September 16, 2026

Certificate of Appropriateness
BAR # 25-0095
835 West Main Street; Tax Parcel 310183000
843 West Main Street; Tax Parcel 310175000
847 West Main Street; Tax Parcel 310174000
West Main Street ADC District
Owners: Kim T. & Chris Dabney; Fluvanna Holdings, LLC
Applicant: Andree Sahakian & Brittani Sanders, LV Collective
Project: Landscape plan

Mr. Sahakian,

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on September 15, 2026. The following action was taken:

Mr. Schwarz made the following motion:

Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find the landscaping plan for the proposed development at 835, 843, and 847 West Main Street satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted *with the following conditions:*

- If the tree and/or plant species vary from those noted in the submittal, the trees selected should be consistent with the City's Master Tree List or, if not on the Tree List, selected species must not be any identified as invasive in Central Virginia.

- Seating, tables, and planters at the street level open space (at West Main) will be of a consistent design and any wood elements will be of a weather-resistant [wood] species approved for exterior use.

- Rescind the condition of the CoA BAR # 25-0095 related to a Phase I Archaeological Investigation--bulleted item #4 in the approved motion--and apply the following [which can be included in the motion by reference to this staff report]:

    - **Historic Study:** Prior to City issuance of a permit allowing disturbance associated with the proposed development, the Applicant will complete and provide City Staff for BAR's archive a Historic Study of the proposed development site consistent with the scope of work summarized in Rivanna Archaeological Services, LLC's, proposal dated August 4, 2026. The proposed Historic Study would be a documentary, archival, and research effort and does

not authorize or require any physical excavation, subsurface testing, or other ground-disturbing activity on the site.

- **Limited Archaeological Investigation:** City may request authorization to conduct, at its sole cost, a limited archaeological investigation of the approximate location of the Dinsmore family home on the site within the footprint and anticipated depth of the proposed new building, following removal of the existing paved surface and before commencement of excavation for the proposed Development ("Investigation"). No Investigation or related entry onto the site shall occur, unless Developer and City first execute a written agreement ("Agreement") authorizing the Investigation on terms reasonably acceptable to both parties. Except as required by applicable law, neither the Investigation, nor any discovery made during the Investigation, shall require additional investigation, preservation in place, modification, or redesign of the approved Development, or delay of Project. If City does not request authorization for an Investigation, or Developer and City do not execute such an Agreement by the time the existing pavement has been removed, no Investigation or related entry onto the site shall occur, and Developer may proceed with the Project without further obligation under this Condition.

- The pole lights will be without glass and will be a warm color temperature of 3000K or less.

- If the trees on the north side of the site cannot be preserved, make sure that at minimum large trees per the moderate transition screening Type II will be installed.

- Reference packet dated September 14, 2026 as submitted this evening without three-dimensional renderings; [the BAR wants this packet because of the precedent imagery, it reflects the updated plant palette, and precedent imagery prevails over renderings].

The motion was seconded by Mr. Bailey and passed 8-0.

For specifics of the discussion, see the Board of Architectural Review's YouTube channel:
https://youtu.be/RaI6tt96XOA?list=PLSKqYabjF44UhoEZrMWdDF9znV1CnlNUV

Per the provisions of City Code, this CoA is valid for 18 months from the date of BAR approval; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a building permit or compliance with other provisions of the City Code.

September 16, 2026

Per City Code Chapter 34, Division 5.2.7.E (*Action After Decision)*, following approval of an application by the BAR, any aggrieved person may appeal the decision to City Council by filing a written notice of appeal within ten working days of the date of the decision. The date by which staff should receive such notice is September 29, 2026. The appeal shall "set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and any additional information, factors or opinions they deems (sic.) relevant to the [appeal]. The applicant, or their agent, and any aggrieved person, will be given an opportunity to be heard by the City Council on the appeal." The fee to submit an appeal of a BAR decision is $125, and the application completed online via the City permit portal: https://permits.charlottesville.gov/portal/.

If you have any questions, please do not hesitate to contact our office.

Sincerely,
Kate

Kate Richardson
Historic Preservation & Design Planner
Neighborhood Development Services
City of Charlottesville
434.970.3515 | richardsonka@charlottesville.gov

City of Charlottesville
Board of Architectural Review
Staff Report
September 15, 2026

Certificate of Appropriateness Request
BAR #25-0095
847 West Main Street; TMP 310174000
843 West Main Street; TMP 310175000
835 West Main Street; TMP 310183000
West Main ADC District
Owners:
31-174 and 31-175: Kim T. & Chris Dabney
31-183: Fluvanna Holdings, LLC
Applicants: LV Collective, Andree Sahakian
Project: Multi-story apartment building – Landscaping component





Background
Year Built: 1972, single story, commercial structure at 843 West Main. Project site is predominantly a paved, surface parking lot.
District: West Main Street ADC District
Status: Non-contributing
Historical survey and Sanborn Maps, see August 2025 staff report. (Link below)

Brief Summary:
On June 16, 202, the BAR approved a CoA for the proposed building, omitting the landscaping plan (trees, plants, and paving). This CoA addresses those omitted elements. Staff finds the plan submitted is consistent with the ADC District Design Guidelines for Site Design & Elements and recommends approval of the CoA. Additionally, staff recommends a condition that replaces the one approved in the June CoA related to a Phase I archaeological investigation. Following the June meeting, subsequent discussions with the applicant revealed an unanticipated cost for the on-site component of that investigation. In response, staff suggests an alternative condition that provides a professionally researched history of the site and, if circumstance allow, provide the opportunity for a limited, City-sponsored, on-site investigation

Prior BAR Reviews (Complete list in Appendix)
June 16, 2026 – BAR approved (9-0) a CoA for the proposed multi-story building, omitting the landscaping and hardscaping plan.
Link to submittal and staff report: LV Collective - West Main June 2026
Link to meeting video.

Application

- Applicant submittals:
  - Site Design Group, Ltd. plans for LV Charlottesville, dated August 25, 2025.
  - Niles Bolton Associates, revised solar study, dated July 28, 2026, 8 pages.*

CoA request for the landscaping and hardscaping associated with the planned multi-story apartment building at 835, 843, and 847 West Main Street. Note: The BAR approved the building design on June 16, 2026, but omitted the landscaping and hardscaping elements, requiring they be submitted for approval as a later, separate application. (See approved motion in Appendix.)

Note: It is not indicated on the plans, but the walkway/access drive at the rear and west side will be pavers.

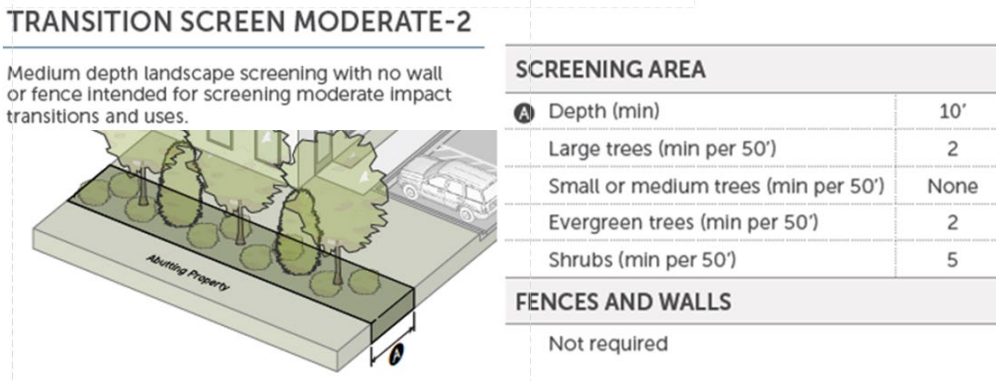
* The revised solar study is provided per the BAR's June 16, 2026 request [in the approved CoA] to provide a new shade study examining the hours of 9AM, Noon, 3PM, and 6PM. (See 7th bullet in the approved motion. Included in the Appendix.)

Discussion and Recommendation

Staff recommends approval of the CoA for the landscaping and hardscaping plan with the conditions in the suggested motion. A vegetated transition screen isn't intended to entirely conceal one building from an adjacent building, that's not possible anyway. The goal is to mitigate the visual impact by introducing trees and plantings as a visible transition buffer. The plants proposed at the rear parcel line provide a wide range of heights and widths (and colors and forms); the quantity indicated should provide significant visual screening.

In prior discussions, the BAR expressed a preference for larger trees at the rear, as part of a visual buffer between this project and the adjacent Westhaven development. Due to the parcel boundary (including steep slopes) and a utility easement held by the Rivanna Water and Sewer Authority, the width of the space available for plantings within this buffer is between 10-ft and 20-ft.

During the June 16, 2026 meeting, the BAR provided the following guidance: For the planned landscaping along the north boundary of the project site, to provide screening between the new building and the Westhaven community, the applicant should use as guidance the Moderate Impact Transition Screen type 2, as indicated in the City Code, Sec. 34-4.7.2.C.2.b., (reference image below).



Trees and plants at the rear parcel line (excludes flowers and ground covers)	Qty (per plan)	Height ft		Width ft	
		Min	Max	Min	Max
Honey locust (noted on Site Plan)	13		**30**		**35**
Vernal Witchhazel	5	6	10	8	15
Bottlebrush Buckeye	3	8	12	8	15
Blackhaw Viburnum	1	12	15	6	12
PJM Rhododendron	1	3	6	3	7
Blue Cone Arborvitae	2	3	4	4	6
Annabelle Hydrangea	1	5	6	4	6
Dense Yew	3	3	4	4	6
Prairie Dropseed		2	3	2	3
Side Oats Grama		1.5	2.6	1.5	2

Regarding the Phase I archaeological investigation

Since the June BAR meeting, staff discussed with the applicant the requested archaeological investigation. It became clear the cost of a Phase I investigation [per VDHR criteria] would exceed what had initially been anticipated. In lieu of a full investigation, staff supports the applicant's proposal to retain Rivanna Archaeological Services to complete a historical analysis of the site and to then allow the City the opportunity, if requested, to conduct a limited on-site investigation.

Regarding the proposed Memory Walk

Applicant intends to work with the community to incorporate into the site elements that memorialize the City's historically Black neighborhoods razed during the era of Urban Redevelopment. A design has not been developed and is therefore not included in this subtotal, nor a component of this CoA application. The BAR should evaluate the landscape and hardscape plan as presented in this submittal, applying the design guidelines for Site Design and Elements. In the future, should a design for the Memory Walk be realized, staff will determine if it requires design review. Until then, any discussion of a memorial space at this site, including planning and coordination with the community, are outside the BAR's purview and should be omitted from the discussion and consideration of this CoA request.

Regarding review of the Final Site Plan (PL-25-0087)

A Final Site Plan was submitted on July 13, 2026. Approval of that plan will be predicated on consistency with the design approved by the BAR for both the building and the landscaping. If the Plan requires modifications that significantly and/or substantively deviate from the approved design, it might be necessary to void the BAR's prior approval and require a new CoA application.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find the landscaping plan for the proposed development at 835, 843, and 847 West Main Street satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted *with the following conditions: […]*

- If the tree and/or plant species vary from those noted in the submittal, the trees selected should be consistent with the City's Master Tree List or, if not on the Tree List, selected species must not be any identified as invasive in Central Virginia.
- Seating, tables, and planters at the street level open space (at West Main) will be of a consistent design and any wood elements will be painted or have an opaque stain.
- Rescind the condition of the CoA BAR # 25-0095 related to a Phase I Archaeological Investigation--bulleted item #4 in the approved motion--and apply the following [which can be included in the motion by reference to this staff report]:
    - **Historic Study:** Prior to City issuance of a permit allowing disturbance associated with the proposed development, the Applicant will complete and provide City Staff for BAR's archive a Historic Study of the proposed development site consistent with the scope of work summarized in Rivanna Archaeological Services, LLC's, proposal dated August 4, 2026. The proposed Historic Study would be a documentary, archival, and research effort and does not authorize or require any physical excavation, subsurface testing, or other ground-disturbing activity on the site.
    - **Limited Archaeological Investigation):** City may request authorization to conduct, at its sole cost, a limited archaeological investigation of the approximate location of the Dinsmore family home on the site within the footprint and anticipated depth of the proposed new building, following removal of the existing paved surface and before commencement of excavation for the proposed Development ("Investigation"). No Investigation or related entry onto the site shall occur, unless Developer and City first execute a written agreement ("Agreement") authorizing the Investigation on terms reasonably acceptable to both parties. Except as required by applicable law, neither the Investigation, nor any discovery made during the Investigation, shall require additional investigation, preservation in place, modification, or redesign of the approved Development, or delay of Project. If City does not request authorization for an Investigation, or Developer and City do not execute such an Agreement by the time the existing pavement has been removed, no Investigation or related entry onto the site shall occur, and Developer may proceed with the Project without further obligation under this Condition.

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the landscaping plan for the proposed development at 835, 843, and 847 West Main Street does not satisfy the BAR's criteria and is not compatible with this property and other properties in this ADC District, and for the following reasons the BAR denies the application as submitted […].

Criteria, Standards and Guidelines

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. *Major Historic Review*. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA "cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements."

Review Criteria Generally
Per Chapter 34, Div. 5.2.7. C.2:

a. In considering a particular application the BAR will approve the application unless it finds:
   i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and
   ii. ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations: [not germane to this request].

Standards for Review and Decision
Per Chapter 34, Div. 5.2.7. D.1:

a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
   i. Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable District;
   ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
   iii. The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
   iv. The effect of the proposed change on the adjacent building or structures;
   v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
   vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
   vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
   viii. Any applicable provisions of the City's design guidelines.

Links to ADC District Design Guidelines
Chapter 1 Introduction (Part 1)
Chapter 1 Introduction (Part 2)
Chapter 2 Site Design and Elements

Guidelines for *Site Design & Elements* (Chapter 2)

Chapter 2 – Site Design and Elements

B. Plantings	**Staff Comment:**
Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.	At West Main are three (3) Willow oak and two (2) Bald cypress. Both species are identified as Street Trees on the City Master Tree List.
Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.	Trees and plants will be consistent with the City's Master List. (See proposed condition of approval.)
Use trees and plants that are indigenous to the area.	Trees and plants will be consistent with the City's Master List. (See proposed condition of approval.)
Retain existing trees and plants that help define the character of the district, especially street trees and hedges.	The project site is a predominantly a surface parking lot, with a small, single story structure. There are only existing trees are located along the north (rear) property line.
Replace diseased or dead plants with like or similar species if appropriate.	n/a
When constructing new buildings, identify and take care to protect significant existing trees and other plantings.	Trees to be retained will be noted on the site plan and subject to related tree protection requirements. Per the Site Plan, several Honey locust at the rear parcel line will be retained.
Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.	The approximately 1.6-acre site is currently a paved parking lot. The proposed plantings will be a significant improvement within this ADC District.
Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.	Information re: mulching and edging has not been presented.
C. Walls and Fences	n/a
D. Lighting	**Staff Comment:**
In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.	n/a
Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.	Lamping must comply with lighting requirements in the Code of Development.
In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.	
Do not use numerous "crime" lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.	

In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.	In addition to site lighting, accent down lighting is proposed on the building columns.
Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.	Not within BAR purview.
Consider motion-activated lighting for security.	Not within BAR purview.
E. Walkways and Driveways	**Staff Comment:**
Use appropriate traditional paving materials like brick, stone, and scored concrete.	Paving materials are appropriate.
Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.	Concrete paving is proposed
Gravel or stone dust may be appropriate, but must be contained.	n/a
Stamped concrete and stamped asphalt are not appropriate paving materials.	n/a
Limit asphalt use to driveways and parking areas.	
Place driveways through the front yard only when no rear access to parking is available.	n/a
Do not demolish historic structures to provide areas for parking.	n/a
Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.	A sidewalk will be installed adjacent to the vehicle access path.
F. Parking Areas and Lots	n/a
G. Garages, Sheds, and Other Structures	n/a
H. Utilities and Other Site Appurtenances	**Staff Comment:**
Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site.	
Screen utilities and other site elements with fences, walls, or plantings.	Required by City Code.
Encourage the installation of utility services underground.	
Antennae and communication dishes should be placed in inconspicuous rooftop locations, not in a front yard.	No wireless equipment is proposed.
Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.	Required by City Code.

APPENDIX

Motion approved by the BAR on June 16, 2026

Mr. Zehmer moved: Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed development at 835, 843, and 847 West Main Street satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application *with the following conditions and omissions:*

- Ground level mechanical equipment, utility meter boxes/panels, transformers, etc., will be appropriately screened per the design guidelines (Chapter 2, Section H). Screening will be indicated on the Final Site Plan and approved by BAR staff.
- Meters and panel boxes for utility, communications, and cable connections will be located preferably within the garage; if not, then in non-prominent locations on the side elevations only and appropriately screened. Screening will be indicated on the Final Site Plan and approved by BAR staff.
- Glass at street level storefronts (doors, windows, and transoms) must be clear, with a VLT of not less than 70%.
- Prior to a Permit allowing disturbance associated with the proposed development, a Phase I Archaeological Investigation of the three (3)-parcel site will be completed and provided to Staff for BAR's archive and recorded with the Virginia Department of Historic Resources.
- The following design elements are to be considered as removed from the applicant's submittal and are omitted from this CoA:
    - site plan;
    - sample plant pallet;
    - sample paving pallet;
    - site furnishings; and
    - site lighting.
    - The aforementioned site details [as indicated] on sheets 7, 8, 9, 10, 11, and 12 of the submittal.
- The omitted site elements (above) will be reviewed at a later date as a separate CoA request.
- Prior to BAR approval of the omitted site elements (and within the separate CoA request), the applicant will provide a new shade study examining the hours of 9AM, Noon, 3PM, and 6PM. The intent is to advise plant selection for the site, and to provide information to the public and Westhaven Citizen Planners to assist the selection of plantings within the Westhaven community. The hours listed should be added to the dates already submitted within the solar plan [sheet 13 of the June 2026 submittal].
- To prevent bright light and glare emanating from the garage openings, lamping for the garage lighting [immediately inside any opening] will be dimmable, have a Color Temperature not exceeding 3,000K, and have a Color Rendering Index not less than 80, preferably not less than 90.

