Agenda

PLANNING COMMISSION REGULAR
TUESDAY, September 10, 2024 at 5:30 P.M.
Hybrid Meeting

I. Commission Pre-Meeting (Agenda discussion(s))

Beginning: 5:00 p.m.
Location: (NDS Conference Room, 610 East Market Street, Charlottesville, VA 22902)

II. Commission Regular Meeting

Beginning: 5:30 p.m.
Location: (Council Chambers, 605 E. Main Street, Charlottesville, VA 22902 and Electronic/Virtual)

A. COMMISSIONERS' REPORTS
B. UNIVERSITY REPORT
C. CHAIR'S REPORT
i. Annual Meeting
1. Election of Officers

D. DEPARTMENT OF NDS
E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA
F. CONSENT AGENDA

(Items removed from the consent agenda will be considered at the end of the regular agenda)

1. Minutes – December 13, 2022 – Regular Meeting
2. Minutes –July 9, 2024 – Regular Meeting
3. Site Plan – VERVE PUD – Stadium Road and JPA
4. Site Plan & Subdivision - Azalea Springs

III. PLANNING COMMISSION PUBLIC HEARING

Beginning: 6:00 p.m.
Continuing: until all public hearings are completed
Format: (i) Staff Report, (ii) Applicant, (iii) Hearing

PL-24-0061 – 240 Stribling PUD Proffer Amendment – Southern Development on behalf of the landowner, Belmont Station, LLC, has submitted an application pursuant to City Code 34-41 and 34-66(d) (adopted September 15, 2003 as amended) to amend the approved Proffer Statement (approved by City Council on April 18, 2022) for the 240 Stribling Avenue Planned Unit Development (PUD) (Tax Map and Parcel (TMP) 18A025000). The request is to amend the proffer statement to allow a portion of the required affordable dwelling units be built within the Flint Hill PUD (project number P20-0107) development which is currently under construction. The proposed amendment would also lower the required affordability to 50% Area Medium Income, (AMI) from the current 60% AMI for a minimum of two (2) of the required affordable dwelling units. If this request is approved, up to eight (8) of the required twenty-six (26) affordable dwelling units at 240 Stribling Avenue could be built within the Flint Hill PUD development. The remaining eighteen (18) required affordable units would still be built within the 240 Stribling Avenue development. If approved, at least 10.5% of the new units at 240 Stribling will still be affordable dwelling units. The Comprehensive Land Use Map for this area calls for Medium Intensity Residential and the Subject Property is zoned R-C (Residential C) but is regulated by the PUD Development Plan approved by City Council. Information pertaining to this application may be viewed

online at https://www.charlottesville.gov/1077/Agendas-Minutes (available online at least five days prior to the Public Hearing) or obtained from the Department of Neighborhood Development Services, 2nd Floor of City Hall, 610 East Main Street. Persons interested in this Rezoning may contact NDS Planner Matt Alfele by e-mail (alfelem@charlottesville.gov) or by telephone (434-970-3636).

IV. COMMISSION'S ACTION ITEMS

Beginning: following the hearings
Continuing: until all public hearings and action items are completed
Format: (i) Staff Report, (ii) Applicant, (iii) Hearing (as applicable)

1. Special Exception Request – 113 West Main Street
2. Electronic Meeting Participation Policy

V. FUTURE MEETING SCHEDULE/ADJOURN

Tuesday September 24, 2024 – 5:00PM	Work Session	Development Code Discussion
Tuesday October 8, 2024 – 5:00 PM	Pre-Meeting	
Tuesday October 8, 2024 – 5:30 PM	Regular Meeting	Minutes Site Plan – Seminole/Hillsdale Subdivision – Seminole/Hillsdale

Anticipated Items on Future Agendas

Site Plan –240 Stribling Ave, 1613 Grove Street Extended, MACAA – Park Street, 2117 Ivy Road
Special Exception - Friendship Court Phase 3
Capital Improvement Program – Work session – November 26, 2024, Hearing - December 10, 2024

PLEASE NOTE: THIS AGENDA IS SUBJECT TO CHANGE PRIOR TO THE MEETING.

PLEASE NOTE: We are including suggested time frames on Agenda items. These times are subject to change at any time during the meeting.

Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call the ADA Coordinator at (434) 970-3182 or submit a request via email to ada@charlottesville.gov. The City of Charlottesville requests that you provide a 48 hour notice so that proper arrangements may be made.

Planning Commission premeeting and regular meetings are held in person and by Zoom webinar. The webinar is broadcast on Comcast Channel 10 and on all the City's streaming platforms including: Facebook, Twitter, and www.charlottesville.gov/streaming. Public hearings and other matters from the public will be heard via the Zoom webinar which requires advanced registration here: www.charlottesville.gov/zoom . You may also participate via telephone and a number is provided with the Zoom registration or by contacting staff at 434-970-3182 to ask for the dial in number for each meeting.

LIST OF SITE PLANS AND SUBDIVISIONS APPROVED ADMINISTRATIVELY
8/1/2024 TO 8/31/2024

1. **Preliminary Site Plans**
2. **Final Site Plans**
    a. Hillsdale Place (1801 Hydraulic Road) – July 11, 2023
    b. Friendship Court Phase 2 (400-426 Garrett Street) – August 15, 2024
3. **Site Plan Amendments**
    a. Lochlyn Hill Phase II & III - Amendment #4 (lots 159-164) – August 2, 2024
4. **Subdivision**
    a. BLA – 818-820 E Jefferson Street – June 20, 2024 (not recorded)
    b. 1002 Second Street SE – August 22, 2024 (not recorded)

December 13, 2022 and July 9, 2024 Planning Commission Minutes are included as the last documents in this packet.

CITY OF CHARLOTTESVILLE

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES

STAFF REPORT

PLANNING COMMISSION MEETING

APPLICATION FOR APPROVAL OF A FINAL SITE PLAN

APPLICATION NUMBER: PL-24-0024

DATE OF MEETING: September 10, 2024

Project Planner: Matt Alfele, AICP
Date of Staff Report: August 27, 2024

Applicant: Timmons Group
Applicant's Representative(s): John Wilson, PE (Timmons Group)
Current Property Owner: Woodrow Apartments, LLC; Woodrow Too, LLC; and 1709 JPA LLC (collectively the "Owners")
Property Street Address: 106 – 114 Stadium Road, 409 Stadium Road, 104 Stadium Road, 102 Stadium Road, and 100 Stadium Road (the "Subject Properties")
Tax Map & Parcel: Parcel Number: 160008000, 160005000, 160004000, 160003000, 160002000, and 160001000.
Current Zoning Classification: Zoned CX-8 (Corridor Mixed Use) vested under the Planned Unit Development (PUD) approved by City Council on January 22, 2024.
Overlay District: Entrance Corridor
Reason for Planning Commission Review: Final site plans within a PUD shall be reviewed by the Planning Commission per Sections 34-820(d)(1) and 34-822.

Vicinity Map



Standard of Review

Site plan approval is a ministerial function of Planning Commission in which no discretion is involved. If this final site plan contains all required information, then it must be granted approval. If Planning Commission disapproves this plan, it shall set forth in writing the specific reasons therefor. As per Section 34-823(c), the reasons for disapproval shall identify deficiencies in this plan which cause the disapproval, by reference to specific ordinances, laws, or regulations. If this plan is disapproved, Planning Commission must also generally identify modifications or corrections that will permit approval of this plan.

Applicant's Request (Summary)

Mr. John Wilson, P.E. of Timmons Group, on behalf of Subtext Acquisitions, LLC (Contract Purchaser) is seeking Planning Commission approval for the VERVE Charlottesville PUD Final Site Plan. The plan includes a twelve story (12) multifamily building with four hundred and forty-two (442) dwelling units.

Site Plan Requirements

A. Compliance with the City's Erosion and Sediment Control ordinance (Chapter 10)

Although the Final Site Plan contains an Erosion and Sediment Control plan, these elements are not subject to review by the Planning Commission as part of Site Plan Approval. Public Works Engineering is in the process of reviewing this element of the plan and once all code requirements are satisfied, the plan will be approved administratively.

B. Compliance with applicable Planned Unit Development Districts zoning regulations (Sections 34-490 through 34-519)

The property is vested under the 2003 Zoning code's PUD (Planned Unit Development) requirements. The project complies with all requirements of the PUD Development Plan and Proffers passed by City Council on January 22, 2024. Note the Affordable Housing portion of the proffer statement is related to the construction phase of the development and not the site plan review phase.

C. Compliance with general standards for site plans (Sections 34-827 - 34-828)

Staff has determined that this site plan contains the following information as required:

1. General site plan information, including but not limited to project, property, zoning, site, and traffic information: **Found on Sheets C0.0 – C1.6**
2. Existing condition and adjacent property information: **Found on Sheets C2.0 – C2.3**
3. Phasing plan: **The project will be constructed in one phase.**
4. Topography and grading: **Found on Sheet C6.0.**

5. Existing landscape and trees: **Found on Sheets C2.0 – C2.3.**
6. The name and location of all water features: **NA.**
7. One hundred-year flood plain limits: **Found on Sheet C0.0**
8. Existing and proposed streets and associated traffic information: **Found on Sheet C0.0**
9. Location and size of existing water and sewer infrastructure: **Found on Sheet. C2.0 - C2.3**
10. Proposed layout for water and sanitary sewer facilities and storm drain facilities: **Found of Sheets C4.0 – C5.1.**
11. Location of other existing and proposed utilities and utility easements: **Found of Sheets C4.0 – C5.1.**
12. Location of existing and proposed ingress to and egress from the property, showing the distance to the centerline of the nearest existing street intersection: **Found on Sheet C4.0.**
13. Location and dimensions of all existing and proposed improvements: **Found on Sheets C4.0 – C7.1.**
14. All areas intended to be dedicated or reserved for public use: **Found on Sheet C5.1.**
15. Landscape plan: **Found on Sheet L501.**

D. Additional information to be shown on the site plan as deemed necessary by the director or Commission in order to provide sufficient information for the director or Commission to adequately review the site plan.

City Council granted a rezoning to PUD, waiver to the Critical Slope Ordinance, and a Sidewalk Waiver on January 22, 2024. The approved Development Plan, signed Proffer statement, approved ordinances, and approved resolution are attached.

As part of the rezoning the following proffer was offered by the developer:
Affordable Housing: The Owner shall make a cash contribution to the City's affordable housing fund in the amount equal to Six Million, Eight Hundred Thousand Dollars ($6,800,000.00). Such cash contribution shall be delivered to the City prior to the issuance of the first Certificate of Occupancy for the Project.

E. Compliance with Additional Standards for Specific Uses (Sections 34-930 - 34-937)

No improvements regulated by these sections are proposed.

Recommendation

Staff recommends approval of the final site plan.

Attachments

A. Final Site Plan dated 02/28/2024 and last revised 08/07/2024
B. Approved PUD Development Plan dated November 17, 2023
C. Approved Rezoning Ordinance dated January 22, 2024
D. Approved Ordinance amending the vacation of Woodrow Street dated December 18, 2023.
E. Approved Ordinance amending the sale of 409 Stadium Road dated December 18, 2023.
F. Approved Resolution granted a Critical Slope Waiver dated December 18, 2023.
G. Approved Resolution granting a Sidewalk Waiver for a portion of Montebello Circle Dated December 18, 2023.
H. Approved Ordinance removing 104 Stadium Road as an Individually Protected Property (IPP).

VERVE CHARLOTTESVILLE

FINAL SITE PLAN

CITY OF CHARLOTTESVILLE, VIRGINIA

02/28/2024

SITE DATA:

TAX MAP PARCEL OF PARCELS IMPACTED BY PROJECT:
PARCEL NUMBER, ZONING DISTRICT, PRESENT USE
160001000, R3, MULTI-FAMILY RESIDENTIAL
160002000, R3H, MULTI-FAMILY RESIDENTIAL
160003000, R3, MULTI-FAMILY RESIDENTIAL
160004000, R3, MULTI-FAMILY RESIDENTIAL
160005000, R3, MULTI-FAMILY RESIDENTIAL
160008000, R3, MULTI-FAMILY RESIDENTAIL

TOTAL PARCEL AREA: 3.33 ACRES

LIMITS OF DISTURBANCE: 4.30 ACRES

IMPERVIOUS AREA: EXISTING: 2.37 ACRES
PROPOSED: 3.41 ACRES

SOURCE OF SURVEY, BOUNDARY, AND TOPOGRAPHY: TIMMONS GROUP
28 IMPERIAL DRIVE
STAUNTON, VA 24401
(540) 885-0920
DATED: DECEMBER 16, 2022
*SUE PERFORMED BY TIMMONS GROUP, DECEMBER 2022

DATUM REFERENCE: VERTICAL: NAVD 88 ESTABLISHED THROUGH LEICA SMARTNET
HORIZONTAL: NAD83, VA STATE GRID, SOUTH ZONE

VA811 TICKET NUMBER: A232700803-001 11/23/2022

USE: CURRENT: MULTI-FAMILY RESIDENTIAL
PROPOSED: MULTI-FAMILY RESIDENTIAL
GROSS FLOOR AREA = 727,928 SF

CURRENT ZONING: PUD (APPROVED 12/18/23 & 1/22/24)

OVERLAY DISTRICTS: ENTRANCE CORRIDOR

PROPOSED UNITS:

STUDIO:	54 UNITS	54 BEDS
ONE BEDROOM:	30 UNITS	30 BEDS
TWO BEDROOM:	127 UNITS	254 BEDS
THREE BEDROOM:	34 UNITS	102 BEDS
FOUR BEDROOM:	223 UNITS	892 BEDS
	468 UNITS	1,332 BEDS

DENSITY: ALLOWABLE: UP TO 167 DUA (PER PUD)
PROPOSED: 142 DUA

ALLOWABLE BUILDING HEIGHT: 135' MAX. HEIGHT (PER PUD)
PROPOSED MAX. BUILDING HEIGHT: 75'-135'

SETBACKS: PRIMARY STREET LOT LINE (MIN/MAX): 5'-22' (EMMET)
REAR LOT LINE (MIN): 45'-75' (MONTIBELLO, EAST), 18'-29' (MONTIBELLO, WEST)
SIDE STREET LOT LINE (MIN/MAX): 5'-19' (STADIUM), 6'-16' (JPA)
SIDE LOT LINE (MIN): 8'-19' (SOUTHEAST)

ADJACENT PARCELS: NORTHWEST - STADIUM ROAD
NORTHEAST - EMMET STREET
SOUTHWEST - MONTEBELLO CIR
SOUTHEAST - JEFFERSON PARK AVE
SOUTH - PARCEL 160009000

TOTAL PARKING SPACES PROVIDED: 386 SPACES PROVIDED IN GARAGE PARKING

REQUIRED AMENITY AREAS: 43,100 SF (PER PUD)

PROVIDED AMENITY AREAS: 26,405 SF OF INDOOR AMENITIES AND 30,439 SF OF EXTERIOR AMENITIES = 56,844 SF OF TOTAL AMENITY SPACE

LOCATION OF NEARBY FIRE HYDRANTS: EXISTING HYDRANTS LOCATED IN THE WESTERN CORNER OF THE SITE OFF STADIUM ROAD (TO BE RELOCATED) AND ADJACENT TO THE SOUTHERN CORNER OF THE SITE IN THE MEDIAN OF JEFFERSON PARK AVENUE. A HYDRANT IS PROPOSED IN THE NORTHERN CORNER OF THE SITE, NEAR THE INTERSECTION OF STADIUM ROAD AND EMMET STREET.

UTILITIES: CITY OF CHARLOTTESVILLE PUBLIC WATER AND SEWER

PROJECT TIMING: THE ANTICIPATED START DATE FOR THE PROJECT IS Q1 2025. CONSTRUCTION ACTIVITIES ARE ANTICIPATED TO LAST APPROXIMATELY 24-30 MONTHS.

WETLANDS: NO WETLANDS ARE IMPACTED AS PART OF THIS PROJECT.

FLOODPLAIN: THIS SITE IS NOT WITHIN A 100-YEAR FLOODPLAIN

BUILDING AND SITE SIGNAGE: SIGNAGE PACKAGE WILL BE SUBMITTED UNDER SEPARATE COVER.

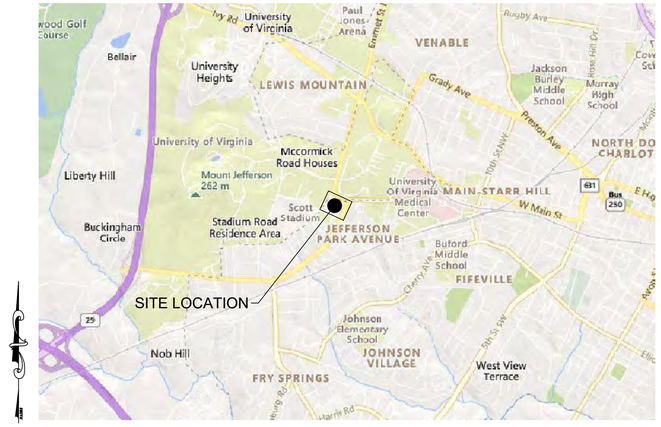
INVASIVE SPECIES MANAGEMENT: RECOMMENDATIONS FOUND IN THE REPORT TITLED "100 STADIUM ROAD - INVASIVE TREATMENTS" PREPARED BY BARTLETT TREE EXPERTS SHALL BE FOLLOWED TO TREAT INVASIVE SPECIES LOCATED ON SITE. 3 ON-SITE TREATMENTS SHALL BE PREFORMED, ANTICIPATED TO OCCUR MARCH/APRIL '25, MAY/JUNE '25 & JULY/AUGUST '25. A FOLLOW UP INSPECTION 1-YEAR AFTER THE LAST TREATMENT SHALL BE CONDUCTED BY THE CONSULTING ARBORIST, DEVELOPER, AND URBAN FORESTER TO DETERMINE IF FOLLOW UP TREATMENTS ARE REQUIRED.

ALL CONCRETE, ASPHALT ETC. IN THE RIGHT OF WAY (ROW) THAT ARE DAMAGED DURING CONSTRUCTION BUT NOT SHOWN ON THE APPROVED SITE PLAN SHALL BE RESTORED PER CITY STANDARDS AT NO COST TO THE CITY.

TRIP GENERATION

Buildout Land Use	Size	Units	Land Use Code	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Average Daily Trips
1. ITE Trip Generation[1]										
Residential										
Off-Campus Student Housing (Mid-Rise)	1,500	Beds	226	48	57	105	148	167	315	3,855
Total ITE Site Trips Generated				48	57	105	148	167	315	3,855
Trip Reduction	13%			(6)	(8)	(14)	(19)	(22)	(41)	(501)
Total External Primary Trips				42	49	91	129	145	274	3,354

Notes: (1) Based on the Institute of Transportation Engineers Trip Generation Manual, 11th Edition. Assumes "General Urban/Suburban" and "Adjacent to Campus" land use sub-categories.
(2) Trip Reduction based on the same percentage used for the parking reduction and agreed to by the City.



VICINITY MAP

SCALE: 1" = 2000'

OWNER:

WOODROW APARTMENTS, LLC
WOODROW TOO, LLC
1705 JPA, LLC
PO BOX 5306
CHARLOTTESVILLE, VA 22905
CONTACT: TREY STEIGMAN
TELEPHONE: (434) 293-6069
EMAIL: TSTEIGMAN@MSC-RENTS.COM

PURCHASER/DEVELOPER:

SUBTEXT ACQUISITIONS, LLC
3000 LOCUST STREET
ST. LOUIS, MO 63103

CONTACT: DYLAN LAMBUR
TELEPHONE: (314) 721-5559
EMAIL: DLAMBUR@SUBTEXTLIVING.COM

ENGINEER OF RECORD:

TIMMONS GROUP
608 PRESTON AVE, SUITE 200
CHARLOTTESVILLE, VA 22903
CONTACT: JOHN WILSON, P.E.
TELEPHONE: (434) 295-5624
EMAIL: JOHN.WILSON@TIMMONS.COM

ARCHITECT OF RECORD:

ESG ARCHITECTURE & DESIGN, INC
500 WASHINGTON AVE SOUTH, SUITE 1080
MINNEAPOLIS, MN 55415
CONTACT: CHRISTOPHER WILLETTE
TELEPHONE: (612) 373-4680
EMAIL: CHRISTOPHER.WILLETTE@ESGARCH.COM

CITY OF CHARLOTTESVILLE-LAND DISTURBANCE MS4 REPORTING CHART

BMP TYPE	PRACTICE (1-15)	LEVEL (1 or 2)	LATITUDE	LONGITUDE	TOTAL DA (AC)	IMP. DA (AC)	PERV. DA (AC)	P REMOVED (LBS)	12 DIG. HUC.	*SWM MAINT. AGR. INST. #
Detention Vault	N/A	N/A	-78.5085	38.03109	2.91	2.40	0.51	0	20802040401	
TOTAL LOD (AC)			4.30							
TOTAL P REMOVED BY BMP'S (LBS)			0							
TOTAL P CREDITS PURCHASED (LBS)			2.94							
TOTAL P CREDITED TO PROJECT (LBS)			2.94							
TOTAL P REQUIRED (LBS)			2.94							
***LAND DISTURBING #**										
***SWM BOND RELEASE DATE**										

* TO BE ENTERED BY CITY OF CHARLOTTESVILLE STAFF

CITY OF CHARLOTTESVILLE - OUTFALL TABULATION CHART

9VAC25-870-66:			EXISTING									PROPOSED								
Outfall Designation	Receiving Channel Type	Compliance Method	Total DA (acres)	Offsite Contribution (Acres)	CN	Tc (min)	Q1 (CFS)	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)	Runoff Volume 1-Year (Vr/RV)	Runoff Volume Units	Total DA (acres)	Offsite Contribution (Acres)	CN	Tc (min)	Q1 (CFS)	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)	Runoff Volume 1-Year (Vr/RV)	Runoff Volume Units
S.O.1	Manmade	B.3.a(EB)	4.37	0.07	82	6	10.51	14.33	26.01	48.55	0.49	ac-ft	4.37	0.07	90	6	5.89	13.04	25.26	51.5	0.70	ac-ft
TOTAL			4.37										4.37									

City of Charlottesville Department of Public Works-Engineering Division Version 1.0-10-21-2020

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER
C0.1	PUD APPROVAL
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C1.1	NOTES AND DETAILS
C1.2	NOTES AND DETAILS
C1.3	NOTES AND DETAILS
C1.4	NOTES AND DETAILS
C1.5	NOTES AND DETAILS
C1.6	NOTES AND DETAILS
C1.7	ROADWAY SECTIONS
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C2.1	EXISTING CONDITIONS
C2.2	EXISTING CONDITIONS
C2.3	EXISTING CONDITIONS
C2.4	DEMOLITION PLAN
C3.0	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
C3.1	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
C3.2	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
C3.3	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
C3.4	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2
C3.5	EROSION AND SEDIMENT CONTROL PLAN - PHASE 3
C3.6	EROSION AND SEDIMENT CONTROL PLAN - PHASE 4
C3.8	EROSION AND SEDIMENT CONTROL PLAN - PHASE 5
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C5.0	UTILITY PLAN
C5.1	EASEMENT PLAN
C6.0	GRADING & DRAINAGE PLAN
C6.1	DETAILED GRADING PLAN
C6.2	CURB RAMP GRADING ENLARGEMENTS
C7.0	PRE-DEVELOPMENT DRAINAGE AREA MAP
C7.1	POST-DEVELOPMENT DRAINAGE AREA MAP
C7.2	STORMWATER MANAGEMENT CALCULATIONS AND DETAILS (QUANTITY)
C7.3	STORMWATER MANAGEMENT CALCULATIONS AND DETAILS (QUALITY)
C7.4	INLET DRAINAGE AREA MAP
C8.0	STORMWATER PROFILES
C8.1	STORMWATER PROFILES
C8.2	SANITARY SEWER PROFILES
C8.3	WATER PROFILES
C8.4	DRY UTILITY PROFILES
L501	LANDSCAPE PLAN
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A2	CONCEPTUAL FLOOR PLANS
A3	CONCEPTUAL FLOOR PLANS
A4	CONCEPTUAL EXTERIOR ELEVATIONS
A5	CONCEPTUAL EXTERIOR ELEVATIONS
A6	CONCEPTUAL EXTERIOR ELEVATIONS
A7	CONCEPTUAL BUILDING SECTIONS
A8	CONCEPTUAL BUILDING SECTIONS
A9	CONCEPTUAL EXTERIOR RENDERINGS
A10	CONCEPTUAL SITE DIAGRAMS
E0.1	ELECTRICAL SITE PHOTOMETRIC
E0.2	ELECTRICAL SITE PHOTOMETRIC DETAILS
E0.3	ELECTRICAL STREET PHOTOMETRIC
E0.4	ELECTRICAL STREET PHOTOMETRIC DETAILS

TOTAL: 54 SHEETS

PUBLIC UTILITY NOTES:

A. PER THE VIRGINIA DEPARTMENT OF HEALTH WATERWORKS REGULATIONS (PART II, ARTICLE 3, SECTION 12 VAC 5-590 THROUGH 630), ALL BUILDINGS THAT HAVE THE POSSIBILITY OF CONTAMINATING THE POTABLE WATER DISTRIBUTION SYSTEM (HOSPITALS, INDUSTRIAL SITES, BREWERIES, ETC.) SHALL HAVE A BACKFLOW PREVENTION DEVICE INSTALLED WITHIN THE FACILITY. THIS DEVICE SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, SHALL BE TESTED IN REGULAR INTERVALS AS REQUIRED, AND TEST RESULTS SHALL BE SUBMITTED TO THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
B. ALL BUILDINGS THAT MAY PRODUCE WASTES CONTAINING MORE THAN ONE HUNDRED (100) PARTS PER MILLION OF FATS, OIL, OR GREASE SHALL INSTALL A GREASE TRAP. THE GREASE TRAP SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, MAINTAIN RECORDS OF CLEANING AND MAINTENANCE, AND BE INSPECTED ON REGULAR INTERVALS BY THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
C. PLEASE CONTACT THE REGULATORY COMPLIANCE ADMINISTRATOR AT 970-3032 WITH ANY QUESTIONS REGARDING THE GREASE TRAP OR BACKFLOW PREVENTION DEVICES.

UTILITY DEMANDS

WATER FLOW (AVERAGE DAILY DEMAND)
AVERAGE FLOW RATES (FROM TABLE 9-1 & 9-2, CHARLOTTESVILLE STANDARDS & DESIGN MANUAL):
APARTMENTS/CONDOMINIUMS: 3+ BEDROOM = 400 GPD * 257 UNITS = 102,800 GPD
2 BEDROOM = 300 GPD * 127 UNITS = 38,100 GPD
STUDIO/1 BEDROOM = 200 GPD * 84 UNITS = 16,800 GPD
TOTAL: 157,700 GPD

AVERAGE HOUR: 157,700 GPD / 24 = 6,570 GALLONS PER HOUR

MAX HOUR = 300% OF AVERAGE HOUR = 6,570 X 3 = 19,713 GALLONS

PEAK HOUR = MAX HOUR X 1.5 = 19,703 X 1.5 = 29,569 GALLONS = 492.8 GPM

SEWER FLOW (AVERAGE DAILY FLOW)
AVERAGE FLOW RATES (FROM TABLE 9-1 & 9-2, CHARLOTTESVILLE STANDARDS & DESIGN MANUAL):
APARTMENTS/CONDOMINIUMS: 3+ BEDROOM = 400 GPD * 257 UNITS = 102,800 GPD
2 BEDROOM = 300 GPD * 127 UNITS = 38,100 GPD
STUDIO/1 BEDROOM = 200 GPD * 84 UNITS = 16,800 GPD
TOTAL: 157,700 GPD

APPROVALS

DIRECTOR OF NEIGHBORHOOD DEVELOPMENT SERVICES

VERVE CHARLOTTESVILLE
100 Stadium Road
Charlottesville, VA

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

esg ARCHITECTURE & DESIGN

500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

COMMONWEALTH OF VIRGINIA
JOHN C WILSON
Lic. No. 0402058758
8/7/24
PROFESSIONAL ENGINEER
58108

NOT FOR CONSTRUCTION

FINAL SITE PLAN
02/28/2024

ORIGINAL ISSUE: 02/28/2024

REVISIONS

No.	Description	Date
1	CITY COMMENTS	5/3/24
2	CITY COMMENTS	6/24/24
3	CITY COMMENTS	8/7/24

58108
TIMMONS JOB NUMBER

TIMM DRAWN BY
TIMM CHECKED BY

KEY PLAN

VERVE CHARLOTTESVILLE

COVER

C0.0

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#O-23-165

AN ORDINANCE
AUTHORIZING THE SALE OF CERTAIN CITY-OWNED PROPERTY LOCATED AT 409 STADIUM ROAD

WHEREAS, the City of Charlottesville issued a Request for Proposals (RFP) for development of a City-owned lot at 409 Stadium Road, identified as Parcel 1 on City Real Estate Tax Map 16, hereinafter the "Property"; and

WHEREAS, in accordance with Virginia Code Sec. 15.2-1800(B), a public hearing was held on December 20,2010, and an additional public hearing was held on February 7, 2011, to give the public an opportunity to comment on the proposed conveyance of the Property; and an additional joint public hearing by the Planning Commission and City Council to amend this ordinance was held October 10, 2023;

WHEREAS, after the public hearing on December 20, 2010, Richard Jones and Douglas Caton, on behalf Woodrow Too, LLC, submitted a response offering to pay $250,000 for the Property; now, therefore,

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that the City Manager is hereby authorized to execute a sales/purchase agreement, in form approved by the City Attorney, to convey the above-described Property to Woodrow Too, LLC for the purchase price of $250,000.

BE IT FURTHER ORDAINED that the Mayor is hereby authorized to execute a deed of conveyance, in form approved by the City Attorney, for the above-described transaction.

Approved by Council
May 2, 2011 and Amended December 18, 2023

	Aye	No
Payne	_x__	____
Pinkston	_x__	____
Puryear	_x__	____
Snook	_x__	____
Wade	_x__	____

Approved by Council
December 18, 2023

Kyna Thomas, MMC
Clerk of Council

P23-0055

#R-23-166

RESOLUTION
GRANTING A CRITICAL SLOPE WAIVER FOR A RESIDENTIAL DEVELOPMENT REFERRED TO AS "VERVE CHARLOTTESVILLE PUD"

WHEREAS Woodrow Apartments, LLC; Woodrow Too, LLC; and 1709 JPA LLC ("Landowner") is the owner of certain land identified within the City of Charlottesville Real Estate Assessor's records as Real Estate Parcel Identification Nos. Parcel Number: 160008000, 160005000, 160004000, 160003000, 160002000, 160001000, said parcels having current street addresses of 106 – 114 Stadium Road, 409 Stadium Road, 104 Stadium Road, 102 Stadium Road, and 100 Stadium Road (collectively, the "Subject Property"); and

WHEREAS the Subject Property contains critical slopes, over and within an area of approximately 0.47 acre, which is approximately 14% of the combined area of the various parcels that constitute the Subject Property, and Landowner is requesting a waiver of the critical slopes requirements of City Code Sec. 34-1120(b)(6)(b), in connection with the Owner's plan to construct a residential development on the Subject Property (the "Project"); and

WHEREAS the Project is described in more specific detail within the application materials submitted in connection with waiver application no. P23-0055, as required by City Code Sec. 34-1120(b)(6) (collectively, the "Application Materials"); and

WHEREAS the Planning Commission considered and recommended approval of this application at their October 10, 2023 meeting, subject to conditions proposed within the Staff Report and modified as discussed in the meeting; now, therefore,

BE IT RESOLVED by the Council for the City of Charlottesville, Virginia, that a waiver is hereby granted of the critical slopes requirements for the Project, to allow for the residential development as described within the Application Materials, subject to the following conditions:

1. The applicant shall work with the City's Urban Forester to identify, remove, and mitigate invasive plant materials within the Critical Slopes.
2. The applicant will work with a local arborist to study and document trees within the Critical Slope area to determine if any can be preserved.
   a. These documents shall be provided to the City's Urban Forester and the Neighborhood Development Services' Planner.
   b. Should the study identify any tree(s) for preservation, the applicant shall work with the City's Urban Forester during site plan review to create a tree protection/preservation plan. The applicant shall perform all protection/preservation measures as identified in this plan. The tree preservation/protection plan will include a monitoring program to ensure compliance throughout the construction period. The plan shall also include provisions, such as easements, deed restrictions, or other legally binding measures to ensure preservation of the trees in perpetuity.
3. Any tree with a six inch or greater caliper that is removed from the Critical Slope area shall be replaced at a 3:1 ratio. The replacement tree(s) shall:

P23-0055

   a. Have a two inch or greater caliper at planting.
   b. Be in the general area from where the original tree was removed. Allowances for alternative locations may be granted by the Site Plan Agent if:
      i. The planting location will interfere with fire safety as identified by the Assistant Fire Marshal; or
      ii. The planting location will restrict establishment of a healthy mature tree canopy as determined by the City's Urban Forester.

The applicant will provide a document, within the final site plan, illustrating how the requirements of condition #3 are fulfilled.

	Aye	No
Payne	_x__	____
Pinkston	_x__	____
Puryear	_x__	____
Snook	_x__	____
Wade	_x__	____

Approved by Council
December 18, 2023

Kyna Thomas, MMC
Clerk of Council

ZM23-09-02

#O-23-163

AN ORDINANCE AMENDING AND RE-ENACTING CHAPTER 34 (ZONING) OF THE CODE OF THE CITY OF CHARLOTTESVILLE (1990), AS AMENDED, TO REMOVE 104 STADIUM ROAD FROM THE LIST OF INDIVIDUALLY PROTECTED PROPERTIES.

WHEREAS, upon the recommendation of City Staff, the Planning Commission initiated a Zoning text amendment proposing an amendment to the City's Zoning Ordinance, to remove 104 Stadium Road, designated on the City Tax Map and Parcel (TMP) as 160002000, from the list of Individually Protected Properties ("IPP"); and

WHEREAS, a Joint Public Hearing on the Proposed Zoning Text Amendment was held by the Planning Commission and City Council on October 10, 2023, after notice to the public and to adjacent property owners as required by law, and following conclusion of the Public Hearing the Planning Commission voted to recommend approval of the Proposed Zoning Text Amendment to Section 34-273(a)(b) of the City's Zoning Ordinance, to remove 104 Stadium Road from the list of Individually Protected Properties; and

WHEREAS, After consideration of the Planning Commission's recommendation, and the recommendations given by staff, this Council is of the opinion that the Proposed Zoning Text Amendment, as recommended by the Planning Commission, has been designed to give reasonable consideration to the purposes listed in Sec. 15.2-2283 of the Code of Virginia (1950), as amended, and this Council hereby finds and determines that: (i) the public necessity, convenience, general welfare and good zoning practice require the Proposed Zoning Text Amendment, as recommended by the Planning Commission, and (ii) the Proposed Zoning Text Amendment, as recommended by the Planning Commission, is consistent with the Comprehensive Plan; now, therefore,

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that Chapter 34 of the Code of the City of Charlottesville (1990), as amended, is hereby amended and reenacted as follows:

1. Amend the list found in Sec. 34-2733(a)(b) to remove 104 Stadium Road.

	Aye	No
Payne	____	_x__
Pinkston	_x__	____
Puryear	_x__	____
Snook	_x__	____
Wade	_x__	____

Approved by Council
December 18, 2023

Kyna Thomas, MMC
Clerk of Council

P23-0058

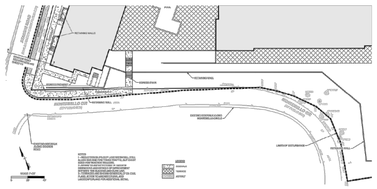
#R-23-167

RESOLUTION
SIDEWALK WAIVER REQUEST FOR A RESIDENTIAL DEVELOPMENT REFERRED TO AS "VERVE CHARLOTTESVILLE PUD"

WHEREAS, Subtext Acquisitions, LLC ("Contract Purchaser and Applicant"), on behalf of Woodrow Apartments, LLC; Woodrow Too, LLC; and 1709 JPA LLC, (collectively the "Landowners") of certain land fronting on Jefferson Park Avenue, Stadium Road, Emmet Street, and Montebello Circle, designated on the City Tax Map and Parcel (TMP) as 160008000, 160005000, 160004000, 160003000, 160002000, and 160001000 (collectively, hereinafter, the "Subject Property"), has submitted an application seeking a waiver of the requirement of City Code Section 29-182(j)(3) where land being subdivided or developed fronts on an existing street, and adjacent property on either side has an existing sidewalk, the subdivider shall construct a sidewalk, and shall dedicate land to the public for such sidewalk, to connect to the existing sidewalk. This application is submitted in connection with the Applicant/Developer's proposed development of ZM23-00004 (Planned Unit Development), and

WHEREAS, City staff has submitted to City Council a staff report providing information and staff's recommendation regarding the sidewalk waiver request, and City Council has reviewed the application and the staff report and has considered the factors set forth within the City's Subdivision Ordinance, Sections 29-36 and 29-182(j)(5); now, therefore,

BE IT RESOLVED by the Council for the City of Charlottesville, Virginia that the sidewalk waiver request presented to this Council by the Applicant/Developer is hereby granted along approximately three hundred (300) feet along the north side of Montebello Circle abutting City Lots currently identified as Real Estate Parcel Identification Numbers 160005000 and 160008000 as depicted below.



	Aye	No
Payne	_x__	____
Pinkston	_x__	____
Puryear	_x__	____
Snook	_x__	____
Wade	_x__	____

Approved by Council
December 18, 2023

Kyna Thomas, MMC
Clerk of Council

#O-23-164

AN ORDINANCE
CLOSING, VACATING AND DISCONTINUING WOODROW STREET

WHEREAS, proper notice was duly posted and advertised that Stadium Road Limited Partnership would request the City Planning Commission to initiate street closing procedures to close Woodrow Street, 30 feet in width, between Stadium Road and Jefferson Park Avenue, shown on City Real Estate Tax Map 16, running a distance of approximately 478 feet;

WHEREAS, owners along the street proposed to be vacated have been duly notified;

WHEREAS, a joint public hearing by the Planning Commission and City Council was held on September 10, 1996, and comments from the City staff, the Planning Commission and the public were made and heard and an additional joint public hearing by the Planning Commission and City Council to amend this ordinance was held October 10, 2023;

WHEREAS, the Planning Commission recommended closure of said portion of Woodrow Street with certain conditions; now, therefore,

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that Woodrow Street, described as follows, is hereby closed, vacated and discontinued as a public thoroughfare of the City of Charlottesville, Virginia, said street not being needed for public use and travel:

All of the Woodrow Street right-of-way, approximately 30 feet in width, from its intersection with Stadium Road to its intersection with Jefferson Park Avenue, running a distance of approximately 478 feet; and

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that the vacated portion of Woodrow Street shall be zoned Planned Unit Development ("PUD") as shown in the VERVE Charlottesville PUD Development Plan dated November 17, 2023.

BE IT **FURTHER ORDAINED** that the Clerk of the Council shall send a copy of this ordinance with plat attached to the Clerk of the Circuit Court for recordation in the current street closing book as such time a new subdivision plat is reviewed and approved by the City.

Approved by Council
November 4, 1996 and Amended December 18, 2023

	Aye	No
Payne	_x__	____
Pinkston	_x__	____
Puryear	_x__	____
Snook	_x__	____
Wade	_x__	____

Approved by Council
December 18, 2023

Kyna Thomas, MMC
Clerk of Council

ZM23-00004

#O-24-006

AN ORDINANCE
APPROVING A REQUEST TO REZONE LAND FRONTING ON JEFFERSON PARK AVENUE, STADIUM ROAD, EMMET STREET, AND MONTEBELLO CIRCLE FROM MULTIFAMILY RESIDENTIAL (R-3) TO PLANNED UNIT DEVELOPMENT (PUD)

WHEREAS, Woodrow Apartments, LLC; Woodrow Too, LLC; and 1709 JPA LLC (collectively the "Landowners") of certain land fronting on Jefferson Park Avenue, Stadium Road, Emmet Street, and Montebello Circle, designated on the City Tax Map and Parcel (TMP) as 160008000, 160005000, 160004000, 160003000, 160002000, and 160001000 (collectively, hereinafter, the "Subject Property"), and the Landowner is seeking to change the zoning classifications of the Subject Property from R-3 to PUD hereinafter referred to as the "Proposed Rezoning"; and

WHEREAS, a public hearing on the Proposed Rezoning was conducted by the Planning Commission on January 9, 2024 and City Council on January 16, 2024, following notice to the public and to adjacent property owners as required by Virginia Code §15.2-2204 and City Code §34-44, and following the public hearing on January 9, 2024, the Planning Commission voted to recommend that City Council should approve the Proposed Rezoning; and

WHEREAS, this City Council has considered the matters addressed within the Landowner's application (ZM23-00004), the NDS Staff Report, public comments, the Planning Commission's recommendation, and the Comprehensive Plan; and

WHEREAS, this Council finds and determines that the public necessity, convenience, general welfare and good zoning practice require the Proposed Rezoning; that both the existing zoning classification and the proposed zoning classification are reasonable; and that the Proposed Rezoning is consistent with the Comprehensive Plan; now, therefore,

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that the Zoning District Map Incorporated in Section 34-1 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, be and hereby is amended and reenacted as follows:

Section 34-1. Zoning District Map. Rezoning the property designated on City Tax Map and Parcel (TMP) 2160008000, 160005000, 160004000, 160003000, 160002000, and 160001000 ("Subject Property"), containing, in the aggregate approximately 3.3 acres (approximately 144,002 square feet), from R-3 (Multifamily Residential) to PUD (Planned Unit Development) as described in application ZM23-00004 and the VERVE Charlottesville PUD Development Plan Dated November 17, 2023, with the following Proffer:

1. **Affordable Housing:** The Owner shall make a cash contribution to the City's affordable housing fund in the amount equal to Six Million, Eight Hundred Thousand Dollars ($6,800,000.00). Such cash contribution shall be delivered to the City prior to the issuance of the first Certificate of Occupancy for the Project.

and the City's Zoning Administrator shall update the Zoning District Map to reflect this reclassification of the Subject Property.

	Aye	No
Oschrin	_x__	____
Payne	_x__	____
Pinkston	_x__	____
Snook	_x__	____
Wade	_x__	____

Approved by Council
January 22, 2024

Kyna Thomas, MMC
Clerk of Council

VERVE
CHARLOTTESVILLE
100 Stadium Road
Charlottesville, VA

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

esg
ARCHITECTURE & DESIGN

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Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

COMMONWEALTH OF VIRGINIA
JOHN C WILSON
Lic. No. 0402058758
8/7/24
PROFESSIONAL ENGINEER
58108

NOT FOR CONSTRUCTION

FINAL SITE PLAN
02/28/2024

ORIGINAL ISSUE: 02/28/2024

REVISIONS

No.	Description	Date
1	CITY COMMENTS	5/3/24
2	CITY COMMENTS	6/24/24
3	CITY COMMENTS	8/7/24

58108
TIMMONS JOB NUMBER

TIMM DRAWN BY
TIMM CHECKED BY

KEY PLAN

VERVE CHARLOTTESVILLE

PUD APPROVAL

C0.1

S:\11035108\VERVE\DWG\Sheet\CD\58108-103-C0.01-PUD APPROVAL.dwg | Plotted on 8/7/2024 2:31 PM | by Emmy Chen

GENERAL NOTES:

UTILITIES

1. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONTRACTOR OR ITS SUBCONTRACTORS SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY AND REPAIRED AT CONTRACTOR'S EXPENSE.
2. THE CONTRACT DOCUMENTS DO NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE OR LOCATION OF UTILITIES. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OR THE NON-EXISTENCE OF UTILITIES. AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION, CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-552-7001) AND/OR THE RESPECTIVE UTILITY COMPANIES FOR GAS, WATER, SEWER, POWER, PHONE AND CABLE. CONTRACTOR SHALL TIMELY ARRANGE TO HAVE THE VARIOUS UTILITIES LOCATED, AND TO HAVE THEM REMOVED OR RELOCATED, OR TO DETERMINE THE METHOD OF PROTECTION ACCEPTABLE TO THE RESPECTIVE OWNER, IF THE METHOD OF PROTECTION IS NOT OTHERWISE SPECIFIED. CONTRACTOR SHALL CONDUCT ITS WORK IN THE VICINITY OF EXISTING UTILITIES IN ACCORDANCE WITH THE RESPECTIVE UTILITY'S RULES AND REGULATIONS. ANY COST INCURRED FOR REMOVING, RELOCATING OR PROTECTING UTILITIES SHALL BE BORNE BY CONTRACTOR UNLESS INDICATED OTHERWISE. CONTRACTOR SHALL EXCAVATE TO LOCATE BURIED UTILITIES FAR ENOUGH IN ADVANCE OF ITS WORK TO ALLOW FOR HORIZONTAL AND /OR VERTICAL ADJUSTMENTS TO ITS WORK AND/OR THE UTILITIES. NO ADJUSTMENT IN COMPENSATION OR SCHEDULE WILL BE ALLOWED FOR DELAYS RESULTING FROM CONTRACTOR'S FAILURE TO CONTACT AND COORDINATE WITH UTILITIES.
3. WHEN THE WORK CROSSES EXISTING UTILITIES, THE EXISTING UTILITIES SHALL BE ADEQUATELY SUPPORTED AND PROTECTED FROM DAMAGE DUE TO THE WORK. ALL METHODS FOR SUPPORTING AND MAINTAINING THE EXISTING UTILITIES SHALL BE APPROVED BY THE RESPECTIVE UTILITY COMPANY AND/OR THE ENGINEER. CONTRACTOR SHALL EXERCISE CARE TO INSURE THAT THE GRADE AND ALIGNMENT OF EXISTING UTILITIES ARE MAINTAINED AND THAT NO JOINTS OR CONNECTIONS ARE DISPLACED. BACKFILL SHALL BE CAREFULLY PLACED AND COMPACTED TO PREVENT FUTURE DAMAGE OR SETTLEMENT TO EXISTING UTILITIES. ANY UTILITIES REMOVED AS PART OF THE WORK, AND NOT INDICATED TO BE REMOVED OR ABANDONED, SHALL BE RESTORED USING MATERIALS AND INSTALLATION EQUAL TO THE UTILITY'S STANDARDS.
4. CONTRACTOR SHALL NOTIFY LANDOWNERS, TENANTS AND THE ENGINEER PRIOR TO THE INTERRUPTION OF ANY SERVICES. SERVICE INTERRUPTIONS SHALL BE KEPT TO A MINIMUM.
5. THE CONTRACTOR SHALL NOTIFY THE CITY UTILITIES DIVISION AT LEAST TWO FULL WORKING DAYS IN ADVANCE TO ARRANGE GAS SERVICE LINE ADJUSTMENTS TO BE PERFORMED BY THE CITY.
6. ALL WATER METER, VALVES AND FIRE HYDRANT ADJUSTMENTS/RELOCATIONS SHALL BE COORDINATED OR PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF CHARLOTTESVILLE PUBLIC WORKS REQUIREMENTS.
7. PER THE VIRGINIA DEPARTMENT OF HEALTH WATERWORKS REGULATIONS (PART II, ARTICLE 3, SECTION 12 VAC 5-590 THROUGH 630), ALL BUILDINGS THAT HAVE THE POSSIBILITY OF CONTAMINATING THE POTABLE WATER DISTRIBUTION SYSTEM (HOSPITALS, INDUSTRIAL SITES, BREWERIES, ETC.) SHALL HAVE A BACKFLOW PREVENTION DEVICE INSTALLED WITHIN THE FACILITY. THIS DEVICE SHALL MEET THE SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, SHALL BE TESTED IN REGULAR INTERVALS AS REQUIRED, AND TEST RESULTS SHALL BE SUBMITTED TO THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
8. PLEASE CONTACT THE REGULATORY COMPLIANCE ADMINISTRATOR AT 970-3032 WITH ANY QUESTIONS REGARDING THE GREASE TRAP OR BACKFLOW PREVENTION DEVICES.
9. ALL BUILDINGS THAT MAY PRODUCE WASTES CONTAINING MORE THAN ONE HUNDRED (100) PARTS PER MILLION OF FATS, OIL, OR GREASE SHALL INSTALL A GREASE TRAP. THE GREASE TRAP SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, MAINTAIN RECORDS OF CLEANING AND MAINTENANCE, AND BE INSPECTED AT REGULAR INTERVALS BY THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.

EROSION CONTROL & WORK AREA PROTECTION AND MAINTENANCE

1. ALL FENCES REQUIRED TO BE REMOVED OR DISTURBED BY CONSTRUCTION SHALL BE SALVAGED, STORED, PROTECTED AND RE-INSTALLED BY CONTRACTOR. IF SUCH FENCE MATERIAL CANNOT BE REUSED DUE TO DAMAGE CAUSED BY CONTRACTOR, CONTRACTOR SHALL INSTALL NEW FENCE OF THE SAME TYPE OF MATERIAL. TEMPORARY FENCING REQUIRED BY PRIVATE PROPERTY OWNERS SHALL BE PROVIDED BY CONTRACTOR. CONTRACTOR IS ADVISED TO CONTACT PROPERTY OWNERS AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF REMOVING ANY FENCE IN ORDER TO COORDINATE RELOCATION AND TO ESTABLISH AND CONFIRM WITH THE OWNER THE PRE-CONSTRUCTION CONDITION OF ANY FENCE TO BE REMOVED, DISTURBED OR REPLACED.
2. CONTRACTOR IS PERMITTED TO WORK IN THE PUBLIC RIGHT-OF-WAY AND ANY TEMPORARY OR PERMANENT EASEMENT SHOWN ON THE PLANS. HOWEVER, CONTRACTOR SHALL NOTIFY PROPERTY OWNER(S) FORTY-EIGHT (48) HOURS PRIOR TO WORKING ON ANY PRIVATE PROPERTY TO COORDINATE ACCESS AND TO DETERMINE A STORAGE AREA FOR MATERIALS IF NEEDED. COORDINATION OF ACCESS TO PUBLIC RIGHT-OF-WAY AND STORAGE OF MATERIALS THEREON SHALL BE COORDINATED WITH THE ENGINEER. CONTRACTOR'S FAILURE TO SO NOTIFY AND COORDINATE WITH PROPERTY OWNERS AND/OR THE ENGINEER MAY RESULT IN DELAYS. NO ADDITIONAL COMPENSATION OR TIME FOR PERFORMANCE WILL BE GIVEN FOR ANY SUCH DELAYS.
3. CONTRACTOR SHALL, AT HIS EXPENSE, MAINTAIN THE WORK SITE IN A CLEAN AND ORDERLY APPEARANCE AT ALL TIMES. ALL DEBRIS AND SURPLUS MATERIAL COLLECTED SHALL BE DISPOSED OF OFF THE WORK SITE BY CONTRACTOR, AT HIS EXPENSE.
4. EXISTING LAWNS, TREES, SHRUBS, FENCES, UTILITIES, CULVERTS, WALLS, WALKS, DRIVEWAYS, POLES, SIGNS, RIGHT-OF-WAY MONUMENTS, MAILBOXES AND THE LIKE SHALL BE PROTECTED FROM DAMAGE DURING THE WORK. ANY DAMAGE CAUSED TO SUCH ITEMS SHALL BE REPAIRED OR REPLACED BY CONTRACTOR AT NO ADDITIONAL COST. PROPERTY PINS DISTURBED BY CONTRACTOR THAT ARE NOT SHOWN ON THE PLANS TO BE DISTURBED SHALL BE RESTORED BY A LICENSED SURVEYOR AT CONTRACTOR'S EXPENSE.
5. CONTRACTOR SHALL EMPLOY EROSION CONTROL DEVICES AND METHODS AS REQUIRED TO MEET THE REQUIREMENTS AND INTENT OF THE CITY EROSION CONTROL ORDINANCE. CONTRACTOR SHALL PROVIDE THE NECESSARY DIVERSION DITCHES, DIKES OR TEMPORARY CULVERTS REQUIRED TO PREVENT MUD AND DEBRIS FROM BEING WASHED ONTO THE STREETS OR PROPERTY. CONTRACTOR'S VEHICLES SHALL BE KEPT CLEAN TO PREVENT MUD OR DUST FROM BEING DEPOSITED ON STREETS. NO AREA SHALL BE LEFT DENUDED FOR MORE THAN SEVEN (7) CALENDAR DAYS.
6. CONTRACTOR SHALL CLEAN UP, RESTORE, PERMANENTLY SEED AND MAINTAIN ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF WORK ON EACH SITE. TOPSOIL, SEED, FERTILIZER AND MULCH SHALL BE PLACED IN ACCORDANCE WITH CITY STANDARDS ON ALL DISTURBED AREAS. A PERMANENT STAND OF GRASS ADEQUATE TO PREVENT EROSION SHALL BE ESTABLISHED PRIOR TO FINAL ACCEPTANCE.
7. AS DETERMINED BY THE ENGINEER, ANY DEFECTIVE, FAULTY, CRACKED, BROKEN OR GRAFFITIED SIDEWALKS, DRIVEWAYS, HANDICAP RAMPS OR CURB & GUTTER SHALL BE REMOVED AND REPLACED PRIOR TO FINAL ACCEPTANCE. NO ADDITIONAL PAYMENT WILL BE MADE FOR SUCH WORK.

EARTHWORK AND SITE CONDITIONS

1. EXCEPT AS OTHERWISE SHOWN ON THE PLANS, ALL CUTS AND FILLS SHALL MATCH EXISTING SLOPES OR BE NO GREATER THAN 2:1.
2. NO NEW SIDEWALK SHALL EXCEED 2.0% CROSS-SLOPE (PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAFFIC).
3. ALL GRADING AND IMPROVEMENTS TO BE CONFINED TO THE PROJECT AREA UNLESS OTHERWISE INDICATED.
4. ALL MATERIALS AND INSTALLATION DETAILS SHALL CONFORM TO THE CITY OF CHARLOTTESVILLE ENGINEERING DIVISION STANDARDS AND ALL OTHER APPLICABLE CITY ORDINANCES.
5. ANY UNUSUAL OR UNANTICIPATED SUBSURFACE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND LOCATIONS PRIOR TO BEGINNING WORK, AND IMMEDIATELY NOTIFY THE ENGINEER IN THE EVENT THERE ARE ANY DISCREPANCIES BETWEEN SUCH CONDITIONS AND THOSE SHOWN ON THE PLANS AND SPECIFICATIONS.

CONCRETE AND ASPHALT

1. ALL FORMS SHALL BE INSPECTED BY THE ENGINEERING INSPECTOR BEFORE ANY CONCRETE IS PLACED. THE ENGINEER INSPECTOR MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO REMOVE AND REPLACE CONCRETE PLACED PRIOR TO OR WITHOUT SUCH INSPECTION.
2. ALL MATERIAL INSIDE FORMS SHALL BE CLEAN AND FREE OF ALL ROCKS AND OTHER LOOSE DEBRIS. SUB-BASE MATERIAL SHALL BE COMPACTED BY MECHANICAL MEANS.
3. CONCRETE SHALL NOT BE PLACED UNLESS THE AIR TEMPERATURE IS AT LEAST 40 DEGREES FAHRENHEIT (F) IN THE SHADE AND RISING.
4. CONCRETE SHALL NOT BE PLACED UNTIL STEEL DOWELS HAVE BEEN INSTALLED IN EXISTING CONCRETE IN ACCORDANCE WITH CITY STANDARDS.
5. 1/2" PREMOLDED EXPANSION JOINT MATERIAL SHALL BE PLACED AT A MAXIMUM OF 30' INTERVALS ON NEW SIDEWALK, CURB, CURB & GUTTER, AT EACH END OF DRIVEWAY ENTRANCES, AT EACH END OF HANDICAP RAMPS, SOME POINT ON ENTRANCE WALKS AND STEPS ADJUSTMENTS, AND ALONG BUILDINGS AND WALLS WHERE NEW CONCRETE SIDEWALKS ARE PLACED AGAINST THEM.
6. ALL EXISTING CURBS, CURB & GUTTER, SIDEWALK AND STEPS TO BE REMOVED SHALL BE TAKEN OUT TO THE NEAREST JOINT. DEMOLITION AND DISPOSAL COST TO BE INCLUDED IN OTHER UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
7. DRIVEWAY ADJUSTMENTS ARE TO BE DONE IN GENTLE TRANSITIONS RATHER THAN ABRUPT BREAKS AT THE BACK OF WALKS. GRAVEL DRIVEWAYS ABOVE STREET GRADE SHALL BE PAVED FOR A MINIMUM DISTANCE OF 20' BEYOND THE BACK OF THE SIDEWALK OR CURB & GUTTER APRON WHERE APPLICABLE.
8. EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT AND REMOVED AS PER THE SPECIFICATIONS. REMOVAL SHALL BE DONE IN SUCH A MANNER AS TO NOT TEAR, BULGE OR DISPLACE ADJACENT PAVEMENT. EDGES SHALL BE CLEAN AND VERTICAL, ALL CUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE DIRECTION OF TRAFFIC.
9. DISPOSAL OF ALL EXCESS MATERIAL IS THE RESPONSIBILITY OF CONTRACTOR.

DRAINAGE

1. CONTRACTOR SHALL EXERCISE CARE, ESPECIALLY AT INTERSECTIONS AND GUTTER LINES, TO PROVIDE POSITIVE DRAINAGE. ANY AREAS WHERE WATER IS PONDING SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL COST. POSITIVE DRAINAGE OF ALL ROADWAY AREAS TO THE STORM DRAIN INLETS OR OTHER ACCEPTABLE DRAINAGE CHANNELS AS NOTED ON THE PLANS IS REQUIRED.
2. CONTRACTOR SHALL MAINTAIN EXISTING STREAMS, DITCHES, DRAINAGE STRUCTURES, CULVERTS AND FLOWS AT ALL TIMES DURING THE WORK. CONTRACTOR SHALL PAY FOR ALL PERSONAL INJURY AND PROPERTY DAMAGE WHICH MAY OCCUR AS A RESULT OF FAILING TO MAINTAIN ADEQUATE DRAINAGE.
3. ALL PIPES, DI'S AND OTHER STRUCTURES SHALL BE INSPECTED BY THE ENGINEERING INSPECTOR BEFORE BEING BACKFILLED OR BURIED. THE ENGINEERING INSPECTOR MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO UNCOVER AND RE-COVER SUCH STRUCTURES IF THEY HAVE BEEN BACKFILLED OR BURIED WITHOUT SUCH INSPECTION.
4. REMOVED PIPE SHALL BE THE PROPERTY OF CONTRACTOR AND IF NOT SALVAGED FOR RE-USE, SHALL BE DISPOSED OF LAWFULLY.
5. ALL STORM SEWER PIPE AND DROP INLETS SHALL BE CLEARED OF DEBRIS AND ERODED MATERIAL PRIOR TO FINAL ACCEPTANCE.
6. ALL STORM SEWER PIPE JOINTS SHALL BE SEATED AND SEALED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
7. ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT TIED INTO EXISTING PIPE SHALL BE TIED INTO NEW PIPE. ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT BLOCKED OR DISRUPTED FROM THEIR PRE-CONSTRUCTION DRAINAGE PATTERNS SHALL BE SHORTENED, EXTENDED OR OTHERWISE CONNECTED TO THE NEW WORK USING MATERIALS APPROVED BY THE ENGINEERING INSPECTOR, AND IN SUCH A WAY THAT THE NEW DRAINAGE PATTERNS ARE ACCEPTABLE TO ENGINEER.
8. A CITY STORMWATER MANAGEMENT INSPECTOR SHALL BE CONTACTED 24-HOURS IN ADVANCE OF THE DETENTION SYSTEM INSTALLATION.

VEGETATION

1. PRIOR TO REMOVING ANY VEGETATION, CONTRACTOR SHALL MEET WITH THE PROPERTY OWNERS AND THE ENGINEER TO REVIEW THE LIMITS OF CONSTRUCTION AND OBTAIN PERMISSION TO REMOVE VEGETATION REQUIRED TO DO THE WORK.
2. TREE AND PLANT ROOTS OR BRANCHES THAT MAY INTERFERE WITH THE WORK SHALL BE TRIMMED OR CUT ONLY WITH THE APPROVAL OF THE OWNER AND ENGINEER. ANY TREES OR PLANTS WHICH ARE SHOWN TO REMAIN THAT DO NOT INTERFERE WITH THE WORK, BUT ARE DAMAGED BY CONTRACTOR OR HIS SUBCONTRACTORS, SHALL BE REPAIRED OR REPLACED BY CONTRACTOR AT NO ADDITIONAL COST.

TRAFFIC AND SIGNAGE

1. ALL TEMPORARY NO PARKING REQUIREMENTS SHALL BE PROVIDED BY CONTRACTOR WITH APPROVAL OF THE TRAFFIC ENGINEER.
2. CONTRACTOR SHALL PROVIDE NECESSARY REFLECTORS, BARRICADES, TRAFFIC CONTROL DEVICES AND/OR FLAG PERSONS TO INSURE THE SAFETY OF ITS WORKERS AND THE PUBLIC.
3. CONTRACTOR SHALL MAINTAIN SAFE AND PASSABLE PUBLIC ACCESS TO PROPERTIES AND THE PUBLIC RIGHT-OF-WAY DURING CONSTRUCTION. EXCEPT AS APPROVED IN ADVANCE IN WRITING BY THE ENGINEER, TWO WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES THROUGH WORK AREAS WITHIN THE PUBLIC RIGHT-OF-WAY. THESE TRAFFIC CONTROLS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT MUTCD MANUAL. ACCESS FOR EMERGENCY VEHICLES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONALLY CONTRACTOR SHALL PROVIDE ADEQUATE PEDESTRIAN BARRIERS AND MAINTAIN PEDESTRIAN CIRCULATION DURING CONSTRUCTION.
4. EXCEPT AS OTHERWISE AUTHORIZED IN WRITING BY THE ENGINEER, THE WORK SHALL BE COORDINATED AND PERFORMED IN A MANNER SO THAT ALL EXISTING FIRE HYDRANTS SHALL BE ACCESSIBLE AT ALL TIMES DURING THE WORK.
5. CONTRACTOR SHALL NOTIFY PROPERTY OWNER(S) TWELVE (12) HOURS IN ADVANCE OF BLOCKING ANY ENTRANCE. NO ENTRANCE SHALL BE BLOCKED FOR MORE THAN TWELVE (12) HOURS IN ANY 24 HOUR PERIOD WITHOUT APPROVAL OF THE PROPERTY OWNER, EXCEPT WHERE NEW ENTRANCES ARE CONSTRUCTED.
6. WITHIN 24 HOURS OF THEIR REMOVAL, CONTRACTOR SHALL REPLACE MAILBOXES, STREET SIGNS, TRAFFIC SIGNS, AND THE LIKE THAT ARE REMOVED FOR CONSTRUCTION. PERMANENT OR SUITABLE TEMPORARY ITEMS WILL BE USED AS THE STATUS OF WORK PERMITS. PERMANENT OR TEMPORARY STOP SIGNS MUST BE IN PLACE AT ALL TIMES.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY TRAFFIC DIVISION ONE FULL WORKING DAY PRIOR TO ANY CONCRETE POUR WHERE TRAFFIC AND STREET SIGNS ARE TO BE REPLACED. UPON SUCH NOTIFICATION, THE CITY WILL PROVIDE SIGN POST SLEEVES, WHEN NEEDED, AND IDENTIFY THE LOCATION WHERE SIGNS ARE TO BE PLACED.
8. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE SHOWN ON PLANS AND SHALL BE CONSISTENT WITH THE MUTCD.
9. A TEMPORARY STREET CLOSURE PERMIT IS REQUIRED FOR CLOSURE OF SIDEWALKS, PARKING PACES, AND ROADWAYS AND IS SUBJECT TO APPROVAL BY THE CITY TRAFFIC ENGINEER.

MISCELLANEOUS

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INSPECTIONS, BONDS, AND OTHER APPROVAL RELATED ITEMS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, LOCAL, STATE, AND FEDERAL POLICIES. CONTACT FOR CITY STREET/SIDEWALK CUT PERMITS, PLEASE CALL (434) 970-3361.
2. THE CONTRACTOR WILL BE REQUIRED TO PLACE "DEAR NEIGHBOR" DOOR HANGER NOTIFICATIONS ON THE FRONT DOOR OF ALL RESIDENCES AFFECTED BY THE CONSTRUCTION AND "SIDEWALK" SAFETY SIGNS AT EACH LOCATION WITH WORKING CREWS. THIS SHALL BE DONE PRIOR TO ANY WORK STARTING.
3. WATER METERS THAT ARE TO BE MOVED SHALL BE MOVED COMPLETELY IN THE SIDEWALK OR COMPLETELY OUT OF THE SIDEWALK. WATER METERS MOVED IN THE SIDEWALK SHALL BE LOCATED WITHIN 18" OF THE EDGE.
4. RETAINING WALLS WITH A MAX HEIGHT OF 12" OR LESS SHALL BE POURED IN CONTINUITY WITH THE SIDEWALK. WALLS WITH A MAX HEIGHT GREATER THAN 12" SHALL BE SEGMENTAL BLOCK WALLS.
5. ALL SIGNS TO BE RELOCATED SHALL BE LOCATED WITHIN 6 INCHES BEHIND THE BACK EDGE OF THE SIDEWALK.
6. MAILBOXES SHALL BE RELOCATED TO THE FRONT OF THE SIDEWALK BUT SHALL ALSO PROVIDE A MINIMUM OF 3 FEET OF CLEARANCE BEHIND THE MAILBOX TO MEET ADA REQUIREMENTS.
7. EXISTING ROOF DRAINS SHALL BE ROUTED THROUGH SIDEWALK. ROOF DRAINS LARGER THAN 4" WILL REQUIRE A TROUGH DRAIN

GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS FOR AS BUILT DOCUMENTATION, AS REQUIRED BY THE LOCALITY. THIS INCLUDES, BUT IS NOT LIMITED TO, TESTING, INSTALLATION DOCUMENTATION, SURVEY, ETC. ALL REQUIREMENTS SHALL BE DISCUSSED WITH THE LOCALITY PRIOR TO BEGINNING CONSTRUCTION.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS AND STANDARDS.
3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT THE ENGINEER AND VERIFY THE APPROVAL OF THE PLANS BY ALL FEDERAL, STATE AND LOCAL AGENCIES.
4. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATERLINES, ETC, PRIOR TO CONSTRUCTION.
5. UPON DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR FOUNDATIONS, SUBGRADES, OR OTHER ROADWAY CONSTRUCTION PURPOSES, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER. THESE AREAS SHALL BE EXCAVATED BELOW PLAN GRADE AS DIRECTED BY THE OWNER, BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED IN ACCORDANCE WITH CURRENT.
6. ALL STORM SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH VDOT I AND I LD-94 (D) 121.13.
7. ALL STORM PIPE SHALL BE DUAL WALL HDPE WITH SMOOTH INTERIOR WALLS AND CORRUGATED EXTERIOR IN ACCORDANCE WITH ASTM F2468. JOINTS SHALL BE WATER TIGHT IN ACCORDANCE WITH ASTM D3212 WITH GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477.
8. IF PRE-CAST UNITS ARE TO BE USED CERTIFICATION AND VDOT STAMP WILL BE REQUIRED ON ALL UNITS.
9. ALL CONCRETE WITHIN PUBLIC ROW SHALL HAVE MINIMUM STRENGTH OF 4,000 PSI. SEE CHARLOTTESVILLE STANDARDS AND DESIGN MANUAL 12.6.3 FOR MIX REQUIREMENTS. ALL OTHER CONCRETE SHALL BE A3-AE (AIR ENTRAINED 3,000 PSI), UNLESS OTHERWISE NOTED.
10. DESIGN CHANGES, SPECIFIED MATERIALS CHANGES AND/OR FIELD CHANGES FROM THE APPROVED PLANS NEED TO BE RESUBMITTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE REVISED PLANS AND/OR THE DRAINAGE CALCULATIONS, WHICH MUST BE SUBMITTED AND APPROVED BY THE ENGINEER.
11. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT, AND/OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL MISS UTILITY OF CENTRAL VIRGINIA AT 1-800-552-7001.
12. THE INSTALLATION OF SEWER, WATER, AND GAS MAINS (INCLUDING SERVICE LATERALS AND SLEEVES) SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF AGGREGATE BASE COURSE.
13. A PRIME COAT SEAL BETWEEN THE AGGREGATE BASE AND BITUMINOUS CONCRETE WILL BE REQUIRED AT THE RATE OF 0.30 GALLONS PER SQUARE YARD (REC-250 PRIME COAT) PER VDOT STANDARDS AND SPECIFICATIONS.
14. THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECAST WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS.
15. THE OWNERS REPRESENTATIVE SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT THE OWNER FOR INSPECTION FOR THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
16. ALL VEGETATION AND ORGANIC MATERIAL MATERIAL IS TO BE REMOVED FROM THE PROPOSED PAVEMENT LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.
17. CERTIFICATION AND SOURCE OF MATERIALS ARE TO BE SUBMITTED TO THE OWNER FOR ALL MATERIALS AND BE IN ACCORDANCE WITH THE ROAD AND BRIDGE SPECIFICATIONS, AND ROAD AND BRIDGE STANDARDS.
18. ALL HANDICAP ACCESSIBLE REQUIREMENTS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT.
19. HORIZONTAL AND VERTICAL SIGHT DISTANCES SHALL BE FREE OF PARKED VEHICLES.

FIRE DEPARTMENT

1. BUILDING STREET NUMBERS SHALL BE PLAINLY VISIBLE FROM STREET.
2. A KNOXBOX KEY BOX SHALL BE MOUNTED TO THE SIDE OF THE FRONT OR MAIN ENTRANCE.
3. AN ELEVATOR KEYBOX WILL BE REQUIRED.
4. OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13.5'.
5. AN APPROVED WATER SUPPLY DURING CONSTRUCTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON SITE.
6. IF THE FLOOR LEVEL OF THE HIGHEST STORY IS MORE THAN 30' ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS, THEN A CLASS I STANDPIPE SYSTEM MUST BE INSTALLED IN ADDITION TO THE SPRINKLER SYSTEM.
7. WHERE A BUILDING HAS BEEN CONSTRUCTED TO A HEIGHT GREATER THAN 50' OR FOUR STORIES, AT LEAST ONE TEMPORARY LIGHTED STAIRWELL SHALL BE PROVIDED UNLESS OR MORE PERMANENT STAIR ARE ERECTED AS THE CONSTRUCTION PROGRESSES.
8. BUILDINGS FOUR OR MORE STORIES IN HEIGHT SHALL BE PROVIDED WITH NOT LESS THAN ONE STANDPIPE OR USE DURING CONSTRUCTION. SUCH STANDPIPES SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40' IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS. SUCH STANDPIPE SHALL BE PROVIDED WITH FIRE DEPARTMENT HOSE CONNECTIONS AT ACCESSIBLE LOCATIONS ADJACENT TO USABLE STAIRS. SUCH STANDPIPES SHALL BE EXTENDED AS CONSTRUCTION PROGRESSES TO WITHIN ONE FLOOR OF THE HIGHEST POINT OF CONSTRUCTION HAVING SECURED DECKING OR FLOORING.
9. SMOKING TO BE ALLOWED IN ONLY DESIGNATED SPACES WITH PROPER RECEPTACLES. "NO SMOKING" SIGNS SHALL BE POSTED AT EACH BUILDING SITE AND WITHIN EACH BUILDING DURING CONSTRUCTION.
10. WASTE DISPOSAL OF COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH WORKDAY.
11. CUTTING AND WELDING. OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CHAPTER 35, OF THE VIRGINIA STATEWIDE FIRE PREVENTION CODE, ADDRESSING WELDING AND HOTWORK OPERATIONS.
12. FIRE EXTINGUISHERS SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE METERIALS HAVE BEEN ACCUMULATED.
13. REQUIRED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED WITHIN 100' OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 85,000LBS.
14. A PERMIT IS REQUIRED FOR FIRE LINE INSTALLATION. A DETAILED DRAWING (2 SETS) SHOWING FITTINGS AND THRUST BLOCKS MUST BE SUBMITTED WITH THE PERMIT APPLICATION. ONCE INSTALLED, THE FIRE LINE REQUIRES A VISUAL INSPECTION AND A PRESSURE TEST INSPECTION BY THE FIRE MARSHALL'S OFFICE.
15. FIRE HYDRANTS, FIRE PUMP TEST HEADER, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL REMAIN CLEAR AND UNOBSTRUCTED BY LANDSCAPING, PARKING OR OTHER OBJECTS. LANDSCAPING IN THE AREA OF THESE ITEMS SHALL BE OF THE TYPE THAT WILL NOT ENCROACH ON THE REQUIRED FIVE FOOT RADIUS ON MATURITY OF THE LANDSCAPING.
16. NO VEHICLES/MACHINERY OF ANY TYPE, CONSTRUCTION MATERIALS, OR CONSTRUCTION DEBRIS ARE TO BE PARKED, PLACED, OR STORED IN FRONT OF OR WITHIN 15' OF A FIRE HYDRANT.
17. DUMPSTERS, BUILDING MATERIALS, AND CONSTRUCTION DEBRIS SHALL BE KEPT AT LEAST 30' FROM BUILDINGS UNDER CONSTRUCTION.
18. NO SMOKING OR VAPING WITHIN THE CONSTRUCTION SAFETY FENCE. NO SMOKING SIGNS SHALL BE POSTED THROUGHOUT EACH BUILDING UNDER CONSTRUCTION AS WELL AS OUTSIDE THE BUILDING. SHOULD ANYONE FROM THE FIRE MARSHAL'S OFFICE WITNESS SMOKING/VAPING WITHIN THE CONSTRUCTION SITE, HE OR SHE MAY REQUEST A 24-HOUR STOP WORK ORDER FROM THE CITY BUILDING OFFICIAL.

SITE PLAN LEGEND

PROPOSED

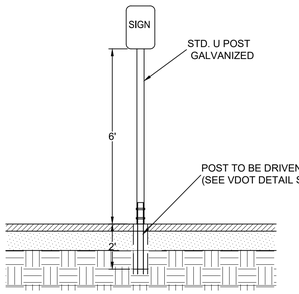
W	WATER
	STORM
	ROOF DRAIN
SAN	SANITARY
	CATCH BASIN
1	STORM MANHOLE
E	SANITARY MANHOLE
	SANITARY CLEAN OUT
	FIRE HYDRANT
	FDC
	METER
	SETBACK - AT/FP STANDOFF
	WATER VALVE
	LIMITS OF DISTURBANCE
X	FENCE
XXX	MAJOR CONTOUR
XXX	MINOR CONTOUR
	SITE LIGHT
X	PARKING SPACE COUNT

GRADING

TC = TOP OF CURB
EP = EDGE OF PAVEMENT
TW = TOP OF WALL
BW = BOTTOM OF WALL
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS
N/A = NOT APPLICABLE TO THIS PROJECT
EPS = END OF PUBLIC SYSTEM

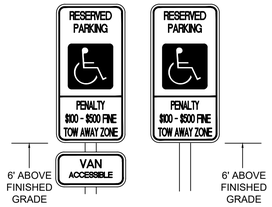
ACCESSIBILITY

1. THIS PROJECT IS DESIGNED TO MEET THE INDICATED ACCESSIB



SIGN AND POST DETAIL
No Scale

VA. SIGN FOR THE DISABLED ON 0.80 GAUGE ALUMINUM. COLORS: GREEN BORDER & LEGEND, BLUE SYMBOL FOR ACCESSIBILITY, WHITE BACKGROUND.



SPACES SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS AS RESERVED FOR PHYSICALLY DISABLED PERSONS. PROVIDE ONE (1) R-7-8 SIGN AT EACH PARKING SPACE INDICATED ON SITE PLAN. SIGN SHALL BE ALUMINUM (PAINTED WHITE) WITH GREEN LETTERS AND INTERNATIONAL WHEELCHAIR SYMBOL. SIGN SHALL BE PLACED ON STEEL POST SEE DETAIL.

ADA PARKING SIGNS
No Scale

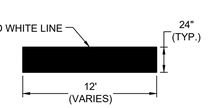
SIGNAGE NOTES:

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING AND ANY REVISION THERE TO:
   A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
   B. THE VIRGINIA SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
   C. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS.
   D. THE 2000 INTERNATIONAL FIRE CODE.
2. SIGN LOCATIONS ARE APPROXIMATE AND ARE TO BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH UNDERGROUND UTILITIES OR OTHER CONSTRUCTIONS, AND TO COMPLY WITH STANDARDS REFERENCED IN NOTE 1 ABOVE.
3. ALL SIGNS AND PAVEMENT MARKINGS ARE TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL SIGNS TO BE FURNISHED AND INSTALLED WITH STANDARD U POST GALVANIZED BY THE CONTRACTOR.



STD. R1-1

NOTE: STOP SIGNS TO BE 30" WITH HIGH INTENSITY SHEETING

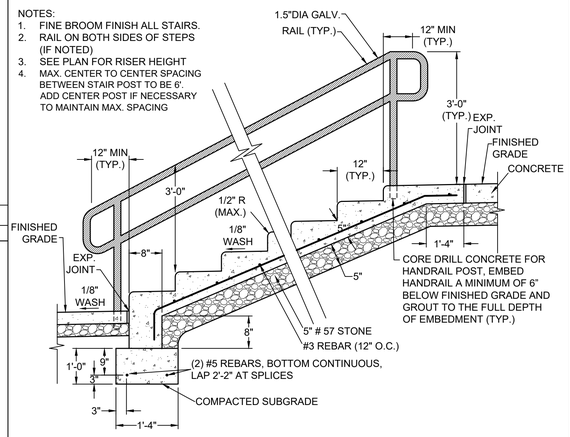


STOP BAR DETAIL
NO SCALE

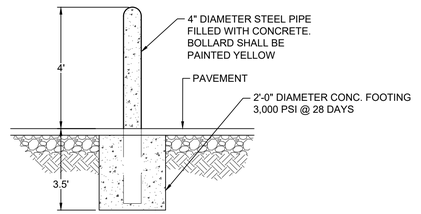


STRIPING AND SIGNAGE DETAIL
No Scale

NOTES:
1. FINE BROOM FINISH ALL STAIRS.
2. RAIL ON BOTH SIDES OF STEPS (IF NOTED)
3. SEE PLAN FOR RISER HEIGHT
4. MAX. CENTER TO CENTER SPACING BETWEEN STAIR POST TO BE 6'. ADD CENTER POST IF NECESSARY TO MAINTAIN MAX. SPACING



EXTERIOR STAIRS
No Scale



FIXED BOLLARD DETAIL
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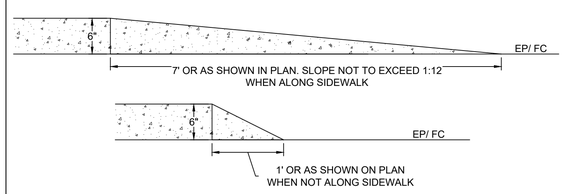
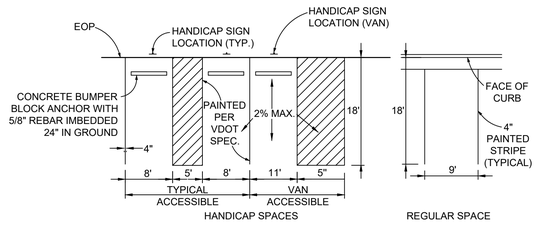
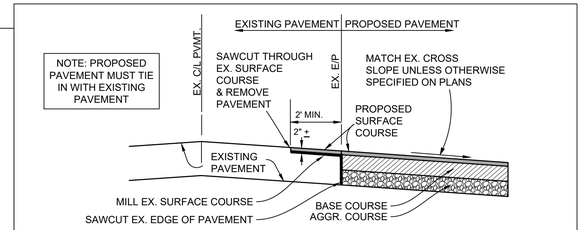


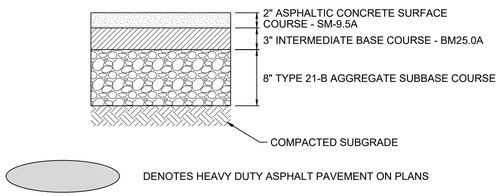
CURB WIPE DOWN DETAIL
No Scale



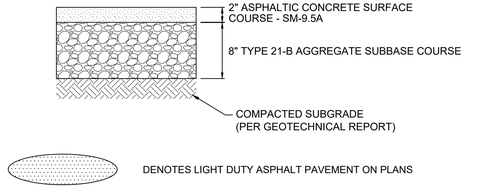
TYPICAL PARKING SPACE DETAILS
No Scale



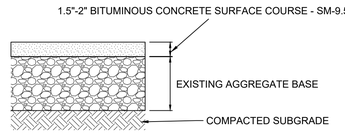
PAVEMENT REPLACEMENT JOINT DETAIL
No Scale



HEAVY DUTY ASPHALT PAVEMENT SECTION
No Scale

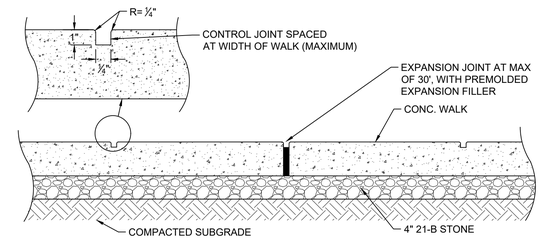


LIGHT DUTY ASPHALT PAVEMENT SECTION
No Scale



MILL AND OVERLAY SEQUENCE:
REMOVE EXISTING ASPHALT . COMPACT AND ROLL TEST EXISTING BASE COURSE. THEN PLACE NEW ASPHALT SURFACE.

MILL AND OVERLAY PAVEMENT SECTION
No Scale



CONCRETE SIDEWALK JOINT DETAIL
No Scale

VERVE CHARLOTTESVILLE
100 Stadium Road
Charlottesville, VA

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

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COMMONWEALTH OF VIRGINIA
JOHN C WILSON
Lic. No. 0402058758
8/7/24
PROFESSIONAL ENGINEER
58108

NOT FOR CONSTRUCTION

FINAL SITE PLAN
02/28/2024

ORIGINAL ISSUE: 02/28/2024

REVISIONS

No.	Description	Date
1	CITY COMMENTS	5/3/24
2	CITY COMMENTS	6/24/24
3	CITY COMMENTS	8/7/24

58108
TIMMONS JOB NUMBER

TIMM DRAWN BY
TIMM CHECKED BY

KEY PLAN

VERVE CHARLOTTESVILLE

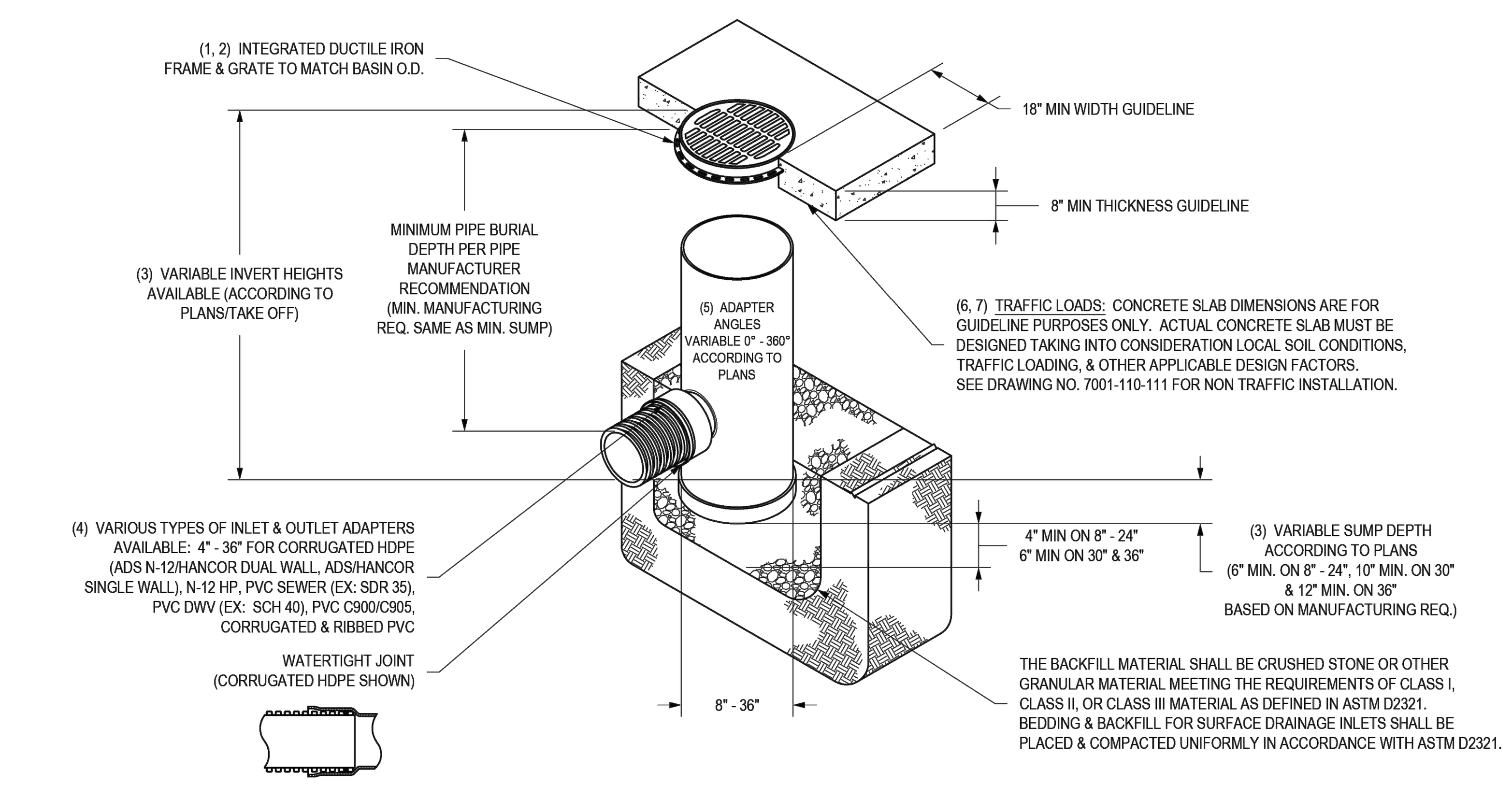
NOTES AND DETAILS

C1.1

S:\103\58108-VERVE\CD\WG\Sheet\CD\58108-103-C0.1 - NTDT.dwg | Plotted on 8/7/2024 2:33 PM | by Emmy Chen

Attachment A-1

NYLOPLAST DRAIN BASIN WITH STANDARD GRATE



1 - 8" - 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" STANDARD GRATES FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 30" STANDARD GRATES SHALL MEET H-20 LOAD RATING.
7 - 8" & 10" STANDARD GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

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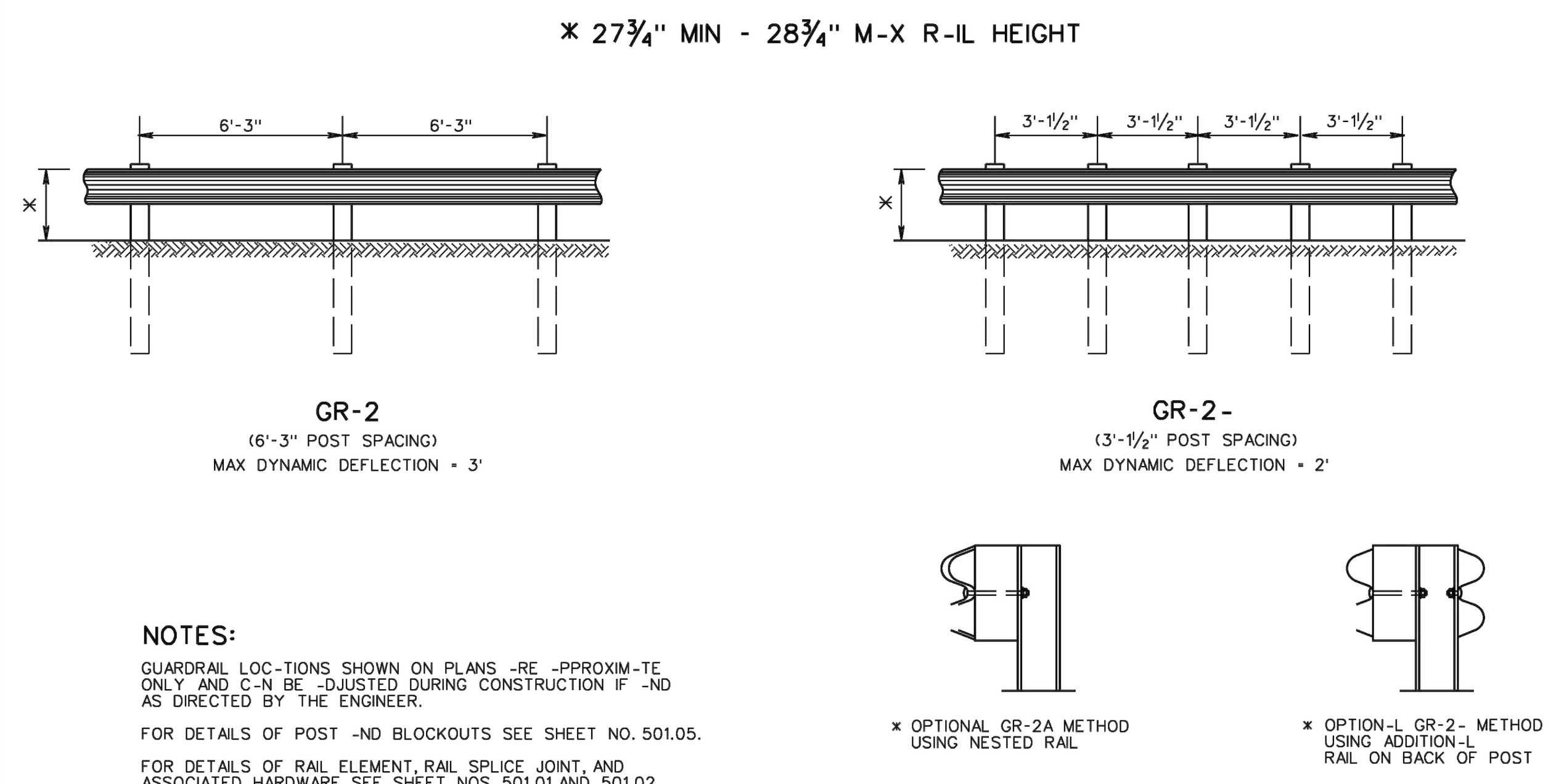
DRAWN BY EBC	MATERIAL		Nyloplast 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 1-23-06			
REVISED BY NMH	PROJECT NO./NAME		TITLE DRAIN BASIN WITH STANDARD GRATE QUICK SPEC INSTALLATION DETAIL
DATE 06-12-18			
DWG SIZE A	SCALE 1:40	SHEET 1 OF 1	DWG NO. 7001-110-144 REV J

GR-2, 2A



✱ WHEN NESTED RAIL OR ADDITION-L R-IL IS PLACED ON B-CK OF POST FOR GR-2A THE POST SPACING WILL BE 6'-3".

NOTES:

GUARDRAIL LOC-TIONS SHOWN ON PLANS -RE -PPROXIM-TE ONLY AND C-N BE -DJUSTED DURING CONSTRUCTION IF -ND AS DIRECTED BY THE ENGINEER.

FOR DETAILS OF POST -ND BLOCKOUTS SEE SHEET NO. 501.05.

FOR DETAILS OF RAIL ELEMENT, RAIL SPLICE JOINT, AND ASSOCIATED HARDWARE SEE SHEET NOS. 501.01 AND 501.02.

R-IL ELEMENTS -RE FURNISHED SHOP CURVED FOR R-DII BETWEEN 5 FEET AND 150 FEET.

-LL GU-RDRAIL POSTS SH-LL BE SET PLUMB. POST SHALL NOT BE SET WITH - V-RI-TION OF MORE THAN ⅛" PER FOOT FROM VERTICAL. W-BEAM, BLOCKOUTS, AND POSTS SHALL BE SET AND ALIGNED WITHOUT ALTERATION OR FORCE, AS PER SECTION 505 OF THE SPECIFICATIONS.

-LL GR-2 -ND GR-2A R-IL SHALL BE MAINTAINED AT A HEIGHT OF 27¾" MIN - 28¾" MAX AS MEASURED PER STANDARD GR-INS.

-LL W-BE-M R-ILS SH-LL BE L-PPED IN THE DIRECTION OF VEHICULAR TRAVEL FOR THE FINISHED ROADWAY.

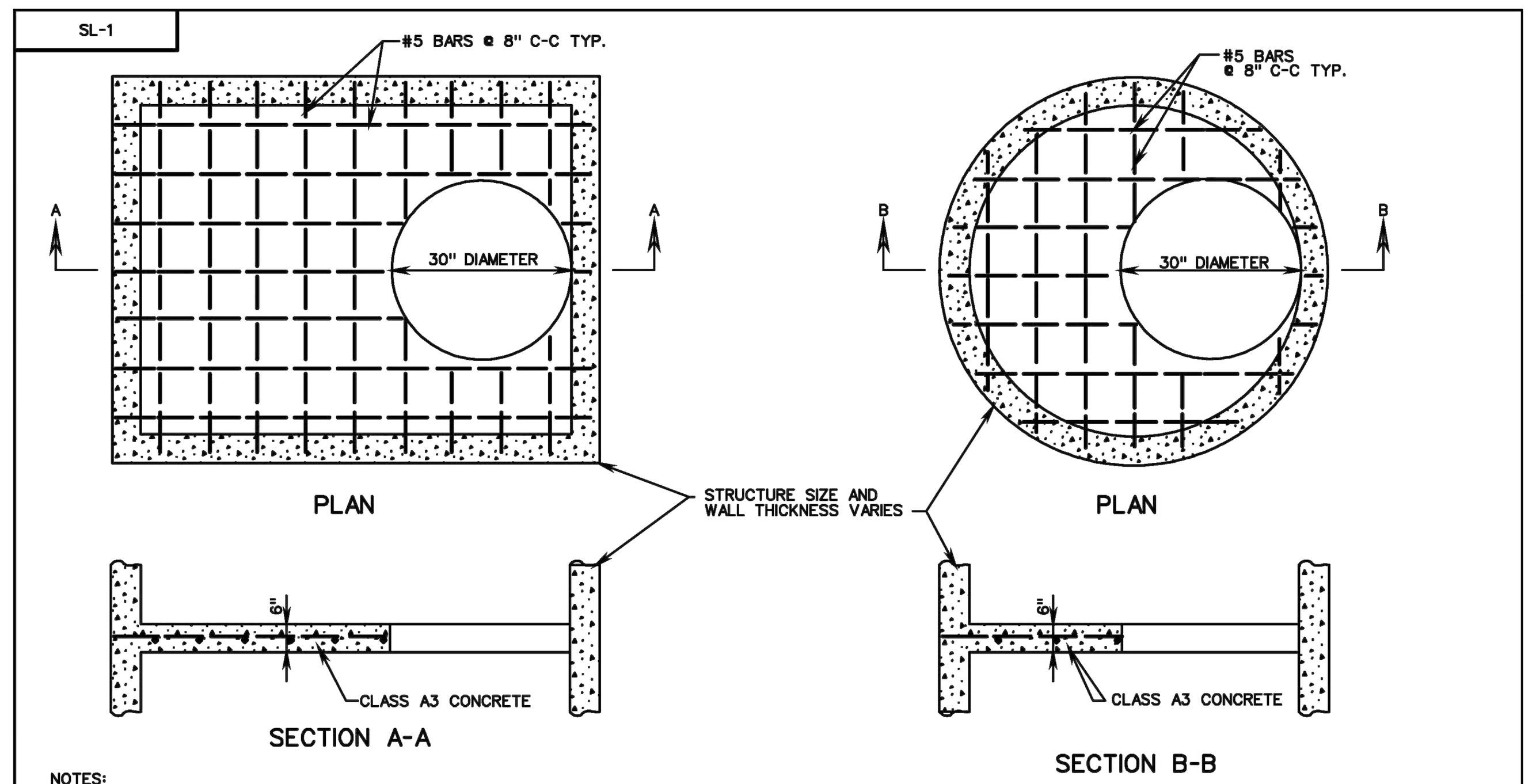
THE OPTION-L GR-2- METHODS OF NESTING THE RAIL OR USE OF -N -DDITIONAL R-IL ON THE BACK OF THE POST FOR STANDARD GR-2A SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.

FL-RE RATES			
DESIGN SPEED	INSIDE SHY LINE		BEYOND SHY LINE
MPH	SHY LINE LS	FLARE RATE	FLARE RATE
70	9'	30:1	15:1 ✱
60	8'	26:1	14:1 ✱
50	6.5'	21:1	11:1 ✱
40	5'	16:1	8:1 ✱
30	4'	13:1	7:1 ✱

✱ SUGGESTED MAXIMUM FLARE RATE FOR SEMI-RIGID BARRIER SYSTEMS.

VDOT RO-D -ND BRIDGE ST-ND-RDS	- COPY OF THE ORIGINAL SE-LED AND SIGNED DR-WING IS ON FILE IN THE CENTRAL OFFICE. STANDARD BLOCKED-OUT W-BEAM GUARDRAIL (STRONG POST SYSTEM) VIRGINIA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE 221 505
SHEET 1 OF 2 · 501.04 · REVISION DATE 08/14		

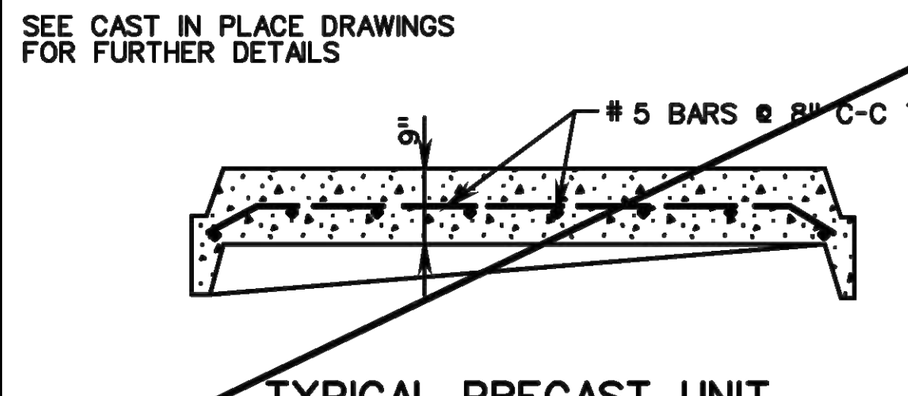
SL-1



NOTES:

1. THE STANDARD SAFETY SLAB (SL-1) IS TO BE USED ONLY WHEN SPECIFIED IN THE PLANS ON THE DRAINAGE SUMMARY SHEET AND/OR THE DRAINAGE DESCRIPTION. FOR MANHOLES, JUNCTION BOXES, AND DROP INLETS WITH HEIGHTS GREATER THAN 12 FEET, THE SPACING OF ADJACENT SAFETY SLABS SHALL BE 8' TO 12' WITH NO SAFETY SLAB LOCATED WITHIN 6 FEET OF THE TOP OR BOTTOM OF THE STRUCTURE. SAFETY SLABS SHALL NOT BE LOCATED BELOW ANY INLET PIPE OF 30" DIAMETER OR GREATER.
2. THE COST OF THE SL-1 IS INCLUDED IN THE COST OF THE STRUCTURE.
3. ACCESS OPENINGS ARE TO BE STAGGERED FROM ONE SIDE OF STRUCTURE TO THE OTHER WHERE APPLICABLE. STEPS ARE TO BE STAGGERED ACCORDINGLY.
4. SAFETY SLAB MAY BE CAST-IN-PLACE OR PRECAST. CAST-IN-PLACE CONCRETE TO BE CLASS A3 (3000 PSI). PRECAST CONCRETE IS TO BE A4 (4000 PSI). REINFORCING STEEL TO BE IN ACCORDANCE WITH AASHTO M31.
5. ACCESS OPENINGS MAY BE 30" DIAMETER OR 30" SQUARE. WHEN STRUCTURE WIDTH IS LESS THAN 30" THE ACCESS OPENING SHALL BE RECTANGULAR (STRUCTURE WIDTH BY 30" LONG).

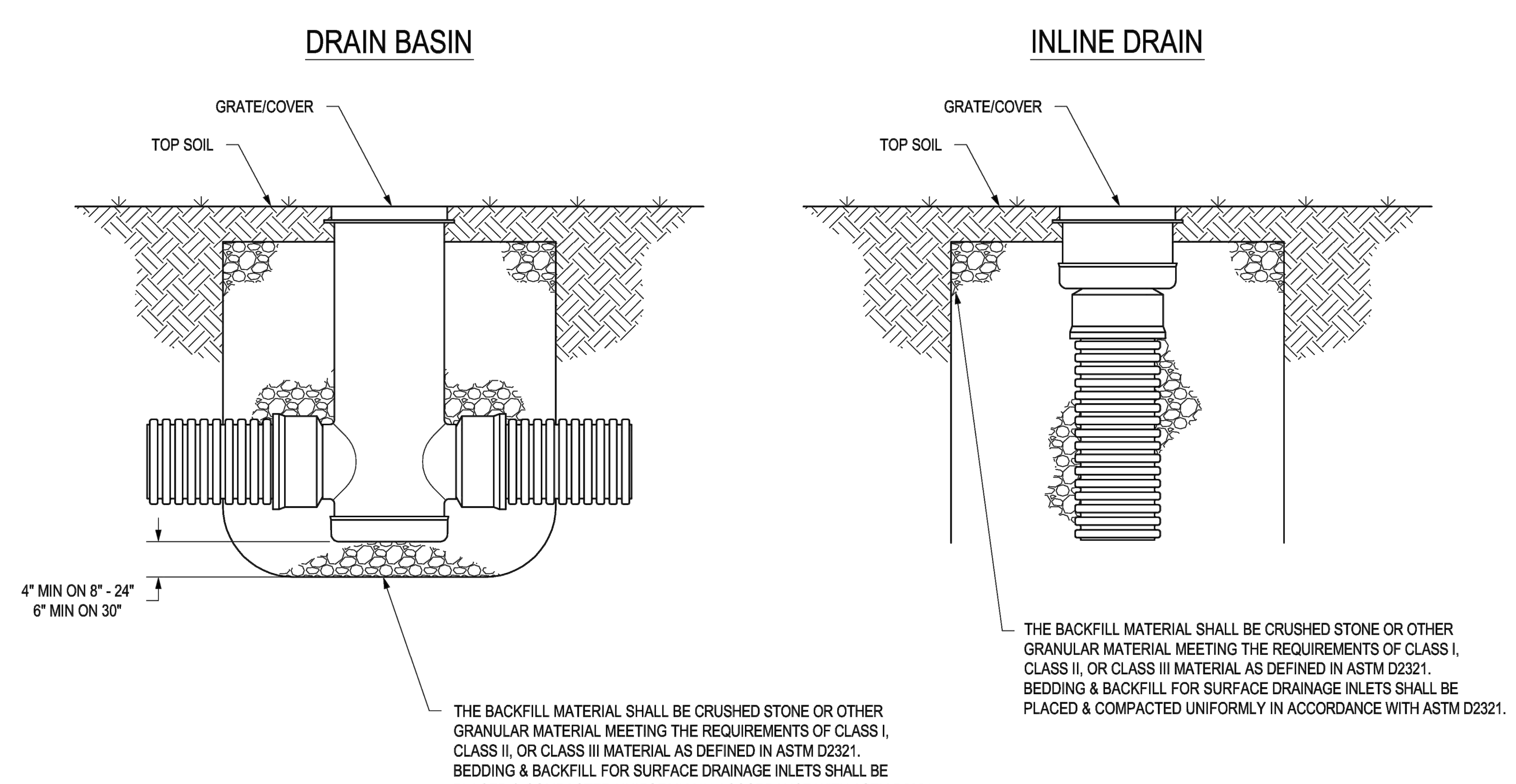
SEE CAST IN PLACE DRAWINGS FOR FURTHER DETAILS



TYPICAL PRECAST UNIT

VDOT ROAD AND BRIDGE STANDARDS	TYPICAL CONCRETE SAFETY SLAB FOR DROP INLETS, MANHOLES AND JUNCTION BOXES VIRGINIA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE 302
SHEET 1 OF 1 · 106.14 · REVISION DATE		

NON TRAFFIC INSTALLATION



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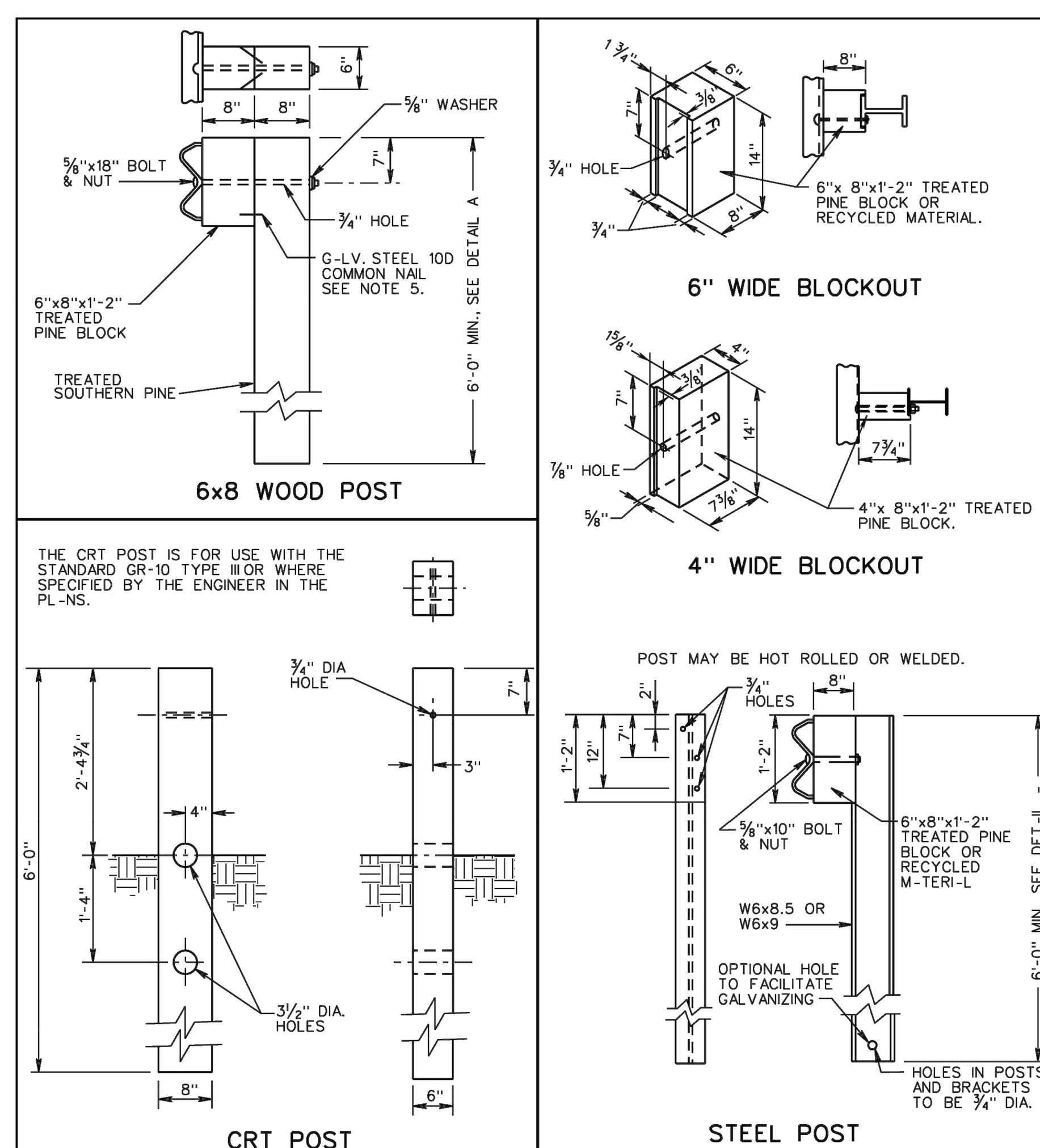
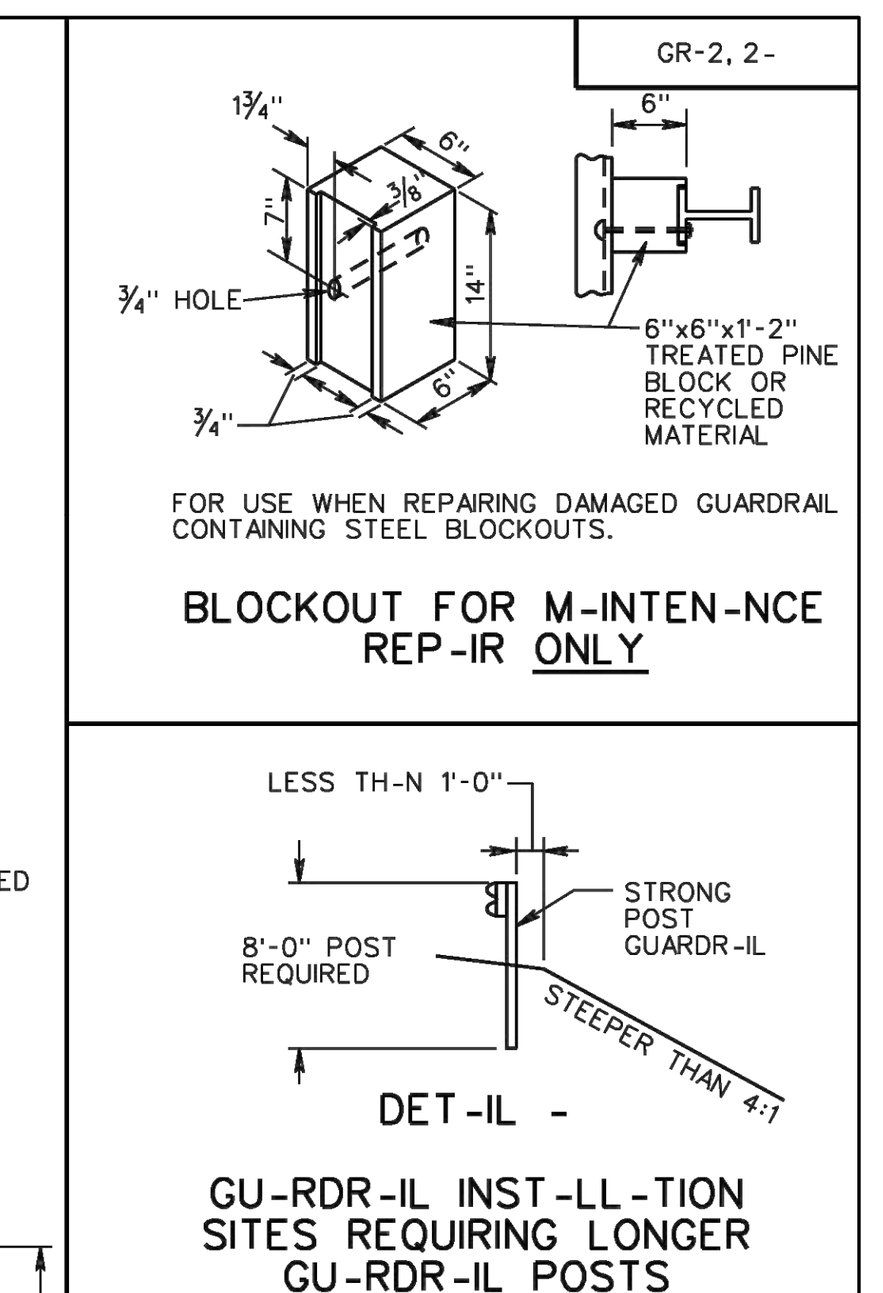
REVISED BY NMH	PROJECT NO./NAME		TITLE DRAIN BASIN & INLINE DRAIN NON TRAFFIC INSTALLATION
DATE 03-11-16			
DWG SIZE A	SCALE 1:25	SHEET 1 OF 1	DWG NO. 7001-110-111 REV E



GR-2, 2-

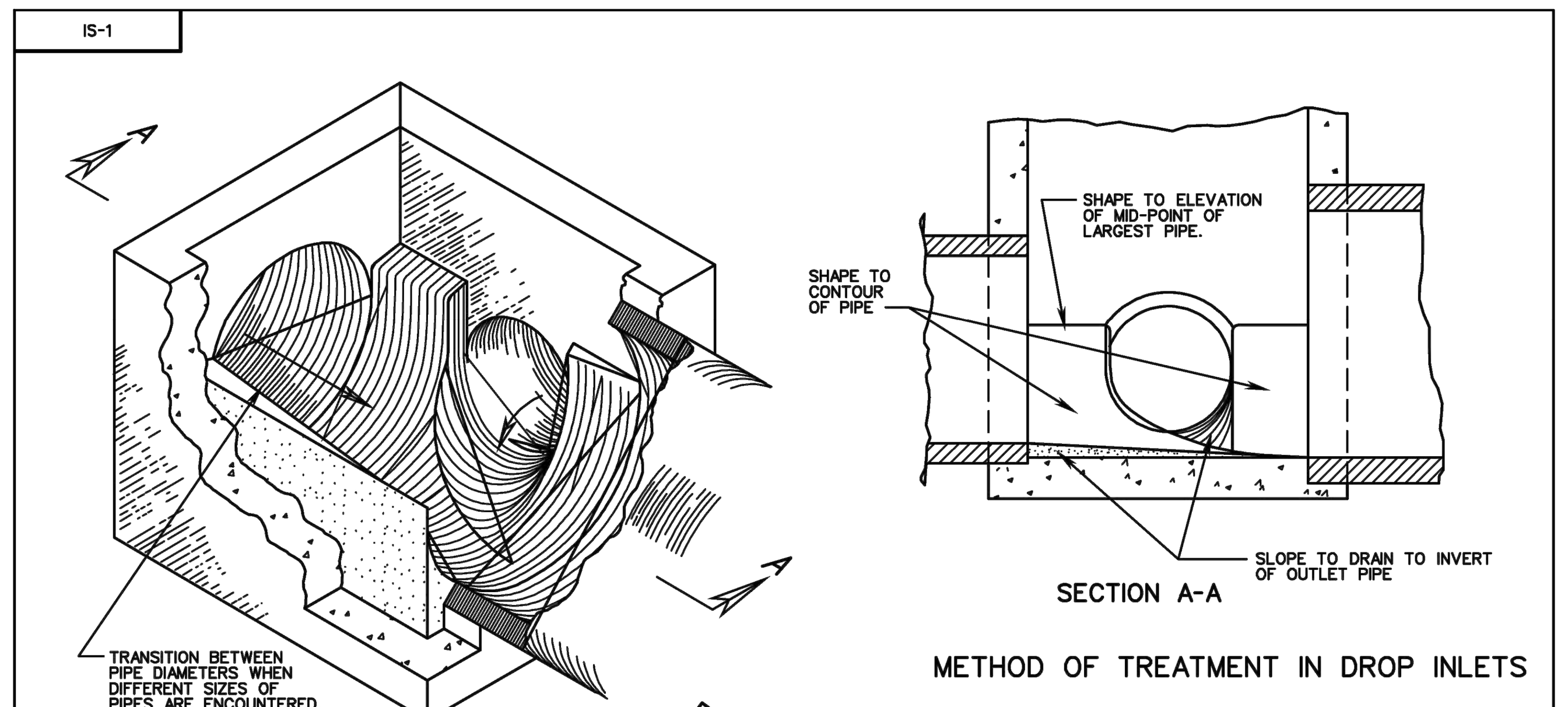


NOTES:

1. ALL BOLTS, NUTS, WASHERS, AND OTHER STEEL ITEMS ARE TO BE GALVANIZED.
2. -LTERNATE TYPE POSTS -ND BLOCKOUT M-Y BE INTERCHANGED ON ANY ONE PROJECT WITH THE RESTRICTION THAT THE SAME TYPE OF POST AND BLOCKOUT MUST BE USED IN ANY SINGLE RUN OF GUARDR-IL.
3. FOR DETAILS OF GUARDRAIL ELEMENT SPLICE JOINT, HARDWARE, ETC. SEE SHEET NOS. 501.01 -ND 501.02.
4. DRIVE N-IL ON BOTH SIDES WITHIN 2" OF THE TOP OR BOTTOM OF BLOCKOUT AFTER ⅝" x 18 BOLT IS INSTALLED.

SPECIFIC-TION REFERENCE 221 236 505	A COPY OF THE ORIGINAL SEALED AND SIGNED DRAWING IS ON FILE IN THE CENTRAL OFFICE. STANDARD BLOCKED-OUT W-BEAM GUARDRAIL (STRONG POST SYSTEM, POST -ND BLOCKOUT DET-ILS) VIRGINIA DEPARTMENT OF TRANSPORTATION	VDOT RO-D AND BRIDGE ST-NDARDS · REVISION DATE 08/14 · SHEET 2 OF 2 · 501.05

IS-1

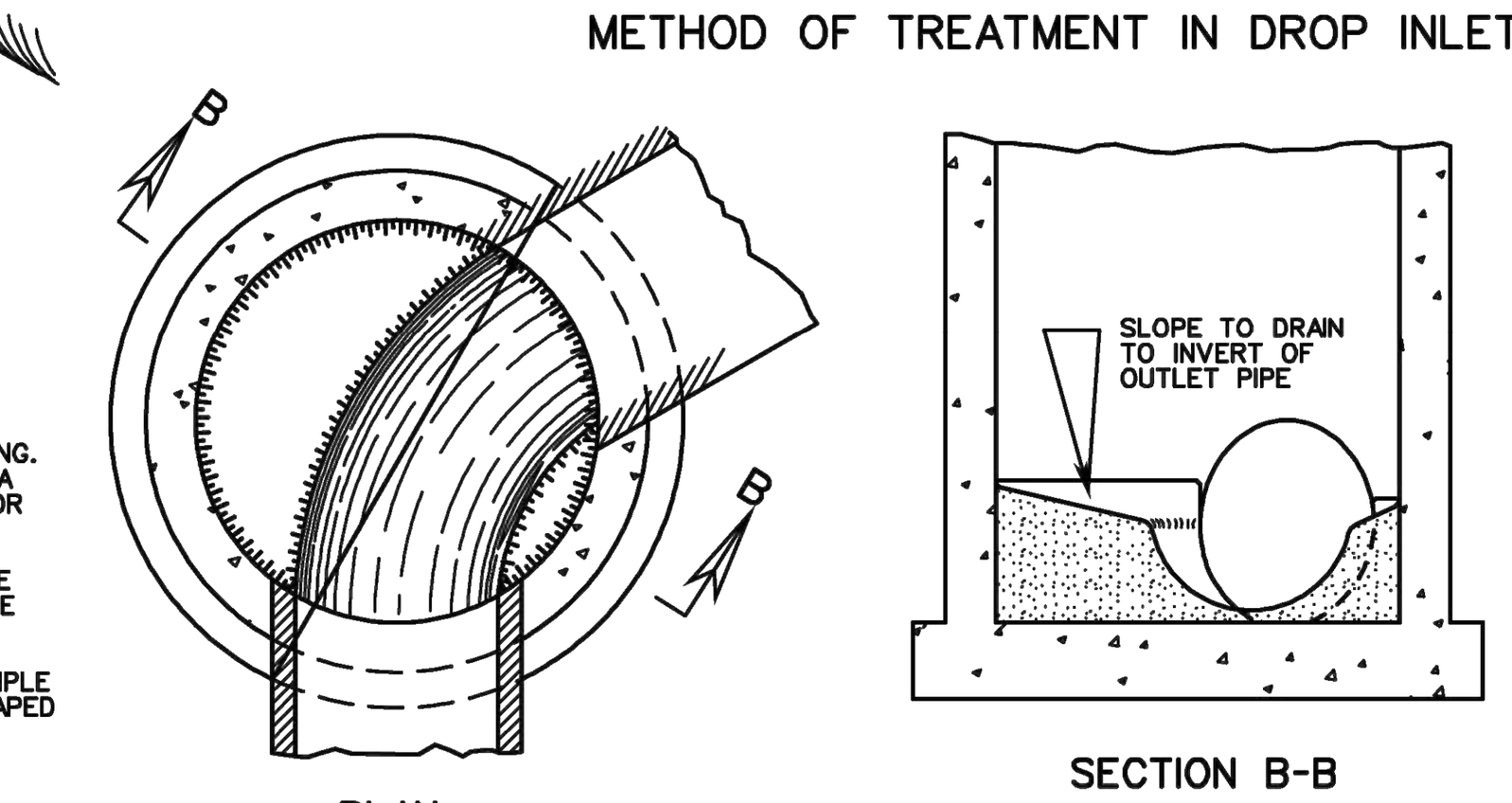


METHOD OF TREATMENT IN DROP INLETS

NOTES:
SHAPING OF MANHOLE AND INLET INVERTS IN ACCORDANCE WITH THIS DRAWING IS TO APPLY TO THOSE STRUCTURES SPECIFIED ON PLANS OR WHERE INVERT OF PIPE IS ABOVE INVERT OF STRUCTURE.

MANHOLE OR DROP INLET IS TO BE FORMED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STANDARD OR SPECIAL DRAWING. THE INVERT SHAPING AS DETAILED HEREON IS TO CONSIST OF A PORTLAND CEMENT CONCRETE MIX CONFORMING TO CLASS A3 OR CLASS C1, EXCEPT THAT 25% OF COARSE AGGREGATE MAY BE UP TO 4" IN DIAMETER AND CONSIST OF STONE, BROKEN BRICK, BROKEN CONCRETE OR BROKEN CONCRETE BLOCK. THE SURFACE SHALL BE LEFT SMOOTH BY MEANS OF HAND TROWELLING. NONE OF THE COARSE AGGREGATE SHALL REMAIN EXPOSED.

DETAILS OF INVERT SHAPING AS SHOWN HEREON ARE FOR EXAMPLE PURPOSES ONLY. EACH MANHOLE OR DROP INLET IS TO BE SHAPED INDIVIDUALLY TO BEST FIT THE PARTICULAR INLET AND OUTLET CONFIGURATION AND FLOW LINES.



METHOD OF TREATMENT IN MANHOLES

VDOT ROAD AND BRIDGE STANDARDS	STANDARD METHOD OF SHAPING MANHOLE & INLET INVERTS VIRGINIA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE 302
SHEET 1 OF 1 · 106.08 · REVISION DATE		

VERVE CHARLOTTESVILLE

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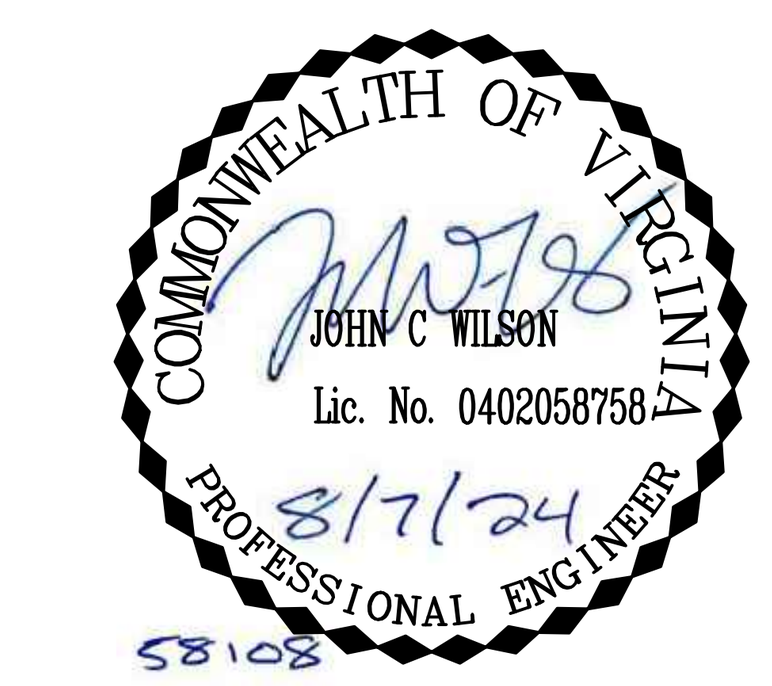

NOT FOR CONSTRUCTION

FINAL SITE PLAN
02/28/2024

ORIGINAL ISSUE: 02/28/2024

REVISIONS

No.	Description	Date
1	CITY COMMENTS	5/3/24
2	CITY COMMENTS	6/24/24
3	CITY COMMENTS	8/7/24

58108
TIMMONS JOB NUMBER

TIMM — DRAWN BY
TIMM — CHECKED BY

KEY PLAN

VERVE CHARLOTTESVILLE

NOTES AND DETAILS

C1.2

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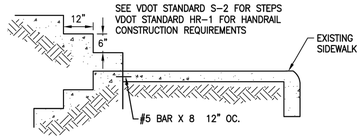
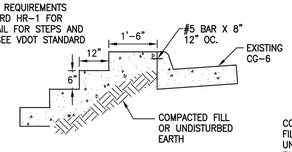


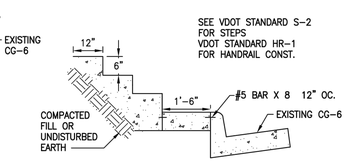
STEPS DETAIL
(UP AND DOWN)

CONST. REQUIREMENTS STANDARD HR-1 FOR HANDRAIL FOR STEPS AND VDOT SEE VDOT STANDARD S-2



PEDESTRIAN LANDING AND STEPS DETAIL (DOWN)

SEE VDOT STANDARD S-2 FOR STEPS VDOT STANDARD HR-1 FOR HANDRAIL CONST.



PEDESTRIAN LANDING AND STEPS DETAIL (UP)

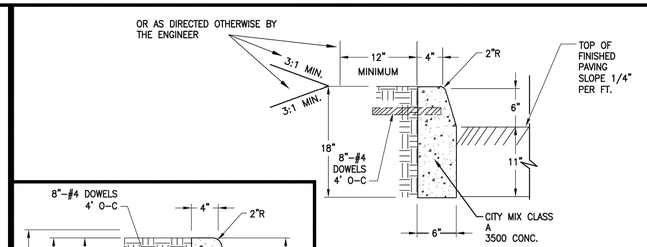
CITY OF CHARLOTTESVILLE

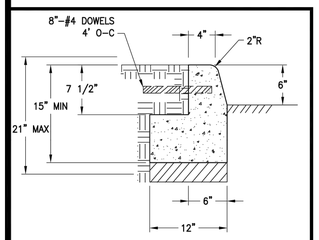
REVISION	DATE

CITY STANDARDS

STEP CONNECTIONS

SCALE: N.T.S. | STANDARD NUMBER: SC-1





ACCEPTABLE ALTERNATE IF CURB IS EXTRUDED

NOTES:

1. THE DEPTH OF CURB MAY BE REDUCED OR INCREASED AS MUCH AS 6"(15"-21"DEPTH) SO THAT THE BOTTOM OF THE CURB WILL COINCIDE WITH THE TOP OF A COURSE OF THE PAVEMENT SUBSTRUCTURE . OTHERWISE THE DEPTH SHALL BE 18" AS SHOWN.
2. CURBING HAVING A RADIUS OF 300' OR LESS (ALONG FACE OF CURB) SHALL BE CONSIDERED RADIAL CURBING.
3. RULED JOINTS REQUIRED EVERY 10' ON CENTER, 1/2" PREMOLDED EXPANSION JOINT FILLER 30' MAX. ON CENTER.
4. CONCRETE TO BE CITY MIX CLASS A 3500.

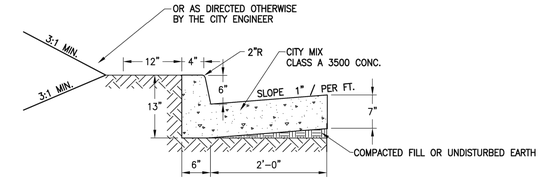
CITY OF CHARLOTTESVILLE

REVISION	DATE

CITY STANDARDS

STANDARD CURBING

SCALE: N.T.S. | STANDARD NUMBER: CG-2



NOTES:

1. THE BOTTOM OF THE CURB AND GUTTER MAY BE CONSTRUCTED PARALLEL TO THE SLOPE OF SUB-SURFACE COURSES PROVIDED A MINIMUM DEPTH OF 7" IS MAINTAINED.
2. COMBINATION CURB & GUTTER HAVING A RADIUS OF 300' OR LESS (ALONG FACE OF CURB) SHALL BE CONSIDERED RADIAL COMBINATION CURB & GUTTER.
3. RULED JOINTS SHALL BE PLACED AT 10' O.C.
4. PLACE 1/2" PREMOLDED EXPANSION JOINT FILLER AT 30' MAX. O.C.

CITY OF CHARLOTTESVILLE

REVISION	DATE

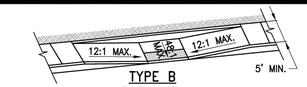
CITY STANDARDS

COMBINATION CURB & GUTTER

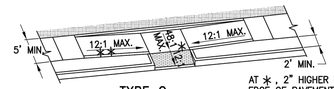
SCALE: N.T.S. | STANDARD NUMBER: CG-6

GENERAL NOTES:

1. DETECTABLE WARNING TO BE PRE-FORMED PLASTIC INSERT WITH SLIP RESISTANT SURFACE COVERING THE FULL WIDTH OF THE RAMP FLOOR BY 2 FOOT IN LENGTH IN THE DIRECTION OF TRAVEL.
2. THE DETECTABLE WARNING SHALL BE PROVIDED BY TRUNCATED DOMES. TRUNCATED DOMES TO BE STAMPED IN TOP SURFACE. THE COLOR OF THE DETECTABLE WARNING SECTION SHALL BE YELLOW.
3. SLOPING SIDES OF CURB RAMP MAY BE POURED MONOLITHICALLY WITH RAMP FLOOR OR BY USING PERMISSIBLE CONSTRUCTION JOINT WITH REQUIRED BARS.
4. IF RAMP FLOOR IS PRECAST, HOLES MUST BE PROVIDED FOR DOWEL BARS SO THAT ADJOINING FLARED SIDES CAN BE CAST IN PLACE AFTER PLACEMENT OF PRECAST RAMP FLOOR. PRECAST CONCRETE SHALL BE CLASS A-4.
5. REQUIRED BARS ARE TO BE NO. 5 X 8" PLACED 1' CENTER TO CENTER ALONG BOTH SIDES OF THE RAMP FLOOR, MID-DEPTH OF RAMP FLOOR. MINIMUM CONCRETE COVER 1 1/2".
6. RAMPS MAY BE PLACED ON RADIAL OR TANGENTIAL SECTIONS PROVIDED THAT THE CURB OPENING IS PLACED WITHIN THE LIMITS OF THE CROSSWALK AND THAT THE SLOPE AT THE CONNECTION OF THE CURB OPENING IS PERPENDICULAR TO THE CURB.
7. TYPICAL CONCRETE SIDEWALK IS 4" THICK. WHEN THE RAMP IS PLACED IN THE CURB RETURN RADIUS IT SHALL BE 7" THICK.
8. WHEN CURB RAMPS ARE USED IN CONJUNCTION WITH A SHARED USE PATH, THE MINIMUM WIDTH SHALL BE THE WIDTH OF THE SHARED USE PATH.

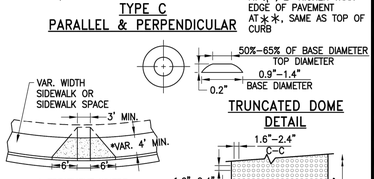


TYPE B PARALLEL



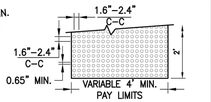
TYPE C PARALLEL & PERPENDICULAR

AT ⁎, 2" HIGHER THAN EDGE OF PAVEMENT AT ⁎⁎, SAME AS TOP OF CURB



CG-12 CURB RAMP

TRUNCATED DOME DETAIL



DETECTABLE WARNING DETAIL

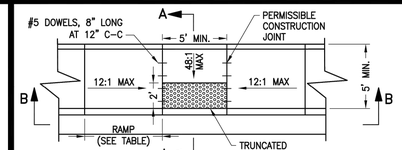
CITY OF CHARLOTTESVILLE

REVISION	DATE

CITY STANDARDS

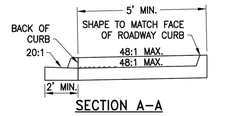
CG-12 DETECTABLE WARNING SURFACE GENERAL NOTES (SHEET 1 OF 3)

SCALE: N.T.S. | STANDARD NUMBER: CG-12

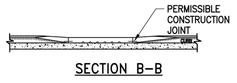


TANGENT PLAN

NOTE: FOR GENERAL NOTES ON THE DETECTABLE WARNING SURFACE, SEE SHEET 1 OF 3.



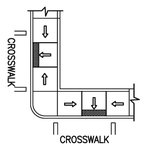
SECTION A-A



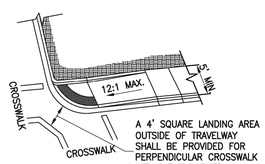
SECTION B-B

TYPE B PARALLEL APPLICATION		
ROADWAY GRADE (%)	MIN. RAMP LENGTH (FT) 4" CURB	6" CURB
0	4	6
1	5	7
2	5	8
3	6	9
4	8	12
5	10	15
6	14	15

NOTE: THE REQUIRED LENGTH OF A PARALLEL RAMP IS LIMITED TO 15 FEET, REGARDLESS OF THE SLOPE.



TYPICAL PLACEMENT AT INTERSECTION WITHIN CROSSWALK



A 4' SQUARE LANDING AREA OUTSIDE OF TRAVELWAY SHALL BE PROVIDED FOR PERPENDICULAR CROSSWALK WITHIN THE MARKED CROSSWALK AREA.

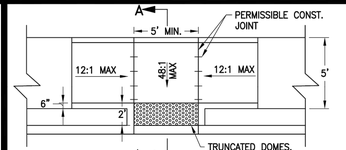
CITY OF CHARLOTTESVILLE

REVISION	DATE

CITY STANDARDS

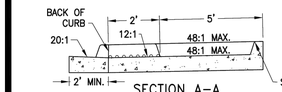
CG-12 DETECTABLE WARNING SURFACE TYPE B (SHEET 2 OF 3)

SCALE: N.T.S. | STANDARD NUMBER: CG-12

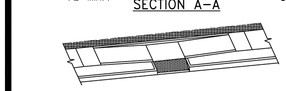


TANGENT PLAN

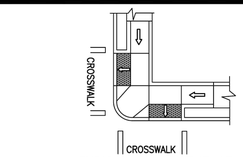
NOTE: FOR GENERAL NOTES ON THE DETECTABLE WARNING SURFACE, SEE SHEET 1 OF 3.



SECTION A-A



THIS COMBINED (PARALLEL & PERPENDICULAR) DESIGN FOR ALTERATIONS CAN BE USED WITH ADJOINING BUFFER STRIP. LANDING AT BOTTOM OF TWO SLOPING SIDES WITH 60"X60" MIN. DIMENSIONS. THE SHORT PERPENDICULAR RUN TO THE STREET CAN BE PROTECTED BY A LANDSCAPED SETBACK OR CONNECTED TO THE SIDEWALK WITH A WARPED SURFACE.



TYPICAL PLACEMENT AT INTERSECTION WITH PLANTING STRIP

THE SELECTION OF CURB TYPE AND THE CONFIGURATION OF THE UTILITY TRIP MAY VARY TO MEET EXISTING FIELD CONDITIONS AND ROADWAY GEOMETRICS PROVIDING THE DIMENSIONS AND SLOPES ARE AS NOTED.

TYPE C PARALLEL & PERPENDICULAR APPLICATION		
ROADWAY GRADE (%)	MIN. RAMP LENGTH (FT) 4" CURB	6" CURB
0	2	4
1	2	5
2	3	5
3	3	6
4	4	8
5	5	10
6	7	14
7	13	15
8	15	15

NOTE: THE REQUIRED LENGTH OF A PARALLEL RAMP IS LIMITED TO 15 FEET, REGARDLESS OF THE SLOPE.

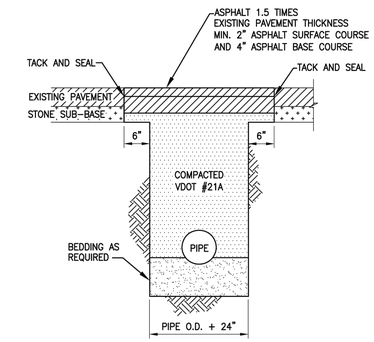
CITY OF CHARLOTTESVILLE

REVISION	DATE

CITY STANDARDS

CG-12 DETECTABLE WARNING SURFACE TYPE C (SHEET 3 OF 3)

SCALE: N.T.S. | STANDARD NUMBER: CG-12



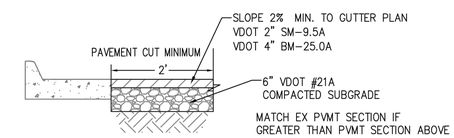
CITY OF CHARLOTTESVILLE

REVISION	DATE

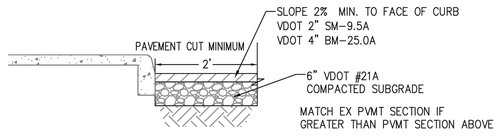
CITY STANDARDS

PERMANENT PAVEMENT REPAIR

SCALE: N.T.S. | STANDARD NUMBER: PR-1



COMPACTED SUBGRADE WITH CURB AND GUTTER



COMPACTED SUBGRADE WITH STANDARD SIDEWALK WITH CURB

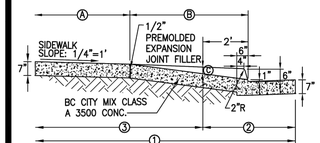
CITY OF CHARLOTTESVILLE

REVISION	DATE

CITY STANDARDS

MINIMUM PAVEMENT PATCH

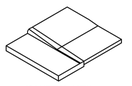
SCALE: N.T.S. | STANDARD NUMBER: PP-1



① FOR SIDEWALK, CURB & GUTTER-BUILT CONCURRENTLY
② FOR INITIAL CURB & GUTTER ONLY (SEE RE-2, SHEET 2 OF 2)
③ FOR SIDEWALK ONLY- AFTER INITIAL CURB & GUTTER

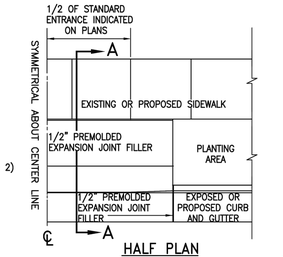
	A	B	C
LOCAL STREETS	5'-0"	5'-0"	2"
ALL OTHER STREETS	5'-0"	6'-0"	2"

SECTION A-A

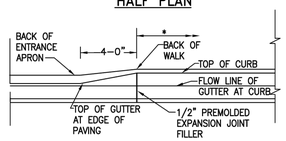


ISOMETRIC VIEW

NOTES: STANDARD RESIDENTIAL ENTRANCES SHALL BE:
SINGLE ENTRANCE: 10' WITH CURB
12' WITH SHOULDER & DITCH
DOUBLE ENTRANCE: 20'



HALF PLAN



ELEVATION AT CURB LINE

* 3' MIN. TO ADJACENT PROPERTY

CITY OF CHARLOTTESVILLE

REVISION	DATE

CITY STANDARDS

STANDARD ENTRANCE ACROSS SIDEWALK CURB & GUTTER (SHEET 1 OF 2)

SCALE: N.T.S. | STANDARD NUMBER: RE-2

NOTE: CONCRETE WITHIN PUBLIC ROW SHALL BE MINIMUM 4,000 PSI. SEE CHARLOTTESVILLE STANDARDS AND DESIGN MANUAL SECTION 12.6.3 FOR MIX REQUIREMENTS.

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COMMONWEALTH OF VIRGINIA
JOHN C WILSON
Lic. No. 0402058758
8/7/24
PROFESSIONAL ENGINEER
58108

NOT FOR CONSTRUCTION

FINAL SITE PLAN
02/28/2024

ORIGINAL ISSUE: 02/28/2024

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1	CITY COMMENTS	5/3/24
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3	CITY COMMENTS	8/7/24

58108
TIMMONS JOB NUMBER

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KEY PLAN

VERVE CHARLOTTESVILLE

NOTES AND DETAILS

C1.3

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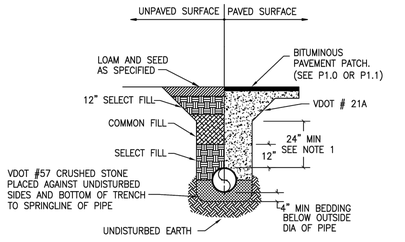


DUCTILE IRON PIPE

NOTES:
1. MAINTAIN VERTICAL TRENCH WALLS FROM BOTTOM OF TRENCH TO 24" ABOVE CROWN OF PIPE. TRENCH WIDTH IN THIS AREA: PIPE O.D. + 24".
2. FOR EXCAVATIONS OVER 5 FT. DEEP, SLOPE TRENCH WALLS AS REQUIRED AND/OR PROVIDE OTHER SAFETY MEASURES IN ACCORDANCE WITH OSHA GUIDELINES.
3. ROCK SHALL BE REMOVED TO A MINIMUM OF 6-INCH CLEARANCE AROUND THE BOTTOM AND 12-INCH MINIMUM CLEARANCE TO THE SIDES OF PIPE.

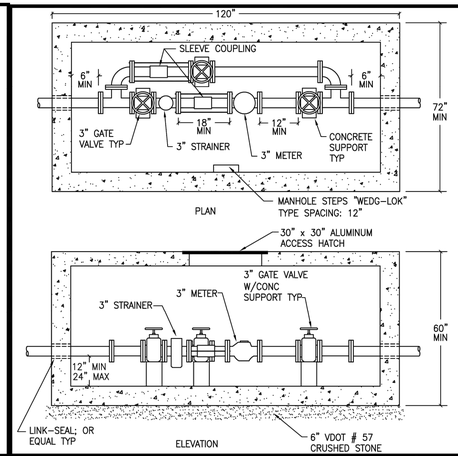
CITY OF CHARLOTTESVILLE

REVISION	DATE

FEB 2012 — CITY STANDARDS

PIPE TRENCH UNIVERSAL STANDARD SUBGRADE – TYPICAL

SCALE: N.T.S. | STANDARD NUMBER: W 1.0



NOTES:
1. MINIMUM WALL THICKNESS FOR PRECAST VAULT SHALL BE 6".
2. OUTSIDE OF VAULT BELOW GRADE SHALL BE COATED WITH AN APPROVED WATER PROOFING COMPOUND.
3. PROVIDE A FLOOR DRAIN WITH A 2" DRAIN RUN TO DAYLIGHT OR INSTALL A SUMP PUMP.
4. CONSULT WITH DEPARTMENT OF PUBLIC WORKS – WATER DIVISION FOR METER LAYING LENGTH.
5. INSTALL WARNING TAPE AND TRACER WIRE WITH SERVICE LATERAL. TERMINATE WIRE IN A LOOP WITHIN METER BOX.

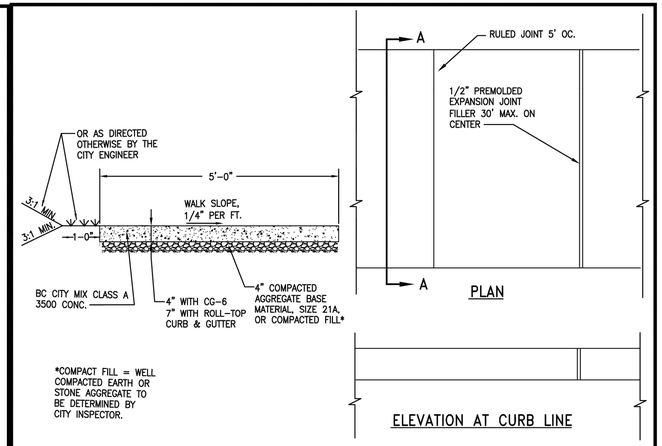
CITY OF CHARLOTTESVILLE

REVISION	DATE

JULY 2011 — CITY STANDARDS

METER VAULT – 3" METER

SCALE: N.T.S. | STANDARD NUMBER: W 6.3



*COMPACT FILL = WELL COMPACTED EARTH OR STONE AGGREGATE TO BE DETERMINED BY CITY INSPECTOR.

ELEVATION AT CURB LINE

CITY OF CHARLOTTESVILLE

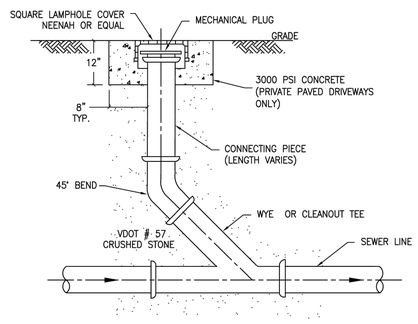
REVISION	DATE

CITY STANDARDS

STANDARD SIDEWALK WITHOUT CURB

SCALE: N.T.S. | STANDARD NUMBER: SW-1

NOTE: CLEANOUTS IN PAVED OR CONCRETE SHALL BE TRAFFIC RATED.



NOTE: CLEANOUT TO BE SAME SIZE AND MATERIAL AS SEWER LINE.

