

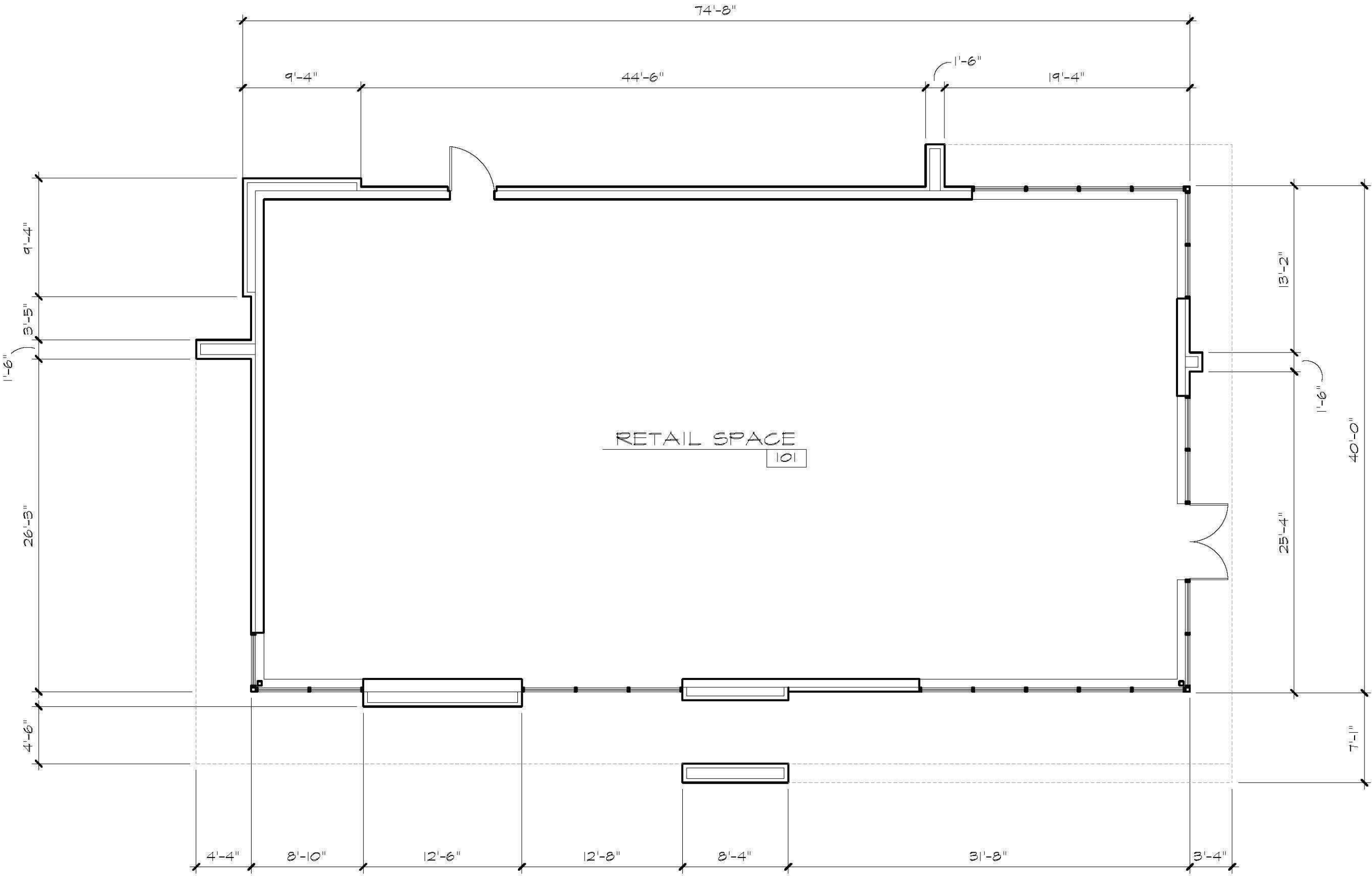
FOR

08 JUNE 2020

ARB.01

1

FLOOR PLAN - SLEEP NUMBER STORE



1/8" = 1'-0"

RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1924 FILE NO. 1924-ARB04

DRAWING RELEASE

NO.	DATE	NO.	DATE	REVISION
1		1		
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HENNINGSEN KESTNER
ARCHITECTS

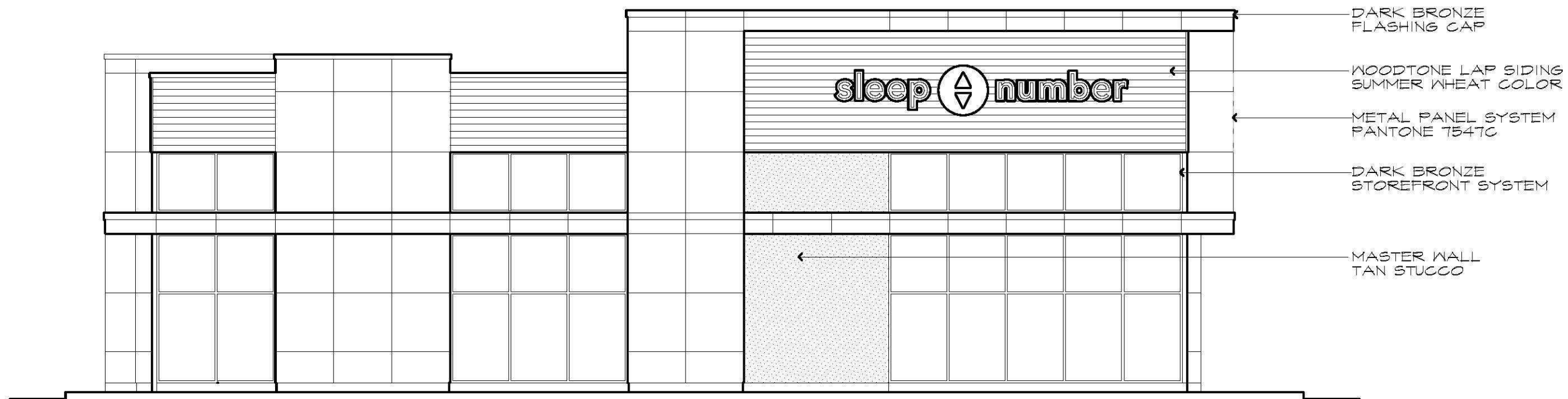
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

ARB.04

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

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

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



I FRONT (ROUTE 29) ELEVATION

1/8" = 1'-0"

DRAWING RELEASE			
NO.	DATE	NO.	REVISION
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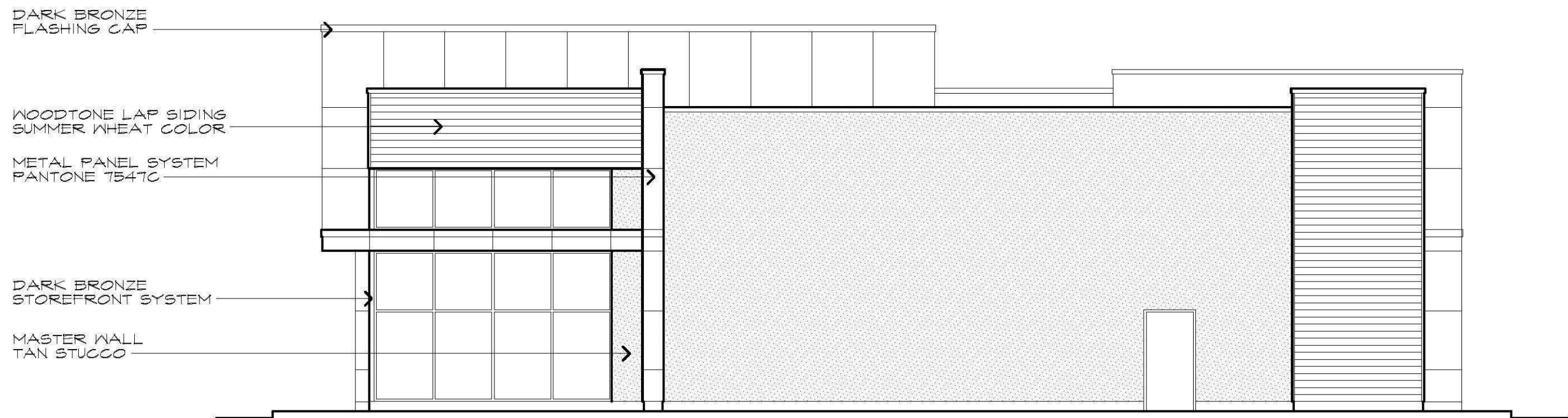
RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1924 FILE NO. 1924-ARB06

