

# FAULCONER CONSTRUCTION OFFICE & SHOP FINAL SITE PLAN IVY, VIRGINIA

## SITE DATA

**LEGAL REFERENCE**  
TAX MAP 30  
PARCEL 37

**SOURCE OF TITLE**  
DEED BOOK 1880  
PAGE 181

**OWNER**  
MR. JACK SANFORD  
C/O FAULCONER CONSTRUCTION COMPANY  
2803 COTTLEVILLE, VIRGINIA

**DEVELOPER**  
SAME AS OWNER

**PLAN PREPARER**  
ROLDANISA, SALE AND ASSOCIATES, INC.  
CONTACT: SALE NELSON

**ZONING**  
INDUSTRIAL  
ZIM 120  
ZIM 332

**BUILDING HEIGHT**  
FAULCONER OFFICE BUILDING: 18 FEET  
FAULCONER SHOP BUILDING: 27 FEET  
FAULCONER POLE BARN: 20 FEET

**SETBACKS**  
BUILDINGS:  
5' FROM PUBLIC RIGHT OF WAY ZONING DISTRICTS.  
10' FROM PUBLIC RIGHT-OF-WAY ZONING DISTRICTS.  
5' FROM PUBLIC RIGHT-OF-WAY ZONING DISTRICTS.  
REFER ZONE OR CONSTRUCTION OR CLEARING/GRADING CLASSES FROM 30 FEET FROM AN N.T. ZONING DISTRICT.

**DATUM**  
NORTH AMERICAN VERTICAL DATUM (NAVD) BR.

**SITE BENCHMARK**  
NAIL AT THE EDGE OF THE PAVEMENT OF DETOUR ROAD.  
SEE SITE PLAN.

**MAGNETIC/TERRAIN DISTRICT**  
SAMUEL MILLER MAGISTERIAL DISTRICT

**SOURCE OF TOPO AND BOUNDARY SURVEY**  
AERIAL SURVEY: LOUISA AERIAL SURVEYS  
FIELD SURVEY DATE: FEBRUARY 19, 2000  
FIELD SURVEY: ROLDANISA, SALE AND ASSOCIATES, INC.

**PROPOSED USE**  
FAULCONER CONSTRUCTION COMPANY HAS PURCHASED PARCEL 37 OF TAX MAP 30 IN THIS PHASE. CONSTRUCTION APPROXIMATELY 7.37 ACRES AND DEVELOPMENT CREDIT FOR THE EXISTING BARN AND SHEDS WILL BE MAINTAINED. THE LOCATION OF FAULCONER CONSTRUCTION'S OFFICE BUILDING AND THE BUILDINGS AND SHEDS TO BE DEMOLISHED AND THE EXISTING BARN AND SHEDS TO BE RECONSTRUCTED AS OFFICE BUILDING "A" THAT WILL BE BUILT IN PHASE TWO.

**PHASING**  
1. PORTION OF SITE FOR OFFICE USE. 2.5 ACRES (APPROX.)  
2. PORTION OF SITE FOR CONSTRUCTION'S SHOP USE. 0.48 ACRES (APPROX.)

**PHASING**  
1. ALL EXISTING BUILDINGS AND SHEDS TO BE DEMOLISHED.  
2. ALL EXISTING BARN AND SHEDS TO BE RECONSTRUCTED AS OFFICE BUILDING "A".  
3. PORTION OF SITE TO BE BUILT IN THE SPRING OF 2003.  
4. PHASE TWO IS TO BE BUILT IN THE SPRING OF 2007.

