ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	**ARB-2019-151: 29th Place – Starbucks Building Renovation** **ARB-2020-47: 29th Place Restaurant with a Drive-thru Window**
Review Type	Amendment to an approved Certificate of Appropriateness
Parcel Identification	061M00012001C0
Location	1500 Seminole Trail
Zoned	Planned Development Shopping (PDSC), Entrance Corridor (EC)
Owner/Applicant	FR Shoppers World LLC c/o Federal Realty Investment Trust/Bohler (Ryan Yauger)
Magisterial District	Rio
Proposal	To renovate the building previously known as Shoppers World North to accommodate a change in location and to add a drive-through for Starbucks.
Context	The subject property is comprised of an existing commercial building that is associated with the overall 29th Place commercial development. This portion of Route 29 is largely characterized by commercial development with nearby developments including Charlottesville Fashion Square Mall to the east, 29th Place to the southwest, and a Jiffy Lube to the north. (Fig. 1)
Visibility	The proposed renovations will be readily visible from the Route 29 Entrance Corridor.
ARB Meeting Date	Originally scheduled for May 4, 2020 rescheduled to May 18, 2020.
Staff Contact	Khris Taggart

PROJECT HISTORY

The ARB reviewed ARB-2001-041, a proposal for landscaping changes to this site, and a number of sign applications have been approved for the building. A pre-application conference was held to discuss the proposed drive-thru on June 10, 2019.

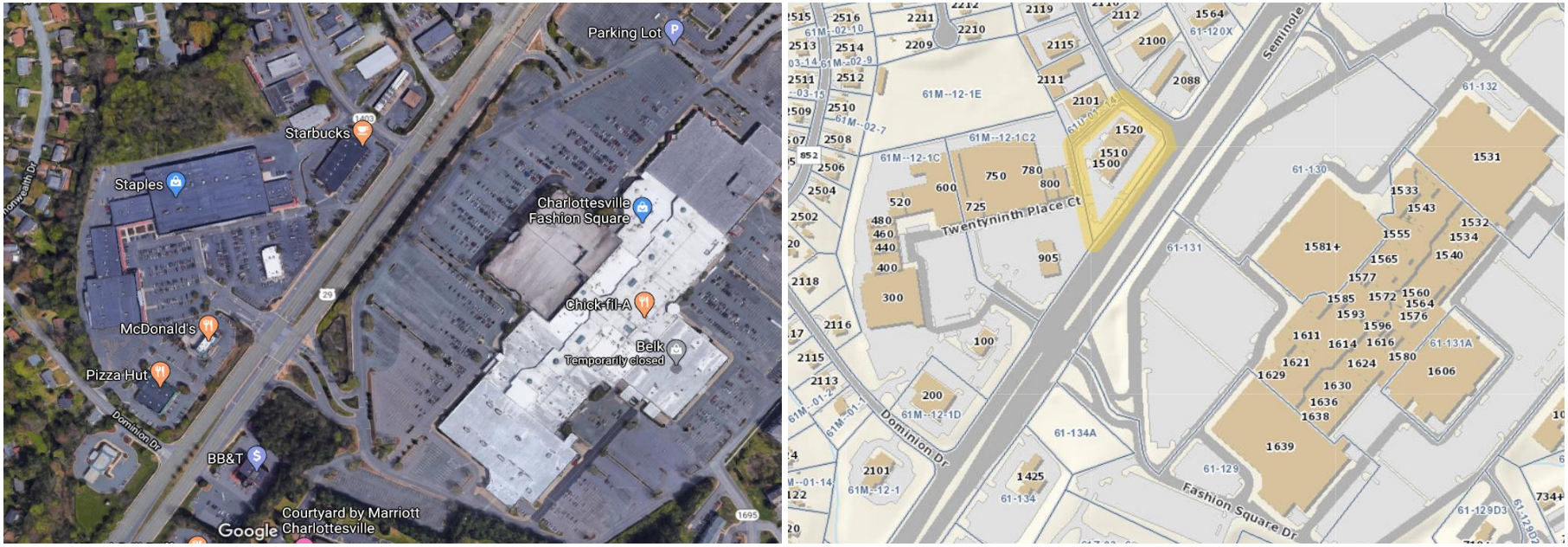


Fig. 1 Google Image (left) showing project area along the Entrance Corridor and County GIS map (right) highlighting subject property.

ANALYSIS

REF	GUIDELINE	ISSUE	RECOMMENDATION
	GENERAL GUIDELINES		
	Purpose; Compatibility with significant historic sites*; *Compatibility with the character of the Entrance Corridor; Structure Design		
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to ensure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the designated Entrance Corridors reflect elements of design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.	This Entrance Corridor includes a mixture of small- and large-scale commercial buildings of varying styles and forms, allowing for a range of options for achieving compatibility. The forms and materials that are proposed, however, do not coordinate with the existing building or with the overall 29th Place development. The dark engineered wood vertical siding to cover portions of the brick façade contrasts greatly in color, material and form with the brick structure. The vertical siding incorporates no forms or details to integrate it with the existing architecture. This	Revise the renovation design to incorporate architectural details, forms and colors that establish a cohesive appearance for the existing building and compatibility with the surrounding site.

2	Visitors to the significant historical sites in the Charlottesville and Albemarle area experience these sites as ensembles of buildings, land, and vegetation. In order to accomplish the integration of buildings, land, and vegetation characteristic of these sites, the Guidelines require attention to four primary factors: compatibility with significant historic sites in the area; the character of the Entrance Corridor; site development and layout; and landscaping.	creates an uncoordinated appearance with the existing brick façade and columns that are to remain. Also, the materials sheet indicates brick to match existing, but it is unclear where this is being proposed in the design. Revising the design to increase coordination would be appropriate. Possibilities include incorporating architectural details, forms, and/or colors like those used in the main building of the 29th Place development, and using alternate treatments to create a more cohesive appearance for the existing building.	
3	New structures and substantial additions to existing structures should respect the traditions of the architecture of historically significant buildings in the Charlottesville and Albemarle area. Photographs of historic buildings in the area, as well as drawings of architectural features, which provide important examples of this tradition are contained in Appendix A.		
4	The examples contained in Appendix A should be used as a guide for building design: the standard of compatibility with the area's historic structures is not intended to impose a rigid design solution for new development. Replication of the design of the important historic sites in the area is neither intended nor desired. The Guideline's standard of compatibility can be met through building scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The Guidelines allow individuality in design to accommodate varying tastes as well as special functional requirements.		
5	It is also an important objective of the Guidelines to establish a pattern of compatible architectural characteristics throughout the Entrance Corridor in order to achieve unity and coherence. Building designs should demonstrate sensitivity to other nearby structures within the Entrance Corridor. Where a designated corridor is substantially developed, these Guidelines require striking a careful balance between harmonizing new development with the existing character of the corridor and achieving compatibility with the significant historic sites in the area.		

9	Building forms and features, including roofs, windows, doors, materials, colors and textures should be compatible with the forms and features of the significant historic buildings in the area, exemplified by (but not limited to) the buildings described in Appendix A [of the design guidelines]. The standard of compatibility can be met through scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The replication of important historic sites in Albemarle County is not the objective of these guidelines.		
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.		
10	Buildings should relate to their site and the surrounding context of buildings.		
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.	The existing building design and proposed renovations have elements of human scale.	None.
13	Any appearance of "blankness" resulting from building design should be relieved using design detail or vegetation, or both.	The north elevation visible from Route 29 has the appearance of "blankness" due to approximately 2/3 of the elevation having no windows or doors. This is an existing condition, but the previous approved landscape plan showed three trees (only one remains) along this end of the building. Adding back the two missing trees would help offset the blankness of this elevation.	Revise the landscape plan to add back the two previously approved trees along the north end of the building.
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	There is an existing colonnade that extends across the façade and the individual suites.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	The new material choices may be current standards for Starbucks, but with the existing building the renovation proposal does not appear to create a trademark design.	None.
16	Window glass in the Entrance Corridors should not be highly tinted or highly reflective. Window glass in the Entrance Corridors should meet the following criteria: *Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed*	The window glass is existing and window tint does not appear to be proposed.	None.

	30%. Specifications on the proposed window glass should be submitted with the application for final review.		
	Accessory structures and equipment		
17	Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site.	There are no accessory structures proposed, but a drive-up window structure is proposed to be added on the south elevation. The design and the materials proposed in the drive-up window structure are minimalistic and compatible with the existing building. Several drive-through related items (menu board, canopy, etc.) are also proposed, but they are located on the west side of the building and are not expected to be visible from the EC.	None.
18	The following should be located to eliminate visibility from the Entrance Corridor street. If, after appropriate siting, these features will still have a negative visual impact on the Entrance Corridor street, screening should be provided to eliminate visibility. a. Loading areas, b. Service areas, c. Refuse areas, d. Storage areas, e. Mechanical equipment, f. Above-ground utilities, and g. Chain link fence, barbed wire, razor wire, and similar security fencing devices.	The dumpster pad has been sited behind the building and is not expected to be visible from the EC. There is existing roof-mounted mechanical equipment that is partially visible from the EC. Any new mechanical equipment will have to be fully screened from the EC.	Provide a roof plan and elevations that show proposed roof-mounted mechanical equipment and how that equipment will be screened from the EC.
19	Screening devices should be compatible with the design of the buildings and surrounding natural vegetation and may consist of: a. Walls, b. Plantings, and c. Fencing.		
20	Surface runoff structures and detention ponds should be designed to fit into the natural topography to avoid the need for screening. When visible from the Entrance Corridor street, these features must be fully integrated into the landscape. They should not have the appearance of engineered features.	There are no new stormwater features proposed.	None.
21	The following note should be added to the site plan and the architectural plan: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."	The note is not present on the site and architectural plans.	Add the standard mechanical equipment note to the site and architectural plans.
22-29	***Lighting***	There is no new lighting shown for this site.	Indicate if any site or building-mounted lighting is proposed with the renovations to the

