ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	**ARB-2020-52: Sleep Number Initial Site Plan**
Review Type	Initial Site Development Plan
Parcel Identification	06100-00-00-134A0
Location	South of Fashion Square Drive, north of 1425 Seminole Trail
Zoned	Planned Development Shopping Center (PDSC)/Entrance Corridor (EC)
Owner/Applicant	Albemarle Bank & Trust CO C/O BB&T Property Tax Compliance/Collins Engineering (Scott Collins)
Magisterial District	Rio
Proposal	To construct a mattress store with associated site improvements.
Context	The site is a wooded lot surrounded by commercial development. Fashion Square Mall is to the north and east, with the eastern property line of the subject parcel adjacent to mall parking. The 29th Place shopping center is across Rt. 29 to the west. Banks are located to the south and southwest. The Branchlands planned unit development is to the east and southeast.
Visibility	The proposed development will be readily visible from the EC street.
ARB Meeting Date	June 1, 2020
Staff Contact	Margaret Maliszewski

PROJECT HISTORY: The ARB completed a conceptual review of the rezoning for this proposal on January 21, 2020. The review included the site plan and conceptual architectural design. The rezoning was approved on April 15, 2020. The applicant has continued to develop the architectural design. That revised design will be reviewed with a future submittal.

CHANGES TO THE PROPOSAL

The site layout remains much as it was proposed at the conceptual review in January. Minor changes to the site layout include: 1) Landscaping has been revised, trees and shrubs have been added, but no landscape schedule is provided. 2) Utilities are shown. 3) The retaining wall now wraps around the southwest corner of the parking area.

ANALYSIS

Gray highlight = means the guideline can't be reviewed at initial site plan stage, but recommendations can be provided for final

Yellow highlight = means the guideline can only be reviewed for location/configuration at the initial plan stage

Regular text = means the guideline can be reviewed at initial plan stage, can be made a condition of initial plan approval, and can be the basis for denial

REF	GUIDELINE	1/21/2020 COMMENT	CURRENT ISSUE	CURRENT 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 insure 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.	Revise the architectural design including consideration of materials and colors to reflect the traditional architecture of the area. Reconsider the white Master Wall panels for better coordination throughout the building. Provide window glass specs and a sample. Tint and reflectivity are typically not considered appropriate in the Entrance Corridors. Revise the design to eliminate the	The current submittal is an Initial Site Plan, which has no architectural submittal requirement. Revised architectural designs will be required with the Final Site Plan.	Submit architectural designs with the next submittal. In addition to the requirements of the ARB Final Site Plan checklist, address the architectural comments from the advisory review: Revise the architectural design including consideration of materials and colors to reflect the traditional architecture of the area. Reconsider the white Master Wall panels for better coordination throughout the building. Provide window glass specs and a sample. Tint and reflectivity are typically not considered appropriate in the Entrance Corridors. Revise the design to eliminate the panel
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.			
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.	panel background for the wall signs.		background for the wall signs. Revise the elevation drawings to include material call-outs on each drawing. Better illustrate the design of the north elevation.
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.			
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.			
10	Buildings should relate to their site and the surrounding context of buildings.			
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.			
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.			
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 30%. Specifications on the proposed window glass should be submitted with the application for final review.*			
13	Any appearance of "blankness" resulting from building design should be relieved using design detail or vegetation, or both.	Revise the elevation drawings to include material call-outs on each drawing. Better illustrate the design of the north elevation.		
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	None.		
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.	None.	The dumpster is still located behind the building and is not expected to be visible from the EC. The plan shows existing chain link	It is recommended that existing chain link fence that is visible from the street be removed.
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.		fence along the north and east property lines.	
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.			
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."	Include the mechanical equipment note on the site and architectural plans.	The note is on the site plan cover sheet.	Include the mechanical equipment note on the architectural plans.
22-31	**Lighting**	Provide complete lighting information with the next submittal.	Lighting information has not been provided. Ground- and building-mounted lighting could have significant visual impacts. The advisory review noted that with the large expanse of glass that is proposed in the building, internal illumination at night will make the building very noticeable along the street.	Provide complete lighting information with the next submittal.
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.	None at this time.	Trees and shrubs are shown along the EC frontage. A board fence is not appropriate in this commercial setting. There appears to be sufficient planting area to accommodate the frontage planting requirements, but	Provide a complete landscape schedule with the Final Site Plan. Provide landscaping that meets the EC requirements, free of utility conflicts.
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.		there are some conflicts with utilities. Tree species and sizes are not identified in the site plan.	
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.	Provide information in the plan illustrating proposed treatments for impacted areas on the bank parcel to the south.	There is no interior road on the subject parcel, but a portion of the retaining wall on the adjacent parcel to the south will be removed to accommodate the entrance into the site. The plan does not detail how the new curb will tie into the remaining retaining wall on the	Revise the site plan to include information clarifying how the new curb will tie into the remaining retaining wall on the bank property and how landscaping on the bank property will be

			adjacent parcel and it is not clear how landscaping there will be impacted.	protected, removed, and/or replaced.
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.	None.	A sidewalk is proposed along the west and south sides of the building. Frontage trees and parking lot trees are located close to this sidewalk.	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.	Add one large shade tree to the perimeter of the easternmost parking row.	Ten parking spaces are proposed, and trees and shrubs are shown along the perimeters of the parking area. When a landscape schedule is provided, conformity with perimeter and interior tree requirements can be determined.	Provide a complete landscape schedule with the Final Site Plan.
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. b. Shrubs should be used to integrate the site, buildings, and other structures; dumpsters, accessory buildings and structures; "drive thru"	Consider providing landscaping on the north side of the building to help mitigate the appearance of the building. Consider an	Frontage trees are located close to the front elevation of the building. Shrubs have been added to the north side of the property, at the top of the retaining wall. The review of the architectural design with the final site plan will determine if the shrub planting is sufficient to soften the appearance of the north elevation.	Consider providing landscaping on the north side of the building to help mitigate the appearance of the building. Consider an alternate material for the Master Wall product.

	windows; service areas; and signs. Shrubs should measure at least 24 inches in height.	alternate material for the Master Wall product.		
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)*.	None at this time.	Plant species are not identified in the initial plan but are needed in the Final Site Plan.	Provide a complete landscape schedule with the Final Site Plan.
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."	Add the plant health note to the site plan.	The note will be needed on the site plan.	Add the plant health note to the site plan.
	***Site Development and layout;* Development pattern**			
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 Entrance Corridor.	Show a "tree line to remain" on the plan.	The "tree line to remain" is not shown on the plan. The site layout appears organized. New trees are shown along the street frontage. The site layout includes a long 6'-tall retaining wall that runs along the north and east sides of the development. The proposed building is oriented parallel to the EC street. A sidewalk is proposed along the parcel frontage. The parcel is currently wooded, with proposed development concentrated in the western end of the parcel. The proposal includes changes to the retaining wall on the adjacent	Show a "tree line to remain" on the plan. Revise the site plan to include information clarifying how the new curb will tie into the remaining retaining wall on the bank property to the south and how landscaping on the bank property will be protected, removed, and/or replaced.
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.		parcel to the south, but it does not detail how the new curb will tie into the remaining retaining wall and it is not clear how landscaping on the adjacent parcel will be impacted. Views are not expected to be impacted by the proposed development.	
	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 land forms 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.	Indicate on the site plan the retaining wall material and color. A sample may be required for review. Provide perspective views showing the north elevation of the building and clarifying the relationship of the	The topography of the existing site slopes down from approximately 506’ at the rear of the parcel to 473’ at Rt. 29. The proposed finished floor elevation of the building is identified as 376.2, which is in error if the topographic elevations are accurate. A retaining wall is proposed around the north and east sides of the area of development. A note indicates that maximum height is 6’ for the segmented wall. Much of	Indicate on the site plan the retaining wall material and color. A sample may be required for review. Correct the finished floor elevation of the building. Provide details on the appearance of the northern building elevation relative to the northern retaining wall

