



February 19, 2021
Albemarle County Department of Community Development
401 McIntire Road
Charlottesville, VA 22902

Green Clean – 3290 Worth Xing
Comment Responses

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Architectural Review Board (ARB)

1. Provide material and color samples for all materials.

Response: Material and color samples for all materials provided as requested.

2. Add architectural details such as height variation and greater variation in the material changes along the EC-facing elevation to help better establish the elevation as the front of the building and add human scale to the building. Most ARB members agreed that the revised elevation shown during the meeting is moving in the right direction.

Response: Height variation and greater variation in the material changes added along the EC-facing elevation to help better establish the elevation as the front of the building. Masonry band in various locations added to break the elevation down to a human scale.

3. Consider revising the proposed material to a more traditional brick form and/or a natural earth-tone color. Accurately reflect the proposed material in the drawings and renderings.

Response: Proposed material revised to two tone color finish in traditional brick colors – similar to buildings across the street.

4. Submit a window glass sample and specs with the next submission.

Response: Window glass sample and specs provided as requested.

5. Add the standard window glass note to the drawings with the next submission: *Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.*

Response: Standard glass note added to the drawings as requested.

6. Provide detail drawings and color samples for the vacuum and auto sentry equipment.

Response: Detail drawings and color samples provided as requested.

7. Provide in the plan all pay station and vacuum station-related elements (canopies, trash cans, lighting, pay stations, etc.).

Response: Pay station and vacuum station-related elements provided as requested.

8. Provide a perspective view looking south into the site, with and without landscaping.

Response: Perspective view provided as requested.

9. Provide a dumpster screen detail in the site plan.

Response: Dumpster screen detail added to sheet CS-502 as requested.

10. Provide preliminary information on vacuum and pay station-related signage for review.

Response: Preliminary information on vacuum and pay station-related signage provided as requested.

11. Revise the drawings to show where building- and car wash-related equipment is located. If the location is inside the building, note this on the plans. If located on the rooftop, provide a roof plan showing the equipment locations, show the equipment locations and heights on the elevation drawings, and illustrate methods for eliminating visibility of the equipment.

Response: Drawings revised to show where building- and car wash-related equipment is located as requested.

12. Add the standard mechanical equipment visibility note to the drawings with the next submission: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."

Response: Note added to plans stating: all mechanical equipment (including vacuum machine) is located at the interior of the building, therefore 'visibility of all mechanical equipment from the entrance corridor is eliminated'.

13. Coordinate the light fixtures shown on the building elevations with the light fixtures listed in the lighting schedule in the site plan.

Response: Light fixtures shown on the building elevations coordinated with the light fixtures listed in the lighting plan as requested.

14. Revise the proposed lighting to soft, warm white (3k).

Response: All lights have been updated to warm white (3k).

15. Indicate the color of the proposed fixtures on the plans.

Response: The color has been called out in the model number as BK (black).

16. Include a note on the lighting plan indicating that the 20' maximum height of the pole-mounted light fixtures includes any base.

Response: A note has been added to clarify maximum mounting heights. The maximum height of the pole fixture will be 14'. This is less than the 20' minimum.

17. Revise the photometric plan using an LLF of 1.0 for all fixtures.

Response: Photometrics have been updated for 1.0 LLF.

18. Add the standard lighting note to the lighting plan: "Each outdoor luminaire equipped with a

lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle.”

Response: This note has been added. All proposed fixtures meet these requirements and lighting at the property line does not exceed 0.4 ft.

19. Revise the landscape plan to show the large shade trees extending along the full frontage of Rt. 29.

Response: An additional large shade tree had been provided along this frontage. Reference on sheet CP-101.

20. Confirm the location of electrical service on the plans.

Response: Electrical lines are shown on the plan.

21. Provide two large trees, one parallel to Worth Crossing and one parallel to Fortune Park Road, 2½” caliper at planting.

Response: Additional trees have been provided in these locations. Reference on sheet CP-101.

22. Revise the landscape plan to show one large tree in the gap along the north side of the site near the pay stations to meet the perimeter parking area landscaping requirements.

Response: Additional tree and landscaping has been provided in this location. Reference on sheet CP-101.

23. Provide additional shrubs near the pay stations along the north end of the site to help mitigate the visibility of the paved area and pay stations/queuing line from Rt. 29.

Response: Additional shrubs have been provided in this location. Reference on sheet CP-101.

24. Provide shrubs or other vegetation along the EC-facing elevation of the building.

Response: Ornamental grasses have been provided along this building elevation. Reference on sheet CP-101.

25. Provide details on the proposed dumpster enclosure.

Response: Details on the proposed dumpster enclosure added to sheet CS-502 as requested.

26. Provide the conservation checklist and associated checklist items in the site plan.

Response: The conservation checklist has been provided on CP-101.

27. Sign applications are required for all proposed signs. Provide with the sign applications a sample of the color proposed for the signs. Reduce the scale of the car logo shown on the monument signage to create a more proportional sign design.

Response: Comment noted, sign applications will be provided under a separate cover.

Community Development

1. Landscaping plants and trees adjacent to the sight distance triangle will need to be maintained in area between 2 and 7 feet above ground as a clear zone to preserve sight lines and accommodate pedestrians.

Response: Comment Noted.

2. Note that the final plan must show conformance with the VDOT Road Design Manual Appendices B(1) and F, as well as any other applicable standards, regulations or other requirements.

Response: Comment noted.