



COUNTY OF ALBEMARLE
Department of Community Development
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March 20, 2015

Alan Franklin, PE
427 Cranberry Lane
Crozet, VA 22932

RE: ARB-2014-148: Virginia Asphalt Services

Dear Mr. Franklin,

At its meeting on Monday, March 16, 2015, the Albemarle County Architectural Review Board took the following actions:

Regarding the Request for the Special Use Permit:

By a vote of 4:0 the board moved to forward the following recommendation to the Planning Commission:

The ARB has no objection to the request for the Special Use Permit with the following conditions:

1. Equipment shall be stored only in areas indicated for storage on the site plan entitled: Virginia Asphalt Services Landscape/Screening plan, revised 2-17-2014(2015).
2. The site shall be landscaped in general accord with the plan entitled Virginia Asphalt Services Landscape/Screening plan, dated 2-17-2014 (2015), except that:
 - a. Evergreen screening tree height shall be 8' - 10' minimum at planting,
 - b. The scarlet oaks shall be 3½" caliper minimum at planting,
 - c. The sugar maples along the entrance drive shall be 2½" caliper minimum at planting,
 - d. A staggered row of evergreens 8-10' minimum tall shall be provided along the south side of the storage area.
 - e. A staggered row of evergreens 8-10' minimum tall shall be provided along the north and west side of the entrance drive/asphalt paved area.
 - f. Any screening fence required on site requires ARB approval. Chain link fence and chain link with vinyl slats shall not be approved.
3. Maximum height of equipment shall not exceed 12'.
4. Equipment shall not be elevated.
5. No new chain link, barbed wire, razor wire or other similar fencing or attachments shall be added to this site.

Regarding the initial site plan:

By a vote of 4:0, the board moved to forward the following recommendations to the Agent for the Site Review Committee:

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4(2), (3) and (5):
 1. Increase the height of the Leyland cypress to 8' and 10', depending on location, for increased screening at planting.
 2. Increase the size of the scarlet oaks to 3½" caliper minimum at planting.
 3. Increase the size of the sugar maples along the entrance drive to 2½" caliper minimum at planting.
 4. Provide a staggered row of evergreens 8-10' tall minimum along the south side of the storage area.
 5. Provide a staggered row of evergreens 8-10' tall minimum along the north and west side of the entrance drive/asphalt paved area.
 6. Any screening fence required on site requires ARB approval. Chain link fence and chain link with vinyl slats shall not be approved.

- Regarding recommendations on the plan as it relates to the guidelines: None.
- Regarding recommended conditions of initial plan approval:
 1. A Certificate of Appropriateness is required prior to final site plan approval.
 2. Provide to-scale elevation drawings for review. Identify proposed materials/colors on the drawings. Provide material/color samples for review. Consider compatibility with the existing context of the Avon Street corridor in the building design. Any appearance of blankness resulting from building design should be relieved using design detail or vegetation, or both.
 3. Confirm that proposed window glass meets the EC specs, and include the specs on the architectural drawings: "Window glass shall meet these criteria: Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%."
 4. Increase the height of the Leyland cypress to 8' and 10', depending on location, for increased screening at planting.
 5. Add the standard equipment note to the plan: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
 6. If site and/or exterior building lights are proposed, submit a complete lighting plan for review. If no site or exterior building lights are proposed, indicate this on the plan.
 7. Increase the size of the scarlet oaks to 3½" caliper minimum at planting.
 8. Without reducing the quantity of plants proposed, adjust the power pole or plant locations to eliminate the conflict between the scarlet oak and the overhead line from the relocated power pole.
 9. Increase the size of the sugar maples along the entrance drive to 2½" caliper minimum at planting.
 10. Reverse the position of the rows of Leyland cypress and cherry laurel on the south side of the building.
 11. Add the plant health note 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."
 12. Provide a staggered row of evergreens 8-10' tall along the south side of the storage area.
 13. Provide a staggered row of evergreens 8-10' tall along the north and west side of the entrance drive/asphalt paved area.
 14. Any screening fence required on site requires ARB approval. Chain link fence and chain link with vinyl slats shall not be approved.
- Regarding conditions to be satisfied prior to issuance of a grading permit: None

Regarding the Architectural Design:

With the revised material (board and batten siding and standing seam metal roof in a more neutral color) the ARB indicated that the design was moving in the right direction.

You may submit your application for continued ARB review at your earliest convenience. Application forms, checklists and schedules are available on-line at www.albemarle.org/ARB.

Revised drawings addressing the comments listed above are required. Include updated ARB revision dates on each drawing. Please provide a memo including detailed responses indicating how each comment has been addressed. If changes other than those requested have been made, identify those changes in the memo also. Highlighting the changes in the drawing with "clouding" or by other means will facilitate review and approval.

If you have any questions concerning any of the above, please feel free to call me.

Sincerely,

Margaret Maliszewski
Principal Planner

cc: Virginia Asphalt Services Inc., 439 Burchs Creek Rd., Crozet VA 22932
Mark Keller, Terra Concepts, PC, 2046 Rock Quarry Road, Louisa VA 23093