ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	**ARB-2020-93: 2300 Hunters Way Coffee Shop and Hardware Store**
Review Type	2nd review of a site plan and architectural design
Parcel Identification	078000000049A0
Location	115 Shadwell Heights Rd. (Figure 1)
Zoned	Highway Commercial (HC)/Entrance Corridor (EC)
Owner/Applicant	Heartrock Farm LLC/Mark Kestner
Magisterial District	Scottsville
Proposal	To construct a three-story mixed-use building with a basement, drive-thru window and drive-thru lane, and associated site improvements to accommodate a coffee shop and hardware store between a recently constructed auto repair building and the Entrance Corridor street.
Context	The subject parcel is part of the Hunter's Hall subdivision, which includes highway commercial and industrial-zoned properties. Nearby on the Entrance Corridor are the AmeriGas and Floor Fashions buildings. Rural Areas zoned properties surround the subdivision to the north. The Monticello Historic District zoning district is across Rt. 250 to the south. (Figure 2)
Visibility	The proposed building and drive-thru lane will be easily visible from the Entrance Corridor.
ARB Meeting Date	October 5, 2020
Staff Contact	Margaret Maliszewski

PROJECT HISTORY

DATE	APPLICATION/REVIEW TYPE	RESULT
10/14/2016	ARB-2016-69: Countywide CofA – building	Vehicle repair shop approved.
2/7/2018	ARB-2018-15: Integrity Auto & Diesel	Sign refacing approved by staff.
6/1/2018	ARB-2018-66: Minor amendment	Approval of proposal to remove the 2 existing residences and install fencing to screen the vehicles awaiting repair .
5/15/2019	ARB-2019-05: Hunters Way Coffee Shop and Hardware Store	Application was incomplete and was denied.
9/16/2019	ARB-2019-96: Hunters Way Coffee Shop and Hardware Store	Preliminary review of site plan and architecture completed. ARB comments from this meeting are included in the Analysis section of this report, below.

CHANGES SINCE THE LAST REVIEW

The design has changed as follows:

- The third floor has been redesigned. The upper level spaces are now connected by a hallway that provides access to the roof patio.
- The design has been revised to show a single style for the vast majority of windows.
- Paired doors have been added to the two middle bays of the south-facing basement wall.
- Landscaping has been added.

ANALYSIS

REF	GUIDELINE	9/16/2019 RECOMMENDATION	CURRENT ISSUE	CURRENT RECOMMENDATION
	Purpose; Compatibility with significant historic sites; **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.	Provide a rendered elevation of the west side. Consider maintaining a regular fenestration pattern and explore alternate [wall] sign locations.	The west elevation is illustrated in perspective renderings showing views from the northwest and southwest. Although the southwest corner is without windows, the west elevation appears appropriate and coordinated with the rest of the building. However, a lower level door on the west elevation is rendered with a white finish that makes it stand out visually. Matching the color of that door to the color of the doors on the south elevation would provide a more coordinated appearance. The fenestration pattern has been made consistent, except for the drive-thru windows, which have a different function. The bay previously reserved for a wall sign has been filled with a window. The second-story bay at the west end of the north-facing elevation is now reserved for signage, which will have much less impact on the EC. The paired doors on the basement level of the south-facing wall are rendered in wood tones but	Revise the line drawing elevations to identify a coordinated color for the door on the west elevation and to identify the material and color of the doors as illustrated on the south 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.			
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.		the material and color are not called out on the elevation drawings. Previously proposed materials are still illustrated: Lawrenceville Brick "Carters Grove", Western red cedar outriggers, and dark bronze standing seam metal roof, storefront, windows, wall sconces, and gooseneck lights.	
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.			
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.	None.	Both the proposed building and the existing building use brick as a primary material; otherwise, the buildings are not similar. The dissimilarity is mitigated by the location of the vehicle repair shop at the rear of the site, with limited visibility from the EC street. 	None.
10	Buildings should relate to their site and the surrounding context of buildings.			
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.	None.	The brick, brick detailing, windows and building form help establish human scale.	None.
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.	None.	Other buildings in the vicinity along Rt. 250 use brick as a primary or secondary building material.	None.
13	Any appearance of "blankness" resulting from building design should be relieved using design detail or vegetation, or both.	None.	Blankness is not a characteristic of the proposed design.	None.
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	None.	There is no proposal for connecting devices.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	None.	The building does not look like a trademark building.	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.*	Provide window glass specs confirming that Visible light transmittance	Window glass specs have been provided. Proposed VLT is 75 and proposed FLR is 18. These levels meet guidelines requirements.	None.

		(VLT) is not below 40% and visible light reflectance (VLR) is not above 30%. Provide a sample for review.		
	Accessory structures and equipment			
17	Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site.	Revise the dumpster detail to indicate that the brick will match the red brick of the building closest to the EC. See landscape recommendations. Ensure that vehicles awaiting repair will be fully screened from the EC.	Sheet C9 of the site plan includes a note clarifying that the dumpster enclosure brick will match that of the proposed building. The site plan has been revised to show a 6'-tall wooden screening fence in the parking lot that surrounds the "vehicles awaiting repair" spaces on the three sides that are visible from Rt. 250. Visibility will also be limited by the proposed building and landscaping. The roof plan previously indicated a space for HVAC equipment. That note has been removed from the plan, but sheet C4 of the site plan notes, "HVAC and mechanical equipment on roof." It is not clear from the drawings that visibility of the equipment will be eliminated.	Indicate the location of all building- and ground-mounted equipment. Show how visibility from the EC street will be eliminated.
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."	Add the standard mechanical equipment note to the architectural drawings.	The mechanical equipment note has been added to the drawings.	None.
22-31	**Lighting**	None.	Although no changes to site lighting are proposed, the architectural elevations show wall sconces. The photometric plan does not account for the building-mounted lights, but it should.	Revise the lighting plan (schedule, photometrics, cut sheets, etc.) to include the building-mounted lights. Light levels at the ground must not exceed 20 fc.
	Landscaping			
7	The requirements of the Guidelines regarding landscaping are intended to reflect the	None.	Frontage trees have been planted as indicated on	None.

	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 previously approved site plan.	
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.	None.	Trees are planted along Hunter's Way as indicated on the previously approved site plan.	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.	There are no interior pedestrian ways.	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	Add one 2½" caliper tree along the 4-space parking row located south of the dumpster enclosure. Provide	A 2½" caliper Pin Oak was added at the end of the row near where another tree was already proposed. The request was for the tree to be added along the length of the 4-space row. Holly and abelia, both 2' high at planting, are	Shift the added Pin Oak from the end of the 4-space parking row to the middle of the length of the 4-space row.

	(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.	shrubs, 24" high at planting, along this perimeter.	proposed along the 4-space parking row.	
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.	The proposed plants 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."	None.	The note is 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.	Provide landscaping along the EC side of the building, between the building and the drive-thru lane. Provide landscaping consisting of trees and shrubs along the EC side of the drive-thru lane. Coordinate landscaping with utilities. Revise the utilitarian guard rail to a guard rail that has an appropriate appearance for the EC. Show on the plan	The landscape plan shows four Eastern Redbuds and five pairs of rhododendron and abelia along the EC side of the building. Landscaping has been added along the EC side of the drive-thru lane consisting of two rows of shrubs (mountain pieris and mountain laurel, 24" high at planting, in staggered rows), but no trees. Existing ACSA and overhead utility easements occupy most of the area between the proposed drive-thru lane and the existing frontage trees. ACSA typically does not allow trees to be planted in their easements. A proposed stormwater feature is located under the drive-thru lane and its associated easement extends into the planting areas. The guard rail detail has been revised, but it still has a utilitarian appearance. A note on the site plan states that the guard rail will have a red-rusted oxidized finish. The shrubs that are proposed at the base of the guard rail, particularly the mountain laurel, could grow tall enough to mitigate the view.	Provide the size of the order kiosk and coordinate the site and architectural plans to show a workable location for the kiosk.
39	The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows: a. An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site. b. In general, buildings fronting the Entrance Corridor street should be parallel to the street. Building groupings should be arranged to parallel the Entrance Corridor street. c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems. d. Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor. e. If significant natural features exist on the site (including creek valleys, steep slopes, significant trees or rock outcroppings), to the extent practical, then such natural features should be reflected in the site layout. If the provisions of Section 32.5.2.n of the *Albemarle County Zoning Ordinance* apply, then improvements required by that section should be located so as to maximize the use of existing features in screening			

	such improvements from Entrance Corridor streets. f. The placement of structures on the site should respect existing views and vistas on and around the site.	the locations of all drive-thru related equipment and provide design details for all equipment.	Drive thru-related equipment shown on the plan includes an order kiosk and advertisement sign on the west side of the building. The order kiosk is shown attached or adjacent to the wall. The location indicated on the site plan is not entirely coordinated with the architectural details. Depending on the height and depth of the kiosk, it could fit near the location shown on the plan. No structures spanning the drive-thru lane are shown.	
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.			
	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.	Consider adjusting the drive thru lane and grading to make the lane more level and provide a better base for the building, and to allow a zone to screen the guard rail, and to slightly ease the slope to the EC.	There appear to be no changes made to the drive-thru lane or grading. Two rows of shrubs (with staggered placement) are proposed on the EC side of the drive-thru lane. The shrubs should improve the appearance of the slope and help screen some of the drive-thru lane and cars.	None.
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.			
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.	Make the extents of the new stormwater management facility easement easily legible on the grading and utility plan.	The easement is shown clearly.	None.
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.			

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:
1. The building design
2. The drive-thru lane
3. The landscaping

Staff recommends approval with the following conditions:

1. Revise the line drawing elevations to identify a coordinated color for the door on the west elevation and to identify the material and color of the doors as illustrated on the south elevation.
2. Indicate the location of all building- and ground-mounted equipment. Show how visibility from the EC street will be eliminated.
3. Revise the lighting plan (schedule, photometrics, cut sheets, etc.) to include the building-mounted lights. Light levels at the ground must not exceed 20 fc.
4. Shift the added Pin Oak from the end of the 4-space parking row to the middle of the length of the 4-space row.
5. Provide the size of the order kiosk and coordinate the site and architectural plans to show a workable location for the kiosk.

ATTACHMENTS

A – ARB-2020-93 2300 Hunter's Way Site Plan and Architectural Drawings (below)



Figure 1: project site – 100 - 115 Shadwell Heigths Road.







Figures 2a, b and c: Views of the site from the Entrance Corridor (courtesy Google Street View 2018).

TABLE A

This report is based on the following submittal items:

Sheet #	Drawing Name	Drawing Date/Revision Date
C1	Cover Sheet	7/10/20
C2	Existing Conditions	
C3	Site Plan	
C4	Utility & Grading Plan	
C5	New Landscaping Plan	
C6	Total Landscaping Plan	
C7	Lighting Plan	
C8	Storm & BMP Details	
C9	Site Details	
ARB.01-.15	Cover Sheet, photos, floor plans (basement, first, second, roof), elevations (4), material and light fixture images, perspective renderings (front and drive-thru, Rt. 250 elevation, overview, front elevation from parking lot, west elevation, southwest aerial)	21 September 2020
-	Material samples previously submitted: Lawrenceville Brick: Carters Grove Jumbo Modular; Storefront and windows: ATAS 01 Classic bronze; Outriggers: Western Red Cedar, clearcoat; Standing seam metal roof: dark bronze (color copy only)	-

NEW CONSTRUCTION

FOR

2300 HUNTERS WAY

COFFEE SHOP & HARDWARE STORE

ALBEMARLE COUNTY, VIRGINIA

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION PACKAGE
FINAL ARB REVIEW

21 SEPTEMBER 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
.	.	.
.	.	.
.	.	.
.	.	.

2300 HUNTERS WAY
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1853 | FILE NO. 1853-ARB01

ARB.01



EXISTING - TAKEN FROM RT. 250 ENTRANCE CORRIDOR HEADING WEST



EXISTING - TAKEN FROM RT. 250 ENTRANCE CORRIDOR

EXISTING - TAKEN FROM RT. 250 ENTRANCE CORRIDOR HEADING EAST

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
.	.	.
.	.	.
.	.	.
.	.	.

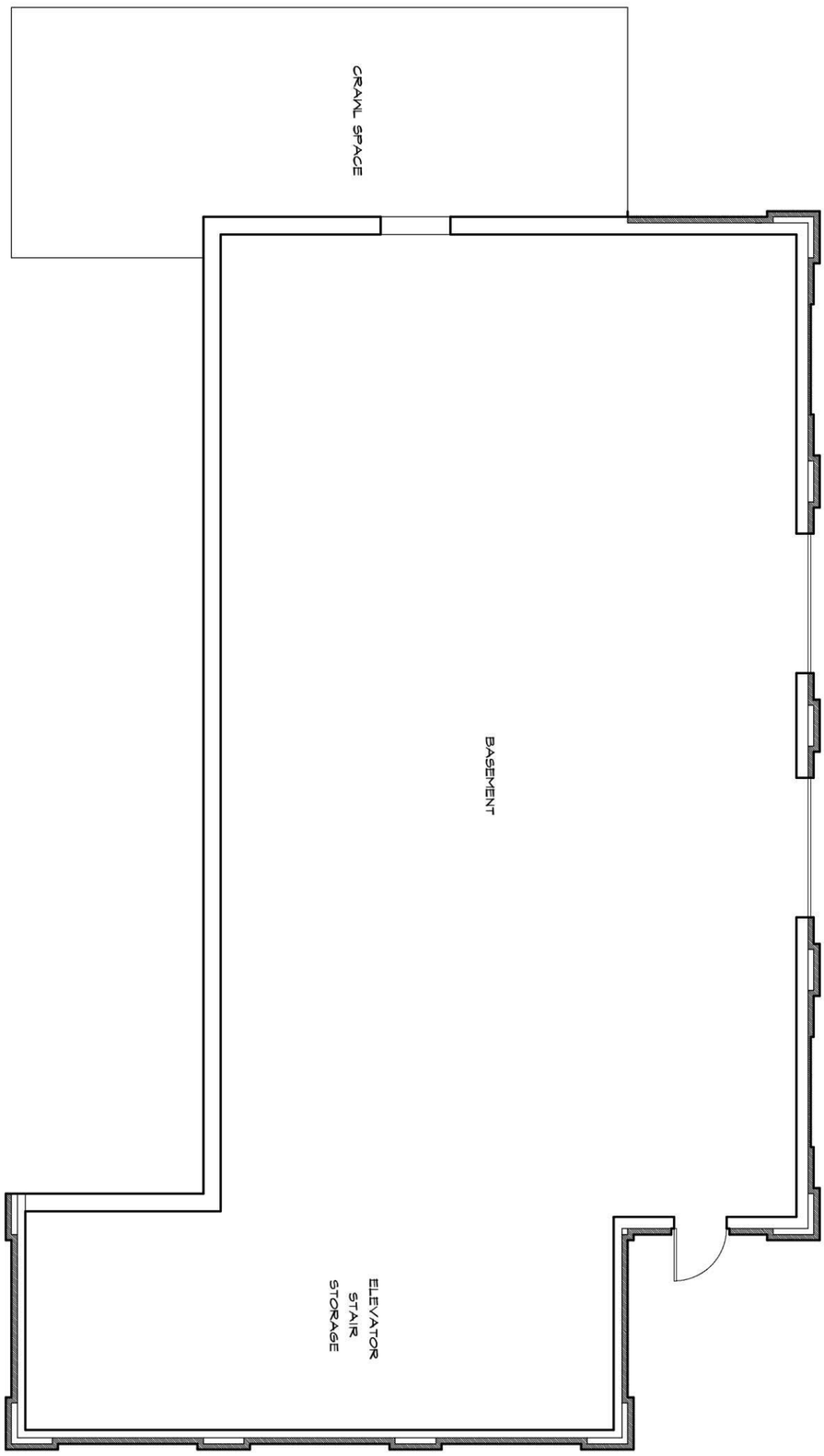
2300 HUNTERS WAY
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1255 | FILE NO. 1255-ARB02

ARB.02

1 BASEMENT FLOOR PLAN - HARDWARE STORE

1/4"=1'-0"



