ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	**ARB-2020-69: 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	July 20, 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 ARB recommended approval of the initial site plan on June 1, 2020. Comments made in the June review are included in the Analysis section of this report.

CHANGES TO THE PROPOSAL
Primary changes include removal of the sidewalk adjacent to the EC-facing elevation of the building and the building entrance on that side. Changes have also been made to the distribution of windows and stucco panels on the north and EC elevations. Landscaping has also been revised.

ANALYSIS

REF	GUIDELINE	June 1, 2020 RECOMMENDATION	CURRENT ISSUE	CURRENT RECOMMENDATION
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.	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 background for the wall signs.	The sidewalk adjacent to the EC-facing elevation of the building and the building entrance on that side have been deleted, creating a less active elevation that now has the appearance of a side rather than a front. The storefront in the previous entrance area has been reconfigured with 5 windows of equal width and a slightly wider stucco panel. At the north end of the EC elevation, the blue metal panel element has been reduced in width, and the width has been taken up with an additional window. The design of the north elevation has been revised. No windows or doors have been added, but the Woodtone siding and the horizontal metal panel have been extended to reduce the impact of the blank walls. The extended siding provides another sign band for the structure. The elevation drawings have been revised to include material call-outs. The wall panels (Master Wall Inc. stucco) have been revised from white to #616 tan. The wood siding (Woodtone lap siding) color has been revised from “Rosewood” to “Summer Wheat”. The new color is less red and more tan/brown. The metal wall panel color has been revised from Pantone 655, a very dark blue, to Pantone 7547. In the applicant’s drawings, the 7547 color ranges from blue	Provide window glass information. Provide physical samples of proposed building materials. Clarify the proposed color for the metal wall panels. Revise the architectural design to reflect the traditional architecture of the area.
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.			
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.	Revise the elevation drawings to include material call-outs on each drawing. Better illustrate the design of the north elevation.	to dark blue, but the Pantone formula guide illustrates 7547 as a dark gray. Window glass information has not been provided, but glass remains a primary building material. As noted previously, with the large expanse of glass that is proposed, internal illumination at night will make the building very noticeable along the street, and tinted and reflective glass will not be appropriate. Despite the changes in architectural design, the proposed building still has the appearance of a trademark design with forms and features that do not reflect the traditional architecture of the area. As outlined in the January 2020 review, the blue metal elements, the placement of the siding, the focus on intersecting and overlapping geometric forms, and the broad expanses of glass do not reflect the County's historic architecture. See the end of this table for sign comments.	
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.			
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.			
	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.	It is recommended that existing chain link fence that is visible from the street be removed.	The dumpster and loading space are located behind the building and are not expected to be visible from the EC. Locations of mechanical equipment are not identified.	Revise the plans to show the locations of all mechanical equipment. Show how visibility of the equipment will be eliminated from the EC.
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.			
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 architectural plans.	The note has been added to the architectural plans.	None.
	Lighting	Provide complete lighting information with the next submittal.	A lighting plan has been submitted.	See recommendations below.
22	Light should be contained on the site and not spill over onto adjacent properties or streets;		There is no excessive spillover.	None.
23	Light should be shielded, recessed or flush-mounted to eliminate glare. All fixtures with lamps emitting 3000 lumens or more must be full cutoff fixtures.		The site and wall fixtures are full cutoff fixtures.	None.
24	Light levels exceeding 30 footcandles are not appropriate for display lots in the Entrance Corridors. Lower light levels will apply to most other uses in the Entrance Corridors.		The "contour line" style of photometrics has been submitted with this plan. It does not indicate light levels other than 0, .5, and 1.0 fc. The point-by-point method, which is typically submitted, provides more information.	Revise the photometric plan to provide illumination values using the point-by-point method and indicate the maximum fc value.
25	Light should have the appearance of white light with a warm soft glow; however, a consistent appearance throughout a site or development is required. Consequently, if existing lamps that emit non-white light are to remain, new lamps may be required to match them.		Note 4 under the Luminaire Schedule states that "Lamp type shall be LED white light to create a unified cool white lighting across the site." The EC Guidelines require warm white light – not cool white. Lamps with a color temperature of 2000K – 3000K are considered "warm white". The color temperature of the pole light is not indicated. The color temperature of the wall light is identified as 3000k.	Revise the lighting plan to indicate the color temperature of the pole light. The color temperature must be 3000K or less. Revise note 4 under the Luminaire Schedule to indicate that light fixtures will have lamps emitting warm white light.
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.		Note 5 under the Luminaire Schedule states that fixtures will be bronze in color. However, black is identified in the cut sheet for the wall fixtures.	Coordinate note 5 under the Luminaire Schedule with the color identified in the cut sheet for the wall fixtures. Ensure a consistent color for all fixtures.
27	The height and scale of freestanding, pole-mounted light fixtures should be compatible with the height and scale of the buildings and the sites they are illuminating, and with the use of the site. Typically, the height of freestanding pole-mounted light fixtures in the Entrance Corridors should not exceed 20 feet, including		The luminaire schedule identifies 20' as the height for the pole lights and note 2 under the schedule states that the 20' includes the base.	None.

	the base. Fixtures that exceed 20 feet in height will typically require additional screening to achieve an appropriate appearance from the Entrance Corridor.			
28	In determining the appropriateness of lighting fixtures for the Entrance Corridors, the individual context of the site will be taken into consideration on a case by case basis.		The proposed lighting is generally consistent with other sites on the EC.	None.
29	The following note should be included on the lighting 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 residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle."		The note appears on the plan.	None.
	Guidelines for the Use of Decorative Landscape Lighting		No decorative lighting is proposed.	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.	Provide a complete landscape schedule with the Final Site Plan. Provide landscaping that meets the EC requirements, free of utility conflicts.	A landscape schedule has been provided, including tree species and sizes. Four different shrubs are proposed. The quantities of sweetspire and red twig dogwood exceed 25% of the total number of shrubs. Reducing the quantities to not exceed 25% of the total can help support a healthy landscape. There do not appear to be any conflicts between landscape and utilities.	Without reducing the overall quantity of plants, limit the number of proposed plants for any one species to 25% of the total proposed for that plant type (tree, shrub).
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.	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 protected, removed, and/or replaced.	Sheet 2 of the site plan identifies portions of the block retaining wall and curb and gutter on the adjacent bank parcel to be removed. It does not provide information on the trees to be removed from the adjacent parcel. 2 new trees and 10 new shrubs are proposed to be planted in the affected area on the adjacent parcel, but it appears that considerably more trees will be removed and much of the area will be left without replanting.	Revise the landscape plan to show new trees throughout the area of tree removal on the adjacent parcel to the south.
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 EC street and along the south side of the building. Frontage trees and parking lot trees are located close to these sidewalks.	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.	Provide a complete landscape schedule with the Final Site Plan.	Ten parking spaces and two small interior parking lot trees are proposed. Perimeter tree spacing meets the requirement.	None.
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" windows; service areas; and signs. Shrubs should measure at least 24 inches in height.	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.	Frontage trees are located close to the front elevation of the building. The design of the north elevation has been revised. No windows or doors have been added, but the Woodtone siding and the horizontal metal panel have been extended to reduce the impact of the blank walls. The extended siding provides another sign band for the structure.	None.

			The "Left Elevation Beyond Wall" drawing shows that the retaining wall on the north side of the property hides approximately 6' of the lower part of the north elevation. Shrubs and small trees are shown along the north side of the property, at the top of the retaining wall. The perspective renderings show that this landscaping and the topography will provide additional screening. These plants, combined with the revised architectural design, are expected to provide an appropriate appearance.	
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)*.	Provide a complete landscape schedule with the Final Site Plan.	A landscape schedule has been provided. The proposed plant species are found in the various lists.	None.
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 appears on the landscape plan.	None.
	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. 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.	A tree line to remain has been added to the east end of the subject parcel. It does not continue onto the adjacent bank parcel to the south. A note on the plan on the adjacent parcel to the south states, "Tie-in new CG-2 curb into existing curb." However, there is existing retaining wall at the designated tie-in location, not curb. The plan does not show how the new end of the retaining wall will be treated. The building is oriented parallel to the EC street, but the entrance on the EC elevation and the sidewalk adjacent to the EC elevation have been deleted.	Show a "tree line to remain" on the adjacent parcel to the south. Revise the landscape plan to show new trees throughout the area of tree removal on the adjacent parcel to the south. Include a note on the plan stating that the new end of the retaining wall on the bank parcel will be given a clean finish with materials matching the existing wall materials.
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.			
	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. Correct the finished floor elevation of the building. 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. Trees may be required along the top of the northern retaining wall.	There is a retaining wall detail in the plan and notes that specify a segmental block wall, but the plan does not indicate the proposed block color. Much of 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. The narrow gap between the retaining wall and the north elevation of the building remains. This relationship is expected to result in an odd appearance on site. The finished floor elevation has been corrected. See #36 for information on the northern elevation. Contours have been rounded. Tree protection fencing has not been extended to the bank parcel.	Indicate on the site plan the proposed retaining wall color. A sample may be required for review. Show a “tree line to remain” and tree protection fencing on the adjacent parcel to the south.

		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 erosion and sediment control plans.	Show a "tree line to remain" on the site plan.	A tree line to remain and tree protection fencing have not been shown on the bank parcel.	Show a "tree line to remain" and tree protection fencing on the adjacent parcel to the south.
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.	Eliminate tree and utility conflicts without reducing tree quantities.	Tree and utility conflicts have been eliminated.	None.
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	Revise the sign design to eliminate the panel background for the wall signs.	The elevation drawings have been revised to eliminate the white sign panel backgrounds. The signs are now shown as individual letters – white with heavy blue outlines – mounted direct to the wall on the north,	Reduce the blue outline on the sign letters for a more streamlined appearance. A separate sign application is required.

	meet the EC sign guidelines and would allow greater focus on a material that more closely resembles a natural material.		west, and south elevations. Sign guidelines call for minimal outlines. A large blue and white graphic separates the "sleep" and "number" words. Eliminating the white panels provides for a more coordinated appearance throughout.	

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. The lack of entrance and sidewalk on the EC elevation of the building.
2. The relationship of the retaining wall to the building and the resulting visual impacts.
3. The revised colors for the stucco and siding.
4. The overall character of the architectural design and the degree to which it reflects the traditional architecture of the area.
5. The heavy blue outline on the sign letters.
6. The changes to the retaining wall and trees on the adjacent bank parcel.

Staff offers the following comments on the proposal:

1. Provide window glass information.
2. Provide physical samples of proposed building materials.
3. Clarify the proposed color for the metal wall panels.
4. Revise the architectural design to reflect the traditional architecture of the area.
5. Revise the plans to show the locations of all mechanical equipment. Show how visibility of the equipment will be eliminated from the EC.
6. Revise the photometric plan to provide illumination values using the point-by-point method and indicate the maximum fc value.
7. Revise the lighting plan to indicate the color temperature of the pole light. The color temperature must be 3000K or less.
8. Revise note 4 under the Luminaire Schedule to indicate that light fixtures will have lamps emitting warm white light.
9. Coordinate note 5 under the Luminaire Schedule with the color identified in the cut sheet for the wall fixtures. Ensure a consistent color for all fixtures.
10. Without reducing the overall quantity of plants, limit the number of proposed plants for any one species to 25% of the total proposed for that plant type (tree, shrub).
11. Revise the landscape plan to show new trees throughout the area of tree removal on the adjacent parcel to the south.
12. Include a note on the plan stating that the new end of the retaining wall on the bank parcel will be given a clean finish with materials matching the existing wall materials.
13. Indicate on the site plan the proposed retaining wall color. A sample may be required for review.
14. Show a "tree line to remain" and tree protection fencing on the adjacent parcel to the south.
15. Reduce the blue outline on the sign letters for a more streamlined appearance. A separate sign application is required.

ATTACHMENTS

A – Sleep Number Site and Architectural Plans

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

Sheet #	Drawing Name	Drawing Date
1	Cover	6/8/20
2	Existing Conditions and Demolition	
3	Site Plan	
4	Utility Plan	
5	Grading & Drainage Plan	
6	Notes & Details	
7	Landscaping Plan	
8	Lighting Plan	
ARB.01	Cover	08 June 2020
ARB.02	Photos	
ARB.03	Photos	
ARB.04	Floor Plan	
ARB.05	Roof Plan	
ARB.06	Front (Rt. 29) Elevation	
ARB.07	Rear (Parking Lot) Elevation	
ARB.08	Right (Main Entrance) Elevation	
ARB.09	Left Elevation	
ARB.10	Left elevation beyond wall	
ARB.11	Materials	
ARB.12	Elevated entrance lane view	
ARB.13	Rt. 29 Elevation from across intersection	
ARB.14	Proposed Rt. 29 elevation moving south	
ARB.15	Elevated parking lot elevation	
ARB.16	Rt. 29 elevation from across intersection	
ARB.17	North elevation from Fashion Square Drive entrance	
ARB.18	New entrance view	

SLEEP NUMBER - CHARLOTTESVILLE

FINAL ARB 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 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 5. RETAINING WALLS SHALL NOT EXCEED 6 FEET IN HEIGHT.

