ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	**ARB-2020-74: Malloy Ford Final Site Plan**
Review Type	Final review of a site plan and architectural design
Parcel Identification	045000000068A0, 045000000112B1
Location	2060 Seminole Trail
Zoned	Highway Commercial (HC), Entrance Corridor (EC)
Owner/Applicant	Malloy Properties III LL c/o Malloy Companies LLC/BRW Architects (David Timmerman) and Valerie Long
Magisterial District	Rio
Proposal	To establish outdoor sales/storage/display of vehicles in the area previously occupied by the furniture showroom building, including the addition of landscaping and lighting, and to paint the exterior of the remaining portion of the building.
Context	The surrounding area is a heavily developed commercial corridor. Automobile dealerships with vehicle display are located nearby, including the Malloy Ford property on the adjacent parcel to the north.
Visibility	The proposed development will be readily visible from the Entrance Corridor.
ARB Meeting Date	August 3, 2020
Staff Contact	Margaret Maliszewski

PROJECT HISTORY

- The ARB completed an advisory review (ARB-2019-143) of a request for a special use permit for outdoor sales, storage and display on January 21, 2020. Action was deferred to February 3 to accommodate submittal of additional information after the review of which the ARB recommended approval of the outdoor display use with conditions. Some comments were also made at that time to be addressed with the final site plan. They are included in the Analysis section of this report.
- The Planning Commission reviewed the SP application on May 12 and the Board of Supervisors approved the application on July 1 with the conditions recommended by the ARB.
- The showroom portion of the building has been demolished and the remaining building has been painted.

ANALYSIS

REF	GUIDELINE	2/3/2020 RECOMMENDATION	CURRENT ISSUE	CURRENT RECOMMENDATION
	GENERAL GUIDELINES			
	Purpose; Compatibility with significant historic sites; ***Compatibility with the character of the Entrance Corridor;*** **Structure design**			
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to insure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the designated Entrance Corridors reflect elements of design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.		The building that remains is essentially a blank box. The applicant proposes no treatment beyond painting (and some painting has been completed, see Figures 1, 2 and 3). Simply painting the remaining structure adds nothing to make the structure more representative of traditional architecture of the area, but the new color is coordinated with the dealership building to the north. The architectural drawings note that the pedestrian doors will be painted to match the grey walls. The doors are currently white and are prominent against the grey walls. The building is represented in the architectural drawings as having a clear painted surface. The current condition shows elements and shadows of the previous structure that convey an unfinished, disordered appearance. The proposal appears to rely on landscaping to mitigate these negative impacts. Note that the side elevation drawing does not accurately represent the overhead door on that side and the front elevation drawing reverses the position of the two doors at the north end of that elevation.	Clarify on the drawings how the new eastern elevation of the building will be treated to result in the appearance of a clean, organized, finished elevation.
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.	See landscape recommendations, below.		
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.			
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.			
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.	.	The proposed building presents no fenestration, material changes, architectural elements or detailing to convey scale. The proposal results in a nearly entirely blank building. Proposed landscaping will eventually limit visibility of the east wall of the building.	
13	Any appearance of "blankness" resulting from building design should be relieved using design detail or vegetation, or both.			
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.		Paint color is the proposed means by which the body shop building would be made to relate to the surrounding context (the Malloy Ford dealership to the north).	None.
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.			
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.		No physical connecting devices are proposed. Given the nature of the proposed use, physically connecting to the building to the north does not appear to be feasible.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.		The proposed renovation would not result in a trademark design, but the paint color is a connection to the company standard.	None.
16	Window glass in the Entrance Corridors should not be highly tinted or highly reflective. Window glass in the Entrance Corridors should meet the following criteria: *Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%. Specifications on the proposed window glass should be submitted with the application for final review.*		No glass is proposed.	None.
	Accessory structures and equipment			
17	Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site.	Indicate new and existing equipment locations on the plans.	There is existing rooftop equipment that is visible from the street now that the front portion of the building has been removed, but it is not shown on any drawings. No	Consider methods for minimizing the visibility of the rooftop equipment.
18	The following should be located to eliminate visibility from the Entrance Corridor street.	None.		

	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.		screening is proposed. It is likely that anything added to the building to screen the equipment would draw further attention to the structure and equipment. No new equipment is shown on the plan.	
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.	None.		
20	Surface runoff structures and detention ponds should be designed to fit into the natural topography to avoid the need for screening. When visible from the Entrance Corridor street, these features must be fully integrated into the landscape. They should not have the appearance of engineered features.	None.	Stormwater features are not expected to have a visual impact on the EC.	None.
21	The following note should be added to the site plan and the architectural plan: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."	Add the standard equipment note to the site and architectural plans.	The note has been added to the plans.	None.
22-31	**Lighting**			
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.		Proposed 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.	Maximum light levels must not exceed 22.8 fc at the ground in the display lot and 20 fc in all other locations.	Maximum light level proposed is 19.8 fc.	None.
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.		The proposed color temperature is 4000K, which is a bright white – not a warm white - light. 2000-3000K produces a warm white light; the higher temperatures have greater impact on the dark sky. The cut sheet for the proposed fixture does not list a lamp option within the 2000-3000K range, but the fixture does match the one approved for the dealership site. Significant concerns about over-illumination of this site were voiced during the PC and BOS reviews of the special use permit. Given these concerns, an	Revise the lighting plan to show a light fixture with lamps that emit a warm white light in the 2000-3000K range.
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.			

			alternate fixture would be appropriate if the proposed fixture cannot be fitted with a warm white lamp.	
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.		A note on the lighting plan states that fixtures will have a dark bronze finish.	None.
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 base. Fixtures that exceed 20 feet in height will typically require additional screening to achieve an appropriate appearance from the Entrance Corridor.	Maximum height of new pole lights (including bases and fixtures), must not exceed 20'.	A note on the lighting pole confirms that pole lights will not exceed 20' in height.	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 has been added to the lighting plan.	None.
	Guidelines for the Use of Decorative Landscape Lighting			
30	light used for decorative effect shall: a. be compatible with the character of the Entrance Corridor. Compatibility of exterior lighting and lighting fixtures is assessed in terms of design, use, size, scale, color, and brightness. b. impact only the immediate site. The effect of the illumination should not be discernible from distances along the Entrance Corridor.		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.	The minimum depth of the planting island adjacent to the easternmost parking row must be 10'. The planting island adjacent to the easternmost parking row must contain 6 large shade trees, 3½" caliper at planting, interspersed	The depth of the planting island adjacent to the easternmost parking row is 10'. The planting island adjacent to the easternmost parking row contains 6 American Elm trees (large shade), 3½" caliper at planting, with a row of shrubs (inkberry holly and rhododendron), but just 3 Redbuds (ornamentals).	Consider adding more ornamental trees to the easternmost planting island.
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.	ornamentals, and a row of shrubs. Trees shown adjacent to the frontage planting bed are acceptable due to the preexisting geometry of the access road.		
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.	None.	Trees are proposed along the south side of the travelway adjacent to the Malloy showroom site at the required size and spacing.	None.
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.	No pedestrian ways are proposed.	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.	A row of shrubs and one large shade tree, 2½" caliper at planting, must be added along the south side of the southernmost parking row. Add two interior parking lot trees in the double-parking row, consistent with those on the Malloy showroom site. Shrubs provided at the	13 interior parking lot trees are required. 12 trees are provided entirely interior to the parking area, including two in the double-parking row consistent with those on the adjacent site. All other trees are at the perimeter of the parking area. One of those perimeter trees was previously counted as an interior tree because it was shown next to existing wooded area that was not identified for removal. The south side of the southern parking row has a row of shrubs and perimeter trees spaced approximately 44' and 45' apart. All shrubs are proposed to be planted at 30-	Provide large shade trees (40' on center) and a row of shrubs along the full length of the southern side of the parking lot.

		perimeter of the display area must be a minimum of 30" high at planting.	36" in height.	
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.	See architectural recommendations.	A mix of deciduous and evergreen trees is shown along the building, including Sweetbay Magnolia, Yoshino Cryptomeria and European Hornbeam, with some interspersed Bottlebrush Buckeye (a deciduous shrub). The trees are closely spaced; some range from 12' to 15' apart. The depth of the planting area is 12'. The mature width of the proposed trees ranges from 10' to 35'. The planting area and spacing may not be sufficient. Evergreen shrubs would provide year-round impact.	Consider alternate trees with mature sizes more suited to the planting area along the building. Revise the shrubs along the building to an evergreen species.
37	Plant species: a. Plant species required should be as approved by the Staff based upon but not limited to the *Generic Landscape Plan Recommended Species List* and *Native Plants for Virginia Landscapes (Appendix D)*.	None at this time.	The plant species appear 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 standard plant health note to the site plan.	The note has been added to the 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.	Vehicles must be displayed or stored only in areas indicated for display or storage on the Concept Plan. Vehicles for display must be parked in striped parking spaces.	The parking layout is consistent with the approved concept plan and the conditions of SP approval are listed on the cover sheet.	None.
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.	Vehicles must not be elevated anywhere outside of a building on 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.	Show tree protection on the site plan. On the site plan, round contours with a ten-foot minimum radius where they meet the adjacent condition.	Tree protection is shown on the plans and is labeled on the landscape plan. A considerable amount of grading is now shown south of the parking area with corresponding tree removal. Contours at the east end of this grading are not rounded.	Round contours with a ten-foot minimum radius where they meet the adjacent condition.
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.			
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.			
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.	None.	Natural drainage patterns have already been altered.	None.

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. The proposed grading and landscaping on the south side of the parking lot.
2. The blank EC-facing building elevation.
3. Treatment of the equipment that is now visible on the roof.
4. The proposed light fixtures: coordination and color temperature.

Staff recommends approval with the following conditions:

1. Clarify on the drawings how the new eastern elevation of the building will be treated to result in the appearance of a clean, organized, finished elevation.
2. Consider methods for minimizing the visibility of the rooftop equipment.
3. Revise the lighting plan to show a light fixture with lamps that emit a warm white light in the 2000-3000K range.
4. Consider adding more ornamental trees to the easternmost planting island.
5. Provide large shade trees (40’ on center) and a row of shrubs along the full length of the southern side of the parking lot.
6. Consider alternate trees with mature sizes more suited to the planting area along the building.
7. Revise the shrubs along the building to an evergreen species.
8. Round contours with a ten-foot minimum radius where they meet the adjacent condition.

ATTACHMENTS

A – Application, architectural drawings, and site plan



Figure 1: Views of 2060 Seminole Trail after demolition of the furniture store.



Figure 2: View of the north end of the Entrance Corridor-facing elevation of 2060 Seminole Trail.



Figure 3: The Malloy Ford auto dealership at 2060-2070 Seminole Trail.

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

Sheet #	Drawing Name	Drawing Date
	Major Site Plan Amendment	06/22/2020
C1	Cover	
C2	Existing Conditions	
C3	Boundary Line Adjustment	
C4	Site Plan	
C5	Grading Plan	
C6	Utility Plan	
C7	Landscape Plan	
C8	Lighting Plan	
C9	Site Details & Profiles	
-	**Architectural Submittal:** Cover, Project Narrative, Existing Site Photos, Demo Plan, Proposed Floor Plan, Existing Site Photo, Entrance View on North Rt. 29, Existing Site Photo Looking Northeast, Entrance View on South Rt. 29, Looking South from Rt. 29, Northeast Corner Perspective, Aerial View NW, Aerial View SW, Front Elevation East Façade, Side Elevation North Façade, Elements of Entry Corridor Guidelines (2)	06/22/2020

SHIMP ENGINEERING, P.C.
Design Focused Engineering

June 22, 2020

Margaret Maliszewski
County of Albemarle
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902

RE: Malloy Ford ARB Submittal – ARB201900143

Dear Margaret,

Thank you for your review of the application, ARB2019-143. In response to the ARB comments dated February 4, 2020, we have updated the application package to address the conditions set forth by the advisory review.

In addition to these changes, please note that the paint color for the remaining building is proposed to be Dover Gray (#1001-5) by PPG (swatch attached).

If you have any questions, please do not hesitate to contact me at Kelsey@shimp-engineering.com or by phone at 434-227-5140. You can also contact Justin Shimp at Justin@shimp-engineering.com.

Best regards,

Kelsey Schlein
Planner
Shimp Engineering, P.C.

