



COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY

VALLEY REGIONAL OFFICE

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L. Preston Bryant, Jr.
Secretary of Natural Resources

David K. Paylor
Director

Amy Thatcher Owens
Regional Director

February 29, 2008

Mr. Stephen G. Werner, P.G., Director, Environmental Services
Draper Aden Associates
8090 Villa Park Drive
Richmond, Virginia 23228

Re: Avon LF Site Development Work Plan
Document Submitted February 22, 2008

Dear Steve:

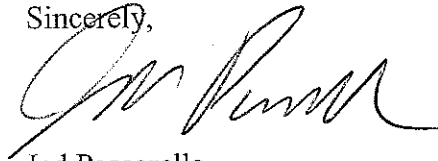
The Valley Regional Office of DEQ received Draper Aden Associates' (DAA) document; Avon Street Project, Albemarle County, Virginia, Investigation Program, Findings, and Proposed Site Development Work Plan, (Work Plan), by email on February 22, 2008. This document is a revision of the original Work Plan dated December 2007 and incorporates DAA's response to DEQ's comments which were forwarded to DAA in an email dated January 23, 2008. Based upon our review of the February Work Plan, it appears that DAA has adequately addressed each of the items in DEQ's January email. DEQ only has a few comments that I incorporated into the text and forwarded to you by email on February 28. Thus, with these minor comments addressed, DEQ approves of the Work Plan dated February 2008.

There are several milestones in the Work Plan during which DEQ will be notified of certain actions; one action is the design and placement of the ditches, utilities, pole structures, etc., another action is for an inspection of the site conditions for completeness of removal of surface debris, and another action is the selection and implementation of the erosion control measure for the stream bank. As referenced in the Work Plan, DEQ will also be notified if hazardous materials are observed during any part of the rehabilitation process. DEQ looks forward to working with DAA to achieve these milestones as you work to rehabilitate this site to a more safe condition for reuse.

Please note that the contents of this letter are based solely upon the information supplied by the property owner's representatives and conditions observed at the site. The Department's review and comment on this information was undertaken with respect to applicable portions of the VSWMR and/or Department Guidance. This letter, regarding the remedial actions taken at the site, does not make or imply a final determination of compliance with the VSWMR, nor does it constitute a final case decision as defined by the Administrative Process Act, Va. Code 2.2-4000 *et seq.*, and these comments do not constitute a final agency action on behalf of the Department.

Please let me know if you have any questions regarding the information in this letter or in the email which contains our comments on DAA's Work Plan. You may contact me by email (jepascarella@deq.virginia.gov) or at 540-574-7838.

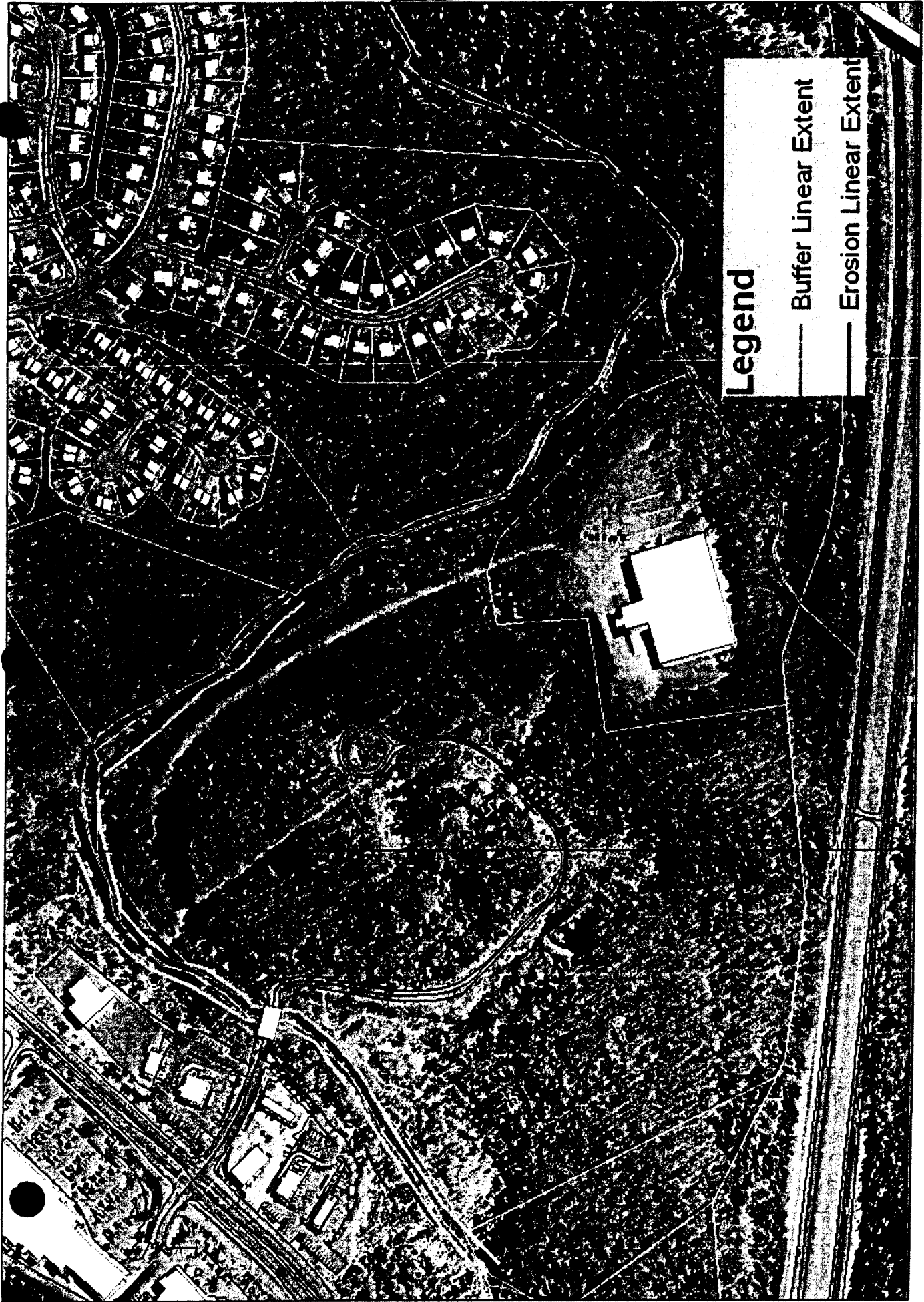
Sincerely,



Jed Pascarella
Environmental Program Planner

Cc: Graham H. Simmerman, Jr., P.G., Waste Compliance Manager
Channing J. Martin, Esq.
Avon Street Landfill – Albemarle County