LIGHTING: THE PROPOSED LIGHTING PLAN HAS BEEN INCLUDED, SEE SHEET 8. 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 HAS BEEN INCLUDED IN ACCORDANCE WITH ALBEMARLE COUNTY ORDINANCE SECTION 32.7.9, SEE SHEET 7. STREET TREES HAVE BEEN PROVIDED 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 BE A WOODEN TRASH ENCLOSURE LOCATED BEHIND THE BUILDING. SEE SHEET 6 FOR DETAILS.

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: NONE

UNDEVELOPED AREA: 20,800 SF - FUTURE PHASE II DEVELOPMENT AREA

PARKING REQUIRED:
1 SPACE/400sf FOR RETAIL SALES AREA = 1 SP/400sf x 3,000sf = 8 SPACES
1 LOADING SPACE / 8,000 SF = 1 LOAD SPACE REQUIRED

PROVIDED:
10 PARKING SPACES (THIS INCLUDES 1 HANDICAP SPACE) & (1) LOADING SPACE

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**

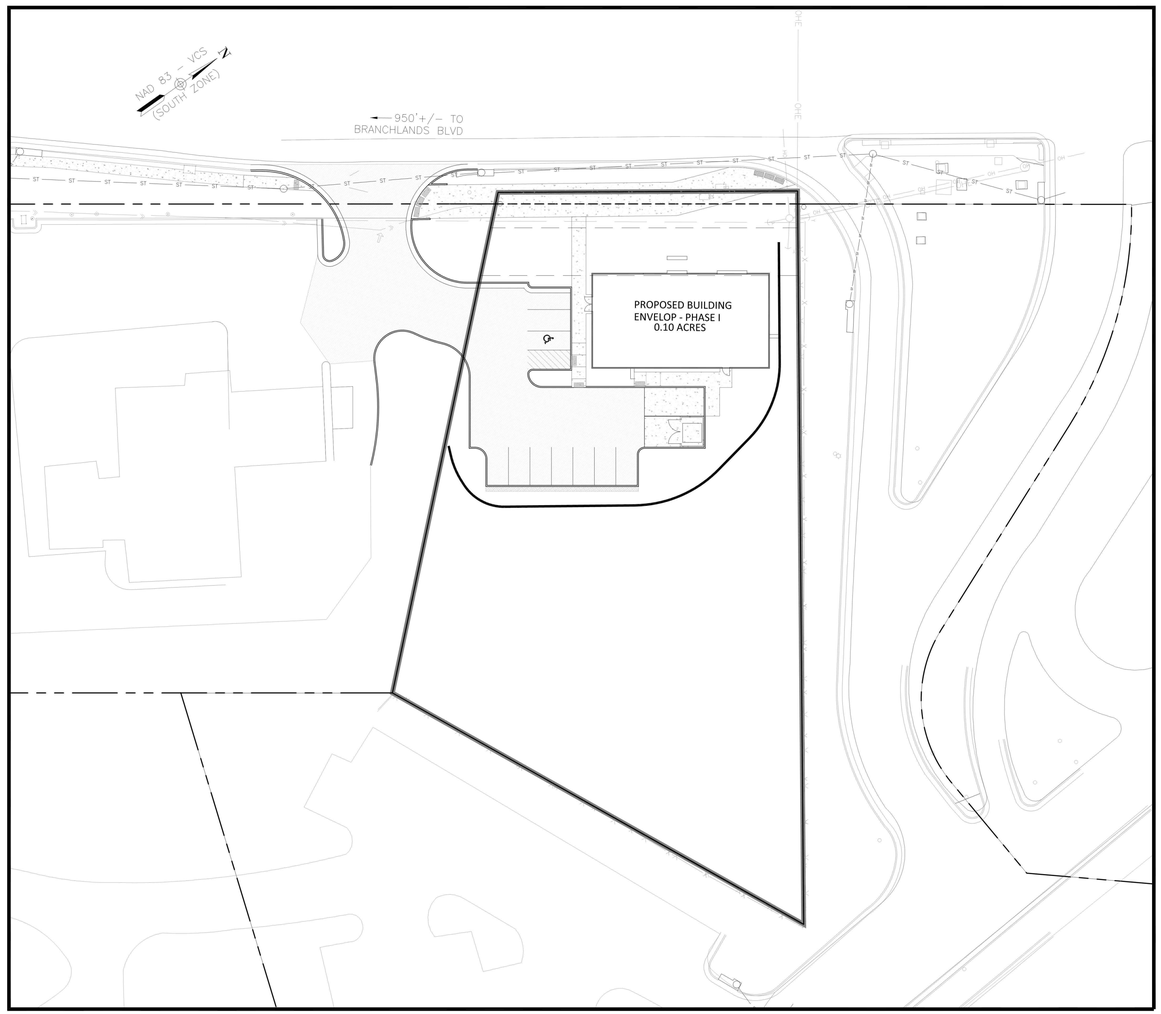
NOTES:
CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS, IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF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

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

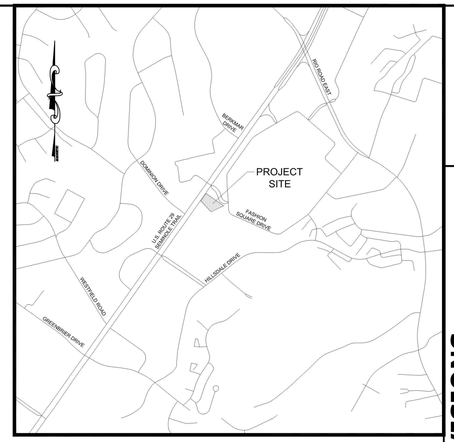
ANY SIDEWALK AND/OR CURB DAMAGE IDENTIFIED IN THE SITE VICINITY DUE TO PROJECT CONSTRUCTION ACTIVITIES AS DETERMINED BY THE VDOT INSPECTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. SIDEWALK WILL BE REPLACED AT THE DIRECTION OF THE VDOT INSPECTOR. ANY EXISTING SIDEWALK THAT IS CURRENTLY DAMAGED AND 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.



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
7	LANDSCAPING PLAN
8	LIGHTING PLAN
8	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

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
Lic. No. 035791
PROFESSIONAL ENGINEER
06/08/20

REVISIONS

REVISION DESCRIPTION	
INITIAL SUBMITTAL FOR FINAL ARB PLAN	06/08/20

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

PROJECT: SLEEP NUMBER - CHARLOTTESVILLE FINAL ARB PLAN

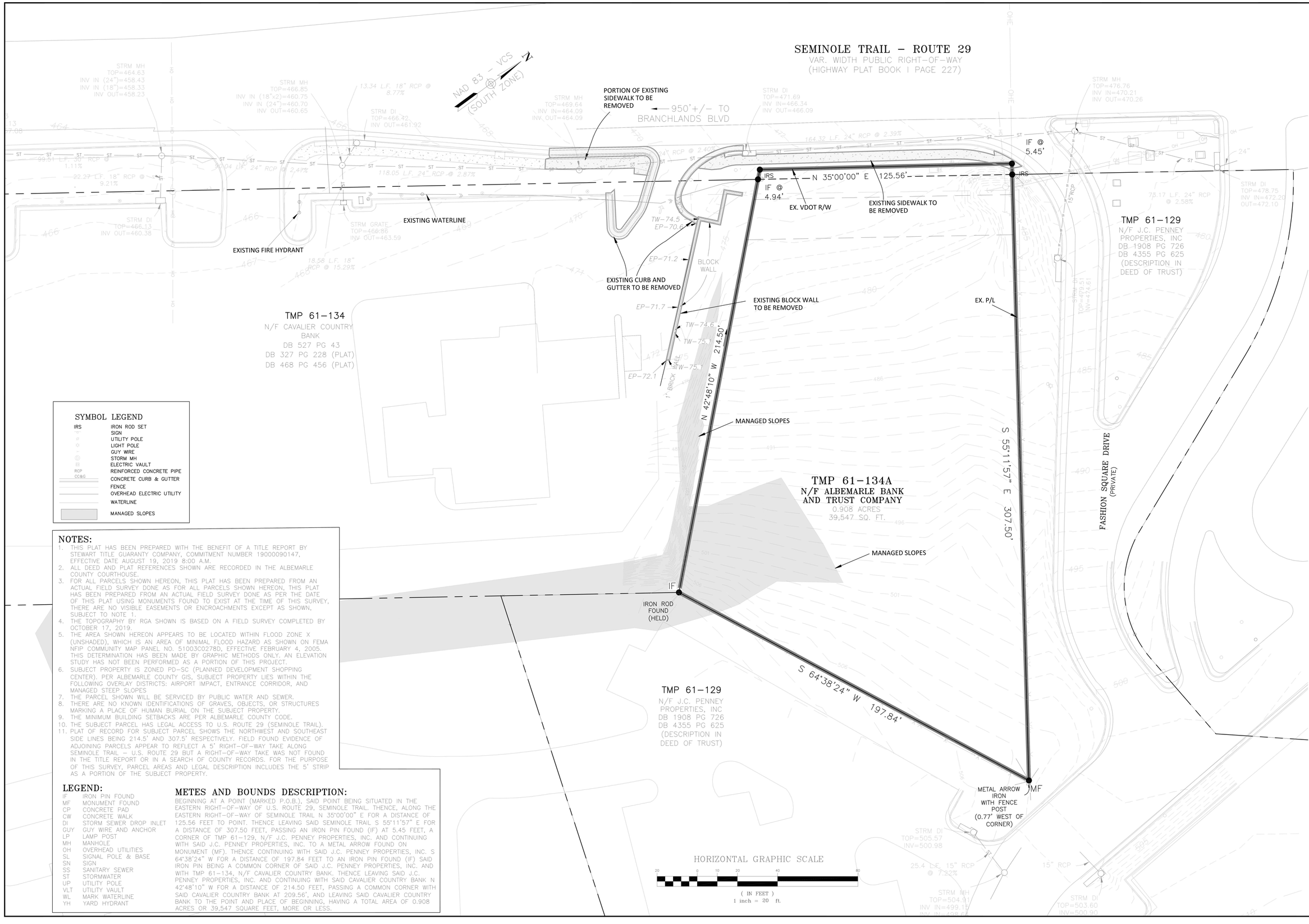
SHEET: COVER

JOB NO. 192036

SCALE: AS SHOWN

SHEET NO. 1

These plans and calculated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced or revised in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.



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
Lic. No. 035791
06/08/20
PROFESSIONAL ENGINEER

REVISIONS

REVISION DESCRIPTION	
INITIAL SUBMITTAL FOR FINAL ARB PLAN	
06/08/20	

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

PROJECT
SLEEP NUMBER - CHARLOTTESVILLE FINAL ARB PLAN
SEWER PLAN AND PROFILE
SHEET

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

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever; including, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

NOTE: MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE ROOFTOP OF THE PROPOSED BUILDING. VISIBILITY OF ALL MECHANICAL EQUIPMENT SHALL BE ELIMINATED FROM THE ENTRANCE CORRIDOR WITH THE USE OF PARAPET WALLS. SEE ARCHITECTURAL PLANS.

NAD 83 - VCS (SOUTH ZONE)

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

950'+/- TO BRANCHLANDS BLVD

SIGHT DISTANCE = 530'

PROPOSED CG-12 (TYP.)

STOP SIGN

PROPOSED MILL/OVERLAY SEE DETAIL, SHEET 6

PROPOSED 6' GRASS PLANTING/UTILITY STRIP

PROPOSED 14' CONC. S/W

PROPOSED VDOT R/W

35'R

25'R

28'

3'R

8'R

24'R

50'R

10' MIN. PARKING & BUILDING SETBACK

30' MAX. BUILDING SETBACK

PROPOSED BUILDING ENVELOP - PHASE I
0.10 ACRES

PROPOSED 6' SIDEWALK

PROPOSED CONC. SLAB, SEE DETAIL SHEET 6

PROPOSED IMPROVEMENTS TO EXISTING PARKING LOT

PROPOSED ASPHALT PARKING LOT, SEE DETAIL SHEET 6

PROPOSED CG-6 (TYP.) 3

2'R

12'R

27' F/C-F/C

15'R

24' F/C-F/C

2'R

6'R

PROPOSED CG-12 (TYP.)

12'x25' LOADING SPACE

25'

PROPOSED CG-2 (TYP.)

5'R

9' (TYP.) 7

16' (TYP.)