**LAND USE SCHEDULE**

EXISTING	PROPOSED
BUILDING	40,070 S.F. (2)
(Old Barn)	250,544 S.F. (3)
TOTAL	290,614 S.F. (5)
BARN	1,152,000 S.F. (100)
TOTAL	1,442,614 S.F. (105)

**TRAFFIC GENERATION**  
ROAD PATH:  
LESS THAN 10,000 US  
S.V.M.

**VEHICLE SIZE**  
GREATER THAN 10,000 US  
S.V.M.

**EAST ALONG ST. RTE. 78**  
22 TRIPS IN  
22 TRIPS OUT

**WEST ALONG ST. RTE. 78**  
40 TRIPS IN  
40 TRIPS OUT

**SLOPE ANALYSIS**  
TOTAL AREA FOR THE 2% - 27.37 ACRES.  
TOTAL AREA OF CRITICAL SLOPES:  
1.17 ACRES OF TOTAL SITE AREA  
3.8% OF TOTAL SITE AREA  
TOTAL AREA OF SHALLOW SLOPES TO BE DISTURBED:  
1.17 ACRES OF TOTAL SITE AREA  
3.8% OF TOTAL SITE AREA

**NET TOTAL AVERAGE OF NATURAL CRITICAL SLOPES TO BE DISTURBED**  
0.04 ACRES (TOTAL) - 0.33 ACRES (MINIMUM) = 0.08 ACRES NATURAL CRITICAL SLOPES  
17.0% OF ALL CRITICAL SLOPES

**REMOVAL OF CRITICAL SLOPE DISTURBED FOR SHOP AND OFFICE AREAS**  
TOTAL AREA OF CRITICAL SLOPES DISTURBED FOR CONSTRUCTION OF THE SHOP AREA:  
0.04 ACRES OF TOTAL SITE AREA  
0.16% OF TOTAL SITE AREA  
PLEASE NOTE: 0.33 OF THE 0.04 ACRES DISTURBED ARE MINOR SLOPES  
1.17 ACRES OF TOTAL SITE AREA  
3.8% OF TOTAL SITE AREA  
TOTAL AVERAGE OF CRITICAL SLOPES DISTURBED FOR CONSTRUCTION OF THE OFFICE AREA:  
0.06 ACRES OF TOTAL SITE AREA  
0.16% OF ALL CRITICAL SLOPES

**NET TOTAL AVERAGE OF NATURAL CRITICAL SLOPES DISTURBED FOR STREAM CROSSINGS**  
0.11 ACRES (SHOP AREA) + 0.08 ACRES (OFFICE AREA) = 0.19 ACRES  
0.08% OF TOTAL SITE AREA  
0.25% OF ALL CRITICAL SLOPES

**REMOVAL OF CRITICAL SLOPE DISTURBED FOR STREAM CROSSINGS**  
0.19 ACRES  
0.16% OF TOTAL SITE AREA  
0.25% OF ALL CRITICAL SLOPES

**NOTES:** THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE REMOVED LAYOUT AND REMAINS RESULTING IN A PERMANENT LOSS OF PRODUCTIVITY IN THE AMOUNT OF EXISTING CRITICAL SLOPES THAT ARE IMPACTED BY THIS PROJECT.

**GENERAL CONSTRUCTION NOTES FOR SITE PLANS**  
1. Prior to commencement of 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, District Office, for the proposed construction. The permit shall 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 V.D.O.T., 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). If a steeper slope is desired, it shall be stabilized with a reasonable alternative location or alignment to provide access to the usable portions of the site.  
5. Paved, rip-rap or stabilization mat lined ditch may be required for drainage of stormwater runoff. The design of the ditch shall be in accordance with the Virginia Department of Transportation, District Office, or the Director's design. It is deemed necessary in order to stabilize a drainage channel.  
6. Manual for 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).