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

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

CLEAR GLASS (C.G.)
VISIBLE LIGHT TRANSMITTANCE - 75%
VISIBLE LIGHT REFLECTANCE - 10%



1 REAR (PARKING LOT) ELEVATION

1/8" = 1'-0"

HK

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RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

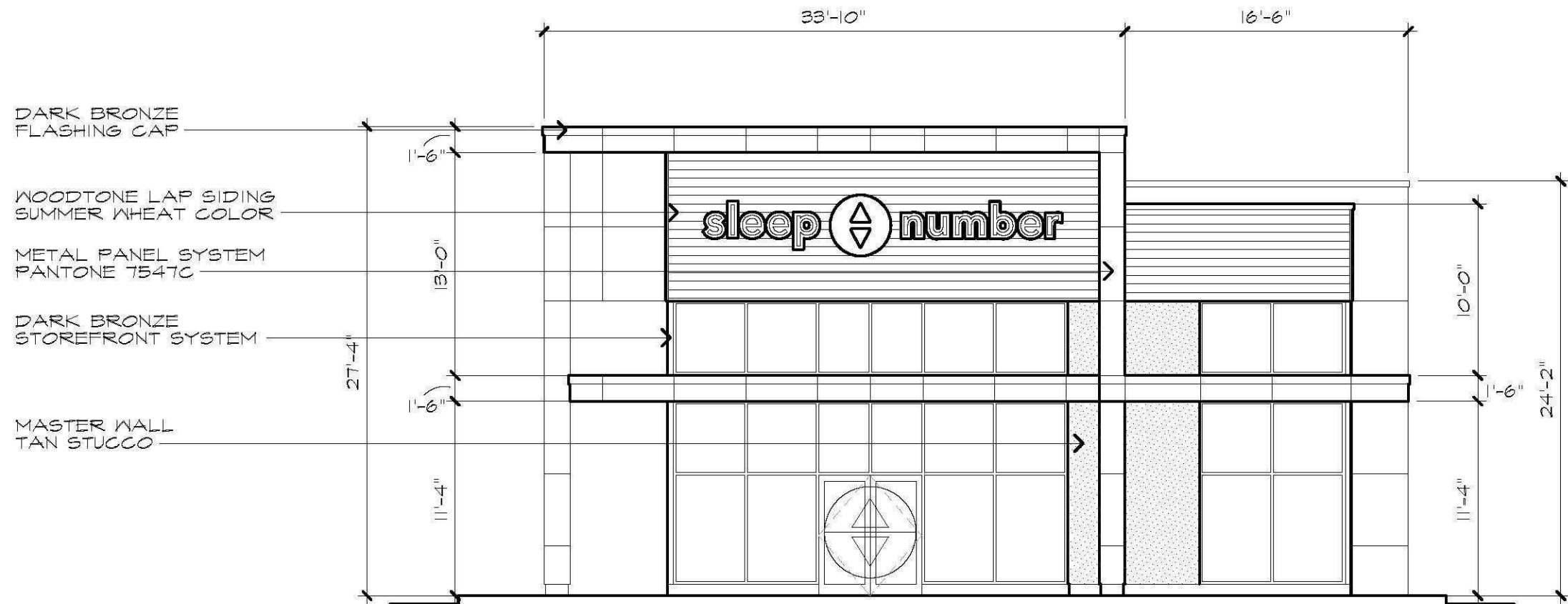
JOB NUMBER 1924 FILE NO. 1924-ARBOT

ARB.07

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

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

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



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