The motion was seconded by Mr. Schwarz and passed 9-0.

Note: In the action memo to the applicant, staff reiterates the following recommendation and comment from the BAR's discussion:

- For the planned landscaping along the north boundary of the project site, to provide screening between the new building and the Westhaven community, the applicant should

use as guidance the Moderate Impact Transition Screen type 2, as indicated in the City Code, Sec. 34-4.7.2.C.2.b.

- This CoA (25-0095) is for the new, multi-story building only and omits the landscape and hardscape elements noted in the conditions. That CoA, alone, is not sufficient for approval of the Development Plan and/or the Final Site Plan for this project; a CoA for the landscape and hardscape plans is required.

Prior BAR Reviews (unrelated to current project)
843 West Main Street-
March 20, 2018 – A prior design for this project was submitted for BAR review. BAR accepted the applicant's request for deferral.

June 19, 2018 – BAR approved a CoA for proposed massing and glazing (***in-concept***) of a proposed office building. The BAR encouraged applicant to step back portions of the building [from the street]and to investigate changing the proposed materiality. [Note: The BAR no longer approves partial CoAs.]

August 21, 2018 – BAR approved a CoA for conceptual design of a three-story office building with retail/office space on the first floor. (119 feet long, 56 feet wide, height approximately 43 feet.) [Note: The BAR no longer approves partial CoAs.]

March 21, 2023 – Preliminary discussion of proposed new hotel. Discussion video available online here (at time mark 1:34:23). Staff report available here.

835 West Main Street-
July 2013- Request for a temporary trailer to be used as a leasing office for *The Plaza* apartments which was approved 7-0. Staff report, and CoA action letter available here.

847 West Main Street-
No previous reviews.

Prior BAR Reviews (related to current project)
835-847 West Main Street-
August 19, 2025 - BAR Pre-Application Conference for this project. (Meeting Minutes excerpt attached.)
Link to submittal and staff report: 835-847 West Main BAR- August 2025
Link to meeting video and discussion.

May 19, 2026 - Preliminary Discussion for this request (continued from August 2025). No action taken. See summary of discussion in Appendix.
Link to submittal and staff report: 835-847 West Main BAR- May 2026
Link to meeting video and discussion.

site design group, ltd.
888 south michigan avenue
unit ph 1 chicago, illinois 60605
tel 312.427.7240 | www.site-design.com

LV CHARLOTTESVILLE

Charlottesville, VA

September 14, 2026 | BAR Submission

10053

CONTEXT PLAN



1. Vehicular Drive Aisle
2. Pedestrian Promenade
3. Vehicular Egress
4. Entry Plaza
5. Seating Plaza
6. Utility Access & Easement
7. Existing Cell Tower

Scale: 1"=80'

0'-0" 40'-0" 80'-0" 160'-0"

CONTEXT PLAN - CIRCULATION

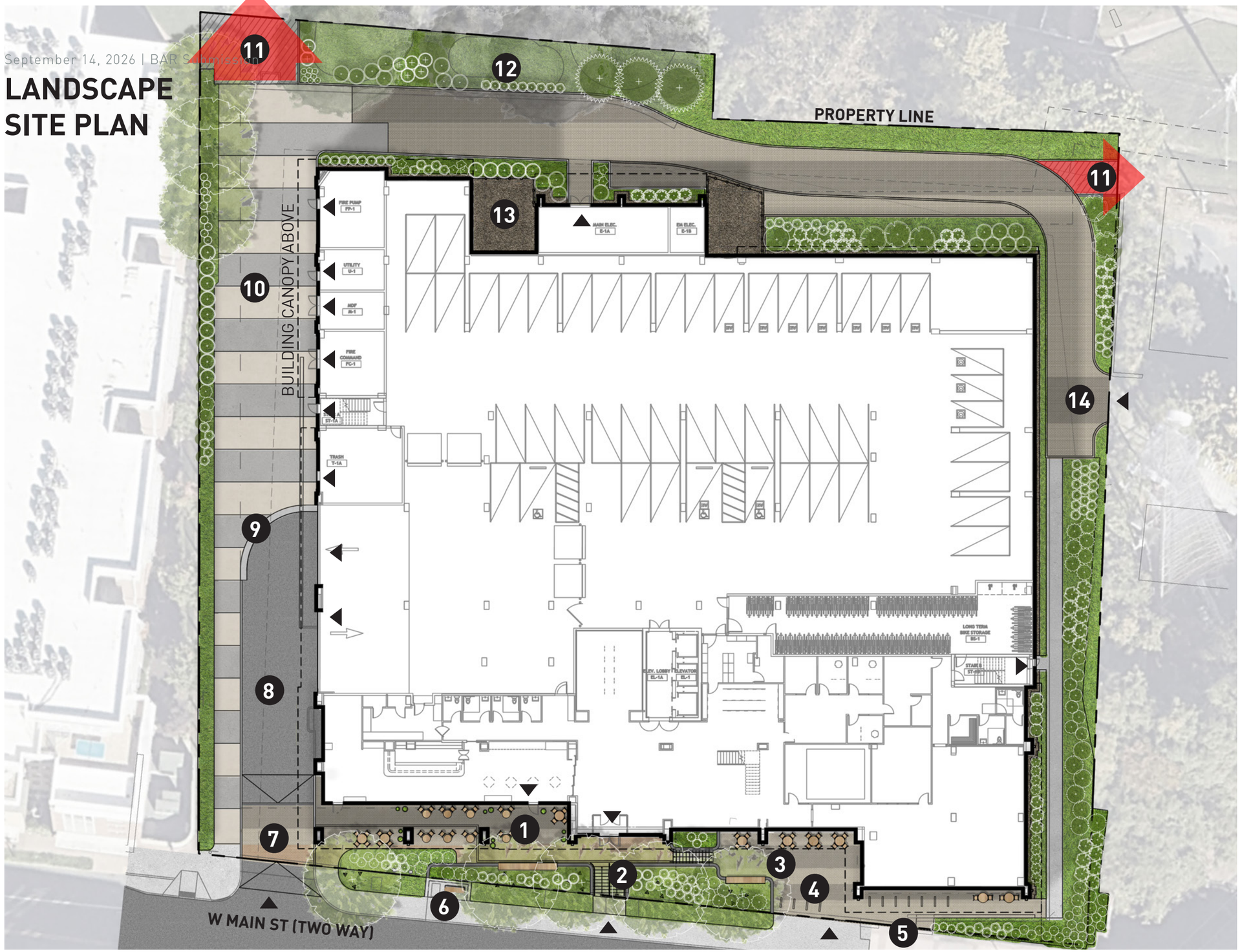


Scale: 1"=80'

0'-0" 40'-0" 80'-0" 160'-0"

September 14, 2026 | BAR Submission

LANDSCAPE SITE PLAN



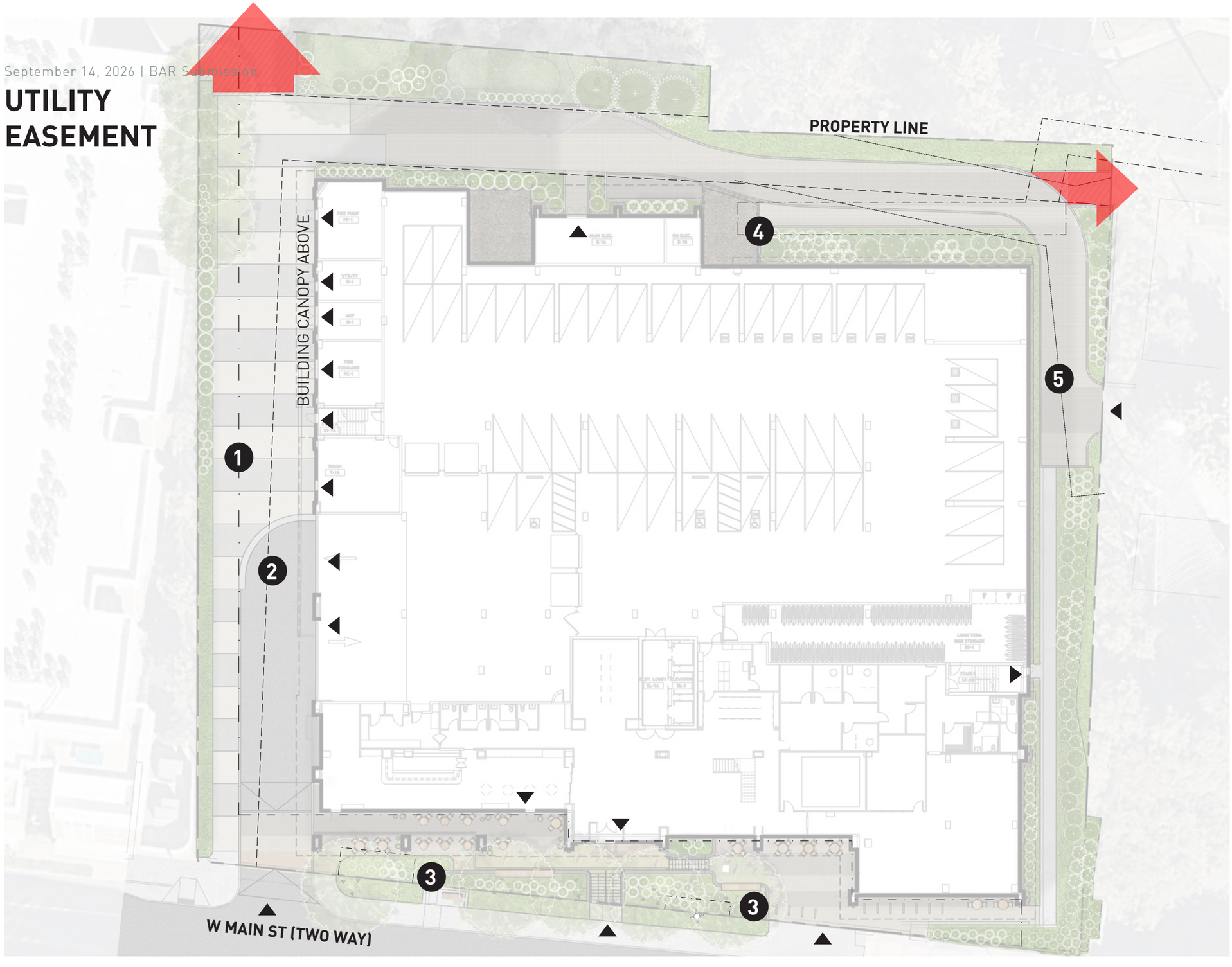
site

1. Entry Plaza
2. Stairs with Handrail
3. Seating Plaza
4. Bicycle Rack (11)
5. Existing Brick Wall to Retain
6. Bus Stop
7. Table-topped Zone
8. Vehicular Drive Aisle
9. Roller Curb
10. Pedestrian Promenade
11. Connection to West Haven (Detailed Design by Neighbor)
12. Retain Existing Trees within Critical Root Zone
13. Transformers, Generator & Gas Meter
14. Access to Cell Tower

Scale: 1"=30

0'-0" 15'-0" 30'-0" 60'-0"

UTILITY EASEMENT



1. Public Access Easement
2. RSWA Easement
3. Public Utility Easement
4. SWM/BMP Maintenance Easement
5. Telecom Easement

Scale: 1"=30

0'-0" 15'-0" 30'-0" 60'-0"

PROPOSED PLANTING PALETTE

DECIDUOUS & EVERGREEN TREES



Blue Cone Arborvitae
Thuja orientalis 'Blue Cone'
16'-20' T x 10'-12' W



Willow Oak
Quercus phellos
40'-75' T x 25'-50' W



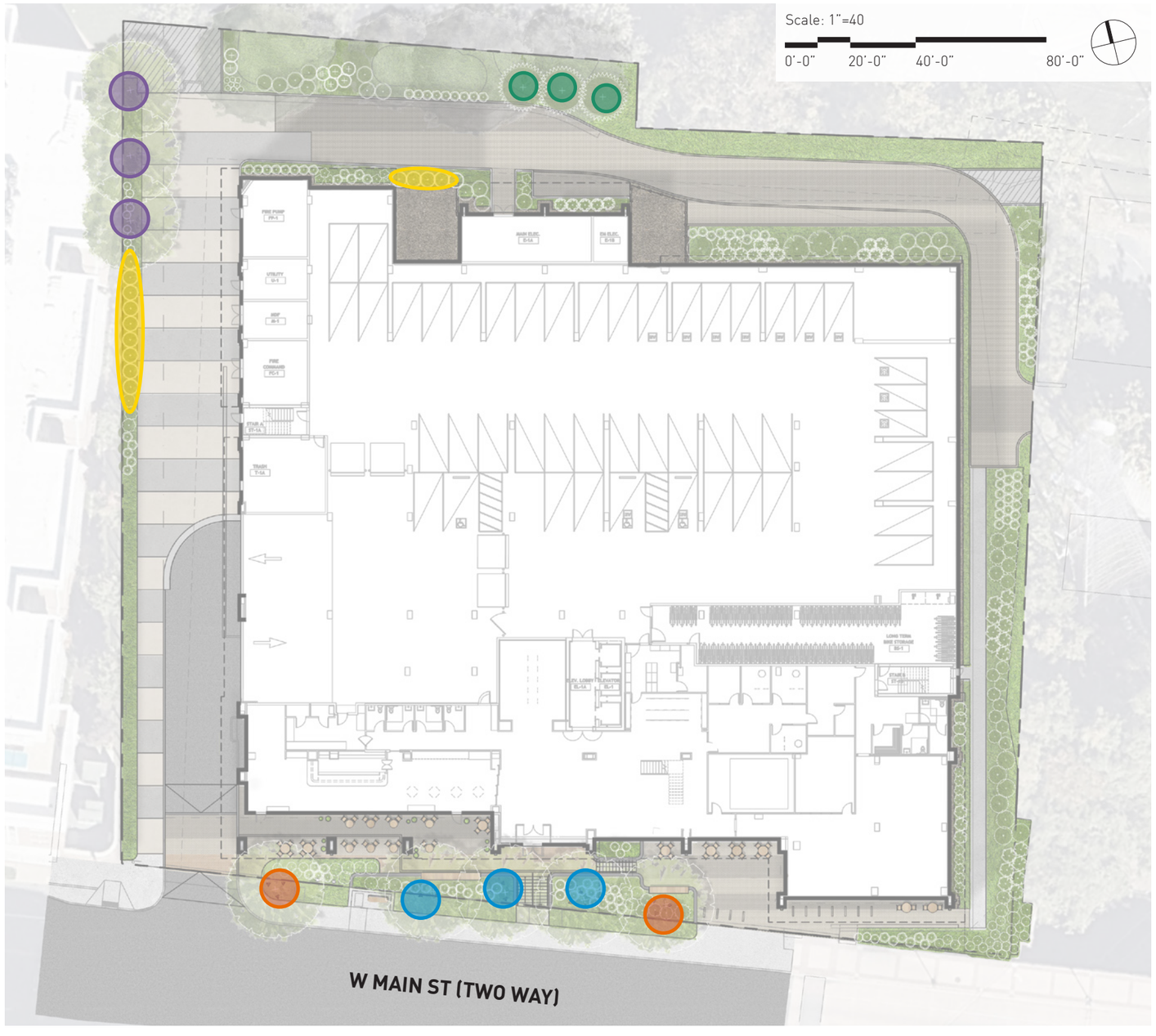
Eastern Redcedar
Juniperus virginiana
30'-50' T x 15'-20' W



Jefferson American Elm
Ulmus americana 'Jefferson'
50'-70' T x 40'-60' W



Bald Cypress
Taxodium distichum
50'-70' T x 20'-45' W



PROPOSED PLANTING PALETTE

DECIDUOUS SHRUBS



Gatsby Gal Oakleaf Hydrangea
Hydrangea quercifolia 'Brenhill'
4'-6' T & W



Vernal Witchhazel
Hamamelis vernalis
6'-10' T x 8'-15' W



American Beautyberry
Callicarpa Americana
3'- 6' T & W



Bush Honeysuckle
Diervilla lonicera
2'-3' T x 2'-4' W



Bottlebrush Buckeye
Aesculus parviflora
8'-12' T x 8'-15' W



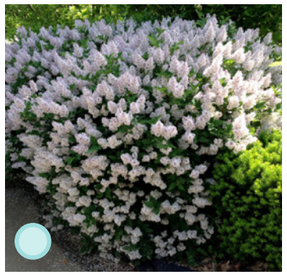
Annabelle Hydrangea
Hydrangea arborescens
'Annabelle'
6'-5' T x 4'-6' W