		retaining wall to the north elevation. Ensure an appropriate appearance for the EC.	the wall will not be easily viewed from the street, but the material and color of the wall will be important in those areas that are visible. This information was not included on the plan. There is a narrow gap between the retaining wall and the north elevation of the building. This relationship is expected to result in an odd appearance on site. The retaining wall detail (Sheet 6) states that trees can't be planted any closer than .4x the height of the wall from the back of the block. Shrubs can be planted adjacent to the block with a waterproof barrier. Shrubs are shown on the plan. If trees are required to offset visual impacts of the architectural design, there may not be enough space for planting with the current wall design and layout. Proposed contours are not rounded in the area at the top of the retaining wall, where the wall curves near the northern property line.	and the space between them. Provide perspective views showing the north elevation of the building and clarifying the relationship of the retaining wall to the north elevation. Show how the appearance will be appropriate for the EC. Trees may be required along the top of the northern retaining wall. Round the proposed grading contours in the area at the top of the retaining wall, where the wall curves near the northern property line. 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.
41	No grading, trenching, or tunneling should occur within the drip line of any trees or other existing features designated for preservation in the final Certificate of Appropriateness. Adequate tree protection fencing should be shown on, and coordinated throughout, the grading, landscaping and	Show a "tree line to remain" on the site plan.	The parcel is currently wooded. The development is phased, but no "tree line to remain" is shown on the plans.	Show a "tree line to remain" on the site plan.

	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.			
43	Preservation areas should be protected from storage or movement of heavy equipment within this area.			
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.	None at this time.	An underground detention facility is proposed near the southwest corner of the site. Drainage pipes are shown on the east and south sides of the building. One tree is shown directly over top of one of the pipes.	Eliminate tree and utility conflicts without reducing tree quantities.
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.			
SIGNS	Woodtone lap siding is proposed for wall areas above windows. On the south and west elevations, large white panels are shown within the siding, providing a background for proposed signage. The white material is not identified on the elevation drawings. It gives the appearance of letters on a panel background (though the designer may not consider the white material to be a part of the sign), which is not the recommended wall sign type. Letters attached directly to the siding would meet the EC sign guidelines and would allow greater focus on a material that more closely resembles a natural material.	Revise the design to eliminate the panel background for the wall signs.	Although signs are not addressed in the initial site plan, the advisory review noted that the sign type illustrated in the drawings did not meet guideline requirements.	Revise the sign design to eliminate the panel background for the wall signs.

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. The relationship of the retaining wall to the building and the resulting visual impacts

Staff recommends that the ARB forward the following recommendations to the Agent for the Site Review Committee:

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval:
  - Prior to Initial Plan approval the following items shall be resolved to the satisfaction of the ARB: None.

- Regarding recommendations on the plan as it relates to the guidelines: None.
  1. It is recommended that existing chain link fence that is visible from the street be removed.
  2. Consider providing landscaping on the north side of the building to help mitigate the appearance of the building. Trees may be required along the top of the northern retaining wall.

- Regarding conditions to be satisfied prior to issuance of a grading permit:
  1. 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.

- Regarding the final site plan submittal:
  A Certificate of Appropriateness is required prior to final site plan approval. The following items and all items on the ARB Final Site Plan Checklist must be addressed:
  1. Submit architectural designs with the next submittal. In addition to the requirements of the ARB Final Site Plan checklist, address the architectural comments from the advisory review:
     a. Revise the architectural design including consideration of materials and colors to reflect the traditional architecture of the area.
     b. Reconsider the white Master Wall panels for better coordination throughout the building.
     c. Provide window glass specs and a sample. Tint and reflectivity are typically not considered appropriate in the Entrance Corridors.
     d. Revise the sign design to eliminate the panel background for the wall signs.
     e. Provide details on the appearance of the northern building elevation relative to the northern retaining wall and the space between them. Provide perspective views showing the north elevation of the building and clarifying the relationship of the retaining wall to the north elevation. Show how the appearance will be appropriate for the EC.
     f. Include the mechanical equipment note on the architectural plans: *Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.*
     g. Revise the elevation drawings to include material call-outs on each drawing.
     h. Better illustrate the design of the north elevation.
  2. Provide landscaping that meets the EC requirements, free of utility conflicts. Eliminate tree and utility conflicts without reducing tree quantities.

3. Provide a complete landscape schedule with the Final Site Plan.
4. Add the plant health note to the site 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.*
5. Show a "tree line to remain" on the plan.
6. Provide complete lighting information with the next submittal
7. Revise the site plan to include information clarifying how the new curb will tie into the remaining retaining wall on the adjacent bank property to the south and how landscaping on the bank property will be protected, removed, and/or replaced.
8. Indicate on the site plan the retaining wall material and color. A sample may be required for review.
9. Correct the finished floor elevation of the building.
10. Round the proposed grading contours in the area at the top of the retaining wall, where the wall curves near the northern property line.
11. 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.

ATTACHMENTS

A – Sleep Number Initial Site Plan

TABLE A This report is based on the following submittal items:

Sheet #	**Drawing Name**	**Drawing Date**
1	Cover sheet	4/15/20
2	Sewer Plan and Profile	
3	Site Plan	
4	Utility Plan	
5	Grading & Drainage Plan	