3'R

PROPOSED WOODEN DUMPSTER ENCLOSURE, SEE DETAIL SHEET 6

PROPOSED P/L

EXISTING BANK BUILDING AND DRIVE-THRU

TIE-IN NEW CG-2 CURB INTO EXISTING CURB

PROPOSED 2' GRASS OVERHANG FOR PARKING

PROPOSED RETAINING WALL
SEE SHEETS 5 & 6 FOR DETAILS
MANUFACTURER: EAGLE BAY, DIAMOND PRO SEGMENTED RETAINING WALL SYSTEM
COLOR: JAMES RIVER

EXISTING OFFSITE CHAINLINK FENCE TO REMAIN

EXISTING MANAGED SLOPES (TYP.)

FUTURE DEVELOPMENT AREA
20,800 SF

EXISTING OFFSITE CHAINLINK FENCE TO REMAIN

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

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

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

15"RCP

FASHION SQUARE DRIVE (PRIVATE)

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

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
06/08/20

REVISIONS

	REVISION DESCRIPTION
06/08/20	INITIAL SUBMITTAL FOR FINAL ARB PLAN

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

PROJECT: SLEEP NUMBER - CHARLOTTESVILLE FINAL ARB PLAN

SHEET: SITE PLAN

JOB NO. 192036

SCALE 1" = 20'

SHEET NO. 3

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

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'

MATCHLINE - SEE THIS SHEET

EXISTING FIRE HYDRANT

EXISTING WATERLINE

PROPOSED 20' SAN. SWR EASEMENT

PROPOSED 8" PVC SANITARY SEWER EXTENSION

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=475.67

RETAINING WALL MAX. HT.=6'

MH2 | MH3 | DI INLET | WM

13+00 | 14+00 | 15+00 | 16+00

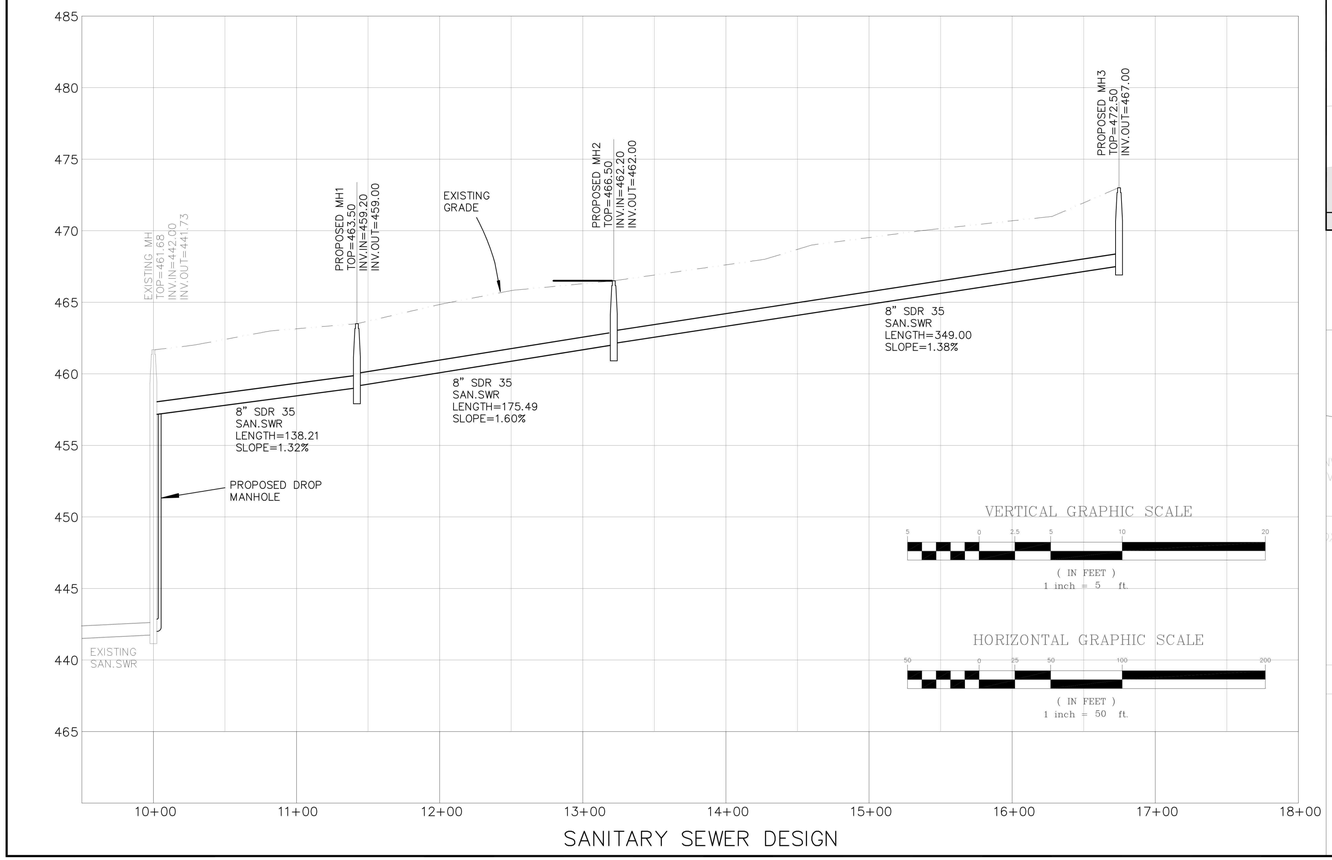
TMP 61–134
CAVALIER COUNTRY BANK
DB 527 PG 43
DB 327 PG 228 (PLAT)
DB 468 PG 456 (PLAT)

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

FASHION SQUARE DRIVE (PRIVATE)

N/F J.C

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



SANITARY SEWER DESIGN

SIGHT DISTANCE = 530'

BOX CULVERT

MH1 | 10+00 | 11+00 | 12+00

PROPOSED 8" PVC SAN. SWR

TIE-IN NEW SAN. SWR INTO EXISTING MH WITH DROP CONNECTION

MATCHLINE - SEE THIS SHEET

TMP 61Z–3–12A
N/F KIDCO, LLC
DB 2047 PG 338

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
06/08/20

REVISIONS

	REVISION DESCRIPTION
06/08/20	INITIAL SUBMITTAL FOR FINAL ARB PLAN

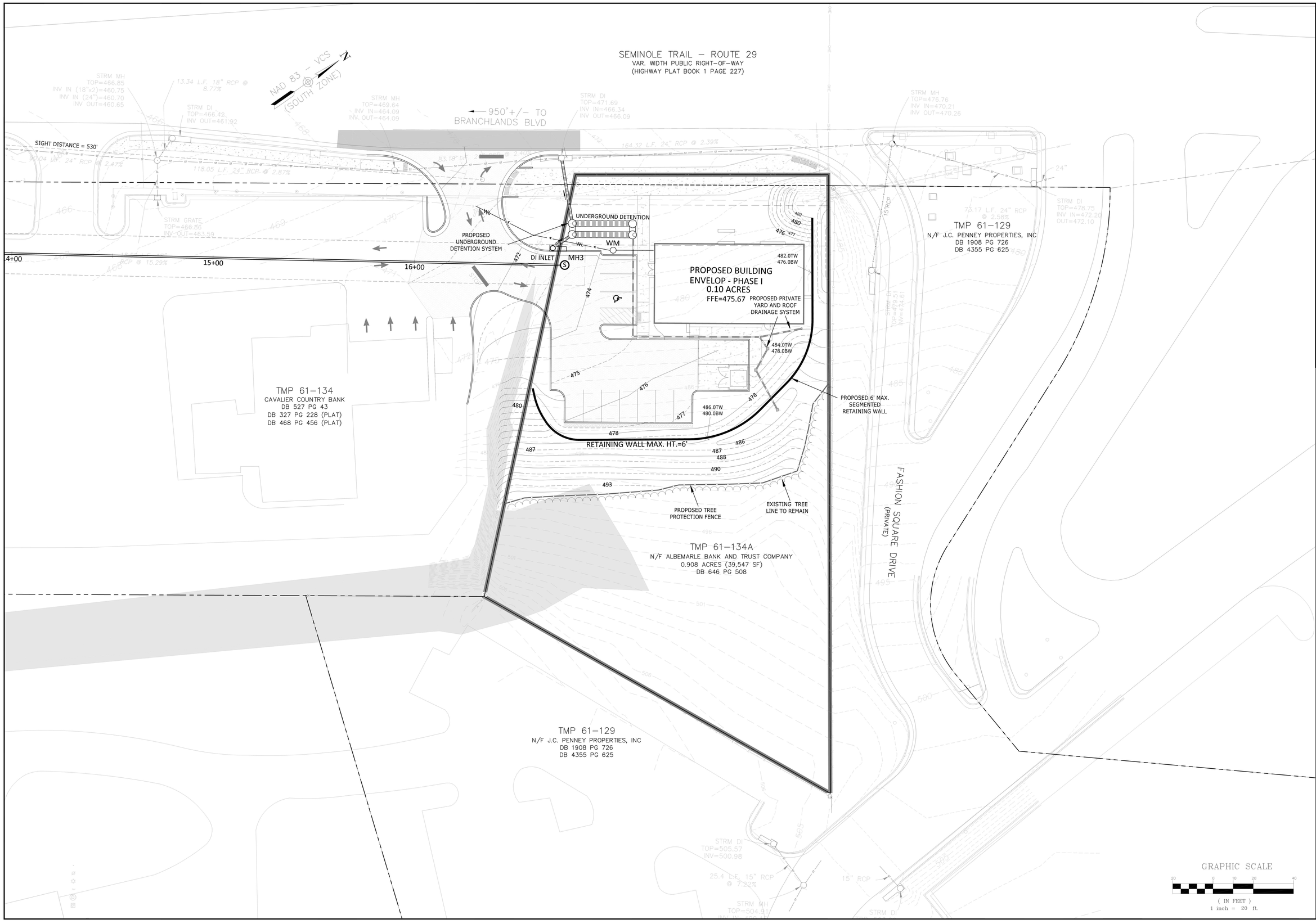
COLLINS ENGINEERING
200 GARRETT STREET SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT
SLEEP NUMBER - CHARLOTTESVILLE FINAL ARB PLAN

SHEET
UTILITY PLAN

JOB NO. 192036
SCALE 1" = 20'
SHEET NO. 4

These plans and detailed documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.



COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
06/08/20

REVISIONS

	REVISION DESCRIPTION
06/08/20	INITIAL SUBMITTAL FOR FINAL ARB PLAN

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

SLEEP NUMBER - CHARLOTTESVILLE FINAL ARB PLAN

GRADING & DRAINAGE PLAN

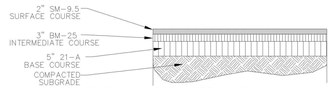
PROJECT

JOB NO. 192036

SCALE 1" = 20'

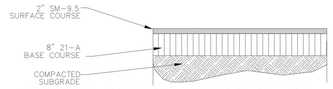
SHEET NO. 5

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.



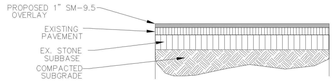
ASPHALT PAVING – TRAVELWAYS

NO SCALE



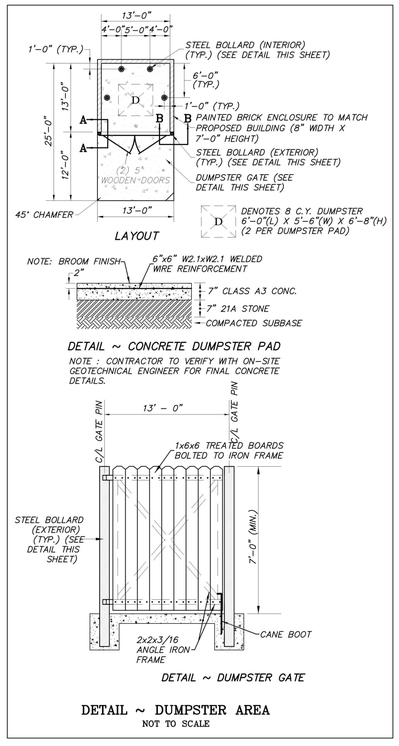
ASPHALT PAVING – PARKING LOT

NO SCALE



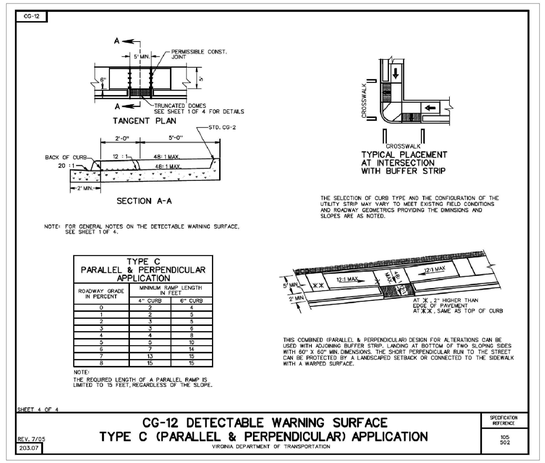
ASPHALT PAVING – MILL/OVERLAY

NO SCALE



DETAIL ~ DUMPSTER AREA

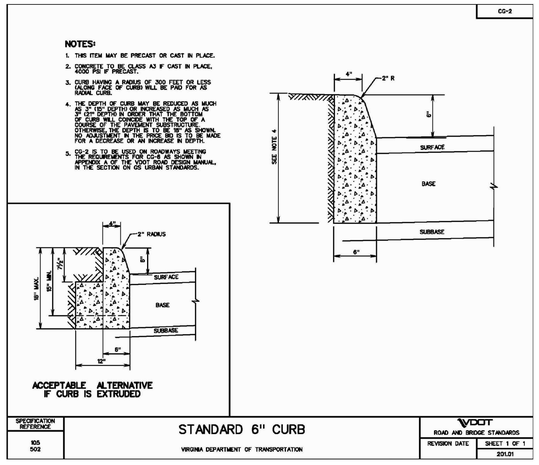
NOT TO SCALE

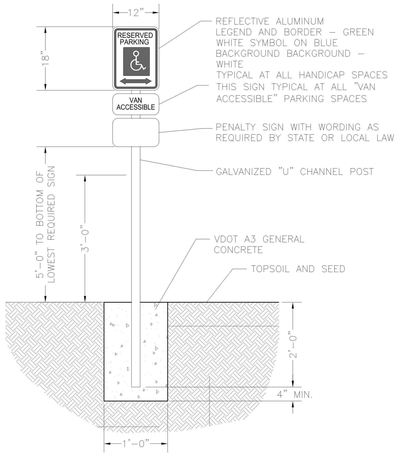


TYPE C
PARALLEL & PERPENDICULAR
APPLICATION

ROADWAY GRADE IN PERCENT	MINIMUM RAMP LENGTH IN FEET	
	4" CURB	6" CURB
0	2	4
1	2	5
2	3	5
3	3	7
4	4	8
5	5	10
6	7	14
7	13	15
8	15	15