			site. If new lighting is proposed, provide complete details.
30-31	***Guidelines for the Use of Decorative Landscape Lighting***	There is no decorative lighting proposed for this site.	None.
	Landscaping		
7	The requirements of the Guidelines regarding landscaping are intended to reflect the landscaping characteristic of many of the area's significant historic sites which is characterized by large shade trees and lawns. Landscaping should promote visual order within the Entrance Corridor and help to integrate buildings into the existing environment of the corridor.	There are six frontage trees, three at 12" caliper and three at 4" caliper, shown as existing along the frontage on the site plan. However, the trees (3) north of the existing entrance along Route 29 no longer remain. The existing conditions of the landscaping along the frontage and within the site are not accurately reflected in the plans, but should be. Based on the landscaping that is existing and the length of the EC frontage, an additional 8 large shade trees are required. Overhead lines run along the EC frontage. The height of the lines is not indicated, but the lines likely pose a conflict for large trees. The landscape plan should show trees along the frontage whose size will not exceed the height of the lines. There are no ornamental trees along the EC shown on the landscape plan. The addition of interspersed ornamental trees along the EC frontage would increase the continuity along the corridor.	Revise the plans to accurately show the existing landscaping conditions. Revise the landscape plan to show the correct quantity of shade trees along the EC that will not exceed the height of the existing overhead lines. Revise the landscaping plan to show interspersed ornamental trees along the EC.
8	Continuity within the Entrance Corridor should be obtained by planting different types of plant materials that share similar characteristics. Such common elements allow for more flexibility in the design of structures because common landscape features will help to harmonize the appearance of development as seen from the street upon which the Corridor is centered.		
32	Landscaping along the frontage of Entrance Corridor streets should include the following: a. Large shade trees should be planted parallel to the Entrance Corridor Street. Such trees should be at least 3½ inches caliper (measured 6 inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 35 feet on center. b. Flowering ornamental trees of a species common to the area should be interspersed among the trees required by the preceding paragraph. The ornamental trees need not alternate one for one with the large shade trees. They may be planted among the large shade trees in a less regular spacing pattern. c. In situations where appropriate, a three or four board fence or low stone wall, typical of the area, should align the frontage of the Entrance Corridor street. d. An area of sufficient width to accommodate the foregoing plantings and fencing should be reserved		

	parallel to the Entrance Corridor street, and exclusive of road right-of-way and utility easements.		
33	Landscaping along interior roads: a. Large trees should be planted parallel to all interior roads. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 40 feet on center.	The landscape plan shows two trees (24" and 8" caliper) in the planting island along Berkmar Drive. Neither of these trees remains. The frontage on Berkmar requires two trees to the west and two trees to the east of the site entrance from Berkmar.	Revise the landscape plan to show two trees to the west and two trees to the east of the site entrance from Berkmar Drive.
34	Landscaping along interior pedestrian ways: a. Medium trees should be planted parallel to all interior pedestrian ways. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a species common to the area. Such trees should be located at least every 25 feet on center.	The proposal includes a change to the striped crosswalk located south of the building, but it provides no opportunities for planting.	None.
35	Landscaping of parking areas: a. Large trees should align the perimeter of parking areas, located 40 feet on center. Trees should be planted in the interior of parking areas at the rate of one tree for every 10 parking spaces provided and should be evenly distributed throughout the interior of the parking area. b. Trees required by the preceding paragraph should measure 2½ inches caliper (measured six inches above the ground); should be evenly spaced; and should be of a species common to the area. Such trees should be planted in planters or medians sufficiently large to maintain the health of the tree and shall be protected by curbing. c. Shrubs should be provided as necessary to minimize the parking area's impact on Entrance Corridor streets. Shrubs should measure 24 inches in height.	There are currently three large trees south of the existing entrance that serve as both street and parking perimeter trees. The proposal also includes changes to the parking area south of the building. This reconfiguration will bring additional parking spaces closer to view from the frontage. Additional landscaping is needed to integrate the reconfigured parking area into the site. There appears to be space for a tree between the parking and the drive-thru lane, and space for shrubs along the perimeter of the parking area located south of the drive-thru. There also appears to be space for additional shrubs along the perimeter of the parking area that runs along the frontage. Additional landscaping should be provided to minimize the impact of the parking area when viewed from the EC and to integrate the frontage planting.	Revise the landscape plan to show shrubs and ornamental trees along the perimeter of the parking area located south of the drive-through. Revise the landscape plan to show shrubs in the gaps along the parking area that fronts the EC.
36	Landscaping of buildings and other structures: a. Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls. The spacing, size, and type of such trees or vegetation should be determined by the length, height, and blankness of such walls.	The drive-through window along the south elevation of the building is expected to be visible from the EC. The queuing travelway for the drive-through is largely screened from view by the building. However, there are portions of the queuing travelway in which stacked cars will likely	Provide additional landscaping, such as shrubs, to integrate the drive-through window and the queuing travelway into the overall

	b. Shrubs should be used to integrate the site, buildings, and other structures; dumpsters, accessory buildings and structures; "drive thru" windows; service areas; and signs. Shrubs should measure at least 24 inches in height.	be visible. Currently, there is no landscaping proposed for the drive-through lane along the south elevation of the building or the visible portion of the queuing travelway along the north end of the building. Additional landscaping, such as shrubs, is needed to integrate the drive-through window and the queuing travelway into the site.	site.
37	Plant species: a. Plant species required should be as approved by the Staff based upon but not limited to the *Generic Landscape Plan Recommended Species List* and *Native Plants for Virginia Landscapes (Appendix D)*.	The plant species specified are on the Landscape Plan Recommended Species List. However, the level of coordination with the existing landscaping is unclear because existing conditions are not accurately represented on the plan.	Revise the landscape plan to accurately show the existing landscaping conditions. Revise the proposed landscaping, if necessary, to coordinate with the existing landscaping.
38	Plant health: The following note should be added to the landscape plan: "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."	The note is present on the landscape plan.	None.
	Development pattern		
	Site Development and layout		
6	Site development should be sensitive to the existing natural landscape and should contribute to the creation of an organized development plan. This may be accomplished, to the extent practical, by preserving the trees and rolling terrain typical of the area; planting new trees along streets and pedestrian ways and choosing species that reflect native forest elements; insuring that any grading will blend into the surrounding topography thereby creating a continuous landscape; preserving, to the extent practical, existing significant river and stream valleys which may be located on the site and integrating these features into the design of surrounding development; and limiting the building mass and height to a scale that does not overpower the natural settings of the site, or the	The site has been previously developed, and the existing grading is not being significantly altered.	None.

	Entrance Corridor.		
39	The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows: a. An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site. b. In general, buildings fronting the Entrance Corridor street should be parallel to the street. Building groupings should be arranged to parallel the Entrance Corridor street. c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems. d. Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor. e. If significant natural features exist on the site (including creek valleys, steep slopes, significant trees or rock outcroppings), to the extent practical, then such natural features should be reflected in the site layout. If the provisions of Section 32.5.2.n of the *Albemarle County Zoning Ordinance* apply, then improvements required by that section should be located so as to maximize the use of existing features in screening such improvements from Entrance Corridor streets. f. The placement of structures on the site should respect existing views and vistas on and around the site.	The existing building is to remain parallel to the EC and the proposed alterations to the existing on-site circulation patterns remain organized. The existing site entrance on Route 29 would be closed with this proposal and a planting strip and sidewalk would be added to connect with the existing sidewalk along Route 29. The site has been previously developed. Existing trees near the southeast corner of the building are proposed to be removed to accommodate a portion of the drive-through travelway and an outdoor dining area. Views are not expected to be negatively impacted.	None.
	Site Grading		
40	Site grading should maintain the basic relationship of the site to surrounding conditions by limiting the use of retaining walls and by shaping the terrain through the use of smooth, rounded landforms that blend with the existing terrain. Steep cut or fill sections are generally unacceptable. Proposed contours on the grading plan shall be rounded with a ten-foot minimum radius where they meet the adjacent condition. Final grading should achieve a natural, rather than engineered, appearance. Retaining walls 6 feet in height and taller, when necessary, shall be terraced and planted to blend with the landscape.	The existing site grading is not being significantly altered. The proposed drive-through requires minimal grading.	None.
41	No grading, trenching, or tunneling should occur within the drip line of any trees or other existing features designated	Tree protection fencing for the existing trees and shrubs along the south end of the building is not	Show areas designated for preservation on the

	for preservation in the final Certificate of Appropriateness. Adequate tree protection fencing should be shown on, and coordinated throughout, the grading, landscaping and erosion and sediment control plans.	shown on the grading or the landscaping plans.	site plan. Maintain grading outside the driplines of trees to remain. Show tree protection fencing on and coordinated throughout the grading, landscaping, and erosion and sediment control plans.
42	Areas designated for preservation in the final Certificate of Appropriateness should be clearly delineated and protected on the site prior to any grading activity on the site. This protection should remain in place until completion of the development of the site.	The existing trees and shrubs along the south end of the building should be clearly delineated and protected.	
43	Preservation areas should be protected from storage or movement of heavy equipment within this area.	The existing trees and shrubs along the south end of the building should be protected from storage or movement of heavy equipment.	
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.	The site has been previously graded. Drainage patterns are not changing.	None.