ARB.03

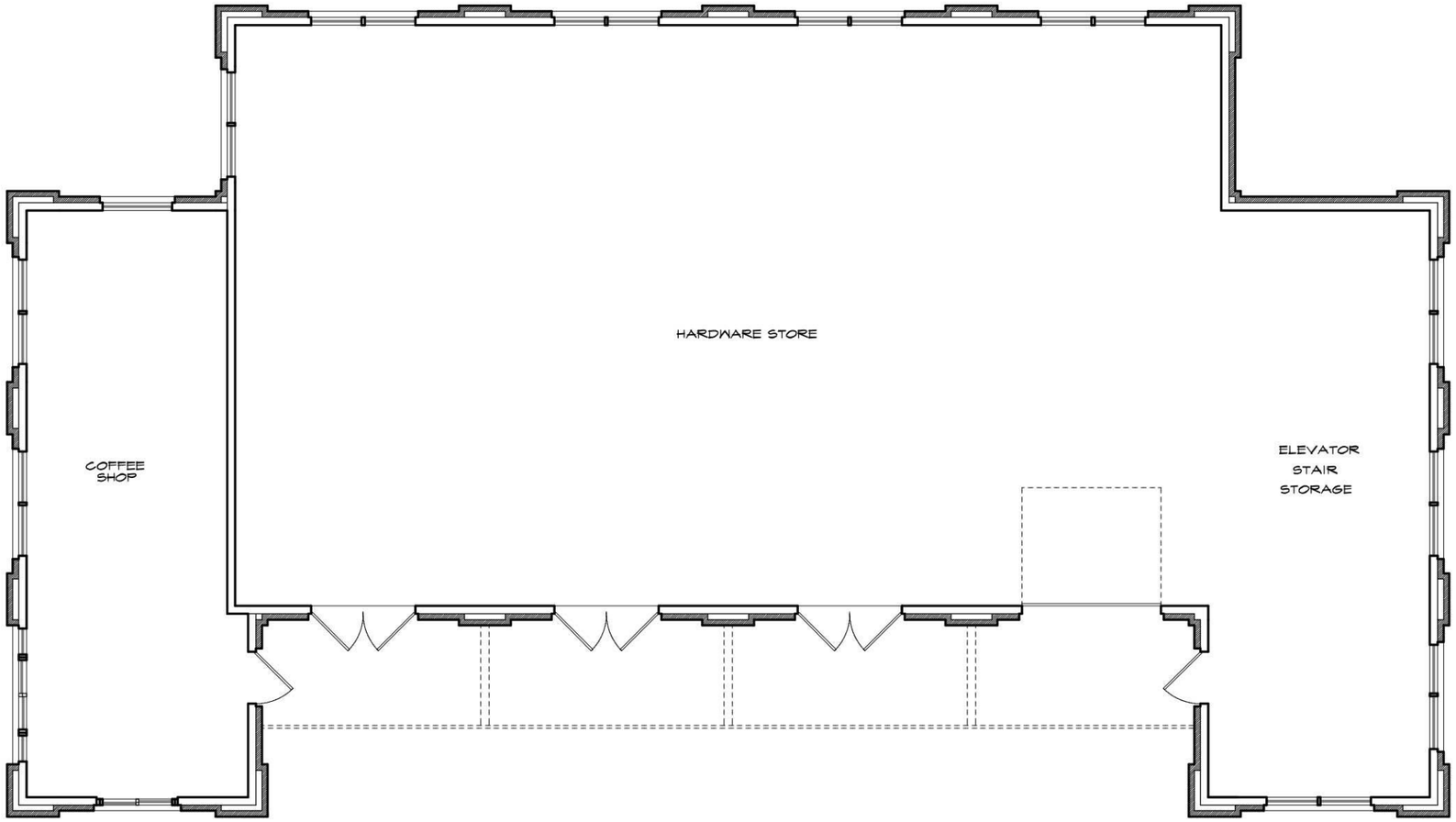
2300 HUNTERS WAY
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1853

FILE NO. 1853-ARB03

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



1 FIRST FLOOR PLAN - HARDWARE STORE

1/4"=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
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.

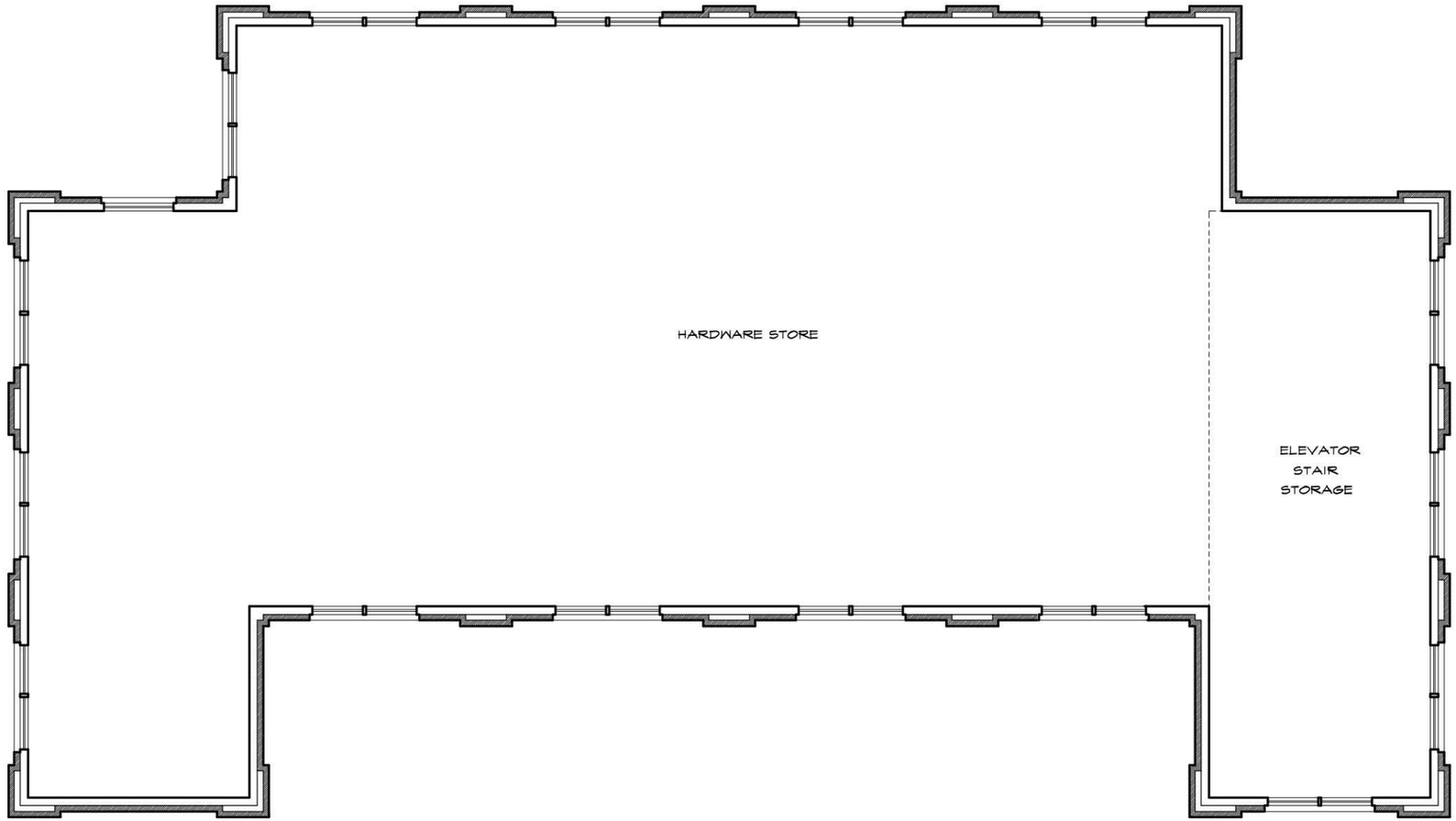
NO.	DATE	REVISION
.	.	.
.	.	.
.	.	.
.	.	.

2300 HUNTERS WAY
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1855

FILE NO. 1855-ARB04

ARB.04



1 SECOND FLOOR PLAN - HARDWARE STORE

1/4"=1'-0"

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

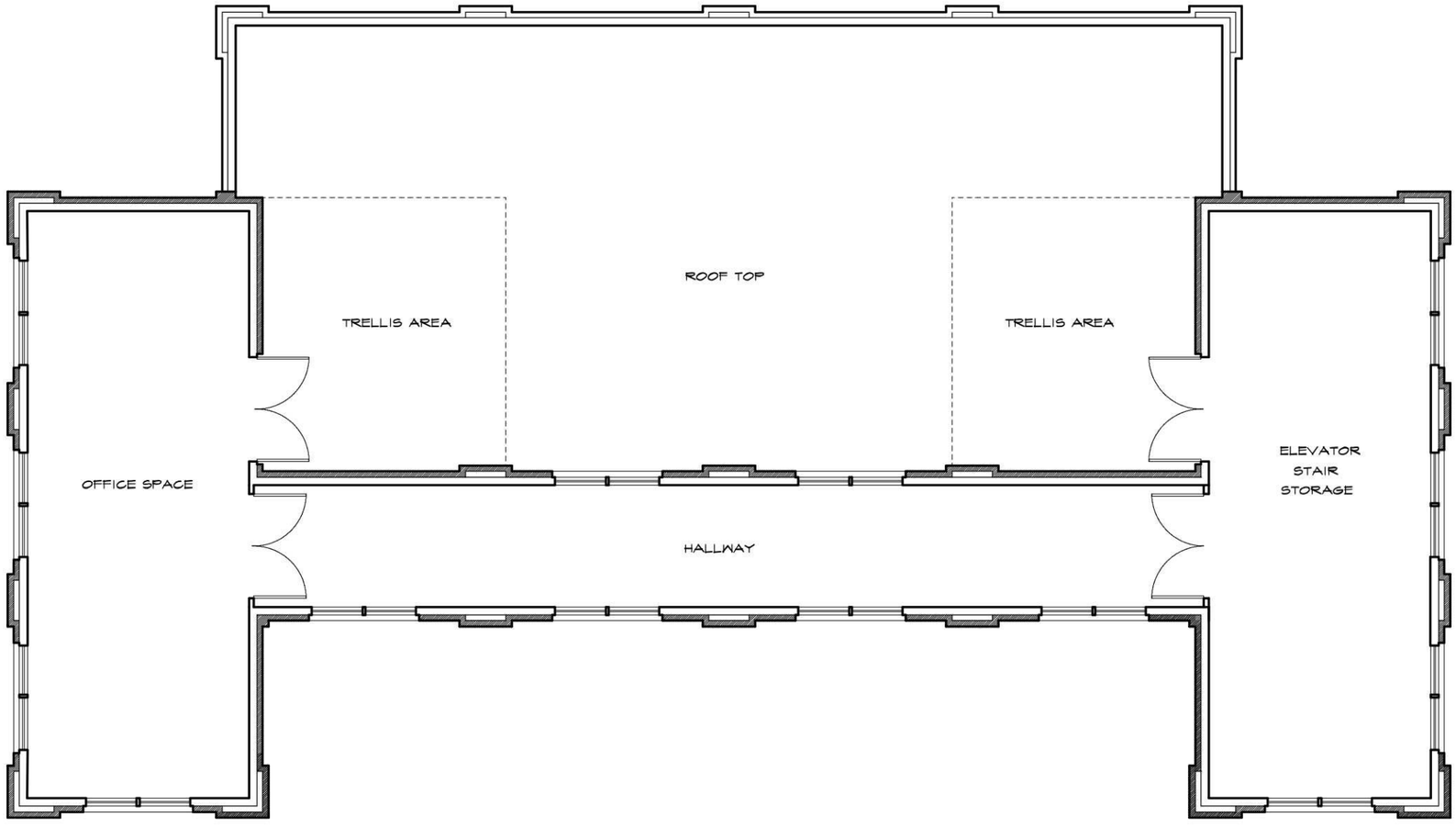
NO.	DATE	DRAWING RELEASE
.	.	.
.	.	.
.	.	.
.	.	.

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

2300 HUNTERS WAY
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1853 FILE NO. 1853-ARB05

ARB.05



1 ROOF PLAN - HARDWARE STORE

1/4"=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
	.	.
	.	.
	.	.
	.	.

2300 HUNTERS WAY
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1853

FILE NO. 1853-ARB06

ARB.06



1 SHADWELL HEIGHTS RD ELEVATION

1/8"=1'-0"

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%

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

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

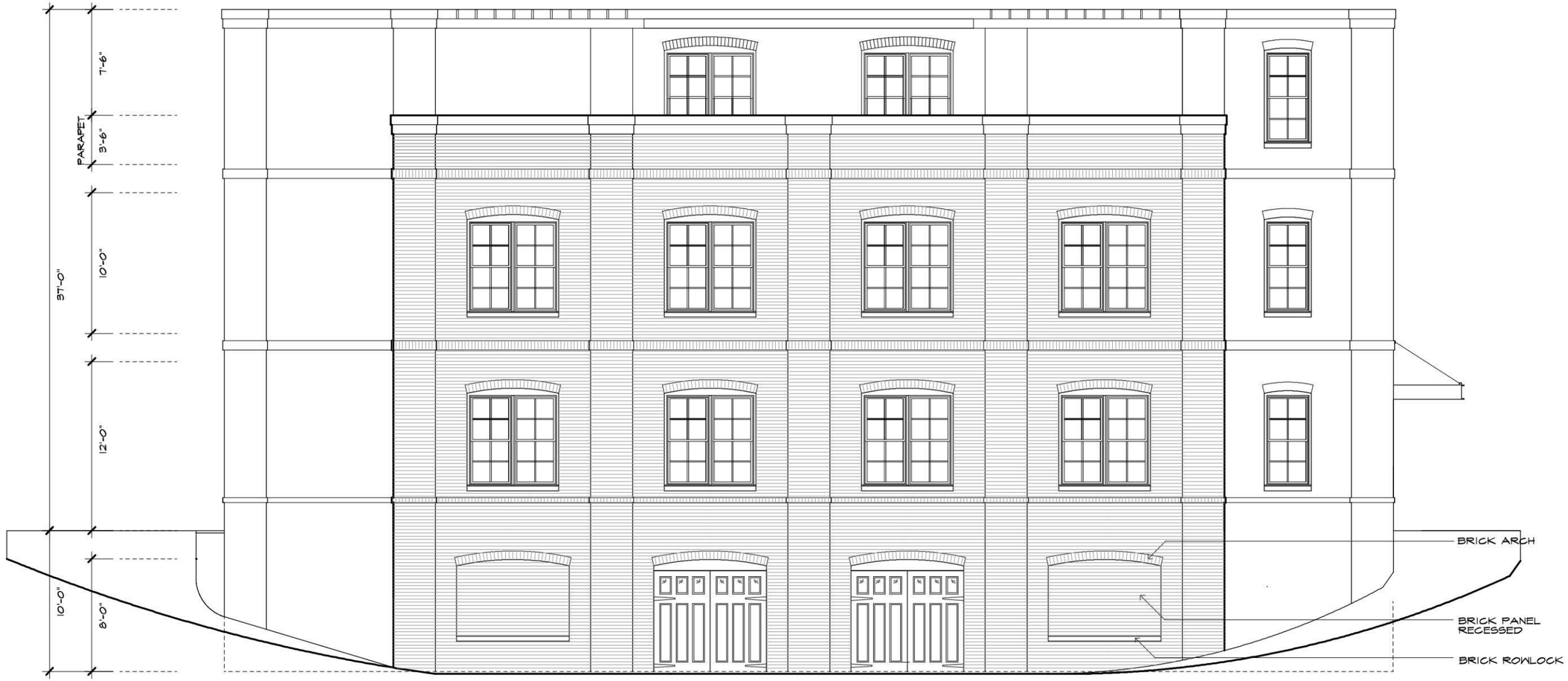
NO.	DATE	REVISION
.	.	.
.	.	.
.	.	.
.	.	.