EXHIBIT A



Legend

— Buffer Linear Extent

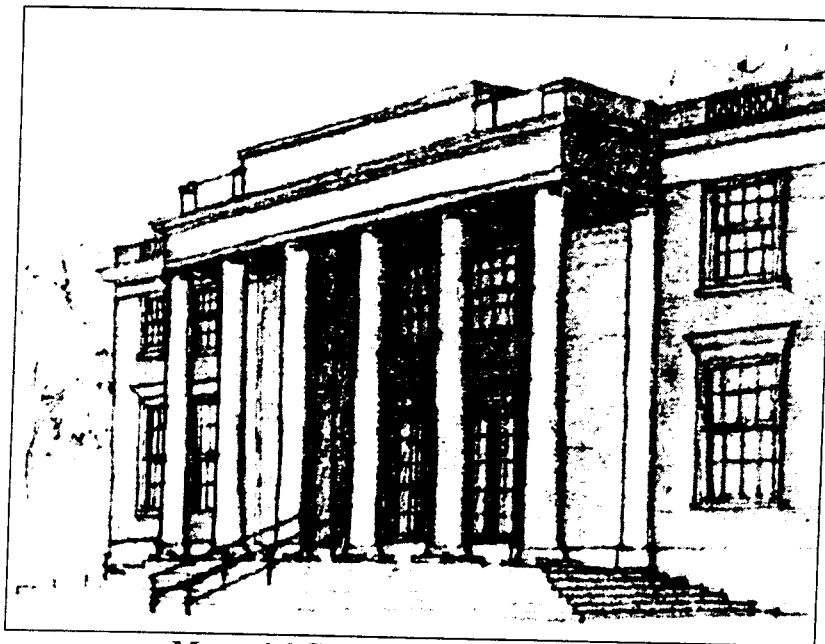
— Erosion Linear Extent

EXHIBIT B



Areas within the Proposed Fifth Street-Avon Center Development that Possess Archaeological Potential that will Undergo Phase I Survey as well as Areas that will Undergo an Archaeological Reconnaissance.

**ALBEMARLE COUNTY
ARCHITECTURAL REVIEW BOARD
DESIGN GUIDELINES**



Memorial Gym, University of Virginia

BACKGROUND AND PURPOSE OF ARCHITECTURAL REVIEW

Background

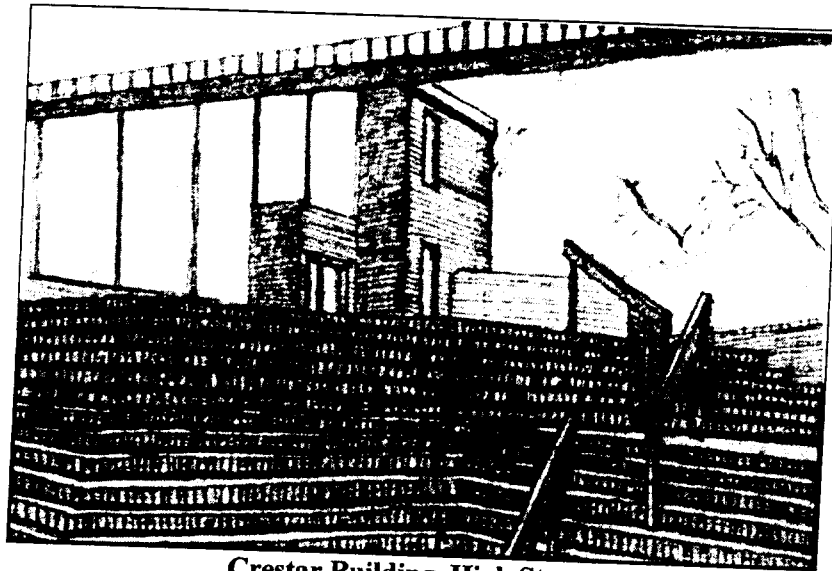
Section 15.1-503.2 of the *Code of Virginia* authorizes localities to regulate the design of development along streets, roads, and highways providing access to significant historic structures and to cities and towns to insure that such development is compatible with the architecture of the historically significant landmarks, buildings, and structures to which these routes lead. These "entrance corridors" are to be designated by the locality. The review of development proposals within such corridors is to be undertaken by locally designated Architectural Review Boards.

On October 3, 1990, the Albemarle County Board of Supervisors adopted Section 30.6 of the *Albemarle County Zoning Ordinance*. The section is titled "Entrance Corridor Overlay District" and implements the authority described above. It specifically designates a number of "entrance corridors," establishes standards for the review of development proposed within the corridors and creates a five member Architectural Review Board (ARB). The Board of Supervisors also appointed members to the ARB and charged them with the responsibility for proposing and administering a set of Guidelines for development within the designated corridors.

Purpose

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.

SUMMARY OF PROCEDURES AND REQUIREMENTS



Crestar Building, High Street

What projects must be reviewed by the Architectural Review Board?

If a proposed development project has the following characteristics, it must be reviewed by the Albemarle County Architectural Review Board:

The project is to be located upon a parcel which is within an Entrance Corridor, *and*

- 1.) The project requires County approval of a site plan or approval of an amendment to an approved site plan before development can begin (generally, only commercial, industrial, or multi-family development projects are required to have a site plan and, therefore, require ARB approval), *or*
- 2.) The project requires County approval of a building permit for a commercial, industrial, or multi-family development project before construction can begin, *or*
- 3.) The project requires a Special Use Permit from the Albemarle Board of Supervisors because it involves outdoor storage or display within an Entrance Corridor street, *or*
- 4.) The project requires a Special Use Permit, rezoning, or comprehensive plan amendment and the Albemarle Board of Supervisors or Planning Commission have requested advice from the ARB before acting upon the proposal.

An Entrance Corridor includes all parcels which adjoin or are located within five hundred (500) feet of the right-of-way of a County road or highway designated in Section 30.6.2b of the *Albemarle County Zoning Ordinance* as an Entrance Corridor street." Appendix A contains a list of the current designations.



Route 29N

In the case of reviews under items 1 and 2 above, the ARB must issue a Certificate of Appropriateness in order for the site plan to receive final approval and the project to commence. In the case of reviews under items 3 and 4 above, the ARB must make a non-binding recommendation to the Planning Commission or Board of Supervisors.

What is required to obtain a Certificate of Appropriateness from the Architectural Review Board?

Filing an Application for ARB Review

The developer must submit an application for ARB review to the Planning Department . The ARB meets twice a month on the first and third Monday. Reviews are scheduled according to the

County's ARB Submission and Review Schedule. The items that must be submitted with each ARB application are outlined in checklists. The applications, checklists, and review schedule are available in the Planning Department and on line at www.albemarle.org/planning. Typically, there is a four-to six-week review period between submittal day and meeting day.

Preliminary Reviews

It is recommended, but not required, that prior to filing an application for ARB review that the applicant first meet with the ARB staff. Then, an application can be submitted for a preliminary review with the ARB. After the preliminary review, the ARB will provide the applicant within a written list of any suggestions discussed during the meeting. Experience has shown that incorporating these suggestions into the final application will save the applicant time and expense.

Design Requirements

State law and County ordinance both require that the ARB approve *only those proposals which reflect designs which are compatible with the historically significant architecture of the County of Albemarle and City of Charlottesville.* It is not intended that proposed designs mirror existing historic structures in the area. Replication of such structures is neither required nor desired. However, developers proposing "trademark" designs can expect that significant modification will be required by the ARB before approval will be granted.



Shell Convenience Store, Route 250E

The guidelines which follow are intended to provide assistance to the applicant in designing projects which will meet the design requirements of the ARB. In addition, Appendix B contains a list of the pictures of historically significant structures in the area that are illustrated in this booklet; drawings which highlight some of the important features of these structures; and photographs of modern buildings, both in the area and elsewhere, which are considered compatible with these historic structures.