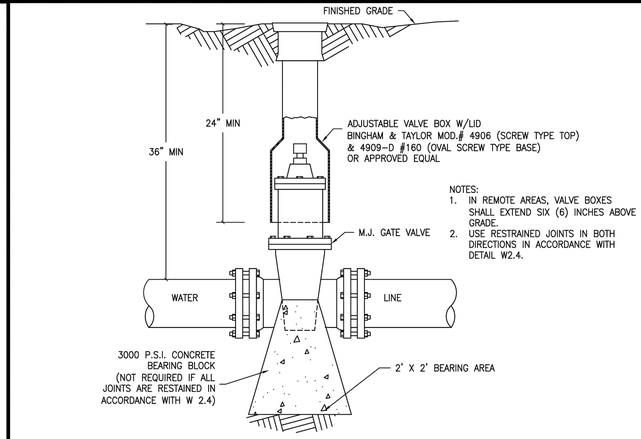
CITY OF CHARLOTTESVILLE

REVISION	DATE

JAN 2011 — CITY STANDARDS

CLEANOUT DETAIL

SCALE: N.T.S. | STANDARD NUMBER: WW 5.1



NOTES:
1. IN REMOTE AREAS, VALVE BOXES SHALL EXTEND SIX (6) INCHES ABOVE GRADE.
2. USE RESTRAINED JOINTS IN BOTH DIRECTIONS IN ACCORDANCE WITH DETAIL W2.4.

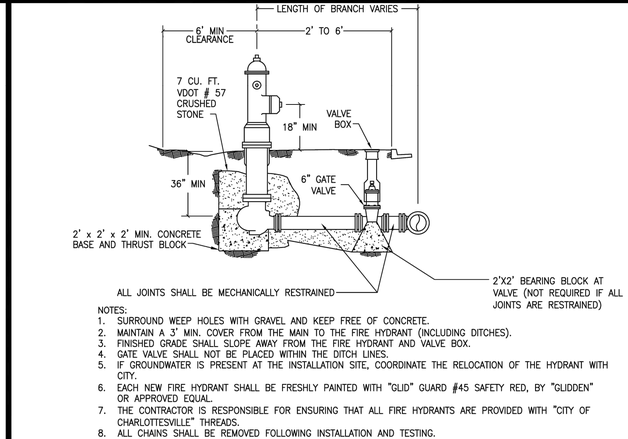
CITY OF CHARLOTTESVILLE

REVISION	DATE

JULY 2011 — CITY STANDARDS

GATE VALVE – TYPICAL

SCALE: N.T.S. | STANDARD NUMBER: W 4.0



NOTES:
1. SURROUND WEEP HOLES WITH GRAVEL AND KEEP FREE OF CONCRETE.
2. MAINTAIN A 3' MIN. COVER FROM THE MAIN TO THE FIRE HYDRANT (INCLUDING DITCHES).
3. FINISHED GRADE SHALL SLOPE AWAY FROM THE FIRE HYDRANT AND VALVE BOX.
4. GATE VALVE SHALL NOT BE PLACED WITHIN THE DITCH LINES.
5. IF GROUNDWATER IS PRESENT AT THE INSTALLATION SITE, COORDINATE THE RELOCATION OF THE HYDRANT WITH CITY.
6. EACH NEW FIRE HYDRANT SHALL BE FRESHLY PAINTED WITH "GLID" GUARD #45 SAFETY RED, BY "GLIDDEN" OR APPROVED EQUAL.
7. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL FIRE HYDRANTS ARE PROVIDED WITH "CITY OF CHARLOTTESVILLE" THREADS.
8. ALL CHAINS SHALL BE REMOVED FOLLOWING INSTALLATION AND TESTING.

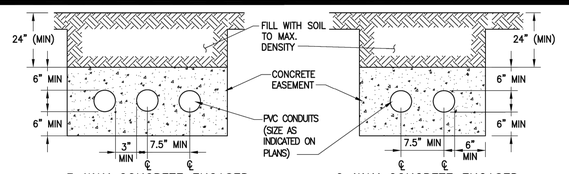
CITY OF CHARLOTTESVILLE

REVISION	DATE

JAN 2012 — CITY STANDARDS

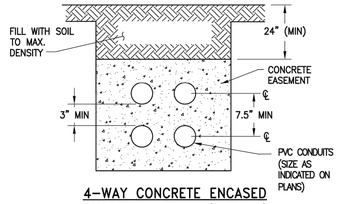
FIRE HYDRANT – TYPICAL

SCALE: N.T.S. | STANDARD NUMBER: W 3.0



3-WAY CONCRETE ENCASED DUCTBANK DETAIL (TYPICAL)

2-WAY CONCRETE ENCASED DUCTBANK DETAIL (TYPICAL)



4-WAY CONCRETE ENCASED DUCTBANK DETAIL (TYPICAL)

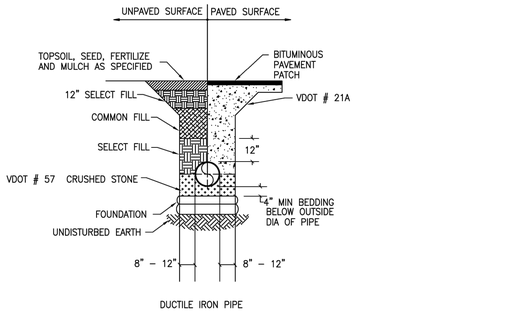
CITY OF CHARLOTTESVILLE

REVISION	DATE

CITY STANDARDS

UTILITY DUCTBANK DETAIL

SCALE: N.T.S. | STANDARD NUMBER: DB-1



DUCTILE IRON PIPE

NOTES:
1. IN UNSTABLE SOILS, PROVIDE A FOUNDATION MAT FROM THE BOTTOM OF PIPE BEDDING TO UNDISTURBED STABLE SOIL, OR 18" MAX. DEPTH. THE FOUNDATION MAT SHALL CONSIST OF TWO (2) MATS (9" MAX. EACH) OF VDOT #1 CRUSHED STONE WRAPPED IN A HIGH STRENGTH GEOTEXTILE FABRIC; LINQ INDUSTRIAL FABRICS, INC. GTF 375N OR EQUAL. MATS SHALL EXTEND FULL WIDTH OF TRENCH EXCAVATION WITH MINIMUM FABRIC OVERLAP OF 18".
2. FOR ALL EXCAVATIONS, SLOPE TRENCH WALLS AS REQUIRED AND/OR PROVIDE OTHER SAFETY MEASURES IN ACCORDANCE WITH OSHA GUIDELINES.

CITY OF CHARLOTTESVILLE

REVISION	DATE

JULY 2011 — CITY STANDARDS

PIPE TRENCH UNIVERSAL – UNSTABLE SOIL

SCALE: N.T.S. | STANDARD NUMBER: W 1.1

NOTE: CONCRETE WITHIN PUBLIC ROW SHALL BE MINIMUM 4,000 PSI. SEE CHARLOTTESVILLE STANDARDS AND DESIGN MANUAL SECTION 12.6.3 FOR MIX REQUIREMENTS.

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02/28/2024

ORIGINAL ISSUE: 02/28/2024

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58108
TIMMONS JOB NUMBER

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KEY PLAN

VERVE CHARLOTTESVILLE

NOTES AND DETAILS

C1.4

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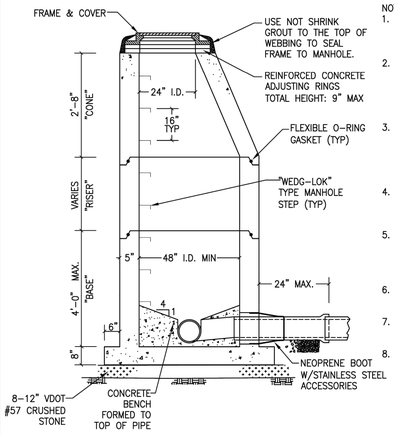
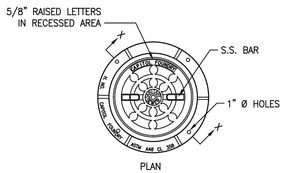
Attachment A-1



NOTES:

1. ALL JOINTS, LIFT HOLES, INLETS AND OUTLETS SHALL BE GROUTED AND SEALED INSIDE AND OUT.
2. CHANNELS AND MANHOLE "SHELF" TO BE CONSTRUCTED OF 3000 PSI CONCRETE FILL FINISHED SMOOTH WITH STEEL TROWEL. FLOW CHANNELS SHALL BE FORMED TO ALLOW INSERTION OF A ROBOTIC CAMERA.
3. INSIDE OF MANHOLE SHALL BE FACTORY COATED WITH ONE COAT EPOXY COATING, COLOR GRAY. OUTSIDE SHALL RECEIVE ONE COAT COAL TAR EPOXY. MANUAL ON-SITE EPOXOY COATING MAY BE REQUIRED IN SOME SITUATIONS.
4. FOR PRECAST INLETS AND OUTLETS, PIPE TO MANHOLE CONNECTIONS SHALL BE NEOPRENE BOOT WITH STAINLESS STEEL ACCESSORIES.
5. ALL INLET OPENINGS TO EXISTING MANHOLES SHALL BE CORE-DRILLED. ANNULAR SPACE BETWEEN PIPE AND MANHOLE WALL SHALL BE COMPLETELY FILLED WITH NON-SHRINK GROUT.
6. PIPE INLETS WITHIN "CONE" SECTION ARE NOT ACCEPTABLE.
7. PIPES ENTERING MANHOLES SHALL BE ALIGNED WITH CENTER OF MANHOLE BOTTOM.
8. MANHOLE SHALL BE ORDERED WITH MINIMUM GRADE ADJUSTMENT. ORDER BASE, RISER, AND CONE HEIGHTS TO STACK OUT MANHOLE AS CLOSE AS POSSIBLE TO GRADE. MAXIMUM ADJUSTMENT SHALL BE 9 INCHES UNLESS APPROVED OTHERWISE.

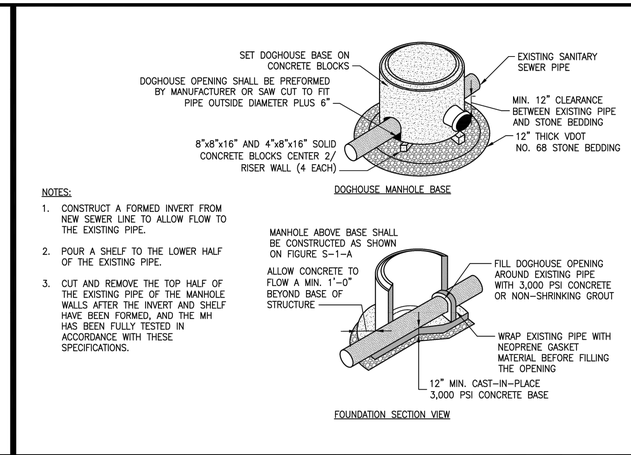
CITY OF CHARLOTTESVILLE	JAN 2012	CITY STANDARDS
		CONCRETE MANHOLE – TYPICAL
REVISION DATE	SCALE: N.T.S.	STANDARD NUMBER: WW 2.0



NOTES:

1. CAPITOL FOUNDRY OF VA. MODEL MH-3000 24" MANHOLE FRAME AND COVER WITH RAISED LETTERS MARKED "SANITARY SEWER" OR APPROVED EQUAL.
2. ALL MANHOLES WITHIN THE 100-YEAR FLOODPLAIN OR LOCATED IN AREAS SUBJECT TO LOCALIZED FLOODING ARE TO HAVE WATERTIGHT FRAME AND COVER (SEE DETAIL WW 2.5)

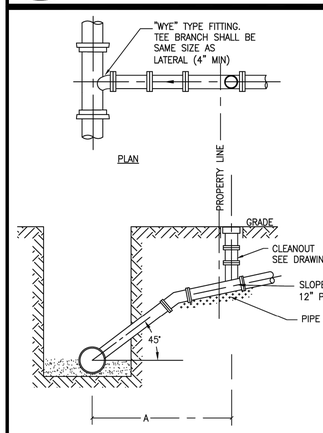
CITY OF CHARLOTTESVILLE	JULY 2011	CITY STANDARDS
		MANHOLE FRAME AND COVER
REVISION DATE	SCALE: N.T.S.	STANDARD NUMBER: WW 2.4



NOTES:

1. CONSTRUCT A FORMED INVERT FROM NEW SEWER LINE TO ALLOW FLOW TO THE EXISTING PIPE.
2. POUR A SHELF TO THE LOWER HALF OF THE EXISTING PIPE.
3. CUT AND REMOVE THE TOP HALF OF THE EXISTING PIPE OF THE MANHOLE WALLS AFTER THE INVERT AND SHELF HAVE BEEN FORMED, AND THE MH HAS BEEN FULLY TESTED IN ACCORDANCE WITH THESE SPECIFICATIONS.

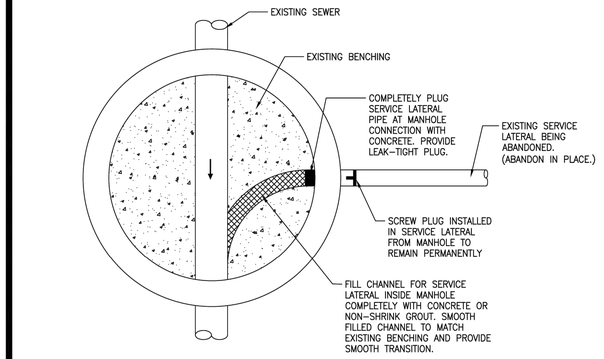
CITY OF CHARLOTTESVILLE	JULY 2011	CITY STANDARDS
		TYPICAL MANHOLE SHOWING "DOGHOUSE" INSTALLATION
REVISION DATE	SCALE: N.T.S.	STANDARD NUMBER: WW 2.6



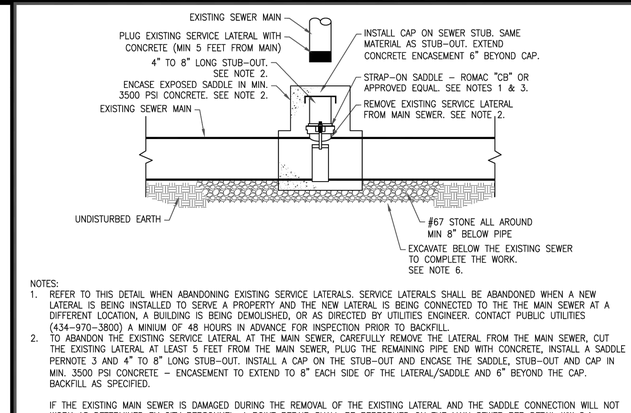
NOTES:

1. USE DUCTILE IRON PIPE FROM SEWER MAIN TO CLEANOUT IF LESS THAN 3.5 FT. COVER EXISTS.
2. SEWER LATERAL TAPPED INTO EXISTING SEWER MAIN SHALL BE CONNECTED USING A ROMAC PIPE SADDLE (STYLE SB) ,OR APPROVED EQUAL. ALL TAPS SHALL BE CORE-DRILLED.
3. LATERAL SHALL NOT PROTRUDE INTO SEWER MAIN.
4. WHERE THE DISTANCE "A" IS SUCH THAT MORE THAN ONE PIPE JOINT IS REQUIRED AND THE PIPE SLOPE EXCEEDS 20% CONTRACTOR SHALL PROVIDE ANCHORAGE IN ACCORDANCE WITH DRAWING WW 6.0.
5. SEWER LATERAL CONNECTIONS INTO EXISTING MANHOLES SHALL BE IN ACCORDANCE WITH DETAIL DRAWINGS WW 2.0, WW 2.1, WW 2.2, OR WW 2.3 AS APPLICABLE.
6. IF MAIN LINE IS LINED, SEE DETAIL WW 5.2.

CITY OF CHARLOTTESVILLE	JAN 2011	CITY STANDARDS
		SEWER LATERAL CONNECTION – TYPICAL
REVISION DATE	SCALE: N.T.S.	STANDARD NUMBER: WW 5.0



CITY OF CHARLOTTESVILLE	JAN 2012	CITY STANDARDS
		SEWER LATERAL ABANDONMENT AT MANHOLE
REVISION DATE	SCALE: N.T.S.	STANDARD NUMBER: WW 7.1

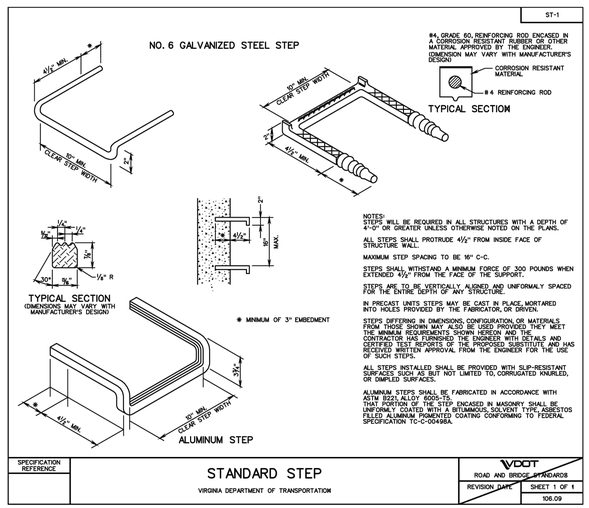


NOTES:

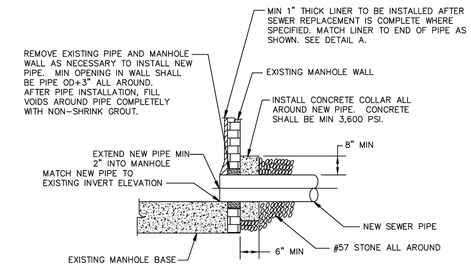
1. REFER TO THIS DETAIL WHEN ABANDONING EXISTING SERVICE LATERALS. SERVICE LATERALS SHALL BE ABANDONED WHEN A NEW LATERAL IS BEING INSTALLED TO SERVE A PROPERTY AND THE NEW LATERAL IS BEING CONNECTED TO THE THE MAIN SEWER AT A DIFFERENT LOCATION, A BUILDING IS BEING DEMOLISHED, OR AS DIRECTED BY UTILITIES ENGINEER. CONTACT PUBLIC UTILITIES (434-970-3800) A MINIUM OF 48 HOURS IN ADVANCE FOR INSPECTION PRIOR TO BACKFILL.
2. TO ABANDON THE EXISTING SERVICE LATERAL AT THE MAIN SEWER, CAREFULLY REMOVE THE LATERAL FROM THE MAIN SEWER, CUT THE EXISTING LATERAL AT LEAST 5 FEET FROM THE MAIN SEWER, PLUG THE REMAINING PIPE END WITH CONCRETE, INSTALL A SADDLE PERNOTE 3 AND 4" TO 8" LONG STUB-OUT. INSTALL A CAP ON THE STUB-OUT AND ENCASE THE SADDLE, STUB-OUT AND CAP IN MIN. 3500 PSI CONCRETE – ENCASEMENT TO EXTEND TO 8" EACH SIDE OF THE LATERAL/SADDLE AND 6" BEYOND THE CAP. BACKFILL AS SPECIFIED.

   IF THE EXISTING MAIN SEWER IS DAMAGED DURING THE REMOVAL OF THE EXISTING LATERAL AND THE SADDLE CONNECTION WILL NOT WORK AS DETERMINED BY CITY PERSONNEL, A POINT REPAIR SHALL BE PERFORMED ON THE MAIN SEWER PER DETAIL WW 8.1.
3. SUPPORT THE EXISTING SEWER DURING THIS WORK.

CITY OF CHARLOTTESVILLE	JAN 2012	CITY STANDARDS
		SEWER LATERAL ABANDONMENT AT MAIN
REVISION DATE	SCALE: N.T.S.	STANDARD NUMBER: WW 7.2



NOTE: CONCRETE WITHIN PUBLIC ROW SHALL BE MINIMUM 4,000 PSI. SEE CHARLOTTESVILLE STANDARDS AND DESIGN MANUAL SECTION 12.6.3 FOR MIX REQUIREMENTS.



NOTES:

1. CONTRACTOR SHALL REFER TO THIS DETAIL WHEN CONNECTING NEW SEWER PIPES TO EXISTING OR NEW MANHOLES. THE NEW PIPES MAY BE INSTALLED FOR A POINT REPAIR, PIPE REPLACEMENT, PIPE BURSTING, OR SERVICE LATERAL REPLACEMENT.

CITY OF CHARLOTTESVILLE	JULY 2011	CITY STANDARDS
		NEW PIPE CONNECTION AT MANHOLE
REVISION DATE	SCALE: N.T.S.	STANDARD NUMBER: WW 2.8

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Charlottesville, VA

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www.esgarch.com

COMMONWEALTH OF VIRGINIA
JOHN C WILSON
Lic. No. 0402058758
8/7/24
PROFESSIONAL ENGINEER
58108

NOT FOR CONSTRUCTION

FINAL SITE PLAN
02/28/2024

ORIGINAL ISSUE: 02/28/2024

REVISIONS

No.	Description	Date
1	CITY COMMENTS	5/3/24
2	CITY COMMENTS	6/24/24
3	CITY COMMENTS	8/7/24

58108
TIMMONS JOB NUMBER

TIMM DRAWN BY | TIMM CHECKED BY

KEY PLAN

VERVE CHARLOTTESVILLE

NOTES AND DETAILS

C1.5

Fire Hydrant Test Report

SAP Notification:

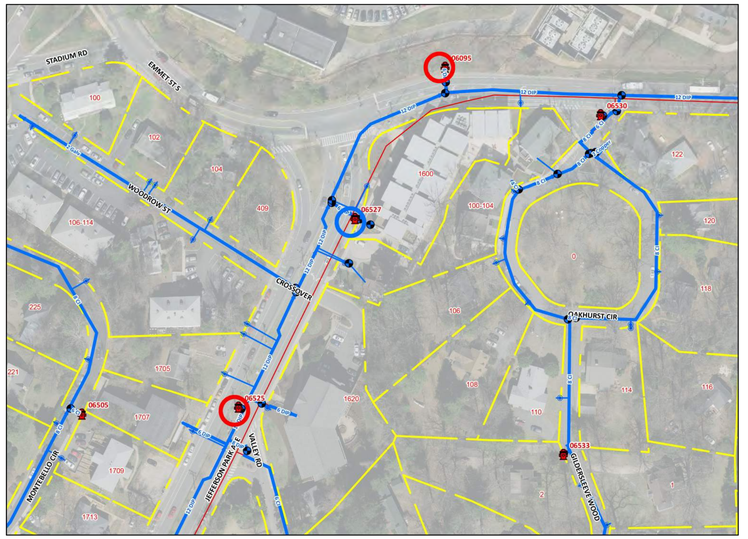
Location: 1600 Jefferson Park Ave

Date of Test: 8/22/2023 9:00 am

Performed by: (list all) J. Scott, T. Herring, E. Lawson

	Hydrant ID:	Location:	Pipe Size	Nozzle Size (in)	Pressure Static	Pressure Res.	Flow (gpm)	Duration (min:sec)
Residual Hydrant:	0627	*1600 Jefferson Park Ave*	12	2.5	65	56		
Flow Hydrant #1	06095	*E of JPA and Emmet intersection*	12	2.5			698	5.00
Flow Hydrant #2	0625	*JPA Median at Valley Road*	12	2.5			800	5.00
Flow Hydrant #3				2.5				
Flow Hydrant #4				2.5				
Flow Hydrant #5				2.5				
Special Instructions:								

Please attach GIS map with all hydrant locations shown and labeled.



FIRE HYDRANT TEST RESULTS
No Scale

SIZING WATER SERVICE LINES AND METERS

Water Customer Data Sheet

Customer: _____ Phone: _____

Building Address: Verve Charlottesville Map/Lot: _____

Type of Occupancy: Residential Apartments (Apartment, Hotel, Shopping Center, etc.)

Fixture	Fixture Value @ 60 PSI		Number of Fixtures		Total Value
Bathtub	8	x		=	
Bedpan Washers	10	x		=	
Bidet	2	x		=	
Dental Unit	2	x		=	
Drinking Fountain - Public	2	x	4	=	8.0
Kitchen Sink	2.2	x	453	=	996.6
Lavatory	1.5	x	1,334	=	2,001.0
Showerhead (shower Only)	2.5	x	1,334	=	3,335.0
Service Sink	4	x	8	=	32.0
Toilet - Flush Valve	35	x		=	
- Tank Type	4	x	1,334	=	5,336.0
Urinal - Pedestal Flush Valve	35	x		=	
- Wall Flush Valve	16	x		=	
Wash Sink (Each Set of Faucets)	4	x		=	
Dishwasher	2	x	453	=	906.0
Washing Machine	6	x	453	=	2,718.0
Hose (50 ft Wash Down) - 1/2 in.	5	x		=	
- 5/8 in.	9	x		=	
- 3/4 in.	12	x		=	
Combined Fixture Value Total				=	15,332.6

Water Flow Demand from Fig. 4-2 or 4-3 165.0 Press. Factor from Table 4-1 1.05

Customer Peak Demand From (Fig. 4-2 or 4-3) x (Press. Factor from Table 4-1) = 172.4 gpm

Add Irrigation

_____ Sections* x (1.16 or 0.40)** = _____ gpm

15 Hose Bibs x Fixture Value x Press. Factor = 188.1 gpm

Added Fixed Load = _____ gpm

TOTAL FIXED DEMAND = 360.5 gpm

* 100 ft^2 area = 1 section

** Spray Systems - Use 1.16; Rotary Systems - Use 0.40

Figure 4-5 Water customer data sheet *Adapted from AWWA Manual M22*

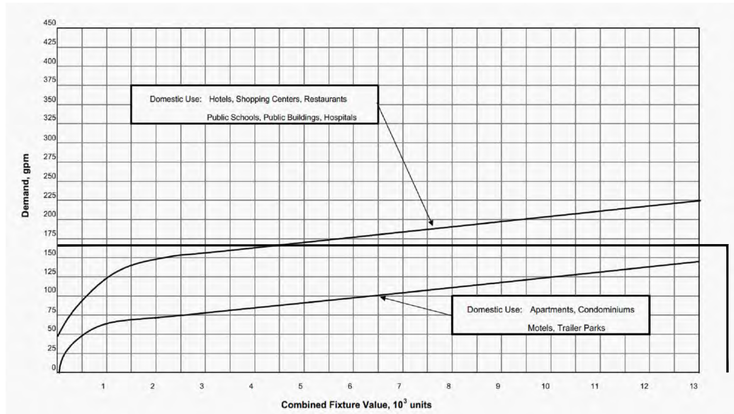


Figure 4-3 Water flow demand per fixture value - High range

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VERVE CHARLOTTESVILLE

NOTES AND DETAILS

C1.6

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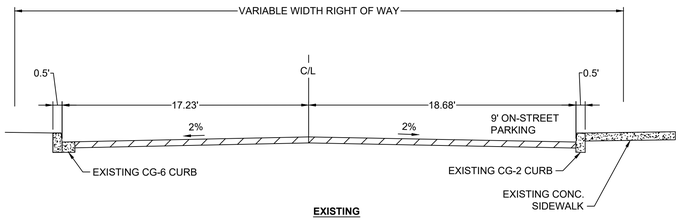
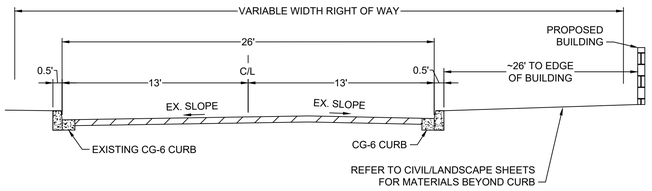
STADIUM ROAD (NORTH FACING):
LOCAL STREET - PUBLIC RIGHT-OF-WAY

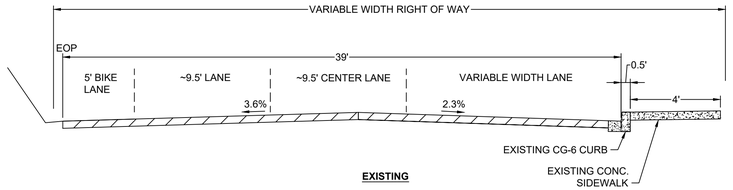


EXISTING



PROPOSED

EXISTING EMMET ST. SOUTH (EAST FACING):
LOCAL STREET - PUBLIC RIGHT-OF-WAY



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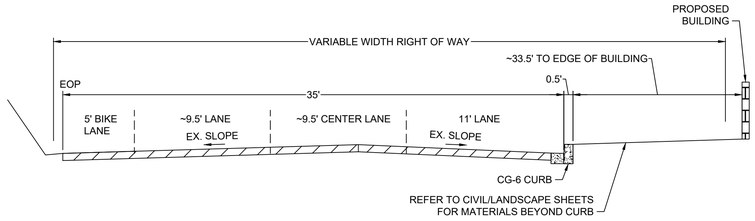
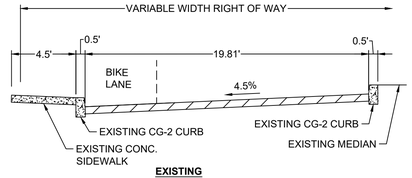


PROPOSED

EXISTING JEFFERSON PARK AVENUE - SLIP WAY (NORTH FACING):
LOCAL STREET - PUBLIC RIGHT-OF-WAY



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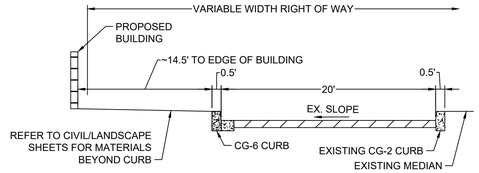
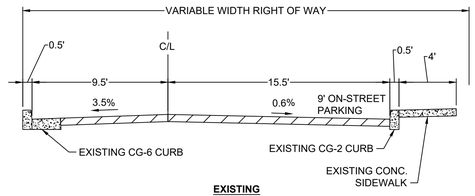


PROPOSED

STADIUM ROAD - SLIP WAY (NORTH-EAST FACING):
LOCAL STREET - PUBLIC RIGHT-OF-WAY



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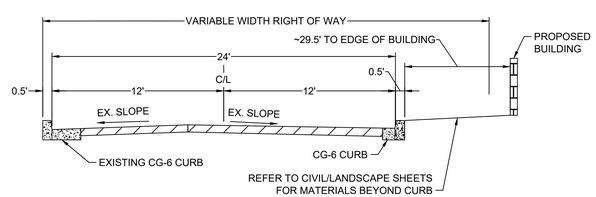
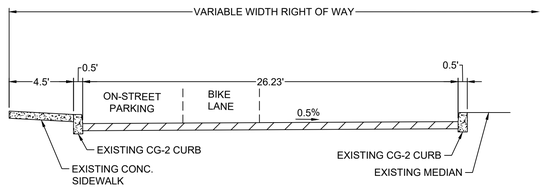


PROPOSED

JEFFERSON PARK AVENUE (NORTH FACING):
LOCAL STREET - PUBLIC RIGHT-OF-WAY



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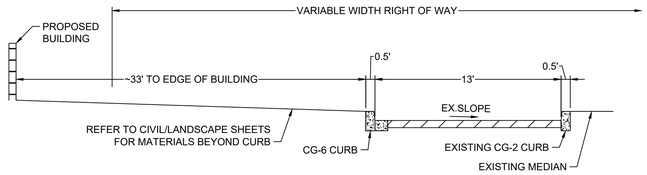
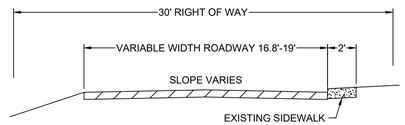


PROPOSED

EXISTING MONTEBELLO CIRCLE (WEST FACING):
LOCAL STREET - PUBLIC RIGHT-OF-WAY



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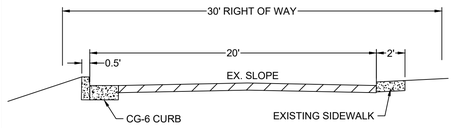

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TIMM CHECKED BY

KEY PLAN

VERVE CHARLOTTESVILLE

ROADWAY SECTIONS

C1.7

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SURVEY NOTES:

1. PROPERTY & ZONING INFORMATION:

SUBJECT PROPERTY 1:
OWNER: WOODROW TOO, LLC
VESTING DEED: INSTRUMENT #201003378
TAX MAP NUMBER: 16-1
PROPERTY ADDRESS: 409 STADIUM ROAD
AREA: 0.216 ACRES (AS SURVEYED)
ZONED: R-3 (RESIDENTIAL)

SUBJECT PROPERTY 2:
OWNER: WOODROW TOO, LLC
VESTING DEED: INSTRUMENT #200804957
TAX MAP NUMBER: 16-2
PROPERTY ADDRESS: 104 STADIUM ROAD
AREA: 0.235 ACRES (AS SURVEYED)
ZONED: R-3H (RESIDENTIAL)

SUBJECT PROPERTY 3:
OWNER: WOODROW TOO, LLC
VESTING DEED: DEED BOOK 720, PAGE 527
TAX MAP NUMBER: 16-3
PROPERTY ADDRESS: 102 STADIUM ROAD
AREA: 0.220 ACRES (AS SURVEYED)
ZONED: R-3 (RESIDENTIAL)

SUBJECT PROPERTY 4:
OWNER: WOODROW APARTMENTS, LLC, SUCCESSOR BY CONVERSION TO STADIUM ROAD LIMITED PARTNERSHIP
VESTING DEEDS: DEED BOOK 460, PAGE 740; DEED BOOK 696, PAGE 879
TAX MAP NUMBER: 16-4
PROPERTY ADDRESS: 100 STADIUM ROAD
AREA: 0.322 ACRES (AS SURVEYED)
ZONED: R-3 (RESIDENTIAL)

SUBJECT PROPERTY 5:
OWNER: WOODROW APARTMENTS, LLC, SUCCESSOR BY CONVERSION TO STADIUM ROAD LIMITED PARTNERSHIP
VESTING DEEDS: DEED BOOK 460, PAGE 749
TAX MAP NUMBER: 16-5
PROPERTY ADDRESS: 106 STADIUM ROAD; 108 STADIUM ROAD; 110 STADIUM ROAD; 112 STADIUM ROAD; 114 STADIUM ROAD
AREA: 1.711 ACRES (AS SURVEYED)
ZONED: R-3 (RESIDENTIAL)

SUBJECT PROPERTY 6:
OWNER: 1705 JPA, LLC
VESTING DEEDS: INSTRUMENT #201600001920
TAX MAP NUMBER: 16-8
PROPERTY ADDRESS: 1705 JEFFERSON PARK AVENUE
AREA: 0.282 ACRES (AS SURVEYED)
ZONED: R-3 (RESIDENTIAL)

2. NO ZONING REPORT OR LETTER WAS PROVIDED BY THE CLIENT. THE ZONING CLASSIFICATIONS AND DIMENSIONAL REQUIREMENTS SHOWN HEREON ARE PROVIDED FOR INFORMATION PURPOSES ONLY AND ARE NEITHER GUARANTEED TO BE CORRECT NOR INCLUDED WITHIN THE SCOPE OF THE ALTA/NSPS CERTIFICATION PROVIDED HEREON.

DIMENSIONAL ZONING REGULATIONS, PER CITY OF CHARLOTTESVILLE CODE, CHAPTER 34, ARTICLE III, ARE AS FOLLOWS:

SETBACKS:
FRONT YARD - 25 FEET MINIMUM
REAR YARD - 25 FEET MINIMUM
SIDE - SEPARATED PER BUILDING CODE

DIMENSIONAL ZONING REGULATIONS SPECIFIC TO ZONE R-3H ARE NOT PROVIDED IN THE CITY OF CHARLOTTESVILLE CODE.

DIMENSIONAL ZONING REGULATIONS SPECIFIC TO ZONE R-3H ARE NOT PROVIDED IN THE CITY OF CHARLOTTESVILLE CODE.

3. EXISTING PARKING: STRIPED / DESIGNATED PARKING SPACES OBSERVED AND DEPICTED HEREON. (74 REGULAR + 0 HANDICAP)

4. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY BY TIMMONS GROUP COMPLETED ON DECEMBER 8, 2022. BEARINGS AND DISTANCES ARE SHOWN AS MEASURED.

5. HORIZONTAL DATUM IS BASED ON NAD83 (NA2011), VIRGINIA STATE GRID, SOUTH ZONE. DATUM ESTABLISHED THROUGH NETWORK GPS (LEICA SmartNET) OBSERVATIONS.

6. BASED ON FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 51003C0267D, PANEL 267 OF 575, EFFECTIVE DATE FEBRUARY 4, 2005 AND MAP NO. 51003C0269D, PANEL 269 OF 575, EFFECTIVE DATE FEBRUARY 4,2005, THE PROPERTIES SHOWN HEREON LIE IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

7. THIS PLAT WAS PREPARED BASED ON THE FOLLOWING TITLE COMMITMENTS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY:

- COMMITMENT NO. NCS-1151403A-STLO DATED FEBRUARY 9, 2023 AT 8:00 A.M.
- COMMITMENT NO. NCS-1151403B-STLO DATED FEBRUARY 9, 2023 AT 8:00 A.M.
- COMMITMENT NO. NCS-1151403C-STLO DATED FEBRUARY 6, 2023 AT 8:00 A.M.
- COMMITMENT NO. NCS-1151403D-STLO DATED FEBRUARY 9, 2023 AT 8:00 A.M.
- COMMITMENT NO. NCS-1151403E-STLO DATED FEBRUARY 6, 2023 AT 8:00 A.M.
- COMMITMENT NO. NCS-1151403F-STLO DATED FEBRUARY 6, 2023 AT 8:00 A.M.

8. THE LANDS SURVEYED ARE THE SAME AS DESCRIBED IN THE REFERENCED TITLE COMMITMENTS.

9. NO EVIDENCE OF RECENT BUILDING CONSTRUCTION, BUILDING ADDITIONS, OR EARTH MOVING WORK WAS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK.

10. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK. NO INFORMATION PERTAINING TO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS MADE AVAILABLE BY THE CONTROLLING JURISDICTION.

11. NO EVIDENCE OF CEMETERY OR BURIAL GROUNDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY FIELD-WORK.

12. REGARDING TABLE A, ITEMS 11(a) AND 11(b), LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE DERIVED FROM THE FOLLOWING METHODS;

- OBSERVED EVIDENCE COLLECTED DURING FIELD PROCEDURES AND SURVEY OF SITE;
- ASCE QUALITY LEVEL "B" UNDERGROUND UTILITY INVESTIGATION BY THIS FIRM.

13. THERE ARE NO EVIDENT GAPS , OVERLAPS, OR GORES CONTIGUOUS WITH THE SUBJECT PROPERTIES' BOUNDARIES.

14. THE PROPERTIES HAVE DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO THE ADJACENT PUBLIC STREETS SHOWN ON THE SURVEY.

15. PORTIONS OF EXISTING STORM DRAINAGE SYSTEMS LOCATED ON THE SUBJECT PARCEL(S) PRESENT LIMITED, OBSERVABLE EVIDENCE OF UNDERGROUND CONNECTIONS. ADDITIONAL MEANS OF INVESTIGATION MAY / WILL BE NECESSARY FOR COMPLETE UNDERSTANDING OF BURIED, OBSCURED, AND OTHERWISE UN-LOCATABLE SURFACE AND SUB-SURFACE COMPONENTS.

SUBSURFACE UTILITY DESIGNATION NOTES:

1) U/G UTILITY DESIGNATION PERFORMED BY TIMMONS GROUP AND COMPLETED IN DECEMBER OF 2022 AND ADDITIONAL LIMITS WERE COMPLETED IN MARCH OF 2024.

2) ALL U/G UTILITIES FOUND ON-SITE ARE DESIGNATED AS QUALITY LEVEL B UNLESS OTHERWISE NOTED.

3) ALL SIZES AND TYPES OF U/G UTILITIES HAVE BEEN TAKEN FROM PLANS AND AS-BUILTS.

EOI = END OF INFORMATION FOR CONDUCTIVE UTILITY FIELD SIGNALS.

QLD-DATR = QUALITY LEVEL D PER ASCE 38.02 INDICATING U/G UTILITY LINEWORK IS SHOWN FROM MAPPING AND RESEARCH ONLY. APPROXIMATE LOCATION OF UTILITY AS SHOWN.

AREA TABULATION:

TAX MAP #16-01:	9,410 SQ. FT.	OR	0.216 AC.
TAX MAP #16-02:	10,234 SQ. FT.	OR	0.235 AC.
TAX MAP #16-03:	9,565 SQ. FT.	OR	0.220 AC.
TAX MAP #16-04:	14,026 SQ. FT.	OR	0.322 AC.
TAX MAP #16-05:	74,527 SQ. FT.	OR	1.711 AC.
TAX MAP #16-08:	12,302 SQ. FT.	OR	0.282 AC.
PROJECT TOTAL:	**130,064 SQ. FT.**	**OR**	**2.986 AC.**
EXISTING WOODROW ST. ± (PROPOSED FOR VACATION)	13,980 SQ. FT.	OR	0.321 AC.
TOTAL W/ WOODROW ST.	**144,044 SQ. FT.**	**OR**	**3.307 AC.**

LEGAL DESCRIPTIONS

COMMITMENT NO. NCS-1151403A-STLO (TAX MAP #16-4)

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN CITY OF CHARLOTTESVILLE, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND CONTAINING 0.322 ACRES, MORE OR LESS, AS SHOWN ON PLAT PREPARED BY ROGER W. RAY & ASSOC., INC., ENTITLED "PLAT SHOWING ALTA/ACSM LAND TITLE SURVEY, 1.714 ACRES (74,671 S.F.) AND 0.322 ACRES (14,019 S.F.), KNOWN AS WOODROW APARTMENTS, LOCATED ON JEFFERSON PARK AVENUE, MONTEBELLO CIRCLE, STADIUM ROAD, & WOODROW STREET, CHARLOTTESVILLE, VIRGINIA", DATED JUNE 25, 1997, REVISED JULY 1, 1997, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF CHARLOTTESVILLE, VIRGINIA, IN DEED BOOK 698, PAGES 382-385.

COMMITMENT NO. NCS-1151403B-STLO (TAX MAP #16-3)

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN CITY OF CHARLOTTESVILLE, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 34, MONTEBELLO, AS SHOWN AND DESCRIBED ON PLAT THEREOF PREPARED BY ROGER W. RAY & ASSOC., INC., DATED APRIL 23, 1998, ENTITLED "PLAT SHOWING ALTA/ACSM LAND TITLE SURVEY, LOT 34, MONTEBELLO, KNOWN AS 102 STADIUM ROAD, LOCATED ON EMMET STREET & WOODROW STREET, CHARLOTTESVILLE, VIRGINIA", RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF CHARLOTTESVILLE, VIRGINIA, IN DEED BOOK 720, PAGES 530 THROUGH 533.

COMMITMENT NO. NCS-1151403C-STLO (TAX MAP #16-2)

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN CITY OF CHARLOTTESVILLE, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 35, AS SHOWN ON PLAT OF HOLLADAY'S MONTEBELLO ADDITION, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ALBEMARLE COUNTY, VIRGINIA, IN DEED BOOK 159, PAGE 293.

COMMITMENT NO. NCS-1151403D-STLO (TAX MAP #16-5)

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN CITY OF CHARLOTTESVILLE, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND CONTAINING 1.714 ACRES, MORE OR LESS, AS SHOWN ON PLAT PREPARED BY ROGER W. RAY & ASSOC., INC., ENTITLED "PLAT SHOWING ALTA/ACSM LAND TITLE SURVEY, 1.714 ACRES (74,671 S.F.) AND 0.322 ACRES (14,019 S.F.), KNOWN AS WOODROW APARTMENTS, LOCATED ON JEFFERSON PARK AVENUE, MONTEBELLO CIRCLE, STADIUM ROAD, & WOODROW STREET, CHARLOTTESVILLE, VIRGINIA", DATED JUNE 25, 1997, REVISED JULY 1, 1997, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF CHARLOTTESVILLE, VIRGINIA, IN DEED BOOK 698, PAGES 382-385.

*NOTE: SEE SCHEDULE B, PART I, ITEM 8.

COMMITMENT NO. NCS-1151403E-STLO (TAX MAP #16-1)

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN CHARLOTTESVILLE CITY, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

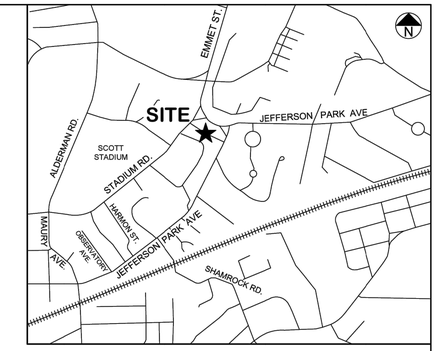
LOT NO. THIRTY-SIX (36), AS SHOWN ON THE MAP OF THE SUBDIVISION OF MONTEBELLO, OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ALBEMARLE COUNTY IN DEED BOOK 159, PAGE 293.

LESS AND EXCEPT THEREFROM ALL THAT PORTION OF SAID LOT NOW LYING WITHIN EMMET STREET SOUTH AND JEFFERSON PARK AVENUE.

COMMITMENT NO. NCS-1151403F-STLO (TAX MAP #16-8)

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN CITY OF CHARLOTTESVILLE, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 23 OF MONTEBELLO SUBDIVISION, ON A PLAT BY B. AUBREY HUFFMAN & ASSOCIATES, LTD., DATED JUNE 4, 1984, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF CHARLOTTESVILLE, VIRGINIA, IN DEED BOOK 451, PAGE 728, TOGETHER WITH THAT PORTION OF AN ALLEY, LYING BETWEEN MONTEBELLO CIRCLE AND JEFFERSON PARK AVENUE, ADJACENT TO THE NORTHERLY BOUNDARY OF LOT 23, CLOSED BY ORDINANCE DATED SEPTEMBER 15, 1975, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN STREET CLOSING RESOLUTION BOOK 2, PAGE 10.



VICINITY MAP
1"=1000'

LEGEND

MONUMENT FOUND	YARD LIGHT	W	EDGE OF PAVEMENT	CONC.	CONCRETE
PROPERTY CORNER FOUND	LIGHT POLE	X	FENCE LINE	ESMT.	EASEMENT
PROPERTY CORNER SET	UTILITY POLE		GUARDRAIL	EP	EDGE OF PAVEMENT
SIGN	GUY WIRE ANCHOR		STORM PIPE	FND	FOUND
MAILBOX	ELECTRIC BOX	SAN	SANITARY LINE	DWS	DETECTABLE WARNING SYSTEMS
AIR CONDITIONER	ELECTRIC METER	OHP	OVERHEAD POWER LINE	IRF	IRON ROD FOUND
BOLLARD	ELECTRIC VAULT	OHT	OVERHEAD TELECOMM LINE	IPF	IRON PIPE FOUND
BIKE LANE	POWER VAULT	OHT/CATV	OVERHEAD TEL. AND CATV LINE	PUNCHF	PUNCH HOLE FOUND
DECIDUOUS TREE	GAS VALVE	OHU	OVERHEAD UTILITY LINE	IRS	IRON ROD SET
CONIFEROUS TREE	GAS MANHOLE	UGP	UNDERGROUND POWER LINE	MON	MONUMENT
STORM MANHOLE	GAS METER	UGT	UNDERGROUND TELECOMM LINE	SW	SIDEWALK
STORM GRATE	TELECOMM MANHOLE	UFO	UNDERGROUND FIBER OPTIC LINE		
SANITARY MANHOLE	FIRE HYDRANT	UCATV	UNDERGROUND CATV LINE		
CLEANOUT	WATER METER	G	UNDERGROUND GAS LINE		
	WATER VALVE	W	UNDERGROUND WATER LINE		
	SPIGOT		RIP RAP		
	WATER VAULT				
	UTILITY VAULT				

ALTA/NSPS SURVEYOR'S CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY, SUBTEXT ACQUISITIONS, LLC, A MISSOURI LIMITED LIABILITY COMPANY; _____, AND _____;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a-b), 7(a), 8, 9, 11(a), 11(b), 13, 14, 16, 17, 18, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 14, 2022.

DATE OF PLAT OR MAP: APRIL 14, 2023

COMMONWEALTH OF VIRGINIA
JOHN H. GENTHNER
Lic. No.3081
LAND SURVEYOR

'ALTA/NSPS LAND TITLE SURVEY' OF 2.986 ACRES

FRONTING
STADIUM ROAD
JEFFERSON PARK AVENUE
EMMET STREET
BEING
TAX MAP NUMBERS 16-1, 16-2, 16-3, 16-4, 16-5, 16-8
IN THE CITY OF CHARLOTTESVILLE, VIRGINIA

CITY OF CHARLOTTESVILLE	ALBEMARLE COUNTY, VA
Date: December 16, 2022	Scale: N/A
Sheet 1 of 4	J.N.: 56566
Drawn by: DGT/TEB	Checked by: JCM

Last Revised: June 20, 2024

VERVE CHARLOTTESVILLE
100 Stadium Road
Charlottesville, VA

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.
esg ARCHITECTURE & DESIGN
500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

COMMONWEALTH OF VIRGINIA
JOHN C WILSON
Lic. No. 0402058758
PROFESSIONAL ENGINEER
8/7/24
58108

NOT FOR CONSTRUCTION

FINAL SITE PLAN
02/28/2024

ORIGINAL ISSUE: 02/28/2024

REVISIONS

No.	Description	Date
1	CITY COMMENTS	5/3/24
2	CITY COMMENTS	6/24/24
3	CITY COMMENTS	8/7/24

58108
TIMMONS JOB NUMBER
TIMM DRAWN BY
TIMM CHECKED BY

KEY PLAN

VERVE CHARLOTTESVILLE

EXISTING CONDITIONS

C2.0

S:\11\03\58108-VERVE\DWG\Sheet\C2\58108-103-C1 0-ALTA.dwg | Plotted on 8/7/2024 2:35 PM | by Emmy Chen

SCHEDULE B, PART II EXCEPTIONS

EXCEPTIONS A THRU E PERTAIN TO ALL PARCELS

SOME HISTORICAL LAND RECORDS CONTAIN DISCRIMINATORY COVENANTS THAT ARE ILLEGAL AND UNENFORCEABLE BY LAW. THIS COMMITMENT AND THE POLICY TREAT ANY DISCRIMINATORY COVENANT IN A DOCUMENT REFERENCED IN SCHEDULE B AS IF EACH DISCRIMINATORY COVENANT IS REDACTED, REPUDIATED, REMOVED, AND NOT REPUBLISHED OR RECIRCULATED. ONLY THE REMAINING PROVISIONS OF THE DOCUMENT WILL BE EXCEPTED FROM COVERAGE.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND CONDITIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

A. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IS POSSESSION THEREOF.

B. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY PUBLIC RECORDS.

C. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY AND NOT OTHERWISE EXCEPTED FROM COVERAGE HEREIN.

D. ROADS, WAYS, STREAMS OR EASEMENTS, IF ANY, NOT SHOWN BY THE PUBLIC RECORDS, RIPARIAN RIGHTS AND THE TITLE TO ANY FILLED-IN LANDS.

E. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

COMMITMENT NO. NCS-1151403A-STLO (TAX MAP #16-4)

1. A. TAXES SUBSEQUENT TO SECOND HALF OF 2022 AND ANY AND ALL SUPPLEMENTAL TAXES, A LIEN NOT YET DUE AND PAYABLE.
   B. STORMWATER FEES SUBSEQUENT TO SECOND HALF OF.
   NOT SURVEY MATTERS.
2. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.
   NOT A SURVEY MATTER.
3. ANY CLAIM TO: (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO; WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN ITEMS (A) OR (B) APPEAR IN THE PUBLIC RECORDS.
   NOT A SURVEY MATTER.
4. RESTRICTION PROHIBITING USE OF THE LAND FOR COMMERCIAL PURPOSES AS SET FORTH IN DEED, DATED FEBRUARY 14, 1917, RECORDED FEBRUARY 16, 1917, IN DEED BOOK 30, PAGE 15 AND IN DEED DATED SEPTEMBER 17, 1921, RECORDED OCTOBER 7, 1921, IN DEED BOOK 39, PAGE 107.
   NOT A SURVEY MATTER.
5. EASEMENT GRANTED TO THE CITY OF CHARLOTTESVILLE, VIRGINIA, A MUNICIPAL CORPORATION, DATED AUGUST 12, 1937, RECORDED APRIL 6, 1938, IN DEED BOOK 94, PAGE 398.
   AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
6. MATTERS AS SHOWN ON PLAT ATTACHED WITH DEED RECORDED IN DEED BOOK 159, PAGE 292.
   THE PLOTTABLE SURVEY-RELATED MATTERS ARE REFLECTED HEREON.
7. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
8. RIGHTS OF OTHERS IN AND TO THE USE OF THAT PORTION OF THE LAND LOCATED WITHIN ANY ROADWAY.
   NOT A SURVEY MATTER.
9. MULTIFAMILY DEED OF TRUST DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING ("DEED OF TRUST") GRANTED BY WOODROW APARTMENTS, LLC TO LISA M. GRAZIANO, AS TRUSTEE, FOR THE BENEFIT OF BARINGS MULTIFAMILY CAPITAL LLC, IN THE PRINCIPAL AMOUNT OF $7,225,000.00, DATED JULY 10, 2018, AND RECORDED ON JULY 10, 2018, AS INSTRUMENT NO. 20180000267, AS ASSIGNED TO FANNIE MAE BY ASSIGNMENT MULTIFAMILY DEED OF TRUST DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING ("ASSIGNMENT") RECORDED ON JULY 10, 2018, AS INSTRUMENT NO. 201800002670, AS FURTHER SECURED BY:
   ASSIGNMENT OF LEASES & RENTS, UNDER A RE-RECORDING OF THE AFORESAID DEED OF TRUST ON JULY 10, 2018, AS INSTRUMENT NO. 201800002668, AS ASSIGNED TO FANNIE MAE UNDER A RE-RECORDING OF THE AFORESAID ASSIGNMENT ON JULY 10, 2018, AS INSTRUMENT NO. 201800002671.
   AGREEMENT/FIXTURE FILING, UNDER A RE-RECORDED OF THE AFORESAID DEED OF TRUST ON JULY 10, 2018, AS INSTRUMENT NO. 201800002669, AS ASSIGNED TO FANNIE MAE UNDER A RE-RECORDING OF THE AFORESAID ASSIGNMENT ON JULY 10, 2018, AS INSTRUMENT NO. 201800002672.
   NOT A SURVEY MATTER.

COMMITMENT NO. NCS-1151403B-STLO (TAX MAP 16-3)

1. A. TAXES SUBSEQUENT TO SECOND HALF OF 2022 AND ANY AND ALL SUPPLEMENTAL TAXES, A LIEN NOT YET DUE AND PAYABLE.
   B. STORMWATER FEES SUBSEQUENT TO SECOND HALF OF 2022.
   NOT A SURVEY MATTER.
2. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.
   NOT A SURVEY MATTER.
3. ANY CLAIM TO: (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO; WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN ITEMS (A) OR (B) APPEAR IN THE PUBLIC RECORDS.
   NOT A SURVEY MATTER.
4. MATTERS AS SHOWN ON PLAT ATTACHED WITH DEED RECORDED IN DEED BOOK 159, PAGE 292.
   THE PLOTTABLE SURVEY-RELATED MATTERS ARE REFLECTED HEREON.
5. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
6. MATTERS AS SHOWN ON PLAT ATTACHED WITH DEED RECORDED IN DEED BOOK 720, PAGE 527.
   THE FOLLOWING PLOTTABLE MATTERS ARE NOTED AND REFLECTED HEREON:
   - **PAVED DRIVE POTENTIALLY ENCROACHES ONTO ADJOINING PROPERTY.**
   - **WESTERLY CORNER OF PROPERTY EXTENDS INTO EXISTING CONCRETE SIDEWALK.**
   - **OVERHEAD TELEPHONE, TELEVISION, POWER LINES AND ASSOCIATED POLES SERVING THE PREMISES CROSSING AND/OR LOCATED ON THE PROPERTY.**
   - **WATER AND GAS METERS**
   - **BUILDING AND VARIOUS PHYSICAL IMPROVEMENTS**
7. DEED OF TRUST FROM WOODROW TOO, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO JAMES H. HUDSON, III, THOMAS F. CHERRY, JASON E. LONG AND JOHN A. SEAMAN, III, TRUSTEE(S), DATED NOVEMBER 9, 2021, RECORDED NOVEMBER 9, 2021, AS INSTRUMENT NO. 202100005540, SECURING CITIZENS AND FARMERS BANK, AN INDEBTEDNESS IN THE ORIGINAL PRINCIPAL SUM OF $400,000.00.
   ASSIGNMENT OF RENTS FROM WOODROW TOO, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO CITIZENS AND FARMERS BANK, DATED NOVEMBER 9, 2021, RECORDED NOVEMBER 9, 2021, AS INSTRUMENT NO. 202100005541.
   NOT A SURVEY MATTER.
8. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
9. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

COMMITMENT NO. NCS-1151403C-STLO (TAX MAP #16-2)

1. A. TAXES SUBSEQUENT TO SECOND HALF OF 2022 AND ANY AND ALL SUPPLEMENTAL TAXES, A LIEN NOT YET DUE AND PAYABLE.
   B. STORMWATER FEES SUBSEQUENT TO SECOND HALF OF 2022.
   NOT A SURVEY MATTER.
2. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.
   NOT A SURVEY MATTER.
3. RESTRICTION PROHIBITING USE OF THE LAND FOR COMMERCIAL PURPOSES AS SET FORTH IN DEED DATED JULY 24, 1921, RECORDED MAY 9, 1922, IN DEED BOOK 40 PAGE 217.
   THE MATTERS ARE BLANKET IN NATURE; NOT PLOTTABLE..
4. USE AND BUILDING COST RESTRICTIONS AS SET FORTH IN DEED DATED JUNE 25, 1927, RECORDED JULY 13, 1927, IN DEED BOOK 57, PAGE 312 AND IN DEED DATED SEPTEMBER 20, 1954, RECORDED OCTOBER 1, 1954, IN DEED BOOK 179, PAGE 282.
   THERE ARE NO PLOTTABLE SURVEY-RELATED MATTERS.
5. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
6. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
7. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
8. MATTERS SHOWN ON A PLAT RECORDED IN PLAT BOOK 159 PAGE 293.
   THE PLOTTABLE SURVEY-RELATED MATTERS ARE REFLECTED HEREON. AS SHOWN ON THE INCLUDED PLAT, LOT 35 MAY EXTEND INTO THE CURRENT RIGHT OF WAY OF CURRENT ADJOINING STREETS.
9. CREDIT LINE DEED OF TRUST FROM WOODROW TOO LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO RESOURCE SERVICE CORPORATION, A UNITED STATES OR VIRGINIA-CHARTERED CORPORATION, TRUSTEE(S), DATED OCTOBER 7, 2008, RECORDED OCTOBER 7, 2008, AS INSTRUMENT NO. 2008004958, SECURING FULTON BANK, AN INDEBTEDNESS IN THE ORIGINAL PRINCIPAL SUM OF $340,000.00, AS ADDITIONALLY SECURED BY:
   ASSIGNMENT OF RENTS FROM WOODROW TOO LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO FULTON BANK, DATED OCTOBER 7, 2008, RECORDED OCTOBER 7, 2008, AS INSTRUMENT NO. 2008004959.
   NOT A SURVEY MATTER.
10. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
11. ANY CLAIM TO: (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO; WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN ITEMS (A) OR (B) APPEAR IN THE PUBLIC RECORDS.
    NOT A SURVEY MATTER.
12. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

COMMITMENT NO. NCS-1151403D-STLO (TAX MAP 16-5)

1. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
2. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
3. A. TAXES SUBSEQUENT TO SECOND HALF OF 2022 AND ANY AND ALL SUPPLEMENTAL TAXES, A LIEN NOT YET DUE AND PAYABLE.
   B. STORMWATER FEES SUBSEQUENT TO SECOND HALF OF 2022.
   NOT SURVEY MATTERS.
4. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.
   NOT A SURVEY MATTER.
5. ANY CLAIM TO: (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO; WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN ITEMS (A) OR (B) APPEAR IN THE PUBLIC RECORDS.
   NOT A SURVEY MATTER.
6. RESTRICTION PROHIBITING USE OF THE LAND FOR COMMERCIAL PURPOSES AS SET FORTH IN DEED, DATED FEBRUARY 14, 1917, RECORDED FEBRUARY 16, 1917, IN DEED BOOK 30, PAGE 15, DEED, DATED JANUARY 23, 1921, RECORDED JANUARY 8, 1922, IN DEED BOOK 39 PAGE 434 AND DEED, DATED JANUARY 5, 1949, RECORDED JANUARY 6, 1949, IN DEED BOOK 142, PAGE 294.
   THERE ARE NO PLOTTABLE MATTERS AFFECTING THE SUBJECT PROPERTY.
7. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
8. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
9. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED AUGUST 16, 1960, RECORDED SEPTEMBER 2, 1960, IN DEED BOOK 22 PAGE 371.
   AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
10. EASEMENT GRANTED TO CITY OF CHARLOTTESVILLE, VIRGINIA, DATED JULY 30, 1990, RECORDED AUGUST 7, 1990, IN DEED BOOK 546 PAGE 754.
    AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
11. MATTERS AS SHOWN ON PLAT ATTACHED WITH DEED RECORDED IN DEED BOOK 159 PAGE 292.
    THE PLOTTABLE SURVEY-RELATED MATTERS ARE REFLECTED HEREON.
12. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
13. TITLE TO THAT PORTION OF LOT 24 DESIGNATED AS "SEE CITY COUNCIL ORDINANCE VACATING 10' ALLEY DATED SEPT. 15, 1975" ON PLAT ATTACHED TO CERTIFICATE OF PLAT RECORDED IN DEED BOOK 696 PAGE 576. NOTE" REFERENCED ORDINANCE IS NOT OF RECORD AND DEEDS OF RECORD FOR LOT 24 DO NOT PURPORT TO CONVEY ANY PORTION OF SAID ALLEY.
    THE FOLLOWING SURVEY-RELATED ITEMS SHOWN ON THE PLAT ARE REFLECTED HEREON:
    - **COMBINING OF LOTS 24, 25, 26A, 26B, 27A, 27B & 28**
    - **VACATION OF 10' ALLEY**
14. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
15. MULTIFAMILY DEED OF TRUST DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING ("DEED OF TRUST") GRANTED BY WOODROW APARTMENTS, LLC TO LISA M. GRAZIANO, AS TRUSTEE, FOR THE BENEFIT OF BARINGS MULTIFAMILY CAPITAL LLC, IN THE PRINCIPAL AMOUNT OF $7,225,000.00, DATED JULY 10, 2018, AND RECORDED ON JULY 10, 2018, AS INSTRUMENT NO. 20180000267, AS ASSIGNED TO FANNIE MAE BY ASSIGNMENT MULTIFAMILY DEED OF TRUST DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING ("ASSIGNMENT") RECORDED ON JULY 10, 2018, AS INSTRUMENT NO. 201800002670, AS FURTHER SECURED BY:
    ASSIGNMENT OF LEASES & RENTS, UNDER A RE-RECORDING OF THE AFORESAID DEED OF TRUST ON JULY 10, 2018, AS INSTRUMENT NO. 201800002668, AS ASSIGNED TO FANNIE MAE UNDER A RE-RECORDING OF THE AFORESAID ASSIGNMENT ON JULY 10, 2018, AS INSTRUMENT NO. 201800002671.
    AGREEMENT/FIXTURE FILING, UNDER A RE-RECORDED OF THE AFORESAID DEED OF TRUST ON JULY 10, 2018, AS INSTRUMENT NO. 201800002669, AS ASSIGNED TO FANNIE MAE UNDER A RE-RECORDING OF THE AFORESAID ASSIGNMENT ON JULY 10, 2018, AS INSTRUMENT NO. 201800002672.
    NOT A SURVEY MATTER

COMMITMENT NO. NCS-1151403E-STLO (TAX MAP #16-1)

1. TAXES SUBSEQUENT TO SECOND HALF OF 2022 AND ANY AND ALL SUPPLEMENTAL TAXES, A LIEN NOT YET DUE AND PAYABLE.
   NOT A SURVEY MATTER.
2. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.
   NOT A SURVEY MATTER
3. ANY CLAIM TO: (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO; WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN ITEMS (A) OR (B) APPEAR IN THE PUBLIC RECORDS.
   NOT A SURVEY MATTER.
4. RESTRICTION PROHIBITING USE OF LAND FOR COMMERCIAL PURPOSES AS SET FORTH IN DEED, DATED FEBRUARY 14, 1917, RECORDED FEBRUARY 16, 1917, IN DEED BOOK 30, PAGE 15.
   THERE ARE NO PLOTTABLE MATTERS AFFECTING THE SUBJECT PROPERTY.
5. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
6. RESTRICTIVE COVENANTS AS SET FORTH IN DEED, DATED SEPTEMBER 20, 2011, RECORDED SEPTEMBER 22, 2011, AS INSTRUMENT NO. 2011003378.
   THERE ARE NO PLOTTABLE MATTERS AFFECTING THE SUBJECT PROPERTY. THE AGREEMENT INCLUDES RESTRICTIONS ON DEVELOPMENT OF THE PROPERTY. VARIOUS PARKING-RELATED IMPROVEMENTS WHICH ARE APPURTENANT TO THE ADJOINING LOT (104 STADIUM RD.), INCLUDING A RETAINING WALL AND SIDEWALK, EXTEND ONTO THE SUBJECT PROPERTY.
7. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

COMMITMENT NO. NCS-1151403F-STLO (TAX MAP 16-8)

1. A. TAXES SUBSEQUENT TO SECOND HALF OF 2022 AND ANY AND ALL SUPPLEMENTAL TAXES, A LIEN NOT YET DUE AND PAYABLE.
   B. STORMWATER FEES SUBSEQUENT TO SECOND HALF OF 2022.
   NOT SURVEY MATTERS.
2. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.
   NOT A SURVEY MATTER.
3. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED AS OF JUNE 16, 2015, RECORDED JULY 2, 2015, AS INSTRUMENT NO. 201500002381.
   AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
4. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
5. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
6. ANY CLAIM TO: (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO; WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN ITEMS (A) OR (B) APPEAR IN THE PUBLIC RECORDS.
   NOT A SURVEY MATTER.
7. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
8. RESTRICTION PROHIBITING USE OF THE LAND FOR COMMERCIAL PURPOSES AS SET FORTH IN DEED, DATED FEBRUARY 14, 1917, RECORDED FEBRUARY 16, 1917, IN DEED BOOK 30, PAGE 15.
   NOT A SURVEY MATTER.
9. USE AND BUILDING COST RESTRICTIONS AS SET FORTH IN DEED DATED SEPTEMBER 17, 1921, RECORDED JANUARY 7, 1922, IN DEED BOOK 39, PAGE 349, IN DEED DATED JUNE 2, 1944, RECORDED JUNE 8, 1944, IN DEED BOOK 117, PAGE 42 AND IN DEED DATED DECEMBER 10, 1947, RECORDED DECEMBER 16, 1947, IN DEED BOOK 135, PAGE 411.
   NOT A SURVEY MATTER.

COMMONWEALTH OF VIRGINIA
JOHN H. GENTHNER
Lic. No.3081
LAND SURVEYOR

'ALTA/NSPS LAND TITLE SURVEY' OF 2.986 ACRES

FRONTING
STADIUM ROAD
JEFFERSON PARK AVENUE
EMMET STREET
BEING
TAX MAP NUMBERS 16-1, 16-2, 16-3, 16-4, 16-5, 16-8
IN THE CITY OF CHARLOTTESVILLE, VIRGINIA

CITY OF CHARLOTTESVILLE	ALBEMARLE COUNTY, VA
Date: December 16, 2022	Scale: N/A
Sheet 2 of 4	J.N.: 56566
Drawn by: DGT/TEB	Checked by: JCM
Last Revised: June 20, 2024	

VERVE CHARLOTTESVILLE
100 Stadium Road
Charlottesville, VA

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

esg
ARCHITECTURE & DESIGN

500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
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COMMONWEALTH OF VIRGINIA
JOHN C. WILSON
Lic. No. 0402058758
8/7/24
PROFESSIONAL ENGINEER
58108

NOT FOR CONSTRUCTION

FINAL SITE PLAN
02/28/2024

ORIGINAL ISSUE: 02/28/2024

REVISIONS

No.	Description	Date
1	CITY COMMENTS	5/3/24
2	CITY COMMENTS	6/24/24
3	CITY COMMENTS	8/7/24

58108
TIMMONS JOB NUMBER

TIMM DRAWN BY | TIMM CHECKED BY

KEY PLAN

VERVE CHARLOTTESVILLE

EXISTING CONDITIONS

C2.1

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Attachment A-1

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	30.11'	28.25'	15.26'	53°44'49"	S76°28'34"E	27.22'

(1) STORM MANHOLE
TOP = 532.09
10" PVC INV. IN = 527.34
15" RCP INV. IN = 527.19
15" RCP INV. OUT = 527.09

(2) CURB INLET
TOP = 518.21
18" STEEL INV. IN = 513.81
18" RCP INV. OUT = 513.70

(3) STORM MANHOLE
TOP = 517.91
15" CLAY INV. IN = 513.95
15" CLAY INV. OUT = 513.91

(4) CURB INLET
TOP = 517.43
15" CLAY INV. IN = 512.96
15" CLAY INV. OUT = 512.91

(5) GRATE INLET
TOP = 517.44
15" CLAY INV. IN = 512.88
15" CLAY INV. OUT = 512.86
OUTFALL UNKNOWN

(6) GRATE INLET
TOP = 513.34
4" PVC INV. IN = 510.64
12" CMP INV. OUT = 510.56
OUTFALL UNKNOWN

[D] SANITARY MANHOLE
TOP = 526.80
8" TC INV. IN = 523.90
8" TC INV. OUT = 523.85

[E] SANITARY MANHOLE
TOP = 522.25
12" TC INV. IN = 517.74
12" TC INV. OUT = 517.72

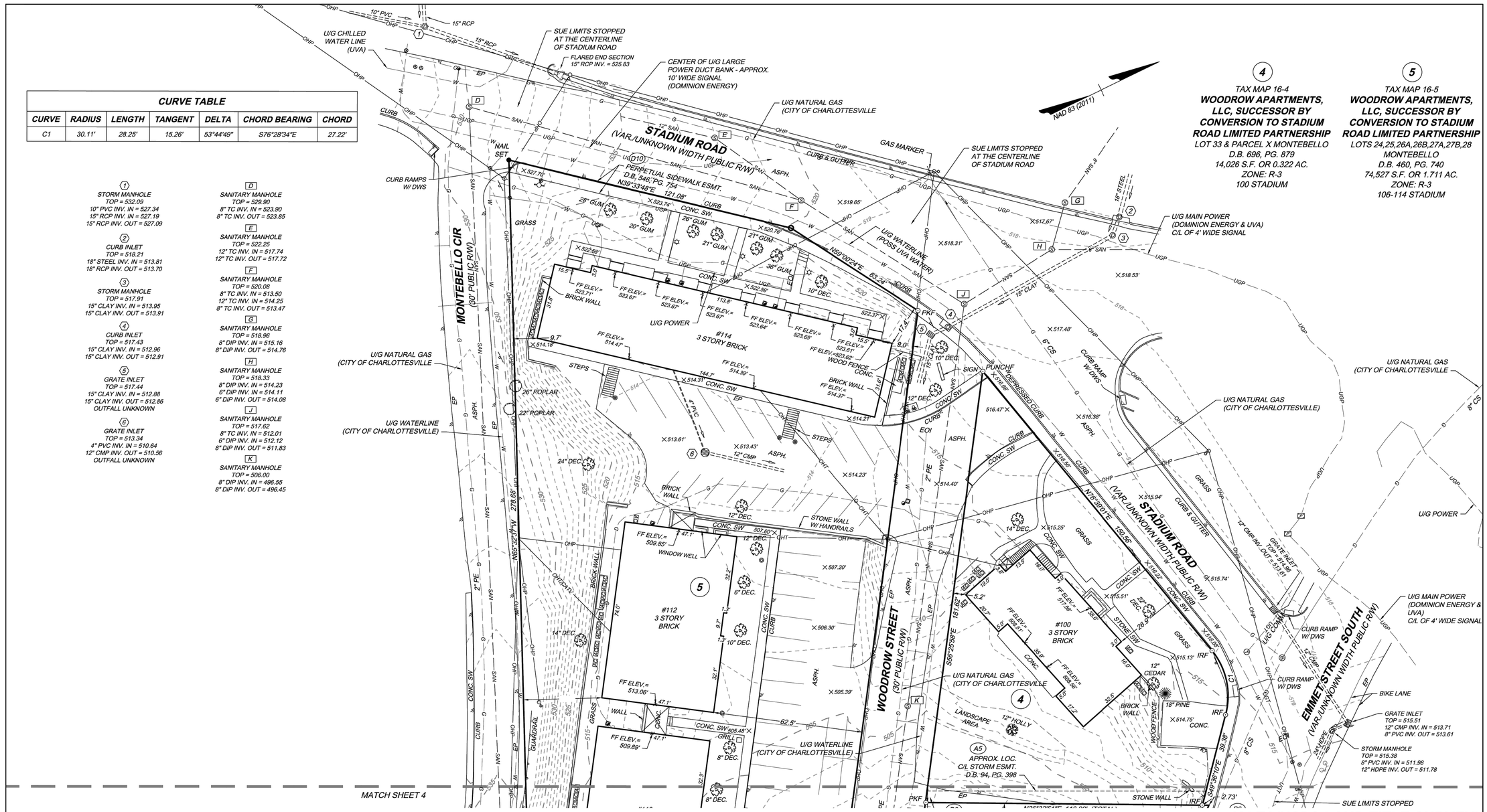
[F] SANITARY MANHOLE
TOP = 520.08
8" TC INV. IN = 513.50
12" TC INV. IN = 514.25
8" TC INV. OUT = 513.47

[G] SANITARY MANHOLE
TOP = 518.96
8" DIP INV. IN = 515.16
8" DIP INV. OUT = 514.76

[H] SANITARY MANHOLE
TOP = 518.33
8" DIP INV. IN = 514.23
6" DIP INV. IN = 514.11
6" DIP INV. OUT = 514.08

[J] SANITARY MANHOLE
TOP = 517.62
8" TC INV. IN = 512.01
6" DIP INV. IN = 512.12
8" DIP INV. OUT = 511.83

[K] SANITARY MANHOLE
TOP = 506.00
8" DIP INV. IN = 496.55
8" DIP INV. OUT = 496.45



4 TAX MAP 16-4
WOODROW APARTMENTS, LLC, SUCCESSOR BY CONVERSION TO STADIUM ROAD LIMITED PARTNERSHIP
LOT 33 & PARCEL X MONTEBELLO
D.B. 696, PG. 879
14,026 S.F. OR 0.322 AC.
ZONE: R-3
100 STADIUM

5 TAX MAP 16-5
WOODROW APARTMENTS, LLC, SUCCESSOR BY CONVERSION TO STADIUM ROAD LIMITED PARTNERSHIP
LOTS 24,25,26A,26B,27A,27B,28
MONTEBELLO
D.B. 460, PG. 740
74,527 S.F. OR 1.711 AC.
ZONE: R-3
106-114 STADIUM

'ALTA/NSPS LAND TITLE SURVEY' OF 2.986 ACRES
FRONTING
STADIUM ROAD
JEFFERSON PARK AVENUE
EMMET STREET
BEING
TAX MAP NUMBERS 16-1, 16-2, 16-3, 16-4, 16-5, 16-8
IN THE CITY OF CHARLOTTESVILLE, VIRGINIA

CITY OF CHARLOTTESVILLE	ALBEMARLE COUNTY, VA
Date: December 16, 2022	Scale: N/A
Sheet 3 of 4	J.N.: 56566
Drawn by: DGT/TEB	Checked by: JCM

Last Revised: June 20, 2024

COMMONWEALTH OF VIRGINIA
JOHN H. GENTHNER
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LAND SURVEYOR

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TIMM CHECKED BY

KEY PLAN

VERVE CHARLOTTESVILLE

EXISTING CONDITIONS

C2.2

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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C2	109.91'	33.67'	16.97'	17°33'02"	S44°12'41"E	33.54'
C3	88.00'	22.63'	11.38'	14°43'53"	S28°04'14"E	22.56'
C4	265.71'	18.65'	9.33'	4°01'14"	S18°41'40"E	18.64'
C5	63.00'	5.25'	2.63'	4°46'22"	S14°17'52"E	5.25'
C6	99.83'	25.94'	13.05'	14°53'25"	S4°27'59"E	25.87'
C7	65.83'	18.69'	9.41'	16°16'04"	S11°06'45"W	18.63'
C8	569.08'	57.41'	28.73'	5°46'48"	S22°08'11"W	57.38'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N2°19'08"E	4.79'
L2	N2°19'08"E	27.63'
L3	N25°03'19"W	22.64'
L4	N39°53'09"W	30.17'
L5	N47°22'13"W	21.05'
L6	N53°17'18"W	21.54'

A
SANITARY MANHOLE
TOP = 838.83'
8" TC INV. IN = 533.52'
8" TC INV. OUT = 533.47'

B
SANITARY MANHOLE
TOP = 537.24'
8" TC INV. IN = 531.44'
8" TC INV. OUT = 531.42'

C
SANITARY MANHOLE
TOP = 535.47'
8" TC INV. IN = 530.49'
8" TC INV. OUT = 530.44'

K
SANITARY MANHOLE
TOP = 506.00'
8" DIP INV. IN = 496.55'
8" DIP INV. OUT = 496.45'

L
SANITARY MANHOLE
TOP = 489.47'
8" DIP INV. IN = 483.81'
8" DIP INV. OUT = 483.75'

M
SANITARY MANHOLE
TOP = 486.66'
4" CI INV. IN=484.46' (NW)
8" TC LINED INV. IN=480.61' (SW)
6" TC LINED INV. IN=480.48' (NE)
8" TC LINED INV. OUT=479.56'

N
SANITARY MANHOLE
TOP = 484.89
8" DIP INV. IN = 478.09'
8" TC LINED INV. IN = 478.49' (W)
8" DIP INV. OUT = 478.07'

7
CURB INLET
TOP = 491.35
15" CMP INV. IN = 487.77
15" CMP INV. OUT = 487.70
ORIGIN UNKNOWN

8
CURB INLET
TOP = 488.63
12" RCP INV. OUT = 486.08

9
GRATE INLET
TOP = 488.94
12" RCP INV. IN = 486.30
(REVERSE FLOW)
15" CMP INV. IN = 485.13
15" RCP INV. OUT = 485.01

10
CURB INLET
TOP = 486.83
12" RCP INV. IN = 479.63
15" RCP INV. IN = 482.48
36" RCP INV. OUT = 482.43

11
GRATE INLET
TOP = 483.21
15" RCP INV. IN = 479.56
36" RCP INV. IN = 479.01
42" RCP INV. OUT = 478.96

12
CURB INLET
TOP = 486.14
12" RCP INV. OUT = 483.25
OUTLET UNKNOWN

13
STORM MANHOLE
TOP = 485.80
BOT. OF STRUC. = 483.10

14
CURB INLET W/GRATE
TOP OF GRATE = 485.30
12" HDPE INV. OUT = 480.78
OUTLET NOT FOUND

15
GRATE INLET
TOP OF GRATE = 501.72
12" CMP INV. OUT = 498.77
OUTLET NOT FOUND

MATCH SHEET 3

MONTEBELLO CIR (30' PUBLIC R/W)

WOODROW STREET (30' PUBLIC R/W)

EMMET STREET SOUTH (VAR./UNKNOWN WIDTH PUBLIC R/W)

JEFFERSON PARK AVENUE (VAR./UNKNOWN WIDTH PUBLIC R/W)

#110 3 STORY BRICK

#108 1 1/2 STORY BRICK

#106 4 STORY BRICK

#102 2 STORY FRAME

#104 1 1/2 STORY STONE

#1705 2 STORY BRICK

TAX MAP 16-09
TRACKSIDE PROPERTIES II, LLC
D.B. 884, PG. 916
ZONE: R-3
1707 JEFFERSON PARK AVE.

N14°59'18"E 47.09'

N26°32'51"E 118.20' (TOTAL)

N26°32'51"E 99.27'

N26°32'51"E 133.32' (TOTAL)

N13°32'54"W 149.72'

N26°14'33"E 106.65'

N26°14'33"E 80.61'

S68°25'59"E 476.67'

S68°25'59"E 89.86'

S68°25'59"E 90.04'

S68°25'59"E 90.10'

S49°38'10"E 2.73'

S22°07'00"E 59.86'

S3°30'00"E 34.52'

S3°42'09"E 46.60'

S22°10'55"E 45.94'

S68°46'30"W 178.67'

S68°46'30"W 149.72'

S68°46'30"W 45.27'

S68°46'30"W 83.0'

S68°46'30"W 23.4'

S68°46'30"W 14.6'

S68°46'30"W 15.0'

S68°46'30"W 67.5'

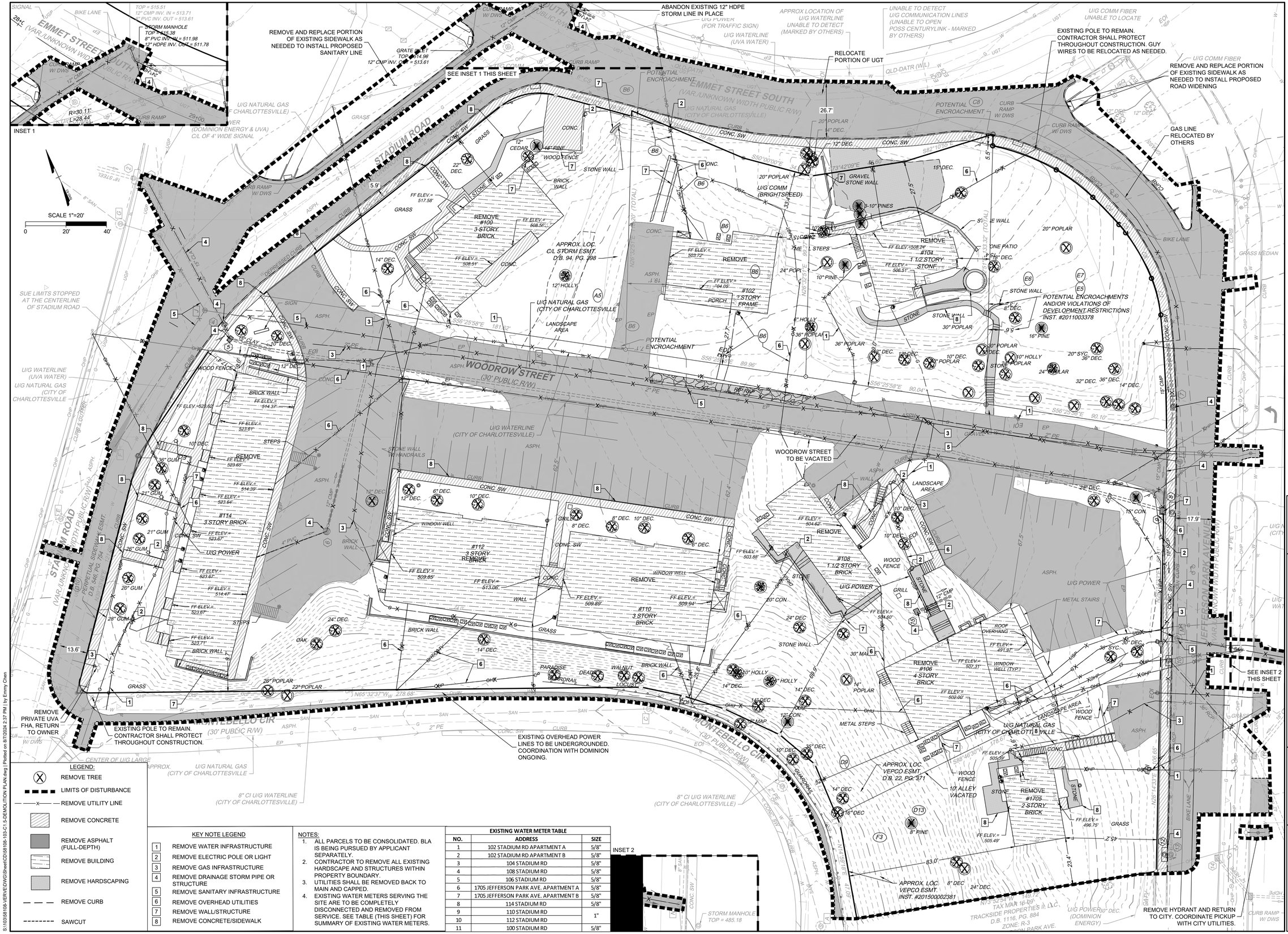
S68°46'30"W 69.9'

S68°46'30"W 39.1'

S68°46'30"W 39.1'

S68°46'30"W 39.1

Attachment A-1



LEGEND:

- REMOVE TREE
- LIMITS OF DISTURBANCE
- REMOVE UTILITY LINE
- REMOVE CONCRETE
- REMOVE ASPHALT (FULL-DEPTH)
- REMOVE BUILDING
- REMOVE HARDSCAPING
- REMOVE CURB
- SAWCUT

KEY NOTE LEGEND

1	REMOVE WATER INFRASTRUCTURE
2	REMOVE ELECTRIC POLE OR LIGHT
3	REMOVE GAS INFRASTRUCTURE
4	REMOVE DRAINAGE STORM PIPE OR STRUCTURE
5	REMOVE SANITARY INFRASTRUCTURE
6	REMOVE OVERHEAD UTILITIES
7	REMOVE WALL/STRUCTURE
8	REMOVE CONCRETE/SIDEWALK

NOTES:

1. ALL PARCELS TO BE CONSOLIDATED. BLA IS BEING PURSUED BY APPLICANT SEPARATELY.
2. CONTRACTOR TO REMOVE ALL EXISTING HARDSCAPE AND STRUCTURES WITHIN PROPERTY BOUNDARY.
3. UTILITIES SHALL BE REMOVED BACK TO MAIN AND CAPPED.
4. EXISTING WATER METERS SERVING THE SITE ARE TO BE COMPLETELY DISCONNECTED AND REMOVED FROM SERVICE. SEE TABLE (THIS SHEET) FOR SUMMARY OF EXISTING WATER METERS.

EXISTING WATER METER TABLE

NO.	ADDRESS	SIZE
1	102 STADIUM RD APARTMENT A	5/8"
2	102 STADIUM RD APARTMENT B	5/8"
3	104 STADIUM RD	5/8"
4	108 STADIUM RD	5/8"
5	106 STADIUM RD	5/8"
6	1705 JEFFERSON PARK AVE. APARTMENT A	5/8"
7	1705 JEFFERSON PARK AVE. APARTMENT B	5/8"
8	114 STADIUM RD	5/8"
9	110 STADIUM RD	1"
10	112 STADIUM RD	
11	100 STADIUM RD	5/8"

S:\103\58108-VERVE\DWG\Sheet\CD\58108-103-C1 5-DEMOLITION PLAN.dwg | Plotted on 8/7/2024 2:37 PM | by Emmy Chen

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KEY PLAN

VERVE CHARLOTTESVILLE

DEMOLITION PLAN

C2.4

EROSION AND SEDIMENT CONTROL NARRATIVE:

PROJECT DESCRIPTION
THIS PROJECT INCLUDES THE DEMOLITION OF MULTIPLE APARTMENT BUILDINGS, SURFACE PARKING, AND ASSOCIATED UTILITY AND DRAINAGE INFRASTRUCTURE, AS WELL AS THE CONSTRUCTION OF A MULTISTORY APARTMENT BUILDING WITH UNDERGROUND PARKING AND THE ASSOCIATED UTILITY AND DRAINAGE INFRASTRUCTURE. THE LIMITS OF DISTURBANCE IS 4.30 ACRES.

ADJACENT PROPERTY
THE PROJECT SITE IS BOUND BY STADIUM ROAD TO THE WEST/NORTHWEST, EMMET STREET TO THE NORTHEAST, JEFFERSON PARK AVENUE TO THE EAST, AND MONTEBELLO CIRCLE TO THE SOUTH.

EXISTING SITE CONDITIONS
THE SITE CURRENTLY CONTAINS MULTIPLE APARTMENT BUILDINGS, AS WELL AS ASSOCIATED PARKING.

OFF-SITE AREAS
THIS PROJECT INCLUDES WORK WITHIN THE ADJACENT ROW. ADDITIONALLY, DEBRIS AND EXCESS SOIL SHALL BE TAKEN TO AN APPROVED LANDFILL SITE.

CRITICAL EROSION AREAS
CRITICAL SLOPES EXIST ADJACENT TO MONTEBELLO CIRCLE. A WAIVER HAS BEEN APPROVED FROM THE CITY TO DISTURB THESE SLOPES.

EROSION AND SEDIMENT CONTROL MEASURES
UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE CURRENT ADDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. THE MINIMUM STANDARDS OF THE VESCH SHALL BE ADHERED TO UNLESS OTHERWISE WAIVED OR APPROVED BY A VARIANCE BY LOCAL AUTHORITIES HAVING JURISDICTION. IT SHALL BE THE CONTRACTORS'S RESPONSIBILITY TO ADHERE TO REQUESTS FROM THE CITY'S E&S INSPECTOR TO ADD OR MODIFY E&S MEASURES DURING CONSTRUCTION.

STORMWATER RUNOFF CONSIDERATIONS
A MAJORITY OF THE STORMWATER RUNOFF WILL BE DIVERTED TO A TEMPORARY SEDIMENT TRAP. THE REST OF THE STORMWATER RUNOFF WILL BE FILTERED BY SILT FENCE AND INLET PROTECTION MEASURES.

STRUCTURAL PRACTICES:
1. TEMPORARY CONSTRUCTION ENTRANCE - 3.02 A TEMPORARY CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT THE LOCATION INDICATED ON THE PLANS. IT IS IMPERATIVE THAT THIS MEASURE BE MAINTAINED THROUGHOUT CONSTRUCTION. ITS PURPOSE IS TO REDUCE THE AMOUNT OF MUD TRANSPORTED ONTO PAVED PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF.
2. STORM DRAIN INLET PROTECTION - 3.07 STONE FILTERS SHALL BE PLACED AT THE INLET OF ALL DRAINAGE STRUCTURES AS INDICATED ON PLANS. ITS PURPOSE IS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAINAGE SYSTEM PRIOR TO PERMANENT STABILIZATION.
3. DUST CONTROL - 3.39 DUST CONTROL IS TO BE USED THROUGH THE SITE IN AREAS SUBJECT TO SURFACE AND AIR MOVEMENT.
4. SILT FENCE - 3.05-2 EXTRA STRENGTH FILTER CLOTH SEDIMENT BARRIERS THAT SHALL BE INSTALLED DOWNSLOPE OF DISTURBED AREAS WITH MINIMAL GRADES TO FILTER SEDIMENT-LADEN RUNOFF FROM SHEET FLOW AS INDICATED. ITS PURPOSE IS TO INTERCEPT SMALL AMOUNTS OF SEDIMENT FROM DISTURBED AREAS AND PREVENT SEDIMENT FROM LEAVING THE SITE.
5. SUPER SILT FENCE - 3.05-1 WIRE SUPPORTED, STANDARD-STRENGTH FILTER CLOTH SEDIMENT BARRIERS THAT SHALL BE INSTALLED DOWNSLOPE OF DISTURBED AREAS WITH MINIMAL GRADES TO FILTER SEDIMENT-LADEN RUNOFF FROM SHEET FLOW AS INDICATED. SIMILAR TO SILT FENCE, ITS PURPOSE IS TO INTERCEPT AND PREVENT SMALL AMOUNTS OF SEDIMENT FROM DISTURBED AREAS FROM LEAVING THE SITE.
6. SEDIMENT TRAP - 3.13 A TEMPORARY BARRIER OR DAM WITH A CONTROLLED STORMWATER RELEASE TO DETAIN SEDIMENT-LADEN RUNOFF FROM DISTURBED AREAS IN "WET" AND "DRY" STORAGE LONG ENOUGH FOR THE MAJORITY OF SEDIMENT TO SETTLE OUT.
   6.1 MAINTENANCE OF SEDIMENT TRAP - INSPECT TRAP EMBANKMENT WEEKLY TO ENSURE IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED DURING CONSTRUCTION ACTIVITIES. THE TRAP SHALL BE CHECKED AFTER EVERY RAINFALL EVENT. ONCE THE SEDIMENT HAS REACHED THE DESIGNATED CLEANOUT LEVEL IT SHALL BE REMOVED AND PROPERLY DISPOSED OF.
7. TEMPORARY DIVERSION DIKE - 3.09 A TEMPORARY RIDGE OF COMPACTED SOIL TO DIVERT WATER AWAY FROM A DISTURBED AREA.

VEGETATIVE PRACTICES:
1. TOPSOIL (TEMPORARY STOCKPILE) - 3.30 TOPSOIL SHALL BE STRIPPED FROM AREAS TO BE GRADED AND STOCKPILED FOR LATER SPREADING. STOCKPILE LOCATIONS SHALL BE LOCATED ONSITE AND SHALL BE STABILIZED WITH TEMPORARY SILT FENCE AND VEGETATION.
2. TEMPORARY SEEDING - 3.31 ALL DENUDED AREAS WHICH WILL BE LEFT DORMANT FOR MORE THAN 14 DAYS SHALL BE SEEDED WITH FAST GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING OF THOSE AREAS. SELECTION OF THE SEED MIXTURE SHALL DEPEND ON THE TIME OF YEAR IT IS APPLIED.
3. PERMANENT SEEDING - 3.32 FOLLOWING GRADING ACTIVITIES, ESTABLISH PERENNIAL VEGETATIVE COVER BY PLANTING SEED TO REDUCE EROSION, STABILIZE DISTURBED AREAS, AND ENHANCE NATURAL BEAUTY.
4. SOIL STABILIZATION BLANKETS & MATTING - 3.36 A PROTECTIVE COVERING BLANKET OR SOIL STABILIZATION MAT SHALL BE INSTALLED ON PREPARED PLANTING AREAS OF CHANNELS TO PROTECT AND PROMOTE VEGETATION ESTABLISHMENT AND REINFORCE ESTABLISHED TURF.

MANAGEMENT STRATEGIES
1. PROVIDE SEDIMENT TRAPPING MEASURES AS A FIRST STEP IN GRADING, SEED AND MULCH IMMEDIATELY FOLLOWING INSTALLATION.
2. PROVIDE TEMPORARY SEEDING OR OTHER STABILIZATION IMMEDIATELY AFTER GRADING.
3. ISOLATE TRENCHING FOR UTILITIES AND DRAINAGE FROM DOWNSTREAM CONVEYANCES IN ORDER TO MINIMIZE PERIMETER CONTROLS.
4. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THEY ARE NO LONGER REQUIRED TO COMPLY WITH THE CONTRACT DOCUMENTS OR STATE LAW.

PERMANENT STABILIZATION
ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISHED GRADING. SEEDING SHALL BE IN ACCORDANCE WITH STD. & SPEC. 3.32, PERMANENT SEEDING. SEED TYPE SHALL BE AS SPECIFIED FOR "MINIMUM CARE LAWNS" AND "GENERAL SLOPES" IN THE HANDBOOK FOR SLOPES LESS THAN 3:1. FOR SLOPES GREATER THAN 3:1, SEED TYPE SHALL BE AS SPECIFIED FOR "LOW MAINTENANCE SLOPES" IN TABLE 3.32-D OF THE HANDBOOK. FOR MULCH (STRAW OR FIBER) SHALL BE USED ON ALL SEEDED SURFACES. IN ALL SEEDING OPERATIONS SEED, FERTILIZER AND LIME SHALL BE APPLIED PRIOR TO MULCHING.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

ES-1: UNLESS OTHERWISE INDICATED, CONSTRUCT AND MAINTAIN ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS.

ES-2: THE CONTROLLING EROSION AND SEDIMENT CONTROL AUTHORITY WILL MAKE A CONTINUING REVIEW AND EVALUATION OF THE METHODS AND EFFECTIVENESS OF THE EROSION CONTROL PLAN.

ES-3: PLACE ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO OR AS THE FIRST STEP IN CLEARING, GRADING, OR LAND DISTURBANCE.

ES-4: MAINTAIN A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN ON THE SITE AT ALL TIMES.

ES-5: PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFFSITE BORROW OR WASTE AREA), SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE ARCHITECT/ENGINEER AND THE CONTROLLING EROSION AND SEDIMENT CONTROL AUTHORITY FOR REVIEW AND ACCEPTANCE.

ES-6: PROVIDE ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE RESPONSIBLE LAND DISTURBER. (MODIFIED NOTE)

ES-7: ALL DISTURBED AREAS SHALL DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND-DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT.

ES-8: DURING DEWATERING OPERATIONS, PUMP WATER INTO AN APPROVED FILTERING DEVICE, ENSURE THAT PUMP INLET IS KEPT ABOVE SETTLED SEDIMENT.

ES-9: INSPECT ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RUNOFF- PRODUCING RAINFALL EVENT. MAKE ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES IMMEDIATELY.

MINIMUM STANDARDS:

AN EROSION AND SEDIMENT CONTROL PROGRAM ADOPTED BY A DISTRICT OR LOCALITY MUST BE CONSISTENT WITH THE FOLLOWING CRITERIA, TECHNIQUES AND METHODS:

MS-1. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

MS-2. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

MS-3. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.

MS-4. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.

MS-5. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.

MS-6. SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN.

A. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT TRAP SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA AND THE TRAP SHALL ONLY CONTROL DRAINAGE AREAS LESS THAN THREE ACRES.

B. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT BASIN SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA. THE OUTFALL SYSTEM SHALL, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A 25-YEAR STORM OF 24-HOUR DURATION. RUNOFF COEFFICIENTS USED IN RUNOFF CALCULATIONS SHALL CORRESPOND TO A BARE EARTH CONDITION OR THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS UTILIZED.

MS-7. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.

MS-8. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.

MS-9. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.

MS-10. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

MS-11. BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.

MS-12. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.

MS-13. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.

MS-14. ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.

MS-15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.

MS-16. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:

A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.

B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.

C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.

D. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.

E. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.

F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

MS-17. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.

MS-18. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

MS-19. PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE STANDARDS AND CRITERIA LISTED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, CHAPTER 8 PAGES 20-24.

SOILS INFORMATION:

91 - URBAN LAND, 0 TO 25 PERCENT SLOPES. HYDROLOGIC SOIL GROUP D.
121B - CULPEPER - URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES. HYDROLOGIC SOIL GROUP B.
121C - CULPEPER - URBAN LAND COMPLEX, 7 TO 15 PERCENT SLOPES. HYDROLOGIC SOIL GROUP B.
171D - RABUN - URBAN LAND COMPLEX, 15 TO 25 PERCENT SLOPES. HYDROLOGIC SOIL GROUP B.

NOTE:
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ADHERE TO REQUESTS FROM THE CITY'S E&S INSPECTOR TO ADD OR MODIFY E&S MEASURES DURING CONSTRUCTION.

SEQUENCE OF CONSTRUCTION:

*PERMISSION SHALL BE OBTAINED BY THE CITY E&S INSPECTOR PRIOR TO MOVING TO THE NEXT PHASE OF THE E&S PLAN.

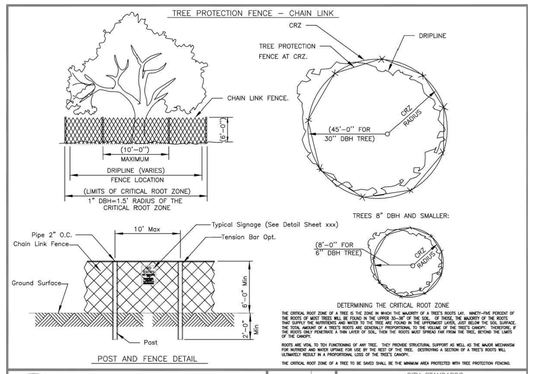
PHASE I - SHEET C3.3
1. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE CITY OF CHARLOTTESVILLE E&S INSPECTOR, CONTRACTOR, OWNER, AND ENGINEER. THIS MEETING SHALL TAKE PLACE ON SITE. THE CITY SHALL BE NOTIFIED 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE THE PRE-CONSTRUCTION MEETING.
2. FLAG LIMITS OF DISTURBANCE AS INDICATED ON SHEET C3.3.
3. INSTALL CHAIN LINK SAFETY FENCE AND ALL PERIMETER CONTROLS (SILT FENCE, SUPER SILT FENCE, AND SILT FENCE BREAKS) AS INDICATED ON SHEET C3.3.
4. INSTALL INLET PROTECTION AS INDICATED ON SHEET C3.3
5. INSTALL CONSTRUCTION ENTRANCES AS INDICATED ON SHEET C3.3. EXISTING ENTRANCE ASPHALT TO BE UTILITIZED TO THE MAXIMUM EXTENT PRACTICAL WITH CONSTRUCTION ENTRANCES SAW CUT INTO EXISTING ASPHALT, AS THERE WILL BE MINIMAL TO NO LAND DISTURBANCE IN THIS PHASE. VEHICLE WASH AREA IS TO BE PROVIDED IN LIEU OF A WASH RACK TO DIRECT WASH WATER TO A PROTECTED INLET. ANY SEDIMENT TRACKED OFF SITE SHALL BE CLEANED BY THE END OF THE DAY. INSTALL RIGHT-OF-WAY DIVERSIONS AS A MOUNTABLE BERM TO CAPTURE RUNOFF AND DIRECT IT TO PROTECTED INLETS AND/OR SEDIMENT TRAPS. INSTALL CONCRETE WASHOUT.
6. PRESERVE AREAS OF EXISTING ASPHALT FOR CONTRACTOR STAGING AND STORAGE AREAS AS INDICATED ON SHEET C3.3.
7. CONTRACTOR TO BEGIN INSTALLING PERMANENT SANITARY SEWER AND STORMWATER REROUTING AROUND THE SITE DURING THIS PHASE. THIS WORK WILL CONTINUE INTO PHASE II. PERFORM DEMOLITION AND REPAVING OPERATIONS AS NEEDED WITHIN THE RIGHT-OF-WAY AND COORDINATE WITH CITY TO MINIMIZE TRAFFIC IMPACT AND INTERRUPTIONS.
8. DEMOLISH EXISTING BUILDINGS TO GRADE, LEAVING FOUNDATIONS AND GROUND-LEVEL SLABS IN PLACE WITH POSITIVE DRAINAGE TOWARDS PROTECTED INLETS AND/OR PERIMETER CONTROLS.*

PHASE II - SHEET C3.4
4. DEMOLISH ONLY ASPHALT REQUIRED TO INSTALL SEDIMENT TRAP #1. EXCAVATE AND INSTALL SEDIMENT TRAP, AS WELL AS ASSOCIATED DIVERSION DIKES AS INDICATED ON SHEET C3.4, UTILIZING ADJACENT CONSTRUCTION ENTRANCE FOR ANY SPOILS REQUIRED TO BE HAULED OFF SITE.
5. INSTALL SHEETING AND SHORING (DESIGNED BY CONTRACTOR) IN PHASED APPROACH AS INDICATED ON SHEET C3.4. MAINTAIN EXISTING RETAINING WALLS AS INDICATED ON SHEET C3.4. INSTALL CLEAN WATER DIVERSION AS INDICATED ON SHEET C3.4 UPSTREAM OF SHEETING AND SHORING TO DIRECT UPSTREAM RUNOFF TO PROTECTED INLET.
6. FOLLOWING INSTALLATION OF SHEETING AND SHORING, INSTALL DRAINAGE PIPES AND STRUCTURES AS INDICATED ON SHEET C3.4. INSTALL TEMPORARY SLOPE DRAIN TO CONVEY DRAINAGE TO PROTECTED INLET. ALL STORMWATER PIPING AND STRUCTURES SHALL BE INSPECTED FOR SILT/SEDIMENT. IF PRESENT, SILT/SEDIMENT SHALL BE CLEANED OUT FROM THE SYSTEM TO THE SATISFACTION OF THE CITY E&S INSPECTOR. INSTALL INLET PROTECTION WHEN STORMWATER STRUCTURES ARE INSTALLED PER SHEET C3.4.
7. AS DEMOLITION CONTINUES, CONTRACTOR IS TO ENSURE THAT ALL RUNOFF DRAINS TOWARDS INLET PROTECTION, SEDIMENT TRAPS, OR PERIMETER CONTROLS PRIOR TO LEAVING THE PROPERTY. AFTER ALL E&S MEASURES SHOWN ON SHEET C3.4 AND LISTED ABOVE ARE INSTALLED AND INSPECTED BY THE CITY E&S INSPECTOR, THE CONTRACTOR CAN BEGIN DEMOLITION OF EXISTING BUILDING SLABS/FOUNDATIONS AND THE REMAINDER OF THE SITE ASPHALT, CONCRETE, AND UTILITIES INDICATED ON SHEET C2.1. **NOTE: PRIOR TO DEMOLITION OF EXISTING SANITARY SEWER IN WOODROW STREET, THE NEW SANITARY SEWER SYSTEM AROUND THE SITE MUST BE INSTALLED AND FULLY OPERATIONAL.**
8. AFTER DEMOLITION, CONTRACTOR MAY BEGIN EXCAVATION TO A SHALLOW EXTENT AS INDICATED ON SHEET C3.4. AS EXCAVATION PROGRESSES, INSTALL ADJACENT DIVERSION DIKES AND TEMPORARY SLOPE DRAIN TO DIRECT DRAINAGE TO SEDIMENT TRAP #1. SEDIMENT TRAP SHALL REMAIN OPERATIONAL WITH GRADING AND EXCAVATION DURING THIS PHASE FOR OVERLAND RELIEF VIA THE STONE OUTLET WEIR TO THE PROTECTED INLET IMMEDIATELY DOWNSTREAM. CONTRACTOR MAY STOCKPILE EXCESS SOIL IN THE AREA INDICATED ON SHEET C3.4 OR HAUL EXCESS SOIL OFFSITE FOR PROPER DISPOSAL WHILE MAINTAINING POSITIVE DRAINAGE TOWARDS SEDIMENT TRAP.
7. INSPECT SUPER SILT FENCE AND SEDIMENT TRAPS DAILY TO ENSURE THAT THEY ARE FUNCTIONING AS DESIGNED. ADDITIONAL MEASURES OR MODIFICATIONS TO EXISTING MEASURES MAY BE REQUESTED BY CITY E&S INSPECTOR TO ENSURE THAT SEDIMENT-LADEN RUNOFF DOES NOT EXIT THE SITE.
8. AT THE POINT WHEN CONTRACTOR IS READY TO INSTALL THE REMAINDER OF THE SHEETING AND SHORING AND NEEDS TO LOWER THE SEDIMENT TRAP TO MAINTAIN POSITIVE DRAINAGE, THE CONTRACTOR IS TO CALL THE CITY E&S INSPECTOR TO PROCEED TO PHASE III. SANITARY SEWER AND STORM REROUTING WITHIN THE RIGHT-OF-WAY MUST BE COMPLETE AND OPERATIONAL PRIOR TO MOVING ONTO PHASE III.*

PHASE III - SHEET C3.5
1. INSTALL PORTABLE STORAGE TANK, DISCHARGE PUMP, AND DEWATERING STRUCTURE AS INDICATED ON SHEET C3.5. UTILIZE SUMP PIT TO COLLECT DRAINAGE UPSTREAM OF EXCAVATION AND PUMP TO PORTABLE STORAGE TANK. SUMP PIT MAY MOVE AS CONSTRUCTION PROGRESSES IN THIS PHASE BUT MUST REMAIN OPERATIONAL, AND CONTRACTOR MUST CONTINUE TO DIRECT DRAINAGE AREA TO SUMP PIT.
2. COMPLETE SHEETING AND SHORING (DESIGNED BY CONTRACTOR) WHILE PERFORMING THE CUT ON SITE, EXCAVATING THE BELOW-GRADE PORTION OF THE PARKING GARAGE AND NEARING FINAL GRADES IN AREAS INDICATED ON SHEET C3.5. MAINTAIN DRAINAGE TO SEDIMENT TRAP AS INDICATED ON SHEET C3.5. AS EXCAVATION PROCEEDS, TRANSITION SEDIMENT TRAP #1 TO A SUMP PIT (TO BE PUMPED TO PORTABLE STORAGE TANK) AS INDICATED ON SHEET C3.5 AND PROPERLY STOCKPILE OR DISPOSE OF EXCESS MATERIAL OFFSITE.
3. CONTINUE TO DEMOLISH EXISTING UTILITIES AND INFRASTRUCTURE AS NECESSARY DURING EXCAVATION OPERATIONS. MAINTAIN POSITIVE DRAINAGE TO SEDIMENT TRAP/SUMP PITS. WHEN EXCAVATION WITHIN PROPOSED BUILDING FOOTPRINTS IS COMPLETE TO FINAL GRADE, CONTRACTOR MAY BEGIN FOUNDATION WORK AND STONE THE FLOOR OF EACH BUILDING TO STABILIZE.
4. INSTALL STORM SEWER SYSTEM DOWNSTREAM OF STORM VAULT CONNECTION POINTS STARTING AT STORM STRUCTURE 100 AND WORKING UPSTREAM TO STRUCTURE "VAULT OUT".
5. ONCE EXCAVATION IS COMPLETE TO FINAL GRADE, CONTRACTOR TO BEGIN CONSTRUCTING LOWER LEVEL SLABS AND INSTALLATION OF STORMWATER VAULT. A BMP PRE-CONSTRUCTION MEETING WITH THE CITY OF CHARLOTTESVILLE E&S INSPECTOR, CONTRACTOR, AND ENGINEER IS REQUIRED PRIOR TO BEGINNING INSTALLATION OF THE STORMWATER DETENTION VAULT.
6. CONTRACTOR MUST CONTACT CITY INSPECTOR PRIOR TO DRAWDOWN OF SUMP PUMP PIT WITHIN BUILDING FOOTPRINT BELOW THE MARKED WET STORAGE ELEVATION FOR CRITICAL WORK IN THE PROXIMITY OF THE PIT SUCH AS INSTALLATION OF ADJACENT FOOTERS. CONTRACTOR MAY STONE THE AREA AS PRACTICAL TO STABILIZE AND PLACE BASE STONE BENEATH FUTURE SLAB POURS WHILE WORKING IN THE AREA TO REDUCE SEDIMENT LOADING TO THE DEWATERING PIT AND DECREASE THE SIZE AS APPROVED BY THE CITY E&S INSPECTOR.
7. AS AREA UPSTREAM OF SEDIMENT TRAP/SUMP PIT IS STABILIZED, SIZE OF SEDIMENT TRAP/SUMP PIT MAY BE REDUCED AT A REDUCTION RATE NO GREATER THAN 134 CY PER AC STABILIZED. ONCE THE ENTIRE AREA UPSTREAM OF THE SEDIMENT TRAP/SUMP PIT IS STABILIZED, THE DEWATERING PUMP MAY BE RELOCATED TO ANOTHER LOCATION AS NEEDED TO DEWATER THE STABILIZED PIT (SUCH AS AN ELEVATOR PIT WHERE THE WATER WILL NATURALLY POOL). CONTRACTOR MUST CONTACT THE CITY INSPECTOR PRIOR TO PUMPING BELOW THE REQUIRED WET STORAGE ELEVATION VISUALLY MARKED ON THE PIPE IN THE SUMP PIT.
8. CONTRACTOR TO PROCEED WITH BUILDING CONSTRUCTION UP TO GRADE. AT SUCH TIME WHEN THE CONCRETE SLABS OF THE BUILDINGS HAVE POSITIVE OVERLAND RELIEF TO PERIMETER CONTROLS AND PROTECTED INLETS, THE DEWATERING PUMP AND DEWATERING STRUCTURE MAY BE REMOVED. CONTRACTOR IS TO CALL FOR CITY INSPECTION AND RECEIVE WRITTEN APPROVAL FROM THE CITY PRIOR TO PROCEEDING WITH THE REMOVAL OF THE DEWATERING STRUCTURE AND DEWATERING PUMP.*

PHASE IV - SHEET C3.6
1. VERTICAL BUILDING CONSTRUCTION IS ONGOING THROUGHOUT THIS PHASE. PORTABLE SEDIMENT TANK TO REMAIN DURING THIS PHASE. CONTRACTOR TO UTILIZE FOR ANY DISTURBANCE WITHIN THE BUILDING COURTYARD. DISHARGE TO BE PUMPED TO PROTECTED INLET AS INDICATED ON SHEET C3.6.
2. ROUGH GRADE PROJECT AREA OUTSIDE OF BUILDING FOOTPRINTS. DIRECT RUNOFF TOWARDS PROTECTED INLETS AND PERIMETER EROSION CONTROL MEASURES.
3. APPLY SOIL STABILIZATION BLANKETS FOR ALL SLOPES THAT EXCEED 3:1 AS FINAL GRADE IS REACHED.
4. INSTALL SITE UTILITIES AND STORMWATER PIPING/STRUCTURES AS INDICATED ON SHEET C3.6. ALL STORMWATER PIPING AND STRUCTURES SHALL BE INSPECTED FOR SILT/SEDIMENT. IF PRESENT, SILT/SEDIMENT SHALL BE CLEANED OUT FROM THE SYSTEM TO THE SATISFACTION OF THE CITY E&S INSPECTOR. INSTALL INLET PROTECTION WHEN STORMWATER STRUCTURES ARE INSTALLED PER SHEET C3.6.
5. SEED ALL DENUDED AREAS PER VESCH STANDARDS.*

PHASE V - SHEET C3.7
1. FINE GRADE PROJECT AREA AND INSTALL SITE WALLS, STAIRS, AND HARDSCAPE. COMPLETE STREETSCAPE REPAIRS AND INSTALLATION OF NEW CONCRETE SIDEWALK/BIKE PATH ALONG STADIUM ROAD, EMMET STREET SOUTH, AND MONTEBELLO CIRCLE. STONE VEHICULAR AREAS AND POUR CURB FOLLOWED BY PAVING.
2. APPLY PERMANENT SOIL STABILIZATION WITHIN SEVEN DAYS AFTER FINAL GRADE IS ACHIEVED. MULCH AND SEED ALL AREAS TO BE GRASS IN FINAL CONDITION AS SOON AS FINAL GRADE IS ACHIEVED. PREVIOUSLY-PAVED AREAS SHALL BE ROTOTILLED WITH 6" OF AMENDED TOP S

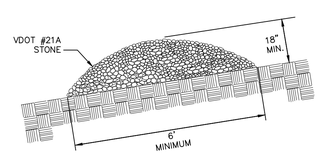


CITY OF CHARLOTTESVILLE

CITY STANDARDS

TREE PROTECTION DETAIL – CHAIN LINK FENCE

REVISION | DATE | SCALE: N.T.S. | STANDARD NUMBER: XX–1

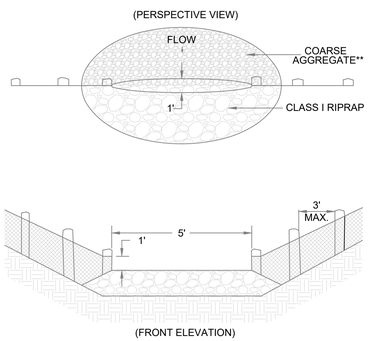


TYPICAL GRAVEL STRUCTURE

RWD | 3.11-1

TEMPORARY RIGHT-OF-WAY DIVERSION

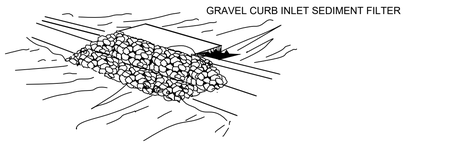
No Scale

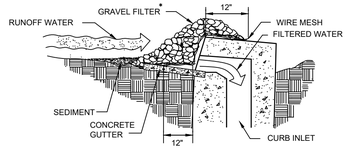


NOTE: INSTALL SILT FENCE BREAK AT LOW IN FENCE LINE
**COARSE AGGREGATE SHALL BE VDOT #3 OR #57 STONE

SILT FENCE BREAK

No Scale





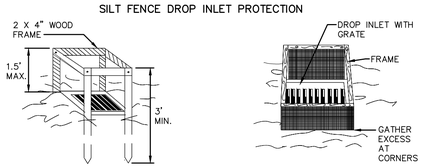
* GRAVEL SHALL BE VDOT #3, #357 OR 5 COARSE AGGREGATE.

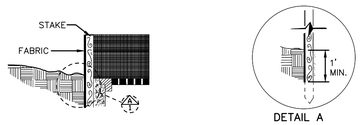
SPECIFIC APPLICATION: THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

IP | 3.07- 6

STORMWATER INLET PROTECTION

No Scale





SPECIFIC APPLICATION
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPE NO GREATER THAN 5%) WHERE THE INLET SHEET OR OVERLAND FLOWS (NOT EXCEEDING 1 C.F.S.) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

IP | 3.07-1

STORM DRAIN INLET PROTECTION

No Scale

ERNST CONSERVATION SEEDS
RIGHT-OF-WAY NON-NATIVE WOODS MIX - ERNMX-132

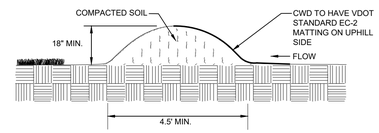
PRICE/LB	BOTANICAL NAME	COMMON NAME	
30.00%	*FESTUCA RUBRA*	CREEPING RED FESCUE	1.90
20.00%	*LOLIUM PERENNE, 'FASTBALL RGL'*	PERENNIAL RYEGRASS, 'FASTBALL RGL' (TURF TYPE)	1.85
20.00%	*PHLEUM PRATENSE, 'CLIMAX'*	TIMOTHY, 'CLIMAX'	1.20
12.00%	*TRIFOLIUM HYBRIDUM*	ALSIKE CLOVER	3.25
10.00%	*AGROSTIS PERENNANS, ALBANY PINE BUSH - NY ECOTYPE*	AUTUMN BENTGRASS, ALBANY PINE BUSH - NY ECOTYPE	14.00
8.00%	*AGROSTIS ALBA*	REDTOP	8.00
100%		MIX PRICE/LB BULK:	$3.61

SEEDING RATE: 40-60 LB PER ACRE
WOODLAND OPENINGS

THE SHADE-TOLERANT GRASSES AND CLOVER ARE GOOD FOR WOODLAND OPENINGS AND PARTIALLY SHADED SITES. MIX FORMULATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE DEPENDING ON THE AVAILABILITY OF EXISTING AND NEW PRODUCTS. WHILE THE FORMULA MAY CHANGE, THE GUIDING PHILOSOPHY AND FUNCTION OF THE MIX WILL NOT.

SLOPE STABILIZATION SEED MIX

No Scale

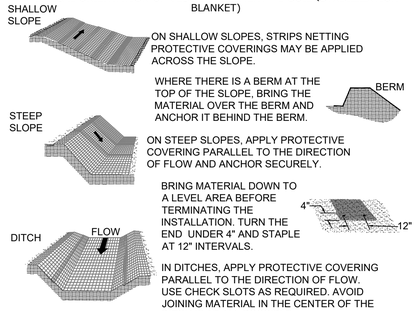


DD | CWD | 3.09-1

TEMPORARY DIVERSION DIKE

No Scale

TYPICAL ORIENTATION OF VESCH TREATMENT - 1 SOIL (STABILIZATION BLANKET)



BM | 3.36-1

SOIL STABILIZATION BLANKET (TREATMENT-1)

No Scale

TABLE 3.31-B
ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS
"QUICK REFERENCE FOR ALL REGIONS"

PLANTING DATES	SPECIES	RATE (LBS./ACRE)
SEPT. 1 - FEB. 15	50/50 MIX OF ANNUAL RYEGRASS (LOLIUM MULTI-FLORUM) & CEREAL (WINTER) RYE (SECALE CEREALE)	50-100
FEB. 16 - APR. 30	ANNUAL RYEGRASS (LOLIUM MULTI-FLORUM)	60-100
MAY 1 - AUG. 31	GERMAN MILLET (SETARIA ITALICA)	50

PS | 3.31

TEMPORARY SEEDING PLANT MATERIALS

No Scale

TABLE 3.32-D
SITE SPECIFIC SEEDING MIXTURES FOR PIEDMONT AREA

	TOTAL LBS. PER ACRE
MINIMUM CARE LAWN	
COMMERCIAL OR RESIDENTIAL	175-200 LBS.
KENTUCKY 31 OR TURF-TYPE TALL FESCUE	90-100%
IMPROVED PERENNIAL RYEGRASS	0-5%
KENTUCKY BLUEGRASS	0-5%
GENERAL SLOPE (3:1 OR LESS)	
KENTUCKY 31 FESCUE	128 LBS.
RED TOP GRASS	2 LBS.
SEASONAL NURSE CROP *	20 LBS.
	150 LBS.
LOW-MAINTENANCE SLOPE (STEEPER THAN 3:1)	
* SEE SLOPE STABILIZATION SEED MIX	

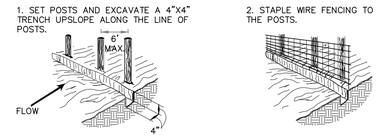
* USE SEASONAL NURSE CROP IN ACCORDANCE WITH SEEDING DATES AS STATED BELOW:
FEBRUARY 16TH THROUGH APRIL..... ANNUAL RYE
MAY 1ST THROUGH AUGUST 15TH..... FOXTAIL MILLET
AUGUST 16TH THROUGH OCTOBER..... ANNUAL RYE
NOVEMBER THROUGH FEBRUARY 15TH..... WINTER RYE

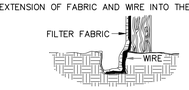
** SUBSTITUTE SERICEA LESPEDEZA FOR CROWNVETCH EAST OF FARMVILLE, VA (MAY THROUGH SEPTEMBER USE HULLED SERICEA, ALL OTHER PERIODS, USE UNHULLED SERICEA). IF FLATPEA IS USED IN LIEU OF CROWNVETCH, INCREASE RATE TO 30 LBS./ACRE. ALL LEGUME SEED MUST BE PROPERLY INOCULATED. WEEPING LOVEGRASS MAY BE ADDED TO ANY SLOPE OR LOW-MAINTENANCE MIX DURING WARMER SEEDING PERIODS; ADD 10-20 LBS./ACRE IN MIXES.

TS | 3.32

PERMANENT SEEDING MIX FOR PIEDMONT AREA

No Scale

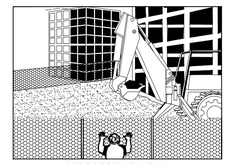


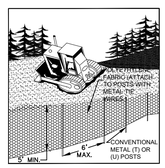


SF | 3.05-1

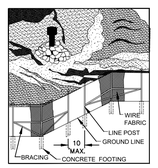
SILT FENCE (WITH WIRE SUPPORT)

No Scale





PERSPECTIVE VIEW
PLASTIC FENCE

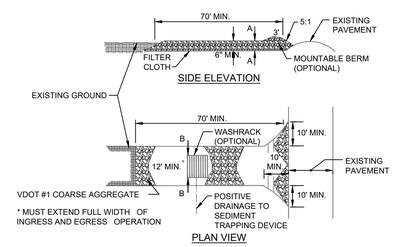


PERSPECTIVE VIEW
METAL FENCE

SAF | 3.10

CHAIN LINK SAFETY FENCE

No Scale



CE | 3.02

STONE CONSTRUCTION ENTRANCE

No Scale

S:\110\58108-VERVE\DWG\Sheet\CD\58108-103-C3.0 - EROS.dwg | Plotted on 8/7/2024 2:38 PM | by Emmy Chen

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100 Stadium Road
Charlottesville, VA

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500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

COMMONWEALTH OF VIRGINIA
JOHN C WILSON
Lic. No. 0402058758
8/7/24
PROFESSIONAL ENGINEER
58108

NOT FOR CONSTRUCTION

FINAL SITE PLAN
02/28/2024

ORIGINAL ISSUE: 02/28/2024

REVISIONS

No.	Description	Date
1	CITY COMMENTS	5/3/24
2	CITY COMMENTS	6/24/24
3	CITY COMMENTS	8/7/24

58108
TIMMONS JOB NUMBER

TIMM DRAWN BY | TIMM CHECKED BY

KEY PLAN

VERVE CHARLOTTESVILLE

EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

C3.1

DEWATERING PUMP RATE CALCULATIONS

PUMP SUMP PIT DRY STORAGE VOLUME = 118.9 CY = 3,210 CF

DEWATERING VOLUME = PUMP DISCHARGE (GPM) X 16
$(\frac{2210}{16}) = 200$ GPM (MAXIMUM ALLOWABLE)

DEWATERING PUMP SHALL BE LIMITED TO A MAXIMUM OF 200 GPM. DIRTBAG FILTERING CAPACITY EXCEEDS THE MAXIMUM PUMP DISCHARGE RATE.

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608 Preston Avenue
Suite 200
Charlottesville, VA 22903

P 434.295.5624
F 434.295.8317
www.timmons.com

August 7, 2024

David Frazier
City of Charlottesville
Dept. of Public Works
PO Box 911
Charlottesville, VA 22902

RE: VESCH Plate 3.26-3, Straw Bale/Silt Fence Pit Variance Request, Verve

Mr. Frazier:

This letter is to request a variance in using the VESCH Plate 3.26-3, Straw Bale/Silt Fence Pit as specified in the 1992 Virginia Erosion and Sediment Control Handbook. Our modified approach is included on the next page, and as described below.

The purpose of this variance is to enhance and modernize the approach and implementation of VESCH Plate 3.26-3 (1992 standard) with current industry technology and ubiquitous practices. The typical size reduction of the straw bale/silt fence pit attained with this modification is not the only positive benefit to the modification and is not the only reason for the request. In fact, on this project the size reduction is not necessary and is merely a byproduct to the enhanced approach. The smaller size does aid on this project in being able to place the dewatering structure in the optimal location for best management practices on this project to create a series of filtration with multiple practices.

The primary purpose of this variance request is to improve upon the functionality of the VESCH standard practice with current technology. It is expected the filtering efficiency of this modified practice will exceed the VESCH standard Plate 3.26-3 by integrating current construction sediment trapping technology like the "Dirtbag".

We propose to construct a dewatering structure which consists of a "Dirtbag" sediment filtration system (or approved equivalent), set within a modified Straw Bale/Silt Fence Pit. The specific modifications to the pit standard are to remove the riprap at the pumped inflow as the hard connection from the pump will be made directly to the "Dirtbag", being the second modification. The "Dirtbag" will sit atop an underlayment per manufacturer's specifications (aggregate or straw as examples). This underlayment will be placed at the bottom of the excavated pit depression and as the "Dirtbag" filters the sediment laden water the flow bleeding through the bag will pond around the bag and leave via the riprap/stone filtration control per VESCH standard. Thus, the system now has two forms of sediment filtration with the dirt bag plus the riprap/stone control at exit where the water then flows to a protected inlet for additional filtration/control.

Another modification is to locate the volume required with VESCH 3.26-3 (pump discharge GPM X 16) at the pump pretreatment device rather than in the straw bale/silt fence pit. Wet storage is provided for sediment drop out before water is filtered through the pretreatment structure and pumped out of the excavated pit and filtered again through the dirt bag. The intent of this pretreatment is to provide as much early sediment drop out and filtration in the excavated pit area as possible prior to pumping up to the "Dirtbag". The pump will sit inside the 15" perforated HDPE pipe where water entering the internal pump chamber is filtered through the #57 stone between the two pipes. The upper perforations in the outer 24" pipe are congruent with the dry storage to be pumped with each rain event. The solid wall of the outer 24" pipe retain the wet storage for sediment drop out with the next rainfall event much like a sediment trap provides.

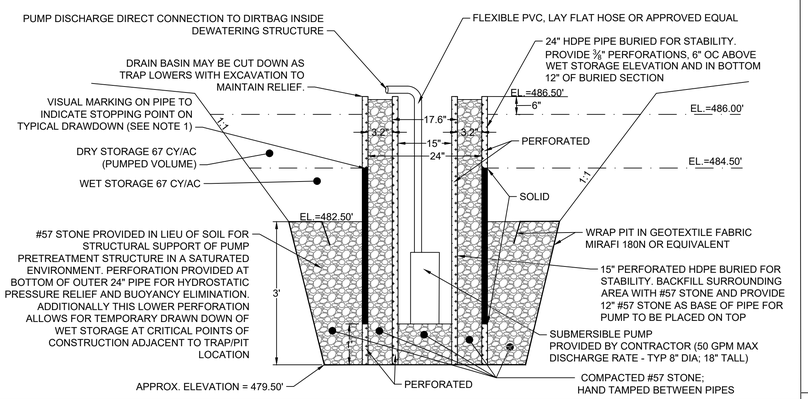
The pump pretreatment system also has perforations at the bottom of the outer 24" pipe which is encased in compacted #57 stone. These lower perforations are provided for two important reasons. Firstly, to eliminate buoyant force on the system and flotation by allowing the water to seep into the stone and through the lower perforations to equalize the water surface within the pump pretreatment structure. The path this water will take through the #57 stone and lower perforations will also provide filtration for pretreatment. Secondly, there will be times during construction when the wet storage will need to be drawn down to safely allow for adjacent work and excavations. Given the considerable amount of sediment filtration and redundancy in this E&S design with the pump pretreatment structure, dirt bag, straw bale/silt fence pit, and inlet protection it is my professional opinion this temporary drawdown of wet storage should be allowed at critical times during construction, in coordination with the site inspector. Should a rainfall event occur when the pit has been drawn down with no wet storage, no material change to the performance of the overall system is expected as any heavy rain would shut down the job site for the duration of the rainfall where the wet storage can reaccumulate before pumping to allow sediment drop out and filtration through the stone. Most commonly with site work rain will shut down the job site for the whole day where the crews would return the next day after the soil is dry and the accumulated water in the pit would have settled overnight before beginning drawdown by the pump.

Please let us know if you need any additional information on this requested variance.

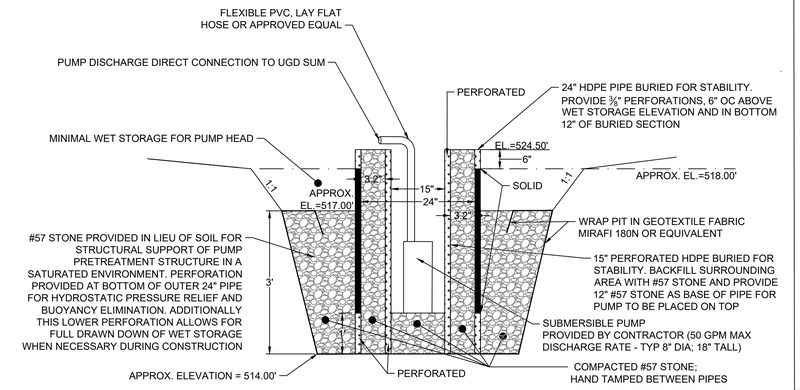
Thank you,

John Wilson, P.E.

NOTES:
1. CONTRACTOR TO SPRAY PAINT OR PROVIDE PHYSICAL MARKER FOR THE WET STORAGE ELEVATION ON THE PUMP SUMP PIT. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR PRIOR TO PUMPING BELOW THE MARKED WET STORAGE ELEVATION.



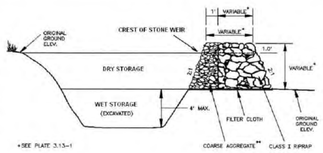
PUMP SUMP PIT #1
No Scale



PUMP SUMP PIT #2
No Scale

Sediment Trap Design

drainage area (acres) (<3)		2.3	
trap volumes:			
	elevation (ft)	area (sf)	volume(cy)
	487	1700	
	488	2070	69.8
	489	2465	84.0
	489.5	2675	47.6
	490	2890	51.5
	491	3340	115.4
			368.3
wet storage:			
wet storage required (cy) (67*DA)		154.1	
bottom of stone weir (ft)		489.50	
wet storage provided at this elevation (cy)		201.4	
slope of wet storage sides		2:1	
dry storage:			
dry storage required (cy) (67*DA)		154.1	
crest of stone weir		491.0	
dry storage provided at this elevation (cy)		166.9	
slope of dry storage sides		2:1	



weir length (ft) (6xDA)	13.8
bottom of trap elevation (ft)	487
bottom trap dimensions:	21.4' x 64.4'
top of dam elevation (ft)	492.0
top width of dam (ft)	2.0
top trap dimensions	41.4' x 84.4'

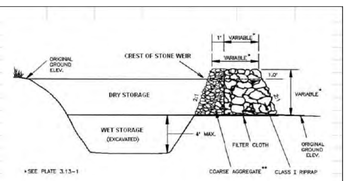
**coarse aggregate shall be VDOT #3, #357 of #5

ST1 — 3.13

SEDIMENT TRAP #1
No Scale

Sediment Trap/Pump Sump Pit

drainage area (acres) (<3)		1.4	
trap volumes:			
	elevation (ft)	area (sf)	volume(cy)
	482.5	1210	
	483	1375	23.9
	484	1730	57.5
	484.5	1915	33.8
	485	2105	37.2
	486	2305	81.7
			234.1
wet storage:			
wet storage required (cy) (67*DA)		93.8	
bottom of stone weir (ft)		484.50	
wet storage provided at this elevation (cy)		115.2	
slope of wet storage sides		2:1	
dry storage:			
dry storage required (cy) (67*DA)		93.8	
crest of stone weir		486.0	
dry storage provided at this elevation (cy)		118.9	
slope of dry storage sides		2:1	



bottom of trap elevation (ft)	482.5
bottom trap dimensions:	19.4' x 62.4'
top of dam elevation (ft)	487.0
top trap dimensions	37.4' x 80.4'

**coarse aggregate shall be VDOT #3, #357 of #5

ST — 3.13

SEDIMENT TRAP/SUMP PIT
No Scale

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COMMONWEALTH OF VIRGINIA
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FINAL SITE PLAN
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58108
TIMMONS JOB NUMBER

TIMM — DRAWN BY
TIMM — CHECKED BY

KEY PLAN

VERVE CHARLOTTESVILLE

EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

C3.2

DIRTBAG
PUMPED SEDIMENT REMOVAL SYSTEM

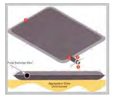
SEDIMENT & PERIMETER CONTROL

DIRTBAG®

Retains the silt, sand and fines while allowing the filtered water to drain out into the drainage system.







Protect the environment effectively and economically with Dirtbag®! Collect sand, silt and fines. Avoid silting streams, surrounding property and storm sewers. As more and more emphasis is put on saving our wetlands, regulations are becoming more stringent regarding the pumping of dirty water from holes around construction sites-such as foundations, pipe line construction, repairing municipal water/sewer lines, marine construction, utility, highway and site development areas. ACF can make custom Dirtbags® to suit your needs. We can produce the size, dimension, or use the fabric weight you request.

Use Recommendations

ACF Environmental manufactures Dirtbag® using a variety of woven and nonwoven geotextile fabrics. The fabric properties on the Specifications page affirm the strength of Dirtbag® and are a result of tests conducted at on-site laboratories at the geotextile factory. All test methods are ASTM or industry standards.

Each standard Dirtbag® has a fill spout large enough to accommodate a 4" discharge hose. Straps are attached to secure the hose and prevent pumped water from escaping without being filtered.

Strap the neck of Dirtbag® tightly to the discharge hose. To increase the efficiency of filtration, place the bag on an aggregate or haybale bed to maximize water flow through the surface area of the bag.

Dirtbag® is full when it no longer can efficiently filter sediment or pass water at a reasonable rate. Flow rates will vary depending on the size of Dirtbag®, the type and amount of sediment discharged into Dirtbag, the type of ground, rock or other substance under the bag. Under most circumstances Dirtbag® will accommodate flow rates of 750 gallons per minute. Use of excessive flow rates or overfilling Dirtbag® with sediment will cause ruptures of the bags or failure of the hose attachment straps. **Dirtbag must be monitored during use.**

For more information about Sediment Perimeter Control, contact Inside Sales at 800.448.3636 email at info@acfenv.com

SPECIFICATIONS

LET'S GET IT DONE

1.0 Description

1.1 This work shall consist of furnishing, placing and removing Dirtbag® pumped sediment control device as directed by the design engineer or as shown on the contract drawings. Dirtbag® pumped-silt control system is marketed by:

ACF Environmental, Inc.
3831 Cardwell Road
Richmond, Virginia 23234
Phone 800-448-3636 • Fax. 804-743-7779
www.acfenvironmental.com

2.0 Materials

2.1 Dirtbag®

2.1.1 Dirtbag® shall be manufactured using a polypropylene nonwoven geotextile sewn into a bag with a double-needle matching using a high strength thread.

2.1.2 Each standard Dirtbag® has a fill spout large enough to accommodate a 4" discharge hose. Straps are attached to secure the hose and prevent pumped water from escaping without being filtered.

2.1.3 Dirtbag® seams shall have an average wide width strength per ASTM D-4884 as follows:

Dirtbag® Style	Test Method	Units	Test Results
Dirtbag® 50	ASTM D-4884		100 lbs./in

Property	Test Method	Units	Test Results
Weight	ASTM D-3776	oz/yd	8
Grab Tensile	ASTM D-4632	lbs.	205
Puncture	ASTM D-4833	lbs.	110
Flow Rate	ASTM D-4491	gal/min/ft²	110
Permittivity	ASTM D-4491	sec.⁻¹	1.5
Mullen Burst	ASTM D-3786	lbs. /in²	350
UV Resistant	ASTM D-4355	%	70
AOS % Retained	ASTM D-4751	US Sieve	80

All properties are Minimum Average Roll Value (MARV) except the weight of the fabric which is given for information only. Depending on soil conditions and filtration requirements, additional geotextile options are available. Please call our engineering staff for solutions.

3.0 Construction Sequence

3.1.1 To install Dirtbag® on a slope so incoming water flows downhill through Dirtbag® without creating more erosion. Strap the neck of Dirtbag® tightly to the discharge hose. To increase the efficiency of filtration, place the bag on an aggregate or haybale bed to maximize water flow through the surface area of the bag.

3.1.2 Dirtbag® is full when it no longer can efficiently filter sediment or allow water to pass at a reasonable rate. Flow rates will vary depending on the size of Dirtbag®, the type and amount of sediment discharged into Dirtbag®, the type of ground, rock or other substance under the bag and the degree of the slope on which the bag lies. Under most circumstances Dirtbag® will accommodate flow rates of 750 gallons per minute. Use of excessive flow rates or overfilling Dirtbag® with sediment will cause the bag to rupture or failure of the hose attachment straps.

*Must be monitored during use.

3.1.3 Dispose Dirtbag® as directed by the site engineer. If allowed, Dirtbag® may be cut open and the contents seeded after removing visible fabric. Dirtbag® is strong enough to be lifted with option al straps if it must be hauled away. Off-site disposal may be facilitated by placing Dirtbag® in the back of a dump truck or flatbed prior to use and allowing the water to drain from the bag while in place, thereby eliminating the need to lift Dirtbag®.

4.0 Basis of Payment

4.1 The payment for any Dirtbag® used during construction is to be included in the bid of overall erosion and sediment control plan unless a unit price is requested.

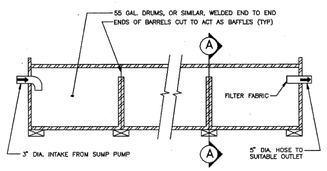
*ACF Environmental is not liable for failures or misuse of the Dirtbag.

SIMILAR PRODUCTS IN THIS FAMILY:

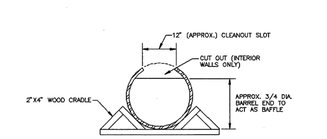
PRODUCT | PRODUCT | PRODUCT

ACF ENVIRONMENTAL
LET'S GET IT DONE
800.448.3636
acfenvironmental.com

PORTABLE SEDIMENT TANK



ELEVATION



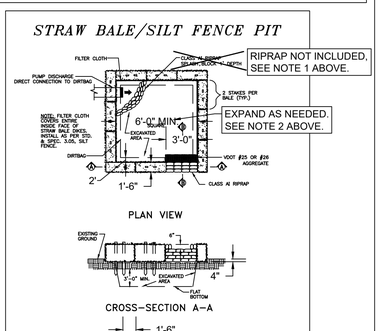
CROSS-SECTION A-A

DS — 3.26-1

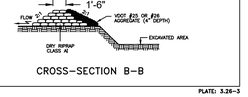
PORTABLE SEDIMENT TANK
No Scale

NOTE: VARIANCE REQUEST SUBMITTED TO THE CITY.
1. RIPRAP REMOVED AS *CLASS A1 RIPRAP SLASH BLOCK, 1' DEPTH* NOT NEEDED WITH THE DIRECT CONNECTION OF THE PUMP DISCHARGE PIPE TO THE DIRTBAG.
2. EXPAND 6' SQUARE DIMENSION AS NEEDED TO FIT SELECTED SIZE OF DIRT BAG STAYING WITHIN CONSTRUCTION LIMITS.
3. VOLUME OF DEWATERING STRUCTURE MUST BE AT LEAST EQUAL TO THE PUMP DISCHARGE (GPM) X 16.

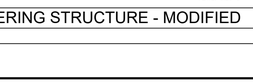
STRAW BALE/SILT FENCE PIT



PLAN VIEW



CROSS-SECTION A-A



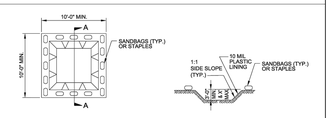
CROSS-SECTION B-B

SOURCE: Va. DSWC — PLATE: 3.26-3

DS — 3.26-3

DEWATERING STRUCTURE - MODIFIED
No Scale

ONSITE CONCRETE WASHOUT STRUCTURE WITH LINER

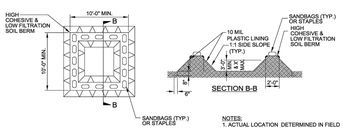


PLAN

SECTION A-A

NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD
2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY.
3.CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARLY MARKED WITH SIGNAGE NOTING DEVICE.

BELOW GRADE WASHOUT STRUCTURE
NOT TO SCALE



PLAN

SECTION B-B

NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD
2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM 12 INCHES OF FREEBOARD.
3.CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARLY MARKED WITH SIGNAGE NOTING DEVICE.