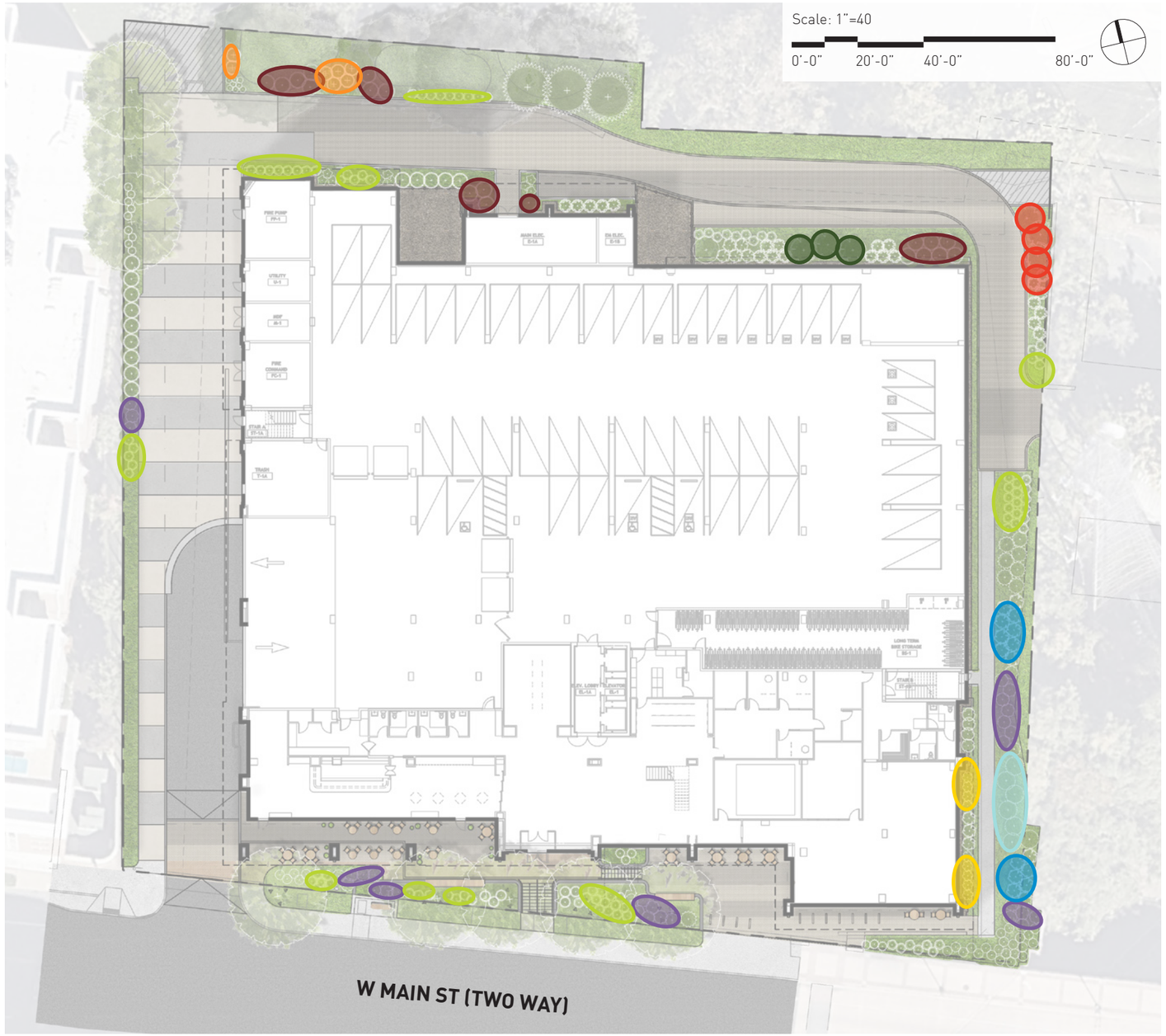
Blackhaw Viburnum
Viburnum prunifolium
12'-15' T x 6'-12' W



PJM Rhododendron
Rhododendron x 'PJM'
3'-6' T x 3'-7' W



Miss Kim Korean Lilac
Syringa patula 'Miss Kim'
4'-9' T x 5'-7' W



PROPOSED PLANTING PALETTE

EVERGREEN SHRUBS



Littleleaf Boxwood
Buxus microphylla
3'-4' T x 2'-4' W



Compact Inkberry
Ilex glabra 'Compacta'
3'-4' T x 4'-6' W



Little Gem Norway Spruce
Picea abies 'Little Gem'
1'-2' T x 2'-3' W



Gro-Low Fragrant Sumac
Rhus aromatica 'Gro-Low'
2'-3' T x 6'-8' W



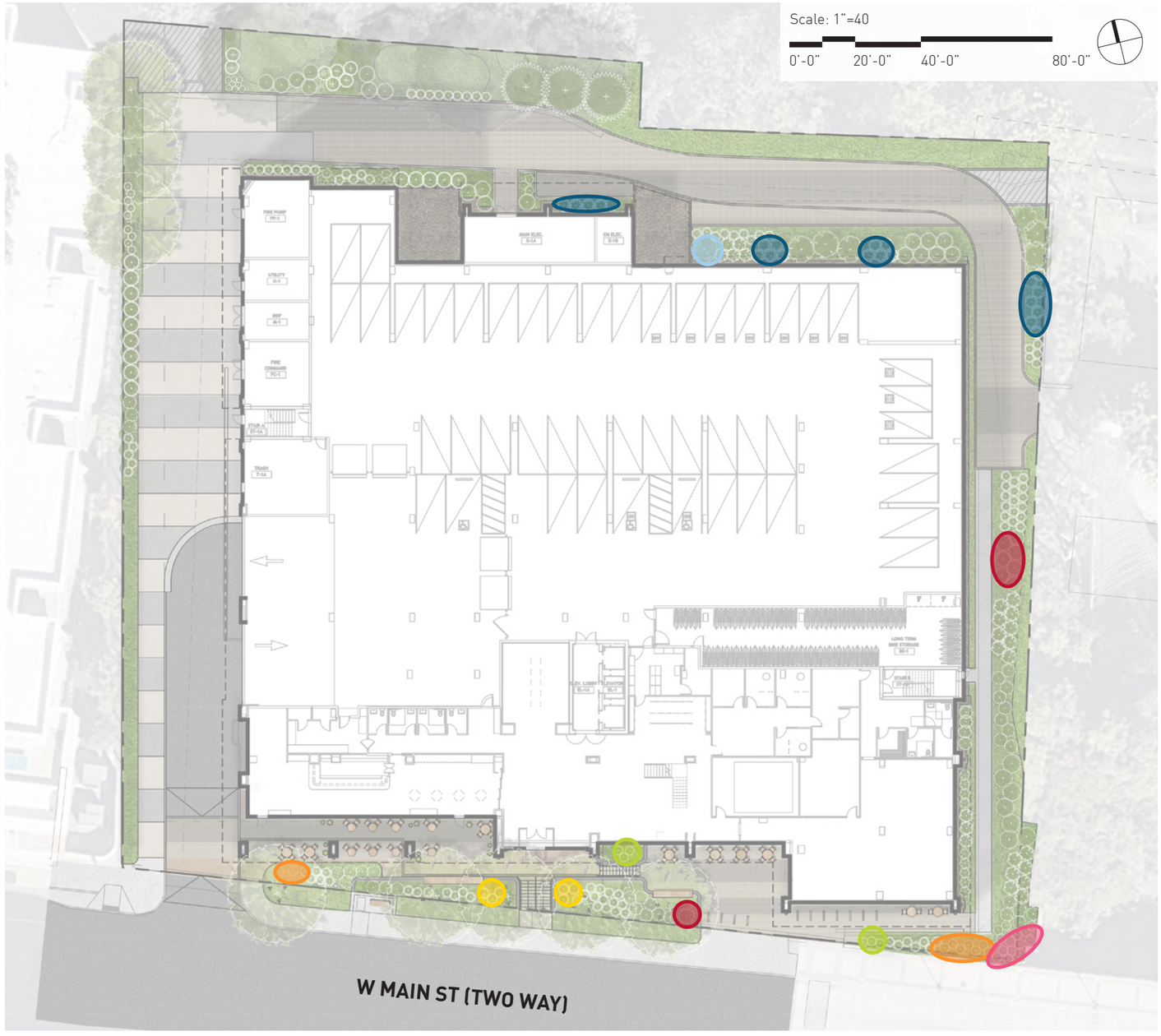
Densiformis Yew
Taxus x media 'Densiformis'
3'-4' T x 4'-6' W



Everlow Yew
Taxus x media 'Everlow'
1'-2' T x 4'-5' W



Leatherleaf Viburnum
Viburnum rhytidophyllum
'Alleghany'
8'-10' T & W



PROPOSED PLANTING PALETTE

RSWA GROUNDCOVER MIX

Common Yarrow
Achillea millefolium

Broomsedge Bluestem
Andropogon virginicus

Butterfly Milkweed
Asclepias tuberosa

Virginia Wild Rye
Elymus virginicus

Tall Fescue
Festuca arundinacea

Annual Ryegrass
Lolium multiflorum

Perennial Ryegrass
Lolium perenne

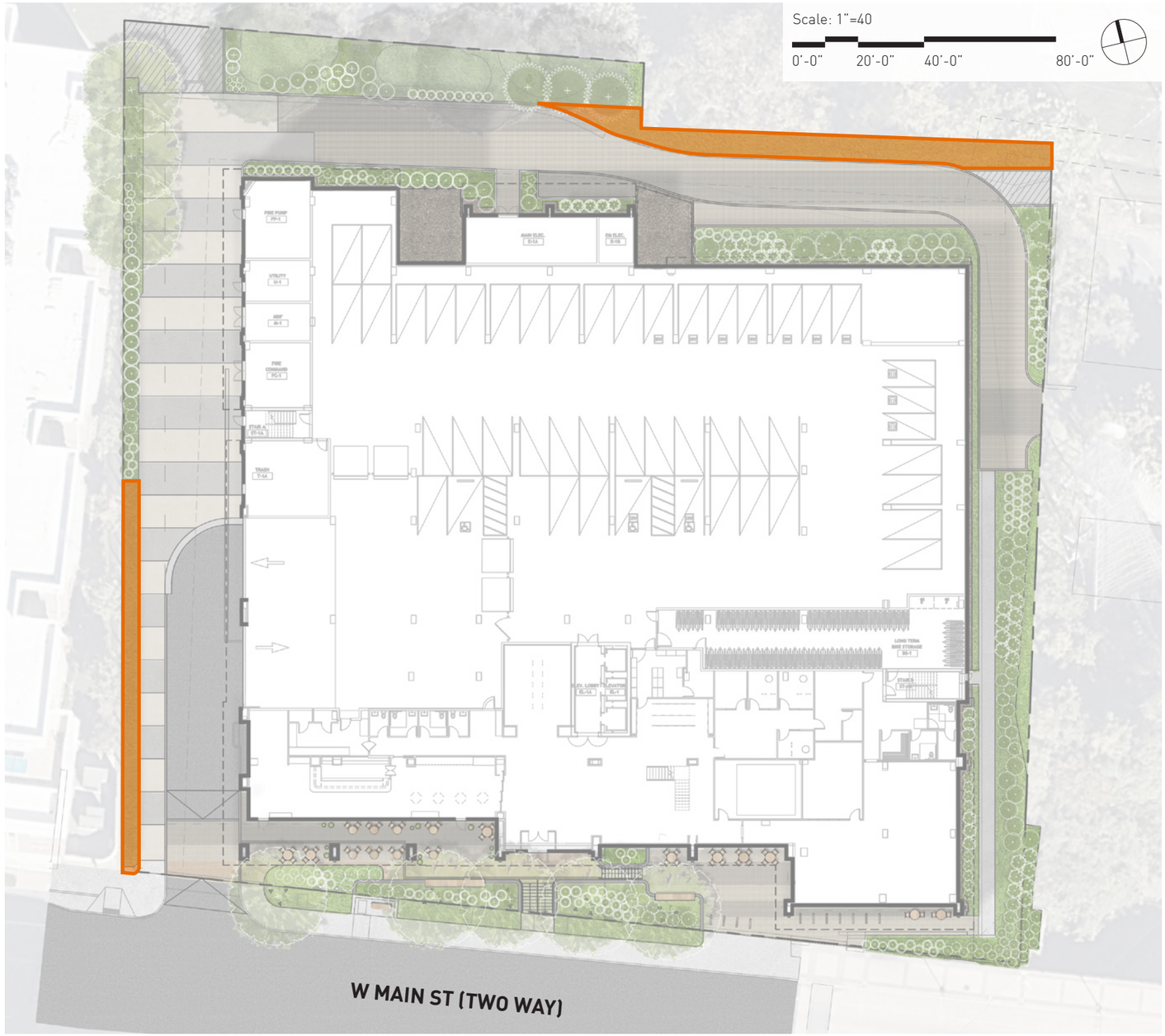
Fall Panic Grass
Panicum dichotomiflorum

Switch Grass
Panicum virgatum

Kentucky Bluegrass
Poa pratensis

Black-eyed Susan
Rudbeckia hirta

Indian Grass
Sorghastrum nutans



PROPOSED PLANTING PALETTE

SHADE MIX

Bronze Beauty Carpet Bugle
Ajuga reptans 'Bronze Beauty'

Catlin's Giant Bugleweed
Ajuga reptans 'Catlin's Giant'

Eastern Columbine
Aquilegia canadensis

Wild Ginger
Asarum canadense

Vision in White Chinese Astilbe
Astilbe chinensis 'Vision in White'

Winterglow Heartleaf Bergenia
Bergenia cordifolia 'Winterglut'

Siberian Bugloss
Brunnera macrophylla

Golden Sedge
Carex elata 'Aurea'

Blue Sedge
Carex flacca

Ice Dance Japanese Sedge
Carex morrowii 'Ice Dance'

Northern Sea Oats
Chasmanthium latifolium

Marginal Wood Fern
Dryopteris marginalis

Red Barrenwort
Epimedium x rubrum

Sweet Woodruff
Galium odoratum

Spotted Geranium
Geranium maculatum

Autumn Bride Alumroot
Heuchera villosa 'Autumn Bride'

Carnival Watermelon Coral Bells
Heuchera x 'Carnival Watermelon'

Elegant Hosta
Hosta x 'Elegans'

Empress Wu Hosta
Hosta x 'Empress Wu'

Britt-Marie Crawford Ligularia
Ligularia dentata 'Britt-Marie Crawford'

Ostrich Fern
Matteuccia struthiopteris

Cinnamon Fern
Osmunda cinnamomea

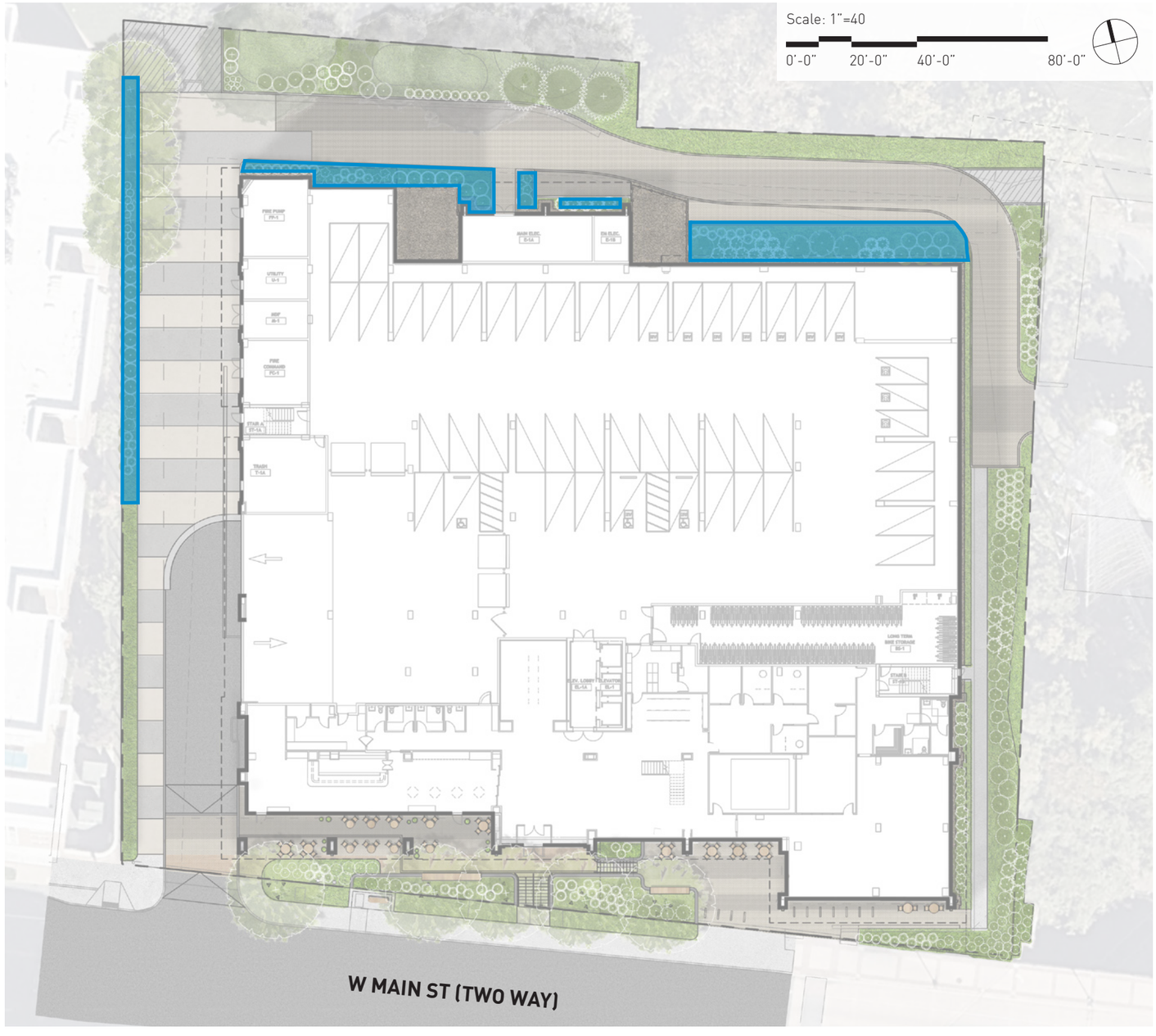
Variegated Solomon's Seal
Polygonatum odoratum 'Variegatum'

Autumn Moor Grass
Sesleria autumnalis

Short's Aster
Symphyotrichum shortii

Foamflower
Tiarella cordifolia

Common Periwinkle
Vinca minor



PROPOSED PLANTING PALETTE

SLOPE STABILIZING MIX

Walter Funcke Common Yarrow
Achillea millefolium 'Walter Funcke'

Bronze Beauty Carpet Bugle
Ajuga reptans 'Bronze Beauty'

Nodding Onion
Allium cernuum

Arkansas Bluestar
Amsonia hubrichtii

Eastern Columbine
Aquilegia canadensis

Wild Ginger
Asarum canadense

Butterfly Milkweed
Asclepias tuberosa

Blue Wild Indigo
Baptisia australis

Side Oats Grama
Bouteloua curtipendula

Bluejoint Grass
Calamagrostis canadensis

Northern Sea Oats
Chasmanthium latifolium

Purple Prairie Clover
Dalea purpurea

Magnus Purple Coneflower
Echinacea purpurea 'Magnus'

Canada Wild Rye
Elymus canadensis

Virginia Wild Rye
Elymus virginicus

Joe Pye Weed
Eupatorium maculatum

Queen of the Prairie
Filipendula rubra

Happy Returns Daylily
Hemerocallis x 'Happy Returns'