What is required for a review other than one required for approval of a Certificate of Appropriateness?

Review of development requiring a Special Use Permit because outdoor display is proposed within an Entrance Corridor shall require provision of the information required for a "preliminary review," or, in the discretion of the ARB staff such additional information, any of which would be required for the issuance of a Certificate of Appropriateness. Any other reviews requested by the Board of Supervisors shall be accompanied by such information as shall be deemed appropriate by the ARB or ARB staff, including the information which would be required for the issuance of a Certificate of Appropriateness.

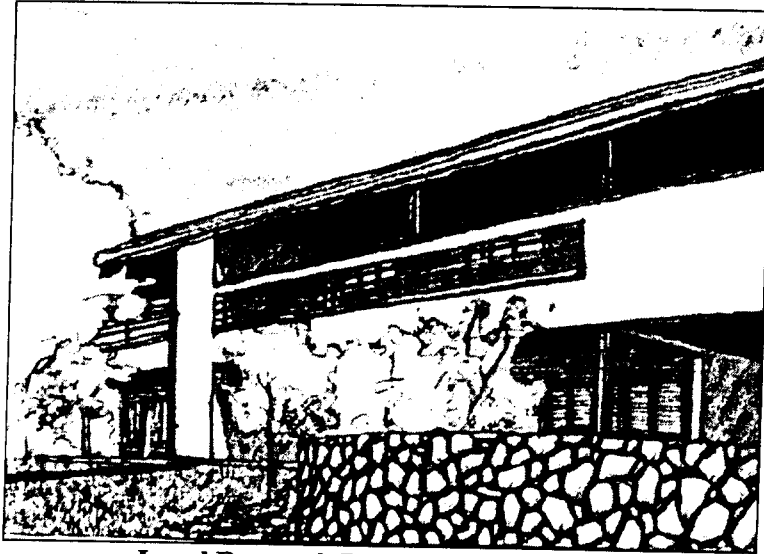
What appeal is available from decisions of the Architectural Review Board?

Provisions of a Certificate of Appropriateness, or the denial of a Certificate of Appropriateness may be appealed to the Board of Supervisors by making a written demand for such appeal to the Clerk of the Board of Supervisors within ten (10) calendar days of the decision with respect to which the appeal is sought.

Recommendations of the ARB with respect to Special Use Permits, rezonings, comprehensive plan amendments, and preliminary conferences preceding application for a Certificate of Appropriateness, are not appealable because they are advisory only.

Decisions regarding the application or intent of Section 30.6 of the *Albemarle County Zoning Ordinance* establishing the Entrance Corridor Overlay District may be appealed to the Albemarle County Zoning Administrator.

DESIGN GUIDELINES – GENERAL



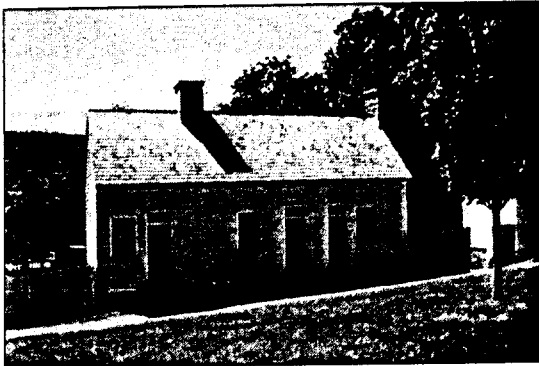
Legal Research Building, Route 250W

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.

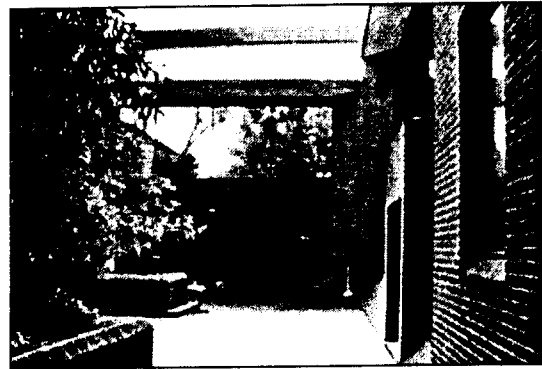
Compatibility with significant historic sites:

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 B

The examples contained in Appendix B 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.



Slave Quarters at Ash Lawn



Crestar Building, High Street

Compatibility with the character of the Entrance Corridor:

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.

Site development and layout:

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.

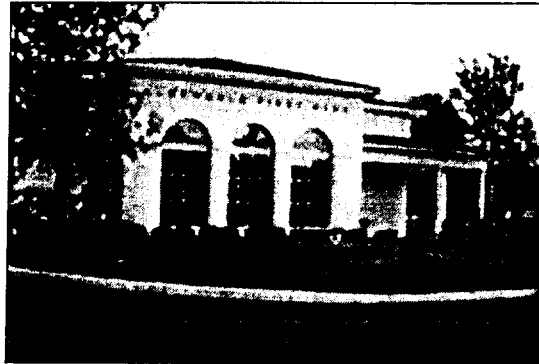
Landscaping:

The requirements of the Guidelines regarding landscaping are intended to reflect the landscaping characteristic of many of the area's significant historic sites which is characterized by large shade trees and lawns. Landscaping should promote visual order within the Entrance Corridor and help to integrate buildings into the existing environment of the corridor.

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.

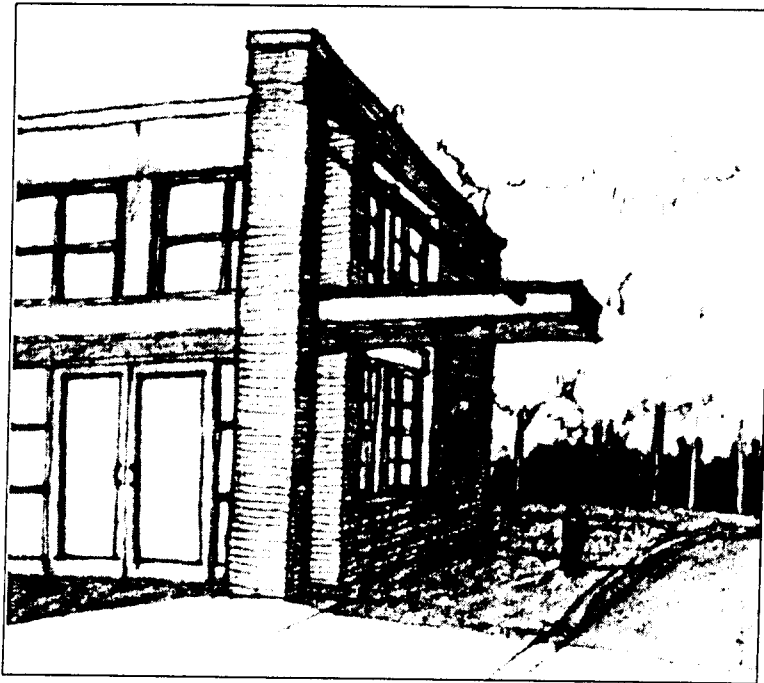


Wachovia Bank, Route 29N



Albemarle First Bank, Route 29N

DESIGN GUIDELINES – SPECIFICS



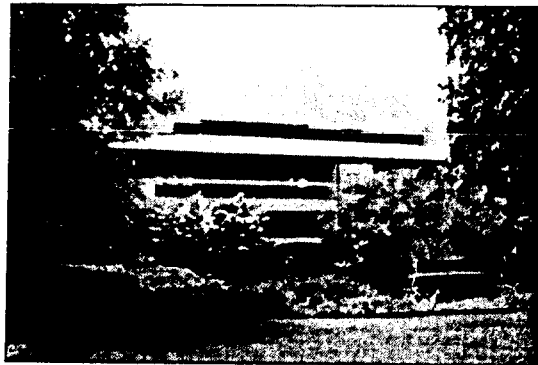
Moser Radiation Therapy Center, Route 250W

This section provides specific recommendations intended to achieve the goals described in the general design statement.