ABOVE GRADE WASHOUT STRUCTURE
NOT TO SCALE

CONCRETE WASHOUT
No Scale

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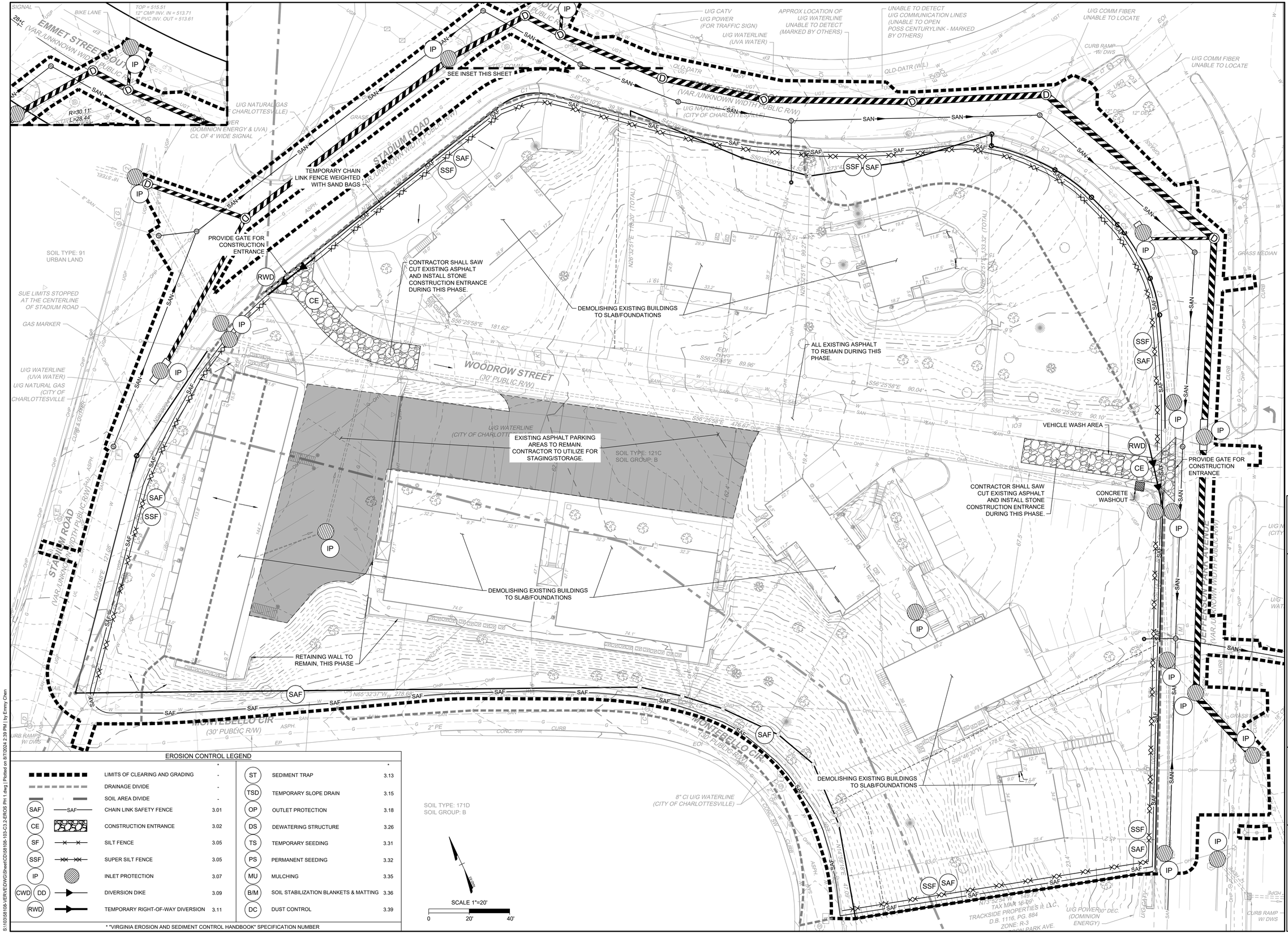
Attachment A-2



EROSION CONTROL LEGEND

	LIMITS OF CLEARING AND GRADING	-	ST	SEDIMENT TRAP	3.13
	DRAINAGE DIVIDE	-	TSD	TEMPORARY SLOPE DRAIN	3.15
	SOIL AREA DIVIDE	-	OP	OUTLET PROTECTION	3.18
SAF	CHAIN LINK SAFETY FENCE	3.01	DS	DEWATERING STRUCTURE	3.26
CE	CONSTRUCTION ENTRANCE	3.02	TS	TEMPORARY SEEDING	3.31
SF	SILT FENCE	3.05	PS	PERMANENT SEEDING	3.32
SSF	SUPER SILT FENCE	3.05	MU	MULCHING	3.35
IP	INLET PROTECTION	3.07	B/M	SOIL STABILIZATION BLANKETS & MATTING	3.36
CWD DD	DIVERSION DIKE	3.09	DC	DUST CONTROL	3.39
RWD	TEMPORARY RIGHT-OF-WAY DIVERSION	3.11			

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Lic. No. 0402058758
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8/7/24
58108

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FINAL SITE PLAN
02/28/2024

ORIGINAL ISSUE: 02/28/2024

REVISIONS

No.	Description	Date
1	CITY COMMENTS	5/3/24
2	CITY COMMENTS	6/24/24
3	CITY COMMENTS	8/7/24

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KEY PLAN

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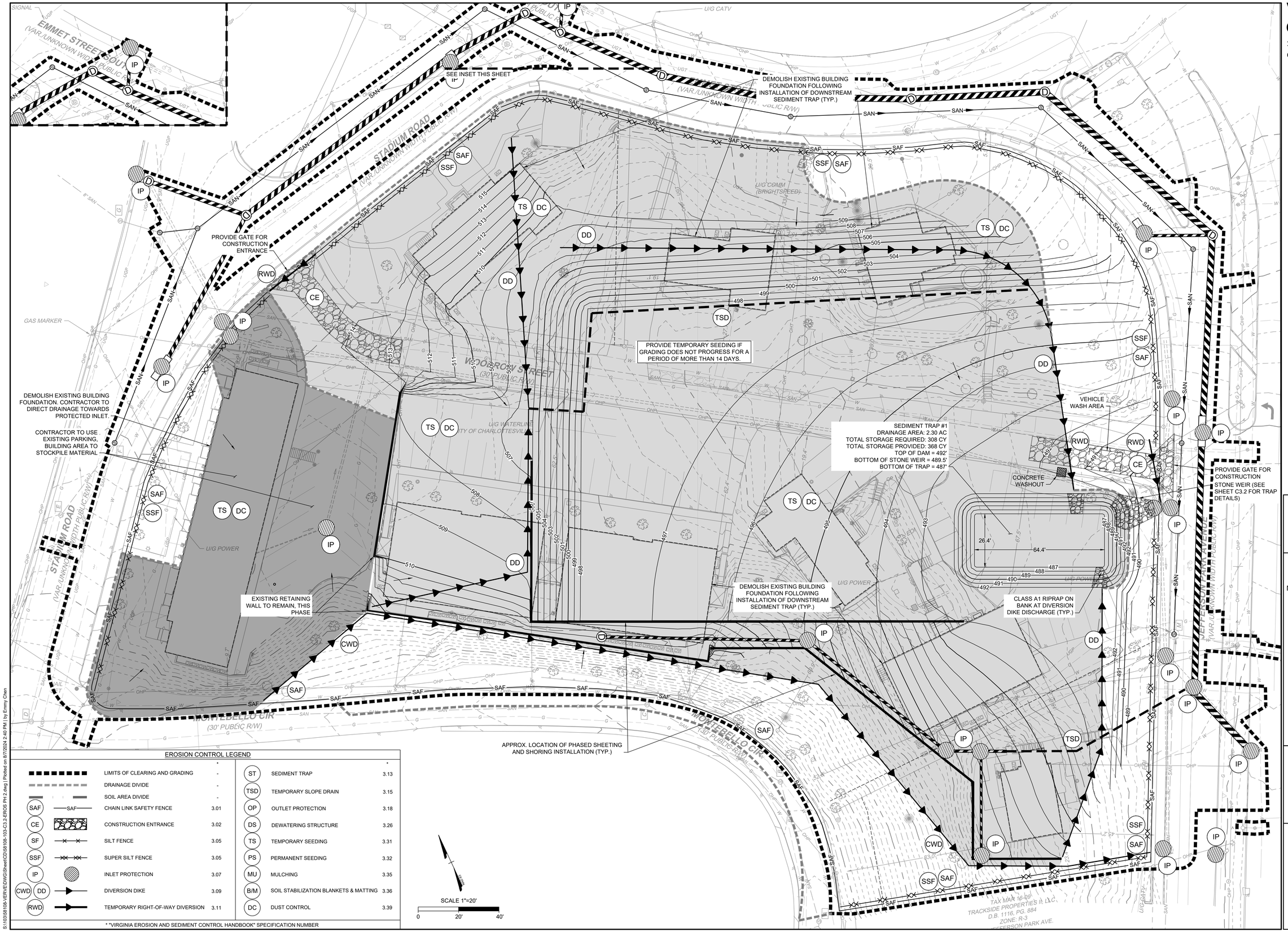
EROSION AND SEDIMENT CONTROL PLAN - PHASE 1

C3.3

Attachment A-2



EROSION CONTROL LEGEND

	LIMITS OF CLEARING AND GRADING	-	ST	SEDIMENT TRAP	3.13
	DRAINAGE DIVIDE	-	TSD	TEMPORARY SLOPE DRAIN	3.15
	SOIL AREA DIVIDE	-	OP	OUTLET PROTECTION	3.18
SAF	CHAIN LINK SAFETY FENCE	3.01	DS	DEWATERING STRUCTURE	3.26
CE	CONSTRUCTION ENTRANCE	3.02	TS	TEMPORARY SEEDING	3.31
SF	SILT FENCE	3.05	PS	PERMANENT SEEDING	3.32
SSF	SUPER SILT FENCE	3.05	MU	MULCHING	3.35
IP	INLET PROTECTION	3.07	B/M	SOIL STABILIZATION BLANKETS & MATTING	3.36
CWD, DD	DIVERSION DIKE	3.09	DC	DUST CONTROL	3.39
RWD	TEMPORARY RIGHT-OF-WAY DIVERSION	3.11			

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EROSION AND SEDIMENT CONTROL PLAN - PHASE 2

C3.4

Attachment A-2

CONTRACTOR STAGING/STORAGE AREA. STONE SECTION MATERIAL TO MATCH CONSTRUCTION ENTRANCE.

SEE INSET THIS SHEET

DIRECTION OF SURFACE FLOW (TYP.)

APPROX. LOCATION OF PHASED SHEETING AND SHORING INSTALLATION (TYP.)

SEDIMENT TRAP/SUMP PIT
DRAINAGE AREA = 1.40 AC
TOTAL STORAGE REQUIRED: 187.6 CY
TOTAL STORAGE PROVIDED: 234.1 CY
TOP OF DAM ELEVATION: 487.00
BOTTOM OF TRAP ELEVATION: 482.50

CONTRACTOR BEGIN STONING GARAGE ONCE FINAL GRADE IS REACHED

SEDIMENT TRAP [FROM PHASE II] TO BE LOWERED THROUGHOUT EXCAVATION AND THEN CONVERTED TO A SUMP PIT DIRECT ONSITE RUNOFF TO SUMP PIT ACCORDINGLY. PIT TO BE PUMPED DIRECTLY TO PORTABLE SEDIMENT TANK.

APPROX. FUTURE BUILDING FOOTPRINT

PORTABLE SEDIMENT TANK. PUMP DISCHARGE TO BE DIRECTED TO DEWATERING STRUCTURE.

CONTRACTOR TO UTILIZE SUMP PIT TO COLLECT DRAINAGE FROM UPPER AREA AND PUMP INTO PORTABLE SEDIMENT TANK. SUMP PIT TO MOVE AS WORK PROGRESSES IN THIS PHASE. CONTRACTOR TO MAINTAIN DRAINAGE AREA TO SUMP PIT AS SHOWN.

STONE WEIR TO EXTEND TO AND ENCOMPASS INLET

TEMPORARY GRATE TOP

APPROX. LOCATION OF PHASED SHEETING AND SHORING INSTALLATION (TYP.)

VARIANCE TO VESCH SPEC 3.26 DEWATERING STRUCTURE (REFER TO PLATE 3.26-3). DEWATERING STRUCTURE SHALL CONSIST OF A "DIRTBAG" SEDIMENT FILTRATION SYSTEMS OR APPROVED EQUIVALENT. "CLASS A1 RIPRAP SPLASH BLOCK 1' DEPTH" IS NOT REQUIRED WITH THE USE OF THE DIRTBAG SYSTEM. CONTRACTOR TO ENSURE SEDIMENT LADEN STORMWATER DOES NOT LEAVE THE LIMITS OF DISTURBANCE. SEE SHEET C3.2 FOR "DIRTBAG" DETAIL.

CONTRACTOR TO DIRECT DRAINAGE IN AREA BETWEEN SHEETING/SHORING TOWARDS PROTECTED INLETS.

APPROX. LIMITS OF BELOW-GRADE PARKING GARAGE

SCALE 1"=20'
0 20' 40'

EMMET STREET SOUTH (VAR./UNKNOWN WIDTH PUBLIC R/W)
STADIUM ROAD (VAR./UNKNOWN WIDTH PUBLIC R/W)
MONTICELLO CIR (30' PUBLIC R/W)
JEFFERSON PARK AVENUE (VAR./UNKNOWN WIDTH PUBLIC R/W)

TAX MAP 16-10
TRACKSIDE PROPERTIES II, LLC
D.B. 1116, PG. 884
ZONE: R-3

EROSION CONTROL LEGEND

	LIMITS OF CLEARING AND GRADING	-	ST	SEDIMENT TRAP	3.13
	DRAINAGE DIVIDE	-	TSD	TEMPORARY SLOPE DRAIN	3.15
	SOIL AREA DIVIDE	-	OP	OUTLET PROTECTION	3.18
SAF	CHAIN LINK SAFETY FENCE	3.01	DS	DEWATERING STRUCTURE	3.26
CE	CONSTRUCTION ENTRANCE	3.02	TS	TEMPORARY SEEDING	3.31
SF	SILT FENCE	3.05	PS	PERMANENT SEEDING	3.32
SSF	SUPER SILT FENCE	3.05	MU	MULCHING	3.35
IP	INLET PROTECTION	3.07	B/M	SOIL STABILIZATION BLANKETS & MATTING	3.36
CWD DD	DIVERSION DIKE	3.09	DC	DUST CONTROL	3.39
RWD	TEMPORARY RIGHT-OF-WAY DIVERSION	3.11			

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KEY PLAN

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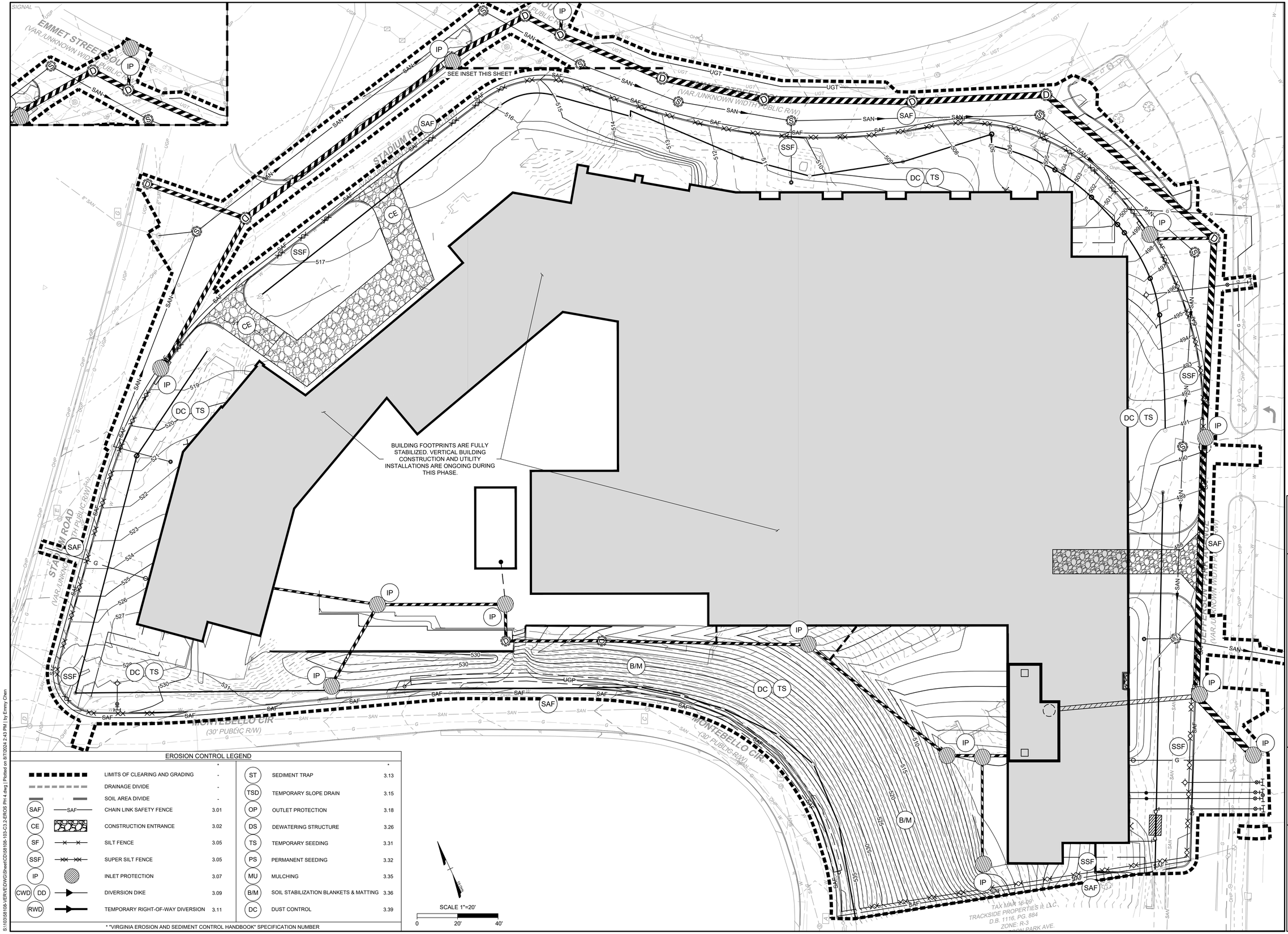
EROSION AND SEDIMENT CONTROL PLAN - PHASE 3

C3.5

Attachment A-2



EROSION CONTROL LEGEND

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RWD	TEMPORARY RIGHT-OF-WAY DIVERSION	3.11			

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SCALE 1"=20'
0 20' 40'

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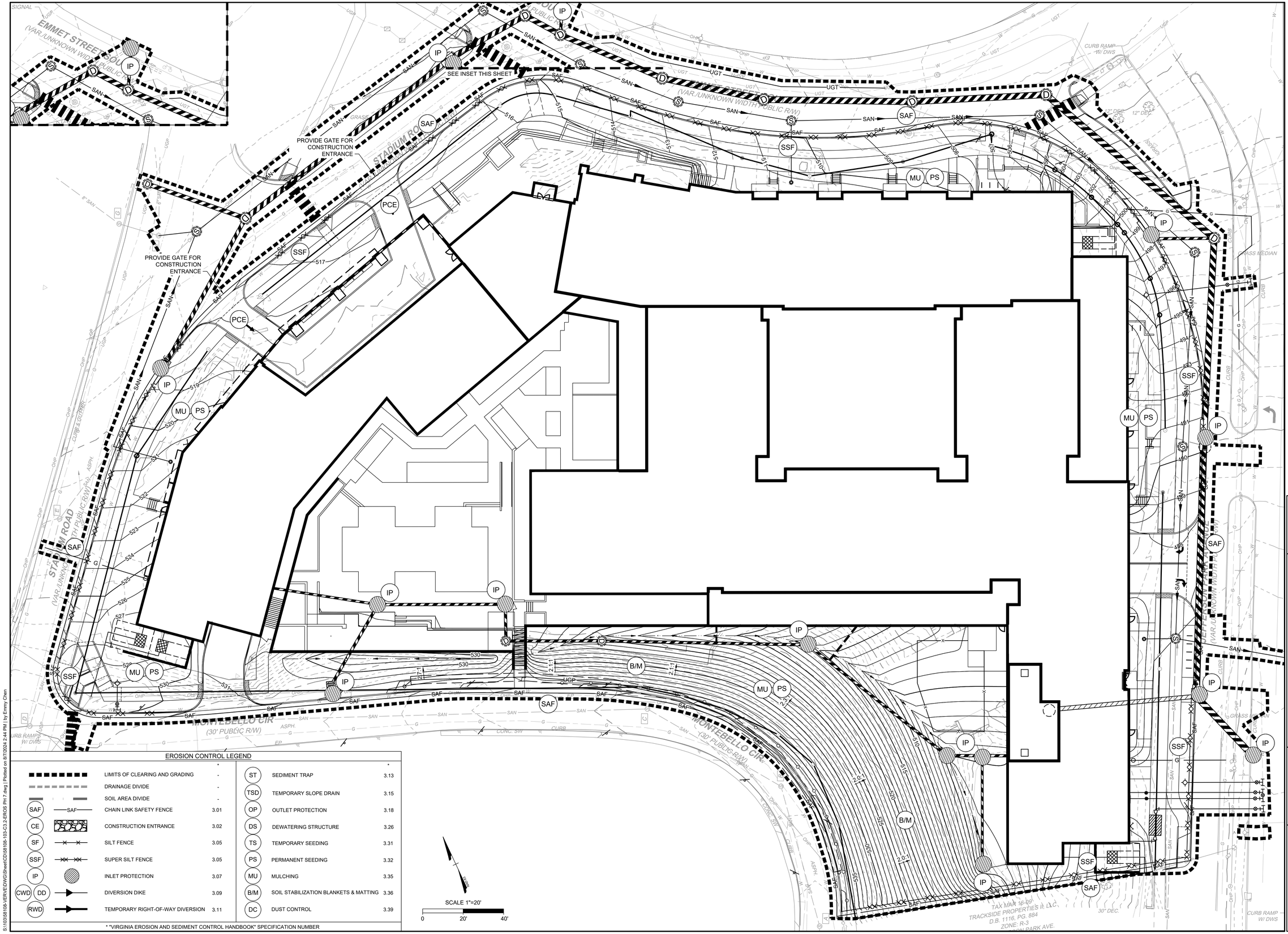
EROSION AND SEDIMENT CONTROL PLAN - PHASE 4

C3.6

Attachment A-2



EROSION CONTROL LEGEND

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	DRAINAGE DIVIDE	-	TSD	TEMPORARY SLOPE DRAIN	3.15
	SOIL AREA DIVIDE	-	OP	OUTLET PROTECTION	3.18
SAF	CHAIN LINK SAFETY FENCE	3.01	DS	DEWATERING STRUCTURE	3.26
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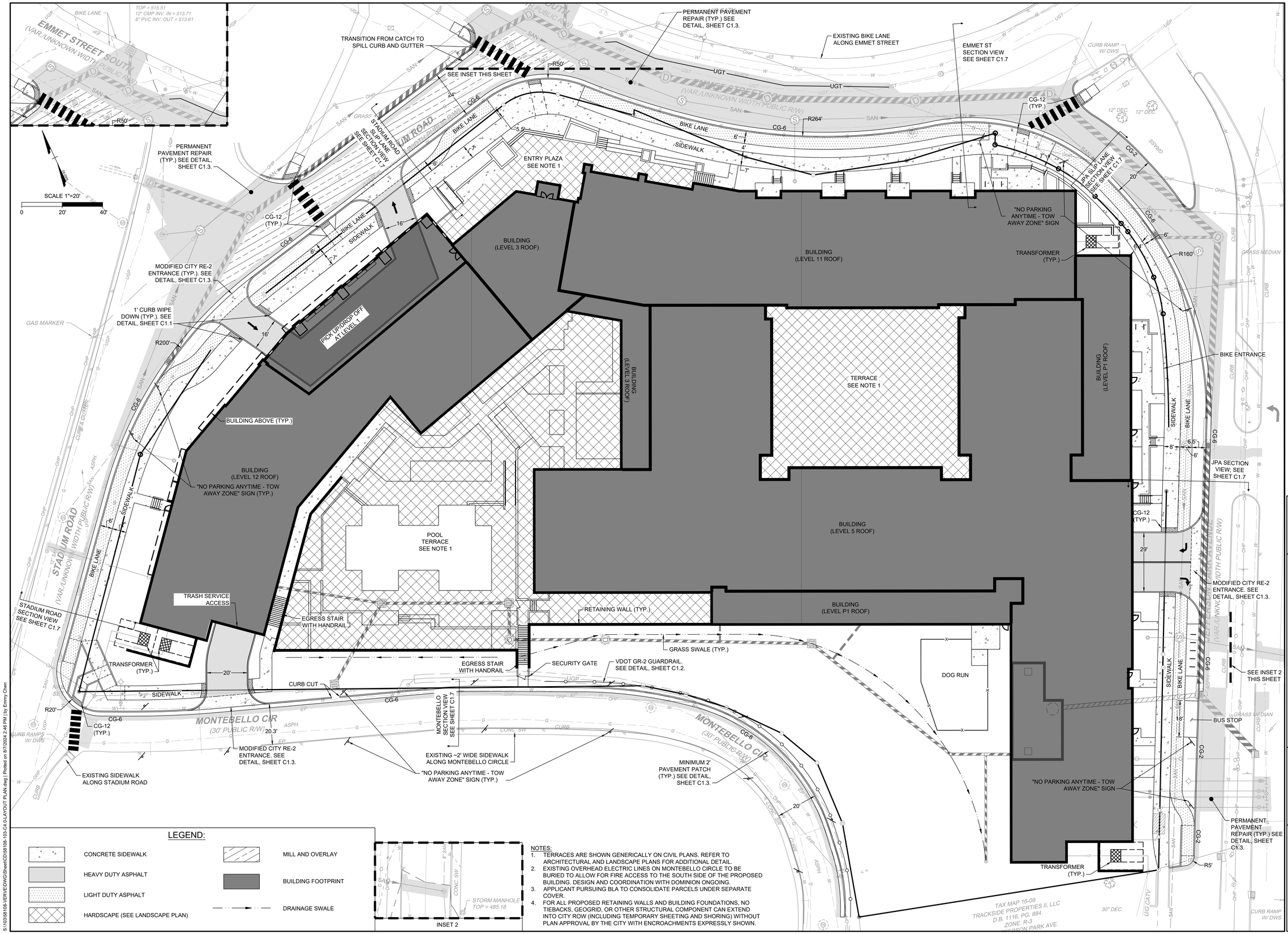
EROSION AND SEDIMENT CONTROL PLAN - PHASE 5

C3.8

Attachment A-2



LEGEND:

- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- HARDSCAPE (SEE LANDSCAPE PLAN)
- MILL AND OVERLAY
- BUILDING FOOTPRINT
- DRAINAGE SWALE

INSET 2

NOTES:

1. TERRACES ARE SHOWN GENERICALLY ON CIVIL PLANS. REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR ADDITIONAL DETAIL.
2. EXISTING OVERHEAD ELECTRIC LINES ON MONTEBELLO CIRCLE TO BE BURIED TO ALLOW FOR FIRE ACCESS TO THE SOUTH SIDE OF THE PROPOSED BUILDING. DESIGN AND COORDINATION WITH DOMINION ONGOING.
3. APPLICANT PURSUING BLA TO CONSOLIDATE PARCELS UNDER SEPARATE COVER.
4. FOR ALL PROPOSED RETAINING WALLS AND BUILDING FOUNDATIONS, NO TIEBACKS, GEOGRID, OR OTHER STRUCTURAL COMPONENT CAN EXTEND INTO CITY ROW (INCLUDING TEMPORARY SHEETING AND SHORING) WITHOUT PLAN APPROVAL BY THE CITY WITH ENCROACHMENTS EXPRESSLY SHOWN.

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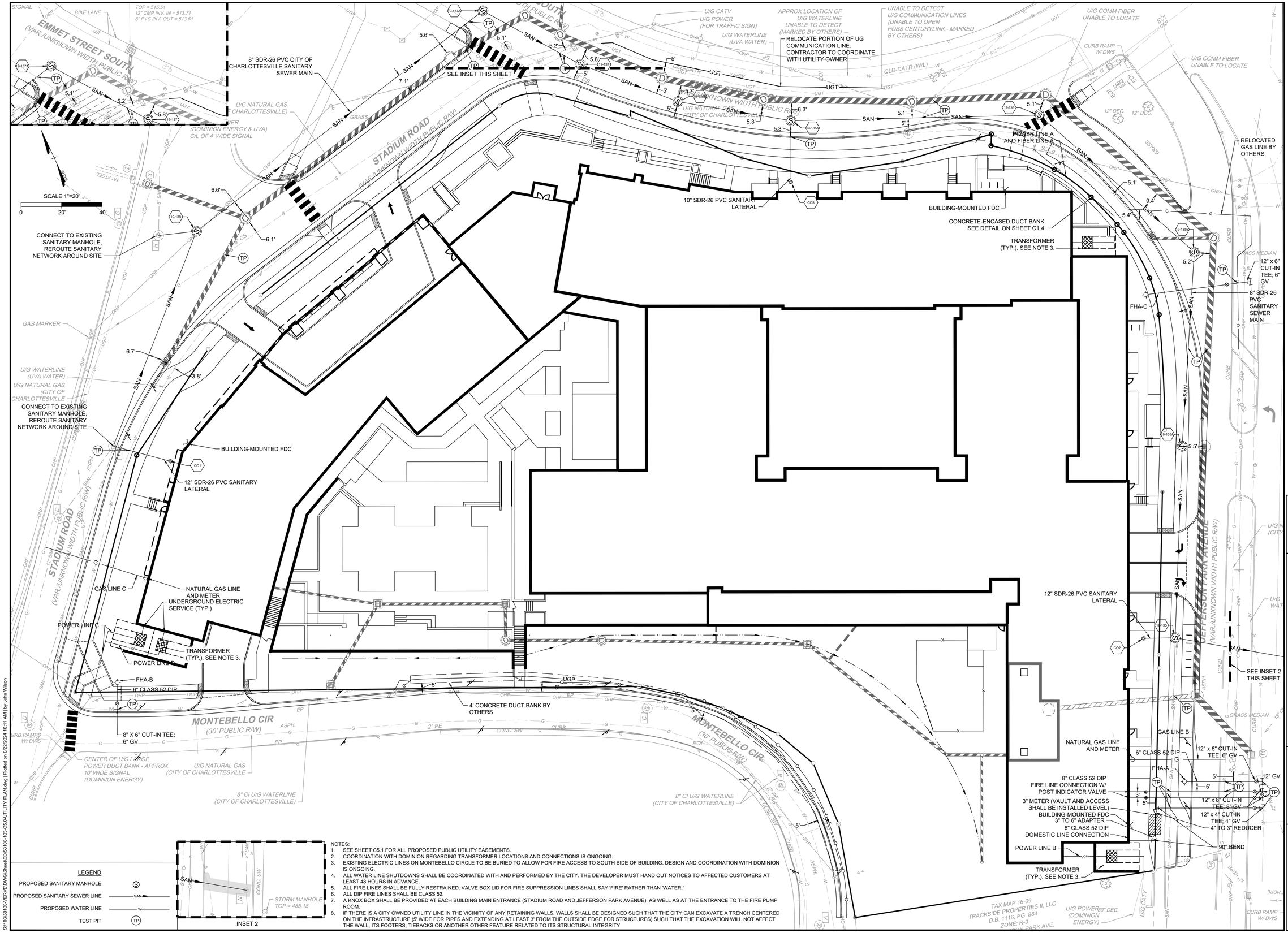
LAYOUT PLAN

C4.0

Attachment A-2



LEGEND

- PROPOSED SANITARY MANHOLE (S)
- PROPOSED SANITARY SEWER LINE — SAN —
- PROPOSED WATER LINE — W —
- TEST PIT (TP)

NOTES:

1. SEE SHEET C5.1 FOR ALL PROPOSED PUBLIC UTILITY EASEMENTS.
2. COORDINATION WITH DOMINION REGARDING TRANSFORMER LOCATIONS AND CONNECTIONS IS ONGOING.
3. EXISTING ELECTRIC LINES ON MONTEBELLO CIRCLE TO BE BURIED TO ALLOW FOR FIRE ACCESS TO SOUTH SIDE OF BUILDING. DESIGN AND COORDINATION WITH DOMINION IS ONGOING.
4. ALL WATER LINE SHUTDOWNS SHALL BE COORDINATED WITH AND PERFORMED BY THE CITY. THE DEVELOPER MUST HAND OUT NOTICES TO AFFECTED CUSTOMERS AT LEAST 48 HOURS IN ADVANCE.
5. ALL FIRE LINES SHALL BE FULLY RESTRAINED. VALVE BOX LID FOR FIRE SUPPRESSION LINES SHALL SAY 'FIRE' RATHER THAN 'WATER.'
6. ALL DIP FIRE LINES SHALL BE CLASS 52.
7. A KNOX BOX SHALL BE PROVIDED AT EACH BUILDING MAIN ENTRANCE (STADIUM ROAD AND JEFFERSON PARK AVENUE), AS WELL AS AT THE ENTRANCE TO THE FIRE PUMP ROOM.
8. IF THERE IS A CITY OWNED UTILITY LINE IN THE VICINITY OF ANY RETAINING WALLS. WALLS SHALL BE DESIGNED SUCH THAT THE CITY CAN EXCAVATE A TRENCH CENTERED ON THE INFRASTRUCTURE (5' WIDE FOR PIPES AND EXTENDING AT LEAST 3' FROM THE OUTSIDE EDGE FOR STRUCTURES) SUCH THAT THE EXCAVATION WILL NOT AFFECT THE WALL, ITS FOOTERS, TIEBACKS OR ANOTHER OTHER FEATURE RELATED TO ITS STRUCTURAL INTEGRITY

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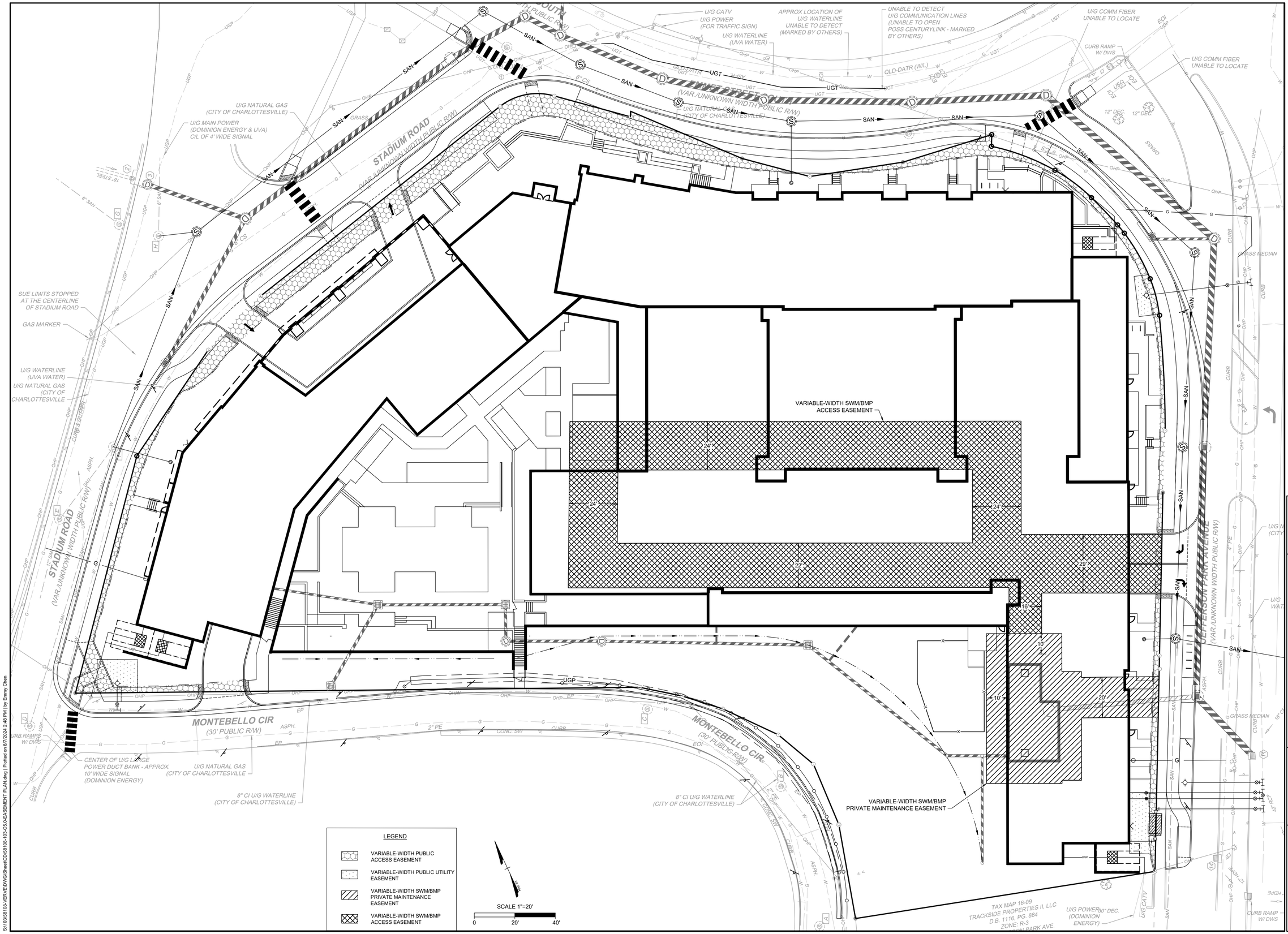
UTILITY PLAN

C5.0

Attachment A-2



S:\10\58108-VERVE\DWG\Sheet\CD\58108-103-C5.0-EASEMENT PLAN.dwg | Plotted on 8/7/2024 2:48 PM | by Emmy Chen

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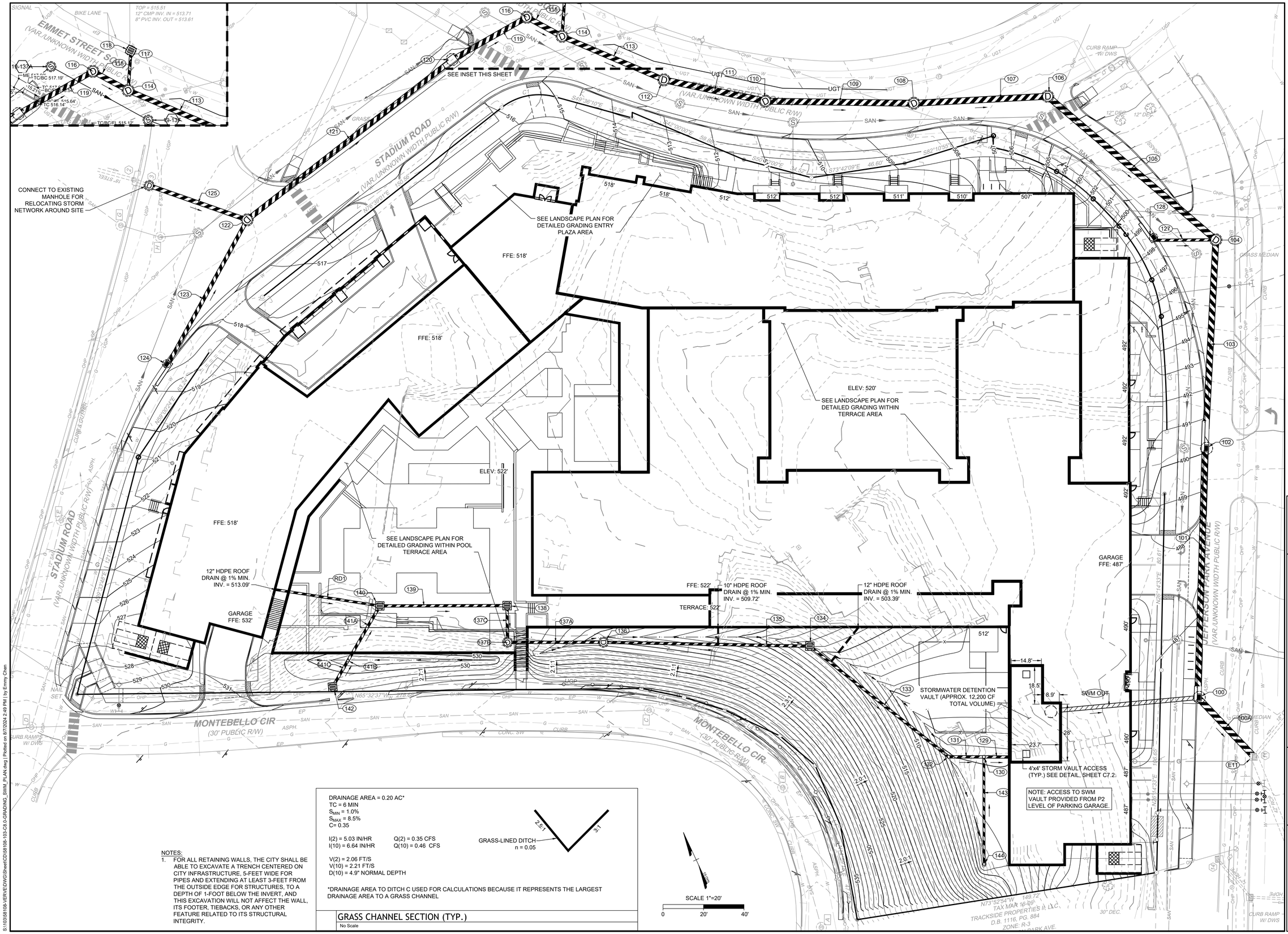
EASEMENT PLAN

C5.1

Attachment A-2



DRAINAGE AREA = 0.20 AC*
TC = 6 MIN
S_{MIN} = 1.0%
S_{MAX} = 8.5%
C= 0.35

I(2) = 5.03 IN/HR Q(2) = 0.35 CFS
I(10) = 6.64 IN/HR Q(10) = 0.46 CFS

V(2) = 2.06 FT/S
V(10) = 2.21 FT/S
D(10) = 4.9" NORMAL DEPTH

GRASS-LINED DITCH
n = 0.05

*DRAINAGE AREA TO DITCH C USED FOR CALCULATIONS BECAUSE IT REPRESENTS THE LARGEST DRAINAGE AREA TO A GRASS CHANNEL

GRASS CHANNEL SECTION (TYP.)
No Scale

NOTES:
1. FOR ALL RETAINING WALLS, THE CITY SHALL BE ABLE TO EXCAVATE A TRENCH CENTERED ON CITY INFRASTRUCTURE, 5-FEET WIDE FOR PIPES AND EXTENDING AT LEAST 3-FEET FROM THE OUTSIDE EDGE FOR STRUCTURES, TO A DEPTH OF 1-FOOT BELOW THE INVERT, AND THIS EXCAVATION WILL NOT AFFECT THE WALL, ITS FOOTER, TIEBACKS, OR ANY OTHER FEATURE RELATED TO ITS STRUCTURAL INTEGRITY.

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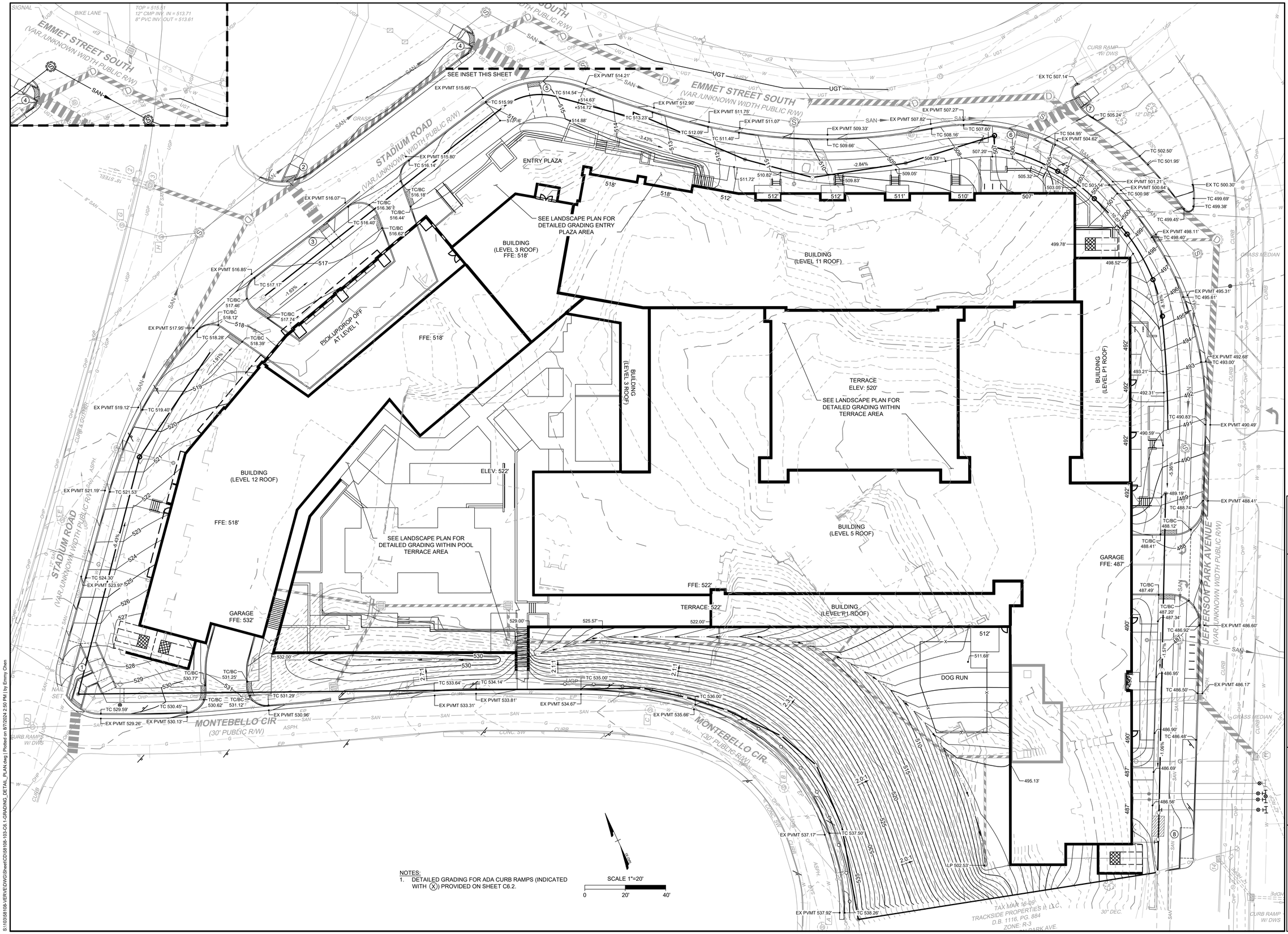
GRADING & DRAINAGE PLAN

C6.0

Attachment A-2



NOTES:
1. DETAILED GRADING FOR ADA CURB RAMPS (INDICATED WITH (X)) PROVIDED ON SHEET C6.2.

S:\103\58108-VERVE\DWG\Sheet\CD\58108-103-C6.1-GRADING_DETAIL_PLAN.dwg | Plotted on 8/7/2024 2:50 PM | by Emmy Chen

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3	CITY COMMENTS	8/7/24

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VERVE CHARLOTTESVILLE

DETAILED GRADING PLAN

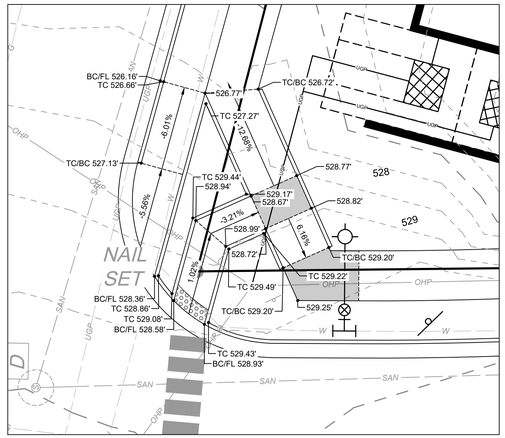
C6.1

LEGEND

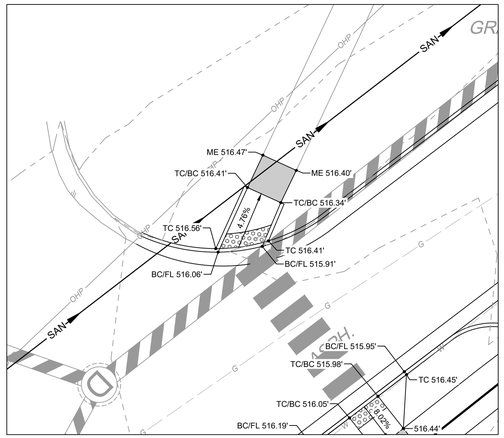
BC: BOTTOM OF CURB
TC: TOP OF CURB
FL: FLOW LINE
ME: MATCH EXISTING

LEVEL LANDING (MAX. 2% GRADE IN ANY DIRECTION)

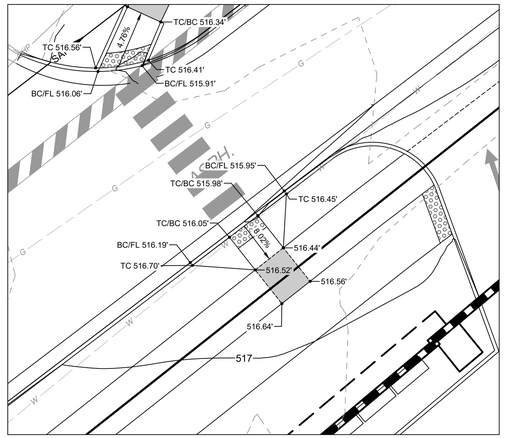
NOTE: PER PROWAG SECTION R202.3, CURB RAMPS CONTAIN NON ADA-COMPLIANT SLOPES WHEN ADJACENT TO ROADWAYS WITH NON ADA-COMPLIANT SLOPES.



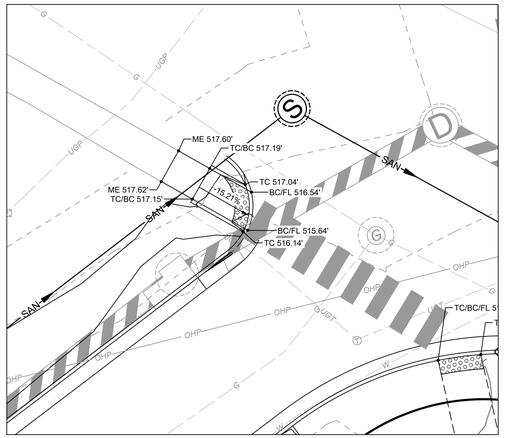
① CURB RAMP & BIKE LANE ENTRANCE
SCALE: 1" = 10'



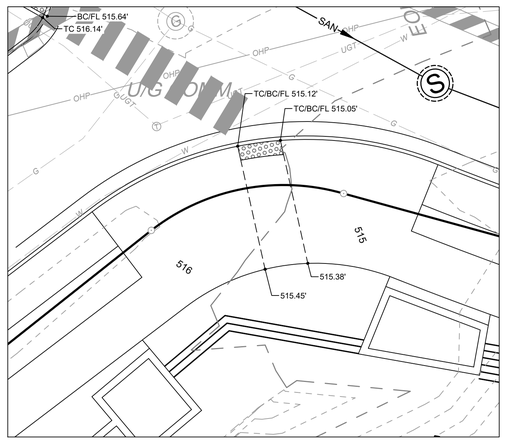
② CURB RAMP
SCALE: 1" = 10'



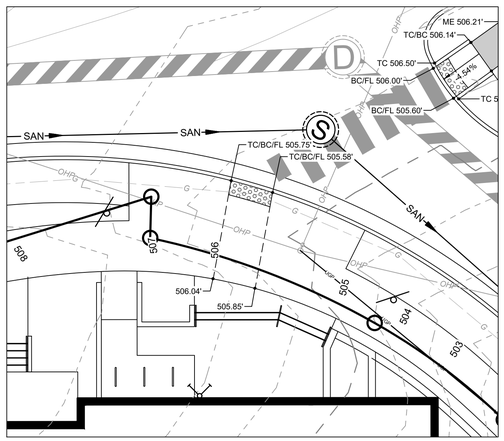
③ CURB RAMP
SCALE: 1" = 10'



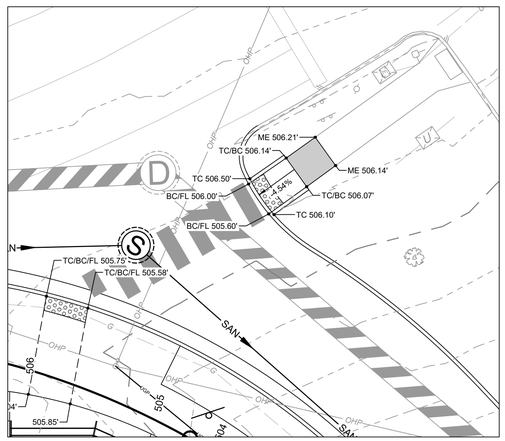
④ CURB RAMP
SCALE: 1" = 10'



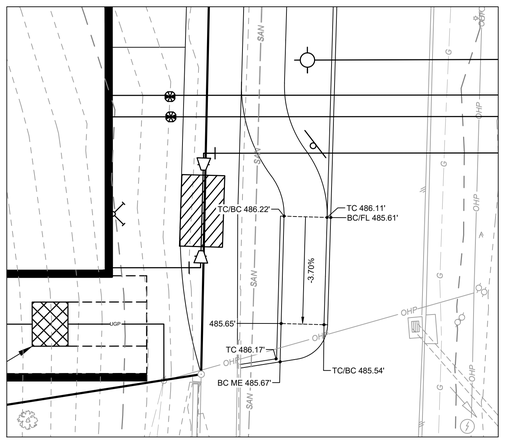
⑤ CURB RAMP
SCALE: 1" = 10'



⑥ CURB RAMP
SCALE: 1" = 10'



⑦ CURB RAMP
SCALE: 1" = 10'



⑧ BIKE LANE EXIT
SCALE: 1" = 10'

NORTH

SCALE 1"=10'
0 10' 20'

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JOHN C WILSON
Lic. No. 0402058758
PROFESSIONAL ENGINEER
8/7/24
58108

NOT FOR CONSTRUCTION

FINAL SITE PLAN
02/28/2024

ORIGINAL ISSUE: 02/28/2024

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KEY PLAN

VERVE CHARLOTTESVILLE

CURB RAMP GRADING ENLARGEMENTS

C6.2

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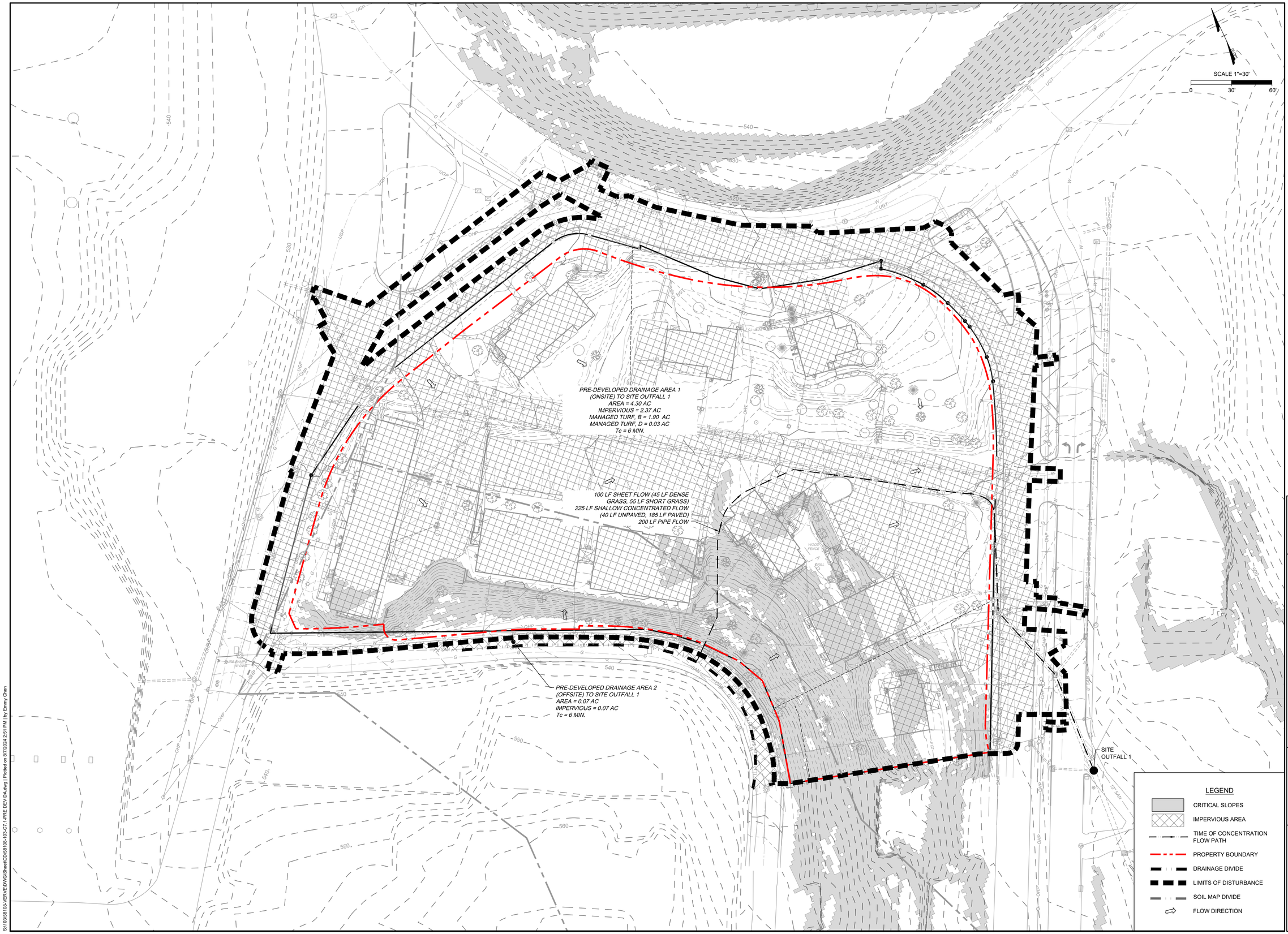
Attachment A-2



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KEY PLAN

VERVE CHARLOTTESVILLE

PRE-DEVELOPMENT DRAINAGE AREA MAP

C7.0

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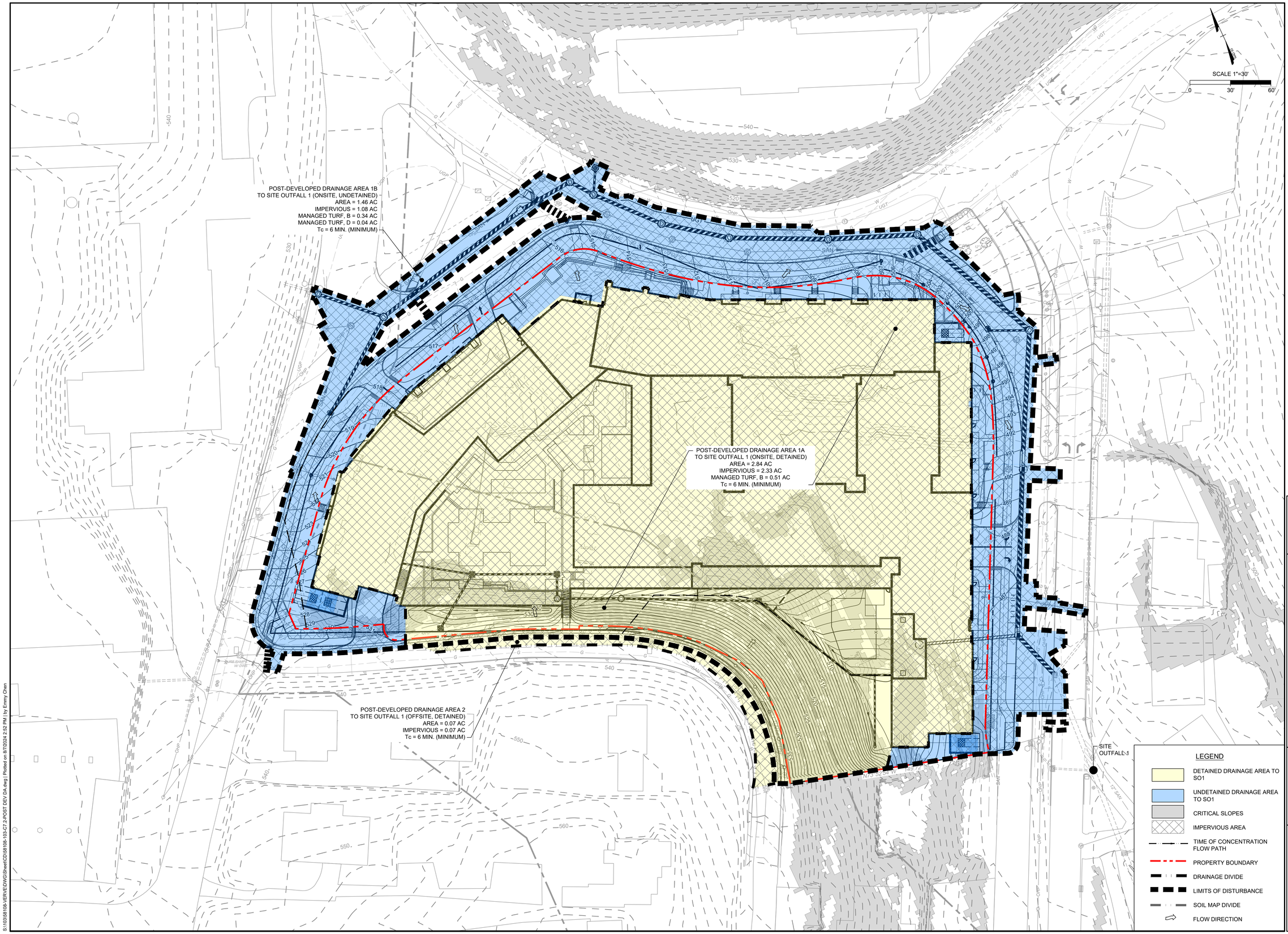
Attachment A-2



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VERVE CHARLOTTESVILLE

POST-DEVELOPMENT DRAINAGE AREA MAP

C7.1

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SITE OUTFALL PEAK FLOW ANALYSIS

DRAINAGE AREA NAME	TOTAL AREA (AC)	Tc (MIN)	CN	PEAK FLOW RATE (CFS) 1 YR	PEAK FLOW RATE (CFS) 10 YR	RUNOFF VOLUME, 1 YR (AC-FT)
PRE-DEVELOPMENT						
Pre-Developed Drainage Area 1 to Site Outfall 1 (Onsite)	4.30	6.0	82	10.24	25.48	0.47
Pre-Developed Drainage Area 2 to Site Outfall 1 (Offsite)	0.07	6.0	98	0.29	0.53	0.02
Total to Site Outfall 1 (DA 1 + 2)				10.51	26.01	0.49
POST-DEVELOPMENT						
Post-Developed Drainage Area 1A to Site Outfall 1 (Onsite, Detained)	2.84	6.0	91	9.77	20.04	0.47
Post-Developed Drainage Area 1B to Site Outfall 1 (Onsite, Undetained)	1.46	6.0	89	4.68	9.98	0.22
Post-Developed Drainage Area 2 to Site Outfall 1 (Offsite, Detained)	0.07	6.0	98	0.29	0.53	0.02
Combined Areas DA 1A + 2 (to Underground Detention)				10.06	20.57	0.48
Routed Underground Detention				1.53	16.50	
Total to Site Outfall 1 (UGD + DA 1B)				5.92	25.66	0.70

ENERGY BALANCE IMPROVEMENT FACTOR
0.80

CHANNEL PROTECTION AND FLOOD PROTECTION CALCULATIONS - SITE OUTFALL 1

CHANNEL PROTECTION (ENERGY BALANCE) - 1 YR

$$Q_{1\,YR\,POST-DEV\,TOTAL} \leq IF * (Q_{1\,YR\,PRE-DEV} * RV_{1\,YR\,PRE-DEV}) / RV_{1\,YR\,POST-DEV} + Q_{OFFSITE}$$

5.92 CFS ≤ 0.80 * (10.24 * 0.474) / 0.689 + 0.29

5.92 CFS ≤ 5.92 CFS

OK

FLOOD PROTECTION - 10 YR

$$Q_{10\,YR\,POST-DEV\,TOTAL} \leq Q_{10\,YR\,PRE-DEV\,TOTAL}$$

25.66 CFS ≤ 26.01 CFS

25.66 CFS ≤ 26.01 CFS

OK

VAULT STAGE-STORAGE

DEPTH (FT)	ELEV. (FT)	TOTAL VOLUME (CF)
0.00	487.00	0
1.00	488.00	938
2.00	489.00	1876
3.00	490.00	2814
4.00	491.00	3752
5.00	492.00	4690
6.00	493.00	5628
7.00	494.00	6566
8.00	495.00	7504
9.00	496.00	8442
10.00	497.00	9380
11.00	498.00	10318
12.00	499.00	11256
13.00	500.00	12194

INTERNAL VAULT AREA (SF) = 938

SYSTEM HEIGHT (FT) = 13

VAULT BOTTOM ELEV. = 487.00

WATER QUANTITY NARRATIVE

LIMITS OF DISTURBANCE = 4.30 ACRES

THIS PROJECT INCLUDES THE DEMOLITION OF MULTIPLE EXISTING MULTIFAMILY APARTMENT BUILDINGS AND ASSOCIATED SURFACE PARKING AND THE CONSTRUCTION OF A NEW MULTIFAMILY APARTMENT BUILDING (WITH BELOW-GRADE PARKING GARAGE).

THERE IS ONE SITE OUTFALL FOR THIS PROJECT, SITE OUTFALL 1 (SO1). SO1 IS LOCATED WITHIN JEFFERSON PARK AVENUE IN THE SOUTHERN CORNER OF THE SITE.

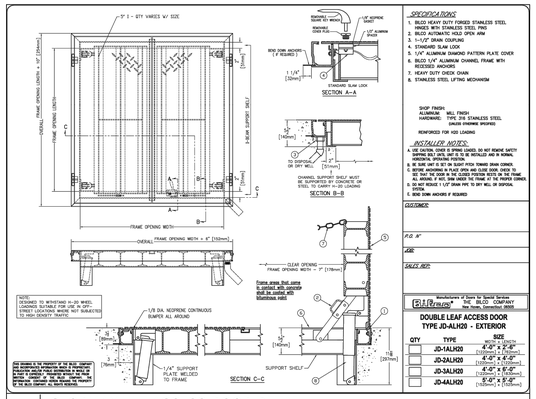
EXISTING

THE SITE IS CURRENTLY DEVELOPED WITH BUILDINGS AND SURFACE PARKING, WITH SEVERAL GRASSED AREAS THROUGHOUT. THE ENTIRETY OF THE DISTURBED AREA (PRE-DEVELOPED DRAINAGE AREA 1) CURRENTLY DRAINS TOWARDS SITE OUTFALL 1 VIA SHEET FLOW, SHALLOW CONCENTRATED FLOW, AND PIPE FLOW. THE TIME OF CONCENTRATION FLOW PATH IS INDICATED ON THIS SHEET. ADDITIONALLY, THERE IS A PORTION OF MONTEBELLO CIRCLE THAT DRAINS THROUGH THE SITE (PRE-DEVELOPED DRAINAGE AREA 2).

PROPOSED

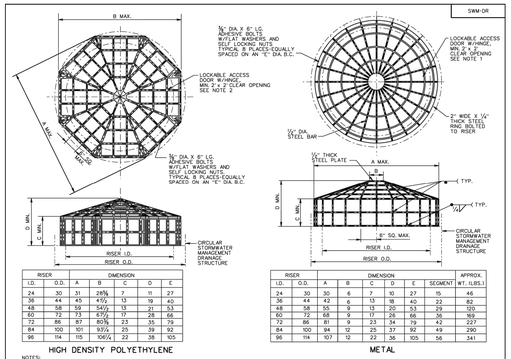
THE ENTIRETY OF THE DISTURBED AREA DRAINS TOWARDS SO1 IN THE PROPOSED CONDITION. POST-DEVELOPED DRAINAGE AREA 1A IS CONVEYED THROUGH AN ONSITE PIPE NETWORK TO A STORMWATER DETENTION VAULT, WHICH THEN OUTFALLS TO THE EXISTING STORM NETWORK WITHIN JEFFERSON PARK AVENUE. POST-DEVELOPED DRAINAGE AREA 1B FLOWS UNDETAINED ONTO STADIUM, EMMET, AND JEFFERSON PARK AVENUE AND ENTERS STORM NETWORK VIA GUTTER FLOW. LASTLY, POST-DEVELOPED DRAINAGE AREA 2 IS CONVEYED THROUGH THE SITE TO THE TO THE STORWMATER DETENTION VAULT. ALL TIME OF CONCENTRATION FLOW PATHS ARE INDICATED ON THIS SHEET.

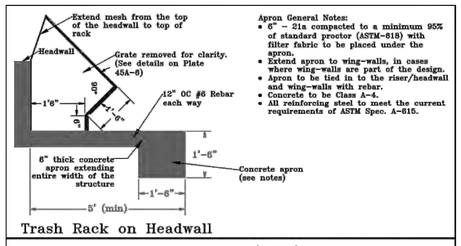
CHANNEL PROTECTION (ENERGY BALANCE) AND FLOOD PROTECTION ANALYSES WERE PERFORMED AT SO1, AND THE CALCULATIONS ARE SHOWN ON THIS SHEET. AS MENTIONED ABOVE, A MAJORITY OF THE SITE IS CONTROLLED BY A STORMWATER DETENTION VAULT THAT IS LOCATED WITHIN THE SUBGRADE PARKING GARAGE AT LEVEL P3. A WEIR WALL WITHIN THE STORMWATER DETENTION VAULT IS DESIGNED TO CONTROL THE 1-YEAR AND 10-YEAR STORM EVENTS, AS SHOWN IN THE ROUTING PROVIDED IN THE CALCULATIONS BOOK. DETAILS ARE PROVIDED ON THIS SHEET. THE STORMWATER DETENTION VAULT HAS BEEN DESIGNED WITH OVER 2' OF FREEBOARD ABOVE THE 10-YEAR WSE IN THE EVENT OF LARGER STORMS. MAINTENANCE ACCESS TO THE STORMWATER DETENTION VAULT WILL BE PROVIDED THROUGH THE PARKING GARAGE ON LEVEL P2.



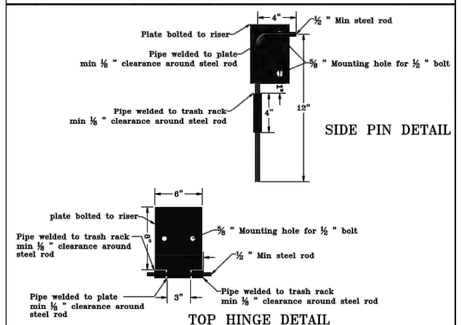
STORM VAULT ACCESS DOOR DETAIL

NO SCALE



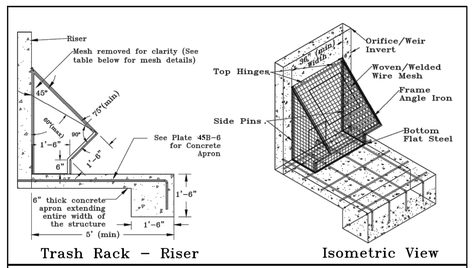


Trash Rack on Headwall



DEBRIS CAGE MOUNTING DETAILS

NO SCALE



Mesh Details

Component → Trash Rack Width ↓	Frame Angle Iron	Bottom Flat Steel	Woven/Welded Wire Mesh	Steel Rod for Grate
up to 36"	1½"x1½"x⅛"	1½"x¼"	¼"	
between 36"–60"	2"x2"x¼"	2"x¼"	⅜"	
60" and larger	3"x3"x⅜"	3"x⅜"		⅝"

Min. Mesh Opening Size	
Low Flow–See 6–1604.8B, 8C	BMP–See 6–1604.8B, 8C
4"	1"

Trash Rack General Notes:
- 3' minimum trash rack width is required where available.
- Trash rack/mounting components to be Hot–dip galvanized.
- All mounting hardware to be stainless steel and threads to be coated in anti–sieze.
- Minimum ½ " x 3 " mounting bolts to be used for trash rack.
- Trash racks to be mounted using top hinge or side pin connection as per details shown in Plate 45B–6. All hinged/pinned trash racks to have locking mechanism. Mechanism to be installed on the upper half to minimize potential to become inaccessible due to submergence under water/sediment.
- Mesh opening size to be ½ of the diameter/width of orifice being protected, but not smaller than minimum mesh opening size provided in table above.

Additional Notes

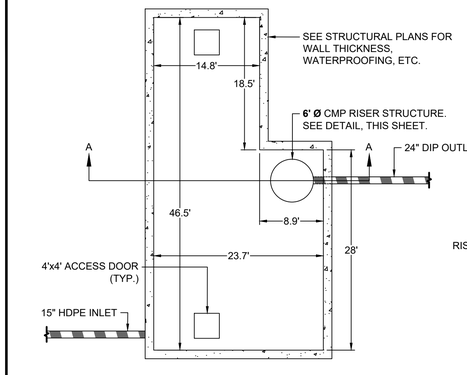
Trash Racks 60" and wider:
- Large trash racks may be painted with dark anti–corrosive paint, in lieu of galvanizing.
- Additional structural reinforcements to be added to trash rack frame as deemed necessary to support all anticipated loads.
- A 3' x 3' (min) access door with locking mechanism to be installed on front face.

Trash Racks mounted on Headwalls:
- In case of space restrictions at headwalls, use 2' min width of trash rack.
- Add wire mesh on the back of trash rack to the top of headwall as shown in Plate 45B–6.

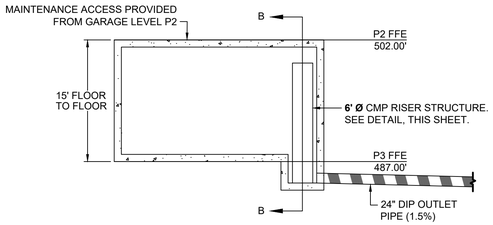
LOW FLOW ORIFICE DEBRIS CAGE DETAIL

NO SCALE

*NOTE: CONTRACTOR TO SUBMIT SHOP DRAWING.

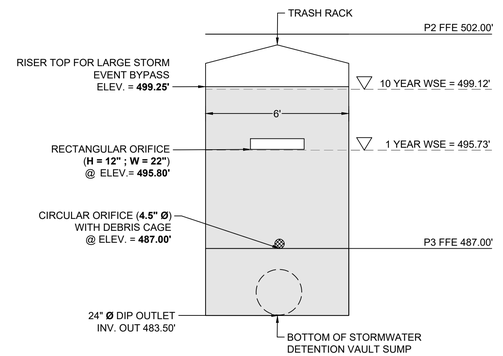


STORMWATER DETENTION VAULT - PLAN



STORMWATER DETENTION VAULT - PROFILE

SECTION A-A



CMP RISER STRUCTURE DETAIL

SECTION B-B

STORMWATER DETENTION VAULT DETAILS

NO SCALE

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VERVE CHARLOTTESVILLE
STORMWATER MANAGEMENT CALCULATIONS AND DETAILS (QUANTITY)

C7.2

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DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

○ 2011 BMP Standards and Specifications ◉ 2013 Draft BMP Standards and Specifications

Project Name: Verve Charlottesville
Date: 2/28/2024
Linear Development Project? No

CLEAR ALL (Ctrl+Shift+R)

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 4.30

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*1.04*
Post-Development TP Load Reduction for Site (lb/yr):	*2.94*

Check:
BMP Design Specifications List: 2013 Draft Stds & Specs
Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be		1.90		0.03	1.93
Impervious Cover (acres)		2.17		0.20	2.37
					4.30

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be		0.85		0.04	0.89
Impervious Cover (acres)		3.22		0.19	3.41
Area Check	OK.	OK.	OK.	OK.	4.30

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	**Listed**	**Adjusted[1]**
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	1.93	0.89
Weighted Rv(turf)	0.20	0.20
% Managed Turf	45%	27%
Impervious Cover (acres)	2.37	2.37
Rv(impervious)	0.95	0.95
% Impervious	55%	73%
Total Site Area (acres)	**4.30**	**3.26**
Site Rv	**0.61**	**0.75**

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	
Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.89
Weighted Rv (turf)	0.20
% Managed Turf	21%
Impervious Cover (acres)	3.41
Rv(impervious)	0.95
% Impervious	79%
Final Site Area (acres)	**4.30**
Final Post Dev Site Rv	**0.80**

Land Cover Summary-Post	
Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.89
Weighted Rv (turf)	0.20
% Managed Turf	27%
ReDev. Impervious Cover (acres)	2.37
Rv(impervious)	0.95
% Impervious	73%
Total ReDev. Site Area (acres)	**3.26**
ReDev Site Rv	**0.75**

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	1.04
Rv(impervious)	0.95

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.2199	0.2026	
Pre-ReDevelopment Treatment Volume (cubic feet)	9,580	8,826	
Pre-ReDevelopment TP Load (lb/yr)	**6.02**	**5.55**	
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.40	1.70	
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*1.34*	

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.2850	**Post-ReDevelopment Treatment Volume (acre-ft)**	0.2026	**Post-Development Treatment Volume (acre-ft)**	0.0823
Final Post-Development Treatment Volume (cubic feet)	12,413	**Post-ReDevelopment Treatment Volume (cubic feet)**	8,826	**Post-Development Treatment Volume (cubic feet)**	3,586
Final Post-Development TP Load (lb/yr)	**7.80**	**Post-ReDevelopment Load (TP) (lb/yr)***	**5.55**	**Post-Development TP Load (lb/yr)**	**2.25**
Final Post-Development TP Load per acre (lb/acre/yr)	1.81	Post-ReDevelopment TP Load per acre (lb/acre/yr)	1.70		
		Max. Reduction Required (Below Pre-ReDevelopment Load)	**20%**		
		TP Load Reduction Required for Redeveloped Area (lb/yr)	**1.11**	**TP Load Reduction Required for New Impervious Area (lb/yr)**	**1.83**

[1] *Adjusted Land Cover Summary:*
Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column I shows load reduction requriement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**2.94**

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	43.06
Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	55.79

WATER QUALITY NARRATIVE

SITE DATA
PRE-DEVELOPED AREA
MANAGED TURF (B SOILS) = 1.90 ACRES
MANAGED TURF (D SOILS) = 0.03 ACRES
IMPERVIOUS AREA = 2.37 ACRES

POST-DEVELOPED AREA
MANAGED TURF (B SOILS) = 0.85 ACRES
MANAGED TURF (D SOILS) = 0.04 ACRES
IMPERVIOUS AREA = 3.41 ACRES

POST-DEVELOPED LOAD (TP) = 7.80 LB/YR

TOTAL LOAD REDUCTION REQUIRED = 2.94 LB/YR

THE TOTAL LOAD REDUCTION REQUIRED WILL BE MET THROUGH THE PURCHASE OF OFF-SITE NUTRIENT CREDITS FROM A DEQ-APPROVED NUTRIENT CREDIT BANK IN ACCORDANCE WITH VIRGINIA CODE 2.1-44.15:35. SEE THIS SHEET FOR NUTRIENT CREDIT AVAILABILITY LETTER.

ECOSYSTEM SERVICES

ECOSYSTEM SERVICES, LLC
1102 Carlton Avenue
Charlottesville, VA 22902
540.578.4296
www.ecosystemservices.us
jon@ecosystemservices.us

February 23, 2024

Kim Roeser, PE
Senior Project Engineer
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville, VA 22903

RE: Nutrient Offset Credit – Credit Availability Letter
Project: VERVE Charlottesville
Project Address: 104 Stadium Road, Charlottesville, VA
Project Tax Map Parcel ID: 160001000, 160002000, 160003000, 160004000, 160005000, 160008000
Project HUC: 02080204
Bank HUC: 02080204

Dear Ms. Roeser,

We appreciate the opportunity to provide a credit availability letter for **2.94** pounds of phosphorus for the above-referenced project. This letter is to certify that as of the date of this letter, Ivy Creek Nutrient Bank has 105.55 pounds of phosphorus (TP), 162.42 pounds of nitrogen (TN), and 33,283.22 pounds of TSS available for transfer to those entities requiring offsets in accordance with the Chesapeake Bay Watershed Nutrient Credit Exchange Program (VA Code § 62.1-44.19:14 et seq.). Those offsets are also transferable in accordance with the Virginia stormwater offset program (VA Code § 62.1-44.15:35) and the Virginia Soil and Water Conservation Board's Guidance Document on Stormwater Nonpoint Nutrient Offsets approved on July 23, 2009, to those regulated entities qualifying for nutrient credits.

We can certainly accommodate your needs and could offer to fulfil the order of **2.94** pounds of phosphorus.

Please feel free to contact us with any questions. I hope we have the opportunity to work together on this project.

Sincerely,
Ecosystem Services, LLC
By:

Jonathan R. Roller, AOSE PSS CNMP
Manager – Authorized Representative

VERVE CHARLOTTESVILLE
100 Stadium Road
Charlottesville, VA

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

esg ARCHITECTURE & DESIGN
500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

COMMONWEALTH OF VIRGINIA
JOHN C WILSON
Lic. No. 0402058758
PROFESSIONAL ENGINEER
8/7/24
58108

NOT FOR CONSTRUCTION

FINAL SITE PLAN
02/28/2024

ORIGINAL ISSUE: 02/28/2024

REVISIONS

No.	Description	Date
1	CITY COMMENTS	5/3/24
2	CITY COMMENTS	6/24/24
3	CITY COMMENTS	8/7/24

58108
TIMMONS JOB NUMBER
TIMM DRAWN BY
TIMM CHECKED BY

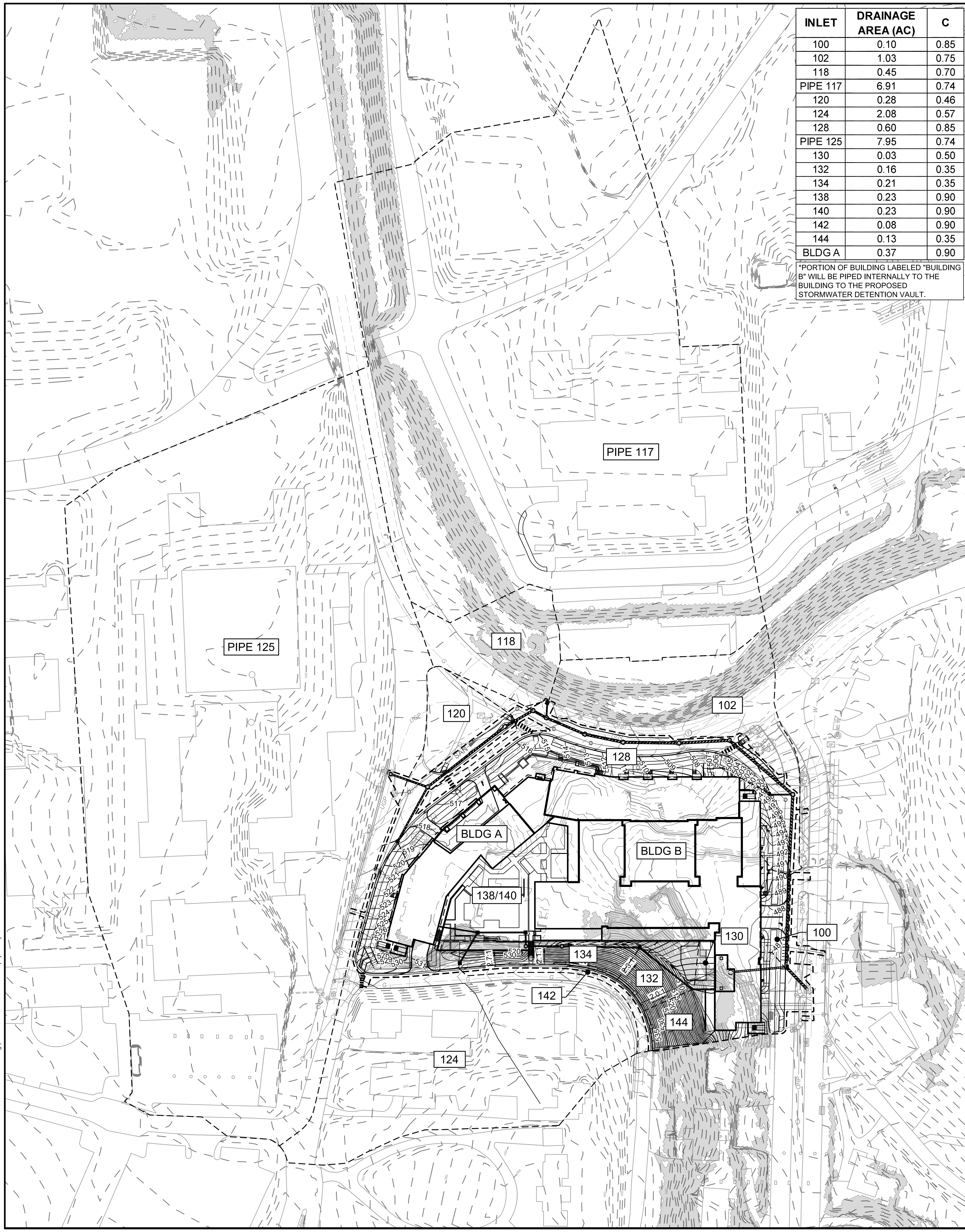
KEY PLAN

VERVE CHARLOTTESVILLE
STORMWATER MANAGEMENT CALCULATIONS AND DETAILS (QUALITY)

C7.3

S:\11035\58108-VERVE\DWG\Sheet\CD\58108-103-C7.4-SWM CALC.dwg | Plotted on 8/7/2024 2:53 PM | by Emmy Chen

Attachment A-2



INLET	DRAINAGE AREA (AC)	C
100	0.10	0.85
102	1.03	0.75
118	0.45	0.70
PIPE 117	6.91	0.74
120	0.28	0.46
124	2.08	0.57
128	0.60	0.85
PIPE 125	7.95	0.74
130	0.03	0.50
132	0.16	0.35
134	0.21	0.35
138	0.23	0.90
140	0.23	0.90
142	0.08	0.90
144	0.13	0.35
BLDG A	0.37	0.90

*PORTION OF BUILDING LABELED "BUILDING B" WILL BE PIPED INTERNALLY TO THE BUILDING TO THE PROPOSED STORMWATER DETENTION VAULT.

INLET NUMBER	INLET TYPE	INLET LENGTH (FT; M)	STATION	DRAINAGE AREA (AC; HA)	C	CA	ΣCA	I (IN/HR; mm/HR)	Q INCR. (CFS; CMS)	Qc CARRYOVER (CFS; CMS)	QT GUTTER FLOW (CFS; CMS)	S GUTTER SLOPE (FT/FT; M/M)	Sx CROSS SLOPE (FT/FT; M/M)	T (SPREAD) (FT; M)	W (GUTTER WIDTH) (FT; M)	W/T	Sw (GUTTER SLOPE) (FT/FT; M/M)	Sw/Sx	Eo (App. 9C-8)	a	Sw	Se	COMPUTED LENGTH LT (FT; M)	L, SPECIFIED LENGTH (FT; M)	L/LT	E (App. 9C-18)	Q INTERCEPTED (CFS; CMS) or d/h	Qb CARRYOVER (CFS; CMS)	Depth at Curb (IN; MM)	Sag Inlets Only: Allowable Ponding Depth d (FT; M)	Sag Inlets Only: Height of Curb Opening h (FT; M)	Sag Inlets Only: d/h	Sag Inlets Only: Depth at Inlet (IN; MM)	Sag Inlets Only: T SPREAD @ SAG (FT; M)	REMARKS
100	DI-2E	6		0.100	0.85	0.085																													
			0'RIGHT				0.085	4	0.34	0.168	0.508	0.0100	0.0208	2.945	2.000	0.67912	0.0833	4.00481	0.990	3.50	0.1458	0.1652	4.151	2.500	1.445	1.000	0.508	0.000	2.235						
102	DI-2E	14		1.030	0.75	0.7725																													
			0'RIGHT				0.773	4	3.092	0.101	3.193	0.0630	0.0200	6.110	2.000	0.32733	0.0833	4.165	0.814	3.52	0.1466	0.1394	17.280	5.000	0.810	0.950	3.033	0.160	2.986						
118	DI-1	2.000		0.450	0.70	0.315																													
			0'RIGHT				0.315	4	1.26	0	1.260	0.0500	0.0500	3.830	2.000	0.52219	0.0100	0.2	0.777	1.04	0.0000	0.0500	20.182	2.000	0.099	0.800	1.007	0.253	1.338						
120	DI-2B	4.5		0.280	0.46	0.1288																													
			0.000'RIGHT				0.129	4	0.516	0	0.516	0.0050	0.0100	6.030	2.000	0.33167	0.0833	8.33	0.903	3.76	0.1566	0.1515	3.575	2.500	1.259	1.000	0.516	0.000	2.483						
124	DI-2B	12		2.080	0.57	1.1856																													
			0'RIGHT				1.186	4	4.744	0	4.744	0.0250	0.0350	6.864	2.000	0.29138	0.0833	2.38	0.685	3.16	0.1316	0.1252	16.492	2.500	0.728	0.904	4.288	0.456	4.042						
128	DI-2B	10		0.600	0.85	0.51																													
			0'RIGHT				0.51	4	2.04	0.404	2.444	0.0950	0.0325	3.582	2.000	0.55835	0.0833	2.56308	0.948	3.22	0.1341	0.1596	16.106	2.500	0.621	0.826	2.018	0.426	2.616						
130	DI-5	2.000		0.030	0.50	0.015																													
			0.000'RIGHT				0.015	4	0.06	0	0.060	0.0100			2.000									2.000		0.997	0.060	0.000	0.03058						BHt.=0.018'
132	DI-5	1.500		0.160	0.35	0.056																													
			0.000'RIGHT				0.056	4	0.224	0	0.224	0.1400			1.500									1.500		1.000	0.224	0.000	0.04542						BHt.=0.053'
134	DI-5	1.500		0.210	0.35	0.0735																													
			0.000'RIGHT				0.074	4	0.296	0	0.296	0.1400			1.500									1.500		1.000	0.296	0.000	0.07525						BHt.=0.064'
142	DI-3B	4.000		0.080	0.90	0.072																													
			0'RIGHT				0.072	4	0.288	0	0.288	0.0300	0.0300	1.476	2.000	1.35501	0.0833	2.77667	1.000	3.28	0.1366	0.1666	4.524	4.000	0.884	0.979	0.282	0.006	1.475						
144	DI-5	1.500		0.130	0.35	0.0455																													Back/Lt.
			0.000'RIGHT				0.046	4	0.184	0																									Back/Lt.
							0	4	0	0																									Ahead/Rt.
											0.184	0.001			1.500									1.5			0.184						0.565		T > 8.0 ft

PIPE NO	FROM POINT REFERENCE (1)	FROM POINT STA.	TO POINT REFERENCE (2)	TO POINT STA.	DRAIN. AREA "A" Acre (3)	RUNOFF COEFF. "C" (4)	CA INCRE-MENT (5)	CA ADDTL CA	CA ACCUM-ULATED (6)	TOTAL INLET TIME Minutes (7)	RAIN FALL In/Hr (8)	RUNOFF Q CFS (9)	INVERT ELEVATIONS UPPER END (10)	INVERT ELEVATIONS LOWER END (11)	LENGTH of Pipe Ft. (12)	SLOPE Ft./Ft. (13)	SIZE (Dia. Or Span/Rise) In. (14)	SHAPE	Capacity CFS (15)	Friction Slope Ft./Ft.	VEL Vn Ft/Sec (16)	FLOW TIME Min. (17)	REMARKS (18)
123	124		122		2.080	0.570	1.186	0.000	1.186	10.000	5.263	6.239	511.231	509.600	81.555	0.020	21.000	Circular	22.404	0.002	7.994	0.170	
125	E3		122		0.000	0.000	0.000	5.883	5.883	10.000	5.263	30.960	513.910	511.514	51.266	0.047	24.000	Circular	48.904	0.019	16.509	0.052	
121	122		120		0.000	0.000	0.000	0.000	7.069	10.052	5.252	37.126	509.499	508.210	128.739	0.010	30.000	Circular	41.040	0.008	9.490	0.226	
119	120		116		0.280	0.460	0.129	0.000	7.197	10.278	5.208	37.484	508.109	507.160	42.180	0.023	30.000	Circular	61.526	0.008	13.175	0.053	
115	116		114		0.000	0.000	0.000	5.113	12.311	10.331	5.198	63.987	507.063	506.380	19.814	0.034	30.000	Circular	76.138	0.024	17.419	0.019	
117	118		114		0.450	0.700	0.315	0.000	0.315	0.000	8.901	2.804	511.000	510.604	19.813	0.020	15.000	Circular	9.133	0.002	6.561	0.050	
113	114		112		0.000	0.000	0.000	0.000	12.626	10.350	5.194	65.578	506.280	504.300	54.740	0.036	30.000	Circular	78.005	0.026	17.847	0.051	
111	112		110		0.000	0.000	0.000	0.000	12.626	10.401	5.184	65.454	504.204	501.900	51.202	0.045	36.000	Circular	141.490	0.010	19.667	0.043	
109	110		108		0.000	0.000	0.000	0.000	12.626	10.445	5.176	65.349	501.799	498.500	73.318	0.045	36.000	Circular	141.490	0.010	19.659	0.062	
107	108		106		0.000	0.000	0.000	0.000	12.626	10.507	5.164	65.199	498.399	495.420	66.196	0.045	36.000	Circular	141.490	0.010	19.647	0.056	
105	106		104		0.000	0.000	0.000	0.000	12.626	10.563	5.153	65.065	495.324	488.770	109.229	0.060	36.000	Circular	163.379	0.010	21.844	0.083	
127	128		104		0.600	0.850	0.510	0.000	0.510	6.000	6.230	3.177	493.349	492.692	32.853	0.020	15.000	Circular	9.133	0.002	6.787	0.081	
103	104		102		0.000	0.000	0.000	0.000	13.136	10.646	5.138	67.487	488.670	482.480	103.162	0.060	36.000	Circular	163.379	0.010	22.054	0.078	
101	102		100		1.030	0.750	0.773	0.000	13.908	10.724	5.123	71.252	482.382	479.920	123.107	0.020	36.000	Circular	94.327	0.011	14.697	0.140	
SWM OUT	VAULT OUT		100		0.000	0.000	0.000	3.150	3.150	10.000	5.263	16.577	483.500	482.456	68.586	0.015	24.000	Circular	30.228	0.005	9.865	0.116	DETENTION VAULT
100A	100		E11		0.100	0.850	0.085	0.000	17.143	10.864	5.097	87.381	479.821	479.010	40.528	0.020	36.000	Circular	94.327	0.017	15.188	0.044	
141C	142		141B		0.080	0.900	0.072	0.000	0.072	6.000	6.230	0.449	521.266	520.517	14.978	0.050	15.000	Circular	15.644	0.000	5.638	0.044	
141A	141B		140		0.000	0.000	0.000	0.000	0.072	6.044	6.217	0.448	520.517	518.951	31.312	0.050	15.000	Circular	15.644	0.000	5.634	0.093	
RD1	BLDG A		140		0.000	0.000	0.000	0.333	0.333	6.000	6.230	2.075	513.090	512.548	52.132	0.010	12.000	Circular	3.935	0.003	5.088	0.171	BLDG A
139	140		138		0.230	0.900	0.207	0.000	0.612	6.171	6.180	3.782	512.450	511.822	62.840	0.010	15.000	Circular	6.996	0.003	5.825	0.180	
137C	138		137B		0.230	0.900	0.207	0.000	0.819	6.351	6.129	5.019	511.720	511.539	18.136	0.010	15.000	Circular	6.996	0.005	6.215	0.049	
137A	137B		136		0.000	0.000	0.000	0.000	0.819	6.399	6.115	5.008	511.440	510.967	47.341	0.010	15.000	Circular	6.996	0.005	6.212	0.127	
135	136		134		0.000	0.000	0.000	0.000	0.819	6.526	6.079	4.979	510.870	509.851	101.887	0.010	15.000	Circular	6.996	0.005	6.204	0.274	
133	134		132		0.210	0.350	0.074	0.000	0.893	6.800	6.004	5.359	507.011	499.994	87.705	0.080	15.000	Circular	19.788	0.006	13.734	0.106	
131	132		130		0.160	0.350	0.056	0.000	0.949	6.906	5.976	5.668	499.890	499.542	17.407	0.020	15.000	Circular	9.894	0.007	8.354	0.035	
143	144		130		0.130	0.350	0.046	0.000	0.046	6.000	6.230	0.283	498.986	498.536	52.918	0.008	12.000	Circular	3.557	0.000	2.715	0.325	
129	130		VAULT IN		0.030	0.500	0.015	0.000	1.009	6.941	5.966	6.020	498.440	498.188	12.623	0.020	15.000	Circular	9.894	0.007	8.474	0.025	

INLET OR JUNCTION	INLET STATION	OUTLET WATER SURFACE ELEV.	DIA. PIPE Do (In)	DESIGN DISCH. Qo (CFS)	LENGTH PIPE Lo (Ft)	FRICTION SLOPE, Sfo (FT/FT)	FRICTION LOSS Hf (Ft)	JUNCTION LOSS Vo	Ho (Ft)	Qi	Vi	QiVi	Vi*2/2g	Hi	Angle	HΔ	Ht	1.3 Ht	0.5 Ht	FINAL H (Ft)	Inlet Water Surface Elevation	Rim Elev	Comments
130		499.19	15	6.02	12.62	0.0074	0.09	8.47	0.28	5.67	8.35	47.35	1.08	0.38	0.00	0.00	0.66	0	TRUE	0.42	499.61	505.38	OK -5.77
132		500.54	15	5.67	17.41	0.0066	0.11	8.35	0.27	5.36	13.73	73.60	2.93	1.03	38.37	1.26	2.56	0	TRUE	1.39	501.93	504.37	OK -2.44
134		501.93	15	5.36	87.71	0.0059	0.51	13.73	0.73	4.98	6.20	30.89	0.60	0.21	37.45	0.26	1.20	0	TRUE	1.11	503.05	516.08	OK -13.03
136		510.85	15	4.98	101.89	0.0051	0.52	6.20	0.15	5.01	6.21	31.11	0.60	0.21	1.13	0.00	0.36	0	TRUE	0.70	511.55	525.21	OK -13.67
137B		511.97	15	5.01	47.34	0.0051	0.24	6.21	0.15	5.02	6.21	31.20	0.60	0.21	89.14	0.42	0.78	0	TRUE	0.63	512.60	525.00	OK -12.4
138		512.60	15	5.02	18.14	0.0051	0.09	6.21	0.15	3.78	5.83	22.03	0.53	0.18	89.25	0.37	0.70	0.91413	TRUE	0.55	513.15	523.00	OK -9.85
140		513.15	15	3.78	62.84	0.0029	0.18	5.83	0.13	2.07	5.09	10.56	0.40	0.14	59.64	0.28	0.55	0.71297	TRUE	0.54	513.69	523.00	OK -9.31
141B		519.95	15	0.45	31.31	0.0000	0.00	5.63	0.12	0.45	5.64	2.53	0.49	0.17	0.00	0.00	0.30	0	TRUE	0.15	520.10	528.27	OK -8.17
142		521.52	15	0.45	14.98	0.0000	0.00	5.64	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12	0.16041	TRUE	0.08	521.60	531.40	OK -9.8
BLDG A		513.69	12	2.07	52.13	0.0029	0.15	5.09	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	0	TRUE	0.20	513.89	515.99	OK -2.1
144		499.61	12	0.28	52.92	0.0001	0.00	2.72	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.03721	TRUE	0.02	499.63	502.65	OK -3.02
100		481.41	36	87.38	40.53	0.0172	0.70	15.19	0.90	71.25	14.70	1047.22	3.35	1.17	45.18	1.68	3.75	0	TRUE	2.57	483.98	486.28	OK -2.3
102		483.98	36	71.25	123.11	0.0114	1.40	14.70	0.84	67.49	22.05	1488.37	7.55	2.64	1.29	0.00	3.48	0	TRUE	3.15	487.12	489.68	OK -2.55
104		487.12	36	67.49	103.16	0.0102	1.06	22.05	1.89	65.06	21.84	1421.27	7.41	2.59	52.46	3.70	8.19	0	TRUE	5.15	492.27	497.49	OK -5.22
106		492.27	36	65.06	109.23	0.0095	1.04	21.84	1.85	65.20	19.65	1280.98	5.99	2.10	43.50	2.58	6.53	0	TRUE	4.30	496.58	506.37	OK -9.8
108		497.82	36	65.20	66.20	0.0096	0.63	19.65	1.50	65.35	19.66	1284.68	6.00	2.10	3.80	0.00	3.60	0	TRUE	2.43	500.25	508.16	OK -7.91
110		500.90	36	65.35	73.32	0.0096	0.70	19.66	1.50	65.45	19.67	1287.28	6.01	2.10	11.07	0.78	4.38	0	TRUE	2.90	503.80	510.93	OK -7.13
112		504.30	36	65.45	51.20	0.0096	0.49	19.67	1.50	65.58	17.85	1170.38	4.95	1.73	11.26	0.64	3.88	0	TRUE	2.43	506.73	513.35	OK -6.62
114		506.73	30	65.58	54.74	0.0256	1.40	17.85	1.24	63.99	17.42	1114.60	4.71	1.65	5.33	0.28	3.17	0	TRUE	2.98	509.71	515.89	OK -6.18
116		509.71	30	63.99	19.81	0.0243	0.48	17.42	1.18	37.48	13.18	493.86	2.70	0.94	58.15	1.51	3.63	0	TRUE	2.30	512.01	516.91	OK -4.9
120		512.01	30	37.48	42.18	0.0084	0.35	13.18	0.67	37.13	9.49	352.35	1.40	0.49	8.32	0.18	1.35	0	TRUE	1.02	513.04	515.52	OK -2.49
122		513.04	30	37.13	128.74	0.0082	1.05	9.49	0.35	30.96	16.51	511.12	4.23	1.48	57.27	2.37	4.20	0	TRUE	3.16	516.19	517.08	OK -0.89
124		516.19	21	6.24	81.55	0.0016	0.13	7.99	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.25	0.32252	TRUE	0.29	516.48	518.16	OK -1.68
VAULT OUT		484.06	24	16.58	68.59	0.0046	0.31	9.86	0.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.38	0	TRUE	0.69	484.75	485.53	OK -0.78
128		493.69	15	3.18	32.85	0.0024	0.08	6.79	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18	0.23244	TRUE	0.20	493.89	498.40	OK -4.52
118		511.60	15	2.80	19.81	0.0019	0.04	6.56	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.17	0.21722	TRUE	0.15	511.75	515.50	OK -3.75
E3		516.19	24	30.96	51.27	0.0187	0.96	16.51	1.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.06	0	TRUE	1.49	517.68	517.91	OK -0.23

NAD 83

SCALE 1"=80'

0 80' 160'

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8/7/24
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FINAL SITE PLAN
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TIMMONS JOB NUMBER

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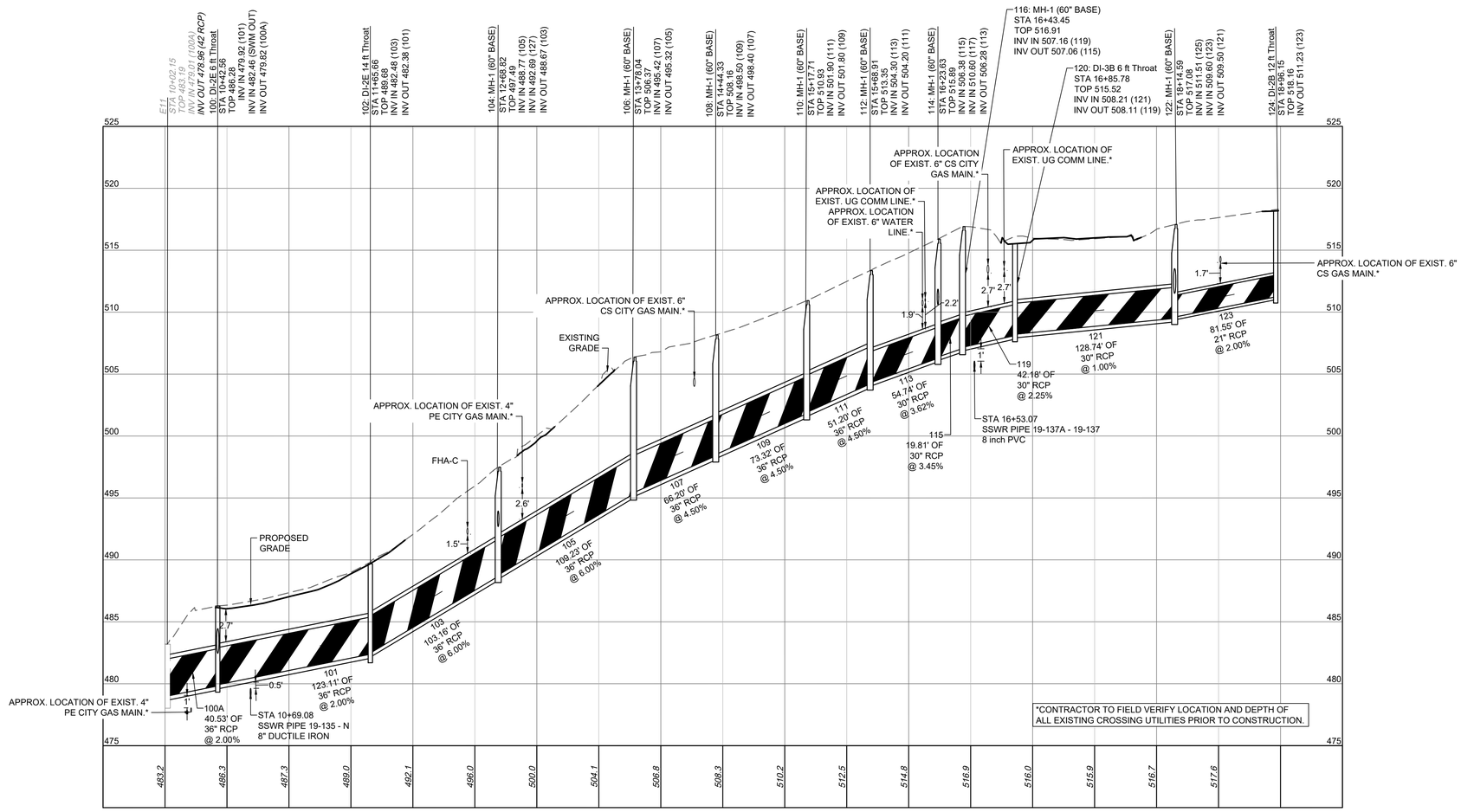
TIMM
CHECKED BY

KEY PLAN

VERVE CHARLOTTESVILLE

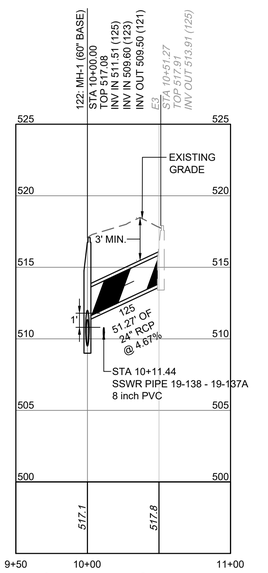
INLET DRAINAGE AREA MAP

C7.4



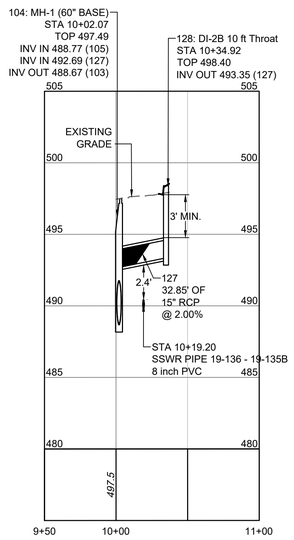
STR E11 - STR 124

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



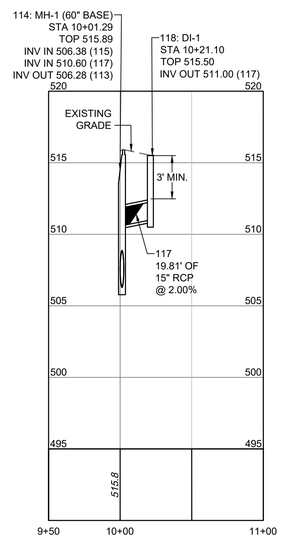
STR 122 - STR E3

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



STR 104 - STR 128

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



STR 114 - STR 118

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5

10
0
0 50
PROFILE SCALE

NOTE: PROVIDE SAFETY SLAB FOR ALL MANHOLE STRUCTURES WITH HEIGHTS GREATER THAN 12'.

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TIMM CHECKED BY

KEY PLAN

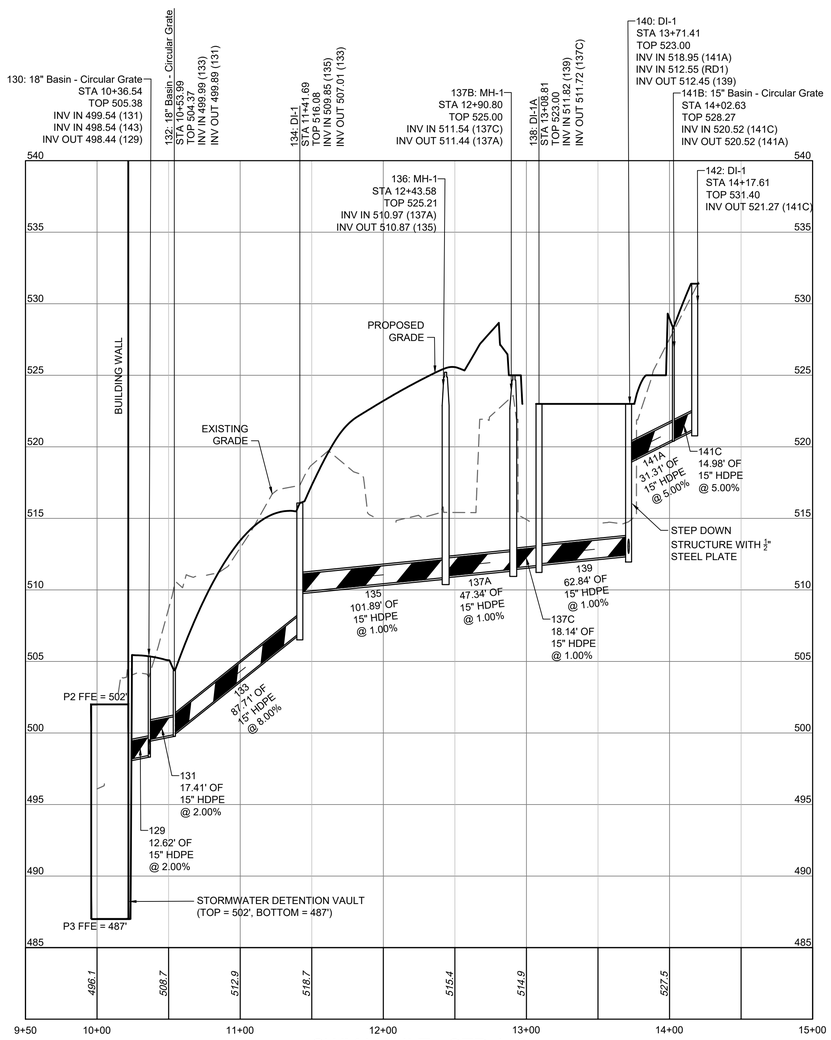
VERVE CHARLOTTESVILLE

STORMWATER PROFILES

C8.0

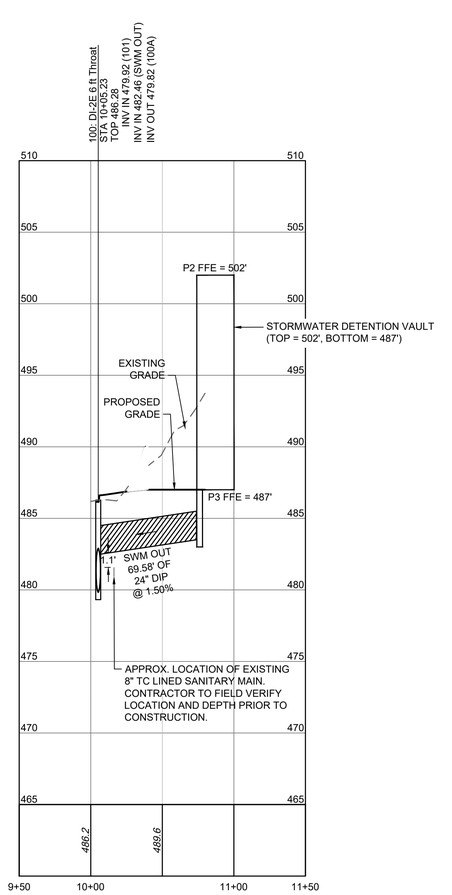
STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
100	486.28	6.46'	DI-2E 6 ft Throat
102	489.68	7.48'	DI-2E 14 ft Throat
104	497.49	8.82'	MH-1 (60" BASE)
106	506.37	11.05'	MH-1 (60" BASE)
108	508.16	9.76'	MH-1 (60" BASE)
110	510.93	9.13'	MH-1 (60" BASE)
112	513.35	9.15'	MH-1 (60" BASE)
114	515.89	9.61'	MH-1 (60" BASE)
116	516.91	9.85'	MH-1 (60" BASE)
118	515.50	4.50'	DI-1
120	515.52	7.41'	DI-3B 6 ft Throat
122	517.08	7.58'	MH-1 (60" BASE)
124	518.16	6.93'	DI-2B 12 ft Throat
128	498.40	5.05'	DI-2B 10 ft Throat
132	504.37	4.60'	18" Basin - Circular Grate
134	516.08	9.06'	DI-1
136	525.21	14.34'	MH-1
138	523.00	11.28'	DI-1A
140	523.00	10.55'	DI-1
141B	528.27	7.89'	15" Basin - Circular Grate
142	531.40	10.13'	DI-1
144	502.65	3.79'	18" Basin - Circular Grate

STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
SWM OUT	24"	VAULT OUT - 100	483.50	482.46	1.50%	69.58 LF	24" DUCTILE IRON
RD1	12"	BLDG A - 140	513.09	512.55	1.04%	52.13 LF	12" HDPE
100A	36"	100 - E11	479.82	479.01	2.00%	40.53 LF	36 inch RCP
101	36"	102 - 100	482.38	479.92	2.00%	123.11 LF	36 inch RCP
103	36"	104 - 102	488.67	482.48	6.00%	103.16 LF	36 inch RCP
105	36"	106 - 104	495.32	488.77	6.00%	109.23 LF	36 inch RCP
107	36"	108 - 106	498.40	495.42	4.50%	66.20 LF	36 inch RCP
109	36"	110 - 108	501.80	498.50	4.50%	73.32 LF	36 inch RCP
111	36"	112 - 110	504.20	501.90	4.50%	51.20 LF	36 inch RCP
113	30"	114 - 112	506.28	504.30	3.62%	54.74 LF	30 inch RCP
115	30"	116 - 114	507.06	506.38	3.45%	19.81 LF	30 inch RCP
117	15"	118 - 114	511.00	510.60	2.00%	19.81 LF	15 inch RCP
119	30"	120 - 116	508.11	507.16	2.25%	42.18 LF	30 inch RCP
121	30"	122 - 120	509.50	508.21	1.00%	128.74 LF	30 inch RCP
123	21"	124 - 122	511.23	509.60	2.00%	81.55 LF	21 inch RCP
125	24"	E3 - 122	513.91	511.51	4.67%	51.27 LF	24 inch RCP
127	15"	128 - 104	493.35	492.69	2.00%	32.85 LF	15 inch RCP
129	15"	130 - VAULT IN	498.44	498.19	2.00%	12.62 LF	15" HDPE
131	15"	132 - 130	499.89	499.54	2.00%	17.41 LF	15" HDPE
133	15"	134 - 132	507.01	499.99	8.00%	87.71 LF	15" HDPE
135	15"	136 - 134	510.87	509.85	1.00%	101.89 LF	15" HDPE
137C	15"	138 - 137B	511.72	511.54	1.00%	18.14 LF	15" HDPE
139	15"	140 - 138	512.45	511.82	1.00%	62.84 LF	15" HDPE
141A	15"	141B - 140	520.52	518.95	5.00%	31.31 LF	15" HDPE
143	12"	144 - 130	498.99	498.54	0.85%	52.92 LF	12" HDPE



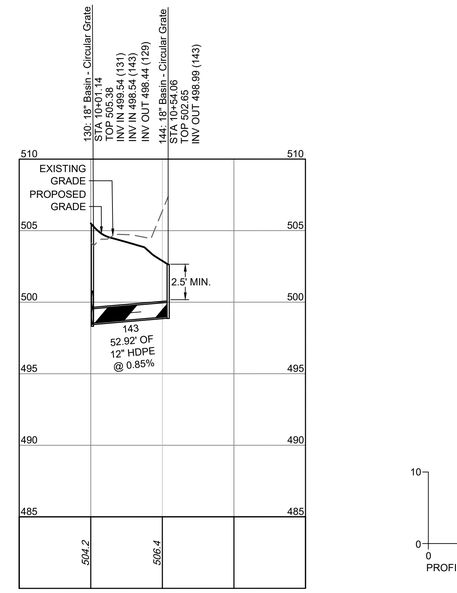
SWM VAULT - STR 142

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



STR 100 - SWM VAULT

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



STR. 130 - STR. 144

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5

NOTE: PROVIDE SAFETY SLAB FOR ALL MANHOLE STRUCTURES WITH HEIGHTS GREATER THAN 12'.

10
0
0 50
PROFILE SCALE

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8/7/24
58108

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FINAL SITE PLAN
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STORMWATER PROFILES

C8.1

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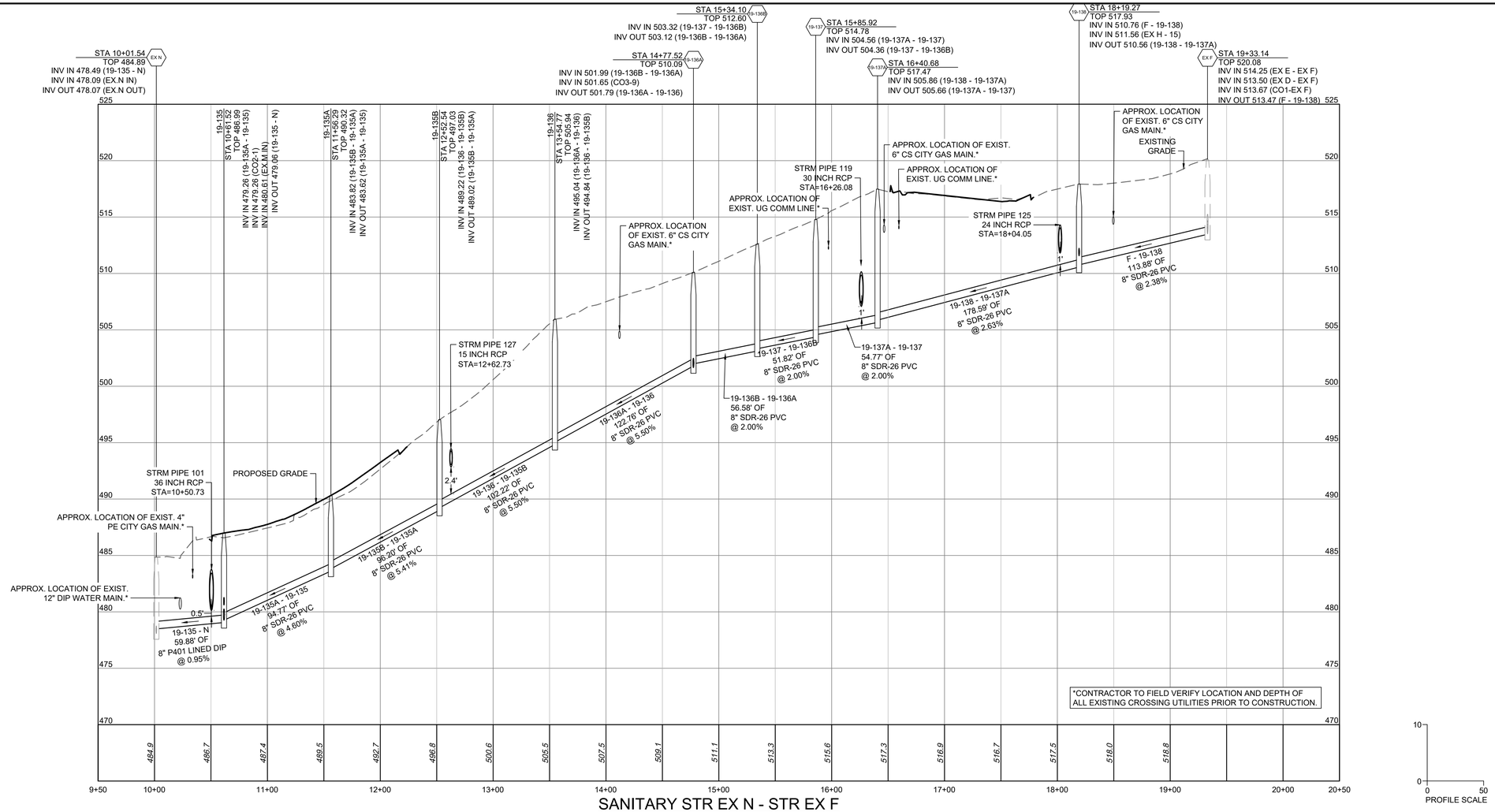
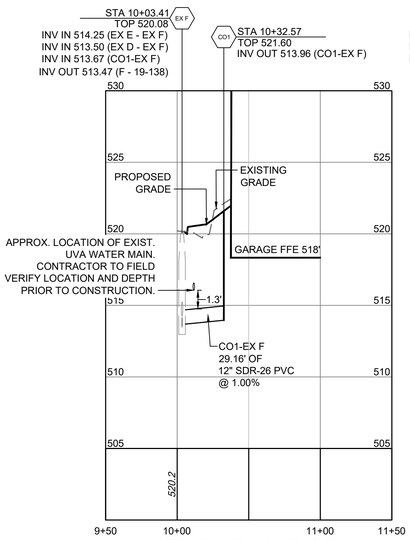
Attachment A-2



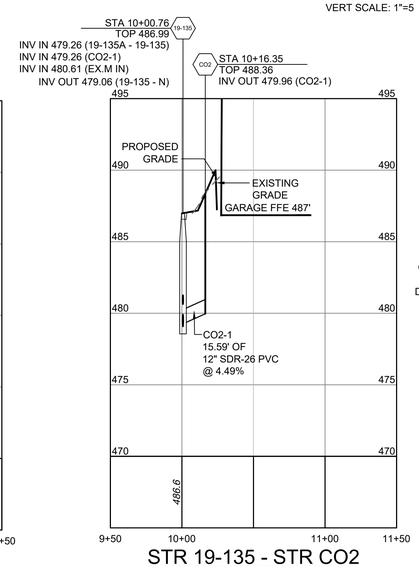
SANITARY STR EX N - STR EX F

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



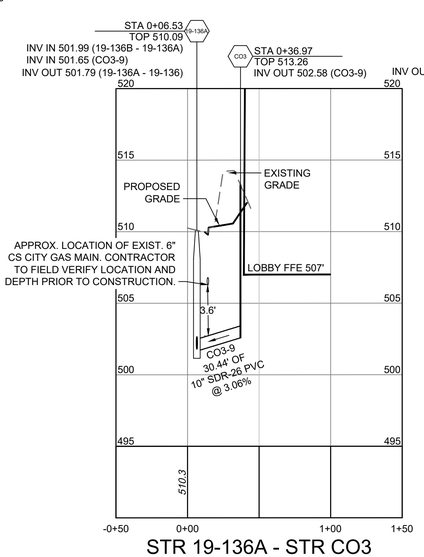
STR EX F - STR CO1

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



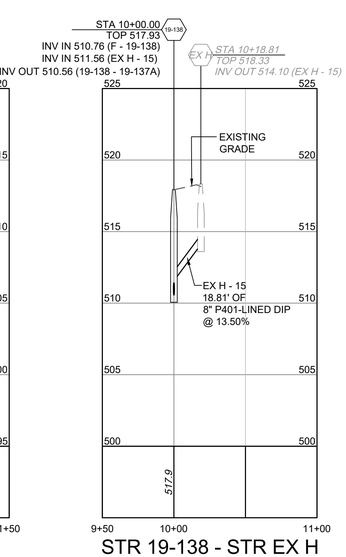
STR 19-135 - STR CO2

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



STR 19-136A - STR CO3

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



STR 19-138 - STR EX H

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5

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SANITARY SEWER PROFILES

C8.2

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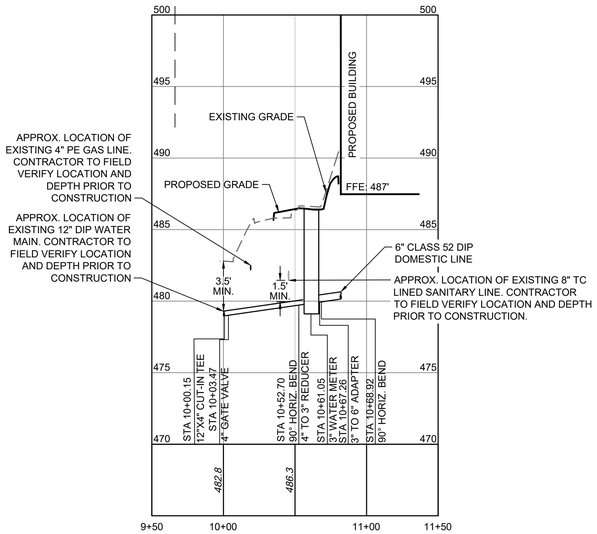
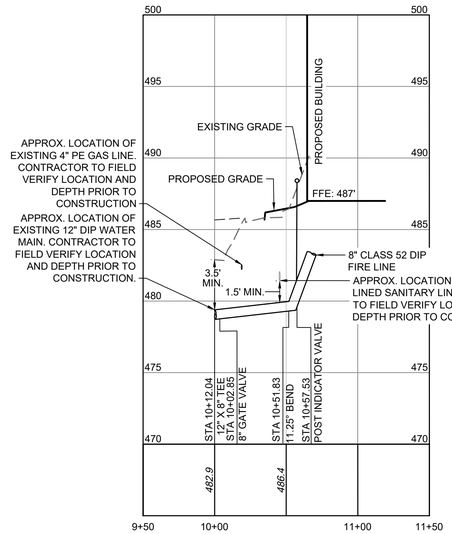


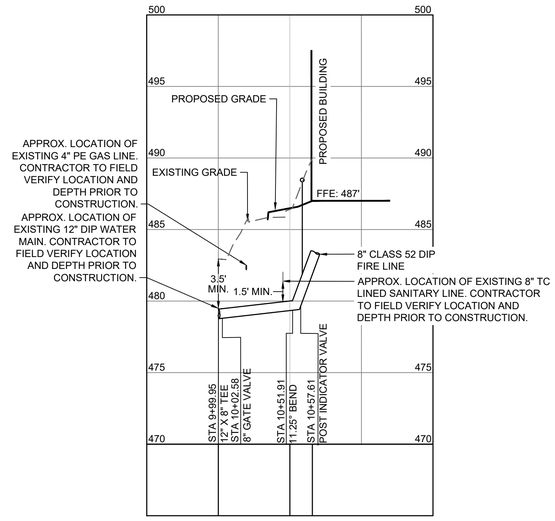
DOMESTIC LINE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



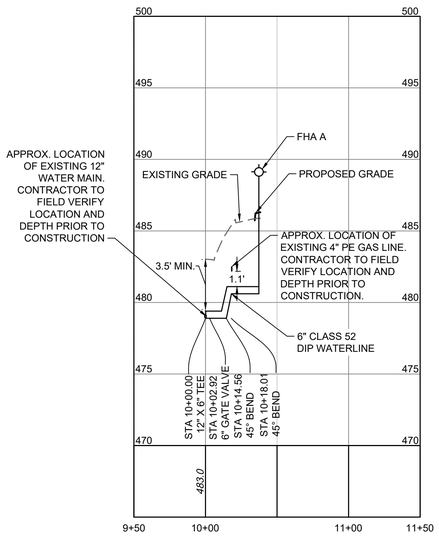
FIRE LINE 1

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



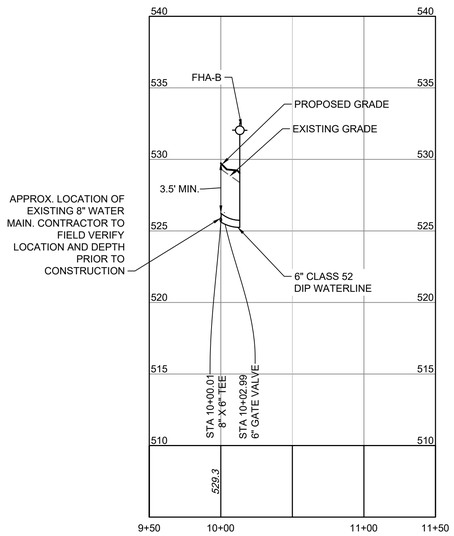
FIRE LINE 2

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



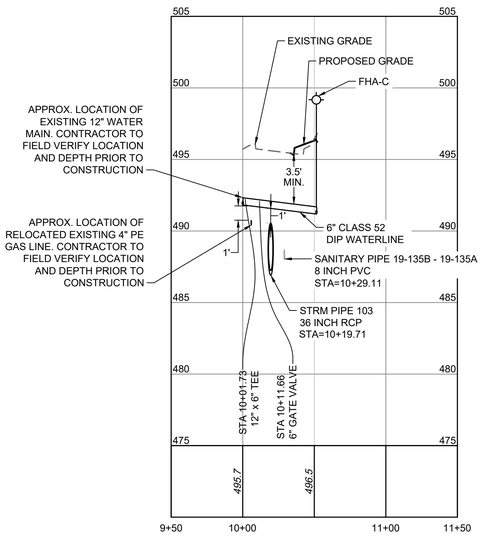
FIRE HYDRANT A

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



FIRE HYDRANT B

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



FIRE HYDRANT C

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5

NOTE: ALL FIRE SERVICE AND FIRE HYDRANT LINES SHALL BE FULLY RESTRAINED.

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PROFILE SCALE

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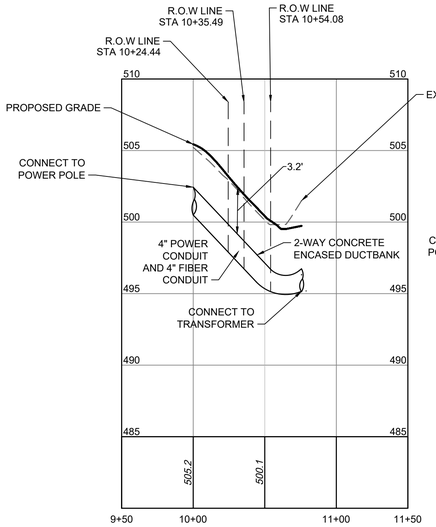
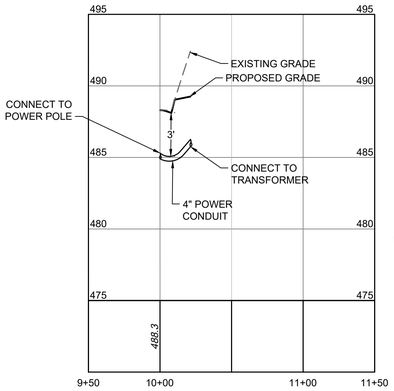
WATER PROFILES

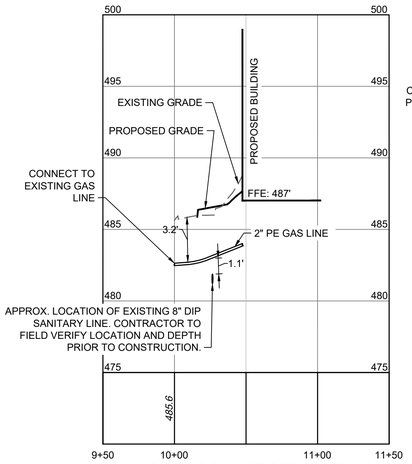
C8.3



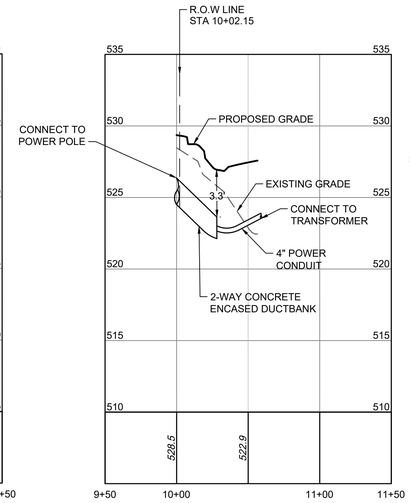
POWER LINE A AND FIBER LINE A
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



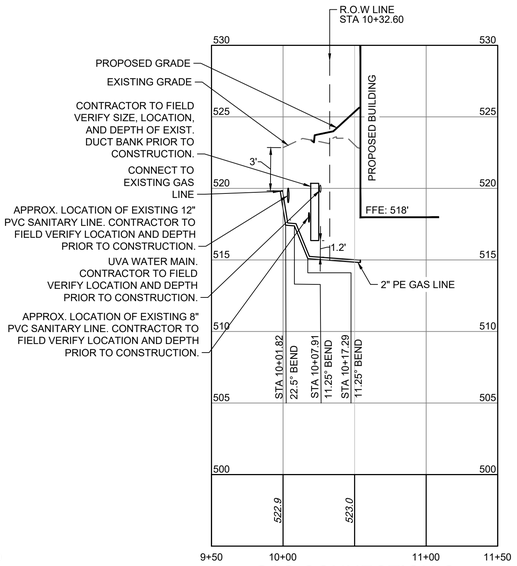
POWER LINE B
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



GAS CONNECTION B
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



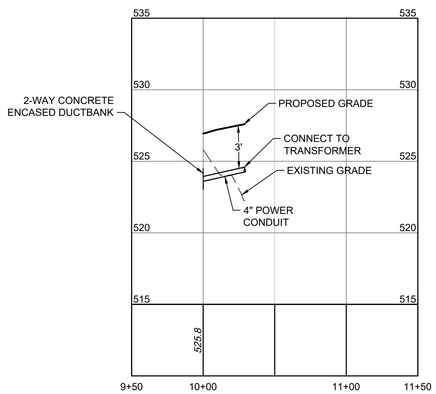
POWER LINE C
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



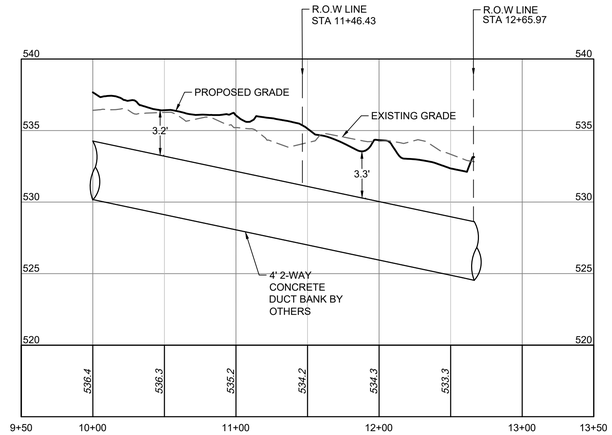
GAS CONNECTION C
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5

PROPOSED 1-WAY CONCRETE DUCT BANK
NOT TO SCALE

PROPOSED 2-WAY CONCRETE DUCT BANK
NOT TO SCALE



POWER LINE D
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



MONTEBELLO POWER RELOCATION
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5

10
0
0 50
PROFILE SCALE

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CHARLOTTESVILLE
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Charlottesville, VA

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COMMONWEALTH OF VIRGINIA
JOHN C WILSON
Lic. No. 0402058758
8/7/24
PROFESSIONAL ENGINEER
58108

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FINAL SITE PLAN
02/28/2024

ORIGINAL ISSUE: 02/28/2024

REVISIONS

No.	Description	Date
1	CITY COMMENTS	5/3/24
2	CITY COMMENTS	6/24/24
3	CITY COMMENTS	8/7/24

58108
TIMMONS JOB NUMBER

TIMM DRAWN BY
TIMM CHECKED BY

KEY PLAN

VERVE CHARLOTTESVILLE

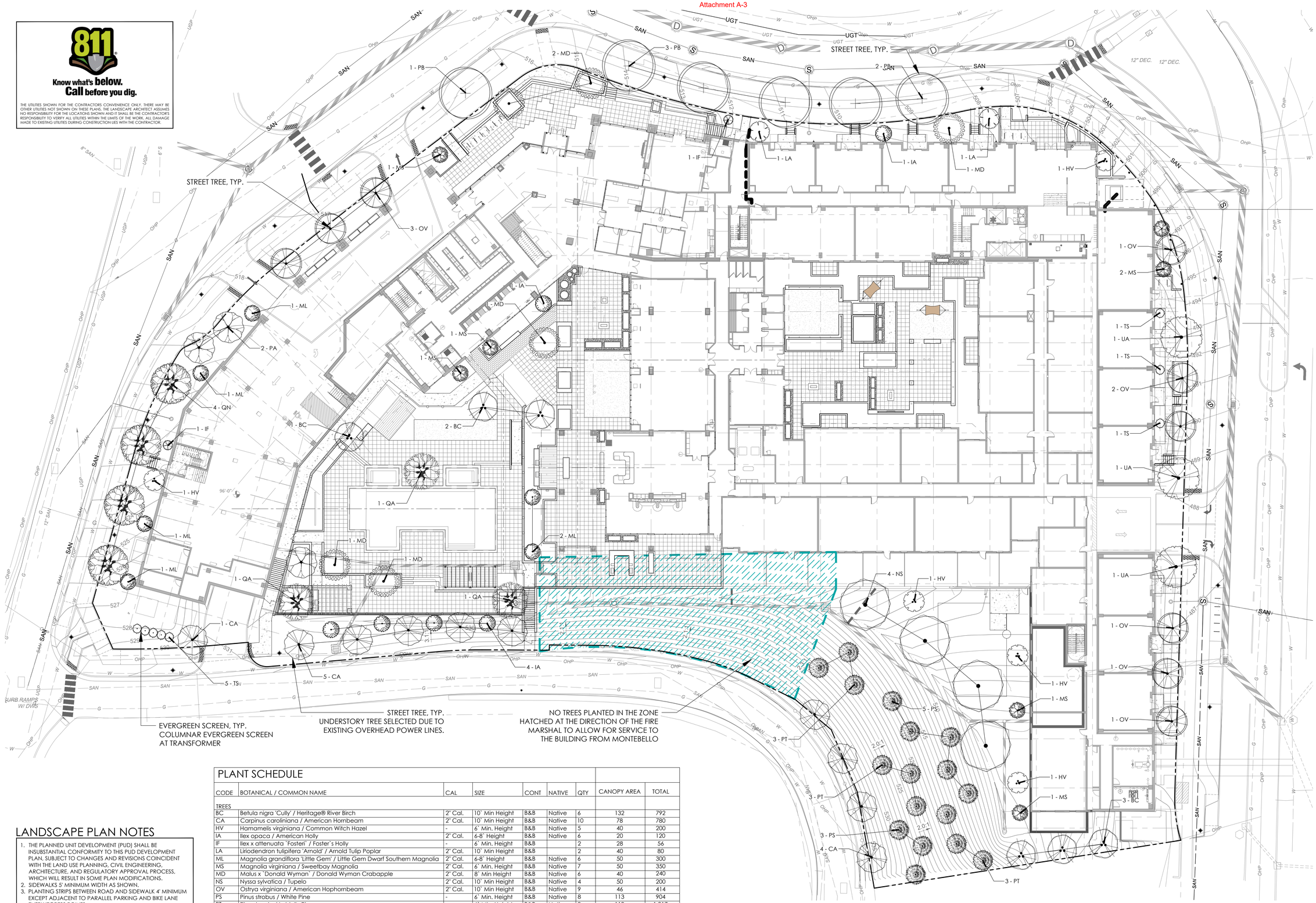
DRY UTILITY PROFILES

C8.4

S:\103\58108-VERVE\DWG\Sheet\CD\58108-103-C8.0-STORM PROFILES.dwg | Plotted on 8/7/2024 2:55 PM | by Emmy Chen

811
Know what's below.
Call before you dig.

THE UTILITIES SHOWN FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES DURING CONSTRUCTION LIES WITH THE CONTRACTOR.

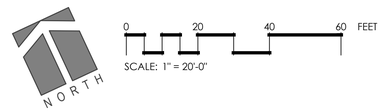


LANDSCAPE PLAN NOTES

1. THE PLANNED UNIT DEVELOPMENT (PUD) SHALL BE INSUBSTANTIAL CONFORMITY TO THIS PUD DEVELOPMENT PLAN, SUBJECT TO CHANGES AND REVISIONS COINCIDENT WITH THE LAND USE PLANNING, CIVIL ENGINEERING, ARCHITECTURE, AND REGULATORY APPROVAL PROCESS, WHICH WILL RESULT IN SOME PLAN MODIFICATIONS.
2. SIDEWALKS 5' MINIMUM WIDTH AS SHOWN.
3. PLANTING STRIPS BETWEEN ROAD AND SIDEWALK 4' MINIMUM EXCEPT ADJACENT TO PARALLEL PARKING AND BIKE LANE ENTRY/EGRESS POINTS.
4. ALL TREES SHALL BE SELECTED FROM THE CHARLOTTESVILLE MASTER TREE LIST.
5. TREES TO BE REMOVED WITHIN EXISTING CRITICAL SLOPE AREA THAT IS PROPOSED TO BE DISTURBED. TREES REMOVED FROM THE CRITICAL SLOPE AREA SHALL BE REPLACED AT A 3 : 1 RATION IN ACCORDANCE WITH CITY GUIDELINES. 25 TREES REMOVED, 75 TWO INCH CALIPER TREES REPLACEMENT TREES PROPOSED.

