevation: 596.42 ft
 Downstream Velocity: 4.17 ft/s
 Downstream Flow Depth: 0.673 ft
 Flow Control Type: Outlet Control, Gradually Varied Flow



LD-229 Storm Drain Design

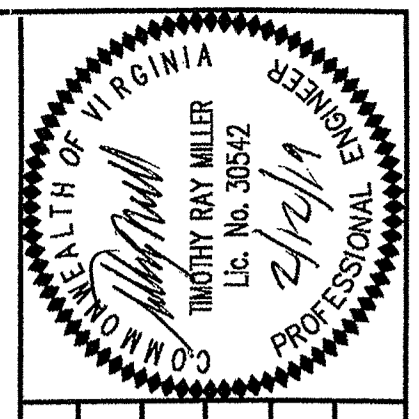
From Point	To Point	Catch A (Ac)	Runoff Coef.	Inc CA	Accum CA	Tot Tc (min)	Total Int (in/hr)	Total Flow (cfs)	Up Inv (ft)	Down Inv (ft)	Pipe Len (ft)	Inv S (%)	Pipe Dia (in)	Pipe Cap (cfs)	Velocity (ft/s)	Flow Travel Time (min)
A-1	A-2	0.19	0.65	0.12	0.12	6.00	6.37	0.79	589.31	582.20	278.87	2.55	15.00	11.05	1.85	2.55
A-2	A-3	0.24	0.65	0.16	0.59	8.55	5.70	3.38	582.19	579.96	152.89	1.46	24.00	29.10	3.55	0.73
A-3	A-4	0.18	0.85	0.15	0.75	9.28	5.53	4.00	579.68	579.02	8.46	7.81	24.00	56.17	3.19	0.07
A-4	A-5	0.11	0.85	0.09	0.84	9.34	5.52	4.44	578.91	577.93	70.76	1.38	24.00	27.94	6.17	0.20
A-5	A-6	0.00	0.50	0.00	0.84	10.10	5.38	4.51	577.58	566.50	137.01	8.09	24.00	68.89	11.75	0.20
B-1	A-2	0.15	0.90	0.14	0.14	6.00	6.37	0.86	582.49	582.20	11.35	2.55	24.00	33.54	0.94	0.27
C-1	A-2	0.21	0.85	0.18	0.18	6.00	6.37	1.14	582.72	582.22	27.31	1.83	15.00	8.81	2.22	0.24
2	1	0.14	0.80	0.11	0.16	5.31	6.60	0.83	579.99	579.50	40.19	1.07	15.00	7.62	3.86	0.18
3	2	0.06	0.80	0.05	0.05	5.00	6.70	0.29	580.30	580.03	26.93	1.00	15.00	7.05	1.67	0.31

LD-347 Hydraulic Grade Line Calculations

Inlet Station	Outlet Water Surf Elev (ft)	Rise of Outflow	Discharge of Outflow Pipe	Length of Outflow Pipe	Friction Slope of Outflow Pipe	Velocity of Flow in Outflow Pipe, V _o	Total Head Loss for the Structure, H _t	Final Head Loss at Junction, H _j	Inlet Water	Rim Elev
A-1	583.06	15.00	0.79	278.87	0.27	0.76	0.02	0.79	583.85	594.39
A-2	580.70	24.00	3.38	152.83	0.36	0.56	0.22	0.78	581.47	587.96
A-3	580.36	24.00	4.00	8.46	0.25	0.05	4.07	0.25	580.64	590.04
A-4	580.28	24.00	4.43	70.76	0.05	0.04	1.92	0.05	580.37	589.12
A-5	566.86	24.00	4.51	137.01	7.95	11.05	2.33	13.37	580.23	584.12
B-1	583.06	24.00	0.86	11.35	0.03	0.00	1.21	0.00	583.06	588.08
C-1	583.06	15.00	1.14	27.31	0.28	0.09	3.14	0.03	583.18	587.78
2	579.79	15.00	0.83	40.19	1.02	0.43	3.86	0.12	580.34	583.61
3	580.35	15.00	0.29	26.93	0.26	0.09	2.15	0.01	580.45	583.80

LD-204 Stormwater Inlet Computations

Structure Number	Inlet Type	Curb Opening (ft)	Catchment Area (ac)	Runoff Coef.	CA	Sum CA	Intensity (in/hr)	Q Catchment (cfs)	Q carryover (cfs)	Q Total (cfs)	Manning's N	Gutter Slope (")	Pave X-slope (")	Gutter X-slope (")	Total Gutter Spread (ft)	Depth at Curb (ft)	% Efficiency	Q Intercepted (cfs)	Q Passed (cfs)	Ponding Depth @ Sag, d(ft)	Curb Height (ft)	D/H	Midpoint Spread (ft)
1	DI-38-6"	6.00	0.19	0.65	0.12	0.12	4.00	0.49	0.00	0.49	0.02	0.01	0.02	0.10	1.83	0.20	1.00	0.49	0.00	-	0.50	-	-
A-2	DI-3C SAG-6"	6.00	0.24	0.65	0.16	0.16	4.00	0.62	0.00	0.62	0.02	0.01	0.02	0.10	SAG	1.00	0.62	0.00	0.10	0.50	0.20	0	-
A-3	DI-38-4"	4.00	0.18	0.85	0.15	0.15	4.00	0.61	0.00	0.61	0.02	0.01	0.02	0.10	1.99	0.21	0.98	0.60	0.01	-	0.50	-	-
A-4	DI-3A GRADE	2.50	0.11	0.85	0.09	0.09	4.00	0.37	0.00	0.37	0.02	0.01	0.02	0.10	1.67	0.20	0.86	0.33	0.05	-	0.50	-	-
B-1	DI-3C SAG-6"	6.00	0.15	0.90	0.14	0.14	4.00	0.54	0.00	0.54	0.02	0.01	0.02	0.10	SAG	1.00	0.54	0.00	0.09	0.50	0.18	0	-
C-1	DI-3C SAG-6"	6.00	0.21	0.85	0.18	0.18	4.00	0.71	0.00	0.71	0.02	0.01	0.02	0.10	SAG	1.00	0.71	0.00	0.11	0.50	0.22	0	-
2	DI-3A GRADE	2.50	0.14	0.80	0.11	0.11	4.00	0.45	0.00	0.45	0.02	0.01	0.02	0.10	1.77	0.20	0.83	0.37	0.08	-	0.50	-	-
3	DI-3A GRADE	2.50	0.06	0.80	0.05	0.05	4.00	0.19	0.00	0.19	0.02	0.01	0.02	0.10	1.29	0.19	0.98	0.19	0.00	-	0.50	-	-