NOTE:
THE REQUIRED LENGTH OF A PARALLEL RAMP IS LIMITED TO 15 FEET, REGARDLESS OF THE SLOPE.

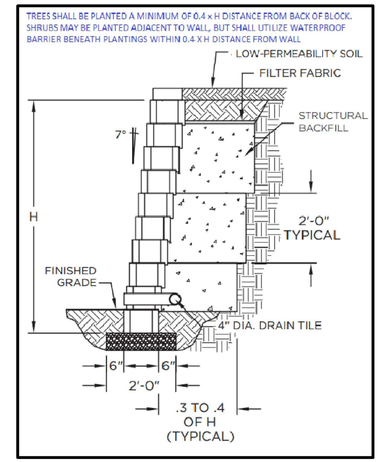




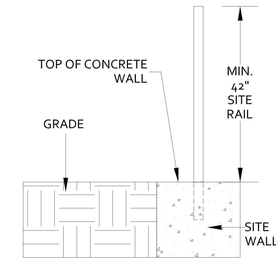
HANDICAP PARKING SIGN DETAIL

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

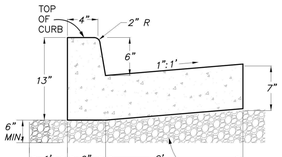


NOTE: FINAL STRUCTURAL WALL DESIGN TO BE SUBMITTED WITH STRUCTURAL ENGINEERING PLANS



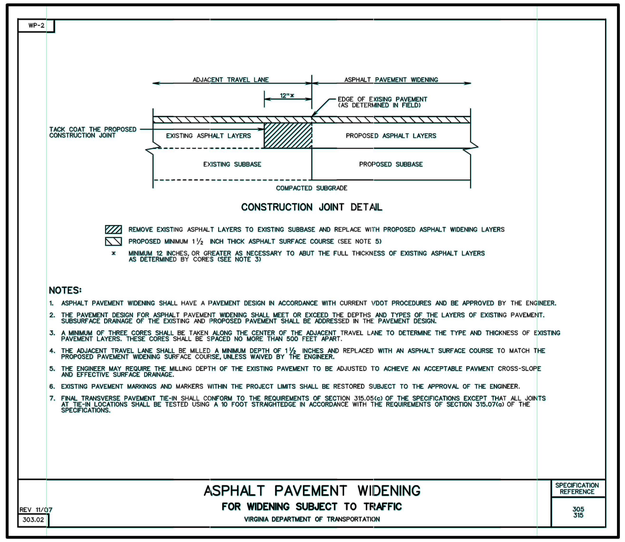
WALL RAIL FASTENING DETAIL

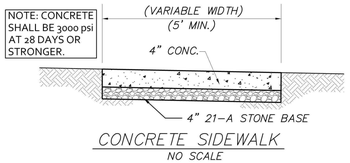
NOT TO SCALE



STANDARD CG-6
CURB & GUTTER

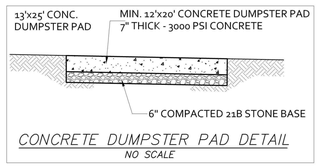
NO SCALE





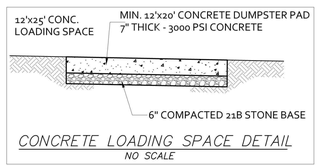
CONCRETE SIDEWALK

NO SCALE



CONCRETE DUMPSTER PAD DETAIL

NO SCALE



CONCRETE LOADING SPACE DETAIL

NO 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).

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
06/08/20

REVISIONS

	REVISION DESCRIPTION	06/08/20
	INITIAL SUBMITTAL FOR FINAL ARB PLAN	

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

PROJECT
SLEEP NUMBER - CHARLOTTESVILLE FINAL ARB PLAN
NOTES & DETAILS

JOB NO.
192036

SCALE
AS SHOWN

SHEET NO.
6

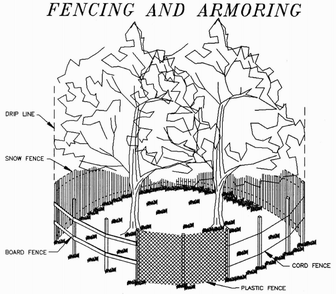
These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

Conservation Plan Notes:

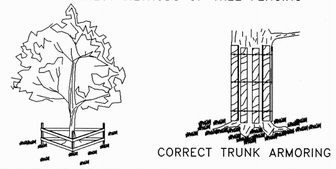
1. ALL TREES TO BE PRESERVED AND PROTECTED SHALL BE MARKED WITH PAINT OR RIBBON AT A HEIGHT CLEARLY VISIBLE TO EQUIPMENT OPERATORS. NO LAND DISTURBING ACTIVITY SHALL BEGIN UNTIL THE TREE MARKING HAS BEEN INSTALLED BY THE CONTRACTOR AND INSPECTED AND APPROVED BY THE COUNTY ENGINEERING DEPARTMENT.
2. HEAVY EQUIPMENT, VEHICULAR TRAFFIC, AND THE STORAGE OF CONSTRUCTION MATERIALS AND SOIL SHALL NOT BE PERMITTED WITHIN THE OUTSIDE DRIPLINE OF TREES TO BE PRESERVED AND PROTECTED.
3. TEMPORARY EROSION CONTROL MEASURED AND/OR PERMANENT STORMWATER MANAGEMENT FACILITIES LOCATIONS SHALL BE COORDINATED SUCH THAT THEY SHALL NOT ADVERSELY AFFECT TREES TO BE PRESERVED AND PROTECTED.
4. FIRES SHALL NOT BE PERMITTED WITHIN 100 FEET OF THE OUTSIDE DRIPLINE OF TREES TO BE PRESERVED AND PROTECTED.
5. TOXIC MATERIALS SHALL NOT BE STORED WITHIN 100 FEET OF THE OUTSIDE DRIPLINE OF TREES TO BE PRESERVED AND PROTECTED.
6. NO LAND DISTURBING ACTIVITY SHALL BEGIN UNTIL THE TREE PROTECTIVE FENCING HAS BEEN INSTALLED BY THE CONTRACTOR AND INSPECTED AND APPROVED BY THE COUNTY ENGINEERING DEPARTMENT.
7. WHEN TRENCHING FOR ANY KIND OF UNDERGROUND WATER, SEWER, ELECTRICAL, CABLE, TELEPHONE, OR OTHER UTILITY SERVICE IS NECESSARY WITHIN THE LIMITS OF TREE PROTECTION OR BEYOND THE LIMITS OF CLEARING, THE SEPARATION FROM THE TRUNKS OF TREES SHALL BE MAXIMIZED TO THE FURTHEST EXTENT POSSIBLE. TUNNELING SHALL BE REQUIRED WHEN DEEMED, BY THE COUNTY ENGINEER, THAT TRENCHING WILL SIGNIFICANTLY DAMAGE FEEDER ROOTS OF TREES TO BE PRESERVED AND PROTECTED.
8. ANY DAMAGE TO THE CROWN, TRUNK, OR ROOT SYSTEM OF ANY TREE TO BE PRESERVED AND PROTECTED SHALL BE REPAIRED IMMEDIATELY, IN ACCORDANCE WITH THE PRACTICES IN THE EROSION AND SEDIMENT CONTROL HANDBOOK. CARE FOR SERIOUS INJURIES SHALL BE PRESCRIBED BY A PROFESSIONAL FORESTER OR TREE SPECIALIST.
9. SOILS WHICH HAVE BEEN COMPACTED, OVER THE ROOT ZONES OF TREES TO BE PRESERVED AND PROTECTED, SHALL BE AERATED BY PUNCHING HOLES WITH AN IRON BAR EVERY 18" OVER THE ROOT ZONE. THE BAR SHALL BE DRIVEN 12" DEEP AND MOVED BACK AND FORTH IN EACH HOLE UNTIL SOIL IS LOOSENED.
10. TREE PROTECTIVE MEASURES SHALL BE THE LAST OF THE TEMPORARY EROSION CONTROL PLAN MEASURES REMOVED DURING THE FINAL CLEAN-UP.

1992 3.38

FENCING AND ARMORING



CORRECT METHODS OF TREE FENCING



TRIANGULAR BOARD FENCE

CORRECT TRUNK ARMORING

Source: Va. DSWC Plate 3.38-2

County of Albemarle
Conservation Plan Checklist – To be placed on Landscape Plans
(Handbook, pp III-284-111.297 for complete specifications)