2300 HUNTERS WAY
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1853

FILE NO. 1853-ARB07

ARB.07



1 ROUTE 250 ELEVATION

1/8"=1'-0"

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%

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

NO.	DATE	REVISION	NO.	DATE

DRAWING RELEASE

2300 HUNTERS WAY
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1853

FILE NO. 1853-ARB08

ARB.08



1 LEFT SIDE ELEVATION

1/8"=1'-0"

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%

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

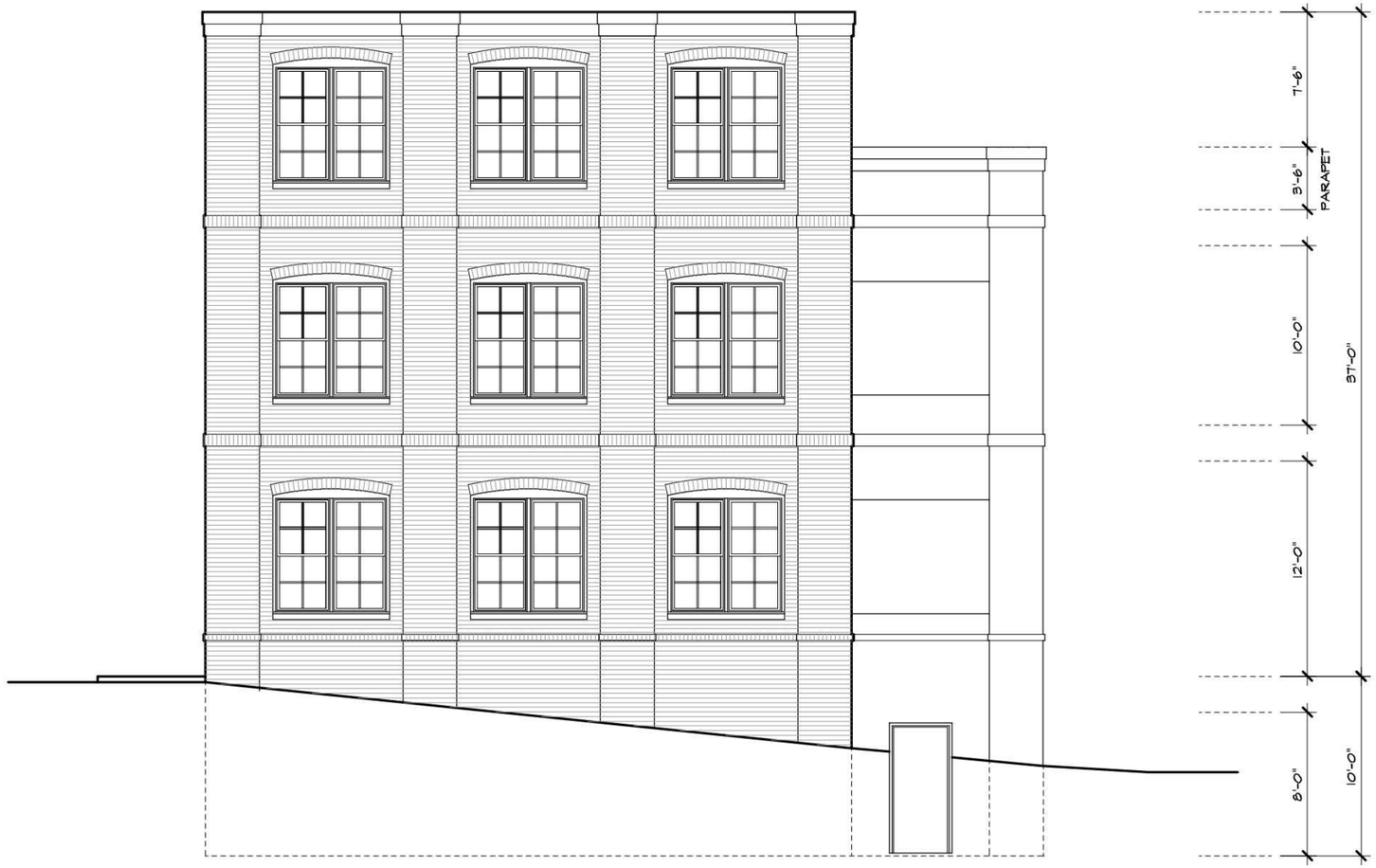
REVISION

2300 HUNTERS WAY
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1253

FILE NO. 1253-ARB09

ARB.09



1 RIGHT SIDE ELEVATION

1/8"=1'-0"

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%

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

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

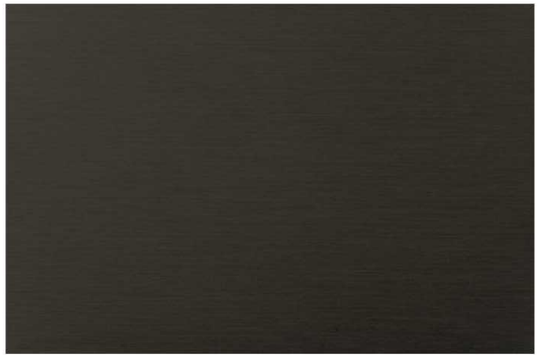
NO.	DATE	REVISION
.	.	.
.	.	.
.	.	.
.	.	.

2300 HUNTERS WAY
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1859

FILE NO. 1859-ARB10

ARB.10



DARK BRONZE STOREFRONT & WINDOWS



WESTERN RED CEDAR
OUTRIGGERS



LAWRENCEVILLE BRICK - CARTERS GROVE



DARK BRONZE GOOSENECK LIGHT



DARK BRONZE WALL SCONCE



DARK BRONZE STANDING SEAM
METAL ROOF

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

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

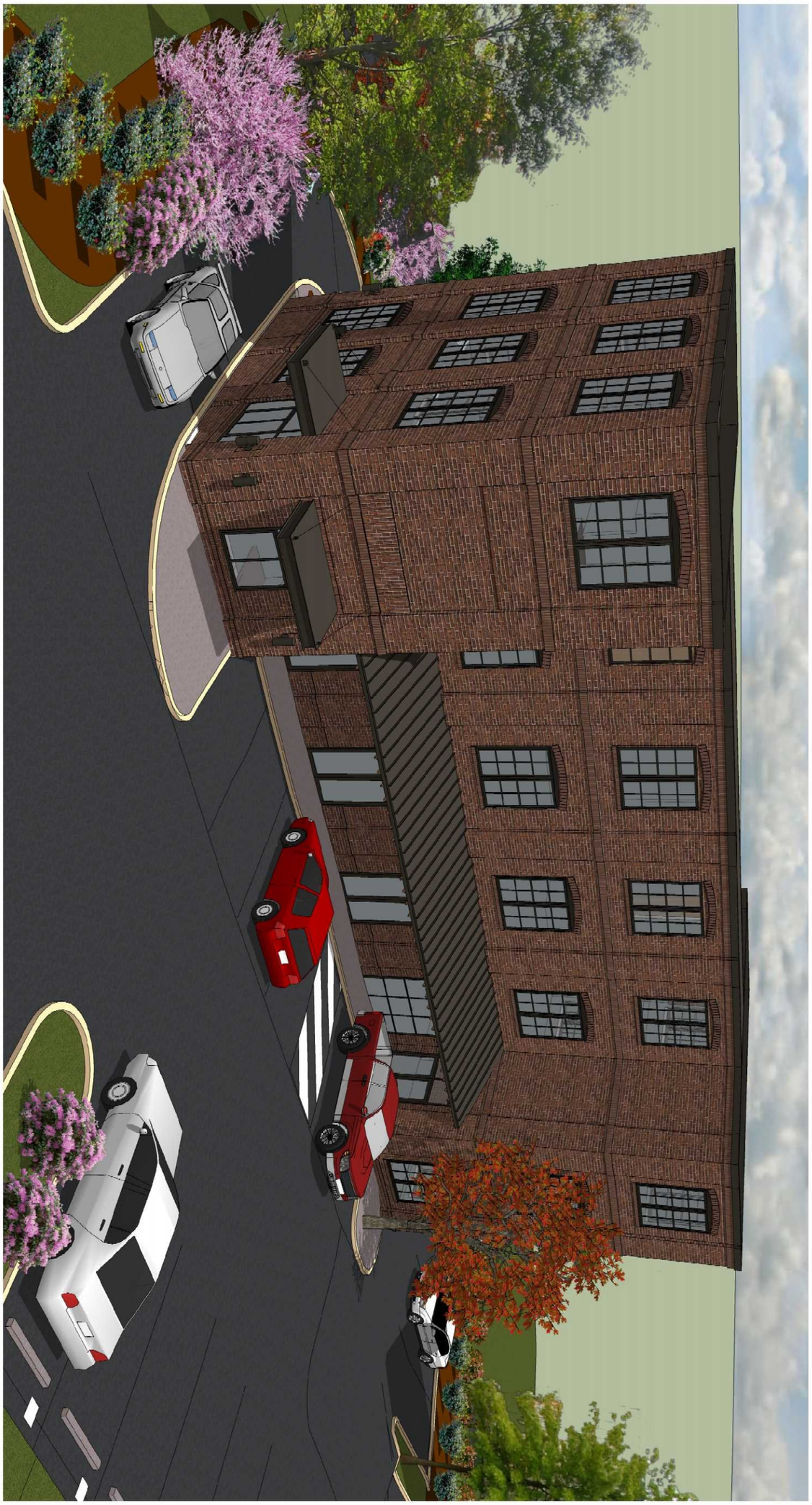
NO.	DATE	REVISION
.	.	.
.	.	.
.	.	.
.	.	.

2300 HUNTERS WAY
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1855 | FILE NO. 1855-ARB11

ARB.11

PROPOSED FRONT ELEVATION AND COFFEE SHOP DRIVE-THRU



ARB.12

2300 HUNTERS WAY
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1853 | FILE NO. 1853-ARB12

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

PROPOSED ROUTE 250 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
.	.	.
.	.	.
.	.	.
.	.	.

2300 HUNTERS WAY
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1253 | FILE NO. 1253-ARB13

ARB.13

PROPOSED OVERVIEW



ARB.14

2300 HUNTERS WAY
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1853 | FILE NO. 1853-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

PROPOSED FRONT ELEVATION FROM PARKING LOT

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
.	.	.
.	.	.
.	.	.
.	.	.

2300 HUNTERS WAY
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1853 | FILE NO. 1853-ARB15

ARB.15

SOUTHWEST AERIAL VIEW



ARB.19

RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1924 | FILE NO. 1924-ARB19

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

MAJOR SITE PLAN AMENDMENT TO SDP201600012

2300 HUNTER'S WAY

SDP201800040

TAX MAP 07800-00-00-049A0

SCOTTSVILLE DISTRICT, ALBEMARLE COUNTY, VIRGINIA

LEGEND

EXIST	NEW	DESCRIPTION
16^{B} TC	x 12^{B} TC	TOP OF CURB ELEVATION
16^{B}	x 12^{B}	SPOT ELEVATION
16^{B} TW	x 12^{B} TW	TOP OF WALL ELEVATION
16^{B} BW	x 12^{B} BW	BOTTOM OF WALL ELEVATION
		BENCHMARK
		STORM SEWER
RD	RD	ROOF DRAIN
S	S	SEWER LINE
6"W	6"W	WATER LINE
GAS	GAS	GAS LINE
OHE	OHE	OVERHEAD ELECTRIC WIRE
UGE	UGE	UNDERGROUND ELECTRIC
OHT	OHT	OVERHEAD TELEPHONE LINE
UGT	UGT	UNDERGROUND TELEPHONE LINE
		DRAIN INLET (DI)
		STORM/SANITARY MANHOLE
		PLUG
WV	WV	WATER VALVE & BOX
		FIRE HYDRANT
WM	WM	WATER METER
		LIGHT POLE
		UTILITY POLE
		PROPERTY LINE
		ADJACENT PROPERTY LINE
		VACATED PROPERTY LINE
		BUILDING SETBACK
		PARKING SETBACK
		SANITARY EASEMENT
		GRADING EASEMENT
		DRAINAGE EASEMENT
		UTILITY EASEMENT
		WATER EASEMENT
		ACCESS EASEMENT
		STORM DRAINAGE EASEMENT
		TREE LINE
		FENCE
		STREAM
312	12	INTERVAL CONTOUR
300	00	INDEX CONTOUR
CG-2	CG-2	STANDARD 6" CURB
CG-6	CG-6	COMBINATION 6" CURB & GUTTER
		CONCRETE PAVEMENT / SIDEWALK
		RIPRAP
		ASPHALT
		GRASS
		EC-2 MATTING
		EC-3 MATTING
		WETLAND
(10)	(10)	PARKING COUNT
		CROSSWALK
		HANDICAP ACCESSIBLE AISLE
		CG-12
		HANDICAP PARKING

NOTE:

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

VICINITY MAP SCALE: 1"=1,000'

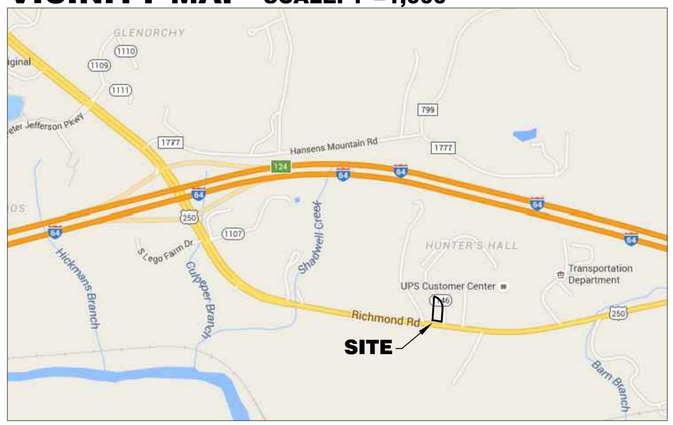


IMAGE PROVIDED BY GOOGLE MAPS

SHEET INDEX

C1 - COVER SHEET
C2 - EXISTING CONDITIONS
C3 - SITE PLAN
C4 - UTILITY & GRADING PLAN
C5 - NEW LANDSCAPING PLAN
C6 - TOTAL LANDSCAPING PLAN
C7 - LIGHTING PLAN
C8 - SWM & BMP DETAILS
C9 - SITE DETAILS

SPECIAL USE / EXCEPTION NOTES

SP 201900003 HUNTERS WAY COFFEE SHOP SPECIAL USE PERMIT CONDITIONS

1. Restaurant uses on the parcel will not exceed 700 gross square feet.
2. No indoor seating associated with the restaurant use is permitted.
3. No public restrooms associated with the restaurant use will be provided.

SDP 201800040 HUNTERS WAY COFFEE SHOP SPECIAL EXCEPTION CONDITIONS

1. The drive-through window shall be located within the general area shown on the exhibit entitled "2300 Hunter's Way: For Illustrative Purposes Only" prepared by Slump Engineering and dated December 20, 2019.
2. The area of land disturbance on critical slopes may not exceed 2,488 square feet as described in the request entitled "Major Site Plan Amendment (SDP201800040 An Amendment to SDP201600012) Critical Slopes Waiver Request" and as shown on the plan exhibit entitled "Critical Slope Waiver Exhibit," both of which were prepared by Shimp Engineering and are dated October 22, 2019.

SIGNATURE BLOCK

DATE

CURRENT DEVELOPMENT PLANNER

CURRENT DEVELOPMENT ENGINEER

VIRGINIA DEPARTMENT OF HEALTH

FIRE OFFICIAL

ARCHITECTURAL REVIEW BOARD

BUILDING OFFICIAL

VIRGINIA DEPARTMENT OF TRANSPORATION

OWNER / DEVELOPER

Owner/Developer: Heartrock Farm, LLC.
2521 Summit Ridge Trail
Charlottesville, VA 22911

ZONING

HC – Highway Commercial
EC – Entrance Corridor

LEGAL REFERENCE

TMP 07800-00-00-049A0 – DB 4611 PG 429
– DB 688 PG 636 (Plat)

BENCHMARK

Benchmark is an existing storm sewer manhole along Hunters Way at the site entrance.
Elev. = 389.01 See sheet C2.

SOURCE OF BOUNDARY & TOPO

Boundary & Topographic survey information provided by:
Roger W. Ray & Associates, LLC.
1717 Allied St.
Charlottesville, VA 22903
(434) 293-3195
Original Field Survey Completed June 29, 2015.
Updated with as-built Field Survey Data February 13, 2018.

A title report was not provided. All easements and encumbrances may not be shown on this plan.

SETBACKS

-Front Building: 30' (DB 688 PG 636)
-Front Minimum: 10' from Public Street ROW
-Front Maximum: none, since this is a corner lot abutting a principle arterial highway (Rte 250)
-Side/Rear: Buildings with minimum separation per building code, no maximum.

EXISTING USE

2 Existing Commercial Buildings-Total 4,304 sf.
With Associated Off Street Parking

Vehicle Repair Shop- 3,300 SF

PROPOSED BUILDING HEIGHT

Maximum Permitted: 65'
Retail Building Height : 35'
Coffee Shop Building Height: 35'

PROPOSED USE

Ex. Vehicle Repair Shop: 3,300 SF

New Drive-Thru Coffee Shop: 550 SF
No Public Restrooms in building.
Drive-thru has single lane, window faces Hunter's Way ROW.

New 2-Story Retail Building w. Basement: 3160 SF Footprint
Hardware Store: 3160 SF Retail Sales Area
Office Use: 3160 SF Gross Area

All Uses include required Off Street Parking

SIGNS

All signs shall conform with the MUTCD Guidelines.
Drive-thru Order Sign faces away from Public Streets.

FLOOD ZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0295D), this property does not lie within a Zone AE 100-year flood plain.

LIGHTING

Proposed outdoor lighting locations are shown on Sheet C6.