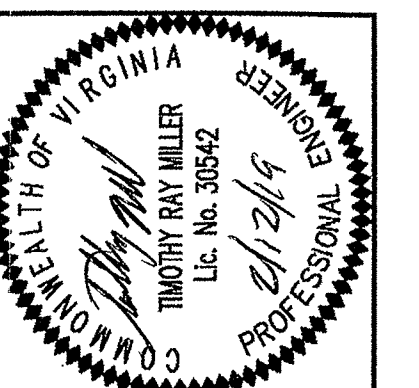
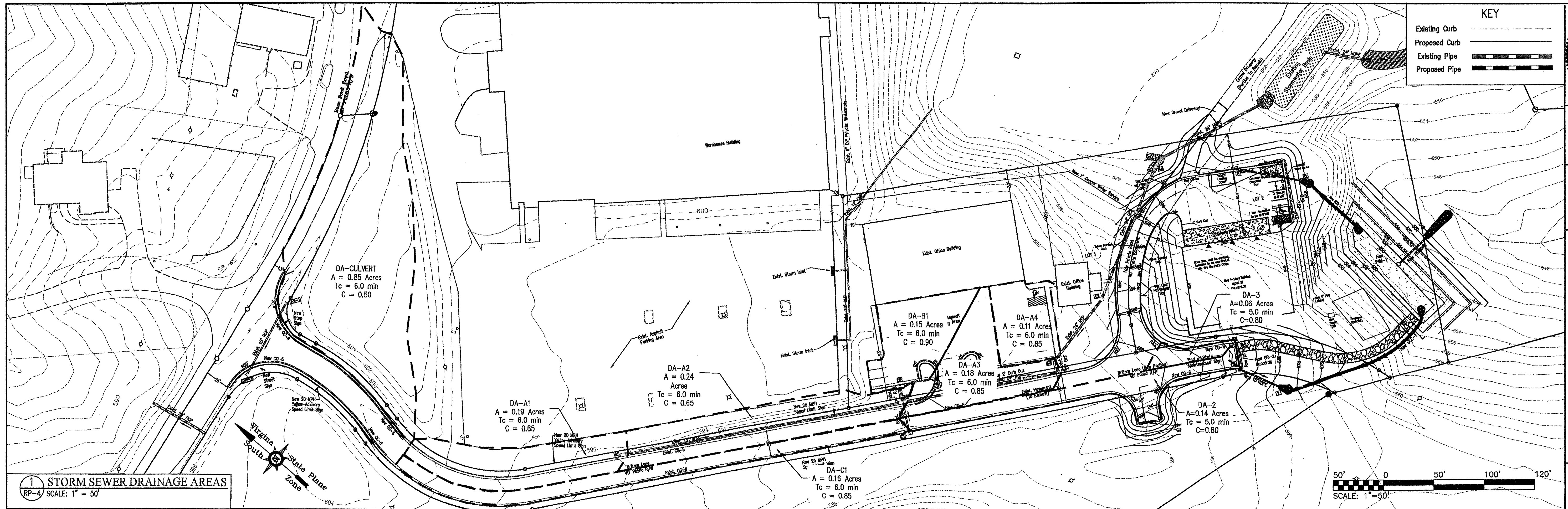


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 SCALE: AS SHOWN
 DRAWN BY: ACC
 DESIGNED BY: TRM
 CHECKED BY:

MERIDIAN PLANNING GROUP, LLC
 ENGINEERING * SURVEYING * PLANNING
 440 PREMIER CIRCLE, SUITE 200
 PHOENIX, AZ 85024
 WWW.MERIDIANWEB.COM

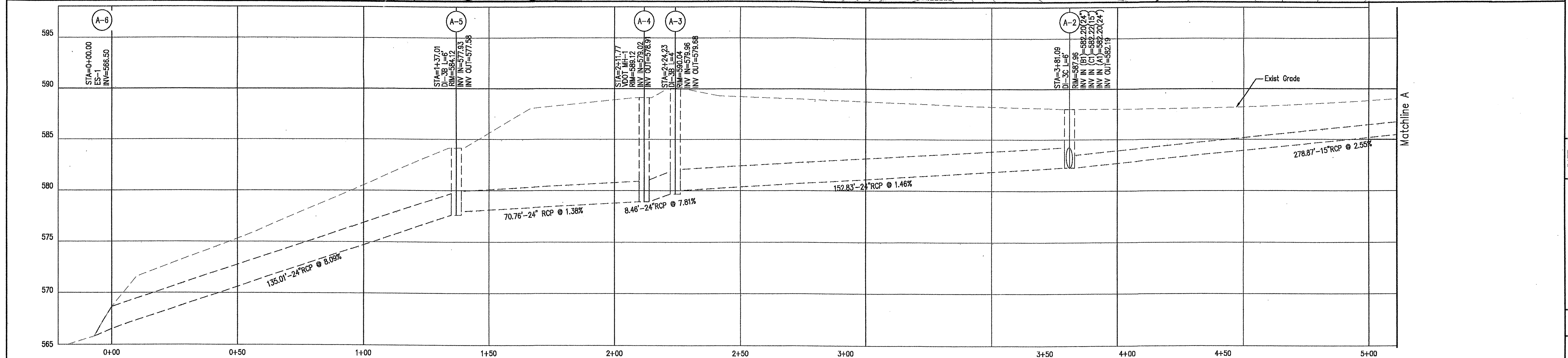
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1	County Comments	2/15/18
2	County Comments	5/4/18
3	County Comments	10/04/18
4	County Comments	12/27/18
5	Add Yellow Advisory Speed Limit Signs	2/17/19