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	CAL	SIZE	CONT	NATIVE	QTY	CANOPY AREA	TOTAL
TREES								
BC	Betula nigra 'Cully' / Heritage® River Birch	2" Cal.	10` Min Height	B&B	Native	6	132	792
CA	Carpinus caroliniana / American Hornbeam	2" Cal.	10` Min Height	B&B	Native	10	78	780
HV	Hamamelis virginiana / Common Witch Hazel	-	6` Min. Height	B&B	Native	5	40	200
IA	Ilex opaca / American Holly	2" Cal.	6-8` Height	B&B	Native	6	20	120
IF	Ilex x attenuata `Fosteri` / Foster`s Holly	-	6` Min. Height	B&B		2	28	56
LA	Liriodendron tulipifera 'Arnold' / Arnold Tulip Poplar	2" Cal.	10` Min Height	B&B		2	40	80
ML	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	2" Cal.	6-8` Height	B&B	Native	6	50	300
MS	Magnolia virginiana / Sweetbay Magnolia	2" Cal.	6` Min. Height	B&B	Native	7	50	350
MD	Malus x `Donald Wyman` / Donald Wyman Crabapple	2" Cal.	8` Min Height	B&B	Native	6	40	240
NS	Nyssa sylvatica / Tupelo	2" Cal.	10` Min Height	B&B	Native	4	50	200
OV	Ostrya virginiana / American Hophornbeam	2" Cal.	10` Min Height	B&B	Native	9	46	414
PS	Pinus strobus / White Pine	-	6` Min. Height	B&B	Native	8	113	904
PT	Pinus taeda / Loblolly Pine	-	6` Min. Height	B&B	Native	9	113	1,017
PB	Platanus x acerifolia `Bloodgood` / Bloodgood London Plane Tree	3" Cal.	12` Min Height	B&B		6	154	924
PA	Prunus x `Okame` / Okame Flowering Cherry	2" Cal.	10` Min Height	B&B		3	78	234
QA	Quercus alba / White Oak	3" Cal.	12` Min Height	B&B	Native	3	65	195
QN	Quercus nuttallii / Nuttall Oak	3" Cal.	12` Min Height	B&B		4	65	260
TS	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	-	6` Min. Height	B&B	Native	8	10	80
UA	Ulmus americana `Jefferson` / Jefferson American Elm	3" Cal.	12` Min Height	B&B	Native	3	105	315
				GRAND TOTAL		107		7,461



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ALBERT J CUNNINGHAM
Lic. No. 0406002294
LANDSCAPE ARCHITECT

Signature

ALBERT JAMES CUNNINGHAM
Typed or Printed Name

0406002294 License #
08/07/2024 Date

FINAL SITE PLAN 02/28/24

ORIGINAL ISSUE: 08/15/23

REVISIONS

No.	Description	Date
1	RESPONSE TO COMMENTS	05/03/24
2	RESPONSE TO COMMENTS	06/24/24
3	RESPONSE TO COMMENTS	08/07/24

222534
PROJECT NUMBER

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AJC CHECKED BY

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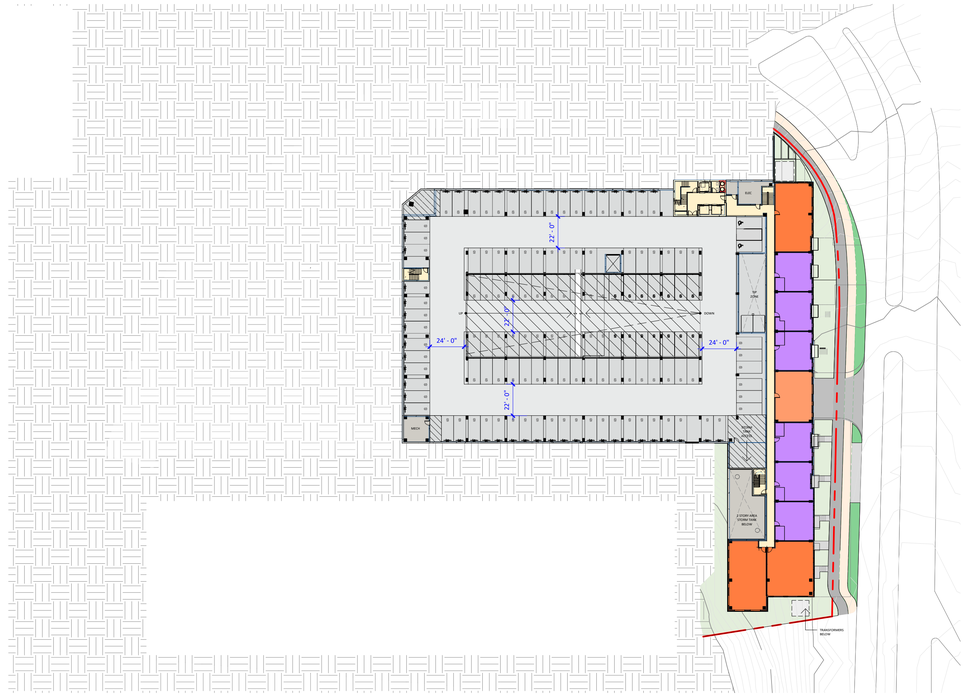
LANDSCAPE PLAN
L501

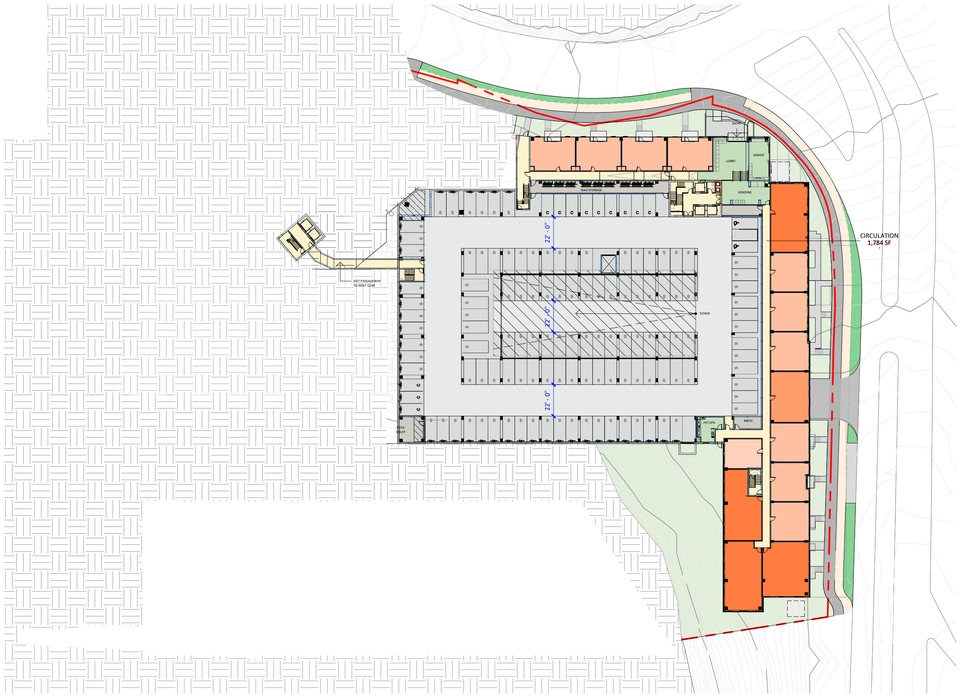
Attachment A-3



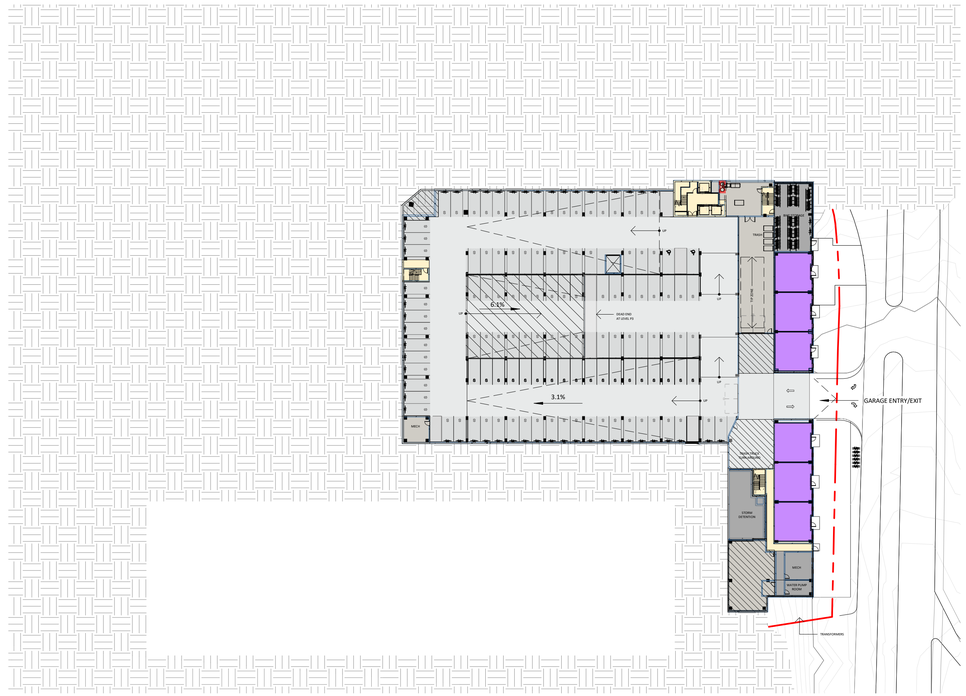
4 A1 **LEVEL 1**
1" = 50'-0"



2 A1 **LEVEL P2**
1" = 50'-0"



3 A1 **LEVEL P1**
1" = 50'-0"



1 A1 **LEVEL P3**
1" = 50'-0"

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FINAL SITE PLAN
2/28/2024

ORIGINAL ISSUE: 07/26/23

REVISIONS

No.	Description	Date
1	CITY COMMENTS	6/24/2024

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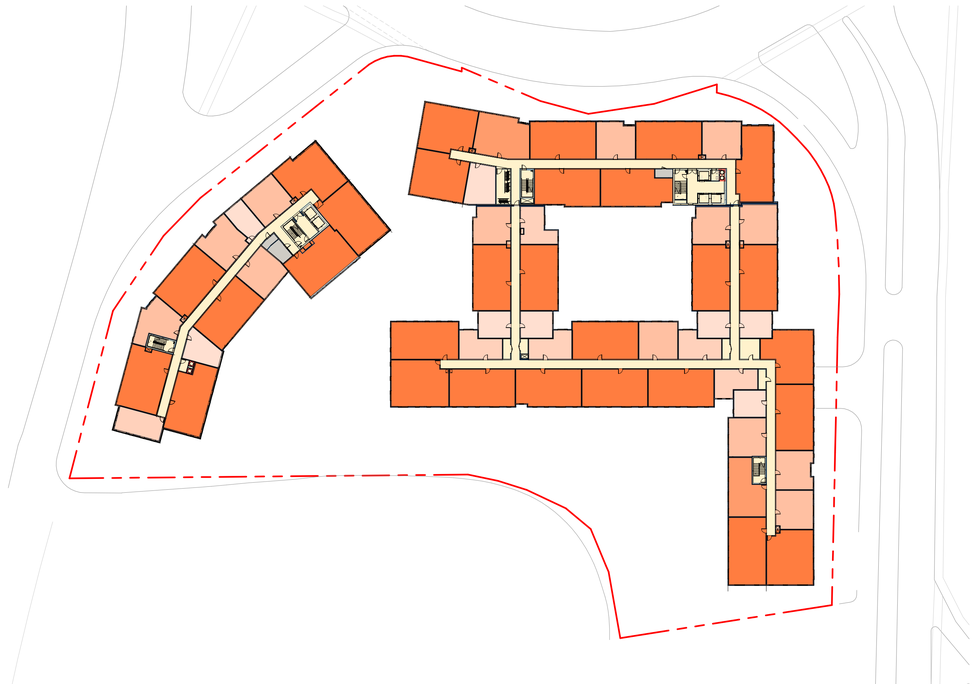
CONCEPTUAL FLOOR PLANS

A1

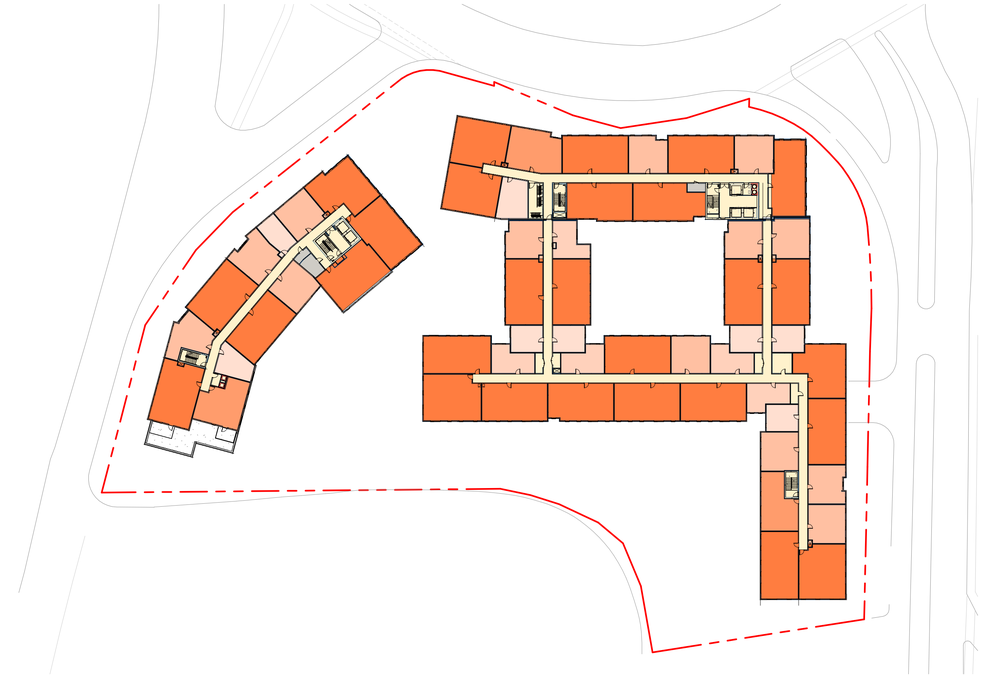
Attachment A-3



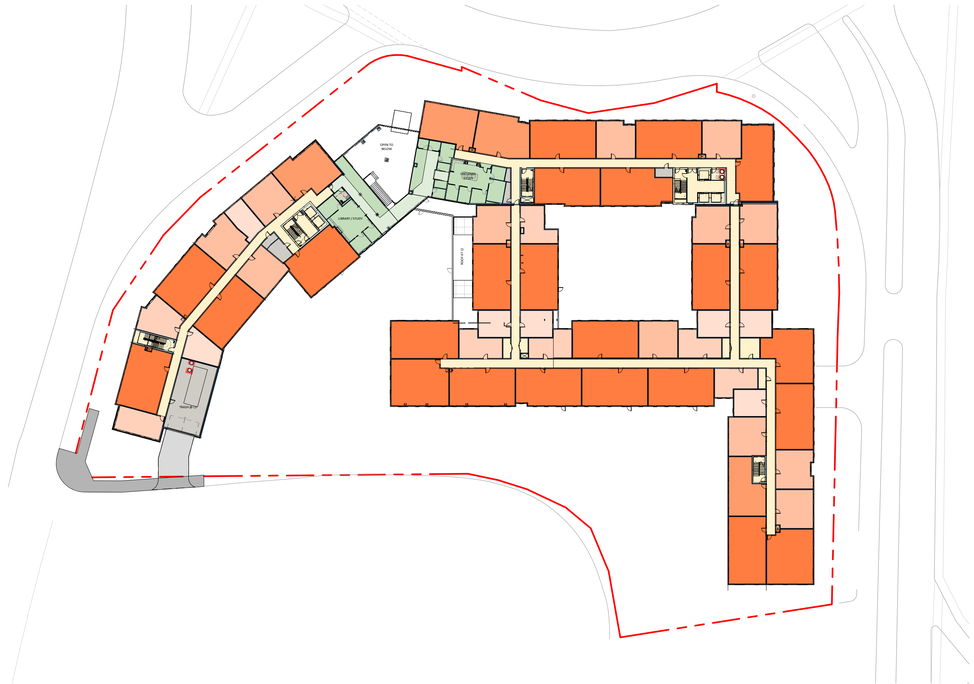
4 A2 **LEVELS 6 , 7, 8, 9, 10**
1" = 50'-0"



2 A2 **LEVELS 3, 4**
1" = 50'-0"



3 A2 **LEVEL 5**
1" = 50'-0"



1 A2 **LEVEL 2**
1" = 50'-0"

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CONCEPTUAL FLOOR PLANS

A2

Attachment A-3



1 / A3 **LEVEL 11**
1" = 50'-0"



2 / A3 **LEVEL 12**
1" = 50'-0"

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ORIGINAL ISSUE: 11/07/23

REVISIONS

No.	Description	Date
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CONCEPTUAL FLOOR PLANS

A3

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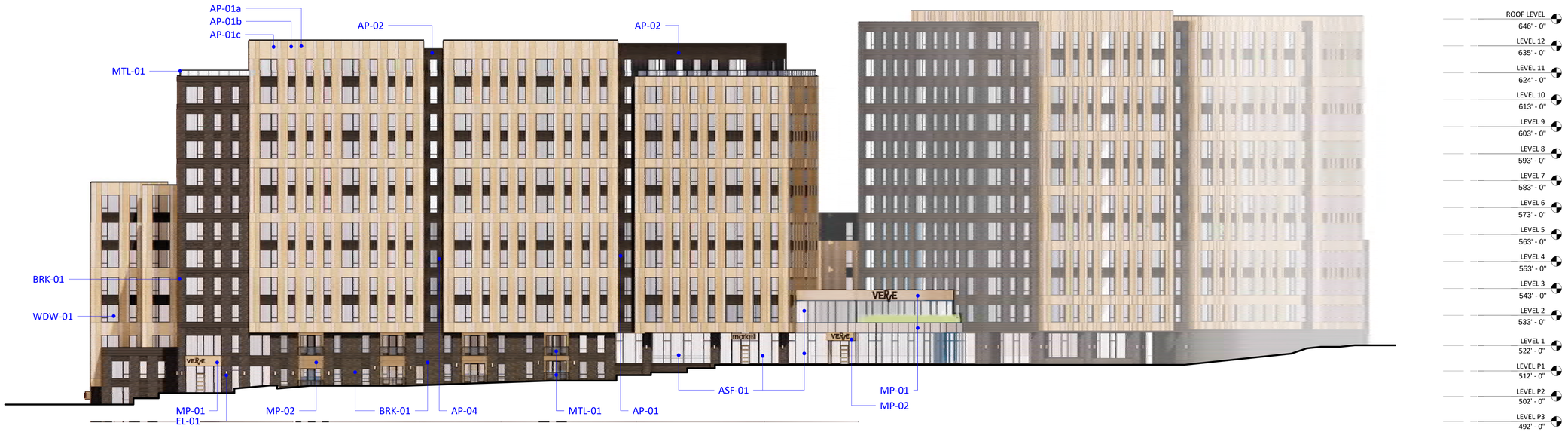
Attachment A-3

EXTERIOR MATERIALS LEGEND

BRK-01	BRICK MASONRY 1/3 RUNNING BOND - CHARCOAL
AP-01a	STO METALLIC FINISH (EIFS) - CHAMPAGNE COLOR #1
AP-01b	STO METALLIC FINISH (EIFS) - CHAMPAGNE COLOR #2
AP-01c	STO METALLIC FINISH (EIFS) - CHAMPAGNE COLOR #3
AP-02	STO MAT FINISH (EIFS) - CHARCOAL
MP-01	METAL PANEL SINGLE SKIN - COLOR TBD (BUILDING ENTRANCES)
MP-02	METAL PANEL SINGLE SKIN - COLOR TBD (UNIT ENTRY)
MP-03	METAL PANEL SINGLE SKIN - BLACK
CIP-01	CAST IN PLACE CONCRETE BOARD FORM - STANDARD GRAY
MRL-01	EXTERIOR RAILING (WALK UPS & ROOF DECK) ALUMINUM - BLACK - MESH
ASF-01	ALUMINUM STOREFRONT BLACK FRAMES - CLEAR GLASS
OGD-01	OVERHEAD GARAGE DOOR ALUMINUM - CHAMPAGNE
ML-01	MECHANICAL LOUVER ALUMINUM - BLACK
WDW-01	WINDOW FIBERGLASS - BLACK
EL-01	EXTERIOR LIGHTING SURFACE SCONCES - DESIGN TBD



2 A4 **EAST ELEVATION**
3/64" = 1'-0"



1 A4 **NORTH ELEVATION**
3/64" = 1'-0"

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No.	Description	Date
1	CITY COMMENTS	6/24/2024

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CONCEPTUAL EXTERIOR ELEVATIONS

A4

EXTERIOR MATERIALS LEGEND

BRK-01	BRICK MASONRY 1/3 RUNNING BOND - CHARCOAL
AP-01a	STO METALLIC FINISH (EIFS) - CHAMPAGNE COLOR #1
AP-01b	STO METALLIC FINISH (EIFS) - CHAMPAGNE COLOR #2
AP-01c	STO METALLIC FINISH (EIFS) - CHAMPAGNE COLOR #3
AP-02	STO MAT FINISH (EIFS) - CHARCOAL
MP-01	METAL PANEL SINGLE SKIN - COLOR TBD (BUILDING ENTRANCES)
MP-02	METAL PANEL SINGLE SKIN - COLOR TBD (UNIT ENTRY)
MP-03	METAL PANEL SINGLE SKIN - BLACK
CIP-01	CAST IN PLACE CONCRETE BOARD FORM - STANDARD GRAY
MRL-01	EXTERIOR RAILING (WALK UPS & ROOF DECK) ALUMINUM - BLACK - MESH
ASF-01	ALUMINUM STOREFRONT BLACK FRAMES - CLEAR GLASS
OGD-01	OVERHEAD GARAGE DOOR ALUMINUM - CHAMPAGNE
ML-01	MECHANICAL LOUVER ALUMINUM - BLACK
WDW-01	WINDOW FIBERGLASS - BLACK
EL-01	EXTERIOR LIGHTING SURFACE SCONCES - DESIGN TBD



2 / A5 **WEST ELEVATION**
3/64" = 1'-0"



1 / A5 **NORTHWEST ELEVATION**
3/64" = 1'-0"

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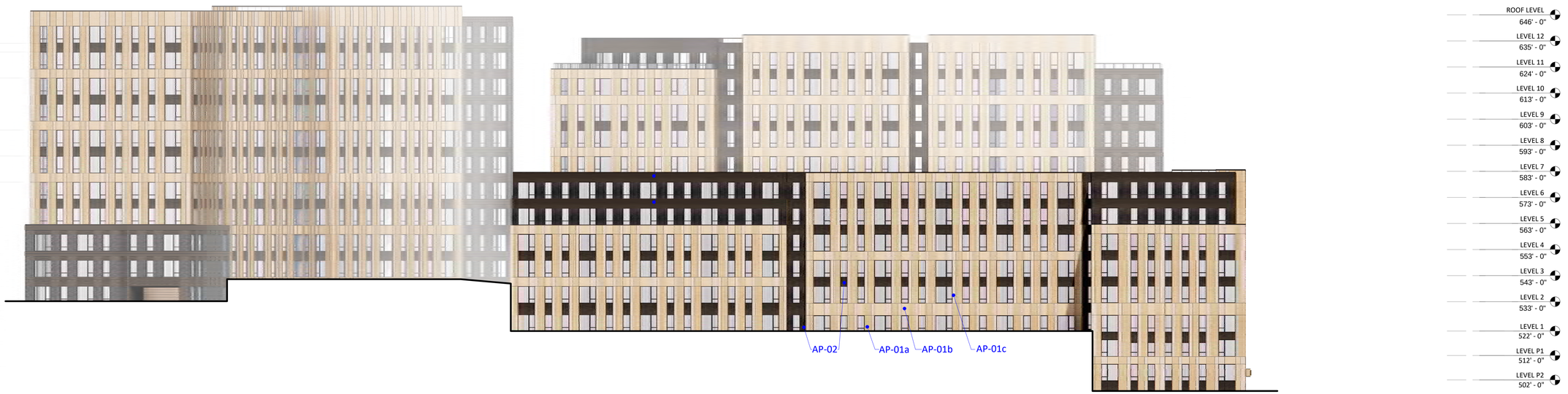
CONCEPTUAL EXTERIOR ELEVATIONS

A5

EXTERIOR MATERIALS LEGEND

BRK-01	BRICK MASONRY 1/3 RUNNING BOND - CHARCOAL
AP-01a	STO METALLIC FINISH (EIFS) - CHAMPAGNE COLOR #1
AP-01b	STO METALLIC FINISH (EIFS) - CHAMPAGNE COLOR #2
AP-01c	STO METALLIC FINISH (EIFS) - CHAMPAGNE COLOR #3
AP-02	STO MAT FINISH (EIFS) - CHARCOAL
MP-01	METAL PANEL SINGLE SKIN - COLOR TBD (BUILDING ENTRANCES)
MP-02	METAL PANEL SINGLE SKIN - COLOR TBD (UNIT ENTRY)
MP-03	METAL PANEL SINGLE SKIN - BLACK
CIP-01	CAST IN PLACE CONCRETE BOARD FORM - STANDARD GRAY
MRL-01	EXTERIOR RAILING (WALK UPS & ROOF DECK) ALUMINUM - BLACK - MESH
ASF-01	ALUMINUM STOREFRONT BLACK FRAMES - CLEAR GLASS
OGD-01	OVERHEAD GARAGE DOOR ALUMINUM - CHAMPAGNE
ML-01	MECHANICAL LOUVER ALUMINUM - BLACK
WDW-01	WINDOW FIBERGLASS - BLACK
EL-01	EXTERIOR LIGHTING SURFACE SCONCES - DESIGN TBD



1 / A6 **SOUTH ELEVATION**

3/64" = 1'-0"

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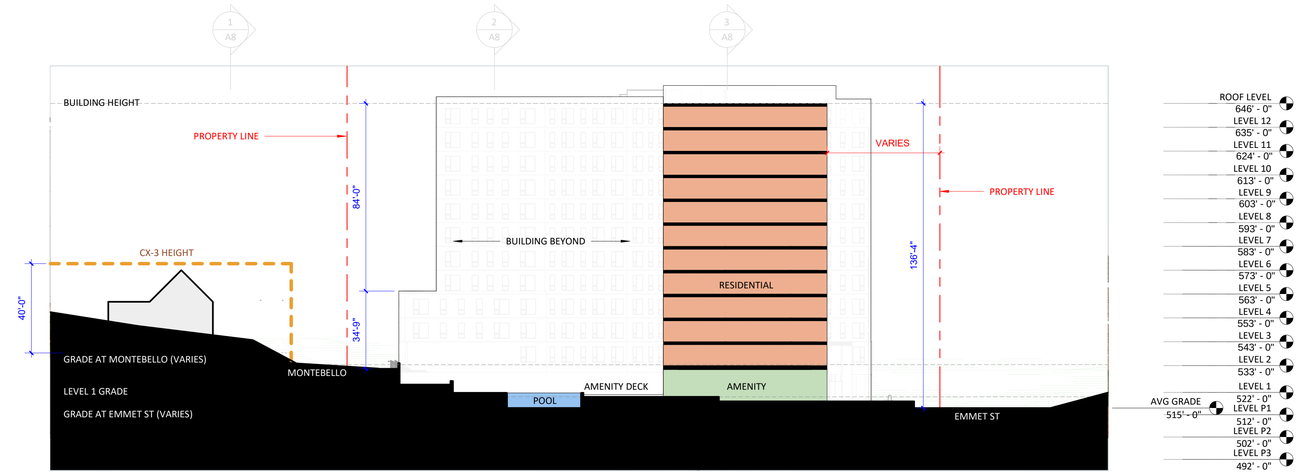
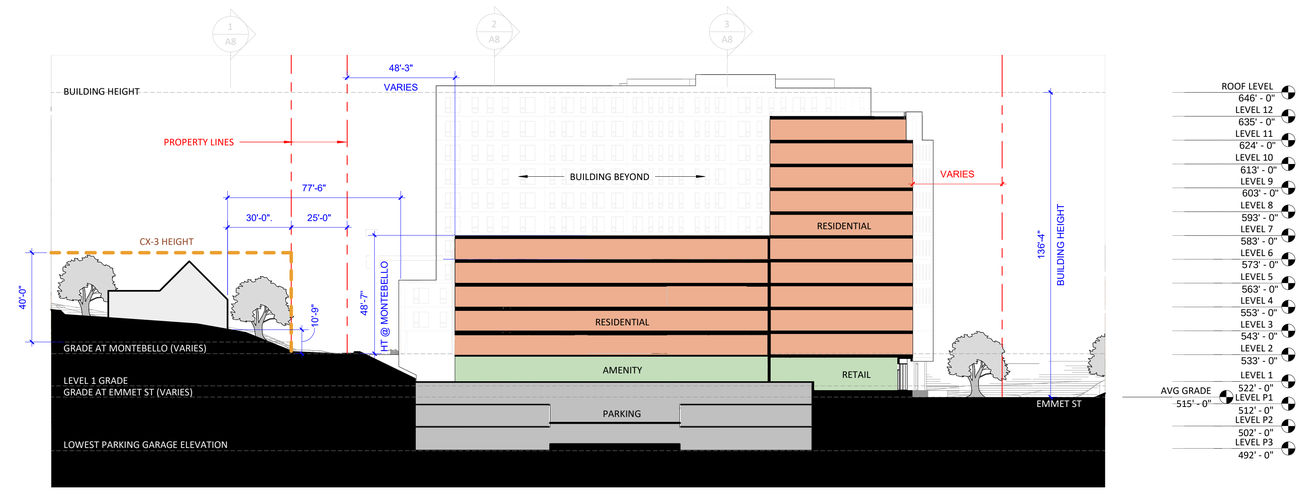
CONCEPTUAL EXTERIOR ELEVATIONS

A6

Attachment A-4



3 A7 **N/S SECTION THROUGH POOL DECK**
1/32" = 1'-0"



2 A7 **N/S SECTION THROUGH POOL DECK**
1/32" = 1'-0"



1 A7 **N/S SECTION THROUGH WEST GARDEN**
1/32" = 1'-0"

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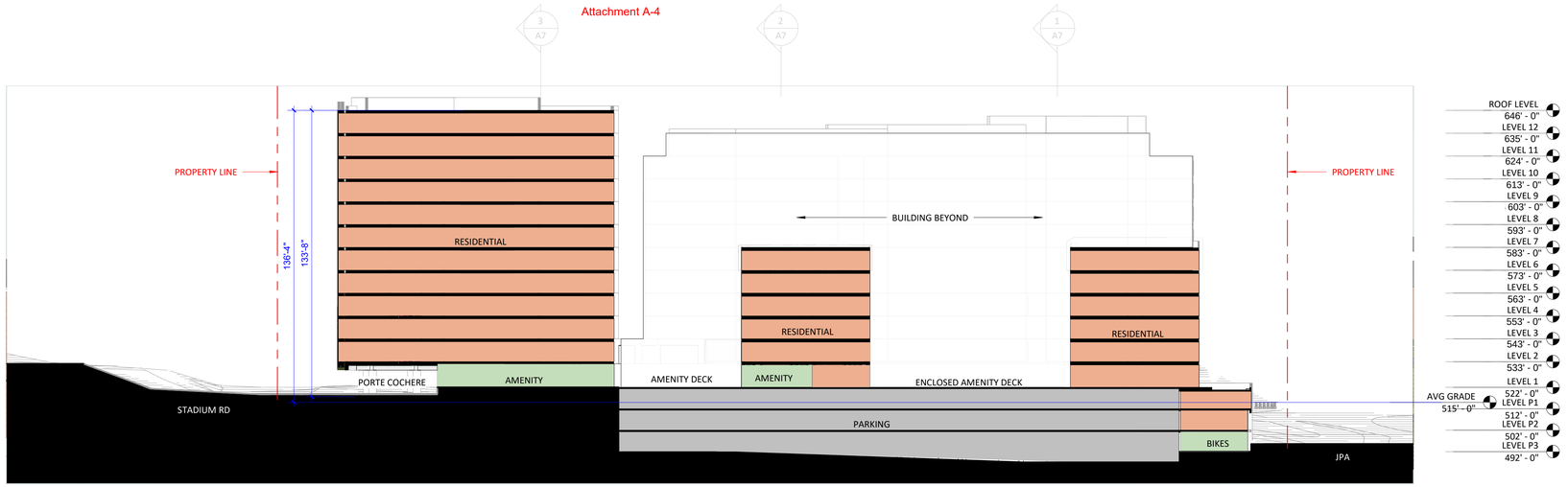
CONCEPTUAL BUILDING SECTIONS

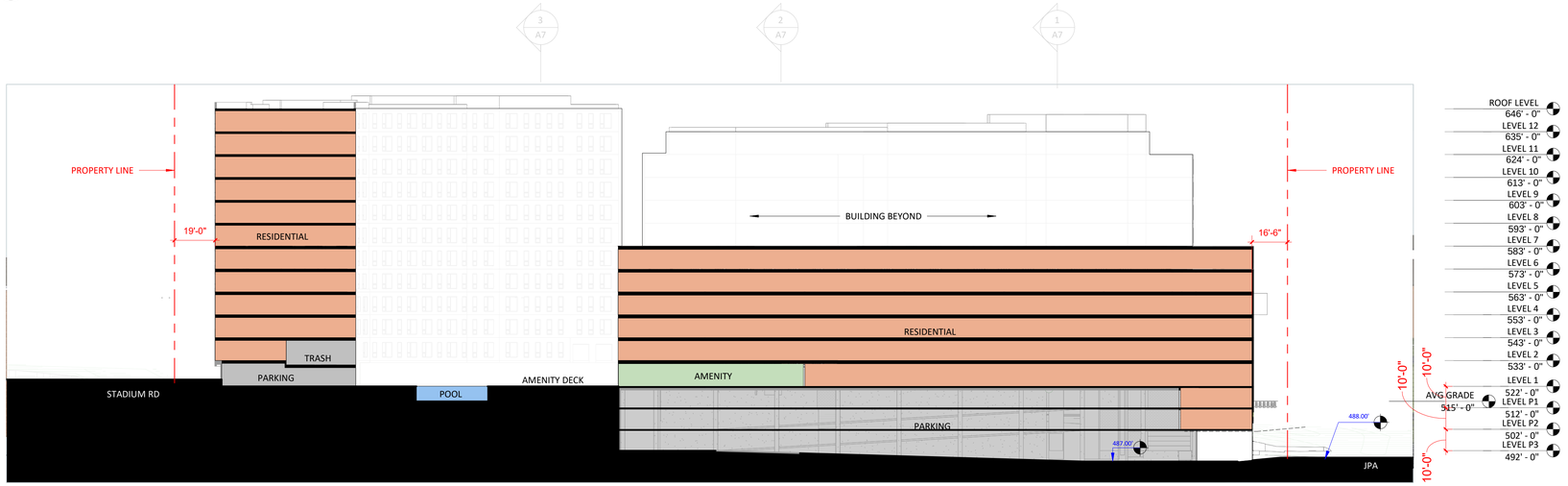
A7

Attachment A-4



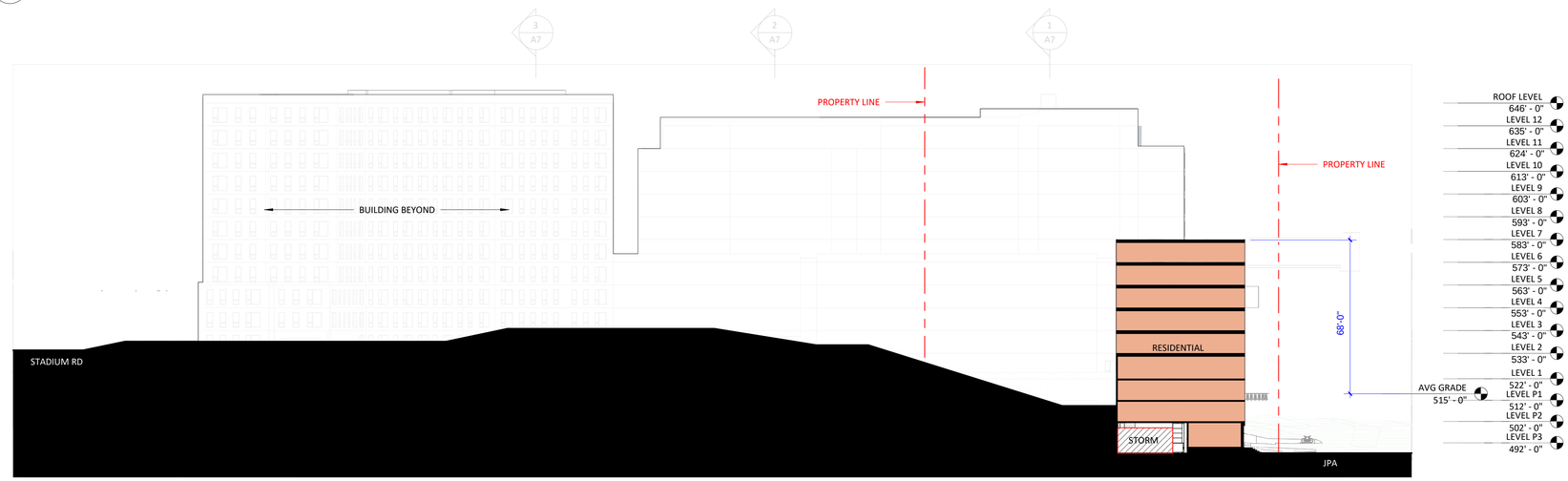
3 A8 **EW SECTION THROUGH PARKING GARAGE ENTRANCE**

1/32" = 1'-0"



2 A8 **EW SECTION THROUGH PARKING GARAGE ENTRANCE**

1/32" = 1'-0"



1 A8 **EW SECTION TRHOUGH TRASH PICKUP**

1/32" = 1'-0"

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CONCEPTUAL BUILDING SECTIONS

A8

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VIEW FROM MONTEBELLO & STADIUM ROAD



VIEW LOOKING TO SECONDARY ENTRY FROM NEAR JPA & EMMET STREET



MAIN ENTRY VIEW FROM STADIUM ROAD & EMMET STREET



VIEW FROM EAST AT JEFFERSON PARK AVE



VIEW LOOKING WEST ALONG EMMET STREET



NORTHWEST CORNER AT STADIUM ROAD & EMMET STREET



NORTHEAST CORNER AT JEFFERSON PARK AVE & EMMET STREET



VIEW OF THE MAIN ENTRANCE AND MARKET ENTRY TERRACE FROM EMMET STREET



BIRDS EYE VIEW FROM NORTHWEST AT STADIUM ROAD & EMMET STREET INTERSECTION

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CONCEPTUAL EXTERIOR RENDERINGS

A9

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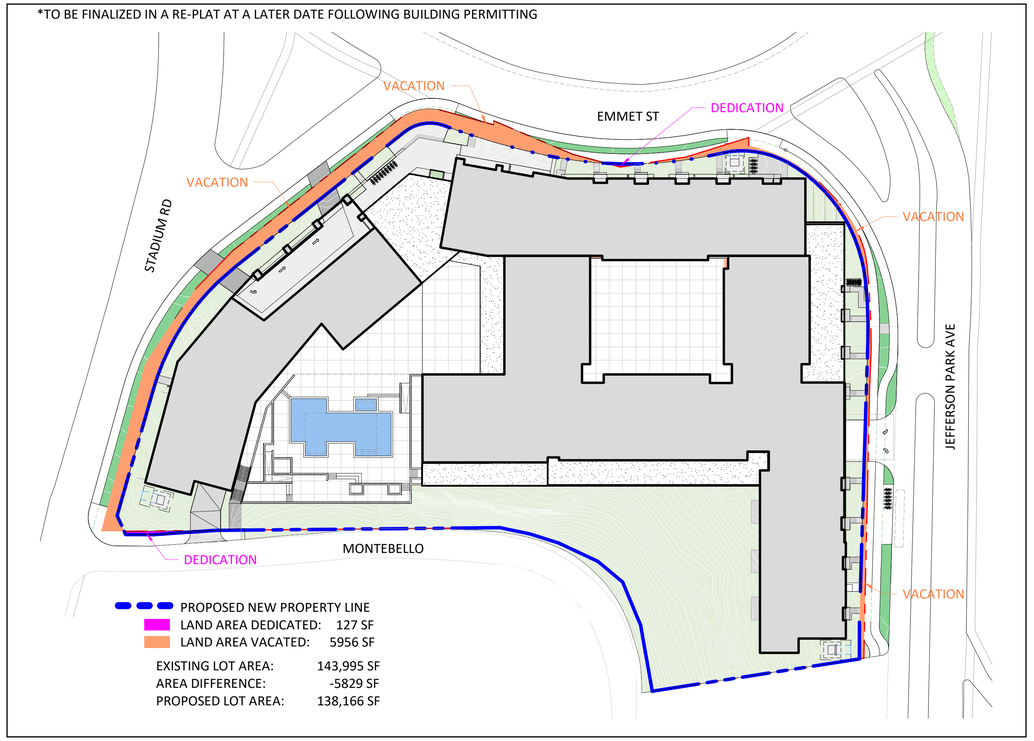
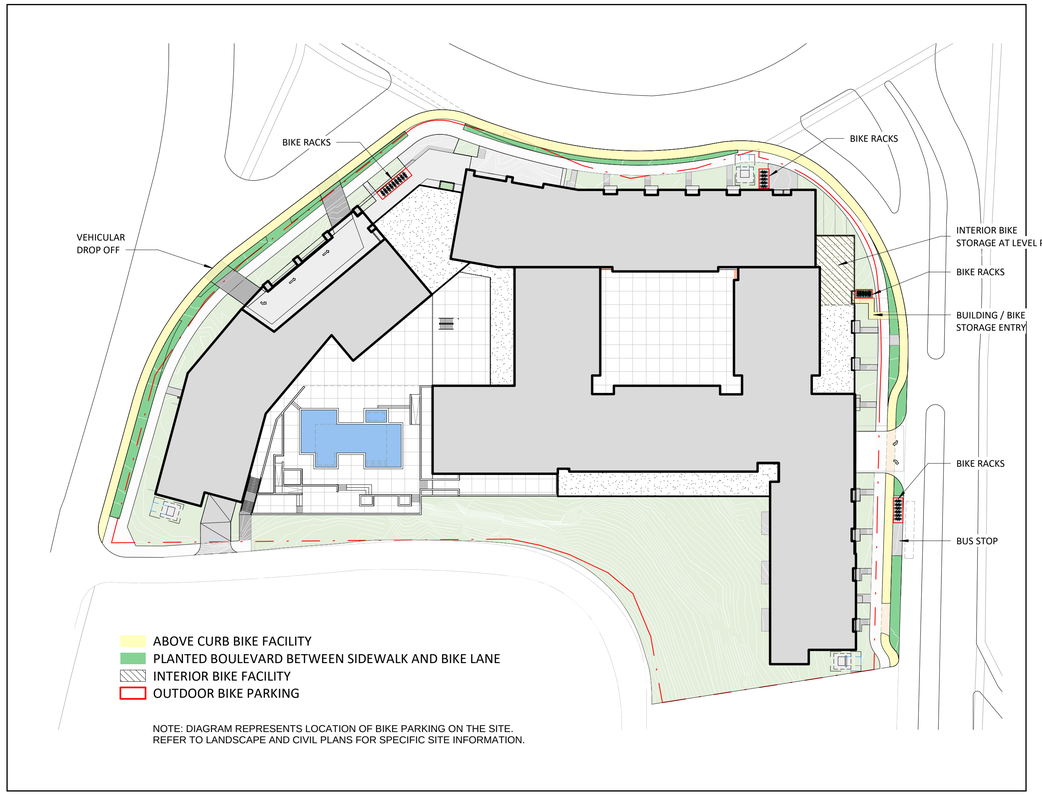
Attachment A-4

POTENTIAL OPTION FOR PROPERTY LINE REALIGNMENT / SIMPLIFICATION



PEDESTRIAN AND BIKE FACILITY DIAGRAM



6/24/2024 11:39:43 AM

100 STADIUM ROAD
Charlottesville, VA

esg
ARCHITECTURE & DESIGN
500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

NOT FOR CONSTRUCTION

FINAL SITE PLAN
2/28/2024

ORIGINAL ISSUE: 07/26/23

REVISIONS

No.	Description	Date
1	CITY COMMENTS	6/24/2024

222534
PROJECT NUMBER

JH
DRAWN BY

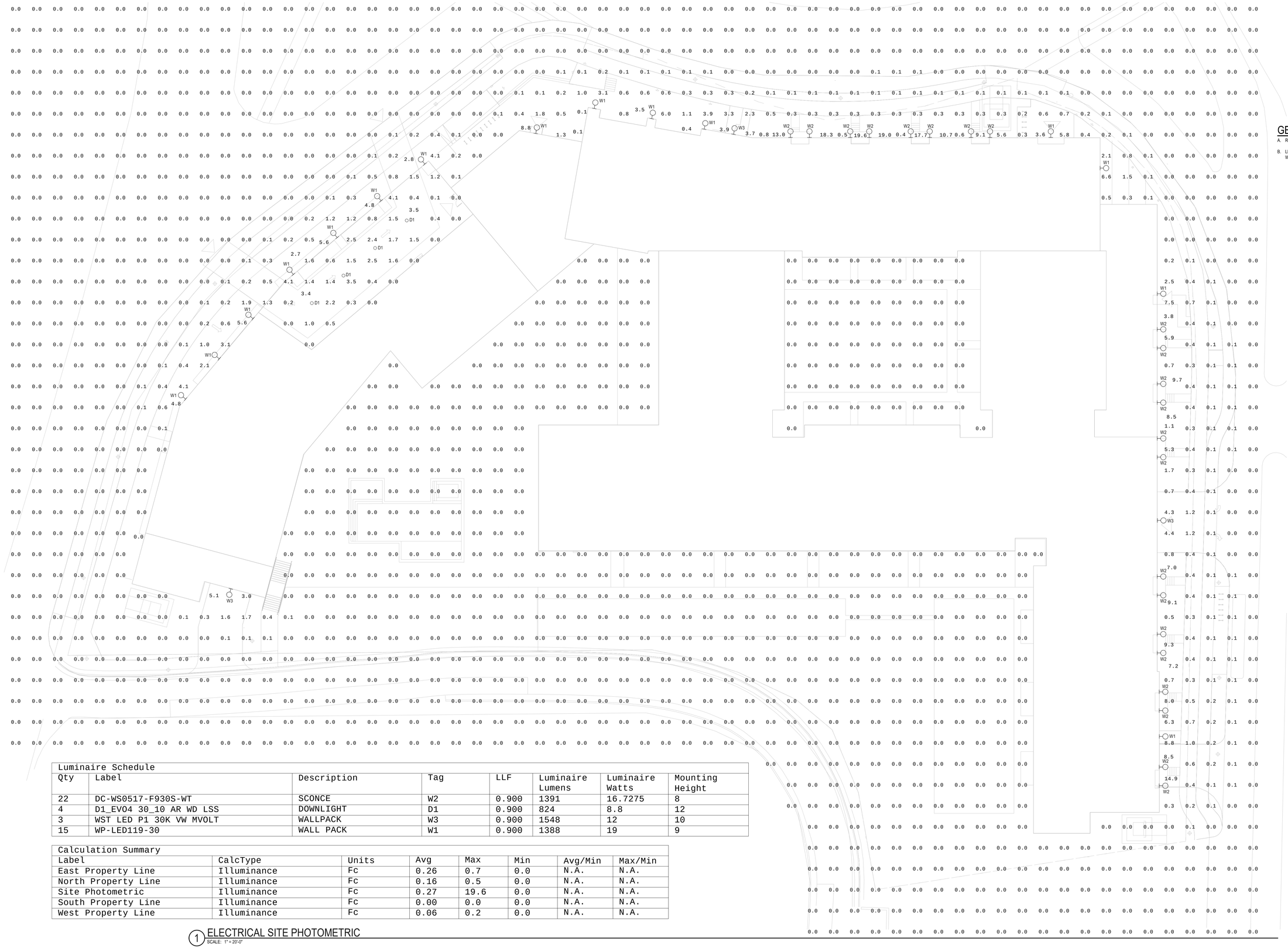
NR
CHECKED BY

KEY PLAN

100 STADIUM ROAD

CONCEPTUAL SITE DIAGRAMS

A10



Luminaire Schedule							
Qty	Label	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Mounting Height
22	DC-WS0517-F930S-WT	SCONCE	W2	0.900	1391	16.7275	8
4	D1_EVO4 30_10 AR WD LSS	DOWNLIGHT	D1	0.900	824	8.8	12
3	WST LED P1 30K VW MVOLT	WALLPACK	W3	0.900	1548	12	10
15	WP-LED119-30	WALL PACK	W1	0.900	1388	19	9

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Property Line	Illuminance	Fc	0.26	0.7	0.0	N.A.	N.A.
North Property Line	Illuminance	Fc	0.16	0.5	0.0	N.A.	N.A.
Site Photometric	Illuminance	Fc	0.27	19.6	0.0	N.A.	N.A.
South Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
West Property Line	Illuminance	Fc	0.06	0.2	0.0	N.A.	N.A.

1 ELECTRICAL SITE PHOTOMETRIC
SCALE: 1" = 20'-0"

100 STADIUM ROAD

Charlottesville, VA

GENERAL NOTES:

A. REFER TO SHEETS E0.2 FOR CUTSHEETS.

B. LIGHTING LEVELS SHOWN ARE MAINTAINED. LIGHT LOSS FACTOR OF 0.90 WAS USED TO ACCOUNT FOR DIRT AND LUMEN DEPRECIATION.

emanuelson-podas
consulting engineers

Emanuelson-Podas, Inc.
7705 Bush Lake Road
Edina, MN 55439

952.930.0050 | www.epinc.com

NOT FOR CONSTRUCTION

SITE PLAN
2/28/2024

ORIGINAL ISSUE:
02/23/24

REVISIONS:

No.	Description	Date

4951.0000
PROJECT NUMBER

CJM
DRAWN BY

BWJ
CHECKED BY

KEY PLAN

100 STADIUM ROAD

ELECTRICAL SITE PHOTOMETRIC

E0.1

Attachment A-4

gotham | EVO
Multiple Layers of Light

Luminaire Type: D1
Catalog Number:

ds BAA

General Illumination Round Downlight 4"



OVERVIEW

Feature Set

- Bounding Ray™ optical design
- Unitized optics mechanically attach the light engine to the lower reflector for complete optical alignment.
- 45° cutoff to source and source image
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 MacAdam Ellipse; 85 CRI typical, 90+ CRI optional
- Fixtures are wet location, covered ceiling
- Available with 10% dimming, 1% dimming, or dim to dark
- Batwing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- ENERGY STAR® certified product
- UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1995 Discomfort Glare in Interior Lighting. UGR FAQ

ds design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.

*See ordering tree for details

Distribution

Medium (MD) 0.9 S:MH — Medium Wide (MDW) 1.0 S:MH — Wide (WD) 1.2 S:MH

Superior Perfomance*

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500
Delivered Lumens	271	573	808	1001	1527	1994	2580	3110	3612	4120	4584
Wattage	3.1	7.2	7.9	8.8	13.7	19.5	25.7	31.2	38.4	35.4	40.1
Lumens per Watt	87.4	79.6	102.3	113.8	111.5	102.3	100.4	99.7	94.1	116	114

*Based on 3500K AR LSS MWD 80CRI

Coordinated Apertures I Multiple Layers of Light



General Illumination Layer I EVO — High Center Beam Layer I Incito — EVO + Incito — Multiple Layers of Light

COMPLEMENTARY PRODUCTS

Core	Downlight, Adjustable, Open Wallwash, Lensed Wallwash, Cylinder, Pinhole, Bevel, Hyperbolic
Healthcare	MRI, Surgical Suite, Patient Room
Special Applications	Dynamic, Food Service, Vandal/Tamper, Clean Room, Shower, Steam Room

GOTHAM ARCHITECTURAL DOWNLIGHTING I 1400 Lester Road Conyers, GA 30012 I P 800-705-SERV (7378) I gothamlighting.com
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gotham | EVO — 4" General Illumination Round Downlight

ORDERING INFORMATION

ds Design Select options indicated by this color background.

Luminaire Type:
Catalog Number:

EXAMPLE: EV04 35/25 AR MWD LSS 120 EZ1

Series	Color Temperature	Nominal Lumen Values	Reflector & Flange Color	Trim Style	Finish	Distribution	Voltage
EV04	27/ 2700 K	02 250 lumens	AR Clear	(blank) Self-flanged	LSS Semi-specular	MD Medium (0.9 s/mh)	MVOLT
	30/ 3000 K	05 500 lumens	PR Pewter	FL Flangeless	LD Matte-diffuse	MWD Medium wide (1.0 s/mh)	120
	35/ 3500 K	07 750 lumens	WTR Wheat		LS Specular	WD Wide (1.2 s/mh)	277
	40/ 4000 K	10 1000 lumens	GR Gold				347[3,4]
	50/ 5000 K	15 1500 lumens	WR[1] White				
		20 2000 lumens	BR[1] Black				
		25 2500 lumens	WRAMF[1] White Anti-microbial				
		30 3000 lumens	TRALTBD[1,2] RAL paint for pricing only				
		35 3500 lumens	TCPC[1] Custom paint color				
		40 4000 lumens					
		45 4500 lumens					

Driver[5]

- GZ10 0-10V driver dims to 10%
- GZ1 0-10V driver dims to 1%
- EZ10 eldoLED 0-10V ECOdrive. Linear dimming to 10% min.
- EZ1 eldoLED 0-10V ECOdrive. Linear dimming to 1% min.
- EZB eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%.
- EDAB eldoLED SOLOdrive DALI. Logarithmic dimming to <1%.
- EDXB eldoLED POWERdrive DMX with RDM (remote device management). Square Law dimming to <1%. Minimum 1000 lumens. Includes termination resistor. Refer to DMXR Manual.
- ECOD[6] Lutron Ecosystem digital Hi-Lume 1% soft-on, fade to black. Min: 250LLM; Max: 4000LM.

Control Interface

- NLT[7] nLight® dimming pack controls
- NLTER[3,7,8] nLight® dimming pack controls emergency circuit
- NLTAIR2[9,10] nLight® Air enabled
- NLTAIRER2[3,8,9] nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit
- NLTAIREM2[3,8] nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit with battery pack options.

Emergency Options

- EL[11] Emergency battery pack, 10W, with integral test switch
- ELR[11] Emergency battery pack, 10W, with remote test switch
- ELSD[11] Emergency battery pack, 10W, with self-diagnostics, integral test switch
- ELRSD[11] Emergency battery pack, 10W, with self-diagnostics, remote test switch
- E10WCP[11] Emergency battery pack, 10W Constant Power, CA Title 20 compliant with integral test switch
- E10WCPR[11] Emergency battery pack, 10W Constant Power, CA Title 20 compliant with remote test switch
- BGTD Bodine generator transfer device. Specify 120V or 277V.

Options

- SF Single Fuse. Specify 120V or 277V
- TRW[12] White painted flange
- TRBL[13] Black painted flange
- FRALTBD[2] Flange ring only RAL color for pricing only
- FCPC Flange custom paint color
- N80[14] nLight® Lumen Compensation
- GTD generator transfer device. Specify 120V or 277V
- 90CRI High CRI (90+)
- CP[15] Chicago Plenum. Specify 120V or 277V for 5000lm and above.
- RRL__ RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Available only with RRLA, RRLB, RRLAE, and RRLC12S. Refer to RRL spec sheet on www.acuitybrands.com for RELOC® product specifications. Above ceiling access required.

ACCESSORIES — order as separate catalog numbers (shipped separately)

SCA4	Sloped ceiling adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA4 10D. Refer to TECH-190.
CTAEV04	4" Aperture ceiling thickness adapter (extends mounting frame to accommodate ceiling thickness up to 5").
CTA4-8 YK	4"-8" Aperture ceiling thickness adapter (extends mounting frame to accommodate ceiling thickness up to 5"). For use with CWW/DWW trims, EDXB, CP or nTune options.
ISD BC	0-10V wallbox dimmer. Refer to ISD-BC.

ORDERING NOTES

1. Not available with finishes.
2. Replace with applicable RAL number and finish when ready to order. See RAL BROCHURE for available color options. Not available with emergency battery pack options.
3. Not available with emergency battery pack options.
4. Supplied with factory installed step down transformer.
5. Refer to TECH-240 for compatible dimmers.
6. Not available with nLight®.
7. Must specify voltage.
8. ER for use as UL924 Emergency Operation via power sense lead. Will require an emergency hot feed and normal hot feed. EM for use as UL924 Emergency Operation via power interrupt detection.
9. Not available DALI or DMX drivers. Not available with CP or N80 options. Not recommended for metal ceiling installations.
10. When combined with the EZ1, EZ10, or EZB option, normal luminaires (non-emergency) can be used as a normal power sensing device for nearby nLight AIR devices and luminaires with EM emergency options.
11. 11" of plenum depth or top access required for battery pack maintenance.
12. For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not applicable with WR (white reflector) or FL (flangeless) option.
13. For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not applicable with BR (black reflector) or FL (flangeless) option.
14. Fixture begins at 80% light level. Must be specified with NLT or NLTER. Only available with EZ10 and EZ1 drivers.
15. Not available with ELR, HAO, or EXAB, or any nLight® AIR dimming options.

GOTHAM ARCHITECTURAL DOWNLIGHTING I 1400 Lester Road Conyers, GA 30012 I P 800-705-SERV (7378) I gothamlighting.com
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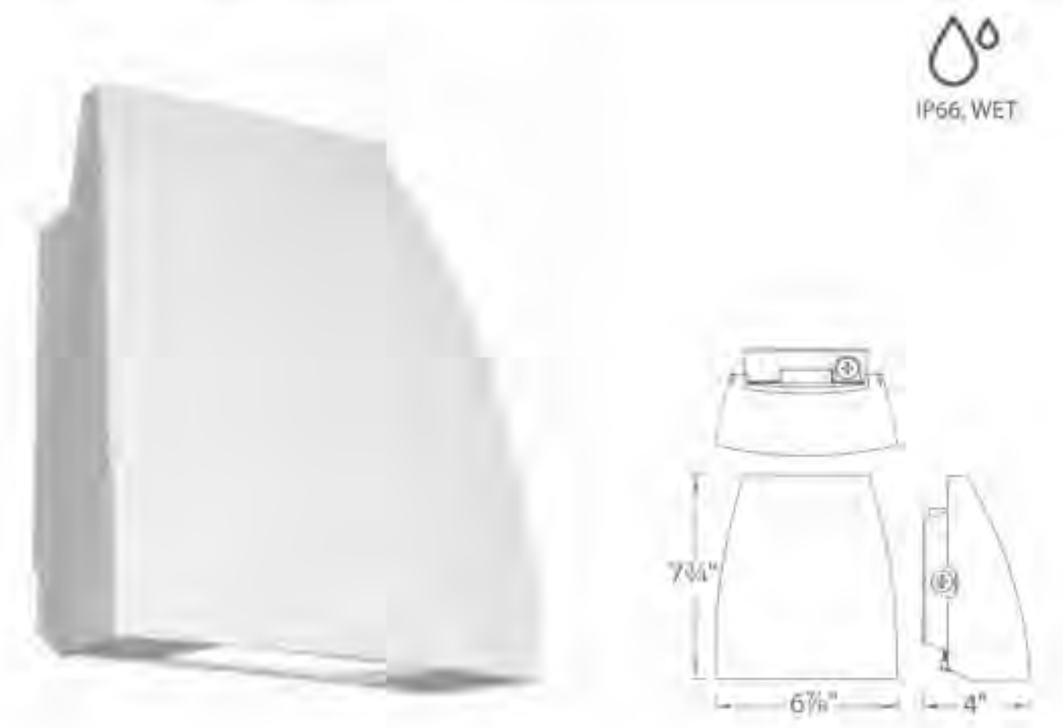
gotham

1 FIXTURE TYPE D1
NO SCALE

FIN - MODEL: WP-LED1
Endurance Wallpack

WAC Responsible Lighting®



Fixture Type: W1
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION

Die cast aluminum factory sealed housings with patent pending design for a water and dust proof IP66 rated outdoor luminaire

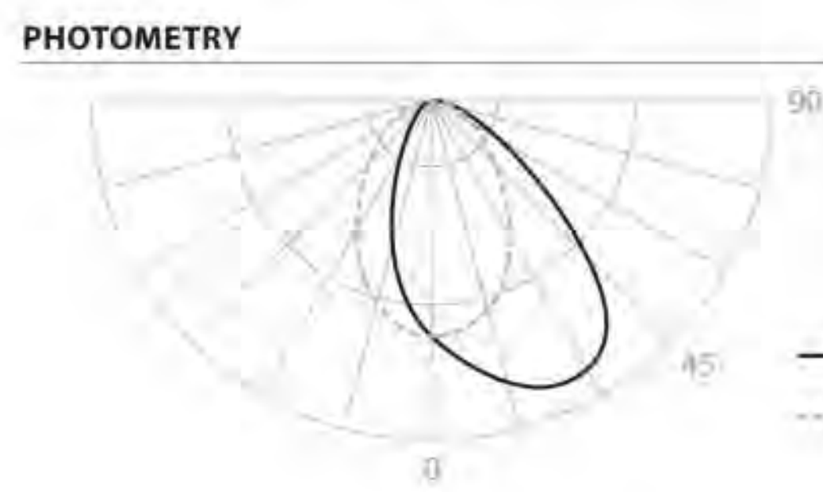
SPECIFICATIONS

Construction:	Die-cast aluminum
Power:	Integral driver in luminaire. Universal voltage input (120V-277V)
Dimming:	100% - 30% with 0 - 10V dimmer (120V - 277V) 100% - 15% with Electronic Low Voltage (ELV) dimmer (120V only)
Finish:	Architectural Bronze, Graphite, and White
Standards:	IP66, Wet Location, ETL & cETL Listed
Total Harmonic Distortion:	35%
Operating Temperature	-40°C (-40°F) to 40°C (104°F)

FEATURES

- Factory-Sealed LED Light Engine
- 20° Forward Throw Illumination
- Photo/Motion Sensor Compatible (Sold Separately)
- Built-in Level For Easy Adjustment
- Suitable to install in all directions
- Multi-Function Dimming: ELV (120V) or 0-10V
- 85 CRI
- 100,000 hour rated life

PHOTOMETRY



ORDERING NUMBER

	Color Temp	Comparable	Color Temp				Finish	
WP-LED119	19W	39W HID	30	3000K	1390	1030	aBZ	Architectural Bronze
WP-LED127	27W	70W HID	30	3000K	2075	1461	aGH	Architectural Graphite
WP-LED135	35W	100W HID	30	3000K	2750	1930	aWT	Architectural White

Example: **WP-LED119-30-aBZ**

PHOTOMETRY

Motion Sensor (120V)	MS-120-BZ	Bronze	
	MS-120-GY	Gray	
	MS-120-WT	White	
Photo Sensor (120V)	PC-120-BZ	Bronze	
	PC-120-GY	Gray	
	PC-120-WT	White	

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters, East Manufacturing Facility
44 Harbor Park Drive
Port Washington, NY 11050

South East Manufacturing Facility
1600 Distribution Ct
Lithia Springs, GA 30122

Central Manufacturing Facility
1700 South J Elmer Freeway, Ste 100
Cedar Hill, TX 75104

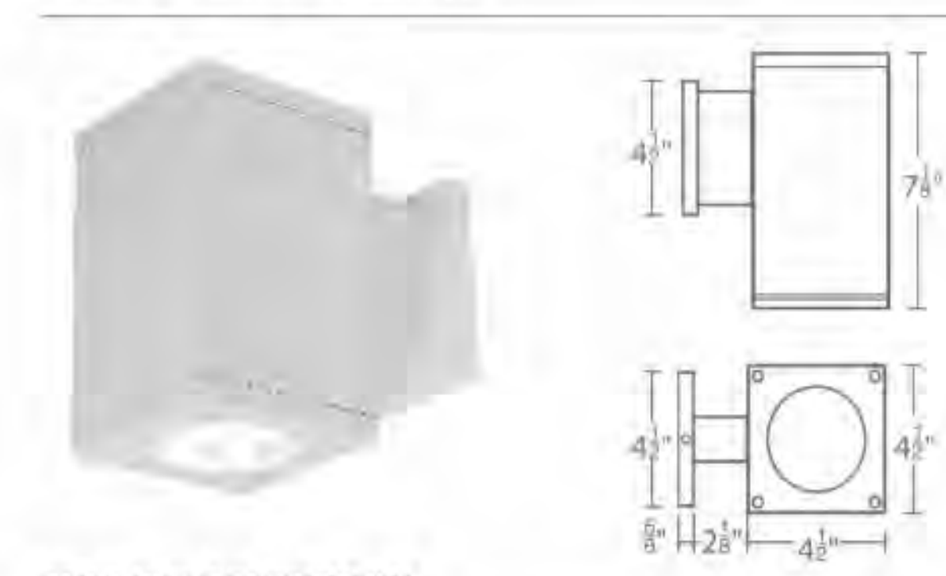
West Manufacturing Facility
1750 S Archibald Ave
Ontario, CA 91761

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. JAN 2023

2 FIXTURE TYPE W1
NO SCALE

CUBE ARCHITECTURAL DC-WS05
LED Wall Mounts

WAC LIGHTING



Fixture Type: W2
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION

The latest energy efficient LED technology in an appealing cubical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

FEATURES

- High performance exterior rated LED wall mount light
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- 5 year warranty

SPECIFICATIONS

Input:	Universal voltage 120V - 277VAC, 50/60Hz
Dimming:	Electronic low voltage (ELV) : 100% - 5% 0-10V: 100% - 1%
Light Source:	High output 3 Step Mac Adam Ellipse COB Rated life of 60,000 hours at L70
Finish:	Electrostatically powder coated, white, black, bronze and graphite
Standards:	IP65 rated, UL & cUL wet location listed, Energy Star® 2.2 rated Title 24 JA8-2016 Compliant
Operating Temp:	-13°F to 122°F (-25°C to 50°C)

ORDERING NUMBER

Diameter	Watt	Beam	Beam Angle	Color Temp		CRI	Lumen	CBCP	Efficacy (lm/w)	Finish
DC-WS05 5" 25W / DC-WS0517 5" 17W		S Straight up or down	16°	927S	2700K	90	1825	10050	73	BK Black
				827S	2700K	85	2190	12057	88	WT White
				930S	3000K	90	1895	10427	76	BZ Bronze
				830S	3000K	85	2300	12644	92	GH Graphite
				835S	3500K	85	2350	12937	94	
				840S	4000K	85	2375	13062	95	
		N Straight up or down	25°	927S	2700K	90	1810	5280	72	
				827S	2700K	85	2170	6335	87	
				930S	3000K	90	1880	5478	75	
				830S	3000K	85	2275	6643	91	
				835S	3500K	85	2330	6797	93	
				840S	4000K	85	2350	6863	94	
		F Straight up or down	33°	927S	2700K	90	1900	4515	76	
				827S	2700K	85	2280	5417	91	
				930S	3000K	90	1970	4685	79	
				830S	3000K	85	2390	5681	96	
				835S	3500K	85	2445	5812	98	
				840S	4000K	85	2470	5870	99	
		F Away from the wall	N/A	927A	2700K	90	2000	N/A	80	
				827A	2700K	85	2400		96	
				930A	3000K	90	2075		83	
				830A	3000K	85	2520		101	
				835A	3500K	85	2575		103	
				840A	4000K	85	2600		104	
		F Towards the wall	N/A	927B	2700K	90	2000	N/A	80	
				827B	2700K	85	2400		96	
				930B	3000K	90	2075		83	
				830B	3000K	85	2520		101	
				835B	3500K	85	2575		103	
				840B	4000K	85	2600		104	

Reference Output[1]

DC-WS05-______-___ [1]Reference output shows 25W output. Multiply by 0.7 to determine output for 17W combinations.

Example: **DC-WS05-F930A-WT**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. SEPT 2019

3 FIXTURE TYPE W2
NO SCALE



WST LED
Architectural Wall Sconce

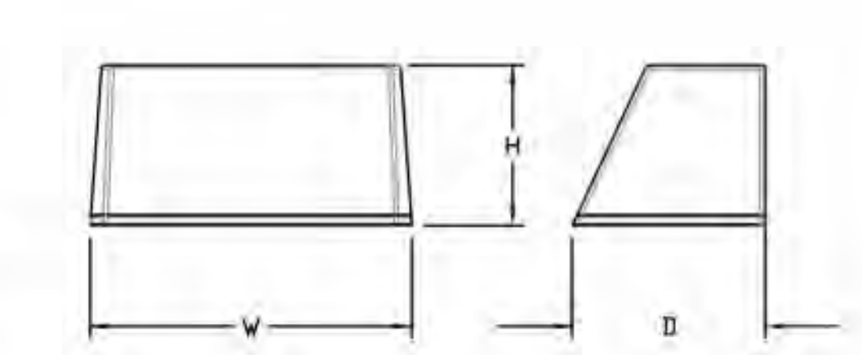
TITLE 20 BAA

Catalog Number
Notes
Type W3

Specifications

Luminaire

Height:	8-1/2" (21.59 cm)
Width:	17" (43.18 cm)
Depth:	10-3/16" (25.9 cm)
Weight:	20 lbs (9.1 kg)



Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixilated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

Series	Performance Package	Color temperature	Distribution	Voltage		Mounting
WST LED	P1 1,500 Lumen package	27K 2700 K	VF Visual comfort forward throw	MVOLT[1]	277[2]	**Shipped included**
	P2 3,000 Lumen package	30K 3000 K	VW Visual comfort wide	120[2]	347[2]	(blank) Surface mounting bracket
	P3 6,000 Lumen package	40K 4000 K		208[2]	480[2]	PBBW Premium surface-mounted back box[3,4]
		50K 5000 K		240[2]		**Shipped separately**
						BBW Surface-mounted back box[3]

Options

- NLTAIR2 PIR nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights[5,6,7]
- NLTAIR2 PIRH nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights[5,6,7]
- PE Photoelectric cell, button type[8]
- PER NEMA twist-lock receptacle only (controls ordered separate)[9]
- PER5 Five-wire receptacle only (controls ordered separate)[9]
- PER7 Seven-wire receptacle only (controls ordered separate)[9]
- PIR Motion/Ambient Light Sensor, 8-15' mounting height[5,6]
- PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[5,6]
- PIRH 180° motion/ambient light sensor, 15-30' mounting height[5,6]
- PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[5,6]
- SF Single fuse (120, 277, 347V)[2]
- DF Double fuse (208, 240, 480V)[2]
- DS Dual switching[10]
- DMG 0-10V dimming extend out back of housing for external control (control ordered separate)[11]
- E7WH Emergency battery backup, Non CEC compliant (7W)[7]
- E7WC Emergency battery backup, CA Title 20 Noncompliant (cold, 7W)[7,12]
- E7WHR Remote emergency battery backup, CA Title 20 Noncompliant (remote 7W)[7,13]
- E20WH Emergency battery pack 18W constant power, Certified in CA Title 20 MAEDBS[7]
- E20WC Emergency battery pack -20°C 18W constant power, Certified in CA Title 20 MAEDBS[7,12]
- E23WHR Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W)[7,13,14]
- LCE Left side conduit entry[15]
- RCE Right side conduit entry[15]
- BAA Buy America(n) Act Compliant

Shipped separately

- RBPW Retrofit back plate[3]
- VG Vandal guard[15]
- WG Wire guard[15]

Finish (required)

- DDBXD Dark bronze
- DBLXD Black
- DNAXD Natural aluminum
- DWHXD White
- DSSXD Sandstone
- DDBTXD Textured dark bronze
- DBLBXD Textured black
- DNATXD Textured natural aluminum
- DWHGXD Textured white
- DSSTXD Textured sandstone

See Accessories and Notes on next page.

LITHONIA LIGHTING COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) •
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WST-LED
Rev. 01/19/23

4 FIXTURE TYPE W3
NO SCALE

100 STADIUM ROAD
Charlottesville, VA

emanuelson-podas
consulting engineers

Emanuelson-Podas, Inc.
7705 Bush Lake Road
Edina, MN 55439

952.930.0050 | www.epinc.com

NOT FOR CONSTRUCTION

SITE PLAN
2/28/2024

ORIGINAL ISSUE:
02/23/24

REVISIONS:

No.	Description	Date

4951.0000
PROJECT NUMBER

CJM BWJ
DRAWN BY CHECKED BY

KEY PLAN

100 STADIUM ROAD

ELECTRICAL SITE PHOTOMETRIC DETAILS

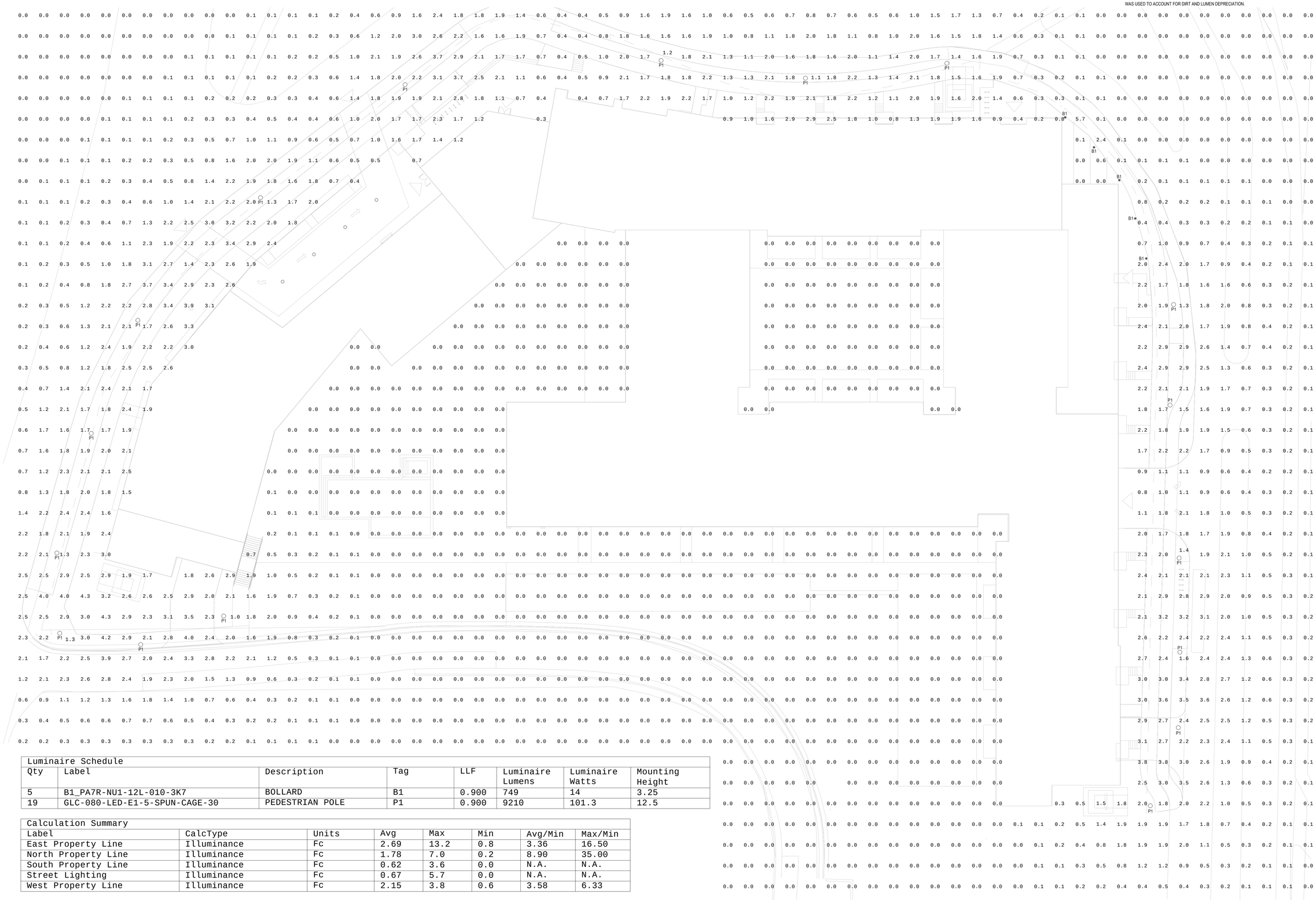
E0.2

Attachment A-4

GENERAL NOTES:

A. REFER TO SHEETS E0.4 FOR CUTSHEETS.

B. LIGHTING LEVELS SHOWN ARE MAINTAINED. LIGHT LOSS FACTOR OF 0.90 WAS USED TO ACCOUNT FOR DIRT AND LUMEN DEPRECIATION.



Luminaire Schedule							
Qty	Label	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Mounting Height
5	B1_PA7R-NU1-12L-010-3K7	BOLLARD	B1	0.900	749	14	3.25
19	GLC-080-LED-E1-5-SPUN-CAGE-30	PEDESTRIAN POLE	P1	0.900	9210	101.3	12.5

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Property Line	Illuminance	Fc	2.69	13.2	0.8	3.36	16.50
North Property Line	Illuminance	Fc	1.78	7.0	0.2	8.90	35.00
South Property Line	Illuminance	Fc	0.62	3.6	0.0	N.A.	N.A.
Street Lighting	Illuminance	Fc	0.67	5.7	0.0	N.A.	N.A.
West Property Line	Illuminance	Fc	2.15	3.8	0.6	3.58	6.33

1 ELECTRICAL STREET PHOTOMETRIC
SCALE: 1" = 20'-0"

100 STADIUM ROAD

Charlottesville, VA

emanuelson-podas
consulting engineers

Emanuelson-Podas, Inc.
7705 Bush Lake Road
Edina, MN 55439

952.930.0050 | www.epinc.com

NOT FOR CONSTRUCTION

SITE PLAN
2/28/2024

ORIGINAL ISSUE:
02/23/24

REVISIONS:

No.	Description	Date

4951.0000
PROJECT NUMBER

CJM
DRAWN BY

BWJ
CHECKED BY

KEY PLAN

100 STADIUM ROAD

ELECTRICAL STREET PHOTOMETRIC

E0.3

KIM LIGHTING

PA7R
Pavilion™ Bollard kl_pa7r_spec.pdf

JOB

TYPE B1

NOTES

APPROVALS

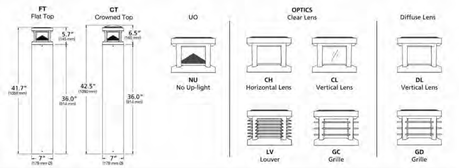
FEATURES
- Traditional or Performance Optics
- Bluetooth enabled RGBW accent
- Integral NEMA 3R Enclosure
- Dual receptacle power panel
- PA System capability
- IP66 optical system

CERTIFICATIONS

IK10

SPECIFICATIONS





ORDERING CODE

Model	Top	Optics	Distribution	Light Engine
PA7R Pavilion 7" Ø Round	**FT** Flat Top	**NU** No Up-light	**1** Type I	**12L-010-5K7** 14W (1000 nominal lm), 5000K, 70 CRI
	CT[1] Crowned Top	**CH** Clear Horizontal Lens	**2** Type II	**12L-010-4K7** 14W (1000 nominal lm), 4000K, 70 CRI
		CL[2] Clear Vertical Lens	**3** Type III	**12L-010-3K7** 14W (1000 nominal lm), 3000K, 70 CRI
		DL[3,4] Diffuse Vertical Lens	**3HS** Type III – House side shield	**12L-010-AMB** 14W, Amber 560 nm Monochromatic
		LV Louvers	**4** Type IV	**12L-020-5K7** 22W (2000 nominal lm), 5000K, 70 CRI
		GC Grille with clear vertical lens	**5** Type V	**12L-020-4K7** 22W (2000 nominal lm), 4000K, 70 CRI
		GD[5] Grille with diffuse vertical lens		**12L-020-3K7** 22W (2000 nominal lm), 3000K, 70 CRI
				12L-020-AMB 22W, Amber 560 nm Monochromatic

Body	Fixture Finish	Controls	Voltage	Options
24A 24" OAH, Aluminum	**BL** Black	**SWP**[1,*] SiteSync pre-commission	**UNV** 120-277V	**EM**[7] Battery Backup
42A 42" OAH, Aluminum	**DB** Dark Bronze	**MW**[8] Motion sensing (50% dim, 100% output upon detection)	**120**[9] 120V	**LR**[6] Luminous Accent
42BR-C 42" OAH, Brown Concrete	**LG** Light Gray	SiteSync Accessories†	**277**[9] 208-277V	**SF**[3] Single Fuse
42NG-C 42" OAH, Natural Gray Concrete	**GT** Graphite	**SWUSB** SiteSync Software on USB	**347**[9] 347V	**DF**[3] Double Fuse
42A-ROP 42" OAH, Aluminum + Dual Receptacle Outlet Panel and Cover	**PS** Platinum Silver	**SWTAB** SiteSync Windows® Tablet	**480**[9] 480V	
42A-ROP-L 42" OAH, Aluminum + Dual Receptacle Outlet Panel and Locking Cover	**TT** Titanium	**SWBRG** SiteSync Wireless Bridge Node		
42A-2GEB 42" OAH, Aluminum + Integral Recessed 2 Gang Electrical Box	**WH** White			
42A-SG3 42" OAH, Aluminum + Speaker Grille Enclosure for 3" Ø speaker	**RAL** RAL Color			
	CC Custom Color*			
	*Consult factory			

†PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.HubbellLighting.com/products/sitesync or contact Hubbell Lighting tech support at (800) 345-4928.

Examples:
PA7R/FT/NU/3/12L-020-3K7/42A/TT/SWP/UNV/LR

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Kim Lighting reserves the right to change specifications without notice.

© 2018 KIM LIGHTING | 17760 Rowland Street | City of Industry | CA 91748
P.626.968.5666 | F.626.369.2695 | www.kimlighting.com | Rev. May 15, 2018

HUBBELL Lighting

1 FIXTURE B1
NO SCALE

2 FIXTURE TYPE P1
NO SCALE

ELA — Environmental Lighting for Architecture, Inc.

Project Name:

Type: P1

Mediterranean - MED
Ordering Matrix

Mediterranean

The Mediterranean is thee classic traditional six-sided fixture that was originally introduced by ELA. Available in either horizontal LED board or LED Corn Cob style modules, the Mediterranean is ready to meet some of today's highly sought after performance needs. To add to those needs the Mediterranean is available with traditional side lenses or a single horizontal glass lens. Coupled with 5 sizes and 5 mounting options the Mediterranean is suitable for pole, pendant, cross arm and wall mounted areas. This classic hit in ELA's line is also one of its most versatile.

Fixture is "Buy American Act" compliant
Proudly Made in the U.S.A

ELA — Environmental Lighting for Architecture, Inc.

Project Name:

Type:

Mediterranean - MED
Ordering Matrix

1	2	3	4	5	6	7	8	9	10
MED									

1. Fixture:

Matrix#:	Description:
MED	Mediterranean

2. Size:

Matrix#:	Weight:	EPA:
07	7 lbs.	0.5
11	10 lbs.	0.8
14	18 lbs.	1.0
17	30 lbs.	1.2
19	40 lbs.	1.8

3. Mounting: 12FT TALL POLE

Matrix#:	Description:
***CA**	Cross Arm
PT3	Post Top - 3" Diameter
PT4	Post Top - 4" Diameter
PT5	Post Top - 5" Diameter
***BR**	Wall Bracket
****CP**	Chain Pendant
****SP**	Stem Pendant

* Specify Cross Arm or Wall Bracket to be used. For all other options please contact factory.

** 3 foot length is standard. Contact factory for other options.

4. Distribution:

Matrix#:	Description:
H2	Type 2 - Horizontal
H3	Type 3 - Horizontal
H4	Type 4 - Horizontal
H5	Type 5 - Horizontal
V3	Type 3 - Vertical
V5	Type 5 - Vertical

(Horizontal / Vertical (Corn Cob))

ELA — Environmental Lighting for Architecture, Inc.

Project Name:

Type:

Mediterranean - MED
Ordering Matrix

5. Lamping: (Horizontal)

	Matrix#:	Description:	Wattage:	Lumens:	Efficacy:	LED Drive (mA):	Standard Dimming Type
	13LED	LED Board	13	1313	101	0300	0-10VDC, Triac, Forward Phase
	17LED	LED Board	17	1515	101	0390	0-10VDC, Triac, Forward Phase
MED08 Horizontal	**23LED**	LED Board	23	1717	101	0530	0-10VDC, Triac, Forward Phase
	15LED	LED Board	15	1515	101	0670	0-10VDC, Triac, Forward Phase
	23LED	LED Board	23	2323	101	1050	0-10VDC, Triac, Forward Phase
	29LED	LED Board	29	2929	101	1340	0-10VDC, Triac, Forward Phase
	36LED	LED Board	36	3636	101	1670	0-10VDC, Triac, Forward Phase
	43LED	LED Board	43	4343	101	2000	0-10VDC, Triac, Forward Phase
	50LED	LED Board	50	5050	101	2000	0-10VDC, Triac, Forward Phase
	57LED	LED Board	57	5757	101	2300	0-10VDC, Triac, Forward Phase
	62LED	LED Board	62	6262	101	2500	0-10VDC, Triac, Forward Phase
MED11 Horizontal	**67LED**	LED Board	67	6767	101	2700	0-10VDC, Triac, Forward Phase
	36LED	LED Board	36	3636	101	1670	0-10VDC, Triac, Forward Phase
	43LED	LED Board	43	4343	101	2000	0-10VDC, Triac, Forward Phase
	50LED	LED Board	50	5050	101	2000	0-10VDC, Triac, Forward Phase
	57LED	LED Board	57	5757	101	2300	0-10VDC, Triac, Forward Phase
	62LED	LED Board	62	6262	101	2500	0-10VDC, Triac, Forward Phase
	67LED	LED Board	67	6767	101	2700	0-10VDC, Triac, Forward Phase
MED14 Horizontal	**74LED**	LED Board	74	7474	101	3000	0-10VDC, Triac, Forward Phase
	36LED	LED Board	36	3636	101	1670	0-10VDC, Triac, Forward Phase
	45LED	LED Board	45	4545	101	2000	0-10VDC, Triac, Forward Phase
	49LED	LED Board	49	4949	101	1150	0-10VDC, Triac, Forward Phase
	55LED	LED Board	55	5555	101	1300	0-10VDC, Triac, Forward Phase
	60LED	LED Board	60	6060	101	1400	0-10VDC, Triac, Forward Phase
	64LED	LED Board	64	6464	101	1500	0-10VDC, Triac, Forward Phase
	71LED	LED Board	71	7171	101	1670	0-10VDC, Triac, Forward Phase
	80LED	LED Board	80	8080	101	1880	0-10VDC, Triac, Forward Phase
	85LED	LED Board	85	8585	101	2000	0-10VDC, Triac, Forward Phase
	91LED	LED Board	91	9191	101	2150	0-10VDC, Triac, Forward Phase
MED17 Horizontal	**97LED**	LED Board	97	9797	101	2280	0-10VDC, Triac, Forward Phase
	36LED	LED Board	36	3636	101	0840	0-10VDC, Triac, Forward Phase
	45LED	LED Board	45	4545	101	1050	0-10VDC, Triac, Forward Phase
	49LED	LED Board	49	4949	101	1150	0-10VDC, Triac, Forward Phase
	55LED	LED Board	55	5555	101	1300	0-10VDC, Triac, Forward Phase
	60LED	LED Board	60	6060	101	1400	0-10VDC, Triac, Forward Phase
	64LED	LED Board	64	6464	101	1500	0-10VDC, Triac, Forward Phase
	71LED	LED Board	71	7171	101	1670	0-10VDC, Triac, Forward Phase
	80LED	LED Board	80	8080	101	1880	0-10VDC, Triac, Forward Phase
	85LED	LED Board	85	8585	101	2000	0-10VDC, Triac, Forward Phase
	91LED	LED Board	91	9191	101	2150	0-10VDC, Triac, Forward Phase
	97LED	LED Board	97	9797	101	2280	0-10VDC, Triac, Forward Phase
MED19 Horizontal	**106LED**	LED Board	106	10706	101	2500	0-10VDC, Triac, Forward Phase
	119LED	LED Board	119	12019	101	2800	0-10VDC, Triac, Forward Phase

ELA — Environmental Lighting for Architecture, Inc.

Project Name:

Type:

Mediterranean - MED
Ordering Matrix

5. Lamping: (Vertical Corn Cob)

Matrix#:	Description:	Wattage:	Lumens:	Efficacy:
25LED	LED Corn Cob	25	2625	110
30LED	LED Corn Cob	30	3150	110
35LED	LED Corn Cob	35	3675	110
40LED	LED Corn Cob	40	4200	110
***45LED**	LED Corn Cob	45	4750	110
***50LED**	LED Corn Cob	50	5250	110
***60LED**	LED Corn Cob	60	6300	110
***80LED**	LED Corn Cob	80	8400	110
****100LED**	LED Corn Cob	100	10500	110
****120LED**	LED Corn Cob	120	12600	110

Note:
Vertical Lamping not available in Size 08
* Size 14 & up only
** Size 17 & up only

6. Color Temperature (K):

Matrix#:	Description:
AM	Amber Color Temperature
27	2700K Color Temperature
30	3000K Color Temperature
40	4000K Color Temperature
50	5000K Color Temperature

Note: Other color temperatures & RGB available upon request.
Amber not available in Corn Cobs

7. Voltage:

Matrix#:	Description:
120	120VAC
208	208VAC
240	240VAC
277	277VAC
***347**	347VAC
***480**	480VAC

* Contact factory for details

8. Lens:

Matrix#:	Description:
CG	Clear Glass
FG	Frosted Glass
CSG	Clear Seedy Glass
CA	Clear Acrylic
FA	Frosted Acrylic
***HCG**	Horizontal Clear Glass
***HFG**	Horizontal Frosted Glass

* Tempered glass. Horizontal LED option only.

9. Finish: Standard Powder Coat

Matrix#:	Description:
AG	Augustine Green
CC	Charcoal
DB	Dark Bronze
GY	Architectural Grey
MG	Malaga Green
MN	Midnight - Black
PW	Pewter
SB	Statuary Bronze
VL	Village Green
WH	White

Note: Custom colors available upon request.

10. Options:

Matrix#:	Description:
BBU	Battery Backup *(Horizontal LED only)*
PCB	Photocell Button
TB	Terminal Block
***PCR3**	3 Pin Photo Control Receptacle
***PCR5**	5 Pin Photo Control Receptacle
***PCR7**	7 Pin Photo Control Receptacle
HSS	House Side Shield

1. Contact factory for BBU test button location.
2. BBU LED lumen output reduced in BBU mode.
3. Contact factory for wifi/remote controls.
* Contact factory for location.

ELA Warranty Info: ELA reserves the right to change specifications without notice. Please refer to the ELA Terms and Conditions documentation for further detail: **www.ela-lighting.com/pdf/Warranty.pdf**

100 STADIUM ROAD
Charlottesville, VA

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NOT FOR CONSTRUCTION

SITE PLAN
2/28/2024

ORIGINAL ISSUE:
02/23/24

REVISIONS:

No.	Description	Date

4951.0000
PROJECT NUMBER

CJM DRAWN BY | BWJ CHECKED BY

KEY PLAN

100 STADIUM ROAD

ELECTRICAL STREET PHOTOMETRIC DETAILS

E0.4

Attachment H

ZM23-09-02

#O-23-163

AN ORDINANCE AMENDING AND RE-ENACTING CHAPTER 34 (ZONING) OF THE CODE OF THE CITY OF CHARLOTTESVILLE (1990), AS AMENDED, TO REMOVE 104 STADIUM ROAD FROM THE LIST OF INDIVIDUALLY PROTECTED PROPERTIES.

WHEREAS, upon the recommendation of City Staff, the Planning Commission initiated a Zoning text amendment proposing an amendment to the City's Zoning Ordinance, to remove 104 Stadium Road, designated on the City Tax Map and Parcel (TMP) as 160002000, from the list of Individually Protected Properties ("IPP"); and

WHEREAS, a Joint Public Hearing on the Proposed Zoning Text Amendment was held by the Planning Commission and City Council on October 10, 2023, after notice to the public and to adjacent property owners as required by law, and following conclusion of the Public Hearing the Planning Commission voted to recommend approval of the Proposed Zoning Text Amendment to Section 34-273(a)(b) of the City's Zoning Ordinance, to remove 104 Stadium Road from the list of Individually Protected Properties; and

WHEREAS, After consideration of the Planning Commission's recommendation, and the recommendations given by staff, this Council is of the opinion that the Proposed Zoning Text Amendment, as recommended by the Planning Commission, has been designed to give reasonable consideration to the purposes listed in Sec. 15.2-2283 of the Code of Virginia (1950), as amended, and this Council hereby finds and determines that: (i) the public necessity, convenience, general welfare and good zoning practice require the Proposed Zoning Text Amendment, as recommended by the Planning Commission, and (ii) the Proposed Zoning Text Amendment, as recommended by the Planning Commission, is consistent with the Comprehensive Plan; now, therefore,

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that Chapter 34 of the Code of the City of Charlottesville (1990), as amended, is hereby amended and reenacted as follows:

1. Amend the list found in Sec. 34-2733(a)(b) to remove 104 Stadium Road.

	Aye	**No**
Payne	____	_x__
Pinkston	_x__	____
Puryear	_x__	____
Snook	_x__	____
Wade	_x__	____

Approved by Council
December 18, 2023

Kyna Thomas

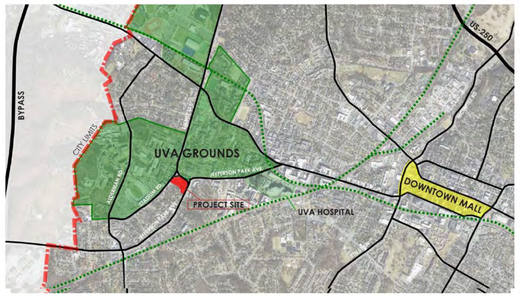
Kyna Thomas, MMC
Clerk of Council

Attachment B

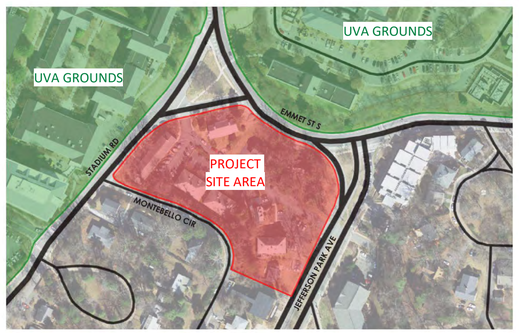
VERVE CHARLOTTESVILLE | 100 Stadium Rd, Charlottesville VA



PROJECT LOCATION



Vicinity



Site Location

PROJECT TEAM

OWNER/DEVELOPER:
Subtext Acquisitions, LLC
3000 Locust Street
St. Louis, MO 63101
Ph: 314-502-1709

ARCHITECT:
ESG Architecture & Design, Inc.
500 Washington Ave. South, Suite 1080
Minneapolis, MN 55415
Ph: 612-339-5508
Fx: 612-339-5382

CIVIL ENGINEER:
Timmons Group
608 Preston Avenue Suite 200
Charlottesville, VA 22903
Ph: 434-295-5624

LANDSCAPE ARCHITECT:
AJC Design Group, LLC
1991 Woodland Way
Dunwoody, GA 30338
Ph: 770-330-0814

LAND USE PLAN REGULATIONS

Maximum Number of Dwelling Units:	550
Maximum Number of Dwelling Units/Acre:	167 DUA
Maximum Height:	135 feet 12 Stories
Minimum Square Feet of Non-Residential:	1000 sf
Minimum Setbacks:	
Front:	1'
Side:	1'
Rear:	15'
Minimum Open Space (Gross Area):	15%
Off-Street Parking Requirements:	
Multifamily Dwelling:	0.5 Spaces per unit
General Office Use:	1 space/500 sq. ft. of GFA
Convenience Store:	1 space/500 sq. ft. of GFA
General, Retail Sales:	1 space/500 sq. ft. of GFA
Restaurants, Generally:	1 space/500 sq. ft. of GFA
All Other Uses:	As Reqr by Ordinace Sec 34-984

IMPLEMENTATION OF PLANNED UNIT DEVELOPMENT REGULATIONS

The PUD shall be administered in accordance with Chapter 34 Article 5 Divisions 1-3 of the City of Charlottesville Zoning Ordinance in effect on Novermber 14, 2023

DRAWING INDEX

DRAWING INDEX - PUD

DRAWING NUMBER	DRAWING NAME	PUD - 8/15/2023	PUD - 11/09/2023	PUD - 11/17/2023	!
GENERAL INFORMATION					
T1	TITLE SHEET	●	●	●	
T2	ZONING INFORMATION	●	●	●	
T3	ZONING INFORMATION & METRICS	●	●	●	
T4	CONCEPTUAL SITE DIAGRAMS	●	●	●	
CIVIL					
C1.1	ALTA SURVEY	●	●	●	
C1.2	ALTA SURVEY	●	●	●	
C1.3	ALTA SURVEY	●	●	●	
C1.4	ALTA SURVEY	●	●	●	
C2	PEDESTRIAN NETWORK PLAN	●	●	●	
C3	NATURAL, ENVIRONMENTAL & CULTURAL FEATURE MAP	●	●	●	
C4	CRITICAL SLOPE SITE OVERLAY	●	●	●	
C5	CONCEPTUAL PUD DEMOLITION PLAN	●	●	●	
C6	CONCEPTUAL PUD SITE DEVELOPMENT PLAN	●	●	●	
C7	CONCEPTUAL PUD UTILITY PLAN	●	●	●	
C8	CONCEPTUAL PUD GRADING AND STORMWATER MANAGEMENT PLAN	●	●	●	
C9	CONCEPTUAL PUD ROAD SECTIONS	●	●	●	
LANDSCAPE					
L501	CONCEPTUAL LANDSCAPE PLAN	●	●	●	
ARCHITECTURAL					
A0	CONCEPTUAL DEVELOPMENT PLAN	●	●	●	
A1	CONCEPTUAL FLOOR PLANS	●	●	●	
A2	CONCEPTUAL FLOOR PLANS	●	●	●	
A3	CONCEPTUAL FLOOR PLANS		●	●	
A4	CONCEPTUAL EXTERIOR ELEVATIONS	●	●	●	
A5	CONCEPTUAL EXTERIOR ELEVATIONS	●	●	●	
A6	CONCEPTUAL EXTERIOR ELEVATIONS	●	●	●	
A7	CONCEPTUAL BUILDING SECTIONS	●	●	●	
A8	CONCEPTUAL BUILDING SECTIONS	●	●	●	
A9	CONCEPTUAL EXTERIOR RENDERINGS	●	●	●	

100 STADIUM ROAD
Charlottesville, VA

esg
ARCHITECTURE & DESIGN
500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

NOT FOR CONSTRUCTION

PUD
11/17/2023

ORIGINAL ISSUE:

REVISIONS
No. Description Date

222534
PROJECT NUMBER

JH
DRAWN BY

NR
CHECKED BY

KEY PLAN

100 STADIUM ROAD

TITLE SHEET

T1

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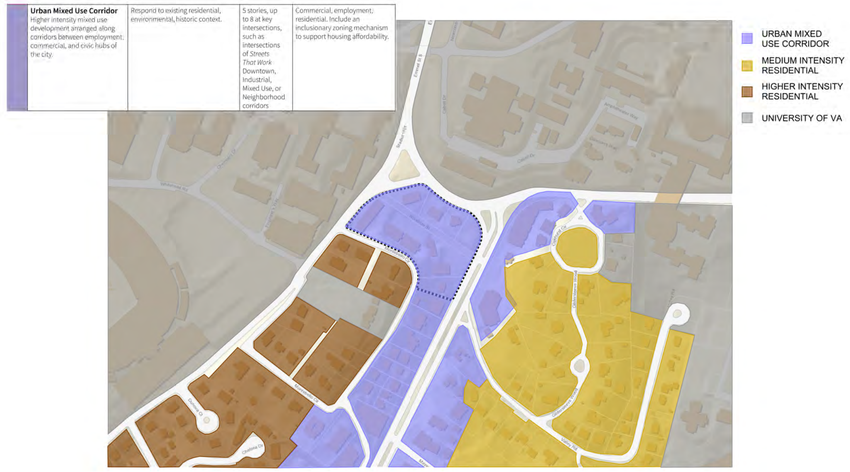
Attachment B

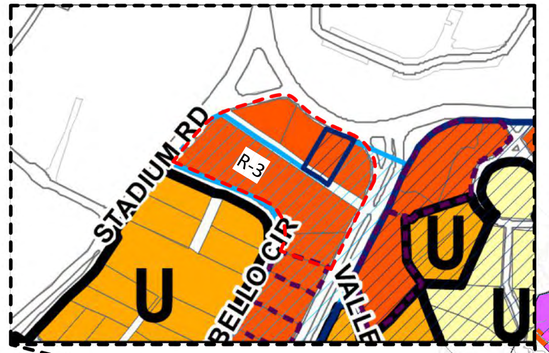
USE MATRIX

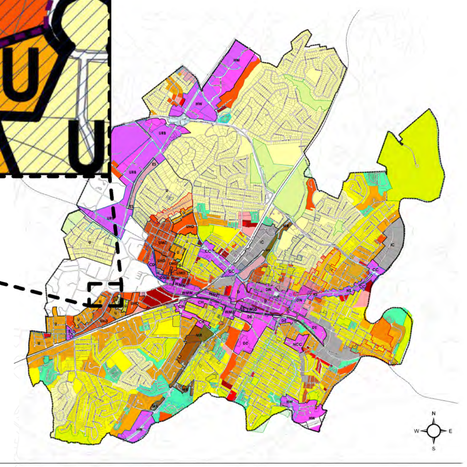
Use Matrix B = By-Right Use; ( ) = Use Not Allowed; P = Provisional Use Permit; S = Special Use Permit; T = Temporary Use Permit; A = Ancillary Use; A/C = Ancillary or Special Use Permit	R-3	Proposed PUD
RESIDENTIAL AND RELATED USES		
Accessory apartment, internal	B	
Accessory apartment, external	P	
Accessory buildings, structures and uses	B	B
Adult assisted living		
1—8 residents	B	B
Greater than 8 residents	S	
Adult day care	S	
Amateur radio antennas, to a height of 75 ft.	B	B
Bed-and-breakfast:		
Homestay	B	B
B & B	B	B
Inn	S	
Boarding: fraternity and sorority house	S	
Boarding house (rooming house)	S	
Convent/monastery	S	
Dwellings:		
Multifamily	B	B
Single-family attached	B	
Single-family detached	B	
Townhouse	B	
Two-family	B	
Family day home		
1—5 children	B	
6—12 children	B	
Home occupation	P	B
Nursing homes	S	
Occupancy, residential		
3 unrelated persons	B	B
4 unrelated persons	B	B
Residential density (developments)		
1—21 DUA	B	B
22—43 DUA	S	B
44—64 DUA	S	B
65—87 DUA	S	B
88—167 DUA		B
Residential treatment facility		
1—8 residents	B	B
8+ residents	S	
Shelter care facility	S	
Single room occupancy facility	S	
Temporary family health care structure	T	
NON-RESIDENTIAL: GENERAL and MISC. COMMERCIAL		
Access to adjacent multifamily, commercial, industrial or mixed-use development or use	B	B
Accessory buildings, structures and uses	B	B
Houses of worship	B	B
Temporary (outdoor church services, etc.)	T	
Cemetery	S	
Clinics:		
Health clinic (up to 4,000 SF, GFA)	B	B
Public health clinic	B	B
Clubs, private	S	
Communication facilities:		
Attached facilities utilizing utility poles as the attachment structure	B	B
Attached facilities not visible from any adjacent street or property	B	B
Daycare facility	B	B
Educational facilities (non-residential)		
Elementary	B	B
High schools	B	B
Colleges and universities	B	B
Funeral home (without crematory)		
GFA 4,000 SF or less	S	
GFA up to 10,000 SF	S	
Funeral homes (with crematory)		
GFA 4,000 SF or less	S	
GFA up to 10,000 SF	S	
Laundromats	A	A
Libraries	B	B
Municipal/governmental offices, buildings, courts	S	-
Offices:		
Business and professional		B
Medical		B
Philanthropic institutions/agencies		B
Property management	A	B
Other offices (non-specified)		B
Parking:		
Parking garage	A/S	A
Surface parking lot	A	A
Surface parking lot (more than 20 spaces)	A	A
Temporary parking facilities		
Recreational facilities:		
Indoor: health/sports clubs; tennis club; swimming club; yoga studios; dance studios, skating rinks, recreation centers, etc. (on City-owned, City School Board-owned, or other public property)	B	
Indoor: health/sports clubs; tennis club; swimming club; yoga studios; dance studios, skating rinks, recreation centers, etc. (on private property)		
GFA 4,000 SF or less	A	B
GFA up to 10,000 SF		B
GFA more than 10,000 SF		B
Outdoor: Parks, playgrounds, ball fields and ball courts, swimming pools, picnic shelters, etc. (city owned), and related concession stands	B	B
Outdoor: Parks, playgrounds, ball fields and ball courts, swimming pools, picnic shelters, etc. (private)	S	
Restaurants:		
Fast food		B
Full service		B
Utility facilities	S	
Utility lines	B	B
NON-RESIDENTIAL USES: RETAIL		
Consumer service businesses:		
Up to 4,000 SF, GFA	A	B
Grocery stores:		
Convenience		B
General, up to 10,000 SF, GFA		B
Temporary sales, outdoor (flea markets, craft fairs, promotional sales, etc.)		T
Other retail stores (non-specified):		
Up to 4,000 SF, GFA		B
Up to 20,000 SF GFA		B
NON-RESIDENTIAL: INDUSTRIAL		
Construction storage yard		T

11/17/2023 4:10:39 PM



LAND USE MAP





CURRENT ZONING

100 STADIUM ROAD

Charlottesville, VA

esg
ARCHITECTURE & DESIGN
500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

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PUD
11/17/2023

ORIGINAL ISSUE: 08/11/23

REVISIONS

No.	Description	Date

222534
PROJECT NUMBER

JH
DRAWN BY

NR
CHECKED BY

KEY PLAN

100 STADIUM ROAD

ZONING INFORMATION

T2

Attachment B

100 STADIUM ROAD
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esg
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PROJECT METRICS

ALL FIGURES ARE APPROXIMATE AND SUBJECT TO CHANGE

PROJECT SUMMARY	
LOT AREA (SF)	144,002
BUILDING FOOTPRINT (SF)	71,250
LOT COVERAGE (%)	49.5%
OPEN SPACE (%)	50.5%

FLOOR AREA SUMMARY	
RESIDENTIAL GSF	543,300
LEASING / AMENITY GSF	18,100
NON-RESIDENTIAL GSF (APPROX.)	1,000
PARKING GSF	153,600
EXTERIOR AMENITY GSF (APPROX., NOT IN TOTAL)	25,000
TOTAL BUILDING AREA (GSF)	**716,000**

UNIT MATRIX		
UNIT TYPE	*# UNITS*	*% OF TOTAL*
STUDIO	82	15%
ONE BEDROOM	86	16%
TWO BEDROOM	172	32%
THREE BEDROOM	44	8%
FOUR BEDROOM	147	28%
TOTAL	**531**	100%
TOTAL UNITS / ACRE	**161**	
APPROXIMATE BEDROOMS	**1,200-1,500**	

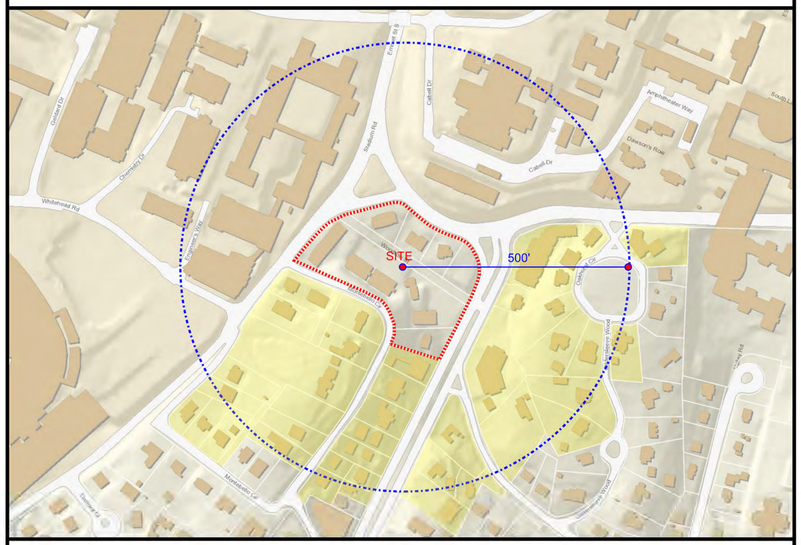
*TOTAL UNITS AND TOTAL UNITS / ACRE REFLECT CURRENT CONCEPTUAL DEVELOPMENT PLAN. SEE LAND USE PLAN REGULATIONS FOR MAXIMUM ALLOWED UNITS AND UNITS / ACRE.

PARKING	
TOTAL PROVIDED PARKING SPACES	411

Comparison of Proposed Land Use Plan Regulations with Zoning Ordinance

	Current R-3 Zoning: Consisting of medium-density residential areas in which medium-density residential developments, including multifamily uses, are encouraged.	**PUD:** To encourage developments of equal or higher quality than otherwise required by the strict application of zoning district regulations that would otherwise govern.
Physical Characteristics		
Height	45' Up to 101' by SUP	135'
Front Yard	25' min.	1' min.
Side Yard	1' per 2' height, 10' min.	1' min.
Rear Yard	25' min.	15' min.
Land Coverage	75% max.	75% max.
Density	Up to 21 DUA Up to 87 DUA by SUP	Up to 167 DUA
Parking	722 spaces (1 space per Efficiency–2BR unit; 2 spaces per 3BR–4BR unit)	411 spaces

TAX PARCEL



Parcel Number	Owner Name	Owner Address	City / State	Zip	Property Address
110001000	TENTH AND MAIN, LLC	100 OAKHURST CIR	CHARLOTTESVILLE VA	22943	100-104 OAKHURST CIR
110001100	OAKHURST CIRCLE COMMON AREA	100 OAKHURST CIR	CHARLOTTESVILLE VA	22942	0 OAKHURST CIR
110004000	JEFFERSON PARK PARTNERS LC	3 GILDERSLEEVE WOOD	CHARLOTTESVILLE VA	22944	1600 JEFFERSON PARK AVE
110005000	106 OAKHURST CIRCLE LLC	65 W MEADOW RD	SETAUKET NY	22907	106 OAKHURST CIR
110006000	WILLIAMS, PEYTON R, JR & BOBBIE B, TRUSTEES	108 OAKHURST CIR	CHARLOTTESVILLE VA	22908	108 OAKHURST CIR
110007000	BREIT SH JEFFERSON COMMONS LLC	222 S RIVERSIDE PLZ STE 2000	CHICAGO IL	22909	1620 JEFFERSON PARK AVE
110008000	105 VALLEY, LLC	24501 LENAH TRAILS PL	ALDIE VA	22914	105 VALLEY RD
110009000	STANLEY, RICHARD A & COURTENAY T	110 OAKHURST CIR	CHARLOTTESVILLE VA	22911	110 OAKHURST CIR
110010000	MC CALLUM, BENNETT T & SALLY H	140 D ST SE	WASHINGTON DC	22913	2 GILDERSLEEVE WOOD
110011000	PUSSER, BRIAN & FOSTER, REBECA HART	3160 DUNDEE RD	EARLYSVILLE VA	22936	6 GILDERSLEEVE WOOD
110012000	BISHOP, KATHERINE L, TRUSTEE	PO BOX 2534	CHARLOTTESVILLE VA	22902	8 GILDERSLEEVE WOOD
110014000	VELIKY, LC	201 15TH ST NW STE 1A	CHARLOTTESVILLE VA	22919	111 VALLEY RD
110015000	BARNES, DENNIS W & NINA S, TRUSTEES	12 GILDERSLEEVE WOOD	CHARLOTTESVILLE VA	22903	12 GILDERSLEEVE WOOD
110020000	KEYSER, ARTHUR B & HELEN S	1 GILDERSLEEVE WOOD	CHARLOTTESVILLE VA	22903	1 GILDERSLEEVE WOOD
110022000	HAYNES, NANCY J, TRUSTEE	114 OAKHURST CIR	CHARLOTTESVILLE VA	22903	114 OAKHURST CIR
110023000	REILLY, KEVIN M & BONNIE B	116 OAKHURST CIR	CHARLOTTESVILLE VA	22903	116 OAKHURST CIR
110026000	OSTEEN, J MICHAEL, TRUSTEE	100 OAKHURST CIR	CHARLOTTESVILLE VA	22903	122 OAKHURST CIR
110051000	MCNITT, DOUGLAS & TOWNSEND	26 FRANKLIN ST	ANNAPOLIS MD	21401	550 VALLEY RD
110052000	TURNER, COURTENAY M & KATHLEEN V	2034 BROWNSTONE LN	CHARLOTTESVILLE VA	22924	552 VALLEY RD
110053000	MYERS, JAMES E & KAREN A	1700 JEFFERSON PARK AVE	CHARLOTTESVILLE VA	22916	1700 JEFFERSON PARK AVE
110053100	SNELL, WILLIAM B	1708 JEFFERSON PARK AVE	CHARLOTTESVILLE VA	22918	1708 JEFFERSON PARK AVE
110053200	WINCHESTER, JOHN R	554 VALLEY RD	CHARLOTTESVILLE VA	22922	554 VALLEY RD
110055000	DJLA-3, LLC	3125 DUNDEE ROAD	EARLYSVILLE VA	22936	1714 JEFFERSON PARK AVE
160001000	WOODROW TOO, LLC	P O BOX 5306	CHARLOTTESVILLE VA	22906	409 STADIUM RD
160003000	WOODROW, LLC	P O BOX 5306	CHARLOTTESVILLE VA	22925	102 STADIUM RD
160004000	STADIUM ROAD LIMITED PARTNERSHIP	MSC BOX 5186	CHARLOTTESVILLE VA	22905	100 STADIUM RD
160008000	1705 JPA, LLC	P O BOX 5186	CHARLOTTESVILLE VA	22931	1705 JEFFERSON PARK AVE
160009000	TRACKSIDE PROPERTIES II, LLC	400 LOCUST AVE STE 3	CHARLOTTESVILLE VA	22932	1707 JEFFERSON PARK AVE
160010000	ALPHA KAPPA HOUSING CORPORATION	1713 JEFFERSON PARK AVE	CHARLOTTESVILLE VA	22935	1713 JEFFERSON PARK AVE
160010100	NEIGHBORHOOD INVESTMENTS, LLC	810 CATALPA CT	CHARLOTTESVILLE VA	22912	1709 JEFFERSON PARK AVE
160011000	BLUE RIDGE PROPERTY MANAGEMENT LLC	2615 WARWICK PL	EARLYSVILLE VA	22937	1715 JEFFERSON PARK AVE
160012000	STULTZ, LLC	PO BOX 1414	CHARLOTTESVILLE VA	22917	1717 JEFFERSON PARK AVE
160014100	DJNOVA LLC	355 MALLARD LANE	EARLYSVILLE VA	22921	204 MONTEBELLO CIR
160015000	NEIGHBORHOOD INVESTMENTS LLC	810 CATALPA CT	CHARLOTTESVILLE VA	22903	1723 JEFFERSON PARK AVE
160017000	WARD, BENJAMIN T	19 ORCHARD RD	CHARLOTTESVILLE VA	22903	301 MONTEBELLO CIR
160018000	WARD, RICHARD N & CAROL A	7 ORCHARD RD	CHARLOTTESVILLE VA	22938	205 MONTEBELLO CIR
160019000	THE RECTOR & VISITORS OF THE UNIVERSITY OF VIRGINIA	U OF VA	CHARLOTTESVILLE VA	22915	0 MONTEBELLO CIR
160020000	KING, BRIAN J & JENNIFER L	221 MONTEBELLO CIR	CHARLOTTESVILLE VA	22930	221 MONTEBELLO CIR
160021000	MORAVA, JACK & ELLEN L CONTINI-MORA	225 MONTEBELLO CIR	CHARLOTTESVILLE VA	22929	225 MONTEBELLO CIR
160022000	MONTEBELLO CIRCLE, LLC	PO BOX 5603	CHARLOTTESVILLE VA	22927	233-235 MONTEBELLO CIR
160023000	MMR #2 LLC	1988 MARTIN FARM LN	CHARLOTTESVILLE VA	22928	333-335 STADIUM RD
160024000	THE RECTOR & VISITORS OF THE UNIVERSITY OF VIRGINIA	PO BOX 400726	CHARLOTTESVILLE VA	22910	1700 STADIUM RD
160025000	MORLEY, WILLIAM J & NANCY H	2515 N UPLAND ST	ARLINGTON VA	22934	323 MONTEBELLO CIR
160025100	CAMPER, BETTY SUE H	321 COURTHOUSE MTN LN	MADISON VA	22933	325 MONTEBELLO CIR
160026000	TODAY'S PROPERTY MANAGEMENT II LLC	P O BOX 430	EARLYSVILLE VA	22936	311 MONTEBELLO CIR
160027000	MINOR, STANLEY GILL	2510 GUILFORD AVENUE	WILMINGTON NC	28403	315 MONTEBELLO CIR

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PUD
11/17/2023

ORIGINAL ISSUE: 08/11/23

REVISIONS

No.	Description	Date

222534
PROJECT NUMBER

JH — DRAWN BY
NR — CHECKED BY

KEY PLAN

100 STADIUM ROAD

ZONING INFORMATION & METRICS

T3

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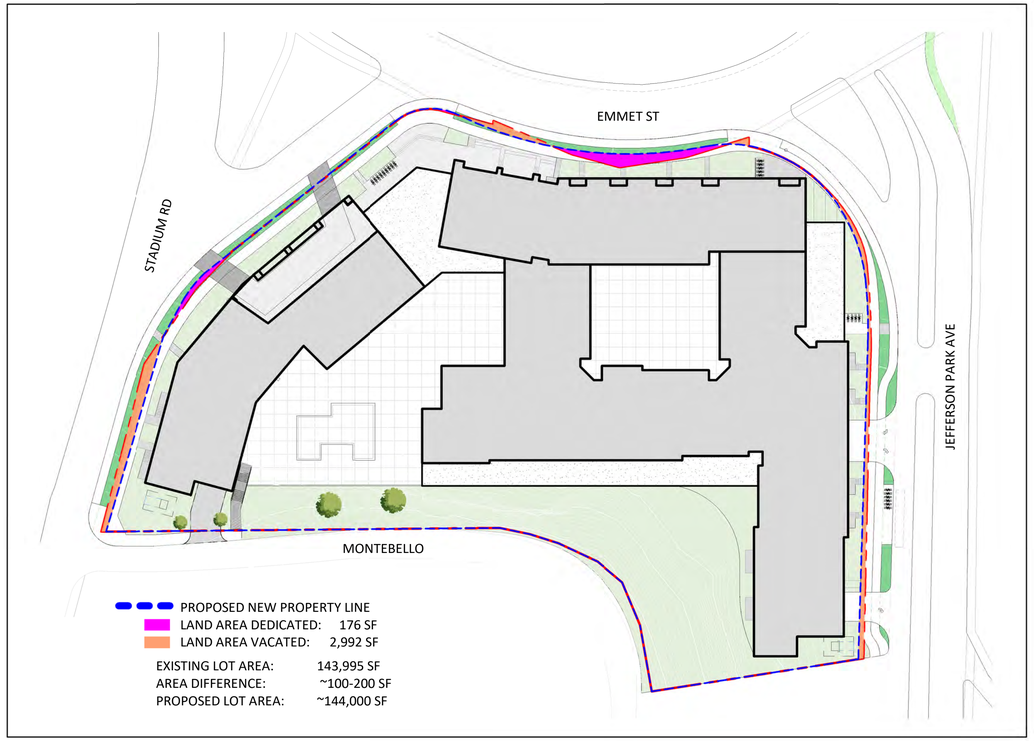
Attachment B

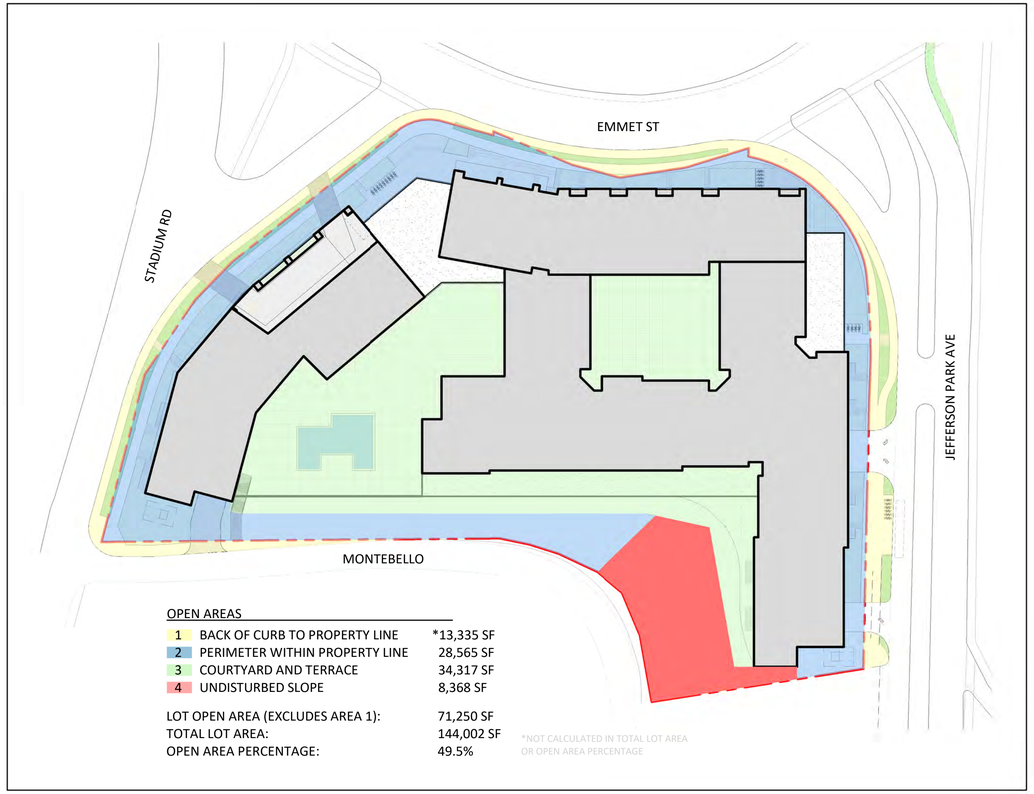
POTENTIAL OPTION FOR PROPERTY LINE REALIGNMENT / SIMPLIFICATION



PEDESTRIAN AND BIKE FACILITY DIAGRAM



OPEN SPACE DIAGRAM



OPEN AREAS		
1	BACK OF CURB TO PROPERTY LINE	*13,335 SF
2	PERIMETER WITHIN PROPERTY LINE	28,565 SF
3	COURTYARD AND TERRACE	34,317 SF
4	UNDISTURBED SLOPE	8,368 SF

LOT OPEN AREA (EXCLUDES AREA 1): 71,250 SF
TOTAL LOT AREA: 144,002 SF
OPEN AREA PERCENTAGE: 49.5%

*NOT CALCULATED IN TOTAL LOT AREA OR OPEN AREA PERCENTAGE

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100 STADIUM ROAD

Charlottesville, VA

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ARCHITECTURE & DESIGN
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NOT FOR CONSTRUCTION

PUD
11/17/2023

ORIGINAL ISSUE: 07/27/23

REVISIONS

No.	Description	Date

222534
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JH
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NR
CHECKED BY

KEY PLAN

100 STADIUM ROAD

CONCEPTUAL SITE DIAGRAMS

T4

Attachment B

SURVEY NOTES:

1. PROPERTY & ZONING INFORMATION:

SUBJECT PROPERTY 1:
OWNER: WOODROW TOO, LLC
VESTING DEED: INSTRUMENT #201100378
TAX MAP NUMBER: 16-1
PROPERTY ADDRESS: 409 STADIUM ROAD
AREA: 0.216 ACRES (AS SURVEYED)
ZONED: R-3 (RESIDENTIAL)

SUBJECT PROPERTY 2:
OWNER: WOODROW TOO, LLC
VESTING DEED: INSTRUMENT #200800495?
TAX MAP NUMBER: 16-2
PROPERTY ADDRESS: 104 STADIUM ROAD
AREA: 0.235 ACRES (AS SURVEYED)
ZONED: R-3H (RESIDENTIAL)

SUBJECT PROPERTY 3:
OWNER: WOODROW TOO, LLC
VESTING DEED: DEED BOOK 720, PAGE 527
TAX MAP NUMBER: 16-3
PROPERTY ADDRESS: 102 STADIUM ROAD
AREA: 0.220 ACRES (AS SURVEYED)
ZONED: R-3 (RESIDENTIAL)

SUBJECT PROPERTY 4:
OWNER: WOODROW APARTMENTS, LLC, SUCCESSOR BY CONVERSION TO STADIUM ROAD LIMITED PARTNERSHIP
VESTING DEEDS: DEED BOOK 460, PAGE 740
DEED BOOK 696, PAGE 879
TAX MAP NUMBER: 16-4
PROPERTY ADDRESS: 100 STADIUM ROAD
AREA: 0.322 ACRES (AS SURVEYED)
ZONED: R-3 (RESIDENTIAL)

SUBJECT PROPERTY 5:
OWNER: WOODROW APARTMENTS, LLC, SUCCESSOR BY CONVERSION TO STADIUM ROAD LIMITED PARTNERSHIP
VESTING DEEDS: DEED BOOK 460, PAGE 749
TAX MAP NUMBER: 16-5
PROPERTY ADDRESS: 106 STADIUM ROAD
108 STADIUM ROAD
110 STADIUM ROAD
112 STADIUM ROAD
114 STADIUM ROAD
AREA: 1.711 ACRES (AS SURVEYED)
ZONED: R-3 (RESIDENTIAL)

SUBJECT PROPERTY 6:
OWNER: 1705 JPA, LLC
VESTING DEEDS: INSTRUMENT #201600001920
TAX MAP NUMBER: 16-8
PROPERTY ADDRESS: 1705 JEFFERSON PARK AVENUE
AREA: 0.282 ACRES (AS SURVEYED)
ZONED: R-3 (RESIDENTIAL)

2. NO ZONING REPORT OR LETTER WAS PROVIDED BY THE CLIENT. THE ZONING CLASSIFICATIONS AND DIMENSIONAL REQUIREMENTS SHOWN HEREON ARE PROVIDED FOR INFORMATION PURPOSES ONLY AND ARE NEITHER GUARANTEED TO BE CORRECT NOR INCLUDED WITHIN THE SCOPE OF THE ALTA/NSPS CERTIFICATION PROVIDED HEREON.

DIMENSIONAL ZONING REGULATIONS, PER CITY OF CHARLOTTESVILLE CODE, CHAPTER 34, ARTICLE III, ARE AS FOLLOWS:

SETBACKS :
FRONT YARD - 25 FEET MINIMUM
REAR YARD - 25 FEET MINIMUM
SIDE - SEPARATED PER BUILDING CODE

DIMENSIONAL ZONING REGULATIONS SPECIFIC TO ZONE R-3H ARE NOT PROVIDED IN THE CITY OF CHARLOTTESVILLE CODE.

3. EXISTING PARKING: STRIPED / DESIGNATED PARKING SPACES OBSERVED AND DEPICTED HEREON. (74 REGULAR + 0 HANDICAP)

4. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY BY TIMMONS GROUP COMPLETED ON DECEMBER 8, 2022. BEARINGS AND DISTANCES ARE SHOWN AS MEASURED .

5. HORIZONTAL DATUM IS BASED ON NAD83 (NA2011). VIRGINIA STATE GRID, SOUTH ZONE. DATUM ESTABLISHED THROUGH NETWORK GPS (LEICA SmartNET) OBSERVATIONS.

6. BASED ON FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 51003C0267D, PANEL 267 OF 575, EFFECTIVE DATE FEBRUARY 4, 2005 AND MAP NO. 51003C0269D, PANEL 269 OF 575, EFFECTIVE DATE FEBRUARY 4,2005, THE PROPERTIES SHOWN HEREON LIE IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

7. THIS PLAT WAS PREPARED BASED ON THE FOLLOWING TITLE COMMITMENTS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY:

- COMMITMENT NO. NCS-1151403A-STLO DATED FEBRUARY 9, 2023 AT 8:00 A.M.
- COMMITMENT NO. NCS-1151403B-STLO DATED FEBRUARY 9, 2023 AT 8:00 A.M.
- COMMITMENT NO. NCS-1151403C-STLO DATED FEBRUARY 6, 2023 AT 8:00 A.M.
- COMMITMENT NO. NCS-1151403D-STLO DATED FEBRUARY 9, 2023 AT 8:00 A.M.
- COMMITMENT NO. NCS-1151403E-STLO DATED FEBRUARY 6, 2023 AT 8:00 A.M.
- COMMITMENT NO. NCS-1151403F-STLO DATED FEBRUARY 6, 2023 AT 8:00 A.M.

8. THE LANDS SURVEYED ARE THE SAME AS DESCRIBED IN THE REFERENCED TITLE COMMITMENTS.

9. NO EVIDENCE OF RECENT BUILDING CONSTRUCTION, BUILDING ADDITIONS, OR EARTH MOVING WORK WAS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK.

10. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK. NO INFORMATION PERTAINING TO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS MADE AVAILABLE BY THE CONTROLLING JURISDICTION.

11. NO EVIDENCE OF CEMETERY OR BURIAL GROUNDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY FIELD-WORK.

12. REGARDING TABLE A, ITEMS 11(a) AND 11(b), LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE DERIVED FROM THE FOLLOWING METHODS;

- OBSERVED EVIDENCE COLLECTED DURING FIELD PROCEDURES AND SURVEY OF SITE;
- ASCE QUALITY LEVEL "B" UNDERGROUND UTILITY INVESTIGATION BY THIS FIRM.

13. THERE ARE NO EVIDENT GAPS , OVERLAPS, OR GORES CONTIGUOUS WITH THE SUBJECT PROPERTIES' BOUNDARIES.

14. THE PROPERTIES HAVE DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO THE ADJACENT PUBLIC STREETS SHOWN ON THE SURVEY.

15. PORTIONS OF EXISTING STORM DRAINAGE SYSTEMS LOCATED ON THE SUBJECT PARCEL(S) PRESENT LIMITED, OBSERVABLE EVIDENCE OF UNDERGROUND CONNECTIONS. ADDITIONAL MEANS OF INVESTIGATION MAY / WILL BE NECESSARY FOR COMPLETE UNDERSTANDING OF BURIED, OBSCURED, AND OTHERWISE UN-LOCATABLE SURFACE AND SUB-SURFACE COMPONENTS.

SUBSURFACE UTILITY DESIGNATION NOTES:

1) U/G UTILITY DESIGNATION PERFORMED BY TIMMONS GROUP AND COMPLETED IN DECEMBER OF 2022.

2) ALL U/G UTILITIES FOUND ON-SITE ARE DESIGNATED AS QUALITY LEVEL B UNLESS OTHERWISE NOTED.

3) ALL SIZES AND TYPES OF U/G UTILITIES HAVE BEEN TAKEN FROM PLANS AND AS-BUILTS.

EOI = END OF INFORMATION FOR CONDUCTIVE UTILITY FIELD SIGNALS.

AREA TABULATION:

TAX MAP #16-01:	9,410 SQ. FT.	OR	0.216 AC.
TAX MAP #16-02:	10,234 SQ. FT.	OR	0.235 AC.
TAX MAP #16-03:	9,565 SQ. FT.	OR	0.220 AC.
TAX MAP #16-04:	14,026 SQ. FT.	OR	0.322 AC.
TAX MAP #16-05:	74,527 SQ. FT.	OR	1.711 AC.
TAX MAP #16-08:	12,302 SQ. FT.	OR	0.282 AC.
PROJECT TOTAL:	**130,064 SQ. FT.**	**OR**	**2.986 AC.**
EXISTING WOODROW ST. ± (PROPOSED FOR VACATION)	13,980 SQ. FT.	OR	0.321 AC.
TOTAL W/ WOODROW ST.	**144,044 SQ. FT.**	**OR**	**3.307 AC.**

LEGAL DESCRIPTIONS

COMMITMENT NO. NCS-1151403A-STLO (TAX MAP #16-4)

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN CITY OF CHARLOTTESVILLE, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND CONTAINING 0.322 ACRES, MORE OR LESS, AS SHOWN ON PLAT PREPARED BY ROGER W. RAY & ASSOC., INC., ENTITLED "PLAT SHOWING ALTA/ACSM LAND TITLE SURVEY, 1.714 ACRES (74,671 S.F.) AND 0.322 ACRES (14,019 S.F.), KNOWN AS WOODROW APARTMENTS, LOCATED ON JEFFERSON PARK AVENUE, MONTEBELLO CIRCLE, STADIUM ROAD, & WOODROW STREET, CHARLOTTESVILLE, VIRGINIA", DATED JUNE 25, 1997, REVISED JULY 1, 1997, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF CHARLOTTESVILLE, VIRGINIA, IN DEED BOOK 698, PAGES 382-385.

COMMITMENT NO. NCS-1151403B-STLO (TAX MAP #16-3)

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN CITY OF CHARLOTTESVILLE, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 34, MONTEBELLO, AS SHOWN AND DESCRIBED ON PLAT THEREOF PREPARED BY ROGER W. RAY & ASSOC., INC., DATED APRIL 23, 1998, ENTITLED "PLAT SHOWING ALTA/ACSM LAND TITLE SURVEY, LOT 34, MONTEBELLO, KNOWN AS 102 STADIUM ROAD, LOCATED ON EMMET STREET & WOODROW STREET, CHARLOTTESVILLE, VIRGINIA", RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF CHARLOTTESVILLE, VIRGINIA, IN DEED BOOK 720, PAGES 530 THROUGH 533.

COMMITMENT NO. NCS-1151403C-STLO (TAX MAP #16-2)

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN CITY OF CHARLOTTESVILLE, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 35, AS SHOWN ON PLAT OF HOLLADAY'S MONTEBELLO ADDITION, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ALBEMARLE COUNTY, VIRGINIA, IN DEED BOOK 159, PAGE 293.

COMMITMENT NO. NCS-1151403D-STLO (TAX MAP #16-5)

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN CITY OF CHARLOTTESVILLE, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND CONTAINING 1.714 ACRES, MORE OR LESS, AS SHOWN ON PLAT PREPARED BY ROGER W. RAY & ASSOC., INC., ENTITLED "PLAT SHOWING ALTA/ACSM LAND TITLE SURVEY, 1.714 ACRES (74,671 S.F.) AND 0.322 ACRES (14,019 S.F.), KNOWN AS WOODROW APARTMENTS, LOCATED ON JEFFERSON PARK AVENUE, MONTEBELLO CIRCLE, STADIUM ROAD, & WOODROW STREET, CHARLOTTESVILLE, VIRGINIA", DATED JUNE 25, 1997, REVISED JULY 1, 1997, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF CHARLOTTESVILLE, VIRGINIA, IN DEED BOOK 698, PAGES 382-385.

*NOTE: SEE SCHEDULE B, PART I, ITEM 8.

COMMITMENT NO. NCS-1151403E-STLO (TAX MAP #16-1)

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN CHARLOTTESVILLE CITY, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

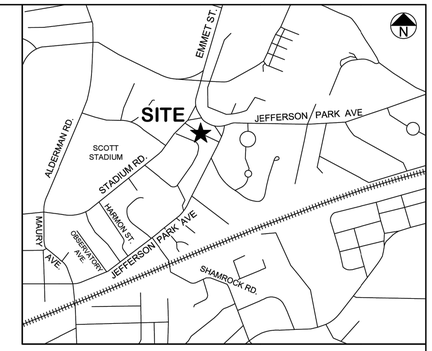
LOT NO. THIRTY-SIX (36), AS SHOWN ON THE MAP OF THE SUBDIVISION OF MONTEBELLO, OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ALBEMARLE COUNTY IN DEED BOOK 159, PAGE 293.

LESS AND EXCEPT THEREFROM ALL THAT PORTION OF SAID LOT NOW LYING WITHIN EMMET STREET SOUTH AND JEFFERSON PARK AVENUE.

COMMITMENT NO. NCS-1151403F-STLO (TAX MAP #16-8)

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN CITY OF CHARLOTTESVILLE, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 23 OF MONTEBELLO SUBDIVISION, ON A PLAT BY B. AUBREY HUFFMAN & ASSOCIATES, LTD., DATED JUNE 4, 1984, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF CHARLOTTESVILLE, VIRGINIA, IN DEED BOOK 451, PAGE 728, TOGETHER WITH THAT PORTION OF AN ALLEY, LYING BETWEEN MONTEBELLO CIRCLE AND JEFFERSON PARK AVENUE, ADJACENT TO THE NORTHERLY BOUNDARY OF LOT 23, CLOSED BY ORDINANCE DATED SEPTEMBER 15, 1975, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN STREET CLOSING RESOLUTION BOOK 2, PAGE 10.



VICINITY MAP
1"=1000'

ALTA/NSPS SURVEYOR'S CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY, SUBTEXT ACQUISITIONS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, _____, AND _____:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a-b), 7(a), 8, 9, 11(a), 11(b), 13, 14, 16, 17, 18, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 14, 2022.

DATE OF PLAT OR MAP: APRIL 14, 2023

COMMONWEALTH OF VIRGINIA
V3
JOHN H. GENTHNER
Lic. No.3081
DRAFT
LAND SURVEYOR

'ALTA/NSPS LAND TITLE SURVEY'

OF 2.986 ACRES

FRONTING
STADIUM ROAD
JEFFERSON PARK AVENUE
EMMET STREET
BEING
TAX MAP NUMBERS 16-1, 16-2, 16-3, 16-4, 16-5, 16-8
IN THE CITY OF CHARLOTTESVILLE, VIRGINIA

CITY OF CHARLOTTESVILLE	ALBEMARLE COUNTY, VA
Date: December 16, 2022	Scale: N/A
Sheet 1 of 4	J.N.: 56566
Drawn by: DGT/TEB	Checked by: JCM

Last Revised: April 14, 2023

104 STADIUM ROAD
Charlottesville, VA

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.
esg
ARCHITECTURE & DESIGN
500 Washington Avenue South, Suite 1080
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NOT FOR CONSTRUCTION

PUD
11/17/2023

ORIGINAL ISSUE: 08/15/23

REVISIONS

No.	Description	Date

58108
TIMMONS JOB NUMBER

TIMM DRAWN BY | TIMM CHECKED BY

KEY PLAN

104 STADIUM ROAD

ALTA SURVEY (1 OF 4)

C1.1

S:\103\58108-VERVE\DWG\Sheet\PUD\58108-103-C1.0-EXISTING.dwg | Plotted on 11/17/2023 11:09 AM | by Campbell Bolton

Attachment B

SCHEDULE B, PART II EXCEPTIONS

EXCEPTIONS A THRU E PERTAIN TO ALL PARCELS

SOME HISTORICAL LAND RECORDS CONTAIN DISCRIMINATORY COVENANTS THAT ARE ILLEGAL AND UNENFORCEABLE BY LAW. THIS COMMITMENT AND THE POLICY TREAT ANY DISCRIMINATORY COVENANT IN A DOCUMENT REFERENCED IN SCHEDULE B AS IF EACH DISCRIMINATORY COVENANT IS REDACTED, REPUDIATED, REMOVED, AND NOT REPUBLISHED OR RECIRCULATED. ONLY THE REMAINING PROVISIONS OF THE DOCUMENT WILL BE EXCEPTED FROM COVERAGE.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND CONDITIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

A. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IS POSSESSION THEREOF.

B. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY PUBLIC RECORDS.

C. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY AND NOT OTHERWISE EXCEPTED FROM COVERAGE HEREIN.

D. ROADS, WAYS, STREAMS OR EASEMENTS, IF ANY, NOT SHOWN BY THE PUBLIC RECORDS, RIPARIAN RIGHTS AND THE TITLE TO ANY FILLED-IN LANDS.

E. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

COMMITMENT NO. NCS-1151403A-STLO (TAX MAP #16-4)

1. A. TAXES SUBSEQUENT TO SECOND HALF OF 2022 AND ANY AND ALL SUPPLEMENTAL TAXES, A LIEN NOT YET DUE AND PAYABLE.
   B. STORMWATER FEES SUBSEQUENT TO SECOND HALF OF.
   NOT SURVEY MATTERS.
2. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.
   NOT A SURVEY MATTER.
3. ANY CLAIM TO: (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO; WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN ITEMS (A) OR (B) APPEAR IN THE PUBLIC RECORDS.
   NOT A SURVEY MATTER.
4. RESTRICTION PROHIBITING USE OF THE LAND FOR COMMERCIAL PURPOSES AS SET FORTH IN DEED, DATED FEBRUARY 14, 1917, RECORDED FEBRUARY 16, 1917, IN DEED BOOK 30, PAGE 15 AND IN DEED DATED SEPTEMBER 17, 1921, RECORDED OCTOBER 7, 1921, IN DEED BOOK 39, PAGE 107.
   NOT A SURVEY MATTER.
5. EASEMENT GRANTED TO THE CITY OF CHARLOTTESVILLE, VIRGINIA, A MUNICIPAL CORPORATION, DATED AUGUST 12, 1937, RECORDED APRIL 6, 1938, IN DEED BOOK 94, PAGE 398.
   AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
6. MATTERS AS SHOWN ON PLAT ATTACHED WITH DEED RECORDED IN DEED BOOK 159, PAGE 292.
   THE PLOTTABLE SURVEY-RELATED MATTERS ARE REFLECTED HEREON.
7. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
8. RIGHTS OF OTHERS IN AND TO THE USE OF THAT PORTION OF THE LAND LOCATED WITHIN ANY ROADWAY.
   NOT A SURVEY MATTER.
9. MULTIFAMILY DEED OF TRUST DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING ("DEED OF TRUST") GRANTED BY WOODROW APARTMENTS, LLC TO LISA M. GRAZIANO, AS TRUSTEE, FOR THE BENEFIT OF BARINGS MULTIFAMILY CAPITAL LLC, IN THE PRINCIPAL AMOUNT OF $7,225,000.00, DATED JULY 10, 2018, AND RECORDED ON JULY 10, 2018, AS INSTRUMENT NO. 201800002670, AS FURTHER SECURED BY:
   ASSIGNMENT OF LEASES & RENTS, UNDER A RE-RECORDING OF THE AFORESAID DEED OF TRUST ON JULY 10, 2018, AS INSTRUMENT NO. 201800002668, AS ASSIGNED TO FANNIE MAE UNDER A RE-RECORDING OF THE AFORESAID ASSIGNMENT ON JULY 10, 2018, AS INSTRUMENT NO. 201800002671.
   AGREEMENT/FIXTURE FILING, UNDER A RE-RECORDED OF THE AFORESAID DEED OF TRUST ON JULY 10, 2018, AS INSTRUMENT NO. 201800002669, AS ASSIGNED TO FANNIE MAE UNDER A RE-RECORDING OF THE AFORESAID ASSIGNMENT ON JULY 10, 2018, AS INSTRUMENT NO. 201800002672.
   NOT A SURVEY MATTER.

COMMITMENT NO. NCS-1151403B-STLO (TAX MAP 16-3)

1. A. TAXES SUBSEQUENT TO SECOND HALF OF 2022 AND ANY AND ALL SUPPLEMENTAL TAXES, A LIEN NOT YET DUE AND PAYABLE.
   B. STORMWATER FEES SUBSEQUENT TO SECOND HALF OF 2022.
   NOT A SURVEY MATTER.
2. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.
   NOT A SURVEY MATTER.
3. ANY CLAIM TO: (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO; WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN ITEMS (A) OR (B) APPEAR IN THE PUBLIC RECORDS.
   NOT A SURVEY MATTER.
4. MATTERS AS SHOWN ON PLAT ATTACHED WITH DEED RECORDED IN DEED BOOK 159, PAGE 292.
   THE PLOTTABLE SURVEY-RELATED MATTERS ARE REFLECTED HEREON.
5. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
6. MATTERS AS SHOWN ON PLAT ATTACHED WITH DEED RECORDED IN DEED BOOK 720, PAGE 527.
   THE FOLLOWING PLOTTABLE MATTERS ARE NOTED AND REFLECTED HEREON:
   - **PAVED DRIVE POTENTIALLY ENCROACHES ONTO ADJOINING PROPERTY.**
   - **WESTERLY CORNER OF PROPERTY EXTENDS INTO EXISTING CONCRETE SIDEWALK.**
   - **OVERHEAD TELEPHONE, TELEVISION, POWER LINES AND ASSOCIATED POLES SERVING THE PREMISES CROSSING AND/OR LOCATED ON THE PROPERTY.**
   - **WATER AND GAS METERS**
   - **BUILDING AND VARIOUS PHYSICAL IMPROVEMENTS**
7. DEED OF TRUST FROM WOODROW TOO, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO JAMES H. HUDSON, III, THOMAS F. CHERRY, JASON E. LONG AND JOHN A. SEAMAN, III, TRUSTEE(S). DATED NOVEMBER 9, 2021, RECORDED NOVEMBER 9, 2021, AS INSTRUMENT NO. 202100005540, SECURING CITIZENS AND FARMERS BANK, AN INDEBTEDNESS IN THE ORIGINAL PRINCIPAL SUM OF $400,000.00.
   ASSIGNMENT OF RENTS FROM WOODROW TOO, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO CITIZENS AND FARMERS BANK, DATED NOVEMBER 9, 2021, RECORDED NOVEMBER 9, 2021, AS INSTRUMENT NO. 202100005541.
   NOT A SURVEY MATTER.
8. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
9. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

COMMITMENT NO. NCS-1151403C-STLO (TAX MAP #16-2)

1. A. TAXES SUBSEQUENT TO SECOND HALF OF 2022 AND ANY AND ALL SUPPLEMENTAL TAXES, A LIEN NOT YET DUE AND PAYABLE.
   B. STORMWATER FEES SUBSEQUENT TO SECOND HALF OF 2022.
   NOT A SURVEY MATTER.
2. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.
   NOT A SURVEY MATTER.
3. RESTRICTION PROHIBITING USE OF THE LAND FOR COMMERCIAL PURPOSES AS SET FORTH IN DEED DATED JULY 24, 1921, RECORDED MAY 9, 1922, IN DEED BOOK 40 PAGE 217.
   THE MATTERS ARE BLANKET IN NATURE; NOT PLOTTABLE..
4. USE AND BUILDING COST RESTRICTIONS AS SET FORTH IN DEED DATED JUNE 25, 1927, RECORDED JULY 13, 1927, IN DEED BOOK 57, PAGE 312 AND IN DEED DATED SEPTEMBER 20, 1954, RECORDED OCTOBER 1, 1954, IN DEED BOOK 179, PAGE 282.
   THERE ARE NO PLOTTABLE SURVEY-RELATED MATTERS.
5. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
6. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
7. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
8. MATTERS SHOWN ON A PLAT RECORDED IN PLAT BOOK 159 PAGE 293.
   THE PLOTTABLE SURVEY-RELATED MATTERS ARE REFLECTED HEREON. AS SHOWN ON THE INCLUDED PLAT, LOT 35 MAY EXTEND INTO THE CURRENT RIGHT OF WAY OF CURRENT ADJOINING STREETS.
9. CREDIT LINE DEED OF TRUST FROM WOODROW TOO LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO RESOURCE SERVICE CORPORATION, A UNITED STATES OR VIRGINIA-CHARTERED CORPORATION, TRUSTEE(S), DATED OCTOBER 7, 2008, RECORDED OCTOBER 7, 2008, AS INSTRUMENT NO. 2008004958, SECURING FULTON BANK, AN INDEBTEDNESS IN THE ORIGINAL PRINCIPAL SUM OF $340,000.00, AS ADDITIONALLY SECURED BY:
   ASSIGNMENT OF RENTS FROM WOODROW TOO LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO FULTON BANK, DATED OCTOBER 7, 2008, RECORDED OCTOBER 7, 2008, AS INSTRUMENT NO. 2008004959.
   NOT A SURVEY MATTER.
10. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
11. ANY CLAIM TO: (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO; WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN ITEMS (A) OR (B) APPEAR IN THE PUBLIC RECORDS.
    NOT A SURVEY MATTER.
12. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

COMMITMENT NO. NCS-1151403D-STLO (TAX MAP 16-5)

1. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
2. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
3. A. TAXES SUBSEQUENT TO SECOND HALF OF 2022 AND ANY AND ALL SUPPLEMENTAL TAXES, A LIEN NOT YET DUE AND PAYABLE.
   B. STORMWATER FEES SUBSEQUENT TO SECOND HALF OF 2022.
   NOT SURVEY MATTERS.
4. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.
   NOT A SURVEY MATTER.
5. ANY CLAIM TO: (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO; WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN ITEMS (A) OR (B) APPEAR IN THE PUBLIC RECORDS.
   NOT A SURVEY MATTER.
6. RESTRICTION PROHIBITING USE OF THE LAND FOR COMMERCIAL PURPOSES AS SET FORTH IN DEED, DATED FEBRUARY 14, 1917, RECORDED FEBRUARY 16, 1917, IN DEED BOOK 30, PAGE 15. DEED, DATED JANUARY 23, 1921, RECORDED JANUARY 8, 1922, IN DEED BOOK 39 PAGE 434 AND DEED, DATED JANUARY 5, 1949, RECORDED JANUARY 6, 1949, IN DEED BOOK 142, PAGE 294.
   THERE ARE NO PLOTTABLE MATTERS AFFECTING THE SUBJECT PROPERTY.
7. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
8. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
9. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED AUGUST 16, 1960, RECORDED SEPTEMBER 2, 1960, IN DEED BOOK 22 PAGE 371.
   AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
10. EASEMENT GRANTED TO CITY OF CHARLOTTESVILLE, VIRGINIA, DATED JULY 30, 1990, RECORDED AUGUST 7, 1990, IN DEED BOOK 546 PAGE 754.
    AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
11. MATTERS AS SHOWN ON PLAT ATTACHED WITH DEED RECORDED IN DEED BOOK 159 PAGE 292.
    THE PLOTTABLE SURVEY-RELATED MATTERS ARE REFLECTED HEREON.
12. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
13. TITLE TO THAT PORTION OF LOT 24 DESIGNATED AS "SEE CITY COUNCIL ORDINANCE VACATING 10' ALLEY DATED SEPT. 15, 1975" ON PLAT ATTACHED TO CERTIFICATE OF PLAT RECORDED IN DEED BOOK 696 PAGE 576. NOTE" REFERENCED ORDINANCE IS NOT OF RECORD AND DEEDS OF RECORD FOR LOT 24 DO NOT PURPORT TO CONVEY ANY PORTION OF SAID ALLEY.
    THE FOLLOWING SURVEY-RELATED ITEMS SHOWN ON THE PLAT ARE REFLECTED HEREON:
    - **COMBINING OF LOTS 24, 25, 26A, 26B, 27A, 27B & 28**
    - **VACATION OF 10' ALLEY**
14. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
15. MULTIFAMILY DEED OF TRUST DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING ("DEED OF TRUST") GRANTED BY WOODROW APARTMENTS, LLC TO LISA M. GRAZIANO, AS TRUSTEE, FOR THE BENEFIT OF BARINGS MULTIFAMILY CAPITAL LLC, IN THE PRINCIPAL AMOUNT OF $7,225,000.00, DATED JULY 10, 2018, AND RECORDED ON JULY 10, 2018, AS INSTRUMENT NO. 201800002670, AS FURTHER SECURED BY:
    ASSIGNMENT OF LEASES & RENTS, UNDER A RE-RECORDING OF THE AFORESAID DEED OF TRUST ON JULY 10, 2018, AS INSTRUMENT NO. 201800002668, AS ASSIGNED TO FANNIE MAE UNDER A RE-RECORDING OF THE AFORESAID ASSIGNMENT ON JULY 10, 2018, AS INSTRUMENT NO. 201800002671.
    AGREEMENT/FIXTURE FILING, UNDER A RE-RECORDED OF THE AFORESAID DEED OF TRUST ON JULY 10, 2018, AS INSTRUMENT NO. 201800002669, AS ASSIGNED TO FANNIE MAE UNDER A RE-RECORDING OF THE AFORESAID ASSIGNMENT ON JULY 10, 2018, AS INSTRUMENT NO. 201800002672.
    NOT A SURVEY MATTER

COMMITMENT NO. NCS-1151403E-STLO (TAX MAP #16-1)

1. TAXES SUBSEQUENT TO SECOND HALF OF 2022 AND ANY AND ALL SUPPLEMENTAL TAXES, A LIEN NOT YET DUE AND PAYABLE.
   NOT A SURVEY MATTER.
2. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.
   NOT A SURVEY MATTER
3. ANY CLAIM TO: (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO; WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN ITEMS (A) OR (B) APPEAR IN THE PUBLIC RECORDS.
   NOT A SURVEY MATTER.
4. RESTRICTION PROHIBITING USE OF LAND FOR COMMERCIAL PURPOSES AS SET FORTH IN DEED, DATED FEBRUARY 14, 1917, RECORDED FEBRUARY 16, 1917, IN DEED BOOK 30, PAGE 15.
   THERE ARE NO PLOTTABLE MATTERS AFFECTING THE SUBJECT PROPERTY.
5. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
6. RESTRICTIVE COVENANTS AS SET FORTH IN DEED, DATED SEPTEMBER 20, 2011, RECORDED SEPTEMBER 22, 2011, AS INSTRUMENT NO. 2011003378.
   THERE ARE NO PLOTTABLE MATTERS AFFECTING THE SUBJECT PROPERTY. THE AGREEMENT INCLUDES RESTRICTIONS ON DEVELOPMENT OF THE PROPERTY. VARIOUS PARKING-RELATED IMPROVEMENTS WHICH ARE APPURTENANT TO THE ADJOINING LOT (104 STADIUM RD.), INCLUDING A RETAINING WALL AND SIDEWALK, EXTEND ONTO THE SUBJECT PROPERTY.
7. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

COMMITMENT NO. NCS-1151403F-STLO (TAX MAP 16-8)

1. A. TAXES SUBSEQUENT TO SECOND HALF OF 2022 AND ANY AND ALL SUPPLEMENTAL TAXES, A LIEN NOT YET DUE AND PAYABLE.
   B. STORMWATER FEES SUBSEQUENT TO SECOND HALF OF 2022.
   NOT SURVEY MATTERS.
2. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.
   NOT A SURVEY MATTER.
3. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED AS OF JUNE 16, 2015, RECORDED JULY 2, 2015, AS INSTRUMENT NO. 201500002381.
   AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
4. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
5. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
6. ANY CLAIM TO: (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO; WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN ITEMS (A) OR (B) APPEAR IN THE PUBLIC RECORDS.
   NOT A SURVEY MATTER.
7. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
8. RESTRICTION PROHIBITING USE OF THE LAND FOR COMMERCIAL PURPOSES AS SET FORTH IN DEED, DATED FEBRUARY 14, 1917, RECORDED FEBRUARY 16, 1917, IN DEED BOOK 30, PAGE 15.
   NOT A SURVEY MATTER.
9. USE AND BUILDING COST RESTRICTIONS AS SET FORTH IN DEED DATED SEPTEMBER 17, 1921, RECORDED JANUARY 7, 1922, IN DEED BOOK 39, PAGE 349, IN DEED DATED JUNE 2, 1944, RECORDED JUNE 8, 1944, IN DEED BOOK 117, PAGE 42 AND IN DEED DATED DECEMBER 10, 1947, RECORDED DECEMBER 16, 1947, IN DEED BOOK 135, PAGE 411.
   NOT A SURVEY MATTER.