Architectural Review Board Application

Part A: Applicant, Contact and Parcel Information

Project Name: Malloy Ford

Tax map and parcel(s): 45-68A **Physical Street Address:** 2060 Seminole Trail

Contact Person: Justin Shimp

Business Name: Shimp Engineering

Address 912 E High Street City Charlottesville State VA Zip 22902

Daytime Phone (434) 227-5140 Fax # (____) _____ E-mail justin@shimp-engineering.com

Owner of Record: Malloy Properties III LLC C/O Malloy Companies LLC

Address 2070 Seminole Trail City Charlottesville State VA Zip 22901

Daytime Phone (____) _____ Fax # (____) _____ E-mail contact: Shimp Engineering

Part B: Review Type and Fee

Select review type

	Review by the Architectural Review Board	
	Conceptual Plan/Advisory Review (for a Special Use Permit or a Rezoning)	No Fee
	Preliminary/Initial Review of a Site Development Plan	No Fee
X	Final Review of a Site Development Plan	**$1075.00**
	Amendment to an approved Certificate of Appropriateness	**$ 242.00**
	Building Permit Review	**$ 634.00**
	County-wide Certificate of Appropriateness	
	Structures 750' or more from the EC, no taller than 5 stories	No Fee
	Structures located behind a structure that fronts the EC	No Fee
	Personal wireless service facilities	No Fee
	Fencing or Equipment or Lighting	No Fee
	Additions to ARB-approved buildings	No Fee
	Minor amendments to site or architectural plans	No Fee
	Building permits where the change is 50% or less of the altered elevation	No Fee

NOTE: For SIGNS, use the combined APPLICATION AND CHEKLIST FOR SIGNS.

FOR OFFICE USE ONLY BP#_____ ARB#_____

Fee Amount $_____ Date Paid _____ By who? _____ Receipt # _____ Check # _____ By _____

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Part C: Description of Proposal

Describe your proposal. Attach a separate sheet if necessary.

The proposal is to remove a portion of the existing building of the previous Better Living Furniture Store. With the footprint of the original building reduced, the front facade and side elevation visible from the Entrance Corridor will be re-finished, with robust landscaping on the Entrance Corridor frontage.

Part D: Applicant Agreement

Applicant must read and sign

- Each application package must contain (8) folded copies of all plans and documents being submitted. Only (1) set of building material samples is required. All submittal items, including building material samples, become the property of Albemarle County. Applicants are encouraged to maintain duplicate copies of all submittal items in their own files.
- Only complete application packages will be scheduled for ARB review. ***The application package is not complete without the appropriate checklist, completed, signed, and included with the required submittal materials indicated on the checklist.***

I hereby certify that I own the subject property or have the legal power to act on behalf of the owner in filing this application. *See submittal requirements below. I also certify that the information provided on this application and accompanying information is accurate, true, and correct to the best of my knowledge, and that the attached plans contain all information required by the appropriate checklist.

Kelsey Schlein SHIMP ENGINEERING — Signature of owner, owner's representative or contract purchaser

06/22/2020 — Date

Kelsey Schlein, Planner — Printed name, Title

434-227-5140 — Daytime phone number of Signatory

***Ownership Information:**

- If ownership of the property is in the name of any type of legal entity or organization including, but not limited to, the name of a corporation, partnership or association, or in the name of a trust, or in a fictitious name, a document acceptable to the County must be submitted certifying that the person signing above has the authority to do so.
- If the applicant is a contract purchaser, a document acceptable to the County must be submitted containing the owner's written consent to the application.
- If the applicant is the agent of the owner, a document acceptable to the County must be submitted that is evidence of the existence and scope of the agency. Attach the owner's written consent.

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Architectural Review Board

Final Review of a Site Development Plan

Submittal Requirements Checklist

Part A: Applicant, Contact and Parcel Information

Project Name: Malloy Ford

Tax map and parcel(s): 45-68A **Physical street address:** 2060 Seminole Trail

Contact Person: Justin Shimp

Business Name: Shimp Engineering

Address 912 E High Street City Charlottesville State VA Zip 22902

Daytime Phone (434) 227-5140 Fax # ( ) E-mail justin@shimp-engineering.com

Part B: Submittal Requirements

Important:Submittal packages must contain 8 collated copies of all information unless otherwise indicated.

A. Written description of the proposal

☑ Provide a description of the proposal. Identify changes from the preliminary submittal. Indicate specifically how each ARB comment from the preliminary review has been addressed. If there are no changes proposed, then explain why.

☑ Explain how the proposal is compatible with the surrounding area and the Entrance Corridor.

B. Site plan showing the following *(drawn to the scale of 1"=20', clearly legible and folded)*:

☑ Location(s) of proposed building(s) on the site.

☑ Location of proposed parking, travelways, walkways and other improvements.

☑ Mechanical equipment, trash containers, loading and service areas, other similar features and improvements, and associated screening.

☑ Existing and proposed topography drawn with contour intervals of 5-feet or less, and with sufficient off-site topography to describe prominent and pertinent off-site features and physical characteristics, but in no case less than 50-feet outside of the site.

☑ Location and size of existing and proposed utilities and easements. Identify type of utility and extent of easement.

☑ Stormwater management plan.

☐ Location of retaining walls indicating top and bottom elevations, maximum wall height, and proposed materials, with material and color samples.

☑ Sheet number, total number of sheets, date of the drawing, date and description of the latest revision, and contact information for the firm preparing the drawings in the title block on all drawings. For revised drawings, clearly identify revisions made.

C. Landscape plan showing the following *(drawn to the scale of 1"=20' or larger, clearly legible and folded)*:

- ☑ Proposed landscaping that meets or exceeds the requirements outlined in the ARB guidelines.
- ☐ Existing landscaping to be removed. Include the location, size, and species.
- ☑ Landscape key including all landscape symbols and a description of what they represent.
- ☑ Location of existing and proposed tree lines and tree save areas.
- ☐ Location of existing natural features.
- ☐ Location of individual trees of 6-inch caliper or greater and all significant groups of trees indicated by botanical name and caliper.
- ☑ Location and height of above-ground utilities and associated easements, and location of below-ground utilities and associated easements.
- ☑ Stormwater facilities.
- ☑ Provide a signed, tree conservation checklist with all checklist items drawn on the landscape plans.
- ☑ Include tree protection fencing and limits of work on the landscape, grading and E&S plans.

D. Lighting plan showing the following *(drawn to the scale of 1"=20' or larger, clearly legible and folded)*:

- ☑ Location of all proposed building and site lighting.
- ☑ Lighting schedule identifying all proposed light fixtures, poles and brackets.
- ☑ Manufacturer's cut sheets illustrating proposed lighting fixtures and information on illumination type, intensity, style, shielding, color, finish, and installation height.
- ☑ Photometric plan addressing all fixtures and indicating that lighting does meet the requirements of Section 4.17 of the Zoning Ordinance.
- ☑ Coordination of lighting with landscaping and other site elements.

E. Appearance of the building(s) *(architectural elevations, color perspective sketches, site sections)*:

- ☑ Dimensioned architectural elevations of the proposed building(s). **Elevations must be drawn to the scale of 1/8"=1'-0".** Include a building materials schedule and key on the elevation drawings. Submittal of elevations that are not visible from the Entrance Corridor may be required to clarify the overall building design.
- ☑ Site sections that clarify proposed changes in topography and illustrate the visibility of the proposed development from the Entrance Corridor. Site sections shall indicate the finish floor elevation(s) and roof height(s) relative to the natural elevations along the Entrance Corridor.
- ☑ One set of all building materials / colors.
- ☑ A floor plan adequate to show exterior walls, windows and doors.

F. Additional material

- ☑ Provide labeled, color, 8-½" x 11" photographs of the site as seen from both directions on the Entrance Corridor.
- ☑ Color perspective images (for example: sketches, renderings, photosimulations, etc.) that show the proposed development as seen from the Entrance Corridor are often useful for gaining a clear understanding of the proposal. The ARB may require such images in certain cases when other submitted documents do not answer all questions of building form, building details, materials, context, topography, and/or visibility.
- ☐ Any additional material that is necessary to address comments made by the ARB at the preliminary review with a memo itemizing how each of the preliminary comments have been addressed.
- ☐ The applicant is welcome to submit any additional material that will make the final site development review more productive. Drawings or other submittal items that clarify topography, visibility, utilities, landscaping, or other unique or unusual conditions are welcome.

Part C: Applicant Agreement

Applicant must read and sign

- Each application package must contain (8) folded copies of all plans and documents being submitted. Only (1) set of building material samples is required. All submittal items, including building material samples, become the property of Albemarle County. Applicants are encouraged to maintain duplicate copies of all submittal items in their own files.
- All information in this checklist is required, unless specifically waived by the ARB, prior to processing a final site development plan review by the ARB. Additional submittal materials may be required, depending on the proposal.
- Only complete application packages will be scheduled for ARB review. The application package is not complete without this checklist, completed, signed, and included with the required submittal materials indicated on the checklist.

In representing the above referenced firm submitting this application for review, I hereby state that the information provided in this application, and all accompanying information, is accurate, true and correct to the best of my knowledge, and that the attached plans contain all information required by this checklist.

RM
Signature of person completing checklist

6/22/2020
Date

RACHEL MOON
Printed Name / Title

434-227-5140
Daytime phone number of Signatory

County of Albemarle Department of Planning and Community Development
401 McIntire Road, Charlottesville, VA 22902-4596
(434) 296-5832 Tel www.albemarle.org revised 10/24/2014





MALLOY - REPURPOSING OLD BETTER LIVING FURNITURE STORE

ARB Submittal

revised for Submittal #3 dated 06.22.2020
(of original November 25, 2019)





Site Location on Map

This project involves the removal of the front portion (2/3 of the entire building) of the old Better Living Furniture Store at 2060 Seminole Trail, Charlottesville, Virginia. The scope of this work includes reducing the size of the front building, re-finishing the side elevation wall currently seen from from the Entrance Corridor as well as refinishing the newly exposed existing wall serving as the building's new front facade.

Located on Route 29, the old furniture store is currently an unoccupied, somewhat neglected structure. The building appears dated and 'out of place' as it is surrounded by a number of new and renovated projects designed to address ARB's Guidelines. Further, designed as a showroom, the existing building in its entirety is too deep to serve a useful function for the current landowner.

While not completely demolishing the old building, we see this subtraction from the building as an amenity in the Entrance Corridor. It replaces the demolished portion with attractive landscaping - you will note the before and after rendering in the following pages. In addition, this building revision provides a more useful facitlity that also better aligns with the new Ford Dealership next door - both in its materiality and its front facade location. The newly exposed front of the building will be similar to the design and scale of the adjacent newly built Malloy Ford.