PROJECT TITLE:
ROAD PLANS FOR DRILLERS LANE
 SHEET TITLE:
ROAD PLAN AND PROFILE & DETAILS
 SHEET NO.:
RP-3
 SHEET 3 of 7

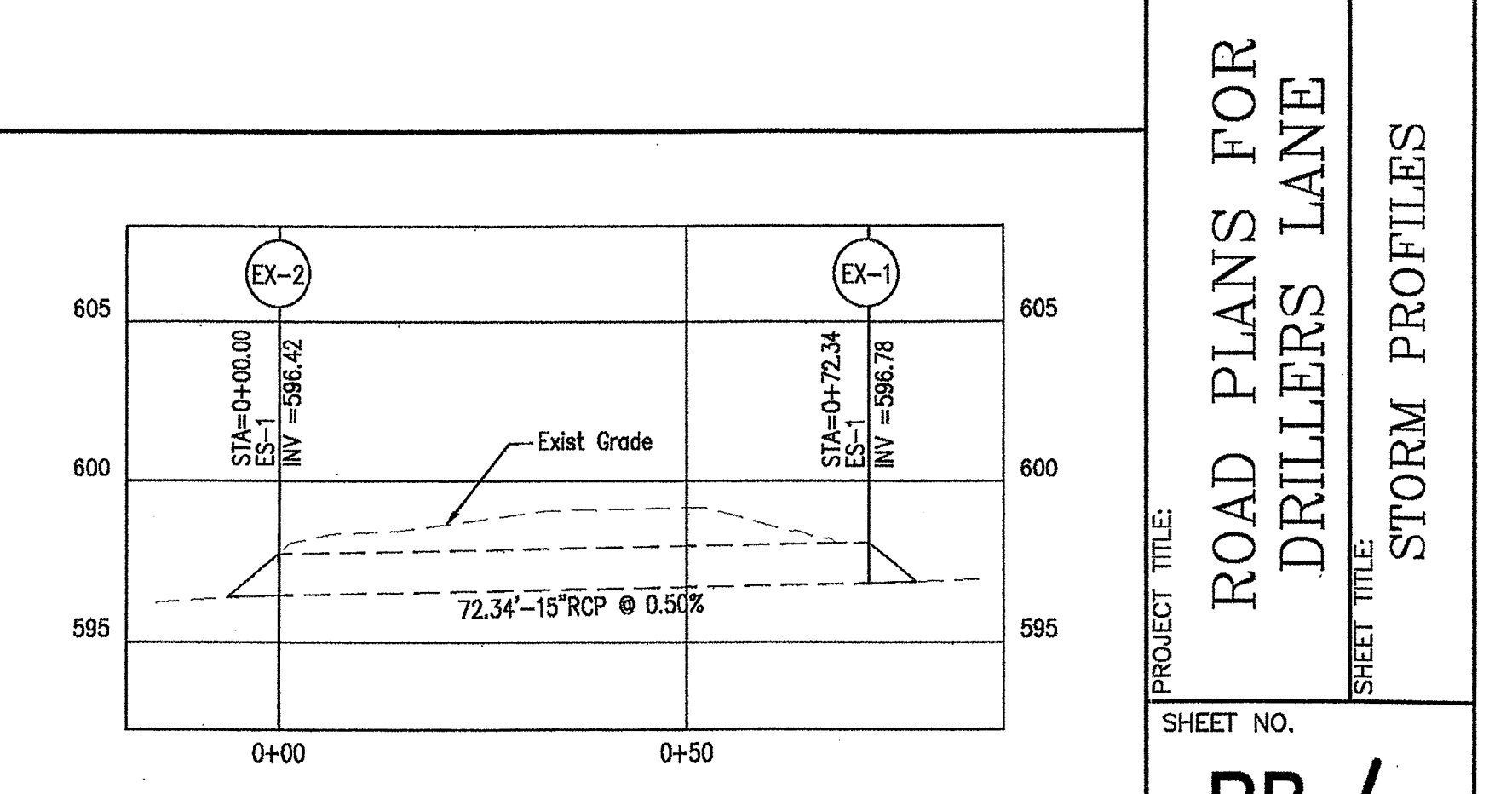