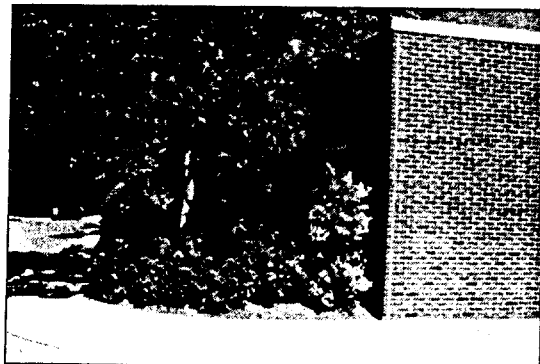
Compatibility with significant historic sites:

Structure design

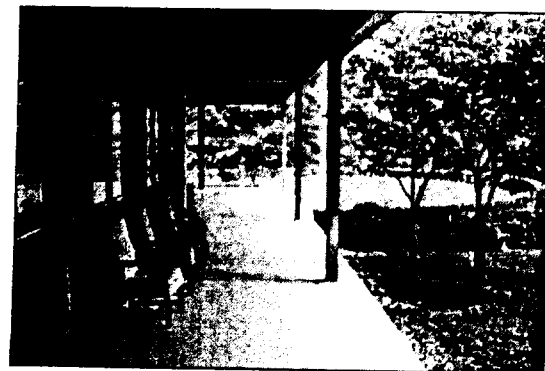
- 1.) Building forms and features, including roofs, windows, doors, materials, colors and textures should be compatible with the forms and features of the significant historic buildings in the area, exemplified by (but not limited to) the buildings described in Appendix B. The standard of compatibility 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.
- 2.) Buildings should relate to their site and the surrounding context of buildings.
- 3.) The overall design of buildings should have human scale. Scale should be integral to the building and site design.
- 4.) Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.
- 5.) Any appearance of "blankness" resulting from building design should be relieved using design details or vegetation, or both.
- 6.) Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.
- 7.) Trademark buildings and related features should be modified to meet the requirements of the Guidelines.



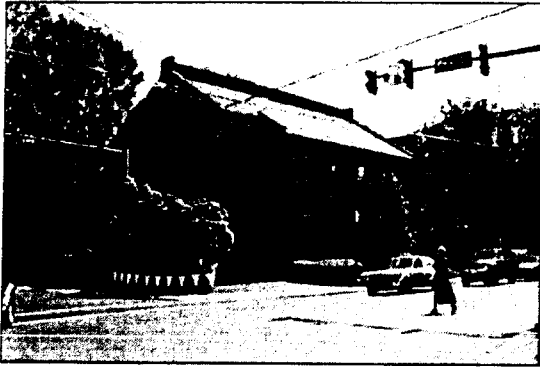
Legal Research Building, Route 250W



Moser Radiation Therapy Center, Route 250W



Legal Research Building, Route 250W



Crestar Building, High Street

- g.) Chain link fence, barbed wire, razor wire, and similar security fencing devices.



**Liberty Station, Route 29N
(previously Amoco)**

Accessory structures and equipment

- 1.) 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.
- 2.) The following should be screened to eliminate visibility from the Entrance Corridor street:
 - a.) Loading areas,
 - b.) Service areas,
 - c.) Refuse areas,
 - d.) Storage areas,
 - e.) Mechanical equipment,
 - f.) Above-ground utilities, and
- 3.) 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.
- 4.) Surface runoff structures and detention ponds should be designed to fit into the natural topography to avoid the need for screening

Lighting

General Guidelines

(Adopted by the ARB on November 16, 1998)

- 1.) Light should be contained on the site and not spill over onto adjacent properties or streets;
- 2.) Light should be shielded, recessed or flush-mounted to eliminate glare;
- 3.) The light should achieve an incandescent effect;
- 4.) Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.



Wachovia Bank, Route 29N

- 5.) The height and scale of freestanding, pole-mounted light fixtures should be compatible with the height and scale of the buildings and the sites they are illuminating, and with the use of the site. Typically, freestanding pole-mounted light fixtures in the Entrance Corridors should not exceed 15 feet in height. Fixtures that exceed 15 feet in height will typically require additional screening to achieve an appropriate appearance from the Entrance Corridor.

- 6.) In determining the appropriateness of lighting fixtures for the Entrance Corridors, the individual context of the site will be taken into consideration on a case by case basis.

Guidelines for the Use of Decorative Landscape Lighting

(Adopted by the ARB on October 12, 2000)

If other site lighting is visible from the Entrance Corridor, lighting used for decorative purposes will generally not be approved. However, the ARB will review each proposal to determine impact and appropriateness for the Entrance Corridor.

- 1.) Exterior light used for decorative effect shall:
 - a.) be compatible with the character of the Entrance Corridor. Compatibility of exterior lighting and lighting fixtures is assessed in terms of design, use, size, scale, color, and brightness.
 - b.) impact only the immediate site. The effect of the illumination should not be discernible from distances along the Entrance Corridor.

2.) Where used for decorative effect, outdoor light fixtures shall:

- a.) be equipped with automatic timing devices and shall be extinguished between the hours of 11:00 p.m. and dawn.
- b.) be shielded and focused to eliminate glare. Glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of mounting height, wattage, aiming angle, fixture placement, etc.
- c.) be cutoff luminaires, aimed so as not to project their output beyond the objects intended to be illuminated; or non-cutoff luminaires, equipped with glare shields, visors, barn doors, and/or other similar shielding accessories as required to meet the following criteria: Light distribution from all lighting installations shall be cut-off at all angles beyond those required to restrict direct illumination to within the perimeter of the landscape feature being illuminated.
- d.) never exceed 3,000 lumens. Further restrictions on lumens may be imposed by the ARB.
- e.) not be modified to reflect seasonal colors.
- f.) be of a number that is compatible with the scale of the object and the development to be illuminated, such that the light emitted will not over-illuminate or overpower the site, as determined by the ARB.

Signs

See the ARB's revised sign guidelines, adopted October 13, 2004.

Landscaping

1.) 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.
- 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.



Fencing along Route 743



North Fork Research Park, Route 29N

2.) Landscaping along interior roads:

- a.) 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.

3.) Landscaping along interior pedestrian ways:

- a.) 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.