PARKING SCHEDULE

Automobile Service Station: 1 Space Per Employee
+ 2 Spaces Per Service Stall
1x4 Employees + 2x6 Bays = 16 Spaces Required
19 Spaces Provided

Retail Building (Includes Basement & 1st Floor for Hardware Store, & 2nd Floor Office Space):
Hardware: 1 Space per 400 SF of Retail Sales Area (RSA)
3160 SF RSA = 3160/400 = 8 Spaces Required
9 Spaces Provided
Office: 1 space per 200 SF of Net Office Floor Area (80% of Floor Area)
3160 SF x 0.8 = 2528/200 = 13 Spaces Required
14 Spaces Required

Drive-Thru Coffee Shop: 1 Space Per 200 SF of Sales Area
550 SF/200 = 3 Spaces Required
4 Spaces Provided

Total Number of Spaces Required: 40 Spaces
Total Number of Spaces Provided: 46 Spaces (This includes 2 handicap van accessible spaces and 12 spaces for vehicles awaiting repair)

WATER & SANITARY SERVICES

Water Service will be provided by existing well. Sanitary Service will be provided by a new private septic system on site which will connect to an existing drainfield.
See Sheet C4 for location and usage calculations.

ELECTRIC / TELEPHONE / CABLE TV

If feasible, all new service lines for electricity, telephone and cable TV are to be installed underground. Care is to be taken to assure their location does not conflict with any other aspects of the proposed site plan amendment.

MECHANICAL EQUIPMENT NOTE

Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.

CRITICAL SLOPES

There are 11,377 SF of field surveyed critical slopes are within this property. See Sheet C2.
2,488 SF of Critical Slopes disturbance is proposed with this plan.

WATERSHED

This site is located within the Middle Rivanna River Watershed.
This site is not located within a water supply protection area.

LAND USE SCHEDULE

EXISTING	Area	%
Buildings	6,250 SF	9.84%
Pavement	15,908 SF	25.0%
Sidewalk	3,252 SF	5.11%
Impervious area	25,410 SF	39.95%
Open space	38,202 SF	60.05%
Total=	63,612 SF (1.46 ac.)	

PROPOSED	Area	%
Buildings	7,010 SF	11.0%
Pavement	21,230 SF	33.4%
Sidewalk	3,780 SF	5.9%
Impervious area	32,020 SF	50.3%
Open space	31,592 SF	49.7%
Total=	63,612 SF (1.46 ac.)	

DEMOLITION NOTE

Building or structures built before January 1, 1985 must have an asbestos survey performed in order to apply for a demolition permit. Asbestos removal permits are required if positive for such. Contact VDOLI for additional requirements and permits for demolition projects.

TRIP GENERATION

				AM		PM	
Use Description	ITE	Qty	Daily	In	Out	In	Out
Auto Repair	942	6 bays	80	9	5	5	9
Hardware Store	816	3,160 SF	29	8	4	2	3
Office	712	3,160 SF	51	6	4	5	7
Drive-Thru Coffee	935	550 SF	239	18	16	18	17
Total			399	41	29	30	36

GENERAL CONSTRUCTION NOTES

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 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.

5. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.

6. PAVED, RIP-RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.

7. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.

8. UNLESS OTHERWISE NOTED ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE – CLASS III.

9. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONTRUCTION INDUSTRY (29 CFR PART 1926).

10. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.

11. USE SELECT MATERIAL UNDER BUILDINGS AND STRUCTURES; USE FILL AND BACKFILL MATERIAL UNDER PARKING AREAS, ROADS, SIDEWALKS, AND OTHER CONCRETE AND PAVED SURFACES; USE COMMON FILL MATERIAL FOR GENERAL SITE GRADING. PLACE MATERIAL IN 6" LIFTS.

12. USE SELECT MATERIAL UNDER BUILDINGS AND STRUCTURES; USE FILL AND BACKFILL MATERIAL UNDER PARKING AREAS, ROADS, SIDEWALKS, AND OTHER CONCRETE AND PAVED SURFACES; USE COMMON FILL MATERIAL FOR GENERAL SITE GRADING. PLACE MATERIAL IN 6" LIFTS.

13. COMPACT LAYERS OF FILL TO 95 PERCENT BY MODIFIED PROCTOR METHOD PER ASTM D 1557 BENEATH AND WITHIN 15 FEET OF BUILDINGS AND BY STANDARD PROCTOR METHOD PER ASTM D 698 BENEATH AND WITHIN DETENTION POND EMBANKMENTS, PAVEMENTS, WALKS, AND ROAD SHOULDERS, INCLUDING AREAS THAT MAY BE USED FOR FUTURE CONSTRUCTION. IN OTHER UNPAVED AREAS, COMPACT 90 PERCENT BY STANDARD PROCTOR METHOD PER ASTM D 698. IF THE DENSITY OF THE ADJACENT SOIL IS MORE THAN THE DENSITY SPECIFIED, THEN COMPACT TO A DENSITY NOT LESS THAN THE DENSITY OF THE ADJACENT SOIL.

14. AREAS ON WHICH FILL IS TO BE PLACED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL. SOIL MATERIALS SHALL BE FREE OF DEBRIS, ROOTS, WOOD, SCRAP MATERIAL, VEGETATION, REFUSE, SOFT UNSOUND PARTICLES, AND FROZEN DELETERIOUS OR OBJECTIONAL MATERIALS. THE MAXIMUM PARTICLE DIAMETER SHALL BE ONE-HALF THE LIFT THICKNESS. COMMON FILL MATERIAL SHALL BE UNCLASSIFIED SOIL MATERIAL WITH THE CHARACTERISTICS REQUIRED TO COMPACT TO THE SOIL DENSITY SPECIFIED FOR THE INTENDED LOCATION. BACKFILL AND FILL MATERIAL: ASTM D 2487. CLASSIFICATION GW, GP, GM, GC, SW, SP, SM, SC WITH A MAXIMUM ASTM D 4318 LIQUID LIMIT OF 35, MAXIMUM ASTM D 4318 PLASTICITY INDEX OF 12, AND MAXIMUM OF 25 PERCENT BY WEIGHT PASSING ASTM D 1140, NO. 200 SIEVE. SELECT MATERIAL: ASTM D 2487, CLASSIFICATION GW, GP, SW, SP WITH A MAXIMUM OF 10 PERCENT BY WEIGHT PASSING ASTM D 1140, NO. 200 SIEVE.

15. ALL FINISHED GRADING, SEEDING AND SODDING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE THE PONDING OF THE WATER ON THE SITE, PARTICULARLY ADJACENT TO THE BUILDINGS OR STORM INLETS.

16. CUT AND PATCH WORK IN EXISITING PUBLIC STREETS MUST BE PERFORMED IN ACCORDANCE WITH VDOT AND ALBEMARLE COUNTY STANDARDS AND SPECIFICATIONS.

17. ALL EXISTING CURB AND GUTTER ALONG THE FRONTAGE OF THIS SITE IN POOR CONDITION OR DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED TO THE STANDARDS AND SPECIFICATIONS OF ALBEMARLE COUNTY.

18. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.

19. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.

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

SHIMP ENGINEERING, P.C.
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
201 E MAIN ST, SUITE M
CHARLOTTESVILLE, VA 22902
PHONE: (434) 227-5140
JUSTIN@SHIMP-ENGINEERING.COM

COMMONWEALTH OF VIRGINIA
JUSTIN M. SHIMP
Lic. No. 45183
7/10/20
PROFESSIONAL ENGINEER

COVER SHEET

Rev #	Date	Description
1	04/15/2019	SUP Submittal
2	06/06/2019	Site Plan Coordination Set
4	08/05/2019	ARB Submittal
5	10/21/2019	County Comments
6	07/10/2020	County Comments

MAJOR SITE PLAN AMENDMENT FOR:
2300 HUNTERS WAY
ALBEMARLE COUNTY, VIRGINIA

Date 05/21/2018
Scale
Sheet No. C1 OF 9
File No. 16.003

T.M. 78-49B
LOT 2B
IRISH CAVILIERS PROPERTIES, LLC
USE-BRIGHT EYES COMMUNITY CHILD CARE CENTER
CURRENT ZONING-HIGHWAY COMMERCIAL, ENTRANCE CORRIDOR
D.B. 4482-425
D.B. 1235-5 PLAT

T.M. 78-49A
LOT 1
HEARTROCK FARM LLC
D.B. 4611-429
D.B. 688-636 PLAT

U.S. ROUTE 250
RICHMOND ROAD

N06°42'06"E 401.05'

S06°57'49"W 102.72'

Δ =89°59'50"
R =40.00'
L =62.83'
T =40.00'
C =56.57'
CB=S51°57'44"W

Δ=54°07'16"
R =220.00'
L =207.81'
T =112.39'
C =200.17'
CB=S20°05'47"E

AUTO REPAIR SHOP
FFE=390.0

2,000 SF DRAINFIELD AREA (Primary and Reserve)

TREATMENT AREA

Concrete Dumpster Pad W. 6' Brick Enclosure

Septic Tank

Septic Pump Tank

Concrete Apron

Ret. Wall

DEMO CURB & 18 LF OF PAVEMENT

ITEMS IN BOLD TO BE REMOVED (TYP.)

LIMITS OF PAVEMENT DEMO

60" HDPE Detention Pipe
3 Runs of 93 LF
Inv. = 378.26

DEMO CURB & 18 LF OF PAVEMENT

ITEMS IN BOLD TO BE REMOVED (TYP.)

CRITICAL SLOPES (SHADED AREA) PRODUCED BY CONSTRUCTION OF HUNTERS WAY. THESE CRITICAL SLOPES SHOWN ARE FIELD SURVEYED AT >25% SLOPE.

CRITICAL SLOPES (SHADED AREA) PRODUCED BY CONSTRUCTION OF HUNTERS WAY. THESE CRITICAL SLOPES SHOWN ARE FIELD SURVEYED AT >25% SLOPE.

HUNTER'S WAY (60' R/W)
STATE ROUTE 1146
DESIGN SPEED=30 MPH

Ex Private Well

BRICK SIGN

LANDSCPING

IRON SET

IRON FOUND

TREELINE

30' BUILDING LINE (D.B. 688-636)

30' MINIMUM SETBACK LINE

10' MINIMUM SETBACK LINE

EX. ROAD CL

EX. ENTRANCE

EX. 15" CONC PIPE

36" CMP

18" CMP

24" CMP

CONC DITCH

CONC STOCK

STOP SIGN

SIGN

UTILITY BOX

UPS DROP BOX

MH TOP=389.01 INV. OUT=385.59

INV OUT=375.50

INVERT OUT=359.91

INV OUT=355.06

INV OUT=366.17

INV IN=355.86

INV OUT=371.07

370.96

INV OUT=370.38

INV OUT=40'x12'

INV IN=411.23

TEL PED

15" DBL. MAPLE

30" WALNUT

BRICK SIGN

MAILBOX # 2374

GRASS

PAVED

OHU

W

S

LEGEND

LS	= PERENNIALS
HLY	= HOLLY
BW	= BOXWOOD
DW	= DOGWOOD

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

SHIMP ENGINEERING, P.C.
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
201 E MAIN ST, SUITE M
CHARLOTTESVILLE, VA 22902
PHONE: (434) 227-5140
JUSTIN@SHIMP-ENGINEERING.COM

COMMONWEALTH OF VIRGINIA
JUSTIN M. SHIMP
Lic. No. 45183
7/10/20
PROFESSIONAL ENGINEER

EXISTING CONDITIONS

Rev #	Date	Description
1	04/15/2019	SUP Submittal
2	06/06/2019	Site Plan Coordination Set
3	08/05/2019	ARB Submittal
4	10/21/2019	County Comments
5	07/10/2020	County Comments
6		

MAJOR SITE PLAN AMENDMENT FOR:

2300 HUNTERS WAY

ALBEMARLE COUNTY, VIRGINIA

Date
05/21/2018

Scale
1"=20'

Sheet No.
C2 OF 9

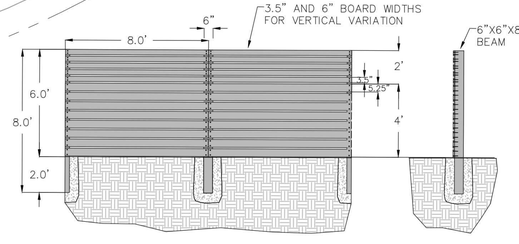
File No.
16.003

T.M. 78-49B
LOT 2B
IRISH CAVILIERS PROPERTIES, LLC
USE-BRIGHT EYES COMMUNITY CHILD CARE CENTER
CURRENT ZONING-HIGHWAY COMMERCIAL, ENTRANCE CORRIDOR
D.B. 4482-425
D.B. 1235-5 PLAT

U.S. ROUTE 250
RICHMOND ROAD

MAILBOX # 2374
30" WALNUT
GRASS
BRICK SIGN
LIMITS OF DISTURBANCE
TREELINE
PAVED
CONC DITCH
TEL PED
EX. GRASSING
NEW CG-2
40.0'
18.0'
(4) 10'x18' SPACES
12.0'
20.5'
DUMPSTER ENCLOSURE 21.4'
CONC. PAD
CG-2
Ret. Wall
EX. PAVEMENT
R8.0'
"EMPLOYEE PARKING ONLY"
NEW PAVEMENT
ORDER KIOSK
20.0'
ADVERTISEMENT SIGN
WOODEN SCREENING FENCE
MULCH
R4.5'
NEW CG-2
CG-2
R30.0'
R18.0'
MULCH
12.0'
40.0'
MULCH
R15.0'
R3.0'
WOODEN SCREENING FENCE
"HC VAN" SIGN
RETAIL BLDG
3160 SF FOOTPRINT
2 STORIES+BASEMENT
USES: HARDWARE STORE (BASEMENT+FLOOR 1)
SMALL OFFICE (FLOOR 2)
FFE=386.62
BFE=376.62
(5) 9'x18' SPACES
(1) 8'x18' HC VAN SPACE
(8) 9'x18' SPACES
(12) 9'x18' "VEHICLES AWAITING REPAIR" SPACES
LIMITS OF DISTURBANCE
Concrete Apron
AUTO REPAIR SHOP
FFE=390.0
6 BAYS IN AUTO SHOP
CG-12 TYPE B
BUMPER BLOCKS
67.0'
NEW 6' CONC. SW
NEW CG-2
18.0'
9.0'
24.0'
18.0'
"STOP"
18.0'
18.0'
24.0'
(4) 9'x18' AUTO SHOP EMPLOYEE SPACES
(2) 9'x18' SPACES
(1) 8'x18' HC VAN SPACE
AUTO SHOP OFFICE
FHA
NEW GR-2 W/ RED-RUSTED/ OXIDIZED FINISH
NEW CG-2
NEW PAVEMENT
160' DRIVE-THRU QUEUE LANE
MULCH
COVERED PATIO AREA W. OUTDOOR SEATING
NEW CG-2
MULCH
R3.0'
R4.5'
CG-2 WOODEN SCREENING FENCE
GUIDANCE SIGN
LIMITS OF DISTURBANCE
40.0'
R18.0'
DRIVE-THRU COFFEE SHOP
550 SF ATTACHED
FFE=386.62
BFE=386.62
MULCH
R15.0'
"DO NOT ENTER"
30.0'
SHADWELL HEIGHTS ROAD
R30.0'
NEW SWM FACILITY EASEMENT
12.0'
EX. PAVEMENT
NEW CG-2
DRIVE-THRU ORDER WINDOW OVERHANG 13' CLEARANCE
(9) 9'x18' SPACES
(4) "COFFEE SHOP PARKING SPACE" SIGNS
NEW CG-2
CG-2
MH TOP= 389.01 INV OUT= 385.59
SIGN
HUNTER'S WAY (60' R/W) STATE ROUTE 1146 DESIGN SPEED=30 MPH
TREELINE
10' MINIMUM SETBACK LINE
EXIST WOODS
CONC DITCH
NEW MONUMENT SIGN
RIP-RAP
STOP SIGN
EXIST GRASS
309± TO ROUTE 250
CONC DITCH
PAVED
EX. ROAD CL
YMP
EX. ENTRANCE
DI-3B
UTILITY BOX
UTILITY BOX
SIGN
371.07
370.38
370.96
INV OUT= 366.17

LEGEND	
HATCH TYPE	DESCRIPTION
	12 SPACES RESERVED FOR VEHICLES AWAITING REPAIR
	EX. ASPHALT PAVEMENT TO REMAIN
	NEW ASPHALT PAVEMENT
	DISTURBED CRITICAL SLOPES



1 C3 SCREENING FENCE DETAIL
Not To Scale

Fire Marshal's Note: Knox Box Required for all buildings, please contact the Albemarle County Fire Marshal office for location.