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. The forms, materials and colors of the proposed architectural design.
2. Landscaping along the EC and within the site.

Staff offers the following recommendations on the proposal:

1. Revise the renovation design to incorporate architectural details, forms and colors that establish a cohesive appearance for the existing building and compatibility with the surrounding site.
2. Revise the landscape plan to add back the two previously approved trees along the north end of the building.
3. Provide a roof plan and elevations that show proposed roof-mounted mechanical equipment and how that equipment will be screened from the EC.
4. Add the standard mechanical equipment note to the site and architectural plans.
5. Indicate if any site or building-mounted lighting is proposed with the renovations to the site. If new lighting is proposed, provide complete details.
6. Revise the plans to accurately show the existing landscaping conditions.
7. Revise the landscape plan to show the correct quantity of shade trees along the EC that will not exceed the height of the existing overhead lines.
8. Revise the landscaping plan to show interspersed ornamental trees along the EC.
9. Revise the landscape plan to show two trees to the west and two trees to the east of the site entrance from Berkmar Drive.
10. Revise the landscape plan to show shrubs and ornamental trees along the perimeter of the parking area located south of the drive-through.
11. Revise the landscape plan to show shrubs in the gaps along the parking area that fronts the EC.
12. Provide additional landscaping, such as shrubs, to integrate the drive-through window and the queuing travelway into the overall site.
13. Revise the landscape plan to accurately show the existing landscaping conditions. Revise the proposed landscaping, if necessary, to coordinate with the existing landscaping.
14. Show areas designated for preservation on the site plan. Maintain grading outside the driplines of trees to remain. Show tree protection fencing on and coordinated throughout the grading, landscaping, and erosion and sediment control plans.

ATTACHMENT

1. **Site Plan and Architectural Drawings**

TABLE A

This report is based on the following submittal items:

Sheet #	Drawing Name	Drawing Date/Revision Date
C-100	Cover Sheet	3/18/2020
C-301	Site Plan	3/18/2020
C-401	Grading Plan	3/18/2020
C-501	Utility Plan	3/18/2020
C-601	Landscape Plan	3/18/2020
C-602	Landscape Notes and Details	3/18/2020
	Proposed elevations – building N	04/02/2020
	Proposed elevations – building N	04/02/2020
	Proposed elevations – building N	04/02/2020

MAJOR SITE PLAN AMENDMENT

FOR

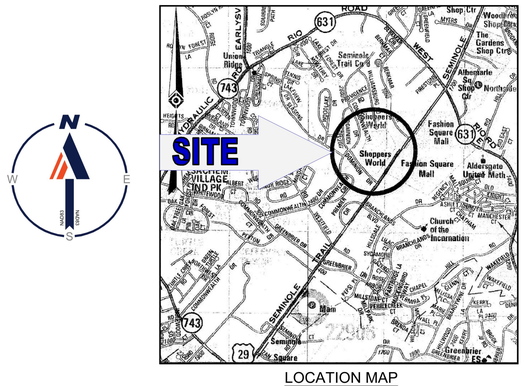
29TH PLACE DRIVE THRU

LOCATION OF SITE

1500 SEMINOLE TRAIL
CHARLOTTESVILLE, VA 22901
RIVANNA MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA
PID: 061U0-01-00-01500

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-100
~~GENERAL NOTES~~	~~C-101~~
~~GENERAL NOTES AND LEGEND~~	~~C-102~~
~~TOPOGRAPHIC SURVEY (FOR INFORMATION ONLY)~~	~~C-201~~
~~EXISTING CONDITIONS & DEMOLITION PLAN~~	~~C-202~~
SITE PLAN	C-301
GRADING PLAN	C-401
UTILITY PLAN	C-501
LANDSCAPE PLAN	C-601
LANDSCAPE NOTES AND DETAILS	C-602
~~CONSTRUCTION DETAILS~~	~~C-801 - C-802~~



LOCATION MAP

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SCALE: 1"=2000'

DEVELOPER

FEDERAL REALTY INVESTMENT TRUST
1626 E JEFFERSON STREET
ROCKVILLE, MD 20852
CONTACT: CHRISTINE MCGUIRL

OWNER

FEDERAL REALTY INVESTMENT TRUST
1626 E JEFFERSON STREET
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CONTACT: CHRISTINE MCGUIRL

PREPARED BY

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CONTACT INFORMATION

- ***REFERENCES***

BOUNDARY & TOPOGRAPHIC/ALTA SURVEY:

"BOUNDARY AND TOPOGRAPHIC SURVEY
FEDERAL REALTY INVESTMENT TRUST
100,200, 750 SHOPPERS WORLD COURT
1500 SEMINOLE TRAIL, US RTE. 29
SHOPPERS WORLD
RIO MAGISTERIAL DISTRICT,
ALBEMARLE COUNTY
DATED 11/29/10

- ***GOVERNING AGENCIES***

COUNTY OF ALBEMARLE
DEPARTMENT OF COMMUNITY DEVELOPMENT
401 McINTIRE ROAD
CHARLOTTESVILLE, VA 22902
PHONE: (434) 296-5832
FAX: (434) 972-4126

- ***UTILITIES***

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

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
STORMWATER DESIGN
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.: V194600
DRAWN BY: EEN
CHECKED BY: RTY
DATE: 03/18/2020
CAD I.D.: 0

PROJECT:

MAJOR SITE PLAN AMENDMENT

FOR

29TH PLACE DRIVE THRU

LOCATION

1500 SEMINOLE TRAIL
CHARLOTTESVILLE, VA 22901
ALBEMARLE COUNTY

BOHLER
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
RYAN YAUGER
Lic. No. 0402056625
03/18/2020
PROFESSIONAL ENGINEER

SHEET TITLE:

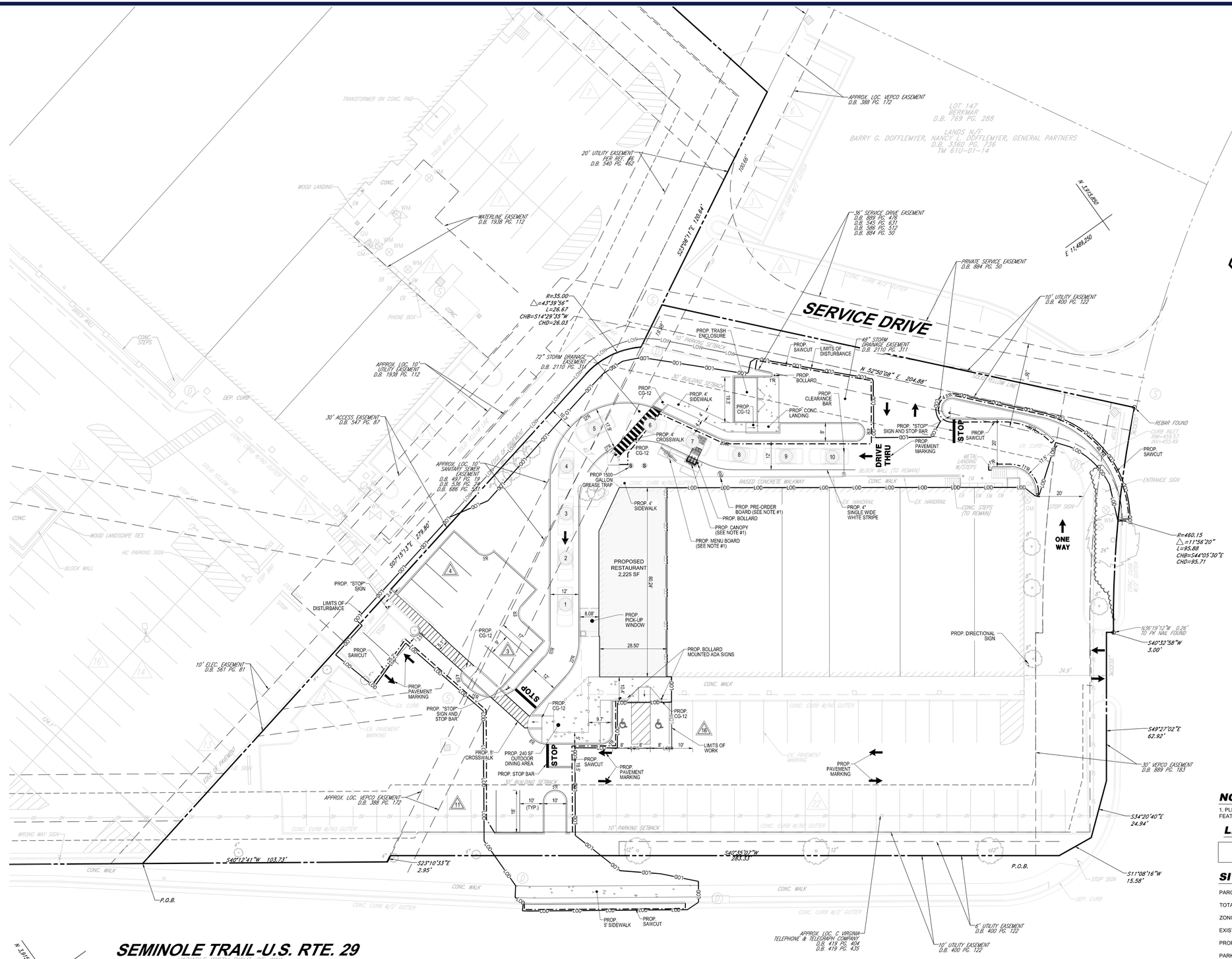
COVER SHEET

SHEET NUMBER:

C-100

ORG. DATE - 03/18/2020

H:\BV194600\ZDWA\ENGR\LAYSET\SWA\CR-SPWV194600-SSD-----LAYOUT: C-100 - COVER



NOTES:

1. PLEASE REFER TO ARCHITECTURAL PLAN FOR DRIVE-THRU FEATURE DETAILS.

LEGEND:

MILL AND OVERLAY AREA

SITE TABULATIONS:

PARCEL ID: 061U0-01-00-01500

TOTAL PARCEL AREA: 1.53 AC

ZONING: PLANNED DEVELOPMENT SHOPPING CENTER

EXISTING USE: COMMERCIAL / RETAIL

PROPOSED USE: RESTAURANT WITH DRIVE THRU

PARKING:

EXISTING GROSS LEASABLE FLOOR AREA: 169,649 SF

EXISTING SPACES: 815

PROPOSED LEASABLE FLOOR AREA: 169,649 SF

SPACES REMOVED WITH THIS PLAN: 8

TOTAL SPACES PROVIDED: 807

20 10 5 0 20
1"= 20'

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PROJECT No.:	V194600
DRAWN BY:	EEN
CHECKED BY:	RTY
DATE:	03/18/2020
CAD I.D.:	0

PROJECT:

MAJOR SITE PLAN AMENDMENT

FOR

29TH PLACE DRIVE THRU

LOCATION

1500 SEMINOLE TRAIL
CHARLOTTESVILLE, VA 22901
ALBEMARLE COUNTY

BOHLER
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
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COMMONWEALTH OF VIRGINIA
RYAN YAUGER
Lic. No. 0402056625
03/18/2020
PROFESSIONAL ENGINEER

SHEET TITLE:

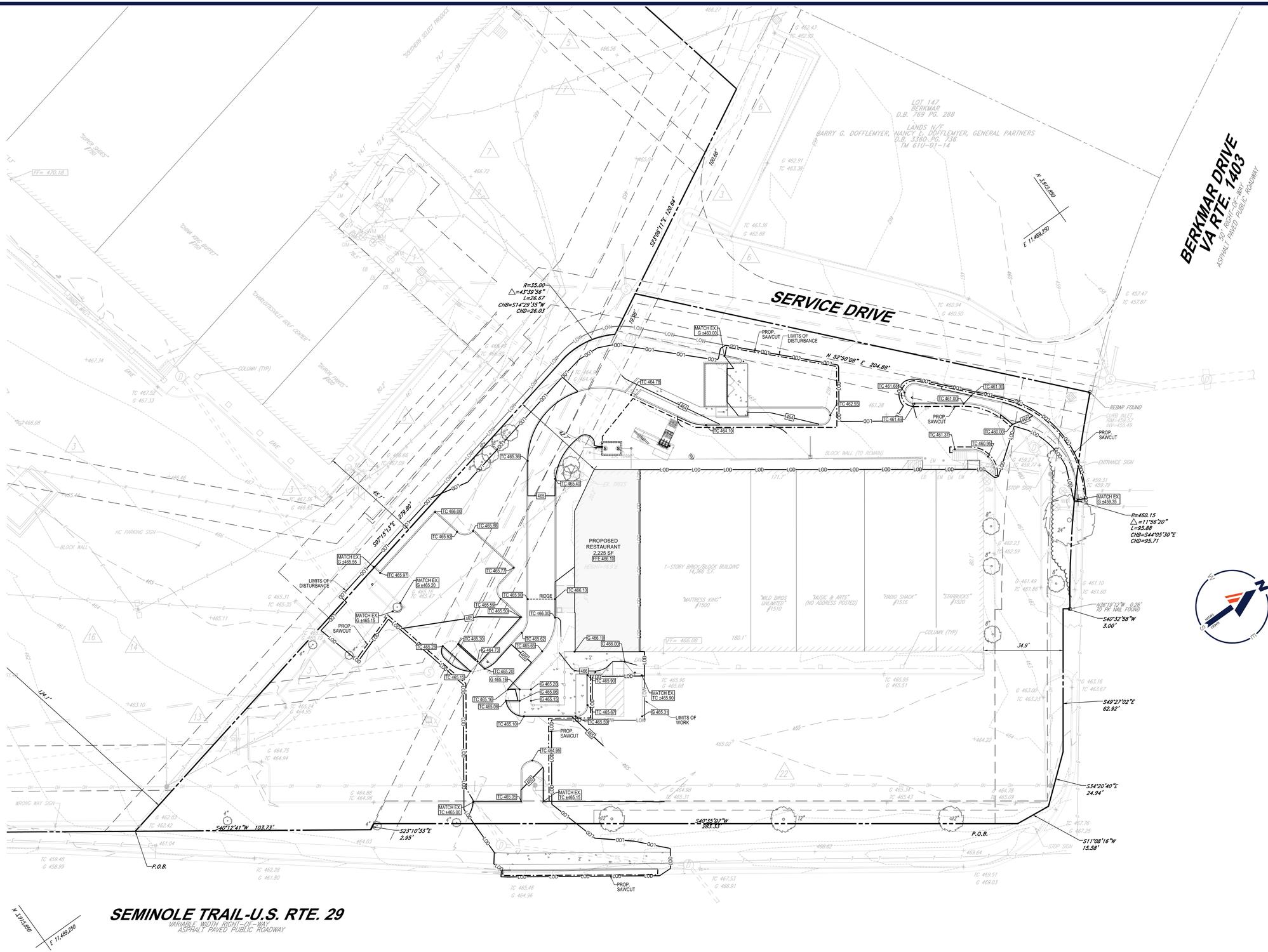
SITE PLAN

SHEET NUMBER:

C-301

ORG. DATE - 03/18/2020

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1"= 20'

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CHECKED BY:	RTY
DATE:	03/18/2020
CAD I.D.:	0

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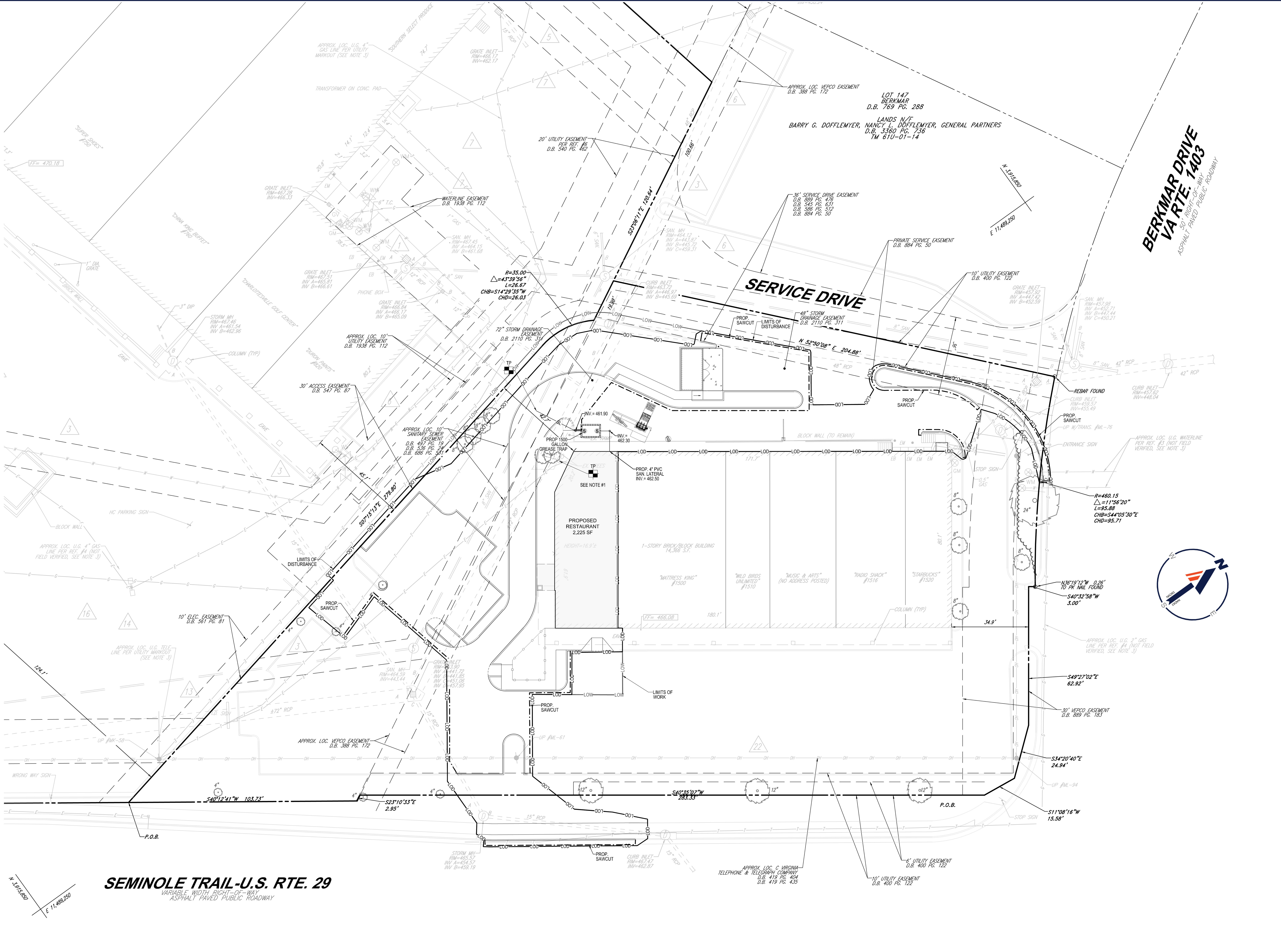
GRADING PLAN

SHEET NUMBER:

C-401

ORG. DATE - 03/18/2020

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NOTES:

CONTRACTOR TO TEST PIT EXISTING SANITARY CLEANOUTS AT BUILDING FOR POTENTIAL TIE-IN POINT. CONTRACTOR TO CONTACT ENGINEER PRIOR TO MAKING CONNECTION.