COMMONWEALTH OF VIRGINIA
V3
JOHN H. GENTHNER
Lic. No.3081
DRAFT
LAND SURVEYOR

'ALTA/NSPS LAND TITLE SURVEY'

OF 2.986 ACRES

FRONTING
STADIUM ROAD
JEFFERSON PARK AVENUE
EMMET STREET
BEING
TAX MAP NUMBERS 16-1, 16-2, 16-3,
16-4, 16-5, 16-8
IN THE CITY OF CHARLOTTESVILLE, VIRGINIA

CITY OF CHARLOTTESVILLE	ALBEMARLE COUNTY, VA
Date: December 16, 2022	Scale: N/A
Sheet 2 of 4	J.N.: 56566
Drawn by: DGT/TEB	Checked by: JCM
Last Revised: April 14, 2023	

104 STADIUM ROAD
Charlottesville, VA

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NOT FOR CONSTRUCTION

PUD
11/17/2023

ORIGINAL ISSUE: 08/15/23

REVISIONS

No.	Description	Date

58108
TIMMONS JOB NUMBER

TIMM DRAWN BY | TIMM CHECKED BY

KEY PLAN

104 STADIUM ROAD

ALTA SURVEY (2 OF 4)

C1.2

S:\103\58108-VER\EIDWG\Sheet\PUD\58108-103-C1.0-EXISTING.dwg | Plotted on 11/17/2023 11:09 AM | by Campbell Bolton
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Attachment B

104 STADIUM ROAD

Charlottesville, VA

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	30.11'	28.25'	15.26'	53°44'49"	S76°28'34"E	27.22'

(1) STORM MANHOLE
TOP = 532.09
10" PVC INV. IN = 527.34
15" RCP INV. IN = 527.19
15" RCP INV. OUT = 527.09

(2) CURB INLET
TOP = 518.21
18" STEEL INV. IN = 513.81
18" RCP INV. OUT = 513.70

(3) STORM MANHOLE
TOP = 517.91
15" CLAY INV. IN = 513.95
15" CLAY INV. OUT = 513.91

(4) CURB INLET
TOP = 517.43
15" CLAY INV. IN = 512.96
15" CLAY INV. OUT = 512.91

(5) GRATE INLET
TOP = 517.44
15" CLAY INV. IN = 512.88
15" CLAY INV. OUT = 512.86
OUTFALL UNKNOWN

(6) GRATE INLET
TOP = 513.34
4" PVC INV. IN = 510.64
12" CMP INV. OUT = 510.56
OUTFALL UNKNOWN

[D] SANITARY MANHOLE
TOP = 529.90
8" TC INV. IN = 523.90
8" TC INV. OUT = 523.85

[E] SANITARY MANHOLE
TOP = 522.25
12" TC INV. IN = 517.74
12" TC INV. OUT = 517.72

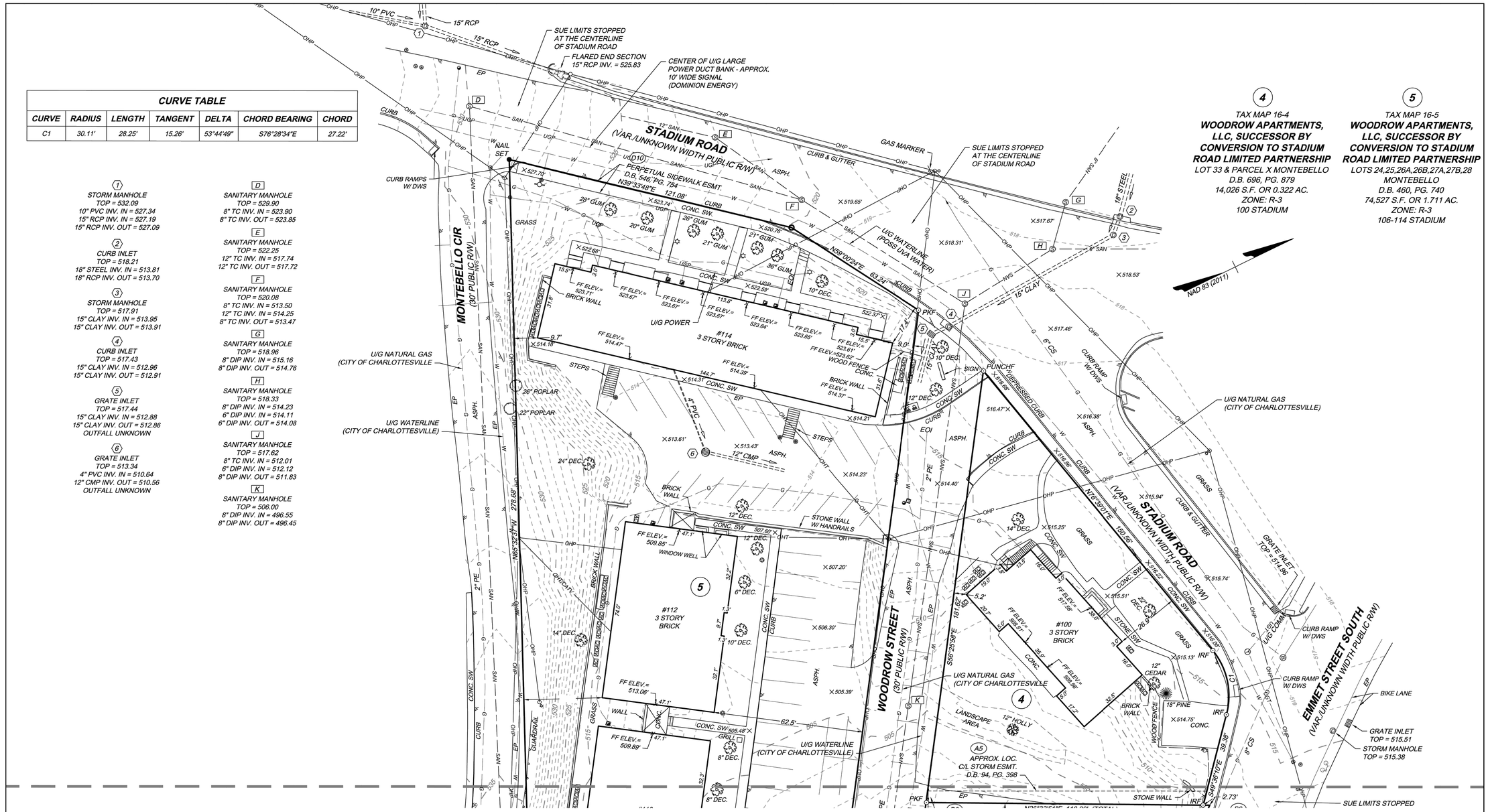
[F] SANITARY MANHOLE
TOP = 520.08
8" TC INV. IN = 513.50
12" TC INV. IN = 514.25
8" TC INV. OUT = 513.47

[G] SANITARY MANHOLE
TOP = 518.96
8" DIP INV. IN = 515.16
8" DIP INV. OUT = 514.76

[H] SANITARY MANHOLE
TOP = 518.33
8" DIP INV. IN = 514.23
6" DIP INV. IN = 514.11
6" DIP INV. OUT = 514.08

[J] SANITARY MANHOLE
TOP = 517.62
8" TC INV. IN = 512.01
6" DIP INV. IN = 512.12
8" DIP INV. OUT = 511.83

[K] SANITARY MANHOLE
TOP = 506.00
8" DIP INV. IN = 496.55
8" DIP INV. OUT = 496.45



(4) TAX MAP 16-4
WOODROW APARTMENTS, LLC, SUCCESSOR BY CONVERSION TO STADIUM ROAD LIMITED PARTNERSHIP
LOT 33 & PARCEL X MONTEBELLO
D.B. 696, PG. 879
14,026 S.F. OR 0.322 AC.
ZONE: R-3
100 STADIUM

(5) TAX MAP 16-5
WOODROW APARTMENTS, LLC, SUCCESSOR BY CONVERSION TO STADIUM ROAD LIMITED PARTNERSHIP
LOTS 24,25,26A,26B,27A,27B,28 MONTEBELLO
D.B. 460, PG. 740
74,527 S.F. OR 1.711 AC.
ZONE: R-3
106-114 STADIUM

NAD 83 (2011)

NOT FOR CONSTRUCTION

LEGEND

MONUMENT FOUND	YARD LIGHT	EDGE OF PAVEMENT	CONC. CONCRETE
PROPERTY CORNER FOUND	LIGHT POLE	FENCE LINE	ESMT. EASEMENT
PROPERTY CORNER SET	UTILITY POLE	GUARDRAIL	EP EDGE OF PAVEMENT
SIGN	GUY WIRE ANCHOR	STORM PIPE	FND FOUND
MAILBOX	ELECTRIC BOX	SANITARY LINE	DWS DETECTABLE WARNING SYSTEMS
AIR CONDITIONER	GAS VALVE	OVERHEAD POWER LINE	IRF IRON ROD FOUND
BOLLARD	GAS MANHOLE	OVERHEAD TELECOMM LINE	IPF IRON PIPE FOUND
BIKE LANE	GAS METER	OVERHEAD TEL. AND CATV LINE	PUNCHF PUNCH HOLE FOUND
DECIDUOUS TREE	TELECOMM MANHOLE	OVERHEAD UTILITY LINE	IRS IRON ROD SET
CONIFEROUS TREE	FIRE HYDRANT	UNDERGROUND POWER LINE	MON MONUMENT
STORM MANHOLE	WATER METER	UNDERGROUND TELECOMM LINE	SW SIDEWALK
STORM GRATE	WATER VALVE	UNDERGROUND FIBER OPTIC LINE	
SANITARY MANHOLE	SPIGOT	UNDERGROUND CATV LINE	
CLEANOUT		UNDERGROUND GAS LINE	
		UNDERGROUND WATER LINE	
		RIP RAP	

SCALE 1"=20'
0 20' 40'

COMMONWEALTH OF VIRGINIA
V3
JOHN H. GENTHNER
Lic. No.3081
DRAFT
LAND SURVEYOR

'ALTA/NSPS LAND TITLE SURVEY'

OF 2.986 ACRES
FRONTING
STADIUM ROAD
JEFFERSON PARK AVENUE
EMMET STREET
BEING
TAX MAP NUMBERS 16-1, 16-2, 16-3, 16-4, 16-5, 16-8
IN THE CITY OF CHARLOTTESVILLE, VIRGINIA

CITY OF CHARLOTTESVILLE	ALBEMARLE COUNTY, VA
Date: December 16, 2022	Scale: N/A
Sheet 3 of 4	J.N.: 56566
Drawn by: DGT/TEB	Checked by: JCM
Last Revised: April 14, 2023	

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KEY PLAN

104 STADIUM ROAD

ALTA SURVEY (3 OF 4)

C1.3

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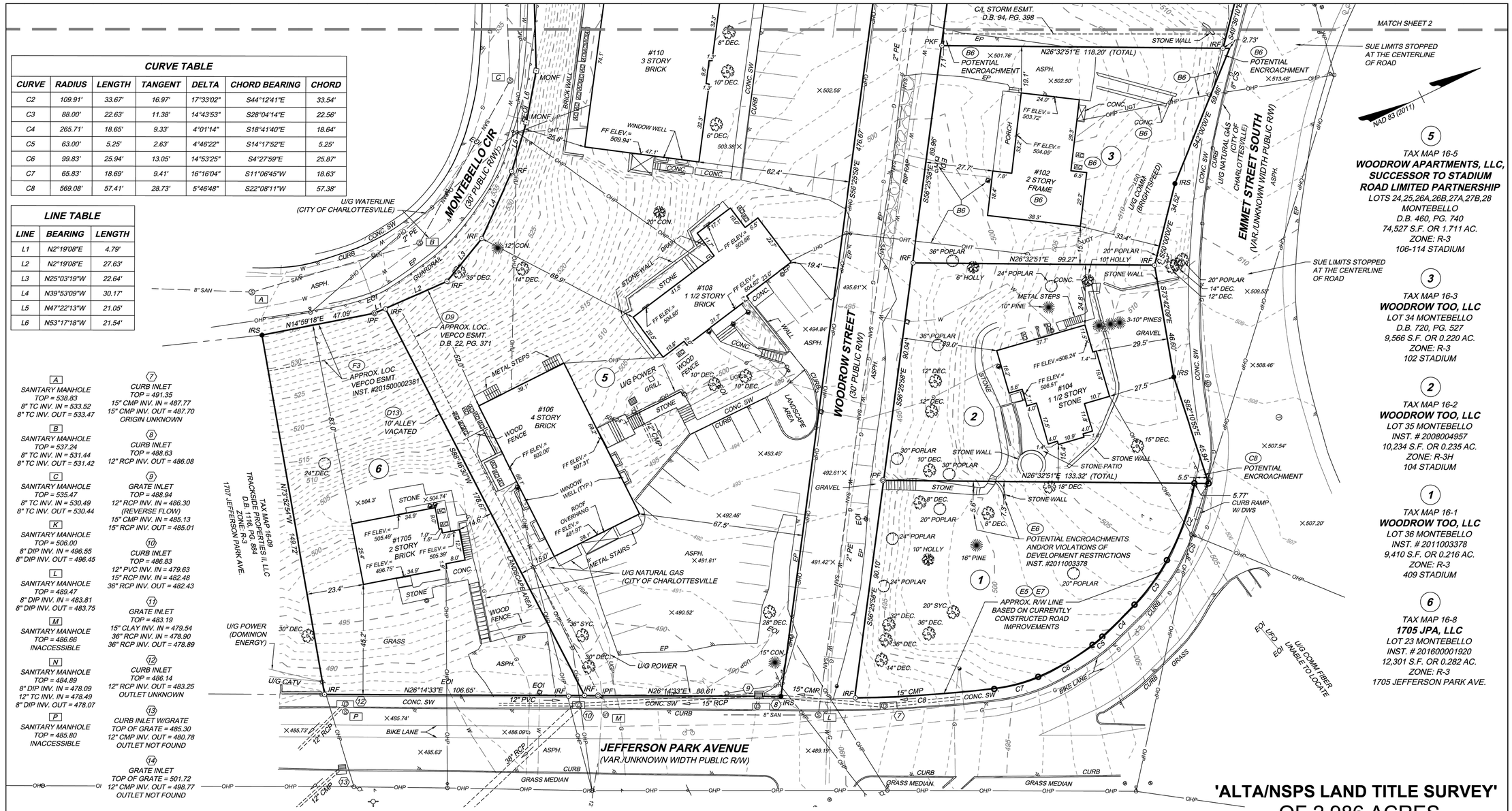
Attachment B

104 STADIUM ROAD

Charlottesville, VA

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C2	109.91'	33.67'	16.97'	17°33'02"	S44°12'41"E	33.54'
C3	88.00'	22.63'	11.38'	14°43'53"	S28°04'14"E	22.56'
C4	265.71'	18.65'	9.33'	4°01'14"	S18°41'40"E	18.64'
C5	63.00'	5.25'	2.63'	4°46'22"	S14°17'52"E	5.25'
C6	99.83'	25.94'	13.05'	14°53'25"	S4°27'59"E	25.87'
C7	65.83'	18.69'	9.41'	16°16'04"	S11°06'45"W	18.63'
C8	569.08'	57.41'	28.73'	5°46'48"	S22°08'11"W	57.38'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N2°19'08"E	4.79'
L2	N2°19'08"E	27.63'
L3	N25°03'19"W	22.64'
L4	N39°53'09"W	30.17'
L5	N47°22'13"W	21.05'
L6	N53°17'18"W	21.54'



A	SANITARY MANHOLE TOP = 538.83 8" TC INV. IN = 533.52 8" TC INV. OUT = 533.47	7	CURB INLET TOP = 491.35 15" CMP INV. IN = 487.77 15" CMP INV. OUT = 487.70 ORIGIN UNKNOWN	1	TAX MAP 16-1 **WOODROW TOO, LLC** LOT 36 MONTEBELLO INST. # 2011003378 9,410 S.F. OR 0.216 AC. ZONE: R-3 409 STADIUM
B	SANITARY MANHOLE TOP = 537.24 8" TC INV. IN = 531.44 8" TC INV. OUT = 531.42	8	CURB INLET TOP = 488.63 12" RCP INV. OUT = 486.08	2	TAX MAP 16-2 **WOODROW TOO, LLC** LOT 35 MONTEBELLO INST. # 2008004957 10,234 S.F. OR 0.235 AC. ZONE: R-3H 104 STADIUM
C	SANITARY MANHOLE TOP = 535.47 8" TC INV. IN = 530.49 8" TC INV. OUT = 530.44	9	GRATE INLET TOP = 488.94 12" RCP INV. IN = 486.30 (REVERSE FLOW) 15" CMP INV. IN = 485.13 15" RCP INV. OUT = 485.01	3	TAX MAP 16-3 **WOODROW TOO, LLC** LOT 34 MONTEBELLO D.B. 720, PG. 527 9,566 S.F. OR 0.220 AC. ZONE: R-3 102 STADIUM
K	SANITARY MANHOLE TOP = 506.00 8" DIP INV. IN = 496.55 8" DIP INV. OUT = 496.45	10	CURB INLET TOP = 486.63 12" PVC INV. IN = 479.63 15" RCP INV. IN = 482.48 36" RCP INV. OUT = 482.43	4	TAX MAP 16-4 **WOODROW APARTMENTS, LLC, SUCCESSOR TO STADIUM ROAD LIMITED PARTNERSHIP** LOTS 24,25,26A,26B,27A,27B,28 MONTEBELLO D.B. 460, PG. 740 74,527 S.F. OR 1.711 AC. ZONE: R-3 106-114 STADIUM
L	SANITARY MANHOLE TOP = 489.47 8" DIP INV. IN = 483.81 8" DIP INV. OUT = 483.75	11	GRATE INLET TOP = 483.19 15" CLAY INV. IN = 479.54 36" RCP INV. IN = 478.90 36" RCP INV. OUT = 478.89	5	TAX MAP 16-5 **WOODROW APARTMENTS, LLC, SUCCESSOR TO STADIUM ROAD LIMITED PARTNERSHIP** LOTS 24,25,26A,26B,27A,27B,28 MONTEBELLO D.B. 460, PG. 740 74,527 S.F. OR 1.711 AC. ZONE: R-3 106-114 STADIUM
M	SANITARY MANHOLE TOP = 486.66 INACCESSIBLE	12	CURB INLET TOP = 486.14 12" RCP INV. OUT = 483.25 OUTLET UNKNOWN	6	TAX MAP 16-8 **1705 JPA, LLC** LOT 23 MONTEBELLO INST. # 201600001920 12,301 S.F. OR 0.282 AC. ZONE: R-3 1705 JEFFERSON PARK AVE.
N	SANITARY MANHOLE TOP = 484.89 8" DIP INV. IN = 478.09 12" TC INV. IN = 478.49 8" DIP INV. OUT = 478.07	13	CURB INLET W/GRATE TOP OF GRATE = 485.30 12" CMP INV. OUT = 480.78 OUTLET NOT FOUND		
P	SANITARY MANHOLE TOP = 485.80 INACCESSIBLE	14	GRATE INLET TOP OF GRATE = 501.72 12" CMP INV. OUT = 498.77 OUTLET NOT FOUND		

LEGEND

MONUMENT FOUND	YARD LIGHT	EDGE OF PAVEMENT	CONC.	CONCRETE
PROPERTY CORNER FOUND	LIGHT POLE	FENCE LINE	ESMT.	EASEMENT
PROPERTY CORNER SET	UTILITY POLE	GUARDRAIL	EP	EDGE OF PAVEMENT
SIGN	GUY WIRE ANCHOR	STORM PIPE	FND	FOUND
MAILBOX	ELECTRIC BOX	SANITARY LINE	DWS	DETECTABLE WARNING SYSTEMS
AIR CONDITIONER	GAS VALVE	OVERHEAD POWER LINE	IRF	IRON ROD FOUND
BOLLARD	GAS MANHOLE	OVERHEAD TELECOMM LINE	IPF	IRON PIPE FOUND
BIKE LANE	GAS METER	OVERHEAD TEL. AND CATV LINE	PUNCHF	PUNCH HOLE FOUND
DECIDUOUS TREE	TELECOMM MANHOLE	OVERHEAD UTILITY LINE	IRS	IRON ROD SET
CONIFEROUS TREE	FIRE HYDRANT	UNDERGROUND POWER LINE	MON	MONUMENT
STORM MANHOLE	WATER METER	UNDERGROUND TELECOMM LINE	SW	SIDEWALK
STORM GRATE	WATER VALVE	UNDERGROUND FIBER OPTIC LINE		
SANITARY MANHOLE	SPIGOT	UNDERGROUND CATV LINE		
CLEANOUT		UNDERGROUND GAS LINE		
		UNDERGROUND WATER LINE		
		RIP RAP		

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TAX MAP NUMBERS 16-1, 16-2, 16-3, 16-4, 16-5, 16-8
IN THE CITY OF CHARLOTTESVILLE, VIRGINIA

CITY OF CHARLOTTESVILLE	ALBEMARLE COUNTY, VA
Date: December 16, 2022	Scale: N/A
Sheet 4 of 4	J.N.: 56566
Drawn by: DGT/TEB	Checked by: JCM

Last Revised: April 14, 2023

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KEY PLAN

104 STADIUM ROAD

ALTA SURVEY (4 OF 4)

C1.4

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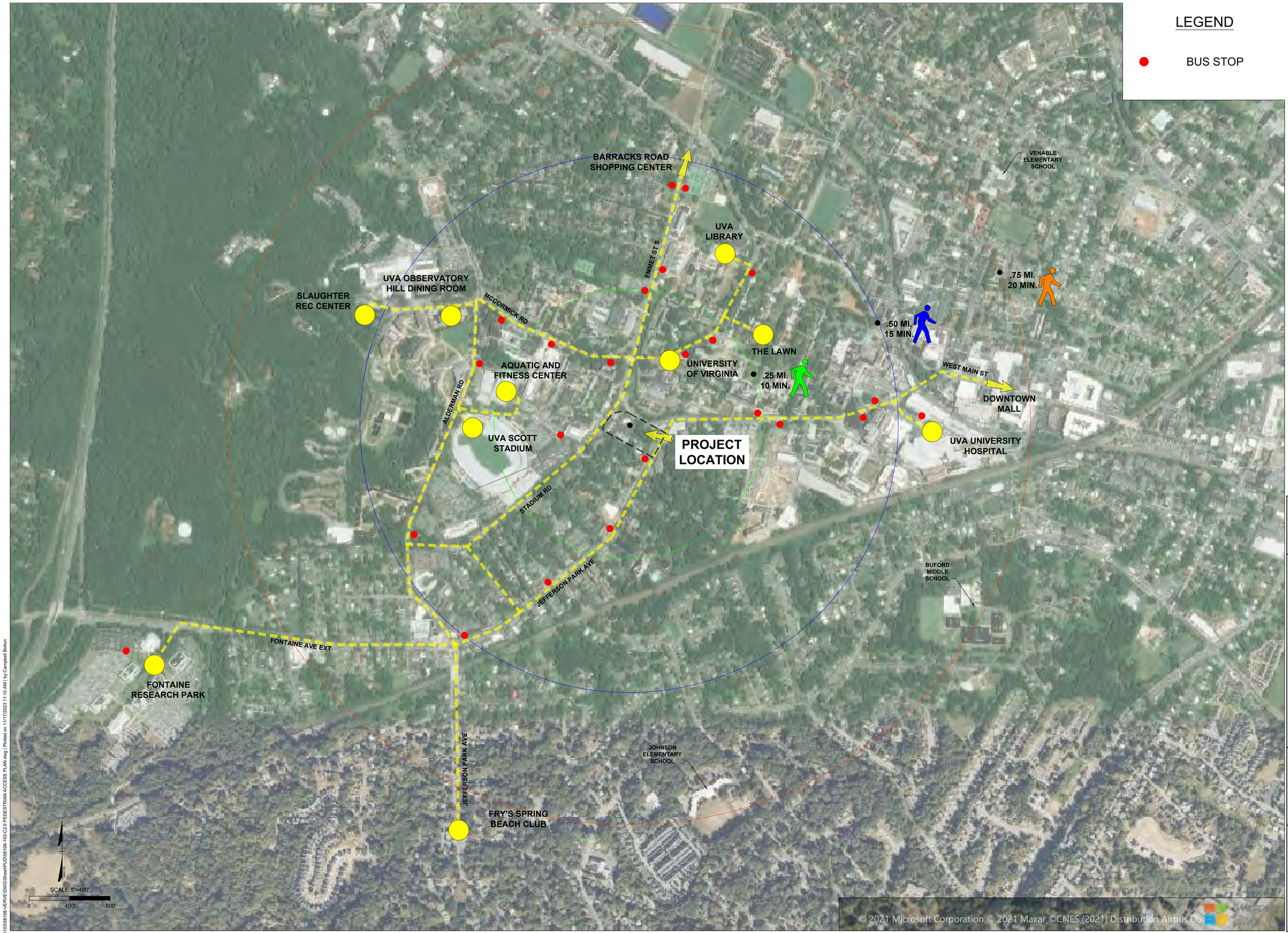

LEGEND

● BUS STOP

104 STADIUM ROAD

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104 STADIUM ROAD

PEDESTRIAN NETWORK PLAN

C2

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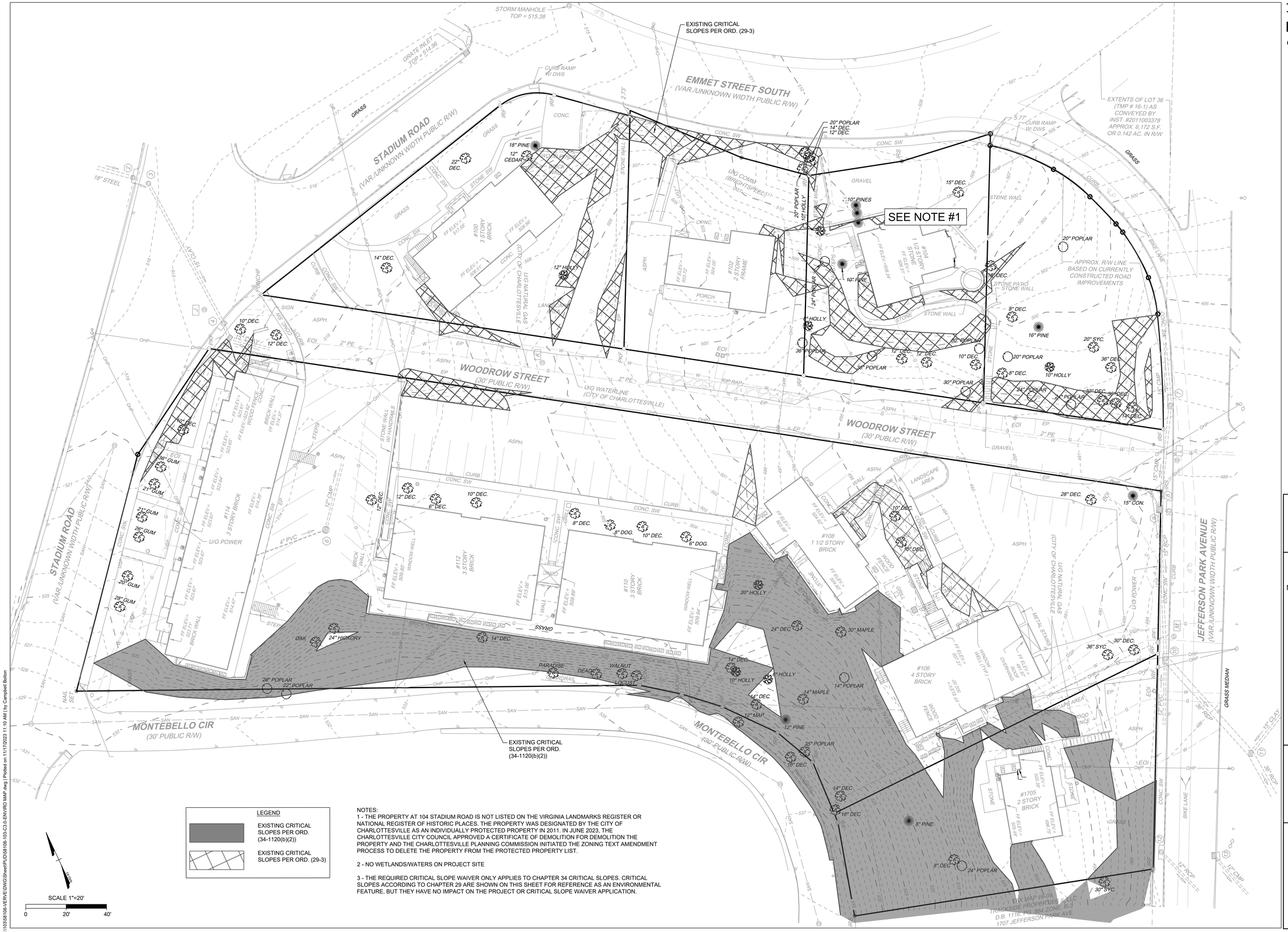

LEGEND

EXISTING CRITICAL SLOPES PER ORD. (34-1120(b)(2))

EXISTING CRITICAL SLOPES PER ORD. (29-3)

SCALE 1"=20'

0 20' 40'

NOTES:

1 - THE PROPERTY AT 104 STADIUM ROAD IS NOT LISTED ON THE VIRGINIA LANDMARKS REGISTER OR NATIONAL REGISTER OF HISTORIC PLACES. THE PROPERTY WAS DESIGNATED BY THE CITY OF CHARLOTTESVILLE AS AN INDIVIDUALLY PROTECTED PROPERTY IN 2011. IN JUNE 2023, THE CHARLOTTESVILLE CITY COUNCIL APPROVED A CERTIFICATE OF DEMOLITION FOR DEMOLITION THE PROPERTY AND THE CHARLOTTESVILLE PLANNING COMMISSION INITIATED THE ZONING TEXT AMENDMENT PROCESS TO DELETE THE PROPERTY FROM THE PROTECTED PROPERTY LIST.

2 - NO WETLANDS/WATERS ON PROJECT SITE

3 - THE REQUIRED CRITICAL SLOPE WAIVER ONLY APPLIES TO CHAPTER 34 CRITICAL SLOPES. CRITICAL SLOPES ACCORDING TO CHAPTER 29 ARE SHOWN ON THIS SHEET FOR REFERENCE AS AN ENVIRONMENTAL FEATURE, BUT THEY HAVE NO IMPACT ON THE PROJECT OR CRITICAL SLOPE WAIVER APPLICATION.

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104 STADIUM ROAD

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104 STADIUM ROAD

NATURAL, ENVIRONMENTAL, & CULTURAL FEATURE MAP

C3

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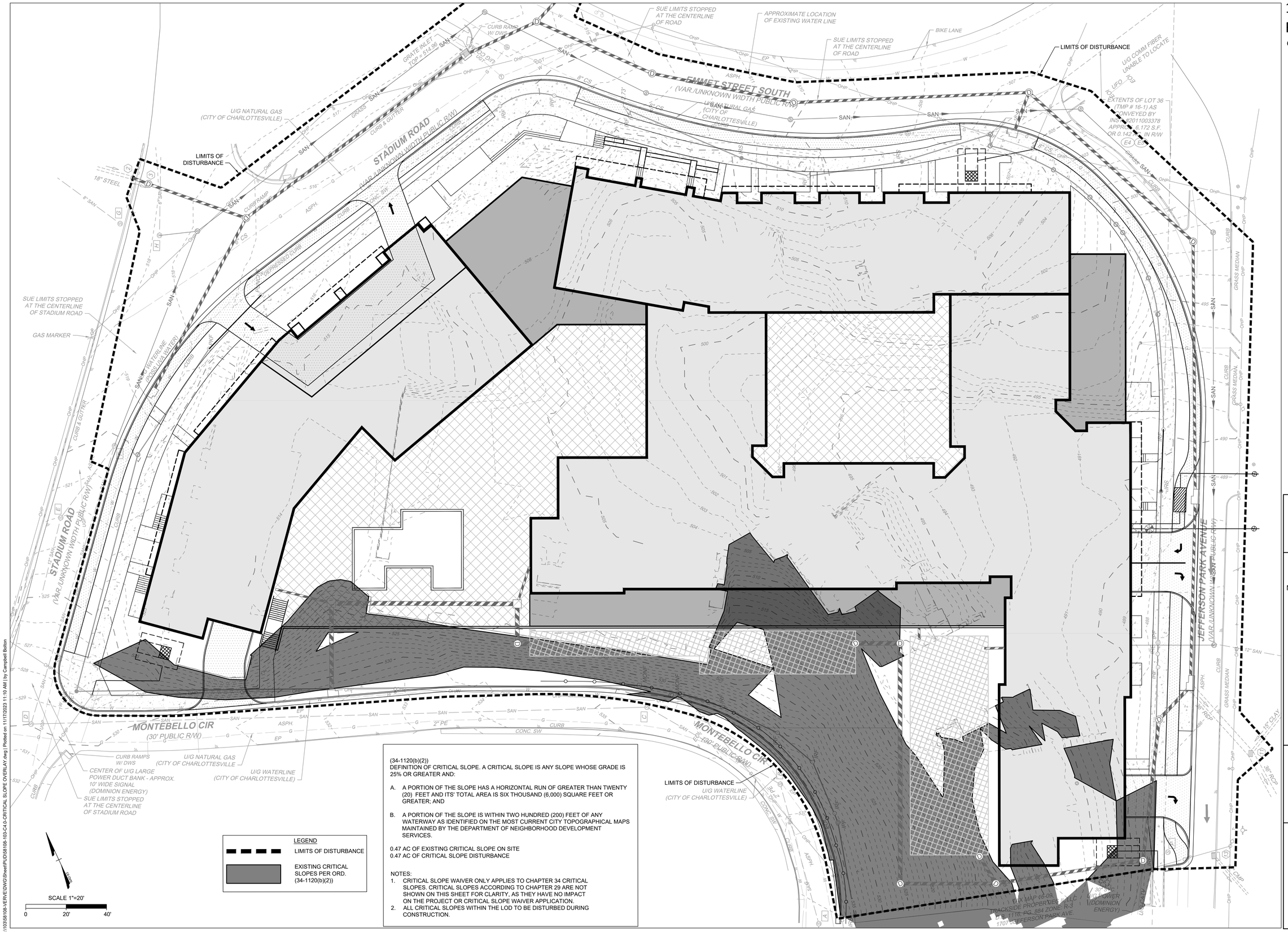

LEGEND

LIMITS OF DISTURBANCE

EXISTING CRITICAL SLOPES PER ORD. (34-1120(b)(2))

(34-1120(b)(2))
DEFINITION OF CRITICAL SLOPE. A CRITICAL SLOPE IS ANY SLOPE WHOSE GRADE IS 25% OR GREATER AND:

A. A PORTION OF THE SLOPE HAS A HORIZONTAL RUN OF GREATER THAN TWENTY (20) FEET AND ITS' TOTAL AREA IS SIX THOUSAND (6,000) SQUARE FEET OR GREATER; AND

B. A PORTION OF THE SLOPE IS WITHIN TWO HUNDRED (200) FEET OF ANY WATERWAY AS IDENTIFIED ON THE MOST CURRENT CITY TOPOGRAPHICAL MAPS MAINTAINED BY THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES.

0.47 AC OF EXISTING CRITICAL SLOPE ON SITE
0.47 AC OF CRITICAL SLOPE DISTURBANCE

NOTES:
1. CRITICAL SLOPE WAIVER ONLY APPLIES TO CHAPTER 34 CRITICAL SLOPES. CRITICAL SLOPES ACCORDING TO CHAPTER 29 ARE NOT SHOWN ON THIS SHEET FOR CLARITY, AS THEY HAVE NO IMPACT ON THE PROJECT OR CRITICAL SLOPE WAIVER APPLICATION.
2. ALL CRITICAL SLOPES WITHIN THE LOD TO BE DISTURBED DURING CONSTRUCTION.

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104 STADIUM ROAD

CRITICAL SLOPE - SITE OVERLAY

C4

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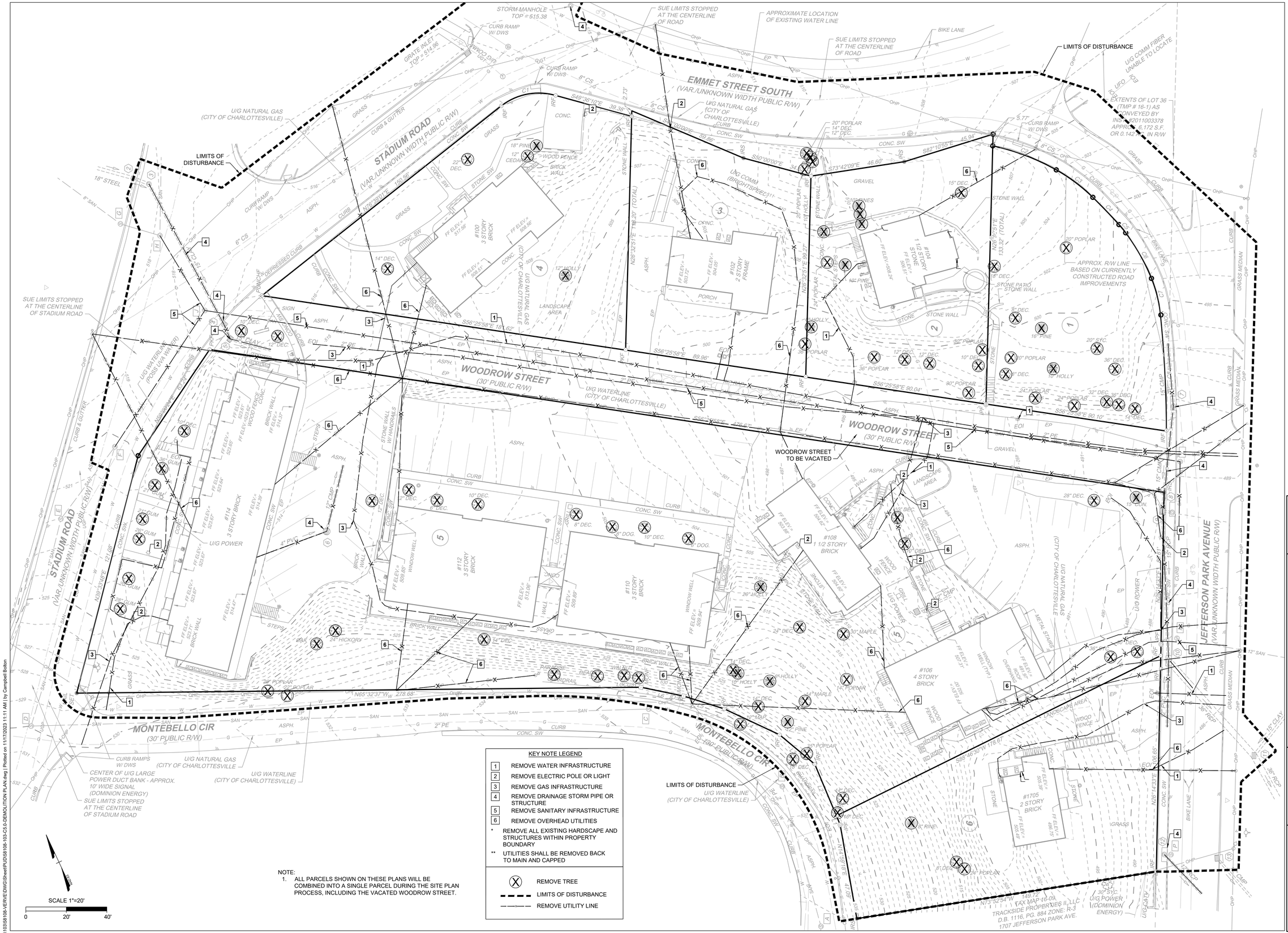

KEY NOTE LEGEND	
1	REMOVE WATER INFRASTRUCTURE
2	REMOVE ELECTRIC POLE OR LIGHT
3	REMOVE GAS INFRASTRUCTURE
4	REMOVE DRAINAGE STORM PIPE OR STRUCTURE
5	REMOVE SANITARY INFRASTRUCTURE
6	REMOVE OVERHEAD UTILITIES
*	REMOVE ALL EXISTING HARDSCAPE AND STRUCTURES WITHIN PROPERTY BOUNDARY
**	UTILITIES SHALL BE REMOVED BACK TO MAIN AND CAPPED
(X)	REMOVE TREE
- - -	LIMITS OF DISTURBANCE
——×——	REMOVE UTILITY LINE

NOTE:
1. ALL PARCELS SHOWN ON THESE PLANS WILL BE COMBINED INTO A SINGLE PARCEL DURING THE SITE PLAN PROCESS, INCLUDING THE VACATED WOODROW STREET.

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104 STADIUM ROAD

CONCEPTUAL PUD DEMOLITION PLAN

C5

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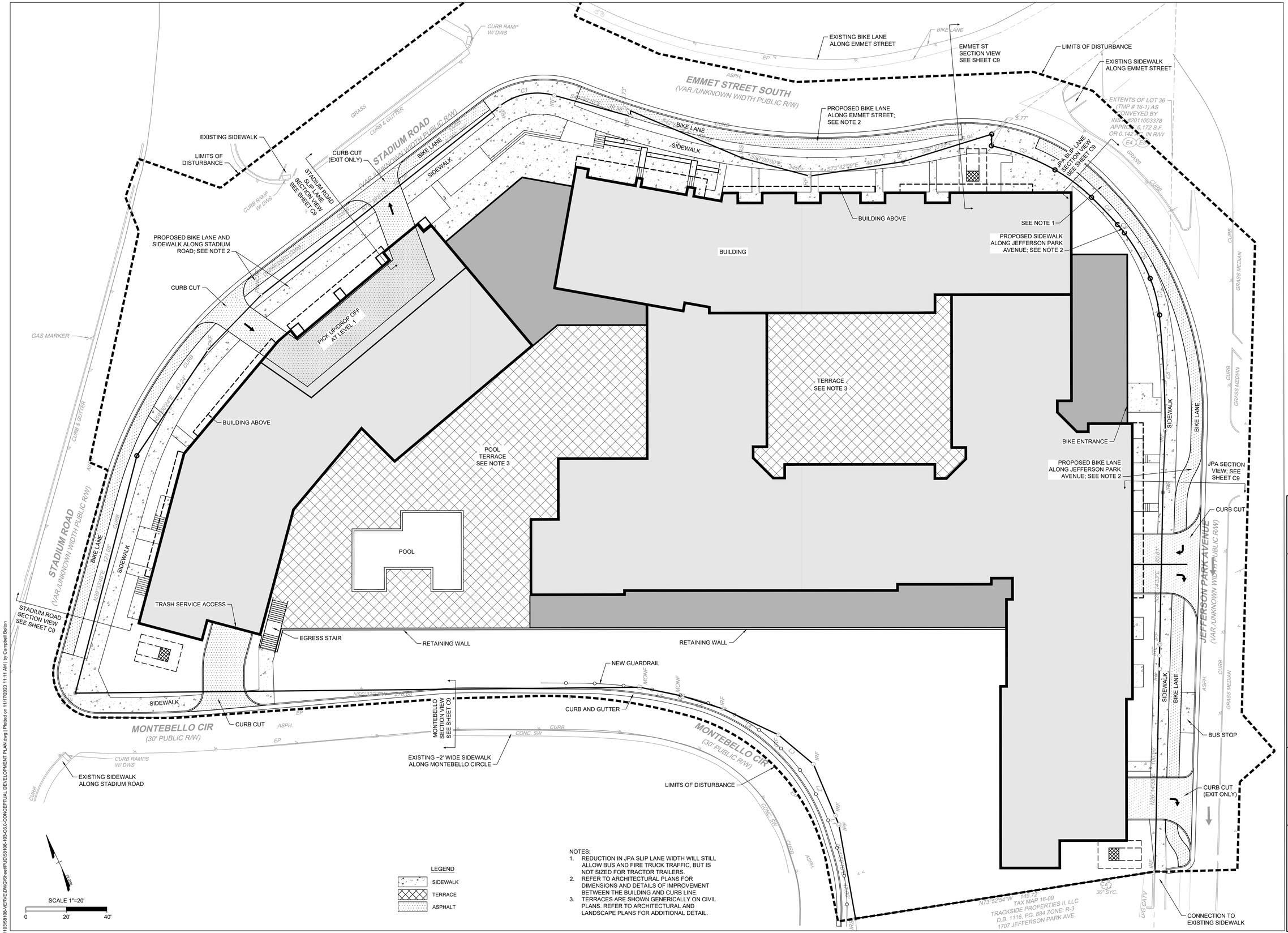

NOTES:
1. REDUCTION IN JPA SLIP LANE WIDTH WILL STILL ALLOW BUS AND FIRE TRUCK TRAFFIC, BUT IS NOT SIZED FOR TRACTOR TRAILERS.
2. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS AND DETAILS OF IMPROVEMENT BETWEEN THE BUILDING AND CURB LINE.
3. TERRACES ARE SHOWN GENERICALLY ON CIVIL PLANS. REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR ADDITIONAL DETAIL.

104 STADIUM ROAD

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104 STADIUM ROAD

CONCEPTUAL PUD SITE DEVELOPMENT PLAN

C6

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104 STADIUM ROAD

CONCEPTUAL PUD UTILITY PLAN

C7

8" PVC CITY OF CHARLOTTESVILLE SANITARY SEWER MAIN WITH MANHOLES AS SHOWN (TYP)

LIMITS OF DISTURBANCE

CONNECT TO EXISTING SANITARY MANHOLE, REROUTE SANITARY NETWORK AROUND SITE

SUE LIMITS STOPPED AT THE CENTERLINE OF STADIUM ROAD

GAS MARKER

PICK UP/DROP OFF AT LEVEL 1

BUILDING

TERRACE

POOL TERRACE

POOL

SEE NOTE 5

ADJUST EXISTING GAS LINES AS NEEDED

PROPOSED DOMESTIC WATER SERVICE AND METER FROM CITY MAIN IN JPA

PROPOSED FIRE SERVICE LINE FROM CITY MAIN IN JPA AND BUILDING MOUNTED FIRE DEPARTMENT CONNECTION

PROPOSED DOGHOUSE SANITARY MANHOLE AT CONNECTION TO EXISTING MAIN

SANITARY SERVICE LATERAL

CENTER OF U/G LARGE POWER DUCT BANK - APPROX. 10' WIDE SIGNAL (DOMINION ENERGY)

SUE LIMITS STOPPED AT THE CENTERLINE OF STADIUM ROAD

CURB RAMPS W/ DWS

U/G NATURAL GAS (CITY OF CHARLOTTESVILLE)

U/G WATERLINE (CITY OF CHARLOTTESVILLE)

LIMITS OF DISTURBANCE

U/G WATERLINE (CITY OF CHARLOTTESVILLE)

SEE NOTE 5

TAX MAP 16-09
TRACKSIDE PROPERTIES II, LLC
D.B. 1116, PG. 884 ZONE: R-3
1707 JEFFERSON PARK AVE.

30" SYC. U/G POWER (DOMINION ENERGY)

U/G CATV

SCALE 1"=20'

0 20' 40'

UTILITY NOTES:

1. 20' PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED FOR ALL PROPOSED PUBLIC UTILITIES. WHERE UTILITIES LIE WITHIN 10' OF PROPOSED RIGHT-OF-WAY, ADJACENT EASEMENT MUST BE PROVIDED TO PROVIDE 10' WORK SPACE ON EITHER SIDE OF UTILITY.
2. PER CITY CODE, PROPOSED BUILDINGS SHALL PROVIDE FOR AT LEAST 10-FEET SEPARATION FROM PROPOSED AND EXISTING UTILITIES.
3. EXISTING GAS LINE EXISTS ALONG EMMET STREET. PROPOSED UTILITIES WILL MAINTAIN ADEQUATE SEPARATION FROM EXISTING GAS LINE. BUILDING GAS SERVICE WILL BE COORDINATED WITH CITY OF CHARLOTTESVILLE UTILITY DEPARTMENT.
4. MINIMUM HORIZONTAL SEPARATION BETWEEN UNDERGROUND UTILITIES TO BE 5-FEET. ADDITIONALLY, MINIMUM SEPARATION BETWEEN SANITARY SEWER AND WATERLINE IS 10' (EDGE TO EDGE). ALL SEPARATIONS SHALL BE IN ACCORDANCE TO THE CITY OF CHARLOTTESVILLE DESIGN STANDARDS MANUAL.
5. CONNECTION POINTS TO TRANSFORMER WILL BE COORDINATED WITH PROVIDERS DURING DESIGN AND CONSTRUCTION.

LEGEND

PROPOSED SANITARY MANHOLE

PROPOSED SANITARY SEWER LINE

PROPOSED WATER LINE

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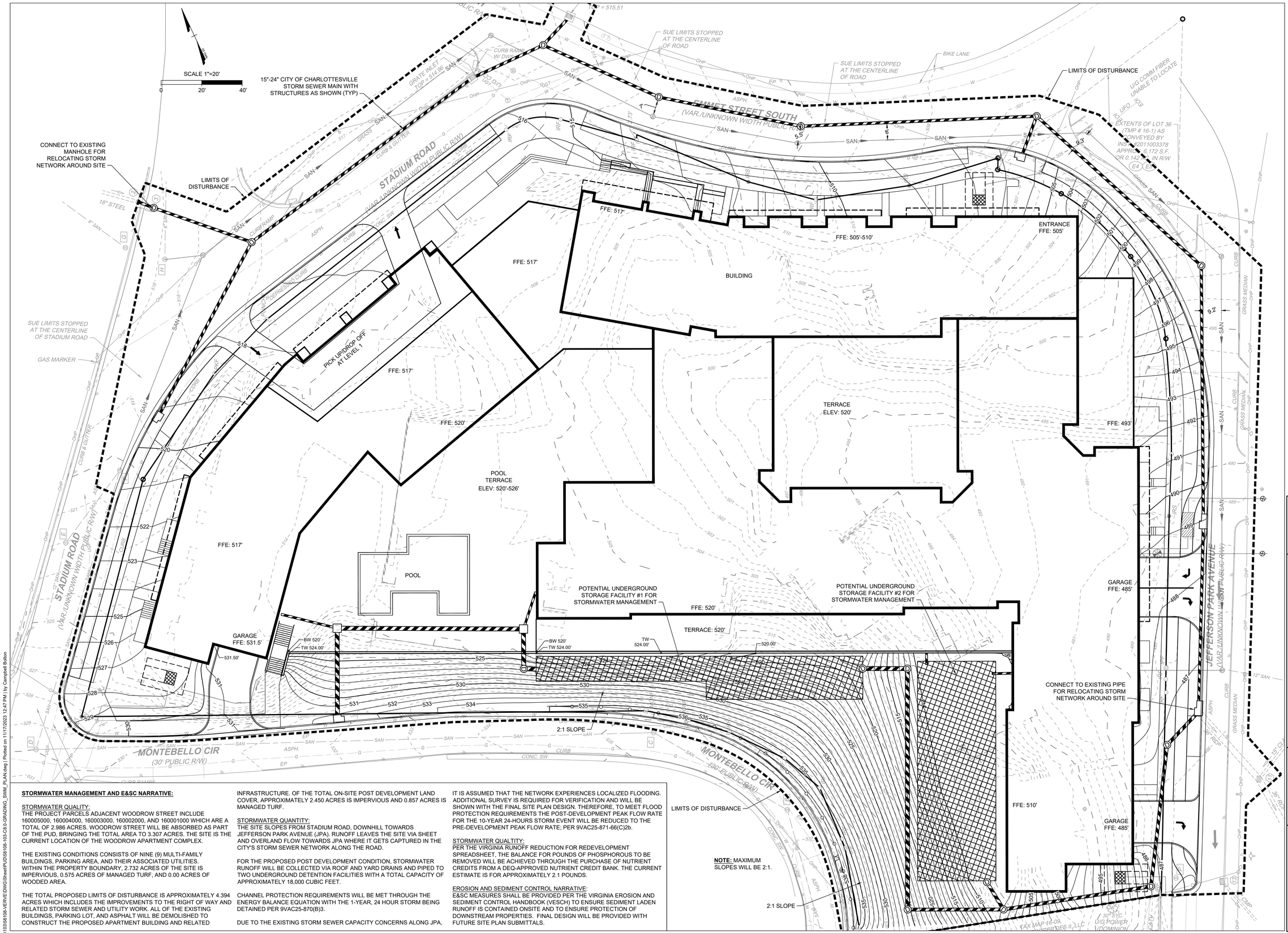

STORMWATER MANAGEMENT AND E&SC NARRATIVE:

STORMWATER QUALITY:
THE PROJECT PARCELS ADJACENT WOODROW STREET INCLUDE 160005000, 160004000, 160003000, 160002000, AND 160001000 WHICH ARE A TOTAL OF 2.986 ACRES. WOODROW STREET WILL BE ABSORBED AS PART OF THE PUD, BRINGING THE TOTAL AREA TO 3.307 ACRES. THE SITE IS THE CURRENT LOCATION OF THE WOODROW APARTMENT COMPLEX.

THE EXISTING CONDITIONS CONSISTS OF NINE (9) MULTI-FAMILY BUILDINGS, PARKING AREA, AND THEIR ASSOCIATED UTILITIES. WITHIN THE PROPERTY BOUNDARY, 2.732 ACRES OF THE SITE IS IMPERVIOUS, 0.575 ACRES OF MANAGED TURF, AND 0.00 ACRES OF WOODED AREA.

THE TOTAL PROPOSED LIMITS OF DISTURBANCE IS APPROXIMATELY 4.394 ACRES WHICH INCLUDES THE IMPROVEMENTS TO THE RIGHT OF WAY AND RELATED STORM SEWER AND UTILITY WORK. ALL OF THE EXISTING BUILDINGS, PARKING LOT, AND ASPHALT WILL BE DEMOLISHED TO CONSTRUCT THE PROPOSED APARTMENT BUILDING AND RELATED INFRASTRUCTURE. OF THE TOTAL ON-SITE POST DEVELOPMENT LAND COVER, APPROXIMATELY 2.450 ACRES IS IMPERVIOUS AND 0.857 ACRES IS MANAGED TURF.

STORMWATER QUANTITY:
THE SITE SLOPES FROM STADIUM ROAD, DOWNHILL TOWARDS JEFFERSON PARK AVENUE (JPA). RUNOFF LEAVES THE SITE VIA SHEET AND OVERLAND FLOW TOWARDS JPA WHERE IT GETS CAPTURED IN THE CITY'S STORM SEWER NETWORK ALONG THE ROAD.

FOR THE PROPOSED POST DEVELOPMENT CONDITION, STORMWATER RUNOFF WILL BE COLLECTED VIA ROOF AND YARD DRAINS AND PIPED TO TWO UNDERGROUND DETENTION FACILITIES WITH A TOTAL CAPACITY OF APPROXIMATELY 18,000 CUBIC FEET.

CHANNEL PROTECTION REQUIREMENTS WILL BE MET THROUGH THE ENERGY BALANCE EQUATION WITH THE 1-YEAR, 24 HOUR STORM BEING DETAINED PER 9VAC25-870(B)3.

DUE TO THE EXISTING STORM SEWER CAPACITY CONCERNS ALONG JPA, IT IS ASSUMED THAT THE NETWORK EXPERIENCES LOCALIZED FLOODING. ADDITIONAL SURVEY IS REQUIRED FOR VERIFICATION AND WILL BE SHOWN WITH THE FINAL SITE PLAN DESIGN. THEREFORE, TO MEET FLOOD PROTECTION REQUIREMENTS THE POST-DEVELOPMENT PEAK FLOW RATE FOR THE 10-YEAR 24-HOURS STORM EVENT WILL BE REDUCED TO THE PRE-DEVELOPMENT PEAK FLOW RATE; PER 9VAC25-871-66(C)2b.

STORMWATER QUALITY:
PER THE VIRGINIA RUNOFF REDUCTION FOR REDEVELOPMENT SPREADSHEET, THE BALANCE FOR POUNDS OF PHOSPHOROUS TO BE REMOVED WILL BE ACHIEVED THROUGH THE PURCHASE OF NUTRIENT CREDITS FROM A DEQ-APPROVED NUTRIENT CREDIT BANK. THE CURRENT ESTIMATE IS FOR APPROXIMATELY 2.1 POUNDS.

EROSION AND SEDIMENT CONTROL NARRATIVE:
E&SC MEASURES SHALL BE PROVIDED PER THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) TO ENSURE SEDIMENT LADEN RUNOFF IS CONTAINED ONSITE AND TO ENSURE PROTECTION OF DOWNSTREAM PROPERTIES. FINAL DESIGN WILL BE PROVIDED WITH FUTURE SITE PLAN SUBMITTALS.

NOTE: MAXIMUM SLOPES WILL BE 2:1.

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ORIGINAL ISSUE: 08/15/23

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TIMM	TIMM
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KEY PLAN

104 STADIUM ROAD
CONCEPTUAL PUD GRADING AND STORMWATER MANAGEMENT PLAN

C8

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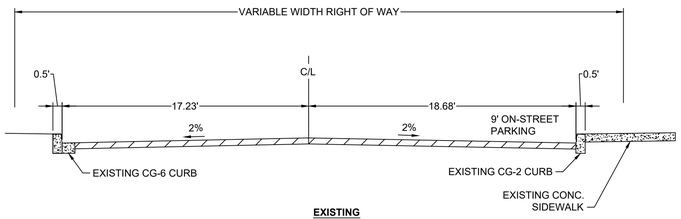
STADIUM ROAD (NORTH FACING):
LOCAL STREET - PUBLIC RIGHT-OF-WAY



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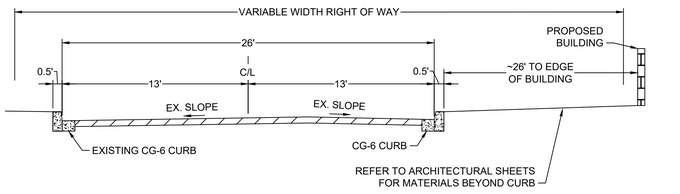
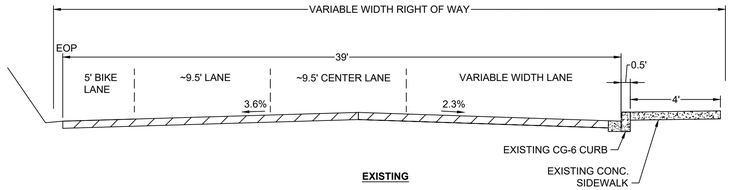


PROPOSED

EXISTING EMMET ST. SOUTH (EAST FACING):
LOCAL STREET - PUBLIC RIGHT-OF-WAY



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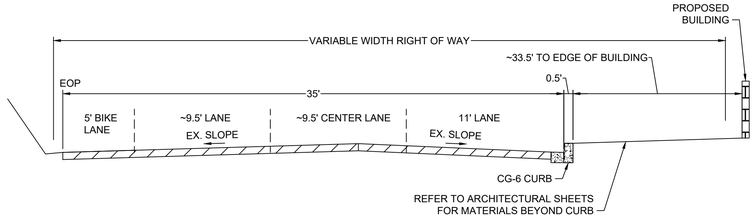
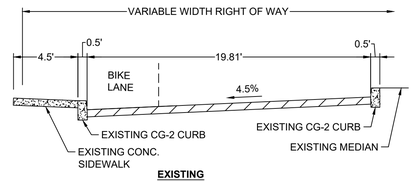


PROPOSED

EXISTING JEFFERSON PARK AVENUE - SLIP WAY (NORTH FACING):
LOCAL STREET - PUBLIC RIGHT-OF-WAY



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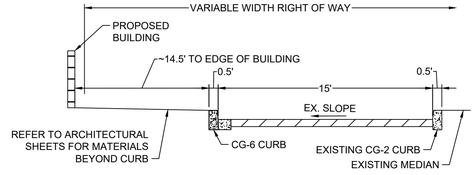
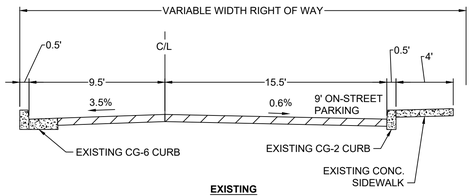


PROPOSED

STADIUM ROAD - SLIP WAY (NORTH-EAST FACING):
LOCAL STREET - PUBLIC RIGHT-OF-WAY



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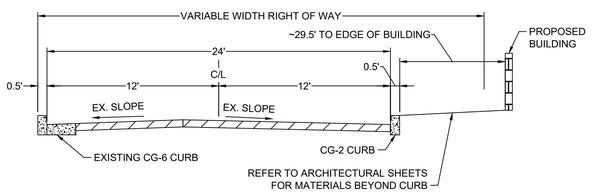
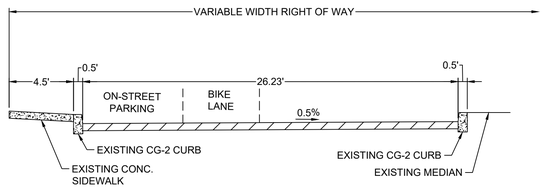


PROPOSED

JEFFERSON PARK AVENUE (NORTH FACING):
LOCAL STREET - PUBLIC RIGHT-OF-WAY



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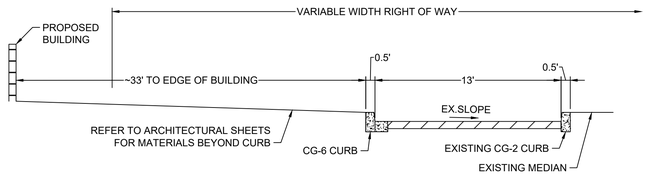
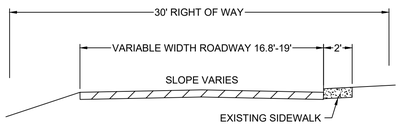


PROPOSED

EXISTING MONTEBELLO CIRCLE (WEST FACING):
LOCAL STREET - PUBLIC RIGHT-OF-WAY



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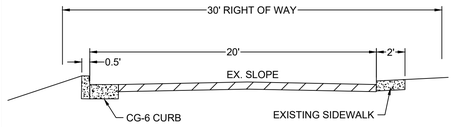

PROPOSED

NOTES:
1. PROPOSED ROAD SECTIONS SHOWN ARE CONCEPTUAL AND FINAL DETAILS SUCH AS SLOPES, PLANTING STRIP WIDTHS, AND TOTAL ROW WIDTH ARE SUBJECT TO CHANGE DURING FINAL SITE PLAN DESIGN.
2. STADIUM ROAD, EMMET STREET, MONTEBELLO CIRCLE, AND JEFFERSON PARK AVENUE ARE EXISTING PUBLIC ROADS. ANY ADJUSTMENTS WILL BE DESIGNED IN ACCORDANCE WITH THE LOCAL STREET GUIDELINES IN THE CHARLOTTESVILLE CITY CODE, CHARLOTTESVILLE STANDARDS & DESIGNS MANUAL, AND THE CHARLOTTESVILLE STREETS THAT WORK DESIGN GUIDELINES.

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104 STADIUM ROAD

CONCEPTUAL PUD ROAD SECTIONS

C9

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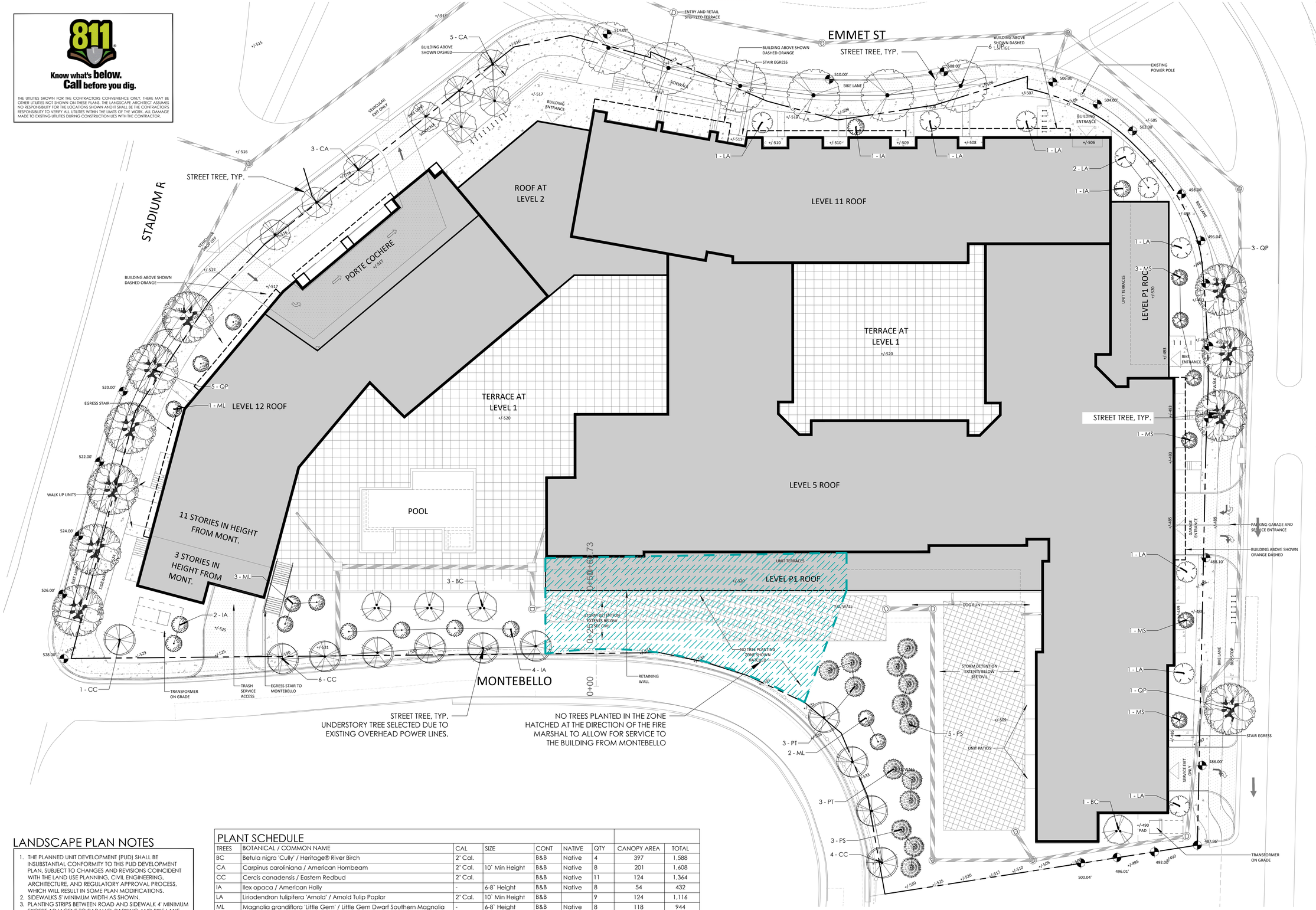
Attachment B

811
Know what's below.
Call before you dig.

THE UTILITIES SHOWN FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES DURING CONSTRUCTION LIES WITH THE CONTRACTOR.



LANDSCAPE PLAN NOTES

1. THE PLANNED UNIT DEVELOPMENT (PUD) SHALL BE INSUBSTANTIAL CONFORMITY TO THIS PUD DEVELOPMENT PLAN. SUBJECT TO CHANGES AND REVISIONS COINCIDENT WITH THE LAND USE PLANNING, CIVIL ENGINEERING, ARCHITECTURE, AND REGULATORY APPROVAL PROCESS, WHICH WILL RESULT IN SOME PLAN MODIFICATIONS.
2. SIDEWALKS 5' MINIMUM WIDTH AS SHOWN.
3. PLANTING STRIPS BETWEEN ROAD AND SIDEWALK 4' MINIMUM EXCEPT ADJACENT TO PARALLEL PARKING AND BIKE LANE ENTRY/EGRESS POINTS.
4. ALL TREES SHALL BE SELECTED FROM THE CHARLOTTESVILLE MASTER TREE LIST.
5. TREES TO BE REMOVED WITHIN EXISTING CRITICAL SLOPE AREA THAT IS PROPOSED TO BE DISTURBED. TREES REMOVED FROM TEH CRITICAL SLOPE AREA SHALL BE REPLACED AT A 3 : 1 RATION IN ACCORDANCE WITH CITY GUIDELINES. 25 TREES REMOVED, 75 TREES REPLACED.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CAL	SIZE	CONT	NATIVE	QTY	CANOPY AREA	TOTAL
BC	Betula nigra 'Cully' / Heritage® River Birch	2" Cal.		B&B	Native	4	397	1,588
CA	Carpinus caroliniana / American Hornbeam	2" Cal.	10` Min Height	B&B	Native	8	201	1,608
CC	Cercis canadensis / Eastern Redbud	2" Cal.		B&B	Native	11	124	1,364
IA	Ilex opaca / American Holly	-	6-8` Height	B&B	Native	8	54	432
LA	Liriodendron tulipifera 'Arnold' / Arnold Tulip Poplar	2" Cal.	10` Min Height	B&B		9	124	1,116
ML	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	-	6-8` Height	B&B	Native	8	118	944
MS	Magnolia virginiana / Sweetbay Magnolia	2" Cal.	6` Min. Height	B&B	Native	6	113	678
PS	Pinus strobus / White Pine	-	6` Min. Height	B&B	Native	8	118	944
PT	Pinus taeda / Loblolly Pine	-	6` Min. Height	B&B	Native	6	207	1,242
QP	Quercus phellos / Willow Oak	2" Cal.		B&B	Native	10	272	2,720
UP	Ulmus americana 'Princeton' / Princeton American Elm	3" Cal.		B&B	Native	6	397	2,382
					GRAND TOTAL	84		15,018

NORTH

0 20 40 60 FEET
SCALE: 1" = 20'-0"

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100 STADIUM ROAD

CONCEPTUAL
LANDSCAPE PLAN

L501

Attachment B



1 A0 **CONCEPTUAL PLAN**
3/64" = 1'-0"

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ORIGINAL ISSUE: 08/14/23

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100 STADIUM ROAD

CONCEPTUAL DEVELOPMENT PLAN

A0

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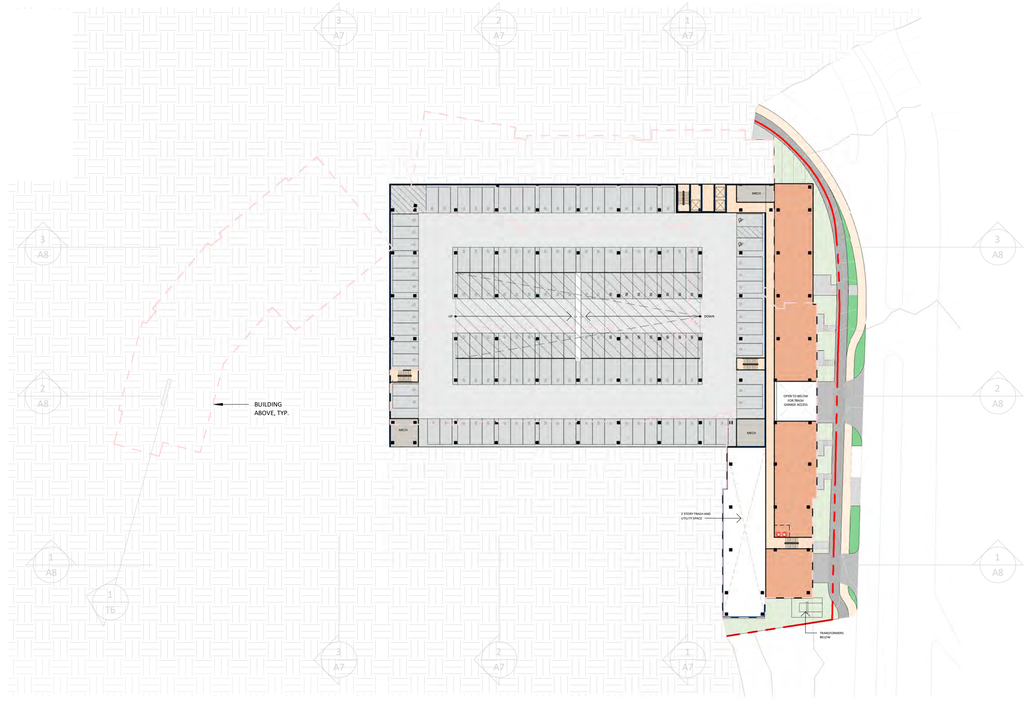
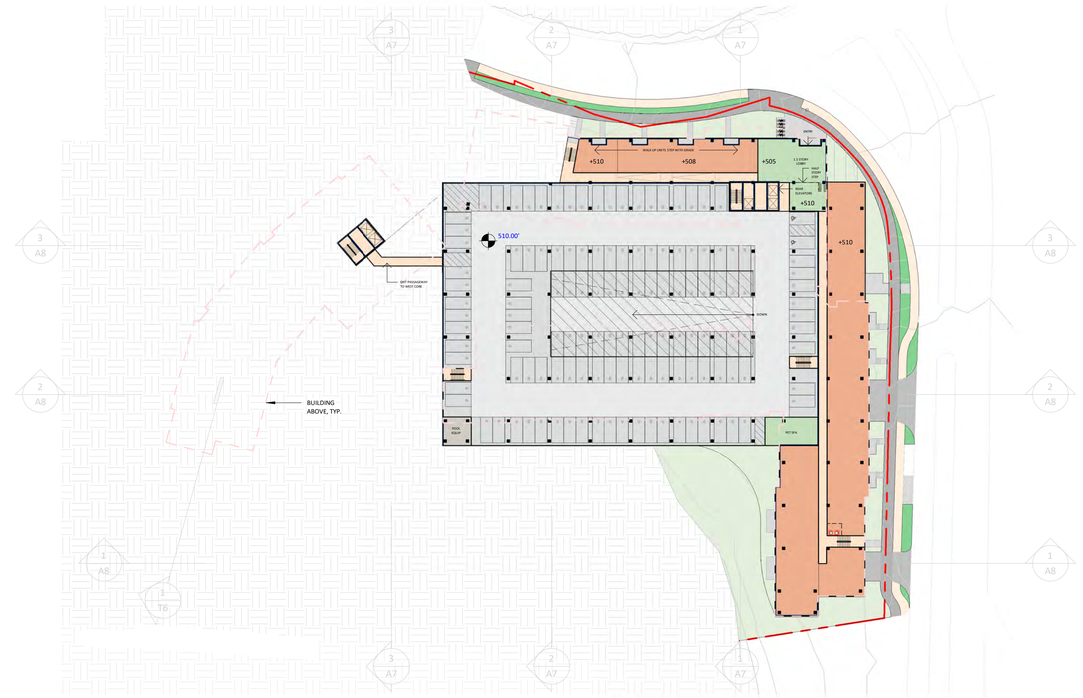
4 A1 **LEVEL 1 - PUD**

1" = 50'-0"



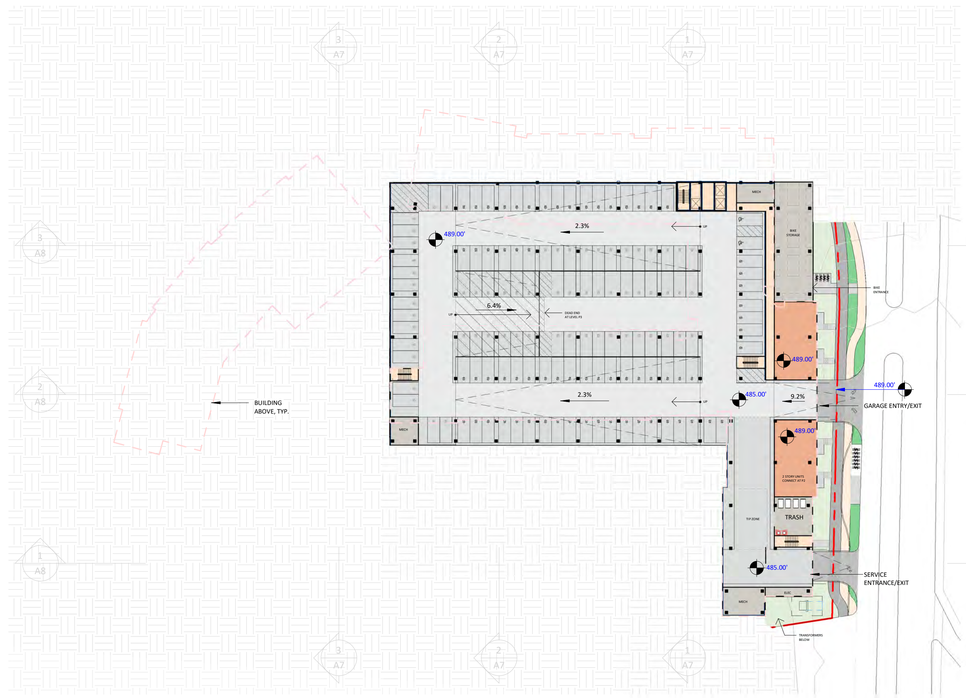
2 A1 **LEVEL P2 - PUD**

1" = 50'-0"



3 A1 **LEVEL P1 - PUD**

1" = 50'-0"



1 A1 **LEVEL P3 - PUD**

1" = 50'-0"

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100 STADIUM ROAD

CONCEPTUAL FLOOR PLANS

A1

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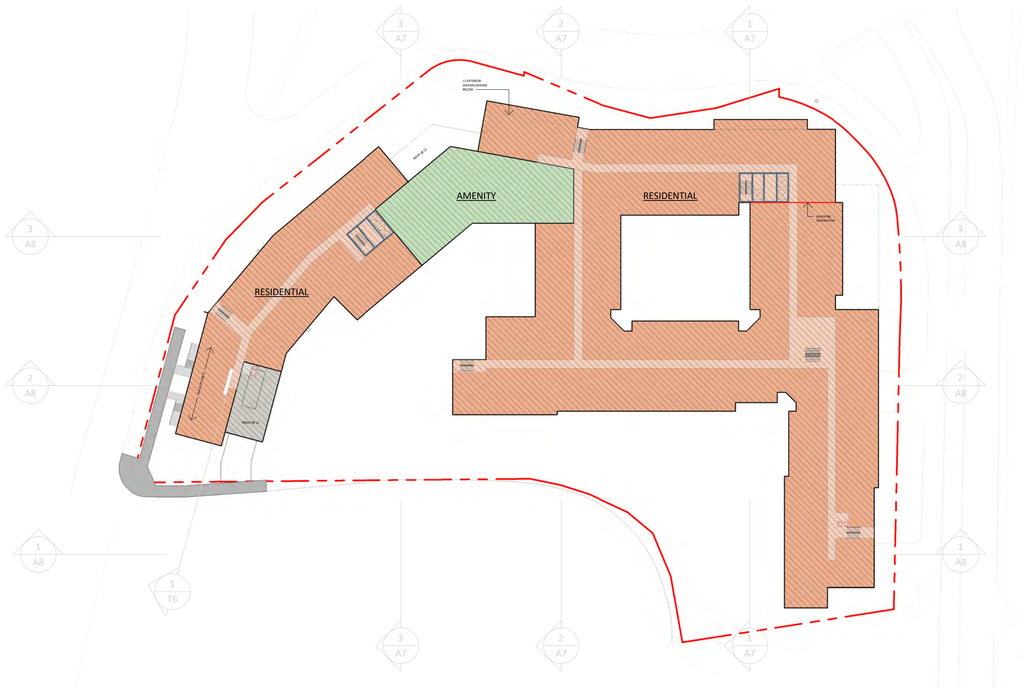
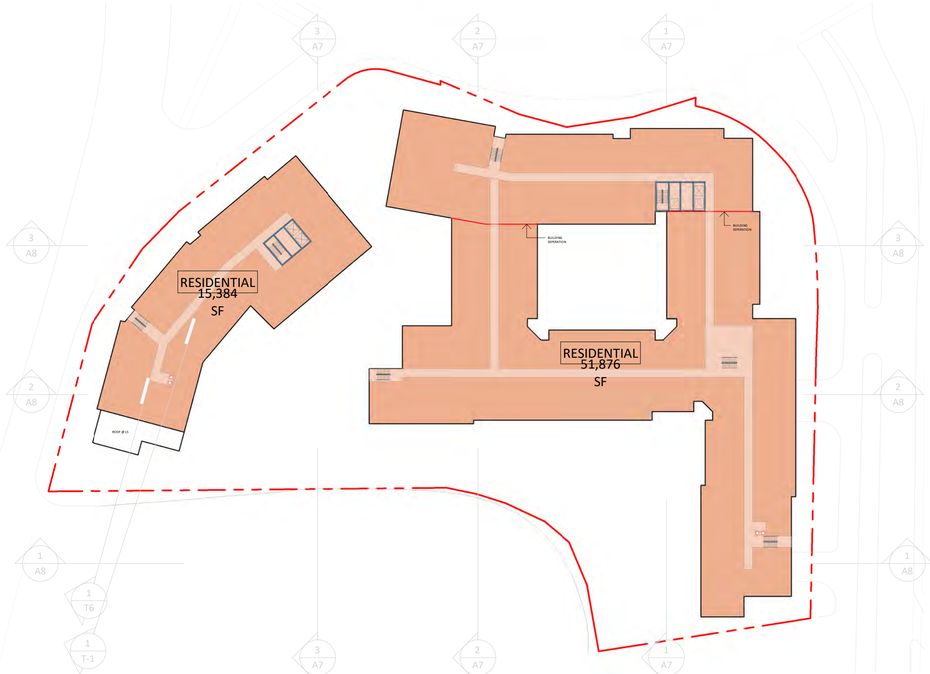


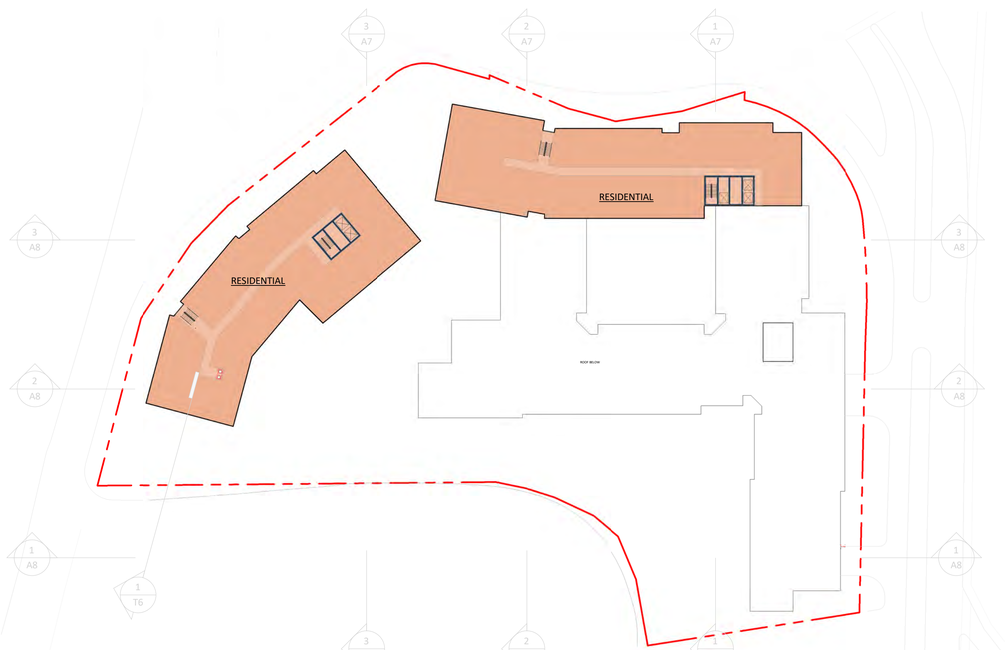
1 A2 **LEVEL 2 - PUD**
1" = 50'-0"



4 A2 **LEVEL 5 - PUD**
1" = 50'-0"



2 A2 **LEVELS 3, 4 - PUD**
1" = 50'-0"



3 A2 **LEVELS 6 , 7, 8, 9, 10 - PUD**
1" = 50'-0"

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100 STADIUM ROAD

CONCEPTUAL FLOOR PLANS

A2

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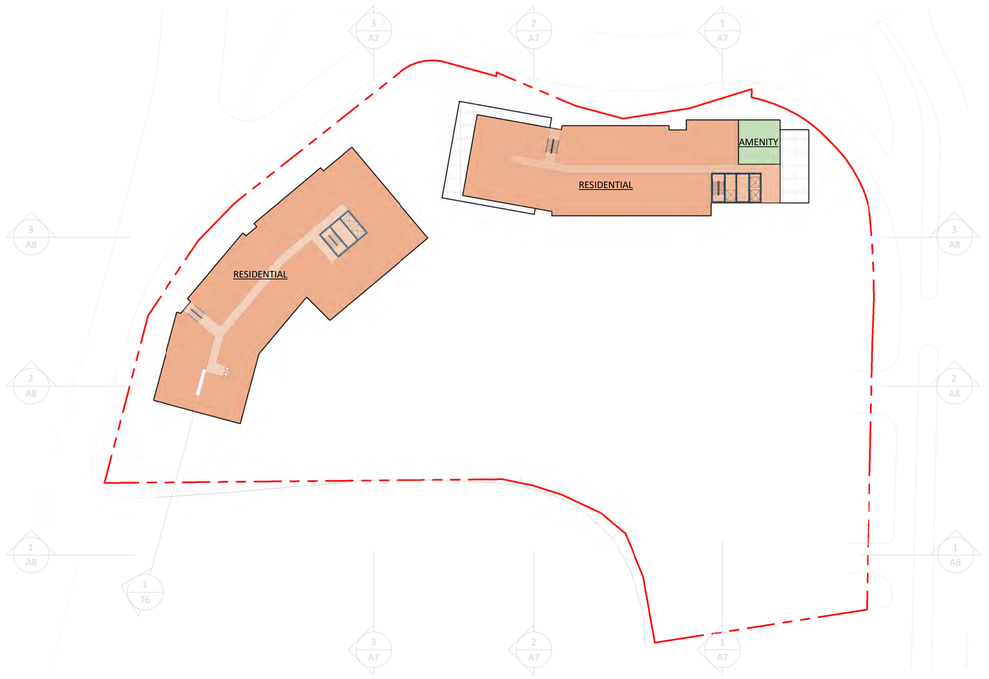
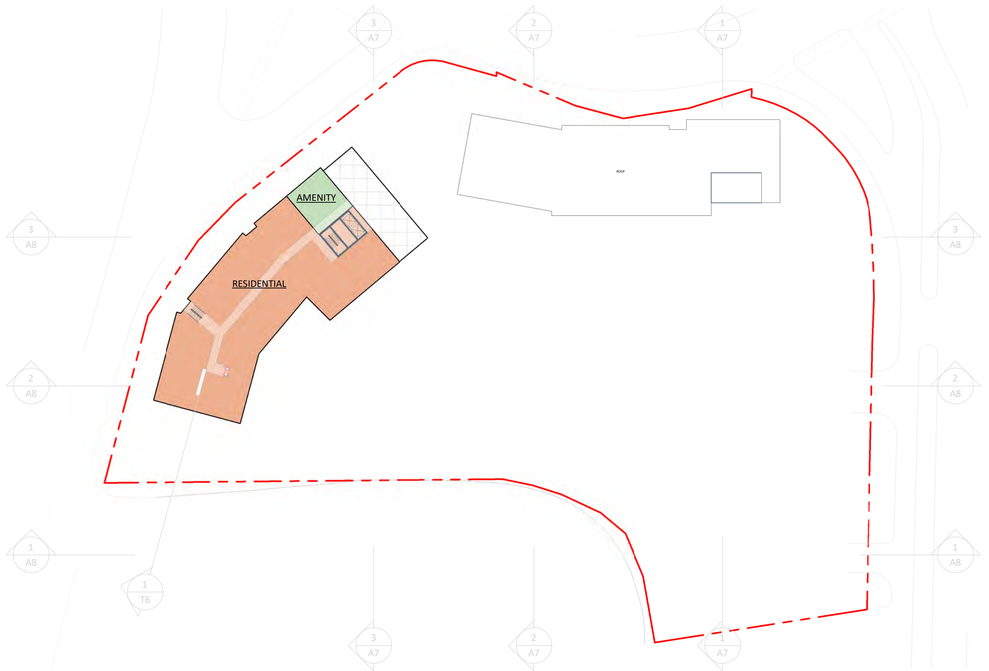


1 / A3 **LEVEL 11 - PUD**
1" = 50'-0"



2 / A3 **LEVEL 12 - PUD**
1" = 50'-0"

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100 STADIUM ROAD

CONCEPTUAL FLOOR PLANS

A3

Attachment B

EXTERIOR MATERIALS LEGEND

1A	MASONRY - COLOR #1
6A	METAL PANEL - COLOR #1
6B	METAL PANEL - COLOR #2
6C	METAL PANEL - COLOR #3
6D	METAL PANEL - COLOR #4
8A	STOREFRONT GLAZING
16A	OVERHEAD GARAGE DOORS
17A	MECHANICAL LOUVER



2 A4 **EAST ELEVATION**
3/64" = 1'-0"



1 A4 **NORTH ELEVATION**
3/64" = 1'-0"

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100 STADIUM ROAD

CONCEPTUAL EXTERIOR ELEVATIONS

A4

Attachment B

EXTERIOR MATERIALS LEGEND

1A	MASONRY - COLOR #1
6A	METAL PANEL - COLOR #1
6B	METAL PANEL - COLOR #2
6C	METAL PANEL - COLOR #3
6D	METAL PANEL - COLOR #4
8A	STOREFRONT GLAZING
16A	OVERHEAD GARAGE DOORS
17A	MECHANICAL LOUVER



2 / A5 **WEST ELEVATION**
3/64" = 1'-0"



1 / A5 **NORTHWEST ELEVATION**
3/64" = 1'-0"

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100 STADIUM ROAD

CONCEPTUAL EXTERIOR ELEVATIONS

A5

100 STADIUM ROAD

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EXTERIOR MATERIALS LEGEND

1A	MASONRY - COLOR #1
6A	METAL PANEL - COLOR #1
6B	METAL PANEL - COLOR #2
6C	METAL PANEL - COLOR #3
6D	METAL PANEL - COLOR #4
8A	STOREFRONT GLAZING
16A	OVERHEAD GARAGE DOORS
17A	MECHANICAL LOUVER

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1 A6 **SOUTH ELEVATION**

3/64" = 1'-0"

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100 STADIUM ROAD

CONCEPTUAL EXTERIOR ELEVATIONS

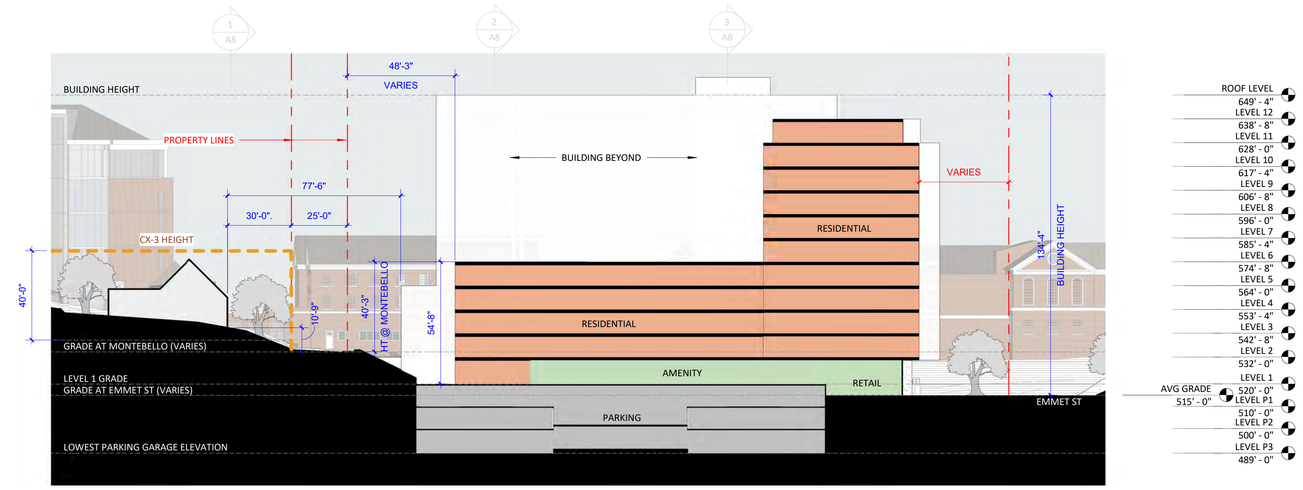
A6

Attachment B



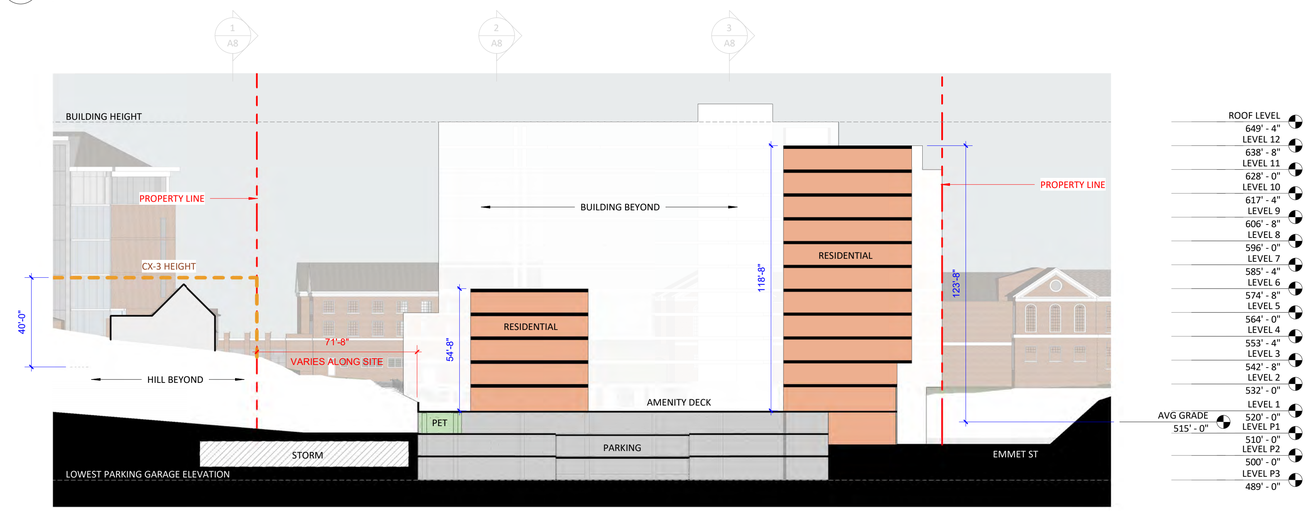
3 A7 **N/S SECTION THROUGH POOL DECK**

1/32" = 1'-0"



2 A7 **N/S SECTION THROUGH POOL DECK**

1/32" = 1'-0"



1 A7 **N/S SECTION THROUGH WEST GARDEN**

1/32" = 1'-0"

11/17/2023 4:03:48 PM

100 STADIUM ROAD

Charlottesville, VA

esg
ARCHITECTURE & DESIGN
500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

NOT FOR CONSTRUCTION

PUD
11/17/2023

ORIGINAL ISSUE: 07/26/23

REVISIONS

No.	Description	Date

222534
PROJECT NUMBER

JH
DRAWN BY

NR
CHECKED BY

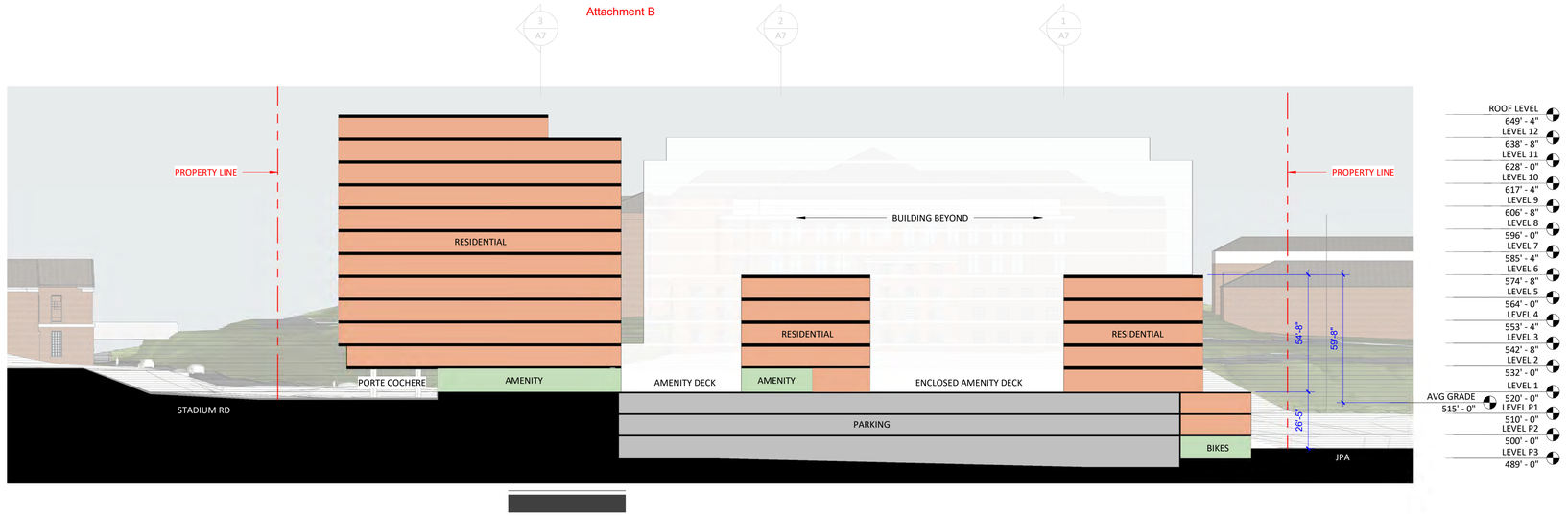
KEY PLAN

100 STADIUM ROAD

CONCEPTUAL BUILDING SECTIONS

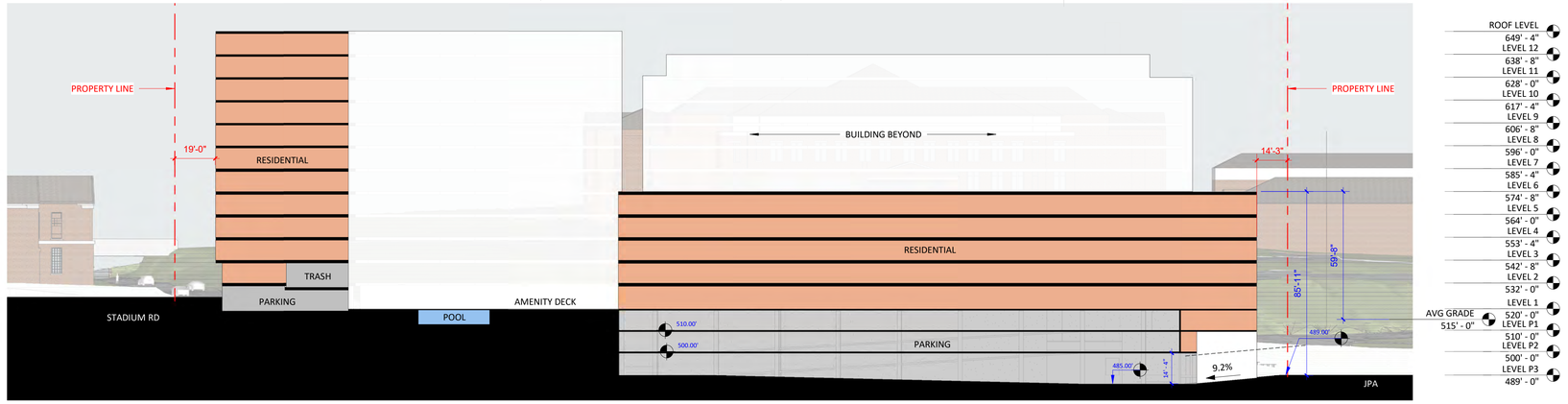
A7

Attachment B



3 A8 **EW SECTION THROUGH PARKING GARAGE ENTRANCE**

1/32" = 1'-0"



2 A8 **EW SECTION THROUGH PARKING GARAGE ENTRANCE**

1/32" = 1'-0"



1 A8 **EW SECTION TRHOUGH TRASH PICKUP**

1/32" = 1'-0"

11/17/2023 4:03:53 PM

100 STADIUM ROAD

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NOT FOR CONSTRUCTION

PUD
11/17/2023

ORIGINAL ISSUE: 8/15/2023

REVISIONS

No.	Description	Date

222534
PROJECT NUMBER

JH — DRAWN BY
NR — CHECKED BY

KEY PLAN

100 STADIUM ROAD

CONCEPTUAL BUILDING SECTIONS

A8

100 STADIUM ROAD

Charlottesville, VA



VIEW FROM MONTEBELLO & STADIUM ROAD



VIEW LOOKING TO SECONDARY ENTRY FROM NEAR JPA & EMMET STREET



MAIN ENTRY VIEW FROM STADIUM ROAD & EMMET STREET



VIEW FROM EAST AT JEFFERSON PARK AVE



VIEW LOOKING WEST ALONG EMMET STREET



NORTHWEST CORNER AT STADIUM ROAD & EMMET STREET



NORTHEAST CORNER AT JEFFERSON PARK AVE & EMMET STREET



VIEW OF THE MAIN ENTRANCE AND MARKET ENTRY TERRACE FROM EMMET STREET



BIRDS EYE VIEW FROM NORTHWEST AT STADIUM ROAD & EMMET STREET INTERSECTION

esg
ARCHITECTURE & DESIGN

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www.esgarch.com

NOT FOR CONSTRUCTION

PUD
11/17/2023

ORIGINAL ISSUE: 08/03/23

REVISIONS

No.	Description	Date

222534
PROJECT NUMBER

JH
DRAWN BY

NR
CHECKED BY

KEY PLAN

100 STADIUM ROAD

CONCEPTUAL EXTERIOR RENDERINGS

A9

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Attachment B

Affordable Dwelling Unit Ordinance Worksheet

Step 1: Total Floor Area Ratio (FAR) of Site

A.	Total size of development site:	3.31	acres				
B.	Total square footage of site:	3.31 (# of acres)	x	43,560.00	=	144,183.60	square feet (sf)
C.	1.0 Floor Area Ratio (FAR):	144,183.60 *(total sf of site)*					
D.	Gross Floor Area (GFA) of **ALL** buildings/uses:	562,400.00	sf				
E.	Total site FAR:	562,400.00 *(total GFA of site)*	÷	144,183.60 *(1.0 FAR)*	=	3.90	
F.	Is E greater than or equal to 1.0 FAR?	NO: Your proposed development does not trigger the ADU ordinance.					
		YES: Proceed to Step 2 or Step 3.					

Step 2: Number of ADUs Required

G.	GFA in excess of 1.0 FAR:	562,400.00 *(D: total site GFA)*	-	144,183.60 *(B: total SF of site)*	=	418,216.40	
H.	Total GFA of ADUs required:	418,216.40 *(G: GFA in excess of 1.0 FAR)*	x	0.05	=	20,910.82	
I.	Equivalent density based on Units Per Acre:						
	i. Dwelling Units per Acre (DUA) approved by PUD:	167.00					
	ii. SF needed for ADUs:	20,910.82 *(H: Total GFA of ADUs)*	÷	43,560.00	=	0.4800464	acres
	iii. Total number of ADUs required:	0.4800464 *(ii: ADU acreage)*	x	167.00 *(i: DUA approved)*	=	80.17	

Attachment B

Step 3: Cash-in-Lieu Payment

J.	Cash-in-Lieu Amount Residential:	562,400.00	x	$2.685	=	**$1,510,044.00**

K. Cash-in-Lieu Amount Mixed-Use:

Total GFA of development site:	581,200.00			
GFA Occupied Commercial Space:	1,000.00			
GFA Occupied Residential Space:	442,250.00			
Total GFA Occupied Space:	443,250.00	% Residential:	1.00	
GFA Non-Occupied Space*:	137,950.00	Propotionate amount of non-occupied space GFA for residential use:	137,638.78	
Amount of Payment:	579,888.78	x	$2.685	= $1,557,001.36

**GFA of non-occupied space shall include: (i) basements, elevator shafts and stairwells at each story, (ii) spaces used or occupied for mechanical equipment and having a structural head room of six (6) feet six (6) inches or more, (iii) penthouses, (iv) attic space, whether or not a floor has been laid, having a structural head room of six (6) feet six (6) inches or more, (v) interior balconies, and (vi) mezzanines. GFA shall not include outside balconies that do not exceed a projection of six (6) feet beyond the exterior walls of the building; parking structures below or above grade; or and roof top mechanical structures.*

Source: U.S. Bureau of Labor Statistics, South Urban Region for Housing

Step 4: Minimum Term of Affordability

L. Residential Project

i. Households earning up to 80% AMI:

Unit Type	Eff.	1BR	2BR	3BR	4BR	5BR	6BR
Number of Units							
Market Rent							
HUD Fair Market Rents	$1,165.00	$1,172.00	$1,401.00	$1,742.00	$2,159.00	$2,483.00	$2,808.00
HUD Utility Allowance	$60.00	$81.00	$104.00	$128.00	$162.00	$0.00	$0.00
Difference per Month	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Annual Cost of ADU	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Total Annual Cost of ADUs: 0.00 *(Sum of Annual Cost of ADU)*

Minimum Term of Affordability*: #DIV/0! *(Cash-in-lieu payment / Total annual cost of ADUs)*

***If answer is less than 5, then minimum term of affordability will be 5 years.**

M. Mixed-Use Project

i. Households earning up to 80% AMI:

Unit Type	Eff.	1BR	2BR	3BR	4BR	5BR	6BR
Number of Units	13	13	26	7	22	0	0
Market Rent	$1,600.00	$1,825.00	$2,000.00	$3,900.00	$4,500.00	$0.00	$0.00
HUD Fair Market Rents	$1,165.00	$1,172.00	$1,401.00	$1,742.00	$2,159.00	$2,483.00	$2,808.00
HUD Utility Allowance	$60.00	$81.00	$104.00	$128.00	$162.00	$0.00	$0.00
Difference per Month	$495.00	$734.00	$703.00	$2,286.00	$2,503.00	$0.00	$0.00
Annual Cost of ADU	$6,435.00	$114,504.00	$219,336.00	$192,024.00	$660,792.00	$0.00	$0.00

Total Annual Cost of ADUs: 1,193,091.00 *(Sum of Annual Cost of ADU)*

Minimum Term of Affordability: 1.305014759 *(Cash-in-lieu payment / Total annual cost of ADUs)*

***If answer is less than 5, then minimum term of affordability will be 5 years.**

Source: HUD FY2023 Fair Market Rents

Version 5/17/23

Attachment C

ZM23-00004

#O-24-006

AN ORDINANCE
APPROVING A REQUEST TO REZONE LAND FRONTING ON JEFFERSON PARK AVENUE, STADIUM ROAD, EMMET STREET, AND MONTEBELLO CIRCLE FROM MULTIFAMILY RESIDENTIAL (R-3) TO PLANNED UNIT DEVELOPMENT (PUD)

WHEREAS, Woodrow Apartments, LLC; Woodrow Too, LLC; and 1709 JPA LLC (collectively the "Landowners") of certain land fronting on Jefferson Park Avenue, Stadium Road, Emmet Street, and Montebello Circle, designated on the City Tax Map and Parcel (TMP) as 160008000, 160005000, 160004000, 160003000, 160002000, and 160001000 (collectively, hereinafter, the "Subject Property"), and the Landowner is seeking to change the zoning classifications of the Subject Property from R-3 to PUD hereinafter referred to as the "Proposed Rezoning"; and

WHEREAS, a public hearing on the Proposed Rezoning was conducted by the Planning Commission on January 9, 2024 and City Council on January 16, 2024, following notice to the public and to adjacent property owners as required by Virginia Code §15.2-2204 and City Code §34-44, and following the public hearing on January 9, 2024, the Planning Commission voted to recommend that City Council should approve the Proposed Rezoning; and

WHEREAS, this City Council has considered the matters addressed within the Landowner's application (ZM23-00004), the NDS Staff Report, public comments, the Planning Commission's recommendation, and the Comprehensive Plan; and

WHEREAS, this Council finds and determines that the public necessity, convenience, general welfare and good zoning practice require the Proposed Rezoning; that both the existing zoning classification and the proposed zoning classification are reasonable; and that the Proposed Rezoning is consistent with the Comprehensive Plan; now, therefore,

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that the Zoning District Map Incorporated in Section 34-1 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, be and hereby is amended and reenacted as follows:

> *Section 34-1. Zoning District Map*. Rezoning the property designated on City Tax Map and Parcel (TMP) 2160008000, 160005000, 160004000, 160003000, 160002000, and 160001000 ("Subject Property"), containing, in the aggregate approximately 3.3 acres (approximately 144,002 square feet), from R-3 (Multifamily Residential) to PUD (Planned Unit Development) as described in application ZM23-00004 and the VERVE Charlottesville PUD Development Plan Dated November 17, 2023, with the following Proffer:

1. **Affordable Housing:** The Owner shall make a cash contribution to the City's affordable housing fund in the amount equal to Six Million, Eight Hundred Thousand Dollars ($6,800,000.00). Such cash contribution shall be delivered to the City prior to the issuance of the first Certificate of Occupancy for the Project.

and the City's Zoning Administrator shall update the Zoning District Map to reflect this reclassification of the Subject Property.

	Aye	No
Oschrin	_x__	____
Payne	_x__	____
Pinkston	_x__	____
Snook	_x__	____
Wade	_x__	____

Approved by Council
January 22, 2024

Kyna Thomas

Kyna Thomas, MMC
Clerk of Council

Attachment D

#O-23-164

AN ORDINANCE
CLOSING, VACATING AND DISCONTINUING WOODROW STREET

WHEREAS, proper notice was duly posted and advertised that Stadium Road Limited Partnership would request the City Planning Commission to initiate street closing procedures to close Woodrow Street, 30 feet in width, between Stadium Road and Jefferson Park Avenue, shown on City Real Estate Tax Map 16, running a distance of approximately 478 feet;

WHEREAS, owners along the street proposed to be vacated have been duly notified;

WHEREAS, a joint public hearing by the Planning Commission and City Council was held on September 10, 1996, and comments from the City staff, the Planning Commission and the public were made and heard and an additional joint public hearing by the Planning Commission and City Council to amend this ordinance was held October 10, 2023;

WHEREAS, the Planning Commission recommended closure of said portion of Woodrow Street with certain conditions; now, therefore,

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that Woodrow Street, described as follows, is hereby closed, vacated and discontinued as a public thoroughfare of the City of Charlottesville, Virginia, said street not being needed for public use and travel:

All of the Woodrow Street right-of-way, approximately 30 feet in width, from its intersection with Stadium Road to its intersection with Jefferson Park Avenue, running a distance of approximately 478 feet; and

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that the vacated portion of Woodrow Street shall be zoned Planned Unit Development ("PUD") as shown in the VERVE Charlottesville PUD Development Plan dated November 17, 2023.

BE IT **FURTHER ORDAINED** that the Clerk of the Council shall send a copy of this ordinance with plat attached to the Clerk of the Circuit Court for recordation in the current street closing book as such time a new subdivision plat is reviewed and approved by the City.

Approved by Council
November 4, 1996 and Amended December 18, 2023

	Aye	**No**
Payne	_x__	____
Pinkston	_x__	____
Puryear	_x__	____
Snook	_x__	____
Wade	_x__	____

Approved by Council
December 18, 2023

Kyna Thomas

Kyna Thomas, MMC
Clerk of Council

Attachment E

#O-23-165

AN ORDINANCE
AUTHORIZING THE SALE OF CERTAIN CITY-OWNED PROPERTY LOCATED AT 409 STADIUM ROAD

WHEREAS, the City of Charlottesville issued a Request for Proposals (RFP) for development of a City-owned lot at 409 Stadium Road, identified as Parcel 1 on City Real Estate Tax Map 16, hereinafter the "Property"; and

WHEREAS, in accordance with Virginia Code Sec. 15.2-1800(B), a public hearing was held on December 20,2010, and an additional public hearing was held on February 7, 2011, to give the public an opportunity to comment on the proposed conveyance of the Property; and an additional joint public hearing by the Planning Commission and City Council to amend this ordinance was held October 10, 2023;

WHEREAS, after the public hearing on December 20, 2010, Richard Jones and Douglas Caton, on behalf Woodrow Too, LLC, submitted a response offering to pay $250,000 for the Property; now, therefore,

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that the City Manager is hereby authorized to execute a sales/purchase agreement, in form approved by the City Attorney, to convey the above-described Property to Woodrow Too, LLC for the purchase price of $250,000.

BE IT FURTHER ORDAINED that the Mayor is hereby authorized to execute a deed of conveyance, in form approved by the City Attorney, for the above-described transaction.

Approved by Council
May 2, 2011 and Amended December 18, 2023

	Aye	No
Payne	_x__	____
Pinkston	_x__	____
Puryear	_x__	____
Snook	_x__	____
Wade	_x__	____

Approved by Council
December 18, 2023

Kyna Thomas

Kyna Thomas, MMC
Clerk of Council

Attachment F

P23-0055

#R-23-166

RESOLUTION
GRANTING A CRITICAL SLOPE WAIVER FOR A RESIDENTIAL DEVELOPMENT REFERRED TO AS "VERVE CHARLOTTESVILLE PUD"

WHEREAS Woodrow Apartments, LLC; Woodrow Too, LLC; and 1709 JPA LLC ("Landowner") is the owner of certain land identified within the City of Charlottesville Real Estate Assessor's records as Real Estate Parcel Identification Nos. Parcel Number: 160008000, 160005000, 160004000, 160003000, 160002000, 160001000, said parcels having current street addresses of 106 – 114 Stadium Road, 409 Stadium Road, 104 Stadium Road, 102 Stadium Road, and 100 Stadium Road (collectively, the "Subject Property"); and

WHEREAS the Subject Property contains critical slopes, over and within an area of approximately 0.47 acre, which is approximately 14% of the combined area of the various parcels that constitute the Subject Property, and Landowner is requesting a waiver of the critical slopes requirements of City Code Sec. 34-1120(b)(6)(b), in connection with the Owner's plan to construct a residential development on the Subject Property (the "Project"); and

WHEREAS the Project is described in more specific detail within the application materials submitted in connection with waiver application no. P23-0055, as required by City Code Sec. 34-1120(b)(6) (collectively, the "Application Materials"); and

WHEREAS the Planning Commission considered and recommended approval of this application at their October 10, 2023 meeting, subject to conditions proposed within the Staff Report and modified as discussed in the meeting; now, therefore,

BE IT RESOLVED by the Council for the City of Charlottesville, Virginia, that a waiver is hereby granted of the critical slopes requirements for the Project, to allow for the residential development as described within the Application Materials, subject to the following conditions:

1. The applicant shall work with the City's Urban Forester to identify, remove, and mitigate invasive plant materials within the Critical Slopes.
2. The applicant will work with a local arborist to study and document trees within the Critical Slope area to determine if any can be preserved.
    a. These documents shall be provided to the City's Urban Forester and the Neighborhood Development Services' Planner.
    b. Should the study identify any tree(s) for preservation, the applicant shall work with the City's Urban Forester during site plan review to create a tree protection/preservation plan. The applicant shall perform all protection/preservation measures as identified in this plan. The tree preservation/protection plan will include a monitoring program to ensure compliance throughout the construction period. The plan shall also include provisions, such as easements, deed restrictions, or other legally binding measures to ensure preservation of the trees in perpetuity.
3. Any tree with a six inch or greater caliper that is removed from the Critical Slope area shall be replaced at a 3:1 ratio. The replacement tree(s) shall:

a. Have a two inch or greater caliper at planting.
b. Be in the general area from where the original tree was removed. Allowances for alternative locations may be granted by the Site Plan Agent if:
    i. The planting location will interfere with fire safety as identified by the Assistant Fire Marshal; or
    ii. The planting location will restrict establishment of a healthy mature tree canopy as determined by the City's Urban Forester.

The applicant will provide a document, within the final site plan, illustrating how the requirements of condition #3 are fulfilled.

	Aye	**No**
Payne	_x__	____
Pinkston	_x__	____
Puryear	_x__	____
Snook	_x__	____
Wade	_x__	____

Approved by Council
December 18, 2023

Kyna Thomas

Kyna Thomas, MMC
Clerk of Council

Attachment G

P23-0058

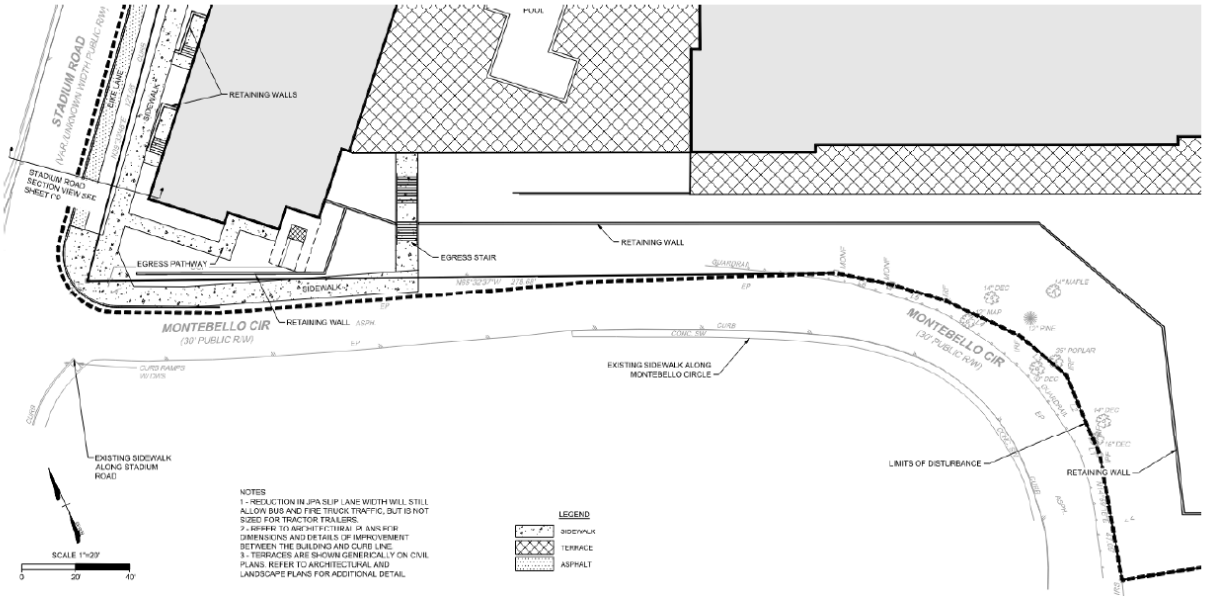
#R-23-167

RESOLUTION
SIDEWALK WAIVER REQUEST FOR A RESIDENTIAL DEVELOPMENT REFERRED TO AS "VERVE CHARLOTTESVILLE PUD"

WHEREAS, Subtext Acquisitions, LLC ("Contract Purchaser and Applicant"), on behalf of Woodrow Apartments, LLC; Woodrow Too, LLC; and 1709 JPA LLC, (collectively the "Landowners") of certain land fronting on Jefferson Park Avenue, Stadium Road, Emmet Street, and Montebello Circle, designated on the City Tax Map and Parcel (TMP) as 160008000, 160005000, 160004000, 160003000, 160002000, and 160001000 (collectively, hereinafter, the "Subject Property"), has submitted an application seeking a waiver of the requirement of City Code Section 29-182(j)(3) where land being subdivided or developed fronts on an existing street, and adjacent property on either side has an existing sidewalk, the subdivider shall construct a sidewalk, and shall dedicate land to the public for such sidewalk, to connect to the existing sidewalk. This application is submitted in connection with the Applicant/Developer's proposed development of ZM23-00004 (Planned Unit Development), and

WHEREAS, City staff has submitted to City Council a staff report providing information and staff's recommendation regarding the sidewalk waiver request, and City Council has reviewed the application and the staff report and has considered the factors set forth within the City's Subdivision Ordinance, Sections 29-36 and 29-182(j)(5); now, therefore,

BE IT RESOLVED by the Council for the City of Charlottesville, Virginia that the sidewalk waiver request presented to this Council by the Applicant/Developer is hereby granted along approximately three hundred (300) feet along the north side of Montebello Circle abutting City Lots currently identified as Real Estate Parcel Identification Numbers 160005000 and 160008000 as depicted below.



	Aye	No
Payne	_x__	_____
Pinkston	_x__	_____
Puryear	_x__	_____
Snook	_x__	_____
Wade	_x__	_____

Approved by Council
December 18, 2023

Kyna Thomas

Kyna Thomas, MMC
Clerk of Council

CITY OF CHARLOTTESVILLE

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES

STAFF REPORT

PLANNING COMMISSION MEETING

APPLICATION FOR APPROVAL OF A FINAL SITE PLAN AND SUBDIVISION

APPLICATION NUMBER: P21-0125 AND P21-0116

DATE OF MEETING: September 10, 2024

Project Planner: Matt Alfele, AICP
Date of Staff Report: August 29, 2024

Applicant: Collins Engineering
Applicant's Representative(s): Scott Collins of Collins Engineering,
Current Property Owner: Stanley Martin Companies, LLC and Stanley and Amy Stepanic
Property Street Address: 0, 208-210, 228 Monte Vista Avenue, 246 Monte Vista Avenue, and 0 Belleview Street ("Subject Property")
Tax Map & Parcel: 200142000, 200126000, 200147000, 200131200, 200125000, 200146000, 200130001, 200122000, 200145000, 200129000, 200121000, 200144000, 200127001, 200148000, 200143000, and 200141000 (real estate taxes paid current – Sec. 34-12)
Current Zoning Classification: R-A (Residential A)
Overlay District: None
Reason for Planning Commission Review: Final site plan reflects the proposed development of a property that is the subject of an approved Critical Slope Waiver Sections 34-820(d) and 34-822. Major Subdivisions shall be reviewed by the Planning Commission per Sections 29-80.

Vicinity Map



Standard of Review

Site plan approval is a ministerial function of Planning Commission in which no discretion is involved. If this final site plan contains all required information, then it must be granted approval. If Planning Commission disapproves this plan, it shall set forth in writing the specific reasons therefor. As per Section 34-823(c), the reasons for disapproval shall identify deficiencies in this plan which cause the disapproval, by reference to specific ordinances, laws, or regulations. If this plan is disapproved, Planning Commission must also generally identify modifications or corrections that will permit approval of this plan.

Subdivisions are reviewed for compliance with City codes and standards, in accordance with procedures prescribed by Virginia Code 15.2-2259 and standards and design requirements specified within the City's subdivision, zoning, and water protection ordinances and the City's Standards and Design manual. The Planning Commission is the "subdivision agent" for the purpose of reviewing and approving a proposed final subdivision plat for a major subdivision.

As "subdivision agent" the Planning Commission is performing an administrative function, and there are only two possible actions: (1) Approval – if the proposed subdivision meets all applicable requirements, the Planning Commission must approve it, or (2) if the Planning Commission determines that the proposed subdivision does not meet all applicable requirements, then the Planning Commission must disapprove the plat, and must articulate specific reasons why the subdivision does not meet the requirements – with reference to specific laws, ordinances, and regulations.

Applicant's Request (Summary)

Mr. Scott Collins, with Collins Engineering, on behalf of Stanley Martin Companies, LLC and Mr. and Mrs. Stepanic, is seeking Planning Commission approval for the Azalea Springs Final Site Plan and Subdivision Plat. The development proposes construction of forty-five (45) detached single family dwelling units, two (2) new City streets, sidewalks, an emergency connection to Monte Vista Avenue with bicycle and pedestrian access, tree preservation within designated areas of the development, and two affordable dwelling units though partnership with Habitat for Humanity. City Council approved a Critical Slope Waiver (P20-00008) on January 3, 2023, authorizing disturbance of critical slopes to build the residential development as presented.

Site Plan Requirements

A. Compliance with the City's Erosion and Sediment Control ordinance (Chapter 10)
Staff has determined that this final site plan complies with the City's Erosion and Sediment Control ordinance. Erosion and Sediment Control plans are included as site

plan Section 2 Sheets 26 through 41, and Stormwater Management Plans are included as site plan Section 2 Sheets 42 through 47.

B. Compliance with applicable Zoning District.

The property is zoned R-A (Residential A), but the development was vested under the previous zoning ordinance (2003) as it relates to development standards. Under those standards, the development must comply to the R-1S (Residential Small Lot) regulations. Staff finds the development complies to these standards and the standards detailing nonconformity as follows:

> The 80+ lots of record are nonconforming lots because they do not meet the lot size requirements of the zoning ordinance and they do not have the required width/frontage on a public street. Section 34-1145 allows the boundaries of nonconforming lots to be changed (size, width, or both), so long as no lot becomes more nonconforming. Boundary lines of nonconforming lots may be adjusted, so long as no new lot is created. Changes to nonconforming lots cannot be done by a boundary line adjustment plat; the changes must be shown on a subdivision plat filed and approved in accordance with the Subdivision ordinance. Changes to the nonconforming lots do not need to be made in a way that requires the resulting lots all to be conforming; however, following the changes, the resulting lots must be less nonconforming than the originally platted lots, Section 34-1145(b)(1). Any existing unimproved [nonconforming] lot of record, and (ii) modified lots which remain nonconforming, may be used for any purpose allowed by the zoning district (in this case, see Section 34-420), provided that all other standards [i.e., standards other than the size and lot width, which can remain nonconforming] of the zoning district are met.

C. Compliance with general standards for site plans (Sections 34-827 - 34-828)

Staff has determined that this site plan contains the following information as required:

1. General site plan information, including but not limited to project, property, zoning, site, and traffic information: **Found on Section 1 Sheets 1 and 1A.**
2. Existing condition and adjacent property information: **Found on Section 1 Sheets 1 - 7.**
3. Phasing plan: **The project will be constructed in one phase.**
4. Topography and grading: **Found on Section 1 Sheets 12 and 13.**
5. Existing landscape and trees: **Found on Section 1 Sheets 2-3, and L1.0 – L2.0.**
6. The name and location of all water features: **Found on Section 1 Sheets 2-6.**
7. One hundred-year flood plain limits: **N/A.**

8. Existing and proposed streets and associated traffic information: **Found on Section 1 Sheets 1, 1A, 7A-9, 18-19.**
9. Location and size of existing water and sewer infrastructure: **Found on Section 1 Sheets 2-5.**
10. Proposed layout for water and sanitary sewer facilities and storm drain facilities: **Found on Section 1 Sheets 10, 11, 11A, 17, 19-23.**
11. Location of other existing and proposed utilities and utility easements: **Found on Section 1 Sheets 10, 11, 11A, 16A, and 20.**
12. Location of existing and proposed ingress to and egress from the property, showing the distance to the centerline of the nearest existing street intersection: **Found on Section 1 Sheets 1, 8, 9, 18, and 19.**
13. Location and dimensions of all existing and proposed improvements: **Found on Section 1 Sheets 7.**
14. All areas intended to be dedicated or reserved for public use: **Found on Section 1 Sheets 7-9, and 16A.**
15. Landscape plan: **Found on Section 1 Sheets 24 and 25.**

D. Additional information to be shown on the site plan as deemed necessary by the director or Commission in order to provide sufficient information for the director or Commission to adequately review the site plan.

The Critical Slope Waiver granted by City Council on January 3, 2023, includes the following conditions.

1.The applicant shall work with the City's Urban Forester during site plan review to create a tree protection/preservation plan for approximately seventy-seven (77) trees as presented in the application materials. The applicant shall perform all protection/preservation measures as identified in this plan. The tree preservation/protection plan will include a monitoring program to ensure compliance throughout the construction period. The plan shall also include provisions, such as easements, deed restrictions, or other legally binding measures to ensure preservation of trees in perpetuity.

Found on Section 1 Sheets 16A, L1.0, L2.0, the Subdivision Plat and Attachment E

2. The applicant shall, through easement, deed restriction, or other legally binding document, ensure no development or tree removal within the 0.6 acres "Public Amenity Area" as presented in the application materials. This documentation shall be enacted prior to approval of a Final Site Plan.

Found on Section 1 Sheets 16A, L1.0, L2.0, and the Subdivision Plat Easement

3. The applicant shall memorialize the “landscape screening” as presented in the application materials prior to approval of a final site plan. Planting within the screening area shall be a mixture of deciduous and evergreen trees, and the remaining trees will be large and medium deciduous trees as stated in the application materials.

Found on Section 1 Sheets 16A, 24, and 25.

4. In addition to providing the minimum tree cover requirements as required by code, the applicant shall preserve approximately seventy-seven (77) trees as shown in the application materials. The preserved trees shall not count towards the minimum tree cover requirement.

Found on Section 1 Sheets L1 and L2.

5. Site Plans (VESCP Plans) should include, at a minimum, 4 stages/phases of ESC controls. The first phase shall include “Initial/Preliminary Controls”. Outfalls from any proposed traps shall be established with rigorous independent ESC controls, early in the sequence, prior to the establishment of a sediment trap and associated conveyances.

Found on Section 2 Sheets 26-41.

6. Any channels/diversions that convey ‘clear’ water shall be stabilized with sod on the ‘clear water’ side immediately after installation.

This condition will be administered during construction.

7. “Super Silt Fence” (chain linked backing) shall be installed where perimeter silt fence is specified.

Found on Section 2 Sheets 26-41.

8. Any disturbance occurring outside of conveyances to the trap, in either sequence or space, planned or unforeseen, shall be immediately stabilized with sod (for pervious areas, utilities should have other “same day stabilization”).

This condition will be administered during construction.

9. At no time shall concentrated water be directed toward the critical slopes without adequate conveyance down and beyond the slopes to an acceptable outfall.

This condition will be administered during construction.

10. The Final Plan should include a Virginia Stormwater Management Plan that includes a design for onsite water quality provided by a facility, or facilities, designed in accordance with the BMP Clearinghouse “2013 Draft Design Specifications for Practices 1-15”, or a proprietary Manufactured Treatment Device acceptable to DEQ at the time the Final Plan is submitted. The facility or facilities should

Found on Section 2 Sheets 44-47.

E. Compliance with Additional Standards for Specific Uses (Sections 34-930 - 34-937)

No improvements regulated by these sections are proposed.

Subdivision Requirements

A. Section 29-140 requires all subdivision plats and supporting materials to be in accordance with:

a. Applicable provisions of the Virginia Code
b. The Water Protection Ordinance, Chapter 10 City Code
c. The Fire Prevention Code, Chapter 12 City Code
d. Utilities Ordinance, Chapter 31 City Code
e. Zoning Ordinance, Chapter 34 City Code
f. Charlottesville's Standards and Design manual
g. Subdivision Ordinance, Chapter 29 City Code, and other applicable City ordinances

B. Compliance with design standards and improvements per Section 29-160 – 29-163)

a. Blocks: The proposed subdivision is in compliance with City design standards.
b. Lots: The applicant is proposing to replat the existing lots into forty-five (45) lots that are more conforming to the code than the current configuration.
c. Parks, Schools, and other Public Lands: No new parks or schools will be created with this subdivision. The open space being provided for the tree preservation area will not be maintained by the City.
d. Preservation of natural features and amenities: The applicant is providing a tree protection area and screen, as required in the approved Critical Slope Waiver.
e. Items Listed in Section 29-111(b): The applicant has submitted a proposed final site plan for approval by the Planning Commission.
f. Monuments: The subdivision plat demonstrates that the following requirements of section 29-160 has been satisfied:
i. All boundaries (exterior and interior) of the original survey for the subdivision have monuments in accordance with the Standards & Design Manual.
ii. The applicant has verified that these monuments will be set prior to recordation of the subdivision plat, or prior to conveyance of lots with reference to this plat.

C. Compliance with Street Standards for Subdivisions (Section 29-180 -29-183)

The proposed subdivision includes the improvement of two platted paper streets:

- The widening of an unnamed alley into a standard City Street (Huntsman Run Court
- Improving a stubbed out section off Azalea Drive that crosses Belleview Avenue (Huntsman Run Way).

It is anticipated that the roads will be constructed and accepted by the City following Final Site Plan approval.

D. Compliance with utility Standards for Subdivisions (Section 29-200 – 29-204)
The specific utility configurations and design details were reviewed by the Utilities Department as part of the site plan review process and will be approved as part of that process. The utility easements as shown on this subdivision plat have been approved by the Utilities Department. Public easements are shown on the subdivision plat and have been reviewed by the Planner. Once the approved plat is recorded in the land records, the plat will establish as a matter of record the physical boundaries of the easement areas and deeds will be prepared and executed.

E. Compliance with applicable zoning district regulations (Section 34-350 – 34-420)
The property is zoned R-A (Residential A), but the development was vested under the previous zoning ordinance (2003) as it relates to development standards. Under those standards, the development must comply to the R-1S (Residential Small Lot) regulations. Staff finds the development complies to these standards and the standards detailed above on page three (3) of this report.

F. Compliance with the Water Protection Ordinance (City Code Chapter 10).
Per Section 29-202 every development must be designed to achieve state and local requirements for post-development stormwater management, including measures addressing both the quantity and quality of stormwater, as set forth within Chapter 10 of the City Code (Water Protection).

a. Stormwater Management Plan: A stormwater management concept has been submitted in the final site plan along with the final plat materials, as required by Section 29-111(a)(2). The applicant has also submitted a proposed final Stormwater Management Plan for consideration by the City's VSMP Agent. Such improvements, facilities, and treatment are identified within the final site plan.
b. Erosion & Sediment Control: The applicant has submitted an erosion and sediment control plan as part of the construction plan that is part of the final site plan.

Recommendation

Staff recommends approval of the Final Site Plan and Subdivision.

Attachments

A. Final Site Plan Dated 08/13/2021 and a final revision date of 08/23/2024
B. Subdivision Plat Dated 01/23/2020 and a final revision date of 08/13/2024
C. Offsite Easements Dated 11/30/2023 and a final revision date of 8/12/2024
D. Critical Slope Waiver Resolution Dated January 3, 2023
E. Tree Preservation Plan Dated February 2, 2024.

Attachment A-1

AZALEA SPRINGS SUBDIVISION

FINAL SITE PLAN

CITY OF CHARLOTTESVILLE, VIRGINIA

GENERAL NOTES:

OWNER & DEVELOPER: STANLEY MARTIN HOMES, LLC
11710 PLAZA AMERICA DRIVE, SUITE 1100
RESTON, VA 20190
PHONE NUMBER: 434-975-7445

ENGINEER: COLLINS ENGINEERING
200 GARRETT STREET, SUITE K
CHARLOTTESVILLE, VA 22902
(434) 293-3719

TAX MAP PARCEL NUMBERS:

200142000	200131200	200130001	200129000	200127001
200126000	200125000	200122000	200121000	200148000
200147000	200146000	200145000	200144000	200143000

NOTES:

1. TMP 200141000: A WRITTEN AGREEMENT IS IN PLACE WITH THE PROPERTY OWNER OF TMP 200141000 ALLOWING THIS PARCEL TO BE USED FOR OFFSITE CONSTRUCTION THAT INCLUDES, BUT IS NOT LIMITED TO, GRADING, UTILITY & DRAINAGE IMPROVEMENTS AND THE INSTALLATION OF AN EMERGENCY ACCESS. AN OFFSITE EASEMENT PLAT IS INCLUDED WITH THE DEVELOPMENT PLANS FOR THE RECORDATION OF THE OFFSITE EASEMENTS ON THE PROPERTY.
   OWNER NAME: STANLEY & AMY STEPANIC (PHONE NUMBER NOT AVAILABLE TO PUBLIC)
   ADDRESS: 246 MONTE VISTA AVENUE
   ACREAGE: 0.952 ACRES
   DB/PG: 2019,1981
2. TMP 200140000: AN OFFSITE PUBLIC UTILITY EASEMENT IS PROPOSED ACROSS THIS PROPERTY. THIS EASEMENT WILL BE USED FOR THE INSTALLATION OF THE PUBLIC SANITARY SEWER.
   OWNER NAME: ELIZABETH & MICHAEL S HECK PASCHALL (PHONE NUMBER NOT AVAILABLE TO PUBLIC)
   ADDRESS: 242 MONTE VISTA AVENUE
   ACREAGE: 0.165 ACRES
   DB/PG: 2023,1455
3. TMP 200133000: AN OFFSITE GRADING EASEMENT HAS BEEN OBTAINED ON A PORTION OF THIS PROPERTY FOR THE GRADING OPERATIONS OF THE PROPOSED DEVELOPMENT. THIS PROPERTY IS ALSO PART OF THE SUBDIVISION PLAT TO DEDICATE CITY PUBLIC RIGHT-OF-WAY.
   OWNER NAME: CHRISTOPHER & JENIFER DONALSON (PHONE NUMBER NOT AVAILABLE TO PUBLIC)
   ADDRESS: 228 MONTE VISTA AVENUE
   ACREAGE: 0.362 ACRES
   DB/PG: 2019,2218
4. THE OWNERS OF TMP 200141000, 200140000, AND 200133000 ARE ALL PART OF THE APPLICATION FOR THE FINAL SITE PLAN FOR THIS PROJECT. THE OWNERS HAVE SIGNED THE APPLICATION AND ARE PART OF THE APPLICATION SUBMITTAL.

LOCATION OF PROJECT: LOCATED BETWEEN MONTE VISTA AVENUE & AZALEA DRIVE IN CHARLOTTESVILLE, VA 22903
TOPOGRAPHY: TOPOGRAPHY AND BOUNDARY OF THE SITE WERE PROVIDED BY ROUDABUSH, GALE & ASSOCIATES IN JANUARY, 2020.
DATUM: USGS DATUM FOR THE PROJECT IS NAD 83.
ZONING: R-1S (RESIDENTIAL)
TOTAL ACREAGE OF SITE: AZALEA SPRINGS SUBDIVISION = 7.538 AC
TMP 200141000 = 0.952 AC
TMP 200140000 = 0.165 AC
TMP 200133000 = 0.362 AC
TOTAL = 9.017 AC
EXISTING USE: VACANT (EXISTING PLATTED LOTS)
PROPOSED USE: 45 DETACHED SINGLE FAMILY LOTS
DENSITY: EXISTING DENSITY - 88 EXISTING LOTS / 7.538 AC = 11.67 LOTS PER ACRE
PROPOSED DENSITY - 45 PROPOSED LOTS / 7.538 AC = 5.97 LOTS PER ACRE
SITE PHASING: SUBDIVISION TO BE DEVELOPED IN ONE PHASE
INGRESS AND EGRESS: ACCESS TO THE PROJECT SITE WILL BE FROM THE EXISTING AZALEA DRIVE. EMERGENCY ACCESS WILL BE FROM MONTE VISTA AVENUE.
EXISTING VEGETATION: A COMBINATION OF WOODS WITH LIGHT UNDERBRUSH, AND GRASSY AREAS
FLOODPLAIN: THERE ARE NO FLOODPLAIN LIMITS WITHIN THE SUBJECT PROPERTY PER FEMA MAP#51003C0269D, PANEL #0269D DATED FEBRUARY 4, 2005.
STREAM BUFFER: THE DEVELOPMENT OF THIS PROPERTY DOES NOT IMPACT A STREAM BUFFER, OR FLOODPLAIN ON THE PROPERTY.
WATERSHED: THIS SITE DRAINS TO THE EXISTING MOORES CREEK.
CRITICAL SLOPES: SEE SHEET 7A FOR A FULL CRITICAL SLOPE ANALYSIS
TOTAL ON-SITE CRITICAL SLOPE AREA = 29,285 SF (0.672 AC)
TOTAL ONSITE PROPOSED CRITICAL SLOPE IMPACT AREA = 28,300 (0.650 AC) (96.6% IMPACTED)
TOTAL OFFSITE CRITICAL SLOPE AREA = 9,750 SF (0.223 AC)
TOTAL OFFSITE PROPOSED CRITICAL SLOPE IMPACT AREA = 7,985 SF (0.183 AC) (81.9% IMPACTED)
NOTES:
1. OF THE ONSITE PROPOSED CRITICAL SLOPE IMPACT AREA, 46.5% ARE EXEMPT FOR DRIVEWAYS & ROADWAY CONNECTIONS (13,155 SF).
2. A 5' WIDE (STREET SIDE) LANDSCAPING EASEMENT ON ALL LOTS, AND A 15' WIDE (REAR LOT SIDE) LANDSCAPING EASEMENT ON LOTS 1-23 ARE PROPOSED TOTALING 28,331 SF (OR 0.650 AC). THE 15' WIDE LANDSCAPING EASEMENT LOCATED AT THE REAR OF THE PROPOSED LOTS 1-23 WILL BE LANDSCAPED, WHERE EXISTING TREES TO REMAIN ARE NOT LOCATED, TO PROVIDE A BUFFER. THE 5' WIDE LANDSCAPING EASEMENT WILL ALLOW FOR THE PLANTING OF STREET TREES.
3. THE TOTAL PROPOSED LANDSCAPING EASEMENT AREA (0.650 AC) HELPS MITIGATE THE TOTAL PROPOSED CRITICAL SLOPE IMPACT AREA (0.650 AC).