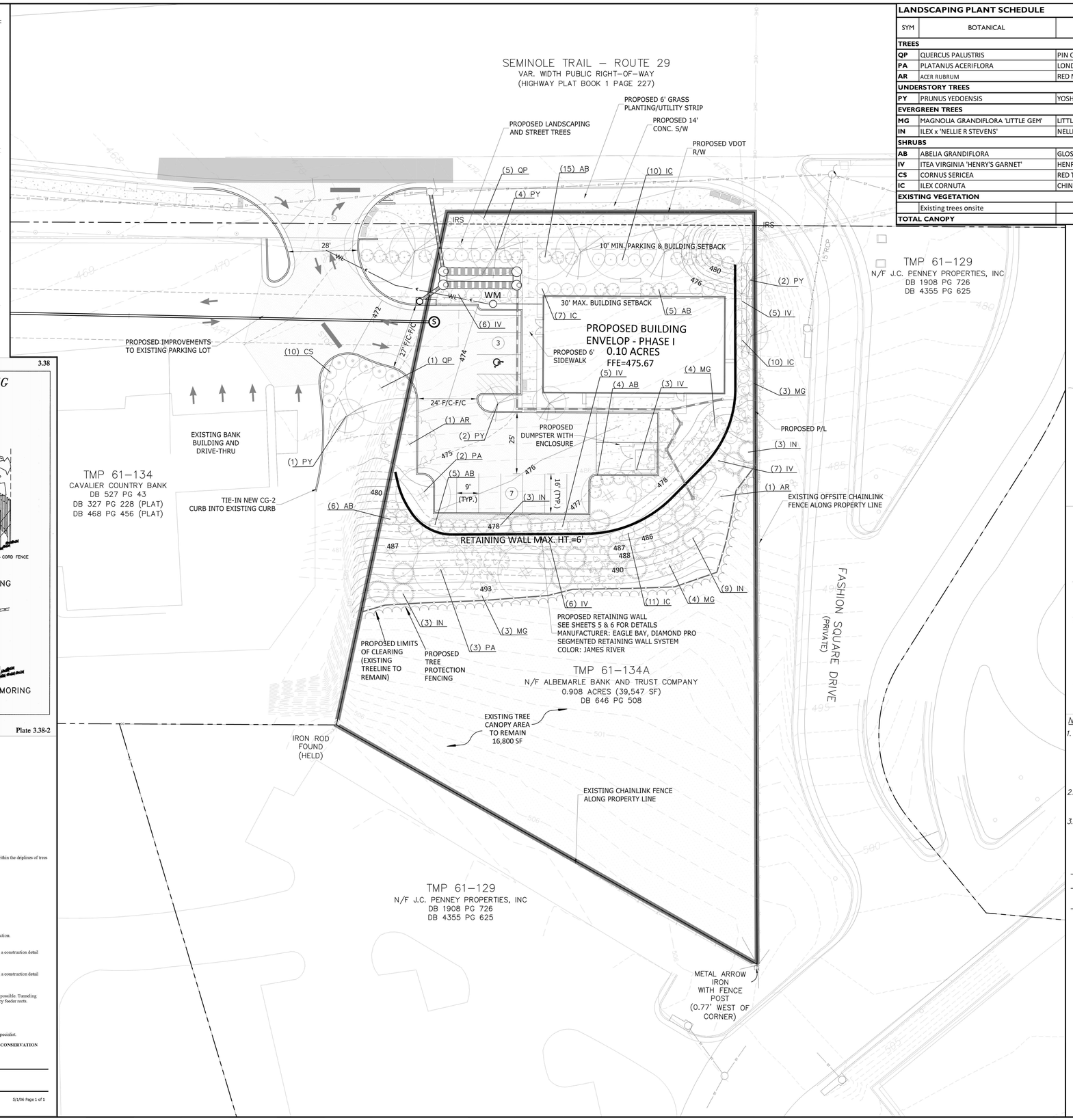
1. **The following items shall be shown on the plan:**
   - ☑ Trees to be saved;
   - ☑ Limits of clearing (outside dripline of trees to be saved);
   - ☑ Location and type of protective fencing;
   - ☑ Grade changes requiring tree wells or walls;
   - ☑ Proposed trenching or tunneling beyond the limits of clearing.
2. **Markings:**
   - ☑ All trees to be saved shall be marked with print or ribbon at a height clearly visible to equipment operators.
   - ☑ No grading shall begin until the tree marking has been inspected and approved by a County Inspector.
3. **Pre-Construction Conference:**
   - ☑ Tree preservation and protection measures shall be reviewed with the contractor on site.
4. **Equipment Operation and Storage:**
   - ☑ Heavy equipment, vehicular traffic and storage of construction materials including soil shall not be permitted within the driplines of trees to be saved.
5. **Soil Erosion and Stormwater Detention Devices:**
   - ☑ Such devices shall not adversely affect trees to be saved.
6. **Fires:**
   - ☑ Fires are not permitted within 100 feet of the dripline of trees to be saved.
7. **Toxic Materials:**
   - ☑ Toxic materials shall not be stored within 100 feet of the dripline of trees to be saved.
8. **Protective Fencing:**
   - ☑ Trees to be retained within 40 feet of a proposed building or grading activity shall be protected by fencing.
   - ☑ Fencing shall be in place and shall be inspected and approved by a County Inspector prior to grading or construction.
9. **Tree Wells:**
   - ☑ Where the ground level must be raised within the dripline of a tree to be saved, a tree well shall be provided and a construction detail submitted for approval.
10. **Tree Walls:**
    - ☑ Where the ground level must be lowered within the dripline a tree to be saved, a tree wall shall be provided, and a construction detail submitted for approval.
11. **Trenching and Tunneling:**
    - ☑ When trenching is required within the limits of clearing, it shall be done as far away from the trunks of trees as possible. Tunneling under a large tree shall be considered as an alternative when it is anticipated that necessary trenching will destroy feeder roots.
12. **Cleanup:**
    - ☑ Protective fencing shall be the last items removed during the final cleanup.
13. **Damaged Trees:**
    - ☑ Damaged trees shall be treated immediately by pruning, fertilization or other methods recommended by a tree specialist.

NOTE: IT IS THE DEVELOPER'S RESPONSIBILITY TO CONFER WITH THE CONTRACTOR ON TREE CONSERVATION REQUIREMENTS.

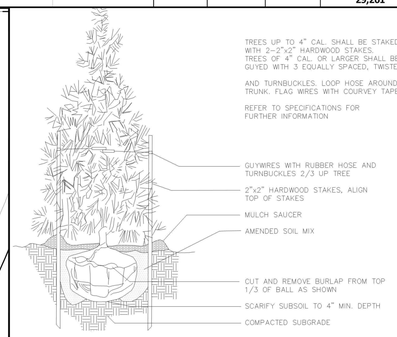
6/08/2020
OWNER SIGNATURE (DATE)

CONTRACT PURCHASER SIGNATURE (DATE)

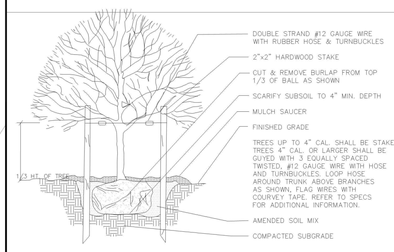
5/1/06 Page 1 of 1



LANDSCAPING PLANT SCHEDULE						
SYM	BOTANICAL	COMMON NAME	SIZE	CANOPY (sf)	QUANTITY	COVERAGE (sf)
TREES						
QP	QUERCUS PALUSTRIS	PIN OAK	3 1/2" cal.	471	6	2,826
PA	PLATANUS ACERIFLORA	LONDON PLANETREE	3 1/2" cal.	422	5	2,110
AR	ACER RUBRUM	RED MAPLE	2 1/2" cal.	452	2	904
UNDERSTORY TREES						
PY	PRUNUS YEDOENSIS	YOSHINO CHERRY	6'-7' ht.	99	9	891
EVERGREEN TREES						
MG	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	6'-8' HT,	82	14	1148
IN	ILEX x 'NELLIE R STEVENS'	NELLIE R STEVENS HOLLY	6'-8' HT,	44	18	792
SHRUBS						
AB	ABELIA GRANDIFLORA	GLOSSY ABELIA	24" ht. min	14	35	490
IV	ITEA VIRGINIA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	24" ht. min	64	32	2,048
CS	CORNUS SERICEA	RED TWIG DOGWOOD	24" ht. min	72	10	720
IC	ILEX CORNUTA	CHINESE HOLLY	24" ht. min	14	38	532
EXISTING VEGETATION						
	Existing trees onsite					16,800
TOTAL CANOPY						**29,261**



Evergreen Tree Planting Detail
Not To Scale



Tree Planting and Staking Detail
Not To Scale

NOTES:

1. *ALL TREES TO BE PLANTED SHALL MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN. THE PLANTING OF TREES SHALL BE DONE IN ACCORDANCE WITH EITHER THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, OR THE ROAD AND BRIDGE SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.*
2. *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.*
3. *THE LANDSCAPING PLANTS AND TREES ADJACENT TO THE SIGHT DISTANCE TRIANGLE WILL NEED TO BE MAINTAINED IN THE AREA BETWEEN 2' AND 7' ABOVE GROUND AS CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.*

LANDSCAPING CALCULATIONS:

TOTAL PROJECT AREA (0.908 AC):	*39,552 SF*
CANOPY REQUIRED (10%):	*3,955 SF*
PROPOSED NEW TREE CANOPY:	*12,461 SF*
EXISTING TREE CANOPY TO REMAIN	*16,800 SF*
TOTAL ON-SITE TREE CANOPY:	*29,261 SF*

STREET TREES:
TOTAL LINEAR FOOTAGE OF PROPERTY FRONTAGE: 160 LF
TOTAL STREET TREES REQUIRED (1 TREE PER 40') = 4 TREES
TOTAL STREET TREES PROVIDED = 5 TREES

INTERIOR PARKING CALCULATIONS:
TOTAL NEW PARKING AREAS AND TRAVELWAYS = 5,100 SF
TOTAL INTERIOR LANDSCAPING REQUIRED (5%) = 255 SF
TOTAL INTERIOR LANDSCAPING PROVIDED = 943 SF

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

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
06/08/20
PROFESSIONAL ENGINEER

REVISIONS

REVISION DESCRIPTION	
INITIAL SUBMITTAL FOR FINAL ARB PLAN	06/08/20

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

PROJECT: SLEEP NUMBER - CHARLOTTESVILLE FINAL ARB PLAN
SHEET: LANDSCAPING PLAN

JOB NO. 192036
SCALE 1" = 20'
SHEET NO. 7

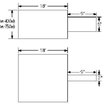
These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

Type No. _____
Catalog No. _____
Job. Name _____

SiteLyter Series

Direct Pole-Mounted Luminaire
Horizontal Lamp





5" arm not included. See mounting accessories.
9" arm required for all mounting at 90°.

APPLICATIONS
- Parking Lots, Roadways, Walkways, Commercial Malls, Tennis Courts, Auto Lots and other outdoor environments.

CONSTRUCTION
- Formed heavy-gauge aluminum housing.
- Extruded aluminum door frame.
- Tempered and laminated glass lens.
- Hinged lens door.

OPTICS
- Field rotatable optical tray.
- Choice of IES Types: 2, 3, 4 or 5.
- Horizontal lamp orientation.
- All lamps above 350w must be ROU type.

ELECTRICAL
- High power factor ballast.
- Tray-mounted ballast with integral heat sink.
- 4kV pulse-rated porcelain socket.
- Admitted fixture-to-pole pulse start.

MOUNTING
- Direct-to-pole mount.
- 9" arm with direct surface mount (optional).
- Post top for 3" or 4" round or 4" or 6" square pole (optional).
- Adjustable arm adapter for square poles (optional).
- 5" arm or adjustable adapter (optional).

WARRANTY/LISTINGS
- UL 1598 listed for wet locations.
- Published one year limited warranty.

Ordering Guide Example: SLH102PMADU-B

SL	H	48	2	PMA	DM			B
Series	Lamp Orientation	Wattage*	Distribution	Source	Mounting	Options		Voltage
SL=Scepter	H=Horizontal Lamp*	32=32W (LED) 70=70W (HPS) 48=48W (PTS)* 48=48W (LED) 70=70W (MH)*	2 Type II* 3 Type III 4 Type IV 5 Type V	PMA=Pulse Start LX=High Pressure Sodium	DM=Direct Mount			1 120V 2 208V 3 240V 4 277V 5 480V 8 120/277V
		25=25W (ED) 48=48W (ED)						

* 250W-400W available in 18" alloy housing; 450-700W available in 22" diecast housing.
* Recipro ballast (all voltages).
* Type II distribution only available in 400W and below luminaires.
* Horizontal (lamp) mount fixtures available with flat glass lens (shown).

ExcelLine
2948 Vauxhall Road - P.O. Box 109
Union, NJ. 07083
800-264-2212
www.excelline.com

ExcelLine is a Philips group brand

Product information is subject to change without notice

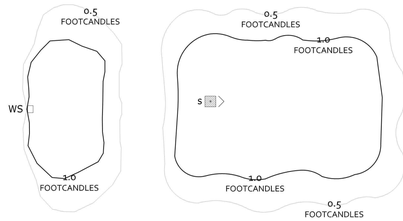
PHILIPS

11/10

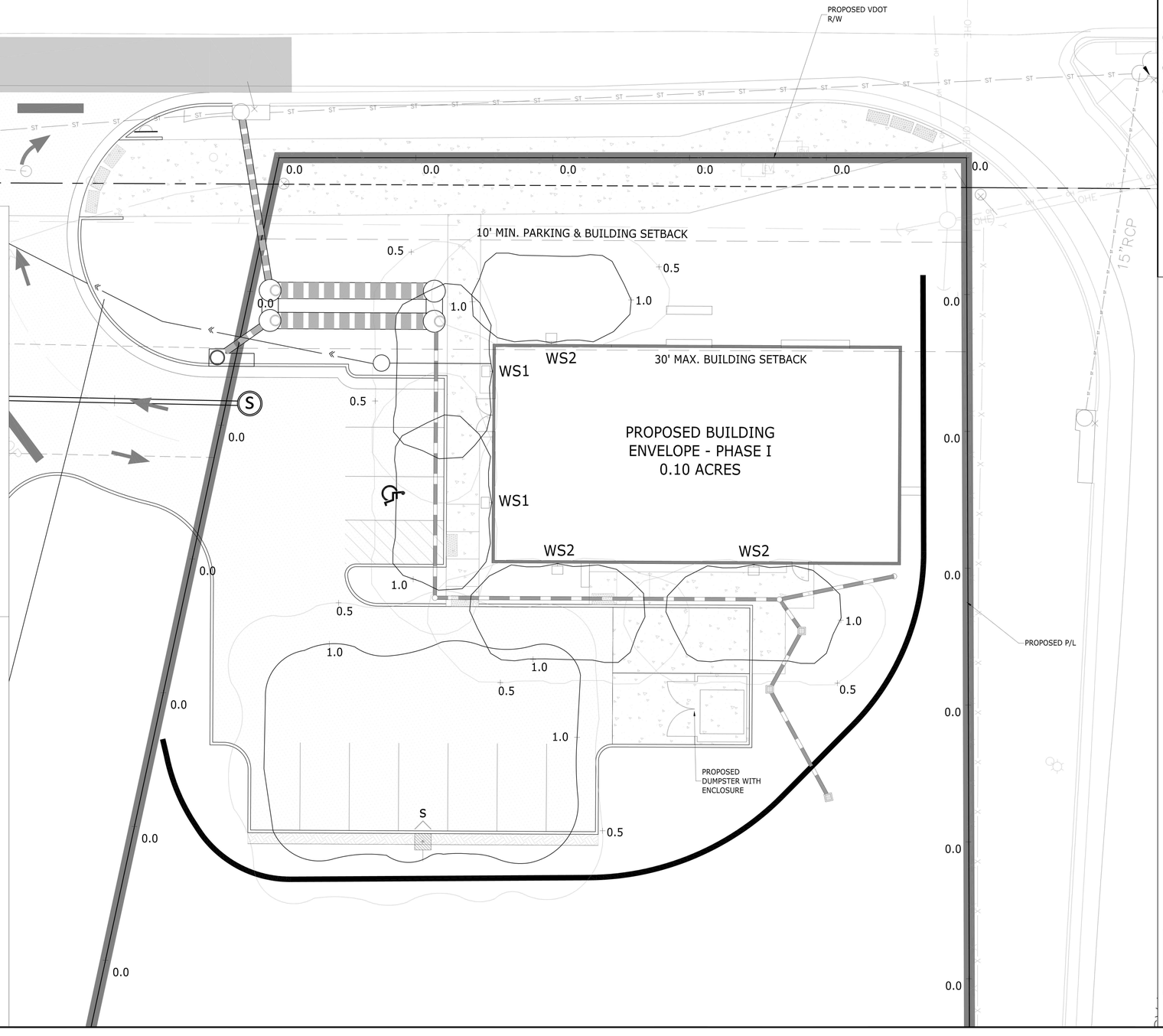
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Ht.	Total Lamp Lumens	LLF	Description
S	1	SITELYTER SERIES	POLE LIGHT	20'	4000	1.000	SL-H-40-3-PMA-DM-B
WS1	2	DSXW1 LED	WALLPACK	15'	3000	1.000	WF23-9L-3K-UV
WS2	3	DSXW1 LED	WALLPACK	15'	3000	1.000	WF23-18L-3K-UV