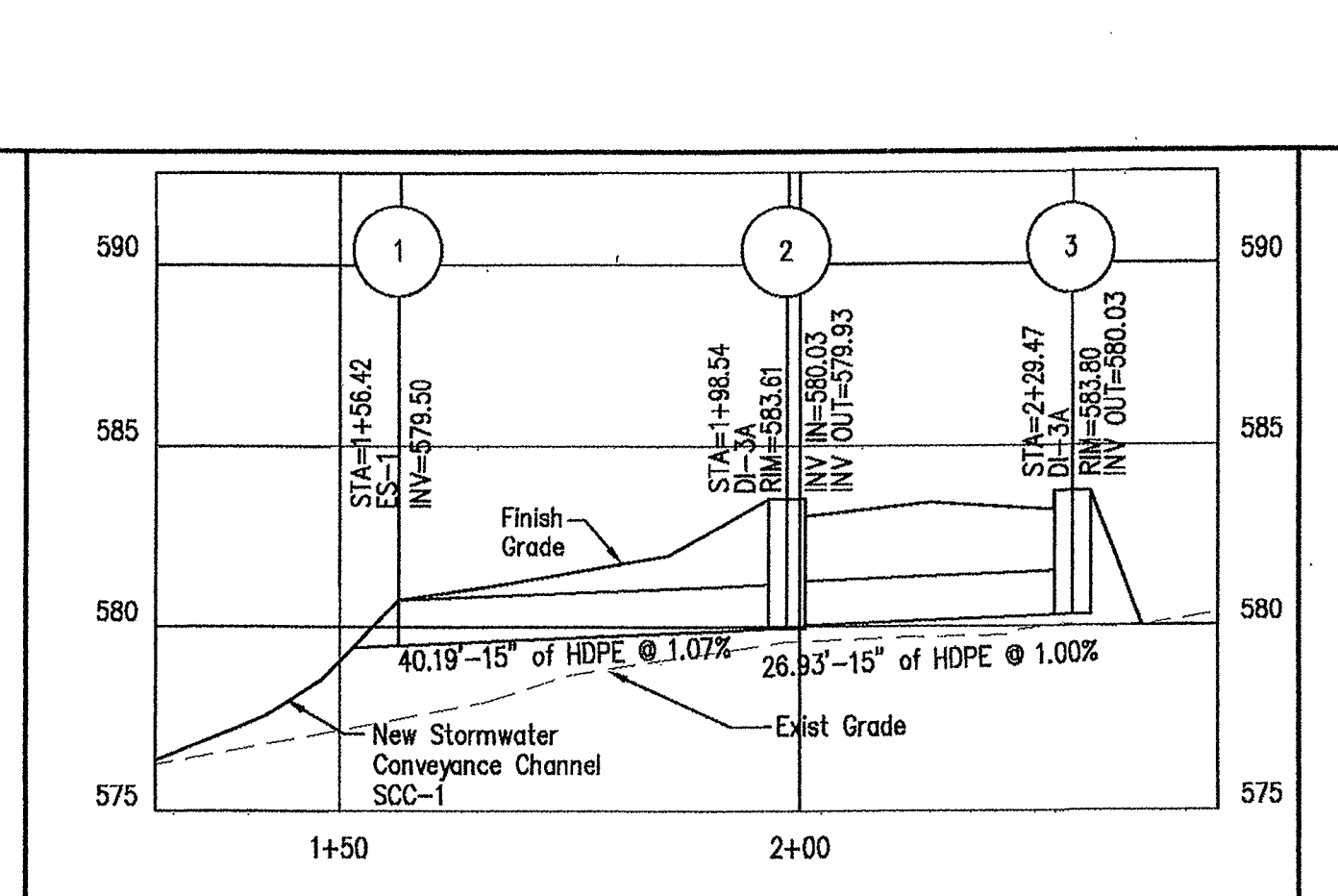
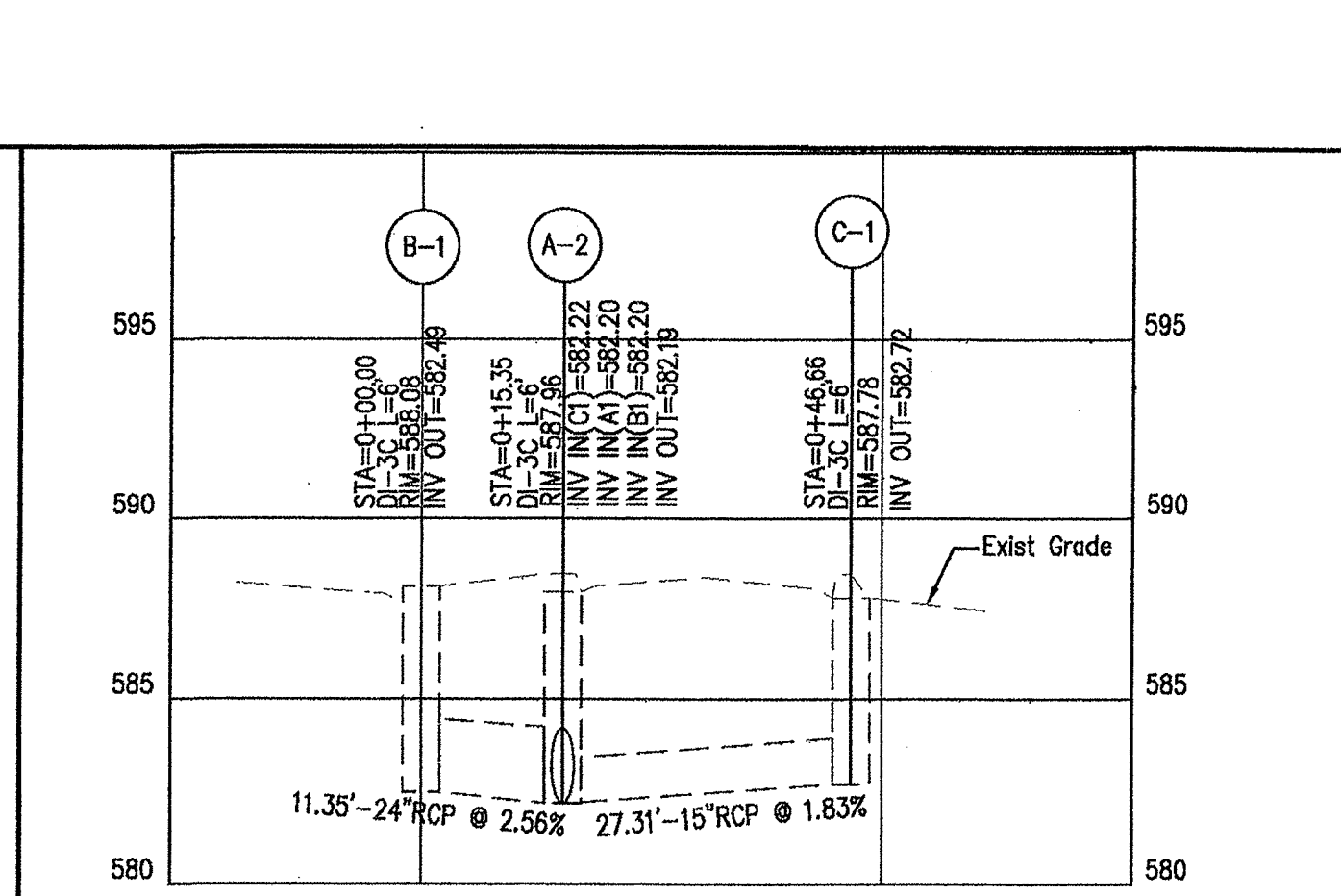
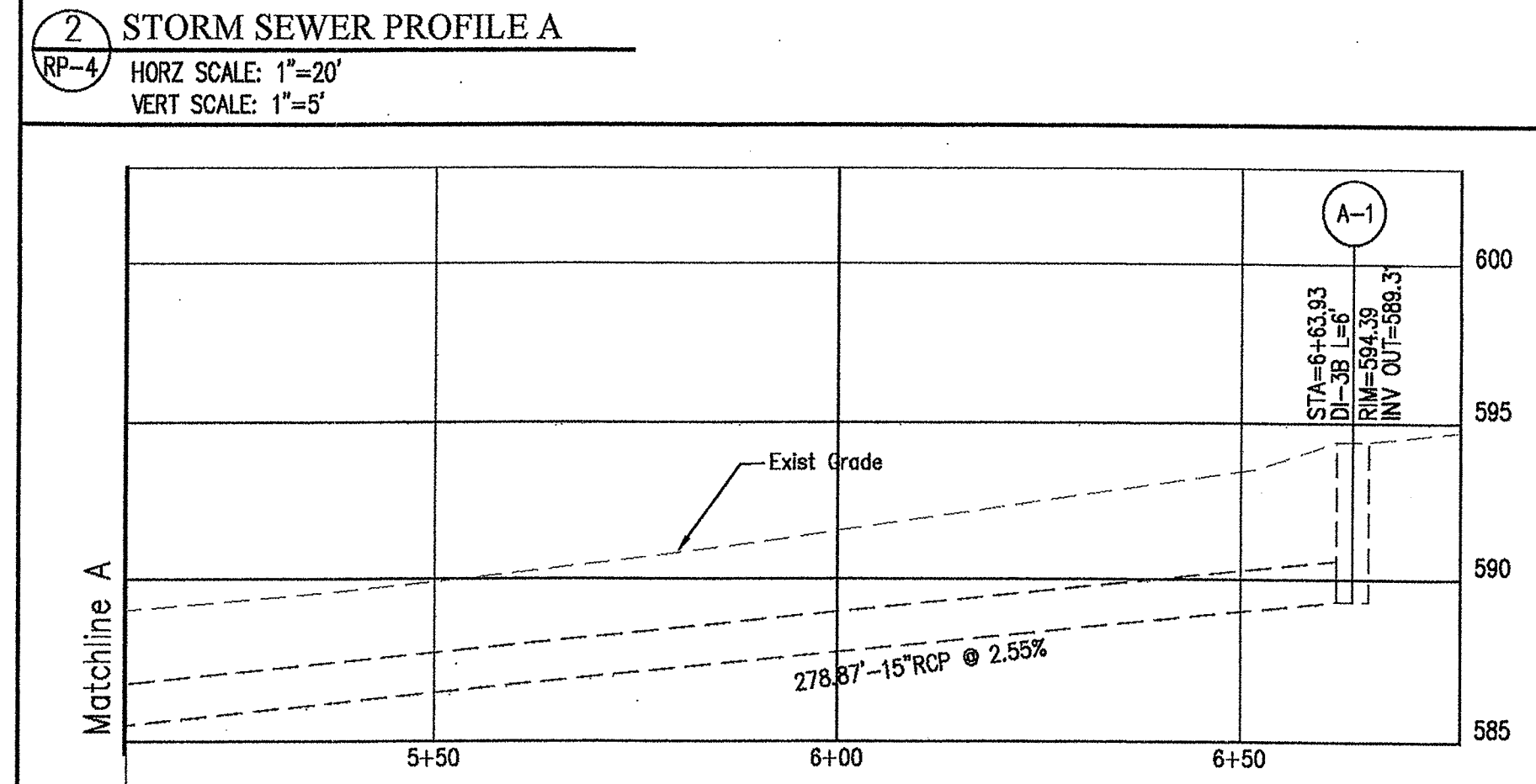