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1"= 20'

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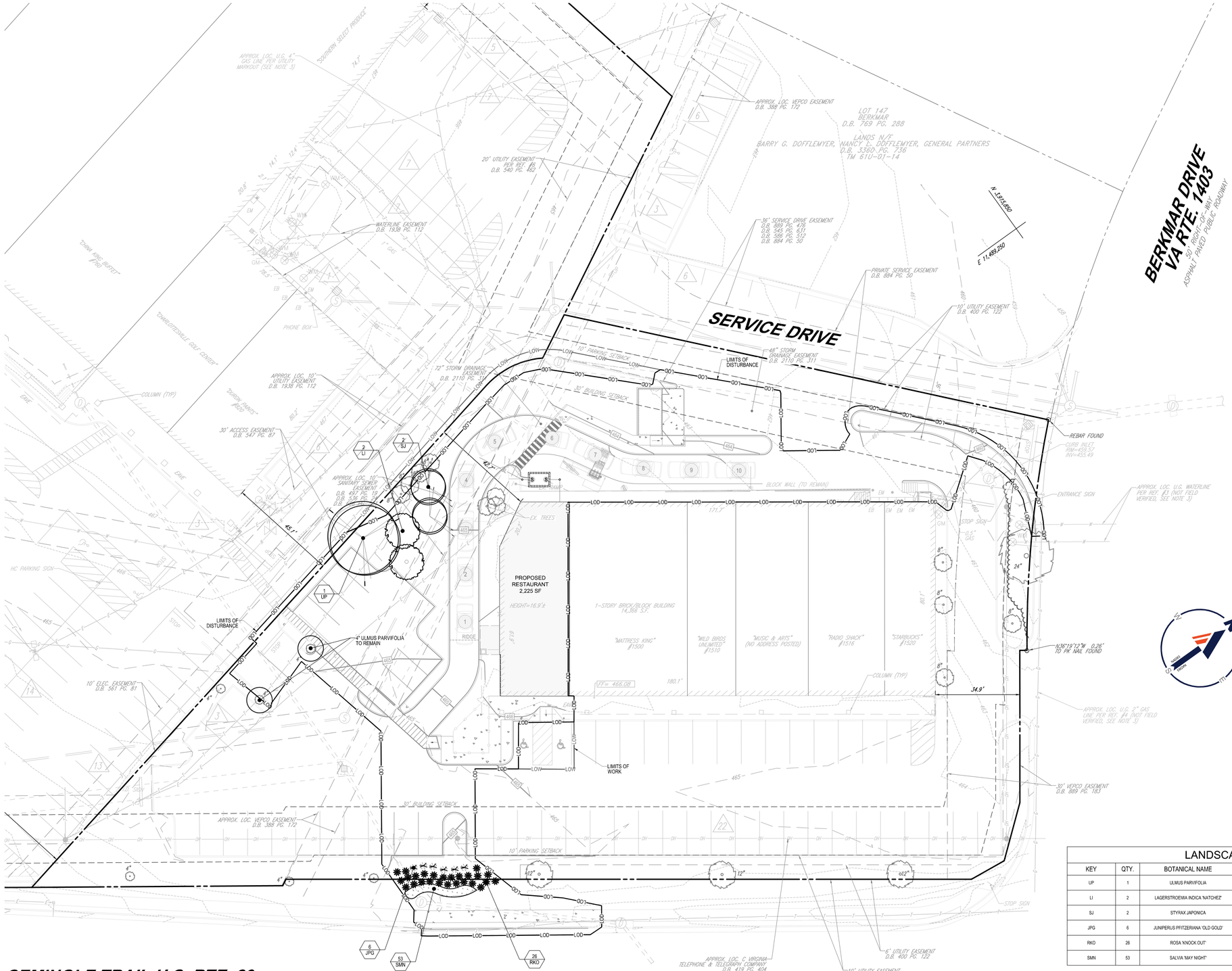
UTILITY PLAN

SHEET NUMBER:

C-501

ORG. DATE - 03/18/2020

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SEMINOLE TRAIL-U.S. RTE. 29

VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL. / HT.	CONT.
UP	1	ULMUS PARVIFOLIA	LACEBARK ELM	2 1/2" CAL. / SINGLE TRUNK/ 10-12' HT.	B+B
LI	2	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPEMYRTLE	MULTI-STEM/3-5 TRUNKS/ 8-10' HT.	B+B
SJ	2	STYRAX JAPONICA	JAPANESE SNOWBELL	MULTI-STEM/3-5 TRUNKS/ 6-8' HT.	B+B
JPG	6	JUNIPERUS PFITZERIANA 'OLD GOLD'	OLD GOLD CHINESE JUNIPER		5 GAL.
RKO	26	ROSA 'KNOCK OUT'	KNOCK OUT ROSE		3 GAL.
SMN	53	SALVIA 'MAY NIGHT'	MAY NIGHT SALVIA		1 QT.

NOTE: CANOPY AND SMALL/MEDIUM ORNAMENTAL TREES LISTED IN THIS SCHEDULE ARE TO REPLACE EXISTING TREES TO BE REMOVED IN CONSTRUCTION, IN-KIND. PERENNIAL AND SHRUBS LISTED AS ADDITIONAL MATERIAL.

NOTE:

1. 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.
2. LANDSCAPE MATERIALS ARE SUBJECT TO CHANGE WITH FINAL DESIGN.

20 10 5 0 20
1"= 20'

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PROFESSIONAL ENGINEER

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

C-601

ORG. DATE - 03/18/2020

K:\B2V\2019\V194600\DRAWINGS\DP\A1\SITE\MAJOR\SP01\V194600-LSP01---LAYOUT.CADD - LANDSCAPE PLAN

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
1.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS.
1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

D. MULCH - THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

E. FERTILIZER
1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

F. PLANT MATERIAL
1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
1.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1¼", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED.PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
1.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA):
1.1. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL
1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING
A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
1.1. PLANTS: MARCH 15 TO DECEMBER 15
1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULOUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELREUTERIA	QUERCUS VARIETIES
LIQUIDAMBER STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES

I. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
- 1 PART PEAT MOSS
- 1 PART COMPOSTED COW MANURE BY VOLUME
- 3 PARTS TOPSOIL BY VOLUME
- 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
  - A) 2 TABLETS PER 1 GALLON PLANT
  - B) 3 TABLETS PER 5 GALLON PLANT
  - C) 4 TABLETS PER 15 GALLON PLANT
  - D) LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK

J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.

M. GROUND COVER AREAS SHALL RECEIVE A ¼" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE
A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.

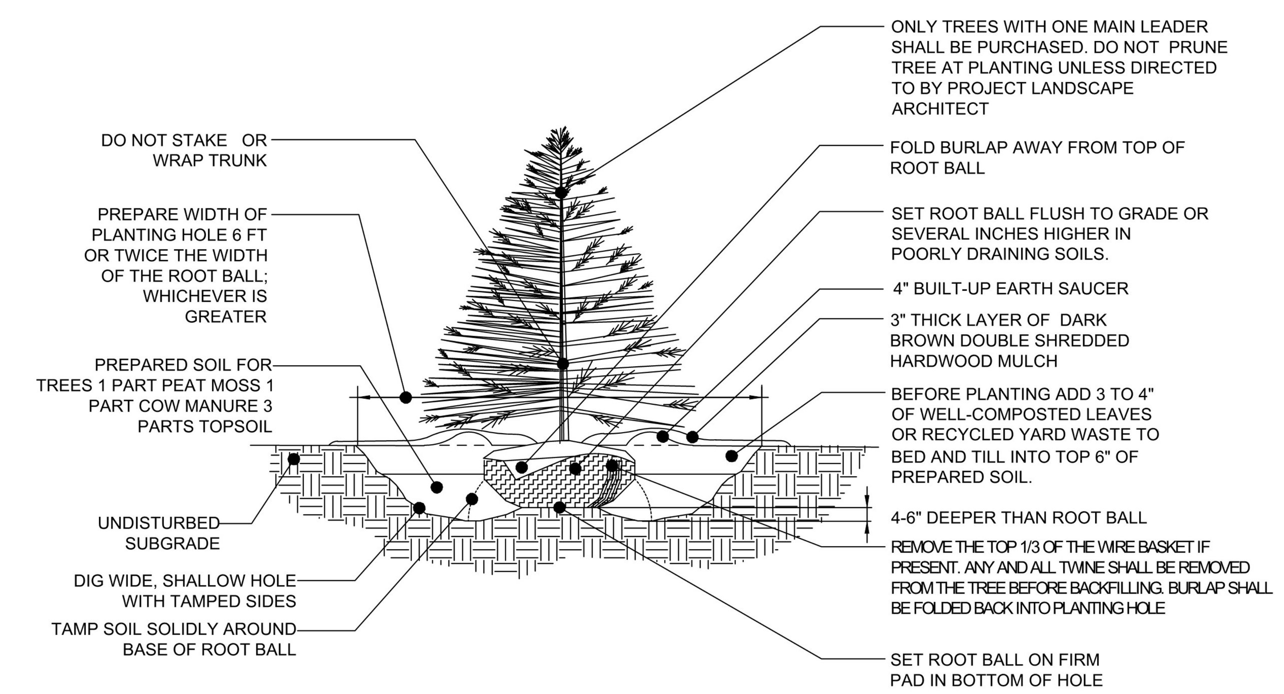
C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