Autumn Bride Alumroot
Heuchera villosa 'Autumn Bride'

Carnival Watermelon Coral Bells
Heuchera x 'Carnival Watermelon'

Prairie Gayfeather
Liatris pycnostachya

Blazing Star
Liatris spicata

Northwind Switch Grass
Panicum virgatum 'Northwind'

Shenandoah Switch Grass
Panicum virgatum 'Shenandoah'

Viette's Little Suzy Coneflower
Rudbeckia fulgida 'Blovi'

Little Bluestem
Schizachyrium scoparium

Green Ice Stonecrop
Sedum album 'Green Ice'

Orange Stonecrop
Sedum kamtschaticum

Wichita Mountains Goldenrod
Solidago x 'Wichita Mountains'

Indian Grass
Sorghastrum nutans

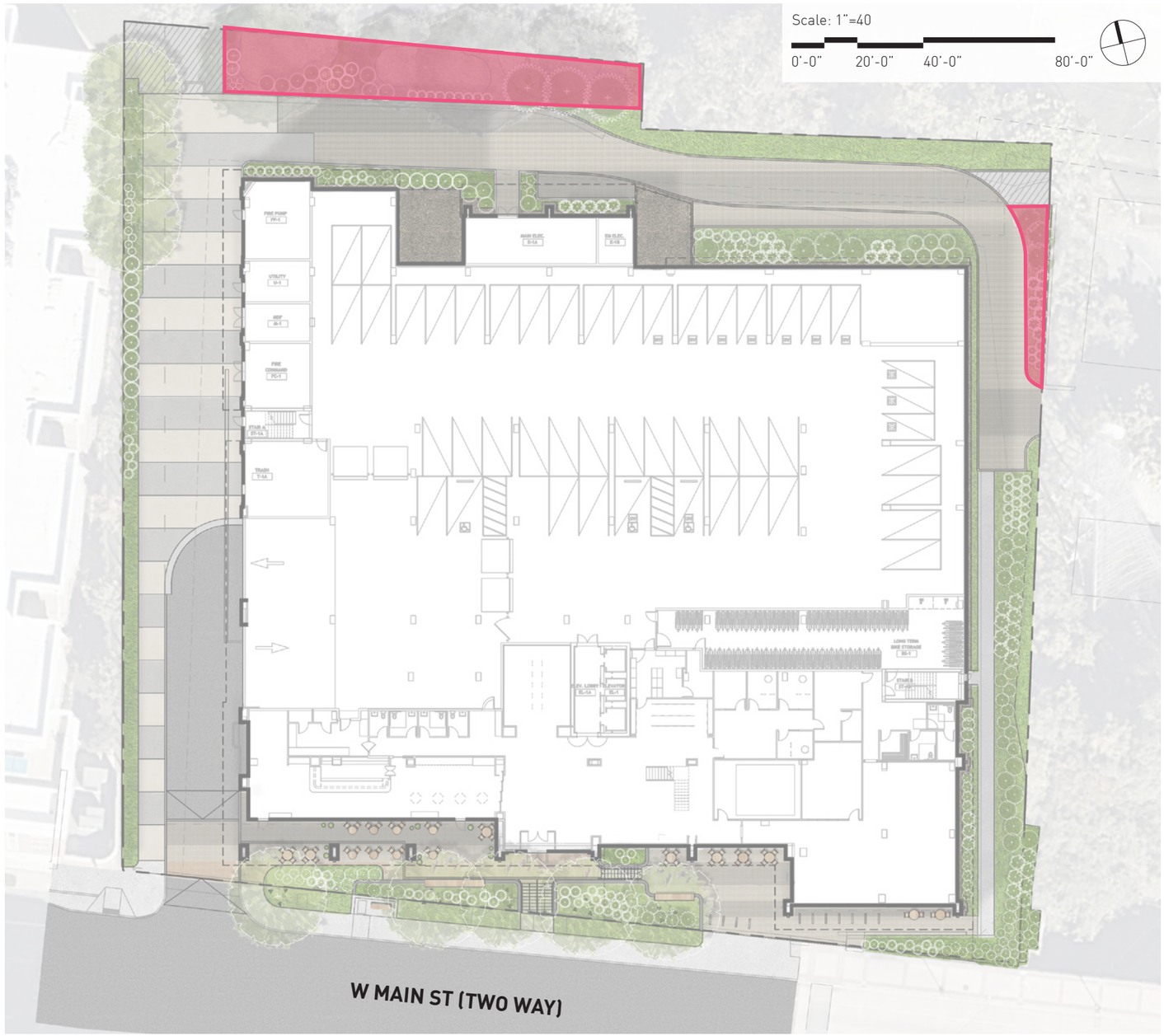
Prairie Dropseed
Sporobolus heterolepis

October Skies Fall Aster
Symphyotrichum oblongifolium 'October Skies'

Raydon's Favorite Fall Aster
Symphyotrichum oblongifolium 'Raydon's Favorite'

Ohio Spiderwort
Tradescantia ohiensis

Barren Strawberry
Waldsteinia ternata



PROPOSED PLANTING PALETTE

SUN MIX

Walter Funcke Common Yarrow
Achillea millefolium 'Walter Funcke'

Summer Beauty Ornamental Onion
Allium x 'Summer Beauty'

Arkansas Bluestar
Amsonia hubrichtii

Blue Wild Indigo
Baptisia australis

Karl Foerster Feather Reed Grass
Calamagrostis x acutiflora 'Karl Foerster'

Blue Sedge
Carex flacca

Zagreb Tickseed
Coreopsis verticillata `Zagreb`

Gold Dew Tufted Hair Grass
Deschampsia cespitosa 'Goldtau'

Magnus Purple Coneflower
Echinacea purpurea 'Magnus'

Max Frei Bloodred Geranium
Geranium sanguineum 'Max Frei'

Happy Returns Daylily
Hemerocallis x 'Happy Returns'

Carnival Watermelon Coral Bells
Heuchera x 'Carnival Watermelon'

Autumn Joy Stonecrop
Hylotelephium spectabile `Autumn Joy`

Creeping Lilyturf
Liriope spicata

Walker's Low Catmint
Nepeta racemosa 'Walker's Low'

Cheyenne Sky Prairie Winds® Switch Grass
Panicum virgatum 'Cheyenne Sky'

Shenandoah Switch Grass
Panicum virgatum 'Shenandoah'

Red Riding Hood Beardtonge
Penstemon x 'Red Riding Hood'

Russian Sage
Perovskia atriplicifolia

Mountain Mint
Pycnanthemum virginianum

Viette's Little Suzy Coneflower
Rudbeckia fulgida 'Blovi'

Cardonna Meadow Sage
Salvia nemorosa 'Caradonna'

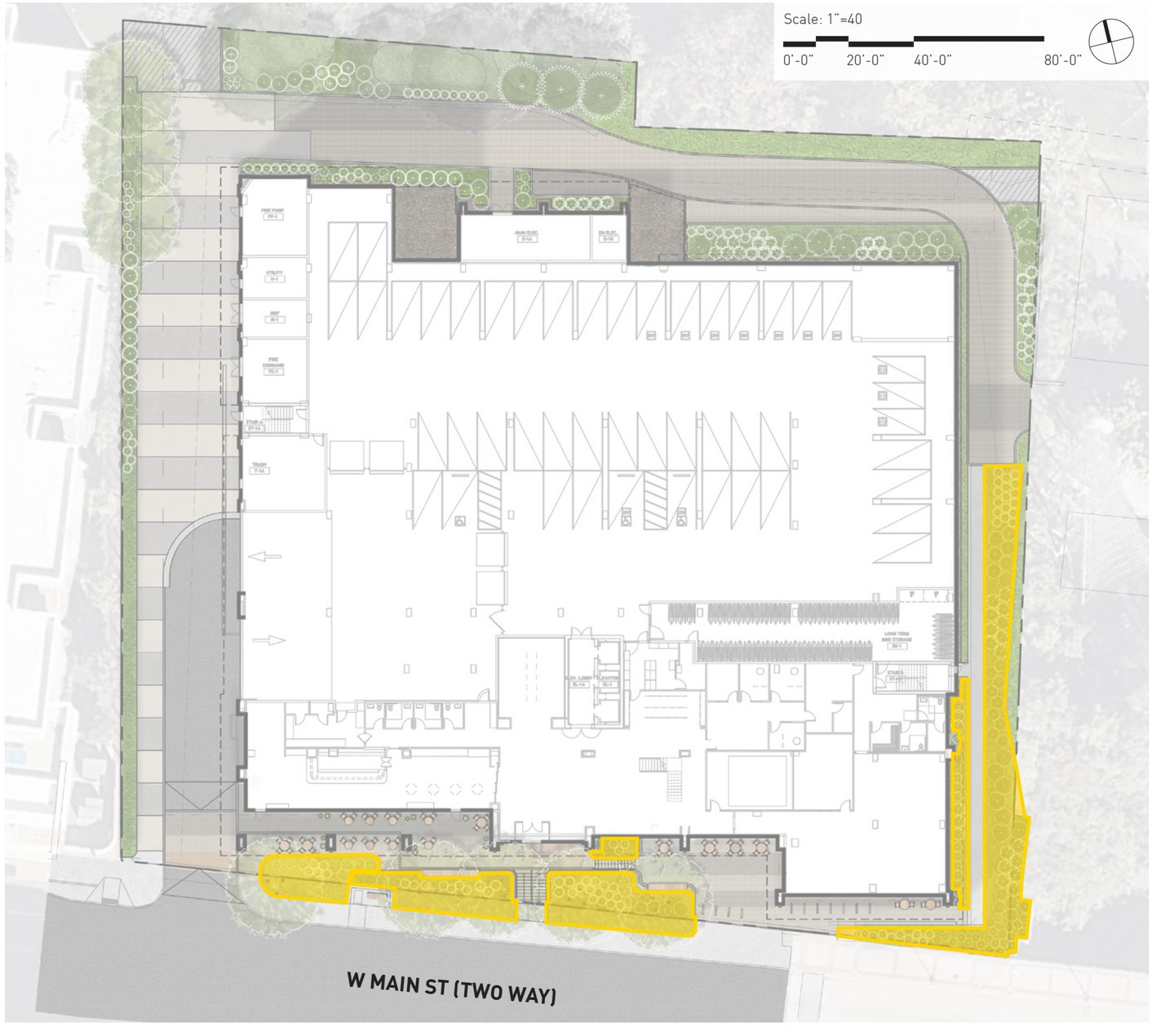
Autumn Moor Grass
Sesleria autumnalis

Prairie Dropseed
Sporobolus heterolepis

Purple Dome New England Aster
Symphyotrichum novae-angliae 'Purple Dome'

October Skies Fall Aster
Symphyotrichum oblongifolium 'October Skies'

Raydon's Favorite Fall Aster
Symphyotrichum oblongifolium 'Raydon's Favorite'