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DESIGNED BY:	TRM
CHECKED BY:	

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 PLANNING GROUP, LLC
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 440 PLEASANTVIEW DRIVE, SUITE 200
 CHARLOTTE, NC 28202
 PHONE: 434-882-0121
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4	County Comments	12/27/18
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PROJECT TITLE:
ROAD PLANS FOR DRILLERS LANE

SHEET TITLE:
STORM PROFILES

SHEET NO.
RP-4

SHEET 4 of 7

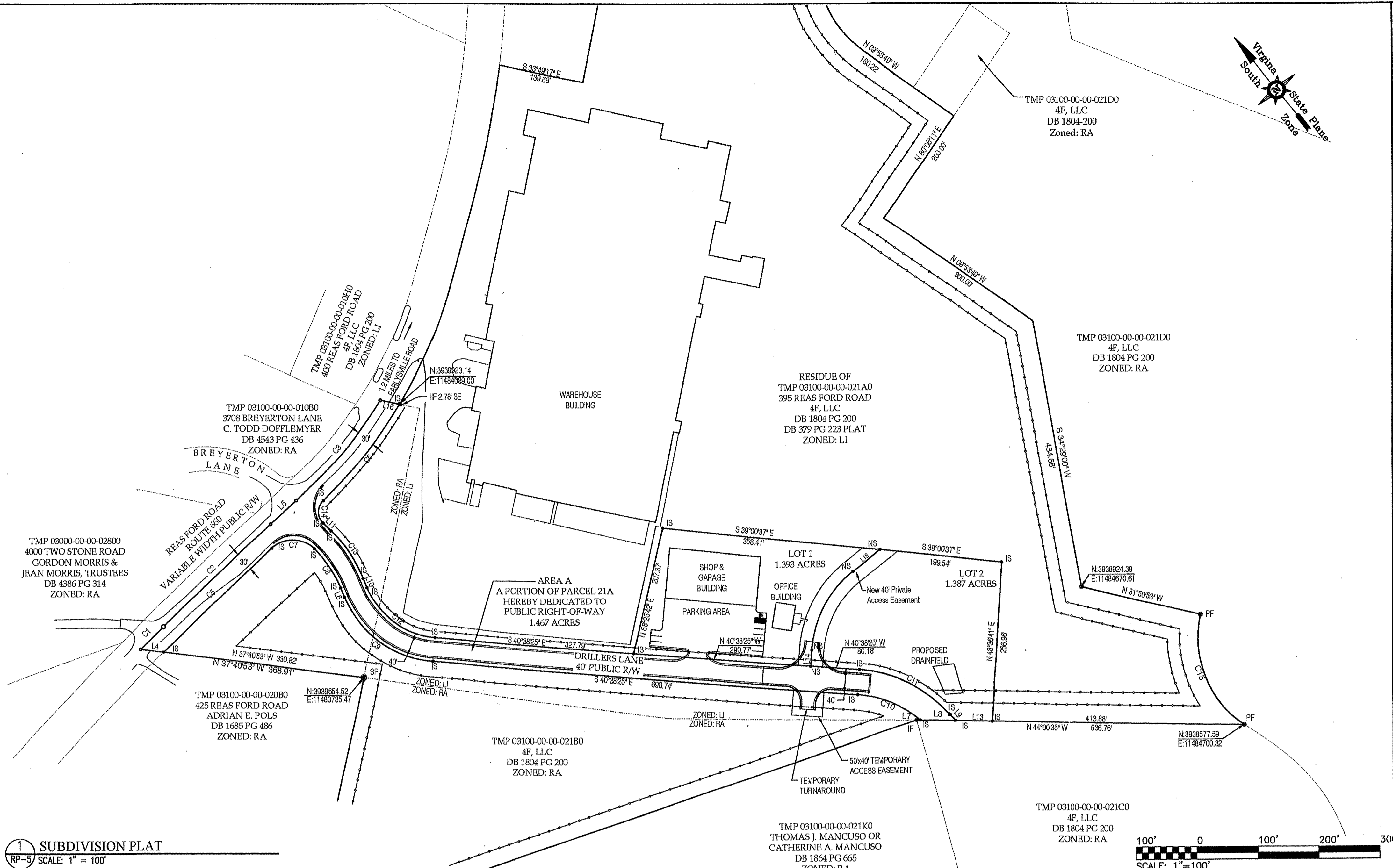
ALBEMARLE COUNTY ENGINEERING GENERAL CONSTRUCTION NOTES

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 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.
5. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.
6. PAVED, RIP-RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE COUNTY, OR DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
7. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
8. UNLESS OTHERWISE NOTED ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE - CLASS III.
9. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).

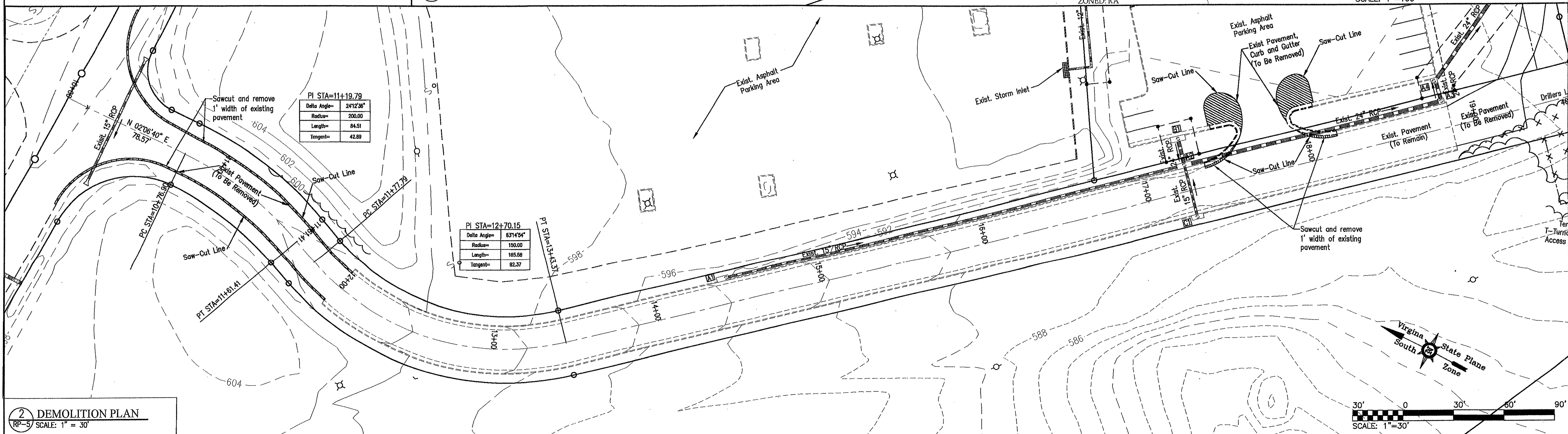
GENERAL CONSTRUCTION NOTES FOR STREETS

General Construction Notes for Streets (This list is in addition to the General Construction Notes)
 1. Construction inspection of all proposed roads within the development will be made by the County. The contractor must notify the Department of Community Development (296-5832) 48 hours in advance of the start of construction.

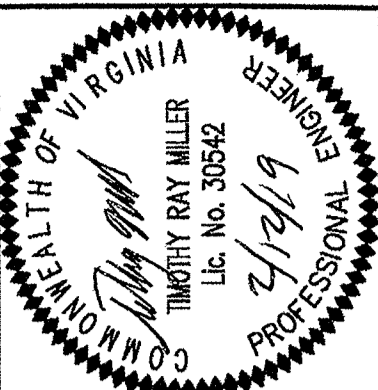
2. Upon completion of fine grading and preparation of the roadbed subgrade, the contractor shall have CBR tests performed on the subgrade soil. Three (3) copies of the test results shall be submitted to the County. If a subgrade soil CBR of 10 or greater is not obtainable, a revised pavement design shall be made by the design engineer and submitted with the test results for approval.
3. Surface drainage and pipe discharge must be retained within the public right-of-way or within easements prior to acceptance by the County. All drainage outfall easements are to be extended to a boundary line or a natural watercourse.
4. Guardrail locations are approximate. Exact length, location and appropriate end treatments will be field verified at the time of construction. Additional guardrail may be required at locations not shown when, in the opinion of the County Engineer, or designee, it is deemed necessary. When guardrail is required, it shall be installed four (4) feet offset from the edge.
5. Where urban cross sections are installed, all residential driveway entrances shall conform to VDOT CG-9(A, B or C).
6. Where rural cross sections are installed, all residential driveway entrances shall conform to VDOT standard PE-1.
7. Compliance with the minimum pavement width, shoulder width and ditch sections, as shown on the typical pavement section detail, shall be strictly adhered to.
8. Road plan approval for subdivisions is subject to final subdivision plat validation. Should the final plat for this project expire prior to signing and recordation, then approval of these plans shall be null and void.
9. All signs or other regulatory devices shall conform with the Virginia Manual for Uniform Traffic Control Devices and the Albemarle County Road Naming and Property Numbering Ordinance and Manual.
10. Traffic control or other regulatory signs or barricades shall be installed by the developer when, in the opinion of the County Engineer, or designee, they are deemed necessary in order to provide safe and convenient access.
11. The speed limits to be posted on speed limit signs are 5 mph below the design speed, or as determined by VDOT for public roads.
12. VDOT standard CD-1 or CD-2 cross-drains under to be installed under the subbase material at all cut and fill transitions and grade sag points as shown on the road profiles.
13. A video camera inspection is required for all storm sewers and culverts that are deemed inaccessible to VDOT or County inspections. The video inspection shall be conducted in accordance with VDOT's video camera inspection procedure and with a VDOT or County inspector present.