PROJECT NARRATIVE

MALLOY - REPURPOSING OLD BETTER LIVING FURNITURE STORE

ARB Submittal

REV June 22, 2020

BRW ARCHITECTS
112 fourth street NE
charlottesville virginia 22902
434.971.7160
www.brw-architects.com



Looking South on Route 29



Looking South on Route 29 - Entry



Front Perspective



Looking North on Route 29

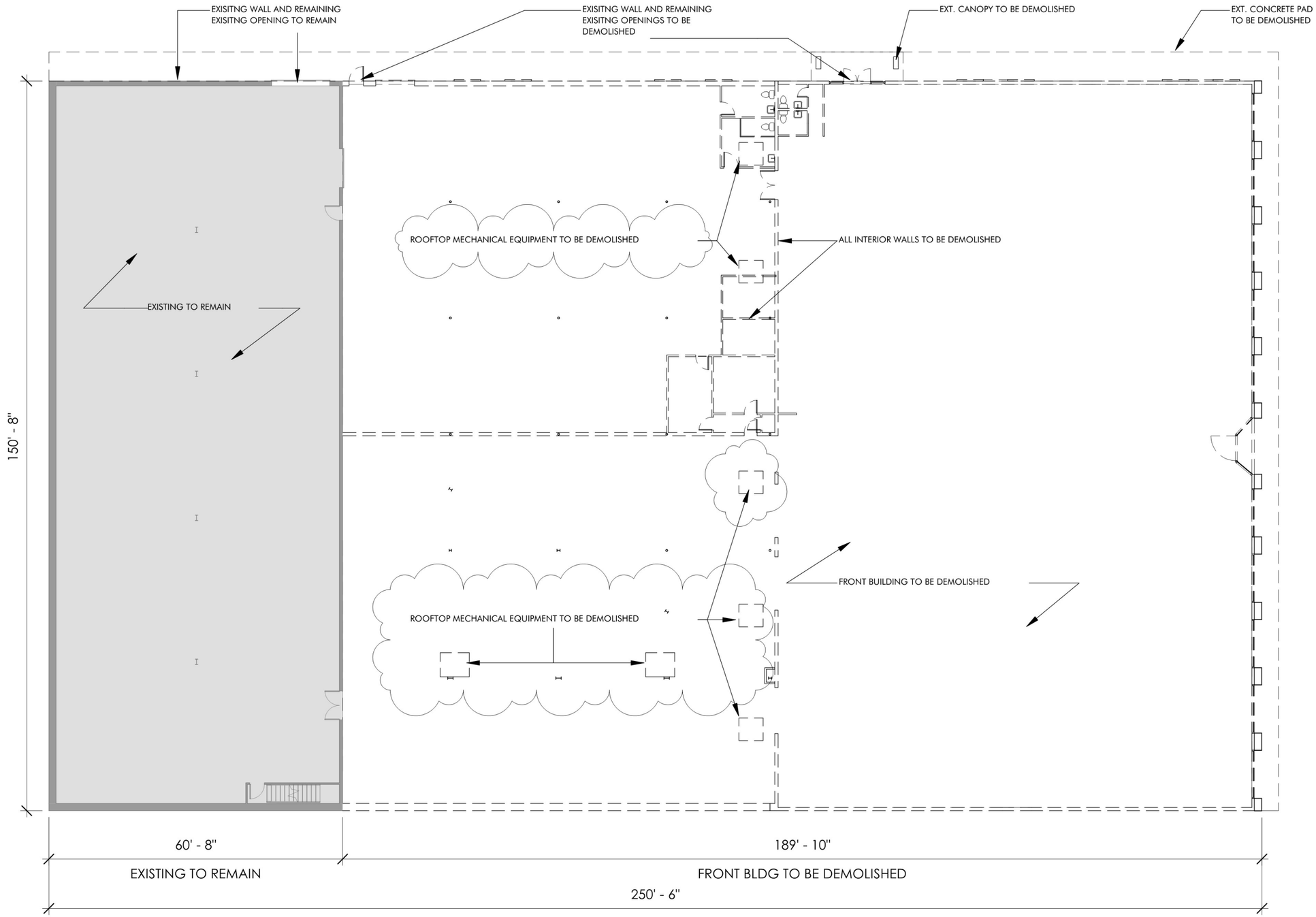
BRW ARCHITECTS
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www.brw-architects.com

EXISTING SITE PHOTOS

MALLOY - REPURPOSING OLD BETTER LIVING FURNITURE STORE

ARB Submittal

REV June 22, 2020



Scale: 3/64" = 1'-0"

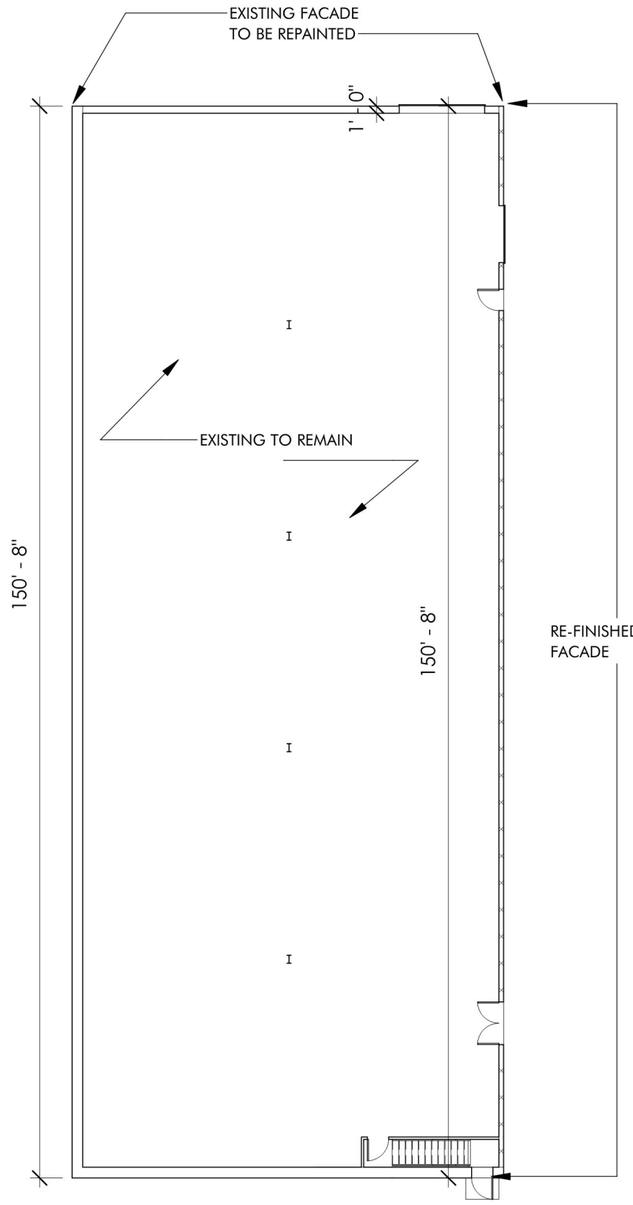
DEMO PLAN

MALLOY - REPURPOSING OLD BETTER LIVING FURNITURE STORE

ARB Submittal

REV June 22, 2020

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112 fourth street NE
charlottesville virginia 22902
434.971.7160
www.brw-architects.com



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

Scale: 3/64" = 1'-0"

BRW ARCHITECTS
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charlottesville virginia 22902
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PROPOSED FLOOR PLAN

MALLOY - REPURPOSING OLD BETTER LIVING FURNITURE STORE

ARB Submittal

REV June 22, 2020



EXISTING SITE PHOTO

LOOKING NORTH EAST FROM RT. 250 INTERSECTION

MALLOY - REPURPOSING OLD BETTER LIVING FURNITURE STORE

ARB Submittal

REV June 22, 2020

BRW ARCHITECTS
112 fourth street NE
charlottesville virginia 22902
434.971.7160
www.brw-architects.com



* Rendered landscape are representated - see site plan for specifics species

BRW ARCHITECTS
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charlottesville virginia 22902
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ENTRANCE VIEW ON NORTH RT.29

MALLOY - REPURPOSING OLD BETTER LIVING FURNITURE STORE

ARB Submittal

REV June 22, 2020



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434.971.7160
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EXISTING SITE PHOTO

LOOKING NORTH EAST FROM RT. 250 INTERSECTION

MALLOY - REPURPOSING OLD BETTER LIVING FURNITURE STORE

ARB Submittal

REV June 22, 2020



* Rendered landscape are representated - see site plan for specifics species

BRW ARCHITECTS
112 fourth street NE
charlottesville virginia 22902
434.971.7160
www.brw-architects.com

ENTRANCE VIEW ON SOUTH RT.29

MALLOY - REPURPOSING OLD BETTER LIVING FURNITURE STORE

ARB Submittal

REV June 22, 2020





* Rendered landscape are representated - see site plan for specifics species

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charlottesville virginia 22902
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LOOKING SOUTH FROM RT.29

MALLOY - REPURPOSING OLD BETTER LIVING FURNITURE STORE

ARB Submittal

REV June 22, 2020



* Rendered landscape are representated - see site plan for specifics species

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NORTH EAST CORNER PERSPECTIVE

MALLOY - REPURPOSING OLD BETTER LIVING FURNITURE STORE

ARB Submittal

REV June 22, 2020



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BRW ARCHITECTS
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AERIAL VIEW NW

MALLOY - REPURPOSING OLD BETTER LIVING FURNITURE STORE

ARB Submittal

REV June 22, 2020



* Rendered landscape are representated - see site plan for specific species

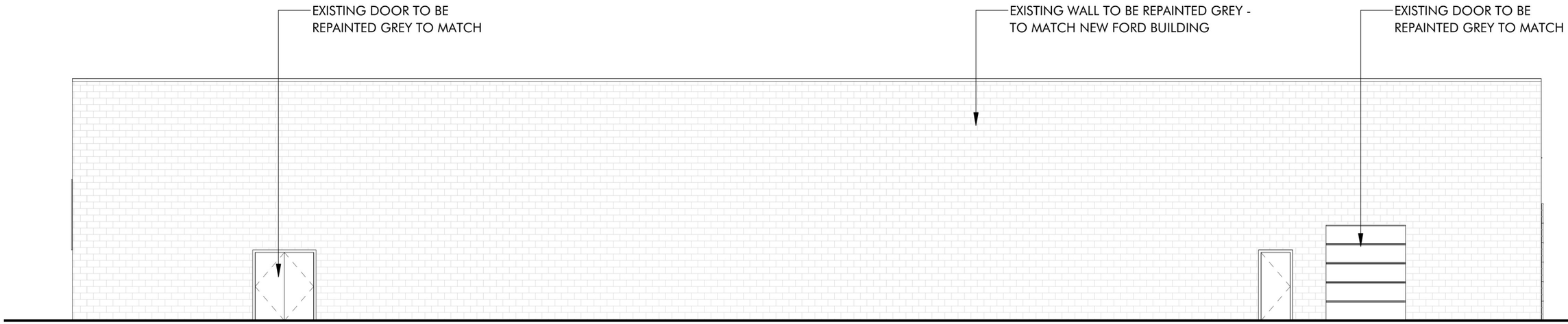
BRW ARCHITECTS
112 fourth street NE
charlottesville virginia 22902
434.971.7160
www.brw-architects.com

AERIAL VIEW SW

MALLOY - REPURPOSING OLD BETTER LIVING FURNITURE STORE

ARB Submittal

REV June 22, 2020



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

Scale: 3/32" = 1' - 0"

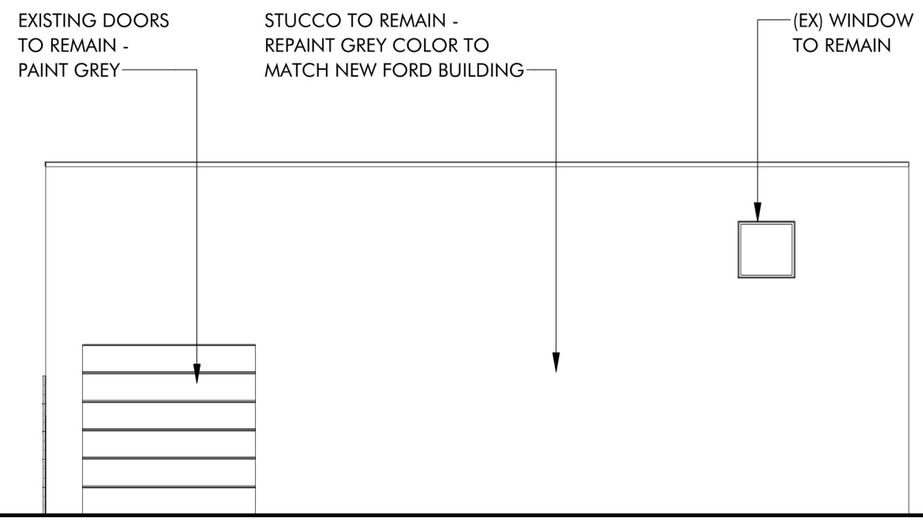
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112 fourth street NE
charlottesville virginia 22902
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FRONT ELEVATION - EAST FACADE

MALLOY - REPURPOSING OLD BETTER LIVING FURNITURE STORE

ARB Submittal

REV June 22, 2020



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

Scale: 3/32" = 1' - 0"

BRW ARCHITECTS
112 fourth street NE
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434.971.7160
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SIDE ELEVATION - NORTH FACADE

MALLOY - REPURPOSING OLD BETTER LIVING FURNITURE STORE

ARB Submittal
REV June 22, 2020



Schewel Furniture Company



Adjacent Land



Proposed Front Facade

BRW ARCHITECTS
112 fourth street NE
charlottesville virginia 22902
434.971.7160
www.brw-architects.com

ELEMENTS OF ENTRY CORRIDOR GUIDELINES

MALLOY - REPURPOSING OLD BETTER LIVING FURNITURE STORE

ARB Submittal

REV June 22, 2020



Malloy Ford Dealership



Adjacent Land



Jim Price Dealerships

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charlottesville virginia 22902
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ELEMENTS OF ENTRY CORRIDOR GUIDELINES