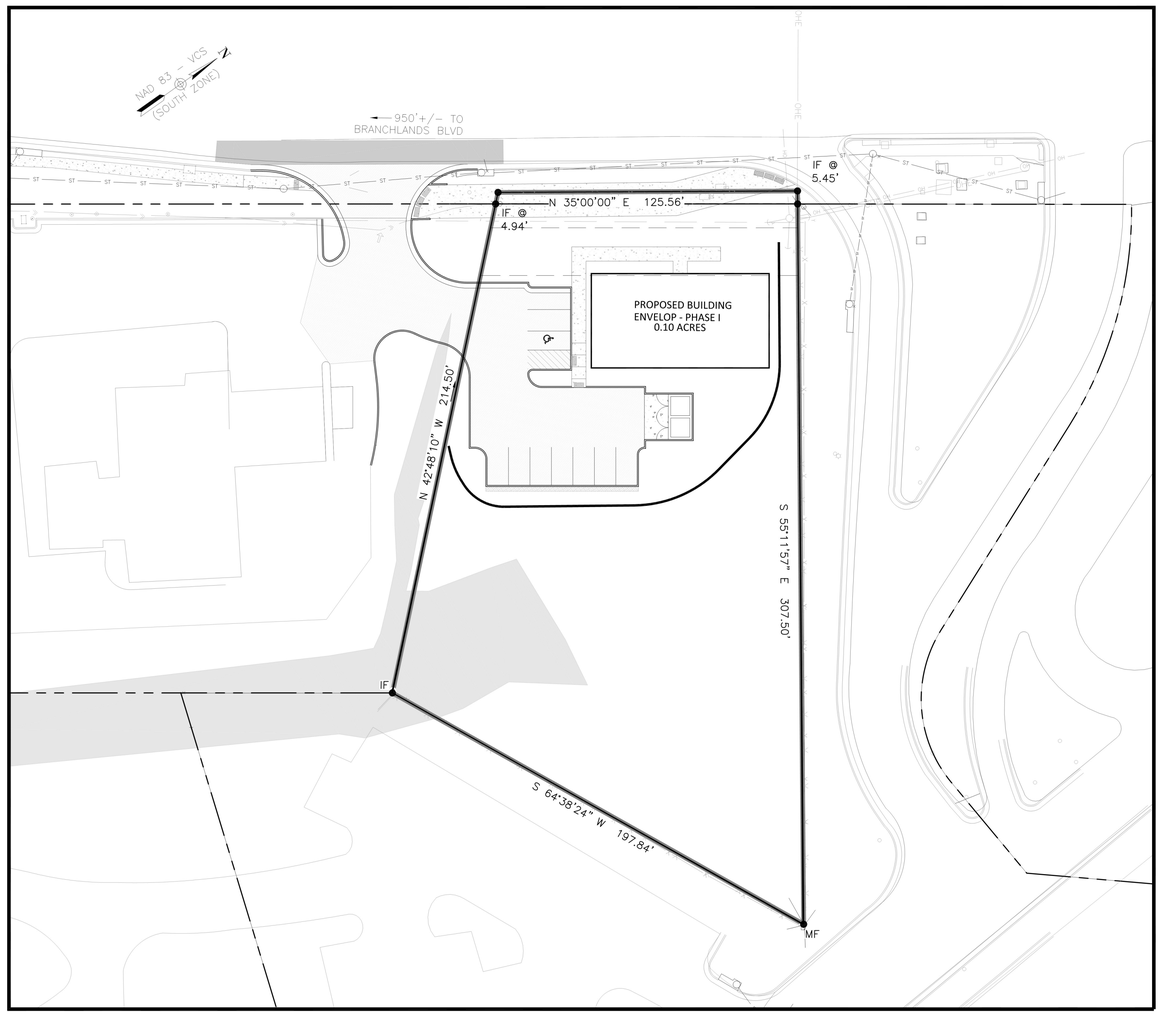
SLEEP NUMBER - CHARLOTTESVILLE

INITIAL SITE PLAN

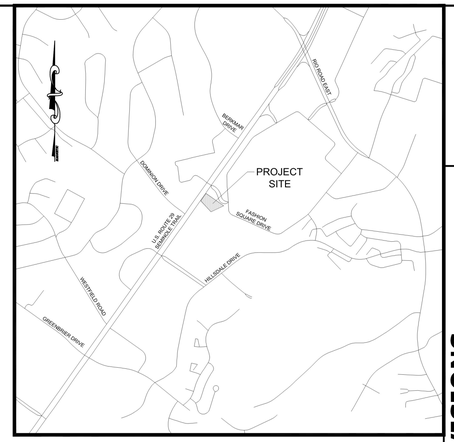
RIO MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

GENERAL NOTES

OWNER:	06100-00-00-134A0 ALBEMARLE BANK & TRUST c/o BB&T PROPERTY TAX COMPLIANCE PO BOX 167 WINSTON-SALEM, NC 27102
APPLICANT:	SOUTHEASTERN RETAIL DEVELOPMENT, LLC 2050 CIRCLE HWY. 30A WEST BLDG. M-1 UNIT 231 SANTA ROSA BEACH, FL 32459
ENGINEER:	COLLINS ENGINEERING 200 GARRETT ST. SUITE K, CHARLOTTESVILLE, VA 22902 TELEPHONE (434)293-3719 FAX (434)293-2813 CONTACT: MR. SCOTT COLLINS, P.E. scott@collins-engineering.com
TAX MAP NO.	06100-00-00-134A0 (D.B. 646/ PG. 508)
AREA	0.93 AC
ZONING	PLANNED DEVELOPMENT SHOPPING CENTER (PD-SC) WITH OVERLAY DISTRICTS (ENTRANCE CORRIDOR (EC), AIRPORT IMPACT AREA (AIA), AND MANAGED AND PRESERVED SLOPES) ZMA (ZMA2019-00014) APPROVED BY THE BOS ON APRIL 15, 2020
SETBACKS	FRONT BUILDING SETBACK: 10' MINIMUM & 30' MAXIMUM SETBACK FROM ROUTE 29 SIDE BUILDING SETBACK: NONE REAR BUILDING SETBACK: NONE PARKING SETBACK: 10' PARKING SETBACK FROM ROUTE 29
BUILDING HEIGHTS	MAXIMUM BUILDING HEIGHT: 65'
PROPOSED USE	PROPOSED 3,000 SF COMMERCIAL RETAIL / FURNITURE BUILDING IN PHASE I.
TOPO & SURVEY	SURVEY AND BOUNDARY INFORMATION PROVIDED BY ROUDABUSH, GALE & ASSOCIATES, INC.
DATUM	NAD 83 DATUM
ADJACENT PROPERTY OWNERS:	SEE EXISTING CONDITIONS, SHEET 2.
EXISTING VEGETATION	THE SITE IS FORESTED.
CRITICAL SLOPES	IN ACCORDANCE WITH THE ALBEMARLE COUNTY CRITICAL SLOPES COUNTY MAPPING, 'MANAGED' CRITICAL SLOPES EXIST ON THE PARCEL. THE MANAGED SLOPES ARE SHOWN ON THE EXISTING CONDITIONS SHEETS AND GRADING AND DRAINAGE PLAN SHEET.
WATERSHED	THIS DEVELOPMENT LIES WITHIN THE MOORES CREEK WATERSHED. THE SITE IS NOT LOCATED WITHIN A PUBLIC WATER SUPPLY RESERVOIR WATERSHED, IT IS LOCATED DOWNSLOPE FROM THE SOUTH FORK RIVANNA WATER SUPPLY WATERSHED.
FLOODPLAIN/WPO BUFFERS	THERE ARE NO 100-YEAR FLOODPLAINS OR WPO BUFFERS LOCATED ON THIS SITE PER FEMA MAP PANEL #51003C0288D DATED FEBRUARY 4, 2005 & COUNTY GIS, RESPECTFULLY. ALSO NOTE THE PARCEL IS OUTSIDE THE LIMITS OF THE FEDERAL & STATE DAM BREAK INUNDATION ZONES PER COUNTY GIS DATA.
SITE ACCESS:	THE SITE ACCESS FOR THE PARCEL IS PROVIDED VIA ROUTE 29 SEMINOLE TRAIL.
RETAINING WALLS:	RETAINING WALLS ARE PROPOSED WITH THIS SITE PLAN, SEE GRADING & DRAINAGE SHEET. RETAINING WALLS SHALL NOT EXCEED 6 FEET IN HEIGHT.
LIGHTING:	THE PROPOSED LIGHTING PLAN WILL BE INCLUDED WITH THE FINAL SITE PLAN. EACH OUTDOOR LUMINAIRE EQUIPPED WITH A LAMP THAT EMITS 3,000 OR MORE INITIAL LUMENS SHALL BE A FULL CUTOFF LUMINAIRE AND SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING PROPERTIES AND AWAY FROM ADJACENT ROADS. THE SPILLOVER OF LIGHTING FROM LUMINAIRES ONTO PUBLIC ROADS AND ADJACENT PROPERTIES SHALL NOT EXCEED ONE-HALF FOOTCANDLE.
LANDSCAPING:	A LANDSCAPING PLAN SHALL BE PROVIDED WITH THE FINAL SITE PLAN IN ACCORDANCE WITH ALBEMARLE COUNTY ORDINANCE SECTION 32.7.9. STREET TREES SHALL BE INCLUDED WITH THE LANDSCAPING DESIGN ALONG THE FRONTAGE OF THE PROPERTY EVERY 40' O.C.
TRASH COLLECTION:	AN ENCLOSED DUMPSTER SCREENED WITH LANDSCAPING IS PROVIDED ON THE PLANS. DUMPSTER ENCLOSURE MATERIAL SHALL MATCH THE MATERIAL OF THE PROPOSED BUILDING.
UTILITIES:	PUBLIC WATER AND SANITARY SEWER UTILITIES WILL BE EXTENDED TO THE PROPERTY FOR CONNECTIONS TO THE PUBLIC UTILITIES.
STORMWATER MANAGEMENT FACILITY:	STORMWATER MANAGEMENT WILL BE ACHIEVED FOR THE SITE WITH AN UNDERGROUND DETENTION FACILITY FOR THE WATER QUANTITY CONTROL AND PURCHASE OF NUTRIENT CREDITS FOR THE WATER QUALITY.
ESTIMATED EMPLOYEES:	IT IS ANTICIPATED THAT APPROXIMATELY 2 EMPLOYEES WILL BE NEEDED AT THE LARGEST SHIFT.
PARKING LOT/TRAVELWAYS:	CURB & GUTTER
UTILITIES (WATER AND SEWER):	COUNTY PUBLIC WATER AND SANITARY SEWER
AGRICULTURAL/ FORESTAL DISTRICT:	NONE
IMPERVIOUS AREAS:	BUILDING - PHASE I = 3,000 SF, PAVEMENT -5,100 SF SIDEWALK -800 SF
OPEN SPACE AREAS:	0.73 ACRES (INCLUDING THE FUTURE PHASE II DEVELOPMENT AREA)
PARKING	REQUIRED: 1 SPACE PER 400sf FOR RETAIL SALES AREA = 1 SP / 400sf x 3,000sf = 8 SPACES PROVIDED: 10 PARKING SPACES (THIS INCLUDES 1 HANDICAP SPACE)