PAVING PALETTE

PAVER PAVING

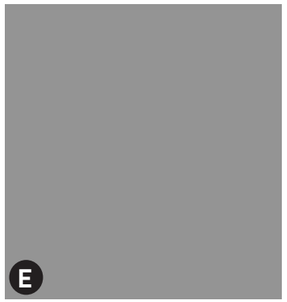

A
Dutch Gray Plank Pavers


B
Lighthouse Pavers

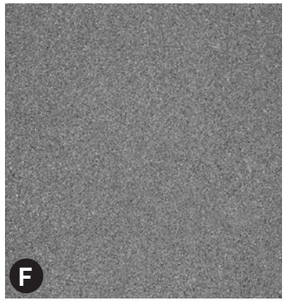

C
Quaker Plank Pavers

COLORED CONCRETE


D
Light Grey


E
Dark Grey

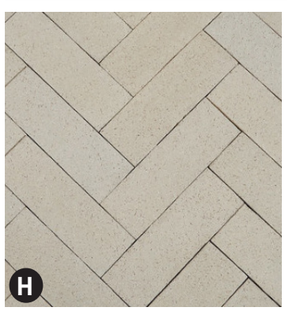
ASPHALT PAVING

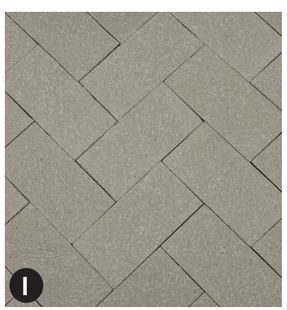

F
At Driveway

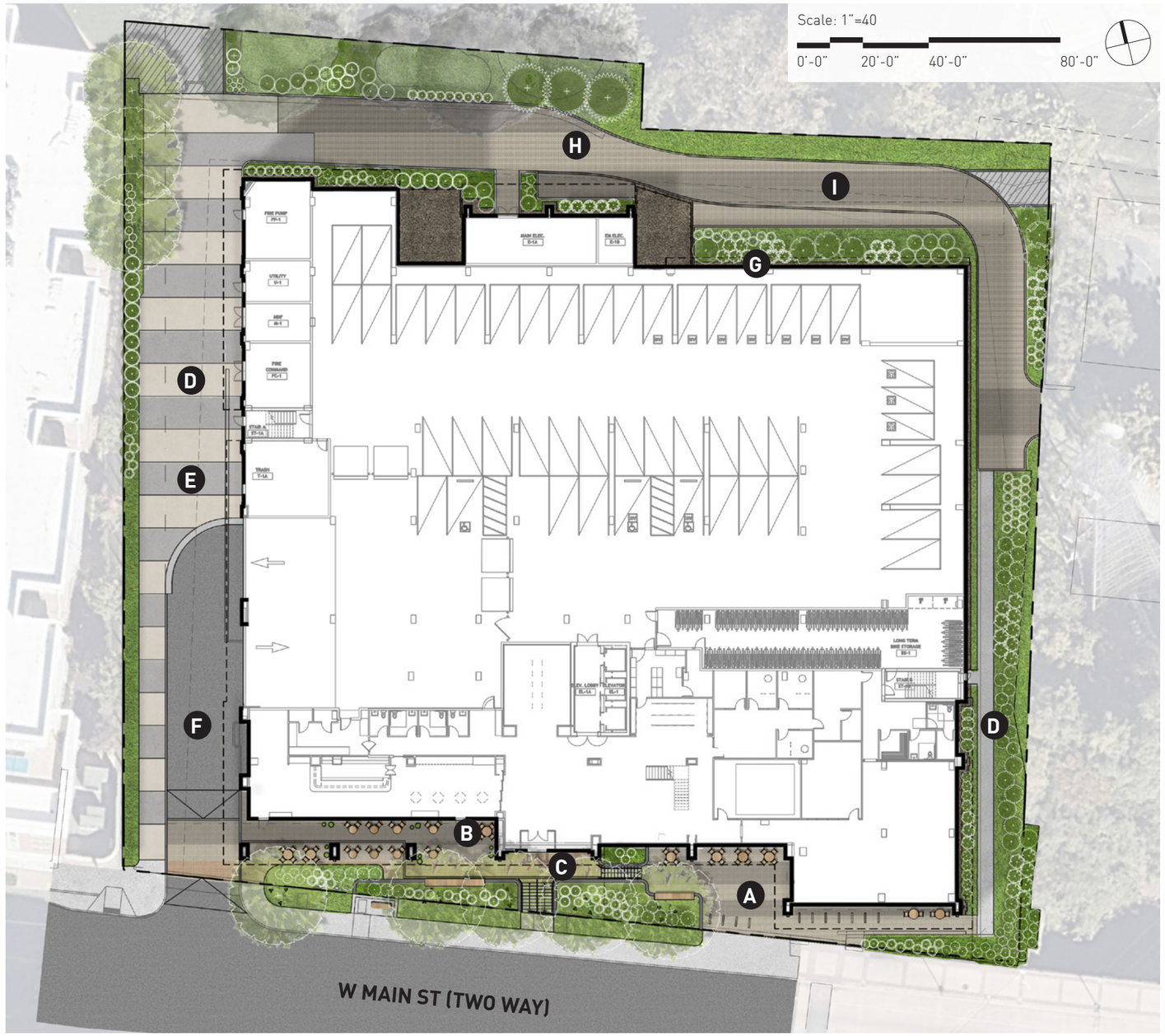
AGGREGATE PAVING


G
Maintenance Strip around building

VEHICULAR PAVER PAVING


H
Dutch Gray Plank Pavers


I
Lighthouse Pavers

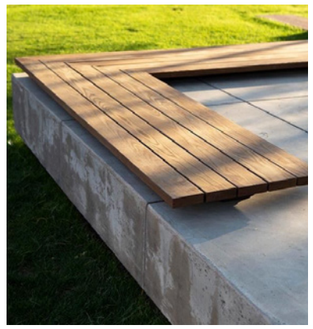


HARDSCAPE PALETTE

SEATWALL

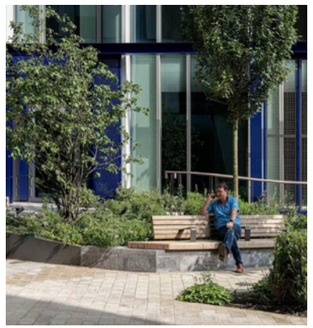






RAISED PLANTER

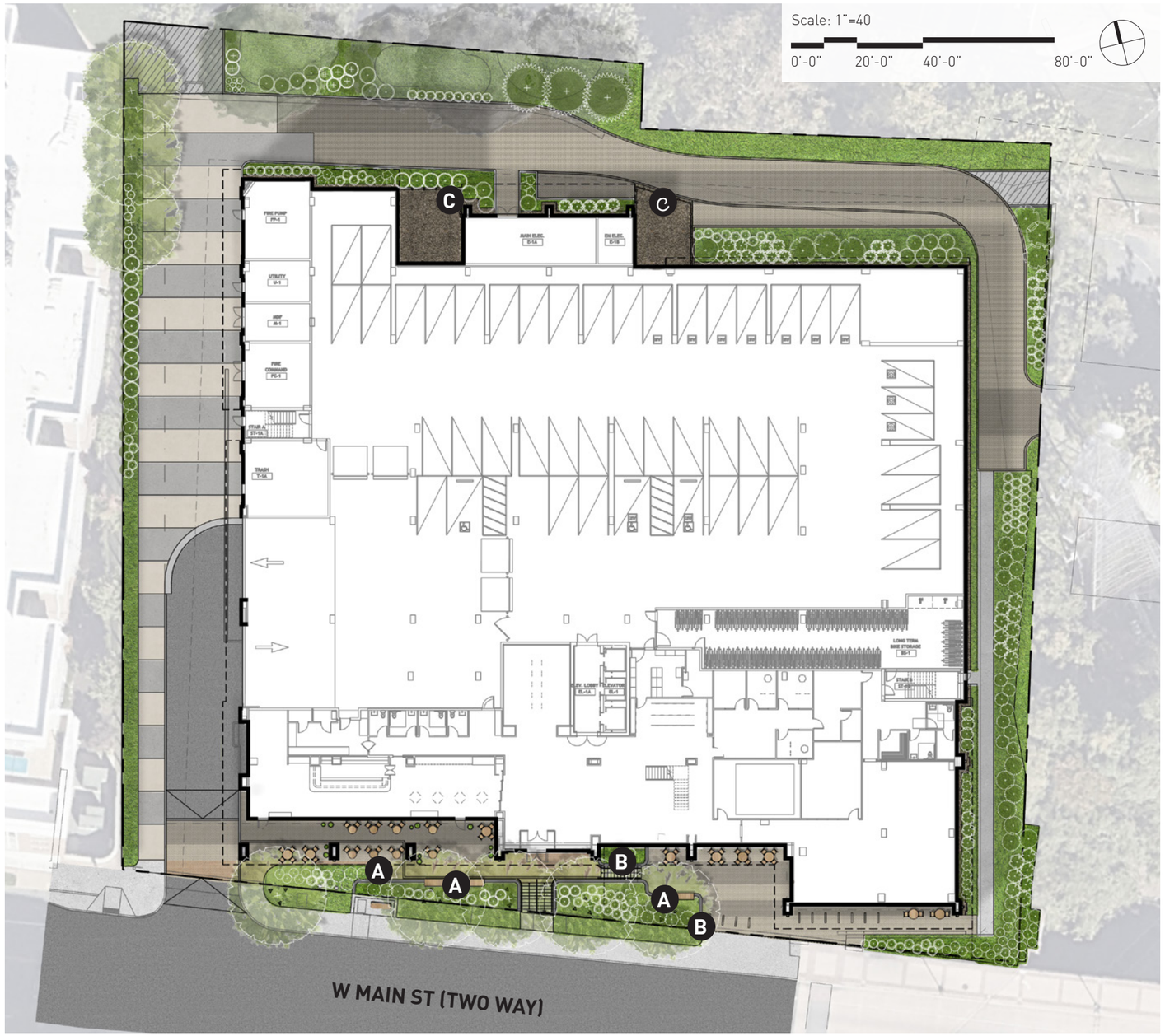






ORNAMENTAL METAL FENCE





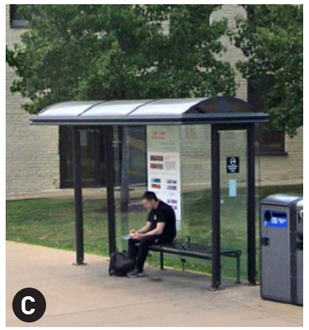
SITE FURNISHINGS



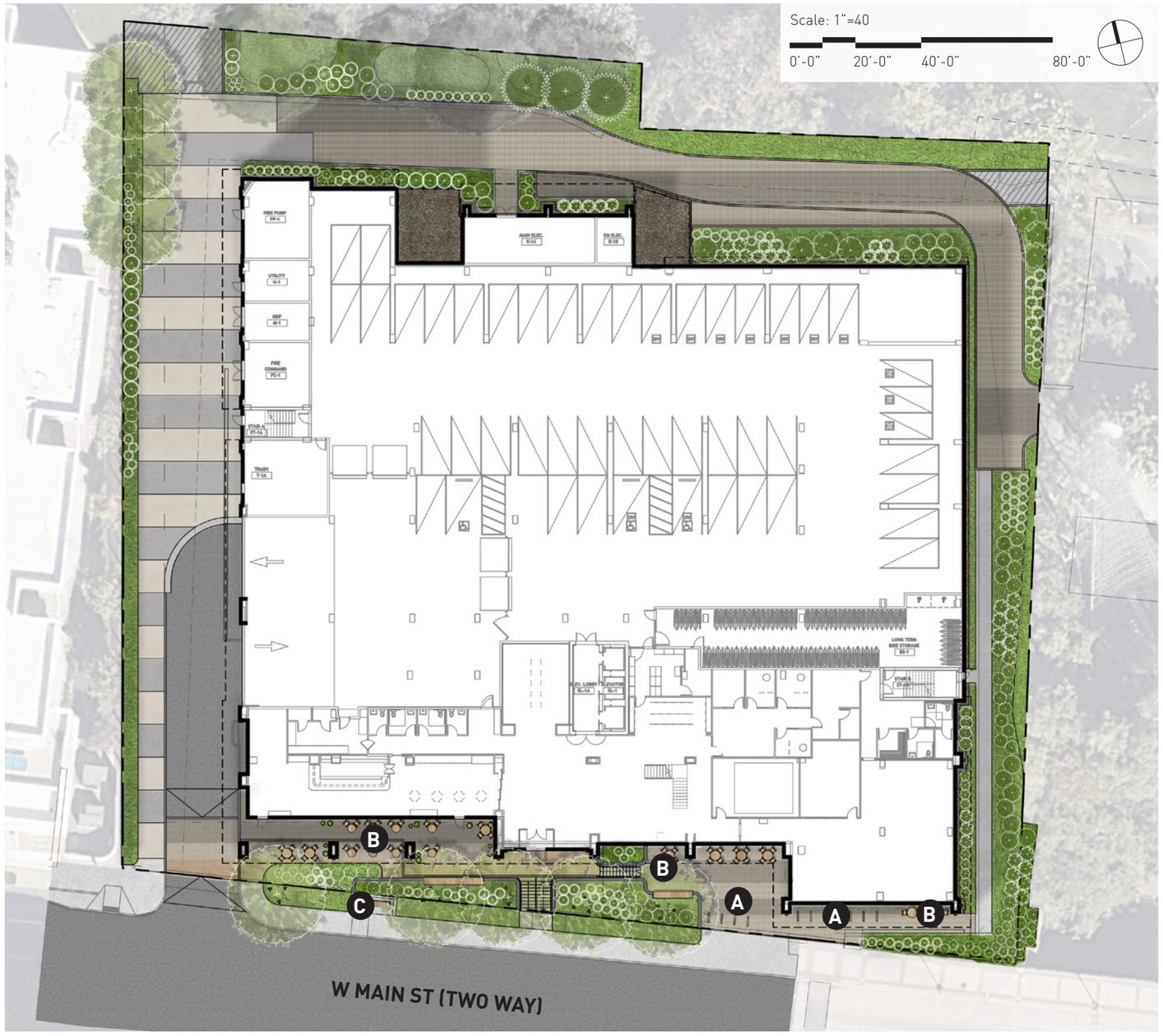
Bicycle Rack (9)



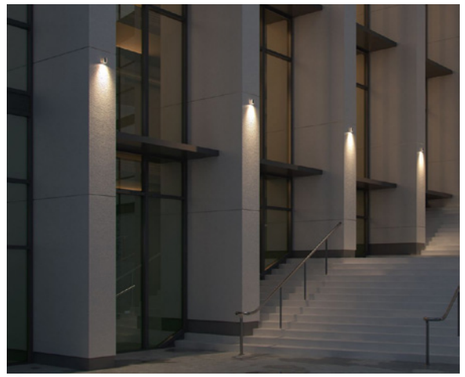
Movable Picnic Tables & Chairs



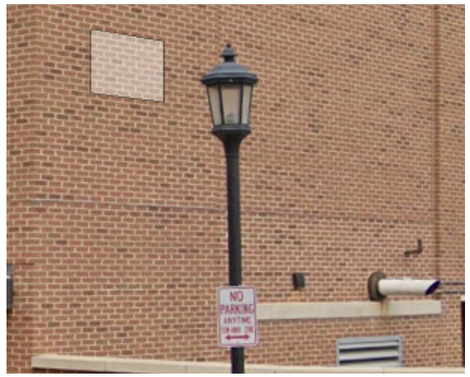
Bus Shelter



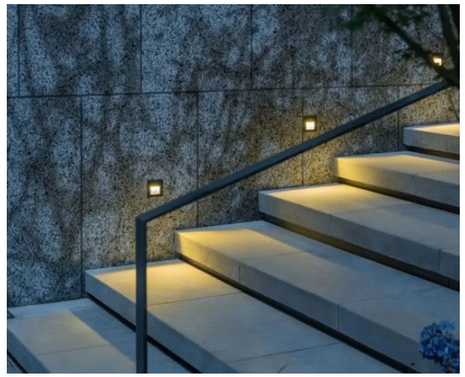
SITE LIGHTING



WALL DOWNLIGHT



PEDESTRIAN POLE LIGHT
Cutoff Acorn Fixture by Dominion Energy



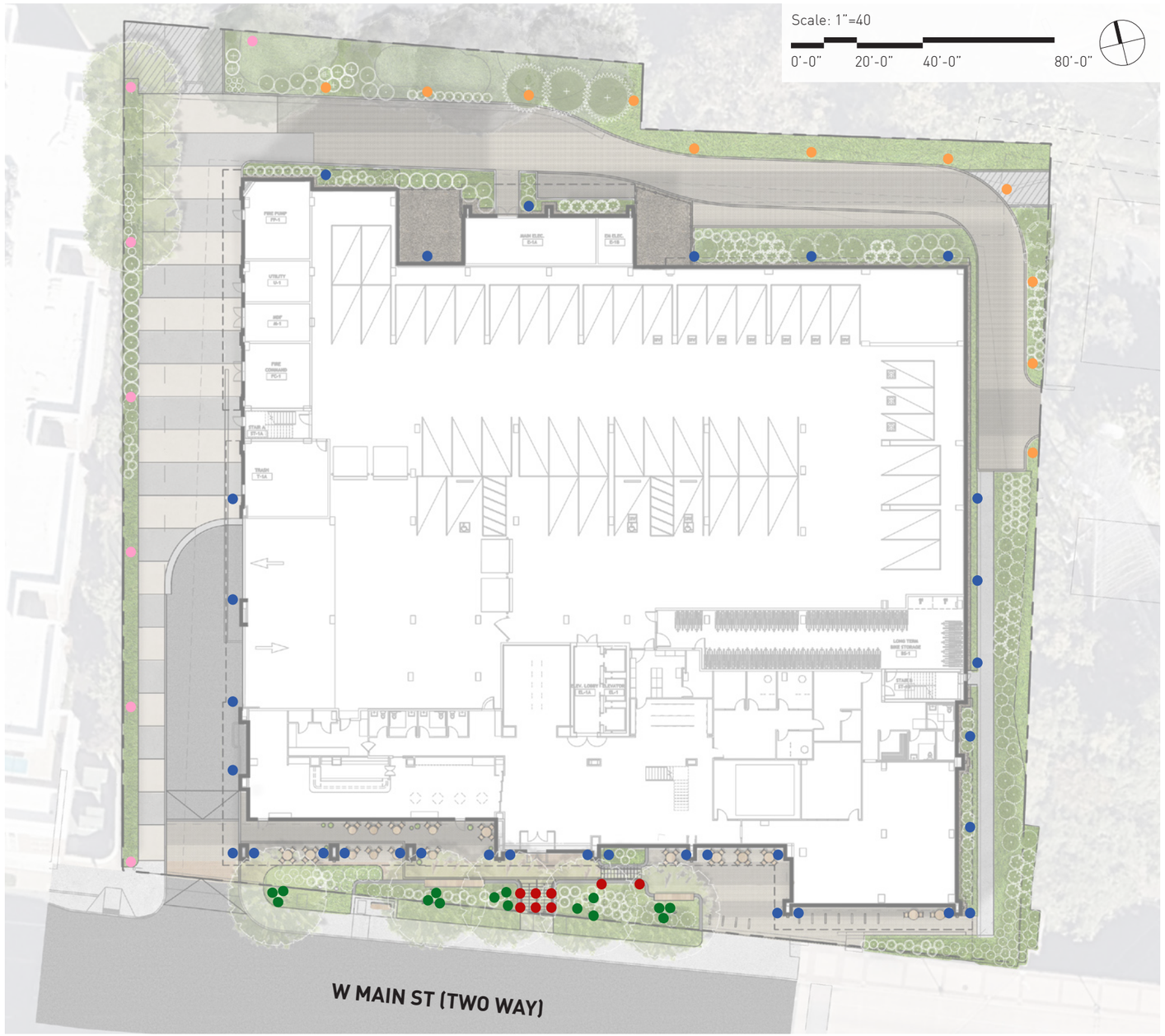
SURFACE MOUNTED STEP LIGHT



PEDESTRIAN BOLLARD LIGHT

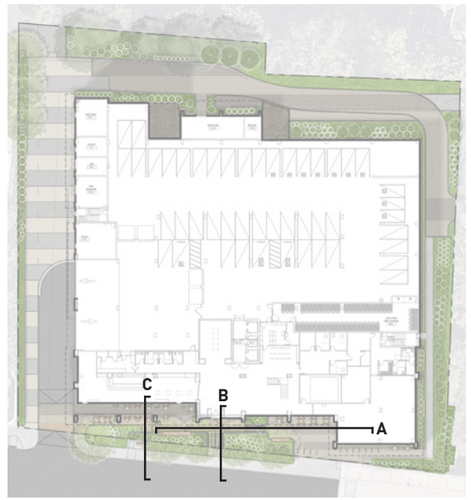


TREE UPLIGHT



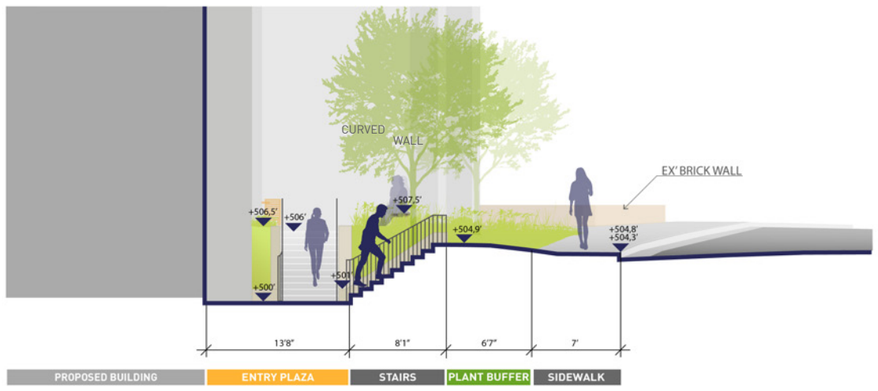
SECTIONS



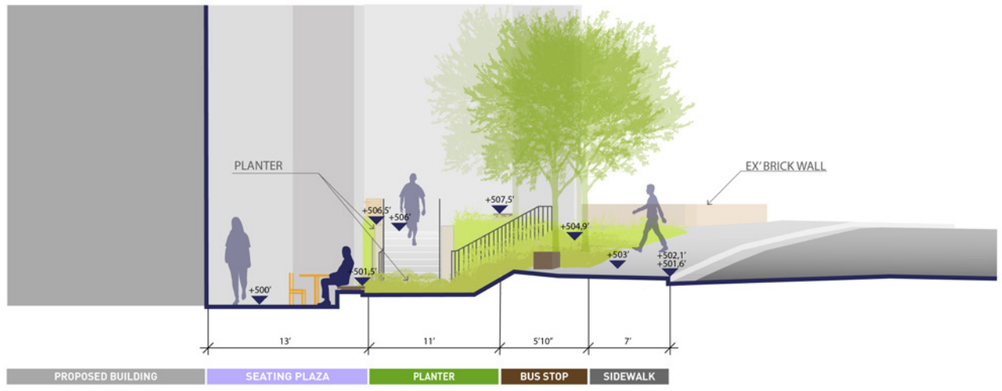


KEY PLAN

SECTION A



SECTION B



SECTION C

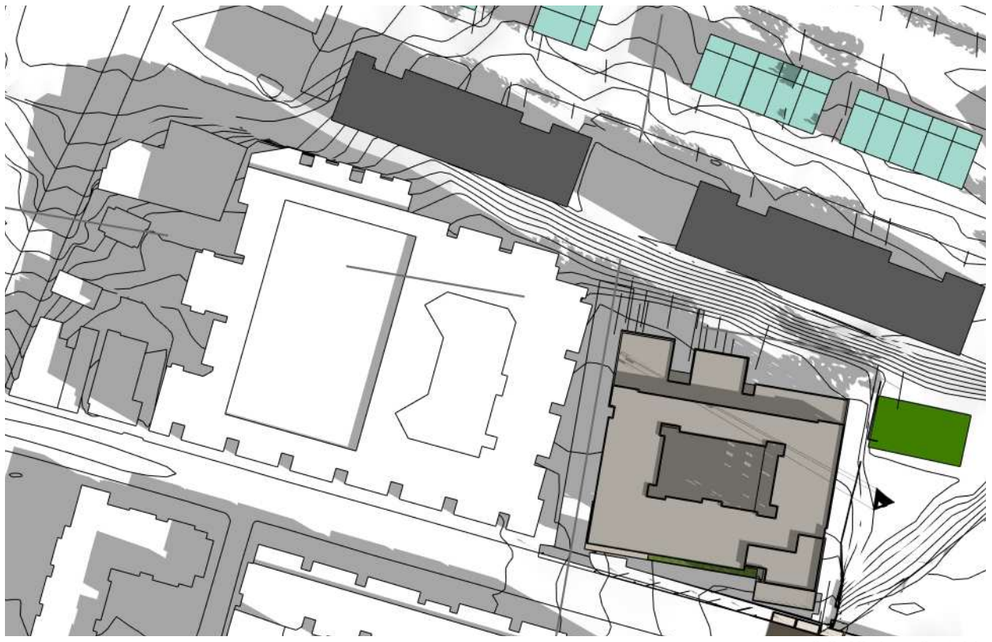
Scale: 1"=20

0'-0" 10'-0" 20'-0" 40'-0"