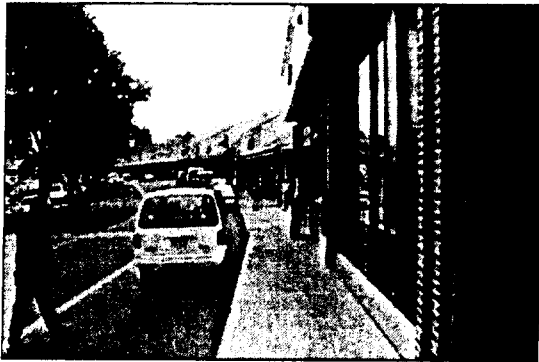


Albemarle County Court House

4.) Landscaping of parking areas:

- a.) Trees should align the perimeter of parking areas, located 40 feet on center. Trees should be planted in the interior of parking areas at the rate of one tree for every 10 parking spaces provided and should be evenly distributed throughout the interior of the parking area.

- b.) Trees required by the preceding paragraph should measure 2½ inches caliper (measured six inches above the ground); should be evenly spaced; and should be of a species common to the area. Such trees should be planted in planters or medians sufficiently large to maintain the health of the tree and shall be protected by curbing.
- c.) Shrubs should be provided as necessary to minimize the parking area's impact on Entrance Corridor streets. Shrubs should measure 24 inches in height.



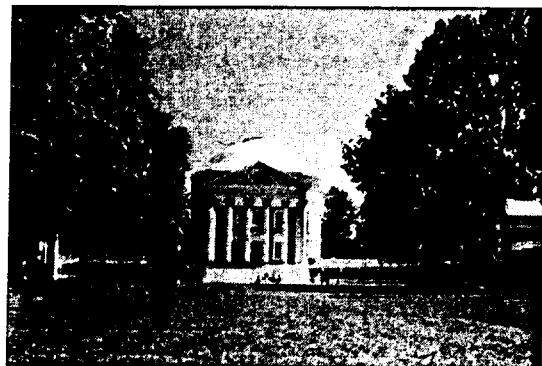
Barracks Road Shopping Center



Forest Lakes Commercial Area, Route 29N

- 5.) 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.



The Rotunda, University of Virginia

- 6.) 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)*.

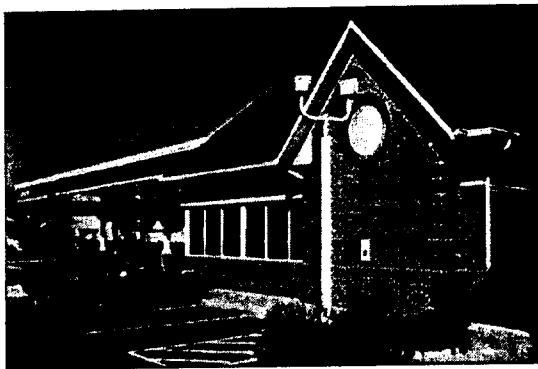
Site development and layout:

Development pattern

The relationship of buildings and other structures to the Entrance Corridor street and

to other development within the corridor should be as follows:

- 1.) An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site.
- 2.) 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.
- 3.) Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems.



**Liberty Station, Route 29N
(previously Amoco)**

- 4.) Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor.
- 5.) 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 32.5.6.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.

- 6.) The placement of structures on the site should respect existing views and vistas on and around the site.



Barracks Road Shopping Center, North Wing

Site Grading

- 1.) The site grading should respect the existing topographic characteristics of the site and blend with adjacent properties.
- 2.) Site grading should not change the basic relationship of the site to surrounding conditions.
- 3.) Steep cut or fill sections are generally unacceptable.
- 4.) Cut and fill slopes should be rounded (minimum ten foot radius) to meet adjacent conditions.
- 5.) 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



McDonald's, Route 20N



Peter Jefferson Place, Route 250E

- 6.) 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.
- 7.) Preservation areas should be protected from storage or movement of heavy equipment within this area.
- 8.) Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.

Fuel Pump Canopies

(Adopted by the ARB on August 25, 1998, revised October 13, 2004)

- 1.) Fuel pump canopies may be required to provide customers with protection from the elements and to provide lighting levels required for dispensing fuel. Such fuel pump canopies are functional elements of present-day gas/convenience stores and their character and appearance shall reflect a minimalist design consistent with that function.



**Liberty Station, Route 29N
(previously Amoco)**

- 2.) Fuel pump canopies shall be the smallest size possible to offer protection from the elements. Canopies shall not exceed the sizes identified in Standards for Fuel Pump Canopies as outlined in Appendix C.
- 3.) The size of the canopy fascia and canopy support columns shall be in proportion to the overall size of the canopy structure. The fascia shall not exceed 36" in total height, including any accent bands.

- 4.) Canopy fascias shall not be illuminated.
- 5.) Lighting of fuel pump canopies shall be of the lowest level that will provide safe dispensing of fuel. All canopy lighting shall be flush-mounted and shielded, downward directed, and shall not emit light above the horizontal plane. All canopy lighting shall meet the .5 foot-candle spillover requirement in compliance with zoning ordinance regulations.
- 6.) Canopy related elements, including fuel dispensers, support columns, spandrels, planters, etc. shall be compatible with the character of the building and site and shall not be used for advertising.
- 7.) The architectural elements of a building should not be altered to reflect trademark canopy design.
- 8.) Canopy fascias shall be limited to the use of one principal color, with ARB review.
- 9.) Colors, materials, forms, and detailing may be used to coordinate canopies with a site, its building(s), and structures.
- 10.) Fuel pump canopy applicants should refer to ARB Standards for Fuel Pump Canopies. (Appendix C)