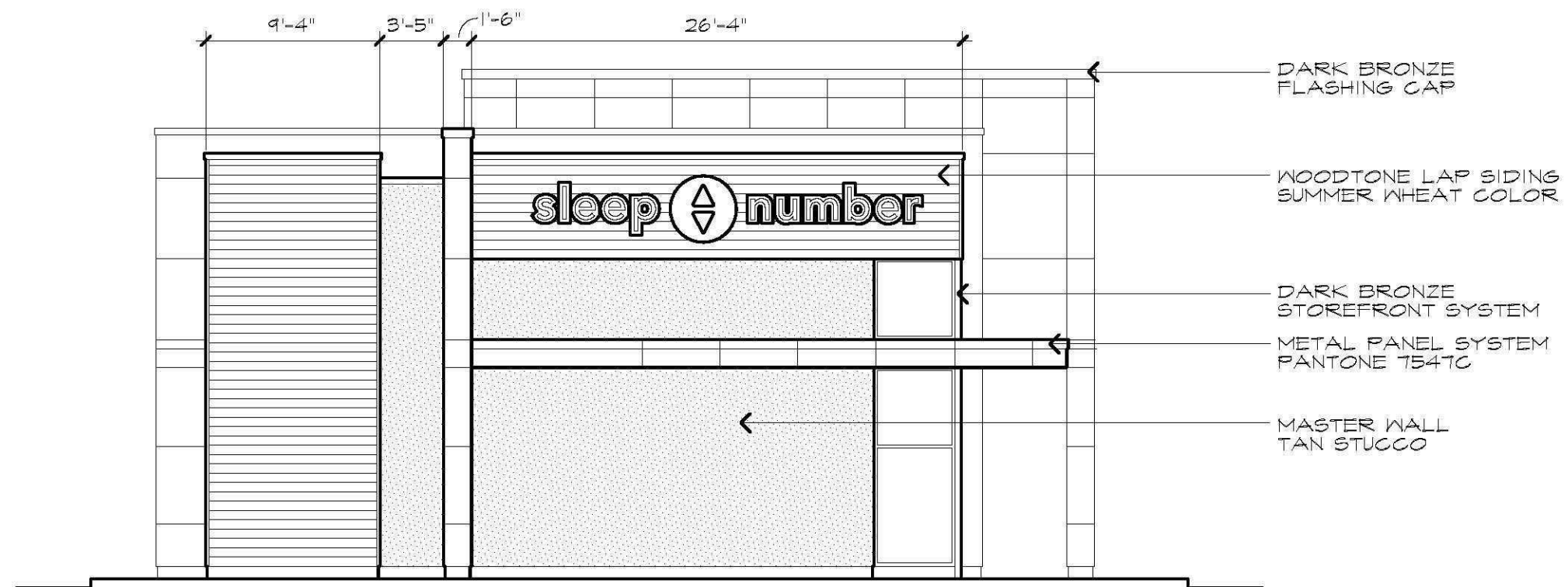
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NO.	DATE	NO.	REVISION

RTE. 29 PROPOSED STORE CERT. OF APPROPRIATENESS APPLICATION PACKAGE		FILE NO. 1924-ARB08
JOB NUMBER 1924		

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

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

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



1 LEFT ELEVATION



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DATE

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REVISION

DATE

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RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