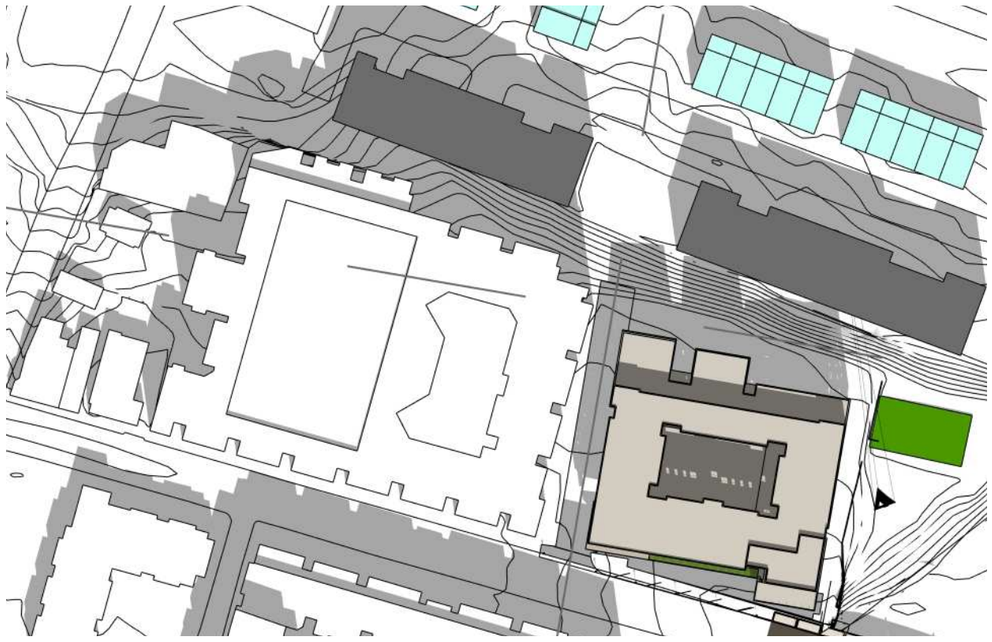
March 21 - With Context

Solar Study

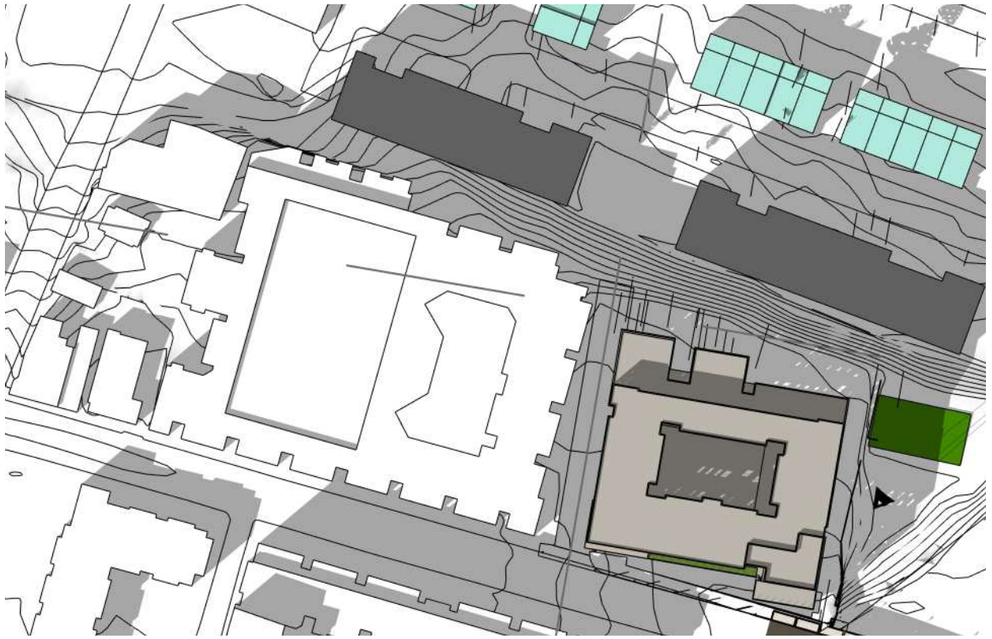
835, 843 & 847 W Main St - Charlottesville, VA



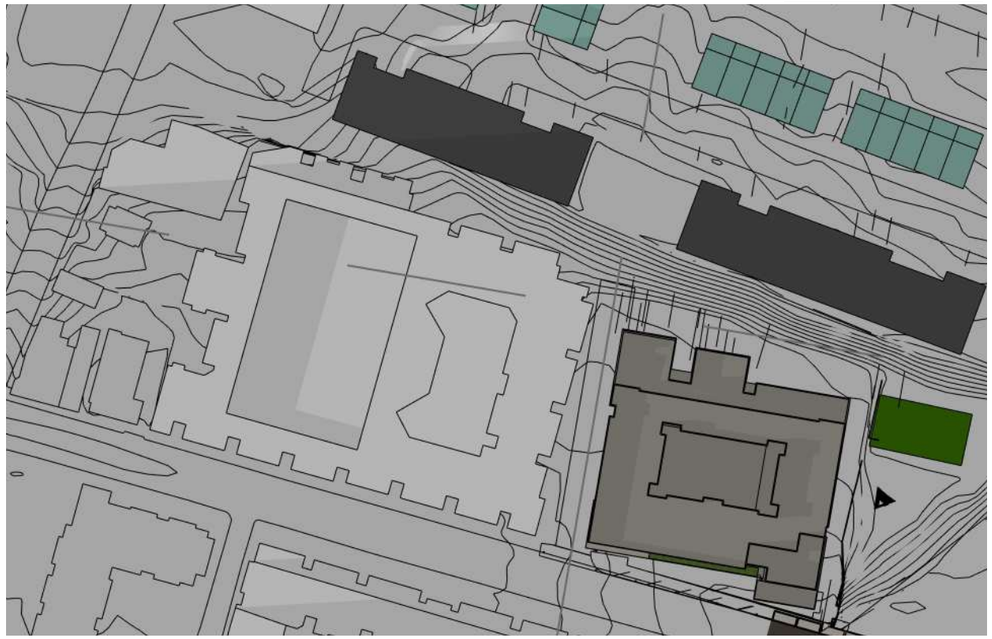
03/21 - 9 AM



03/21 - NOON



03/21 - 3 PM

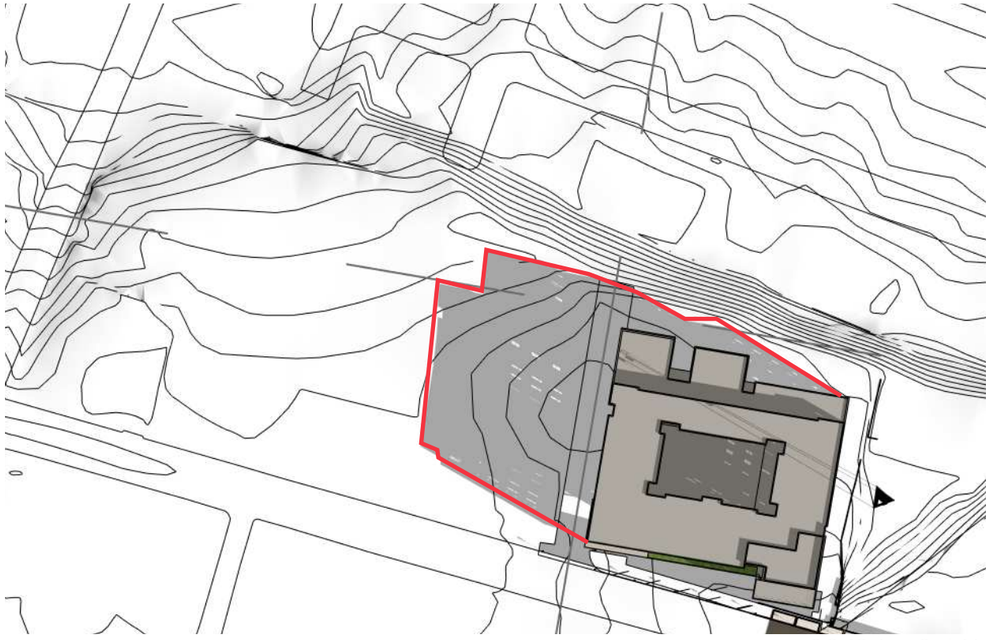


03/21 - 6 PM

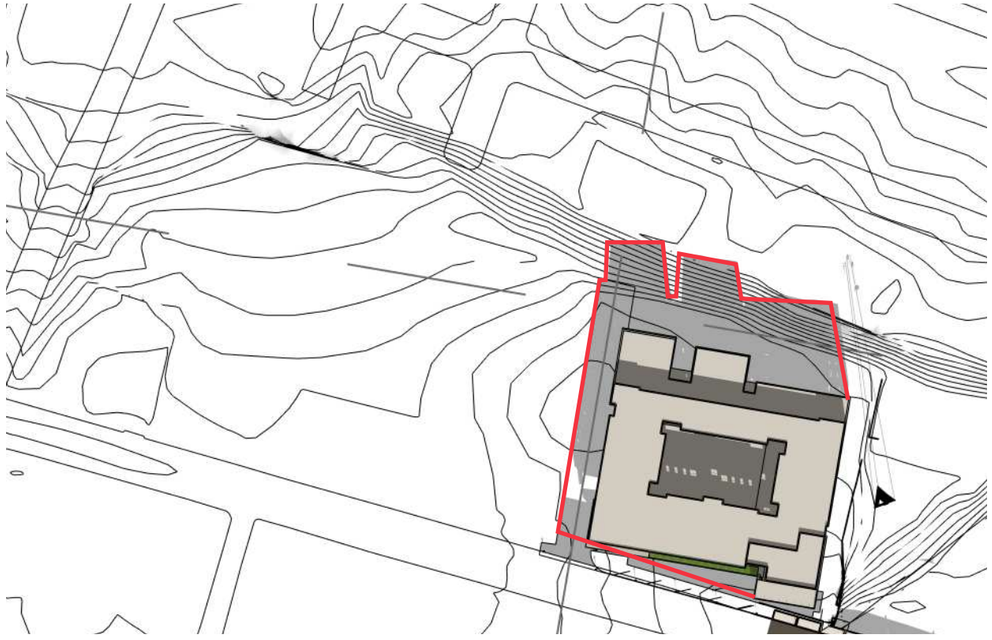
March 21 - Without Context

Solar Study

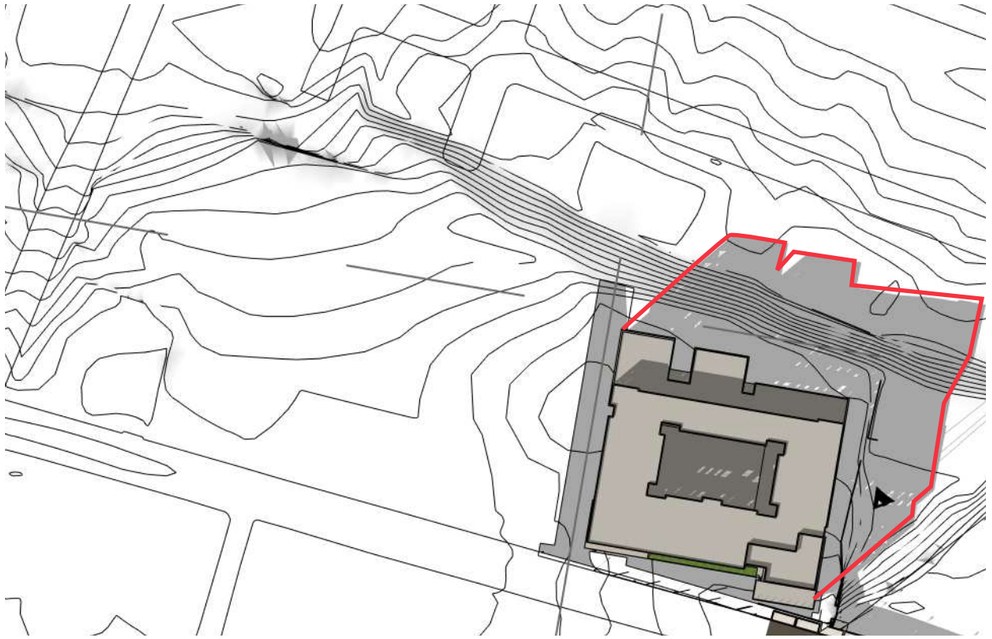
835, 843 & 847 W Main St - Charlottesville, VA