SHEET LAYOUT
SCALE: 1" = 30'



VICINITY MAP
SCALE: 1" = 1,000'

Sheet List Table - SITE PLAN	
Sheet Number	Sheet Title
1	COVER
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	SITE PLAN
4	UTILITY PLAN
5	GRADING & DRAINAGE PLAN
6	NOTES & DETAILS
6	TOTAL NUMBER OF SHEETS

LEGEND

ROADS

- EXISTING CULVERT
- CULVERT
- DROP INLET & STRUCTURE NO.
- CURB
- CURB & GUTTER
- PROPOSED PAVEMENT
- EC-3A DITCH
- DEPTH OF EC-3A DITCH (6")
- EC-2 DITCH
- DEPTH OF EC-2 DITCH (6")
- EARTH DITCH
- DRIVEWAY CULVERT
- BENCH MARK
- CLEARING LIMITS
- VDOT STANDARD STOP SIGN (R1)
- EXISTING CONTOUR (200)
- PROPOSED CONTOUR (200)
- PROPOSED SPOT ELEVATION (240.55)
  TBC DENOTES TOP/BACK OF CURB
  T/B DENOTES TOP OF BOX

TRAFFIC GENERATION CALCULATIONS:
TRIP GENERATION BASED ON ITE TRIP GENERATION MANUAL 10TH EDITION
PROPOSED 3,000 SF RETAIL STORE (FURNITURE STORE) (CODE 890)
ADT: 19 VPD (10 ENTER/9 EXIT)
AM PEAK: 1 VEHICLES PER HOUR
PM PEAK: 2 VEHICLES PER HOUR

ENTRANCE CORRIDOR NOTES AND REQUIREMENTS:
1. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
2. ALL SIGNS FOR THE SITE SHALL BE REVIEWED AND APPROVED BY ARB UNDER A SEPARATE SIGN APPLICATION.

BUILDING NOTES:
1. PROPOSED BUILDING HEIGHT (PHASE I): MINIMUM HT.=20'
2. PHASE I BUILDING FOUNDATION TO BE CONSTRUCTED TO SUPPORT MULTIPLE STORIES.

BURIAL SITES: **NO CEMETERIES WERE FOUND DURING FIELD INVESTIGATION OF THE SITE.**

IMPERVIOUS AREAS: **8,900 SF (0.20 AC) TOTAL**

PAVED PARKING AND CIRCULATION AREA: **5,100 SF**

NOTES:
CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS, IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLANS.

THE CONTRACTOR MUST LOCATE ALL SURFACE AND SUB-SURFACE UTILITIES PRIOR TO ANY WORK ONSITE.

ANY SIDEWALK AND/OR CURB DAMAGE IDENTIFIED IN THE SITE VICINITY DUE TO PROJECT CONSTRUCTION ACTIVITIES AS DETERMINED BY THE VDOT INSPECTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. SIDEWALK WILL BE REPLACED AT THE DIRECTION OF THE VDOT INSPECTOR. ANY EXISTING SIDEWALK THAT IS CURRENTLY DAMAGED AND IN NEED OF REPAIR OR NOT IN COMPLIANCE WITH CURRENT STANDARDS SHOULD BE REPLACED AS PART OF THIS PROJECT AS WELL. IN ADDITION, ANY EXISTING CG-12S ALONG THE PERIMETER OF THE SITE SHOULD BE UPGRADED TO MEET CURRENT STANDARD IF NEEDED.

ALL SIGNING AND PAVEMENT MARKINGS SHALL BE CONSISTENT WITH THE MUTCD.

ALL WATER LINES, SEWER LINES, AND FIRE LINES FROM THE MAIN TO THE STRUCTURE MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.

APPROVALS	DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT	
PLANNER/ZONING	
ENGINEER	
INSPECTIONS	
ARB	
DEPARTMENT OF FIRE RESCUE	
ALBEMARLE COUNTY SERVICE AUTHORITY	
VIRGINIA DEPARMENT OF TRANSPORTATION	
HEALTH DEPARTMENT	

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER

REVISIONS

REVISION DESCRIPTION	
INITIAL DESIGN	04/15/20

COLLINS ENGINEERING
200 GARRETT STREET SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: SLEEP NUMBER - CHARLOTTESVILLE INITIAL SITE PLAN

SHEET: COVER

JOB NO. 192036

SCALE: AS SHOWN

SHEET NO. 1

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SEMINOLE TRAIL – ROUTE 29
VAR. WIDTH PUBLIC RIGHT–OF–WAY
(HIGHWAY PLAT BOOK 1 PAGE 227)

NAD 83 – VCS (SOUTH ZONE)

PORTION OF EXISTING SIDEWALK TO BE REMOVED

950'+/– TO BRANCHLANDS BLVD

IRS

N 35°00'00" E 125.56'

IRS

IF @ 5.45'

IF @ 4.94'

EX. VDOT R/W

EXISTING SIDEWALK TO BE REMOVED

EXISTING WATERLINE

EXISTING FIRE HYDRANT

EXISTING CURB AND GUTTER TO BE REMOVED

EXISTING BLOCK WALL TO BE REMOVED

EX. P/L

MANAGED SLOPES

MANAGED SLOPES

TMP 61–134
N/F CAVALIER COUNTRY BANK
DB 527 PG 43
DB 327 PG 228 (PLAT)
DB 468 PG 456 (PLAT)

TMP 61–134A
N/F ALBEMARLE BANK AND TRUST COMPANY
0.908 ACRES
39,547 SQ. FT.

TMP 61–129
N/F J.C. PENNEY PROPERTIES, INC
DB 1908 PG 726
DB 4355 PG 625
(DESCRIPTION IN DEED OF TRUST)

TMP 61–129
N/F J.C. PENNEY PROPERTIES, INC
DB 1908 PG 726
DB 4355 PG 625
(DESCRIPTION IN DEED OF TRUST)

FASHION SQUARE DRIVE
(PRIVATE)

N 42°48'10" W 214.50'

S 55°11'57" E 307.50'

S 64°38'24" W 197.84'

IF
IRON ROD FOUND (HELD)

MF
METAL ARROW IRON WITH FENCE POST (0.77' WEST OF CORNER)

BLOCK WALL

1' BRICK WALL

TW–74.5
EP–70.6
EP–71.2
EP–71.7
TW–74.6
TW–75.
STW–75.1
EP–72.1

STRM MH TOP=464.63 INV IN (24")=458.43 INV IN (18")=458.33 INV OUT=458.23
STRM MH TOP=466.85 INV IN (18"x2)=460.75 INV IN (24")=460.70 INV OUT=460.65
STRM DI TOP=466.42 INV OUT=461.92
STRM MH TOP=469.64 INV IN=464.09 INV OUT=464.09
STRM DI TOP=471.69 INV IN=466.34 INV OUT=466.09
STRM MH TOP=476.76 INV IN=470.21 INV OUT=470.26
STRM DI TOP=478.75 INV IN=472.20 OUT=472.10
STRM GRATE TOP=466.86 INV OUT=463.59
STRM DI TOP=466.13 INV OUT=460.38
STRM DI TOP=479.51 INV=474.61
STRM DI TOP=505.57 INV=500.98
STRM MH TOP=504.91 INV IN=499.15 INV IN=498.
STRM DI TOP=503.60 INV=500.99

99.51 L.F. 30" RCP @ 1.11%
22.27 L.F. 18" RCP @ 9.21%
90.04 L.F. 24" RCP @ 2.47%
13.34 L.F. 18" RCP @ 8.77%
118.05 L.F. 24" RCP @ 2.87%
164.32 L.F. 24" RCP @ 2.39%
18.58 L.F. 18" RCP @ 15.29%
78.17 L.F. 24" RCP @ 2.58%
25.4 L.F. 15" RCP @ 7.32%
15" RCP
24"