APPENDIX A

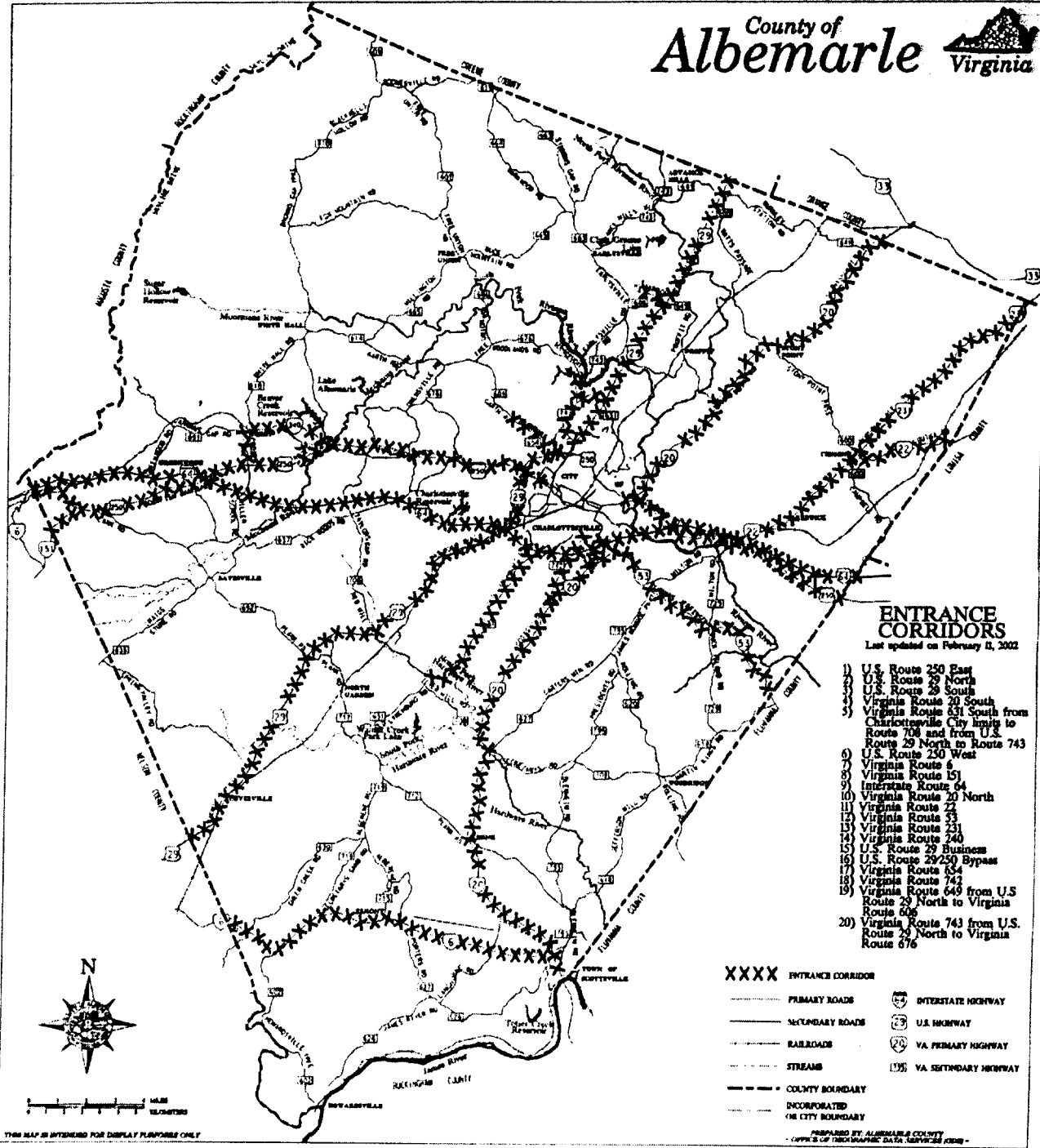
Entrance Corridor Overlay District

Entrance Corridor Overlay Districts are established:

- 1.) To the full depth of all parcels of land in existence on the adoption date of Section 30.6 of the *Albemarle County Zoning Ordinance* which are contiguous to the rights-of-way of the following Entrance Corridor streets in Albemarle County; or
- 2.) To a depth of five hundred (500) feet from the rights-of-way, whichever shall be greater, along the following Entrance Corridor streets in Albemarle County:

- U.S. Route 250 East and West
- U.S. Route 29 North and South
- Virginia Route 20 North and South
- Virginia Route 631 south from Charlottesville City limits to Virginia Route 708
- Virginia Route 631 from US Route 29 North to Route 743
- Virginia Route 6
- Virginia Route 151
- Interstate Route 64
- Virginia Route 22
- Virginia Route 53
- Virginia Route 231
- Virginia Route 240
- U.S. Route 29 Business
- U.S. Route 29/250 Bypass
- Virginia Route 654
- Virginia Route 742
- Virginia Route 649 from U.S. Route 29 North to Virginia Route 606
- Virginia Route 743 from U.S. Route 29 North to Virginia Route 676

County of Albemarle Virginia



ENTRANCE CORRIDORS

Last updated on February 11, 2002

- 1) U.S. Route 250 East
- 2) U.S. Route 29 North
- 3) U.S. Route 29 South
- 4) Virginia Route 20 South
- 5) Virginia Route 631 South from Charlottesville City limits to Route 708 and from U.S. Route 29 North to Route 743
- 6) U.S. Route 230 West
- 7) Virginia Route 6
- 8) Virginia Route 151
- 9) Interstate Route 64
- 10) Virginia Route 27 North
- 11) Virginia Route 22
- 12) Virginia Route 33
- 13) Virginia Route 231
- 14) Virginia Route 240
- 15) U.S. Route 29 Business
- 16) U.S. Route 29/230 Bypass
- 17) Virginia Route 654
- 18) Virginia Route 742
- 19) Virginia Route 649 from U.S. Route 29 North to Virginia Route 676
- 20) Virginia Route 743 from U.S. Route 29 North to Virginia Route 676

- XXXX ENTRANCE CORRIDOR
- PRIMARY ROADS
- SECONDARY ROADS
- RAILROADS
- STREAMS
- COUNTY BOUNDARY
- INCORPORATED CITY BOUNDARY
- INTERSTATE HIGHWAY
- U.S. HIGHWAY
- VA PRIMARY HIGHWAY
- VA SECONDARY HIGHWAY

THIS MAP IS INTENDED FOR DISPLAY PURPOSES ONLY

PREPARED BY ALBEMARLE COUNTY
 OFFICE OF TECHNICAL DATA SERVICES (OTDS)