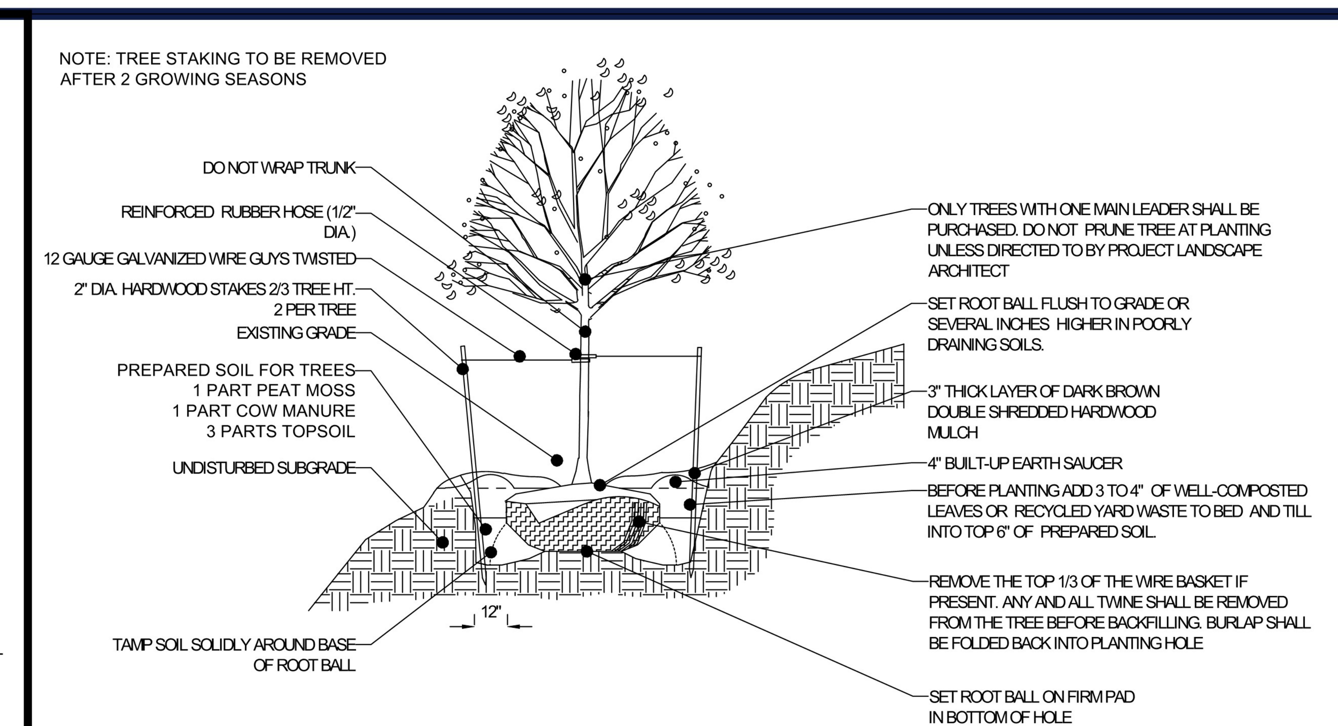
H:\19\V194600\DRAWINGS\PLAN SETS\MAJOR SPA\V194600-SSD-0——LAYOUT: C-602 - LAND DETAILS
MG



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

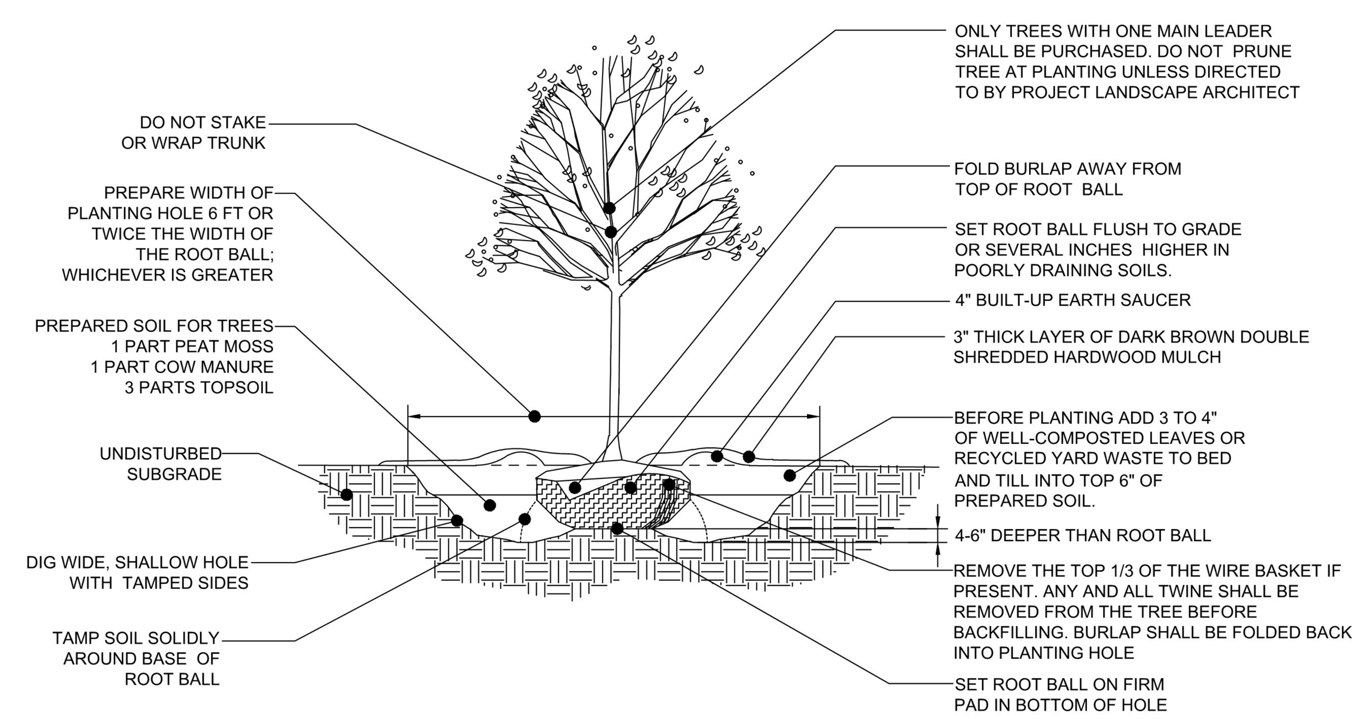
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