**FLOOR AREA RATIO (Industrial, Office, Storage)**

INDUSTRIAL USE	INDUSTRIAL USE IN BUILDING	PERCENT INDUSTRIAL IN BUILDING	PERCENT INDUSTRIAL IN TOTAL SITE
MAINTENANCE 15,540 S.F.	13,721 S.F.	89.0%	1.1%

  

STORAGE USE	STORAGE USE IN BUILDING	PERCENT STORAGE IN BUILDING	PERCENT STORAGE IN TOTAL SITE
POLE BARN 12,900 S.F.	12,900 S.F.	100%	1.1%

  

OFFICE USE	OFFICE USE IN BUILDING	PERCENT OFFICE IN BUILDING	PERCENT OFFICE IN TOTAL SITE
FAULCONER OFFICE 13,088 S.F.	13,088 S.F.	100%	1.1%

**PARKING SCHEDULE**

**PHASE ONE**  
TOTAL BUILDING OFFICE USE: 13,088 S.F.  
TOTAL BUILDING STORAGE USE: 12,900 S.F.  
TOTAL BUILDING MAINTENANCE USE: 15,540 S.F.

**PHASE TWO**  
TOTAL BUILDING OFFICE USE: 13,088 S.F.  
TOTAL BUILDING STORAGE USE: 12,900 S.F.  
TOTAL BUILDING MAINTENANCE USE: 15,540 S.F.

**FAULCONER OFFICE AND SHOP**  
1. PARKING SPACES/EMPLOYEE = 12 PARKING SPACES  
2. COMPANY VEHICLES & 1 PARKING SPACE/VEHICLE = 2 PARKING SPACES  
3. TOTAL PARKING SPACES PROVIDED (OFFICE AND SHOP) = 14 SPACES  
4. LOADING SPACE PROVIDED = 1 SPACE  
5. TOTAL PARKING SPACES PROVIDED = 15 SPACES

**FAULCONER POLE BARN**  
1. PARKING SPACES/EMPLOYEE = 18 PARKING SPACES  
2. OFFICE FACILITY VEHICLES & 1 VEHICLE = 0 PARKING SPACES  
3. TOTAL PARKING SPACES PROVIDED = 18 PARKING SPACES

**NOTES:** THE VIOGATION OF THE 2011 RULE (4.12.4 (A)) REQUIRES AN APPROVED BY THE ZONING ADMINISTRATION (4-20-04).

**PAVING SPECIFICATIONS**  
DAMPSTER PAVE  
6" PLAIN PORTLAND CEMENT CONCRETE  
SPECIAL  
4" CONCRETE  
4" BASE STONE  
4" GRANULAR BASE MATERIAL  
4" GRANULAR BASE MATERIAL  
4" GRANULAR BASE MATERIAL  
4" GRANULAR BASE MATERIAL  
4" GRANULAR BASE MATERIAL  
4" GRANULAR BASE MATERIAL

**ROADS**  
10' - 42A ASPHALT BASE MATERIAL  
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22	EXISTING CONDITIONS	100 SCALE

**APPROVAL**

DEPT. OF PLANNING & COMMUNITY DEV. VIRGINIA DEPT. OF HIGHWAYS

DEPT. OF ENGINEERING VIRGINIA DEPT. OF HEALTH

DEPT. OF ZONING M/A ALLEGABLE COUNTY SERVICE AUTHORITY

ALLEGABLE COUNTY FIRE OFFICIAL ALLEGABLE COUNTY BUILDING OFFICIAL

**VELOCITY MAP**  
SCALE: 1" = 200'

**ROUBABUSH, GALE & ASSOCIATES, INC.**  
ENGINEERS, SURVEYORS AND LAND PLANNERS  
SERVING VIRGINIA SINCE 1988  
814 MONTICELLO ROAD - CHARLOTTESVILLE VIRGINIA 22902  
PHONE 804-977-0200 - FAX 804-977-0200 - EMAIL: INFO@ROUBABUSH.COM

**REVISIONS**  
DATE: APRIL 1, 2004

**FAULCONER CONSTRUCTION**  
OFFICE & SHOP  
FINAL SITE PLAN  
COVER SHEET

**FILE NUMBER**  
3-420

**RECEIVED**  
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COMPARITY DEVELOPMENT