1 SUBDIVISION PLAT
 RP-5 SCALE: 1" = 100'



2 DEMOLITION PLAN
 RP-5 SCALE: 1" = 30'



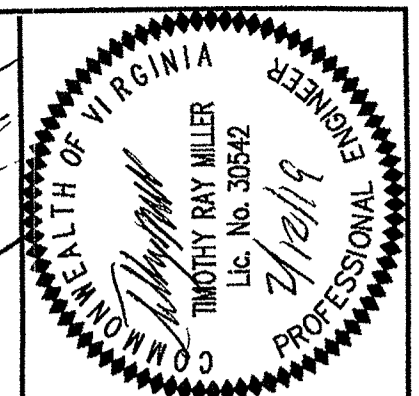
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PROJECT TITLE:	
ROAD PLANS FOR DRILLERS LANE	
SHEET TITLE: SUBDIVISION PLAT & DEMOLITION PLAN	
SHEET NO. RP-5	
SHEET 5 of 7	

PROJECT TITLE:	
ROAD PLANS FOR DRILLERS LANE	
SHEET TITLE: SUBDIVISION PLAT & DEMOLITION PLAN	
SHEET NO. RP-5	
SHEET 5 of 7	



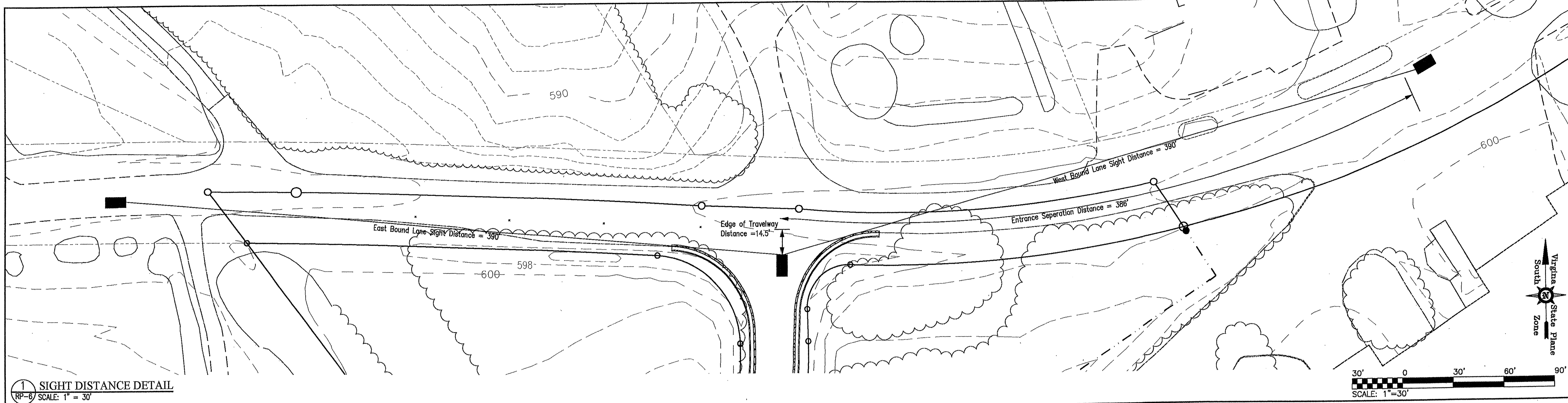
JOB NO.:
DATE: 11/08/2017
SCALE: AS SHOWN
DRAWN BY: ACC
DESIGNED BY: TRM
CHECKED BY:

MERIDIAN
PLANNING GROUP, LLC
ENGINEERING SURVEYING & PLANNING
440 FARMERSVILLE SUITE 200
FARMERSVILLE, VA
PHONE: 434-682-0121
WWW.MERIDIANVA.COM

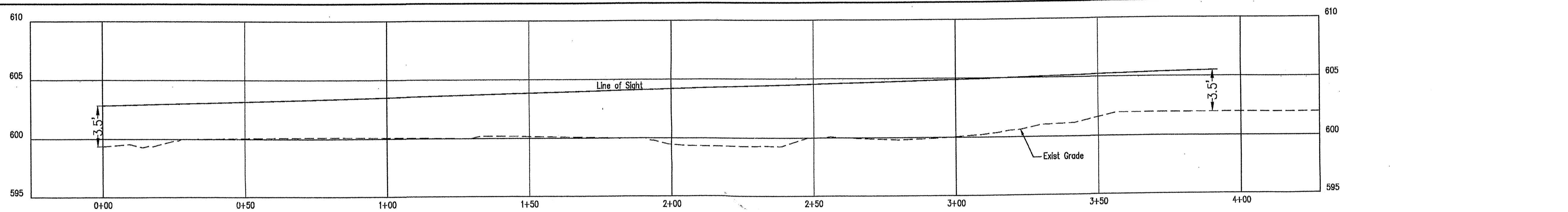
NO.	DESCRIPTION	DATE
1	County Comments	2/15/18
2	County Comments	5/4/18
3	County Comments	10/04/18
4	County Comments	12/27/18
5	Added Yellow Advisory Speed Limit Signs	12/12/19

PROJECT TITLE:
**ROAD PLANS FOR
DRILLERS LANE**
SHEET TITLE:
SIGHT DISTANCE
PLAN AND PROFILES

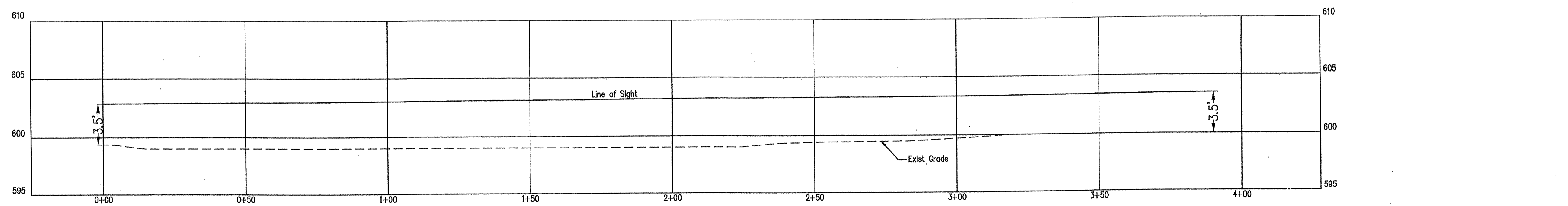
SHEET NO.
RP-6
SHEET 6 of 7



1 **SIGHT DISTANCE DETAIL**
RP-6 SCALE: 1" = 30'



2 **WEST BOUND LANE SIGHT DISTANCE PROFILE**
RP-6 HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 5'