NOTES:
1. 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.
2. ALL POLE LIGHTS SHALL BE 20' FROM THE GROUND TO THE PROPOSED LIGHT FIXTURE. THE 20' HEIGHT SHALL INCLUDE THE BASE OF THE POLE.
3. ALL LIGHT FIXTURES SHALL HAVE A FLAT LENSE.
4. LAMP TYPE SHALL BE LED WHITE LIGHT TO CREATE A UNIFIED COOL WHITE LIGHTING ACROSS THE SITE.
5. FIXTURES SHALL BE BRONZE IN COLOR.

STANDARD LIGHTING DETAIL:



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



KIM LIGHTING

Wall Forms, **WF23**
Shallow Cutoff Face Surface Mount, Round
revision 5/21/14 • kl_wf23_spec.pdf

Type: WS2
Job: BUFFALO WILD WINGS
Catalog number: WF23 18L3KUV -BL

WF23 / 18L3KUV / BL / —
Fixture | Electrical Module | Finish | Options
See page 2

Approvals:

Date:
Page: 1 of 2

Specifications

Light distribution
Shallow Cutoff Face

Surface Mount: Die-cast, low copper (<0.6% Cu) aluminum alloy with double side walls. Zinc plated steel mounting plate supplied for mounting to standard 3" or 4" junction box.

Face Plate: Die-cast, low copper (<0.6% Cu) aluminum alloy with vertical and horizontal double ribs covering the full hemisphere. Ribs are minimum ½" depth and ¼" thickness. Secures to housing with four stainless steel captive socket head screws.
Shallow Cutoff Face: Solid upper half protruding 3½" from housing and concave lower half.

Lens: Flat tempered glass, ⅛" minimum thickness with internal sandblast. Retained in face plate and sealed with a one-piece silicone gasket.

LED Optical System: A total of 9 LED emitters configured in a rectangular array comprised together as a module. One (1) module for 9 LED version and two (2) modules for 18 LED version. Available in 580nm, 3000K, 4200K and 5100K.

LED Driver: Rated for 9 or 18 LED. Universal voltage from 120 to 277V with a ±10% tolerance. -40ºF starting temperature. All drivers are Underwriters Laboratories recognized.

Finish: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (SG) Stealth Gray, (LG) Light Gray, and (CC) Custom Color (Include RAL#).

Finishing Items: Electrical modules and face plates. Each set of finishing items shall be in one container, clearly marked with the fixture catalog number.

CAUTION: Fixtures must be grounded in accordance with national, state, and/or local electrical codes. Failure to do so may result in serious personal injury.

THESE FIXTURES ARE AIMMED IN THE DOWN POSITION

Listings and Ratings			
ETL- to UL Standard 8750	IP66 Rated	CE	25C Ambient

Suitable for wet locations
KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

HUBBELL building technologies

U.S. PATENTS: D585,064; D581,612; D378,631

© 2014 KIM LIGHTING • 16555 EAST GALE AVENUE, CITY OF INDUSTRY, CA 91745-1788 • TEL: 626/968-5666 • FAX: 626/968-5716

KIM LIGHTING

Wall Forms, **WF23**
Shallow Cutoff Face Surface Mount, Round
revision 5/21/14 • kl_wf23_spec.pdf

Type:
Job:

Page: 2 of 2

Standard Features

Fixture	Cat. No. WF23
Electrical Module LED = Light Emitting Diodes	Cat. Nos. for Electrical Modules available: LED ☐ 9L2KUV¹ ☐ 18L2KUV¹ ☐ 9L3KUV¹ ☐ 18L3KUV¹ ☐ 9L4KUV¹ ☐ 18L4KUV¹ ☐ 9L5KUV¹ ☐ 18L5KUV¹ Lamp LED LED Socket N/A N/A ¹For LED, 9L = 9LED Emitters; 18L = 18 LED Emitters; 2K = 580nm color temperature; 3K = 3000K color temperature; 4K = 4200K color temperature; 5K = 5100K color temperature; UV = Universal Voltage from 120 to 277V with a ± 10% tolerance.
Finish TGIC powder coat	Color: ☐ Black ☐ Dark Bronze ☐ Light Gray ☐ Stealth Gray ☐ Platinum Silver ☐ White ☐ Custom Color² Cat. No.: ☐ BL ☐ DB ☐ LG ☐ SG ☐ PS ☐ WH ☐ CC ²Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: _____

Optional Features

Fusing Cat. No. ☐ SF ☐ No Option	Single Fusing for 120V, and 277V primary.

© 2014 KIM LIGHTING • 16555 EAST GALE AVENUE, CITY OF INDUSTRY, CA 91745-1788 • TEL: 626/968-5666 • FAX: 626/968-5716

KIM LIGHTING

Wall Forms, **WF23**
Shallow Cutoff Face Surface Mount, Round
revision 5/21/14 • kl_wf23_spec.pdf

Type: WS1
Job: BUFFALO WILD WINGS
Catalog number: WF23 9L3KUV -BL

WF23 / 9L3KUV / BL / —
Fixture | Electrical Module | Finish | Options
See page 2

Approvals:

Date:
Page: 1 of 2

Specifications

Light distribution
Shallow Cutoff Face

Surface Mount: Die-cast, low copper (<0.6% Cu) aluminum alloy with double side walls. Zinc plated steel mounting plate supplied for mounting to standard 3" or 4" junction box.

Face Plate: Die-cast, low copper (<0.6% Cu) aluminum alloy with vertical and horizontal double ribs covering the full hemisphere. Ribs are minimum ½" depth and ¼" thickness. Secures to housing with four stainless steel captive socket head screws.
Shallow Cutoff Face: Solid upper half protruding 3½" from housing and concave lower half.

Lens: Flat tempered glass, ⅛" minimum thickness with internal sandblast. Retained in face plate and sealed with a one-piece silicone gasket.

LED Optical System: A total of 9 LED emitters configured in a rectangular array comprised together as a module. One (1) module for 9 LED version and two (2) modules for 18 LED version. Available in 580nm, 3000K, 4200K and 5100K.

LED Driver: Rated for 9 or 18 LED. Universal voltage from 120 to 277V with a ±10% tolerance. -40ºF starting temperature. All drivers are Underwriters Laboratories recognized.

Finish: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (SG) Stealth Gray, (LG) Light Gray, and (CC) Custom Color (Include RAL#).

Finishing Items: Electrical modules and face plates. Each set of finishing items shall be in one container, clearly marked with the fixture catalog number.

CAUTION: Fixtures must be grounded in accordance with national, state, and/or local electrical codes. Failure to do so may result in serious personal injury.

THESE FIXTURES ARE AIMMED IN THE DOWN POSITION,

Listings and Ratings			
ETL- to UL Standard 8750	IP66 Rated	CE	25C Ambient

Suitable for wet locations
KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

HUBBELL building technologies

U.S. PATENTS: D585,064; D581,612; D378,631

© 2014 KIM LIGHTING • 16555 EAST GALE AVENUE, CITY OF INDUSTRY, CA 91745-1788 • TEL: 626/968-5666 • FAX: 626/968-5716

KIM LIGHTING

Wall Forms, **WF23**
Shallow Cutoff Face Surface Mount, Round
revision 5/21/14 • kl_wf23_spec.pdf

Type:
Job:

Page: 2 of 2

Standard Features

Fixture	Cat. No. WF23
Electrical Module LED = Light Emitting Diodes	Cat. Nos. for Electrical Modules available: LED ☐ 9L2KUV¹ ☐ 18L2KUV¹ ☐ 9L3KUV¹ ☐ 18L3KUV¹ ☐ 9L4KUV¹ ☐ 18L4KUV¹ ☐ 9L5KUV¹ ☐ 18L5KUV¹ Lamp LED LED Socket N/A N/A ¹For LED, 9L = 9LED Emitters; 18L = 18 LED Emitters; 2K = 580nm color temperature; 3K = 3000K color temperature; 4K = 4200K color temperature; 5K = 5100K color temperature; UV = Universal Voltage from 120 to 277V with a ± 10% tolerance.
Finish TGIC powder coat	Color: ☐ Black ☐ Dark Bronze ☐ Light Gray ☐ Stealth Gray ☐ Platinum Silver ☐ White ☐ Custom Color² Cat. No.: ☐ BL ☐ DB ☐ LG ☐ SG ☐ PS ☐ WH ☐ CC ²Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: _____

Optional Features

Fusing Cat. No. ☐ SF ☐ No Option	Single Fusing for 120V, and 277V primary.

GRAPHIC SCALE

10 0 5 10 20
(IN FEET)

© 2014 KIM LIGHTING • 16555 EAST GALE AVENUE, CITY OF INDUSTRY, CA 91745-1788 • TEL: 626/968-5666 • FAX: 626/968-5716

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
06/08/20
PROFESSIONAL ENGINEER

REVISIONS

REVISION DESCRIPTION	06/08/20
INITIAL SUBMITTAL FOR FINAL ARB PLAN	

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

PROJECT
SLEEP NUMBER - CHARLOTTESVILLE FINAL ARB PLAN
LIGHTING PLAN
SHEET

JOB NO. 192036
SCALE 1" = 20'
SHEET NO. 8

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

NEW CONSTRUCTION

FOR

SLEEP NUMBER RETAIL STORE

ROUTE 29 PROPOSED STORE

ALBEMARLE COUNTY, VIRGINIA

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION PACKAGE
PRELIMINARY

08 JUNE 2020

HENNINGSEN KESTNER
ARCHITECTS
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

NO.	DATE	DRAWING RELEASE

NO.	DATE	REVISION

RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1924 | FILE NO. 1924-ARB01

ARB.01



EXISTING - TAKEN FROM RT. 29 ENTRANCE CORRIDOR HEADING NORTH



EXISTING - TAKEN FROM BB&T BANK EXIT (PROPOSED ENTRANCE)



EXISTING - SITE TAKEN FROM RT. 29 HEADING SOUTH



EXISTING - TAKEN LOOKING ACROSS RT. 29 TO SITE

HENNINGSEN KESTNER
ARCHITECTS
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

NO.	DATE	DRAWING RELEASE

NO.	DATE	REVISION

RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1924 FILE NO. 1924-ARB02

ARB.02



EXISTING - TAKEN FROM BANK LOT TOWARDS SITE



EXISTING - ENTRANCE CORNER WITH VIEW OF RT. 29 N



EXISTING - SITE TAKEN FROM RT. 29 HEADING NORTH



EXISTING - NORTH ELEVATION OF SITE

HENNINGSEN KESTNER
ARCHITECTS
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