Sign Note: Guidance Sign, Drive-thru Order Signs, and Monument Signs are not approved by this site plan and require separate approval.

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

SHIMP ENGINEERING, P.C.
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
201 E MAIN ST, SUITE M
CHARLOTTESVILLE, VA 22902
PHONE: (434) 227-5140
JUSTIN@SHIMP-ENGINEERING.COM

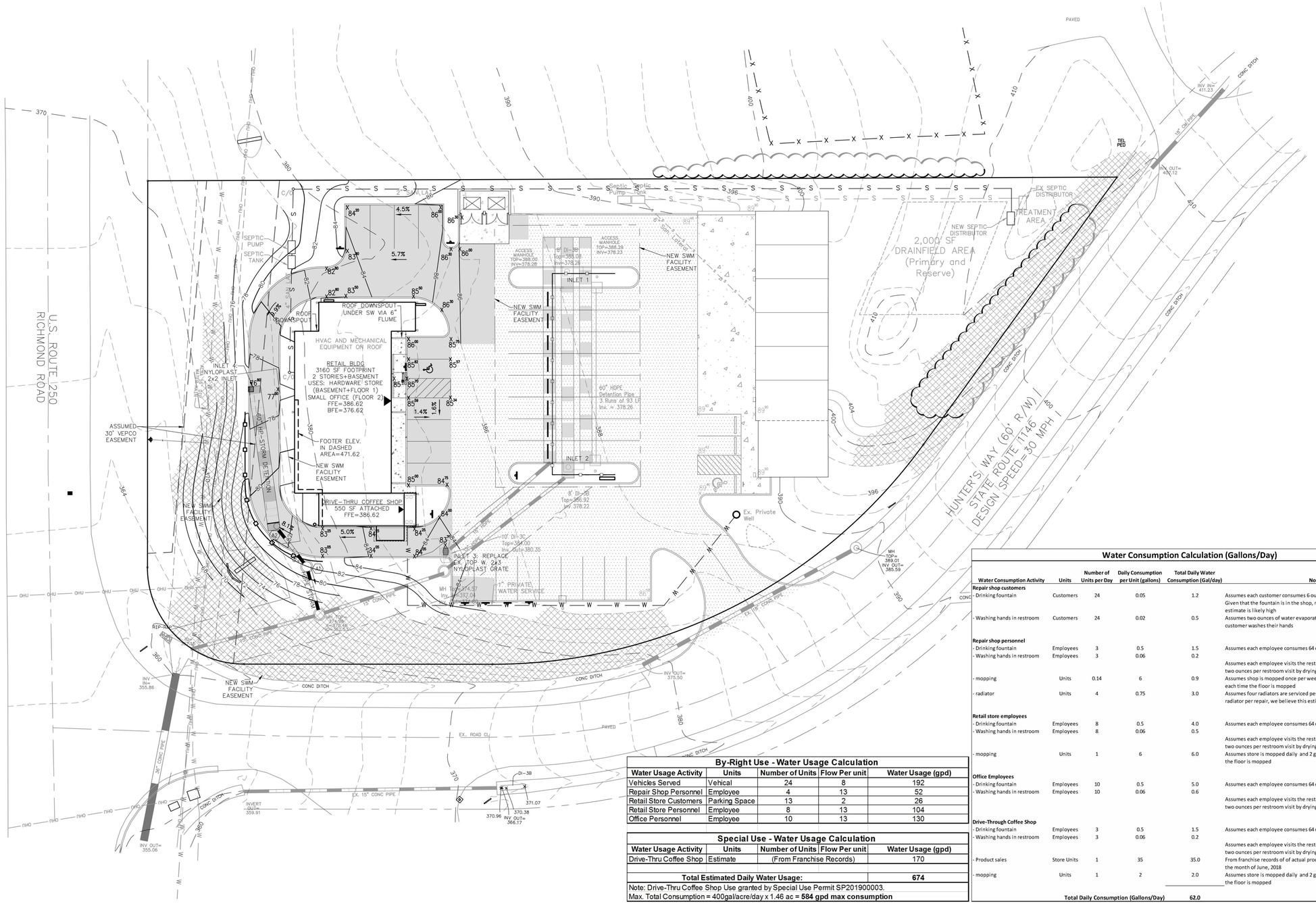
COMMONWEALTH OF VIRGINIA
JUSTIN M. SHIMP
Lic. No. 45183
7/10/20
PROFESSIONAL ENGINEER

SITE PLAN

Rev #	Date	Description
2	04/15/2019	SUP Submittal
3	08/06/2019	Site Plan Submittal
4	10/21/2019	Set
5	01/21/2020	County Comments
6	07/10/2020	County Comments

MAJOR SITE PLAN AMENDMENT FOR:
2300 HUNTERS WAY
ALBEMARLE COUNTY, VIRGINIA

Date 05/21/2018
Scale 1"=20'
Sheet No. C3 OF 9
File No. 16.003



By-Right Use - Water Usage Calculation

Water Usage Activity	Units	Number of Units	Flow Per unit	Water Usage (gpd)
Vehicles Served	Vehical	24	8	192
Repair Shop Personnel	Employee	4	13	52
Retail Store Customers	Parking Space	13	2	26
Retail Store Personnel	Employee	8	13	104
Office Personnel	Employee	10	13	130

Special Use - Water Usage Calculation

Water Usage Activity	Units	Number of Units	Flow Per unit	Water Usage (gpd)
Drive-Thru Coffee Shop	Estimate	(From Franchise Records)		170
Total Estimated Daily Water Usage:				**674**

Note: Drive-Thru Coffee Shop Use granted by Special Use Permit SP201900003.
Max. Total Consumption = 400gal/acre/day x 1.46 ac = **584 gpd max consumption**

1 C4 WATER USE TABLE
Not To Scale

WATER CONSUMPTION ESTIMATE OF 62 GPD IS LESS THAN THE ALLOWABLE AMOUNT OF 584 GPD

Water Consumption Calculation (Gallons/Day)

Water Consumption Activity	Units	Number of Units per Day	Daily Consumption per Unit (gallons)	Total Daily Water Consumption (Gal/day)	Notes
Repair shop customers					
- Drinking fountain	Customers	24	0.05	1.2	Assumes each customer consumes 6 ounces of water from the fountain. Given that the fountain is in the shop, not the public area, we believe this estimate is likely high
- Washing hands in restroom	Customers	24	0.02	0.5	Assumes two ounces of water evaporate or get left on the towel when a customer washes their hands
Repair shop personnel					
- Drinking fountain	Employees	3	0.5	1.5	Assumes each employee consumes 64 ounces of water per day
- Washing hands in restroom	Employees	3	0.06	0.2	Assumes each employee visits the restroom three times/day and consumes two ounces per restroom visit by drying hands and through evaporation
- mopping	Units	0.14	6	0.9	Assumes shop is mopped once per week and 6 gallons of water evaporates each time the floor is mopped
- radiator	Units	4	0.75	3.0	Assumes four radiators are serviced per day; approximately .75 gal is added to radiator per repair, we believe this estimate is likely high
Retail store employees					
- Drinking fountain	Employees	8	0.5	4.0	Assumes each employee consumes 64 ounces of water per day
- Washing hands in restroom	Employees	8	0.06	0.5	Assumes each employee visits the restroom three times/day and consumes two ounces per restroom visit by drying hands and through evaporation
- mopping	Units	1	6	6.0	Assumes store is mopped daily and 2 gallons of water evaporates each time the floor is mopped
Office Employees					
- Drinking fountain	Employees	10	0.5	5.0	Assumes each employee consumes 64 ounces of water per day
- Washing hands in restroom	Employees	10	0.06	0.6	Assumes each employee visits the restroom three times/day and consumes two ounces per restroom visit by drying hands and through evaporation
Drive-Through Coffee Shop					
- Drinking fountain	Employees	3	0.5	1.5	Assumes each employee consumes 64 ounces of water per day
- Washing hands in restroom	Employees	3	0.06	0.2	Assumes each employee visits the restroom three times/day and consumes two ounces per restroom visit by drying hands and through evaporation
- Product sales	Store Units	1	35	35.0	From franchise records of of actual product sales and water consumption for the month of June, 2018
- mopping	Units	1	2	2.0	Assumes store is mopped daily and 2 gallons of water evaporates each time the floor is mopped
		Total Daily Consumption (Gallons/Day)		**62.0**	

2 C4 WATER CONSUMPTION TABLE
Not To Scale

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

SHIMP ENGINEERING, P.C.
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
201 E MAIN ST, SUITE M
CHARLOTTESVILLE, VA 22902
PHONE: (434) 227-5140
JUSTIN@SHIMP-ENGINEERING.COM

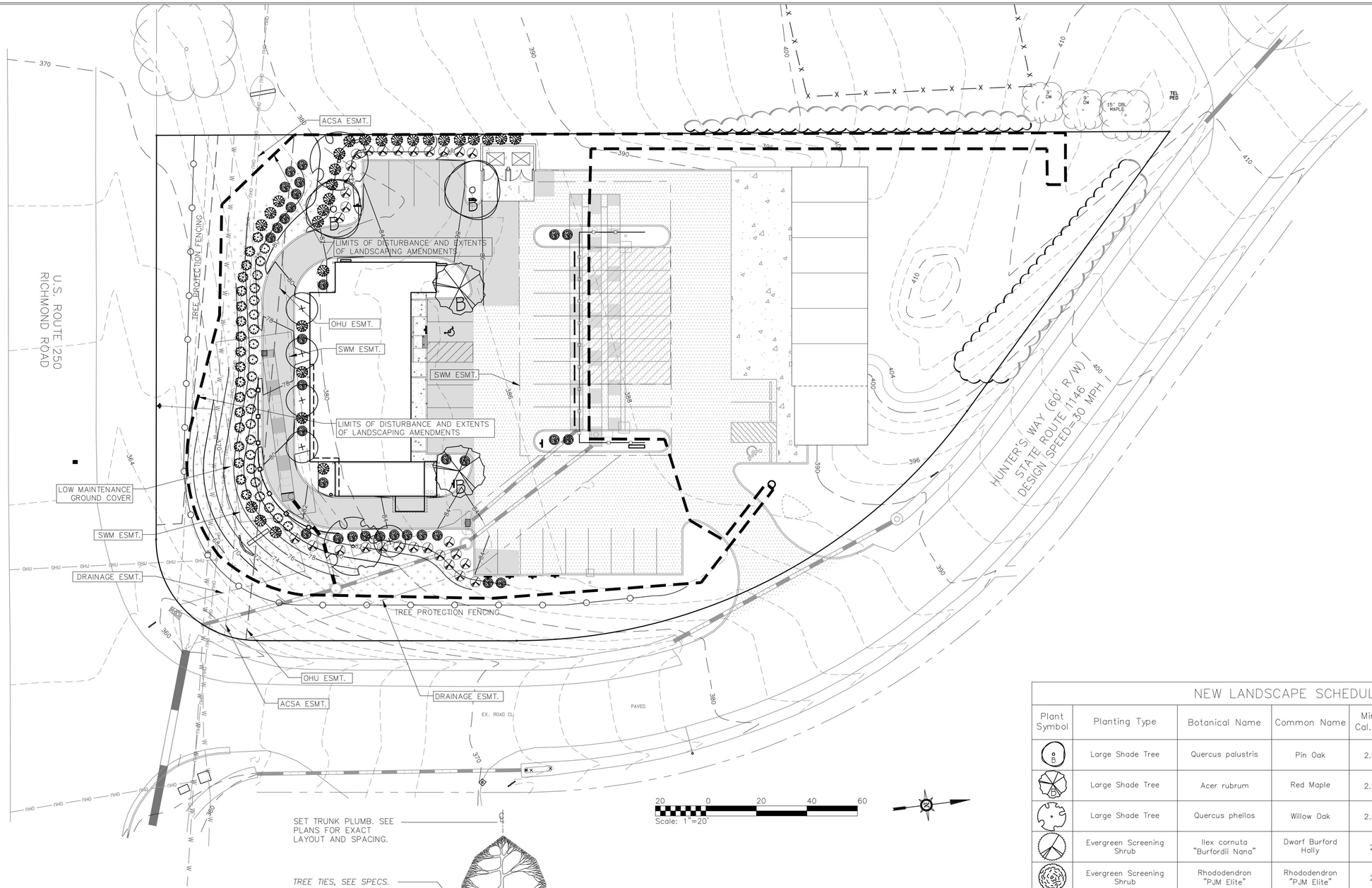
COMMONWEALTH OF VIRGINIA
JUSTIN M. SHIMP
Lic. No. 45183
7/10/20
PROFESSIONAL ENGINEER

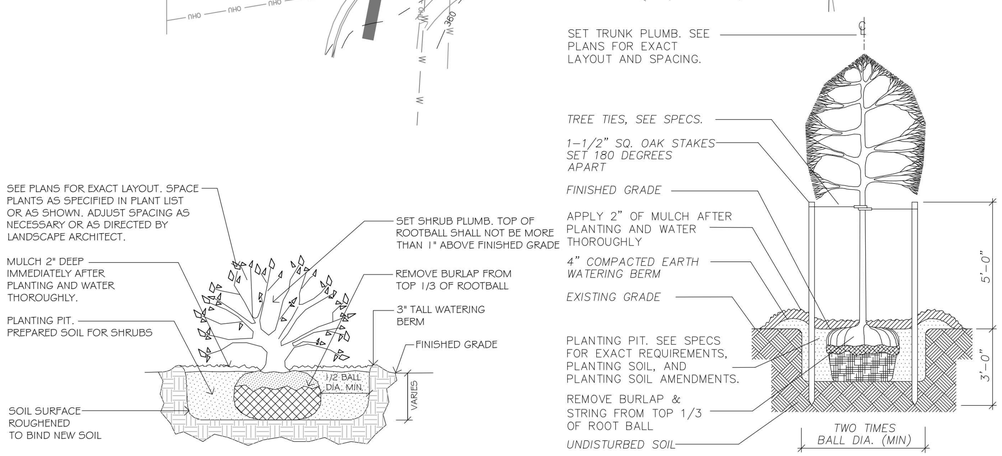
GRADING & UTILITY PLAN

Rev #	Date	Description
2	04/15/2019	SUP Submittal
3	06/06/2019	Site Plan Coordination Set
4	08/05/2019	County Comments
5	10/21/2019	County Comments
6	07/10/2020	County Comments

MAJOR SITE PLAN AMENDMENT FOR:
2300 HUNTERS WAY
ALBEMARLE COUNTY, VIRGINIA

Date 05/21/2018
Scale 1"=20'
Sheet No. C4 OF 9
File No. 16.003





1 C5 SHRUB PLANTING DETAIL
Not To Scale

2 C5 TREE PLANTING DETAIL
Not To Scale

NEW LANDSCAPE SCHEDULE

Plant Symbol	Planting Type	Botanical Name	Common Name	Minimum Cal./Height	Quantity	Canopy	Total Canopy SF
	Large Shade Tree	Quercus palustris	Pin Oak	2.5" Cal.	2	419	838
	Large Shade Tree	Acer rubrum	Red Maple	2.5" Cal.	2	452	904
	Large Shade Tree	Quercus phellos	Willow Oak	2.5" Cal.	2	419	838
	Evergreen Screening Shrub	Ilex cornuta "Burfordii Nana"	Dwarf Burford Holly	2' Ht.	29	14	406
	Evergreen Screening Shrub	Rhododendron "PJM Elite"	Rhododendron "PJM Elite"	2' Ht.	26	13	338
	Evergreen Screening Shrub	Abelia grandiflora "Compacta"	Compact Glossy Abelia	2' Ht.	24	14	336
	Broadleaved Evergreen Shrub	Pieris floribunda	Mountain Pieris	2' Ht.	18	n/a	0
	Broadleaved Evergreen Shrub	Kalmia latifolia	Mountain Laurel	2' Ht.	21	n/a	0
	Low Maintenance Ground Cover		Southeast Native Grass Seed Mix		150 lb/ acre		
						TOTAL NEW CANOPY	3660

NOTE: CANOPY FROM 10 YR GROWTH. SHRUBS LESS THAN 5' TALL AT 10-YR GROWTH ARE EXCLUDED. "A" IS FEMALE CULTIVAR, "B" IS MALE CULTIVAR.

LOW MAINTENANCE GROUND COVER SEED MIX:
SOUTHEAST NATIVE GRASS SEED MIX (AMERICAN MEADOWS INC.)
Mix the following 5 seed types at 30 lb/ac each:
Virginia Wildrye (Elymus virginicus), Little Bluestem Grass (Schizachyrium scoparium), Purpletop (Tridens flavus), Broomsedge (Andropogon virginicus), and Indian Grass (Sorghastrum nutans).