FILE NO. 1924-ARB09

1924

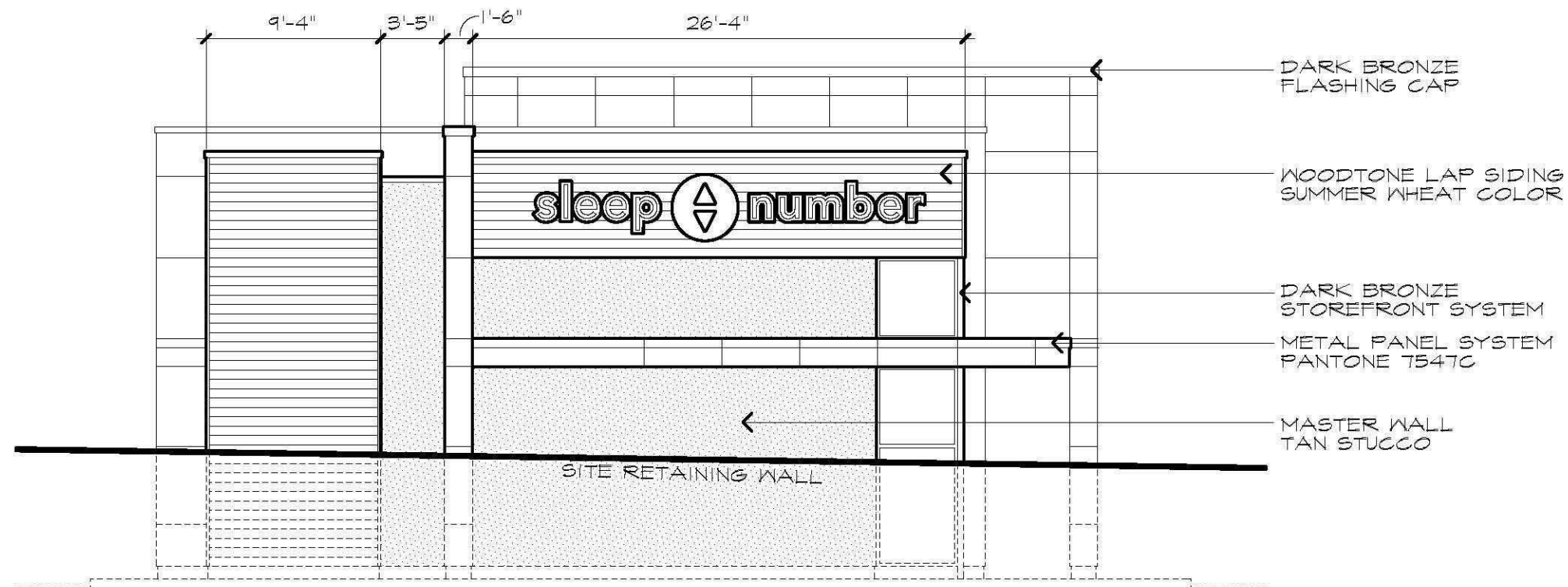
JOB NUMBER

ARB.09

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

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

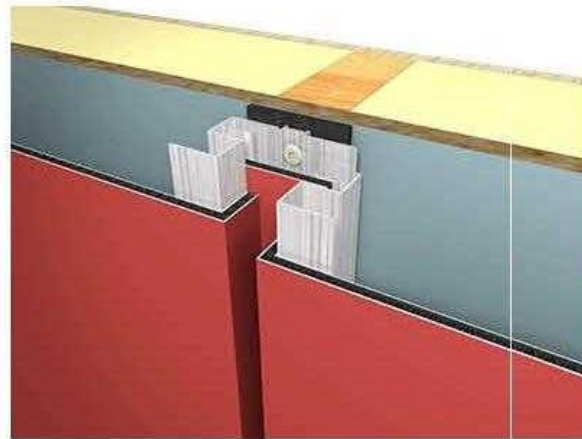
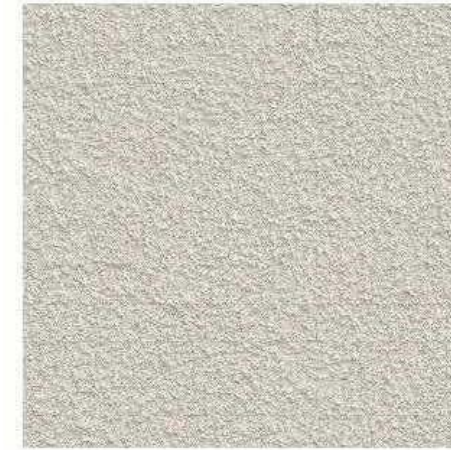
CLEAR GLASS (C.G.)
VISIBLE LIGHT TRANSMITTANCE - 75%
VISIBLE LIGHT REFLECTANCE - 18%



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

DRAWING RELEASE			
NO.	DATE	NO.	REVISION

RTE. 29 PROPOSED STORE CERT. OF APPROPRIATENESS APPLICATION PACKAGE		FILE NO. 1524-ARB10
JOB NUMBER 1524		



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NO.	DATE	DRAWING RELEASE
NO.	DATE	REVISION

RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER	1924	FILE NO.	1924-ARB11
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ARB.11



ELEVATED ENTRANCE LANE VIEW

DRAWING RELEASE		
NO.	DATE	
NO.	DATE	REVISION

RTE. 29 PROPOSED STORE CERT. OF APPROPRIATENESS APPLICATION PACKAGE		
JOB NUMBER 1424	FILE NO.	1424-ARB12



RT. 29 ELEVATION FROM ACROSS INTERSECTION

DRAWING RELEASE	
NO.	DATE
NO.	DATE
REVISION	

RTE. 29 PROPOSED STORE CERT. OF APPROPRIATENESS APPLICATION PACKAGE	
JOB NUMBER 1924	FILE NO. 1924-ARB13



ELEVATED PARKING LOT ELEVATION

DRAWING RELEASE	
NO.	DATE

RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1924 FILE NO. 1924-ARB15



NORTH ELEVATION FROM FASHION SQUARE DR ENTRANCE

HK

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RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1924