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SYMBOL LEGEND

IRS	IRON ROD SET
	SIGN
	UTILITY POLE
	LIGHT POLE
	GUY WIRE
	STORM MH
	ELECTRIC VAULT
RCP	REINFORCED CONCRETE PIPE
CC&G	CONCRETE CURB & GUTTER
	FENCE
	OVERHEAD ELECTRIC UTILITY
	WATERLINE
	MANAGED SLOPES

NOTES:

1. THIS PLAT HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 19000090147, EFFECTIVE DATE AUGUST 19, 2019 8:00 A.M.
2. ALL DEED AND PLAT REFERENCES SHOWN ARE RECORDED IN THE ALBEMARLE COUNTY COURTHOUSE.
3. FOR ALL PARCELS SHOWN HEREON, THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS FOR ALL PARCELS SHOWN HEREON, THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER THE DATE OF THIS PLAT USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY, THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN, SUBJECT TO NOTE 1.
4. THE TOPOGRAPHY BY RGA SHOWN IS BASED ON A FIELD SURVEY COMPLETED BY OCTOBER 17, 2019.
5. THE AREA SHOWN HEREON APPEARS TO BE LOCATED WITHIN FLOOD ZONE X (UNSHADED), WHICH IS AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FEMA NFIP COMMUNITY MAP PANEL NO. 51003C0278D, EFFECTIVE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. AN ELEVATION STUDY HAS NOT BEEN PERFORMED AS A PORTION OF THIS PROJECT.
6. SUBJECT PROPERTY IS ZONED PD–SC (PLANNED DEVELOPMENT SHOPPING CENTER). PER ALBEMARLE COUNTY GIS, SUBJECT PROPERTY LIES WITHIN THE FOLLOWING OVERLAY DISTRICTS: AIRPORT IMPACT, ENTRANCE CORRIDOR, AND MANAGED STEEP SLOPES
7. THE PARCEL SHOWN WILL BE SERVICED BY PUBLIC WATER AND SEWER.
8. THERE ARE NO KNOWN IDENTIFICATIONS OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL ON THE SUBJECT PROPERTY.
9. THE MINIMUM BUILDING SETBACKS ARE PER ALBEMARLE COUNTY CODE.
10. THE SUBJECT PARCEL HAS LEGAL ACCESS TO U.S. ROUTE 29 (SEMINOLE TRAIL).
11. PLAT OF RECORD FOR SUBJECT PARCEL SHOWS THE NORTHWEST AND SOUTHEAST SIDE LINES BEING 214.5' AND 307.5' RESPECTIVELY. FIELD FOUND EVIDENCE OF ADJOINING PARCELS APPEAR TO REFLECT A 5' RIGHT–OF–WAY TAKE ALONG SEMINOLE TRAIL – U.S. ROUTE 29 BUT A RIGHT–OF–WAY TAKE WAS NOT FOUND IN THE TITLE REPORT OR IN A SEARCH OF COUNTY RECORDS. FOR THE PURPOSE OF THIS SURVEY, PARCEL AREAS AND LEGAL DESCRIPTION INCLUDES THE 5' STRIP AS A PORTION OF THE SUBJECT PROPERTY.

LEGEND:

IF	IRON PIN FOUND
MF	MONUMENT FOUND
CP	CONCRETE PAD
CW	CONCRETE WALK
DI	STORM SEWER DROP INLET
GUY	GUY WIRE AND ANCHOR
LP	LAMP POST
MH	MANHOLE
OH	OVERHEAD UTILITIES
SL	SIGNAL POLE & BASE
SN	SIGN
SS	SANITARY SEWER
ST	STORMWATER
UP	UTILITY POLE
VLT	UTILITY VAULT
WL	MARK WATERLINE
YH	YARD HYDRANT

METES AND BOUNDS DESCRIPTION:

BEGINNING AT A POINT (MARKED P.O.B.), SAID POINT BEING SITUATED IN THE EASTERN RIGHT–OF–WAY OF U.S. ROUTE 29, SEMINOLE TRAIL THENCE, ALONG THE EASTERN RIGHT–OF–WAY OF SEMINOLE TRAIL N 35°00'00" E FOR A DISTANCE OF 125.56 FEET TO POINT. THENCE LEAVING SAID SEMINOLE TRAIL S 55°11'57" E FOR A DISTANCE OF 307.50 FEET, PASSING AN IRON PIN FOUND (IF) AT 5.45 FEET, A CORNER OF TMP 61–129, N/F J.C. PENNEY PROPERTIES, INC. AND CONTINUING WITH SAID J.C. PENNEY PROPERTIES, INC. TO A METAL ARROW FOUND ON MONUMENT (MF). THENCE CONTINUING WITH SAID J.C. PENNEY PROPERTIES, INC. S 64°38'24" W FOR A DISTANCE OF 197.84 FEET TO AN IRON PIN FOUND (IF) SAID IRON PIN BEING A COMMON CORNER OF SAID J.C. PENNEY PROPERTIES, INC. AND WITH TMP 61–134, N/F CAVALIER COUNTRY BANK. THENCE LEAVING SAID J.C. PENNEY PROPERTIES, INC. AND CONTINUING WITH SAID CAVALIER COUNTRY BANK N 42°48'10" W FOR A DISTANCE OF 214.50 FEET, PASSING A COMMON CORNER WITH SAID CAVALIER COUNTRY BANK AT 209.56', AND LEAVING SAID CAVALIER COUNTRY BANK TO THE POINT AND PLACE OF BEGINNING, HAVING A TOTAL AREA OF 0.908 ACRES OR 39,547 SQUARE FEET, MORE OR LESS.

COMMONWEALTH OF VIRGINIA
SCOTT R COLLINS
No. 35791
PROFESSIONAL ENGINEER

REVISIONS

REVISION DESCRIPTION	
INITIAL DESIGN	04/15/20

COLLINS ENGINEERING
200 GARRETT STREET SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

SLEEP NUMBER - CHARLOTTESVILLE INITIAL SITE PLAN
SEWER PLAN AND PROFILE

PROJECT
JOB NO. 192036
SCALE 1"=20'
SHEET NO. 2
SHEET

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NAD 83 - VCS
(SOUTH ZONE)

SEMINOLE TRAIL – ROUTE 29
VAR. WIDTH PUBLIC RIGHT–OF–WAY
(HIGHWAY PLAT BOOK 1 PAGE 227)

PROPOSED CG-12 (TYP.)

950'+/- TO BRANCHLANDS BLVD

STOP SIGN

PROPOSED MILL/OVERLAY SEE DETAIL, SHEET 6

PROPOSED 6' GRASS PLANTING/UTILITY STRIP

PROPOSED 14' CONC. S/W

PROPOSED VDOT R/W

PROPOSED LANDSCAPING AND STREET TREES

SIGHT DISTANCE = 530'

N35° 52' 31.89"E
408.200

35'R

25'R

28'

3'R

8'R

24'R

50'R

PROPOSED CG-12 (TYP.)

10' MIN. PARKING & BUILDING SETBACK

30' MAX. BUILDING SETBACK

PROPOSED BUILDING ENVELOP - PHASE I
0.10 ACRES

PROPOSED 6' SIDEWALK

PROPOSED CG-12 (TYP.)

PROPOSED CG-6 (TYP.) 3

2'R

27' F/C-F/C

PROPOSED IMPROVEMENTS TO EXISTING PARKING LOT

12'R

15'R

24' F/C-F/C

2'R

6'R

PROPOSED ASPHALT PARKING LOT

EXISTING BANK BUILDING AND DRIVE-THRU

PROPOSED CG-12 (TYP.)

PROPOSED CG-2 (TYP.)

PROPOSED DUMPSTER WITH ENCLOSURE

25'

3'R

5'R

9' (TYP.)

7

16' (TYP.)