TREE PLANTING ON SLOPE DETAIL

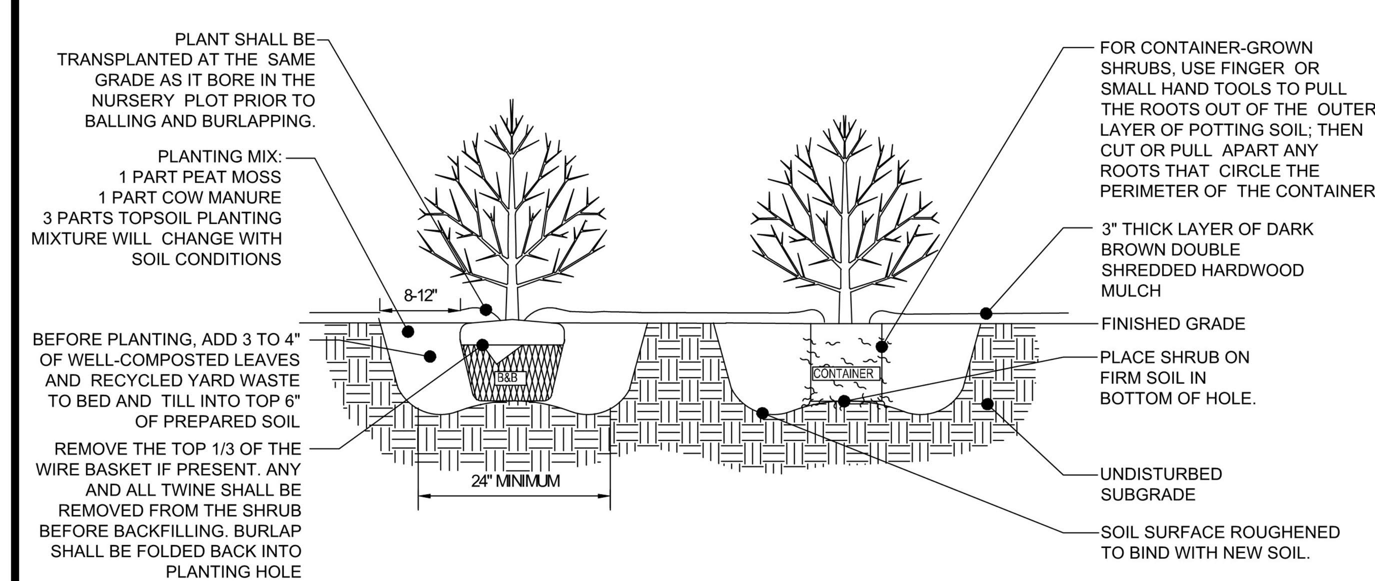
NOT TO SCALE



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

DECIDUOUS TREE PLANTING DETAIL

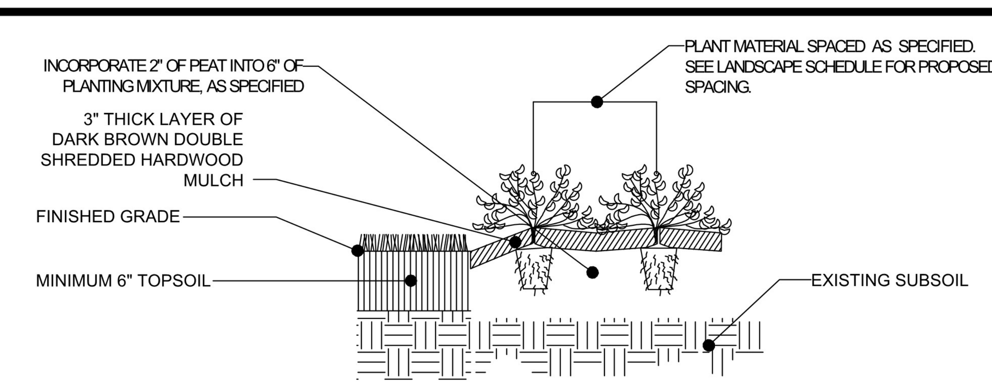
NOT TO SCALE



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT

DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

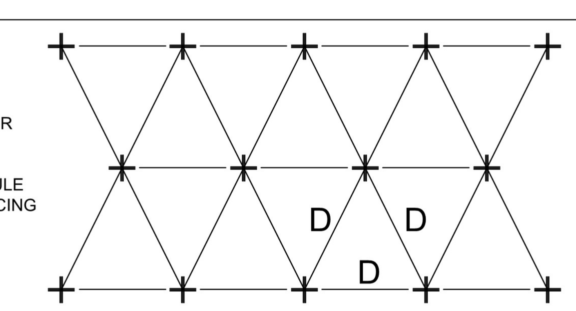
NOT TO SCALE



TYPICAL PERENNIAL AND GROUND COVER PLANTING

D= PROPOSED ON CENTER (O.C.) SPACING

SEE LANDSCAPE SCHEDULE FOR FOR REQUIRED SPACING



TYPICAL PERENNIAL AND GROUND COVER SPACING & LAYOUT

PERENNIAL/GROUND COVER PLANTING DETAIL

NOT TO SCALE

SEEDING SPECIFICATIONS

1. MATERIAL:

1.1. SEED MIXTURE MUST BE COMPRISED OF THE FOLLOWING VARIETIES AND AT THE SPECIFIED COMPOSITION:
1.1.1. 80% - TURF TYPE TALL FESCUE SEED
1.1.2. 10% - KENTUCKY BLUEGRASS SEED
1.1.3. 10% - ANNUAL RYE GRASS SEED
1.2. INSTALLATION RATES:
1.2.1. SEED: LAWN SEED SHOULD BE APPLIED AT A RATE OF 7 LBS/1,000 SF
1.2.2. LIME: AGRICULTURAL OR PELLETIZED LIME SHOULD BE APPLIED AT SPECIFIED RATE ACCORDING TO SOIL ANALYSIS OR 2,000 LBS PER ACRE (46 LBS/1,000 SF) IF NO SOIL ANALYSIS IS PERFORMED.
1.2.3. FERTILIZER: COMMERCIAL GRADE 12-20-12 SHOULD BE APPLIED AT A RATE OF 250 LBS PER PER ACRE (5.8 LBS/ 1,000 SF)
1.2.4. LIQUID OR DRY LIME: LIQUID LIME SHOULD BE APPLIED AT A RATE OF 2.5 GALLONS PER ACRE OR NEUTRA LIME DRY APPLIED AT A RATE OF 80LBS PER ACRE IN AREAS OF ACIDIC SOILS TO ASSURE GERMINATION AND INITIAL ESTABLISHMENT.
1.2.5. MULCH: WHEAT, OAT, OR BARLEY STRAW MULCH SHALL BE APPLIED AT A RATE OF 80 LBS PER 1,000 SF. DO NOT INSTALL MULCH SO THICK THAT IT COMPLETELY COVERS THE GROUND. TOPSOIL SHOULD BE VISIBLE THROUGH THE STRAW LAYER.

2. EXECUTION AND PREPARATION:

2.1. A SOIL ANALYSIS SHOULD BE PERFORMED TO ASSESS THE FERTILITY NEEDS AND PH OF THE SOIL. ALL INSTALLATION AREAS SHOULD BE PREPARED TO AGRICULTURAL STANDARD RECOMMENDED BY THE DEPARTMENT OF AGRICULTURE WITHIN THE STATE WHERE THE WORK IS BEING PERFORMED. AGRICULTURAL LIME OR PELLETIZED LIME SHOULD BE ADDED DURING THE GROUND PREPARATION STAGE AT THE RATE RECOMMENDED ACCORDING TO SOIL ANALYSIS.
2.2. ALL WEEDS AND UNDESIRABLE PLANTS SHOULD BE REMOVED BEFORE PLANTING BY METHOD OF SPRAYING OR TILLAGE. A NON-SELECTIVE HERBICIDE CAN BE SPRAYED ONE MONTH PRIOR TO PLANTING TO KILL ALL WEEDS AND UNDESIRABLE PLANTS THAT MAY COMPETE WITH THE NEW SEEDLINGS. TILLAGE CAN BE PERFORMED AT LEAST 4 WEEKS PRIOR TO PLANTING AND AGAIN 2 WEEKS AFTER THE INITIAL TILLAGE. THE TILLAGE PROCEDURE CAN BE ADVANTAGEOUS IF LARGE AMOUNTS OF ORGANIC DEBRIS ARE PRESENT ON THE INSTALLATION AREAS.
2.3. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
2.4. AREAS TO BE PLANTED SHOULD BE ROLLED WITH A CULTI-PACKER, TURF ROLLER, OR SIMILAR DEVICE TO FIRM THE SEEDBED. THIS PROCESS HELPS ACHIEVE THE DESIRED FIRMNESS. SOIL SHOULD BE FIRMED TO 85% OF COMPACTION.

3. INSTALLATION:

3.1. STRICTLY COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS.
3.2. EQUIPMENT USED TO SPREAD SEED SHOULD HAVE SUFFICIENT CAPACITY TO HOLD AND AGITATE SEED EVENLY IN A CYCLONE OR DROP PATTERN. HYDROSEEDING MAY ALSO BE PERFORMED WITH THE ENGINEER/ARCHITECT'S APPROVAL.
3.3. SEED MAY NEED TO BE APPLIED AT A HALF RATE IN ALTERNATING DIRECTIONS TO ENSURE AN EVEN COVERAGE OF SEED.
3.4. LIQUID LIME OR NEUTRA LIME DRY SHOULD BE TOPICALLY APPLIED TO AREAS WITH ACIDIC SOILS TO ASSIST THE SEED GERMINATION AND VEGETATION GROWTH DURING THE FIRST 90 DAYS. LIQUID LIME SHOULD BE APPLIED AT A RATE OF 2.5 GALLONS PER ACRE OR NEUTRA LIME DRY AT A RATE OF 80LBS PER ACRE.
3.5. FERTILIZER SHOULD BE SPREAD EVENLY OVER THE SEEDED AREAS AT THE RECOMMENDED RATE DETERMINED BY THE INITIAL SOIL ANALYSIS. IF NO SOIL ANALYSIS IS AVAILABLE EVENLY APPLY 12-20-12 STARTER FERTILIZER AT A RATE OF 250LBS PER ACRE (5.8LBS/1000 SQUARE FEET).
3.6. A ROLLED EROSION CONTROL PRODUCT CAN BE APPLIED OVER THE TOP OF SEED IN STEEP SLOPE SITUATIONS TO HELP PREVENT SEED FROM WASHING AND REINFORCE VEGETATION THROUGH ESTABLISHMENT. (FOLLOW REC PRODUCT MANUFACTURER RECOMMENDATIONS.)

4. MAINTENANCE

4.1. FREQUENT LIGHT IRRIGATION WILL NEED TO BE APPLIED TO SEEDED AREAS IF NO NATURAL RAIN EVENTS HAVE OCCURRED WITHIN 2 WEEKS OF SEEDING. AFTER SEED GERMINATION HAS OCCURRED AND PLANTS ARE VISIBLE THE FREQUENCY OF IRRIGATION CAN BE CUT BACK WITH HEAVIER APPLICATION RATES.
4.2. REPAIR ALL SEED WASHINGS AND EROSION.