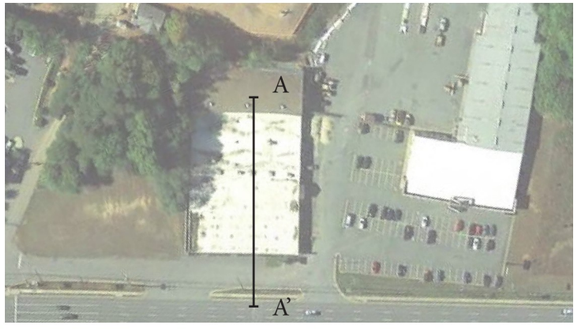
MALLOY - REPURPOSING OLD BETTER LIVING FURNITURE STORE

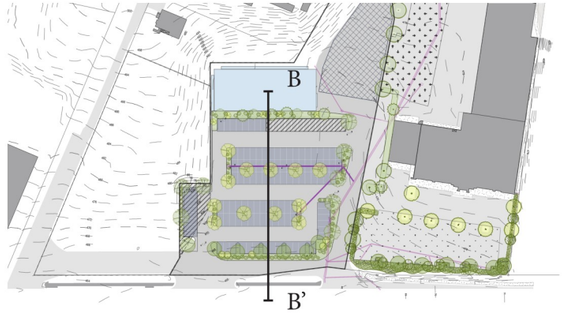
ARB Submittal

REV June 22, 2020

DOVER GRAY
#1001-5
PPG

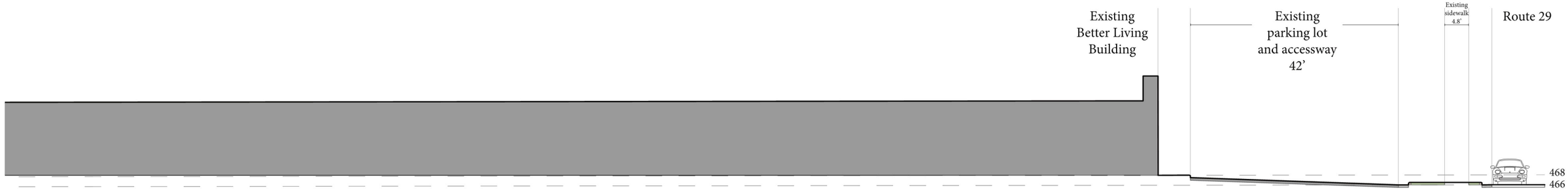
MALLOY FORD
CONCEPTUAL SECTION



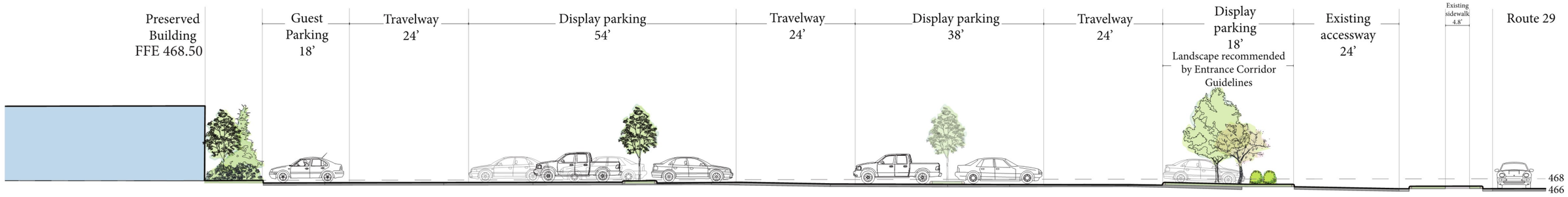


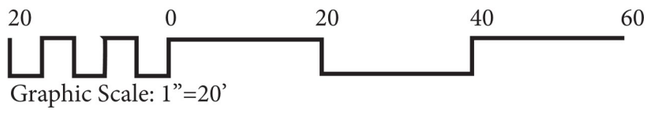
The conceptual section provided with this ARB submittal package was submitted as part of the concept plan for SP2019-11.

Section A-A'



Section B-B'





TMP 45-68A & 45-112B1
project: 19.057

SHIMP ENGINEERING, P.C.

MAJOR SITE PLAN AMENDMENT

MALLOY FORD

SDP2020-39 ; AMENDMENT TO SDP1987-6
TAX MAP 45, PARCEL 68A
TAX MAP 45, PARCEL 112B1
ALBEMARLE COUNTY, VIRGINIA

LEGEND

EXISTING	NEW	DESCRIPTION
		BOUNDARIES
		BENCHMARK
		SITE PROPERTY LINE
		ADJACENT PROPERTY LINE
		BUILDING SETBACK
		PARKING SETBACK
		SITE TEXT
(10)	(10)	PARKING COUNT
NS	NS	NAIL SET
		TOPOGRAPHY
		INDEX CONTOUR
		INTERVAL CONTOUR
311.5 x		SPOT ELEVATION
311.5 TC x		TOP OF CURB ELEVATION
311.5 TW x		TOP OF WALL ELEVATION
311.5 BW x		BOTTOM OF WALL ELEVATION
		STREAM
		STREAM BUFFER
		100 YEAR FLOODPLAIN
		BUILDING
		BUILDING
		RETAINING WALL
		STAIRS
		EDGE OF PAVEMENT
		ROAD CENTERLINE
		FRONT OF CURB
		BACK OF CURB
		CG-12 TRUNCATED DOME
		SIDEWALK
		BIKE PARKING
		HANDICAP ACCESSIBLE AISLE
		HANDICAP PARKING
		MATERIAL
		CONCRETE
		RIPRAP
		ASPHALT
		EC-2 MATTING
		EC-3 MATTING
		WETLAND
		TREELINE
X	X	FENCE
		UTILITY
		UTILITY POLE
		GUY WIRE
OHU	OHU	OVERHEAD UTILITY
UGU	UGU	UNDERGROUND UTILITY
		STORM
		STORM MANHOLE
		DROP INLET
		STORM SEWER
RD	RD	ROOF DRAIN
		SANITARY
		SANITARY MANHOLE
		SANITARY SEWER MAIN
S	S	SANITARY SEWER LATERAL
		WATER
W	W	WATER LINE
		WATER METER
		WATER METER VAULT
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		GAS
GAS	GAS	GAS LINE
		EASEMENTS
		CONSTRUCTION
		GRADING
		ACCESS
		SIGHT DISTANCE
		UTILITY
		STORMWATER FACILITY MAINTENANCE
		STORMWATER ACCESS
		DRAINAGE
		SANITARY
		WATERLINE
		GASLINE

NOTE:
1. THE SIZE OF THE SYMBOLS MAY VARY FROM WHAT IS SHOWN.

OWNER/DEVELOPER
Malloy Properties III LLC C/O Malloy Companies LLC
2070 Seminole Trail
Charlottesville, Virginia 22901

PLAN PREPARATION
Shimp Engineering, P.C.
912 East High Street
Charlottesville, VA 22903
(434) 227-5140

ZONING
EC - Entrance Corridor
HC - Highway Commercial
Managed Steep Slopes Overlay Area
SP201900011 (awaiting approval)
permitting vehicle storage and outdoor sales/storage/display use on the site

MAGISTERIAL DISTRICT
Rio

SOURCE OF TITLE
DB 4863 P 467-471

SETBACKS
Front minimum: 10'
Front maximum: None
Side and rear minimum: Any primary structure shall be constructed and separated in accordance with the current edition of the Building Code.
Side and rear maximum: None

BUILDING HEIGHT
Existing building height is 1-story, approximately 15 feet.

SOURCE OF BOUNDARY AND TOPOGRAPHY
Boundary is based on field survey by:
Roger W. Ray & Assoc., Inc.
Provided on 03/29/2016
Topographic survey with two foot (2') contours provided by:
Bell Land Surveys
Field Verified by Shimp Engineering staff March 4, 2020.

BENCHMARK
Datum for topography is NAVD 88

FLOODZONE
These parcels do not lie within a FEMA flood zone as defined on FIRM map 51003C0279D, dated February 4, 2005.

RESERVOIR WATERSHED
This site is not within a watershed of a public water supply.

WATER & SANITARY SERVICES
This project lies within the ACSA jursidictional area for both water and sewer. No connections to the remaining warehouse are proposed at this time.

FIRE MARSHAL'S NOTES
1. A knox box is required. Location is to be coordinated with the fire marshal's office.
2. ISO Needed Fire Flow = 1,125 gpm.

DRAFT CONDITIONS PER SP201900011

1. Use of this site must be in general accord with the concept plan "Special Use Permit Concept Plan SP201900011 Malloy Ford Concept Plan Sheet 4 of 7" last revised March 24, 2020, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with this plan, development and use of the site shall reflect the general size, arrangement and location of the vehicle display and storage areas. Permitted modifications may include those required by the ARB, those necessary to satisfy the conditions of this special use permit, and additional landscaping/screening approved by the Site Plan Agent.
2. Vehicles must be displayed or stored only in areas indicated for display or storage on the plan entitled "Special Use Permit Concept Plan SP201900011 Malloy Ford Concept Plan Sheet 4 of 7" last revised March 24, 2020 (the Concept Plan).
3. Vehicles for display must be parked in striped parking spaces.
4. Vehicles must not be elevated anywhere outside of a building on site.
5. Final site plan approval is subject to ARB approval of the lighting plan (submitted with the site plan). Maximum height of new pole lights (including bases and fixtures), must not exceed 20'. Maximum light levels must not exceed 22.8 footcandles at the ground in the display lot and 20 footcandles in all other locations.
6. Final site plan approval is subject to ARB approval of the landscape plan (submitted with the site plan). Landscaping shown on the plan may be required to be in excess of the minimum requirements of the ARB guidelines, Albemarle County Code 18-32.9, or both, to mitigate visual impacts of the proposed use, and must include, but not be limited to, the landscaping shown on the Malloy Ford Landscape Plan C1 of 1 revised March 24, 2020.
7. A boundary line adjustment to add the portion of 45-112B1 on which parking is shown to parcel 45-68A must be approved prior to final site plan approval.

MAJOR SITE PLAN AMENDMENT SUMMARY

The purpose of this amendment is to demolish a portion of the existing building on TMP 45-68A and replace it with a parking lot area for vehicle storage and display. A portion of the parking lot area encroaches on existing TMP 45-112B1; therefore a boundary line adjustment will be prepared prior to the approval of this amendment. The new boundary line will be offset six feet from the back of proposed curb.

This amendment proposes more landscaped area than previous conditions, providing both visual and environmental benefits to the site. Due to the added landscaped area, stormwater runoff will be reduced such that no additional detention is required. Stormwater will be piped to an existing storm system on site at a lower flow rate than in predevelopment conditions, so as not to overwhelm the system. Nutrient credits will be purchased in the amount of 0.01 lbs/yr to satisfy the remaining water quality treatment requirements.

EXISTING USE
Vacant Building

PROPOSED USE
Motor Vehicle Sales/Storage and Outdoor Sales/Storage/Display

LAND USE SCHEDULE

EXISTING	Area	%
Building	39,216 SF	43.7%
Pavement	36,111 SF	40.2%
Sidewalk	0 SF	0%
Open Space	14,407 SF	16.1%
Total=	89,734 SF	(2.06 ac.)

PROPOSED	Area	%
Building	9,120 SF	10.2%
Pavement	41,363 SF	46.1%
Sidewalk	0 SF	0%
Open space	39,251 SF	43.7%
Total=	89,734 SF	(2.06 ac.)

PARKING SCHEDULE
Parking required:
Motor vehicle sales - one space per 1,500 sq ft of display area
Approximately 27,750 sq ft outdoor sales/storage/display area
27,750 sf/ 1500 sf= 18.5
19 customer spaces required

Parking provided:
19 customer spaces, including 1 van accessible HC space
107 sales/storage/display spaces

SIGNS
All signs and pavement shall conform with the latest edition of the MUTCD Guidelines.
A sign permit must be issued in accordance with the Albemarle County Sign Regulations prior to placement of any signs on-site.
Contractor shall provide handicap signs as shown on plan.