SHIMP ENGINEERING, P.C.
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
201 E MAIN ST, SUITE M
CHARLOTTESVILLE, VA 22902
PHONE: (434) 227-5140
JUSTIN@SHIMP-ENGINEERING.COM

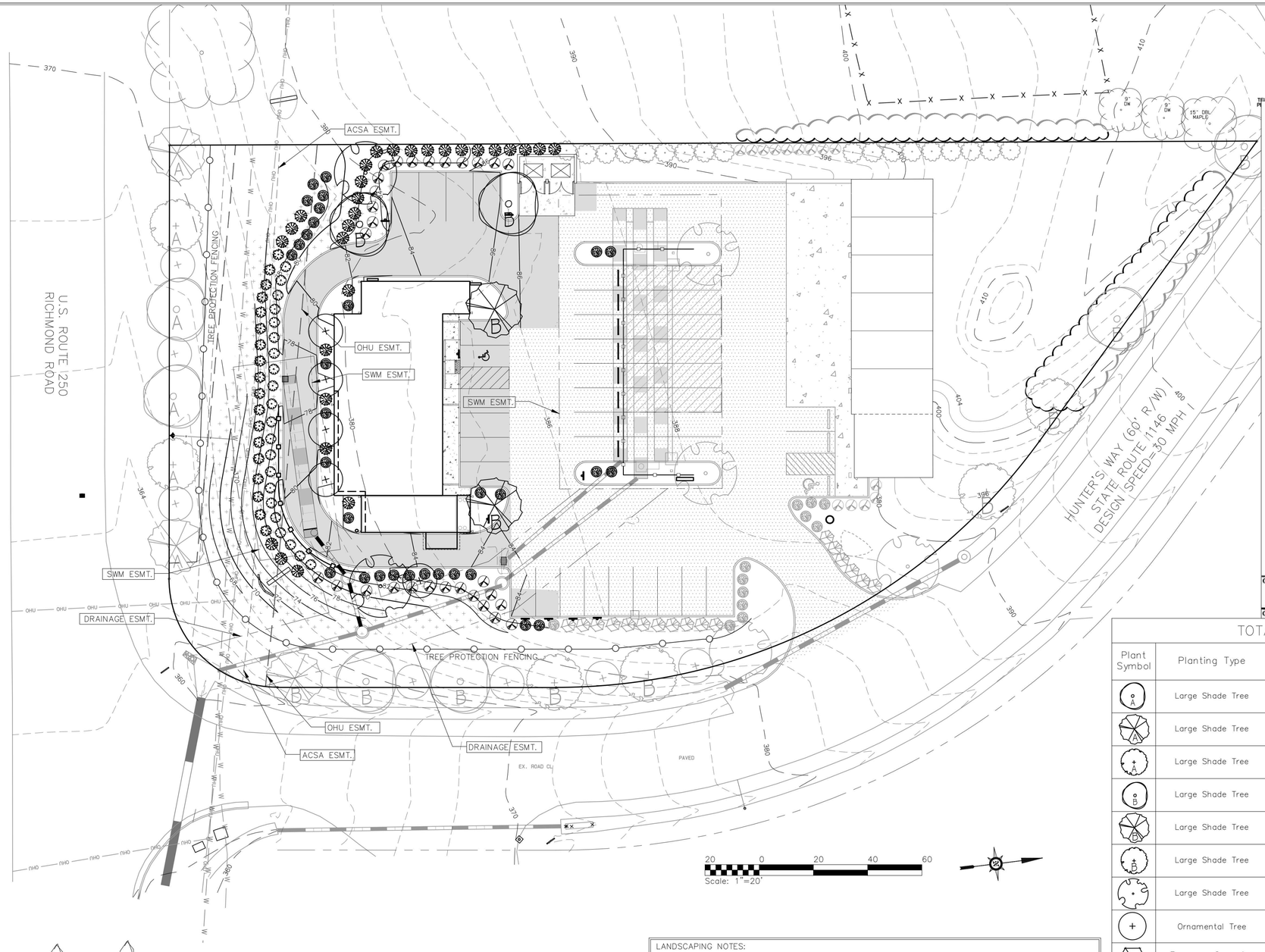
COMMONWEALTH OF VIRGINIA
JUSTIN M. SHIMP
Lic. No. 45183
7/10/20
PROFESSIONAL ENGINEER

NEW LANDSCAPING PLAN

Rev #	Date	Description
1	04/15/2019	Site Submittal
2	06/06/2019	Site Plan Coordination Set
4	08/05/2019	ARB Submittal
5	10/21/2019	County Comments
6	07/10/2020	County Comments

MAJOR SITE PLAN AMENDMENT FOR:
2300 HUNTERS WAY
ALBEMARLE COUNTY, VIRGINIA

Date 05/21/2018
Scale 1"=20'
Sheet No. C5 OF 9
File No. 16.003



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:**
   - ☑ When the ground level must be raised within the dripline of a tree to be saved, a tree well shall be provided and a construction deta submitted for approval.
10. **Tree Walls:**
    - ☑ When the ground level must be lowered within the dripline a tree to be saved, a tree wall shall be provided; and a construction deta 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.

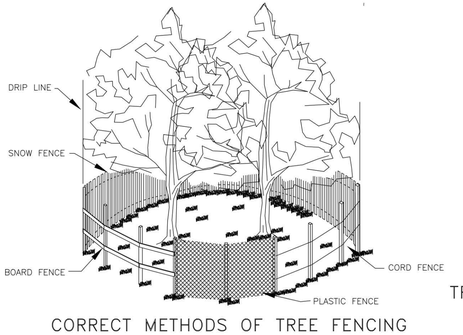
Kevin Schuyler — 07/05/2019
OWNER SIGNATURE **(DATE)**

CONTRACT PURCHASER SIGNATURE **(DATE)**

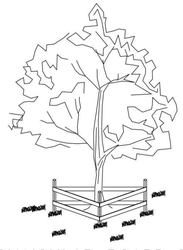
TOTAL POST-DEV LANDSCAPE SCHEDULE

Plant Symbol	Planting Type	Botanical Name	Common Name	Minimum Cal./Height	Quantity	Canopy	Total Canopy SF
A	Large Shade Tree	Quercus palustris	Pin Oak	2.5" Cal.	2	471	942
A	Large Shade Tree	Acer rubrum	Red Maple	2.5" Cal.	2	510	1020
A	Large Shade Tree	Nyssa sylvatica	Blackgum	2.5" Cal.	2	181	362
B	Large Shade Tree	Quercus palustris	Pin Oak	2.5" Cal.	5	419	2095
B	Large Shade Tree	Acer rubrum	Red Maple	2.5" Cal.	3	452	1356
B	Large Shade Tree	Nyssa sylvatica	Blackgum	2.5" Cal.	4	151	604
B	Large Shade Tree	Quercus phellos	Willow Oak	2.5" Cal.	7	419	2933
+	Ornamental Tree	Cercis canadensis	Eastern Redbud	6–7' Ht.	8	124	992
	Evergreen Screening Shrub	Ilex glabra	Nigra Inkberry Holly	2' Ht.	17	23	391
	Evergreen Screening Shrub	Viburnum pragense	Prague Viburnum	2' Ht.	18	44	792
	Evergreen Screening Shrub	Ilex cornuta "Burfordii Nana"	Dwarf Burford Holly	2' Ht.	43	14	602
	Evergreen Screening Shrub	Rhododendron "PJM Elite"	Rhododendron "PJM Elite"	2' Ht.	38	13	494
	Evergreen Screening Shrub	Abelia grandiflora "Compacta"	Compact Glossy Abelia	2' Ht.	24	14	336
	Broadleaved Evergreen Shrub	Pieris floribunda	Mountain Pieris	2' Ht.	18	n/a	0
	Broadleaved Evergreen Shrub	Kalmia latifolia	Mountain Laurel	2' Ht.	21	n/a	0
	Low Maintenance Ground Cover		Southeast Native Grass Seed Mix		150 lb/ acre		
						TOTAL CANOPY	12919

NOTE: CANOPY FROM 10 YR GROWTH. SHRUBS LESS THAN 5' TALL AT 10-YR GROWTH ARE EXCLUDED.
"A" IS FEMALE CULTIVAR, "B" IS MALE CULTIVAR.



CORRECT METHODS OF TREE FENCING



TRIANGULAR BOARD FENCE



CORRECT TRUNK ARMORING

1 / C6 TREE PROTECTION FENCING
Not To Scale

LANDSCAPING NOTES:

TREE COVER REQUIREMENT (SEC 32.7.9.8):
10% FOR A DEVELOPMENT ZONED FOR BUSINESS, COMMERCIAL, OR INDUSTRIAL USE.
63,612 X .10 = 6,361 SF REQUIRED
PROVIDED: 12,919 SF OF NEW CANOPY AREA PROVIDED. (SEE TABLE BELOW)

STREETSCAPE REQUIREMENT (SEC 32.7.9.5):
1 LARGE SHADE TREE PER 35' OF ROAD FRONTAGE WITHIN THE ENTRANCE CORRIDOR:
191 LF/35 = 6 TREES REQUIRED
1 LARGE SHADE TREE PER 40' OF ROAD FRONTAGE OUTSIDE THE ENTRANCE CORRIDOR:
479 LF/40 = 12 TREES REQUIRED
SINGLE ROW OF 2' HIGH SHRUB PLANTED 5' O.C. BETWEEN PARKING & ROAD.
PROVIDED: 18 NEW 2.5" CAL. TREES PROVIDED
80 NEW SHRUBS PROVIDED

PARKING LOT LANDSCAPING – (SEC 32.7.9.6):
1 LARGE SHADE TREE PER 10 PARKING SPACES. 45 SPACES/10 = 5 TREES REQUIRED
5% OF TOTAL PAVED PARKING AREA TO BE LANDSCAPED WITH TREES OR SHRUBS.
21,230 SF X .05 = 1062 SF REQUIRED
PROVIDED: 5 TREES PROVIDED
1705 SF INTERNAL LANDSCAPED AREAS PROVIDED

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.

SHIMP ENGINEERING, P.C.
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
201 E MAIN ST, SUITE M
CHARLOTTESVILLE, VA 22902
PHONE: (434) 227-5140
JUSTIN@SHIMP-ENGINEERING.COM

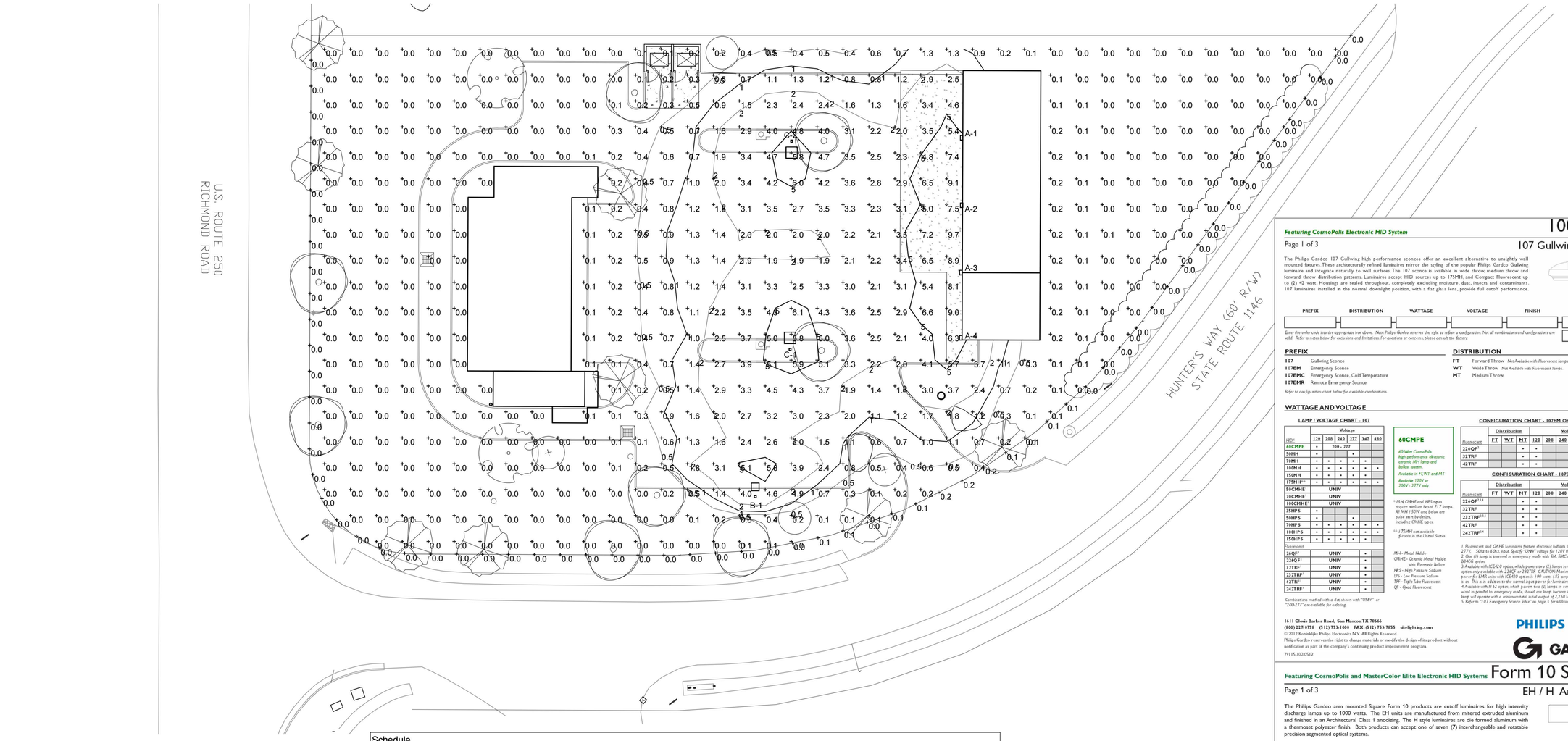
COMMONWEALTH OF VIRGINIA
JUSTIN M. SHIMP
Lic. No. 45183
7/10/20
PROFESSIONAL ENGINEER

TOTAL LANDSCAPING PLAN

Rev. #	Date	Description
1	04/16/2019	Site Submittal
2	06/06/2019	Site Plan Coordination Set
3	08/05/2019	ARB Submittal
4	10/21/2019	County Comments
5	07/10/2020	County Comments
6		

MAJOR SITE PLAN AMENDMENT FOR:
2300 HUNTERS WAY
ALBEMARLE COUNTY, VIRGINIA

Date 05/21/2018
Scale 1"=20'
Sheet No. C6 0F 9
File No. 16.003



Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
▭	A	4	PHILIPS GARDCO	107-WT-150PSMH	100 LINE SCONCE	CLEAR HORIZONTAL 150PSMH RATED FOR 12500 LUMENS	1	107-WT-150P.ies	12500	1	150
□ ▫	B	1	PHILIPS GARDCO	EH19-BLC-250PSMH	FORM 10 SQUARE	CLEAR HORIZONTAL 250PSMH RATED FOR 22000 LUMENS	1	EH19-BLC-250P.IES	22000	1	250
□ ▫	C	2	PHILIPS GARDCO	EH19-4X-250PSMH	FORM 10 SQUARE	CLEAR HORIZONTAL 250PSMH RATED FOR 22000 LUMENS	1	EH19-4X-250P.IES	22000	1	250

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Right of Way Line	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
Site Area	+	1.0 fc	9.7 fc	0.0 fc	N/A	N/A

Note: 1. Wall and pole mounted fixtures shown shall be mounted at a height of 20' above finished grade.
2. Light fixtures shall have a dark bronze aluminum finish.
3. Each outdoor luminare equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminare and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminares onto public roads and property in residential or rural areas zoning districts shall not exceed one–half footcandle.
4. No new lighting emitting more than 3,000 lumens is proposed at this time.

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

Featuring CosmoPolis Electronic HID System

100 Line

Page 1 of 3

107 Gullwing Sconce



The Philips Gardco 107 Gullwing high performance sconces offer an excellent alternative to unsightly wall mounted fixtures. These architecturally refined luminaires mirror the styling of the popular Philips Gardco Gullwing luminaire and integrate naturally to wall surfaces. The 107 sconce is available in wide throw, medium throw and forward throw distribution patterns. Luminaires accept HID sources up to 175MH, and Compact Fluorescent up to (2) 42 watt. Housings are sealed throughout, completely excluding moisture, dust, insects and contaminants. 107 luminaires installed in the normal downlight position, with a flat glass lens, provide full cutoff performance.