FILE NO. 1924-ARB.17



NEW ENTRANCE VIEW

NO.		DATE	DRAWING RELEASE	
NO.		DATE	REVISION	

RTE. 29 PROPOSED STORE CERT. OF APPROPRIATENESS APPLICATION PACKAGE		FILE NO. 1924-ARB18
JOB NUMBER 1924		

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



County of Albemarle
Conservation Plan Checklist – To be placed on Landscape Plans
(Handbook, pp III-284-III-297 for complete specifications)

1. **The following tree items shall be shown on the plan:**
 - Trees to be saved;
 - Limits of clearing (outside diameter of trees to be saved);
 - Location and type of protective fencing;
 - Grade changes requiring tree wells & walk;
 - Proposed trenching or raveling beyond the limits of clearing.
2. **Markings:**
 - All trees to be saved shall be marked with paint 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 or site.
4. **Equipment Operation and Storage:**
 - Heavy equipment, volitional traffic and storage of construction materials including soil shall be permitted within the drip-line of trees to be saved.
5. **Soil Erosion and Stormwater Detention Devices:**
 - Such devices shall not adversely affect trees to be saved.
6. **Fences:**
 - Fences are not permitted within 100 feet of the drip-line of trees to be saved.
7. **Toxic Materials:**
 - Toxic materials shall not be stored within 100 feet of the drip-line 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 drip-line of a tree to be saved, a tree well shall be provided and a construction detail submitted for approval.
10. **Tree Walks:**
 - When the ground level must be lowered within the drip-line a tree to be saved, a tree walk shall be provided, and a construction detail submitted for approval.
11. **Trenching and Tunneling:**
 - When trenching is required within the limits of clearing, it shall be done as far away from the trunks of trees as possible. Tunneling under and/or a large tree shall be considered an alternative when it is anticipated that necessary trenching will destroy feeder roots.
12. **Grading:**
 - Protective fencing shall be the last item 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.

8/24/2020

OWNER SIGNATURE (DATE)

CONTRACT PURCHASER SIGNATURE _____ (DATE) _____

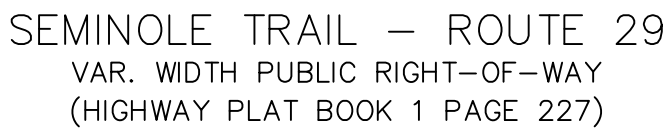
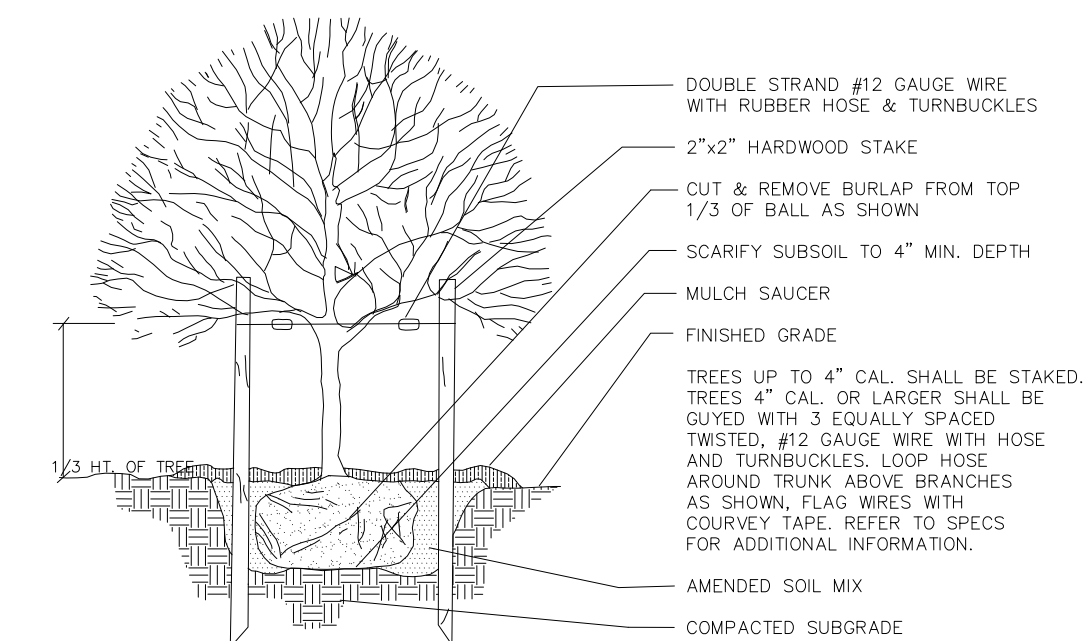
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Diagram illustrating the components and specifications for a tree in a container:

- TREES UP TO 4" CAL. SHALL BE STAKED WITH 2-2"x2" HARDWOOD STAKES.
- TREES OF 4" CAL. OR LARGER SHALL BE GUYED WITH 3 EQUALLY SPACED, TWISTED, AND TRUNKBUCKLES. LOOP HOSE AROUND TRUNK. FLAG WIRES WITH COURVEY TAPE.
- REFER TO SPECIFICATIONS FOR FURTHER INFORMATION.
- GUYWIRES WITH RUBBER HOSE AND TRUNKBUCKLES 2/3 UP TREE
- 2"x2" HARDWOOD STAKES, ALIGN TOP OF STAKES
- MULCH SAUCER
- AMENDED SOIL MIX
- CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL AS SHOWN
- SCAFFRY SUBSOIL TO 4" MIN. DEPTH
- COMPACTED SUBGRADE

Evergreen Tree Planting Detail
Not To Scale



Tree Planting and Staking Detail
Not To Scale

1. ALL TREES TO BE PLANTED SHALL MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN. THE PLANTING OF TREES SHALL BE DONE IN ACCORDANCE WITH THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA LANDSCAPE ARCHITECTS ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, OR THE ROAD AND BRIDGE SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
2. ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED. TREES AND SHRUBS SHALL BE MAINTAINED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.
3. THE LANDSCAPING PLANTS AND TREES ADJACENT TO THE SIGHT DISTANCE TRIANGLE WILL NEED TO BE MAINTAINED IN THE AREA BETWEEN 2' AND 4' ABOVE GROUND AND IS CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.

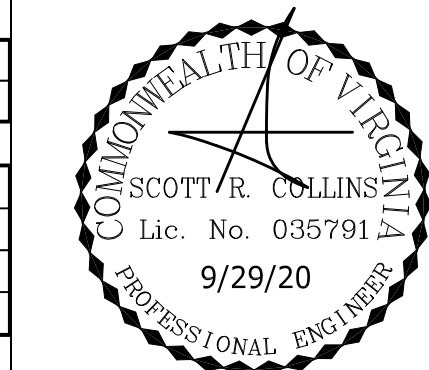
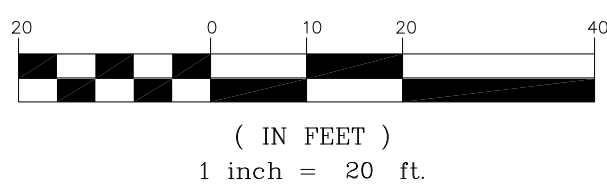
TOTAL PROJECT AREA (0.908 AC):	39,552 SF
CANOPY REQUIRED (10%):	3,955 SF
PROPOSED NEW TREE CANOPY:	14,286 SF
EXISTING TREE CANOPY TO REMAIN	16,800 SF
TOTAL ON-SITE TREE CANOPY:	31,086 SF

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

INTERIOR PARKING CALCULATIONS:
TOTAL NEW PARKING AREAS AND TRAVELWAYS = 5,100 SF
TOTAL INTERIOR LANDSCAPING REQUIRED (5%) = 255 SF
TOTAL INTERIOR LANDSCAPING PROVIDED = 844 SF

TOTAL NUMBER OF PARKING SPACES = 10 SPACES
TOTAL INTERIOR LANDSCAPING REQUIRED (1 TREE PER 10 SPACES) = 1 TREE
TOTAL INTERIOR LANDSCAPING PROVIDED = 2 TREES

GRAPHIC SCALE



REVISIONS

REVISIONS	
	REVISION DESCRIPTION
06/08/20	INITIAL SUBMITTAL FOR FINAL ARB PLAN
9/29/20	REVISED PER ALBEMARLE COUNTY COMMENTS

COLLINS ENGINEERING

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

SLEEP NUMBER - CHARLOTTESVILLE FINAL ARB PLAN

LANDSCAPING PLAN

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

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