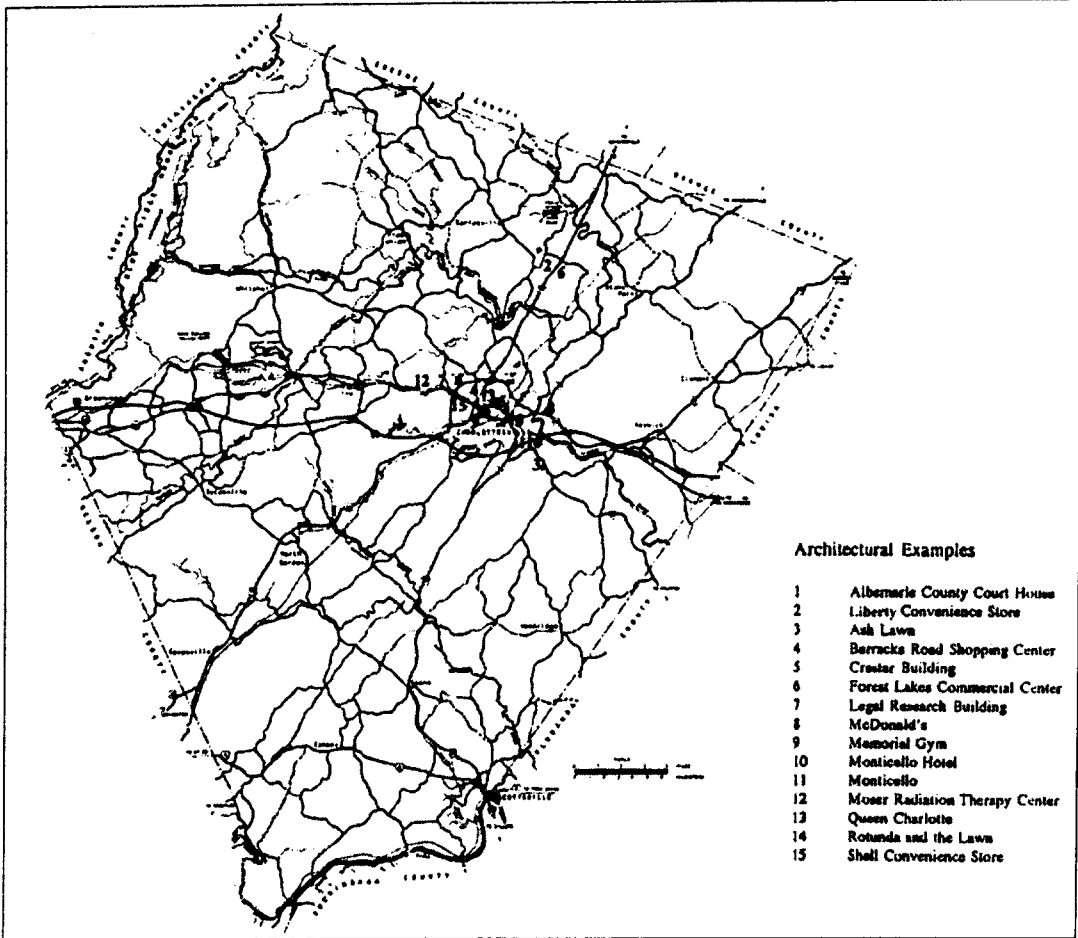
APPENDIX B

The following list contains properties that serve as examples for architecture and site design proposed within the Entrance Corridor Overlay District. The list contains historic buildings as well as more recently constructed buildings. The buildings are located within Albemarle County and the City of Charlottesville.

Albemarle County Court House
Albemarle First Bank (Route 29 North)
Liberty Station & Convenience Store (previously Amoco, intersection of Route 29 North and Airport Road)
Ash Lawn
Barracks Road Shopping Center (Barracks Road and Emmet Street intersection)
Crestar Building (High Street)
Forest Lakes Commercial Area (intersection of Route 29 North and Airport Road)
Ivy Commons (Ivy Road)
Legal Research Building (Route 250 West)
McDonald's (intersection of Route 250 East and Route 20 North)
Memorial Gym (University of Virginia)
Monticello
Moser Radiation Therapy Center (Route 250 West)
Peter Jefferson Place (Route 250 East)
Queen Charlotte (High Street)
Rotunda and the Lawn (University of Virginia)
Shell Convenience Store Building (Route 250 East)
Wachovia Bank (Route 29 North)

The buildings as noted above are either historically significant or serve as examples of architecture compatible with historically significant buildings in the Charlottesville and Albemarle area and serve as examples of shapes, structures, materials, colors, textures, site development, and the integration of site and structure which are encouraged by these guidelines.

It should be recognized, however, that replication of these examples will not necessarily result in the issuance of a Certificate of Appropriateness by the Architectural Review Board because each building site and its context is unique.

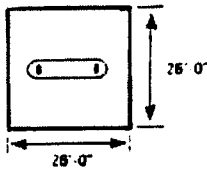


APPENDIX C

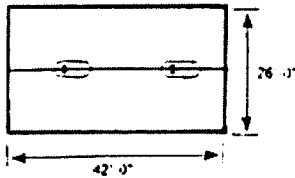
Standards for Fuel Pump Canopies (Adopted by the ARB on August 13, 1998)

LENGTH

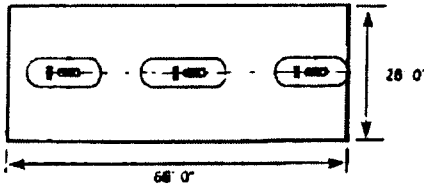
Maximum length for a single island canopy = 26'
(= 4' comfort zone front + 18' auto length + 4' comfort zone back)



Maximum length for a double island canopy = 42'
(= 2' comfort zone front + 18' auto length + 2' comfort zone middle + 18' auto length + 2' comfort zone back)



Maximum length for a triple island canopy = 66'
(= 3' comfort zone front + 18' auto length + 3' comfort zone middle + 18' auto length + 3' comfort zone back + 18' auto length + 3' comfort zone back)

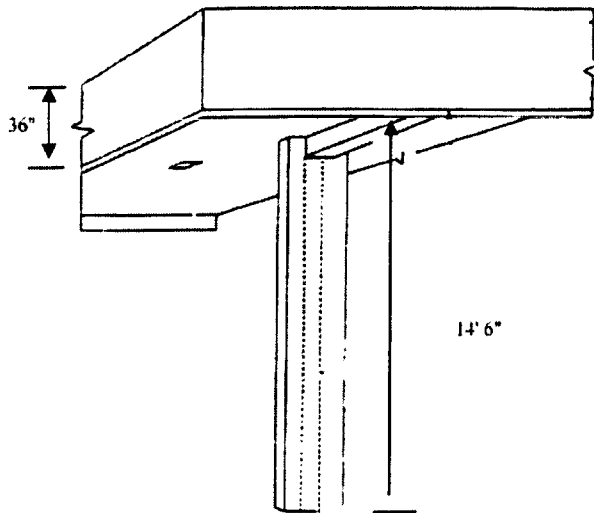


WIDTH

Maximum width for single island canopies = 26'. (= 3' (open door overhang) + 6' (car width) + 2' (curb clearance) + 4' (island width) + 2' (curb clearance) + 6' (car width) + 3' (open door overhang))

HEIGHT (from ground to bottom of fascia)
Maximum acceptable height is 14' 6".

FASCIA HEIGHT
Maximum fascia height is 36".



FUEL DISPENSER SIZE

A typical size is 7' 9" high (approximately half the minimum canopy height), 4'6" wide, 32" deep.

ISLAND SIZE

A typical size is 12-14' long, 4' wide, 9" tall.

APPENDIX D

Generic Landscape Plan Recommended Species List

Large Shade Trees (50'-70')

<u>Botanical Name</u>	<u>Common Name</u>
Acer rubrum	Red Maple
Acer saccharum	Sugar Maple
Aesculus carnea	Red Horsechestnut
Aesculus hippocastanum	Common Horsechestnut
Celtis occidentalis	Hackberry
Fraxinus americana	White Ash
Ginkgo biloba	Ginkgo (male species)
Liquidambar styraciflua	Sweetgum
Liriodendron tulipifera	Tuliptree
Nyssa sylvatica	Blackgum
Platanus acerifolia	London Planetree
Platanus occidentalis	American Sycamore
Quercus acutissima	Sawtooth Oak
Quercus alba	White Oak
Quercus imbricaria	Shingle Oak
Quercus palustris	Pin Oak
Quercus phellos	Willow Oak
Quercus robur	English Oak
Quercus rubra	Northern Red Oak
Tilia americana	American Linden
Tilia cordata	Littleleaf Linden
Tilia tomentosa	Silver Linden
Ulmus hollandica	Groenveldt Elm
Ulmus parvifolia	Chinese Elm, Lacebark Elm
Zelkova serrata	Japanese Zelkova

Medium Shade Trees (40'-50')

<u>Botanical Name</u>	<u>Common Name</u>
Carpinus betulus	European Hornbeam
Cercidiphyllum japonicum	Katsuratree
Gymnocladus dioicus	Kentucky Coffeetree
Halesia monticola	Mountain Silverbell
Sassafras albidium	Sassafras
Sophora japonica	Japanese Pagodatree

Ornamental Trees (20'-40')