PREFIX	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS

Enter the order code into the appropriate box above. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

107	Gullwing Sconce
107EM	Emergency Sconce
107EMC	Emergency Sconce, Cold Temparature
107EMR	Remote Emergency Sconce

Refer to configuration chart below for available combinations.

DISTRIBUTION

FT	Forward Throw *Not Available with Fluorescent lamps.*
WT	Wide Throw *Not Available with Fluorescent lamps.*
MT	Medium Throw

WATTAGE AND VOLTAGE

LAMP / VOLTAGE CHART - 107

HID[1]	Voltage					
	120	208	240	277	347	480
60CMPE	•	200 - 277				
50MH	•			•		
70MH	•	•	•	•	•	
100MH	•	•	•	•	•	•
150MH	•	•	•	•	•	•
175MH[1,11]	•	•	•	•	•	•
50CMHE[1]	UNIV					
70CMHE[1]	UNIV					
100CMHE[1]	UNIV					
35HPS	•					
50HPS	•			•		
70HPS	•	•	•	•	•	•
100HPS	•	•	•	•	•	•
150HPS	•	•	•	•	•	•
Fluorescent						
24QF[1]	UNIV				•	
226QF[1]	UNIV				•	
32TRF[1]	UNIV				•	
232TRF[1]	UNIV				•	
42TRF[1]	UNIV				•	
242TRF[1]	UNIV				•	

Combinations marked with a dot, shown with "UNIV" or "200-277" are available for ordering.

60CMPE

60 Watt CosmoPolis high performance electronic ceramic MH lamp and ballast system.

Available in FLWT and MT

Available 120V or 200V - 277V only.

CONFIGURATION CHART - 107EM OR 107EMC[2]

Fluorescent	Distribution			Voltage					
	FT	WT	MT	120	208	240	277	347	480
226QF[3,4]			•	•			•		
32TRF			•	•			•		
42TRF			•	•			•		

CONFIGURATION CHART - 107EMR[2]

Fluorescent	Distribution			Voltage					
	FT	WT	MT	120	208	240	277	347	480
226QF[3,4]			•	•			•		
32TRF			•	•			•		
232TRF[3,4]			•	•			•		
42TRF			•	•			•		
242TRF[3,4]			•	•			•		

** MH, CMHE and HPS types require medium based E17 lamps. All MH (150W and below are pulse start by design, including CMHE types.*

*** 175MH not available for sale in the United States.*

MH - Metal Halide
CMHE - Ceramic Metal Halide with Electronic Ballast
HPS - High Pressure Sodium
LPS - Low Pressure Sodium
TRF - Triple Tube Fluorescent
QF - Quad Fluorescent

1. Fluorescent and CMHE luminaires feature electronic ballasts that accept 120V through 277V, 50hz to 60hz input. Specify "UNV" ratings for 120V through 277V.
2. One (1) lamp is powered in emergency mode with EM, EMC and EMR types with the BiNOC option.
3. Available with ICE420 option, which powers two (2) lamps in emergency mode. ICE420 option only available with 226QF or 232TRF. CAUTION: Maximum battery pack input power for EMR units with ICE420 option is 100 watts (83 amps) when heating element is on. This is in addition to the normal input power for luminaire lamps and ballast.
4. Available with (1) 62 option, which powers two (2) lamps in emergency mode. Lamps are wired in parallel in emergency mode, should one lamp become inoperable, the remaining lamp will operate with a minimum total initial output of 2,250 lumens.
5. Refer to "107 Emergency Sconce Table" on page 3 for additional information.

1611 Clovis Barker Road, San Marcos, TX 78666
(800) 223-6758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

© 2012 Koninklijke Philips Electronics N.V. All Rights Reserved.
Philips Gardco reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement programs.

79115.102052

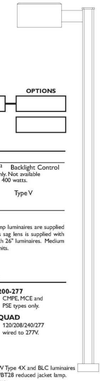
PHILIPS
GARDCO

Featuring CosmoPolis and MasterColor Elite Electronic HID Systems

Form 10 Square

Page 1 of 3

EH / H Arm Mount



The Philips Gardco arm mounted Square Form 10 products are cutoff luminaires for high intensity discharge lamps up to 1000 watts. The EH units are manufactured from mitered extruded aluminum and finished in an Architectural Class 1 anodizing. The H style luminaires are die formed aluminum with a thermoset polyester finish. Both products can accept one of seven (7) interchangeable and rotatable precision segmented optical systems.

Flat glass lens luminaires provide full cutoff performance. Sag Lens luminaires provide cutoff performance.

PREFIX	MOUNTING	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

EH14	14" Square Extruded Luminaire
EH19	19" Square Extruded Luminaire
H14	14" Square Fabricated Luminaire
H19	19" Square Fabricated Luminaire
H26	26" Square Fabricated Luminaire

MOUNTING

1	Single Pole Mount
2	Twin Pole Mount at 180°
2@90	Twin Pole Mount at 90°
3	3-way Pole Mount at 90°
3@120°	3-way Pole Mount at 120°
4	4-way Pole Mount

DISTRIBUTION

Horizontal Lamp

1	Type 1	**BLC[1]**	Backlight Control 19" only Not available above 400 watts.
3	Type 1II		
4X[1,2]	Type IV		
FM	Type 1V	**Q**	Type V

Vertical Lamp

VS	Type V

1. Type 4X available in 19" luminaires only. Type 4X luminaires, 400W and below, are supplied with flat glass lens standard.
2. MH/PSMH 400W Type 4X and BLC luminaires require the E28/BT28 reduced jacket lamp.

WATTAGE

	EH / H 14"	EH / H 19"		H 26"
Pulse Start MH Magnetic Ballast	100MH[7]	250PSMH Ⓔ	400PSMH[7] Ⓔ	750PSMH
	150MH[7]	250PSMH[7] Ⓔ	450PSMH[7] Ⓔ	775PSMH[7]
	175PSMH Ⓔ	320PSMH[7] Ⓔ		875PSMH
	200MH Ⓔ	350PSMH[7] Ⓔ		1000PSMH[7]
CosmoPolis™ Electronic System (See Notes 5, 6, 9)	60CMPE			
	90CMPE			
	140CMPE			
MasterColor® Elite Electronic System (See Notes 5, 6, 9, 10)		210MCE-3K Ⓔ	315MCE-3K Ⓔ	
		210MCE-4K Ⓔ	315MCE-4K Ⓔ	
Pulse Start MH Electronic Ballast		250PSE[11] Ⓔ	320PSE[11] Ⓔ	
Standard (probe start) MH Magnetic Ballast*	175MH[7]	250MH[7]	400MH[7]	1000MH
	250MH[7]			
High Pressure Sodium Magnetic Ballast	70HPS	200HPS		750HPS
	100HPS	250HPS		1000HPS
	150HPS	400HPS		

* 175W, 250W and 400W probe start MH luminaires are not available for sale in the United States.

Ⓔ Wattages marked with Circle "E" meet federal energy efficiency standards applicable to 150 watt through 500 watt metal halide luminaires only.

VOLTAGE

120	**200-277** CPIPE, PICE and PSE types only.
208	
240	**QUAD** 120/208/240/277 wired to 277V.
277	
347	
480	

2. MH/PSMH 400W Type 4X and BLC luminaires require the E28/BT28 reduced jacket lamp.
3. Medium base lamp.
4. Available with vertical lamp optics only.
5. UL Listed at 40°C ambient.
6. Available 120V, 200-277V, 347V or 480V only.
7. Requires E28/BT28 lamp.
8. Available with horizontal lamp optics only.
9. CosmoPolis and MasterColor Elite systems are supplied with lamp.
10. "-3K" suffix specifies a 3000°K lamp and "-4K" suffix specifies a 4000°K lamp.
11. 250 watt Pulse Start Metal Halide with a 90% efficient magnetic ballast. Complies with California Title 20 effective 1/1/2010. Available in 120, 208, 240 or 277V only.

PHILIPS
GARDCO

SHIMP ENGINEERING, P.C.
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
201 E MAIN ST, SUITE M
CHARLOTTESVILLE, VA 22902
PHONE: (434) 227-5140
JUSTIN@SHIMP-ENGINEERING.COM

COMMONWEALTH OF VIRGINIA
JUSTIN M. SHIMP
Lic. No. 45183
7/10/20
PROFESSIONAL ENGINEER

LIGHTING PLAN

Rev.	Date	Description
1	04/15/2019	Site Plan Submittal
2	06/06/2019	Site Plan Coordination Set
3	08/05/2019	ARB Submittal
4	10/21/2019	County Comments
5	07/10/2020	County Comments
6		

MAJOR SITE PLAN AMENDMENT FOR:

2300 HUNTERS WAY

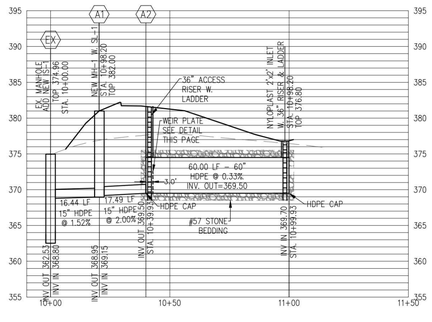
ALBEMARLE COUNTY, VIRGINIA

Date
05/21/2018

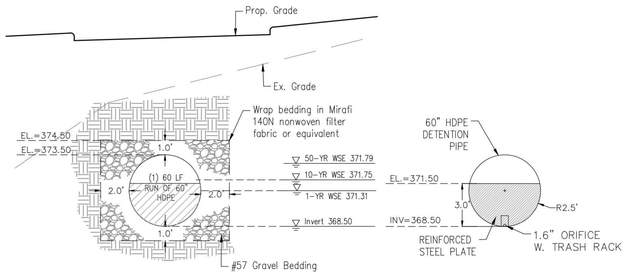
Scale
1"=20'

Sheet No.
C7 OF 9

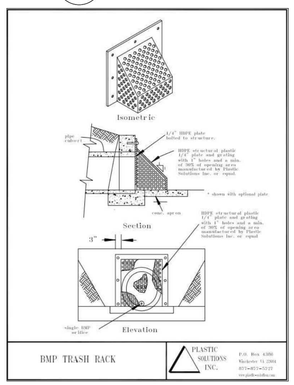
File No.
16.003



1 C8 NEW STORM SEWER PROFILE
SCALE: HORIZ 1"=30' VERT 1"=10'

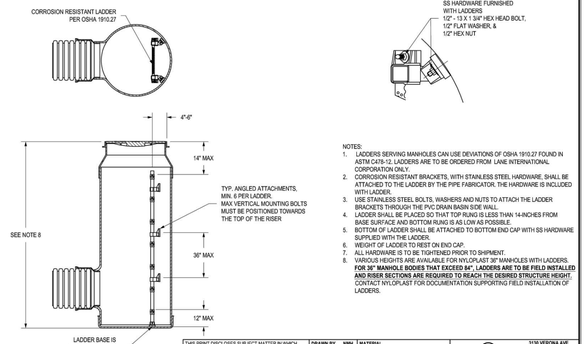


2 C8 NEW DETENTION DETAILS
SCALE: 1"=5'



3 C8 ORIFICE TRASH RACK DETAIL
Not To Scale

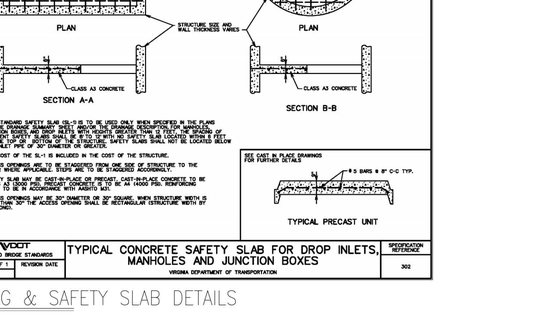
NYLOPLAST 36" STRUCTURE WITH LADDER DETAIL



NOTES:
1. LADDERS SERVING MANHOLES CAN USE DEVIATIONS OF OSHA 1910.27 FOUND IN ASTM C478-12. LADDERS ARE TO BE ORDERED FROM LANE INTERNATIONAL CORPORATION ONLY.
2. CORROSION RESISTANT BRACKETS, WITH STAINLESS STEEL HARDWARE, SHALL BE ATTACHED TO THE LADDER BY THE PIPE FABRICATOR. THE HARDWARE IS INCLUDED WITH LADDER.
3. USE STAINLESS STEEL BOLTS, WASHERS AND NUTS TO ATTACH THE LADDER BRACKETS THROUGH THE PVC DRAIN BASIN SIDE WALL.
4. LADDER SHALL BE PLACED SO THAT TOP RUNG IS LESS THAN 14-INCHES FROM BASE SURFACE AND BOTTOM RUNG IS AS LOW AS POSSIBLE.
5. BOTTOM OF LADDER SHALL BE ATTACHED TO BOTTOM END CAP WITH SS HARDWARE SUPPLIED WITH THE LADDER.
6. WEIGHT OF LADDER TO REST ON END CAP.
7. ALL HARDWARE IS TO BE TIGHTENED PRIOR TO SHIPMENT.
8. VARIOUS HEIGHTS ARE AVAILABLE FOR NYLOPLAST 36" MANHOLES WITH LADDERS. **FOR 36" MANHOLE BODIES THAT EXCEED 84", LADDERS ARE TO BE FIELD INSTALLED AND RISER SECTIONS ARE REQUIRED TO REACH THE DESIRED STRUCTURE HEIGHT.** CONTACT NYLOPLAST FOR DOCUMENTATION SUPPORTING FIELD INSTALLATION OF LADDERS.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. 800/821-6710	DRAWN BY: NMH DATE: 3-16-18 APPD BY: NMH DATE: 3-16-18 DWG SIZE: A	MATERIAL: PROJECT NO./NAME: SCALE: 1:30 SHEET: 1 OF 1	Nyloplast 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplastusa.com TITLE: NYLOPLAST 36" STRUCTURE WITH LADDER DETAIL DWG NO. 7001-110-528 REV A

5 C8 BMP RISER & LADDER DETAIL
Not To Scale

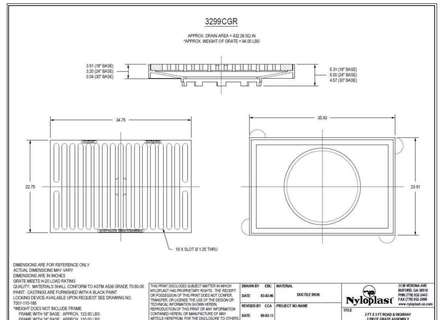


NOTES:
STEPS WILL BE REQUIRED IN ALL STRUCTURES WITH A DEPTH OF 4'-0" OR GREATER UNLESS OTHERWISE NOTED ON THE PLANS.
ALL STEPS SHALL PROTRUDE 4½" FROM INSIDE FACE OF STRUCTURE WALL.
MAXIMUM STEP SPACING TO BE 16" O-C.
STEPS SHALL WITHSTAND A MINIMUM FORCE OF 300 POUNDS WHEN EXTENDED 4½" FROM THE FACE OF THE SUPPORT.
STEPS ARE TO BE VERTICALLY ALIGNED AND UNIFORMALY SPACED FOR THE ENTIRE DEPTH OF ANY STRUCTURE.
IN PRECAST UNIT STEPS MAY BE CAST IN PLACE MORTARED INTO HOLES PROVIDED BY THE FABRICATOR OR DRIVEN.
STEPS DIFFERING IN DIMENSIONS CONFIGURATION, OR MATERIALS FROM THOSE SHOWN MAY ALSO BE USED PROVIDED THEY MEET THE REQUIREMENTS OF AASHTO M 306 AND THE CONTRACTOR HAS FURNISHED THE ENGINEER WITH DETAILS AND CERTIFIED TEST REPORTS OF THE PROPOSED SUBSTITUTE AND HAS RECEIVED WRITTEN APPROVAL FROM THE ENGINEER FOR THE USE OF SUCH STEPS.
ALL STEPS INSTALLED SHALL BE PROVIDED WITH SLIP-RESISTANT SURFACES SUCH AS BUT NOT LIMITED TO, CORRUGATED KNURLED, OR DIMPLED SURFACES.
ALUMINUM STEPS SHALL BE FABRICATED IN ACCORDANCE WITH ASTM B221, ALLOY 6061-T6, THAT PORTION OF THE STEP ENCASED IN MASONRY SHALL BE UNIFORMLY COATED WITH A BITUMINOUS, SOLVENT TYPE, ASBESTOS FILLED ALUMINUM PIGMENTED) COATING CONFORMING TO FEDERAL SPECIFICATION TT-C-00450BA.