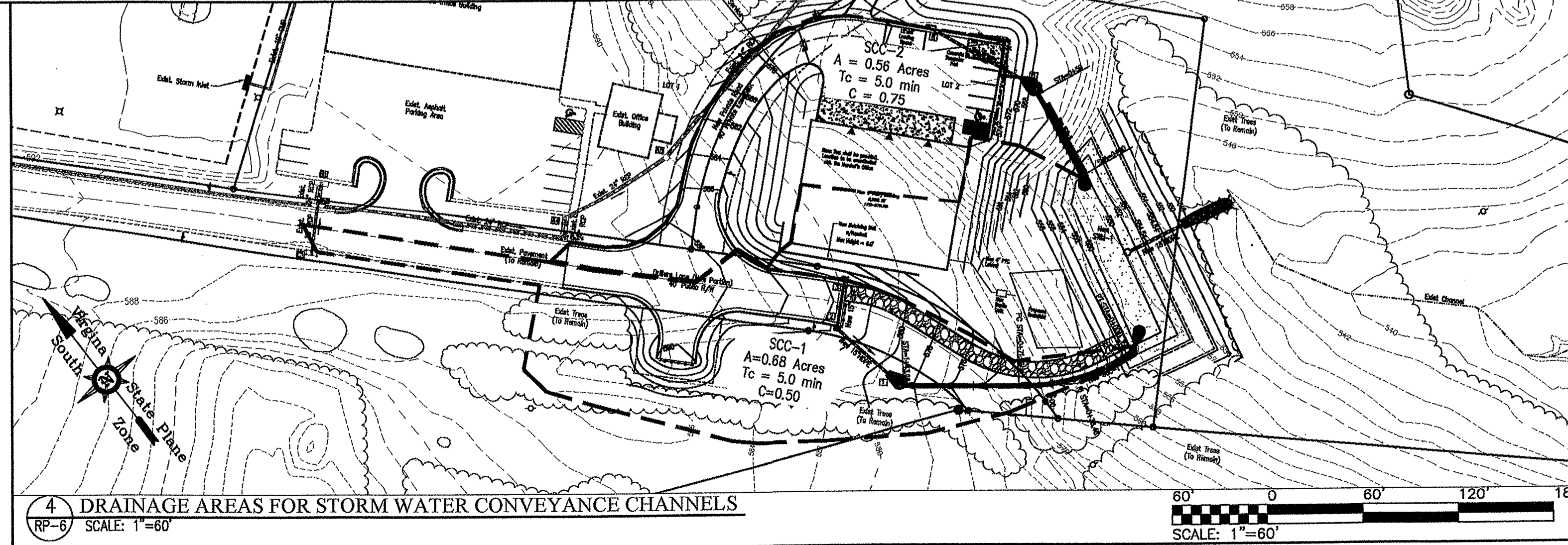
3 **EAST BOUND LANE SIGHT DISTANCE PROFILE**
RP-6 HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 5'

STORMWATER CONVEYANCE CHANNELS									
SCC	W	D	STATION	LINER					
1	2	0.5	0+00 to 1+43	Concrete					
2	2	0.5	0+00 to 0+59	Concrete					

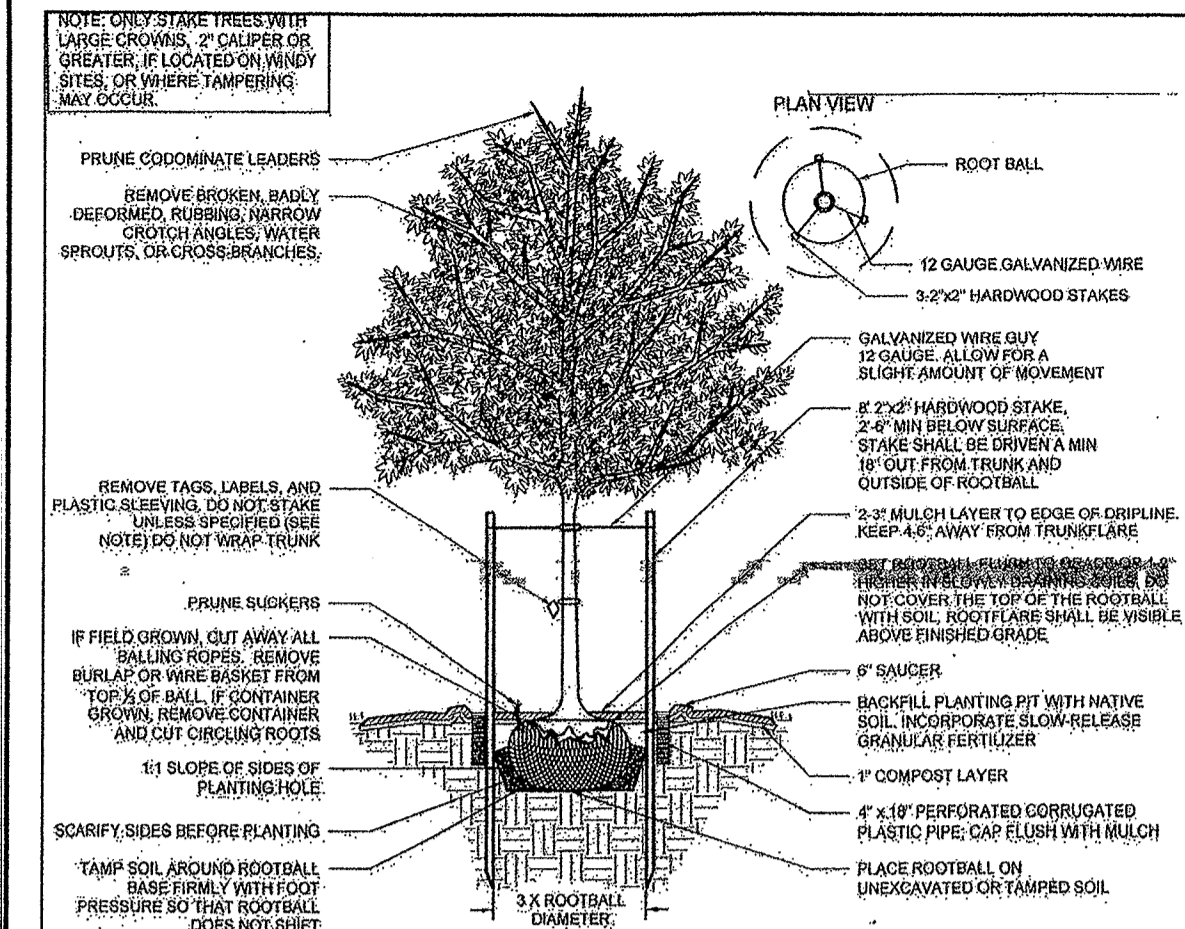
EC-2 blanket/motting shall be Model S150 as manufactured by North American Green, or approved equal.

LD-288 Roadside Ditch Calculation

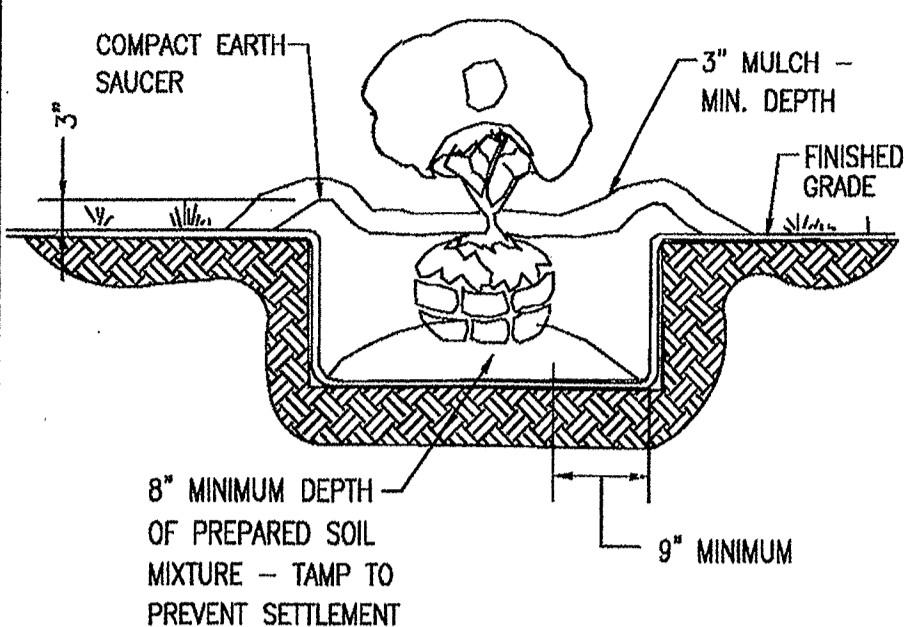
STA	STA	DA	C	CA	Te	G2	Additional Flows	Total 2-Year Flow	Slope	Allow	n select	Protective Lining		T10	Ct10	Additional	Total	DEP	Remarks
												Earth	n=0.05						
SCC 1	0+1+43	0.69	0.50	0.34	0.34	5.0	5.8	1.86	1.88	0.100	7.0	0.015	0.03	0.30	7.07	2.40	2.40	0.33	Concrete
SCC 2	0+0+59	0.56	0.75	0.42	0.42	5.0	5.8	2.30	2.30	0.450	7.0	0.015	0.03	0.24	7.07	2.87	2.97	0.27	Concrete