NO.	DATE	DRAWING RELEASE

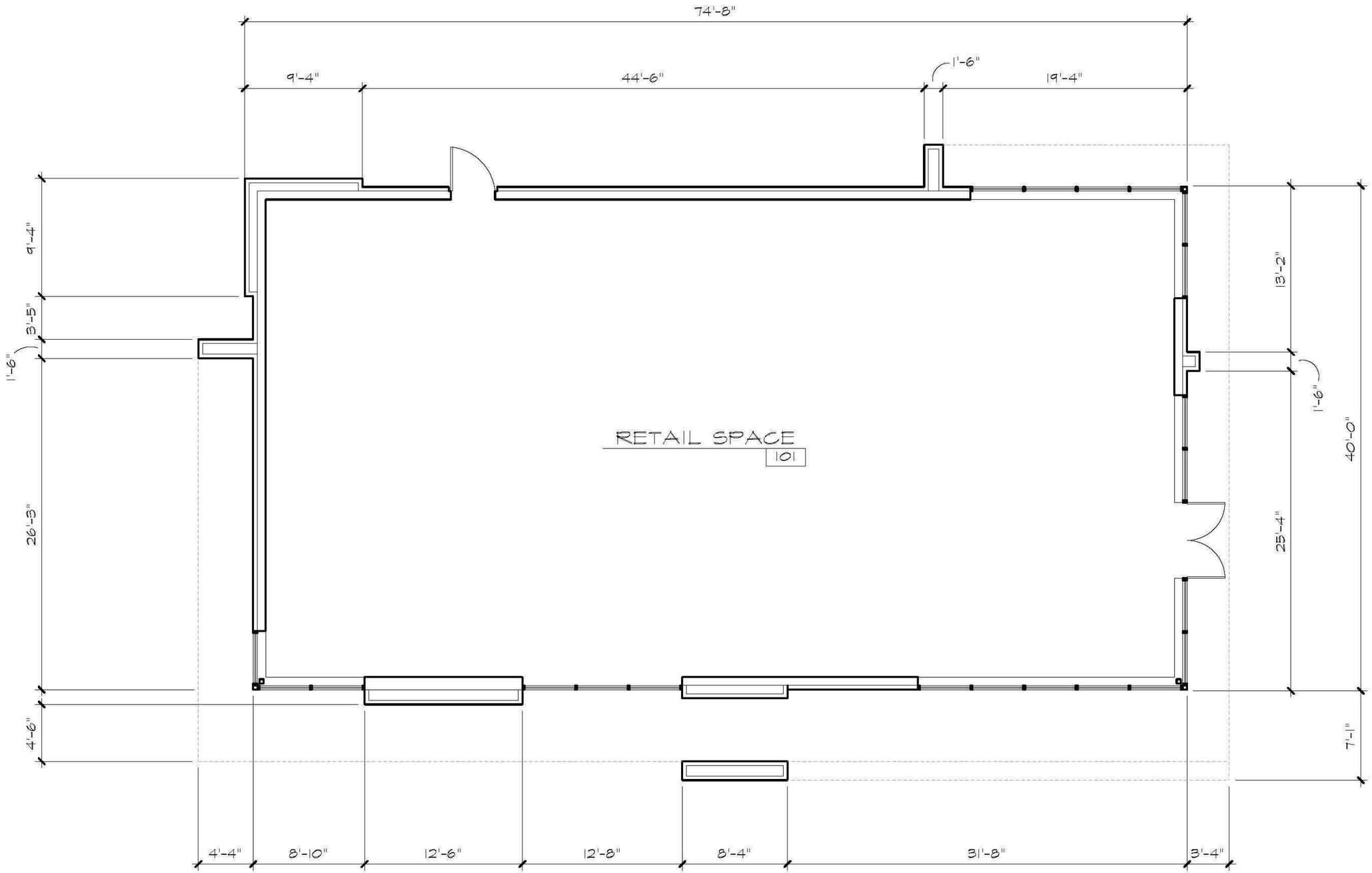
NO.	DATE	REVISION

RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1924

FILE NO. 1924-ARB03

ARB.03



1 FLOOR PLAN - SLEEP NUMBER STORE

1/8"=1'-0"

HENNINGSEN KESTNER
ARCHITECTS
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

NO.	DATE	DRAWING RELEASE

NO.	DATE	REVISION

RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

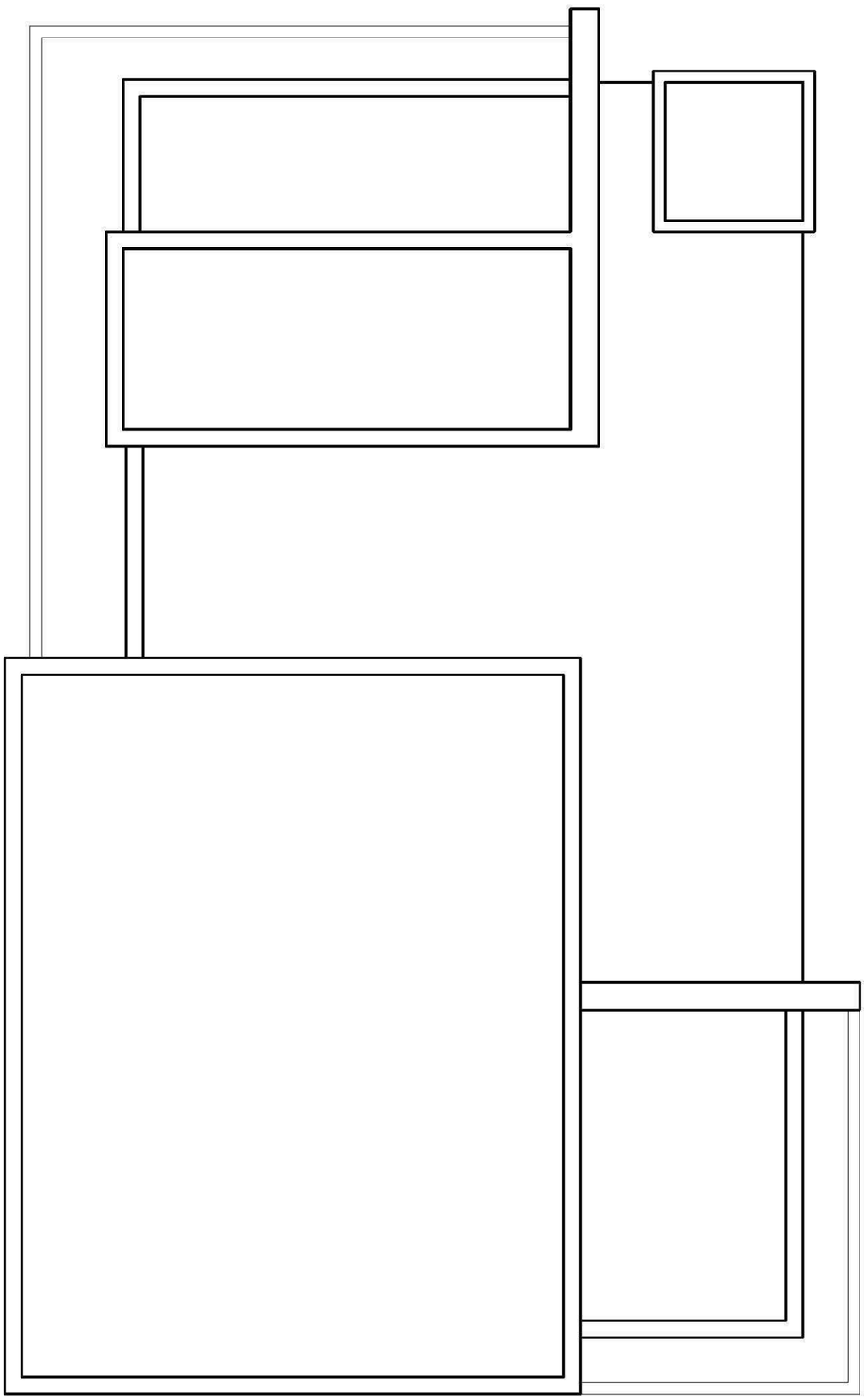
FILE NO. 1924-ARB04

JOB NUMBER 1924

ARB.04

1

ROOF PLAN - SLEEP NUMBER STORE



1/8" = 1'-0"

ARB.05

RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1924 | FILE NO. 1924-ARB05

NO.	DATE	DRAWING RELEASE
.	.	.
.	.	.
.	.	.
.	.	.
NO.	DATE	REVISION
.	.	.
.	.	.
.	.	.
.	.	.

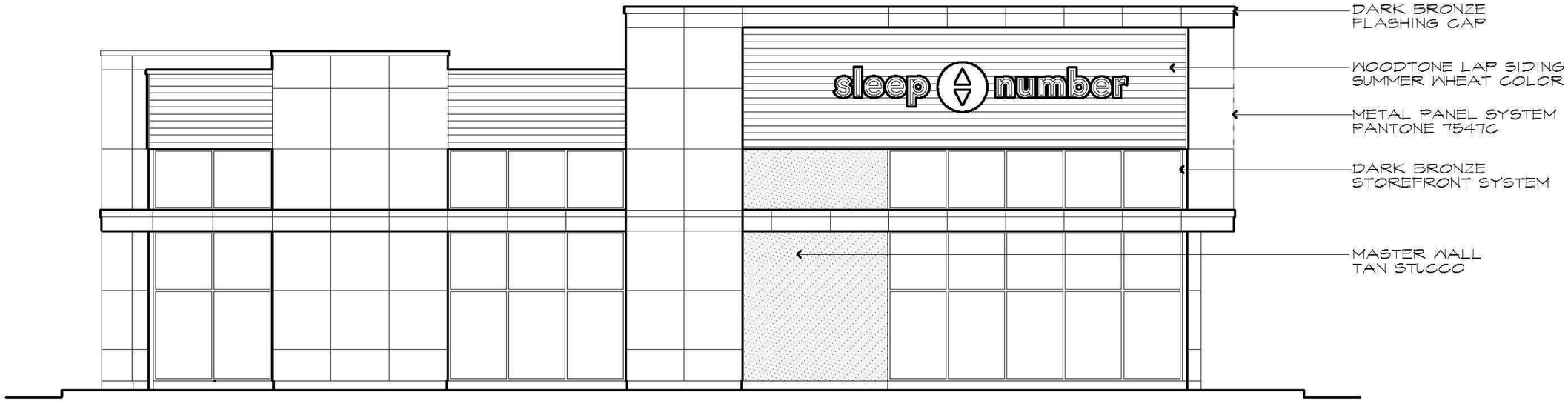
HK
HENNINGSEN KESTNER
ARCHITECTS
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

NOTES:

VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

PER GUIDELINES, VISIBLE LIGHT TRANSMITTANCE DOES NOT DROP BELOW 40%. VISILBE LIGHT REFLECTANCE DOES NOT EXCEED 30%.

CLEAR GLASS (C.G.)
VISIBLE LIGHT TRANSMITTANCE - 75%
VISIBLE LIGHT REFLECTANCE - 18%



1 FRONT (ROUTE 29) ELEVATION

1/8"=1'-0"

HENNINGSEN KESTNER
ARCHITECTS
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

NO.	DATE

DRAWING RELEASE

NO.	DATE

REVISION

RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1924

FILE NO. 1924-ARB06

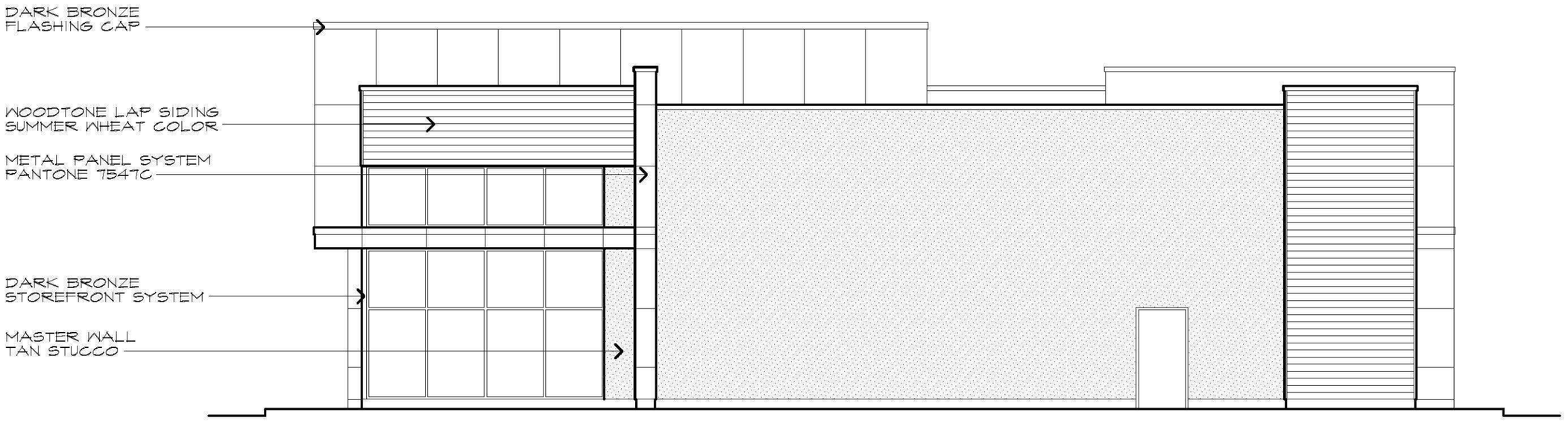
ARB.06

NOTES:

VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

PER GUIDELINES, VISIBLE LIGHT TRANSMITTANCE DOES NOT DROP BELOW 40%, VISILBE LIGHT REFLECTANCE DOES NOT EXCEED 30%.