GENERAL NOTES
1. The information and data shown or indicated with respect to the existing underground utilities at or contiguous to the site are based on information and data furnished to the owner and engineer by the owners of such underground facilities or others. The owner or engineer shall not be responsible for the accuracy or completeness of such information or data. The contractor shall have full responsibility for confirming the accuracy of the data, for locating all underground utilities, for coordination of the work with owners of such underground utilities during construction, for the safety and protection thereof and repairing any damage thereto resulting from the work. All of these conditions shall be met at no additional cost to the owner. The contractor shall contact "Miss Utilities" of Virginia at 1-800-552-7001 prior to the start of work.
2. When working adjacent to existing structures, poles, etc., the contractor shall use whatever methods that are necessary to protect structures from damage. Replacement of damaged structures shall be at the contractor's expense.
3. The contractor shall be responsible for protecting all existing site structures from damage and coordinating work so that the owner can make necessary arrangements to modify/protect existing structures from damages.
4. The contractor shall be responsible for notifying all utility owners, adjacent land owners whose property may be impacted and the Virginia Department of Transportation prior to completing any off-site work.
5. Contractor shall notify and coordinate all work involving existing utilities with utility owners, at least 72 hours prior to the start of construction.
6. Contractor shall immediately report any discrepancies between existing conditions and contract documents to the owner and engineer.
7. Contractor shall submit for the approval of the owner submittals of all specified materials listed in the plans, to include shop drawings, manufacturer's specifications and laboratory reports. the owner's approval of submittals will be general and will not relieve the the contractor from the responsibility of adherence to the contract and for any error that may exist.
8. All bare areas shall be scarified, limed, fertilized, seeded and mulched.
9. All trees, saplings, brush, etc. shall be removed from within the right of way and the drainage easements.
10. Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
11. Retaining walls require separate building permits.
12. All water service lines, sanitary laterals, and sprinkler lines must be visually inspected by the Albemarle County Building Department from the main to the structure.
13. Accessible parking spaces, access isles, and accessible route shall be installed in accordance with ICC ANSI A117.1-09.
14. All roof drains shall discharge in a manner not to cause a public nuisance and not over sidewalks.

ITE Trip Generation

Use	ITE Code	Independent Variable (IV)	AM			PM		
			In	Out	Total	In	Out	Total
Automobile Sales (New)	840	1000 Sq. Ft. GFA - 9	10	9	19	11	13	24

VICINITY MAP SCALE : 1"=1000'

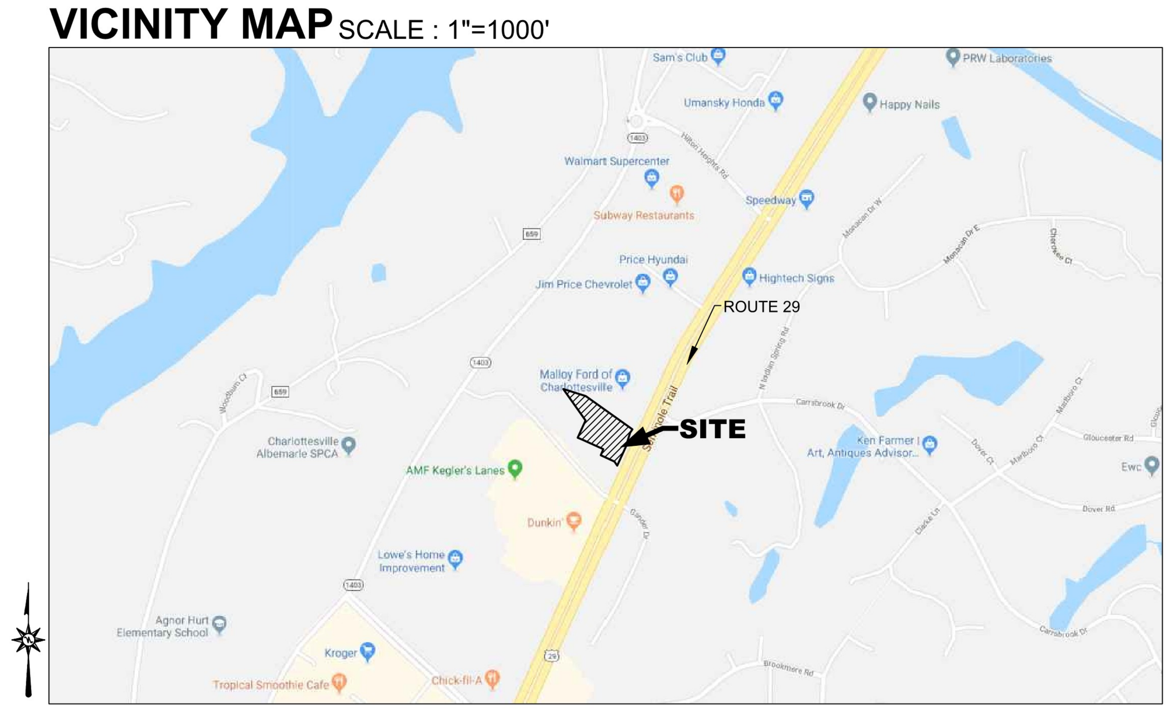


IMAGE PROVIDED BY GOOGLE MAPS

SHEET INDEX

C1 COVER
C2 EXISTING CONDITIONS
C3 BOUNDARY LINE ADJUSTMENT
C4 SITE PLAN
C5 GRADING PLAN
C6 UTILITY PLAN
C7 LANDSCAPE PLAN
C8 LIGHTING PLAN
C9 SITE DETAILS & PROFILES

APPROVALS

Current Development Planner — Date

Current Development Engineer — Date

Architectural Review Board — Date

Fire Official — Date

Building Official — Date

Albemarle County Service Authority — Date

Virginia Department of Transportation — Date

SHIMP ENGINEERING P.C.
LAND PLANNING - PROJECT MANAGEMENT
912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM

COMMONWEALTH OF VIRGINIA
JUSTIN M. SHIMP
Lic. No. 45183
6/22/20
PROFESSIONAL ENGINEER

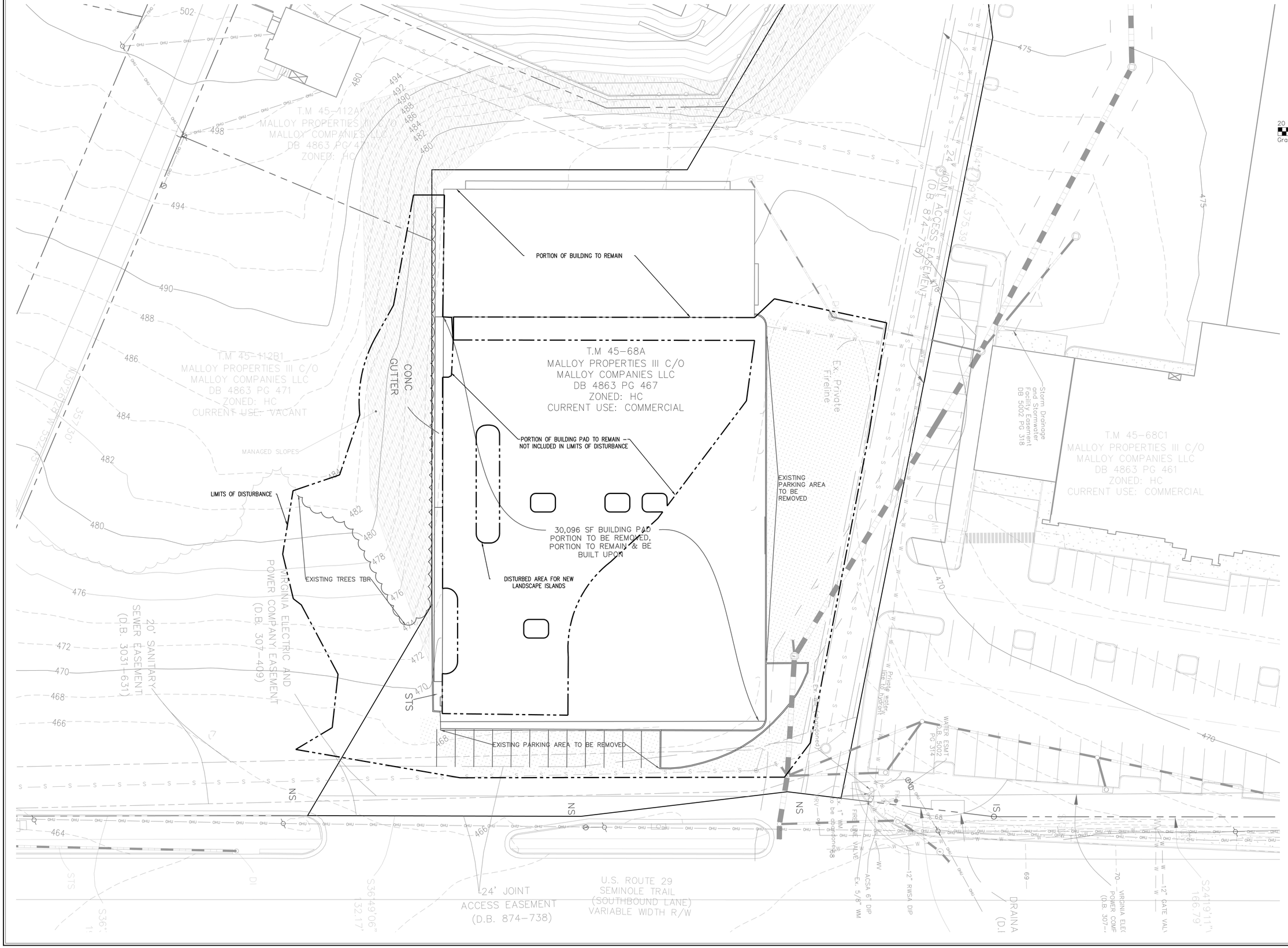
MAJOR SITE PLAN AMENDMENT
MALLOY FORD

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2020.04.20
REVISION:
2020.06.22

FILE NO.
19.057

COVER

C1



SHIMP ENGINEERING PC
LAND PLANNING - PROJECT MANAGEMENT
912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM

COMMONWEALTH OF VIRGINIA
JUSTIN M. SHIMP
Lic. No. 45183
8/12/20
PROFESSIONAL ENGINEER

MAJOR SITE PLAN AMENDMENT

MALLOY FORD

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:
2020.04.20

REVISION:
2020.06.22

FILE NO.
19.057

EXISTING CONDITIONS

C2

T.M. 45-112C
'S OF CHARLOTTESVILLE
B. 996-198, 200 PLAT

T.M 45-112A
MALLOY PROPERTIES III C/O
MALLOY COMPANIES LLC
DB 4863 PG 471
ZONED: HC

T.M 45-112D
SCHEWEL-CHARLOTTESVILLE
D.B. 1089-334
D.B. 407-67 PLAT

T.M 45-112B1
MALLOY PROPERTIES III C/O
MALLOY COMPANIES LLC
DB 4863 PG 471
ZONED: HC
CURRENT USE: VACANT

EX. 9,120 SF
BUILDING TO
REMAIN AS
VEHICLE SALES &
STORAGE

T.M 45-68A
MALLOY PROPERTIES III C/O
MALLOY COMPANIES LLC
DB 4863 PG 467
ZONED: HC
CURRENT USE: COMMERCIAL

T.M 45-68C1
MALLOY PROPERTIES III C/O
MALLOY COMPANIES LLC
DB 4863 PG 461
ZONED: HC
CURRENT USE: COMMERCIAL

T.M 45-68C
CHARLOTTESVILLE REALTY CORPORATION
D.B. 1439-196, 198 PLAT
D.B. 815-177, 79 PLAT
D.B. 478-523, 525 PLAT
ZONED: HC
CURRENT USE: VACANT

PROPOSED BOUNDARY LINE

2,739 SF BOUNDARY LINE ADJUSTMENT
FROM TMP 45-112B1 TO TMP 45-68A

EXISTING BOUNDARY LINE

MANAGED SLOPES

40' ROAD OR ROADWAY

WATER ESMT
D.B. 2009
PG. 312

U.S. ROUTE 29
SEMINOLE TRAIL
(SOUTHBOUND LANE)
VARIABLE WIDTH R/W

S36°33'59"W
199.90'

S36°49'06"W
132.17'

S31°09'45"W
74.44'

S24°09'11"W
116.79'

S55°00'05"E 576.06'

N54°04'37"W 195.37'

N35°55'23"E 157.30'

195.15'