4 **DRAINAGE AREAS FOR STORM WATER CONVEYANCE CHANNELS**
RP-6 SCALE: 1" = 60'



2 TREE PLANTING DETAIL
RP-7 SCALE: NTS

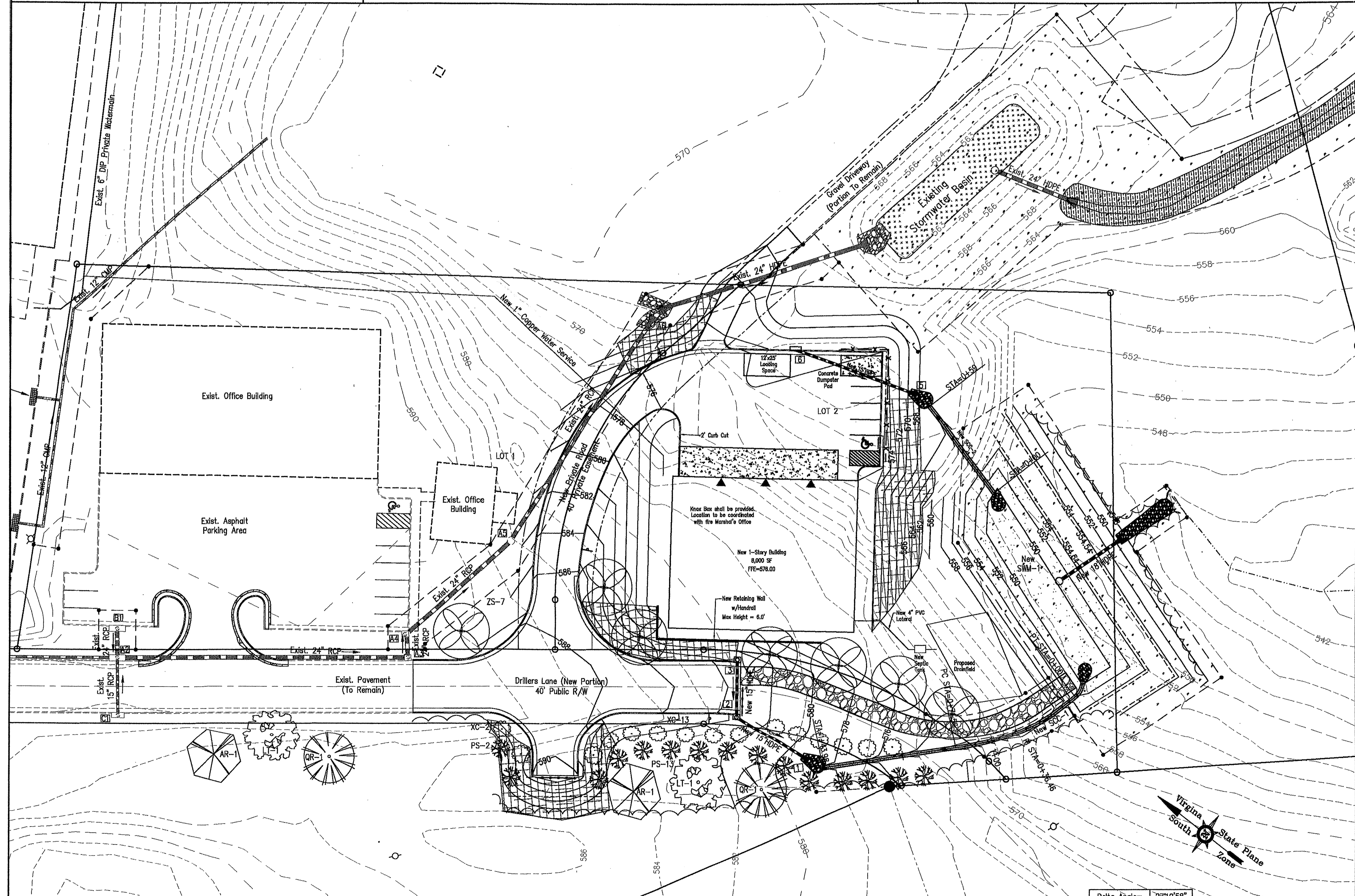


3 SHRUB PLANTING DETAIL
RP-7 SCALE: NTS

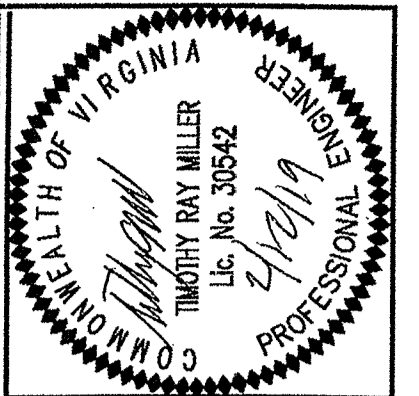
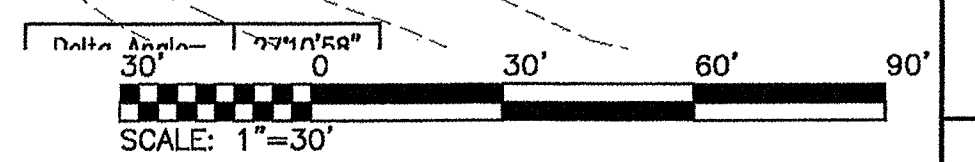
PLANT LIST REQUIRED BY COUNTY

SYMBOL	LABEL	SCIENTIFIC NAME	COMMON NAME	QUANTITY	CALIPER	HEIGHT	ROOT
⊗	ZS	zelkova serrata 'village green'	Village Green Zelkova	7	2"		
⊗	QR	quercus rubra	Red Oak	2	2"		
⊗	LT	liriodendron tulipifera	Tulip Poplar	2	2"		
⊗	AR	acer rubrum	Scarlet Maple	2	2"		
⊗	PS	pinus strobus	White Pine	2		4'	
⊗	XC	xcupressocyparis leylandi	Leyland Cypress	15		5'	

⊗ Indicates areas with greater than 3:1 slope. These areas shall be landscaped with Japanese Yew (a low maintenance shrub) planted 3' on center.



1 LANDSCAPE PLAN
RP-7 SCALE: 1" = 30'



JOB NO.:
DATE: 11/08/2017
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MERIDIAN
PLANNING GROUP, LLC
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440 PREMIER CIRCLE, SUITE 200
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NO.	DESCRIPTION	DATE
1	County Comments	2/15/18
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PROJECT TITLE:
**ROAD PLANS FOR
DRILLERS LANE**
SHEET TITLE:
LANDSCAPE PLAN
SHEET NO.
RP-7
SHEET 7 of 7