CLEAR GLASS (C.G.)
VISIBLE LIGHT TRANSMITTANCE - 75%
VISIBLE LIGHT REFLECTANCE - 18%



1 REAR (PARKING LOT) ELEVATION

1/8"=1'-0"

HENNINGSEN KESTNER
ARCHITECTS
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

NO.	DATE	DRAWING RELEASE

NO.	DATE	REVISION

RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1424 FILE NO. 1424-ARB07

ARB.07

NOTES:
VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

PER GUIDELINES, VISIBLE LIGHT TRANSMITTANCE DOES NOT DROP BELOW 40%. VISIBLE LIGHT REFLECTANCE DOES NOT EXCEED 30%.

CLEAR GLASS (C.G.)
VISIBLE LIGHT TRANSMITTANCE - 75%
VISIBLE LIGHT REFLECTANCE - 18%



1 RIGHT (MAIN ENTRANCE) ELEVATION
1/8"=1'-0"

HENNINGSEN KESTNER
ARCHITECTS
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

NO.	DATE	DRAWING RELEASE

NO.	DATE	REVISION

RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1924
FILE NO. 1924-ARB08

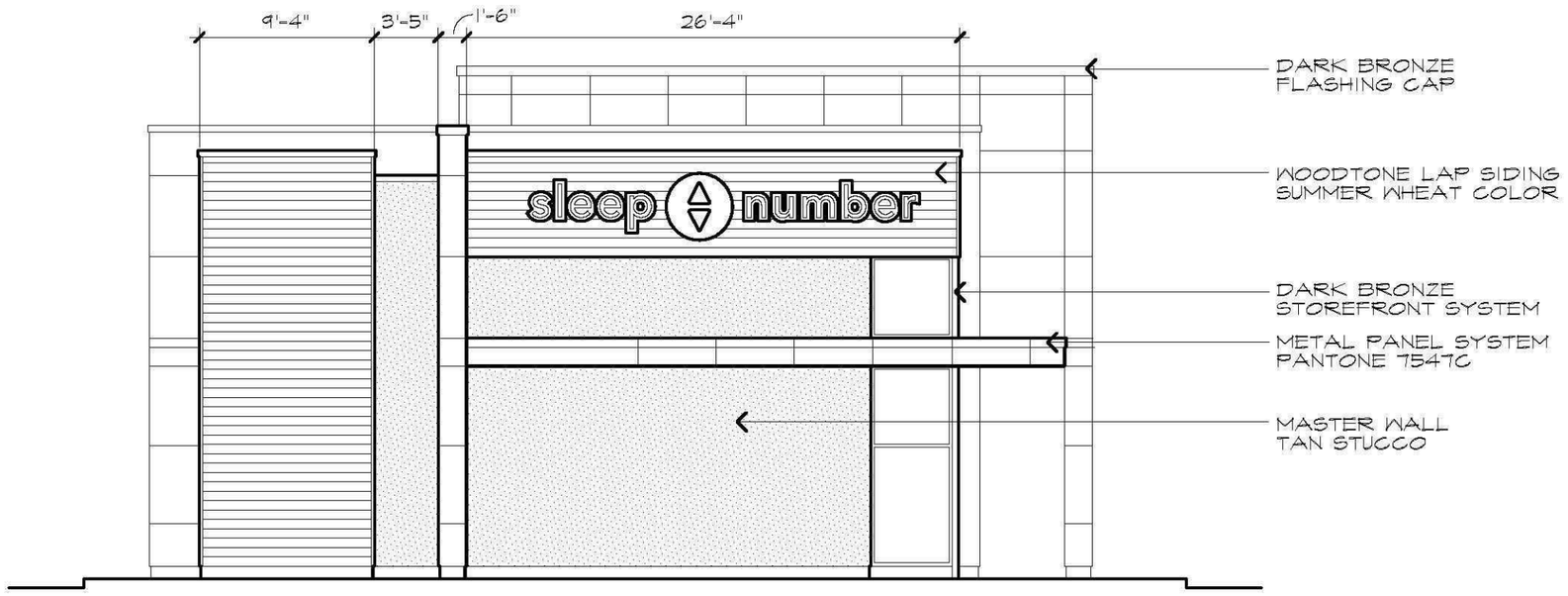
ARB.08

NOTES:

VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

PER GUIDELINES, VISIBLE LIGHT TRANSMITTANCE DOES NOT DROP BELOW 40%, VISILBE LIGHT REFLECTANCE DOES NOT EXCEED 30%.

CLEAR GLASS (C.G.)
VISIBLE LIGHT TRANSMITTANCE - 75%
VISIBLE LIGHT REFLECTANCE - 18%



1 LEFT ELEVATION

1/8"=1'-0"

HENNINGSEN KESTNER
ARCHITECTS
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

NO.	DATE	REVISION	DATE

DRAWING RELEASE

RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

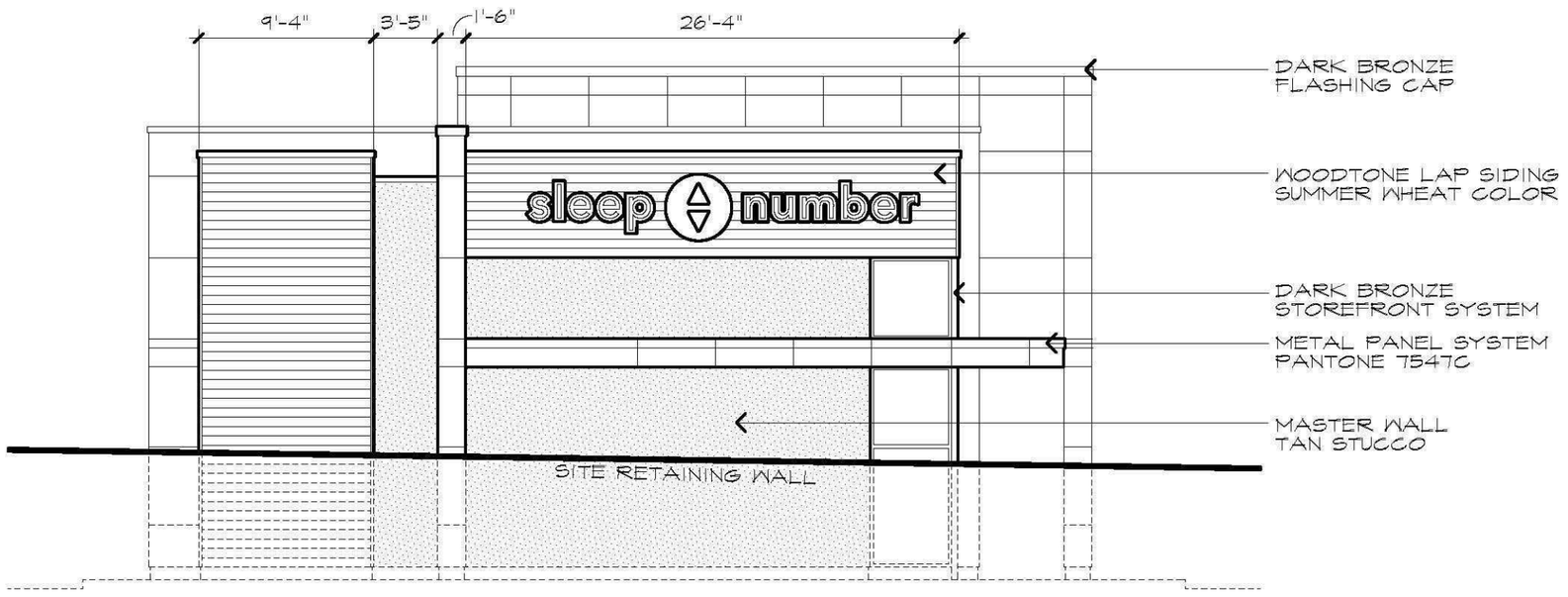
JOB NUMBER 1924 FILE NO. 1924-ARB09

ARB.09

NOTES:
VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

PER GUIDELINES, VISIBLE LIGHT TRANSMITTANCE DOES NOT DROP BELOW 40%. VISILBE LIGHT REFLECTANCE DOES NOT EXCEED 30%.

CLEAR GLASS (C.G.)
VISIBLE LIGHT TRANSMITTANCE - 75%
VISIBLE LIGHT REFLECTANCE - 18%



1 LEFT ELEVATION BEYOND WALL
1/8"=1'-0"

HENNINGSEN KESTNER
ARCHITECTS
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

NO.	DATE	DRAWING RELEASE

NO.	DATE	REVISION

RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1424 FILE NO. 1424-ARB10

ARB.10



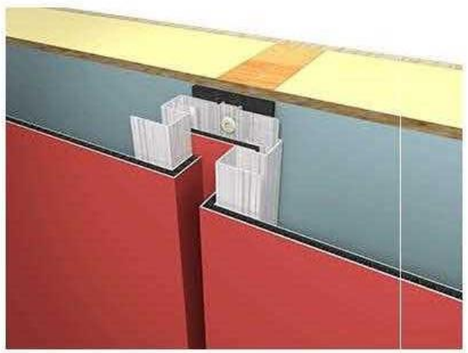
DARK BRONZE ALUMINUM STOREFRONT,
WINDOWS, & ROOF COPING CAP



WOODTONE 6.25" LAP SIDING
SUMMER WHEAT COLOR



MASTER WALL INC. #616 TAN



METAL RAINSCREEN PANEL
FACADE SYSTEM



METAL COLOR PANTONE
COLOR 7547C

HENNINGSEN KESTNER
ARCHITECTS
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-3413 | HENNINGSENKESTNER.COM

NO.	DATE	DRAWING RELEASE

NO.	DATE	REVISION

RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1924 FILE NO. 1924-ARB11

ARB.11

ELEVATED ENTRANCE LANE VIEW

HK
HENNINGSEN KESTNER
ARCHITECTS
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

NO.	DATE	DRAWING RELEASE
.	.	.
.	.	.
.	.	.
.	.	.

NO.	DATE	REVISION
.	.	.
.	.	.
.	.	.
.	.	.

RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1124 | FILE NO. 1124-ARB12

ARB.12

RT. 29 ELEVATION FROM ACROSS INTERSECTION

HK
HENNINGSEN KESTNER
ARCHITECTS
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

NO.	DATE	DRAWING RELEASE
.	.	.
.	.	.
.	.	.
.	.	.

NO.	DATE	REVISION
.	.	.
.	.	.
.	.	.
.	.	.

RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1924

FILE NO. 1924-ARB13

ARB.13

PROPOSED RT. 29 ELEVATION MOVING SOUTH



ARB.14

RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1824 | FILE NO. 1824-ARB14

NO.	DATE	DRAWING RELEASE
.	.	.
.	.	.
.	.	.
.	.	.
NO.	DATE	REVISION
.	.	.
.	.	.
.	.	.
.	.	.

HK
HENNINGSEN KESTNER
ARCHITECTS
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

ELEVATED PARKING LOT ELEVATION

HENNINGSEN KESTNER
ARCHITECTS
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

NO.	DATE	DRAWING RELEASE
.	.	.
.	.	.
.	.	.
.	.	.

NO.	DATE	REVISION
.	.	.
.	.	.
.	.	.
.	.	.

RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1924 FILE NO. 1924-ARB15

ARB.15

RT. 29 ELEVATION FROM ACROSS INTERSECTION



ARB.16

RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1924 | FILE NO. 1924-ARB16

NO.	DATE	DRAWING RELEASE
.	.	.
.	.	.
.	.	.
.	.	.
NO.	DATE	REVISION
.	.	.
.	.	.
.	.	.
.	.	.

HK
HENNINGSEN KESTNER
ARCHITECTS
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

NORTH ELEVATION FROM FASHION SQUARE DR ENTRANCE

HK
HENNINGSEN KESTNER
ARCHITECTS
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

NO.	DATE	DRAWING RELEASE
.	.	.
.	.	.
.	.	.
.	.	.

NO.	DATE	REVISION
.	.	.
.	.	.
.	.	.
.	.	.

RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1924 | FILE NO. 1924-ARB17

ARB.17

NEW ENTRANCE VIEW

HENNINGSEN KESTNER
ARCHITECTS
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

NO.	DATE	DRAWING RELEASE
.	.	.
.	.	.
.	.	.
.	.	.

NO.	DATE	REVISION
.	.	.
.	.	.
.	.	.
.	.	.

RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1424 | FILE NO. 1424-ARB18

ARB.18