UTILITIES: THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
STREAM BUFFER: MITIGATION PLAN NOT APPLICABLE
CONSERVATION PLAN: NOT APPLICABLE
SIGNAGE: SITE SIGNAGE WILL BE PROPOSED IN A SEPARATE APPLICATION.
BUILDING HEIGHTS: 35' MAXIMUM
SETBACKS: FRONT - 25' MINIMUM; SIDE - 5' MINIMUM; REAR - 25' MAXIMUM; CORNER - 20' MINIMUM
OPEN SPACE: NONE (0.0 AC)
RECREATION AREA: NOT APPLICABLE
LANDSCAPING PLAN: PROPOSED LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 34, ARTICLE VIII, DIVISION 2 OF THE CITY OF CHARLOTTESVILLE CODE OF DEVELOPMENT. SEE LANDSCAPING PLAN FOR DETAILS.
LIGHTING PLAN: ALL LIGHT FIXTURES SHALL BE FULL CUT-OFF LIGHT FIXTURE WITH NO SPILLOVER AT THE PROPERTY LINES.
PARKING: REQUIRED - 1 PARKING SPACE PER DWELLING UNIT
PROVIDED - 2 OFF STREET PARKING SPACES PER DWELLING UNIT
SITE TRIP GENERATION AND LAND USE ITE 10TH EDITION CODE 210: 45 SFD LOTS
AVERAGE DAILY TRIPS: 432 VPD (216 ENTER/216 EXIT)
AM PEAK RATE: 23 VPH (7 VPH ENTER/16 VPH EXIT)
PM PEAK RATE: 30 VPH (20 VPH ENTER/10 VPH EXIT)

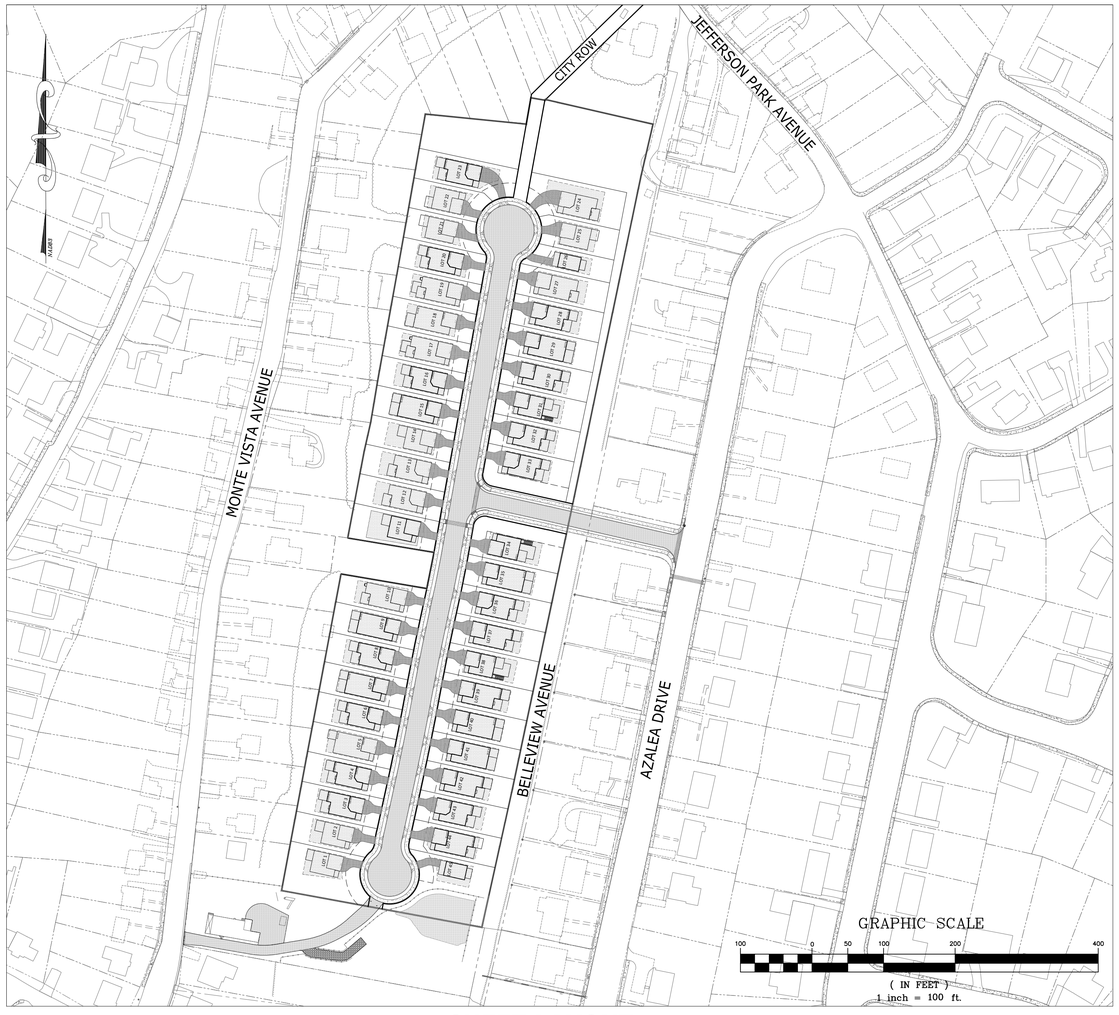
IMPERVIOUS AREAS:

Proposed Impervious Area Summary

Proposed Streets	35,525 sf
Proposed Street Sidewalk	13,400 sf
Proposed Buildings	76,041 sf
Proposed Driveways	17,903 sf
Proposed Walkways	1,215 sf
Proposed Riprap	4,000 sf
Emergency Access	7,875 sf
Proposed Wet Pond	10,287 sf
	155,959 sf

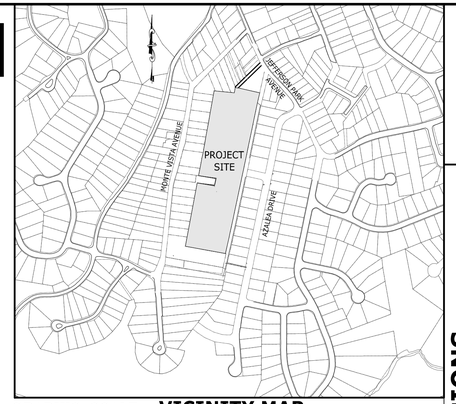
STORMWATER MANAGEMENT: THE PROPOSED PLAN COMPLIES WITH PART IIB REQUIREMENTS. THE STORMWATER QUALITY REQUIREMENTS ARE MET THROUGH A LEVEL II WET POND AND THE STORMWATER QUANTITY REQUIREMENTS ARE MET THROUGH ATTENUATION IN THE POND AND BY MINIMIZING THE AMOUNT OF RUNOFF LEAVING THE SITE UNDETAINED.
TOTAL LAND DISTURBANCE: 9.89 ACRES
WATER DEMANDS/FIRE FLOW: AN EXISTING FIRE HYDRANT LOCATED AT 110 AZALEA DRIVE, APPROXIMATELY 150' FROM THE PROPOSED DEVELOPMENT, WILL PROVIDE FIRE PROTECTION. AN ADDITIONAL FIVE (5) FIRE HYDRANTS ARE PROPOSED ALONG PROPOSED HUNTSMAN RUN COURT WILL ALSO PROVIDE FIRE PROTECTION FOR THE PROPOSED LOTS.
WATER FLOW CALCULATIONS: SEE SHEET 10 FOR ESTIMATED FLOWS.
SEWER FLOW CALCULATIONS: SEE SHEET 10 FOR ESTIMATED FLOWS.
LAND AREAS: LOTS - 6.00 AC (79.6% OF SITE)
ROW - 1.54 AC (20.4% OF SITE)
BENCHMARK: SEE SHEET 4 FOR THIS PROJECT's BENCHMARK (IRON ROD WITH AN ELEV.=448.62')

COLLINS ENGINEERING SHALL NOT HAVE AUTHORITY OVER CONTRACTOR'S WORK, SAFETY PRECAUTIONS, SCHEDULES, OR COMPLIANCE WITH LAWS AND REGULATIONS. WE SHALL NOT ASSUME RESPONSIBILITY FOR ANY CONSTRUCTION BEGUN PRIOR TO PLAN APPROVAL.



SHEET LAYOUT

SCALE: 1" = 100'



GRAPHIC SCALE
0 250 500 1000
(IN FEET)
1 inch = 500 ft.

VICINITY MAP

SCALE: 1" = 500'

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CITY OF CHARLOTTESVILLE-OUTFALL TABULATION CHART

9VAC25-870-66:				EXISTING										PROPOSED									
Outfall Designation	LOA Designation	Receiving Channel Type	Compliance Method	DA (Acres)	Offsite Contribution (Acres)	CN	Tc ~~(min)~~ hrs.	Q_1 (cfs)	Q_2 (cfs)	Q_{10} (cfs)	Q_{100} (cfs)	Runoff Volume (V, / RV)	Runoff Volume Units	DA (Acres)	Offsite Contribution (Acres)	CN	Tc ~~(min)~~ hrs.	Q_1 (cfs)	Q_2 (cfs)	Q_{10} (cfs)	Q_{100} (cfs)	Runoff Volume (V, / RV)	Runoff Volume Units
Site Outfall #1	Downstream Channel	Natural	CP: Section B.3.a (E.B.)	22.46	12.57	64	0.22	9.98	-	50.12	-	0.49	inches	22.46	12.57	72	0.19	4.76	-	47.94	-	0.82	inches
			FP: Section C.2.b																				
TOTAL																							

City of Charlottesville Department of Public Works-Engineering Division Version 1.0 -10-21-2020

NOTE: Options for column "Receiving Channel Type" include: "Manmade", "Natural", "Restored", "Sheet", or "Other"
The column for "Compliance Method" requires specific code references, options include: "B.1.a", "B.2.a", "B.3.a (EB)", "D"

CITY OF CHARLOTTESVILLE-LAND DISTURBANCE MS4 REPORTING CHART

BMP TYPE	PRACTICE (1-15)	LEVEL (1 or 2)	LATITUDE	LONGITUDE	TOTAL DA (AC)	IMP. DA (AC)	PERV. DA (AC)	P REMOVED (LBS)	12 DIG. HUC.	*SWM MAINT. AGR. INST. #
Wet Pond	14	II	38.01315	-78.513485	9.60	3.88	5.72	8.25	20802040402	

TOTAL LOD (AC)	9.89
TOTAL P REMOVED BY BMP'S (LBS)	8.25
TOTAL P CREDITS PURCHASED (LBS)	0
TOTAL P CREDITED TO PROJECT (LBS)	8.25
TOTAL P REQUIRED (LBS)	7.50
*LAND DISTURBING #	
* SWM BOND RELEASE DATE	

* TO BE ENTERED BY CITY OF CHARLOTTESVILLE STAFF

SIGNATURE PANEL

DIRECTOR, NEIGHBORHOOD DEVELOPMENT _____

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
8/23/24
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
8/13/2021	INITIAL SUBMITTAL
3/10/2023	2ND SUBMITTAL
12/8/2023	3RD SUBMITTAL
3/29/2024	4TH SUBMITTAL
6/12/2024	5TH SUBMITTAL
8/23/2024	SIGNATURE SET

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN
SHEET TITLE: COVER

JOB NO. 202180
SCALE AS SHOWN
SHEET NO. 1

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#R-23-010

RESOLUTION
Approving a Critical Slope Waiver for the Azalea Springs Subdivision

WHEREAS Stanley Martin Companies, LLC ("developer"), as the owner of property located at 0, 208-210, and 228 Monte Vista Avenue, and at 0 Belleview Street, and that is further identified within the City's real estate assessment records by Parcel Identification Nos. 200142000, 200126000, 200147000, 200131200, 200125000, 200146000, 200130001, 200122000, 200145000, 200129000, 200121000, 200144000, 200127001, 200148000, and 200143000, seeks a waiver of the critical slopes requirements of City Code Sec. 34-1120(b)(6) to allow construction of a residential development project referred to as the Azalea Springs Subdivision (the "Project"); and

WHEREAS in order to construct the Project as desired, and presented in their development application, the developer will need to disturb 93.1% of the critical slopes currently existing within the development site (of that 93.1%, 63.7% of the critical slopes require a waiver from City Council; the remaining critical slopes areas are exempt per City Code Sec. 34-1120(b)(7)(c)); and

WHEREAS the Planning Commission held their regular meeting on December 12, 2022 and recommended approval of the request to waive the critical slopes requirements, pursuant to City Code §34-1120(b)(6)(d); and

WHEREAS upon consideration of the information and materials provided by the applicant and the recommendation of the Planning Commission, the City Council finds and determines pursuant to City Code Sec. 34-1120(b)(6)(d)(i) that: the benefits of allowing disturbance of the critical slopes in connection with the Project outweigh the public benefits of the undisturbed slopes, and that a waiver would not be detrimental to the public health, safety or welfare, detrimental to the orderly development of the area or to adjacent properties, or contrary to sound engineering practices; now, therefore,

BE IT RESOLVED by the Council of the City of Charlottesville, Virginia THAT a waiver of the critical slopes requirements of City Code Sec. 34-1120(b)(6) is hereby granted, for the residential development Project described within the materials presented to City Council on January 3, 2023, referred to as the Azalea Springs Subdivision, subject to the following conditions:

1. The applicant shall work with the City's Urban Forester during site plan review to create a tree protection/preservation plan for approximately seventy-seven (77) trees as presented in the application materials. The applicant shall perform all protection/preservation measures as identified in this plan. The tree preservation/protection plan will include a monitoring program to ensure compliance throughout the construction period. The plan shall also include provisions, such as easements, deed restrictions, or other legally binding measures to ensure preservation of trees in perpetuity.
2. The applicant shall, through easement, deed restriction, or other legally binding document, ensure no development or tree removal within the 0.6 acres "Public Amenity Area" as presented in the application materials. This documentation shall be enacted prior to approval of a Final Site Plan.
3. The applicant shall memorialize the "landscape screening" as presented in the application materials prior to approval of a final site plan. Planting within the screening area shall be a mixture of deciduous and evergreen trees, and the remaining trees will be large and medium deciduous trees as stated in the application materials.
4. In addition to providing the minimum tree cover requirements as required by code, the applicant shall preserve approximately seventy-seven (77) trees as shown in the application materials. The preserved trees shall not count towards the minimum tree cover requirement.
5. Site Plans (VESCP Plans) should include, at a minimum, 4 stages/phases of ESC controls. The first phase shall include "Initial/Preliminary Controls". Outfalls from any proposed traps shall be established with rigorous independent ESC controls, early in the sequence, prior to the establishment of a sediment trap and associated conveyances.
6. Any channels/diversions that convey 'clear' water shall be stabilized with sod on the 'clear water' side immediately after installation.
7. "Super Silt Fence" (chain linked backing) shall be installed where perimeter silt fence is specified.
8. Any disturbance occurring outside of conveyances to the trap, in either sequence or space, planned or unforeseen, shall be immediately stabilized with sod (for pervious areas, utilities should have other "same day stabilization").
9. At no time shall concentrated water be directed toward the critical slopes without adequate conveyance down and beyond the slopes to an acceptable outfall.
10. The Final Plan should include a Virginia Stormwater Management Plan that includes a design for onsite water quality provided by a facility, or facilities, designed in accordance with the BMP Clearinghouse "2013 Draft Design Specifications for Practices 1-15", or a proprietary Manufactured Treatment Device acceptable to DEQ at the time the Final Plan is submitted. The facility or facilities should provide 110 percent of the onsite Phosphorus removal required as determined with an accurately completed VRRM spreadsheet for the project.

	Aye	No
Magill	___	_X_
Payne	___	_X_
Pinkston	_X_	___
Snook	_X_	___
Wade	_X_	___

Approved by Council
January 3, 2023

Kyna Thomas

Kyna Thomas, MMC
Clerk of Council

DEMOLITION NOTES

1. PRIOR TO DEMOLITION AND CONSTRUCTION, A FIRE PREVENTION PLAN MEETING MUST OCCUR AND A FIRE PREVENTION PLAN MUST BE SUBMITTED TO AND APPROVED BY THE FIRE MARSHAL.
2. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL UNDERGROUND UTILITIES NOT SHOWN ON THIS PLAN SHEET AND SHALL DEMOLISH ALL DISCOVERED UTILITIES AS REQUIRED.
3. THE CONTRACTOR SHALL VIDEO AND INSPECT ALL SANITARY SEWER PIPES AND MANHOLES SLATED TO REMAIN TO DETERMINE ADEQUATE STRUCTURAL INTEGRITY. IF EXISTING SANITARY SEWER IS DAMAGED, THE CONTRACTOR SHALL CONTACT THE ENGINEER.
4. THE CONTRACTOR SHALL EXAMINE THE STRUCTURAL INTEGRITY OF EXISTING STORM SEWER STRUCTURES TO REMAIN AND REPLACE TOPS AS NECESSARY; THIS SHALL BE REFLECTED IN THE CONTRACTOR BID.
5. ALL EXISTING WATER, SANITARY, AND STORM SEWER SLATED FOR DEMOLITION SHALL BE REMOVED FROM THE BUILDING TO THE PROPERTY LINE, UNLESS MARKED AS TO REMAIN.
6. UTILITIES THAT ARE DISCONNECTED SHALL BE PROPERLY ABANDONED AT THE MAIN LINE. FOR WATER SERVICE LINES, THE CORP STOP MUST BE TURNED OFF AT THE MAIN LINE AND THE SERVICE DISCONNECTED FROM THE MAIN. FOR SEWER LATERALS, THE LATERAL TAP MUST BE SEALED AT THE MAIN LINE SO THAT IT IS WATER TIGHT AND THE LATERAL REMOVED FROM THE MAIN LINE. FOR SANITARY MANHOLES TO BE ABANDONED THE TOP 2' OF THE MANHOLE STRUCTURE SHALL BE REMOVED, ALL LINES DISCONNECTED, AND THE MANHOLE SHOULD BE FILLED WITH STONE AND COVERED, ALL TAPS MUST BE LOCATED AND DISCONNECTED PER PROCEDURE ABOVE.
7. EXISTING ROOF DRAINS SLATED TO BE DEMOLISHED SHALL BE DISCONNECTED AND REMOVED; ROOFDRAINS TO BE REROUTED AS SHOWN ON THE ARCHITECTURAL PLANS.
8. EXISTING DOMINION OVERHEAD/UNDERGROUND ELECTRIC LINES AND OVERHEAD UTILITIES TO THE EXISTING BUILDING SHALL BE DISCONNECTED AND REROUTED AS PROPOSED ON THE UTILITY PLAN SHEET.
9. ANY EXISTING UNDERGROUND STORAGE TANKS SHALL BE DRAINED BY THE OWNER, AND THE CONTRACTOR SHALL FILL AND TANKS SHALL REMAIN.
10. BUILDINGS BEING DEMOLISHED. WHERE A BUILDING IS BEING DEMOLISHED AND A STANDPIPE IS EXISTING WITHIN SUCH A BUILDING, SUCH STANDPIPE SHALL BE MAINTAINED IN AN OPERABLE CONDITION SO AS TO BE AVAILABLE FOR USE BY THE FIRE DEPARTMENT. SUCH STANDPIPE SHALL BE DEMOLISHED WITH THE BUILDING BUT SHALL NOT BE DEMOLISHED MORE THAN ONE FLOOR BELOW THE FLOOR BEING DEMOLISHED.

FIRE DEPARTMENT NOTES

1. VSFP 1408.1 PROGRAM SUPERINTENDENT. THE OWNER SHALL DESIGNATE A PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR THE FIRE PREVENTION PROGRAM AND ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT. THE FIRE PREVENTION PROGRAM SUPERINTENDENT SHALL HAVE THE AUTHORITY TO ENFORCE THE PROVISIONS OF THIS CHAPTER AND OTHER PROVISIONS AS NECESSARY TO SECURE THE INTENT OF THIS CHAPTER. WHERE GUARD SERVICE IS PROVIDED, THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE GUARD SERVICE.
2. VSFP 1408.2 PREFIRE PLANS. THE FIRE PREVENTION PROGRAM SUPERINTENDENT SHALL DEVELOP AND MAINTAIN AN APPROVED PREFIRE PLAN IN COOPERATION WITH THE FIRE CHIEF. THE FIRE CHIEF AND THE FIRE CODE OFFICIAL SHALL BE NOTIFIED OF CHANGES AFFECTING THE UTILIZATION OF INFORMATION CONTAINED IN SUCH PREFIRE PLANS.
3. A SITE SPECIFIC FIRE PREVENTION PLAN SHALL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE PRIOR TO COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION.
4. IFC 505-THE BUILDING STREET NUMBER TO BE PLAINLY VISIBLE FROM THE STREET FOR EMERGENCY RESPONDERS.
5. IFC 506.1-AN APPROVED KEY BOX SHALL BE MOUNTED TO THE SIDE OF THE FRONT OR MAIN ENTRANCE. THE CHARLOTTESVILLE FIRE DEPARTMENT CARRIES THE KNOX BOX MASTER KEY. A KNOX BOX KEY BOX CAN BE ORDERED BY GOING ONLINE TO WWW.KNOXBOX.COM. THE KNOX BOX ALLOWS ENTRY TO THE BUILDING WITHOUT DAMAGING THE LOCK AND DOOR SYSTEM.
6. IFC 5404.2-SMOKING TO BE ALLOWED IN ONLY DESIGNATED SPACES WITH PROPER RECEPTACLES. "NO SMOKING" SIGNS SHALL BE POSTED AT EACH BUILDING SITE AND WITHIN EACH BUILDING DURING CONSTRUCTION. SMOKING WILL ONLY BE ALLOWED OUTSIDE THE CONSTRUCTION FENCING.
7. IFC 1404.2-WASTE DISPOSAL OF COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH WORKDAY.
8. IFC 3410.1-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.
9. VSFPC 3304.6-CUTTING AND WELDING. OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CHAPTER 35, OF THE VIRGINIA STATEWIDE FIRE PREVENTION CODE, ADDRESSING WELDING AND HOTWORK OPERATIONS.
10. IFC 3414.1-FIRE EXTINGUISHERS SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
11. FIRE HYDRANTS, FIRE PUMP TEST HEADER, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL REMAIN CLEAR AND UNOBSTRUCTED BY LANDSCAPING, PARKING OR OTHER OBJECTS. THE FIRE MARSHAL'S OFFICE NO LONGER ALLOWS ANY TYPE OF LANDSCAPING TO BE PLACED IN FRONT OF AND WITHIN 5 FEET OF FIRE HYDRANTS, FIRE PUMP TEST HEADERS, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES.
12. VSFPC 3312.2AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
13. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHTING 85,000 LBS.
14. REQUIRED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
15. VSFPC 503.3- FIRE LANES SHALL BE A MINIMUM OF 20 FEET IN WIDTH. SIGNS AND MARKINGS TO DELINEATE FIRE LANES AS DESIGNATED BY THE FIRE OFFICIAL SHALL BE PROVIDED AND INSTALLED BY THE OWNER OR HIS/HER AGENT OF THE PROPERTY. FIRE APPARATUS ROADS 20' TO 26' IN WIDTH SHALL BE POSTED OR MARKED ON BOTH SIDES "NO PARKING - FIRE LANE".
16. VSFPC 503.2.1- OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13 FEET 6 INCHES.
17. ALL SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE IX, SECTION 34-1020 CITY CODE. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE CONSISTENT WITH THE MUTCD.
18. THE MINIMUM REQUIRED FIRE FLOW FOR ALL BUILDINGS IS 2,000 GALLONS PER MINUTE. THIS FIRE FLOW IS PROVIDED ONSITE VIA NEW FIRE HYDRANTS LOCATED ALONG THE PROPOSED ROADS.
19. NO VEHICLES / MACHINERY OF ANY TYPE, CONSTRUCTION MATERIALS OR CONSTRUCTION DEBRIS ARE TO BE PARKED OR STORED EITHER IN FRONT OF AND WITHIN 15' OF A FIRE HYDRANT ACCESS ROAD.

SITE NOTES

1. CONTRACTOR SHALL OBTAIN A TEMPORARY STREET CLOSURE PERMIT FOR CLOSURE OF SIDEWALKS, PARKING SPACES & ROADWAYS SUBJECT TO APPROVAL BY THE CITY TRAFFIC ENGINEER PRIOR TO CONSTRUCTION IN THESE EXISTING AREAS.
2. ALL SIDEWALK WITHIN THE LIMITS OF THE DEVELOPMENT SHALL BE PRIVATELY MAINTAINED.
3. ALL SIDEWALKS AND WALKWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 5'.
4. ALL WALKWAY CROSSINGS SHALL MEET MINIMUM ADA ACCESSIBILITY STANDARDS AND SHALL HAVE CROSS SLOPES OF 2% OR LESS.
5. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE INSTALLED CONSISTENT WITH MUTCD STANDARDS.
6. RAMPS SHALL NOT EXCEED 8.3% IN ELEVATION CHANGE REQUIRE HANDRAILS.
7. BUILDING FOUNDATIONS SHALL MEET THE REQUIREMENTS OF THE 2012 OR 2015 VA CONSTRUCTION CODE 1808.7.2 "FOUNDATION SETBACK FROM DESCENDING SLOPES".
8. CITY OF CHARLOTTESVILLE IS NOT RESPONSIBLE FOR ACCURACY OF THE GIS DATA USED IN THE PLANS AND THE CONTRACTOR MUST LOCATE ALL SURFACE AND SUB-SURFACE UTILITIES PRIOR TO ANY WORK ONSITE.
9. ANY SIDEWALK AND/OR CURB DAMAGED IDENTIFIED IN THE SITE VICINITY DUE TO PROJECT CONSTRUCTION ACTIVITIES AS DETERMINED BY THE CITY INSPECTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. SIDEWALK WILL BE REPLACED AT THE DIRECTION OF THE CITY INSPECTOR. ANY EXISTING SIDEWALK THAT IS CURRENTLY DAMAGED AND IN NEED OF REPAIR OR NOT IN COMPLIANCE WITH CURRENT STANDARDS SHOULD BE REPLACED AS PART OF THIS PROJECT AS WELL. IN ADDITION, ANY EXISTING CG-12S ALONG THE PERIMETER OF THE SITE SHOULD BE UPGRADED TO MEET CURRENT STANDARD IF NEEDED.
10. SITE AND BUILDING CONSTRUCTION SHALL MEET 2006 IBC SECTION 3409 FOR ACCESSIBILITY AND VA USBC 103.3 FOR CHANGE OF OCCUPANCY.
11. ACCESSIBLE ROUTES FROM THE PARKING AREAS TO THE BUILDINGS AND THE AMENITIES SHALL BE PROVIDED WITHIN THE DEVELOPMENT, AS SHOWN ON SHEETS 6A & 6B.
12. THE SITE INCLUDES A MINIMUM OF 60% ACCESSIBLE ENTRANCES FOR THE PROPOSED DEVELOPMENT.
13. PUBLIC USE AND COMMON USE AREAS SHALL BE READILY ACCESSIBLE TO AND USABLE BY A PERSON WITH DISABILITIES. ALL DOORS DESIGNED TO ALLOW PASSAGE INTO AND WITHIN ALL PREMISES WITHIN SUCH DWELLINGS SHALL BE SUFFICIENTLY WIDE TO ALLOW PASSAGE BY HANDICAPPED PERSONS WITHIN SUCH DWELLINGS AND ALL PREMISES WITHIN SUCH DWELLINGS CONTAIN THE FOLLOWING FEATURES OF ADAPTABLE DESIGN, INCLUDING AN ACCESSIBLE ROUTE INTO AND THROUGH THE DWELLING, LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS, REINFORCEMENTS IN BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS, AND USABLE KITCHENS AND BATHROOMS SUCH THAT AN INDIVIDUAL IN A WHEELCHAIR CAN MANEUVER ABOUT THE SPACE.
14. ALL ACCESSIBLE FACILITIES ON SITE SHALL BE CONNECTED WITH AT LEAST ONE ACCESSIBLE ROUTE FROM PEDESTRIAN ARRIVAL POINTS.
15. ALL INTERIOR AND EXTERIOR SPACES PROVIDED AS PART OF OR SERVING AN ACCESSIBLE DWELLING UNIT OR SLEEPING UNIT SHALL BE ACCESSIBLE AND BE LOCATED ON AN ACCESSIBLE ROUTE. MOREOVER, THE FHA REQUIRES A 32" CLEAR WIDTH FOR ENTRY TO THE DUMPSTER DOOR.

UTILITY NOTES

1. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONTRACTOR OR ITS SUBCONTRACTORS SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY AND REPAIRED AT CONTRACTOR'S EXPENSE.
2. THE CONTRACT DOCUMENTS DO NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE OR LOCATION OF UTILITIES. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OR THE NON-EXISTENCE OF UTILITIES. AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION, CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-552-7001) AND/OR THE RESPECTIVE UTILITY COMPANIES FOR GAS, WATER, SEWER, POWER, PHONE, AND CABLE. CONTRACTOR SHALL TIMELY ARRANGE TO HAVE THE VARIOUS UTILITIES LOCATED, AND TO HAVE THEM REMOVED OR RELOCATED, OR TO DETERMINE THE METHOD OF PROTECTION ACCEPTABLE TO THE RESPECTIVE OWNER, IF UTILITIES IN ACCORDANCE WITH THE RESPECTIVE UTILITY'S RULES AND REGULATIONS.
3. NO BUILDING OR WALL FOUNDATIONS SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY STORM, SANITARY, WATER, OR GAS LINE. ANY COST INCURRED FOR REMOVING, RELOCATIONS, OR PROTECTING UTILITIES SHALL BE BORNE BY CONTRACTOR UNLESS INDICATED OTHERWISE.
4. CONTRACTOR SHALL EXCAVATE TO LOCATE BURIED UTILITIES FAR ENOUGH IN ADVANCE OF ITS WORK TO ALLOW FOR HORIZONTAL AND/OR VERTICAL ADJUSTMENTS TO ITS WORK AND/OR THE UTILITIES. NO ADJUSTMENT IN COMPENSATION OR SCHEDULE WILL BE ALLOWED FOR DELAYS RESULTING FROM CONTRACTOR'S FAILURE TO CONTACT AND COORDINATE WITH UTILITIES.
5. WHEN THE WORK CROSSES EXISTING UTILITIES, THE EXISTING UTILITIES SHALL BE ADEQUATELY SUPPORTED AND PROTECTED FROM DAMAGE DUE TO THE WORK. ALL METHODS FOR SUPPORTING AND MAINTAINING THE EXISTING UTILITIES SHALL BE APPROVED BY THE RESPECTIVE UTILITY COMPANY AND/OR THE ENGINEER.
6. CONTRACTOR SHALL EXERCISE CARE TO ENSURE THAT THE GRADE AND ALIGNMENT OF EXISTING UTILITIES ARE MAINTAINED AND THAT NO JOINTS OR CONNECTIONS ARE DISPLACED. BACKFILL SHALL BE CAREFULLY PLACED AND COMPACTED TO PREVENT FUTURE DAMAGE OR SETTLEMENT TO EXISTING UTILITIES. ANY UTILITIES REMOVED AS PART OF THE WORK, AND NOT INDICATED TO BE REMOVED OR ABANDONED, SHALL BE RESTORED USING MATERIALS AND INSTALLATION EQUAL TO THE UTILITY STANDARDS.
7. CONTRACTOR SHALL NOTIFY LANDOWNERS, TENANTS, AND THE ENGINEER PRIOR TO THE INTERRUPTION OF ANY SERVICES. SERVICE INTERRUPTIONS SHALL BE KEPT TO A MINIMUM.
8. CONTRACTOR SHALL COORDINATE WITH THE CITY TO LOCATE SIGNAL LOOP DETECTORS AND CONDUITS IN ORDER TO AVOID DAMAGE TO THEM. CONTRACTOR SHALL REIMBURSE THE CITY FOR REPAIRING ANY DAMAGE TO SIGNAL LOOP DETECTORS AND CONDUITS CAUSED BY CONTRACTOR'S FAILURE TO COORDINATE.
9. ALL RECTANGULAR WATER METER BOXES LOCATED IN SIDEWALKS SHALL BE REPLACED WITH ROUND ONES. THESE WILL BE FURNISHED BY THE CITY UPON ONE FULL WORKING DAY NOTIFICATION. THE ADJUSTMENT OF ALL MANHOLE TOPES, WATER VALVE BOXES, GAS VALVE BOXES, AND WATER METER BOXES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COSTS ARE TO BE INCLUDED UNDER THE VARIOUS UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE.
10. THE CONTRACTOR SHALL NOTIFY THE CITY UTILITIES DIVISION AT LEAST TWO FULL WORKING DAYS IN ADVANCE TO ARRANGE GAS SERVICE LINE ADJUSTMENTS TO BE PERFORMED BY THE CITY.
11. ALL WATER METER, VALVES, AND FIRE HYDRANT ADJUSTMENTS/RELOCATIONS SHALL BE PERFORMED BY THE CONTRACTOR.
12. A MINIMUM OF 18" VERTICAL & 10' HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER LINES & SANITARY SEWER. A MINIMUM OF 12" VERTICAL AND 5' HORIZONTAL SHALL BE MAINTAINED BETWEEN PARALLEL SANITARY AND STORM SEWER.
13. MINIMUM DEPTH OF COVER FOR WATER LINES SHALL BE 3.5',
14. MINIMUM DEPTH OF COVER FOR SANITARY SEWER SHALL BE 3'.
15. AT ALL UTILITY CROSSINGS A MINIMUM VERTICAL SEPARATION OF 12" SHALL BE MAINTAINED. A MINIMUM VERTICAL SEPARATION OF 18" IS REQUIRED BETWEEN THE BOTTOM OF THE WATER LINE AND THE TOP OF THE SANITARY SEWER LINE.
16. CONTRACTOR SHALL CONTACT IRENE PETERSON OF CHARLOTTESVILLE GAS ONCE CONSTRUCTION HAS BEGUN (434-970-3812.)
17. CONTRACTOR SHALL VERIFY ALL UTILITY TIE-IN CONNECTIONS TO EXISTING OR UNDER CONSTRUCTION INFRASTRUCTURE. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING UTILITIES AND THE PROPOSED UTILITIES.
18. GATE VALVES SHALL NOT BE CONSTRUCTED WITHIN THE CURBS, GUTTER PANS OR PAVERS.
19. SIGNS AND MARKINGS TO DELINEATE FIRE LANES, AS DESIGNATED BY THE FIRE OFFICIAL, SHALL BE PROVIDED AND INSTALLED BY THE OWNER OR HIS/HER AGENT OF THE PROPERTY INVOLVED.
20. ALL WATERLINE MATERIALS SHALL BE CONSTRUCTED OF CLASS 52 DIP.
21. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 85,000 LBS.
22. PER THE VIRGINIA DEPARTMENT OF HEALTH WATERWORKS REGULATIONS (PART II, ARTICLE 3, SECTION 12 VAC 5-590 THROUGH 630), ALL BUILDINGS THAT HAVE THE POSSIBILITY OF CONTAMINATING THE POTABLE WATER DISTRIBUTION SYSTEM (HOSPITALS, INDUSTRIAL SITES, BREWERIES, ETC.) SHALL HAVE A BACKFLOW PREVENTION DEVICE INSTALLED WITHIN THE FACILITY. THIS DEVICE SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, SHALL BE TESTED IN REGULAR INTERVALS AS REQUIRED, AND TEST RESULTS SHALL BE SUBMITTED TO THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
23. ALL BUILDINGS THAT MAY PRODUCE WASTES CONTAINING MORE THAN ONE HUNDRED (100) PARTS PER MILLION OF FATS, OIL, OR GREASE SHALL INSTALL A GREASE TRAP. THE GREASE TRAP SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, MAINTAIN RECORDS OF CLEANING AND MAINTENANCE, AND BE INSPECTED ON REGULAR INTERVALS BY THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
24. PLEASE CONTACT THE REGULATORY COMPLIANCE ADMINISTRATOR AT 970-3032 WITH ANY QUESTIONS REGARDING THE GREASE TRAP OR BACKFLOW PREVENTION DEVICES.
25. ALL CURB & GUTTER MUST BE INSTALLED AND FINAL GRADE MUST BE WITHIN 6" PRIOR TO THE INSTALLATION OF ANY GAS MAIN.
26. WORK ON ANY GAS INFRASTRUCTURE FROM METER TO MAIN WILL BE CONDUCTED BY EMPLOYEES OF THE CITY OF CHARLOTTESVILLE DEPARTMENT OF UTILITIES - GAS DIVISION.

GRADING & DRAINAGE NOTES

1. ALL FORMS SHALL BE INSPECTED BY THE ENGINEER BEFORE ANY CONCRETE IS PLACED. THE ENGINEER MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO REMOVE AND REPLACE CONCRETE PLACED PRIOR TO OR WITHOUT SUCH INSPECTION.
2. ALL MATERIAL INSIDE FORMS SHALL BE CLEAN AND FREE OF ALL ROCKS AND OTHER LOOSE DEBRIS. SUB-BASE MATERIAL SHALL BE COMPACTED BY MECHANICAL MEANS.
3. CONCRETE SHALL NOT BE PLACED UNLESS THE AIR TEMPERATURE IS AT LEAST 40 DEGREES FAHRENHEIT (F) IN THE SHADE AND RISING.
4. CONCRETE SHALL NOT BE PLACED UNTIL STEEL DOWELS HAVE BEEN INSTALLED IN EXISTING CONCRETE IN ACCORDANCE WITH CITY STANDARDS.
5. ½" PREMOLDED EXPANSION JOINT MATERIAL SHALL BE PLACED AT A MAXIMUM OF 30' INTERVALS ON NEW SIDEWALK, CURB, CURB & GUTTER, AT EACH END OF DRIVEWAY ENTRANCES, AT EACH END OF HANDICAP RAMPS, SOME POINT ON ENTRANCE WALKS AND STEP ADJUSTMENTS, AND ALONG BUILDINGS AND WALLS WHERE NEW CONCRETE SIDEWALKS ARE PLACED AGAINST THEM UNLESS MORE STRINGENT REQUIREMENTS DICTATE OTHERWISE.
6. ALL EXISTING CURBS, CURB & GUTTER, SIDEWALK, AND STEPS TO BE REMOVED SHALL BE TAKEN OUT TO THE NEAREST JOINT. DEMOLITION AND DISPOSAL COST TO BE INCLUDED IN OTHER UNIT BID ITEMS. NO SEPARATE PERMIT WILL BE MADE FOR THIS WORK.
7. ALL EXISTING GRANITE CURB SHALL REMAIN THE PROPERTY OF THE CITY OF CHARLOTTESVILLE. IT SHALL BE REMOVED AND DELIVERED BY THE CONTRACTOR TO THE CITY'S PUBLIC WORKS COMPLEX. COST TO BE INCLUDED UNDER THE VARIOUS UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
8. STREET PAVEMENT STRUCTURE AND PATCHING SHALL BE EXTENDED FROM THE FRONT OF NEW CONCRETE TO THE EXISTING PROJECTION OF THE SOUND STREET EDGE AS DIRECTED BY THE ENGINEER.
9. DRIVEWAY ADJUSTMENTS ARE TO BE MADE IN GENTLE TRANSITIONS RATHER THAN ABRUPT BREAKS AT THE BACK OF WALKS. GRAVEL DRIVEWAYS ABOVE STREET GRADE SHALL BE PAVED FOR A MINIMUM DISTANCE OF 20' BEYOND THE BACK OF THE SIDEWALK OR CURB & GUTTER APRON WHERE APPLICABLE.
10. EXISTING ASPHALT CONCRETE PAVEMENT SHALL BE SAW CUT AND REMOVED AS PER THE SPECIFICATIONS. REMOVAL SHALL BE DONE IN SUCH A MANNER AS TO NOT TEAR, BULGE, OR DISPLACE ADJACENT PAVEMENT. EDGES SHALL BE CLEAN AND VERTICAL, ALL CUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE DIRECTION OF TRAFFIC.
11. DISPOSAL OF ALL EXCESS MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR.
12. CONTRACTOR SHALL EXERCISE CARE, ESPECIALLY AT INTERSECTIONS AND GUTTER LINES, TO PROVIDE POSITIVE DRAINAGE. ANY AREAS WHERE WATER IS IMPOUNDED SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL COST. POSITIVE DRAINAGE OF ALL ROADWAY AREAS TO THE STORM DRAIN INLETS OR OTHER ACCEPTABLE DRAINAGE CHANNELS AS NOTED ON THE PLANS IS REQUIRED.
13. CONTRACTOR SHALL MAINTAIN ALL EXISTING DITCHES, DRAINAGE STRUCTURES, CULVERTS, AND FLOWS PROPOSED TO REMAIN AT ALL TIMES DURING THE WORK. CONTRACTOR SHALL PAY FOR ALL PERSONAL INJURY AND PROPERTY DAMAGE WHICH MAY OCCUR AS A RESULT OF FAILING TO MAINTAIN ADEQUATE DRAINAGE.
14. ALL PIPES, DI'S AND OTHER STRUCTURES SHALL BE INSPECTED BY THE ENGINEER BEFORE BEING BACKFILLED OR BURIED. THE ENGINEER MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO UNCOVER AND RE-COVER SUCH STRUCTURES IF THEY HAVE BEEN BACKFILLED OR BURIED WITHOUT SUCH INSPECTION.
15. ALL CATCH BASINS ENCOMPASSED WITHIN NEW CONSTRUCTION SHALL BE CONVERTED TO DROP INLETS.
16. CLASS I RIP RAP MODIFICATIONS ALLOW FOR A REDUCTION IN STONE DEPTH FROM 2.0' TO A MINIMUM OF 1.0' IF APPROVED BY THE CITY ENGINEER.
17. REMOVED PIPE SHALL BE THE PROPERTY OF CONTRACTOR AND IF NOT SALVAGED FOR RE-USE, SHALL BE DISPOSED OF LAWFULLY.
18. ALL STORM SEWER PIPE AND DROP INLETS SHALL BE CLEARED OF DEBRIS AND ERODED MATERIAL PRIOR TO FINAL ACCEPTANCE.
19. ALL STORM SEWER PIPE JOINTS SHALL BE SEATED AND SEALED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
20. ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT TIED INTO EXISTING PIPE TO BE REMOVED SHALL BE RECONNECTED INTO NEW PIPE, WHERE APPLICABLE.
21. BUILDING AND WALL FOUNDATIONS SHALL NOT BE CONSTRUCTED WITHIN 10' OF ANY PUBLIC STORM, SANITARY, WATER OR GAS MAIN, THIS INCLUDES ALL STRUCTURES THAT ARE AN INTEGRAL PART OF THE UTILITY SYSTEM.
22. MINIMUM DEPTH OF COVER FOR STORM SEWER SHALL BE 3'.
23. A MINIMUM OF 18" VERTICAL & 10' HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER LINES & SANITARY SEWER. A MINIMUM OF 12" VERTICAL AND 5' HORIZONTAL SHALL BE MAINTAINED BETWEEN PARALLEL SANITARY AND STORM SEWER.
24. ALL PUBLIC STORM SEWER IN PUBLIC RIGHT OF WAY SHALL BE RCP & SHALL HAVE A MINIMUM OF 15" DIAMETER WITH A MINIMUM SLOPE OF 0.50% WITHIN THE R/W.
25. ALL CONSTRUCTION CROSSING POINTS SHALL MEET ADA ACCESSIBLE STANDARDS. AND IN ACCORDANCE WITH SECTION 403.3. THE CROSS SLOPES OF THE WALKWAYS SHALL NOT BE STEEPER THAN 2% . ADDITIONALLY, ANY CHANGE IN LEVEL GREATER THAN ¼" HIGH SHALL BE RAMPED AND SHALL COMPLY WITH SECTIONS 405 OR 406 PER SECTION 303.4.
26. CONTRACTOR SHALL ENSURE HANDRAILS AND GUARDRAILS ARE INSTALLED WITH ALL RETAINING WALLS IN COMPLIANCE WITH ALL CURRENT CITY & STATE REQUIREMENTS. 42" GUARDRAILS ARE REQUIRED IN ACCORDANCE WITH THE CURRENT VA CONSTRUCTION CODE AT THE TOP OF ANY RETAINING WALL WITH A DIFFERENCE IN GRADE EXCEEDING 30".
27. FINAL DESIGN OF THE BUILDING FOUNDATIONS, WALLS, FACADES & THE CORRESPONDING WATERPROOFING SHALL BE COMPLETED BY THE ARCHITECT TO ALLOW FOR THE PROPOSED GRADE CHANGES SHOWN.
28. DURING

Attachment A-1

GENERAL PARCEL NOTES:
1. A FLOODPLAIN DOES NOT EXIST ON THE SUBJECT PROPERTY PER FEMA MAP #51003C0269D, DATED FEBRUARY 4, 2005.
2. BEFORE BEGINNING SITE WORK, THE CONTRACTOR SHALL INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES, MECHANICAL AND ELECTRICAL SYSTEMS, AND OTHER CONSTRUCTION AFFECTING THE WORK. BEFORE CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE LOCATION AND INVERT ELEVATIONS AT POINTS OF CONNECTION OF SANITARY SEWER, STORM SEWER, AND WATER-SERVICE PIPING; UNDERGROUND ELECTRICAL SERVICES, AND OTHER UTILITIES. THE CONTRACTOR SHALL FURNISH LOCATION DATA FOR WORK RELATED TO PROJECT THAT MUST BE PERFORMED BY PUBLIC UTILITIES SERVING THE PROJECT SITE.
3. ALL WATER AND SANITARY SEWER LATERALS BEING DEMOLISHED SHALL BE IDENTIFIED BY THE CONTRACTOR AND DEMOLISHED BACK TO THE MAIN WATER LINE AND SANITARY SEWER LINES IN THE STREET WHERE APPLICABLE. NEW SERVICES SHALL BE INSTALLED FOR THE PROPOSED BUILDINGS.
4. CONTRACTOR SHALL VERIFY SIZE, TYPE & LOCATION OF EXISTING UTILITIES IN MONTE VISTA AVENUE AND AZALEA DRIVE.
5. THE MISS UTILITY DESIGN TICKET NUMBER FOR THIS PROJECT IS A021301928.

A	TMP 200150000 MIDKIFF, LEIGHANNA KELLEY 1049/264 (0.343 AC) R-15 (RESIDENTIAL)	V	TMP 200138000 WILLIAMS, SANDRA A, TRUSTEE 2022/160 (0.164 AC) R-15 (RESIDENTIAL)
B	TMP 200053000 KUCERA, GARY J 638/402 (0.170 AC) R-15 (RESIDENTIAL)	W	TMP 200137000 KNICELY, ALICE S 2022/2555 (0.170 AC) R-15 (RESIDENTIAL)
C	TMP 200050000 KUCHERA, GARY J 638/402 (0.330 AC) R-15 (RESIDENTIAL)	X	TMP 200136000 FRANCES, CLAIRE, TRUSTEE 2021/2712 (0.177 AC) R-15 (RESIDENTIAL)
D	TMP 200049000 CATLETT, MARGARET S 2018/22 (0.220 AC) R-15 (RESIDENTIAL)	Y	TMP 200135000 GOLDSCHMIDT, ALLISON K C & RYAN M 2022/1132 (0.183 AC) R-15 (RESIDENTIAL)
E	TMP 200048000 SENATOR, RYAN D & JENNIFER L 2017/4028 (0.188 AC) R-15 (RESIDENTIAL)	Z	TMP 200134000 SERENELLI, CATHERINE 914/707 (0.198 AC) R-15 (RESIDENTIAL)
F	TMP 20047000 BANKS, TIMOTHY & DOREEN 2021/2540 (0.215 AC) R-15 (RESIDENTIAL)	AA	TMP 200133000 DONALSON, CHRISTOPHER & JENNIFER 2019/2218 (0.362 AC) R-15 (RESIDENTIAL)
G	TMP 200046000 MORRIS, L GAYLE 509/26 (0.215 AC) R-15 (RESIDENTIAL)	BB	TMP 200132000 PICKARD, JOHN & BLOOM, MEGAN 2018/2119 (0.164 AC) R-15 (RESIDENTIAL)
H	TMP 200045100 SLAUGHTER, JENNIFER C CORY, KRISTIN L 2021/4696 (0.215 AC) R-15 (RESIDENTIAL)	CC	TMP 200131000 ADAMS, REGINALD & PAMELA 2012/3234 (0.179 AC) R-15 (RESIDENTIAL)
I	TMP 200045000 SAMADI, SAM SHABIFI, MARY 2022/3230 (0.287 AC) R-15 (RESIDENTIAL)	DD	TMP 200130000 BUSWELL, KIMBERLY 2019/3740 (0.372 AC) R-15 (RESIDENTIAL)
J	TMP 200153000 MCHENRY, ROBERT C & LYNETTE 2021/5391 (0.207 AC) R-15 (RESIDENTIAL)	EE	TMP 200128000 LA FAVE, ALBERT JR 744/192 (0.186 AC) R-15 (RESIDENTIAL)
K	TMP 200152000 MASON, CATHERINE RYAN 2022/3362 (0.201 AC) R-15 (RESIDENTIAL)	FF	TMP 200127000 KRON, JASON & SOPHY 2019/2663 (0.157 AC) R-15 (RESIDENTIAL)
L	TMP 200153000 NOLAND, DANIEL R & HANNAH K 2020/1866 (0.201 AC) R-15 (RESIDENTIAL)	GG	TMP 200126100 ROTH, KATALIN E SINGERMAN, PHILLIP A 2021/4167 (0.149 AC) R-15 (RESIDENTIAL)
M	TMP 200154000 SELLMAN, ASHLEIGH 2017/1819 (0.201 AC) R-15 (RESIDENTIAL)	HH	TMP 200126200 MILO AND PETEY LLC 2023/2171 (0.152 AC) R-15 (RESIDENTIAL)
N	TMP 200155000 HARPER, JESSE & MELTON, SUSANNAH 2015/1843 (0.201 AC) R-15 (RESIDENTIAL)	II	TMP 200124000 MANDELL, ELIZABETH H, SUC TRUSTEE 2022/2815 (0.334 AC) R-15 (RESIDENTIAL)
O	TMP 200156000 OVERSTREET, WILLIAM & MAUREEN 818/867 (0.201 AC) R-15 (RESIDENTIAL)	JJ	TMP 200123000 DALE, JONATHAN N & MELINA S 2023/1179 (0.250 AC) R-15 (RESIDENTIAL)
P	TMP 200158000 MOLESY, ANDREW 699/665 (0.190 AC) R-15 (RESIDENTIAL)	KK	TMP 200120000 IWANIK, MICHAEL & VICTORIA GULLET 2013/3355 (0.166 AC) R-15 (RESIDENTIAL)
Q	TMP 200157000 GIDELL, ANNE CASEY 2017/1343 (0.194 AC) R-15 (RESIDENTIAL)	LL	TMP 200119000 JOHNSTON, SAMUEL & REED, MARY ANN 2018/ 1359 (0.253 AC) R-15 (RESIDENTIAL)
R	TMP 200156000 STOWERS, WESLEY & ETHELENE LIVING 772/201 (0.194 AC) R-15 (RESIDENTIAL)	MM	TMP 200118100 CAMP, CHRISTOPHER 2016/ 2948 (0.172 AC) R-15 (RESIDENTIAL)
S	TMP 200141000 STEPANIC, STANLEY & AMY 2019/1981 (0.952 AC) R-15 (RESIDENTIAL)	NN	TMP 200118000 CATHCART, ANN 2022/3843 (0.230 AC) R-15 (RESIDENTIAL)
T	TMP 200140000 QUIGLEY, PAULA 2018/4133 (0.165 AC) R-15 (RESIDENTIAL)	OO	TMP 200117000 PRIMM, JESSICA 2012/5696 (0.275 AC) R-15 (RESIDENTIAL)
U	TMP 200139000 PASCHALL, MICHAEL S HECK, ELIZABETH 2023/1455 (0.162 AC) R-15 (RESIDENTIAL)	PP	TMP 200116000 ERICKSON, LOREN TRUSTEE 2019/0603 (0.264 AC) R-15 (RESIDENTIAL)

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
8/23/24

REVISIONS

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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN
SHEET TITLE: EXISTING CONDITIONS OVERALL PLAN

JOB NO. 202180
SCALE 1"=50'
SHEET NO. 2

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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Attachment A-1

TMP 200141000
STEPANIC, STANLEY & AMY
2019:1981 (0.952 AC)
R-1S (RESIDENTIAL)

EXISTING HOUSE TO REMAIN

TMP 200140000
ELIZABETH & MICHAEL S HECK PASCHALL
2023:1455 (0.165 AC)
R-1S (RESIDENTIAL)

MATCHLINE A
SEE SHEET 5

EXISTING 20' PRIVATE UTILITY EASEMENT TO BE VACATED
(INSTR.# 2020-00005668)

N: 3892549.52
E: 11478837.38

IF BENT @ 6.18'

IF @ 120.26'

IF @ 175.09'

IF @ 230.41'

IF @ 285.42'

IF @ 340.47'

IF @ 395.80'

N10°38'21"E 450.34'

EXISTING WOODEN FENCE

EXISTING TREELINE

S82°41'08"E 123.34'

TMP 200133000
DONALSON, CHRISTOPHER & JENIFER
2019:2218 (0.362 AC)
R-1S (RESIDENTIAL)

MATCHLINE B - SEE SHEET 4

EXISTING 5' SANITARY LATERAL EASEMENT
(INSTR. #2019:2218)
TO BE VACATED

N82°07'55"W 124.81'

EXISTING GRADING EASEMENT
(INSTR. #2019:2218)
TO BE VACATED

EXISTING 15' SANITARY SEWER EASEMENT
(INSTR.# 2019:2218)
TO BE VACATED

EXISTING TREE TO BE REMOVED (TYP.)

TMP 200142000
STANLEY MARTIN COMPANIES, LLC
2019:2669 (1.282 AC)
R-1S (RESIDENTIAL)

CRITICAL SLOPES FOR GENERAL LOT REGULATIONS, IMPACTED WITH THE PROPOSED DEVELOPMENT

EXISTING STREAM

CRITICAL SLOPES FOR GENERAL LOT REGULATIONS, IMPACTED WITH THE PROPOSED DEVELOPMENT

EXISTING STREAM TO BE IMPACTED. PERMIT FOR IMPACT TO BE OBTAINED THROUGH USCOE & DEQ

S10°38'37"W 456.99'

EXISTING UNDEVELOPED PUBLIC ROW

N10°37'29"E 456.60'

129.10'

EXISTING STREAM TO BE IMPACTED. PERMIT FOR IMPACT TO BE OBTAINED THROUGH USCOE & DEQ

327.59'

TMP 200143000
STANLEY MARTIN COMPANIES, LLC
2019:2669 (0.418 AC)
R-1S (RESIDENTIAL)

EXISTING EPHEMERAL WATERS TO BE IMPACTED. PERMIT FOR IMPACT TO BE OBTAINED THROUGH USCOE & DEQ.

N79°35'55"W 44.54'

S77°34'39"E 145.58'

EXISTING TREE TO BE REMOVED (TYP.)

N: 3892498.67
E: 11479116.79

EXISTING PARCEL LINES TO BE VACATED (TYP.)

N11°53'26"E 99.69'

N79°35'55"W 3.80'

124.89'

S12°27'20"W 193.85'

68.97'

EX. ROW

EXISTING BELLEVIEW AVENUE
30' UNDEVELOPED PUBLIC ROW

30'

S11°57'03"W 415.15'

EX. ROW

APPROXIMATE LIMITS OF TREE LINE, TYP.

EXISTING SIDEWALK AND CURBING TO BE REMOVED

EXIST

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
8/23/24
PROFESSIONAL ENGINEER

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6	8/23/2024	SIGNATURE SET

COLLINS ENGINEERING

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

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN

SHEET TITLE: EXISTING CONDITIONS & DEMOLITION PLAN

JOB NO. 202180

SCALE 1"=20'

SHEET NO. 3

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Attachment A-1

MATCHLINE B
SEE SHEET 3

TMP 200131200
STANLEY MARTIN COMPANIES, LLC
2019:2669 (0.150 AC)
R-15 (RESIDENTIAL)

CRITICAL SLOPES FOR GENERAL LOT REGULATIONS, TYP.

CRITICAL SLOPES FOR GENERAL LOT REGULATIONS, IMPACTED WITH THE PROPOSED DEVELOPMENT

TMP 200130001
STANLEY MARTIN COMPANIES, LLC
2019:3741 (0.211 AC)
R-15 (RESIDENTIAL)

TMP 200127001
STANLEY MARTIN COMPANIES, LLC
2019:3311 (0.152 AC)
R-15 (RESIDENTIAL)

TMP 200126000
STANLEY MARTIN COMPANIES, LLC
2019:2669 (0.305 AC)
R-15 (RESIDENTIAL)

TMP 200129000
STANLEY MARTIN COMPANIES, LLC
2019:2669 (0.292 AC)
R-15 (RESIDENTIAL)

EXISTING WIRE FENCE

EXISTING TREELINE

EXISTING TREE TO BE REMOVED (TYP.)

TMP 200125000
STANLEY MARTIN COMPANIES, LLC
2021:1344 (0.236 AC)
R-15 (RESIDENTIAL)

TMP 200122000
STANLEY MARTIN COMPANIES, LLC
2019:3126 (0.241 AC)
R-15 (RESIDENTIAL)

TMP 200121000
STANLEY MARTIN COMPANIES, LLC
2019:2669 (0.271 AC)
R-15 (RESIDENTIAL)

N: 3893634.96
E: 11479037.62

BENCHMARK
IRON ROD=448.62

EXISTING UNDEVELOPED PUBLIC ROW

TMP 200144000
STANLEY MARTIN COMPANIES, LLC
2019:2669 (2.083 AC)
R-15 (RESIDENTIAL)

TMP 200145000
STANLEY MARTIN COMPANIES, LLC
2019:2669 (0.595 AC)
R-15 (RESIDENTIAL)

TMP 200146000
STANLEY MARTIN COMPANIES, LLC
2019:3126 (0.174 AC)
R-15 (RESIDENTIAL)

TMP 200147000
STANLEY MARTIN COMPANIES, LLC
2019:2669 (0.348 AC)
R-15 (RESIDENTIAL)

TMP 200148000
STANLEY MARTIN COMPANIES, LLC
2019:2669 (0.261 AC)
R-15 (RESIDENTIAL)

EXISTING TREE TO BE REMOVED (TYP.)

EXISTING WIRE FENCE

EXISTING BELLEVIEW AVENUE
30' UNDEVELOPED PUBLIC ROW

EX. ROW

APPROXIMATE LIMITS OF TREE LINE, TYP.

N: 3893620.77
E: 11479355.91

MATCHLINE C
SEE SHEET 5

EDGE OF PAVEMENT

EXISTING SIDEWALK AND CURBING TO BE REMOVED

EXISTING CITY R/W

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
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SCALE 1"=20'

SHEET NO. 4

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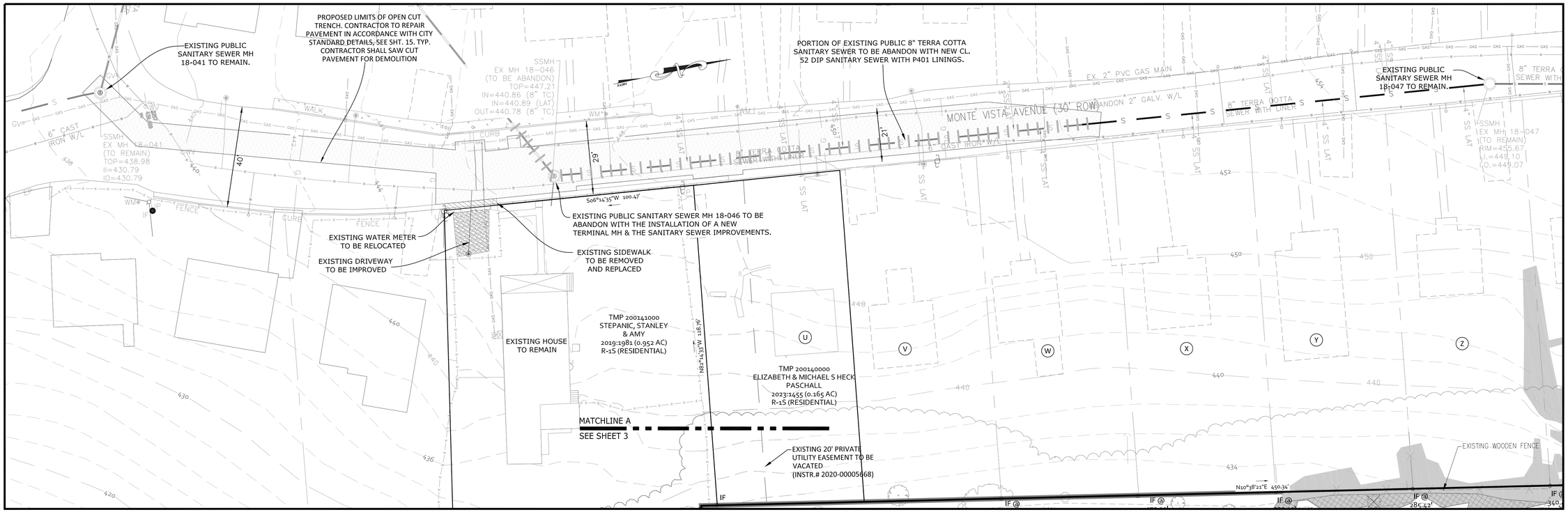
EXISTING CONDITIONS FOR OFFSITE MONTE VISTA AVE

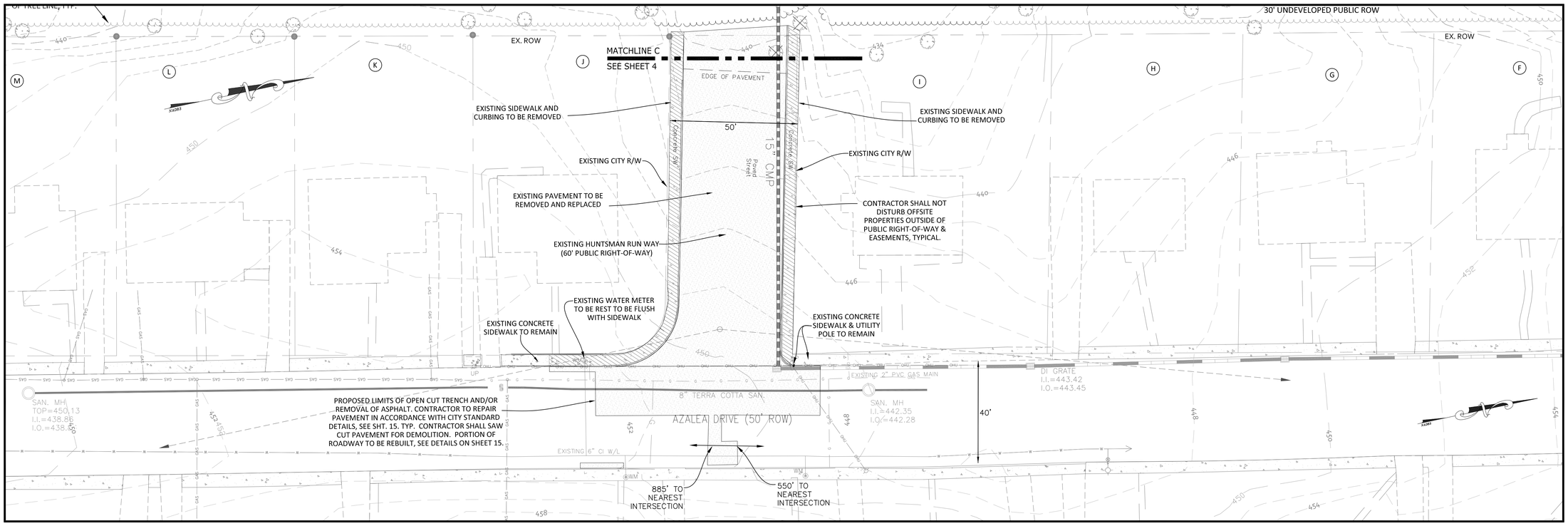


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

EXISTING CONDITIONS FOR OFFSITE HUNTSMAN RUN WAY



COMMONWEALTH OF VIRGINIA
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PROJECT
AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN

SHEET TITLE
OFFSITE EXISTING CONDITIONS & DEMOLITION PLAN

JOB NO. 202180
SCALE 1"=20'
SHEET NO. 5

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CRITICAL SLOPES LEGEND

CRITICAL SLOPES FOR GENERAL LOT REGULATIONS

NOTE: USE THE LEGEND ON THIS SHEET FOR THE CRITICAL SLOPES. THIS PLAN IS DESIGNED TO PLOT IN COLOR AND THE LEGEND ON SHEET 1A IN THE FINAL SITE PLAN IS DIFFERENT FROM THIS SHEET FOR THE CRITICAL SLOPES.

OLD LYNCHBURG ROAD
(VAR. WIDTH PUBLIC R/W)

MONTE VISTA AVENUE
(30' PUBLIC R/W)

TMP 200140000
ELIZABETH & MICHAEL L HECK
PASCHALL
2020:5668 (0.165 AC)
R-1S (RESIDENTIAL)

TMP 200141000
STEPANIC, STANLEY
& AMY
2019:1981 (0.952 AC)
R-1S (RESIDENTIAL)

TMP 200133000
DONALSON, CHRISTOPHER &
JENIFER
2019:2218
(0.362 AC)
R-1S
(RESIDENTIAL)

EXISTING UNDEVELOPED PUBLIC ROW

PREVIOUSLY
PLATTED LOTS

EXISTING UNDEVELOPED PUBLIC ROW

PROPERTY LIMITS

EXISTING BELLEVIEW AVENUE
(30' UNDEVELOPED PUBLIC R/W)

PUBLIC RIGHT-OF-WAY TO BE UTILIZED
FOR PRIMARY ACCESS, A WATER MAIN
EXTENSION AND ROAD IMPROVEMENTS
(0.146 ACRES)

EX. PUBLIC ROW

EDGE OF PAVEMENT

AZALEA DRIVE
(50' PUBLIC R/W)

JEFFERSON PARK AVENUE
(VAR. WIDTH PUBLIC R/W)

NAD83

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

CAMELLIA DRIVE
(50' PUBLIC R/W)

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PROJECT
AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN

SHEET TITLE
EXISTING CRITICAL SLOPES PLAN

JOB NO. 202180

SCALE 1"=50'

SHEET NO. 6

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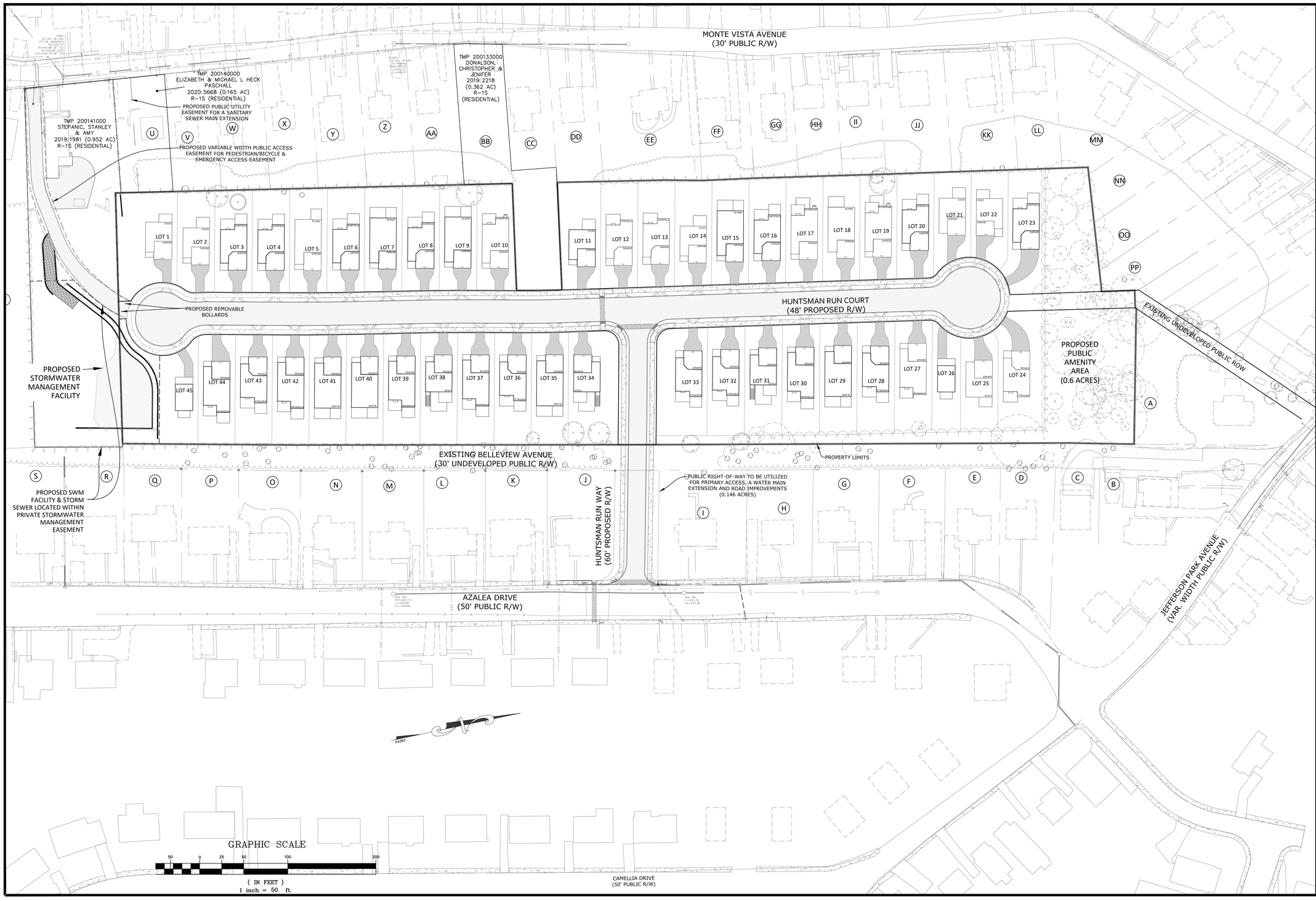
Attachment A-1



A	TMP 200150000 MIDKIFF, LEIGHANNA KELLEY 1049:264 (0.343 AC) R-1S (RESIDENTIAL)
B	TMP 200053000 KUCERA, GARY J 638:402 (0.170 AC) R-1S (RESIDENTIAL)
C	TMP 200005000 KUCHERA, GARY J 638:402 (0.330 AC) R-1S (RESIDENTIAL)
D	TMP 200049000 CATLETT, MARGARET S 2018:22 (0.220 AC) R-1S (RESIDENTIAL)
E	TMP 200048000 SENATOR, RYAN D & JENNIFER L 2017:4028 (0.188 AC) R-1S (RESIDENTIAL)
F	TMP 200047000 BANKS, TIMOTHY & DOREEN 2021:0540 (0.215 AC) R-1S (RESIDENTIAL)
G	TMP 200046000 MORRIS, L GAYLE 509:26 (0.215 AC) R-1S (RESIDENTIAL)
H	TMP 200045100 SLAUGHTER, JENNIFER C CORY, KRISTIN L 2021:4696 (0.215 AC) R-1S (RESIDENTIAL)
I	TMP 200045000 SAMADI, SAM SHARIFI, MARY 2022:3230 (0.287 AC) R-1S (RESIDENTIAL)
J	TMP 200151000 MCHENRY, ROBERT C & LYNETTE 2021:5391 (0.207 AC) R-1S (RESIDENTIAL)
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L	TMP 200153000 NOLAND, DANIEL R & HANNAH K 2020:1866 (0.201 AC) R-1S (RESIDENTIAL)
M	TMP 200154000 SELLMAN, ASHLEIGH 2017:1819 (0.201 AC) R-1S (RESIDENTIAL)
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T	TMP 200140000 QUIGLEY, PAULA 2018:4133 (0.165 AC) R-1S (RESIDENTIAL)
U	TMP 200139000 PASCHALL, MICHAEL S HECK, ELIZABETH 2023:1455 (0.162 AC) R-1S (RESIDENTIAL)
V	TMP 200138000 WILLIAMS, SANDRA A, TRUSTEE 2022:160 (0.164 AC) R-1S (RESIDENTIAL)
W	TMP 200137000 KNICELY, ALICE S 2022:2555 (0.170 AC) R-1S (RESIDENTIAL)
X	TMP 200136000 FRANCES, CLAIRE, TRUSTEE 2021:2732 (0.177 AC) R-1S (RESIDENTIAL)
Y	TMP 200135000 GOLDSCHMIDT, ALLISON K C & RYAN M 2022:1192 (0.183 AC) R-1S (RESIDENTIAL)
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EE	TMP 200128000 LA FAVE, ALBERT JR 744:192 (0.186 AC) R-1S (RESIDENTIAL)
FF	TMP 200127000 KRON, JASON & SOPHY 2019:2663 (0.157 AC) R-1S (RESIDENTIAL)
GG	TMP 200126100 ROTH, KATALIN E SINGERMAN, PHILLIP A 2021:4167 (0.149 AC) R-1S (RESIDENTIAL)
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KK	TMP 200120000 IWANIK, MICHAEL & VICTORIA GULLET 2013:3355 (0.166 AC) R-1S (RESIDENTIAL)
LL	TMP 200119000 JOHNSTON, SAMUEL & REED, MARY ANN 2018: 1359 (0.253 AC) R-1S (RESIDENTIAL)
MM	TMP 200118100 CAMP, CHRISTOPHER 2016: 2948 (0.172 AC) R-1S (RESIDENTIAL)
NN	TMP 200118000 CATHCART, ANN 2022:3843 (0.230 AC) R-1S (RESIDENTIAL)
OO	TMP 200117000 PRIMM, JESSICA 2012:5696 (0.275 AC) R-1S (RESIDENTIAL)
PP	TMP 200116000 ERICKSON, LOREN TRUSTEE 2019:0603 (0.264 AC) R-1S (RESIDENTIAL)

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT
AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN

SHEET TITLE
OVERALL DEVELOPMENT PLAN

JOB NO.
202180

SCALE
1"=50'

SHEET NO.
7

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Attachment A-1

CRITICAL SLOPES LEGEND

EXISTING CRITICAL SLOPES FOR GENERAL LOT REGULATIONS (29,285 SF TOTAL)

IMPACT AREAS TO CRITICAL SLOPES FROM LOTS & SWM FACILITY (15,145 SF)

EXEMPT IMPACT AREAS TO CRITICAL SLOPES FOR ROADWAY CONNECTIONS (13,155 SF)

PROPOSED LANDSCAPING EASEMENT

CRITICAL SLOPES ANALYSIS

SUBDIVISION AREA= 7.538 ac.
IMPROVED PUBLIC R/W, PARCEL TMP 200133000, & PARCEL TMP 200141000 = 1.433 ac
TOTAL PROJECT AREA= 8.971 ac.

TOTAL CRITICAL SLOPES (FOR GENERAL LOT REGULATIONS) AREA= 39,035 sf (0.896 ac.)
TOTAL PROPOSED CRITICAL SLOPES (FOR GENERAL LOT REGULATIONS) IMPACT AREA= 36,285 (0.833 ac.)
TOTAL CRITICAL SLOPE PERCENT IMPACTED: 93.1%

NOTES:
1. OF THE PROPOSED CRITICAL SLOPES (FOR GENERAL LOT REGULATIONS) IMPACT AREA, 36.3% ARE EXEMPT FOR DRIVEWAYS & ROADWAY CONNECTIONS (13,155 sf).
2. A 5' WIDE (STREET SIDE) LANDSCAPING EASEMENT ON ALL LOTS, AND A 15' WIDE (REAR LOT SIDE) LANDSCAPING EASEMENT ON LOTS 1-23 ARE PROPOSED TOTALING 28,331 SF (OR 0.650 AC). THE 15' WIDE LANDSCAPING EASEMENT LOCATED AT THE REAR OF THE PROPOSED LOTS 1-23 WILL BE LANDSCAPED TO PROVIDE A BUFFER. THE 5' WIDE LANDSCAPING EASEMENT WILL ALLOW FOR THE PLANTING OF STREET TREES. IN ADDITION, A 0.60 ACRE NATURAL PUBLIC AMENITY AREA WILL REMAIN UNDISTURBED, AS SHOWN. STORMWATER MANAGEMENT WATER QUALITY AND WATER QUANTITY WILL BE PROVIDED ONSITE.
3. THE CONSTRUCTION ASSOCIATED WITH THE OFFSITE PROPERTY, TMP 200141000, GENERATES AN ADDITIONAL 4,485 SF OF CRITICAL SLOPE IMPACTS FROM THE 4,725 SF OF CRITICAL SLOPES LOCATED ON THE PROPERTY.
4. THE CONSTRUCTION ASSOCIATED WITH THE OFFSITE PROPERTY, TMP 200133000, GENERATES AN ADDITIONAL 3,500 SF OF CRITICAL SLOPE IMPACTS FROM THE 5,025 SF OF CRITICAL SLOPES LOCATED ON THE PROPERTY.

NOTE: USE THE LEGEND ON THIS SHEET FOR THE CRITICAL SLOPES. THIS PLAN IS DESIGNED TO PLOT IN COLOR AND THE LEGEND ON SHEET 1A IN THE FINAL SITE PLAN IS DIFFERENT FROM THIS SHEET FOR THE CRITICAL SLOPES.

MONTE VISTA AVENUE
(30' PUBLIC R/W)

OLD LYNCHBURG ROAD
(VAR. WIDTH PUBLIC R/W)

TMP 200133000
DONALSON, CHRISTOPHER & JENIFER
2019-2218
(0.362 AC)
R-1S
(RESIDENTIAL)

TMP 200140000
ELIZABETH & MICHAEL L HECK PASCHALL
2020-5668 (0.165 AC)
R-1S (RESIDENTIAL)

PROPOSED PUBLIC UTILITY EASEMENT FOR A SANITARY SEWER MAIN EXTENSION

TMP 200141000
STEPANIC, STANLEY & AMY
2019-1981 (0.952 AC)
R-1S (RESIDENTIAL)

PROPOSED VARIABLE WIDTH PUBLIC ACCESS EASEMENT FOR PEDESTRIAN/BICYCLE & EMERGENCY ACCESS EASEMENT

PARCEL ID 200133000

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23

PROPOSED REMOVABLE BOLLARDS

HUNTSMAN RUN COURT
(48' PROPOSED R/W)

EXISTING UNDEVELOPED PUBLIC ROW

PROPOSED PUBLIC AMENITY AREA (0.6 ACRES)

LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45

PROPOSED STORMWATER MANAGEMENT FACILITY

EXISTING BELLEVIEW AVENUE
(30' UNDEVELOPED PUBLIC R/W)

PROPERTY LIMITS

PUBLIC RIGHT-OF-WAY TO BE UTILIZED FOR PRIMARY ACCESS, A WATER MAIN EXTENSION AND ROAD IMPROVEMENTS (0.146 ACRES)

PROPOSED SWM FACILITY & STORM SEWER LOCATED WITHIN PRIVATE STORMWATER MANAGEMENT EASEMENT

HUNTSMAN RUN WAY
(60' PROPOSED R/W)

AZALEA DRIVE
(50' PUBLIC R/W)

JEFFERSON PARK AVENUE
(VAR. WIDTH PUBLIC R/W)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

PROPOSED LANDSCAPING EASEMENT NOTES:
1. SEE THE LANDSCAPING PLAN SHEETS FOR THE PROPOSED TREES LOCATED WITHIN THE 5' WIDE LANDSCAPING EASEMENT ADJACENT TO THE PROPOSED ROADWAYS.
2. THE 15' WIDE PROPOSED LANDSCAPING EASEMENT SHALL CONSIST OF EITHER EXISTING TREES TO REMAIN UNDISTURBED, OR NEWLY PLANTED EVERGREENS STAGGERED HORIZONTALLY EVERY 20'.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
8/23/24

REVISIONS

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3/29/2024	4TH SUBMITTAL
6/12/2024	5TH SUBMITTAL
8/23/2024	SIGNATURE SET

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN
SHEET TITLE: PROPOSED LAYOUT & CRITICAL SLOPES (GENERAL LOT REGULATIONS) IMPACTS PLAN

JOB NO. 202180
SCALE 1"=50'
SHEET NO. 7A

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Attachment A-1

MATCHLINE
SEE SHEET 14

GENERAL SITE PLAN NOTES:

1. ALL SIDEWALKS AND WALKWAYS SHALL HAVE A MINIMUM WIDTH OF 5'
2. ALL WALKWAY CROSSINGS AT THE PROPOSED INTERSECTION OF HUNTSMAN RUN COURT & HUNTSMAN RUN WAY SHALL MEET MINIMUM ADA ACCESSIBILITY STANDARDS.
3. CONTRACTOR SHALL OBTAIN A TEMPORARY STREET CLOSURE PERMIT FOR CLOSURE OF SIDEWALKS, PARKING SPACES & ROADWAYS SUBJECT TO APPROVAL BY THE CITY TRAFFIC ENGINEER PRIOR TO CONSTRUCTION IN THESE EXISTING AREAS.
4. ALL SIGNING & PAVEMENT MARKINGS SHALL BE INSTALLED CONSISTENT WITH MUTCD STANDARDS.
5. SEE SHEETS 2-5 FOR BOUNDARY DIMENSIONS, METES AND BOUNDS, AND SURVEY INFORMATION.
6. TRASH SHALL BE HANDLED PRIVATELY BY THE OWNER ON A LOT-BY-LOT BASIS.
7. THERE ARE NO PROPOSED STREET LIGHTS WITH THIS DEVELOPMENT.
8. CONTRACTOR SHALL VERIFY ALL ROAD CONNECTIONS, VERTICALLY AND HORIZONTALLY, PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
9. SEE SHEET 14 FOR ROAD CENTERLINE INFORMATION.

PROPOSED SETBACK ENCROACHMENTS NOTES:

1. LOTS 5 & 7 PROPOSE ENCROACHMENTS LESS THAN 2' INTO THE REAR YARD SETBACKS FOR AN UNENCLOSED STRUCTURE. LOTS 9, 41 & 42 PROPOSE ENCROACHMENTS LESS THAN 1' INTO THE REAR YARD SETBACKS FOR AN UNENCLOSED STRUCTURE. AND LOT 44 PROPOSES AN ENCROACHMENTS LESS THAN 6' INTO THE REAR YARD SETBACK FOR AN UNENCLOSED STRUCTURE. IN ACCORDANCE WITH SECTION 34-1101(b)(7) OF CITY CODE, A REAR YARD ENCROACHMENT IS ALLOWED FOR THIS INSTALLATION SO LONG AS IT DOES NOT OCCUPY MORE THAN 30% OF THE REAR YARD, IT DOES NOT ENCROACH WITHIN 5' OF A LOT LINE AND THE FLOOR HEIGHT ABOVE THE FINISHED GRADE IS LESS THAN OR EQUAL TO 3'. THESE REQUIREMENTS ARE MET WITH THE PROPOSED LOTS 5, 7, 9, 41, 42 & 44.
2. EACH LOT OF THIS DEVELOPMENT WILL BE REVIEWED INDIVIDUALLY BY THE ZONING DEPARTMENT DURING THE LOT's BUILDING PERMIT REVIEW.

PROPOSED 15' WIDE LANDSCAPING EASEMENT

PROPOSED CLEARING LIMITS, TYP.

PROPOSED PUBLIC ACCESS TO BE UTILIZED FOR PEDESTRIAN/BICYCLE, EMERGENCY & WATER MAIN EXTENSION. PUBLIC ACCESS TO INCLUDE REMOVABLE BOLLARDS

MATCHLINE
SEE SHEET 14A

MATCHLINE
SEE SHEET 9

LOT 1 (COLES, GARAGE) · LOT 2 (COLES, GARAGE, 20'x20' GARAGE (TYP.)) · LOT 3 (SHEFFIELD, GARAGE) · LOT 4 (SHEFFIELD, GARAGE, 5' SIDE YARD SETBACK, TYP.) · LOT 5 (BLAINE, GARAGE) · LOT 6 (SHEFFIELD, GARAGE, 20'x20' GARAGE (TYP.)) · LOT 7 (BLAINE, GARAGE) · LOT 8 (SHEFFIELD, GARAGE) · LOT 9 (BLAINE, GARAGE, 5' SIDE YARD SETBACK, TYP.) · LOT 10 (ROSEMUND, GARAGE, 20'x20' GARAGE (TYP.)) · LOT 11 (COLES, GARAGE) · LOT 12 (SHEFFIELD, GARAGE)

25' REAR YARD SETBACK, TYP.

PROPOSED CITY STD. 5' CONCRETE SIDEWALK

PROPOSED 4.5' GRASS UTILITY STRIP

25' FRONT YARD SETBACK, TYP.

PROPOSED PUBLIC RIGHT-OF-WAY

PROPOSED 5' WIDE LANDSCAPING ESMT.

PROPOSED PUBLIC RIGHT-OF-WAY DEDICATION (51.5 LF ±)

PROPOSED 4.5' WIDE CURBSIDE BUFFER ZONE PER CITY DESIGN STANDARDS MANUAL (TABLE 4-2)

PROPOSED 'NO PARKING' SIGN

PROPOSED 20' WIDE VDOT STD. CG-9D ENTRANCE PER CITY STANDARDS & REQUIREMENTS, TYP. SEE SHEET 15 FOR DETAIL.

PROPOSED HUNTSMAN RUN COURT
(48' PUBLIC RIGHT-OF-WAY)

20' MIN., TYP.

PROPOSED CITY STD. CG-12

PROPOSED 5' WIDE ASPHALT STRIPED CROSSWALK

PROPOSED STREET SIGN

PROPOSED CITY STD. 5' SDWK

PROPOSED 3' GRASS UTILITY STRIP

PROPOSED HUNTSMAN RUN WAY (60' PUBLIC RIGHT-OF-WAY)

PROPOSED CITY STD. CG-2, TYP.

PROPOSED BUILDABLE AREA, TYP.

LOT 45 · LOT 44 (ROSEMUND, GARAGE) · LOT 43 (SHEFFIELD, GARAGE, 20'x20' GARAGE (TYP.)) · LOT 42 (ROSEMUND, GARAGE) · LOT 41 (BLAINE, GARAGE) · LOT 40 (BLAINE, GARAGE, 5' SIDE YARD SETBACK, TYP.) · LOT 39 (ROSEMUND, GARAGE) · LOT 38 (COLES, GARAGE) · LOT 37 (ROSEMUND, GARAGE) · LOT 36 (SHEFFIELD, GARAGE) · LOT 35 (BLAINE, GARAGE, 5' SIDE YARD SETBACK, TYP.) · LOT 34 (COLES, GARAGE, 20'x20' GARAGE (TYP.))

30' REAR YARD SETBACK ALONG BELLEVUE AVE. ROW

PROPOSED RETAINING WALL WITH HANDRAILS MEETING MINIMUM BUILDING CODE REQUIREMENTS, TYP.

EXISTING 30' BSL
D.B. 179, PG. 419

PROPOSED AZALEA SPRINGS SUBDIVISION LIMITS, TYP.

EXISTING 30'± PUBLIC RIGHT-OF-WAY

EXISTING BELLEVIEW AVENUE
(30' UNDEVELOPED PUBLIC R/W)

MATCHLINE
SEE SHEET 14

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LOT NUMBER	LOT AREA (sf)	BUILDABLE AREA (sf)
1	7,575	1,843
2	4,833	2,046
3	4,930	2,145
4	4,984	2,186
5	5,029	2,222
6	5,054	2,241
7	5,061	2,245
8	5,067	2,248
9	5,090	2,265
10	5,150	2,303
11	5,676	2,628
12	5,098	2,283
13	5,072	2,268
14	5,019	2,221
15	5,013	2,267
16	5,024	2,303
17	5,022	2,300
18	5,019	2,299
19	5,017	2,301
20	5,014	2,277
21	4,352	1,637
22	4,367	1,679
23	6,092	2,666
24	7,158	3,189
25	4,580	1,690
26	3,764	1,281
27	5,412	2,347
28	5,394	2,336
29	5,375	2,322
30	5,341	2,296
31	5,291	2,258
32	5,241	2,220
33	6,969	2,182
34	7,272	2,356
35	5,361	2,319
36	5,342	2,309
37	5,351	2,316
38	5,343	2,312
39	5,316	2,288
40	5,276	2,259
41	5,251	2,238
42	5,240	2,233
43	5,237	2,230
44	5,225	2,209
45	9,727	1,476

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
8/23/24

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PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN
SHEET TITLE: SITE PLAN

JOB NO. 202180
SCALE 1"=20'
SHEET NO. 8

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Attachment A-1

PROPOSED SETBACK ENCROACHMENTS NOTES:

1. LOTS 15 & 30 PROPOSE ENCROACHMENTS LESS THAN 1' INTO THE REAR YARD SETBACKS FOR AN UNENCLOSED STRUCTURE. LOTS 21 & 22 PROPOSE ENCROACHMENTS LESS THAN 7' INTO THE REAR YARD SETBACKS FOR AN UNENCLOSED STRUCTURE. AND LOT 25 PROPOSES AN ENCROACHMENTS LESS THAN 3' INTO THE REAR YARD SETBACK FOR AN UNENCLOSED STRUCTURE. IN ACCORDANCE WITH SECTION 34-1101(b)(7) OF CITY CODE, A REAR YARD ENCROACHMENT IS ALLOWED FOR THIS INSTALLATION SO LONG AS IT DOES NOT OCCUPY MORE THAN 30% OF THE REAR YARD, IT DOES NOT ENCROACH WITHIN 5' OF A LOT LINE AND THE FLOOR HEIGHT ABOVE THE FINISHED GRADE IS LESS THAN OR EQUAL TO 3'. THESE REQUIREMENTS ARE MET WITH THE PROPOSED LOTS 15, 21, 22, 25 & 30.
2. EACH LOT OF THIS DEVELOPMENT WILL BE REVIEWED INDIVIDUALLY BY THE ZONING DEPARTMENT DURING THE LOT's BUILDING PERMIT REVIEW.

PROPOSED AZALEA SPRINGS SUBDIVISION LIMITS, TYP.

PROPOSED CLEARING LIMITS, TYP.

PROPOSED 15' WIDE LANDSCAPING EASEMENT

PROPOSED TREE PROTECTION & PRESERVATION EASEMENT. EASEMENT TO INCLUDE A DEED TO PROTECT AND PRESERVE THE EXISTING TREES.

MATCHLINE SEE SHEET 8

25' REAR YARD SETBACK, TYP.

PROPOSED BUILDABLE AREA, TYP.

LOT 12 — SHEFFIELD — GARAGE

LOT 13 — SHEFFIELD — GARAGE

LOT 14 — COLES — GARAGE

LOT 15 — BLAINE — GARAGE — 20'x20' GARAGE (TYP.)

LOT 16 — SHEFFIELD — GARAGE

LOT 17 — ROSEMUND — GARAGE

LOT 18 — BLAINE — GARAGE

LOT 19 — ROSEMUND — GARAGE

LOT 20 — SHEFFIELD — GARAGE

LOT 21 — COLES — GARAGE

LOT 22 — COLES — GARAGE — 5' SIDE YARD SETBACK, TYP.

LOT 23 — SHEFFIELD — GARAGE — 5' SIDE YARD SETBACK, TYP.

25' FRONT YARD SETBACK, TYP.

PROPOSED PUBLIC AMENITY AREA, TOTALING 0.60 ACRES. THIS AREA WILL INCLUDE TREE PROTECTION/PRESERVATION FOR APPROXIMATELY 77 TREES. SEE THE LANDSCAPING PLAN FOR THE LIMITS OF CLEARING AND TREE PROTECTION. TREE PRESERVATION AND PROTECTION SHALL INCLUDE A MONITORING PROGRAM TO ENSURE COMPLIANCE THROUGH THE CONSTRUCTION PERIOD. CONTRACTOR SHALL WORK WITH THE CITY URBAN FORESTER THROUGHOUT ALL PHASES OF CONSTRUCTION.

PROPOSED 4.5' WIDE CURBSIDE BUFFER ZONE PER CITY DESIGN STANDARDS MANUAL (TABLE 4-2)

PROPOSED 4.5' GRASS UTILITY STRIP

PROPOSED CITY STD. SDWK

PROPOSED PUBLIC R/W, TYP.

PROPOSED CITY STD. CG-2, TYP.

PROPOSED 5' WIDE LANDSCAPING ESMT.

PROPOSED CITY STD. CG-12

PROPOSED 'NO PARKING' SIGN

PROPOSED CITY STD. CG-2, TYP.

PROPOSED 20' WIDE VDOT STD. CG-9D ENTRANCE PER CITY STANDARDS & REQUIREMENTS, TYP. SEE SHEET 15 FOR DETAIL.

280' SIGHT DISTANCE

26' F/C-F/C 36' E/P-E/P

48' R/W

PROPOSED HUNTSMAN RUN COURT (48' PUBLIC RIGHT-OF-WAY)

20' MIN., TYP.

35' R

PROPOSED 20' WIDE VDOT STD. CG-9D ENTRANCE PER CITY STANDARDS & REQUIREMENTS, TYP. SEE SHEET 15 FOR DETAIL.

PROPOSED PUBLIC R/W, TYP.

EXISTING UNDEVELOPED PUBLIC R/W

PROPOSED STREET SIGN

PROPOSED 'NO PARKING' SIGN

PROPOSED 5' WIDE ASPHALT STRIPED CROSSWALK

PROPOSED CITY STD. 5' SDWK

PROPOSED 3' GAS UTILITY STRIP

PROPOSED 'STOP' SIGN

PROPOSED 'NO PARKING' SIGN

20' F/C-F/C 20' E/P-E/P

PROPOSED CITY STD. CG-2, TYP.

LOT 33 — SHEFFIELD — GARAGE

LOT 32 — SHEFFIELD — GARAGE — 20'x20' GARAGE (TYP.)

LOT 31 — COLES — GARAGE — 5' SIDE YARD SETBACK, TYP.

LOT 30 — ROSEMUND — GARAGE

LOT 29 — BLAINE — GARAGE

LOT 28 — SHEFFIELD — GARAGE

LOT 27 — ROSEMUND — GARAGE

LOT 26 — GARAGE

LOT 25 — COLES — GARAGE — 5' SIDE YARD SETBACK, TYP.

LOT 24 — SHEFFIELD — GARAGE

5' FRONT YARD SETBACK, TYP.

25' FRONT YARD SETBACK, TYP.

PROPOSED BUILDABLE AREA, TYP.

30' REAR YARD SETBACK PARALLELING BELLEVUE AVE. ROW

PROPOSED HUNTSMAN RUN WAY (60' PUBLIC RIGHT-OF-WAY)

PROPOSED CITY STD. 5' CONC. SIDEWALK

PROPOSED 4.5' WIDE CURBSIDE BUFFER ZONE PER CITY DESIGN STANDARDS MANUAL (TABLE 4-2)

CITY ROW

EXISTING 30'± PUBLIC RIGHT-OF-WAY

EXISTING BELLEVIEW AVENUE (30' UNDEVELOPED PUBLIC R/W)

PROPOSED TREE PROTECTION & PRESERVATION EASEMENT. EASEMENT TO INCLUDE A DEED TO PROTECT AND PRESERVE THE EXISTING TREES.

50' R/W

EXISTING 50' PUBLIC RIGHT-OF-WAY

MATCHLINE SEE SHEET 14

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

SCOTT R. COLLINS — Lic. No. 035791 — 8/23/24

COMMONWEALTH OF VIRGINIA — PROFESSIONAL ENGINEER

REVISIONS

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PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN

SHEET TITLE: SITE PLAN

JOB NO. 202180

SCALE 1"=20'

SHEET NO. 9

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Attachment A-1

MATCHLINE
SEE SHEET 11A

PROPOSED SEWER EXTENSION TO THE PROPOSED AZALEA SPRINGS SUBDIVISION

PROPOSED 8" DIP WITH P401 LINING SANITARY SEWER. SEE 'UTILITY NOTE' #17 ON SHEET 17.

MH:MH 18-290
STA:1+50.86
RIM:438.00
INV IN. 433.63 TO MH 18-291
INV OUT. 433.43 TO MH 18-043B

PROPOSED 20' PUBLIC UTILITY EASEMENT

PROPOSED CLEARING LIMITS, TYP.

PROPOSED 8" SDR-26 PVC SANITARY SEWER BETWEEN MH 18-291 & MH 18-290. ALL OTHER PROPOSED SANITARY SEWER MAINS SHALL BE 8" DIP WITH P401 LINING. SEE 'UTILITY NOTE' #17 ON THIS SHEET.

MH:MH 18-291
STA:2+35.57
RIM:438.00
INV IN. 434.25 TO MH 18-292
INV OUT. 434.05 TO MH 18-290

POWER - UTILITY CROSSING (POWER-SANITARY). POWER TO BE IN 20' 2" PVC CONDUIT CENTERED ON THE SANITARY SEWER.

PROPOSED 8" DIP WITH P401 LINING SANITARY SEWER. SEE 'UTILITY NOTE' #17 ON THIS SHEET.

MH:MH 18-292
STA:3+20.58
RIM:438.53
INV IN. 434.87 TO MH 18-293
INV OUT. 434.67 TO MH 18-291

PROPOSED 8" CL. 52 DIP W/L

PROPOSED CITY STD. BOLLARDS

PROPOSED 8" 22.5° BENDS

PROPOSED 8" CL. 52 DIP W/L

PROPOSED PRIVATE TELEPHONE LINE, TYP.

PROPOSED Ø4" SDR 26 PVC SANITARY SEWER LATERAL WITH CLEANOUT AT THE R/W, TYP.

PROPOSED 8" DIP WITH P401 LINING SANITARY SEWER. SEE 'UTILITY NOTE' #17 ON THIS SHEET.

PROPOSED ELECTRICAL LINE, TYP.

PROPOSED PUBLIC RIGHT-OF-WAY

MH:MH 18-293
STA:6+86.21
RIM:442.19
INV IN. 436.90 TO MH 18-294
INV OUT. 436.70 TO MH 18-292

PROPOSED 8"x6" TEE, 6" GV & COMPLETE FH ASSEMBLY

PROPOSED HUNTSMAN RUN COURT (48' PUBLIC RIGHT-OF-WAY)

MH 18-293

MATCHLINE
SEE SHEET 11

MATCHLINE
SEE SHEET 11A

PROPOSED (1) 8"X6" TEE, (1) 6" G.V. & COMPLETE FIRE HYDRANT ASSEMBLY

5' MIN. HORIZONTAL SEPARATION BETWEEN PUBLIC UTILITIES & 10' MIN. HORIZONTAL SEPARATION BETWEEN PUBLIC WATER & SANITARY SEWER MAINS, TYPICAL.

PROPOSED PUBLIC RIGHT-OF-WAY

PROPOSED PRIVATE FIBER OPTIC LINE, TYP.

PROPOSED PRIVATE CABLE LINE, TYP.

PROPOSED UTILITY DUCT BANK, SEE SHEET 20 FOR DETAILS & PROFILES

PROPOSED 3/4" WATER METER TO BE SERVED VIA A 3/4" TYPE K SOFT COPPER SERVICE LINE & 3/4" CORP. STOP, TYP.
PROPOSED 3/4" WATER METER TO BE SET BEHIND THE SIDEWALK (TYP.).

PROPOSED 8" CL. 52 DIP WATERLINE

PROPOSED UTILITY DUCT BANK, SEE SHEET 20 FOR DETAILS & PROFILE ENTITLED 'HUNTSMAN RUN WAY DUCT BANK'

PROPOSED HUNTSMAN RUN WAY (60' PUBLIC RIGHT-OF-WAY)

PROPOSED AZALEA SPRINGS SUBDIVISION LIMITS, TYP.

EXISTING 30'± WIDE UNDEVELOPED PUBLIC R/W

EXISTING BELLEVIEW AVENUE

PROPOSED 8" CL. 52 DIP WATERLINE

PROPOSED UTILITY DUCT BANK, SEE SHEET 20 FOR DETAILS & PROFILE ENTITLED 'HUNTSMAN RUN WAY DUCT BANK #2'

MATCHLINE
SEE SHEET 11A

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 10 | LOT 11 | LOT 12 | LOT 34 | LOT 35 | LOT 36 | LOT 37 | LOT 38 | LOT 39 | LOT 40 | LOT 41 | LOT 42 | LOT 43 | LOT 44 | LOT 45

COLES | SHEFFIELD | BLAINE | ROSEMUND | GARAGE

GENERAL UTILITY NOTES:

1. THE VA811 (FORMERLY MISS UTILITY) DESIGN TICKET NUMBERS PROCESSED IN MARCH OF 2023 FOR THIS PROJECT ARE A308201795-00A AND A308201775-00A.
2. BUILDING AND WALL FOUNDATIONS SHALL NOT BE CONSTRUCTED WITHIN 10' OF ANY PUBLIC STORM, SANITARY, WATER OR GAS MAIN, THIS INCLUDES ALL STRUCTURES THAT ARE AN INTEGRAL PART OF THE UTILITY SYSTEM.
3. A MINIMUM OF 18" VERTICAL & 10' HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER LINES & SANITARY SEWER. A MINIMUM OF 12" VERTICAL AND 5' HORIZONTAL SHALL BE MAINTAINED BETWEEN PARALLEL SANITARY AND STORM SEWER.
4. MINIMUM DEPTH OF COVER FOR WATER LINES SHALL BE 3'.
5. MINIMUM DEPTH OF COVER FOR SANITARY SEWER SHALL BE 2'.
6. AT ALL UTILITY CROSSINGS A MINIMUM VERTICAL SEPARATION OF 12" SHALL BE MAINTAINED. A MINIMUM VERTICAL SEPARATION OF 18" IS REQUIRED BETWEEN THE BOTTOM OF THE WATER LINE AND THE TOP OF THE SANITARY SEWER LINE.
7. CONTRACTOR SHALL CONTACT IRENE PETERSON OF CHARLOTTESVILLE GAS ONCE CONSTRUCTION HAS BEGUN (434-970-3812.)
8. CONTRACTOR SHALL VERIFY ALL UTILITY TIE-IN CONNECTIONS TO EXISTING OR UNDER CONSTRUCTION INFRASTRUCTURE. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING UTILITIES AND THE PROPOSED UTILITIES.
9. GATE VALVES SHALL NOT BE CONSTRUCTED WITHIN THE CURBS, GUTTER PANS OR PAVERS.
10. SIGNS AND MARKINGS TO DELINEATE FIRE LANES, AS DESIGNATED BY THE FIRE OFFICIAL, SHALL BE PROVIDED AND INSTALLED BY THE OWNER OR HIS/HER AGENT OF THE PROPERTY INVOLVED.
11. ALL WATERLINE MATERIALS SHALL BE CONSTRUCTED OF CLASS 52 DIP.
12. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 85,000 LBS.
13. PER THE VIRGINIA DEPARTMENT OF HEALTH WATERWORK'S REGULATIONS (PART II, ARTICLE 3, SECTION 12 VAC 5-590 THROUGH 630), ALL BUILDINGS THAT HAVE THE POSSIBILITY OF CONTAMINATING THE POTABLE WATER DISTRIBUTION SYSTEM (HOSPITALS, INDUSTRIAL SITES, BREWERIES, ETC.) SHALL HAVE A BACKFLOW PREVENTION DEVICE INSTALLED WITHIN THE FACILITY. THIS DEVICE SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, SHALL BE TESTED IN REGULAR INTERVALS AS REQUIRED, AND TEST RESULTS SHALL BE SUBMITTED TO THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
14. ALL BUILDINGS THAT MAY PRODUCE WASTES CONTAINING MORE THAN ONE HUNDRED (100) PARTS PER MILLION OF FATS, OIL, OR GREASE SHALL INSTALL A GREASE TRAP. THE GREASE TRAP SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, MAINTAIN RECORDS OF CLEANING AND MAINTENANCE, AND BE INSPECTED ON REGULAR INTERVALS BY THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
15. PLEASE CONTACT THE REGULATORY COMPLIANCE ADMINISTRATOR AT 970-3032 WITH ANY QUESTIONS REGARDING THE GREASE TRAP OR BACKFLOW PREVENTION DEVICES.
16. PROPOSED HOMES WITH BASEMENTS SHALL HAVE GRINDER PUMPS INSTALLED IF THE BASEMENTS ARE TO INCLUDE PLUMBING FOR SEWER.
17. THE PROPOSED SANITARY SEWER, WITH THE EXCEPTION OF THE SEWER BETWEEN MH 18-291 & MH 18-290, IS LOCATED (IN WHOLE OR IN PART) BENEATH PAVEMENT & SHALL BE DUCTILE IRON PIPE WITH P401 LININGS. THE EXCEPTION IS THE SEWER BETWEEN MH 18-291 & MH 18-290, AND THIS SHALL BE SDR-26 PVC.

WATER FLOWS - MAXIMUM AND PEAK HOUR DEMANDS

MAXIMUM HOUR DEMAND FOR SINGLE-FAMILY HOMES = 2 GPM PER CONNECTION

PEAK HOUR DEMAND FOR SINGLE FAMILY HOMES=3 GPM PER CONNECTION

WHERE THE NUMBER OF RESIDENTIAL UNITS IS LESS THAN 1,000 (WHICH IS THE CASE FOR THIS DEVELOPMENT'S METERS), THE GREATER OF THE FOLLOWING EQUATION OR ABOVE SHALL BE USED: Q=11.4(N)^0.544 WHERE N=NUMBER OF CONNECTIONS

METER	BUILDINGS SERVICED	NUMBER OF CONNECTIONS	FLOW CALCULATIONS	MAXIMUM HOUR DEMAND	PEAK HOUR DEMAND	METER SIZE
One New Meter, Per Lot	45	45	90 GPM	90 GPM	135 GPM	5/8" for all lots

Proposed Waste Water Flow Estimates

	Res. Flow Per Dwelling (gpd)	Total Subdivision Res. Flow (gpd)	With 4.0 PF (gpd)	Expected Completion
* Proposed 45 Single Family Homes	400	18,000	72,000	12/31/2024

* Values taken from Table 9-2 of the Charlottesville Standards & Design Manual for 3.5 people per dwelling.

EASEMENT LEGEND

1. PROPOSED 10' PRIVATE DRAINAGE EASEMENT
2. PROPOSED 20' PUBLIC UTILITY EASEMENT (ENCOMPASSING PUBLIC WATER & SEWER)
3. PROPOSED VARIED WIDTH PUBLIC UTILITY EASEMENT (ENCOMPASSING PUBLIC WATER & SEWER)
4. PROPOSED 15' PRIVATE POWER & COMMUNICATION EASEMENT FOR UNDERGROUND UTILITIES
5. PROPOSED 5' PRIVATE LANDSCAPE AND MAINTENANCE EASEMENT
6. PROPOSED 15' PRIVATE LANDSCAPE AND MAINTENANCE EASEMENT
7. PROPOSED 20' PRIVATE DRAINAGE EASEMENT
8. PROPOSED 5' PRIVATE SANITARY SEWER EASEMENT (FOR POTENTIAL FUTURE LATERAL CONNECTION)
9. PROPOSED SWM/BMP PRIVATE MAINTENANCE EASEMENT
10. PROPOSED SWM/BMP PRIVATE ACCESS EASEMENT

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NAD83

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
8/23/24

REVISIONS

REVISION DESCRIPTION	DATE
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2ND SUBMITTAL	3/10/2023
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4TH SUBMITTAL	3/29/2024
5TH SUBMITTAL	6/12/2024
SIGNATURE SET	8/23/2024

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN
SHEET TITLE: UTILITY PLAN

JOB NO. 202180
SCALE 1"=20'
SHEET NO. 10

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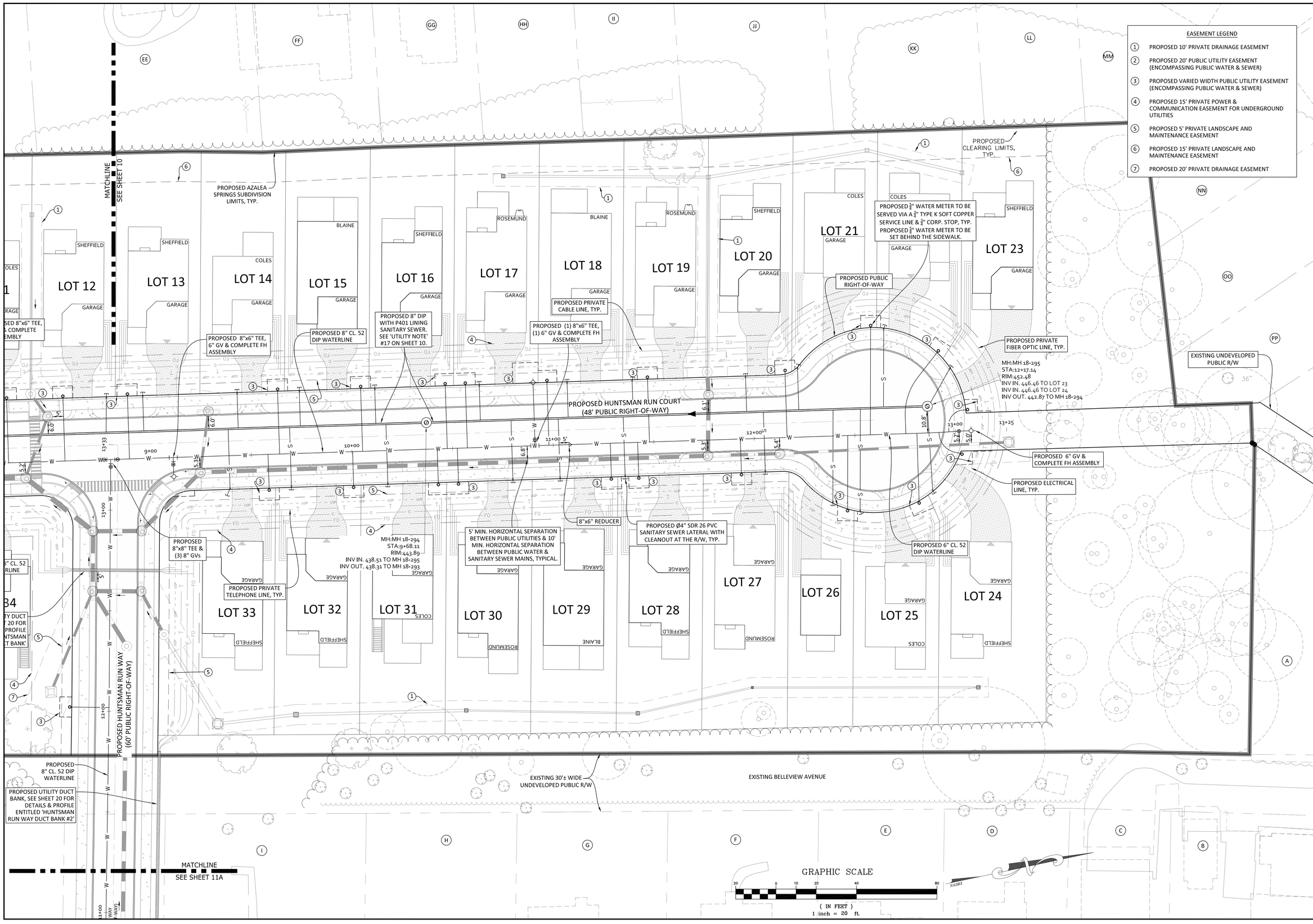
Attachment A-1



COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
8/23/24
PROFESSIONAL ENGINEER

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PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN

SHEET TITLE: UTILITY PLAN

JOB NO. 202180

SCALE 1"=20'

SHEET NO. 11

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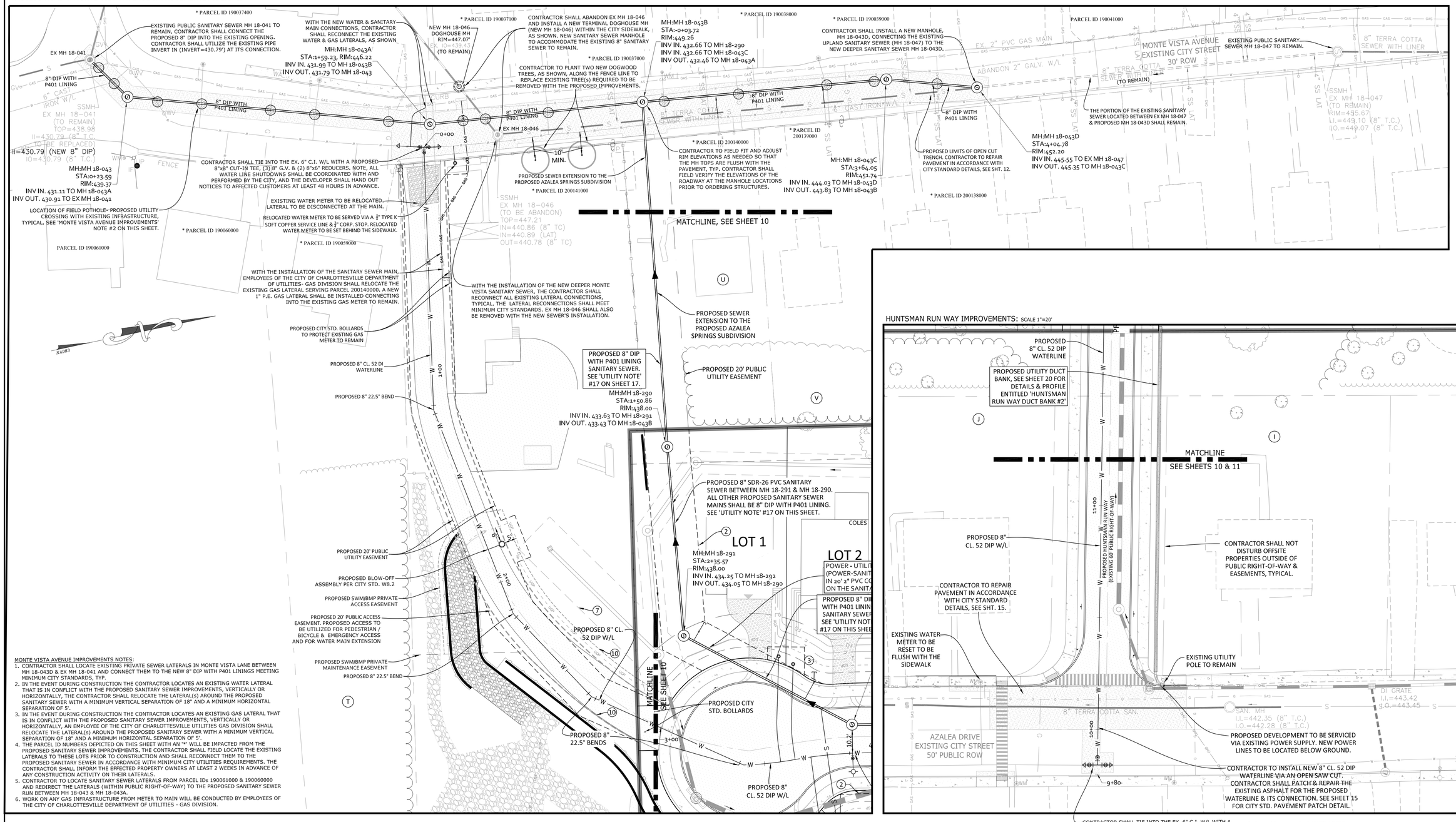
Attachment A-1

ACCESS ROAD & MONTE VISTA AVENUE IMPROVEMENTS: SCALE 1"=20'



MONTE VISTA AVENUE IMPROVEMENTS NOTES:

1. CONTRACTOR SHALL LOCATE EXISTING PRIVATE SEWER LATERALS IN MONTE VISTA LANE BETWEEN MH 18-043D & EX MH 18-041 AND CONNECT THEM TO THE NEW 8" DIP WITH P401 LINNINGS MEETING MINIMUM CITY STANDARDS, TYP.
2. IN THE EVENT DURING CONSTRUCTION THE CONTRACTOR LOCATES AN EXISTING WATER LATERAL THAT IS IN CONFLICT WITH THE PROPOSED SANITARY SEWER IMPROVEMENTS, VERTICALLY OR HORIZONTALLY, THE CONTRACTOR SHALL RELOCATE THE LATERAL(S) AROUND THE PROPOSED SANITARY SEWER WITH A MINIMUM VERTICAL SEPARATION OF 18" AND A MINIMUM HORIZONTAL SEPARATION OF 5'.
3. IN THE EVENT DURING CONSTRUCTION THE CONTRACTOR LOCATES AN EXISTING GAS LATERAL THAT IS IN CONFLICT WITH THE PROPOSED SANITARY SEWER IMPROVEMENTS, VERTICALLY OR HORIZONTALLY, AN EMPLOYEE OF THE CITY OF CHARLOTTESVILLE UTILITIES GAS DIVISION SHALL RELOCATE THE LATERAL(S) AROUND THE PROPOSED SANITARY SEWER WITH A MINIMUM VERTICAL SEPARATION OF 18" AND A MINIMUM HORIZONTAL SEPARATION OF 5'.
4. THE PARCEL ID NUMBERS DEPICTED ON THIS SHEET WITH AN '*' WILL BE IMPACTED FROM THE PROPOSED SANITARY SEWER IMPROVEMENTS, THE CONTRACTOR SHALL FIELD LOCATE THE EXISTING LATERALS TO THESE LOTS PRIOR TO CONSTRUCTION AND SHALL RECONNECT THEM TO THE PROPOSED SANITARY SEWER IN ACCORDANCE WITH MINIMUM CITY UTILITIES REQUIREMENTS. THE CONTRACTOR SHALL INFORM THE EFFECTED PROPERTY OWNERS AT LEAST 2 WEEKS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY ON THEIR LATERALS.
5. CONTRACTOR TO LOCATE SANITARY SEWER LATERALS FROM PARCEL IDs 190061000 & 190060000 AND REDIRECT THE LATERALS (WITHIN PUBLIC RIGHT-OF-WAY) TO THE PROPOSED SANITARY SEWER RUN BETWEEN MH 18-043 & MH 18-043A.
6. WORK ON ANY GAS INFRASTRUCTURE FROM METER TO MAIN WILL BE CONDUCTED BY EMPLOYEES OF THE CITY OF CHARLOTTESVILLE DEPARTMENT OF UTILITIES - GAS DIVISION.

HUNTSMAN RUN WAY IMPROVEMENTS: SCALE 1"=20'

CONTRACTOR SHALL TIE INTO THE EX. 6" C.I. W/L WITH A PROPOSED 8"x8" CUT-IN TEE, (3) 8" G.V. & (2) 8"x6" REDUCERS. NOTE, ALL WATER LINE SHUTDOWNS SHALL BE COORDINATED WITH AND PERFORMED BY THE CITY, AND THE DEVELOPER SHALL HAND OUT NOTICES TO AFFECTED CUSTOMERS AT LEAST 48 HOURS IN ADVANCE.

AZALEA DRIVE IMPROVEMENTS NOTES:

1. WORK ON ANY GAS INFRASTRUCTURE FROM METER TO MAIN WILL BE CONDUCTED BY EMPLOYEES OF THE CITY OF CHARLOTTESVILLE DEPARTMENT OF UTILITIES - GAS DIVISION.

OFFSITE IMPROVEMENTS NOTES:

ALL DISTURBANCES & IMPROVEMENTS PROPOSED WITH THIS PLAN SHALL BE LIMITED TO THE PROPOSED AZALEA SPRINGS SUBDIVISION, PUBLIC RIGHT-OF-WAY & PUBLIC EASEMENTS. DISTURBANCES SHALL NOT OCCUR ON OFFSITE PROPERTIES WITHOUT PRIOR WRITTEN APPROVAL.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
8/23/24

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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN

SHEET TITLE: OFFSITE IMPROVEMENTS UTILITY PLAN

JOB NO. 202180

SCALE 1"=20'

SHEET NO. 11A

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Attachment A-1

GENERAL GRADING & DRAINAGE NOTES:

1. BUILDING AND WALL FOUNDATIONS SHALL NOT BE CONSTRUCTED WITHIN 10' OF ANY PUBLIC STORM, SANITARY, WATER OR GAS MAIN, THIS INCLUDES ALL STRUCTURES THAT ARE AN INTEGRAL PART OF THE UTILITY SYSTEM.
2. MINIMUM DEPTH OF COVER FOR PUBLIC STORM SEWER SHALL BE 3'.
3. A MINIMUM OF 18" VERTICAL & 10' HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER LINES & SANITARY SEWER.
4. A MINIMUM OF 12" VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN STORM SEWER WITH ANY WATER AND SANITARY SEWER CROSSING.
5. ALL PUBLIC STORM SEWER SHALL BE RCP & SHALL HAVE A MINIMUM OF 15" DIAMETER WITH A MINIMUM SLOPE OF 0.50% WITHIN THE R/W.
6. ALL PRIVATE HDPE STORM SEWER SHALL BE INSTALLED IN ACCORDANCE WITH MINIMUM VDOT REQUIREMENTS, INCLUSIVE OF THE PIPES' STONE BED REQUIREMENTS. ALL PRIVATE STORM SEWER SHALL HAVE A MINIMUM SLOPE OF 0.50%.
7. ALL CONSTRUCTION CROSSING POINTS SHALL MEET ADA ACCESSIBLE STANDARDS. IN ACCORDANCE WITH SECTION 403.3, THE CROSS SLOPES OF THE WALKWAYS SHALL NOT BE STEEPER THAN 2% . ADDITIONALLY, ANY CHANGE IN LEVEL GREATER THAN ¼" HIGH SHALL BE RAMPED AND SHALL COMPLY WITH SECTIONS 405 OR 406 PER SECTION 303.4.
8. CONTRACTOR SHALL INSTALL HANDRAILS AND GUARDRAILS ON ALL RETAINING WALLS IN COMPLIANCE WITH ALL CURRENT CITY & STATE REQUIREMENTS. 42" GUARDRAILS ARE REQUIRED IN ACCORDANCE WITH 2012 VA CONSTRUCTION CODE 1013 AT THE TOP OF ANY RETAINING WALL WITH A DIFFERENCE IN GRADE EXCEEDING 30".
9. FINAL DESIGN OF THE BUILDING FOUNDATIONS, WALLS, FACADES & THE CORRESPONDING WATERPROOFING SHALL BE COMPLETED BY THE ARCHITECT TO ALLOW FOR THE PROPOSED GRADE CHANGES SHOWN.
10. RETAINING WALL DESIGNS ARE NOT FURNISHED BY COLLINS ENGINEERING AND ALL FINAL DESIGNS OF THE RETAINING WALLS SHALL BE PROVIDED TO COLLINS ENGINEERING PRIOR TO CONSTRUCTION FOR VERIFICATION. WALL DESIGNS SHALL INCORPORATE ALL SITE PLANIMETRICS, INCLUDING BUT NOT LIMITED TO ANY VEHICULAR GUARDRAILS, PEDESTRIAN HANDRAILS, PARKING SPACE OVERHANGS AND LANDSCAPING.
11. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE ROADWAYS AND LOTS. THE SITE SHALL HAVE POSITIVE DRAINAGE THROUGHOUT AND SHALL DIRECT RUNOFF TO PROPOSED OR EXISTING DRAINAGE STRUCTURES.
12. CONTRACTOR SHALL VERIFY ALL PROPOSED TIE-IN CONNECTIONS FOR THE ROADS TO THE EXISTING ROADS. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING ROADS AND/OR CURB AND GUTTER AND THE PROPOSED ROADS, CURB & GUTTER. CONTRACTOR SHALL CONTACT ENGINEER TO INSPECT CURB, ROADWAY & PAVEMENT CONNECTIONS TO EXISTING ROADS, PRIOR TO ANY STONE, CONCRETE OR PAVEMENT BEING PLACED.
9. CONTRACTOR SHALL PROVIDE ENGINEER SURVEY WORKSHEETS OF ALL ROADS, SANITARY SEWER CLEANOUTS, WATER METERS AND DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF CURBING, DRAINAGE, OR UTILITIES TO COLLINS ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. COLLINS ENGINEERING SHALL VERIFY ALL SURVEY SHEETS TO ENSURE POSITIVE DRAINAGE AND PROPER ELEVATIONS FOR CONSTRUCTION.
10. CONTRACTOR SHALL GRADE THE SITE TO AVOID STANDING WATER. CONTRACTOR SHALL GRADE THE AREAS SURROUNDING THE BUILDINGS SUCH THAT RUNOFF DRAINS AWAY FROM IT, ENSURING POSITIVE DRAINAGE AT ALL TIMES. CONTRACTOR TO PROVIDE A SMOOTHLY GRADED TRANSITION FROM DISTURBED AREAS TO UNDISTURBED AREAS. FINISH GRADE SHALL HAVE A CLEAN TOPSOIL. CONTRACTOR SHALL SEED AND STRAW, AND/OR LANDSCAPE ALL BARE AND DISTURBED AREAS. CONTRACTOR TO PROVIDE GROUND COVER MATERIALS OR SOD FOR SLOPES STEEPER THAN 20%. CONTRACTOR TO CLEAN THE SITE AND DISPOSE OF ALL CONSTRUCTION DEBRIS. GRASS SHALL BE ESTABLISHED PRIOR TO PROJECT CLOSEOUT.
11. CONTRACTOR TO REMOVE ALL DEAD BUSHES, TREES, TREE-STUMPS, AND THEIR ABOVE-GROUND ROOTS WHERE LOCATED ON THE PROPOSED LOTS.
12. CONTRACTOR SHALL WORK DIRECTLY WITH THE GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER AND SHALL ENSURE ALL OF THEIR DESIGN REQUIREMENTS ARE MET.

MATCHLINE SEE SHEET 14

MATCHLINE SEE SHEET 13

PROPOSED 3' WOODEN RETAINING WALL

PROPOSED 2' SEGMENTED RETAINING WALL

PROPOSED 10' WIDE PRIVATE DRAINAGE EASEMENT

PROPOSED AZALEA SPRINGS SUBDIVISION LIMITS, TYP.

APPROXIMATE LIMITS OF 100-YEAR BACKWATER ELEVATION AT 429.5'.

PROPOSED PRIVATE HDPE YARD DRAIN SYSTEM. SEE 'DRAINAGE CALCULATIONS' SHEETS FOR STORM SEWER SYSTEM's DESIGN INFORMATION, TYP.

EXISTING OFFSITE FENCE TO REMAIN. THE PORTION OF THE EX. FENCE THAT ENCROACHES INTO THE PROPOSED DEVELOPMENT SHALL BE REMOVED. SEE SHEET 2 FOR LOCATION OF FENCE EXTENDING INTO THE DEVELOPMENT.

PROPOSED 10' PRIVATE DRAINAGE EASEMENT

PROPOSED 20' PRIVATE DRAINAGE EASEMENT

PROPOSED GRADING EASEMENT

STEEP SLOPES. SEE SHEET 7A FOR DEPICTION OF IMPACTED & PRESERVED STEEP SLOPES.

PROPOSED HUNTSMAN RUN COURT (48' PUBLIC RIGHT-OF-WAY)

PROPOSED PUBLIC RIGHT-OF-WAY

PROPOSED CITY STD. CG-2, TYP.

PROPOSED CITY STD. CG-12

PROPOSED 5' WIDE ASPHALT STRIPED CROSSWALK

PROPOSED VAR. WIDTH PUBLIC UTILITY EASEMENT

PROPOSED VAR. WIDTH PRIVATE UTILITY EASEMENT

PROPOSED SWM/BMP PRIVATE MAINTENANCE EASEMENT

PROPOSED PRIVATE YARD DRAIN SYSTEM. SEE 'DRAINAGE CALCULATIONS' SHEETS FOR INLET & PIPE DESIGN INFORMATION, TYP.

PROPOSED HUNTSMAN RUN WAY (60' PUBLIC RIGHT-OF-WAY)

TWO (2) PROPOSED 15' TALL RETAINING WALLS WITH HANDRAILS MEETING MINIMUM BUILDING CODE REQUIREMENTS, TYP.

PROPOSED PRIVATE RETAINING WALL MAINTENANCE EASEMENT. EASEMENT TO EXTEND TO PROPERTY LINE & PUBLIC R/W.

EXISTING 30' WIDE UNDEVELOPED PUBLIC R/W

EXISTING BELLEVIEW AVENUE (UNDEVELOPED PUBLIC ROW)

CONTRACTOR SHALL REPLACE EXISTING 15" CMP WITH NEW 15" CL. III RCP, AND REDIRECT AZALEA AVENUE'S OUTFALL.

LOT 1 · LOT 2 · LOT 3 · LOT 4 · LOT 5 · LOT 6 · LOT 7 · LOT 8 · LOT 9 · LOT 10 · LOT 11 · LOT 12 · LOT 34 · LOT 35 · LOT 36 · LOT 37 · LOT 38 · LOT 39 · LOT 40 · LOT 41 · LOT 42 · LOT 43 · LOT 44 · LOT 45

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
8/23/24

REVISIONS

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

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN

SHEET TITLE: GRADING PLAN

JOB NO. 202180

SCALE 1"=20'

SHEET NO. 12

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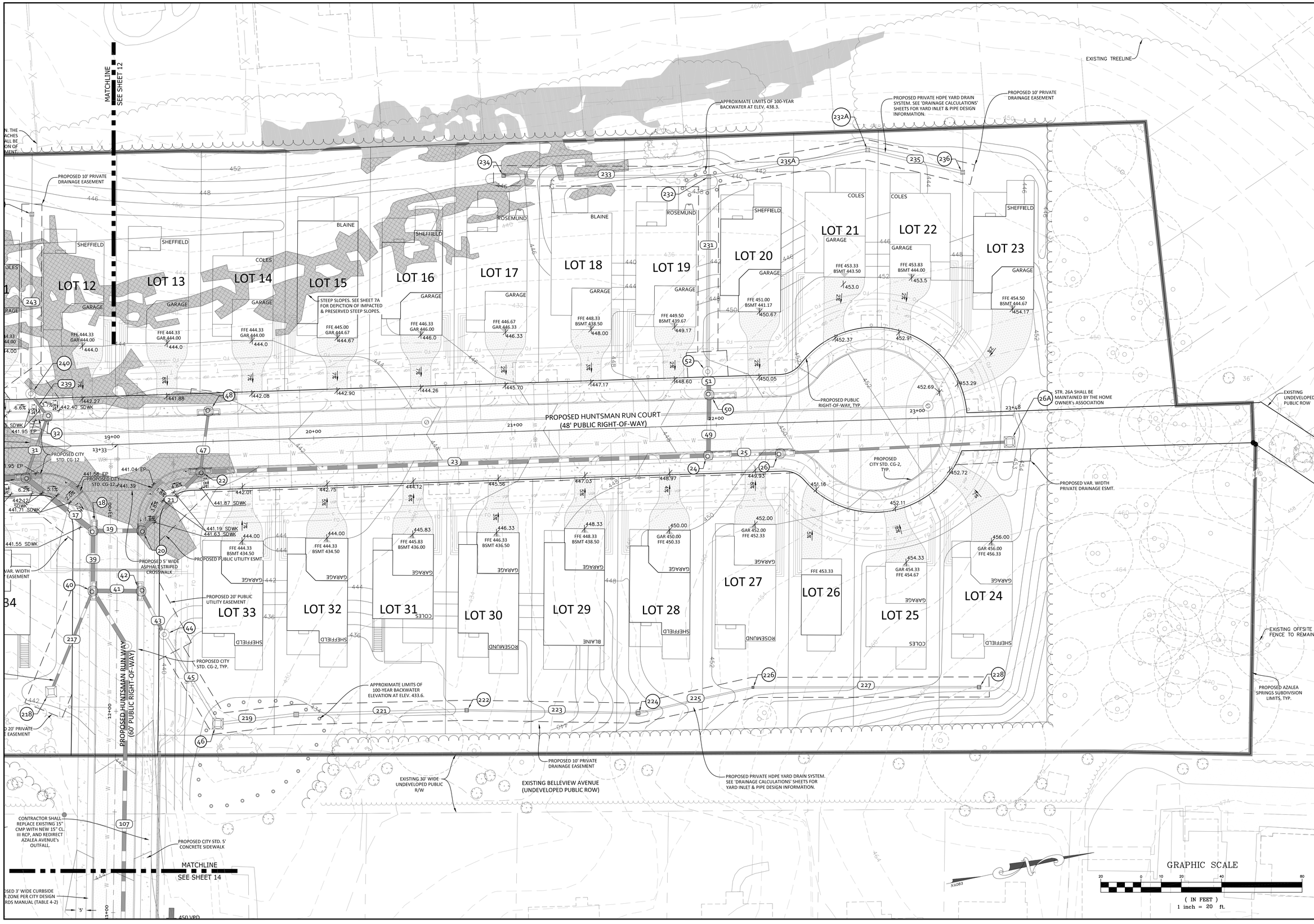
Attachment A-1



COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
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8/23/24
PROFESSIONAL ENGINEER

REVISIONS

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JOB NO. 202180
SCALE 1"=20'
SHEET NO. 13

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Attachment A-1

PROPOSED ROAD CENTERLINE DATA:

Alignment: ENGLEWOOD DRIVE

Description:

Tangent Data

Description	PT Station	Northing	Easting
Start:	10+00.000	3892489.004	11478670.988
End:	11+26.132	3892467.493	11478795.272

Tangent Data

Parameter	Value	Parameter	Value
Length:	126.132	Course:	S 80° 10' 49.0698" E

Curve Point Data

Description	Station	Northing	Easting
PC:	11+26.132	3892467.493	11478795.272
RP:		3892566.027	11478812.327
PT:	11+59.546	3892467.349	11478828.531

Circular Curve Data

Parameter	Value	Parameter	Value
Delta:	19° 08' 40.9564"	Type:	LEFT
Radius:	100.000		
Length:	33.414	Tangent:	16.864
Mid-Ord:	1.392	External:	1.412
Chord:	33.259	Course:	S 89° 45' 09.5480" E

Tangent Data

Description	PT Station	Northing	Easting
Start:	11+59.546	3892467.349	11478828.531
End:	12+05.411	3892474.781	11478873.789

Tangent Data

Parameter	Value	Parameter	Value
Length:	45.865	Course:	N 80° 40' 29.9738" E

Curve Point Data

Description	Station	Northing	Easting
PC:	12+05.411	3892474.781	11478873.789
RP:		3892598.129	11478853.535
PT:	12+62.846	3892496.557	11478926.392

Circular Curve Data

Parameter	Value	Parameter	Value
Delta:	26° 19' 35.5538"	Type:	LEFT
Radius:	125.000		
Length:	57.436	Tangent:	29.234
Mid-Ord:	3.284	External:	3.373
Chord:	56.932	Course:	N 67° 30' 42.1969" E

Tangent Data

Description	PT Station	Northing	Easting
Start:	12+62.846	3892496.557	11478926.392
End:	12+75.146	3892503.726	11478936.386

Tangent Data

Parameter	Value	Parameter	Value
Length:	12.300	Course:	N 54° 20' 54.4200" E

Curve Point Data

Description	Station	Northing	Easting
PC:	12+75.146	3892503.726	11478936.386
RP:		3892625.612	11478848.958
PT:	12+91.433	3892513.918	11478949.080

Circular Curve Data

Parameter	Value	Parameter	Value
Delta:	06° 13' 16.3629"	Type:	LEFT
Radius:	150.000		
Length:	16.287	Tangent:	8.152
Mid-Ord:	0.221	External:	0.221
Chord:	16.279	Course:	N 51° 14' 16.2385" E

Tangent Data

Description	PT Station	Northing	Easting
Start:	12+91.433	3892513.918	11478949.080
End:	12+95.086	3892516.356	11478951.800

Tangent Data

Parameter	Value	Parameter	Value
Length:	3.653	Course:	N 48° 07' 38.0570" E

Curve Point Data

Description	Station	Northing	Easting
PC:	12+95.086	3892516.356	11478951.800
RP:		3892612.652	11478863.897
PT:	13+62.321	3892572.225	11478987.855

Circular Curve Data

Parameter	Value	Parameter	Value
Delta:	29° 32' 44.9669"	Type:	LEFT
Radius:	130.383		
Length:	67.235	Tangent:	34.383
Mid-Ord:	4.310	External:	4.457
Chord:	66.492	Course:	N 32° 50' 09.2366" E

Tangent Data

Description	PT Station	Northing	Easting
Start:	13+62.321	3892572.225	11478987.855
End:	13+83.096	3892592.984	11478988.672

Tangent Data

Parameter	Value	Parameter	Value
Length:	20.775	Course:	N 02° 15' 17.2285" E

Curve Point Data

Description	Station	Northing	Easting
PC:	13+83.096	3892592.984	11478988.672
RP:		3892585.115	11479188.517
PT:	14+18.279	3892627.837	11478993.133

Circular Curve Data

Parameter	Value	Parameter	Value
Delta:	10° 04' 45.3408"	Type:	RIGHT
Radius:	200.000		
Length:	35.183	Tangent:	17.637
Mid-Ord:	0.773	External:	0.776
Chord:	35.138	Course:	N 07° 17' 39.8990" E

Tangent Data

Description	PT Station	Northing	Easting
Start:	14+18.279	3892627.837	11478993.133
End:	15+01.805	3892709.435	11479010.975

Tangent Data

Parameter	Value	Parameter	Value
Length:	83.526	Course:	N 12° 20' 02.5694" E

Curve Point Data

Description	Station	Northing	Easting
PC:	15+01.805	3892709.435	11479010.975
RP:		3893355.074	11476058.238
PT:	15+88.521	3892794.404	11479028.281

Circular Curve Data

Parameter	Value	Parameter	Value
Delta:	01° 38' 37.7625"	Type:	LEFT
Radius:	3022.500		
Length:	86.716	Tangent:	43.361
Mid-Ord:	0.311	External:	0.311
Chord:	86.713	Course:	N 11° 30' 43.6882" E

Tangent Data

Description	PT Station	Northing	Easting
Start:	15+88.521	3892794.404	11479028.281
End:	16+42.007	3892846.961	11479038.203

Tangent Data

Parameter	Value	Parameter	Value
Length:	53.486	Course:	N 10° 41' 24.8070" E

Curve Point Data

Description	Station	Northing	Easting
PC:	16+42.007	3892846.961	11479038.203
RP:		3892294.638	11481964.027
PT:	17+26.090	3892929.353	11479054.964

Circular Curve Data

Parameter	Value	Parameter	Value
Delta:	01° 37' 04.7849"	Type:	RIGHT
Radius:	2977.500		
Length:	84.083	Tangent:	42.044
Mid-Ord:	0.297	External:	0.297
Chord:	84.080	Course:	N 11° 29' 57.1994" E

Tangent Data

Description	PT Station	Northing	Easting
Start:	17+26.090	3892929.353	11479054.964
End:	17+71.765	3892973.979	11479064.701

Tangent Data

Parameter	Value	Parameter	Value
Length:	45.675	Course:	N 12° 18' 29.5919" E

Curve Point Data

Description	Station	Northing	Easting
PC:	17+71.765	3892973.979	11479064.701
RP:		3893191.626	11478067.169
PT:	18+10.511	3893011.982	11479072.241

Circular Curve Data

Parameter	Value	Parameter	Value
Delta:	02° 10' 27.6306"	Type:	LEFT
Radius:	1021.000		
Length:	38.746	Tangent:	19.376
Mid-Ord:	0.184	External:	0.184
Chord:	38.744	Course:	N 11° 13' 15.7766" E

Tangent Data

Description	PT Station	Northing	Easting
Start:	18+10.511	3893011.982	11479072.241
End:	23+47.530	3893540.623	11479166.728

Tangent Data

Parameter	Value	Parameter	Value
Length:	537.018	Course:	N 10° 08' 01.9613" E

Alignment: HUNTSMAN RUN WAY

Description:

Station Equations

Internal Station	Back Station	Ahead Station
1000.	1000.	985.

Tangent Data

Description	PT Station	Northing	Easting
Start:	9+85.000	3893026.622	11479427.613
End:	12+04.802	3893075.404	11479213.293

Tangent Data

Parameter	Value	Parameter	Value
Length:	219.802	Course:	N 77° 10' 37.9984" W

Curve Point Data

Description	Station	Northing	Easting
PC:	12+04.802	3893075.404	11479213.293
RP:		3892587.874	11479102.325
PT:	12+08.724	3893076.260	11479209.464

Circular Curve Data

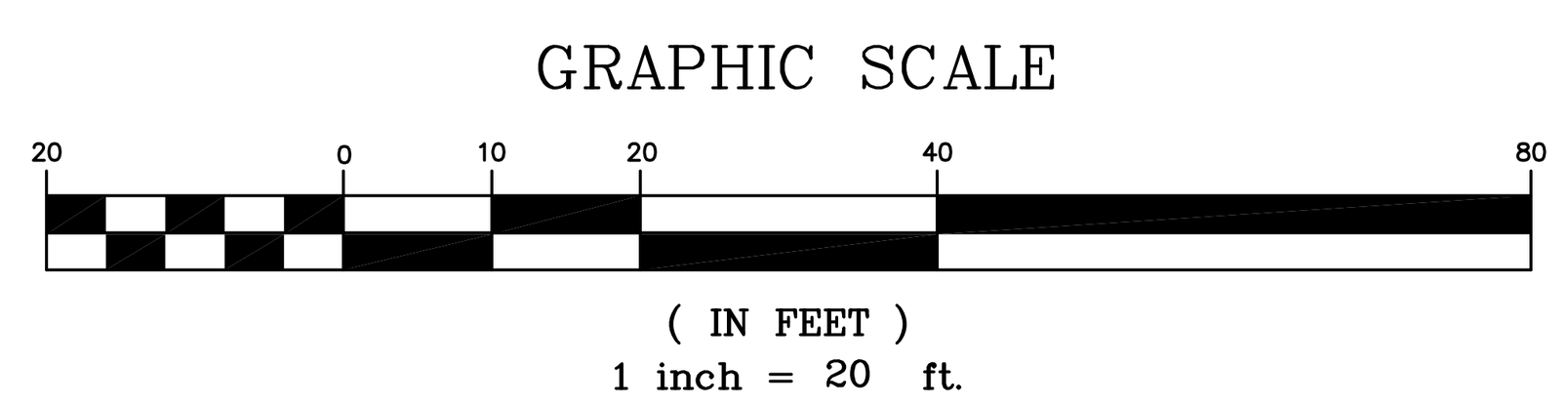
Parameter	Value	Parameter	Value
Delta:	00° 26' 58.2949"	Type:	LEFT
Radius:	500.000		
Length:	3.923	Tangent:	1.961
Mid-Ord:	0.004	External:	0.004
Chord:	3.923	Course:	N 77° 24' 07.1458" W

Tangent Data

Description	PT Station	Northing	Easting
Start:	12+08.724	3893076.260	11479209.464
End:	13+32.592	3893102.802	11479088.473

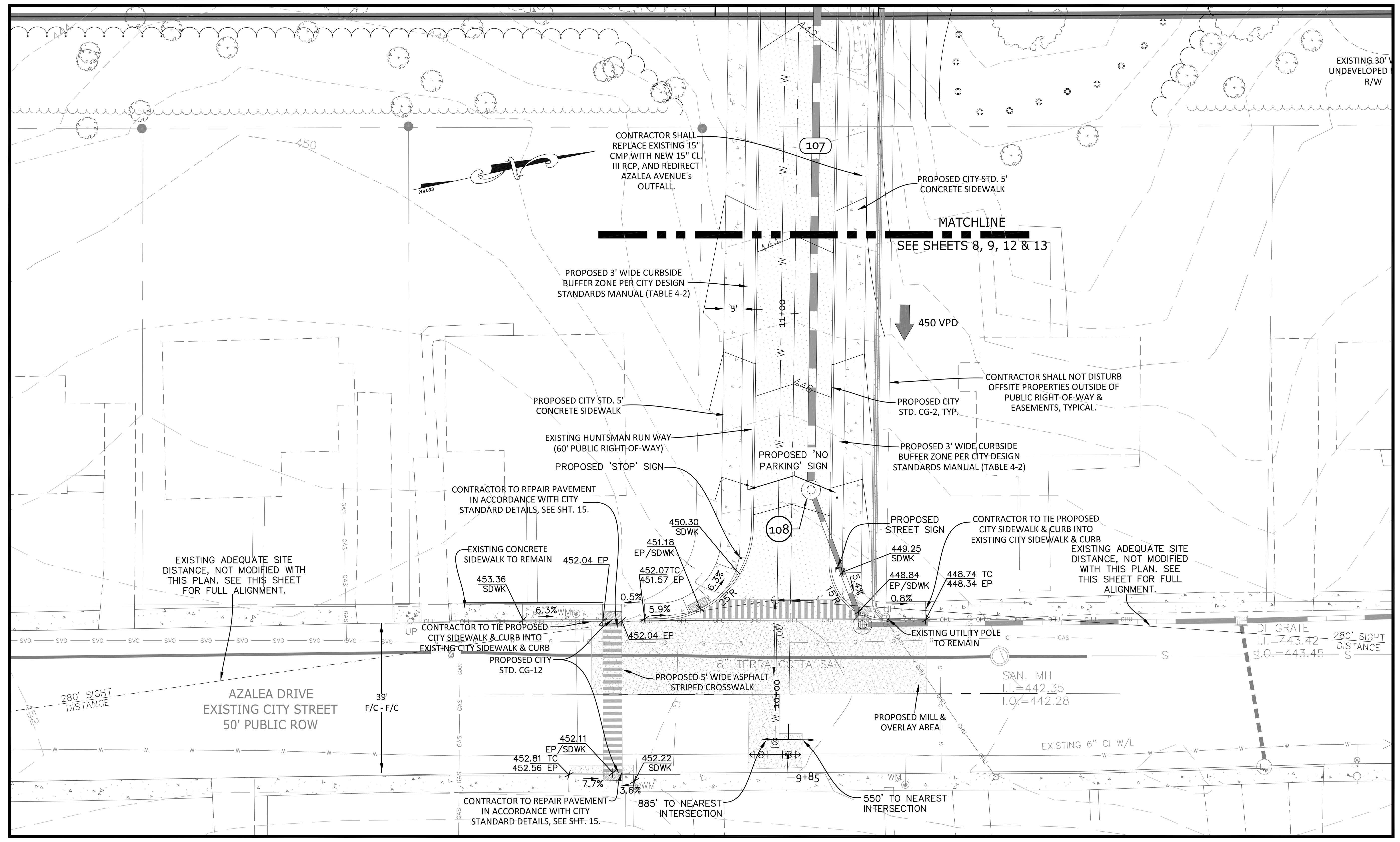
Tangent Data

Parameter	Value	Parameter	Value
Length:	123.868	Course:	N 77° 37' 36.2932" W

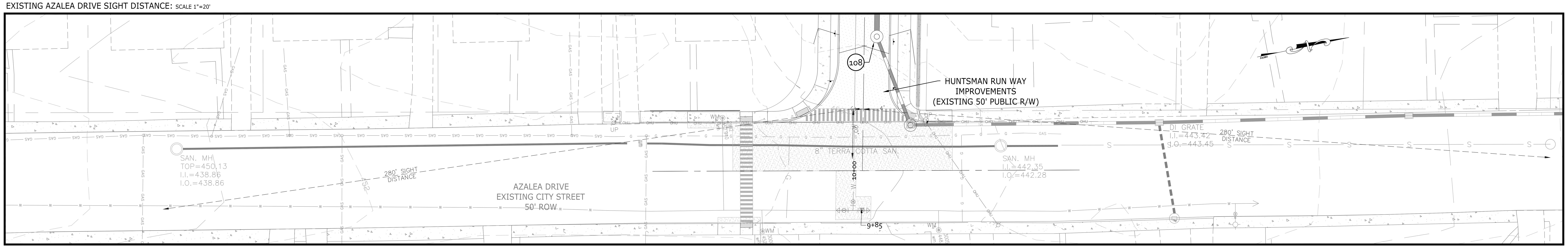


OFFSITE IMPROVEMENTS NOTES:
ALL DISTURBANCES & IMPROVEMENTS PROPOSED WITH THIS PLAN SHALL BE LIMITED TO THE PROPOSED AZALEA SPRINGS SUBDIVISION, PUBLIC RIGHT-OF-WAY & PUBLIC EASEMENTS. DISTURBANCES SHALL NOT OCCUR ON OFFSITE PROPERTIES.