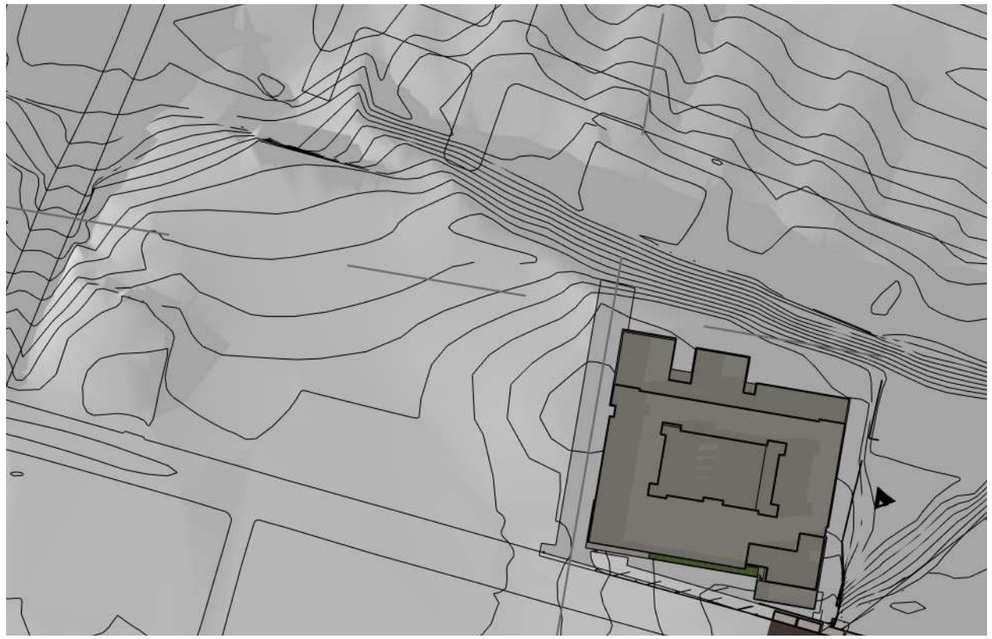
03/21 - 9 AM



03/21 - NOON



03/21 - 3 PM

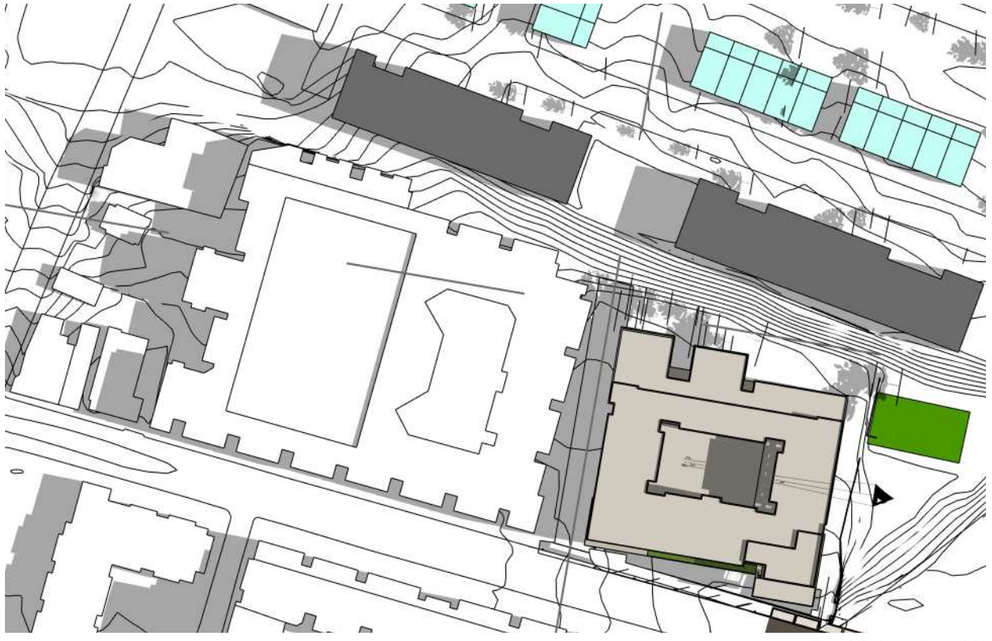


03/21 - 6 PM

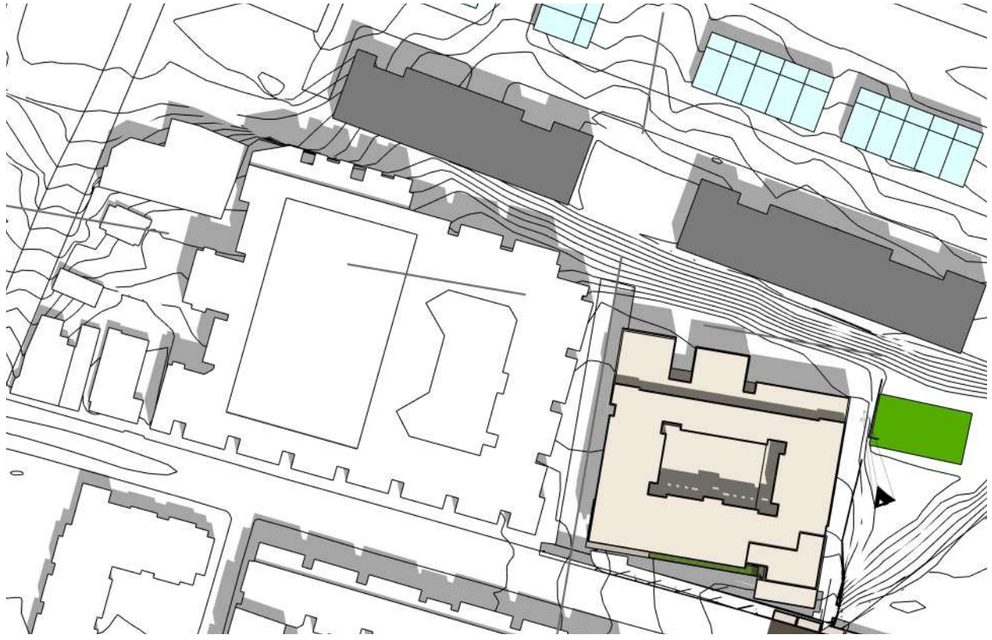
June 21 - With Context

Solar Study

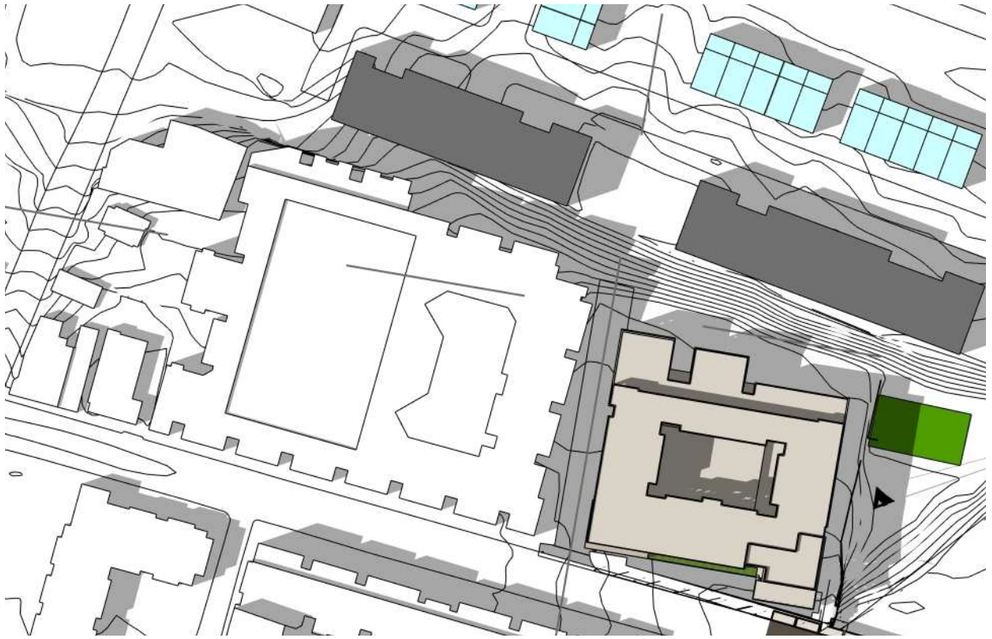
835, 843 & 847 W Main St - Charlottesville, VA



06/21 - 9 AM



06/21 - NOON



06/21 - 3 PM

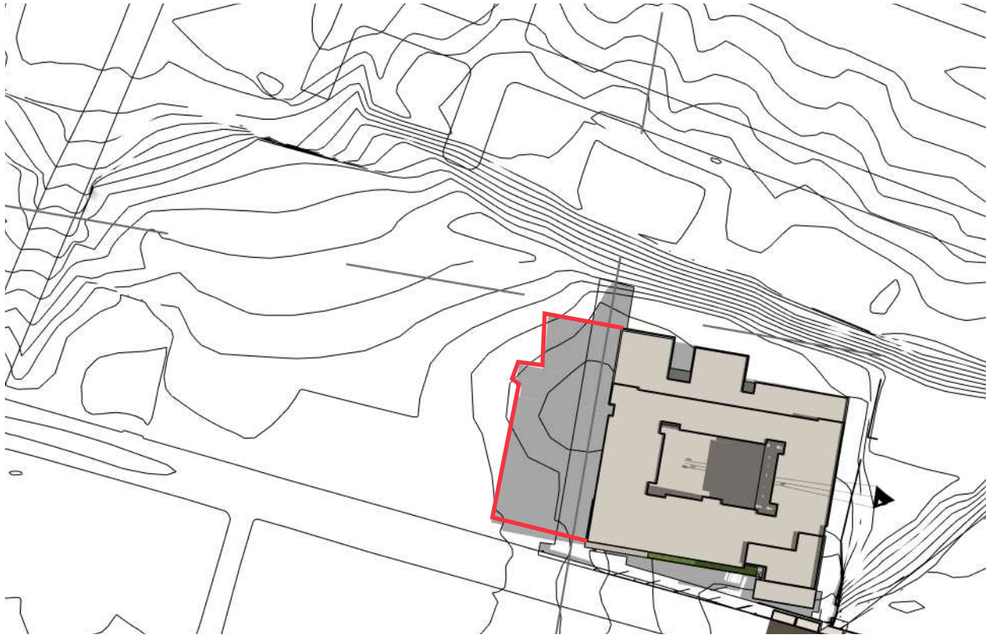


06/21 - 6 PM

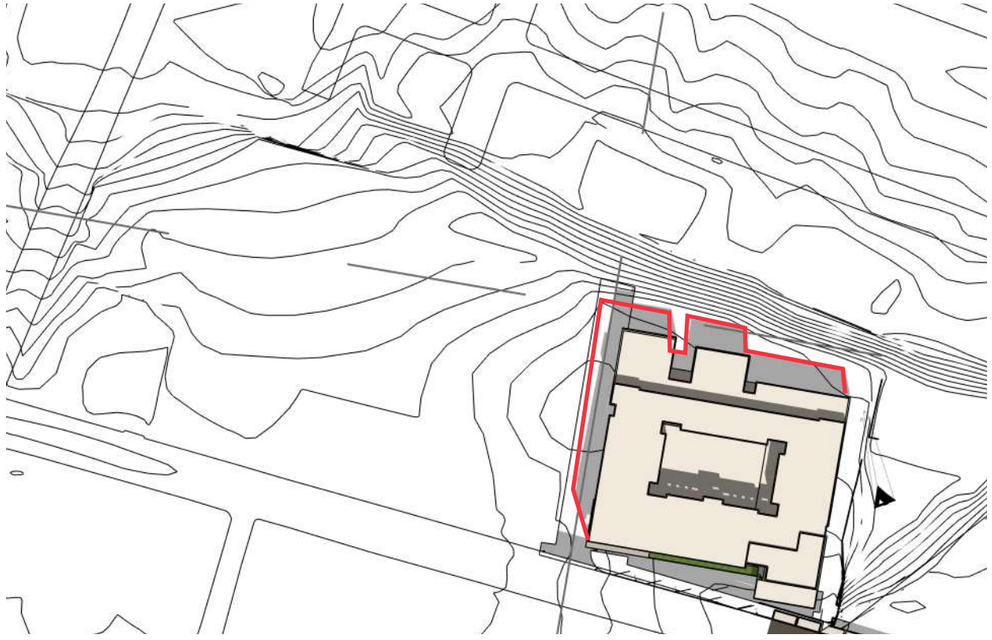
June 21 - Without Context

Solar Study

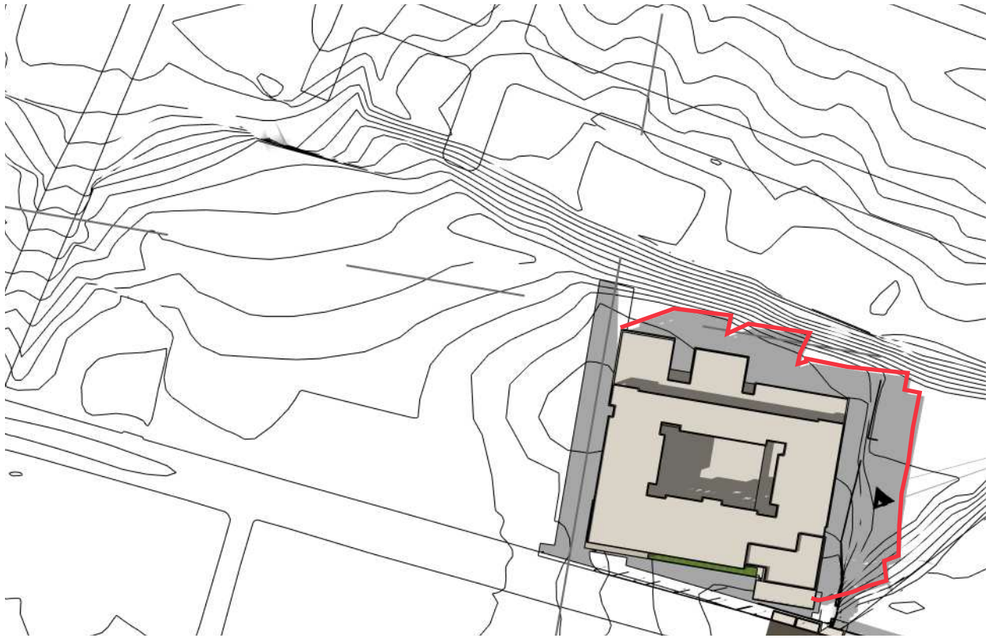
835, 843 & 847 W Main St - Charlottesville, VA



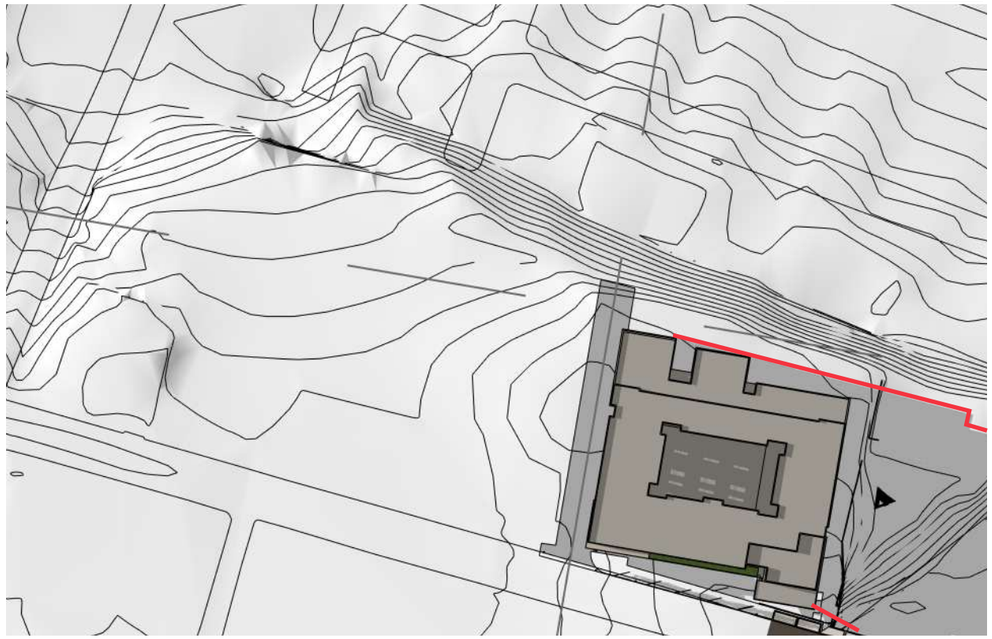
06/21 - 9 AM



06/21 - NOON



06/21 - 3 PM



06/21 - 6 PM

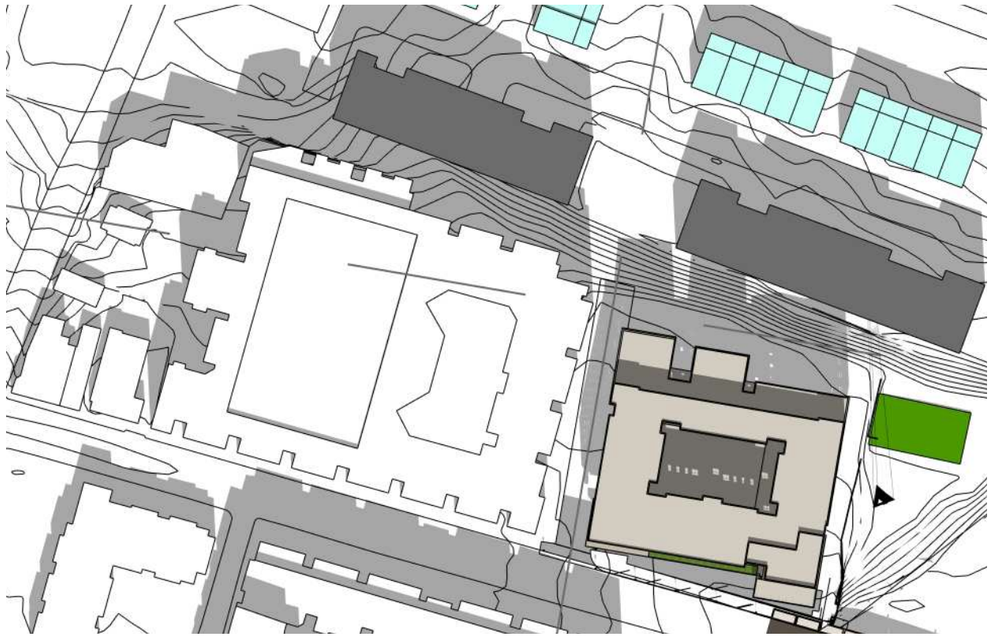
September 21 - With Context

Solar Study

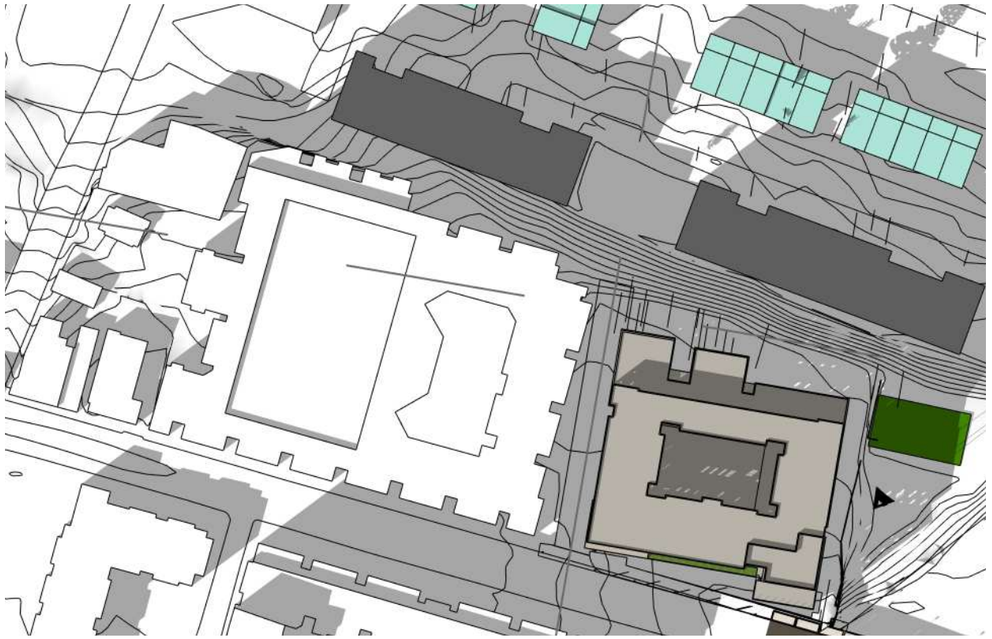
835, 843 & 847 W Main St - Charlottesville, VA