TIE-IN NEW CG-2 CURB INTO EXISTING CURB

PROPOSED P/L

TMP 61–134
CAVALIER COUNTRY BANK
DB 527 PG 43
DB 327 PG 228 (PLAT)
DB 468 PG 456 (PLAT)

S55° 11' 57.00"E
307.50

PROPOSED RETAINING WALL
SEE SHEETS 5 & 6 FOR DETAILS

EXISTING CHAINLINK FENCE ALONG PROPERTY LINE

TMP 61–134A
N/F ALBEMARLE BANK AND TRUST COMPANY
0.908 ACRES (39,547 SF)
DB 646 PG 508

361.940
S36° 05' 15.93"W

N35° 40' 07.00"E
88.630

N65° 05' 56.00"E
197.860

EXISTING CHAINLINK FENCE ALONG PROPERTY LINE

TMP 61–129
N/F J.C. PENNEY PROPERTIES, INC
DB 1908 PG 726
DB 4355 PG 625

N71° 13' 06.00"W
203.510

TMP 61–129
N/F J.C. PENNEY PROPERTIES, INC
DB 1908 PG 726
DB 4355 PG 625

15'R

N35° 44' 14.00"E
293.510

FASHION SQUARE DRIVE
(PRIVATE)

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER

REVISIONS

REVISION DESCRIPTION	
INITIAL DESIGN	04/15/20

COLLINS ENGINEERING
200 GARRETT STREET SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT
SLEEP NUMBER - CHARLOTTESVILLE INITIAL SITE PLAN

SHEET
SITE PLAN

JOB NO. 192036
SCALE 1" = 20'
SHEET NO. 3

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SEMINOLE TRAIL – ROUTE 29
VAR. WIDTH PUBLIC RIGHT-OF-WAY
(HIGHWAY PLAT BOOK 1 PAGE 227)

NAD 83 – VCS @ (SOUTH ZONE)

950'+/- TO BRANCHLANDS BLVD

SIGHT DISTANCE = 530'

EXISTING FIRE HYDRANT

EXISTING WATERLINE

EXTEND EXISTING WATERLINE FOR NEW METER AT BLDG

UNDERGROUND DETENTION

PROPOSED 4" PVC SAN. SWR LATERAL

PROPOSED BUILDING ENVELOP - PHASE I
0.10 ACRES
FFE=376.20

MH2 | MH3 | DI INLET

PROPOSED 20' SAN. SWR EASEMENT

PROPOSED 8" PVC SANITARY SEWER EXTENSION

MATCHLINE - SEE THIS SHEET

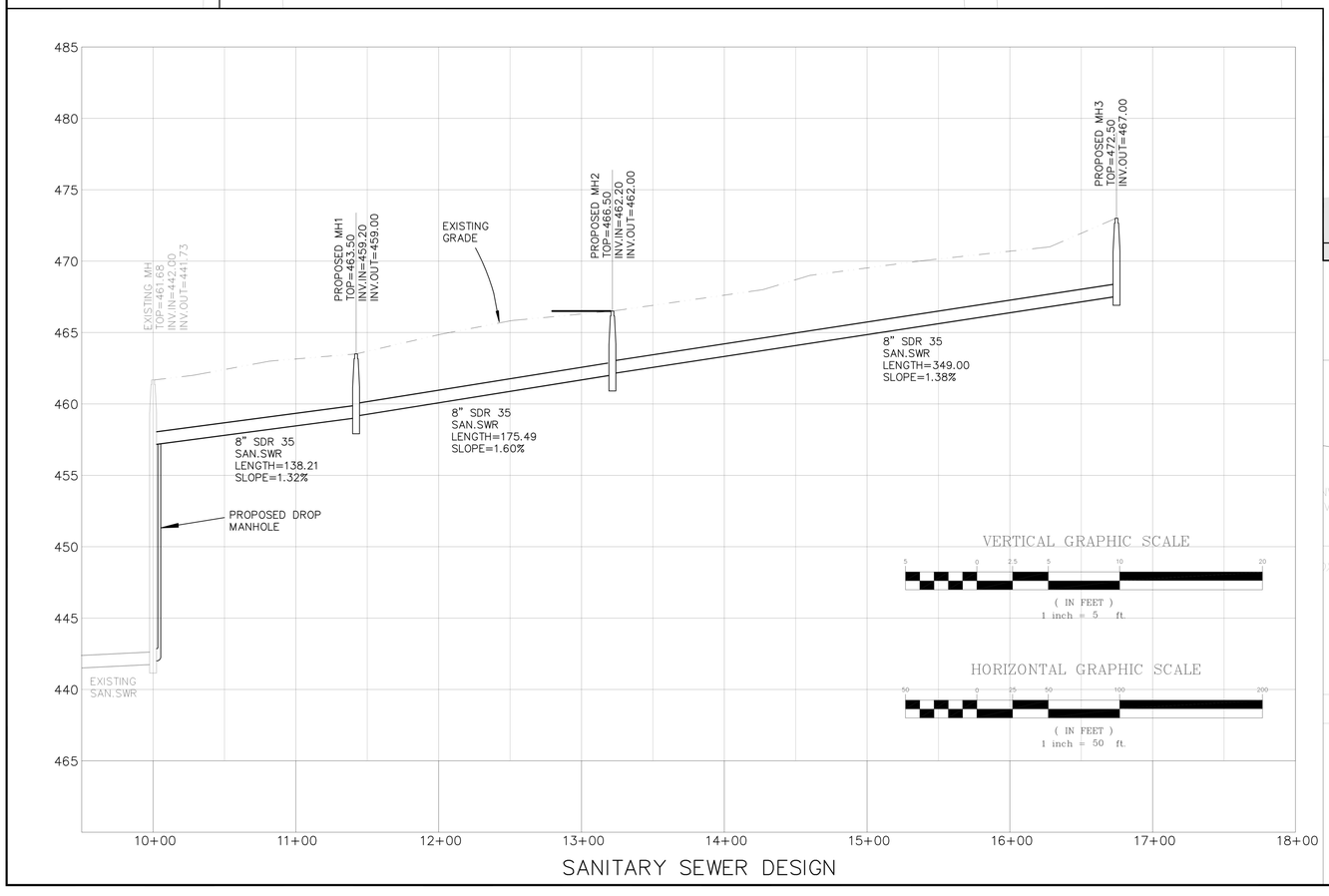
RETAINING WALL MAX. HT.=6'

TMP 61-134
CAVALIER COUNTRY BANK
DB 527 PG 43
DB 327 PG 228 (PLAT)
DB 468 PG 456 (PLAT)

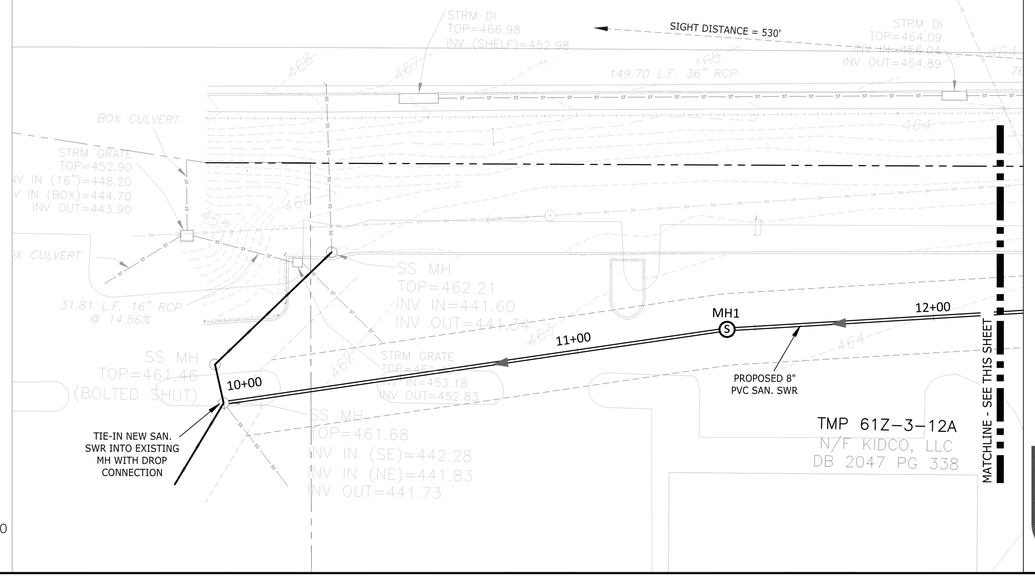
TMP 61-134A
N/F ALBEMARLE BANK AND TRUST COMPANY
0.908 ACRES (39,547 SF)
DB 646 PG 508

FASHION SQUARE DRIVE (PRIVATE)

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.