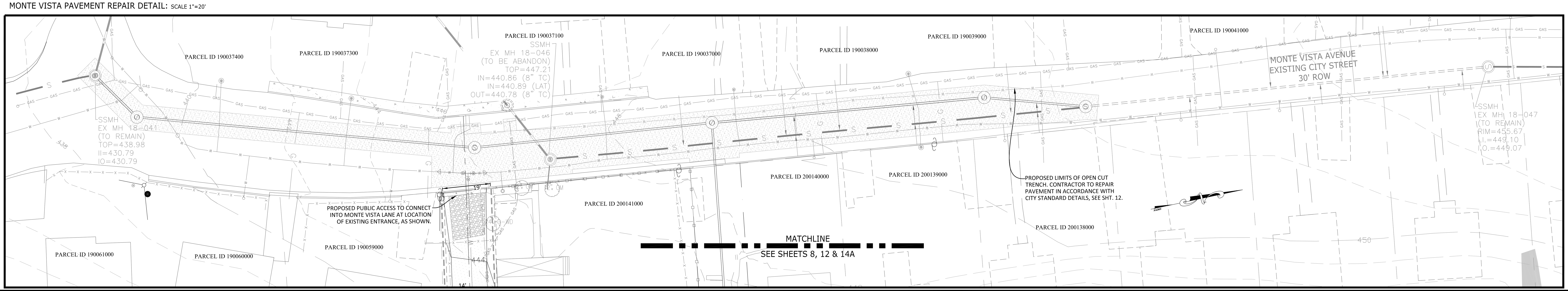
HUNTSMAN RUN WAY IMPROVEMENTS: SCALE 1"=20'

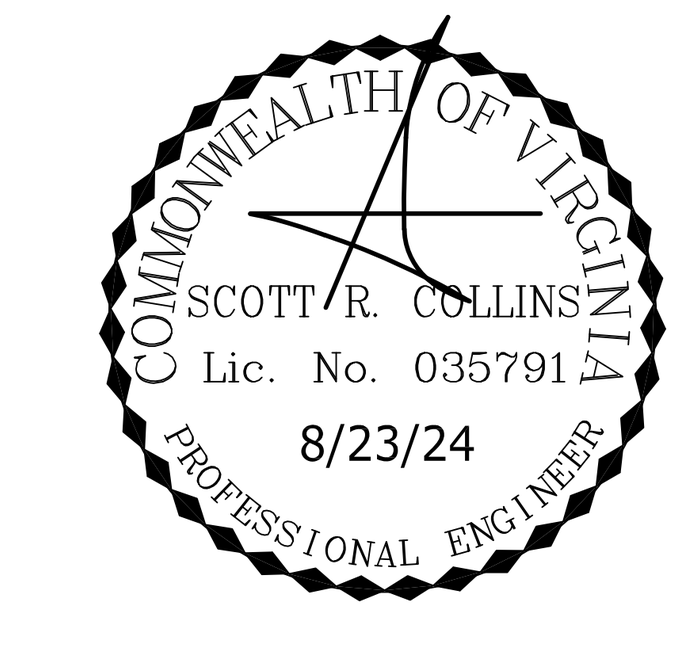


EXISTING AZALEA DRIVE SIGHT DISTANCE: SCALE 1"=20'



MONTE VISTA PAVEMENT REPAIR DETAIL: SCALE 1"=20'





REVISIONS

DATE	REVISION DESCRIPTION
8/13/2021	INITIAL SUBMITTAL
3/10/2023	2ND SUBMITTAL
12/8/2023	3RD SUBMITTAL
3/29/2024	4TH SUBMITTAL
6/12/2024	5TH SUBMITTAL
8/23/2024	SIGNATURE SET

COLLINS ENGINEERING

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

PROJECT
AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN

SHEET TITLE
OFFSITE IMPROVEMENTS PLAN

JOB NO.	202180
SCALE	1"=20'
SHEET NO.	14

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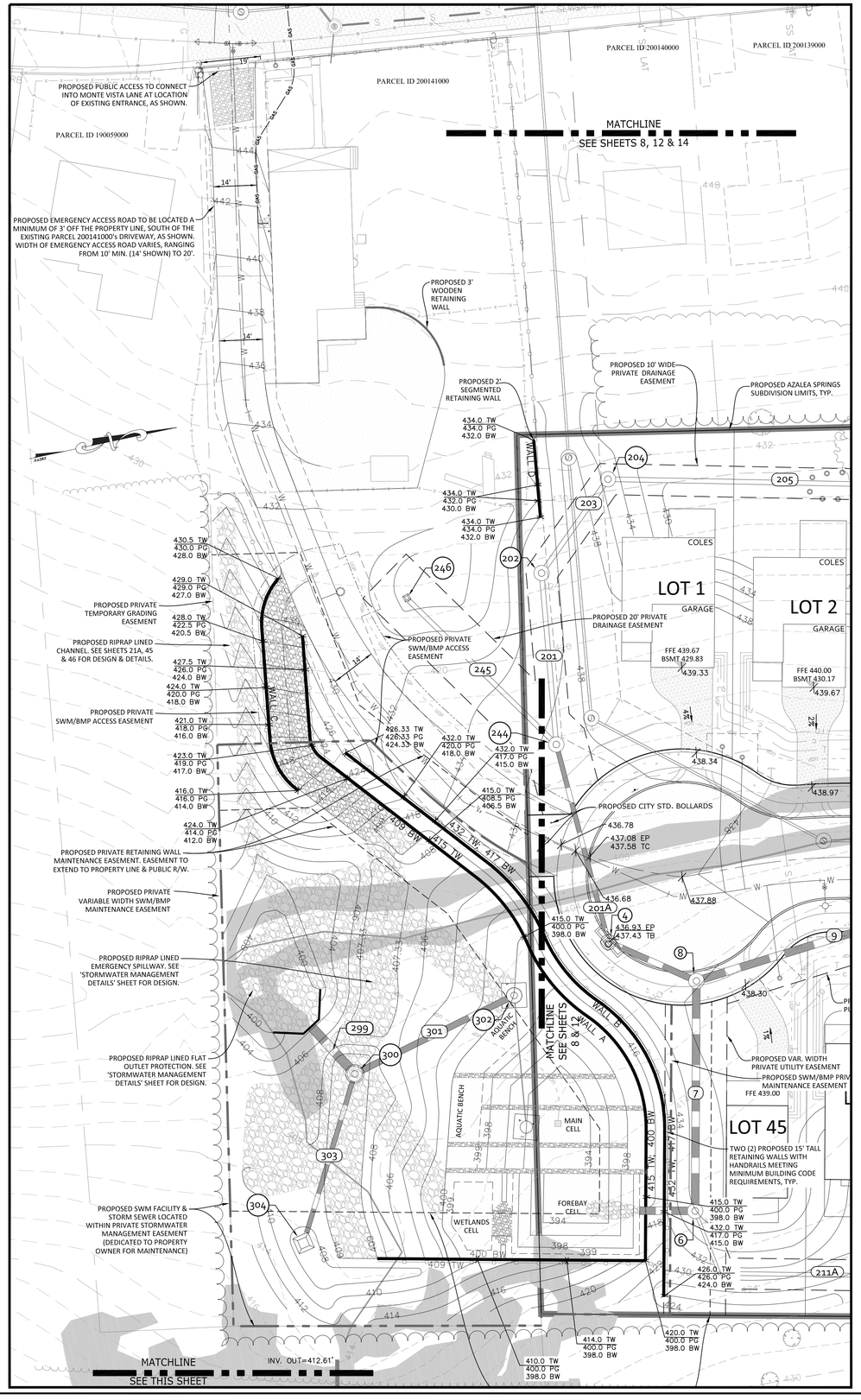
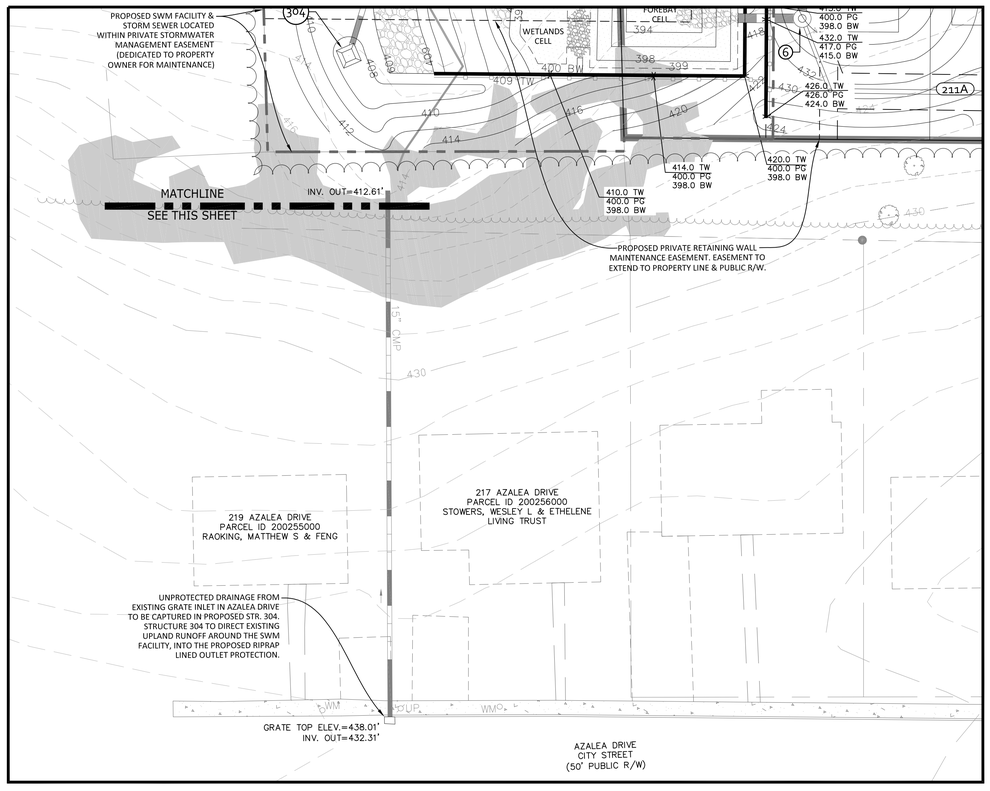
Attachment A-1

EMERGENCY ACCESS IMPROVEMENTS: SCALE 1"=20'





NOTE:
PRIVATE STORMWATER MANAGEMENT EASEMENTS LOCATED ON PRIVATE PROPERTIES THAT CONTAIN THE STORMWATER MANAGEMENT FACILITY AND THE STORMWATER PIPING & STRUCTURES SHALL BE DEDICATED TO THE HOME OWNERS ASSOCIATION.

OFFSITE IMPROVEMENTS NOTES:
ALL DISTURBANCES & IMPROVEMENTS PROPOSED WITH THIS PLAN SHALL BE LIMITED TO THE PROPOSED AZALEA SPRINGS SUBDIVISION, PUBLIC RIGHT-OF-WAY & PUBLIC EASEMENTS. DISTURBANCES SHALL NOT OCCUR ON OFFSITE PROPERTIES.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
8/23/24

REVISIONS

DATE	REVISION DESCRIPTION
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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN
SHEET TITLE: OFFSITE IMPROVEMENTS PLAN
JOB NO. 202180
SCALE 1"=20'
SHEET NO. 14A

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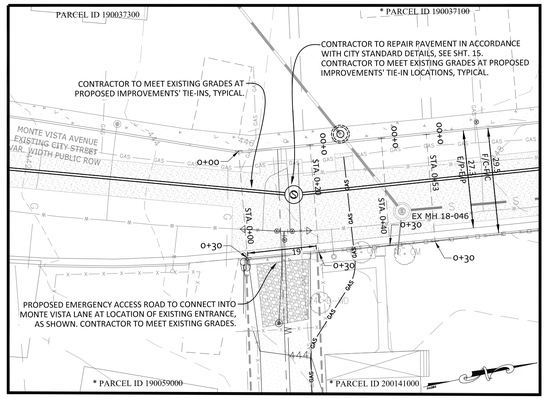
MONTE VISTA AVENUE CROSS SECTIONS: SCALE 1"=20'

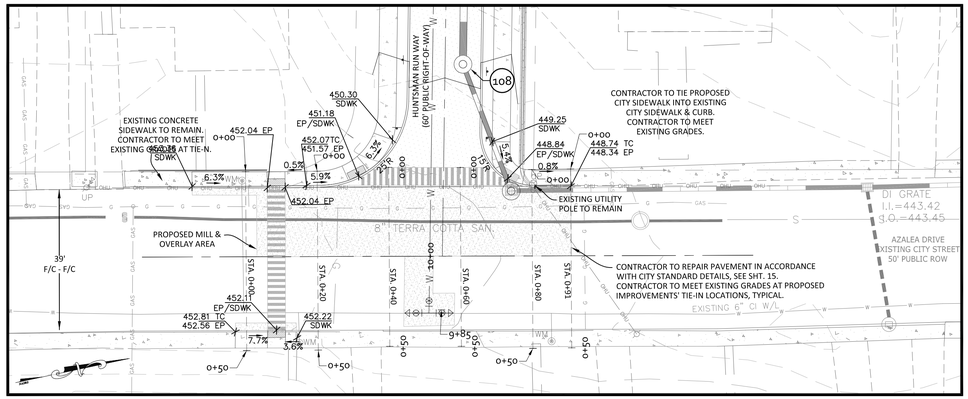


GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

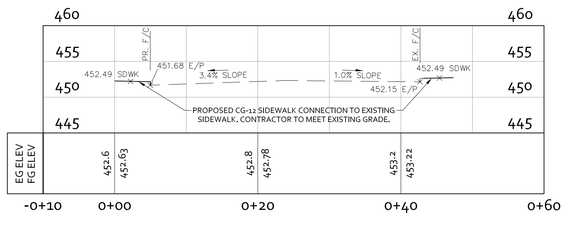
AZALEA DRIVE CROSS SECTIONS: SCALE 1"=20'



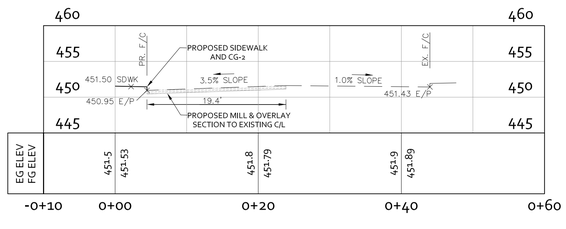
GRAPHIC SCALE

20 0 10 20 40

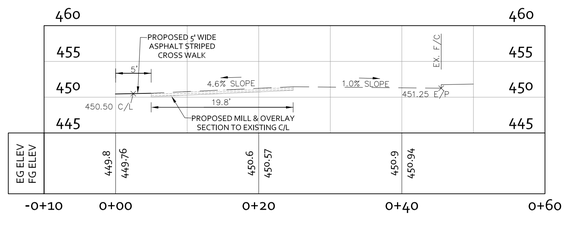
(IN FEET)
1 inch = 20 ft.



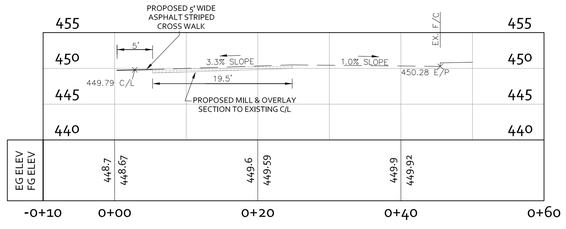
AZALEA DRIVE STA 0+00



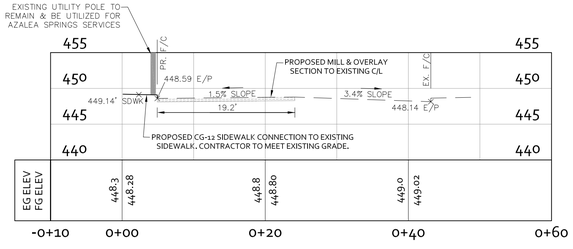
AZALEA DRIVE STA 0+20



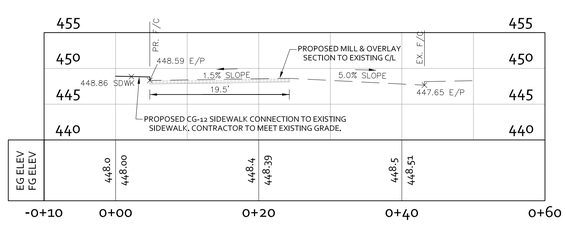
AZALEA DRIVE STA 0+40



AZALEA DRIVE STA 0+60



AZALEA DRIVE STA 0+80

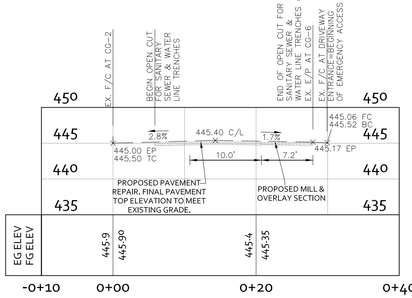


AZALEA DRIVE STA 0+91

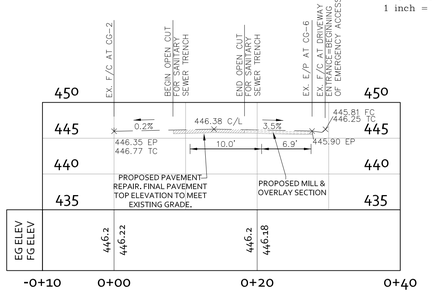
PROFILE HORIZONTAL & VERTICAL GRAPHIC SCALE

10 0 5 10 20

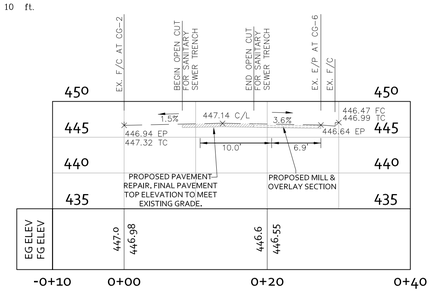
(IN FEET)
1 inch = 10 ft.



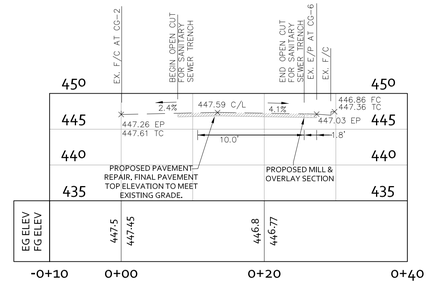
MONTE VISTA AVENUE STA 0+00



MONTE VISTA AVENUE STA 0+20



MONTE VISTA AVENUE STA 0+40



MONTE VISTA AVENUE STA 0+53

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
8/23/24
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
8/13/2021	INITIAL SUBMITTAL
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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT
AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN

SHEET TITLE
OFFSITE ROADWAY SECTIONS

JOB NO. 202180
SCALE 1"=20'
SHEET NO. 14B

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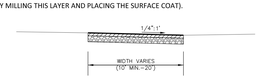
FIRE DEPARTMENT NOTES:

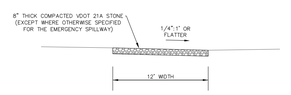
1. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE CONSISTENT WITH THE MUTCD.
2. IFC 505—THE BUILDING STREET NUMBER TO BE PLAINLY VISIBLE FROM THE STREET FOR EMERGENCY RESPONDERS.
3. IFC 506.1—AN APPROVED KEY BOX SHALL BE MOUNTED TO THE SIDE OF THE FRONT OR MAIN ENTRANCE. THE CHARLOTTESVILLE FIRE DEPARTMENT CARRIES THE KNOX BOX MASTER KEY. A KNOX BOX KEY BOX CAN BE ORDERED BY GOING ONLINE TO WWW.KNOXBOX.COM. THE KNOX BOX ALLOWS ENTRY TO THE BUILDING WITHOUT DAMAGING THE LOCK AND DOOR SYSTEM.
4. STRUCTURES WITH FIRE PROTECTION SYSTEMS SHALL INDICATE THE LOCATION OF ANY FIRE LINE TO THE BUILDING(S) AS WELL AS THE LOCATION OF FIRE DEPARTMENT CONNECTIONS.
5. FIRE HYDRANTS, FIRE PUMP TEST HEADER, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL REMAIN CLEAR AND UNOBSTRUCTED BY LANDSCAPING, PARKING OR OTHER OBJECTS. THE FIRE MARSHAL'S OFFICE NO LONGER ALLOWS ANY TYPE OF LANDSCAPING TO BE PLACED IN FRONT OF AND WITHIN 5 FEET OF FIRE HYDRANTS, FIRE PUMP TEST HEADERS, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES.
6. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
7. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHTING 85,000 LBS.
8. IFC 1404.1—SMOKING TO BE ALLOWED IN ONLY DESIGNATED SPACES WITH PROPER RECEPTACLES.
9. IFC 1404.2—WASTE DISPOSAL OF COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH WORKDAY.
10. IFC 1410.1—ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.
11. IFC 1404.6—CUTTING AND WELDING. OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CHAPTER 26, OF THE INTERNATIONAL FIRE CODE, ADDRESSING WELDING AND HOTWORK OPERATIONS.
12. IFC 1414.1—FIRE EXTINGUISHERS SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
13. REQUIRED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
14. OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13 FEET 6 INCHES.
15. ALL SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE IX, SECTION 34—1020 CITY CODE.
16. VSFPC 506.1.2— AN ELEVATOR KEY BOX SHALL BE PROVIDED / INSTALLED.
17. VSFPC 905.3.1 – A CLASS I STANDPIPE SYSTEM MUST BE INSTALLED IN ADDITION TO THE SPRINKLER SYSTEM SINCE THE FLOOR LEVEL OF THE HIGHEST STORY IS MORE THAN 30 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.
18. VSFPC 903.5.2 – A SECONDARY WATER SUPPLY TO THE BUILDING's FIRE PUMP IS REQUIRED SINCE THE PROPOSED BUILDING HAS AN OCCUPIED FLOOR LOCATED MORE THAN 75' ABOVE THE LOWEST LEVEL OF THE FIRE DEPARTMENT VEHICLE ACCESS.
19. VSFPC 912.2.1— ALL FIRE DEPARTMENT CONNECTIONS, FDC, SHALL BE LOCATED ON THE STREET SIDE OF THE STRUCTURE UNLESS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL.
20. VSFPC 3311.1 – WHERE A BUILDING HAS BEEN CONSTRUCTED TO A HEIGHT GREATER THAN 50 FEET OR FOUR (4) STORIES, AT LEAST ONE TEMPORARY LIGHTED STAIRWAY SHALL BE PROVIDED UNLESS ONE OR MORE OF THE PERMANENT STAIRWAYS ARE ERECTED AS THE CONSTRUCTION PROGRESSES.
21. VSFPC 3312.1 – AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
22. VSFPC 3313.1 – BUILDINGS FOUR OR MORE STORIES IN HEIGHT SHALL BE PROVIDED WITH NOT LESS THAN ONE STANDPIPE FOR US DURING CONSTRUCTION. SUCH STANDPIPES SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS. SUCH STANDPIPE SHALL BE PROVIDED WITH FIRE DEPARTMENT HOSE CONNECTIONS AT ACCESSIBLE LOCATIONS ADJACENT TO USABLE STAIRS. SUCH STANDPIPES SHALL BE EXTENDED AS CONSTRUCTION PROGRESSES TO WITHIN ONE FLOOR OF THE HIGHEST POINT OF CONSTRUCTION HAVING SECURED DECKING OR FLOORING.
23. GUARDRAILS REQUIRED AT THE TOP OF ALL RETAINING WALLS WITH A GRADE DIFFERENCE EXCEEDING 30".
24. HANDRAILS REQUIRED AT BOTH SIDES OF STAIRS.
25. 5' SIDE SETBACKS HAVE A RESTRICTIVE BUILDING CODE REQUIREMENT FOR % OPENINGS AND EXTERIOR WALL FIRE RATINGS. THESE CALCULATIONS WILL BE SHOWN ON THE BUILDING AND ARCHITECTURAL PLANS.
26. A MINIMUM OF 98" HEIGHT CLEARANCE IS REQUIRED AT PARKING GARAGE DOORS AND CLEARANCE AT HANDICAP PARKING SPACES. THIS CLEARANCE WILL BE SHOWN ON THE BUILDING AND ARCHITECTURAL PLANS.
27. A PERMIT IS REQUIRED FOR FIRE LINE INSTALLATION. A DETAILED DRAWING (2 SETS) SHOWING FITTINGS AND THRUST BLOCKS MUST BE SUBMITTED WITH THE PERMIT APPLICATION. ONCE INSTALLED, THE FIRE LINE REQUIRES A VISUAL INSPECTION AND PRESSURE TEST INSPECTION BY THE FIRE MARSHAL'S OFFICE.
28. AN OUTSIDE STAND—ALONE OR WALL MOUNTED ELECTRICALLY MONITORED POST INDICATOR VALVE IS REQUIRED ON THE FIRE LINE AND ITS LOCATION SHALL BE INDICATED ON THE SITE PLAN.
29. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 85,000 LBS.

PAVEMENT NOTE:
THE DATE OF THE BASE COURSE PAVEMENT PLACEMENT SHALL BE DOCUMENTED AND THE SURFACE COAT SHALL BE PLACED WITHIN 12 MONTHS AFTER PLACEMENT. OTHERWISE, A LIFT OF IM-19.0 SHALL BE REQUIRED TO BE PLACED UNTIL THE CONSTRUCTION OF THE ROAD IS COMPLETED (BY MILLING THIS LAYER AND PLACING THE SURFACE COAT).

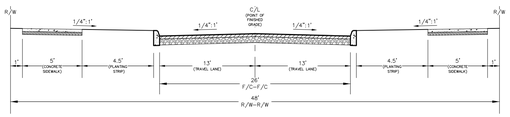
TYPICAL STREET SECTIONS:



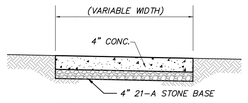
PUBLIC PEDESTRIAN / BICYCLE & EMERGENCY ACCESS TYPICAL SECTION
15 MPH DESIGN SPEED FOR EMERGENCY ACCESS ROAD
(NOT TO SCALE)



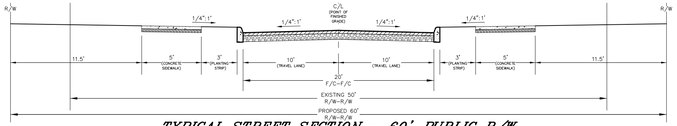
STORMWATER MANAGEMENT FACILITY ACCESS TYPICAL SECTION
(NOT TO SCALE)



TYPICAL STREET SECTION – 48' PUBLIC R/W
(HUNTSMAN RUN COURT)
25 MPH DESIGN SPEED
(NOT TO SCALE)



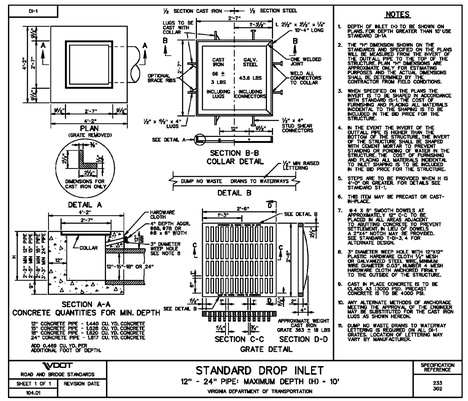
CONCRETE SIDEWALK
NO SCALE

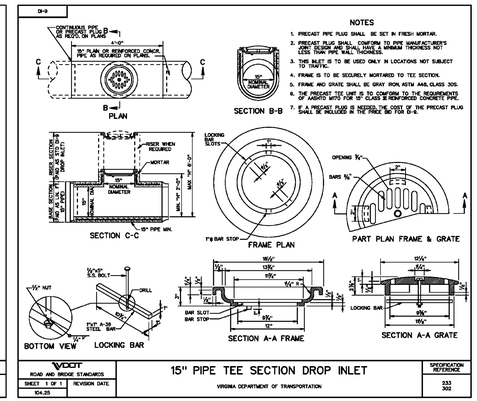


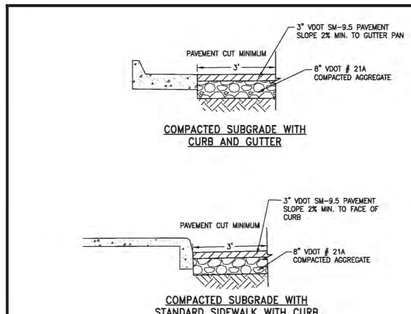
TYPICAL STREET SECTION – 60' PUBLIC R/W
(HUNTSMAN RUN WAY)
25 MPH DESIGN SPEED
(NOT TO SCALE)

Pavement Design						RF= 1.0										
Location	ADT	HCV	Design ADT	CBR	SSV	Dr	Surface	h	a	Base	b	a	Sub-base	h	a	Dp
Huntsman Run Way (Public Road)	450	2	470	4	4	12.13	SM-9.5	1.5	2.25	IM-19.0D	3	2.25	21A	6	0.6	13.73
Huntsman Run Court (Public Road)	450	2	470	4	4	12.13	SM-9.5	1.5	2.25	IM-19.0D	3	2.25	21A	6	0.6	13.73

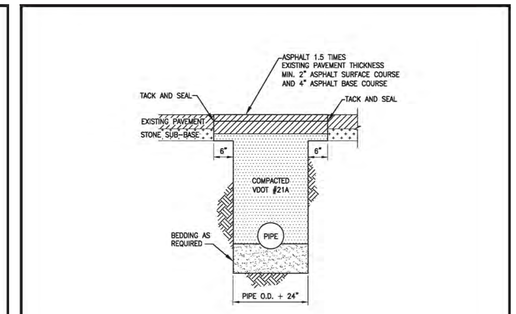
NOTE: COLLINS ENGINEERING HAS INCLUDED THE PERTINENT DETAILS FOR THIS PROJECT FROM THE CITY OF CHARLOTTESVILLE STANDARDS AND DESIGN MANUAL TO ASSIST THE CONTRACTOR DURING CONSTRUCTION. HOWEVER, COLLINS ENGINEERING ACKNOWLEDGES THE QUALITY OF THESE DETAILS MAY HAVE BEEN HINDERED DURING REPRODUCTION AND ENCOURAGES THE CONTRACTOR TO HAVE A PRINTED COPY OF THE CURRENT CITY OF CHARLOTTESVILLE STANDARDS AND DESIGN MANUAL ON SITE TO REFERENCE DURING CONSTRUCTION.



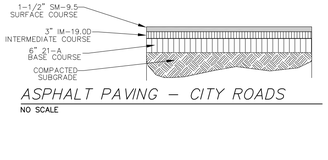




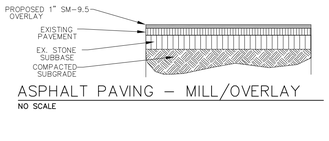
CITY OF CHARLOTTESVILLE
CITY STANDARDS
MINIMUM PAVEMENT PATCH
REVISION DATE SCALE: N.T.S. STANDARD NUMBER: PP-1



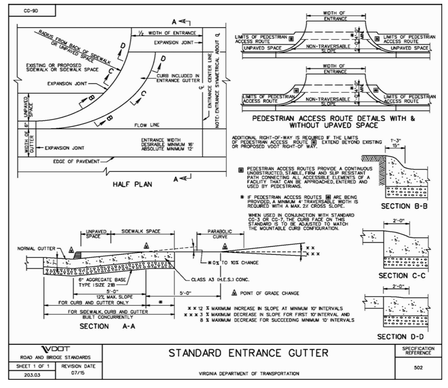
CITY OF CHARLOTTESVILLE
CITY STANDARDS
PERMANENT PAVEMENT REPAIR
REVISION DATE SCALE: N.T.S. STANDARD NUMBER: PR-1

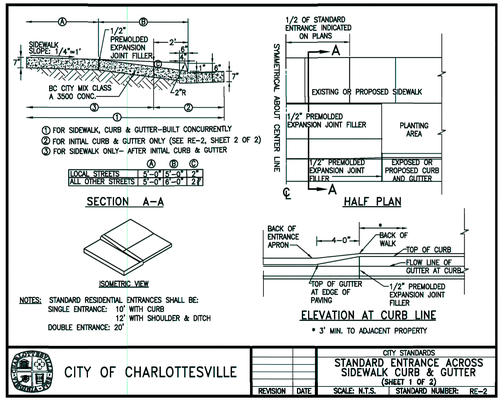


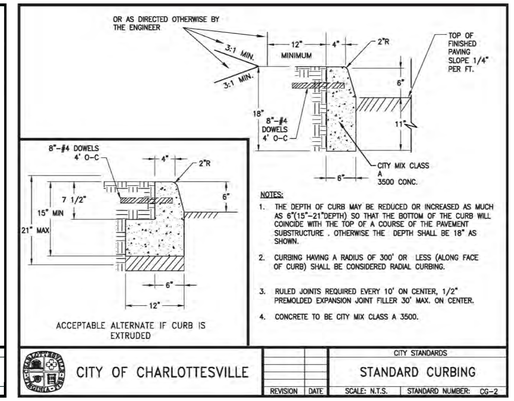
ASPHALT PAVING – CITY ROADS
NO SCALE

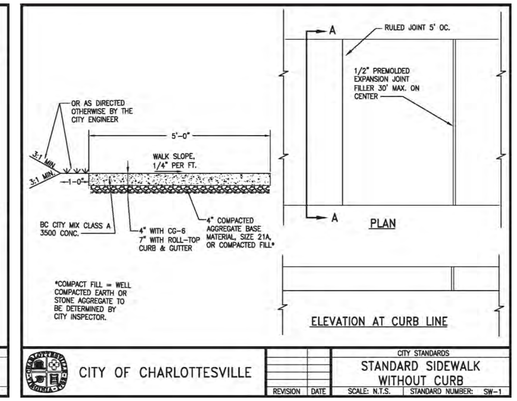


ASPHALT PAVING – MILL/OVERLAY
NO SCALE

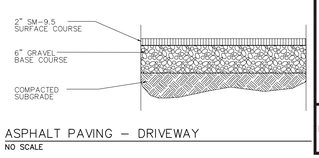




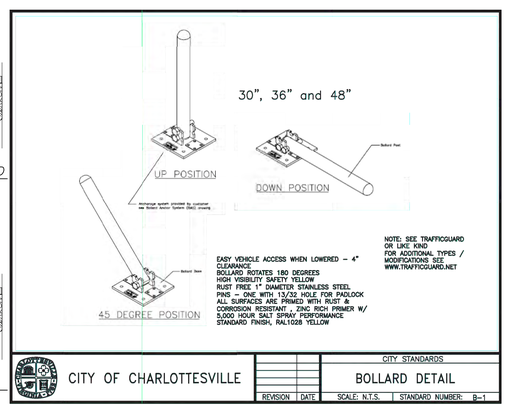




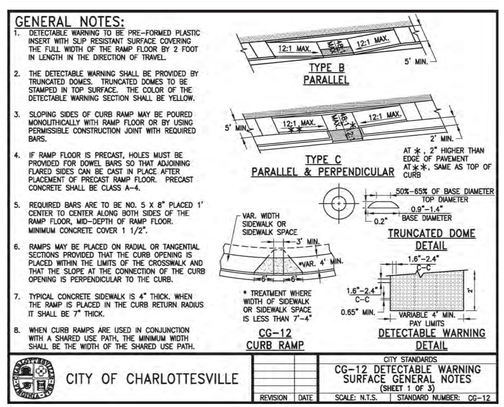
ASPHALT PAVING – EMERGENCY ACCESS ROAD
NO SCALE



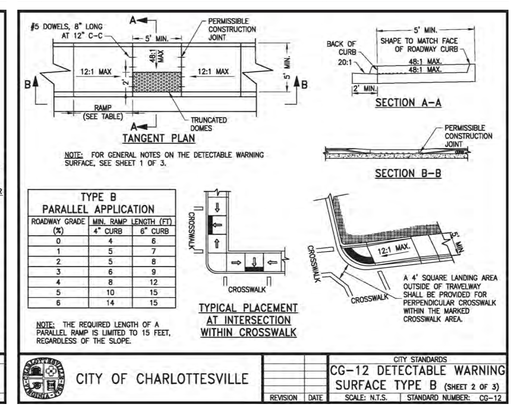
ASPHALT PAVING – DRIVEWAY
NO SCALE



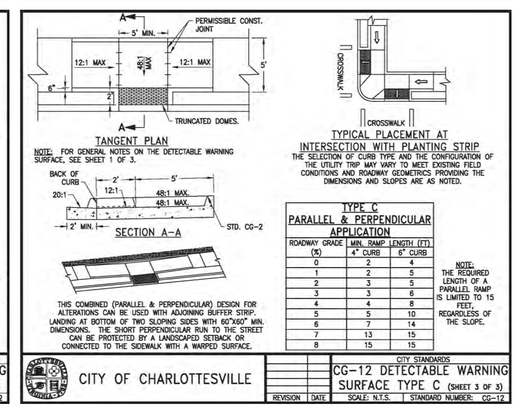
CITY OF CHARLOTTESVILLE
CITY STANDARDS
BOLLARD DETAIL
REVISION DATE SCALE: N.T.S. STANDARD NUMBER: B-1



CITY OF CHARLOTTESVILLE
CITY STANDARDS
CG–12 DETECTABLE WARNING SURFACE GENERAL NOTES (SHEET 1 OF 3)
REVISION DATE SCALE: N.T.S. STANDARD NUMBER: CG–12



CITY OF CHARLOTTESVILLE
CITY STANDARDS
CG–12 DETECTABLE WARNING SURFACE TYPE B (SHEET 2 OF 3)
REVISION DATE SCALE: N.T.S. STANDARD NUMBER: CG–12



CITY OF CHARLOTTESVILLE
CITY STANDARDS
CG–12 DETECTABLE WARNING SURFACE TYPE C (SHEET 3 OF 3)
REVISION DATE SCALE: N.T.S. STANDARD NUMBER: CG–12

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
8/23/24
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
8/13/2021	INITIAL SUBMITTAL
3/10/2023	2ND SUBMITTAL
12/8/2023	3RD SUBMITTAL
3/29/2024	4TH SUBMITTAL
6/12/2024	5TH SUBMITTAL
8/23/2024	SIGNATURE SET

CE COLLINS ENGINEERING
200 GARRETT STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT
AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN
SHEET TITLE
NOTES & DETAILS

JOB NO. 202180
SCALE AS SHOWN
SHEET NO. 15

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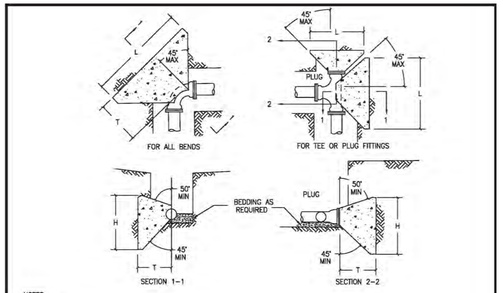
Attachment A-1



NOTES:
1. MAXIMUM TEST PRESSURE: 225 PSI.
2. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF.
3. THRUST BLOCKS OR RESTRAINED JOINT FITTINGS ARE REQUIRED WHENEVER PIPELINE CHANGES DIRECTION, SIZE, OR DEAD–ENDS.
4. USE 3000 P.S.I. CONCRETE. NO CONCRETE SHALL BE POURED ON ANY PART OF THE JOINT.
5. SEE DRAWING W 2.1 FOR THRUST BLOCK DIMENSIONS.

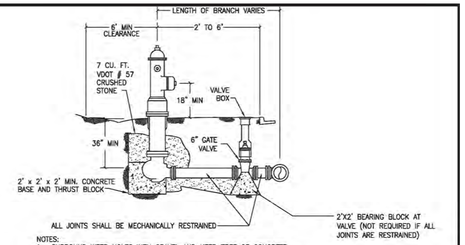
CITY OF CHARLOTTESVILLE | JULY 2011 | CITY STANDARDS | CONCRETE THRUST BLOCKS | SCALE: N.T.S. | STANDARD NUMBER: W 2.0

PIPE SIZE	DEGREE OF BEND	BEND (FT) L	BEND (FT) H	BEND (FT) T	MIN. PIPE COVER (FT)	TEE AND PLUG (FT) L	TEE AND PLUG (FT) H	TEE AND PLUG (FT) T	MIN. PIPE COVER (FT)
4" & 6"	90	3.00	2.50	3.01	3	2.00	2.30	2.50	3
	45	2.00	2.30	2.50					
	22 1/2	1.50	2.00	2.50					
	11 1/4	1.50	2.00	2.50					
8" & 10"	90	4.50	3.50	3.20	3	3.20	3.00	3.00	3
	45	3.00	2.70	2.80					
	22 1/2	2.00	2.00	2.70					
	11 1/4	1.70	2.00	2.70					
12" & 14"	90	7.30	4.00	3.60	4	4.30	4.00	2.80	4
	45	4.50	3.60	3.00					
	22 1/2	3.30	2.60	2.90					
	11 1/4	1.80	2.30	2.90					
16" & 18"	90	10.70	4.50	3.40	5	6.30	4.60	3.80	5
	45	6.50	4.00	3.00					
	22 1/2	4.50	3.30	3.00					
	11 1/4	2.80	2.70	3.00					

REFERENCE DRAWING 2.0 FOR DIMENSION LOCATIONS

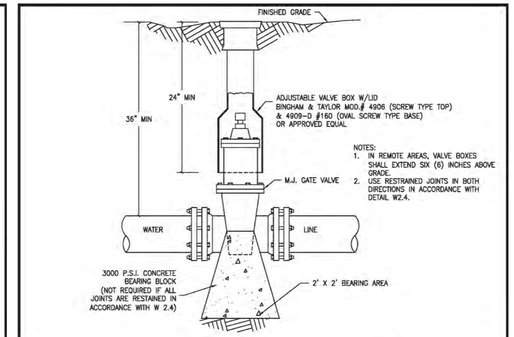
NOTES:
1. MAXIMUM TEST PRESSURE: 225 PSI.
2. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF.
3. USE MINIMUM 3000 P.S.I. CONCRETE.
4. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR VERIFICATION OF ADEQUACY OF ALL THRUST BLOCKS.

CITY OF CHARLOTTESVILLE | JULY 2011 | CITY STANDARDS | CONCRETE THRUST BLOCK DIMENSIONS | SCALE: N.T.S. | STANDARD NUMBER: W 2.1



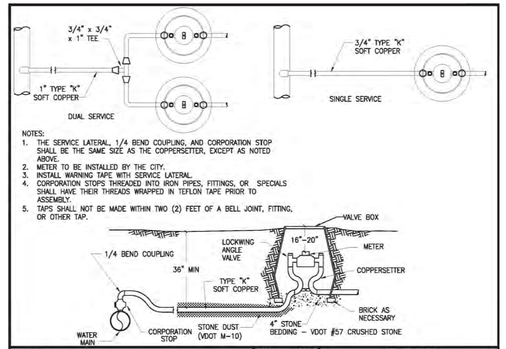
NOTES:
1. SURROUND WEEP HOLES WITH GRAVEL AND KEEP FREE OF CONCRETE.
2. MAINTAIN A 3" MIN. COVER FROM THE MAIN TO THE FIRE HYDRANT (INCLUDING DITCHES).
3. FINISHED GRADE SHALL SLOPE AWAY FROM THE FIRE HYDRANT AND VALVE BOX.
4. GATE VALVE SHALL NOT BE PLACED WITHIN THE DITCH LINES.
5. IF GROUNDWATER IS PRESENT AT THE INSTALLATION SITE, COORDINATE THE RELOCATION OF THE HYDRANT WITH CITY.
6. EACH NEW FIRE HYDRANT SHALL BE FRESHLY PAINTED WITH "CLID" GUARD #45 SAFETY RED, BY "GLIDDEN" OR APPROVED EQUAL.
7. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL FIRE HYDRANTS ARE PROVIDED WITH "CITY OF CHARLOTTESVILLE" THREADS.
8. ALL CHAINS SHALL BE REMOVED FOLLOWING INSTALLATION AND TESTING.

CITY OF CHARLOTTESVILLE | JAN 2012 | CITY STANDARDS | FIRE HYDRANT – TYPICAL | SCALE: N.T.S. | STANDARD NUMBER: W 3.0



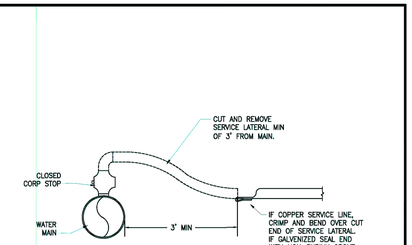
NOTES:
1. IN REMOTE AREAS, VALVE BOXES SHALL EXTEND SIX (6) INCHES ABOVE GRADE.
2. USE RESTRAINED JOINTS IN BOTH DIRECTIONS IN ACCORDANCE WITH DETAIL W2.4.

CITY OF CHARLOTTESVILLE | JULY 2011 | CITY STANDARDS | GATE VALVE – TYPICAL | SCALE: N.T.S. | STANDARD NUMBER: W 4.0



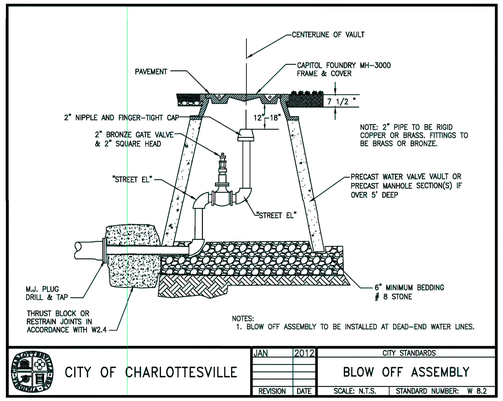
NOTES:
1. THE SERVICE LATERAL, 1/4 BEND COUPLING, AND CORPORATION STOP SHALL BE THE SAME SIZE AS THE COPPERSETTER, EXCEPT AS NOTED ABOVE.
2. METER TO BE INSTALLED BY THE CITY.
3. INSTALL WARNING TAPE WITH SERVICE LATERAL.
4. CORPORATION STOPS THREADED INTO IRON PIPES, FITTINGS, OR SPECIALS SHALL HAVE THEIR THREADS WRAPPED IN TEFLON TAPE PRIOR TO ASSEMBLY.
5. TAPS SHALL NOT BE MADE WITHIN TWO (2) FEET OF A BELL JOINT, FITTING, OR OTHER TAP.

CITY OF CHARLOTTESVILLE | JAN 2012 | CITY STANDARDS | SERVICE LATERAL – TYPICAL | SCALE: N.T.S. | STANDARD NUMBER: W 5.0



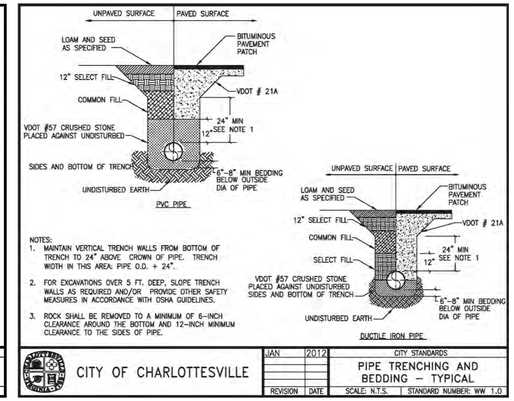
NOTES:
1. METER TO BE REMOVED BY THE CITY.
2. CORPORATION STOPS SHALL BE COMPLETELY CLOSED AND CHECKED FOR LEAKS. LEAKS SHALL BE REPAIRED PRIOR TO BACKFILL.

CITY OF CHARLOTTESVILLE | JAN 2012 | CITY STANDARDS | SERVICE LATERAL ABANDONMENT | SCALE: N.T.S. | STANDARD NUMBER: W 7.1



NOTES:
1. BLOW OFF ASSEMBLY TO BE INSTALLED AT DEAD–END WATER LINES.

CITY OF CHARLOTTESVILLE | JAN 2012 | CITY STANDARDS | BLOW OFF ASSEMBLY | SCALE: N.T.S. | STANDARD NUMBER: W 8.2



NOTES:
1. MAINTAIN VERTICAL TRENCH WALLS FROM BOTTOM OF TRENCH TO 24" ABOVE CROWN OF PIPE. TRENCH WIDTH IN THIS AREA: PIPE O.D. + 24".
2. FOR EXCAVATIONS OVER 5 FT. DEEP, SLOPE TRENCH WALLS AS REQUIRED AND/OR PROVIDE OTHER SAFETY MEASURES IN ACCORDANCE WITH OSHA GUIDELINES.
3. ROCK SHALL BE REMOVED TO A MINIMUM OF 6–INCH CLEARANCE AROUND THE BOTTOM AND 12–INCH MINIMUM CLEARANCE TO THE SIDES OF PIPE.

CITY OF CHARLOTTESVILLE | JAN 2012 | CITY STANDARDS | PIPE TRENCHING AND BEDDING – TYPICAL | SCALE: N.T.S. | STANDARD NUMBER: WW 1.0

GENERAL NOTES:

UTILITIES

1. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONTRACTOR OR ITS SUBCONTRACTORS SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY AND REPAIRED AT CONTRACTOR'S EXPENSE.
2. THE CONTRACT DOCUMENTS DO NOT GUARANTEE THE EXISTENCE, NON–EXISTENCE OR LOCATION OF UTILITIES. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OR THE NON–EXISTENCE OF UTILITIES. AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION, CONTRACTOR SHALL NOTIFY MISS UTILITY (1–800–552–7001) AND/OR THE RESPECTIVE UTILITY COMPANIES FOR GAS, WATER, SEWER, POWER, PHONE AND CABLE. CONTRACTOR SHALL TIMELY ARRANGE TO HAVE THE VARIOUS UTILITIES LOCATED, AND TO HAVE THEM REMOVED OR RELOCATED, OR TO DETERMINE THE METHOD OF PROTECTION ACCEPTABLE TO THE RESPECTIVE OWNER, IF THE METHOD OF PROTECTION IS NOT OTHERWISE SPECIFIED. CONTRACTOR SHALL CONDUCT ITS WORK IN THE VICINITY OF EXISTING UTILITIES IN ACCORDANCE WITH THE RESPECTIVE UTILITY'S RULES AND REGULATIONS. NO BUILDING OR WALL FOUNDATION SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY STORM, SANITARY, WATER, OR GAS LINE. ANY COST INCURRED FOR REMOVING, RELOCATIONS OR PROTECTING UTILITIES SHALL BE BORNE BY CONTRACTOR UNLESS INDICATED OTHERWISE. CONTRACTOR SHALL EXCAVATE TO LOCATE BURIED UTILITIES FAR ENOUGH IN ADVANCE OF ITS WORK TO ALLOW FOR HORIZONTAL AND /OR VERTICAL ADJUSTMENTS TO ITS WORK AND/OR THE UTILITIES. NO ADJUSTMENT IN COMPENSATION OR SCHEDULE WILL BE ALLOWED FOR DELAYS RESULTING FROM CONTRACTOR'S FAILURE TO CONTACT AND COORDINATE WITH UTILITIES.
3. WHEN THE WORK CROSSES EXISTING UTILITIES, THE EXISTING UTILITIES SHALL BE ADEQUATELY SUPPORTED AND PROTECTED FROM DAMAGE DUE TO THE WORK. ALL METHODS FOR SUPPORTING AND MAINTAINING THE EXISTING UTILITIES SHALL BE APPROVED BY THE RESPECTIVE UTILITY COMPANY AND/OR THE ENGINEER. CONTRACTOR SHALL EXERCISE CARE TO INSURE THAT THE GRADE AND ALIGNMENT OF EXISTING UTILITIES ARE MAINTAINED AND THAT NO JOINTS OR CONNECTIONS ARE DISPLACED. BACKFILL SHALL BE CAREFULLY PLACED AND COMPACTED TO PREVENT FUTURE DAMAGE OR SETTLEMENT TO EXISTING UTILITIES. ANY UTILITIES REMOVED AS PART OF THE WORK, AND NOT INDICATED TO BE REMOVED OR ABANDONED, SHALL BE RESTORED USING MATERIALS AND INSTALLATION EQUAL TO THE UTILITY'S STANDARDS.
4. CONTRACTOR SHALL NOTIFY LANDOWNERS, TENANTS AND THE ENGINEER PRIOR TO THE INTERRUPTION OF ANY SERVICES. SERVICE INTERRUPTIONS SHALL BE KEPT TO A MINIMUM.
5. CONTRACTOR SHALL COORDINATE WITH THE CITY TO LOCATE SIGNAL LOOP DETECTORS AND CONDUITS IN ORDER TO AVOID DAMAGE TO THEM. CONTRACTOR SHALL REIMBURSE THE CITY FOR REPAIRING ANY DAMAGE TO SIGNAL LOOP DETECTORS AND CONDUITS CAUSED BY CONTRACTOR'S FAILURE TO SO COORDINATE.
6. ALL RECTANGULAR WATER METER BOXES LOCATED IN SIDEWALKS SHALL BE REPLACED WITH ROUND ONES. THESE WILL BE FURNISHED BY THE CITY UPON ONE FULL WORKING DAY NOTIFICATION. THE ADJUSTMENT OF ALL MANHOLE TOPS, WATER VALVE BOXES, GAS VALVE BOXES AND WATER METER BOXES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. COSTS ARE TO BE INCLUDED UNDER THE VARIOUS UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE.
7. THE CONTRACTOR SHALL NOTIFY THE CITY UTILITIES DIVISION AT LEAST TWO FULL WORKING DAYS IN ADVANCE TO ARRANGE GAS SERVICE LINE ADJUSTMENTS TO BE PERFORMED BY THE CITY.
8. ALL WATER METER, VALVES AND FIRE HYDRANT ADJUSTMENTS/RELOCATIONS SHALL BE PERFORMED BY THE CONTRACTOR.

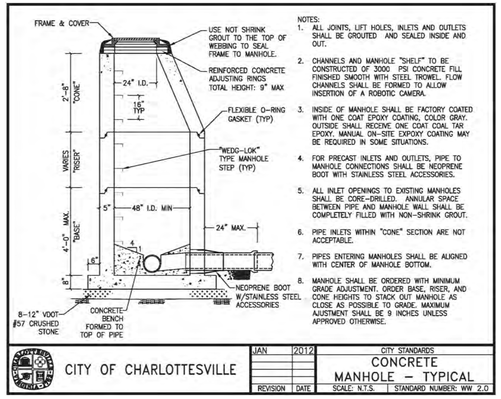
CONCRETE AND ASPHALT

9. ALL FORMS SHALL BE INSPECTED BY THE ENGINEER BEFORE ANY CONCRETE IS PLACED. THE ENGINEER MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO REMOVE AND REPLACE CONCRETE PLACED PRIOR TO OR WITHOUT SUCH INSPECTION.
10. ALL MATERIAL INSIDE FORMS SHALL BE CLEAN AND FREE OF ALL ROCKS AND OTHER LOOSE DEBRIS. SUB–BASE MATERIAL SHALL BE COMPACTED BY MECHANICAL MEANS.
11. CONCRETE SHALL NOT BE PLACED UNLESS THE AIR TEMPERATURE IS AT LEAST 40 DEGREES FAHRENHEIT (F) IN THE SHADE AND RISING.
12. CONCRETE SHALL NOT BE PLACED UNTIL STEEL DOWELS HAVE BEEN INSTALLED IN EXISTING CONCRETE IN ACCORDANCE WITH CITY STANDARDS.
13. 1/2" PREMOLDED EXPANSION JOINT MATERIAL SHALL BE PLACED AT A MAXIMUM OF 30' INTERVALS ON NEW SIDEWALK, CURB, CURB & GUTTER, AT EACH END OF DRIVEWAY ENTRANCES, AT EACH END OF HANDICAP RAMPS, SOME POINT ON ENTRANCE WALKS AND STEPS ADJUSTMENTS, AND ALONG BUILDINGS AND WALLS WHERE NEW CONCRETE SIDEWALKS ARE PLACED AGAINST THEM UNLESS MORE STRINGENT REQUIREMENTS DICTATE OTHERWISE.
14. ALL EXISTING CURBS, CURB & GUTTER, SIDEWALK AND STEPS TO BE REMOVED SHALL BE TAKEN OUT TO THE NEAREST JOINT. DEMOLITION AND DISPOSAL COST TO BE INCLUDED IN OTHER UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
15. ALL EXISTING GRANITE CURB SHALL REMAIN THE PROPERTY OF THE CITY OF CHARLOTTESVILLE. IT SHALL BE REMOVED AND DELIVERED BY THE CONTRACTOR TO THE CITY'S PUBLIC WORKS COMPLEX. COST TO BE INCLUDED UNDER THE VARIOUS UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
16. STREET PAVEMENT STRUCTURE AND PATCHING SHALL BE EXTENDED FROM THE FRONT OF NEW CONCRETE TO THE EXISTING PROJECTION OF THE SOUND STREET EDGE AS DIRECTED BY THE ENGINEER.
17. DRIVEWAY ADJUSTMENTS ARE TO BE DONE IN GENTLE TRANSITIONS RATHER THAN ABRUPT BREAKS AT THE BACK OF WALKS. GRAVEL DRIVEWAYS ABOVE STREET GRADE SHALL BE PAVED FOR A MINIMUM DISTANCE OF 20' BEYOND THE BACK OF THE SIDEWALK OR CURB & GUTTER APRON WHERE APPLICABLE.
18. EXISTING ASPHALT CONCRETE PAVEMENT SHALL BE SAW CUT AND REMOVED AS PER THE SPECIFICATIONS. REMOVAL SHALL BE DONE IN SUCH A MANNER AS TO NOT TEAR, BULGE OR DISPLACE ADJACENT PAVEMENT. EDGES SHALL BE CLEAN AND VERTICAL, ALL CUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE DIRECTION OF TRAFFIC.
19. DISPOSAL OF ALL EXCESS MATERIAL IS THE RESPONSIBILITY OF CONTRACTOR.

DRAINAGE

20. CONTRACTOR SHALL EXERCISE CARE, ESPECIALLY AT INTERSECTIONS AND GUTTER LINES, TO PROVIDE POSITIVE DRAINAGE.
21. CONTRACTOR SHALL MAINTAIN EXISTING STREAMS, DITCHES, DRAINAGE STRUCTURES, CULVERTS AND FLOWS AT ALL TIMES DURING THE WORK. CONTRACTOR SHALL PAY FOR ALL PERSONAL INJURY AND PROPERTY DAMAGE WHICH MAY OCCUR AS A RESULT OF FAILING TO MAINTAIN ADEQUATE DRAINAGE.
22. ALL PIPES, DI'S AND OTHER STRUCTURES SHALL BE INSPECTED BY THE ENGINEER BEFORE BEING BACKFILLED OR BURIED. THE ENGINEER MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO UNCOVER AND RE–COVER SUCH STRUCTURES IF THEY HAVE BEEN BACKFILLED OR BURIED WITHOUT SUCH INSPECTION.
23. ALL CATCH BASINS ENCOMPASSED WITHIN NEW CONSTRUCTION SHALL BE CONVERTED TO DROP INLETS.
24. CLASS I RIP RAP MODIFICATIONS ALLOWS FOR A REDUCTION IN STONE DEPTH FROM 2.0' TO A MINIMUM OF 1.0' IF APPROVED BY THE CITY ENGINEER.
25. REMOVED PIPE SHALL BE THE PROPERTY OF CONTRACTOR AND IF NOT SALVAGED FOR RE–USE, SHALL BE DISPOSED OF LAWFULLY.
26. ALL STORM SEWER PIPE AND DROP INLETS SHALL BE CLEARED OF DEBRIS AND ERODED MATERIAL PRIOR TO FINAL ACCEPTANCE.
27. ALL STORM SEWER PIPE JOINTS SHALL BE SEATED AND SEALED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
28. ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT TIED INTO EXISTING PIPE TO BE REMOVED SHALL BE RECONNECTED INTO NEW PIPE, WHERE APPLICABLE.

NOTE: COLLINS ENGINEERING HAS INCLUDED THE PERTINENT DETAILS FOR THIS PROJECT FROM THE CITY OF CHARLOTTESVILLE STANDARDS AND DESIGN MANUAL TO ASSIST THE CONTRACTOR DURING CONSTRUCTION. HOWEVER, COLLINS ENGINEERING ACKNOWLEDGES THE QUALITY OF THESE DETAILS MAY HAVE BEEN HINDERED DURING REPRODUCTION AND ENCOURAGES THE CONTRACTOR TO HAVE A PRINTED COPY OF THE CURRENT CITY OF CHARLOTTESVILLE STANDARDS AND DESIGN MANUAL ON SITE TO REFERENCE DURING CONSTRUCTION.



NOTES:
1. ALL JOINTS, LIFT HOLES, INLETS AND OUTLETS SHALL BE GROUTED AND SEALED INSIDE AND OUT.
2. CHANNELS AND MANHOLE "SHELF" TO BE CONSTRUCTED OF 3000 PSI CONCRETE FILL FINISHED SMOOTH WITH STEEL TROWEL. FLOW CHANNELS SHALL BE FORMED TO ALLOW INSERTION OF A ROBOTIC CAMERA.
3. INSIDE OF MANHOLE SHALL BE FACTORY COATED WITH ONE COAT EPOXY COATING, COLOR GRAY. OUTSIDE SHALL RECEIVE ONE COAT COAL TAR EPOXY. MANUAL ON–SITE EXPOXY COATING MAY BE REQUIRED IN SOME SITUATIONS.
4. FOR PRECAST INLETS AND OUTLETS, PIPE TO MANHOLE CONNECTIONS SHALL BE NEOPRENE BOOT WITH STAINLESS STEEL ACCESSORIES.
5. ALL INLET OPENINGS TO EXISTING MANHOLES SHALL BE CHIPPED/DRILLED. ANNULAR SPACE BETWEEN PIPE AND MANHOLE WALL SHALL BE COMPLETELY FILLED WITH NON–SHRINK GROUT.
6. PIPE INLETS WITHIN "CONE" SECTION ARE NOT ACCEPTABLE.
7. PIPES ENTERING MANHOLES SHALL BE ALIGNED WITH CENTER OF MANHOLE BOTTOM.
8. MANHOLE SHALL BE ORDERED WITH MINIMUM GRADE ADJUSTMENT. ORDER BASE, RISER, AND CONE HEIGHTS TO STACK OUT MANHOLE AS CLOSE AS POSSIBLE TO GRADE. MAXIMUM AJUSTMENT SHALL BE 9 INCHES UNLESS APPROVED OTHERWISE.

CITY OF CHARLOTTESVILLE | JAN 2012 | CITY STANDARDS | CONCRETE MANHOLE – TYPICAL | SCALE: N.T.S. | STANDARD NUMBER: WW 2.0

REQUIREMENTS FOR THE INSTALLATION OF GAS MAINS, SERVICES, AND METERS:

GAS MAINS

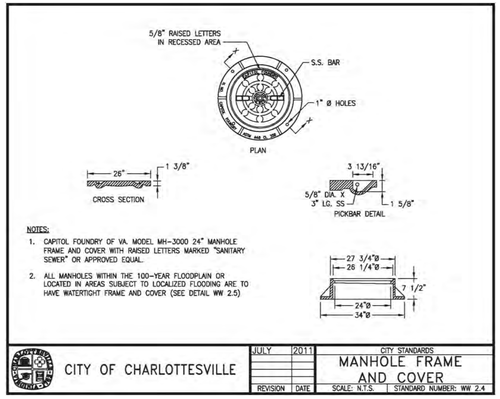
GAS MAINS WILL BE INSTALLED WHEN THE FOLLOWING CONDITIONS ARE MET IN THE CONSTRUCTION AREA:
1. GRADE IS WITHIN 6 INCHES OF FINAL GRADE OR BASE GRADE IN ROADWAYS.
2. CURB AND GUTTER MUST BE INSTALLED IF GAS MAIN IS GOING TO BE INSTALLED IN OR NEAR THE ROADWAY.
3. ALL SANITARY SEWERS, DRAINS, AND STORM SEWERS MUST BE INSTALLED.
4. A MINIMUM BELOW GROUND PARALLEL SEPARATION IS REQUIRED OF 5 FEET FROM POWER, TELEPHONE, AND CABLE TV AND 10 FEET FROM SANITARY SEWER. GAS STUBS WILL BE INSTALLED FOR ALL ROAD CROSSINGS IF THE DEVELOPER HAS COMMITTED TO ALL GAS HOMES. OTHERWISE, THE DEVELOPER MAY INSTALL CONDUIT, AT THE DEVELOPER'S EXPENSE, FOR FUTURE ROAD CROSSINGS IN ORDER TO ELIMINATE DISTURBING ASPHALT WHEN SERVICES ARE INSTALLED. THE DEVELOPER SHALL FURNISH AS–BUILT DRAWINGS OF THE CONDUIT PLACEMENT OR PERMANENTLY MARK CONDUIT LOCATIONS. CONDUIT WILL BE FURNISHED BY THE GAS UNIT.

GAS SERVICES

GAS SERVICES WILL BE INSTALLED WHEN THE FOLLOWING CONDITIONS ARE MET:
1. GRADE IS WITHIN 6 INCHES BETWEEN THE GAS MAIN AND THE METER LOCATION.
2. OUTSIDE OF BUILDING (SIDING, BRICK, VENEER, ETC.) IS TO BE FINISHED AROUND THE METER LOCATION.
3. STREET ADDRESS, TOTAL GAS CONNECTED LOAD, AND CLOSING DATE (IF APPLICABLE) IS REPORTED TO THE GAS UNIT.
4. A MINIMUM NOTICE OF _____ WEEKS AFTER FINAL GRADE IS ESTABLISHED.

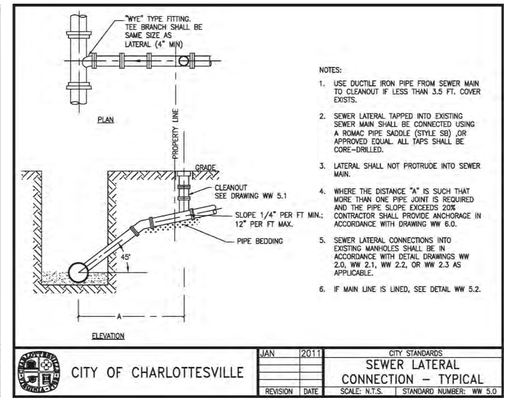
GAS METERS

1. GAS METERS CANNOT BE INSTALLED WITHIN 3 FEET FROM FRESH AIR INTAKES, ELECTRICAL EQUIPMENT (A/C COMPRESSORS), WINDOWS AND DOORS THE OPEN AND SOURCES OF IGNITION.
2. DELIVERED GAS PRESSURE TO THE CUSTOMER WILL BE 7 INCHES OF WATER COLUMN. HIGHER DELIVERED PRESSURE (PSIG) IS RESTRICTED TO COMMERCIAL AND INDUSTRIAL APPLICATIONS AND MUST BE REQUESTED IN WRITING (WITH APPROPRIATE JUSTIFICATION) AND IS SUBJECT TO APPROVAL BY THE GAS ENGINEER OR DESIGNEE. LIMITATIONS TO PSIG SERVICE INCLUDE, BUT NOT LIMITED TO, EXTERNAL FUEL LINES (AS IN ROOFTOP UNITS) AND APPROPRIATE APPLIANCE REGULATORS WITH AN INTERNAL RELIEF VENTED TO THE ATMOSPHERE.



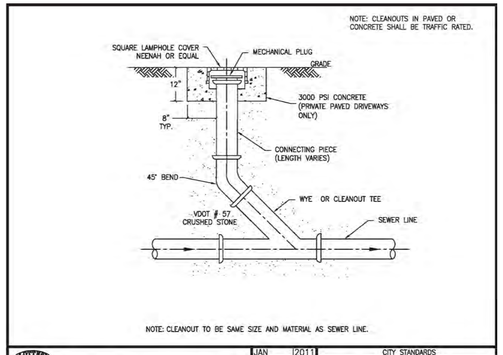
NOTES:
1. CAPITOL FOUNDRY OF VA. MODEL MH–3000 24" MANHOLE FRAME AND COVER WITH RAISED LETTERS MARKED "SANITARY SEWER" OR APPROVED EQUAL.
2. ALL MANHOLES WITHIN THE 100–YEAR FLOODPLAIN OR LOCATED IN AREAS SUBJECT TO LOCALIZED FLOODING ARE TO HAVE WATERTIGHT FRAME AND COVER (SEE DETAIL WW 2.5)

CITY OF CHARLOTTESVILLE | JULY 2011 | CITY STANDARDS | MANHOLE FRAME AND COVER | SCALE: N.T.S. | STANDARD NUMBER: WW 2.4



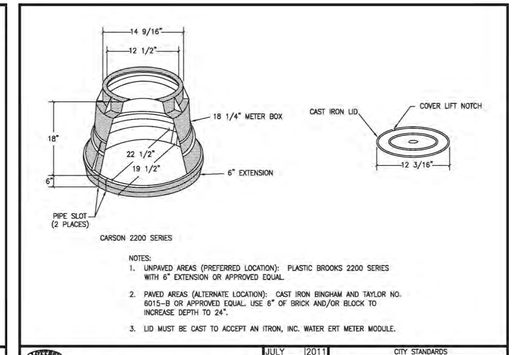
NOTES:
1. USE DUCTILE IRON PIPE FROM SEWER MAIN TO CLEANOUT IF LESS THAN 3.5 FT. COVER EXISTS.
2. SEWER LATERAL TAPPED INTO EXISTING SEWER MAIN SHALL BE CONNECTED USING A ROMAC PIPE SADDLE (STYLE SB) ,OR APPROVED EQUAL. ALL TAPS SHALL BE CORE–DRILLED.
3. LATERAL SHALL NOT PROTRUDE INTO SEWER MAIN.
4. WHERE THE DISTANCE "A" IS SUCH THAT MORE THAN ONE PIPE JOINT IS REQUIRED AND THE PIPE SLOPE EXCEEDS 20% CONTRACTOR SHALL PROVIDE ANCHORAGE IN ACCORDANCE WITH DRAWING WW 8.0.
5. SEWER LATERAL CONNECTIONS INTO EXISTING MANHOLES SHALL BE IN ACCORDANCE WITH DETAIL DRAWINGS WW 2.0, WW 2.1, WW 2.2, OR WW 2.3 AS APPLICABLE.
6. IF MAIN LINE IS LINED, SEE DETAIL WW 5.2.

CITY OF CHARLOTTESVILLE | JAN 2011 | CITY STANDARDS | SEWER LATERAL CONNECTION – TYPICAL | SCALE: N.T.S. | STANDARD NUMBER: WW 5.0



NOTE: CLEANOUT TO BE SAME SIZE AND MATERIAL AS SEWER LINE.

CITY OF CHARLOTTESVILLE | JAN 2011 | CITY STANDARDS | CLEANOUT DETAIL | SCALE: N.T.S. | STANDARD NUMBER: WW 5.1



NOTES:
1. UNPAVED AREAS (PREFERRED LOCATION): PLASTIC BROOKS 2200 SERIES WITH 6" EXTENSION OR APPROVED EQUAL.
2. PAVED AREAS (ALTERNATE LOCATION): CAST IRON BINGHAM AND TAYLOR NO. 6015–B OR APPROVED EQUAL. USE 6" OF BRICK AND/OR BLOCK TO INCREASE DEPTH TO 24".
3. LID MUST BE CAST TO ACCEPT AN ITRON, INC. WATER ERT METER MODULE.

CITY OF CHARLOTTESVILLE | JULY 2011 | CITY STANDARDS | METER BOX – 5/8" AND 1" METERS | SCALE: N.T.S. | STANDARD NUMBER: W 6.0

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
8/23/24
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
8/13/2021	INITIAL SUBMITTAL
3/10/2023	2ND SUBMITTAL
12/8/2023	3RD SUBMITTAL
3/29/2024	4TH SUBMITTAL
6/12/2024	5TH SUBMITTAL
8/23/2024	SIGNATURE SET

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

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN

SHEET TITLE: NOTES & DETAILS

JOB NO. 202180

SCALE: AS SHOWN

SHEET NO. 16

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LEGEND

- PRIVATE DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT (FOR UTILITIES)
- PUBLIC UTILITY EASEMENT (FOR DRAINAGE)
- PRIVATE RETAINING WALL EASEMENT
- PUBLIC ACCESS EASEMENT (FOR PEDESTRIAN/BICYCLE & EMERGENCY)
- SWM/BMP PRIVATE MAINTENANCE EASEMENT
- SWM/BMP PRIVATE ACCESS EASEMENT

NOTES:
1. SEE SHEETS 10-11 FOR PROPOSED 15' PRIVATE POWER & COMMUNICATIONS EASEMENT FOR UNDERGROUND UTILITIES.
2. SEE SHEETS 24-25 FOR PROPOSED 5' AND 15' WIDE PRIVATE LANDSCAPING EASEMENTS FOR STREET TREES AND BUFFER PLANTINGS, RESPECTFULLY.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 0357914
PROFESSIONAL ENGINEER
8/23/24

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6/12/2024	5TH SUBMITTAL
8/23/2024	SIGNATURE SET

COLLINS ENGINEERING

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

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN

SHEET TITLE: EASEMENT PLAN

JOB NO. 202180

SCALE 1"=40'

SHEET NO. 16A

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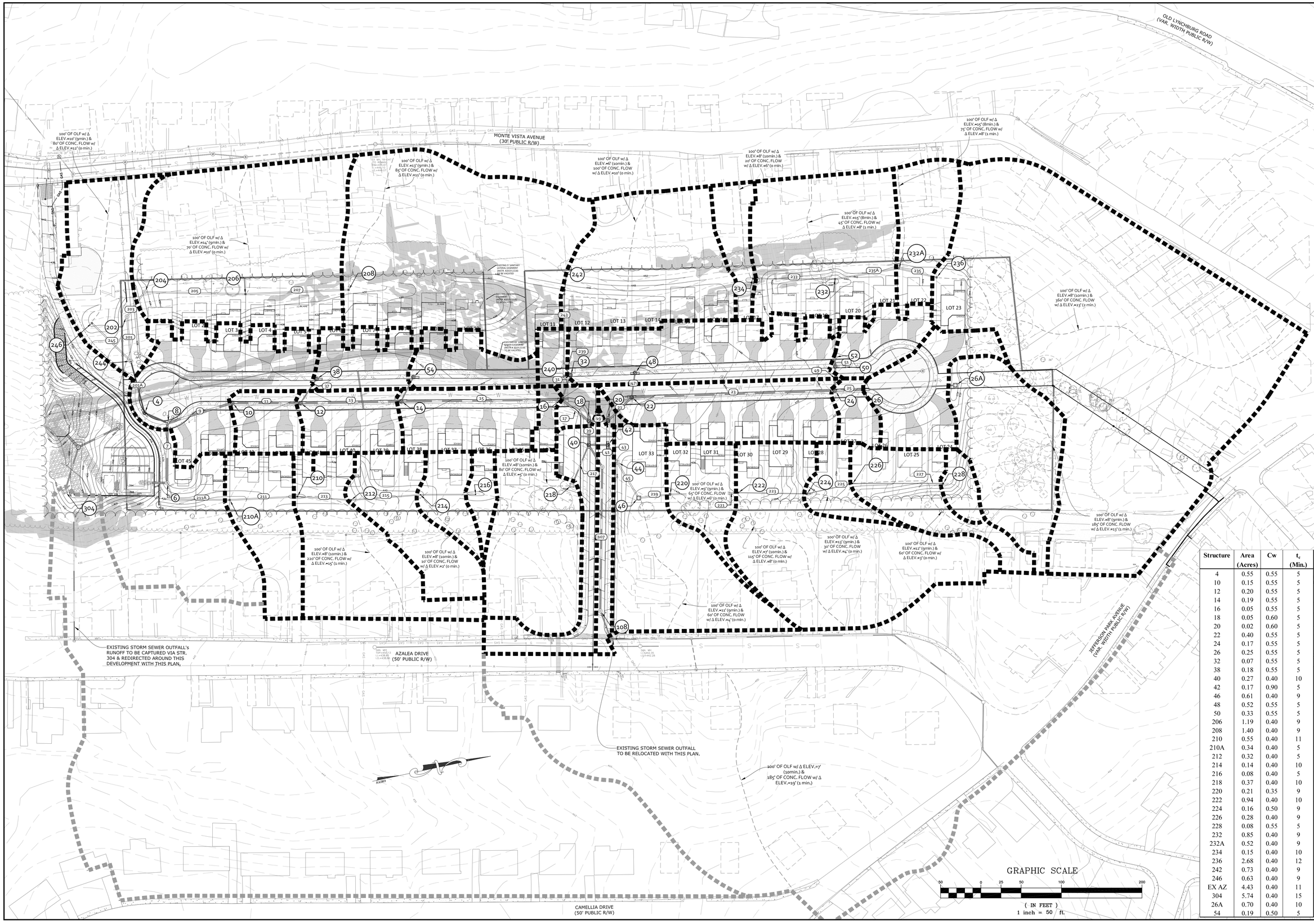
Attachment A-1



Structure	Area (Acres)	Cw	t_c (Min.)
4	0.55	0.55	5
10	0.15	0.55	5
12	0.20	0.55	5
14	0.19	0.55	5
16	0.05	0.55	5
18	0.05	0.60	5
20	0.02	0.60	5
22	0.40	0.55	5
24	0.17	0.55	5
26	0.25	0.55	5
32	0.07	0.55	5
38	0.18	0.55	5
40	0.27	0.40	10
42	0.17	0.90	5
46	0.61	0.40	9
48	0.52	0.55	5
50	0.33	0.55	5
206	1.19	0.40	9
208	1.40	0.40	9
210	0.55	0.40	11
210A	0.34	0.40	5
212	0.32	0.40	5
214	0.14	0.40	10
216	0.08	0.40	5
218	0.37	0.40	10
220	0.21	0.35	9
222	0.94	0.40	10
224	0.16	0.50	9
226	0.28	0.40	9
228	0.08	0.55	5
232	0.85	0.40	9
232A	0.52	0.40	9
234	0.15	0.40	10
236	2.68	0.40	12
242	0.73	0.40	9
246	0.63	0.40	9
EX AZ	4.43	0.40	11
304	5.74	0.40	15
26A	0.70	0.40	10
54	0.19	0.50	5

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
8/23/24
PROFESSIONAL ENGINEER

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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN

SHEET TITLE: DRAINAGE PLAN

JOB NO. 202180

SCALE 1"=50'

SHEET NO. 17

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PROFILE NOTES:

1. ALL FILL TO BE PLACED AT 95% COMPACTION.
2. MINIMUM 3' OF COVER MUST BE MAINTAINED OVER ANY W/L.
3. MINIMUM OF 1' OF VERTICAL SEPARATION FROM STORM SEWER & W/L AND 1.5' OF SEPARATION BETWEEN W/L & SANITARY SEWER MUST BE PROVIDED AT ALL LOCATIONS.
4. ALL ROADWAY EMBANKMENT MATERIAL SHALL CONSIST PREDOMINATELY OF SOIL AND BE PLACED IN SUCCESSIVE UNIFORM LAYERS NOT MORE THAN 8 INCHES IN THICKNESS BEFORE COMPACTION OVER THE ENTIRE ROADBED IN ACCORDANCE WITH CURRENT VDOT ROAD AND BRIDGE SPECIFICATIONS.
5. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS OF ROADWAYS, CURB & GUTTER PRIOR TO CONSTRUCTING THE ROADS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES SO THAT THE ELEVATIONS OF THE TIE-IN CONNECTIONS CAN BE ADJUSTED ACCORDINGLY.
6. PROPOSED YARD DRAINS AND YARD INLETS ARE PRIVATE AND SHALL BE HDPE, UNLESS OTHERWISE NOTED. CONTRACTOR MAY SELECT A VDOT APPROVED MATERIAL IN LIEU OF THE HDPE PIPE UPON RECEIVING APPROVAL FROM THE OWNER AND ENGINEER. THE YARD DRAIN TOPS SHALL BE DOME GRATES TO REDUCE THE RISK OF CLOGGING.
7. PROPOSED PUBLIC STORM SEWER SHOWN IS CL. III RCP. THE PROPOSED PUBLIC STORM SEWER IS LIMITED TO THE STORM SEWER LOCATED WITHIN PUBLIC R/W. THE CONTRACTOR MAY NOT SELECT AN ALTERNATE PUBLIC PIPE MATERIAL.
8. WHERE WATER AND SANITARY SEWER CONNECTIONS ARE PROPOSED TO EXISTING UTILITIES, THE CONTRACTOR SHALL FIELD FIT THE STRUCTURES TO ENSURE WATERPROOF CONNECTIONS ARE MADE. IF FOUND DURING CONSTRUCTION THAT THE EXISTING STRUCTURES CANNOT BE PRESERVED, THEN NEW STRUCTURES SHALL BE INSTALLED.
8. WHERE PROPOSED DRAINAGE CONNECTIONS ARE TO BE MADE TO EXISTING DROP INLETS OR STORM SEWER OUTFALLS, THE CONTRACTOR SHALL FIELD FIT THE STRUCTURES TO ENSURE ADEQUATE CONNECTIONS ARE MADE. IF FOUND DURING CONSTRUCTION THAT THE EXISTING STRUCTURES CANNOT BE PRESERVED, THEN NEW STRUCTURES SHALL BE INSTALLED.
9. CLASS I BACKFILL MATERIAL SHALL BE CRUSHER RUN AGGREGATE SIZE #25 OR #26,AGGREGATE BASE MATERIAL SIZE SHALL BE #21A OR #21B, FLOWABLE FILL, OR CRUSHED GLASS CONFORMING TO THE SIZE REQUIREMENTS FOR CRUSHER RUN AGGREGATE SIZE #25 AND #26, PER VDOT 2020 ROAD & BRIDGE SPECIFICATIONS, SECTION 302.03G.
11. WHERE HDPE PIPE IS IN INSTALLED, BACKFILL SHALL BE IN ACCORDANCE WITH VDOT STANDARDS AND REQUIREMENTS. CONTRACTOR SHALL USE STONE BACKFILL MATERIAL AS REQUIRED AND SHALL INSTALL AND BACKFILL THE PIPES TO ENSURE PROPER COMPACTION AROUND THE PIPES AND PREVENT CRUSHING OF DEFORMING THE STORM PIPES DURING CONSTRUCTION.
12. THE CONTRACTOR SHALL CLEAN & VIDEO CAMERA ALL PIPES AFTER CONSTRUCTION IS COMPLETE, AND PROVIDE THESE VIDEOS TO THE OWNER AND ENGINEER FOR CERTIFICATION.
13. VDOT STD. IS-1 INLET SHAPING REQUIRED ON ALL STORM STRUCTURES.
14. VDOT STD. SL-1 SAFETY SLAB REQUIRED WHERE DROP GREATER THAN 12' (NO SL-1 ON SANITARY SEWER MHs).
15. ALL DRAINAGE STRUCTURES WITH DROPS 4' OR GREATER SHALL HAVE A ¼" STEEL PLATE INSTALLED IN THE BOTTOM OF THE MANHOLE.

VERTICAL SCALE

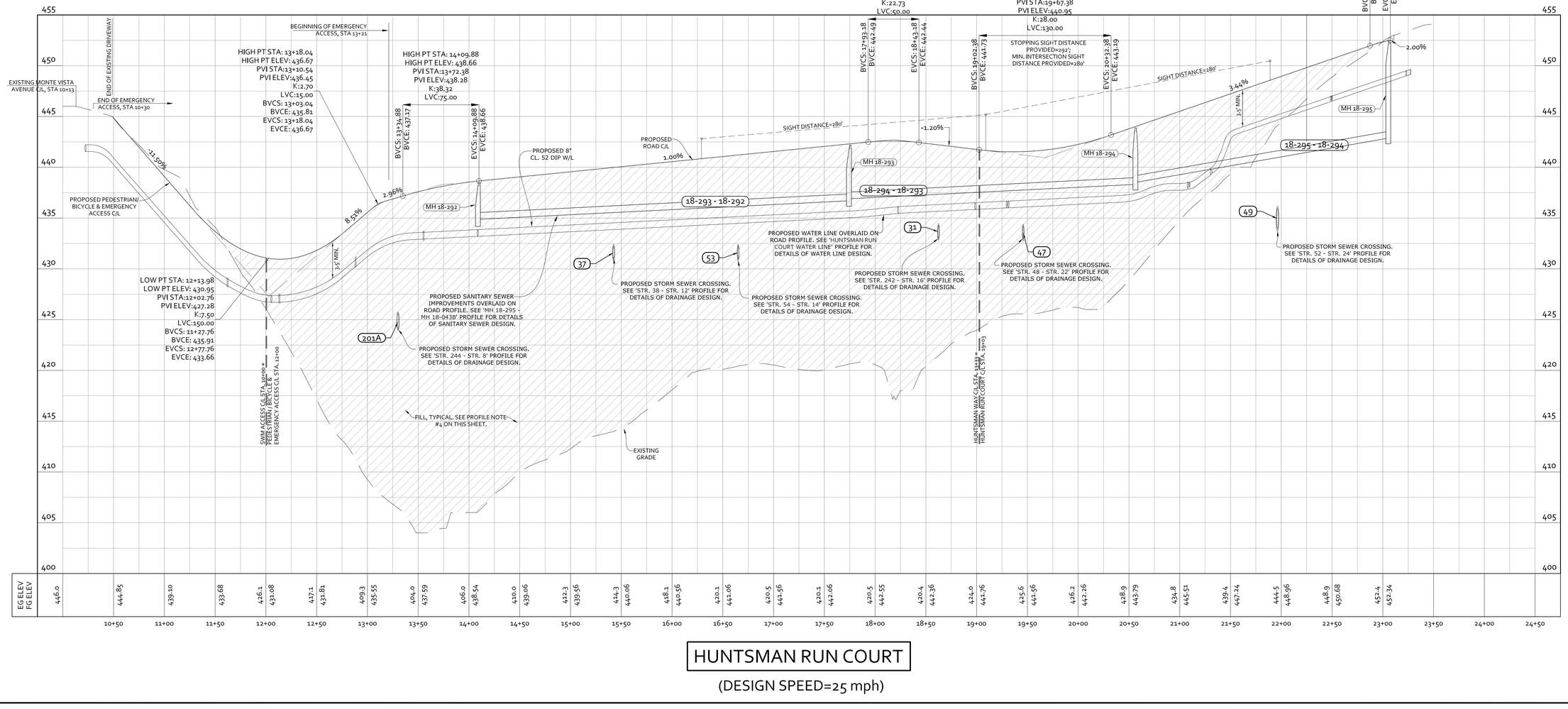
5 0 2.5 5 10 20

(IN FEET)
1 inch = 5 ft.

HORIZONTAL SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



HUNTSMAN RUN COURT

(DESIGN SPEED=25 mph)

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
8/23/24

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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT
AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN

SHEET TITLE
ROAD PROFILES

JOB NO.
202180

SCALE
1"=5' (V)
1"=50' (H)

SHEET NO.
18

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VERTICAL SCALE

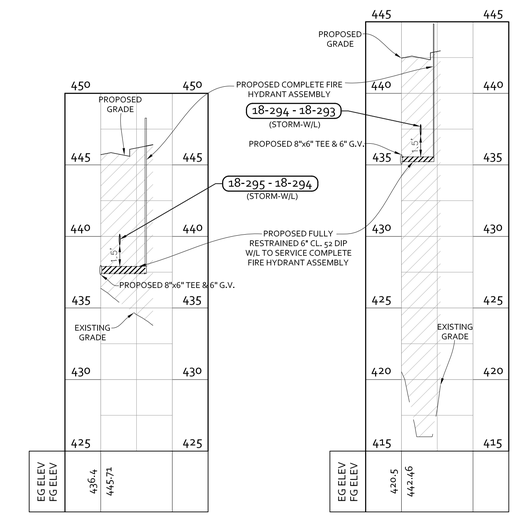
5 0 2.5 5 10 20

(IN FEET)
1 inch = 5 ft.

HORIZONTAL SCALE

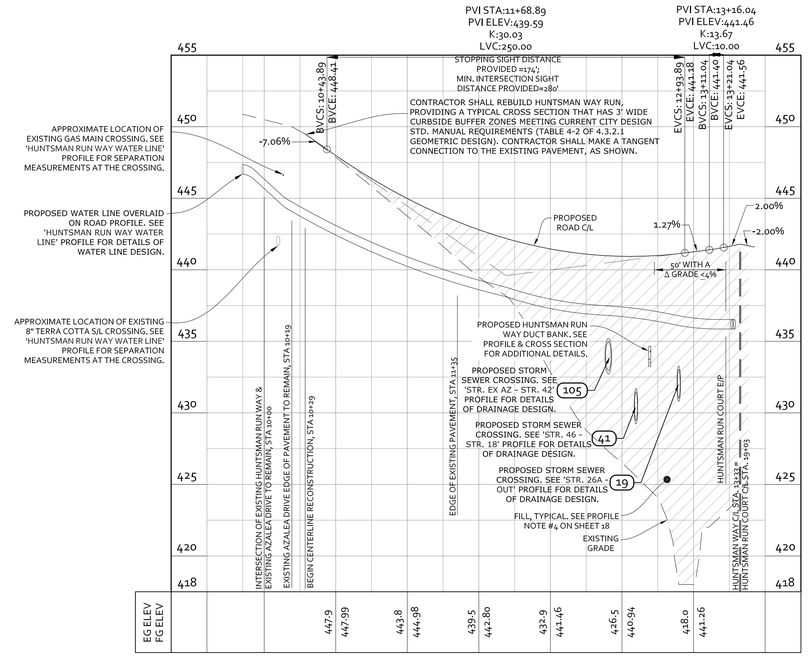
50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



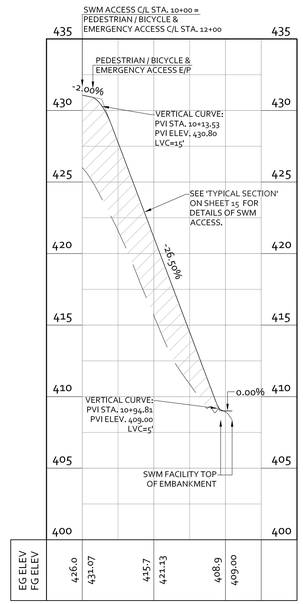
LOT 17 FIRE HYDRANT

LOT 11 FIRE HYDRANT

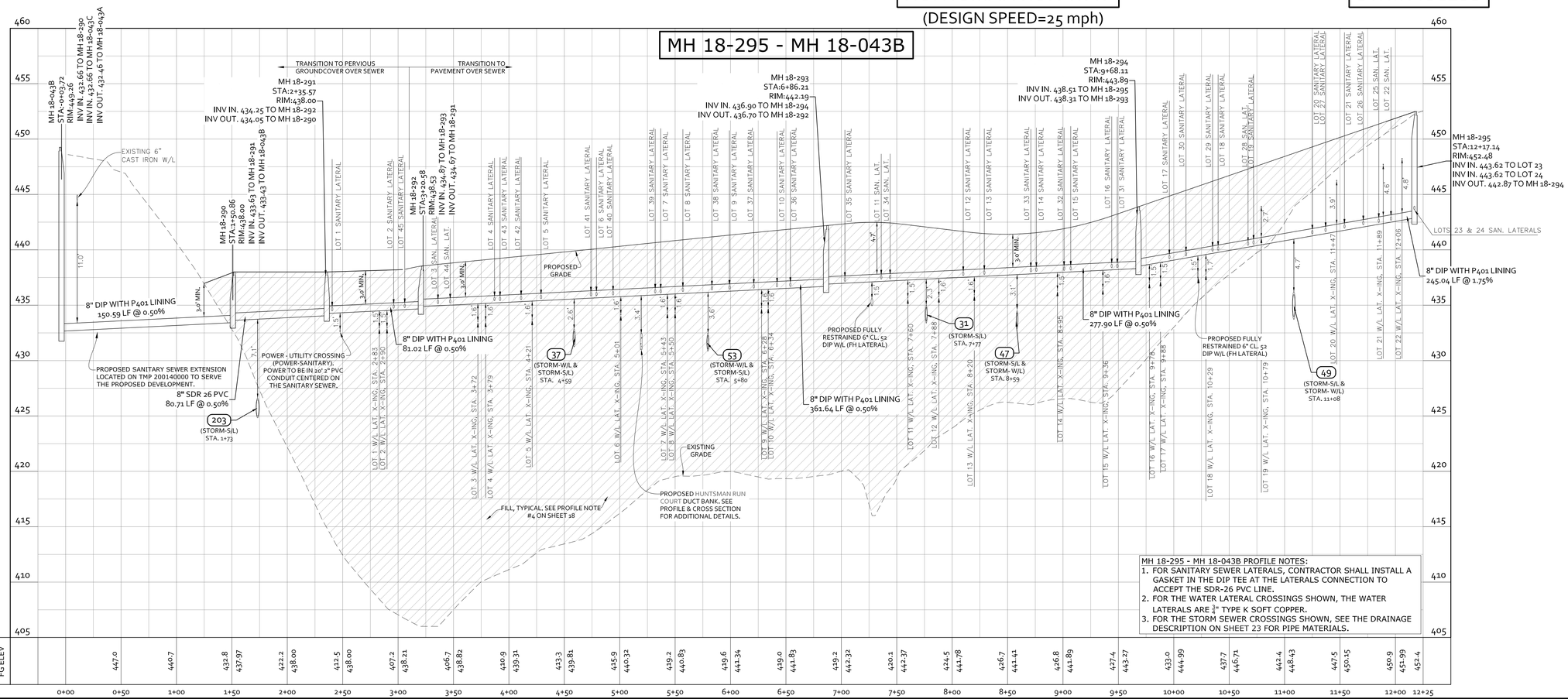


HUNTSMAN RUN WAY

(DESIGN SPEED=25 mph)



SWM ACCESS



MH 18-295 - MH 18-043B PROFILE NOTES:
1. FOR SANITARY SEWER LATERALS, CONTRACTOR SHALL INSTALL A GASKET IN THE DIP TEE AT THE LATERALS CONNECTION TO ACCEPT THE SDR-26 PVC LINE.
2. FOR THE WATER LATERAL CROSSINGS SHOWN, THE WATER LATERALS ARE ¾" TYPE K SOFT COPPER.
3. FOR THE STORM SEWER CROSSINGS SHOWN, SEE THE DRAINAGE DESCRIPTION ON SHEET 23 FOR PIPE MATERIALS.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
8/23/24
PROFESSIONAL ENGINEER

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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT
AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN

SHEET TITLE
ROAD & UTILITY PROFILES

JOB NO. 202180

SCALE 1"=5' (V) 1"=50' (H)

SHEET NO. 19

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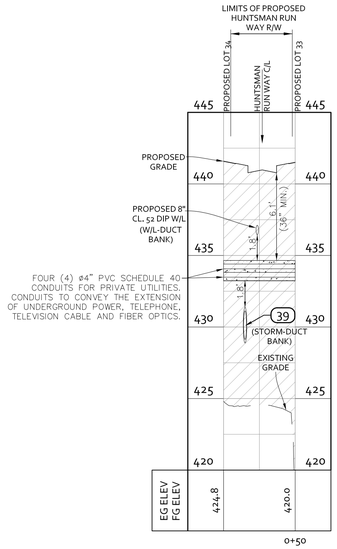
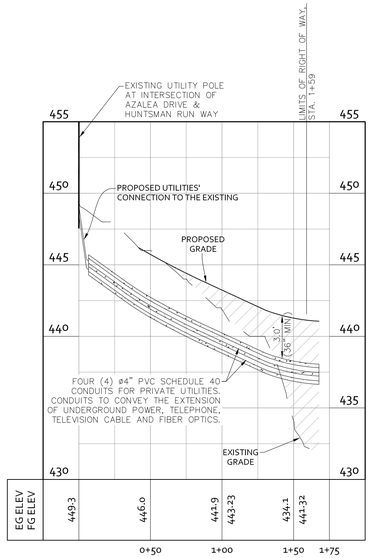
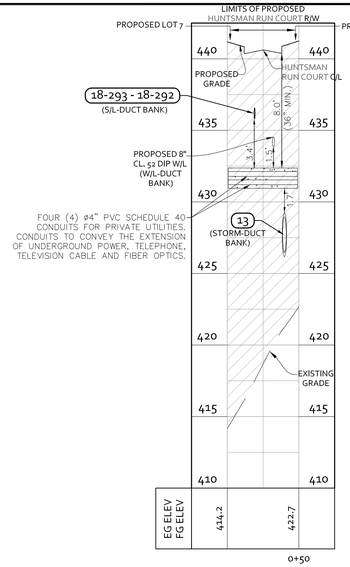
Attachment A-1



HUNTSMAN RUN WAY DUCT BANK

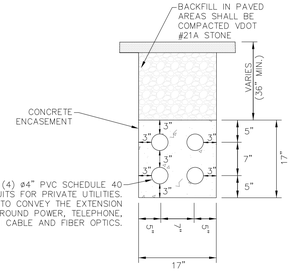


HUNTSMAN RUN WAY DUCT BANK #2

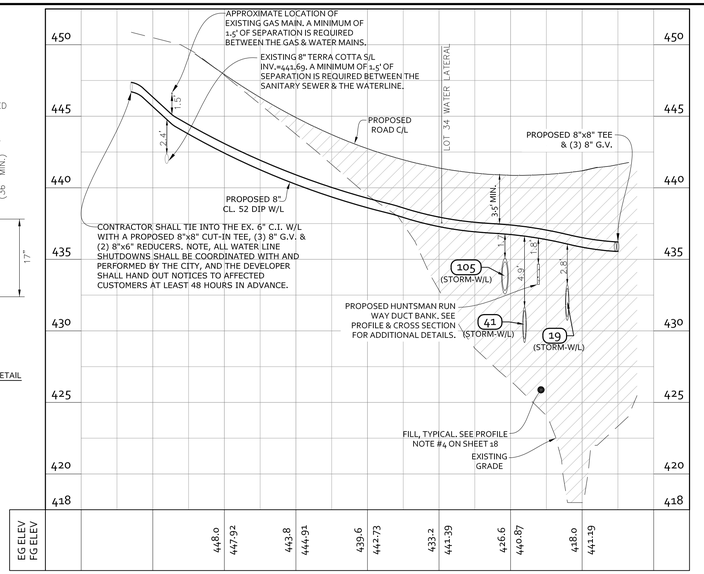


HUNTSMAN RUN COURT DUCT BANK

NOTE:
THE CURRENT CITY STANDARD DETAIL FOR DUCT BANK'S REQUIRING 24" OF COVER ON THE CONCRETE ENCASEMENT IS UNDERGOING REVISIONS. THE REQUIRED COVER FOR THE PROPOSED DUCT BANKS IS 36", AS SHOWN.



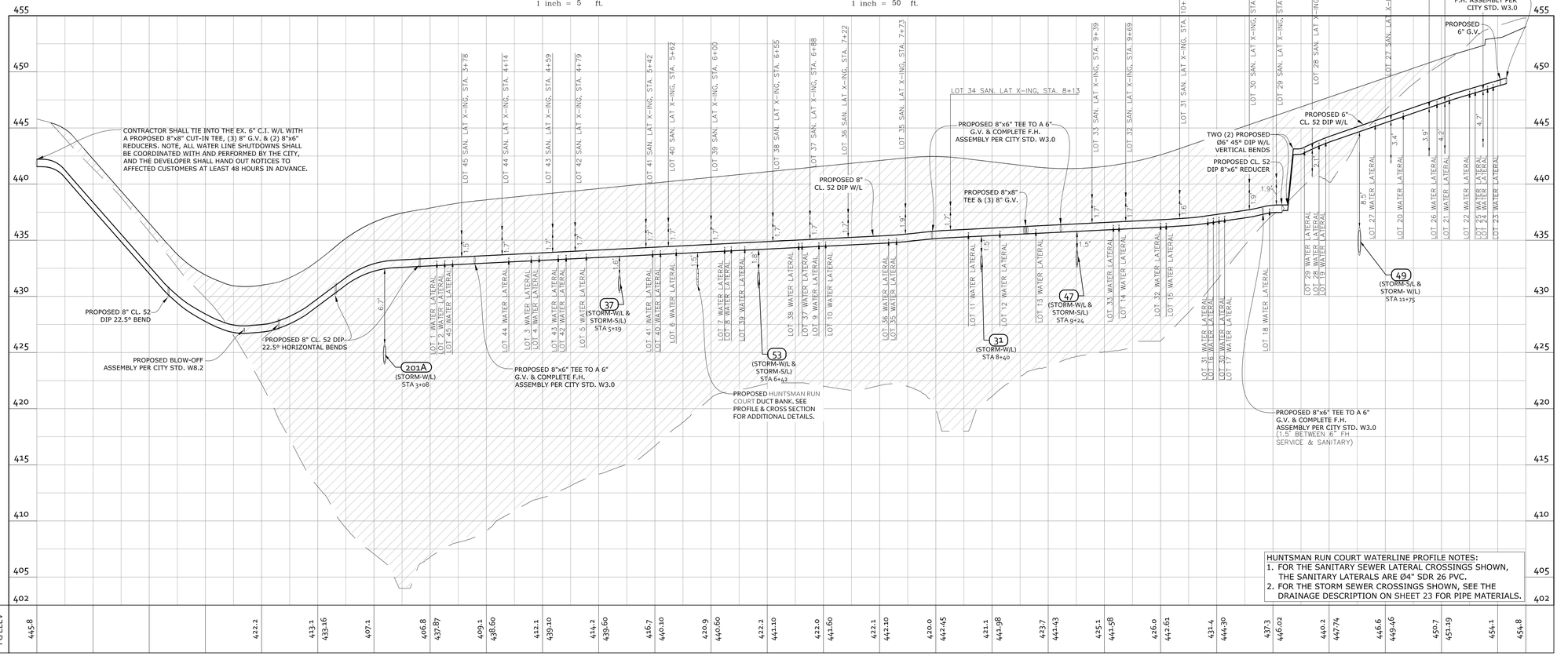
UTILITY DUCT BANK TYPICAL CROSS SECTIONAL DETAIL
NTS



HUNTSMAN RUN WAY WATER LINE

VERTICAL SCALE
5 0 2.5 5 10 20
(IN FEET)
1 inch = 5 ft.

HORIZONTAL SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.



HUNTSMAN RUN COURT WATER LINE

HUNTSMAN RUN COURT WATERLINE PROFILE NOTES:
1. FOR THE SANITARY SEWER LATERAL CROSSINGS SHOWN, THE SANITARY LATERALS ARE Ø4" SDR 26 PVC.
2. FOR THE STORM SEWER CROSSINGS SHOWN, SEE THE DRAINAGE DESCRIPTION ON SHEET 23 FOR PIPE MATERIALS.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
8/23/24

REVISIONS

DATE	REVISION DESCRIPTION
8/13/2021	INITIAL SUBMITTAL
3/10/2023	2ND SUBMITTAL
12/8/2023	3RD SUBMITTAL
3/29/2024	4TH SUBMITTAL
6/12/2024	5TH SUBMITTAL
8/23/2024	SIGNATURE SET

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN

SHEET TITLE: UTILITY PROFILES

JOB NO. 202180

SCALE 1"=5' (V) 1"=50' (H)

SHEET NO. 20

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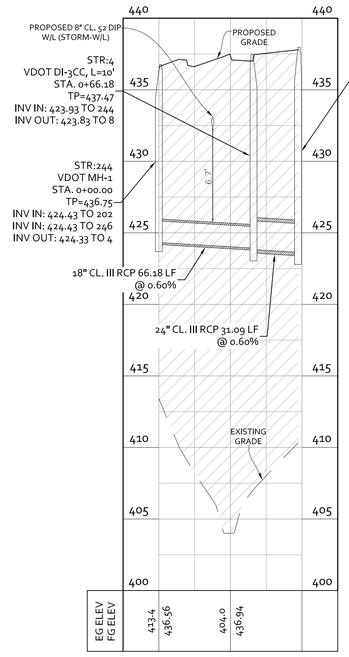
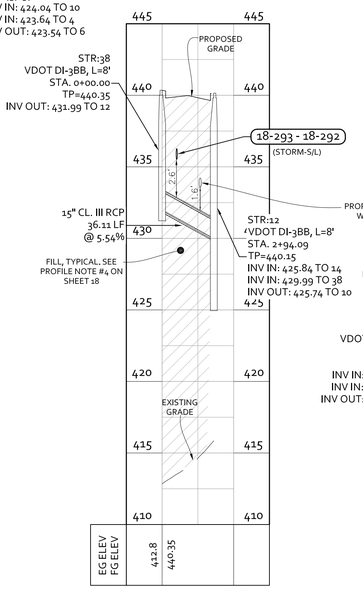
Attachment A-1

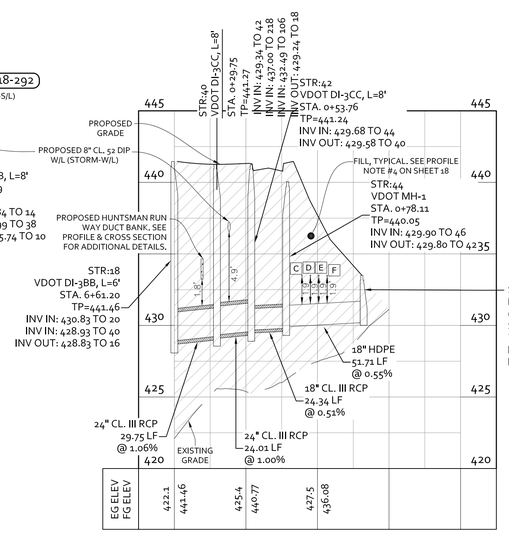


STR. 244 - STR. 8

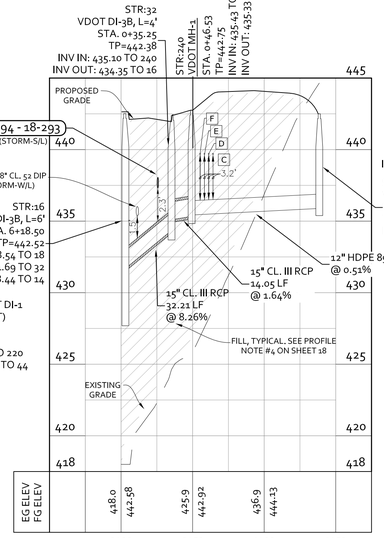


STR 38 - STR 12

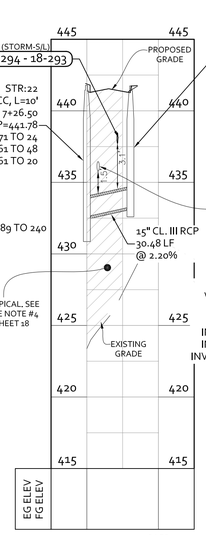
C PROPOSED PRIVATE UNDERGROUND POWER LINE
D PROPOSED PRIVATE UNDERGROUND TELEPHONE LINE
E PROPOSED PRIVATE UNDERGROUND TELEVISION CABLE
F PROPOSED PRIVATE UNDERGROUND FIBER OPTIC LINE



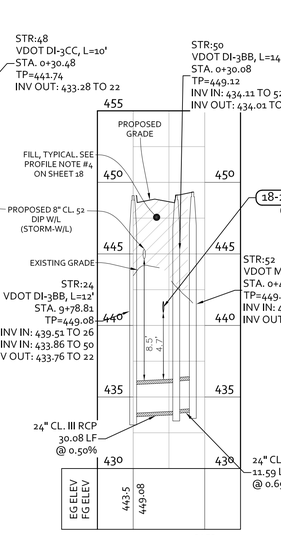
STR 46 - STR 18



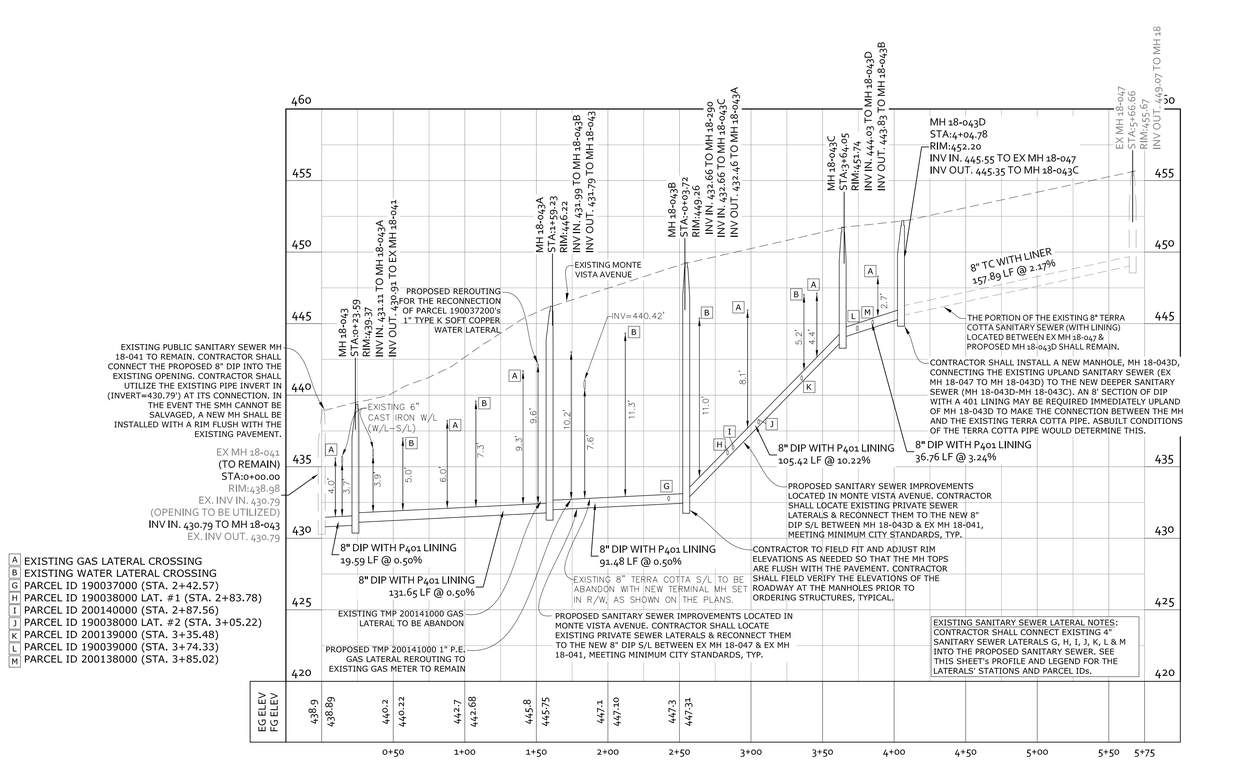
STR 242 - STR 16



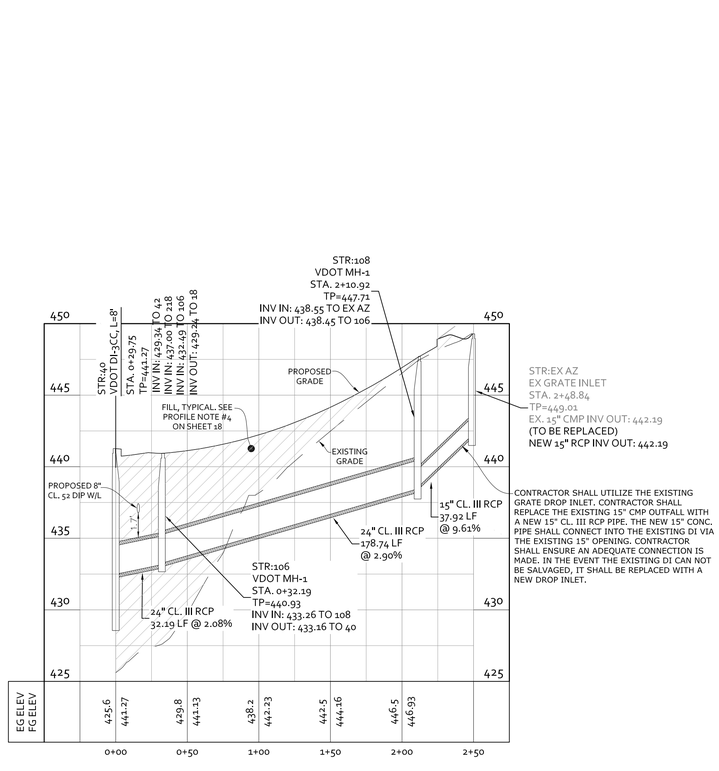
STR 48 - STR 22



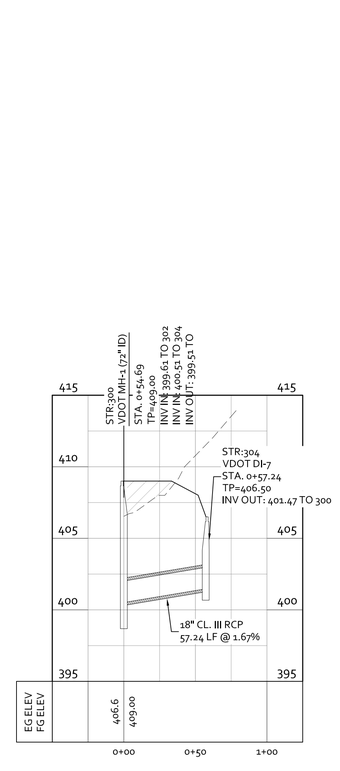
STR 52 - STR 24



EX MH 18-047 - EX MH 18-041 SANITARY IMPROVEMENTS



STR EX AZ - STR 42



STR. 304 - STR. 300

HORIZONTAL SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

VERTICAL SCALE
5 0 2.5 5 10 20
(IN FEET)
1 inch = 5 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
8/23/24

REVISIONS

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3/29/2024	4TH SUBMITTAL
6/12/2024	5TH SUBMITTAL
8/23/2024	SIGNATURE SET

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT
AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN

SHEET TITLE
UTILITY & DRAINAGE PROFILES

JOB NO.
202180

SCALE
1"=5' (V)
1"=50' (H)

SHEET NO.
21

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HORIZONTAL SCALE

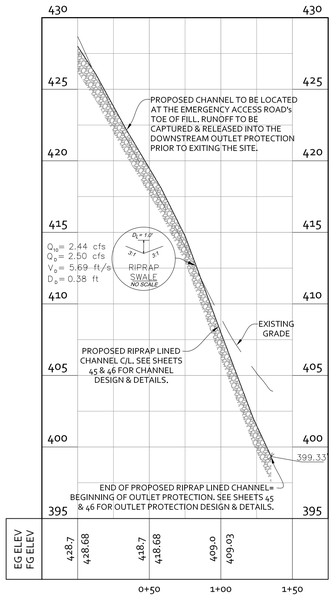
50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

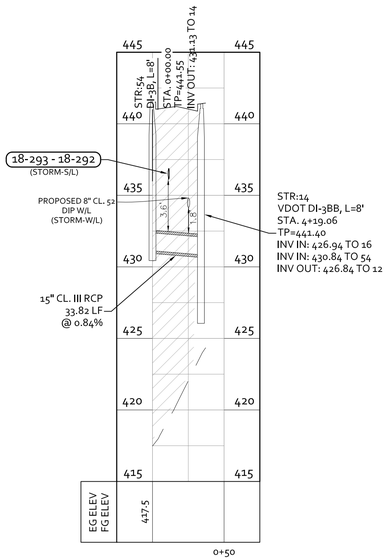
VERTICAL SCALE

5 0 2.5 5 10 20

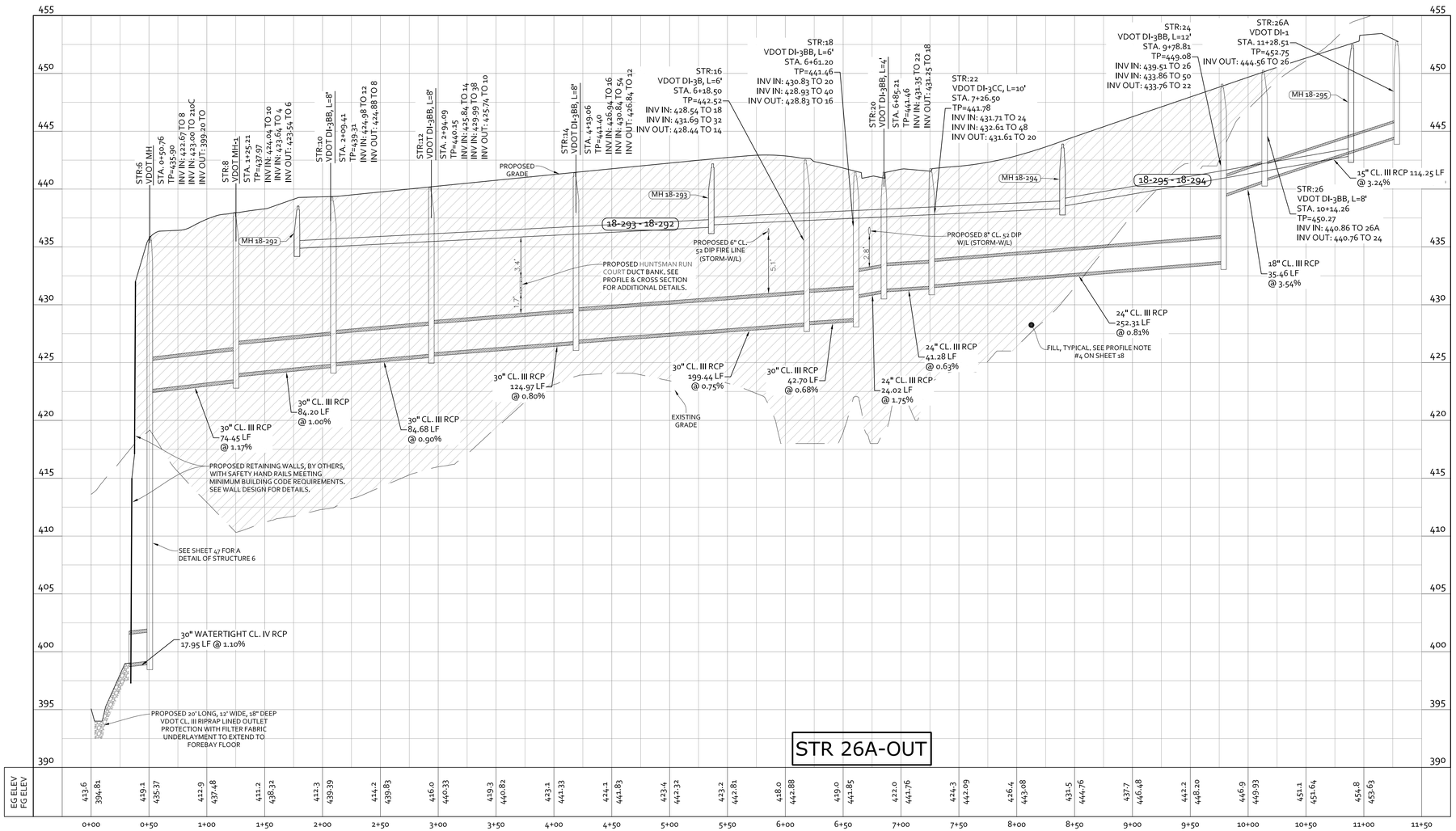
(IN FEET)
1 inch = 5 ft.



RIPRAP LINED CHANNEL



STR. 54 - STR. 14



STR 26A-OUT

REVISIONS

DATE	REVISION DESCRIPTION
8/13/2021	INITIAL SUBMITTAL
3/10/2023	2ND SUBMITTAL
12/8/2023	3RD SUBMITTAL
3/29/2024	4TH SUBMITTAL
6/12/2024	5TH SUBMITTAL
8/23/2024	SIGNATURE SET

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 0357914
PROFESSIONAL ENGINEER
8/23/24

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT
AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN

SHEET TITLE
DRAINAGE PROFILES

JOB NO. 202180
SCALE 1"=5' (V) 1"=50' (H)
SHEET NO. 21A

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Attachment A-1

Design Year: **10** Project: Azalea Springs Job #: 202180 Prepared by: FGM, PE

INLET STATION	OUTLET WATER SURFACE ELEV	Lo	D_o	Q_o ZW	S_{fo}	H_f	JUNCTION LOSS V_o	H_o	Q_{fN}	V_{fN}	Q_f*V_f	$V_f^2/2g$	H_j	ANGLE	H_A	H_t	$1.3H_t$	$.5H_t$	FINAL H	INLET WATER SURFACE ELEV.	RIM ELEV
	401.73	20.82	36	49.30	0.005	0.11	7.0	0.2													
300									38.9	12.4	480.69	2.4	0.83	0	0.00	1.02	N/A	0.51	0.62	402.35	409.00
	402.35	30.36	24	38.86	0.030	0.90	12.4	0.6													
302													0.00	139	0.00	0.59	NA	0.30	1.60	403.95	406.25
	436.10	14.05	15	1.63	0.001	0.01	1.3	0.0													
240									1.6	2.1	3.38	0.1	0.02	122	0.05	0.08	N/A	0.04	0.05	436.15	442.75
	436.23	89.20	12	1.63	0.002	0.16	2.1	0.0													
242													0.00	145	0.00	0.02	NA	0.01	0.17	436.40	442.50
	426.36	66.61	24	1.41	0.000	0.00	0.4	0.0													
246													0.00	30	0.00	0.00	NA	0.00	0.00	426.36	427.67
	434.09	32.19	24	9.17	0.002	0.05	2.9	0.0													
106									9.2	2.9	26.79	0.1	0.05	148	0.09	0.17	N/A	0.09	0.14	434.23	440.93
	434.86	178.74	24	9.17	0.002	0.29	2.9	0.0													
108									9.2	7.5	68.57	0.9	0.30	148	0.61	0.94	N/A	0.47	0.77	435.63	447.71
	439.55	37.92	15	9.17	0.020	0.76	7.5	0.2													
EX AZ													0.00	158	0.00	0.22	NA	N/A	0.98	440.53	449.01
	436.79	101.90	12	0.32	0.000	0.01	0.4	0.0													
234													0.00	91	0.00	0.00	NA	0.00	0.01	436.80	445.75
	436.01	96.83	18	8.34	0.005	0.52	4.7	0.1													
232									6.4	5.2	33.23	0.4	0.15	176	0.29	0.53	NA	0.26	0.78	436.79	437.50
	436.79	79.94	15	6.39	0.008	0.67	5.2	0.1													
232A									5.4	4.4	23.41	0.3	0.10	103	0.21	0.42	NA	0.21	0.87	437.66	443.00
	437.66	48.48	15	5.36	0.006	0.28	4.4	0.1													
236													0.00	29	0.00	0.07	NA	0.04	0.32	437.98	444.10
	432.61	39.16	15	3.66	0.003	0.11	3.0	0.0													
220									3.3	2.7	8.80	0.1	0.04	117	0.08	0.15	NA	0.08	0.18	432.79	433.50
	432.79	84.62	15	3.29	0.002	0.19	2.7	0.0													
222									1.3	3.8	4.92	0.2	0.08	174	0.15	0.26	NA	0.13	0.32	433.10	436.33
	435.20	85.20	8	1.31	0.010	0.85	3.8	0.1													
224									0.9	2.5	2.17	0.1	0.03	180	0.07	0.16	NA	N/A	1.01	436.21	447.00
	445.86	58.33	8	0.87	0.004	0.26	2.5	0.0													
226									0.3	0.8	0.25	0.0	0.00	173	0.01	0.04	NA	N/A	0.29	446.16	452.10
	450.33	112.29	8	0.29	0.001	0.06	0.8	0.0													
228													0.00	174	0.00	0.00	NA	N/A	0.06	450.39	456.10
	438.00	54.22	15	0.79	0.000	0.01	0.6	0.0													
218													0.00	144	0.00	0.00	NA	0.00	0.01	438.01	441.48
	424.00	21.66	15	2.94	0.002	0.04	2.4	0.0													
210C									2.9	2.4	7.05	0.1	0.03	111	0.06	0.12	NA	N/A	0.15	424.15	431.00
	425.50	69.88	15	2.94	0.002	0.12	2.4	0.0													
210A									2.3	1.8	4.15	0.1	0.02	112	0.04	0.08	NA	N/A	0.20	425.70	427.33
	426.00	84.12	15	2.26	0.001	0.09	1.8	0.0													
210									1.2	1.5	1.69	0.0	0.01	176	0.02	0.05	NA	N/A	0.14	426.14	429.90
	428.25	66.65	12	1.15	0.001	0.06	1.5	0.0													
212									0.5	0.6	0.28	0.0	0.00	173	0.00	0.01	NA	N/A	0.07	428.32	431.75
	430.05	86.51	12	0.47	0.000	0.01	0.6	0.0													
214									0.2	0.3	0.06	0.0	0.00	172	0.00	0.00	NA	N/A	0.02	430.07	439.75
	438.05	68.32	12	0.21	0.000	0.00	0.3	0.0													
216													0.00	176	0.00	0.00	NA	N/A	0.00	438.05	441.33
	425.91	31.09	24	8.43	0.001	0.04	2.7	0.0													
4									6.9	3.9	26.76	0.2	0.08	0	0.00	0.11	NA	0.06	0.10	426.01	437.43
	426.01	66.18	18	6.88	0.004	0.24	3.9	0.1													
244									5.7	3.2	18.25	0.2	0.06	129	0.11	0.23	N/A	0.11	0.36	426.36	436.75
	426.63	55.68	18	5.68	0.002	0.14	3.2	0.0													
202									5.7	3.2	18.25	0.2	0.06	170	0.11	0.21	N/A	0.10	0.24	426.87	435.10
	427.06	37.21	18	5.68	0.002	0.09	3.2	0.0													
204									5.7	3.2	18.25	0.2	0.06	140	0.11	0.21	N/A	0.10	0.20	427.26	435.25
	427.39	124.74	18	5.68	0.002	0.31	3.2	0.0													
206									3.1	1.8	5.52	0.0	0.02	124	0.03	0.09	NA	0.05	0.36	427.75	428.50
	428.23	128.17	18	3.12	0.001	0.10	1.8	0.0													
208													0.00	177	0.00	0.01	NA	0.01	0.10	428.33	429.80
	435.46	30.08	24	9.14	0.002	0.05	2.9	0.0													
50									8.3	2.7	22.13	0.1	0.04	93	0.08	0.15	NA	0.07	0.12	435.58	449.12
	435.71	11.59	24	8.34	0.001	0.02	2.7	0.0													
52									8.3	5.7	47.61	0.5	0.18	176	0.35	0.56	N/A	0.28	0.30	436.01	449.33
	433.61	30.48	15	1.91	0.001	0.03	1.6	0.0													
48													0.00	148	0.00	0.01	NA	0.00	0.03	433.64	441.78
	431.33	29.75	24	15.89	0.005	0.15	5.1	0.1													
40									9.2	8.9	81.49	1.2	0.43	90	0.86	1.39	NA	0.69	0.84	432.17	441.24
	432.17	24.01	24	5.70	0.001	0.02	1.8	0.0													
42									4.9	2.8	13.80	0.1	0.04	18	0.01	0.07	NA	0.03	0.05	432.22	441.24
	432.22	24.34	18	4.94	0.002	0.05	2.8	0.0													
44									4.9	2.8	13.80	0.1	0.04	45	0.05	0.12	N/A	0.06	0.11	432.33	439.86
	432.33	51.71	18	4.94	0.002	0.10	2.8	0.0													
46									3.7	4.4	16.16	0.3	0.11	90	0.21	0.35	NA	0.17	0.27	432.61	433.50
	432.69	32.21	15	1.81	0.001	0.03	1.5	0.0													
32									1.6	5.2	8.52	0.4	0.15	72	0.26	0.42	NA	0.21	0.23	432.92	442.38
	430.99	36.11	15	0.66	0.000	0.00	0.5	0.0													
38													0.00	129	0.00	0.00	NA	0.00	0.00	430.99	440.35
	402.35	57.24	18	10.44	0.010	0.56	5.9	0.1													
304													0.00	116	0.00	0.14	NA	0.07	0.63	402.99	406.50
	431.84	33.82	15	0.63	0.000	0.00	0.5	0.0													
54													0.00	127	0.00	0.00	NA	0.00	0.00	431.84	441.55
	401.00	17.95	30	41.57	0.010	0.18	8.5	0.3													
6									39.1	8.0	311.76	1.0	0.35	0	0.00	0.62	N/A	0.31	0.75	401.75	433.50
	424.67	84.71	30	39.12	0.009	0.77	8.0	0.2													
8									31.9	6.5	207.58	0.7	0.23	90	0.46	0.94	NA	0.47	1.24	425.91	437.97
	426.04	84.20	30	31.92	0.006	0.51	6.5	0.2													
10									31.7	6.5	204.60	0.6	0.23	109	0.45	0.84	NA	0.42	0.93	426.97	439.31
	426.98	84.68	30	31.69	0.006	0.51	6.5	0.2													
12									31.0	6.3	195.18	0.6	0.22	161	0.43	0.81	NA	0.41	0.91	427.89	440.15
	427.89	124.97	30	30.95	0.006	0.71	6.3	0.2													
14									30.4	6.2	188.40	0.6	0.21	179	0.42	0.78	NA	0.39	1.10	428.99	441.40
	428.99	199.44	30	30.41	0.005	1.10	6.2	0.1													
16									28.8	5.9	168.87	0.5	0.19	180	0.37	0.71	NA	0.35	1.45	430.44	442.52
	430.54	42.70	30	28.79	0.005	0.21	5.9	0.1													
18									15.9	8.0	126.31	1.0	0.34	138	0.69	1.16	NA	0.58	0.79	431.33	441.46
	432.43	24.02	24	13.82	0.004	0.09	4.4	0.1													
20									13.8	4.4	60.679	0.3	0.10	138	0.21	0.39	NA	0.20	0.28	432.71	441.46
	432.95	41.28	24	13.81	0.004	0.15	4.4	0.1													
22									11.6	3.7	42.948	0.2	0.07	133	0.149	0.30	NA	0.15	0.30	433.25	441.78
	433.31	252.31	24	11.62	0.003	0.67	3.7	0.1													
24									9.1	5.3	48.041	0.4	0.15	134	0.300	0.50	NA	0.25	0.92	434.23	448.08
	440.71	35.46	18	2.22	0.000	0.02	1.3	0.0													
26									1.5	1.2	1.8418	0.0	0.01	180	0.016	0.03	NA	0.02	0.03	440.74	450.27
	441.86	114.25	15	1.50	0.001	0.06	1.2	0.0													
26A													0.00	180	0	0.01	NA	0.00	0.06	441.92	452.75

PIPE DESIGN

n = 0.013 for RCP n = 0.01 for HDPE

Pipe		Hydrology								Pipe								
Starting Structure	Ending Structure	A, Drainage area (acres)	C, rational coeff.	CA, increment	CA sum accumulated	Tc, time of conc. (min)	I, rainfall intesity	Q, flow incr. (cfs)	Qt., total flow	Invert in (ft)	Invert out (ft)	L, throat length (ft)	n, manning's coeff.	S, slope	D, Diameter (in)	Full Flow Capacity (cfs)	V, Velocity (fps)	Flow Time (min)	Remarks
Pipe run: 26A - SWM																			
26A	26	0.70	0.40	0.280	0.280	10.00	5.37	1.50	1.50	444.56	440.86	114.3	0.013	0.0324	15	11.63	6.48	0.29	
26	24	0.25	0.55	0.138	0.418	10.29	5.31	0.73	2.22	440.76	439.51	35.5	0.013	0.0354	18	19.76	7.28	0.08	
24	22	0.17	0.55	0.094	2.373	12.64	4.90	0.46	11.62	433.76	431.71	252.3	0.013	0.0081	24	20.36	6.69	0.63	
22	20	0.40	0.55	0.220	2.879	13.27	4.80	1.06	13.81	431.61	431.35	41.3	0.013	0.0063	24	17.96	6.28	0.11	
20	18	0.02	0.60	0.012	2.891	13.38	4.78	0.06	13.82	431.25	430.83	24.0	0.013	0.0175	24	29.93	9.27	0.04	
18	16	0.05	0.60	0.030	6.032	13.42	4.77	0.14	28.79	428.83	428.54	42.7	0.013	0.0068	30	33.82	7.72	0.09	
16	14	0.05	0.55	0.028	6.390	13.51	4.76	0.13	30.41	428.44	426.94	199.4	0.013	0.0075	30	35.52	8.13	0.41	
14	12	0.19	0.55	0.105	6.589	13.92	4.70	0.49	30.95	426.84	425.84	125.0	0.013	0.0080	30	36.69	8.37	0.25	
12	10	0.20	0.55	0.110	6.798	14.17	4.66	0.51	31.69	425.74	424.98	84.7	0.013	0.0090	30	38.91	8.82	0.16	
10	8	0.15	0.55	0.083	6.881	14.33	4.64	0.38	31.92	424.88	424.04	84.2	0.013	0.0100	30	41.02	9.22	0.15	
8	6	0.00	0.65	0.000	8.471	14.48	4.62	0.00	39.12	423.54	422.67	84.7	0.013	0.0103	30	41.63	9.64	0.15	
6	SWM	0.00	0.55	0.000	9.043	14.63	4.60	0.00	41.57	399.20	399.00	18.0	0.013	0.0110	30	43.02	9.98	0.03	
Pipe run: 54 - 14																			
54	14	0.19	0.50	0.095	0.095	5.00	6.67	0.63	0.63	431.13	430.84	33.8	0.013	0.0084	15	5.92	3.14	0.18	
Pipe run: 304 - 300																			
304	300	5.74	0.40	2.296	2.296	15.00	4.55	10.44	10.44	401.47	400.51	57.2	0.013	0.0167	18	13.57	8.44	0.11	
Pipe run: 38 - 12																			
38	12	0.18	0.55	0.099	0.099	5.00	6.67	0.66	0.66	431.99	429.99	36.1	0.013	0.0554	15	15.20	6.14	0.10	
Pipe run: 32 - 16																			
32	16	0.07	0.55	0.039	0.331	9.45	5.48	0.21	1.81	434.35	431.69	32.2	0.013	0.0826	15	18.57	9.58	0.06	
Pipe run: 46 - 18																			
46	44	0.61	0.40	0.244	0.930	10.29	5.31	1.30	4.94	430.19	429.90	51.7	0.010	0.0055	18	8.44	4.93	0.17	
44	42	0.00	0.45	0.000	0.930	10.46	5.28	0.00	4.94	429.80	429.68	24.3	0.013	0.0051	18	7.50	4.53	0.09	
42	40	0.17	0.90	0.153	1.083	10.55	5.26	0.81	5.70	429.58	429.34	24.0	0.013	0.0100	24	22.62	5.98	0.07	
40	18	0.27	0.40	0.108	3.111	11.40	5.11	0.55	15.89	429.24	428.93	29.8	0.013	0.0106	24	23.29	7.95	0.06	
Pipe run: 48 - 22																			
48	22	0.52	0.55	0.286	0.286	5.00	6.67	1.91	1.91	433.28	432.61	30.5	0.013	0.0220	15	9.58	6.06	0.08	
Pipe run: 52 - 24																			
52	50	0.00	0.45	0.000	1.680	12.51	4.92	0.00	8.34	434.19	434.11	11.6	0.013	0.0069	24	18.79	5.77	0.03	
50	24	0.33	0.55	0.182	1.862	12.54	4.91	0.89	9.14	434.01	433.86	30.1	0.013	0.0050	24	16.00	5.25	0.10	
Pipe run: 208 - 8																			
208	206	1.40	0.40	0.560	0.560	9.00	5.58	3.12	3.12	427.80	427.03	128.2	0.010	0.0060	18	8.82	4.56	0.47	
206	204	1.19	0.40	0.476	1.036	9.47	5.48	2.61	5.68	426.93	426.19	124.7	0.010	0.0059	18	8.76	5.26	0.40	
204	202	0.00	0.40	0.000	1.036	9.86	5.40	0.00	5.68	426.09	425.86	37.2	0.010	0.0062	18	8.95	5.33	0.12	
202	244	0.00	0.45	0.000	1.036	9.98	5.37	0.00	5.68	425.76	425.43	55.7	0.010	0.0059	18	8.76	5.25	0.18	
244	4	0.00	0.40	0.000	1.288	10.16	5.34	0.00	6.88	424.33	423.93	66.2	0.013	0.0060	18	8.81	5.51	0.20	
4	8	0.55	0.55	0.303	1.591	10.36	5.30	1.60	8.43	423.83	423.64	31.1	0.013	0.0060	24	17.52	5.48	0.09	
Pipe run: 216 - 6																			
216	214	0.08	0.40	0.032	0.032	5.00	6.67	0.21	0.21	438.83	437.25	68.3	0.010	0.0231	12	5.87	3.54	0.32	
214	212	0.14	0.40	0.056	0.088	10.00	5.37	0.30	0.47	437.25	429.25	86.5	0.010	0.0925	12	11.74	7.07	0.20	
212	210	0.32	0.40	0.128	0.216	10.20	5.33	0.68	1.15	429.25	427.45	66.7	0.010	0.0270	12	6.34	6.03	0.18	
210	210A	0.55	0.40	0.220	0.436	11.00	5.18	1.14	2.26	427.45	425.00	84.1	0.010	0.0291	15	11.94	7.41	0.19	
210A	210C	0.34	0.40	0.136	0.572	11.19	5.14	0.70	2.94	425.00	424.50	69.9	0.010	0.0072	15	5.92	4.78	0.24	
210C	6	0.00	0.90	0.000	0.572	11.43	5.10	0.00	2.94	424.50	423.00	21.7	0.010	0.0693	15	18.42	10.98	0.03	
Pipe run: 218 - 40																			
218	40	0.37	0.40	0.148	0.148	10.00	5.37	0.79	0.79	437.54	437.00	54.2	0.013	0.0100	15	6.46	3.52	0.26	
Pipe run: 228 - 46																			
228	226	0.08	0.55	0.044	0.044	5.00	6.67	0.29	0.29	454.75	449.80	112.3	0.010	0.0441	8	2.75	5.12	0.37	
226	224	0.28	0.40	0.112	0.156	9.00	5.58	0.62	0.87	449.80	445.33	58.3	0.010	0.0766	8	3.62	8.48	0.11	
224	222	0.16	0.50	0.080	0.236	9.11	5.56	0.44	1.31	445.33	434.67	85.2	0.010	0.1251	8	4.63	11.35	0.13	
222	220	0.94	0.40	0.376	0.612	10.00	5.37	2.02	3.29	434.67	430.49	84.6	0.010	0.0494	15	15.55	10.01	0.14	
220	46	0.21	0.35	0.074	0.686	10.14	5.34	0.39	3.66	430.49	430.29	39.2	0.010	0.0050	15	4.95	4.41	0.15	
Pipe run: 236 - 52																			
236	232A	2.68	0.40	1.072	1.072	12.00	5.00	5.36	5.36	439.50	436.58	48.5	0.010	0.0602	15	17.17	12.31	0.07	
232A	232	0.52	0.40	0.208	1.280	12.07	4.99	1.04	6.39	436.58	434.88	79.9	0.010	0.0187	15	9.57	8.32	0.16	
232	52	0.85	0.40	0.340	1.680	12.23	4.96	1.69	8.34	434.88	434.29	96.8	0.010	0.0061	18	8.89	5.71	0.28	
Pipe run: 234 - 232																			
234	232	0.15	0.40	0.060	0.060	10.00	5.37	0.32	0.32	443.40	434.98	101.9	0.010	0.0826	12	11.09	6.02	0.28	
Pipe run: Existing Outfall Relocation (EX AZ - 42)																			
EX AZ	108	4.43	0.40	1.772	1.772	11.00	5.18	9.17	9.17	442.19	438.55	37.9	0.013	0.0961	15	20.03	15.88	0.04	
108	106	0.00	0.45	0.000	1.772	11.04	5.17	0.00	9.17	438.45	433.26	178.7	0.013	0.0290	24	38.52	10.02	0.30	
106	40	0.00	0.90	0.000	1.772	11.34	5.12	0.00	9.17	433.16	432.49	32.2	0.013	0.0208	24	32.63	8.88	0.06	
Pipe run: 246 - 244																			
246	244	0.63	0.40	0.252	0.252	9.00	5.58	1.41	1.41	424.76	424.43	66.6	0.010	0.0050	24	17.33	3.29	0.34	
Pipe run: 242 - 32																			
242	240	0.73	0.40	0.292	0.292	9.00	5.58	1.63	1.63	435.89	435.43	89.2	0.010	0.0051	12	2.76	3.65	0.41	
240	32	0.00	0.40	0.000	0.292	9.41	5.49	0.00	1.63	435.33	435.10	14.1	0.013	0.0164	15	8.27	5.23	0.04	
Pipe run: 302 - Out																			
302	300	22.06	0.40	8.824	8.824	5.00	6.67	58.82	38.86	399.90	399.61	30.4	0.013	0.0065	24	16.00	6.02	0.08	
300	OUT	0.00	0.90	0.000	11.120	15.11	4.53	0.00	49.30	399.51	399.33	20.8	0.013	0.0088	36	62.57	9.77	0.04	

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 0357914
8/23/24
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
8/13/2021	INITIAL SUBMITTAL
3/10/2023	2ND SUBMITTAL
12/8/2023	3RD SUBMITTAL
3/29/2024	4TH SUBMITTAL
6/12/2024	5TH SUBMITTAL
8/23/2024	SIGNATURE SET

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

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN
SHEET TITLE: DRAINAGE CALCULATIONS

JOB NO. 202180
SCALE N/A
SHEET NO. 22

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and

INLETS ON GRADE, DESIGN (CURB SPREAD AND INLET CAPTURE)