<u>Botanical Name</u>	<u>Common Name</u>
<i>Amelanchier canadensis</i>	Shadblow Serviceberry
<i>Carpinus caroliniana</i>	American Hornbeam
<i>Cercis canadensis</i>	Eastern Redbud
<i>Cornus florida</i>	Flowering Dogwood
<i>Crataegus crus-galli</i>	Cockspur Thorn
<i>Crataegus laevigata</i>	Paul's Scarlet English Hawthorn
<i>Crataegus phaenopyrum</i>	Washington Hawthorn
<i>Koelreuteria paniculata</i>	Golden Raintree
<i>Malus</i> spp.	Crabapple
<i>Ostrya virginiana</i>	American Hophornbeam
<i>Oxydendrum arboreum</i>	Sourwood
<i>Prunus</i> spp.	Cherry
<i>Pyrus calleryana</i>	Pear
<i>Syringa amurensis</i>	Japanese Tree Lilac

Small Ornamental Trees (10'-20')

<u>Botanical Name</u>	<u>Common Name</u>
<i>Styrax japonica</i>	Japanese Snowbell
<i>Viburnum prunifolium</i>	Blackhaw Viburnum

Screening Trees (20'-60')

<u>Botanical Name</u>	<u>Common Name</u>
<i>Cedrus atlantica</i> "Glauca"	Blue Atlas Cedar
<i>Cedrus deodara</i>	Deodar Cedar
<i>Chamaecyparis lawsoniana</i>	Lawson Falsecypress
X <i>Cupressocyparis leylandii</i>	Leyland Cypress
<i>Ilex</i> x <i>attenuata</i> "Fosteri"	Foster Holly
<i>Ilex</i> x "Nellie R. Stevens"	Nellie Stevens Holly
<i>Ilex opaca</i>	American Holly
<i>Juniperus virginiana</i>	Eastern Red Cedar
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Pinus strobus</i>	Eastern White Pine
<i>Taxus baccata</i>	English Yew
<i>Taxus cuspidata</i>	Upright Japanese Yew
<i>Thuja occidentalis</i> 'Nigra'	Dark American Arborvitae
<i>Tsuga caroliniana</i>	Carolina Hemlock

Screening Shrubs (4'-15')

Botanical Name

Abelia grandiflora
Buxus sempervirens
Ilex cornuta "Burfordii"
Ilex cornuta "Burfordii nana"
Ilex crenata
Ilex glabra "Compacta"
Juniperus spp
Ligustrum japonicum
Myrica cerifera
Osmanthus x fortunei
Photinia fraseri
Prunus laurocerasus "Schipkaensis"
Viburnum rhytidophyllum

Common Name

Glossy Abelia
Common American Boxwood
Burford Holly
Dwarf Burford Holly
Japanese Holly
Compact Inkberry
Juniper varieties
Japanese Privet
Waxmyrtle
Fortune's Osmanthus
Redtip Photinia
Schip Laurel
Leatherleaf Viburnum

Street Shrubs

Botanical Name

Abelia "Edward Goucher"
Abelia grandiflora
Deutzia gracilis
Forsythia spp.
Jasminum nudiflorum
Leucothoe axillaris
Nandina domestica
Pyracantha coccinea
Rhododendron spp.
Spiraea spp.
Taxus spp.
Viburnum spp.

Common Name

Pink Abelia
Glossy Abelia
Slender Deutzia
Forsythia varieties
Winter Jasmine
Coast Leucothoe
Heavenly Bamboo
Scarlet Firethorn
Rhododendron and Azaela varieties
Spirea varieties
Yew varieties
Viburnum varieties

Native Plants for Virginia Landscapes

Trees

Small/ medium deciduous

<u>Botanical Name</u>	<u>Common Name</u>
Amelanchier canadensis	Shadblow Serviceberry
Carpinus caroliniana	American Hornbeam
Cercis canadensis	Eastern Redbud
Chioanthus virginicus	White Fringetree
Cornus florida	Flowering Dogwood
Crataegus spp.	Washington Hawthorn
	Green Hawthorn
Ilex decidua	Possumhaw
Magnolia tripetala	Umbrella Magnolia
Magnolia virginiana	Sweetbay Magnolia
Ostrya virginiana	American Hophornbeam
Oxydendrum arboreum	Sourwood
Prunus spp.	Carolina Cherrylaurel
	Beach Cherry
	Wild Red Cherry
Salix caprea	Goat Willow

Large deciduous

<u>Botanical Name</u>	<u>Common Name</u>
Acer rubrum	Red Maple
Betula nigra	River Birch
Carya spp.	Shagbark Hickory
	Pignut Hickory
Celtis laevigata	Sugar Hackberry
Cladrastis kentuckea (lutea)	American Yellowwood
Diospyros virginiana	Persimmon
Fagus grandifolia	American Beech
Liquidambar styraciflua	Sweetgum
Liriodendron tulipifera	Tuliptree
Magnolia spp.	Cucumbertree Magnolia
Nyssa sylvatica	Blackgum
Platanus occidentalis	American Sycamore
Quercus spp.	White Oak
	Swamp White Oak
	Southern Red Oak

Robinia pseudoacacia
Sassafras albidum
Taxodium distichum
Tilia americana

Shingle Oak
Chinkapin Oak
Water Oak
Scarlet Oak
Chestnut Oak
Post Oak
Pin Oak
Willow Oak
Black Locust
Sassafras
Bald Cypress
American Linden

Evergreen Trees

Botanical Name

Common Name

Ilex opaca
Ilex vomitoria
Juniperus virginiana
Magnolia grandiflora
Pinus spp.

American Holly
Yaupon Holly
Eastern Red Cedar
Southern Magnolia
Virginia Pine
Loblolly Pine
Shortleaf Pine
Live Oak
Carolina Hemlock

Quercus virginiana
Tsuga caroliniana

Shrubs

Deciduous

Botanical Name

Common Name

Callicarpa japonica
Calycanthus floridus
Clethra alnifolia
Cornus racemosa
Cornus sericea
Fothergilla major
Hamamelis virginiana
Ilex decidua
Lindera benzoin
Rhododendron spp.
Rhus spp.

American Beautybush
Carolina Allspice
Summersweet Clethra
Gray Dogwood
Redtwig Dogwood
Large Fothergilla
Common Witchhazel
Possumhaw
Spicebush
Deciduous Azaleas
Sumac varieties

Sambucus canadensis
Vaccinium spp.
Viburnum spp.

Elderberry
Highbush Blueberry
Mapleleaf Viburnum
Arrowwood

Evergreen Shrubs

Botanical Name

Common Name

Ilex glabra
Myrica cerifera
Kalmia latifolia

Inkberry
Southern Waxmyrtle
Mountain Laurel

Vines

Botanical Name

Common Name

Clematis virginiana
Parthenocissus quinquefolia
Campsis radicans
Gelsemium sempervirens
Lonicera sempervirens

Virginsbower
Virginia Creeper
Trumpet Creeper
Carolina Yellow Jessamine
Trumpet Honeysuckle

Groundcovers

Botanical Name

Common Name

Gaultheria procumbens
Mitchella repens
Polystichum acrostichoides

Creeping Wintergreen
Partridgeberry
Christmas Fern