SANITARY SEWER DESIGN



SCOTT R. COLLINS
No. 35791
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

REVISIONS

REVISION DESCRIPTION	
INITIAL DESIGN	04/15/20

COLLINS ENGINEERING
200 GARRETT STREET SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: SLEEP NUMBER - CHARLOTTESVILLE INITIAL SITE PLAN

SHEET: UTILITY PLAN

JOB NO. 192036

SCALE 1" = 20'

SHEET NO. 4

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SEMINOLE TRAIL – ROUTE 29
VAR. WIDTH PUBLIC RIGHT–OF–WAY
(HIGHWAY PLAT BOOK 1 PAGE 227)

NAD 83 – VCS
(SOUTH ZONE)

950'+/– TO
BRANCHLANDS BLVD

SIGHT DISTANCE = 530'

STRM MH
TOP=466.85
INV IN (18"x2)=460.75
INV IN (24")=460.70
INV OUT=460.65

13.34 L.F. 18" RCP @ 8.77%

STRM DI
TOP=466.42
INV OUT=461.92

STRM MH
TOP=469.64
INV IN=464.09
INV OUT=464.09

STRM DI
TOP=471.69
INV IN=466.34
INV OUT=466.09

164.32 L.F. 24" RCP @ 2.39%

STRM MH
TOP=476.76
INV IN=470.21
INV OUT=470.26

STRM GRATE
TOP=466.86
INV OUT=463.59

9.04 L.F. 24" RCP @ 5.47%

118.05 L.F. 24" RCP @ 2.87%

N35° 52' 31.89"E
408.200

IRS

IRS

N35° 44' 14.00"E
293.510

UNDERGROUND DETENTION

PROPOSED
UNDERGROUND
DETENTION SYSTEM

WM

DI INLET

MH3

4+00

15+00

16+00

PROPOSED BUILDING
ENVELOP - PHASE I
0.10 ACRES
FFE=376.20

482.0TW
476.0BW

PROPOSED PRIVATE
YARD AND ROOF
DRAINAGE SYSTEM

484.0TW
478.0BW

486.0TW
480.0BW

PROPOSED 6' MAX.
SEGMENTED
RETAINING WALL

RETAINING WALL MAX. HT.=6'

TMP 61–129
N/F J.C. PENNEY PROPERTIES, INC
DB 1908 PG 726
DB 4355 PG 625

TMP 61–134
CAVALIER COUNTRY BANK
DB 527 PG 43
DB 327 PG 228 (PLAT)
DB 468 PG 456 (PLAT)

TMP 61–134A
N/F ALBEMARLE BANK AND TRUST COMPANY
0.908 ACRES (39,547 SF)
DB 646 PG 508

S55° 11' 57.00"E
307.50

FASHION SQUARE DRIVE
(PRIVATE)

361.940
S36° 07' 15.93"W

N35° 40' 07.00"E
88.630

IRON ROD
FOUND
(HELD)

N65° 05' 56.00"E
197.860

N71° 13' 06.00"W
203.510

METAL ARROW
IRON
WITH FENCE
POST
(0.77' WEST OF
CORNER)

STRM DI
TOP=505.57
INV=500.98

25.4 L.F. 15" RCP
@ 7.22%

15" RCP

STRM MH
TOP=504.91

STRM DI

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER

REVISIONS

	REVISION DESCRIPTION
04/15/20	INITIAL DESIGN

COLLINS ENGINEERING
200 GARRETT STREET SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT
SLEEP NUMBER - CHARLOTTESVILLE INITIAL SITE PLAN

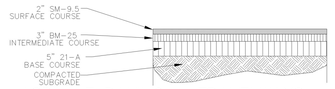
SHEET
GRADING & DRAINAGE PLAN

JOB NO.
192036

SCALE
1" = 20'

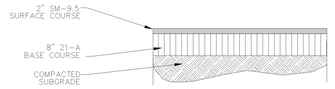
SHEET NO.
5

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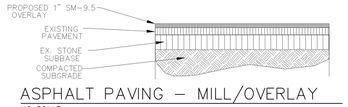
ASPHALT PAVING – TRAVELWAYS