30 0 30 60 90
Graphic Scale: 1"=30'

SHIMP ENGINEERING PC
LAND PLANNING - PROJECT MANAGEMENT
912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM

COMMONWEALTH OF VIRGINIA
JUSTIN M. SHIMP
Lic. No. 45183
6/22/20
PROFESSIONAL ENGINEER

MAJOR SITE PLAN AMENDMENT

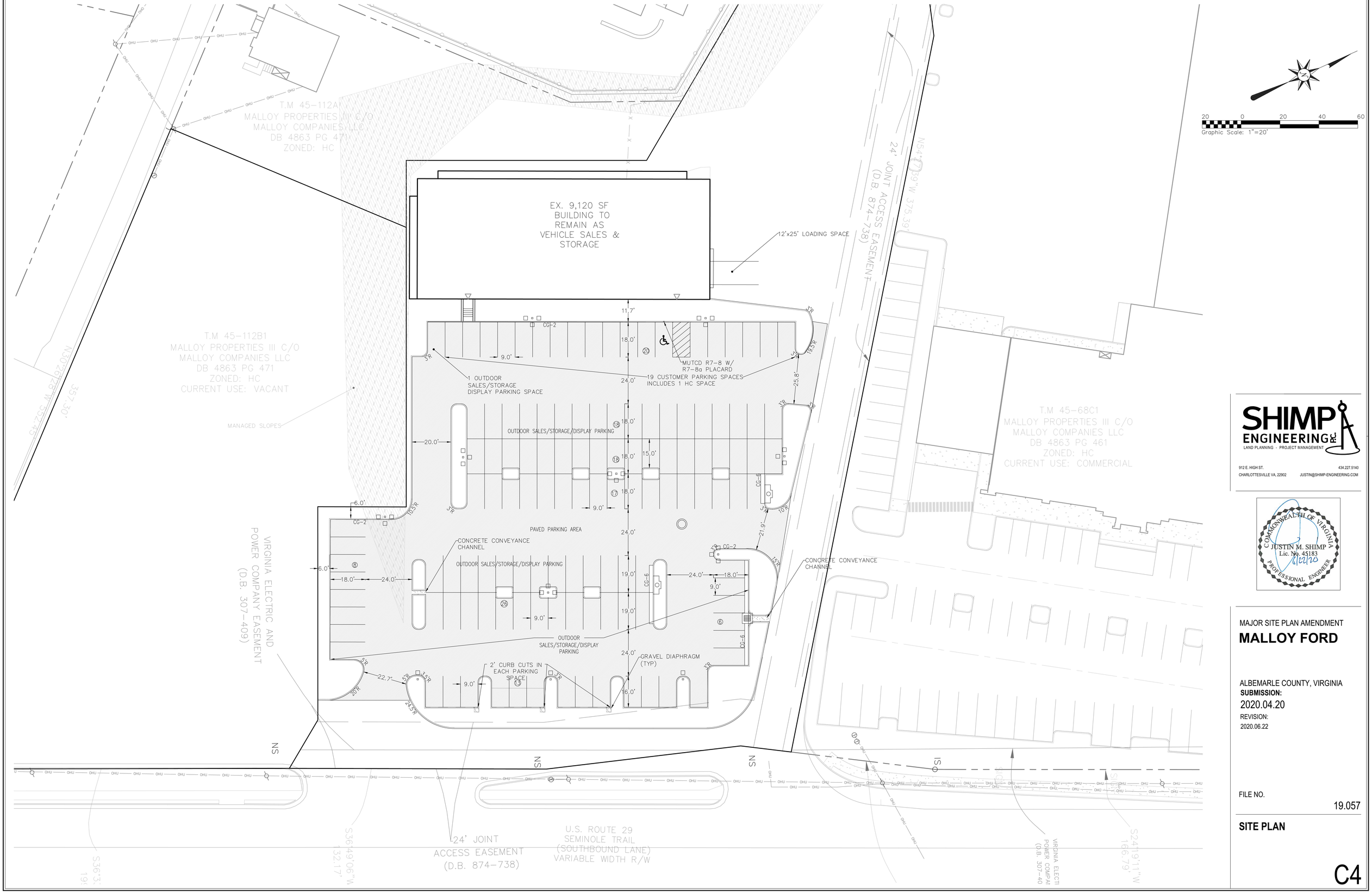
MALLOY FORD

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BOUNDARY LINE ADJUSTMENT EXHIBIT

C3



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SITE PLAN

C4

EX. 9,120 SF
BUILDING TO
REMAIN AS
VEHICLE SALES &
STORAGE
FFE 468.50

T.M 45-112A
MALLOY PROPERTIES III C/O
MALLOY COMPANIES LLC
DB 4863 PG 471
ZONED: HC

T.M 45-112B1
MALLOY PROPERTIES III C/O
MALLOY COMPANIES LLC
DB 4863 PG 471
ZONED: HC
CURRENT USE: VACANT

T.M 45-68C1
MALLOY PROPERTIES III C/O
MALLOY COMPANIES LLC
DB 4863 PG 461
ZONED: HC
CURRENT USE: COMMERCIAL

TOP BERM

MANAGED SLOPES

TREE PROTECTION FENCING

U.S. ROUTE 29
SEMINOLE TRAIL
(SOUTHBOUND LANE)
VARIABLE WIDTH R/W

20 0 20 40 60
Graphic Scale: 1"=20'

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FILE NO.
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GRADING PLAN

C5

EX. 9,120 SF
BUILDING TO
REMAIN AS
VEHICLE SALES &
STORAGE
FFE 468.50

T.M 45-112A
MALLOY PROPERTIES III C/O
MALLOY COMPANIES LLC
DB 4863 PG 471
ZONED: HC

T.M 45-112B1
MALLOY PROPERTIES III C/O
MALLOY COMPANIES LLC
DB 4863 PG 471
ZONED: HC
CURRENT USE: VACANT

T.M 45-68C1
MALLOY PROPERTIES III C/O
MALLOY COMPANIES LLC
DB 4863 PG 461
ZONED: HC
CURRENT USE: COMMERCIAL

MANAGED SLOPES

Ex. Private Fireline

8" DI-3C

NEW 15" HDPE

GRAVEL DIAPHRAGM (TYP)

DI-7 TOP ON EX. MH

Private water line to hydrant

WM (abandoned)

FIRE DEPT VALVE

Ex 1" WM to be abandoned

ACSA 6" DIP

Ex 5/8" WM

12" RWSA DIP

12" CONC

12" GATE VALVE

24' JOINT ACCESS EASEMENT (D.B. 874-738)

VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (D.B. 307-409)

U.S. ROUTE 29 SEMINOLE TRAIL (SOUTHBOUND LANE) VARIABLE WIDTH R/W

VIRGINIA ELECT POWER COMPA (D.B. 307-40

N54°10'09"W 375.36'

S24°19'11"W 166.79'

S36°49'06"W 132.17'

S36°3 19'

N35°29'29"W 357.30'

Graphic Scale: 1"=20'

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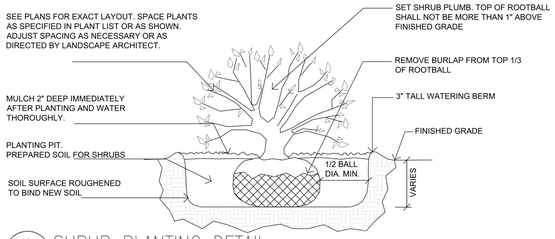
FILE NO.
19.057

UTILITY PLAN

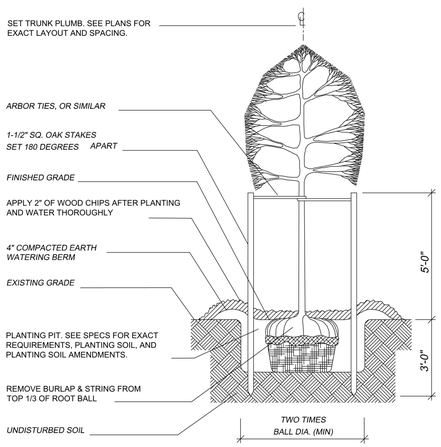
C6

LANDSCAPE SCHEDULE

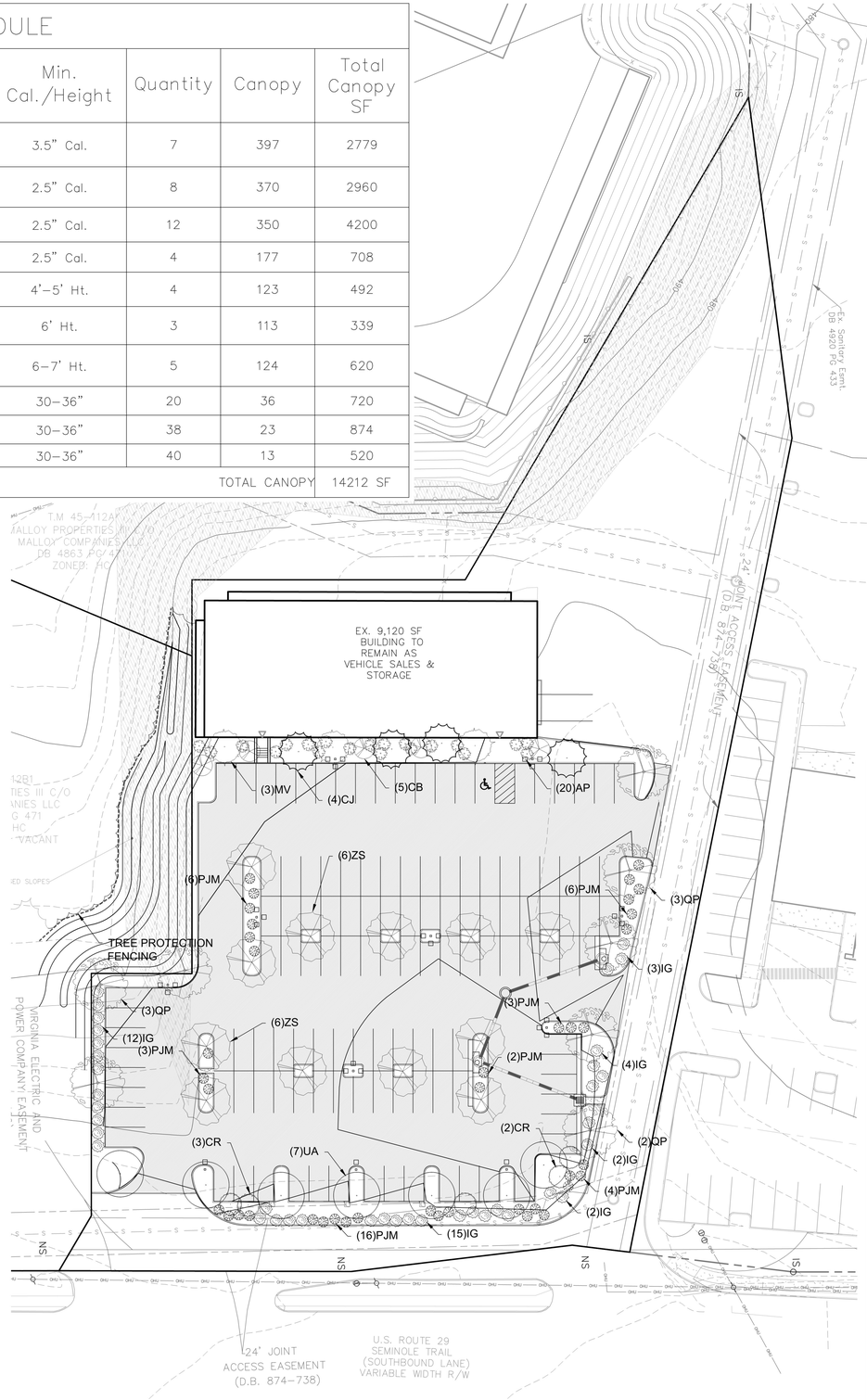
Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Canopy	Total Canopy SF
UA	Large Shade Tree	Ulmus americana	American Elm (Princeton)	3.5" Cal.	7	397	2779
QP	Large Shade Tree	Quercus palustris	Pin Oak	2.5" Cal.	8	370	2960
ZS	Large Shade Tree	Zelkova serrata 'Green Vase'	'Green Vase' Zelkova	2.5" Cal.	12	350	4200
CB	Medium Deciduous Tree	Carpinus betulus	European Hornbeam	2.5" Cal.	4	177	708
CJ	Evergreen Tree	Cryptomeria japonica 'Yoshino'	'Yoshino' Cryptomeria	4'–5' Ht.	4	123	492
MV	Broadleaf Evergreen	Magnolia virginiana	Sweetbay Magnolia	6' Ht.	3	113	339
CR	Ornamental Tree	Cercis reniformis 'Oklahoma'	Oklahoma Redbud	6–7' Ht.	5	124	620
AP	Deciduous Shrub	Aesculus parviflora	Bottlebrush Buckeye	30–36"	20	36	720
IG	Evergreen Shrub	Ilex glabra 'Densa'	Densa Inkberry Holly	30–36"	38	23	874
PJM	Evergreen Shrub	Rhododendron 'PJM Elite'	Rhododendron	30–36"	40	13	520
						TOTAL CANOPY	14212 SF