6 C8 MIN. LADDER STEP DIMENSION
Not To Scale

4 C8 VDOT INLET SHAPING & SAFETY SLAB DETAILS
Not To Scale

3299CGR



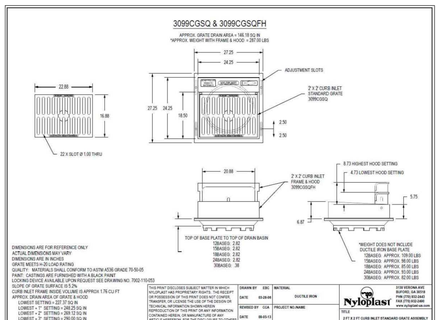
DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-20 LOAD RATING
QUALITY - MATERIALS SHALL CONFORM TO ASTM A536 (GRADE 70-50-05
PAINT - CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCATION OF GRATE SURFACE IS FLUSH WITH ADJACENT SEE DRAWING NO. 7002-110-053
CURB INLET FRAME, INSIDE VOLUME IS APPROX 1.76 CU FT
APPROX. DRAIN AREA OF GRATE & HOOD
LOWEST SETTING = 227.37 SQ IN
LOWEST + 1" SETTING = 283.72 SQ IN
LOWEST + 2" SETTING = 289.72 SQ IN
LOWEST + 3" SETTING = 293.97 SQ IN
HIGHEST SETTING = 310.87 SQ IN

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. 800/821-6710	DRAWN BY: ESC DATE: 03-02-16 REVISED BY: CCA DATE: 09-03-15 DWG SIZE: A	MATERIAL: DUCTILE IRON PROJECT NO./NAME: SCALE: 1:16 SHEET: 1 OF 1	Nyloplast 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplastusa.com TITLE: 2'FT X 2'FT CURB INLET W/STANDARD GRATE ASSEMBLY DWG NO. 7002-110-040 REV B

NOTE: FINAL DESIGN BY MANUFACTURER.

7 C8 INLET 3 DETAILS
Not To Scale

3099CGSQ & 3099CGSQFH



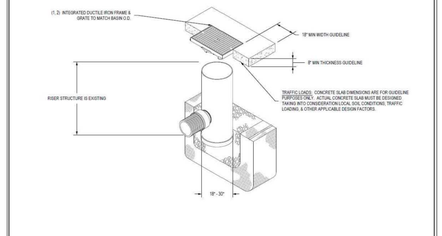
DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-20 LOAD RATING
QUALITY - MATERIALS SHALL CONFORM TO ASTM A536 (GRADE 70-50-05
PAINT - CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCATION OF GRATE SURFACE IS FLUSH WITH ADJACENT SEE DRAWING NO. 7002-110-053

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. 800/821-6710	DRAWN BY: ESC DATE: 01-22-09 REVISED BY: CCA DATE: 09-03-15 DWG SIZE: A	MATERIAL: DUCTILE IRON PROJECT NO./NAME: SCALE: 1:16 SHEET: 1 OF 1	Nyloplast 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplastusa.com TITLE: 2'FT X 2'FT CURB INLET W/STANDARD GRATE ASSEMBLY DWG NO. 7002-110-042 REV B

NOTE: FINAL DESIGN BY MANUFACTURER.

8 C8 INLET 4 DETAILS
Not To Scale

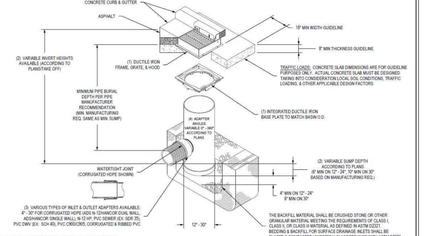
NYLOPLAST 2 FT X 3FT ROAD & HIGHWAY STRUCTURE: 32 __ AGR __ X



1 - 18" - 30" FRAMES & GRATES SHALL BE DUCTILE IRON PER ASTM A536
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM 3033 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL)
N-12 HT, & PVC SEWER 30" - 36"
4 - ADAPTERS CAN BE REQUIRED ON MAY ANGLE 7° TO 360° TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-572
5 - ALL CURB INLET GRATE OPTIONS (STANDARD & DIAGONAL) SHALL MEET H-20 LOAD RATING

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. 800/821-6710	DRAWN BY: ESC DATE: 03-02-16 REVISED BY: CCA DATE: 09-03-15 DWG SIZE: A	MATERIAL: DUCTILE IRON PROJECT NO./NAME: SCALE: 1:40 SHEET: 1 OF 1	Nyloplast 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplastusa.com TITLE: DRAIN BASIN W/18"x 24"x 8" LOAD INLET QUICK SPEC INSTALLATION DETAIL DWG NO. 7002-110-052 REV B

NYLOPLAST 2 FT X 2FT CURB INLET STRUCTURE: 30 __ AGS __ X



1 - 12" - 30" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM 3033 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL) N-12 HT, & PVC SEWER 30" - 36"
4 - ADAPTERS CAN BE REQUIRED ON MAY ANGLE 7° TO 360° TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-572
5 - ALL CURB INLET GRATE OPTIONS (STANDARD & DIAGONAL) SHALL MEET H-20 LOAD RATING

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. 800/821-6710	DRAWN BY: ESC DATE: 01-22-09 REVISED BY: CCA DATE: 09-03-15 DWG SIZE: A	MATERIAL: PROJECT NO./NAME: SCALE: 1:40 SHEET: 1 OF 1	Nyloplast 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplastusa.com TITLE: DRAIN BASIN W/18"x 24"x 8" LOAD INLET QUICK SPEC INSTALLATION DETAIL DWG NO. 7002-110-052 REV B

NOTE: FINAL DESIGN BY MANUFACTURER.

Section 2724

Engineered Surface Drainage Products

GENERAL
PVC surface drainage inlets shall be of the road and highway structure type as indicated on the contract drawings and referenced within the contract specifications. The **ductile iron frame and grate** for each of these structures is to be considered an integral part of the surface drainage inlet and shall be furnished by the same manufacturer. The road and highway structure shall be as manufactured by Nyloplast a division of Advanced Drainage Systems, Inc. or prior approved equal.

MATERIALS
The road and highway structure required for this contract shall be manufactured from PVC pipe stock, utilizing a thermo-molding process to reform the pipe stock to the specified configuration. The drainage pipe connection stubs shall be manufactured form PVC pipe stock and formed to provide a watertight connection with the specified pipe system. This joint tightness shall conform to ASTM D3212 for joints for drain and sewer plastic pipe using flexible elastomeric seals. The flexible elastomeric seals shall conform to ASTM F477. The pipe bell spigot shall be joined to the main body of the structure. The raw material used to manufacture the pipe stock that is used to manufacture the main body and pipe stubs of the surface drainage inlets shall conform to ASTM D1784 cell class 12454.

The grate and frame for all road and highway structures shall be ductile iron and shall be made specifically for each so as to provide a round bottom flange that closely matches the diameter of the PVC basin body. The grate and frame shall be capable of supporting H-20 wheel loading for traffic areas. The metal used in the manufacture of the castings shall conform to ASTM A536 grade 70-50-05 for ductile iron.

INSTALLATION
The specified PVC road and highway structure shall be installed using conventional flexible pipe backfill materials and procedures. The backfill material shall be crushed stone or other granular material meeting the requirements of class 1, class 2, or class 3 material as defined in ASTM D2321. Bedding and backfill for the road and highway structure shall be placed and compacted uniformly in accordance with ASTM D2321. The road and highway structure body will be cut at the time of the final grade. No brick, stone or concrete block will be required to set the grate to the final grade height. For H-20 load rated installations, a concrete ring will be poured under and around the grate and frame. The concrete slab must be designed taking into consideration local soil conditions, traffic loading, and other applicable design factors. For other installation considerations such as migration of fines, ground water, and soft foundations refer to ASTM D2321 guidelines.

9 C8 NYLOPLAST STRUCTURE NOTES
Not To Scale

SHIMP ENGINEERING, P.C.
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
201 E MAIN ST, SUITE M
CHARLOTTESVILLE, VA 22902
PHONE: (434) 227-5140
JUSTIN@SHIMP-ENGINEERING.COM

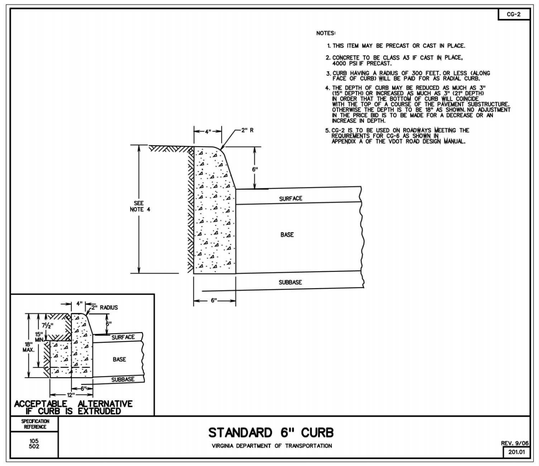
COMMONWEALTH OF VIRGINIA
JUSTIN M. SHIMP
Lic. No. 45183
7/10/20
PROFESSIONAL ENGINEER

STORM & BMP DETAILS

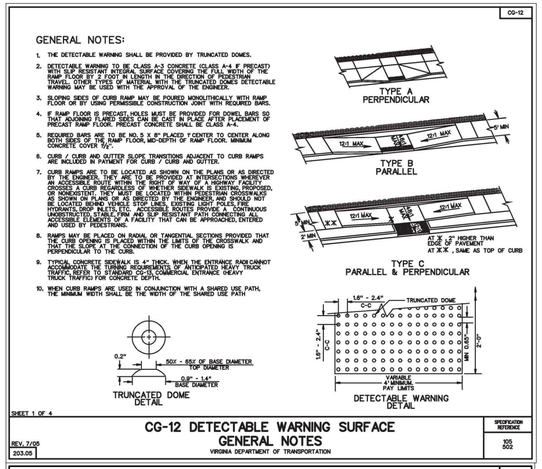
Rev #	Date	Description
1	04/16/2019	Site Plan Coordination Set
2	06/26/2019	ARB Submittal
3	08/05/2019	County Comments
4	10/21/2019	County Comments
5	07/10/2020	County Comments
6		

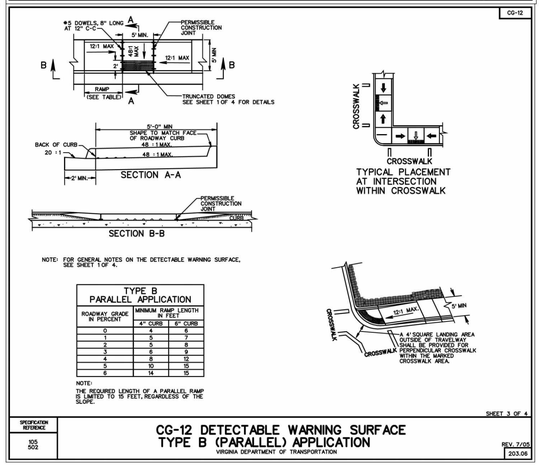
MAJOR SITE PLAN AMENDMENT FOR:
2300 HUNTERS WAY
ALBEMARLE COUNTY, VIRGINIA

Date: 05/21/2018
Scale: 1"=20'
Sheet No.: C8 0F 9
File No.: 16.003

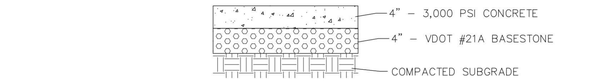


1 CURB DETAILS
C9 Not To Scale

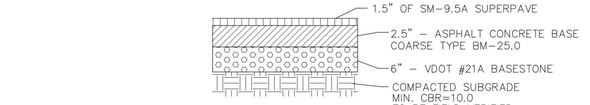




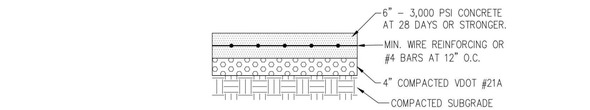
2 CG-12 DETAILS
C9 Not To Scale



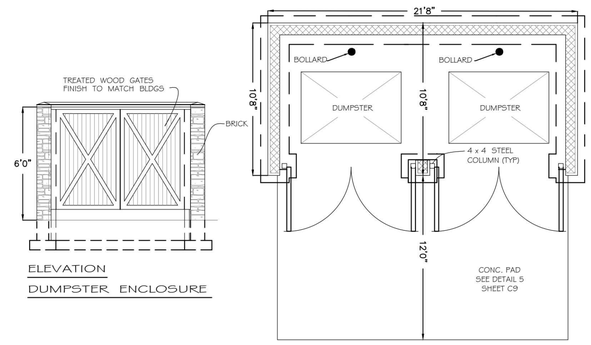
3 TYPICAL SIDEWALK SECTION
C9 Not To Scale



4 TYPICAL ASPHALT PAVEMENT SECTION
C9 Not To Scale



5 Dumpster Pad Detail
C9 Not To Scale

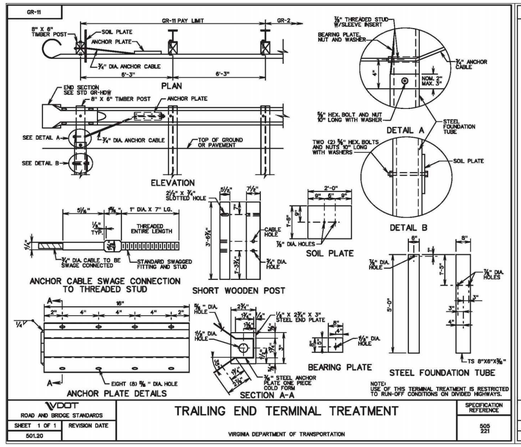


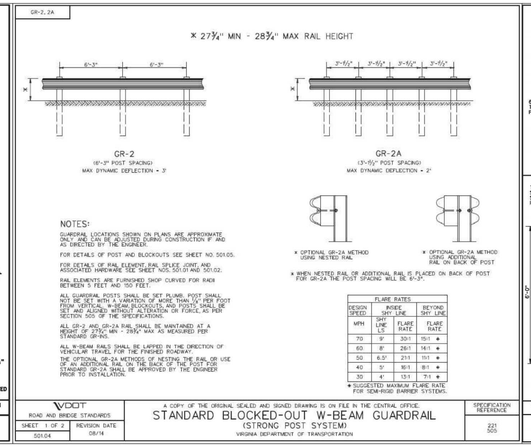
NOTE: ENCLOSURE BRICK SHALL MATCH THE RED BRICK OF THE HARDWARE BUILDING CLOSEST TO THE ENTRANCE CORRIDOR.

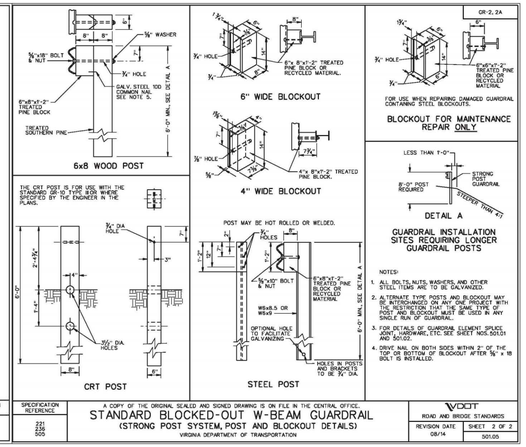
6 DUMPSTER PAD ENCLOSURE DETAIL
C9 Not To Scale



8 HC-VAN SIGN DETAILS
C9 Not To Scale







NOTE: INSTALL GR-2 WITH RED- RUSTED/OXIDIZED FINISH FOR RAILS. USE TREATED PINE WOODEN POSTS SPACED AT 6'3".

7 GUARDRAIL DETAILS
C9 Not To Scale

SHIMP ENGINEERING, P.C.
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
201 E MAIN ST, SUITE M
CHARLOTTESVILLE, VA 22902
PHONE: (434) 227-5140
JUSTIN@SHIMP-ENGINEERING.COM

COMMONWEALTH OF VIRGINIA
JUSTIN M. SHIMP
Lic. No. 45183
7/10/20
PROFESSIONAL ENGINEER

SITE DETAILS

Rev #	Date	Description
1	04/15/2019	SUP Submittal
2	06/06/2019	Site Plan Coordination Set
3	08/05/2019	ARB Submittal
4	10/21/2019	County Comments
5	10/21/2019	County Comments
6	07/10/2020	County Comments

MAJOR SITE PLAN AMENDMENT FOR:
2300 HUNTERS WAY
ALBEMARLE COUNTY, VIRGINIA

Date 05/21/2018
Scale 1"=20'
Sheet No. C9 OF 9
File No. 16.003