NO SCALE



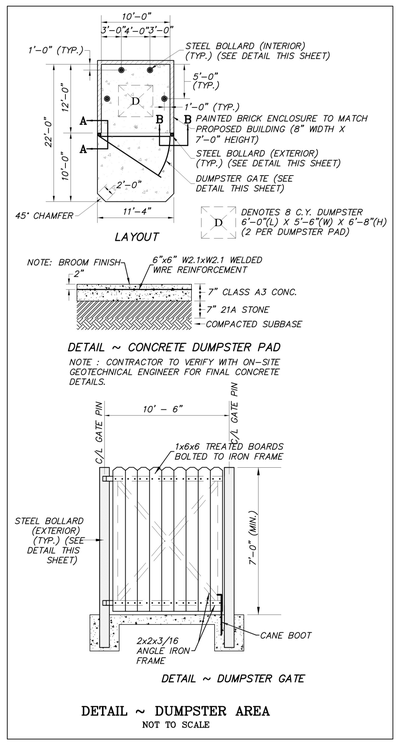
ASPHALT PAVING – PARKING LOT

NO SCALE



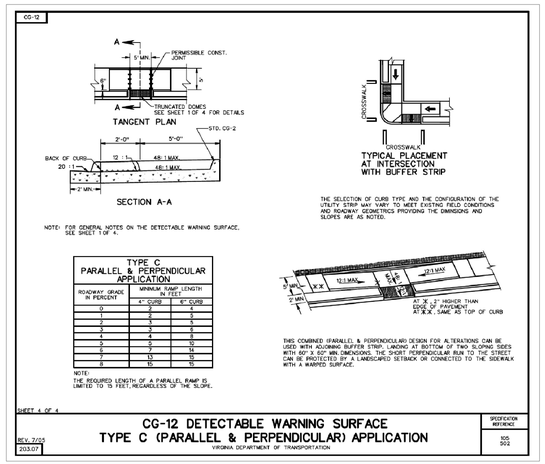
ASPHALT PAVING – MILL/OVERLAY

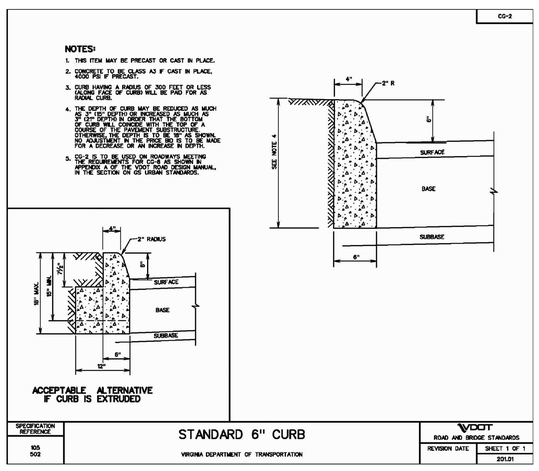
NO SCALE

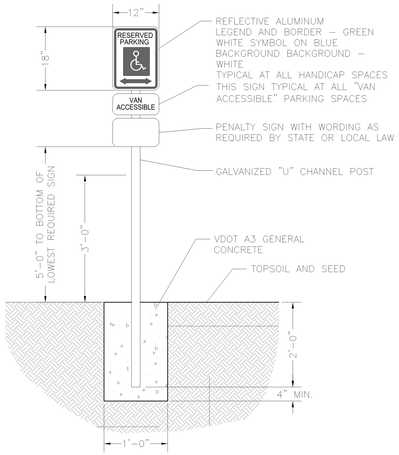


DETAIL ~ DUMPSTER AREA

NOT TO SCALE



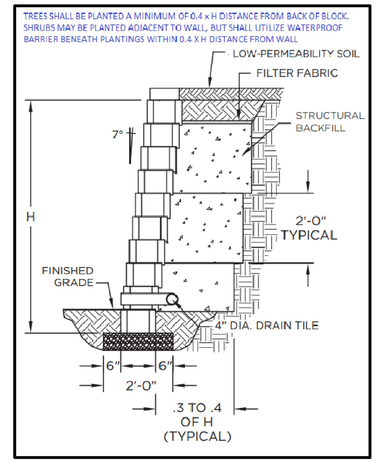




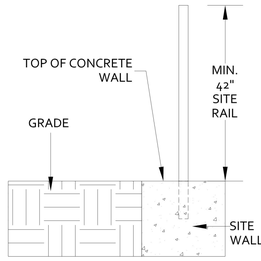
HANDICAP PARKING SIGN DETAIL

NOT TO SCALE

ONE AT EACH HANDICAP SPACE. WHERE HANDICAP SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES



NOTE: FINAL STRUCTURAL WALL DESIGN TO BE SUBMITTED WITH STRUCTURAL ENGINEERING PLANS



WALL RAIL FASTENING DETAIL

NOT TO SCALE

PAVEMENT

1. AN ACTUAL COPY OF THE CBR REPORT IS TO BE SUBMITTED PRIOR TO THE PLACEMENT OF THE AGGREGATE BASE MATERIAL. IF THE SSV VALUES ARE LESS THAN 10, THE DEVELOPER WILL BE REQUIRED TO SUBMIT FOR ENGINEERS APPROVAL THE PROPOSED METHOD OF CORRECTION.
2. SUBGRADE MUST BE APPROVED BY THE ENGINEER FOR GRADE, TEMPLATE AND COMPACTION BEFORE BASE IS PLACED.
3. TEST REPORTS ON SELECT MATERIALS MUST BE SUBMITTED SHOWING THE MATERIAL MEETS REQUIRED GRADATION FOR TYPE I, II, OR III PRIOR TO PLACING AGGREGATE BASE.
4. THE REQUIREMENTS TO PUGMILL AGGREGATE BASE WILL BE WAIVED IN THE EVENT THAT THE SURFACE COURSE IS BEGINNING AT THE COMPLETION OF THE INSTALLATION OF THE AGGREGATE BASE. IN THE EVENT THAT THE SURFACE COURSE IS APPLIED PRIOR TO 60 DAYS, THE PUGMILL REQUIREMENT WILL APPLY.
5. THE USE OF AN AGGREGATE SPREADER IS REQUIRED WHEN PLACING AGGREGATE BASE.
6. BASE MUST BE APPROVED BY ENGINEER FOR DEPTH, TEMPLATE, AND COMPACTION BEFORE SURFACE TREATMENT IS APPLIED.
7. PRIME COAT MUST BE APPLIED TO BASE MATERIAL PRIOR TO PLACEMENT OF ASPHALT (PRIME COAT RC–250 @ 0.3 GAL./SQ. YD.).
8. BITUMINOUS SURFACE TO BE APPLIED IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
9. ENCROACHMENT: POSTS, WALLS, SIGNS, OR SIMILAR ORNAMENTAL STRUCTURES THAT DO NOT ENHANCE A ROADWAY'S CAPACITY OR TRAFFIC SAFETY, SHALL NOT BE PERMITTED WITHIN THE RIGHT OF WAY. ONLY THOSE STRUCTURES SPECIFICALLY AUTHORIZED BY PERMIT ISSUED BY VIRGINIA DEPARTMENT OF TRANSPORTATION MAY BE LOCATED WITHIN THE STREETS RIGHT OF WAY.

GRADING

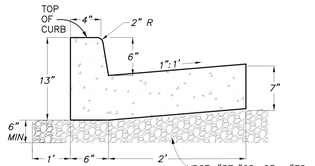
1. THE LATEST EDITION OF THE ROAD & BRIDGE SPECIFICATIONS, THE ROAD & BRIDGE STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS SHALL GOVERN THE MATERIAL AND CONSTRUCTION METHODS OF THIS PROJECT.
2. WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN THE ROADWAY, IT SHALL BE REMOVED FROM THE ENTIRE ROAD RIGHT OF WAY WIDTH AND REPLACED WHERE NECESSARY WITH SUITABLE MATERIAL TO THE SATISFACTION OF THE ENGINEER.
3. ALL GROWTH OF TREES AND VEGETATION SHALL BE CLEARED AND GRUBBED FOR THE ENTIRE EASEMENT. OTHER TREES AND VEGETATION WHICH OBSTRUCT SIGHT DISTANCES AT ROAD INTERSECTIONS SHALL BE REMOVED.
4. ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO THE CONSTRUCTION OF THE SUBGRADE.

DRAINAGE

1. ALL PIPE CULVERTS, EXCEPT PRIVATE ENTRANCES, SHOWN HEREON ARE TO BE RCP WITH A MINIMUM COVER OF ONE (1) FOOT OR AN APPROVED VDOT PIPE MATERIAL.
2. STANDARD UNDERDRAINS (CD–1 OR CD–2 OR UD–4'S) TO BE PROVIDED AS INDICATED ON THE PLANS, OR WHERE FIELD CONDITIONS INDICATE.
3. ALL DRIVEWAY ENTRANCE PIPES SHALL BE A MINIMUM OF TWENTY (20) FEET IN LENGTH AND HAVE A MINIMUM DIAMETER OF FIFTEEN (15) INCHES AND SHALL BE PLACED IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS UNLESS OTHERWISE NOTED ON PLANS.
4. ALL DRAINAGE EASEMENT SHALL BE CLEARED AND GRADED TO THE SATISFACTION OF THE ENGINEER. DRAINAGE EASEMENTS SHALL EXTEND TO A POINT DEEMED AS NATURAL WATER COURSE.

ALBEMARLE COUNTY GENERAL CONSTRUCTION NOTES FOR SITE PLANS

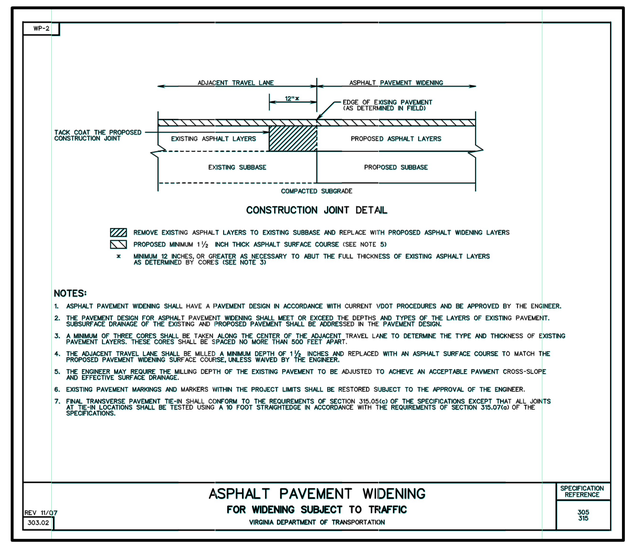
1. PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT–OF–WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
2. ALL PAVING, DRAINAGE RELATED 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. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.
5. PAVED, RIP–RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE ALBEMARLE COUNTY DIRECTOR OF ENGINEERING, OR THE DIRECTOR=S DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
6. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM 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).

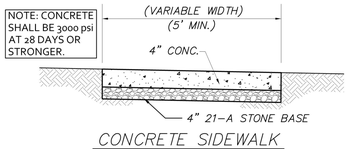


STANDARD CG–6 CURB & GUTTER

NO SCALE

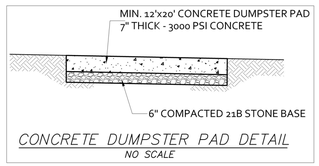
VDOT #57,#68, OR #78 STONE BASE UNDER CURB & CHECKED BY VDOT PRIOR TO PAVING AND/OR BACKFILLING.





CONCRETE SIDEWALK

NO SCALE



CONCRETE DUMPSTER PAD DETAIL

NO SCALE

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER

REVISIONS

REVISION DESCRIPTION	04/15/20
INITIAL DESIGN	

COLLINS ENGINEERING
200 GARRETT STREET SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: SLEEP NUMBER - CHARLOTTESVILLE INITIAL SITE PLAN

SHEET: NOTES & DETAILS

JOB NO. 192036

SCALE: AS SHOWN

SHEET NO. 6

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