1 C7 SHRUB PLANTING DETAIL
Not To Scale



2 C7 TREE PLANTING DETAIL
Not To Scale



LANDSCAPE REQUIRED:

SITE REQUIREMENT (32.7.9.8): 10% CANOPY REQUIRED.
SITE AREA 92708.5 x 10% = 9,271 SF
CANOPY REQUIRED: 9,271 SF
CANOPY PROVIDED: 14,212 SF

STREET TREES (32.7.9.5): LARGE SHADE TREES (3.5" CAL.) 35' O.C. PARALLEL TO ROAD
REQUIRED: ROUTE 29 – 247 LF/35 = 7 TREES
PROVIDED: 7 LARGE SHADE TREES & 5 ORNAMENTAL TREES INTERSPERED ALONG THIS FRONTAGE

INTERIOR/PARKING LANDSCAPE (32.7.9.6): 5% OF PARKING PAVED AREA. 37803 SF x 5% = 1,890 SF
LANDSCAPE REQUIRED: 1,890 SF
LANDSCAPE PROVIDED: 5,650 SF

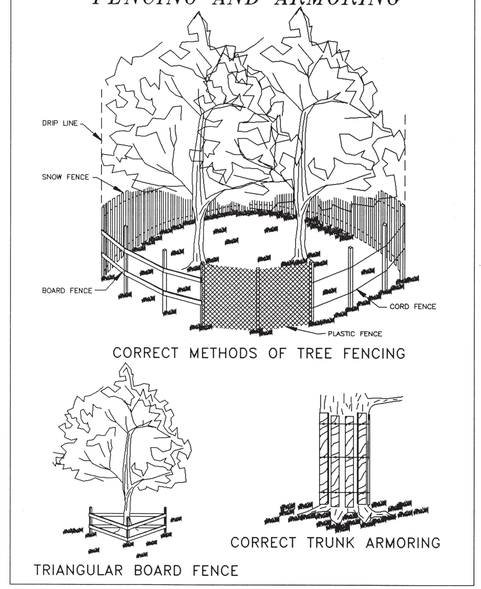
LARGE SHADE TREES (2.5" CAL.)
126 PARKING SPACES (126/10 = 13)
REQUIRED: 13 LARGE SHADE TREES
PROVIDED: 20 LARGE SHADE TREES
SCREENING SHRUBS – AS NECESSARY TO MINIMIZE APPEARANCE OF PARKING

NOTES:
1. Contractor to apply mulch bedding around all proposed trees and shrubs. All other landscaped areas shall be sodded.
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. All landscaping and screening shall be maintaned in a healthy condition by the current owner or property owners' association and replaced when necessary. Replacement material shall comply with the approved landscape plan.
4. Visibility of all mechanical equipment from the entrance corridor shall be eliminated.

30 0 30 60 90
Graphic Scale: 1"=30'

1992 3.38

FENCING AND ARMORING



Source: Va. DSWC Plate 3.38-2

III - 401

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LANDSCAPE PLAN

C7

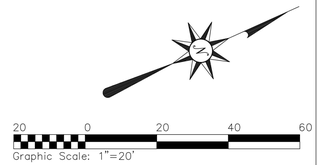
LIGHTING NOTES:

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 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 foot-candle.
2. All new pole mounted luminaires shall be mounted at a max height 20' above the finished grade with the total height including the concrete base.
3. No fixture to be installed shall be aimed or positioned in an irregular manner. All lighting shall be directed straight down.
4. All new fixtures to have Dark Bronze finish.

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	B	8	Lithonia Lighting	CSX1 LED 60C 1000 40K T4M	CONTOUR SERIES LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE IV LENS	LED	1	CSX1_LED_60C_1000_40K_T4M.ies	Absolute	1	627
	D	3	Lithonia Lighting	CSX1 LED 60C 1000 40K T3M	CONTOUR SERIES LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE III LENS	LED	1	CSX1_LED_60C_1000_40K_T3M.ies	22277	1	209

STATISTICS :
Average = 5.7 fc
Maximum = 19.8 fc
Minimum = 0.0 fc
Max/Min = N/A
Average/Min = N/A





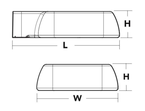


CSX1 LED
LED Area Luminaire

CONTOUR

Specifications

EPA: 0.7 ft² (0.07 m²)
Length: 23-1/2" (59.7 cm)
Width: 18-1/2" (46.9cm)
Height: 5-7/8" (14.9 cm)
Weight (max): 37 lbs (16.8 kg)



Catalog Number
Notes
Type

Note: Tab key or mouse over the page to see all interactive elements

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability†
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information EXAMPLE: CSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

CSX1 LED	60C							
Series	**LEDs**	**Drive current**	**Color temperature**	**Distribution**	**Voltage**	**Mounting**	**Options**	**Finish** (required)
CSX1 LED	60C 60 LEDs	700 700 mA 1000 1000 mA (1 A)	40K 4000 K 50K 5000 K	T2M Type II T3M Type III T4M Type IV T5M Type V TFTM Forward throw	MVOLT [1] 120 [1] 208 [1] 240 [1] 277 [1] 347 480	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket **Shipped Separately** [2] SPUMBA Square pole universal mounting adaptor [3] RPUMBA Round pole universal mounting adaptor [3] KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [3]	**Shipped installed** PER NEMA twist-lock receptacle only (no controls) DCR Dimmable and controllable via ROAM® (no controls) [4] DMG 0-10V dimming driver (no controls) [4] HS House-side shield [5] SF Single fuse (120, 277, 347V) [1] DF Double fuse (208, 240, 480V) [1] DS Dual switching [6] BL30 Bi-level switched dimming, nominal 30% [6,10] BL50 Bi-level switched dimming, nominal 50% [6,10] **Shipped separately** [2] VG Vandal guard BS Bird-deterrent spikes	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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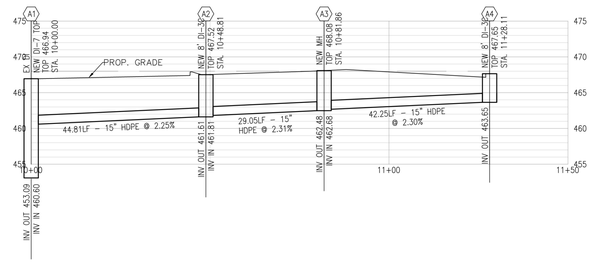
MALLOY FORD

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2020.04.20
REVISION:
2020.06.22

FILE NO.
19.057

LIGHTING PLAN

C8



1 / C9 STORM PIPE PROFILE A1–A4

HORZ: 1"=20'
VERT: 1"=10'

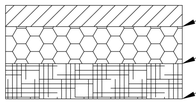
LD-204 Stormwater Inlet Computations

Structure Number	Inlet Type	Curb Opening	Catchment Area	Runoff Coef	CA	Intensity	Q Catchment	Q carryover	Q Total	Mannings N	Gutter Slope	Pave X-slope	Gutter X-slope	Sag Inlets Only: Midpoint Depth	Sag Inlets Only: Curb Height	Sag Inlets Only: D/H	Sag Inlets Only: Midpoint Spread
1	2	3	4	5	6	8	9	10	11	12	13	14	15	21	22	23	24
		(ft)	(ac)			(in/hr)	(cfs)	(cfs)	(cfs)		(ft/ ft)	(ft/ ft)	(ft/ ft)	(ft)	(ft)		(ft)
A4	DI-3C	8	0.23	0.82	0.19	6.5	1.23	-	1.230	0.013	0.018	0.028		0.15	0.50	0.29	5.88
				0.82	0.19	4.0	0.76	-	0.757	0.013				0.12	0.50	0.24	4.26
A2	DI-3C	8	0.59	0.75	0.45	6.5	2.90	-	2.901	0.013	0.027	0.018	0.080	0.23	0.50	0.46	5.77
				0.75	0.45	4.0	1.79	-	1.785	0.013				0.17	0.50	0.33	2.28
A1	DI-7		0.58	0.87	0.50	6.5	3.28	-	3.278	0.013	0.024	0.014		0.15	0.50	0.31	11.00
				0.87	0.50	4.0	2.02	-	2.017	0.013				0.13	0.50	0.26	9.20

LD-229 Storm Drain Design Computations

Malloy Furniture Store

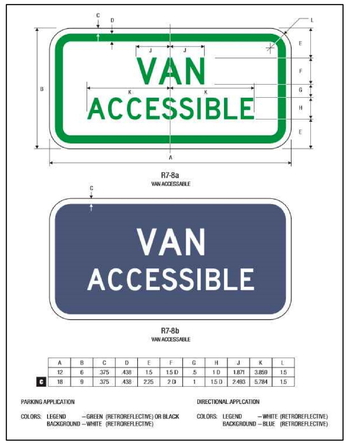
From Point	To Point	Catch A (ac)	Runoff Coef	Inc AC	Accum AC	Tot Tc (min)	Tot Int (10yr) (in/hr)	Tot Flow (10yr)(cfs)	Up Inv El	Dn Inv El	Pipe Len (ft)	Inv S %	Pipe Dim (in)	Pipe Cap (cfs)	Velocity (ft/s)	Flow time Inc (min)
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
A4	A3	0.23	0.23	0.05	0.05	5.00	7.10	0.38	463.65	462.68	42.25	2.3%	15	11	4.1	0.17
A3	A2							0.38	462.48	461.81	29.05	2.3%	15	11	4.1	0.12
A2	A1	0.59	0.59	0.35	0.41	5.00	7.10	2.88	461.61	460.60	44.81	2.3%	15	10	7.2	0.10



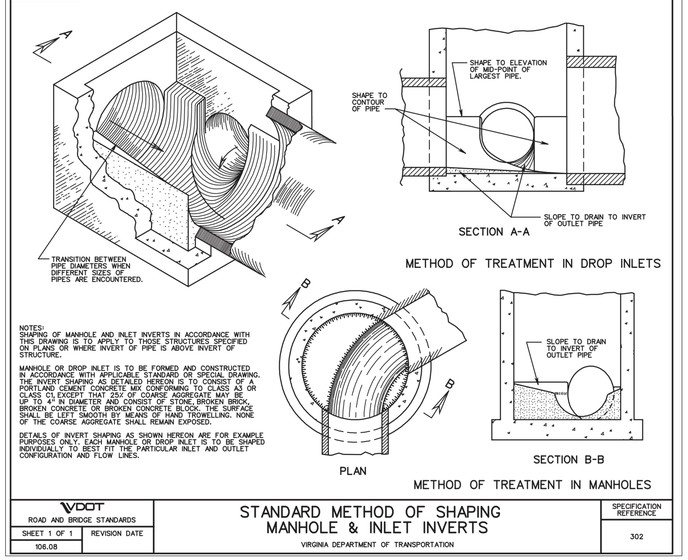
2" SM–9.5A SUPERPAVE
6" VDOT #21A BASE STONE
COMPACTED SUBGRADE

5 / C9 PAVEMENT DETAIL
NOT TO SCALE





IS-1



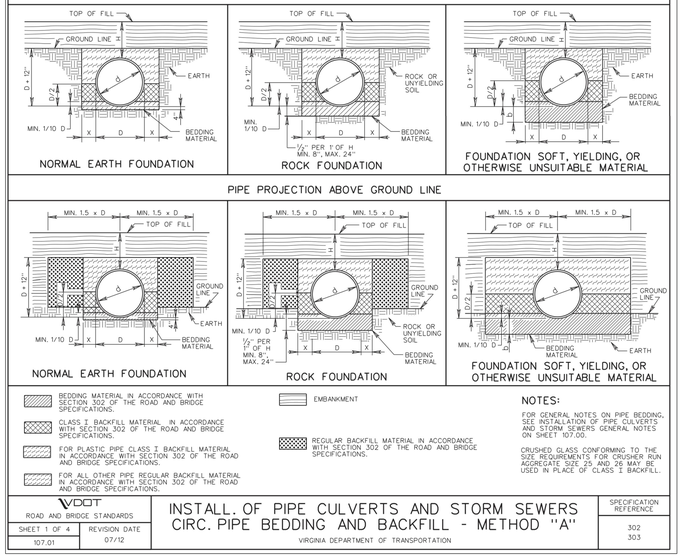
NOTES:
SHAPING OF MANHOLE AND INLET INVERTS IN ACCORDANCE WITH THIS DRAWING IS TO APPLY TO THOSE STRUCTURES SPECIFIED ON PLANS OR WHERE INVERT OF PIPE IS ABOVE INVERT OF STRUCTURE.