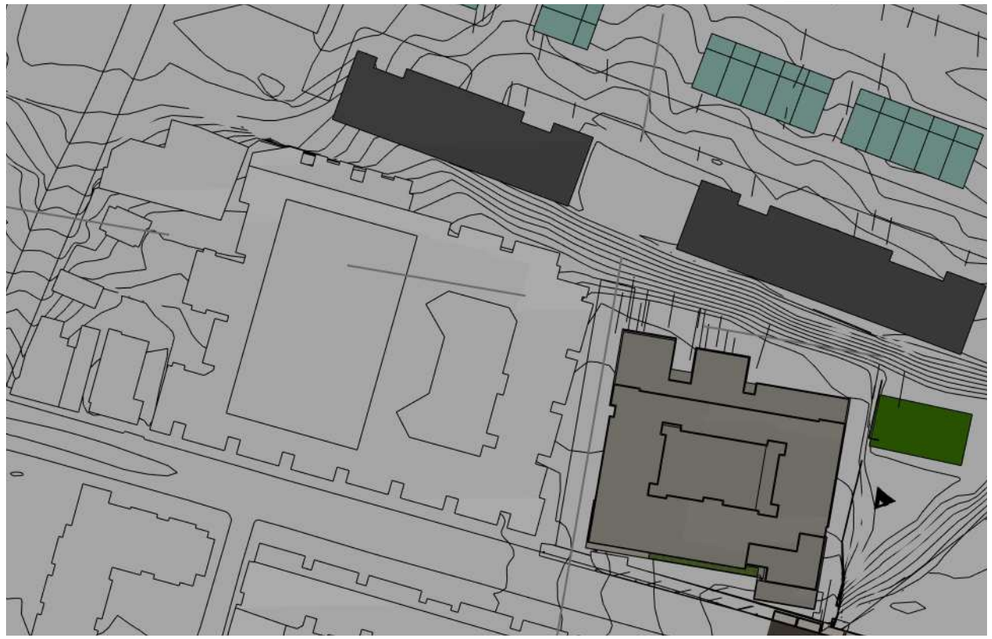
09/21 - 9 AM



09/21 - NOON

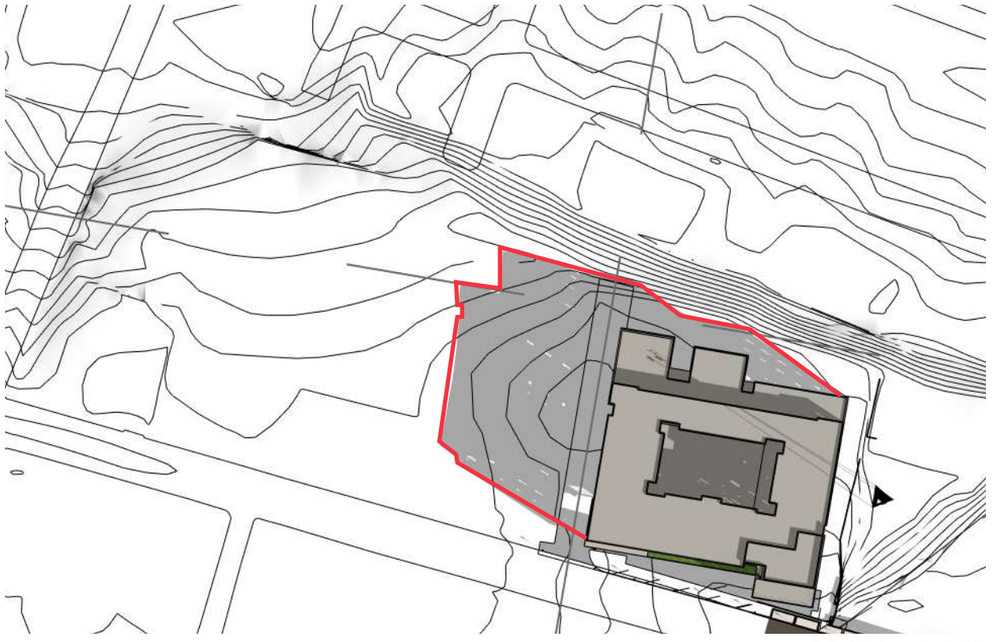


09/21 - 3 PM

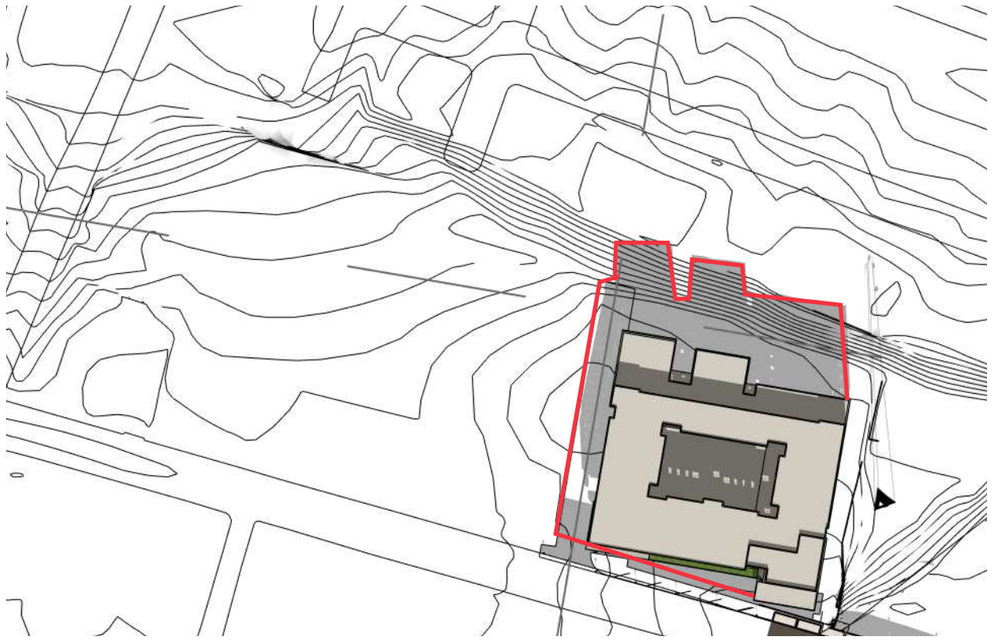


09/21 - 6 PM

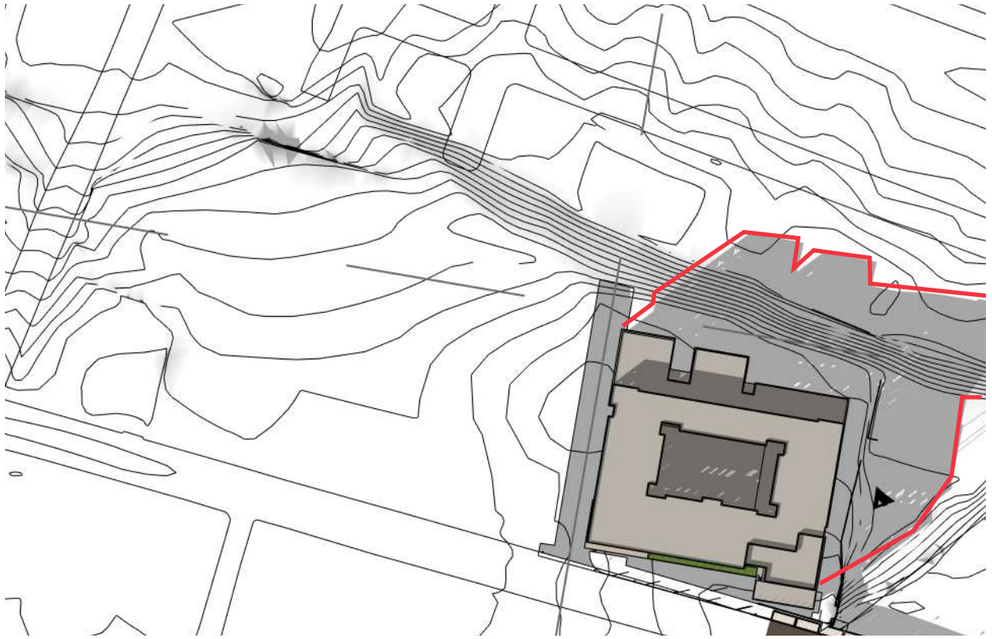
September 21 - Without Context



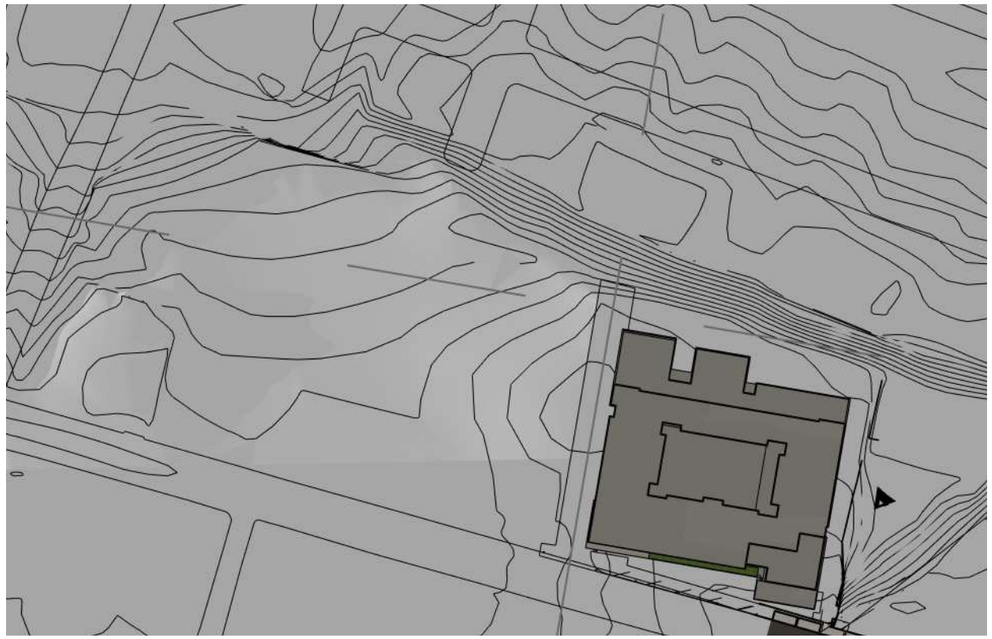
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09/21 - NOON



09/21 - 3 PM



09/21 - 6 PM

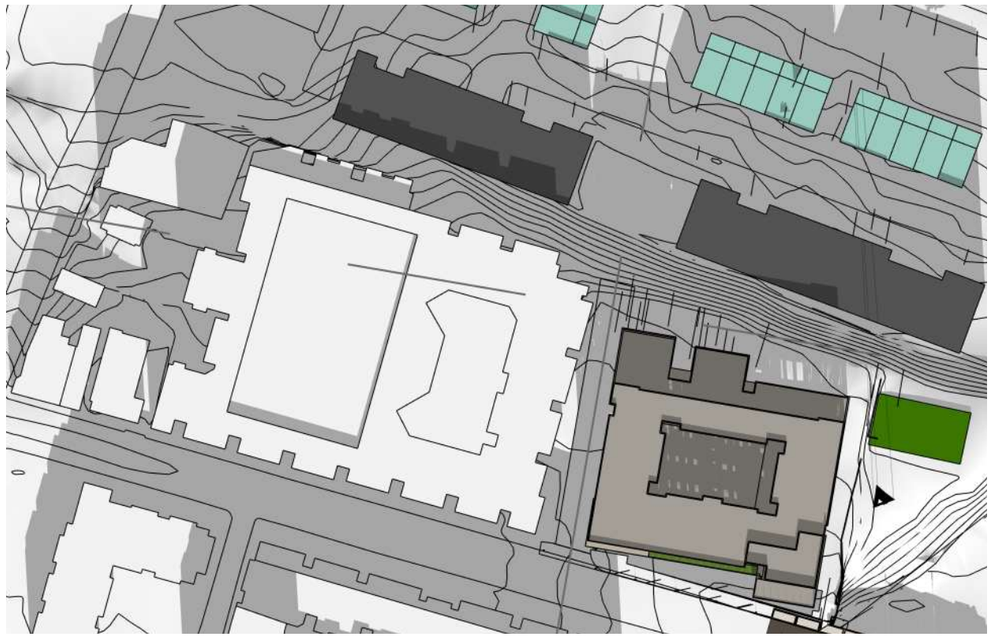
December 21 - With Context

Solar Study

835, 843 & 847 W Main St - Charlottesville, VA



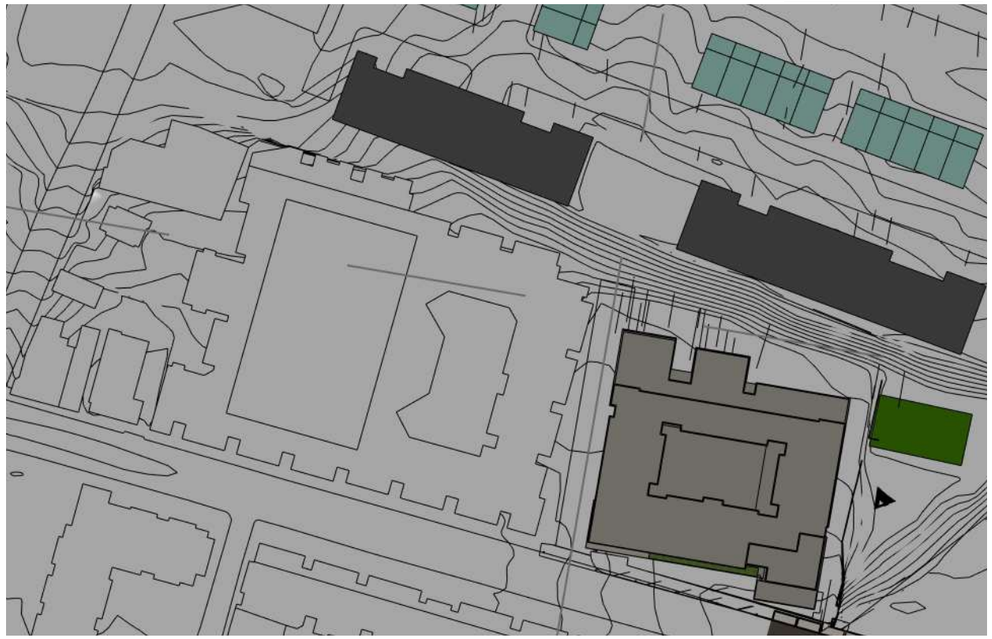
12/21 - 9 AM



12/21 - NOON

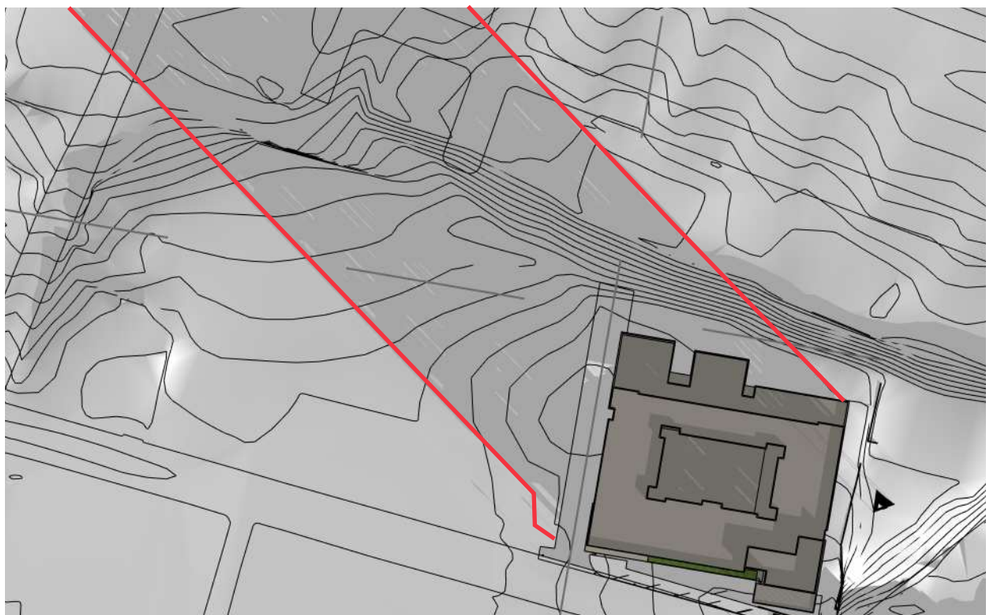


12/21 - 3 PM



12/21 - 6 PM

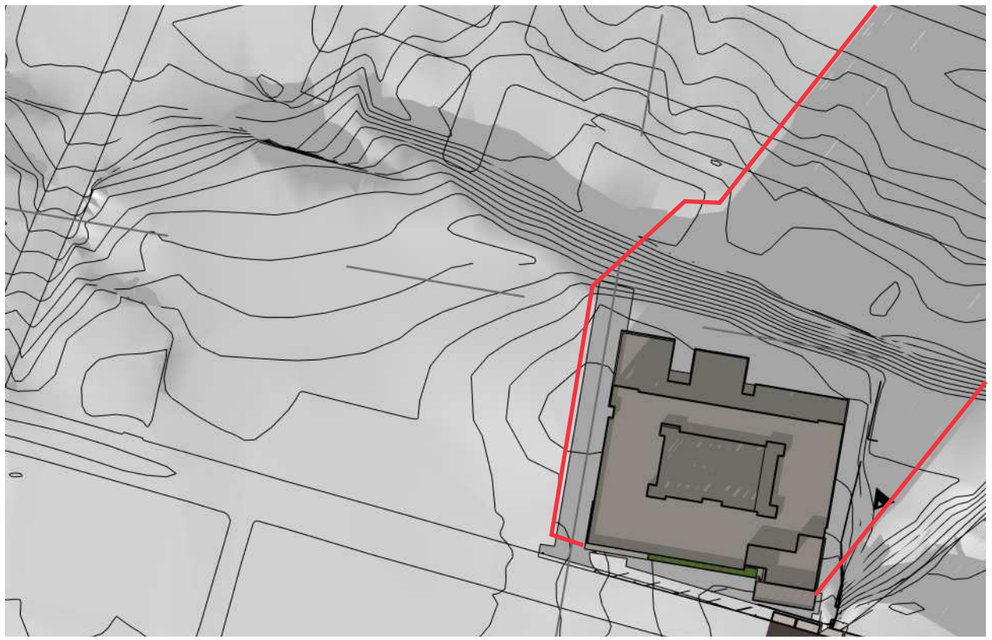
December 21 - Without Context



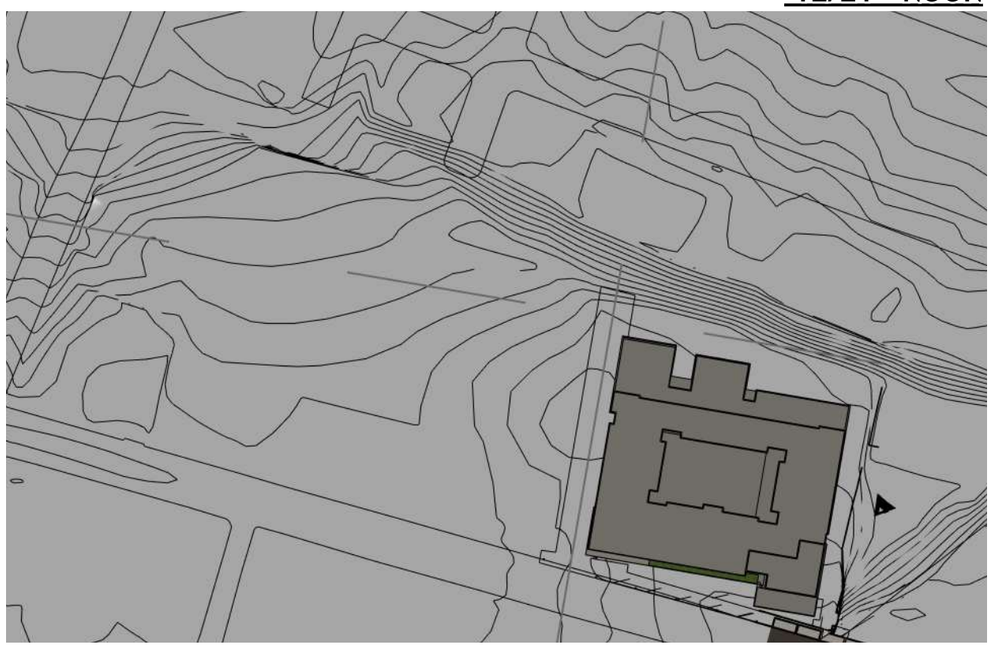
12/21 - 9 AM



12/21 - NOON



12/21 - 3 PM



12/21 - 6 PM