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

BOHLER// ™

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	V194600
DRAWN BY:	EEN
CHECKED BY:	RTY
DATE:	03/18/2020
CAD I.D.:	0

PROJECT:

MAJOR SITE PLAN AMENDMENT

FOR

29TH PLACE DRIVE THRU

LOCATION

1500 SEMINOLE TRAIL
CHARLOTTESVILLE, VA 22901
ALBEMARLE COUNTY

BOHLER//
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
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VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
RYAN YAUGER
Lic. No. 0402056625
03/18/2020
PROFESSIONAL ENGINEER

SHEET TITLE:

LANDSCAPE NOTES AND DETAILS

SHEET NUMBER:

C-602

ORG. DATE - 03/18/2020



view from Route 29 towards property looking southwest

existing condition photographs from Route 29

29th Place

Charlottesville, VA

Federal Realty
INVESTMENT TRUST

1626 E. Jefferson Street
Rockville, MD 20852



view from Route 29 towards property looking west

existing condition photographs from Route 29

29th Place

Charlottesville, VA

Federal Realty
INVESTMENT TRUST
1626 E. Jefferson Street
Rockville, MD 20852

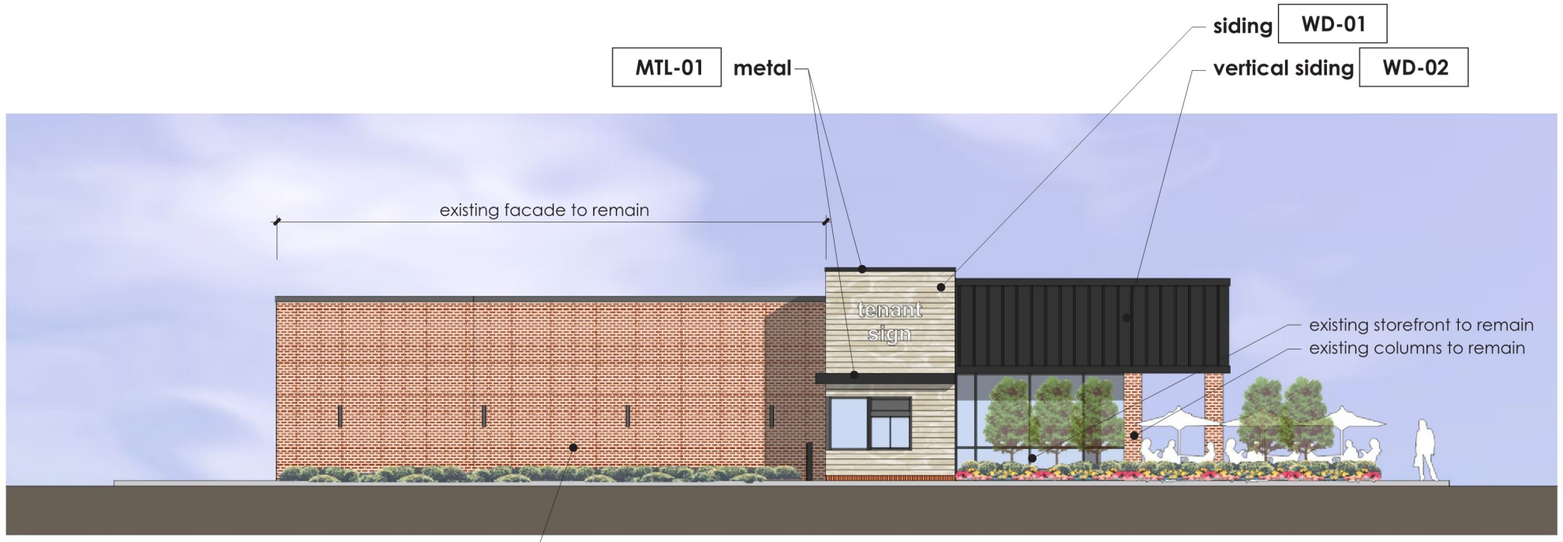


view from Route 29 towards property looking northwest

existing condition photographs from Route 29

29th Place
Charlottesville, VA

Federal Realty
INVESTMENT TRUST
1626 E. Jefferson Street
Rockville, MD 20852



south facade



east facade

JP2 Architects, LLC
2811 Dillon Street
Baltimore, MD 21224

proposed elevations - building N

02 April 2020

29th Place
Charlottesville, VA

Federal Realty
INVESTMENT TRUST
1626 E. Jefferson Street
Rockville, MD 20852



north facade



west facade

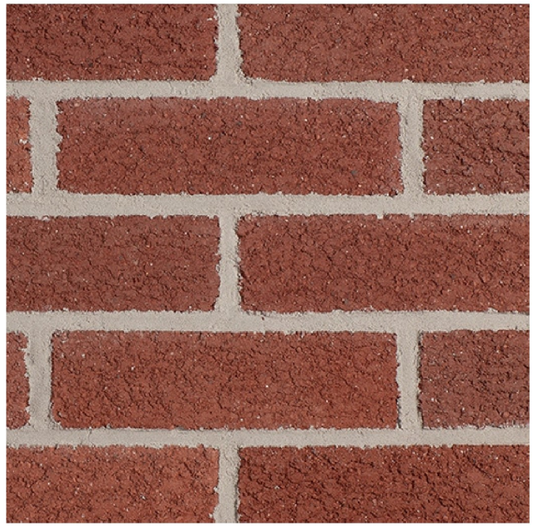
JP2 Architects, LLC
2811 Dillon Street
Baltimore, MD 21224

proposed elevations - building N

02 April 2020

29th Place
Charlottesville, VA

Federal Realty
INVESTMENT TRUST
1626 E. Jefferson Street
Rockville, MD 20852



M-01

Masonry Face Brick (to match existing)
Glen-Gery
color: Cherry Red Bark



MTL-01

Metal Panel / Coping
ATAS International, Inc.
color: Black



WD-01

Horizontal Wood Siding
reSAWN TIMBER co.
Accoya Wood color: Kalahari



WD-02

Vertical Siding and Trim
LP SmartSide Board and Batten Style
color: Abyss Black

proposed materials

JP2 Architects, LLC
2811 Dillon Street
Baltimore, MD 21224

proposed elevations - building N
02 April 2020

29th Place
Charlottesville, VA

Federal Realty
INVESTMENT TRUST
1626 E. Jefferson Street
Rockville, MD 20852



EXISTING OVERALL PLAN

29TH PLACE | Charlottesville, VA
Federal Realty Investment Trust

STUDIO39

12024 | 2 APRIL 2020

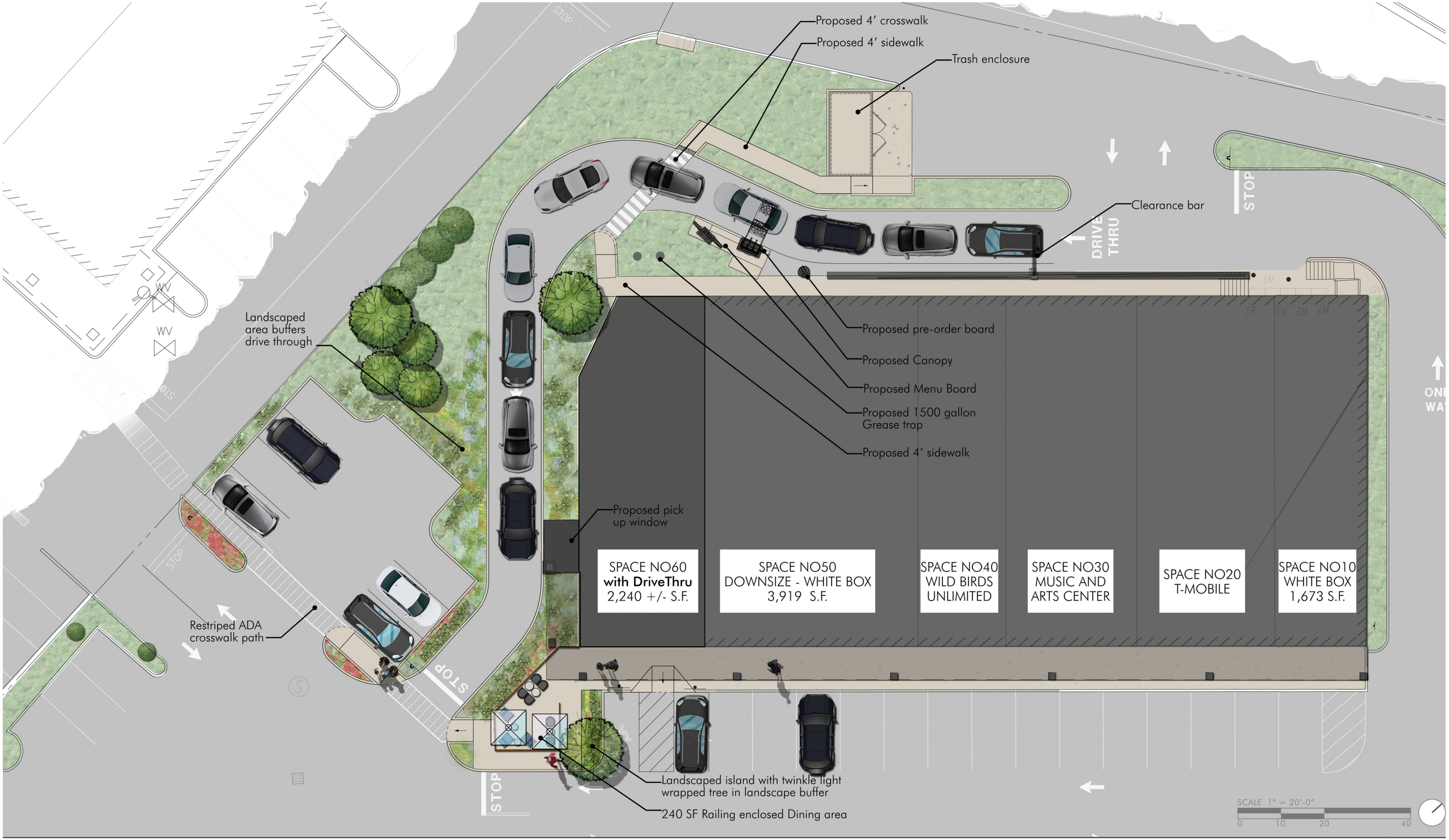


PROPOSED OVERALL PLAN

29TH PLACE | Charlottesville, VA
Federal Realty Investment Trust

STUDIO39

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ENLARGED PROPOSED PLAN

29TH PLACE | Charlottesville, VA
Federal Realty Investment Trust

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PROPOSED OVERALL PLAN WITH EXISTING OVERLAY (RED)

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