MANHOLE OR DROP INLET IS TO BE FORMED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STANDARD OR SPECIAL DRAWING. THE INVERT SHAPING AS DETAILED HEREON IS TO CONSIST OF A PORTLAND CEMENT CONCRETE MIX CONFORMING TO CLASS A3 OR CLASS C1 EXCEPT THAT 25% OF COARSE AGGREGATE MAY BE UP TO 4" IN DIAMETER AND CONSIST OF STONE, BROKEN BRICK, BROKEN CONCRETE OR BROKEN CONCRETE BLOCK. THE SURFACE SHALL BE LEFT SMOOTH BY MEANS OF HAND TROWELLING. NONE OF THE COARSE AGGREGATE SHALL REMAIN EXPOSED.

DETAILS OF INVERT SHAPING AS SHOWN HEREON ARE FOR EXAMPLE PURPOSES ONLY. EACH MANHOLE OR DROP INLET IS TO BE SHAPED INDIVIDUALLY TO BEST FIT THE PARTICULAR INLET AND OUTLET CONFIGURATION AND FLOW LINES.

VDOT ROAD AND BRIDGE STANDARDS	STANDARD METHOD OF SHAPING MANHOLE & INLET INVERTS	SPECIFICATION REFERENCE
SHEET 1 OF 1	VIRGINIA DEPARTMENT OF TRANSPORTATION	302
REVISION DATE 106.08		

PB-1



NOTES:
FOR GENERAL NOTES ON PIPE BEDDING, SEE INSTALLATION OF PIPE CULVERTS AND STORM SEWERS GENERAL NOTES ON SHEET 107.00.

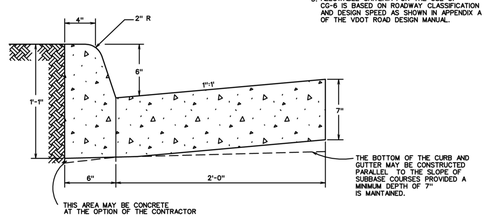
CRUSHED GLASS CONFORMING TO THE SIZE REQUIREMENTS FOR CRUSHER RUN AGGREGATE SIZE 25 AND 26 MAY BE USED IN PLACE OF CLASS I BACKFILL.

VDOT ROAD AND BRIDGE STANDARDS	INSTALL. OF PIPE CULVERTS AND STORM SEWERS CIRC. PIPE BEDDING AND BACKFILL - METHOD "A"	SPECIFICATION REFERENCE
SHEET 1 OF 4	VIRGINIA DEPARTMENT OF TRANSPORTATION	302 303
REVISION DATE 07/12		
107.01		

SHIMP ENGINEERING PC
LAND PLANNING - PROJECT MANAGEMENT
912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM

CG-6

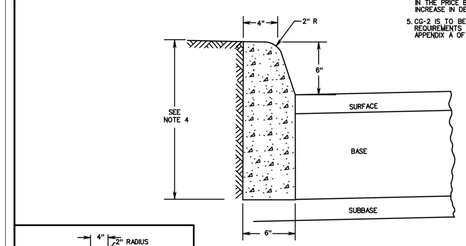
NOTES:
1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4000 PSI IF PRECAST.
3. COMBINATION CURB & GUTTER HAVING A RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) SHALL BE PAID FOR AS RADIAL COMBINATION CURB & GUTTER.
4. FOR USE WITH STABILIZED OPEN-GRADED DRAINAGE LAYER, THE BOTTOM OF THE CURB AND GUTTER SHALL BE CONSTRUCTED PARALLEL TO THE SLOPE OF SUBBASE COURSES AND TO THE DEPTH OF THE PAVEMENT.
5. ALLOWABLE CRITERIA FOR THE USE OF CG-6 IS BASED ON ROADWAY CLASSIFICATION AND DESIGN SPEED AS SHOWN IN APPENDIX A OF THE VDOT ROAD DESIGN MANUAL.



SPECIFICATION REFERENCE	COMBINATION 6" CURB & GUTTER	REV. 9/06
105 502	VIRGINIA DEPARTMENT OF TRANSPORTATION	201.03

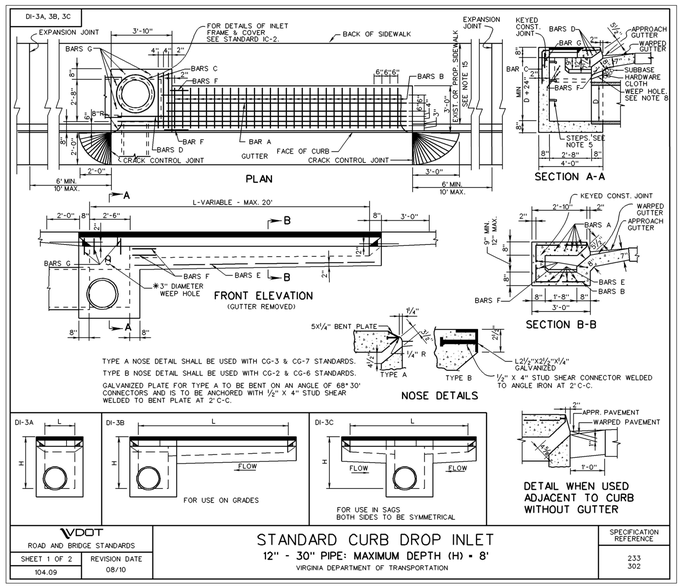
CG-2

NOTES:
1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4000 PSI IF PRECAST.
3. CURB HAVING A RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) WILL BE PAID FOR AS RADIAL CURB.
4. THE DEPTH OF CURB MAY BE REDUCED AS MUCH AS 3" (15" DEPTH) OR INCREASED AS MUCH AS 3" (21" DEPTH) IN ORDER THAT THE BOTTOM OF CURB WILL COINCIDE WITH THE TOP OF A COURSE OF THE PAVEMENT SUBSTRUCTURE. OTHERWISE THE DEPTH IS TO BE 18" AS SHOWN. NO ADJUSTMENT IN THE PRICE BID IS TO BE MADE FOR A DECREASE OR AN INCREASE IN DEPTH.
5. CG-2 IS TO BE USED ON ROADWAYS MEETING THE REQUIREMENTS FOR CG-6 AS SHOWN IN APPENDIX A OF THE VDOT ROAD DESIGN MANUAL.



SPECIFICATION REFERENCE	STANDARD 6" CURB	REV. 9/06
105 502	VIRGINIA DEPARTMENT OF TRANSPORTATION	201.01

DI-3A, 3B, 3C



VDOT ROAD AND BRIDGE STANDARDS	STANDARD CURB DROP INLET 12" - 30" PIPE: MAXIMUM DEPTH (H) = 8'	SPECIFICATION REFERENCE
SHEET 1 OF 2	VIRGINIA DEPARTMENT OF TRANSPORTATION	233 302
REVISION DATE 08/10		
104.09		



MAJOR SITE PLAN AMENDMENT

MALLOY FORD

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2020.04.20
REVISION:
2020.06.22

FILE NO.
19.057

SITE DETAILS & PROFILES

C9

SHIMP ENGINEERING, P.C.
Design Focused Engineering

June 22, 2020

Margaret Maliszewski
County of Albemarle
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902

RE: Response Letter for Malloy Ford ARB2019-143 Preliminary ARB Advisory Review

Dear Margaret,

Thank you for your review of ARB2019-143 Malloy Ford. Revisions to the final site plan and ARB package have been made, following the recommendations from the advisory review. This advisory review was conducted in conjunction with the review of SP2019-11 and responses to the proposed conditions were previously provided during the review of that application. In this response letter, we have also provided responses to the recommended building renovation and site plan comments and have incorporated those suggested revisions into our ARB application. Below are responses to the provided comments:

The Albemarle County Architectural Review Board, at its meeting on Monday, February 3, 2020 completed an advisory review of ARB2019-143 and by a vote of 5:0 expressed no objection to the special use permit, subject to the following conditions:

1. Vehicles must be displayed or stored only in areas indicated for display or storage on the Concept Plan.
2. Vehicles for display must be parked in striped parking spaces.
3. Vehicles must not be elevated anywhere outside of a building on site.
4. Maximum light levels must not exceed 22.8 fc at the ground in the display lot and 20 fc in all other locations.
5. Maximum height of new pole lights (including bases and fixtures), must not exceed 20'.
6. The site must be landscaped in general accord with the Concept Plan, except that:
    a. The minimum depth of the planting island adjacent to the easternmost parking row must be 10'.
    b. The planting island adjacent to the easternmost parking row must contain 6 large shade trees, 3½" caliper at planting, interspersed ornamentals, and a row of shrubs. Trees shown adjacent to the frontage planting bed are acceptable due to the preexisting geometry of the access road.
    c. Add two interior parking lot trees in the double-parking row, consistent with those on the Malloy showroom site.
    d. Shrubs provided at the perimeter of the display area must be a minimum of 30" high at planting.
    e. One large shade tree, 2½" caliper at planting, must be added along the south side of the southernmost parking row.

f. The ARB may require landscaping that is in excess of its design guidelines, Albemarle County Code § 18-32.9, or both, in order to mitigate the visual impacts of the proposed use on the Entrance Corridor.

The applicant is agreeable to the conditions as proposed by the ARB. All tree and shrub details demonstrating compliance with these conditions is provided with the final site plan, attached in this submittal.

6a. The planting island adjacent to the easternmost parking row is now depicted at 10'.
6b. The planting island adjacent to the easternmost parking row is shown with 6 large shade trees, interspersed ornamentals, and a row of shrubs.
6c. Two additional interior parking lot trees are shown in the double-parking row.
6d. Noted.
6e. One additional large shade tree is now shown along the south side of the southernmost parking row.
6f. Noted.

Recommended changes to the proposed building renovation:

1. Indicate new and existing equipment locations on the plans.

   Existing equipment to be removed has been included with the architectural plans. No mechanical equipment will be visible from the Entrance Corridor.

2. Add the standard equipment note to the site and architectural plans. "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."

   This note has been added to both the site and architectural plans.

Recommended changes to the site plan:

1. Indicate new and existing equipment locations on the plans.

   Existing equipment to be removed has been included with the architectural plans. No mechanical equipment will be visible from the Entrance Corridor.

2. Add the standard equipment note to the site and architectural plans. "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."

   This note has been added to both the site and architectural plans.

3. Add a row of shrubs and one large shade tree, 2.5" caliper at planting, along the south side of the southernmost parking row.

   The landscape plan has been updated to incorporate this recommendation.

4. Add the standard plant health note to the site plan. "All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant."

   The standard plant health note has been added to the landscape plan.

5. Show tree protection on the site plan.

Tree protection fencing is now provided along the existing treeline.

6. On the site plan, round contours with a ten-foot minimum radius where they meet the adjacent condition.

   The revised site plan shows a 10-ft minimum radius of proposed grading meeting the existing contours.

If you have any questions or concerns about these revisions, please feel free to contact me at kelsey@shimp-engineering.com or by phone at 434-227-5140.

Regards,

Kelsey Schlein
Planner
Shimp Engineering, P.C.

cc: Valerie Long, Williams Mullen vlong@williamsmullen.com;
David Timmerman, BRW Architects dtimmerman@brw-architects.com;
Justin Shimp Justin@shimp-engineering.com