Intensity 4.00 (Intensity is 4 in/hr for spread, and 6.5 in/hr for capacity and depth)
Mannings Coefficient, n is 0.013

Inlet			Hydrology						Curb and Gutter							Inlet											
Plan Label	VDOT DI type	L. throat length (ft)	A, Drainage area (acres)	C, rational coeff.	CA	Q, flow incr. (cfs)	Qb, carry-over (cfs)	Qt, total flow	S, longitudinal slope in front of inlet (ft/ft)	Sx, lane cross slope (ft/ft)	W, initial 2' width in front of inlet (ft)	Sw, cross-slope in front of inlet (ft/ft)	Sw/Sx	T, spread at curb (ft)	Eo, frontal flow ratio in gutter W	a, 12W(Sw-Sx)+ 2*local depr. (in)	S'w = a/(12W)	Se = Sx+0.5*wEo)	Lt, required throat length for full capture(ft)	L / Lt	E, inlet efficiency	Qi, flow intercepted	Qb, carry-over	carry-over to inlet	Remarks
26	3BB	8.0	0.25	0.55	0.14	0.55	0.00	0.55	0.034	0.02	2.0	0.0200	1.00	4.24	0.83	2.0000	0.0833	0.0892	9.12	0.88	0.98	0.54	0.01	24	
24	3BB	12.0	0.17	0.55	0.09	0.37	0.01	0.39	0.034	0.02	2.0	0.0200	1.00	3.71	0.78	2.0000	0.0833	0.0850	8.10	1.48	1.00	0.39	0.00	-	
50	3BB	14.0	0.33	0.55	0.18	0.73	0.00	0.73	0.034	0.02	2.0	0.0200	1.00	4.70	0.78	2.0000	0.0833	0.0850	10.55	1.33	1.00	0.73	0.00	-	
16	3B	6.0	0.05	0.55	0.03	0.11	0.00	0.11	0.012	0.02	2.0	0.0200	1.00	2.82	0.96	2.0000	0.0833	0.1000	3.17	1.89	1.00	0.11	0.00	-	
18	3BB	6.0	0.05	0.60	0.03	0.12	0.00	0.12	0.013	0.02	2.0	0.0200	1.00	2.88	0.95	2.0000	0.0833	0.0992	3.36	1.79	1.00	0.12	0.00	-	
20	3BB	4.0	0.02	0.60	0.01	0.05	0.00	0.05	0.013	0.02	2.0	0.0200	1.00	2.04	1.00	2.0000	0.0833	0.1033	2.23	1.79	1.00	0.05	0.00	-	
32	3B	4.0	0.07	0.55	0.04	0.15	0.00	0.15	0.012	0.02	2.0	0.0200	1.00	3.20	0.92	2.0000	0.0833	0.0967	3.73	1.07	1.00	0.15	0.00	-	
14	3BB	8.0	0.19	0.55	0.10	0.42	0.00	0.42	0.010	0.02	2.0	0.0200	1.00	4.81	0.76	2.0000	0.0833	0.0833	5.85	1.36	1.00	0.42	0.00	-	
12	3BB	8.0	0.20	0.55	0.11	0.44	0.00	0.44	0.010	0.02	2.0	0.0200	1.00	4.90	0.77	2.0000	0.0833	0.0842	5.96	1.34	1.00	0.44	0.00	-	
10	3BB	8.0	0.15	0.55	0.08	0.33	0.00	0.33	0.010	0.02	2.0	0.0200	1.00	4.40	0.78	2.0000	0.0833	0.0858	5.22	1.53	1.00	0.33	0.00	-	
38	3BB	8.0	0.18	0.55	0.10	0.40	0.00	0.40	0.010	0.02	2.0	0.0200	1.00	4.71	0.76	2.0000	0.0833	0.0833	5.73	1.40	1.00	0.40	0.00	-	
54	3B	8.0	0.19	0.50	0.10	0.38	0.00	0.38	0.010	0.02	2.0	0.0200	1.00	4.64	0.76	2.0000	0.0833	0.0833	5.63	1.42	1.00	0.38	0.00	-	

INLETS ON GRADE, DESIGN (CURB SPREAD AND INLET CAPTURE)

Intensity 6.50 (Intensity is 4 in/hr for spread, and 6.5 in/hr for capacity and depth)
Mannings Coefficient, n is 0.013

Inlet			Hydrology						Curb and Gutter							Inlet											
Plan Label	VDOT DI type	L. throat length (ft)	A, Drainage area (acres)	C, rational coeff.	CA	Q, flow incr. (cfs)	Qb, carry-over (cfs)	Qt, total flow	S, longitudinal slope in front of inlet (ft/ft)	Sx, lane cross slope (ft/ft)	W, initial 2' width in front of inlet (ft)	Sw, cross-slope in front of inlet (ft/ft)	Sw/Sx	T, spread at curb (ft)	Eo, frontal flow ratio in gutter W	a, 12W(Sw-Sx)+ 2*local depr. (in)	S'w = a/(12W)	Se = Sx+0.5*wEo)	Lt, required throat length for full capture(ft)	L / Lt	E, inlet efficiency	Qi, flow intercepted	Qb, carry-over	carry-over to inlet	Remarks
26	3BB	8.0	0.25	0.55	0.14	0.89	0.00	0.89	0.034	0.02	2.0	0.0200	1.00	5.08	0.75	2.0000	0.0833	0.0825	11.72	0.68	0.87	0.78	0.11	24	
24	3BB	12.0	0.17	0.55	0.09	0.61	0.11	0.72	0.034	0.02	2.0	0.0200	1.00	4.69	0.78	2.0000	0.0833	0.0850	10.52	1.14	1.00	0.72	0.00	-	
50	3BB	14.0	0.33	0.55	0.18	1.18	0.00	1.18	0.034	0.02	2.0	0.0200	1.00	5.64	0.70	2.0000	0.0833	0.0783	13.58	1.03	1.00	1.18	0.00	-	
16	3B	6.0	0.05	0.55	0.03	0.18	0.00	0.18	0.012	0.02	2.0	0.0200	1.00	3.38	0.87	2.0000	0.0833	0.0925	4.07	1.47	1.00	0.18	0.00	-	
18	3BB	6.0	0.05	0.60	0.03	0.20	0.00	0.20	0.013	0.02	2.0	0.0200	1.00	3.45	0.89	2.0000	0.0833	0.0942	4.25	1.41	1.00	0.20	0.00	-	
20	3BB	4.0	0.02	0.60	0.01	0.08	0.00	0.08	0.013	0.02	2.0	0.0200	1.00	2.45	0.99	2.0000	0.0833	0.1025	2.75	1.45	1.00	0.08	0.00	-	
32	3B	4.0	0.07	0.55	0.04	0.25	0.00	0.25	0.012	0.02	2.0	0.0200	1.00	3.83	0.85	2.0000	0.0833	0.0908	4.74	0.84	0.96	0.24	0.02	48	
14	3BB	8.0	0.19	0.55	0.10	0.68	0.00	0.68	0.010	0.02	2.0	0.0200	1.00	5.77	0.69	2.0000	0.0833	0.0775	7.51	1.07	1.00	0.68	0.00	-	
12	3BB	8.0	0.20	0.55	0.11	0.72	0.00	0.72	0.010	0.02	2.0	0.0200	1.00	5.88	0.69	2.0000	0.0833	0.0775	7.67	1.04	1.00	0.72	0.00	-	
10	3BB	8.0	0.15	0.55	0.08	0.54	0.00	0.54	0.010	0.02	2.0	0.0200	1.00	5.28	0.72	2.0000	0.0833	0.0800	6.67	1.20	1.00	0.54	0.00	-	
38	3BB	8.0	0.18	0.55	0.10	0.64	0.00	0.64	0.010	0.02	2.0	0.0200	1.00	5.65	0.69	2.0000	0.0833	0.0775	7.34	1.09	1.00	0.64	0.00	-	
54	3B	8.0	0.19	0.50	0.10	0.62	0.00	0.62	0.010	0.02	2.0	0.0200	1.00	5.57	0.70	2.0000	0.0833	0.0783	7.17	1.12	1.00	0.62	0.00	-	

INLETS IN SUMP, DESIGN (CURB SPREAD AND INLET SPREAD AND DEPTH)

Intensity 4.00 (Intensity is 4 in/hr for spread, and 6.5 in/hr for capacity and depth)
Mannings Coefficient, n is 0.013

Inlet			Hydrology						Curb and Gutter							Inlet			
Plan Label	VDOT DI type	L. throat length (ft)	A, Drainage area (acres)	C, rational coeff.	CA	Q, flow incr. (cfs)	Qb, carry-over (cfs)	Qt, total flow	S, longitudinal slope in front of inlet (ft/ft)	Sx, lane cross slope (ft/ft)	W, initial 2' width in front of inlet (ft)	Sw, cross-slope in front of inlet (ft/ft)	Sw/Sx	T, spread at curb (ft)	Eo, frontal flow ratio in gutter W	d, flow depth (ft)	d / h (height of opening, 5.5')	T, spread at inlet (ft)	Remarks
			Left	0.30	0.55	0.17	0.66	0.00	0.66	0.005	0.02	2.0	0.0200	1.000	6.59	0.63				
			Right	0.20	0.55	0.11	0.44	0.00	0.44	0.005	0.02	2.0	0.0200	1.000	5.58	0.70				
STR 48	DI-3CC	8.0					combined flow		1.1							0.12	0.26	5.97	
			Left	0.34	0.55	0.19	0.75	0.00	0.75	0.005	0.02	2.0	0.0200	1.000	6.81	0.60				
			Right	0.06	0.55	0.03	0.13	0.22	0.35	0.005	0.02	2.0	0.0200	1.000	3.55	0.88				
STR 22	DI-3CC	10.0					combined flow		1.1							0.11	0.23	5.37	
			Left	0.19	0.40	0.08	0.30	0.00	0.30	0.005	0.02	2.0	0.0200	1.000	4.86	0.76				
			Right	0.05	0.40	0.02	0.08	0.00	0.08	0.005	0.02	2.0	0.0200	1.000	2.95	0.94				
STR 40	DI-3CC	8.0					combined flow		0.4							0.06	0.13	2.96	
			Left	0.06	0.90	0.05	0.22	0.00	0.22	0.005	0.02	2.0	0.0200	1.000	4.27	0.82				
			Right	0.11	0.90	0.10	0.40	0.00	0.40	0.005	0.02	2.0	0.0200	1.000	5.37	0.71				
STR 42	DI-3CC	8.0					combined flow		0.5							0.08	0.18	4.04	
			Left	0.17	0.55	0.09	0.37	0.10	0.47	0.005	0.02	2.0	0.0200	1.000	5.25	0.72				
			Right	0.38	0.55	0.21	0.84	0.00	0.84	0.005	0.02	2.0	0.0833	4.165	7.10	0.58				
STR 4	DI-3CC	10.0					combined flow		1.3							0.12	0.26	6.03	

INLETS IN SUMP, DESIGN (CURB SPREAD AND INLET SPREAD AND DEPTH)

Intensity 6.50 (Intensity is 4 in/hr for spread, and 6.5 in/hr for capacity and depth)
Mannings Coefficient, n is 0.013

Inlet			Hydrology						Curb and Gutter							Inlet			
Plan Label	VDOT DI type	L. throat length (ft)	A, Drainage area (acres)	C, rational coeff.	CA	Q, flow incr. (cfs)	Qb, carry-over (cfs)	Qt, total flow	S, longitudinal slope in front of inlet (ft/ft)	Sx, lane cross slope (ft/ft)	W, initial 2' width in front of inlet (ft)	Sw, cross-slope in front of inlet (ft/ft)	Sw/Sx	T, spread at curb (ft)	Eo, frontal flow ratio in gutter W	d, flow depth (ft)	d / h (height of opening, 5.5')	T, spread at inlet (ft)	Remarks
			Left	0.30	0.55	0.17	1.07	0.00	1.09	0.005	0.02	2.0	0.0200	1.000	7.80	0.55				
			Right	0.20	0.55	0.11	0.72	0.00	0.72	0.005	0.02	2.0	0.0200	1.000	6.70	0.61				
STR 48	DI-3CC	8.0					combined flow		1.8							0.17	0.36	8.31	
			Left	0.34	0.55	0.19	1.22	0.00	1.22	0.005	0.02	2.0	0.0200	1.000	8.17	0.51				
			Right	0.06	0.55	0.03	0.21	0.22	0.43	0.005	0.02	2.0	0.0200	1.000	4.26	0.82				
STR 22	DI-3CC	10.0					combined flow		1.7							0.14	0.31	7.03	
			Left	0.19	0.40	0.08	0.49	0.00	0.49	0.005	0.02	2.0	0.0200	1.000	5.83	0.67				
			Right	0.05	0.40	0.02	0.13	0.00	0.13	0.005	0.02	2.0	0.0200	1.000	3.53	0.89				
STR 40	DI-3CC	8.0					combined flow		0.6							0.08	0.18	4.09	
			Left	0.06	0.90	0.05	0.35	0.00	0.35	0.005	0.02	2.0	0.0200	1.000	5.13	0.74				
			Right	0.11	0.90	0.10	0.64	0.00	0.64	0.005	0.02	2.0	0.0200	1.000	6.44	0.63				
STR 42	DI-3CC	8.0					combined flow		1.0							0.11	0.24	5.58	
			Left	0.17	0.55	0.09	0.61	0.10	0.71	0.005	0.02	2.0	0.0200	1.000	6.30	0.65				
			Right	0.38	0.55	0.21	1.36	0.00	1.36	0.005	0.02	2.0	0.0833	4.165	8.52	0.49				
STR 4	DI-3CC	10.0					combined flow		2.1							0.16	0.36	8.17	

STRUCTURE		AREA	PERIMETER	DRAINAGE A	C	I	Q	D	FLOW TYPE
INLET	TYPE	(FT^2)	(FT)	(ACRES)		(IN/HR)	(CFS)	(IN)	
46	Modified DI-1 (Due to Ht.)	2.33	9.00	0.61	0.40	4.3	1.05	1.4	WEIR FLOW
46	Modified DI-1 (Due to Ht.)	2.33	9.00	0.61	0.40	5.6	1.37	1.6	WEIR FLOW
46- 50% Clogged	Modified DI-1 (Due to Ht.)	1.17	4.50	0.61	0.40	4.3	1.05	2.2	WEIR FLOW
46- 50% Clogged	Modified DI-1 (Due to Ht.)	1.17	4.50	0.61	0.40	5.6	1.37	2.6	WEIR FLOW
206	DI-1	2.33	9.00	1.19	0.40	5.2	2.48	2.4	WEIR FLOW
206	DI-1	2.33	9.00	1.19	0.40	6.7	3.19	2.9	WEIR FLOW
206- 50% Clogged	DI-1	1.17	4.50	1.19	0.40	5.2	2.48	3.9	WEIR FLOW
206- 50% Clogged	DI-1	1.17	4.50	1.19	0.40	6.7	3.19	4.0	ORIFICE FLOW
206	24" Yard Drain	1.11	6.51	1.19	0.40	4.3	2.05	2.7	WEIR FLOW
206	24" Yard Drain	1.11	6.51	1.19	0.40	5.6	2.67	3.2	WEIR FLOW
206- 50% Clogged	24" Yard Drain	0.56	3.26	1.19	0.40	4.3	2.05	5.6	ORIFICE FLOW
206- 50% Clogged	24" Yard Drain	0.56	3.26	1.19	0.40	5.6	2.67	9.6	ORIFICE FLOW
208	24" Yard Drain	1.11	6.51	1.40	0.40	4.3	2.41	3.0	WEIR FLOW
208	24" Yard Drain	1.11	6.51	1.40	0.40	5.6	3.14	3.5	WEIR FLOW
208- 50% Clogged	24" Yard Drain	0.56	3.26	1.40	0.40	4.3	2.41	7.8	ORIFICE FLOW
208- 50% Clogged	24" Yard Drain	0.56	3.26	1.40	0.40	5.6	3.14	13.3	ORIFICE FLOW
210	24" Yard Drain	1.11	6.51	0.55	0.40	5.2	1.14	1.8	WEIR FLOW
210	24" Yard Drain	1.11	6.51	0.55	0.40	6.7	1.47	2.1	WEIR FLOW
210- 50% Clogged	24" Yard Drain	0.56	3.26	0.55	0.40	5.2	1.14	2.9	WEIR FLOW
210- 50% Clogged	24" Yard Drain	0.56	3.26	0.55	0.40	6.7	1.47	3.4	WEIR FLOW
210A	24" Yard Drain	1.11	6.51	0.34	0.40	5.2	0.71	1.3	WEIR FLOW
210A	24" Yard Drain	1.11	6.51	0.34	0.40	6.7	0.91	1.6	WEIR FLOW
210A- 50% Clogged	24" Yard Drain	0.56	3.26	0.34	0.40	5.2	0.71	2.1	WEIR FLOW
210A- 50% Clogged	24" Yard Drain	0.56	3.26	0.34	0.40	6.7	0.91	2.5	WEIR FLOW
212	24" Yard Drain	1.11	6.51	0.32	0.40	5.2	0.67	0.0	WEIR FLOW
212	24" Yard Drain	1.11	6.51	0.32	0.40	6.7	0.86	0.0	WEIR FLOW
212- 50% Clogged	24" Yard Drain	0.56	3.26	0.32	0.40	5.2	0.67	0.0	WEIR FLOW
212- 50% Clogged	24" Yard Drain	0.56	3.26	0.32	0.40	6.7	0.86	0.0	WEIR FLOW
214	24" Yard Drain	1.11	6.51	0.14	0.40	4.3	0.24	0.6	WEIR FLOW
214	24" Yard Drain	1.11	6.51	0.14	0.40	5.6	0.31	0.8	WEIR FLOW
214- 50% Clogged	24" Yard Drain	0.56	3.26	0.14	0.40	4.3	0.24	1.0	WEIR FLOW
214- 50% Clogged	24" Yard Drain	0.56	3.26	0.14	0.40	5.6	0.31	1.2	WEIR FLOW
216	24" Yard Drain	1.11	6.51	0.08	0.40	4.5	0.14	0.5	WEIR FLOW
216	24" Yard Drain	1.11	6.51	0.08	0.40	5.8	0.19	0.5	WEIR FLOW
216- 50% Clogged	24" Yard Drain	0.56	3.26	0.08	0.40	4.5	0.14	0.7	WEIR FLOW
216- 50% Clogged	24" Yard Drain	0.56	3.26	0.08	0.40	5.8	0.19	0.9	WEIR FLOW
218	DI-1	2.33	9.00	0.37	0.40	3.8	0.56	0.9	WEIR FLOW
218	DI-1	2.33	9.00	0.37	0.40	5.0	0.74	1.1	WEIR FLOW
218- 50% Clogged	DI-1	1.17	4.50	0.37	0.40	3.8	0.56	1.4	WEIR FLOW
218- 50% Clogged	DI-1	1.17	4.50	0.37	0.40	5.0	0.74	1.7	WEIR FLOW
220	24" Yard Drain	1.11	6.51	0.21	0.35	5.2	0.38	0.9	WEIR FLOW
220	24" Yard Drain	1.11	6.51	0.21	0.35	6.7	0.49	1.0	WEIR FLOW
220- 50% Clogged	24" Yard Drain	0.56	3.26	0.21	0.35	5.2	0.38	1.4	WEIR FLOW
220- 50% Clogged	24" Yard Drain	0.56	3.26	0.21	0.35	6.7	0.49	1.6	WEIR FLOW
222	24" Yard Drain	1.11	6.51	0.94	0.40	4.3	1.62	2.3	WEIR FLOW
222	24" Yard Drain	1.11	6.51	0.94	0.40	5.6	2.11	2.7	WEIR FLOW
222- 50% Clogged	24" Yard Drain	0.56	3.26	0.94	0.40	4.3	1.62	3.6	WEIR FLOW
222- 50% Clogged	24" Yard Drain	0.56	3.26	0.94	0.40	5.6	2.11	6.0	ORIFICE FLOW
224	24" Yard Drain	1.11	6.51	0.16	0.50	4.5	0.36	0.8	WEIR FLOW
224	24" Yard Drain	1.11	6.51	0.16	0.50	5.8	0.46	1.0	WEIR FLOW
224- 50% Clogged	24" Yard Drain	0.56	3.26	0.16	0.50	4.5	0.36	1.3	WEIR FLOW
224- 50% Clogged	24" Yard Drain	0.56	3.26	0.16	0.50	5.8	0.46	1.6	WEIR FLOW
226	24" Yard Drain	1.11	6.51	0.28	0.40	3.8	0.43	0.9	WEIR FLOW
226	24" Yard Drain	1.11	6.51	0.28	0.40	5.0	0.56	1.1	WEIR FLOW
226- 50% Clogged	24" Yard Drain	0.56	3.26	0.28	0.40	3.8	0.43	1.5	WEIR FLOW
226- 50% Clogged	24" Yard Drain	0.56	3.26	0.28	0.40	5.0	0.56	1.8	WEIR FLOW
228	24" Yard Drain	1.11	6.51	0.08	0.55	3.8	0.17	0.5	WEIR FLOW
228	24" Yard Drain	1.11	6.51	0.08	0.55	5.0	0.22	0.6	WEIR FLOW
228- 50% Clogged	24" Yard Drain	0.56	3.26	0.08	0.55	3.8	0.17	0.8	WEIR FLOW
228- 50% Clogged	24" Yard Drain	0.56	3.26	0.08	0.55	5.0	0.22	1.0	WEIR FLOW
232	24" Yard Drain	1.11	6.51	0.85	0.40	4.0	1.36	2.0	WEIR FLOW
232	24" Yard Drain	1.11	6.51	0.85	0.40	5.2	1.77	2.4	WEIR FLOW
232- 50% Clogged	24" Yard Drain	0.56	3.26	0.85	0.40	4.0	1.36	3.2	WEIR FLOW
232- 50% Clogged	24" Yard Drain	0.56	3.26	0.85	0.40	5.2	1.77	4.2	ORIFICE FLOW
232A	24" Yard Drain	1.11	6.51	0.52	0.40	5.2	1.08	1.7	WEIR FLOW
232A	24" Yard Drain	1.11	6.51	0.52	0.40	6.7	1.39	2.1	WEIR FLOW
232A- 50% Clogged	24" Yard Drain	0.56	3.26	0.52	0.40	5.2	1.08	2.8	WEIR FLOW
232A- 50% Clogged	24" Yard Drain	0.56	3.26	0.52	0.40	6.7	1.39	3.3	WEIR FLOW
234	24" Yard Drain	1.11	6.51	0.15	0.40	4.3	0.26	0.7	WEIR FLOW
234	24" Yard Drain	1.11	6.51	0.15	0.40	5.6	0.34	0.8	WEIR FLOW
234- 50% Clogged	24" Yard Drain	0.56	3.26	0.15	0.40	4.3	0.26	1.1	WEIR FLOW
234- 50% Clogged	24" Yard Drain	0.56	3.26	0.15	0.40	5.6	0.34	1.3	WEIR FLOW
236	24" Yard Drain	1.11	6.51	2.68	0.50	4.5	6.03	12.2	ORIFICE FLOW
236	24" Yard Drain	1.11	6.51	2.68	0.50	5.8	7.77	20.4	ORIFICE FLOW
236- 50% Clogged	24" Yard Drain	0.56	3.26	2.68	0.50	4.5	6.03	49.0	ORIFICE FLOW
236- 50% Clogged	24" Yard Drain	0.56	3.26	2.68	0.50	5.8	7.77	81.4	ORIFICE FLOW
242	24" Yard Drain	1.11	6.51	0.73	0.40	3.8	1.11	1.8	WEIR FLOW
242	24" Yard Drain	1.11	6.51	0.73	0.40	5.0	1.46	2.1	WEIR FLOW
242- 50% Clogged	24" Yard Drain	0.56	3.26	0.73	0.40	3.8	1.11	2.8	WEIR FLOW
242- 50% Clogged	24" Yard Drain	0.56	3.26	0.73	0.40	5.0	1.46	3.4	WEIR FLOW
246	24" Yard Drain	1.11	6.51	0.63	0.40	3.8	0.96	1.6	WEIR FLOW
246	24" Yard Drain	1.11	6.51	0.63	0.40	5.0	1.26	1.9	WEIR FLOW
246- 50% Clogged	24" Yard Drain	0.56	3.26	0.63	0.40	3.8	0.96	2.6	WEIR FLOW
246- 50% Clogged	24" Yard Drain	0.56	3.26	0.63	0.40	5.0	1.26	3.1	WEIR FLOW
26A	DI-1	2.33	9.00	0.70	0.40	3.8	1.06	1.4	WEIR FLOW
26A	DI-1	2.33	9.00	0.70	0.40	5.0	1.40	1.7	WEIR FLOW
26A- 50% Clogged	DI-1	1.17	4.50	0.70	0.40	3.8	1.06	2.2	WEIR FLOW
26A- 50% Clogged	DI-1	1.17	4.50	0.70	0.40	5.0	1.40	2.6	WEIR FLOW

DRAINAGE DESCRIPTIONS

STR. NO.	PIPE INFORMATION DIA. (in.)	LENGTH* (ft.)	SLOPE (%)	INVERT IN	INVERT OUT	MATERIAL	INLET INFORMATION INLET TYPE	Curb Type	SLOT LENGTH	RIM* ELEVATION	COMMENTS
26A							DI-1		-	452.75	VDOT STD. IS-1 REQ'D
26B	15	114.25	3.24%	444.56	440.86	RCP3					
26							DI-3BB	CG-2	8	450.27	VDOT STD. IS-1 REQ'D
25	18	35.46	3.54%	440.76	439.51	RCP3					
24							DI-3BB	CG-2	12	448.08	VDOT STD. IS-1 REQ'D
23	24	252.31	0.81%	433.76	431.71	RCP3					
22							DI-3CC	CG-2	10	441.78	VDOT STD. IS-1 REQ'D
21	24	41.28	0.63%	431.61	431.35	RCP3					
20							DI-3BB	CG-2	4	441.46	VDOT STD. IS-1 REQ'D
19	24	24.02	1.75%	431.25	430.83	RCP3					
18							DI-3BB	CG-2	6	441.46	VDOT STD. IS-1 REQ'D
17	30	42.70	0.68%	428.83	428.54	RCP3					
16							DI-3BB	CG-2	6	442.52	VDOT STD. IS-1 REQ'D
15	30	199.44	0.75%	428.44	426.94	RCP3					
14							DI-3BB	CG-2	4	441.40	VDOT STD. IS-1 REQ'D
13	30	124.97	0.80%	426.84	425.84	RCP3					
12							DI-3BB	CG-2	8	440.15	VDOT STD. IS-1 REQ'D
11	30	84.68	0.90%	425.74	424.98	RCP3					
10							DI-3BB	CG-2	8	439.31	VDOT STD. IS-1 REQ'D
9	30	84.20	1.00%	424.88	424.04	RCP3					
8							DI-3CC	CG-2	10	437.97	VDOT STD. IS-1 REQ'D
7	30	84.71	1.03%	423.54	422.67	RCP3					
6							MH-1	-	-	433.50	VDOT STD. IS-1 REQ'D
5	30	17.95	1.10%	399.20	399.00	RCP4					
54							DI-3B	CG-2	8	441.55	VDOT STD. IS-1 REQ'D
53	15	33.82	0.84%	431.13	430.84	RCP3					
304							DI-7	CG-2	-	406.50	VDOT STD. IS-1 REQ'D
303	18	57.24	1.67%	401.47	400.51	RCP3					
38							DI-3BB	CG-2	8	440.35	VDOT STD. IS-1 REQ'D
37	15	36.11	5.54%	431.99	429.99	RCP3					
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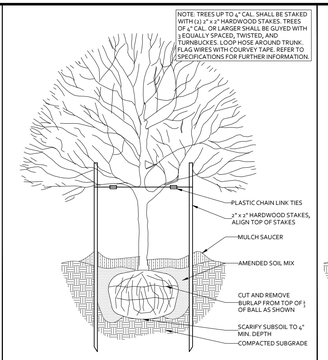
LANDSCAPING NOTES:

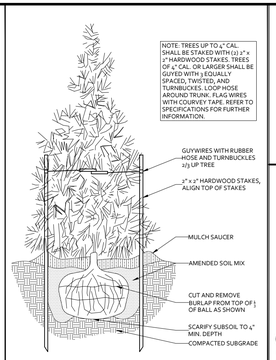
1. CONTRACTOR TO USE EXTREME CARE AND CAUTION AS NOT TO DAMAGE ANY TREES SCHEDULED TO REMAIN OUTSIDE LIMITS OF CONSTRUCTION. PROPERTY LINE SERVES AS LIMITS OF CONSTRUCTION.
2. NO CONSTRUCTION EQUIPMENT OR STORAGE SHALL OCCUR WITHIN DRIPLINE OF EXISTING TREES. PRIOR TO MOBILIZATION CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT (LA) TO DISCUSS TREE PROTECTION EFFORTS. ALL TREE PROTECTION MEASURES SHALL BE APPROVED BY LA AND/OR TREE ARBORIST BEFORE ANY CONSTRUCTION ACTIVITIES SHALL TAKE PLACE ON-SITE.
3. CONTRACTOR TO MONITOR TREES FOR STRESS AND/OR DAMAGE AND ADVISE LANDSCAPE ARCHITECT AND TREE ARBORIST IF ANY OCCUR.
4. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT AND/OR TREE ARBORIST 48-HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY NEEDED WITHIN ANY TREE PROTECTION MEASURE. ALL TREE PROTECTION MEASURES SHALL BE REPLACED IN ORIGINAL LOCATION ONCE WORK HAS BEEN COMPLETED. NO WORK SHALL BE DONE WITHIN DRIPLINE OF EXISTING TREES UNLESS APPROVED BY TREE ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO WORK.
5. ALL WORK TO BE PERFORMED BY THE CONTRACTOR WITHIN THE DRIPLINE OF ANY EXISTING TREE OR TREE PROTECTION AREA SHALL BE DONE IN A MANNER SENSITIVE TO ENSURING NO DAMAGE WILL BE DONE TO THE EXISTING TREES. THE PREFERRED METHOD FOR GRADING SMALL AREAS WITHIN THE DRIPLINE SHALL BE DONE BY HAND. LARGER AREAS TO BE GRADED MAY BE DONE WITH A SMALL BOBCAT/TRACT-HOE. CONTRACTOR TO DISCUSS METHODS OF GRADING WORK WITH LANDSCAPE ARCHITECT AND TREE ARBORIST PRIOR TO COMMENCING ANY SUCH WORK WITHIN DESIGNATED TREE PROTECTION AREAS OR WITHIN EXISTING DRIPLINES.
6. ALL PLANTS HAVING A QUANTITY GREATER THAN ONE(1) SHALL BE MATCHED AND SUPPLIED FROM THE SAME SOURCE (PER SPECIES).
7. CONTACT LANDSCAPE ARCHITECT AT THE TIME OF PLANT MATERIAL DELIVERY, BEFORE ANY SUBSTITUTIONS OR CHANGES, IF SCHEDULED TYPES ARE UNAVAILABLE, AND FOLLOWING INSTALLATION. ALL PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT OF ORDERS.
8. LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE ALL PLANT MATERIAL AT TIME OF DELIVERY AS WELL AS AFTER INITIAL PLACEMENT PRIOR TO PLANTING. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT 48-HOURS PRIOR TO DELIVERY.
9. PLANT LOCATIONS TO BE REEVALUATED AND REVISED, IF NECESSARY, AFTER FINISHED GRADING.
10. MULCH IN PLANTERS AND PLANTING BEDS TO BE CLEAN AND FREE FROM PEST AND DISEASES. MULCH SHALL BE APPLIED TO A 2-INCH DEPTH. MULCH RINGS 24-INCHES MIN. IN DIAMETER ARE TO BE PLACED AROUND ALL TREES NOT LOCATED IN PLANTING BEDS. MULCH TO BE DOUBLE-SHREDDED HARDWOOD.
11. CONTRACTOR TO VERIFY ALL QUANTITIES BETWEEN PLAN AND PLANT LIST AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY PRIOR TO ORDERING.
12. STREET TREES SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION. LANDSCAPING WITHIN THE PUBLIC AMENITY WHERE TREE PRESERVATION IS PROPOSED, AND WITHIN THE 15' WIDE LANDSCAPING EASEMENT, SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
13. ALL PLANTINGS SHALL FOLLOW THE CITY'S DESIGN STANDARDS MANUAL FOR BEST PRACTICES.

LEGEND:

CO BN GT LT
PA QP UA QB
TC LS NS MG
IO JV MGS TO
WB CR



TREE PLANTING & STAKING DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

PROPOSED TREE PROTECTION FENCING (TYP.)
PROPOSED AZALEA SPRINGS SUBDIVISION LIMITS (TYP.)
PROPOSED 15' WIDE LANDSCAPING EASEMENT
MATCHLINE SEE SHEET 25
PROPOSED 5' WIDE LANDSCAPING EASEMENT
PROPOSED HUNTSMAN RUN COURT (48' PUBLIC RIGHT-OF-WAY)
PROPOSED 4.5' WIDE CURBSIDE BUFFER ZONE PER CITY DESIGN STANDARDS MANUAL (TABLE 4-2)
PROPOSED TREE PROTECTION FENCING (TYP.)
PROPOSED SWM FACILITY & OPEN SPACE AREA (0.5 ACRES)
PROPOSED RETAINING WALL w/ HANDRAILS MEETING BUILDING CODE REQUIREMENTS (TYP.)
PROPOSED 5' WIDE LANDSCAPING EASEMENT
PROPOSED CLEARING LIMITS TO COINCIDE WITH THE TREE PROTECTION LIMITS
PROPOSED AZALEA SPRINGS SUBDIVISION LIMITS (TYP.)

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11
LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
8/23/24

REVISIONS

DATE	REVISION DESCRIPTION
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3/10/2023	2ND SUBMITTAL
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3/29/2024	4TH SUBMITTAL
6/12/2024	5TH SUBMITTAL
8/23/2024	SIGNATURE SET

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN
SHEET TITLE: LANDSCAPING PLAN

JOB NO. 202180
SCALE 1"=20'
SHEET NO. 24

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Attachment A-1

LANDSCAPING NOTES:
1. ALL PLANTINGS SHALL HAVE A MINIMUM HEIGHT OF EIGHTEEN (18) INCHES WHEN PLANTED. PLANTINGS SHALL BE EVENLY SPACED IN A ROW, AT INTERVALS SUFFICIENT TO ALLOW FOR THEIR HEALTHY GROWTH AND DEVELOPMENT.
2. NO TREES SHALL BE MAINTAINED BY THE CITY OF CHARLOTTESVILLE
3. LARGE STREET TREES SHALL BE PLANTED WITHIN A PLANTING STRIP WITH A MINIMUM OF 8' WIDE, AND SOIL VOLUME OF 900 CF PER TREE, WITH A SPACING OF 30' MIN.
4. FIRE HYDRANTS, FIRE PUMP TEST HEADERS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL REMAIN CLEAR & UNOBSTRUCTED BY LANDSCAPING, PARKING AND OTHER OBJECTS. LANDSCAPING IN THESE VICINITIES SHALL NOT ENCROACH WITHIN A FIVE (5) FOOT RADIUS ON MATURITY.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LEGEND:

CO BN GT LT
PA QP UA QB
TC LS NS MG
IO JV MGS TO
WB CR

PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	SIZE	CANOPY	STREET LANDSCAPING	OPEN SPACE LANDSCAPING	BUFFER AREA LANDSCAPING	ENTIRE SITE QUANTITY	TOTAL COVERAGE
SHADE TREES									
BN	BETULA NIGRA 'HERITAGE'	RIVER BIRCH	2" CAL	397		14		14	5558
CO	CELTIS OCCIDENTALIS	HACKBERRY	2" CAL	572	10	12		22	12584
GT	GLEDITSIA TRIANCANTHOS	THORNLESS COMMON HONEYLOCUST	2" CAL	424		11	9	20	8480
LS	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROTUNDILOBA SWEETGUM	2" CAL	206	7	3		10	2060
LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2" CAL	387	11	9		20	7740
MG	METASEQUOIA GLYPTOSTROBOI	DAWN REDWOOD	2" CAL	60		5		5	300
NS	NYSSA SYLVATICA	BLACKGUM	2" CAL	123		2	8	10	1230
PA	PLANTANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANETREE	2" CAL	368		9	8	17	6256
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL	299	7	3		10	2990
QP	QUERCUS PHELLOS	WILLOW OAK	2" CAL	370	11	10		21	7770
TC	TILIA CORDATA	LITTLELEAF LINDEN	2" CAL	249			9	9	2241
UA	ULMUS AMERICANA "JEFFERSON"	AMERICAN JEFFERSON ELM	2" CAL	397	11	11		22	8734
EVERGREEN TREES									
IO	ILEX OPACA	AMERICAN HOLLY	4-5' HT	56			17	17	952
IN	ILEX NELLIE R STEVENS	NELLIE R STEVENS HOLLY	4-5' HT	44			23	23	1012
JV	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	4-5' HT	16			32	32	512
MGS	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	4-5' HT	54			16	16	864
TO	THUJA OCCIDENTALIS	EASTERN ARBORVITAE	4-5' HT	10			33	33	330
SHRUBS									
WH	ILEX VERTICILLATA 'RED SPRITE'	WINTERBERRY HOLLY	3 GAL				15		
CB	RHODODENDRON CATAWBIENSE	CATAWBA RHODODENDRON	3 GAL				15		
			TOTAL:				185		69613

LANDSCAPING CALCULATIONS

NOTE: PROPOSED LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 34, ARTICLE VIII, DIVISION 2 OF THE CITY OF CHARLOTTESVILLE CODE OF DEVELOPMENT.

SITE TREE COVERAGE

REQUIREMENT: CANOPY COVER AT 10 YEARS EQUALS OR IS GREATER THAN 20% OF GROSS SITE AREA

GROSS DEVELOPMENT AREA	347,597 SF
AZALEA SPRINGS SUBDIVISION AREA	332,465 SF
TMP 20-141	41,470 SF
minus TREE PRESERVATION AREA	26,338 SF
TOTAL TREE CANOPY REQUIRED	69,519 SF
PROPOSED TREE CANOPY WITH THIS PLAN	69,613 SF

STREETSCAPE TREES

REQUIREMENT: 1 LARGE TREE PER 40 FEET OF PUBLIC ROAD FRONTAGE OR 1 MEDIUM TREE PER 25 FEET OF PUBLIC ROAD FRONTAGE

HUNTSMAN RUN WAY	197 LINEAR FEET
LANDSCAPING REQUIRED	5 LARGE TREES OR 9 MEDIUM TREES
LANDSCAPING PROPOSED	6 LARGE TREES
HUNTSMAN RUN COURT	2,024 LINEAR FEET
LANDSCAPING REQUIRED	51 LARGE TREES OR 80 MEDIUM TREES
LANDSCAPING PROPOSED	51 LARGE TREES

LANDSCAPE BUFFER

REQUIREMENT: PER 1,000 SF SHALL BE AT LEAST 1 LARGE CANOPY TREE, 1 MEDIUM CANOPY TREE, & 10 SHRUBS OR 1 LARGE CANOPY TREE, 1 MEDIUM CANOPY TREE, 8 EVERGREEN TREES OR SHRUBS

ALONG WESTERN PROPERTY LINE	15,239 SF
LANDSCAPING REQUIRED	15 LARGE TREES, 15 MEDIUM TREES & 150 SHRUBS OR 120 EVERGREENS
LANDSCAPING PROPOSED	17 LARGE TREES, 17 MEDIUM TREES, 121 EVERGREENS, & 30 SHRUBS

PROPOSED AZALEA SPRINGS SUBDIVISION LIMITS (TYP.)
PROPOSED CLEARING LIMITS TO COINCIDE WITH THE TREE PROTECTION LIIMTS
PROPOSED TREE PROTECTION FENCING (TYP.)
PROPOSED 15' WIDE LANDSCAPING EASEMENT
PROPOSED 5' WIDE LANDSCAPING EASEMENT
PROPOSED 4.5' WIDE CURBSIDE BUFFER ZONE PER CITY DESIGN STANDARDS MANUAL (TABLE 4-2)
MATCHLINE SEE SHEET 24
PROPOSED HUNTSMAN RUN CT. (48' PUBLIC RIGHT-OF-WAY)
PROPOSED HUNTSMAN RUN WAY (60' PUBLIC RIGHT-OF-WAY)
PROPOSED TREE PROTECTION & PRESERVATION EASEMENT. EASEMENT TO INCLUDE A DEED TO PROTECT AND PRESERVE THE EXISTING TREES.
PROPOSED PUBLIC AMENITY AREA, TOTALING 0.60 ACRES. THIS AREA WILL INCLUDE TREE PROTECTION/ PRESERVATION FOR APPROXIMATELY 77 TREES. TREE PRESERVATION AND PROTECTION SHALL INCLUDE A MONITORING PROGRAM TO ENSURE COMPLIANCE THROUGH THE CONSTRUCTION PERIOD. CONTRACTOR SHALL WORK WITH THE CITY URBAN FORESTER THROUGHOUT ALL PHASES OF CONSTRUCTION.
LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34
SHEFFIELD COLES ROSEMUND BLAINE GARAGE
28H' SIGHT DISTANCE
36"

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
8/23/24
PROFESSIONAL ENGINEER

REVISIONS

REVISION DESCRIPTION	DATE
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5TH SUBMITTAL	6/12/2024
SIGNATURE SET	8/23/2024

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN
SHEET TITLE: LANDSCAPING PLAN

JOB NO. 202180
SCALE 1"=20'
SHEET NO. 25

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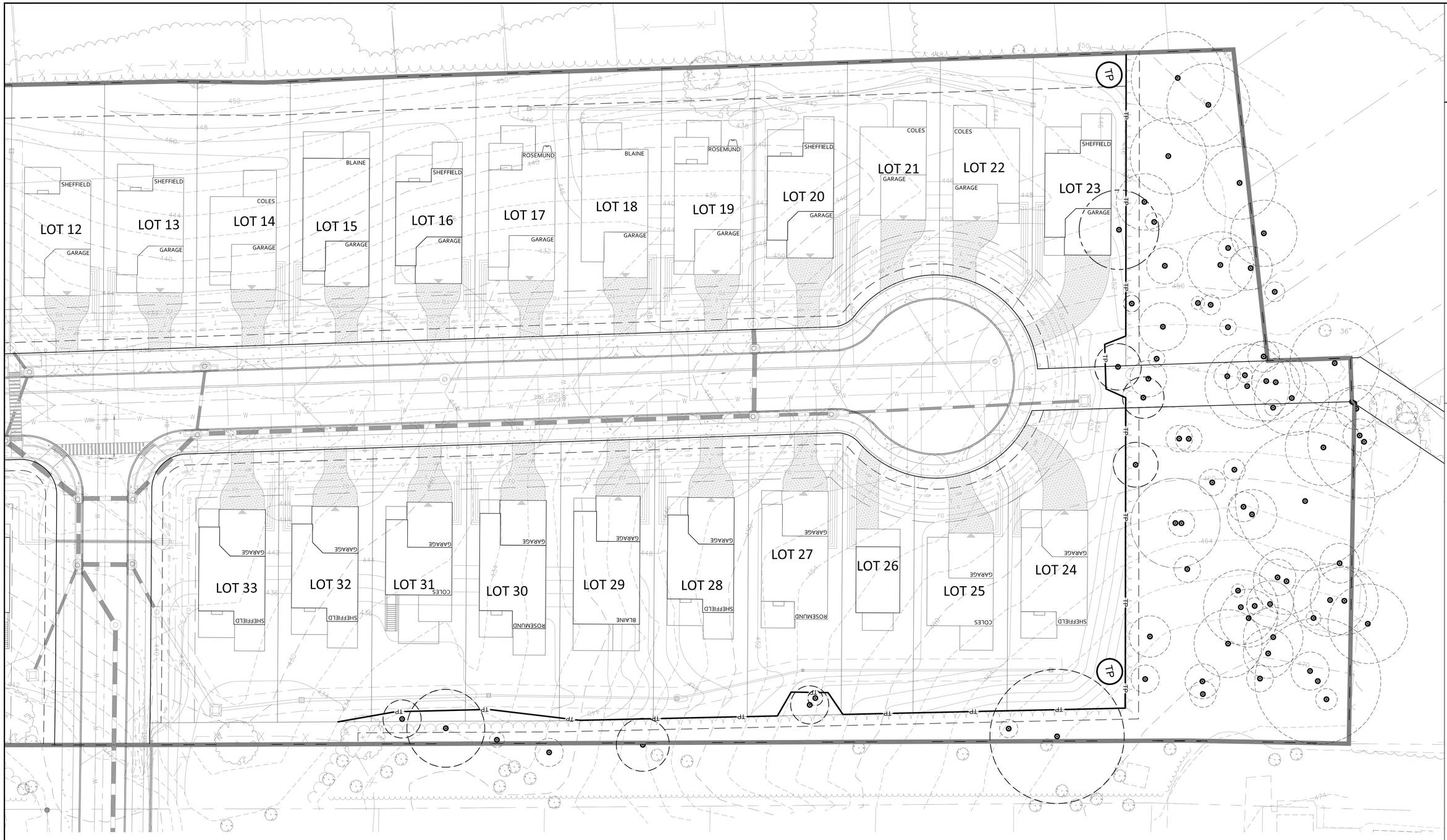
Attachment A-1



TREE PRESERVATION CLASSIFICATION KEY

REMAIN IN PLACE UNDISTURBED
TOTAL NUMBER OF TREES: 67

REMAIN IN PLACE UNDER SUPERVISION
(1%-30% DISTURBANCE)
TOTAL # OF TREES: 10

REMAIN IN PLACE UNDER SUPERVISION
(31%-50% DISTURBANCE)
TOTAL # OF TREES: 0

TREE TO BE REMOVED
(OVER 50% DISTURBANCE)
TOTAL # OF TREES: 1

NAD83

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R COLLINS
Lic. No. 035791
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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT
AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN

SHEET TITLE
TREE PRESERVATION PLAN

JOB NO.
202180

SCALE
1"=20'

SHEET NO.
L1.0

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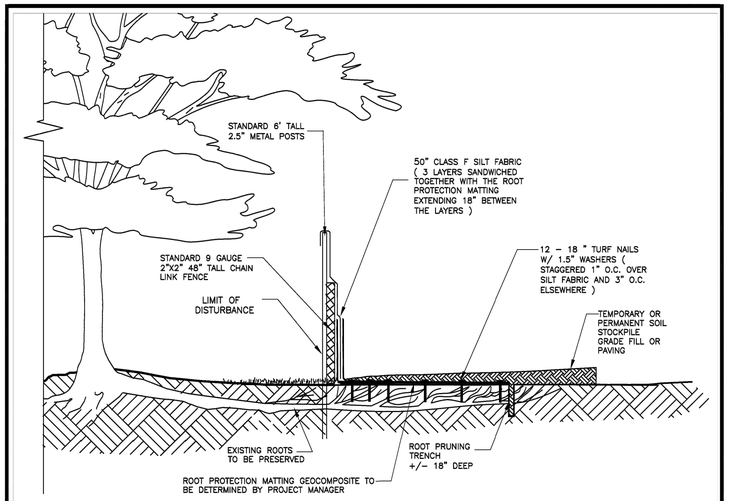
CITY OF CHARLOTTESVILLE

REVISION	DATE

CITY STANDARDS

TYPICAL SIGNAGE FOR TREE PRESERVATION AREA

SCALE: N.T.S. STANDARD NUMBER: XX-1



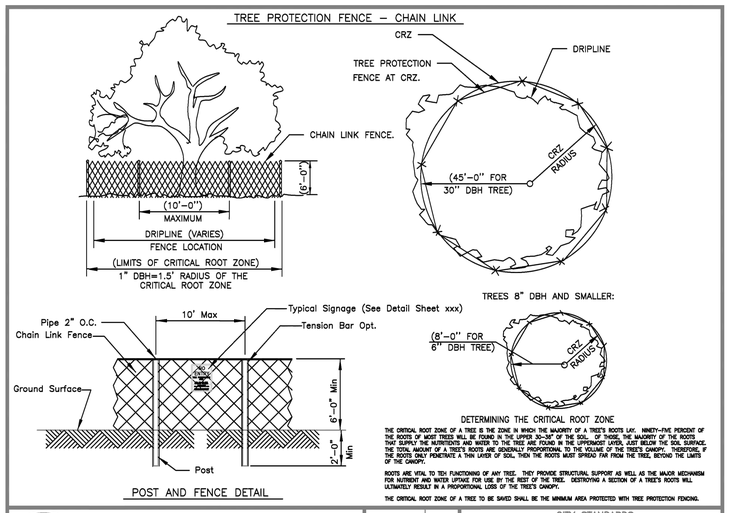
CITY OF CHARLOTTESVILLE

REVISION	DATE

CITY STANDARDS

TRENCHLESS SUPER SILT FENCE

SCALE: N.T.S. STANDARD NUMBER: XX-8



CITY OF CHARLOTTESVILLE

REVISION	DATE

CITY STANDARDS

TREE PROTECTION DETAIL – CHAIN LINK FENCE

SCALE: N.T.S. STANDARD NUMBER: XX-1

EXISTING TREE PRESERVATION

TOTAL TREES PRESERVED	TOTAL TREE CANOPY PRESERVED
77	38,787 SF

NOTE:
- TREE PRESERVATION SHOULD FOLLOW GUIDANCE AND REQUIREMENTS IN THE CITY OF CHARLOTTESVILLE'S BEST MANAGEMENT PRACTICES FOR TREE PRESERVATION, TRANSPLANTING, REMOVAL AND REPLACEMENT.

TREE PRESERVATION NOTES:
- A PRE-CONSTRUCTION MEETING WILL BE CONDUCTED TO REVIEW TREE PROTECTION MEASURES WITH THE OWNER, CONTRACTOR, AND APPLICABLE SUB-CONTRACTORS TO ENSURE THAT TREE PROTECTION MEASURES ARE FOLLOWED.
- OF THE INITIAL APPROXIMATELY 77 TREES IDENTIFIED IN THE APPLICATION MATERIALS, IT HAS BEEN FOUND THAT THERE ARE A TOTAL OF 73 TREES LOCATED IN THE TREE SAVE AREA, WHICH WERE IDENTIFIED AND TAGGED BY A CERTIFIED ARBORIST. ALL OF THE 73 TREES IN THE TREE SAVE AREA ARE TO BE PROTECTED AND PRESERVED.
- TREE PROTECTION SIGNS THAT INCLUDE ENGLISH AND SPANISH SHALL BE POSTED EVERY 10' ALONG THE TREE PROTECTION FENCE LINE THAT CLEARLY STATES THAT THESE AREAS ARE PROTECTED AS TREE SAVE AREAS.
- PERIODIC VISITS BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE MUST BE AT A MINIMUM OF MONTHLY DURING THE GROWING SEASONS (MARCH-SEPTEMBER) ASSOCIATED WITH THE CONSTRUCTION PROCESS.
- ENSURE NO DEVELOPMENT OR TREE REMOVAL OCCURS WITHIN THE 0.6 ACRES OF THE "PUBLIC AMENITY AREA" AS PRESENTED IN THE APPLICATION MATERIALS.
- TREE REMOVALS SHALL BE CONDUCTED IN SUCH A MANNER AS TO NOT DAMAGE TREES TO BE PRESERVED.
- REMAINING STUMPS SHALL BE GROUND DOWN TO AT LEAST 4" BELOW EXISTING GRADE. STUMPS MUST NOT BE PULLED FROM THE GROUND.
- ANY CANOPY PRUNING OF PRESERVATION CANDIDATES SHALL BE UNDERTAKEN BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE OR SUPERVISED BY SAME. ALL PRUNING SHALL ADHERE TO THE ANSI A300 STANDARDS, PART 1, PRUNING.
- THE PROJECT ARBORIST MAY RECOMMEND TREATMENTS FOR AMBROSIA BEETLE. THIS TREATMENT MAY BE EXTENDED BEYOND THE FIRST YEAR DEPENDING UPON THE IMPACT OF ROOT LOSS AND/OR THE POPULATION LEVELS OF AMBROSIA BEETLE (ON AS NEEDED BASIS). THE PRODUCT USED MUST CONTAIN THE ACTIVE INGREDIENT 'BIFENTHRIN.' NO SUBSTITUTION TO THIS ACTIVE INGREDIENT IS ALLOWED, UNLESS APPROVED BY THE PROJECT ARBORIST.
- IN THE EVENT THAT UTILITY ALIGNMENTS MUST BISECT THE CRZ OF ANY PRESERVED TREE, THE PREFERRED METHOD OF INSTALLATION IS DIRECTIONAL BORING TO A DEPTH OF AT LEAST 36 INCHES BELOW GRADE.
- NO LIQUIDS SUCH AS GASOLINE, OILS, LUBRICANTS, OR ANY OTHER PETROLEUM-BASED PRODUCTS MAY BE STORED WITHIN THE ROOT PROTECTION AREAS OF ANY SAVE TREE.

TREE PRESERVATION INVENTORY TABLE

TREE ID	CRITICAL ROOT ZONE AREA	PERCENT OF CRITICAL ROOT ZONE DISTURBANCE	ARBORIST HEALTH SCORE	PROBABILITY OF SURVIVAL	REMAIN OR REMOVE
901	234SF	26%	GOOD	HIGH	REMAIN
902	976SF	22%	GOOD	HIGH	REMAIN
903	128SF	UNDISTURBED	GOOD	HIGH	REMAIN
904	452SF	0.02%	FAIR	HIGH	REMAIN
905	234SF	11%	GOOD	HIGH	REMAIN
906	2,889SF	25%	FAIR	HIGH	REMAIN
907	128SF	UNDISTURBED	GOOD	HIGH	REMAIN
908	2,552SF	UNDISTURBED	FAIR	HIGH	REMAIN
909	1,288SF	UNDISTURBED	GOOD	HIGH	REMAIN
910	113SF	UNDISTURBED	GOOD	HIGH	REMAIN
911	214SF	UNDISTURBED	GOOD	HIGH	REMAIN
912	511SF	12%	GOOD	HIGH	REMAIN
913	935SF	UNDISTURBED	GOOD	HIGH	REMAIN
914	1,104SF	UNDISTURBED	FAIR	HIGH	REMAIN
915	855SF	UNDISTURBED	FAIR	HIGH	REMAIN
916	707SF	UNDISTURBED	GOOD	HIGH	REMAIN
917	299SF	UNDISTURBED	GOOD	HIGH	REMAIN
918	707SF	UNDISTURBED	GOOD	HIGH	REMAIN
919	159SF	UNDISTURBED	GOOD	HIGH	REMAIN
920	1,288SF	UNDISTURBED	GOOD	HIGH	REMAIN
921	276SF	UNDISTURBED	GOOD	HIGH	REMAIN
922	2,043SF	UNDISTURBED	GOOD	HIGH	REMAIN
923	177SF	UNDISTURBED	FAIR	HIGH	REMAIN
924	3,117SF	UNDISTURBED	FAIR	HIGH	REMAIN
925	254SF	UNDISTURBED	GOOD	HIGH	REMAIN
926	855SF	UNDISTURBED	GOOD	HIGH	REMAIN
927	743SF	UNDISTURBED	GOOD	HIGH	REMAIN
928	1,018SF	UNDISTURBED	GOOD	HIGH	REMAIN
929	113SF	UNDISTURBED	GOOD	HIGH	REMAIN
930	234SF	UNDISTURBED	GOOD	HIGH	REMAIN
931	398SF	UNDISTURBED	GOOD	HIGH	REMAIN
932	573SF	UNDISTURBED	GOOD	HIGH	REMAIN
933	541SF	UNDISTURBED	GOOD	HIGH	REMAIN
934	743SF	UNDISTURBED	FAIR	HIGH	REMAIN
935	113SF	UNDISTURBED	FAIR	HIGH	REMAIN
936	195SF	UNDISTURBED	GOOD	HIGH	REMAIN
937	276SF	UNDISTURBED	FAIR	HIGH	REMAIN
938	346SF	UNDISTURBED	GOOD	HIGH	REMAIN
939	214SF	UNDISTURBED	FAIR	HIGH	REMAIN
940	707SF	UNDISTURBED	GOOD	HIGH	REMAIN

TREE PRESERVATION INVENTORY TABLE

TREE ID	CRITICAL ROOT ZONE AREA	PERCENT OF CRITICAL ROOT ZONE DISTURBANCE	ARBORIST HEALTH SCORE	PROBABILITY OF SURVIVAL	REMAIN OR REMOVE
941	895SF	UNDISTURBED	GOOD	HIGH	REMAIN
942	113SF	UNDISTURBED	FAIR	HIGH	REMAIN
943	113SF	UNDISTURBED	GOOD	HIGH	REMAIN
944	143SF	UNDISTURBED	FAIR	HIGH	REMAIN
945	398SF	UNDISTURBED	FAIR	HIGH	REMAIN
946	322SF	22%	GOOD	HIGH	REMAIN
947	113SF	UNDISTURBED	GOOD	HIGH	REMAIN
948	276SF	3.5%	GOOD	HIGH	REMAIN
949	214SF	UNDISTURBED	FAIR	HIGH	REMAIN
950	346SF	16%	GOOD	HIGH	REMAIN
951	1,149SF	UNDISTURBED	GOOD	HIGH	REMAIN
952	113SF	UNDISTURBED	FAIR	HIGH	REMAIN
953	1,018SF	UNDISTURBED	GOOD	HIGH	REMAIN
954	372SF	UNDISTURBED	GOOD	HIGH	REMAIN
955	895SF	UNDISTURBED	GOOD	HIGH	REMAIN
956	935SF	UNDISTURBED	GOOD	HIGH	REMAIN
957	372SF	UNDISTURBED	GOOD	HIGH	REMAIN
958	1,018SF	61%	GOOD	LOW	REMOVE
959	1,385SF	UNDISTURBED	FAIR	HIGH	REMAIN
960	53SF	UNDISTURBED	GOOD	HIGH	REMAIN
961	44SF	8.7%	FAIR	HIGH	REMAIN
962	64SF	UNDISTURBED	GOOD	HIGH	REMAIN
963	64SF	UNDISTURBED	GOOD	HIGH	REMAIN
964	44SF	UNDISTURBED	GOOD	HIGH	REMAIN
965	44SF	UNDISTURBED	GOOD	HIGH	REMAIN
966	44SF	UNDISTURBED	GOOD	HIGH	REMAIN
967	113SF	UNDISTURBED	FAIR	HIGH	REMAIN
968	75SF	UNDISTURBED	GOOD	HIGH	REMAIN
969	36SF	UNDISTURBED	GOOD	HIGH	REMAIN
970	75SF	UNDISTURBED	GOOD	HIGH	REMAIN
971	44SF	UNDISTURBED	GOOD	HIGH	REMAIN
972	28SF	UNDISTURBED	GOOD	HIGH	REMAIN
973	53SF	UNDISTURBED	FAIR	HIGH	REMAIN
974	36SF	0.7%	GOOD	HIGH	REMAIN
975	36SF	UNDISTURBED	FAIR	HIGH	REMAIN
976	28SF	UNDISTURBED	GOOD	HIGH	REMAIN
977	64SF	UNDISTURBED	GOOD	HIGH	REMAIN
978	36SF	UNDISTURBED	GOOD	HIGH	REMAIN

NOTE:
-ALL TREES HAVE BEEN TAGGED IN THE FIELD WITH THE CORRESPONDING NUMBER BY A CERTIFIED ARBORIST.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
8/23/24
PROFESSIONAL ENGINEER

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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN

SHEET TITLE: TREE PRESERVATION NOTES AND DETAILS

JOB NO. 202180

SCALE N/A

SHEET NO. L2.0

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Attachment A-2

AZALEA SPRINGS SUBDIVISION

FINAL SITE PLAN

CITY OF CHARLOTTESVILLE, VIRGINIA

GENERAL NOTES:

OWNER & DEVELOPER: STANLEY MARTIN HOMES, LLC
11710 PLAZA AMERICA DRIVE, SUITE 1100
RESTON, VA 20190
PHONE NUMBER: 434-975-7445

ENGINEER: COLLINS ENGINEERING
200 GARRETT STREET, SUITE K
CHARLOTTESVILLE, VA 22902
(434) 293-3719

TAX MAP PARCEL NUMBERS: 200142000, 200131200, 200130001, 200129000, 200127001, 200126000, 200125000, 200122000, 200121000, 200148000, 200147000, 200146000, 200145000, 200144000, 200143000

NOTES:

1. TMP 200141000: A WRITTEN AGREEMENT IS IN PLACE WITH THE PROPERTY OWNER OF TMP 200141000 ALLOWING THIS PARCEL TO BE USED FOR OFFSITE CONSTRUCTION THAT INCLUDES, BUT IS NOT LIMITED TO, GRADING, UTILITY & DRAINAGE IMPROVEMENTS AND THE INSTALLATION OF AN EMERGENCY ACCESS. AN OFFSITE EASEMENT PLAT IS INCLUDED WITH THE DEVELOPMENT PLANS FOR THE RECORDATION OF THE OFFSITE EASEMENTS ON THE PROPERTY.
   OWNER NAME: STANLEY & AMY STEPANIC (PHONE NUMBER NOT AVAILABLE TO PUBLIC)
   ADDRESS: 246 MONTE VISTA AVENUE
   ACREAGE: 0.952 ACRES
   DB/PG: 2019,1981
2. TMP 200140000: AN OFFSITE PUBLIC UTILITY EASEMENT IS PROPOSED ACROSS THIS PROPERTY. THIS EASEMENT WILL BE USED FOR THE INSTALLATION OF THE PUBLIC SANITARY SEWER.
   OWNER NAME: ELIZABETH & MICHAEL S HECK PASCHALL (PHONE NUMBER NOT AVAILABLE TO PUBLIC)
   ADDRESS: 242 MONTE VISTA AVENUE
   ACREAGE: 0.165 ACRES
   DB/PG: 2023,1455
3. TMP 200133000: AN OFFSITE GRADING EASEMENT HAS BEEN OBTAINED ON A PORTION OF THIS PROPERTY FOR THE GRADING OPERATIONS OF THE PROPOSED DEVELOPMENT. THIS PROPERTY IS ALSO PART OF THE SUBDIVISION PLAT TO DEDICATE CITY PUBLIC RIGHT-OF-WAY.
   OWNER NAME: CHRISTOPHER & JENIFER DONALSON (PHONE NUMBER NOT AVAILABLE TO PUBLIC)
   ADDRESS: 228 MONTE VISTA AVENUE
   ACREAGE: 0.362 ACRES
   DB/PG: 2019,2218
4. THE OWNERS OF TMP 200141000, 200140000, AND 200133000 ARE ALL PART OF THE APPLICATION FOR THE FINAL SITE PLAN FOR THIS PROJECT. THE OWNERS HAVE SIGNED THE APPLICATION AND ARE PART OF THE APPLICATION SUBMITTAL.

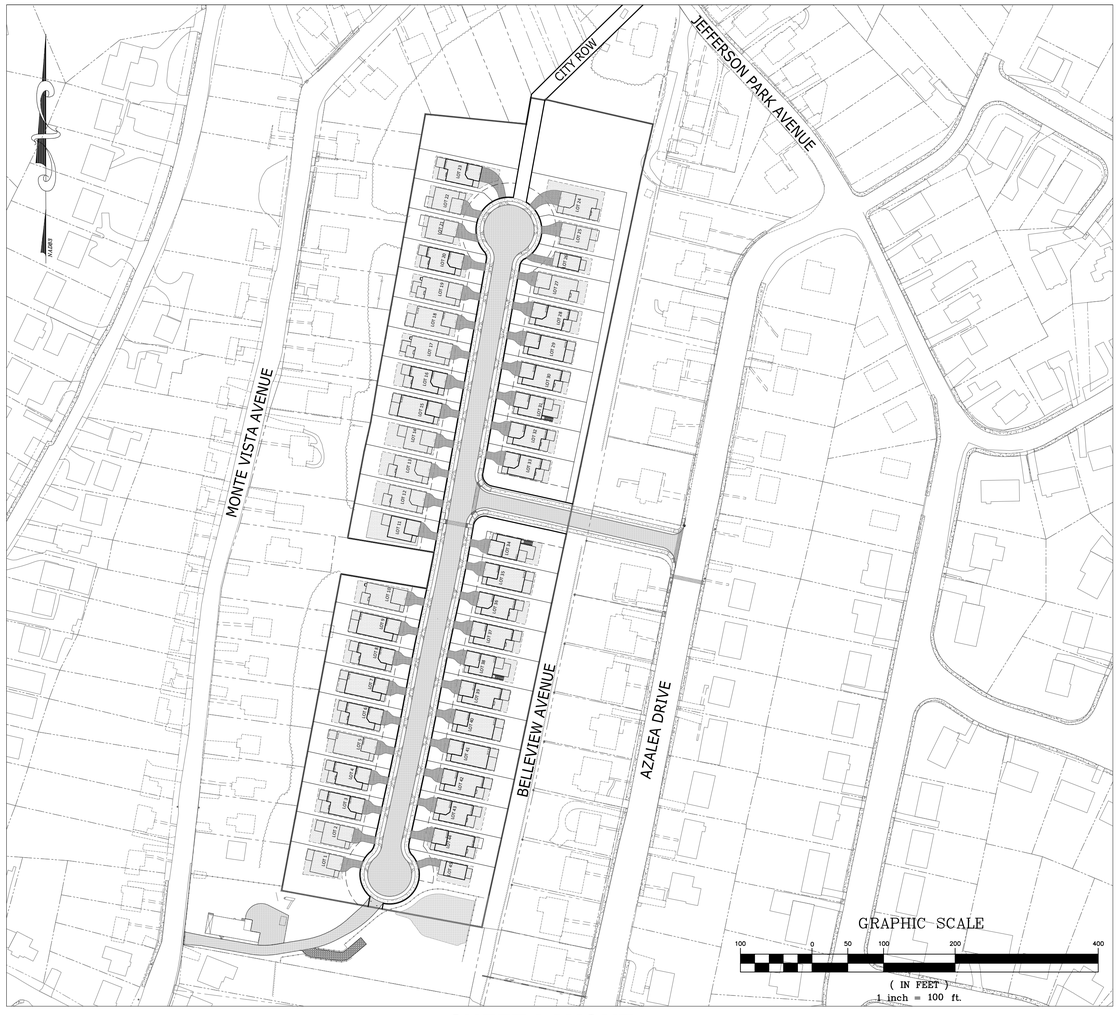
LOCATION OF PROJECT: LOCATED BETWEEN MONTE VISTA AVENUE & AZALEA DRIVE IN CHARLOTTESVILLE, VA 22903
TOPOGRAPHY: TOPOGRAPHY AND BOUNDARY OF THE SITE WERE PROVIDED BY ROUDABUSH, GALE & ASSOCIATES IN JANUARY, 2020.
DATUM: USGS DATUM FOR THE PROJECT IS NAD 83.
ZONING: R-1S (RESIDENTIAL)
TOTAL ACREAGE OF SITE: AZALEA SPRINGS SUBDIVISION = 7.538 AC
   TMP 200141000 = 0.952 AC
   TMP 200140000 = 0.165 AC
   TMP 200133000 = 0.362 AC
   TOTAL = 9.017 AC
EXISTING USE: VACANT (EXISTING PLATTED LOTS)
PROPOSED USE: 45 DETACHED SINGLE FAMILY LOTS
DENSITY: EXISTING DENSITY - 88 EXISTING LOTS / 7.538 AC = 11.67 LOTS PER ACRE
   PROPOSED DENSITY - 45 PROPOSED LOTS / 7.538 AC = 5.97 LOTS PER ACRE
SITE PHASING: SUBDIVISION TO BE DEVELOPED IN ONE PHASE
INGRESS AND EGRESS: ACCESS TO THE PROJECT SITE WILL BE FROM THE EXISTING AZALEA DRIVE. EMERGENCY ACCESS WILL BE FROM MONTE VISTA AVENUE.
EXISTING VEGETATION: A COMBINATION OF WOODS WITH LIGHT UNDERBRUSH, AND GRASSY AREAS
FLOODPLAIN: THERE ARE NO FLOODPLAIN LIMITS WITHIN THE SUBJECT PROPERTY PER FEMA MAP#51003C0269D, PANEL #0269D DATED FEBRUARY 4, 2005.
STREAM BUFFER: THE DEVELOPMENT OF THIS PROPERTY DOES NOT IMPACT A STREAM BUFFER, OR FLOODPLAIN ON THE PROPERTY.
WATERSHED: THIS SITE DRAINS TO THE EXISTING MOORES CREEK.
CRITICAL SLOPES: SEE SHEET 7A FOR A FULL CRITICAL SLOPE ANALYSIS
   TOTAL ON-SITE CRITICAL SLOPE AREA = 29,285 SF (0.672 AC)
   TOTAL ONSITE PROPOSED CRITICAL SLOPE IMPACT AREA = 28,300 (0.650 AC) (96.6% IMPACTED)
   TOTAL OFFSITE CRITICAL SLOPE AREA = 9,750 SF (0.223 AC)
   TOTAL OFFSITE PROPOSED CRITICAL SLOPE IMPACT AREA = 7,985 SF (0.183 AC) (81.9% IMPACTED)
   NOTES:
   1. OF THE ONSITE PROPOSED CRITICAL SLOPE IMPACT AREA, 46.5% ARE EXEMPT FOR DRIVEWAYS & ROADWAY CONNECTIONS (13,155 SF).
   2. A 5' WIDE (STREET SIDE) LANDSCAPING EASEMENT ON ALL LOTS, AND A 15' WIDE (REAR LOT SIDE) LANDSCAPING EASEMENT ON LOTS 1-23 ARE PROPOSED TOTALING 28,331 SF (OR 0.650 AC). THE 15' WIDE LANDSCAPING EASEMENT LOCATED AT THE REAR OF THE PROPOSED LOTS 1-23 WILL BE LANDSCAPED, WHERE EXISTING TREES TO REMAIN ARE NOT LOCATED, TO PROVIDE A BUFFER. THE 5' WIDE LANDSCAPING EASEMENT WILL ALLOW FOR THE PLANTING OF STREET TREES.
   3. THE TOTAL PROPOSED LANDSCAPING EASEMENT AREA (0.650 AC) HELPS MITIGATE THE TOTAL PROPOSED CRITICAL SLOPE IMPACT AREA (0.650 AC).
UTILITIES: THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
STREAM BUFFER: MITIGATION PLAN NOT APPLICABLE
CONSERVATION PLAN: NOT APPLICABLE
SIGNAGE: SITE SIGNAGE WILL BE PROPOSED IN A SEPARATE APPLICATION.
BUILDING HEIGHTS: 35' MAXIMUM
SETBACKS: FRONT - 25' MINIMUM; SIDE - 5' MINIMUM; REAR - 25' MAXIMUM; CORNER - 20' MINIMUM
OPEN SPACE: NONE (0.0 AC)
RECREATION AREA: NOT APPLICABLE
LANDSCAPING PLAN: PROPOSED LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 34, ARTICLE VIII, DIVISION 2 OF THE CITY OF CHARLOTTESVILLE CODE OF DEVELOPMENT. SEE LANDSCAPING PLAN FOR DETAILS.
LIGHTING PLAN: ALL LIGHT FIXTURES SHALL BE FULL CUT-OFF LIGHT FIXTURE WITH NO SPILLOVER AT THE PROPERTY LINES.
PARKING: REQUIRED - 1 PARKING SPACE PER DWELLING UNIT
   PROVIDED - 2 OFF STREET PARKING SPACES PER DWELLING UNIT
SITE TRIP GENERATION AND LAND USE ITE 10TH EDITION CODE 210: 45 SFD LOTS
   AVERAGE DAILY TRIPS: 432 VPD (216 ENTER/216 EXIT)
   AM PEAK RATE: 23 VPH (7 VPH ENTER/16 VPH EXIT)
   PM PEAK RATE: 30 VPH (20 VPH ENTER/10 VPH EXIT)
IMPERVIOUS AREAS:

Proposed Impervious Area Summary

Proposed Streets	35,525 sf
Proposed Street Sidewalk	13,400 sf
Proposed Buildings	76,041 sf
Proposed Driveways	17,903 sf
Proposed Walkways	1,215 sf
Proposed Riprap	4,000 sf
Emergency Access	7,875 sf
Proposed Wet Pond	10,287 sf
	155,959 sf

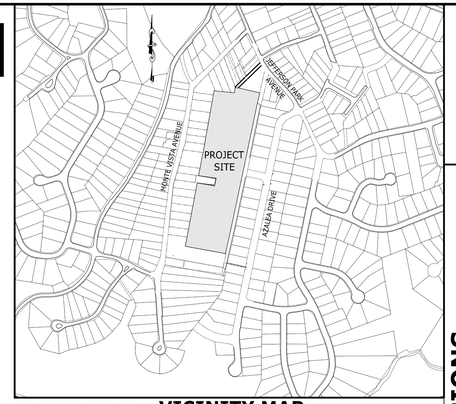
STORMWATER MANAGEMENT: THE PROPOSED PLAN COMPLIES WITH PART IIB REQUIREMENTS. THE STORMWATER QUALITY REQUIREMENTS ARE MET THROUGH A LEVEL II WET POND AND THE STORMWATER QUANTITY REQUIREMENTS ARE MET THROUGH ATTENUATION IN THE POND AND BY MINIMIZING THE AMOUNT OF RUNOFF LEAVING THE SITE UNDETAINED.
TOTAL LAND DISTURBANCE: 9.89 ACRES
WATER DEMANDS/FIRE FLOW: AN EXISTING FIRE HYDRANT LOCATED AT 110 AZALEA DRIVE, APPROXIMATELY 150' FROM THE PROPOSED DEVELOPMENT, WILL PROVIDE FIRE PROTECTION. AN ADDITIONAL FIVE (5) FIRE HYDRANTS ARE PROPOSED ALONG PROPOSED HUNTSMAN RUN COURT WILL ALSO PROVIDE FIRE PROTECTION FOR THE PROPOSED LOTS.
WATER FLOW CALCULATIONS: SEE SHEET 10 FOR ESTIMATED FLOWS.
SEWER FLOW CALCULATIONS: SEE SHEET 10 FOR ESTIMATED FLOWS.
LAND AREAS: LOTS - 6.00 AC (79.6% OF SITE)
   ROW - 1.54 AC (20.4% OF SITE)
BENCHMARK: SEE SHEET 4 FOR THIS PROJECT's BENCHMARK (IRON ROD WITH AN ELEV.=448.62')

COLLINS ENGINEERING SHALL NOT HAVE AUTHORITY OVER CONTRACTOR'S WORK, SAFETY PRECAUTIONS, SCHEDULES, OR COMPLIANCE WITH LAWS AND REGULATIONS. WE SHALL NOT ASSUME RESPONSIBILITY FOR ANY CONSTRUCTION BEGUN PRIOR TO PLAN APPROVAL.



SHEET LAYOUT

SCALE: 1" = 100'



GRAPHIC SCALE
0 250 500 1000
(IN FEET)
1 inch = 500 ft.

VICINITY MAP

SCALE: 1" = 500'

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CITY OF CHARLOTTESVILLE-OUTFALL TABULATION CHART

9VAC25-870-66:				EXISTING										PROPOSED									
Outfall Designation	LOA Designation	Receiving Channel Type	Compliance Method	DA (Acres)	Offsite Contribution (Acres)	CN	Tc ~~(min)~~ hrs.	Q_1 (cfs)	Q_2 (cfs)	Q_{10} (cfs)	Q_{100} (cfs)	Runoff Volume (V, / RV)	Runoff Volume Units	DA (Acres)	Offsite Contribution (Acres)	CN	Tc ~~(min)~~ hrs.	Q_1 (cfs)	Q_2 (cfs)	Q_{10} (cfs)	Q_{100} (cfs)	Runoff Volume (V, / RV)	Runoff Volume Units
Site Outfall #1	Downstream Channel	Natural	CP: Section B.3.a (E.B.)	22.46	12.57	64	0.22	9.98	-	50.12	-	0.49	inches	22.46	12.57	72	0.19	4.76	-	47.94	-	0.82	inches
			FP: Section C.2.b																				
TOTAL																							

City of Charlottesville Department of Public Works-Engineering Division Version 1.0 -10-21-2020

NOTE: Options for column "Receiving Channel Type" include: "Manmade", "Natural", "Restored", "Sheet", or "Other"
The column for "Compliance Method" requires specific code references, options include: "B.1.a", "B.2.a", "B.3.a (EB)", "D"

CITY OF CHARLOTTESVILLE-LAND DISTURBANCE MS4 REPORTING CHART

BMP TYPE	PRACTICE (1-15)	LEVEL (1 or 2)	LATITUDE	LONGITUDE	TOTAL DA (AC)	IMP. DA (AC)	PERV. DA (AC)	P REMOVED (LBS)	12 DIG. HUC.	*SWM MAINT. AGR. INST. #
Wet Pond	14	II	38.01315	-78.513485	9.60	3.88	5.72	8.25	20802040402	

TOTAL LOD (AC)	9.89
TOTAL P REMOVED BY BMP'S (LBS)	8.25
TOTAL P CREDITS PURCHASED (LBS)	0
TOTAL P CREDITED TO PROJECT (LBS)	8.25
TOTAL P REQUIRED (LBS)	7.50
*LAND DISTURBING #	
* SWM BOND RELEASE DATE	

* TO BE ENTERED BY CITY OF CHARLOTTESVILLE STAFF

SIGNATURE PANEL

DIRECTOR, NEIGHBORHOOD DEVELOPMENT _____

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
8/23/24
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
8/13/2021	INITIAL SUBMITTAL
3/10/2023	2ND SUBMITTAL
12/8/2023	3RD SUBMITTAL
3/29/2024	4TH SUBMITTAL
6/12/2024	5TH SUBMITTAL
8/23/2024	SIGNATURE SET

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN
SHEET TITLE: COVER

JOB NO. 202180
SCALE AS SHOWN
SHEET NO. 1

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EROSION & SEDIMENT CONTROL MEASURES:

STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. STRUCTURAL PRACTICES USED IN THIS SECTION CONSIST OF THE FOLLOWING:

3.01 SAFETY FENCE:
A PROTECTIVE BARRIER INSTALLED TO PREVENT ACCESS TO AN EROSION CONTROL MEASURE. TO PROHIBIT THE UNDESIRABLE USE OF AN EROSION CONTROL MEASURE BY THE PUBLIC. APPLICABLE TO ANY CONTROL MEASURE OR SERIES OF MEASURES WHICH CAN BE CONSIDERED UNSAFE BY VIRTUE OF POTENTIAL ACCESS BY THE PUBLIC.

3.02 CONSTRUCTION ENTRANCE:
A STABILIZED CONSTRUCTION ENTRANCE LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON A CONSTRUCTION SITE. TO REDUCE THE AMOUNT OF MUD TRANSPORTED ONTO PAVED PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AS SHOWN ON THE PLANS TO REDUCE THE AMOUNT SEDIMENT TRANSPORTED ONTO PUBLIC ROADWAYS.

3.03 CONSTRUCTION ROAD STABILIZATION:
THE TEMPORARY STABILIZATION OF ACCESS ROADS, SUBDIVISION ROADS, PARKING AREAS, AND OTHER SITE VEHICLE TRANSPORTATION ROUTES WITH STONE IMMEDIATELY AFTER GRADING. TO REDUCE EROSION OF TEMPORARY ROADBEDS BY CONSTRUCTION TRAFFIC DURING WET WEATHER AND TO REDUCE EROSION AND SUBSEQUENT REGARDING OF PERMANENT ROADBEDS BETWEEN THE TIME OF INITIAL GRADING AND FINAL STABILIZATION. USE WHEREVER STONE–BASE ROADS OR PARKING AREAS ARE CONSTRUCTED, WHETHER PERMANENT OR TEMPORARY, FOR USE BY CONSTRUCTION TRAFFIC.

3.05 SILT FENCE:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF A SYNTHETIC FILTER FABRIC STRETCHED ACROSS AND ATTACHED TO SUPPORTING POSTS AND ENTRENCHED, TO INTERCEPT AND DETAIN SMALL AMOUNTS OF SEDIMENT FROM DISTURBED AREAS DURING CONSTRUCTION OPERATIONS IN ORDER TO PREVENT SEDIMENT FROM LEAVING THE SITE, AND TO DECREASE THE VELOCITY OF SHEET FLOWS AND LOW–TO–MODERATE LEVEL CHANNEL FLOWS. THE SILT FENCE BARRIERS SHALL BE INSTALLED DOWN SLOPE OF AREAS WITH MINIMAL GRADES TO FILTER SEDIMENT LADEN RUNOFF FROM SHEET FLOW AS INDICATED. THEY SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND MAINTAINED IN ACCORDANCE WITH THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK (VESCH).

3.07 STORM DRAIN INLET PROTECTION:
A SEDIMENT FILTER OR AN EXCAVATED IMPOUNDING AREA AROUND A STORM DRAIN DROP INLET OR CURB INLET. TO PREVENT SEDIMENT FROM ENTERING STORM DRAINAGE SYSTEMS PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED AREA. INLET PROTECTION APPLIES WHERE STORM DRAIN INLETS ARE TO BE MADE OPERATIONAL BEFORE PERMANENT STABILIZATION OF THE CORRESPONDING DISTURBED DRAINAGE AREA.

3.09 TEMPORARY DIVERSION DIKE:
A TEMPORARY RIDGE OF COMPACTED SOIL CONSTRUCTED AT THE TOP OR BASE OF A SLOPING DISTURBED AREA. TO DIVERT STORM RUNOFF FROM UPSLOPE DRAINAGE AREAS AWAY FROM UNPROTECTED DISTURBED AREAS AND SLOPES TO A STABILIZED OUTLET. TO DIVERT SEDIMENT–LADEN RUNOFF FROM A DISTURBED AREA TO A SEDIMENT–TRAPPING FACILITY SUCH AS A SEDIMENT TRAP OR SEDIMENT BASIN. USE WHEREVER STORMWATER RUNOFF MUST BE TEMPORARILY DIVERTED TO PROTECT DISTURBED AREAS AND SLOPES OR RETAIN SEDIMENT ON SITE DURING CONSTRUCTION. THESE STRUCTURES GENERALLY HAVE A LIFE EXPECTANCY OF 18 MONTHS OR LESS, WHICH CAN BE PROLONGED WITH PROPER MAINTENANCE.

3.11 TEMPORARY RIGHT–OF–WAY DIVERSION:
A RIDGE OF COMPACTED SOIL OR LOOSE ROCK OR GRAVEL CONSTRUCTED ACROSS DISTURBED RIGHTS–OF–WAY AND SIMILAR SLOPING AREAS. TO SHORTEN THE FLOW LENGTH WITHIN A SLOPING RIGHT–OF–WAY, THEREBY REDUCING THE EROSION POTENTIAL BY DIVERTING STORM RUNOFF TO A STABILIZED OUTLET. GENERALLY, EARTHEN DIVERSIONS ARE APPLICABLE WHERE THERE WILL BE LITTLE OR NO CONSTRUCTION TRAFFIC WITHIN THE RIGHT–OF–WAY. GRAVEL STRUCTURES ARE MORE APPLICABLE TO ROADS AND OTHER RIGHTS–OF–WAY WHICH ACCOMMODATE VEHICULAR TRAFFIC.

3.13 & 3.14 TEMPORARY SEDIMENT TRAPS / BASINS:
A TEMPORARY BARRIER OR DAM WITH A CONTROLLED STORMWATER RELEASE STRUCTURE FORMED BY CONSTRUCTING AN EMBANKMENT OF COMPACTED SOIL ACROSS A DRAINAGEWAY. TO DETAIL SEDIMENT–LADEN RUNOFF FROM DISTURBED AREAS IN "WET" AND "DRY" STORAGE LONG ENOUGH FOR THE MAJORITY OF THE SEDIMENT TO SETTLE OUT. APPLIES BELOW DISTURBANCES AREAS WHERE THE TOTAL CONTRIBUTING DRAINAGE AREA IS EQUAL TO OR GREATER THAN THREE ACRES(BASINS). THERE MUST BE SUFFICIENT SPACE AND APPROPRIATE TOPOGRAPHY FOR THE CONSTRUCTION OF A TEMPORARY IMPOUNDMENT. A TRAP SHALL BE USED AT THE CONSTRUCTION ENTRANCE FOR THE WASHRACK.

3.18 OUTLET PROTECTION:
A RIPRAP LINED FLOW TRANSITION STRUCTURE OR APRON DESIGNED TO PREVENT SCOUR AT STORMWATER OUTLETS BY ABSORBING THE INITIAL IMPACT OF THE FLOW AND REDUCING THE FLOW VELOCITY TO A LEVEL WHICH WILL NOT ERODE THE RECEIVING CHANNEL OR AREA. THE APRON IS APPLIED TO THE IMMEDIATE AREA BELOW THE PIPE OR CHANNEL OUTFALL, EXTENDING ACROSS THE CHANNEL BOTTOM AND UP THE CHANNEL BANKS TO AN ELEVATION ONE FOOT ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK.

3.31 TEMPORARY SEEDING:
THE ESTABLISHMENT OF A TEMPORARY VEGETATIVE COVER ON DISTURBED AREAS BY SEEDING WITH APPROPRIATE RAPIDLY GROWING ANNUAL PLANTS. TO REDUCE EROSION AND SEDIMENTATION BY STABILIZING DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR A PERIOD OF MORE THAN 14 DAYS. TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM OR OFF–SITE AREAS, AND TO PROVIDE PROTECTION TO BARE SOILS EXPOSED DURING CONSTRUCTION UNTIL PERMANENT VEGETATION OR OTHER EROSION CONTROL MEASURES CAN BE ESTABLISHED.

3.32 PERMANENT STABILIZATION:
THE ESTABLISHMENT OF PERENNIAL VEGETATIVE COVER ON DISTURBED AREAS BY PLANTING SEED. TO REDUCE EROSION AND DECREASE SEDIMENT YIELD FROM DISTURBED AREAS. TO PERMANENTLY STABILIZE DISTURBED AREAS IN A MANNER THAT IS ECONOMICAL, ADAPTABLE TO SITE CONDITIONS, AND ALLOWS SELECTION OF THE MOST APPROPRIATE PLANT MATERIALS. TO IMPROVE WILDLIFE HABITAT. TO ENHANCE NATURAL BEAUTY. UPON COMPLETION OF CONSTRUCTION ACTIVITIES, ALL AREAS WILL RECEIVE A PERMANENT VEGETATIVE COVER.

3.36 BLANKET MATTING:
INSTALLATION OF A PROTECTIVE COVERING OR A SOIL STABILIZATION MAT ON A PREPARED PLANTING AREA OF A STEEP SLOPE OR CHANNEL TO AID IN THE CONTROLLING EROSION ON CRITICAL AREAS.

3.38 TREE PRESERVATION AND PROTECTION:
PROTECTION OF DESIRABLE TREES FROM MECHANICAL OR OTHER INJURY DURING LAND DISTURBING AND CONSTRUCTION ACTIVITY. TO ENSURE THE SURVIVAL OF DESIRABLE TREES WHERE THEY WILL BE EFFECTIVE FOR EROSION AND SEDIMENT CONTROL, WATERSHED PROTECTION, LANDSCAPE BEAUTIFICATION, DUST AND POLLUTION CONTROL, NOISE REDUCTION, SHADE AND OTHER ENVIRONMENTAL BENEFITS WHILE THE LAND IS BEING CONVERTED FROM FOREST TO URBAN–TYPE USES. APPLIES IN TREE–INHABITED AREAS SUBJECT TO LAND DISTURBING ACTIVITIES.

3.39 DUST CONTROL:
REDUCING SURFACE AND AIR MOVEMENT OF DUST DURING LAND DISTURBING, DEMOLITION AND CONSTRUCTION ACTIVITIES. TO PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES AND REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES WHICH MAY PRESENT HEALTH HAZARDS, TRAFFIC SAFETY PROBLEMS OR HARM ANIMAL OR PLANT LIFE. DUST CONTROL MEASURES SHALL BE EMPLOYED TO PREVENT SURFACE AND AIR MOVEMENT OF DUST DURING CONSTRUCTION. MEASURES EMPLOYED SHALL BE IN ACCORDANCE WITH THE VESCH.

SOIL DESCRIPTION

127B – ELIOAK– URBAN LAND COMPLEX– ELIOAK SOILS HAVE A TENDENCY TO HAVE SLOPES RANGING FROM 2% TO 7% THE SOIL IS TYPICALLY WELL DRAINED, WITH MORE THAN 80 INCHES TO THE WATER TABLE IN MOST CASES. THE SOIL'S PARENT MATERIAL IS RESIDUUM WEATHERED FROM MICA SCHIST. THIS SOIL HAS CONVEX DOWN–SLOPE AND CONVEX ACROSS–SLOPE SHAPE. THE SOIL HAS A MEDIUM RUNOFF CLASS WITHOUT A FREQUENCY OF PONDING OR FLOODING. THE Ksat VALUE GENERALLY RANGES FROM MODERATELY HIGH TO HIGH. URBAN LAND SOILS VARY AND ARE DEPENDENT UP PRIOR CONSTRUCTION ACTIVITIES. THE NRCS PROVIDES LITTLE DATA ON THESE SOILS, AND IN GENERAL THE PROPOSED DISTURBANCES ASSOCIATED WITH THIS PLAN ARE LARGELY OUTSIDE THE LIMITS OF URBAN LAND.

134C – GLENELG– URBAN LAND COMPLEX– GLENELG SOILS HAVE A TENDENCY TO HAVE SLOPES RANGING FROM 7% TO 15% THE SOIL IS TYPICALLY WELL DRAINED, WITH MORE THAN 80 INCHES TO THE WATER TABLE IN MOST CASES. THE SOIL'S PARENT MATERIAL IS RESIDUUM WEATHERED FROM MICA SCHIST. THIS SOIL HAS CONVEX DOWN–SLOPE AND CONVEX ACROSS–SLOPE SHAPE. THE SOIL HAS A MEDIUM RUNOFF CLASS WITHOUT A FREQUENCY OF PONDING OR FLOODING. THE Ksat VALUE GENERALLY RANGES FROM MODERATELY HIGH TO HIGH. URBAN LAND SOILS VARY AND ARE DEPENDENT UP PRIOR CONSTRUCTION ACTIVITIES. THE NRCS PROVIDES LITTLE DATA ON THESE SOILS, AND IN GENERAL THE PROPOSED DISTURBANCES ASSOCIATED WITH THIS PLAN ARE LARGELY OUTSIDE THE LIMITS OF URBAN LAND.

134D – GLENELG– URBAN LAND COMPLEX– GLENELG SOILS HAVE A TENDENCY TO HAVE SLOPES RANGING FROM 15% TO 55% THE SOIL IS TYPICALLY WELL DRAINED, WITH MORE THAN 80 INCHES TO THE WATER TABLE IN MOST CASES. THE SOIL's PARENT MATERIAL IS RESIDUUM WEATHERED FROM MICA SCHIST. THIS SOIL HAS CONVEX DOWN–SLOPE AND CONVEX ACROSS–SLOPE SHAPE. THE SOIL HAS A HIGH RUNOFF CLASS WITHOUT A FREQUENCY OF PONDING OR FLOODING. THE Ksat VALUE GENERALLY RANGES FROM MODERATELY HIGH TO HIGH. URBAN LAND SOILS VARY AND ARE DEPENDENT UP PRIOR CONSTRUCTION ACTIVITIES. THE NRCS PROVIDES LITTLE DATA ON THESE SOILS, AND IN GENERAL THE PROPOSED DISTURBANCES ASSOCIATED WITH THIS PLAN ARE LARGELY OUTSIDE THE LIMITS OF URBAN LAND.

REFERENCE: WEB SOIL SURVEY ONLINE DATABASE, FOUND AT
http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

City of Charlottesville
Best Management Practices for Tree Preservation….

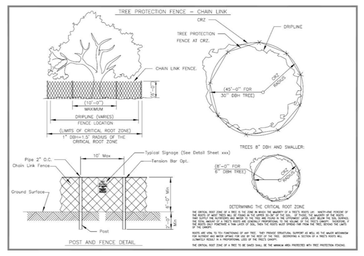


Figure 3.2: Tree Protection Fence

EROSION CONTROL NOTES (PART 1)

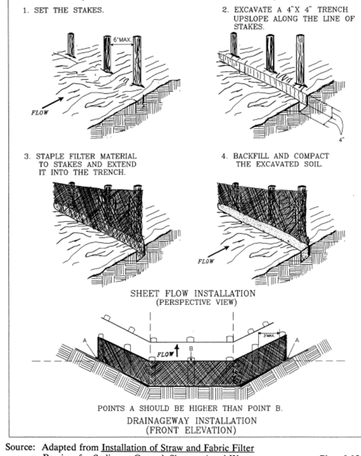
1. THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE–CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS 9VAC25–840 EROSION AND SEDIMENT CONTROL REGULATIONS.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF–SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
7. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
8. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
9. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF–PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
10. ALL FILL MATERIAL TO BE TAKEN FROM AN APPROVED, DESIGNATED BORROW AREA.
11. ALL WASTE MATERIALS SHALL BE TAKEN TO AN APPROVED WASTE AREA. EARTH FILL SHALL BE INERT MATERIALS ONLY, FREE OF ROOTS, STUMPS, WOOD, RUBBISH, AND OTHER DEBRIS.
12. BORROW OR WASTE AREAS ARE TO BE RECLAIMED WITHIN 7 DAYS OF COMPLETION PER ZONING ORDINANCE SECTION 10.2.
13. ALL INERT MATERIALS SHALL BE TRANSPORTED IN COMPLIANCE WITH CITY CODE AND STATE REGULATIONS.
14. BORROW, FILL OR WASTE ACTIVITY INVOLVING INDUSTRIAL–TYPE POWER EQUIPMENT SHALL BE LIMITED TO THE HOURS OF 7:00 AM TO 9:00 PM.
15. BORROW, FILL OR WASTE ACTIVITY SHALL BE CONDUCTED IN A SAFE MANNER THAT MAINTAINS LATERAL SUPPORT, OR ORDER TO MINIMIZE ANY HAZARD TO PERSONS, PHYSICAL DAMAGE TO ADJACENT LAND AND IMPROVEMENTS, AND DAMAGE TO ANY PUBLIC STREET BECAUSE OF SLIDES, SINKING, OR COLLAPSE.
16. THE DEVELOPER SHALL RESERVE THE RIGHT TO INSTALL, MAINTAIN, REMOVE OR CONVERT TO PERMANENT STORMWATER MANAGEMENT FACILITIES WHERE APPLICABLE ALL EROSION CONTROL MEASURES REQUIRED BY THIS PLAN REGARDLESS OF THE SALE OF ANY LOT, UNIT, BUILDING OR OTHER PORTION OF THE PROPERTY.
17. TEMPORARY STABILIZATION SHALL BE TEMPORARY SEEDING AND MULCHING. SEEDING IS TO BE AT 75 LBS/ACRE, AND IN THE MONTHS OF SEPTEMBER TO FEBRUARY TO CONSIST A 50/50 MIX OF ANNUAL RYEGRASS AND CEREAL WINTER RYE, OR IN MARCH AND APRIL TO CONSIST OF ANNUAL RYE, OR MAY THROUGH AUGUST TO CONSIST OF GERMAN MILLET. STRAW MULCH IS TO BE APPLIED AT 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVAL BY THE EROSION CONTROL INSPECTOR.
18. PERMANENT STABILIZATION SHALL BE LIME AND FERTILIZER, PERMANENT SEEDING, AND MULCH. AGRICULTURAL GRADE LIMESTONE SHALL BE APPLIED AT 90LBS/1000SF, INCORPORATED INTO THE TOP 4–6 INCHES OF SOIL. FERTILIZER SHALL BE APPLIED AT 1000LBS/ACRE AND CONSIST OF A 10–20–10 NUTRIENT MIX. PERMANENT SEEDING SHALL BE APPLIED AT 180LBS/ACRE AND CONSIST OF 95% KENTUCKY 31 OR TALL FESCUE AND 0–5% PERENNIAL RYEGRASS OR KENTUCKY BLUEGRASS. STRAW MULCH IS TO BE APPLIED AT 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVAL BY THE EROSION CONTROL INSPECTOR.
19. MAINTENANCE: ALL MEASURES ARE TO BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. ANY DAMAGE OR CLOGGING TO STRUCTURAL MEASURES IS TO BE REPAIRED IMMEDIATELY. SILT TRAPS ARE TO BE CLEANED WHEN 50% OF THE WET STORAGE VOLUME IS FILLED WITH SEDIMENT. ALL SEEDED AREAS ARE TO BE RESEEDED WHEN NECESSARY TO ACHIEVE A GOOD STAND OF GRASS. SILT FENCE AND DIVERSION DYKES WHICH ARE COLLECTING SEDIMENT TO HALF THEIR HEIGHT MUST BE CLEANED AND REPAIRED IMMEDIATELY.
20. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REMOVED WITHIN 30 DAYS OF FINAL SITE STABILIZATION, WHEN MEASURES ARE NO LONGER NEEDED, SUBJECT TO APPROVAL BY THE EROSION CONTROL INSPECTOR.
21. THE E&S INSPECTOR HAS THE AUTHORITY TO ADD OR DELETE E&S CONTROLS AS NECESSARY IN THE FIELD AS SITE CONDITIONS CHANGE. IN ADDITION, NO SEDIMENT BASIN OR TRAP CAN BE REMOVED WITHOUT WRITTEN AUTHORIZATION.

EROSION CONTROL NOTES (PART 2)

ES–1: UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS 9VAC25–840 EROSION AND SEDIMENT CONTROL REGULATIONS.
ES–2: THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE–CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
ES–3: ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
ES–4: A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
ES–5: PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING BUT NOT LIMITED TO, OFF–SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
ES–6: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
ES–7: ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
ES–8: DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED WATER FILTERING DEVICE.
ES–9: THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF–PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

1992 3.05

CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)



Source: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, Sherwood and Wyant — Plate 3.05-2

DESCRIPTION OF EROSION & SEDIMENT CONTROL MEASURES:

EROSION AND SEDIMENT CONTROL MEASURES:
IT IS ANTICIPATED TO USE A CONSTRUCTION ENTRANCE, DIVERSION DITCHES, A SEDIMENT TRAP, A SEDIMENT BASIN, AND SUPER SILT FENCE TO CONTROL SURFACE DRAINAGE AND RUN–OFF DURING THE OVERALL CONSTRUCTION OPERATIONS ON THE PROPERTY. TEMPORARY SEEDING WILL BE USED IMMEDIATELY FOLLOWING ALL LAND DISTURBANCE ACTIVITIES. TEMPORARY STOCKPILE AREAS AND FILL STOCKPILE AREAS WILL BE NECESSARY WITH THE PROPOSED DESIGN. A POTENTIAL LOCATION HAS BEEN SHOWN ON THE EROSION & SEDIMENT CONTROL SHEETS FOR THE TOPSOIL STOCKPILE AREA. THE FILL DIRT WILL BE BROUGHT INTO THE SITE FROM ANOTHER SITE WITH AN APPROVED VSMP PERMIT AND PLACED IN THE FILL AREAS. ALL STOCKPILES WILL NEED TO BE MAINTAINED AND STORED FOR LATER SPREADING. STOCKPILE LOCATIONS SHALL BE ON SITE AND SHALL BE STABILIZED WITH A TEMPORARY VEGETATIVE COVER. PERMANENT SEEDING WILL BE PERFORMED FOR ALL AREAS WHICH WILL NO LONGER BE EXCAVATED AND WHERE CONSTRUCTION ACTIVITIES HAVE CEASED. PERMANENT SEEDING SHALL ALSO BE PERFORMED FOR ALL DENUDED AREAS WHICH WILL BE LEFT DORMANT FOR A YEAR OR MORE. SELECTION OF SEED MIXTURE WILL DEPEND ON THE TIME OF YEAR APPLIED. TEMPORARY SEEDING WILL BE PERFORMED FOR ALL DENUDED AREAS WHICH WILL BE LEFT DORMANT FOR MORE THAN SEVEN DAYS. THESE AREAS SHALL BE SEEDED WITH FAST GERMINATING VEGETATION IMMEDIATELY FOLLOWING GRADING OF THOSE AREAS. SELECTION OF SEED MIXTURE WILL DEPEND ON THE TIME OF YEAR APPLIED. TEMPORARY STABILIZATION ALONG ANY DISTURBED SLOPES SHALL BE ACHIEVED WITH BLANKET MATTING. TEMPORARY PIPES SHALL BE USED TO DIVERT THE RUNOFF SAFELY DOWN THE DISTURBED AREAS IN ESC PHASES II AND III, AS SHOWN, PREVENTING ADDITIONAL EROSION ALONG THESE SLOPES.
3.01 SAFETY FENCE– TO DISCOURAGE ACCESS TO A PARTICULAR AREA.
3.02 CONSTRUCTION ENTRANCE – TO REDUCE THE AMOUNT OF MUD TRANSPORTED ONTO PAVED PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF.
3.03 CONSTRUCTION ROAD STABILIZATION – TO REDUCE THE EROSION OF TEMPORARY ROADBEDS BY CONSTRUCTION TRAFFIC AND TO REDUCE THE EROSION AND SUBSEQUENT REGARDING OF PERMANENT ROADBEDS BETWEEN THE TIME OF INITIAL GRADING AND FINAL STABILIZATION. CONSTRUCTION ROAD STABILIZATION WILL BE APPLIED TO THE CONTRACTOR PARKING & STAGING AREAS AS SHOWN.
3.05 SILT FENCE & SUPER SILT FENCE– SILT FENCE/SUPER SILT FENCE IS PROPOSED, WHERE SHOWN ON THE PLANS.
3.07 STORM DRAIN INLET PROTECTION– INLET PROTECTION IS PROPOSED ON INLETS, WHERE SHOWN ON THE PLANS.
3.09 DIVERSION– PERIMETER DIVERSIONS ARE PROPOSED WHERE SHOWN ON THE PLANS TO DIRECT RUNOFF INTO A SEDIMENT TRAPPING DEVICE.
3.13 SEDIMENT TRAP– A SEDIMENT TRAP IS PROPOSED TO CONTROL FLASH RUNOFF FROM THE CONSTRUCTION ENTRANCE.
3.14 SEDIMENT BASIN – A SEDIMENT BASIN WITH BAFFLES IS PROPOSED AS A PERIMETER MEASURE TO COLLECT THE SEDIMENT–LADEN RUN–OFF FROM THE SITE AND ALLOW THE SEDIMENT TO SETTLE OUT PRIOR TO RELEASING THE RUN–OFF.
3.32 PERMANENT SEEDING–PERMANENT SEEDING IS REQUIRED AND PROPOSED WITH THIS PLAN.
3.38 TREE PRESERVATION AND PROTECTION– TREE PROTECTION IS PROPOSED WITH THIS PLAN. SEE THE ESC PLAN FOR THE REQUIRED LOCATIONS.
3.39 DUST CONTROL–DUST CONTROL IS REQUIRED AND PROPOSED WITH THIS PLAN.
NOTE: SEE THIS SHEET UNDER EROSION & SEDIMENT CONTROL MEASURES FOR ADDITIONAL DESCRIPTIONS OF ALL PROPOSED EROSION AND SEDIMENT CONTROL ITEMS.

MAINTENANCE:

IN GENERAL, DURING CONSTRUCTION THE RLD OR CONTRACTOR ON–SITE WILL CHECK ALL EROSION AND SEDIMENT CONTROL MEASURES DAILY AND AFTER EACH SIGNIFICANT RAINFALL. MONITORING REPORTS WILL BE REQUIRED FROM THE RLD IF NEEDED. SPECIFIC ATTENTION WILL BE GIVEN TO THE FOLLOWING ITEMS:
a. SEDIMENT TRAPS & BASINS WILL BE CLEANED AND MAINTAINED IN ACCORDANCE WITH THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK.
b. ALL GRAVEL OUTLETS WILL BE CHECKED REGULARLY FOR SEDIMENT BUILDUP THAT WILL PREVENT PROPER DRAINAGE. IF THE GRAVEL IS CLOGGED BY SEDIMENT, THE GRAVEL WILL BE REMOVED AND CLEANED, OR IT WILL BE REPLACED. SLOPE DRAIN SHALL BE CHECKED REGULARLY AS WELL FOR SEDIMENT BUILDUP OR CLOGGING THAT WILL PREVENT PROPER FUNCTIONING.
c. ALL SILT FENCE BARRIERS WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC AND REPAIRED AS REQUIRED. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF SEDIMENT DEPOSITION REACHED HALF WAY TO THE TOP OF THE BARRIER.
d. ALL DIVERSION DIKES SHALL BE CHECKED REGULARLY TO ENSURE POSITIVE FLOW THROUGH THE DIVERSION AND THAT THERE ARE NO SEDIMENT BUILDUPS OR DIVERSION DIKE FAILURES.
e. ALL SEEDED AREAS WILL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDED AS NEEDED. BLANKET MATTING WILL BE REINSTALLED IN AREAS WHERE PERMANENT STANDS OF GRASS HAVE NOT YET BEEN ESTABLISHED.
IN CASE OF EMERGENCY, THE PRIMARY CONTACT FOR THE PROJECT WILL BE THE RLD OR CONTRACTOR ON–SITE. IN ADDITION THE OWNER MAY BE CONTACTED. UPON COMPLETION OF THE PROJECT, THE OWNER WILL BE RESPONSIBLE FOR SITE MAINTENANCE.

EROSION CONTROL NOTES & NARRATIVE

PROJECT DESCRIPTION:
THE PURPOSE OF THIS LAND DISTURBANCE ACTIVITY IS TO CONSTRUCT A SINGLE FAMILY DETACHED HOME SUBDIVISION AND ITS CORRESPONDING INFRASTRUCTURE. THIS PROJECT PROPOSES TO DISTURB 9.89 ac. OF LAND. THE PROJECT WILL BEGIN ITS CONSTRUCTION WITH THE PROPOSED ESC MEASURES IMMEDIATELY FOLLOWING PLAN APPROVAL, WHICH IS ANTICIPATED TO BE IN THE FALL OF 2024. THE WORK IS ANTICIPATED TO BE COMPLETED WITHIN 18–24 MONTHS AND TO CONCLUDE IN THE FALL OF 2026.
EXISTING CONDITIONS:
THIS SITE IS MADE UP OF A PREVIOUSLY SUBDIVIDED AND RECORDED SUBDIVISION THAT WAS NEVER CONSTRUCTED. THE SITE CONSISTS OF WOODS, UNDERBRUSH AND GRASSES. CITY DEFINED CRITICAL SLOPES EXIST IN THE PROPOSED SUBDIVISION. THE SITE CURRENT HAS RUNOFF DUMPED INTO IT FROM THE NEARBY AZALEA DRIVE'S STORM SEWER. THE SITE ALSO HAS A CHANNEL–FLOW AREA THAT RUNS FROM NORTH TO SOUTH, WITH THE UNDEVELOPED REAR YARDS FROM THE EAST AND WEST GENERALLY DRAINING TO THE CENTRAL LOW AREA.
ADJACENT AREAS:
THIS SITE IS BORDERED ON THE WEST BY RESIDENTIAL HOMES FRONTING MONTE VISTA AVENUE AND BY RESIDENTIAL HOMES FRONTING AZALEA DRIVE ON THE EAST. RESIDENTIAL HOMES FRONTING JEFFERSON PARK AVENUE ARE LOCATED TO THE NORTH OF THE DEVELOPMENT, AND THE AREA IMMEDIATELY TO THE SOUTH OF THE PROJECT IS VACANT AND UNDEVELOPED. SILT FENCE WITH WIRE BACKING, DIVERSIONS, A SEDIMENT TRAP, A SEDIMENT BASIN AND VARIOUS OTHER ESC MEASURES ARE PROPOSED TO LIMIT THE POTENTIAL FOR CONTAMINATION OF THESE ADJACENT PROPERTIES AND WATERWAYS.
OFFSITE LAND DISTURBANCE:
OFFSITE LAND DISTURBANCE IS PROPOSED WITH THIS PLAN, HOWEVER ALL OFFSITE DISTURBANCES WILL BE LOCATED WITHIN PUBLIC RIGHT–OF–WAY OR WILL BE LOCATED ON A PROPERTY WHERE A WRITTEN AGREEMENT OR GRADING EASEMENTS AREA IN PLACE ALLOWING FOR THE PROPOSED DISTURBANCES. ALL WRITTEN AGREEMENTS AND GRADING EASEMENTS SHALL BE OBTAINED PRIOR TO CONSTRUCTION BY THE DEVELOPER.
SOILS

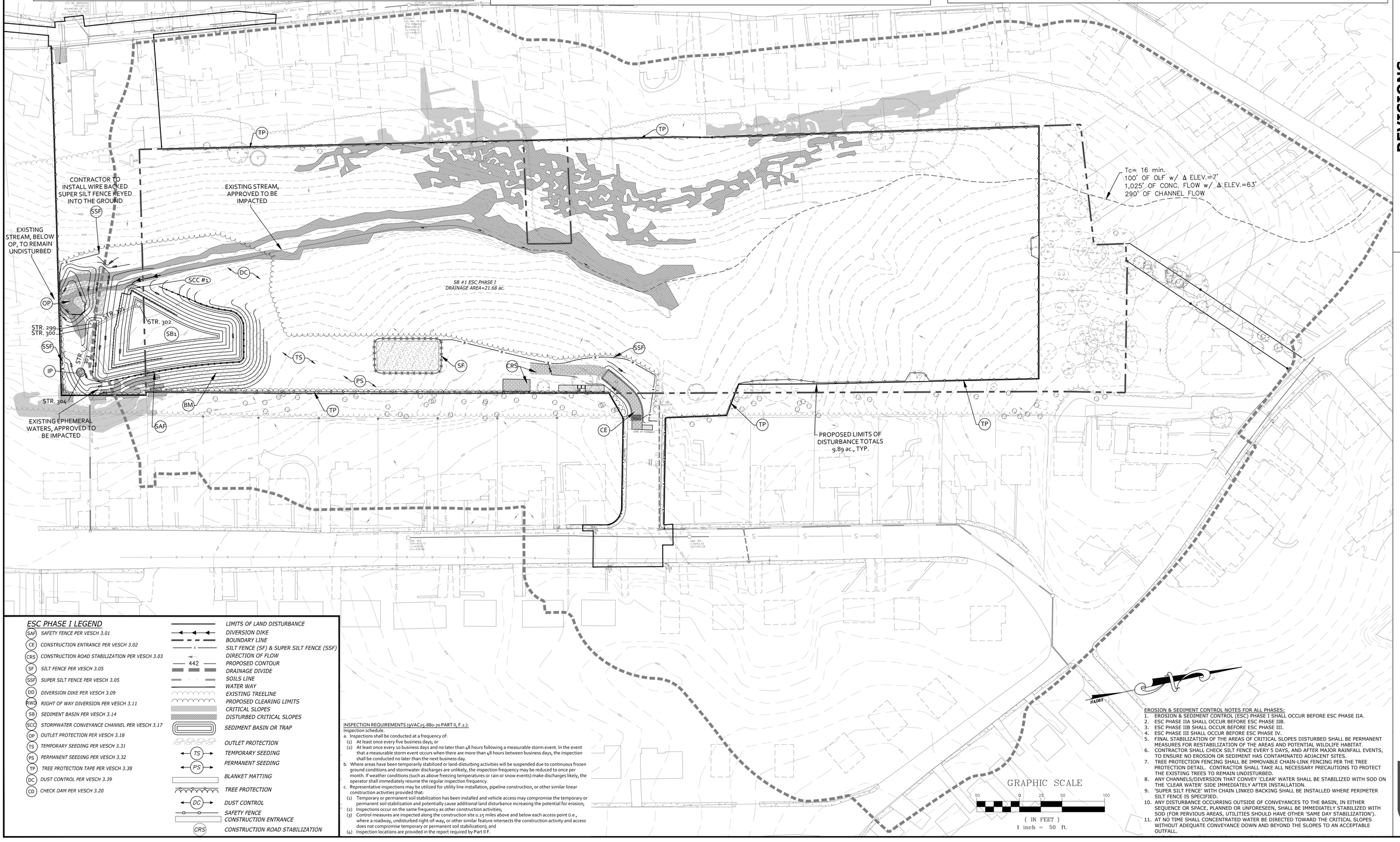
SEQUENCE OF CONSTRUCTION

START OF CONSTRUCTION:

1. CONTRACTOR SHALL NOTIFY THE CITY OF CHARLOTTESVILLE NEIGHBORHOOD DEVELOPMENT SERVICES TO SCHEDULE A PRE-CONSTRUCTION MEETING.
2. PRIOR TO ANY LAND DISTURBANCE ACTIVITY, THE LIMITS OF DISTURBANCE SHALL BE FLAGGED AND THE APPROVED CITY OF CHARLOTTESVILLE TREE PROTECTION FENCING SHALL BE INSTALLED. ALL TREE PROTECTION FENCING SHALL BE IMMOVABLE CHAIN-LINK FENCING, PROTECTING THE EXISTING TREES AS NOTED ON THE PLAN SHEETS.
3. NO EROSION CONTROL MEASURES MAY BE REMOVED DURING THE CONSTRUCTION PROCESS WITHOUT THE APPROVAL FROM THE CITY OF CHARLOTTESVILLE EROSION AND SEDIMENT CONTROL INSPECTOR ON THE PROJECT.
4. NOTE, ESC PHASE I SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO ESC PHASE IIA. ESC PHASE IIA SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO ESC PHASE IIB. ESC PHASE IIB SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO ESC PHASE III. ESC PHASE III SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO ESC PHASE IV.

ESC PHASE I SEQUENCE OF CONSTRUCTION:

1. INSTALL THE PROPOSED CONSTRUCTION ENTRANCE AND NEARBY/DOWNSTREAM SUPER SILT FENCE, AS SHOWN ON THE ESC PHASE I PLAN SHEET, INCLUSIVE OF THE RIGHT-OF-WAY DIVERSION. THE CONTRACTOR SHALL APPLY ROAD STABILIZATION TO THE CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN. THE CONTRACTOR SHALL ENSURE THE CONSTRUCTION ENTRANCE DRAINS TO AN ADEQUATE E&S MEASURE. ULTIMATELY, AFTER THE INSTALLATION OF TEMPORARY SEDIMENT BASIN #1's DIVERSION IN ESC PHASE II, A NEARBY SEDIMENT TRAPPING DEVICE WILL BE INSTALLED TO HANDLE SMALL, FLASH WASH OFFS FROM CONSTRUCTION VEHICLES. THE WASH OFF WILL THEN DRAIN TO THE DOWNSTREAM SEDIMENT BASIN CONSTRUCTED IN PHASE I. THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED WHERE CONSTRUCTION VEHICLE ROUTES INTERSECT PAVED PUBLIC ROADS, AND PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY (VEHICULAR) TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTING TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
2. WITH THE CONSTRUCTION ENTRANCE COMPLETE AND THE IMMOVABLE CHAIN-LINK FENCING INSTALLED ALONG THE LIMITS OF DISTURBANCE, THE CONTRACTOR SHALL INSTALL THE SILT FENCE AND SUPER SILT FENCE AS SHOWN ON THE PHASE I E&S PLAN SHEETS. THIS INCLUDES THE SUPER SILT FENCE LOCATED BELOW SEDIMENT BASIN #1, THAT HAS NOT BEEN CONSTRUCTED YET. THE SUPER SILT FENCE AT THE CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE THROUGHOUT PHASE I.
3. AFTER THE SILT FENCE AND SUPER SILT FENCE HAVE BEEN INSTALLED, THE CONTRACTOR SHALL ONLY CLEAR THE AREAS AS SHOWN ON THE PHASE I E&S PLAN SHEETS FOR THE REMAINING PERIMETER CONTROL MEASURES. THIS INCLUDES CLEARING FOR THE GRAVEL CONTRACTOR PARKING & STAGING AREA AND SEDIMENT BASIN #1. THE TREE CLEARING, AS SHOWN ON THIS ESC PHASE I SHEET, SHALL INITIALLY BE LIMITED TO THE AREAS REQUIRED TO INSTALL THE PHASE I ESC MEASURES. TIMBERING OF THE FULL SITE SHALL NOT OCCUR UNTIL AFTER SEDIMENT BASIN #1 IS OPERATIONAL AND THE EXISTING STREAM HAS BEEN DIVERTED INTO THE BASIN FOR TREATMENT. THIS WILL ENSURE ALL RUNOFF ON THE SITE WILL BE TREATED BY THE BASIN.
4. PERIMETER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP WITH ANY LAND DISTURBANCE ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE THE UPSLOPE LAND DISTURBANCE TAKES PLACE.
5. AFTER THE SELECT CLEARING IS COMPLETE, THE CONTRACTOR SHALL BEGIN INSTALLING TEMPORARY SEDIMENT BASIN #1 AS SHOWN ON THE ESC PHASE I PLAN SHEET. THIS CONSTRUCTION INCLUDES INSTALLING THE EMBANKMENT ACROSS THE EXISTING CHANNEL, AS SHOWN, AND REDIRECTING THE CHANNEL INTO THE BASIN. BECAUSE A PORTION OF SEDIMENT BASIN #1's EMBANKMENT MAY BE UTILIZED WHEN THE BASIN IS CONVERTED TO A PERMANENT SWM FACILITY, A BMP RECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE SEDIMENT BASIN. NOTE, AS REQUIRED IN THE SWM PLANS, THE FINAL WET POND GRADES AND EMBANKMENT DESIGN SPECIFICATIONS SHALL BE MET PRIOR TO THE PERMANENT FACILITY'S ACCEPTANCE. THIS IS INCLUSIVE OF THIRD PARTY GEOTECHNICAL TESTING & AS-BUILT SURVEY VERIFICATIONS. WITH THE CONSTRUCTION OF THE SEDIMENT BASIN ACROSS THE CHANNEL AND THE ONSITE DISTURBED AREAS FLOWING INTO THE BASIN, DOWNSTREAM PROPERTIES WILL BE PROTECTED. AS SEDIMENT BASIN #1's EMBANKMENT IS BEING INSTALLED THE CONTRACTOR SHALL ALSO INSTALL STORMWATER CONVEYANCE CHANNEL (SCC) #1, STRUCTURES 299-304 & THEIR CONCRETE CRADLES AND A FLAT RIPRAP LINED OUTLET PROTECTION BELOW THE BASIN'S OUTFALL, AS SHOWN ON THE ESC PHASE I PLAN. NOTE: THE INSTALLATION OF STRUCTURES 303 & 304 IS REQUIRED WITH THE INSTALLATION OF THE RISER & BARREL OUTFALL SYSTEM (STRUCTURES 299-302) TO ENSURE UNDISTURBED, UPLAND RUNOFF LOCATED OFFSITE IS REDIRECTED AROUND THE SITE. CONSTRUCTION OF STORM SEWER AND ITS RIPRAP LINED OUTFALL CHANNEL SHALL BEGIN AT THE OUTFALL & WORK SHALL PROCEED UPSTREAM. THE INSTALLATION OF THESE PERMANENT STRUCTURES AND THE CLAY CORE EMBANKMENT WILL EXTEND THE LIFE OF THE BASIN. THIS, AND PROPER MAINTENANCE OF THE SEDIMENT BASIN PER THE VESCH, MAY EXTEND THE LIFE OF THE TEMPORARY BASIN BEYOND 18 MONTHS. THE PERMANENT SWM FACILITY's ORIFICES LOCATED IN THE RISER SHALL BE PLUGGED WATERTIGHT DURING CONSTRUCTION AND A DEWATERING ORIFICE SHALL BE INSTALLED. ALTERNATIVELY, THE CONTRACTOR MAY ELECT TO INSTALL THE RISER WITH SEGMENTAL RINGS AND THE UPPER ESC RINGS CAN BE REMOVED & REPLACED WITH RINGS MATCHING THE SWM DESIGN AT THE TIME OF THE TEMPORARY BASIN's CONVERSION TO A PERMANENT SWM FACILITY. SEE SHEET 40B FOR DETAILS OF THE ESC RISER's DESIGN. THE CONTRACTOR SHALL TIE-IN THE UPLAND GRADES FOR THE SEDIMENT BASIN TO THE EXISTING GRADES ON THE ESC PHASE I PORTION OF THE SITE. THESE UPLAND TIE-IN SLOPES SHALL BE STABILIZED WITH BLANKET MATTING. ALL EARTHEN DAMS AND EARTHEN STRUCTURES SHALL BE STABILIZED WITH THE INSTALLATION OF THE EROSION AND SEDIMENT CONTROL FACILITY.
6. FOLLOWING THE BASIN's CONSTRUCTION THE CONTRACTOR SHALL INSTALL ORANGE SAFETY FENCE AROUND THE SEDIMENT BASIN WITH SIGNS READING 'WARNING QUICK SAND, KEEP OUT'. PLYWOOD BAFFLES AND (2) SEDIMENT ACCUMULATION MEASURING STICKS SHALL ALSO E INSTALLED IN THE SEDIMENT BASIN. THE MEASURING STICKS SHALL BE CONSPICUOUSLY MARKED AND CLEARLY VISIBLE, INDICATING WHEN SEDIMENT HAS EXCEEDED THE CLEAN-OUT ELEVATION IN THE SEDIMENT BASIN SO THE SEDIMENTATION IN THE BASIN MAY BE MONITORED AND THE BASIN CAN BE CLEANED OUT.
7. ALL DISTURBED AREAS SHALL BE TREATED BY EROSION CONTROL DEVICES.
8. WITH THE INSTALLATION OF ALL THE ESC PHASE I PERIMETER MEASURES, THE INSTALLATION OF TEMPORARY SEDIMENT BASIN #1, THE BYPASS STORM SEWER AND OUTFALL SYSTEM AND THE APPROVAL FROM THE ESC INSPECTOR, THE CONTRACTOR MAY PROCEED TO ESC PHASE IIA.



ESC PHASE I LEGEND

- SAF — SAFETY FENCE PER VESCH 3.01
- CE — CONSTRUCTION ENTRANCE PER VESCH 3.02
- CRS — CONSTRUCTION ROAD STABILIZATION PER VESCH 3.03
- SF — SILT FENCE PER VESCH 3.05
- SSF — SUPER SILT FENCE PER VESCH 3.05
- DD — DIVERSION DIKE PER VESCH 3.09
- RWD — RIGHT OF WAY DIVERSION PER VESCH 3.11
- SB — SEDIMENT BASIN PER VESCH 3.14
- SCC — STORMWATER CONVEYANCE CHANNEL PER VESCH 3.17
- OP — OUTLET PROTECTION PER VESCH 3.18
- TS — TEMPORARY SEEDING PER VESCH 3.31
- PS — PERMANENT SEEDING PER VESCH 3.32
- TP — TREE PROTECTION TAPE PER VESCH 3.38
- DC — DUST CONTROL PER VESCH 3.39
- CD — CHECK DAM PER VESCH 3.20

- LIMITS OF LAND DISTURBANCE
- DIVERSION DIKE
- BOUNDARY LINE
- SILT FENCE (SF) & SUPER SILT FENCE (SSF)
- DIRECTION OF FLOW
- 442 — PROPOSED CONTOUR
- DRAINAGE DIVIDE
- SOILS LINE
- WATER WAY
- EXISTING TREELINE
- PROPOSED CLEARING LIMITS
- CRITICAL SLOPES
- DISTURBED CRITICAL SLOPES
- SEDIMENT BASIN OR TRAP
- OUTLET PROTECTION
- TS — TEMPORARY SEEDING
- PS — PERMANENT SEEDING
- BLANKET MATTING
- TREE PROTECTION
- DC — DUST CONTROL
- SAFETY FENCE
- CONSTRUCTION ENTRANCE
- CRS — CONSTRUCTION ROAD STABILIZATION

INSPECTION REQUIREMENTS (9VAC25-880-70 PART II, F.2.):
Inspection schedule.
a. Inspections shall be conducted at a frequency of:
(1) At least once every five business days; or
(2) At least once every 10 business days and no later than 48 hours following a measurable storm event. In the event that a measurable storm event occurs when there are more than 48 hours between business days, the inspection shall be conducted no later than the next business day.
b. Where areas have been temporarily stabilized or land-disturbing activities will be suspended due to continuous frozen ground conditions and stormwater discharges are unlikely, the inspection frequency may be reduced to once per month. If weather conditions (such as above freezing temperatures or rain or snow events) make discharges likely, the operator shall immediately resume the regular inspection frequency.
c. Representative inspections may be utilized for utility line installation, pipeline construction, or other similar linear construction activities provided that:
(1) Temporary or permanent soil stabilization has been installed and vehicle access may compromise the temporary or permanent soil stabilization and potentially cause additional land disturbance increasing the potential for erosion;
(2) Inspections occur on the same frequency as other construction activities;
(3) Control measures are inspected along the construction site o.25 miles above and below each access point (i.e., where a roadway, undisturbed right-of-way, or other similar feature intersects the construction activity and access does not compromise temporary or permanent soil stabilization); and
(4) Inspection locations are provided in the report required by Part II F.

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

EROSION & SEDIMENT CONTROL NOTES FOR ALL PHASES:
1. EROSION & SEDIMENT CONTROL (ESC) PHASE I SHALL OCCUR BEFORE ESC PHASE IIA.
2. ESC PHASE IIA SHALL OCCUR BEFORE ESC PHASE IIB.
3. ESC PHASE IIB SHALL OCCUR BEFORE ESC PHASE III.
4. ESC PHASE III SHALL OCCUR BEFORE ESC PHASE IV.
5. FINAL STABILIZATION OF THE AREAS OF CRITICAL SLOPES DISTURBED SHALL BE PERMANENT MEASURES FOR RESTABILIZATION OF THE AREAS AND POTENTIAL WILDLIFE HABITAT.
6. CONTRACTOR SHALL CHECK SILT FENCE EVERY 5 DAYS, AND AFTER MAJOR RAINFALL EVENTS, TO ENSURE NO EROSION OR SEDIMENT HAS CONTAMINATED ADJACENT SITES.
7. TREE PROTECTION FENCING SHALL BE IMMOVABLE CHAIN-LINK FENCING PER THE TREE PROTECTION DETAIL. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING TREES TO REMAIN UNDISTURBED.
8. ANY CHANNELS/DIVERSION THAT CONVEY 'CLEAR' WATER SHALL BE STABILIZED WITH SOD ON THE 'CLEAR WATER' SIDE IMMEDIATELY AFTER INSTALLATION.
9. 'SUPER SILT FENCE' WITH CHAIN LINKED BACKING SHALL BE INSTALLED WHERE PERIMETER SILT FENCE IS SPECIFIED.
10. ANY DISTURBANCE OCCURRING OUTSIDE OF CONVEYANCES TO THE BASIN, IN EITHER SEQUENCE OR SPACE, PLANNED OR UNFORESEEN, SHALL BE IMMEDIATELY STABILIZED WITH SOD (FOR PERVIOUS AREAS, UTILITIES SHOULD HAVE OTHER 'SAME DAY' STABILIZATION').
11. AT NO TIME SHALL CONCENTRATED WATER BE DIRECTED TOWARD THE CRITICAL SLOPES WITHOUT ADEQUATE CONVEYANCE DOWN AND BEYOND THE SLOPES TO AN ACCEPTABLE OUTFALL.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
8/23/24

REVISIONS

DATE	REVISION DESCRIPTION
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12/8/2023	3RD SUBMITTAL
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8/23/2024	SIGNATURE SET

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN
SHEET TITLE: EROSION & SEDIMENT CONTROL PHASE I- OVERALL PLAN

JOB NO. 202180
SCALE 1"=50'
SHEET NO. 27

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Attachment A-2

MATCHLINE, SEE SHEET 40A
FOR FULL DEPICTION OF LIMITS OF DISTURBANCE & FOR ESC PHASES IIB & III

MATCHLINE SEE SHEET 29

SOIL TYPE 127B

SOILS BOUNDARY, TYP.

CRITICAL SLOPES, TYP.

IMPACTED CRITICAL SLOPES, TYP.

PROPOSED AZALEA SPRINGS SUBDIVISION LIMITS, TYP.

FLOW ARROW, TYP.

PROPOSED CRITICAL SLOPES TO BE IMPACTED

SOIL TYPE 134D

EXISTING STREAM, APPROVED TO BE IMPACTED

CONTRACTOR TO INSTALL WIRE BACKED SUPER SILT FENCE KEYED INTO THE GROUND AT THE SOUTHERN PORTION OF THE DISTURBANCES.

TIME OF CONCENTRATION PATH. SEE SHEET 27 FOR PATH'S DETAILS.

PROPOSED FLAT VDOT RIPRAP LINED OUTLET PROTECTION w/ FILTER FABRIC UNDERLAYMENT. SEE SHEETS 45 & 46 FOR DETAILS.

EXISTING CHANNEL

EXISTING STREAM, BELOW OP, TO REMAIN UNDISTURBED

STR. 300

STR. 301

STR. 302

STR. 303

STR. 304

SCC#1

PROPOSED 4'LX8'H EXTERIOR PLYWOOD BAFFLE, BOTTOM ELEV.=398.83', TO SURROUND RISER

PROPOSED 4'Hx8'L WOODEN PLYWOOD BAFFLE, BOTTOM ELEV.=402.83'

SB 1

IP

PROPOSED IMMOVABLE CHAIN-LINK FENCE TO SERVE AS TREE PROTECTION ALONG LIMITS OF DISTURBANCE

TP

PROPOSED BLANKET MATTING

BM

EXISTING EPHEMERAL WATERS, APPROVED TO BE IMPACTED

PROPOSED SAFETY FENCE, INSTALL SIGNS "WARNING QUICK SAND, KEEP OUT"

SAF

CONTRACTOR SHALL INSTALL A SUMP BELOW THE EXISTING 15" CMP OUTFALL AND PERMANENT STRUCTURES 303 & 304 WITH THE INSTALLATION OF THE SEDIMENT BASIN'S RISER AND BARREL SYSTEM (STRUCTURES 299-302). STRUCTURES 303 & 304 WILL CONVEY & DIVERT UPLAND, OFFSITE CLEAN WATER TO THE OUTLET PROTECTION, PREVENTING FLOW FROM BEING RELEASED DIRECTLY ONTO THE CONSTRUCTION ACTIVITIES.

PROPOSED STOCKPILE SURROUNDED BY SILT FENCE

SSF

CONTRACTOR TO INSTALL WIRE BACKED SUPER SILT FENCE KEYED INTO THE GROUND.

ESC PHASE I LIMITS OF CLEARING

SF

PS

TS

DC

CRS

LOCATION OF DOUBLE WALLED FUELING TANK

PROPOSED CONTRACTOR PARKING & STAGING AREA

LOCATION OF RAIN GAUGE

LOCATION OF PORTA-POTTIES

SOIL TYPE 134C

SOIL TYPE 127B

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NAD83

MATCHLINE, SEE ESC PHASE I ON SHEET 39

COMMONWEALTH OF VIRGINIA
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COLLINS ENGINEERING

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PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN

SHEET TITLE: EROSION & SEDIMENT CONTROL PHASE I PLAN

JOB NO. 202180

SCALE 1"=20'

SHEET NO. 28

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Attachment A-2

MATCHLINE
SEE SHEET 28

SOIL TYPE 127B

PROPOSED LIMITS OF DISTURBANCE GENERALLY COINCIDES WITH THE PROJECT's BOUNDARY, EXCEPT WHERE OTHERWISE SHOWN.

CRITICAL SLOPES, TYP.

IMPACTED CRITICAL SLOPES, TYP.

TIME OF CONCENTRATION PATH. SEE SHEET 27 FOR PATH's DETAILS.

SOIL TYPE 134D

SOILS BOUNDARY, TYP.

SOIL TYPE 134C

FLOW ARROW, TYP.

CONTRACTOR TO INSTALL WIRE BACKED SUPER SILT FENCE KEYED INTO THE GROUND.

SSF

PROPOSED 12'x70' CONSTRUCTION ENTRANCE TO BE UTILIZED DURING ESC PHASES I, IIA & IIB

TS

ESC PHASE I CLEARING LIMITS

LOCATION OF DUMPSTER

LOCATION OF RAIN GAUGE

ATION OF A-POTTIES

EDGE OF PAVEMENT

PROPOSED CONCRETE WASHOUT AREA

MATCHLINE, SEE ESC PHASE I ON SHEET 39

PROPOSED AZALEA SPRINGS SUBDIVISION LIMITS, TYP.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SCOTT R. COLLINS
Lic. No. 035791
8/23/24
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

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COLLINS ENGINEERING

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PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN

SHEET TITLE: EROSION & SEDIMENT CONTROL PHASE I PLAN

JOB NO. 202180

SCALE 1"=20'

SHEET NO. 29

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Attachment A-2

ESC PHASE IIA SEQUENCE OF CONSTRUCTION:

1. THE CONTRACTOR SHALL BEGIN ESC PHASE IIA WITH AN OVERALL INSPECTION OF THE PERIMETER E&S CONTROLS BY THE CITY EROSION AND SEDIMENT CONTROL INSPECTOR. THIS INCLUDES INSPECTION OF THE PERIMETER TREE PROTECTION, SEDIMENT BASIN #1, CONSTRUCTION ENTRANCE, DIVERSION DITCH, AND SUPER SILT FENCE.
2. AFTER THESE MEASURES ARE INSPECTED AND APPROVED BY THE E&S INSPECTOR, THE CONTRACTOR CAN BEGIN CLEARING THE REMAINDER OF THE SITE AND REMOVE THE TREES AND VEGETATION.
3. AFTER THE SITE HAS BEEN CLEARED, THE CONTRACTOR CAN REMOVE THE SUPER SILT FENCE AT THE ENTRANCE OF THE SITE AND INSTALL THE SMALL SEDIMENT TRAP ADJACENT TO THE CONSTRUCTION ENTRANCE. THIS TRAP WILL CAPTURE FLASH RUNOFF FROM VEHICULAR WASH OFFS.
4. WITH THE CONSTRUCTION ENTRANCE'S SEDIMENT TRAP NOW INSTALLED, THE CONTRACTOR CAN BEGIN FILLING & GRADING OPERATIONS. WHILE THESE OPERATIONS ARE OCCURRING THE CONTRACTOR SHALL GRADE DIVERSIONS TO THE DOWNSTREAM CHANNEL THAT HAS BEEN REDIRECTED TO TEMPORARY SEDIMENT BASIN #1. THIS WILL ENSURE DISTURBED AREAS ARE DIRECTED INTO THE SEDIMENT BASIN. THE CONTRACTOR SHALL INITIALLY RAISE THE EASTERN SIDE OF THE SITE AS SHOWN ON THIS SHEET DURING INITIAL CONSTRUCTION ACTIVITIES. THE SITE SHALL BE GENERALLY FILLED IN ACCORDANCE WITH ESC PHASE IIA PLAN. THE CONTRACTOR SHALL FILL THE SITE FROM THE TOP DOWN, WHICH WILL MAINTAIN THE EFFECTIVENESS OF THE DOWNSTREAM DIVERSION THAT REDIRECTS THE CHANNEL INTO THE SEDIMENT BASIN. NOTE, THROUGHOUT ALL GRADING & FILLING OPERATIONS DURING THE ESC PHASES, ANY STORMWATER CONVEYANCE CHANNEL WITH A SLOPE GREATER THAN 10% AND A CHANNEL BOTTOM WIDTH LESS THAN 5' SHALL BE SEEDED AND COVERED WITH STRAW. THIS IS APPLICABLE TO THE PROPOSED SCC #2 & #3 SHOWN IN THE PHASE IIB PLANS, AS WELL AS ALL SCC SHOWN IN THE ESC SHEETS AND SCC CREATED DURING CONSTRUCTION WITH THE FILLING OPERATIONS.
5. THIS DEVELOPMENT WILL REQUIRE THE IMPORTATION OF FILL. FILL DIRT SHALL BE OBTAINED FROM AN APPROVED PROVIDER OR SHALL ORIGINATE FROM A BORROW SITE THAT IS COVERED UNDER A SEPARATE VSMP PERMIT. ALL CONSTRUCTION TRAFFIC SHALL UTILIZE THE CONSTRUCTION ENTRANCE LOCATED OFF HUNTSMAN RUN WAY.
6. ONCE THE MAJORITY OF THE SITE HAS BEEN ROUGH GRADED TO THE CONTOURS SHOWN IN ESC PHASE IIA, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE UPLAND AREAS ON THE SITE WITH TEMPORARY SEEDING AND STRAW MATTING.
7. ALL DISTURBED AREAS SHALL BE TREATED BY EROSION CONTROL DEVICES.
8. THE CONTRACTOR SHALL CONTINUE TO MONITOR THE PERIMETER EROSION CONTROL MEASURES, THE SEDIMENT BASIN, SCC AND THE OUTLET PROTECTION. WEEKLY MAINTENANCE AND INSPECTIONS SHALL BE PERFORMED ON THESE ITEMS, AS OUTLINED ON THE PLAN SHEETS.
9. AS THE SITE APPROACHES THE ESC PHASE IIA ROUGH GRADES, AND AFTER THE CONTRACTOR HAS OBTAINED PERMISSION FROM THE CITY ESC INSPECTOR, THE CONTRACTOR CAN PROCEED TO ESC PHASE IIB.

CONTRACTOR TO INSTALL WIRE BACKED SUPER SILT FENCE KEYED INTO THE GROUND

EXISTING STREAM, APPROVED TO BE IMPACTED

EXISTING STREAM, BELOW OP, TO REMAIN UNDISTURBED

EXISTING EPHEMERAL WATERS, APPROVED TO BE IMPACTED

SB #1 ESC PHASE IIA DRAINAGE AREA=21.68 ac.

Tc=15 min. (DENUDED CONDITIONS)
100' OF OLF w/ Δ ELEV.=7'
850' OF CONC. FLOW w/ Δ ELEV.=52'
675' OF CHANNEL FLOW

PROPOSED LIMITS OF DISTURBANCE TOTALS 9.89 ac., TYP.

INSPECTION REQUIREMENTS (9VAC25-880-70 PART II, F.2.):

Inspection schedule.

a. Inspections shall be conducted at a frequency of:
(1) At least once every five business days; or
(2) At least once every 10 business days and no later than 48 hours following a measurable storm event. In the event that a measurable storm event occurs when there are more than 48 hours between business days, the inspection shall be conducted no later than the next business day.

b. Where areas have been temporarily stabilized or land-disturbing activities will be suspended due to continuous frozen ground conditions and stormwater discharges are unlikely, the inspection frequency may be reduced to once per month. If weather conditions (such as above freezing temperatures or rain or snow events) make discharges likely, the operator shall immediately resume the regular inspection frequency.

c. Representative inspections may be utilized for utility line installation, pipeline construction, or other similar linear construction activities provided that:
(1) Temporary or permanent soil stabilization has been installed and vehicle access may compromise the temporary or permanent soil stabilization and potentially cause additional land disturbance increasing the potential for erosion;
(2) Inspections occur on the same frequency as other construction activities;
(3) Control measures are inspected along the construction site 0.25 miles above and below each access point (i.e., where a roadway, undisturbed right-of-way, or other similar feature intersects the construction activity and access does not compromise temporary or permanent soil stabilization); and
(4) Inspection locations are provided in the report required by Part II F.

ESC PHASE IIA LEGEND

- (SAF) *SAFETY FENCE PER VESCH 3.01*
- (CE) *CONSTRUCTION ENTRANCE PER VESCH 3.02*
- (CRS) *CONSTRUCTION ROAD STABILIZATION PER VESCH 3.03*
- (SF) *SILT FENCE PER VESCH 3.05*
- (SSF) *SUPER SILT FENCE PER VESCH 3.05*
- (DD) *DIVERSION DIKE PER VESCH 3.09*
- (RWD) *RIGHT OF WAY DIVERSION PER VESCH 3.11*
- (SB) *SEDIMENT BASIN PER VESCH 3.14*
- (SCC) *STORMWATER CONVEYANCE CHANNEL PER VESCH 3.17*
- (OP) *OUTLET PROTECTION PER VESCH 3.18*
- (TS) *TEMPORARY SEEDING PER VESCH 3.31*
- (PS) *PERMANENT SEEDING PER VESCH 3.32*
- (TP) *TREE PROTECTION TAPE PER VESCH 3.38*
- (DC) *DUST CONTROL PER VESCH 3.39*
- (CD) *CHECK DAM PER VESCH 3.20*
- *LIMITS OF LAND DISTURBANCE*
- *DIVERSION DIKE*
- *BOUNDARY LINE*
- *SILT FENCE (SF) & SUPER SILT FENCE (SSF)*
- *DIRECTION OF FLOW*
- *PROPOSED CONTOUR*
- *DRAINAGE DIVIDE*
- *SOILS LINE*
- *WATER WAY*
- *EXISTING TREELINE*
- *PROPOSED CLEARING LIMITS*
- *CRITICAL SLOPES*
- *DISTURBED CRITICAL SLOPES*
- *SEDIMENT BASIN OR TRAP*
- *OUTLET PROTECTION*
- *TEMPORARY SEEDING*
- *PERMANENT SEEDING*
- *BLANKET MATTING*
- *TREE PROTECTION*
- *DUST CONTROL*
- *SAFETY FENCE CONSTRUCTION ENTRANCE*
- *CONSTRUCTION ROAD STABILIZATION*
- *INLET PROTECTION*

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

EROSION & SEDIMENT CONTROL NOTES FOR ALL PHASES:

1. EROSION & SEDIMENT CONTROL (ESC) PHASE I SHALL OCCUR BEFORE ESC PHASE IIA.
2. ESC PHASE IIA SHALL OCCUR BEFORE ESC PHASE IIB.
3. ESC PHASE IIB SHALL OCCUR BEFORE ESC PHASE III.
4. ESC PHASE III SHALL OCCUR BEFORE ESC PHASE IV.
5. FINAL STABILIZATION OF THE AREAS OF CRITICAL SLOPES DISTURBED SHALL BE PERMANENT MEASURES FOR RESTABILIZATION OF THE AREAS AND POTENTIAL WILDLIFE HABITAT.
6. CONTRACTOR SHALL CHECK SILT FENCE EVERY 5 DAYS, AND AFTER MAJOR RAINFALL EVENTS, TO ENSURE NO EROSION OR SEDIMENT HAS CONTAMINATED ADJACENT SITES.
7. TREE PROTECTION FENCING SHALL BE IMMOVABLE CHAIN-LINK FENCING PER THE TREE PROTECTION DETAIL. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING TREES TO REMAIN UNDISTURBED.
8. ANY CHANNELS/DIVERSION THAT CONVEY 'CLEAR' WATER SHALL BE STABILIZED WITH SOD ON THE 'CLEAR WATER' SIDE IMMEDIATELY AFTER INSTALLATION.
9. 'SUPER SILT FENCE' WITH CHAIN LINKED BACKING SHALL BE INSTALLED WHERE PERIMETER SILT FENCE IS SPECIFIED.
10. ANY DISTURBANCE OCCURRING OUTSIDE OF CONVEYANCES TO THE BASIN, IN EITHER SEQUENCE OR SPACE, PLANNED OR UNFORESEEN, SHALL BE IMMEDIATELY STABILIZED WITH SOD (FOR PERVIOUS AREAS, UTILITIES SHOULD HAVE OTHER 'SAME DAY STABILIZATION').
11. AT NO TIME SHALL CONCENTRATED WATER BE DIRECTED TOWARD THE CRITICAL SLOPES WITHOUT ADEQUATE CONVEYANCE DOWN AND BEYOND THE SLOPES TO AN ACCEPTABLE OUTFALL.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN

SHEET TITLE: EROSION & SEDIMENT CONTROL PHASE IIA- OVERALL PLAN

JOB NO. 202180

SCALE 1"=50'

SHEET NO. 30

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Attachment A-2

MATCHLINE, SEE SHEET 40A
FOR FULL DEPICTION OF LIMITS OF DISTURBANCE & FOR ESC PHASES IIB & III

MATCHLINE
SEE SHEET 32

NOTE, THE PROPOSED LIMITS OF DISTURBANCE COINCIDES WITH THE LIMITS OF CLEARING AND THE TREE PROTECTION. THESE THREE MEASURES ARE SHOWN OFFSET IN THESE PLANS FOR CLARITY PURPOSES ONLY.

CRITICAL SLOPES, TYP.

FINAL CLEARING LIMITS, TYP.

PROPOSED AZALEA SPRINGS SUBDIVISION LIMITS, TYP.

PROPOSED IMMOVABLE CHAIN-LINK FENCE TO SERVE AS TREE PROTECTION ALONG LIMITS OF DISTURBANCE (TP)

FINAL CLEARING LIMITS, TYP.

IMPACTED CRITICAL SLOPES, TYP.

PROPOSED STORMWATER CONVEYANCE CHANNEL (SCC). CONTRACTOR SHALL ENSURE POSITIVE SLOPE IS MAINTAINED. SEE ESC PHASE IIA SEQUENCE OF CONSTRUCTION NOTE #4 (TYP.).

SCC#3

PROPOSED CRITICAL SLOPES TO BE IMPACTED

SCC#2

CONTRACTOR TO INSTALL WIRE BACKED SUPER SILT FENCE KEYED INTO THE GROUND AT THE SOUTHERN PORTION OF THE DISTURBANCES. (SSF)

EXISTING STREAM, APPROVED TO BE IMPACTED

PROPOSED FLAT VDOT RIPRAP LINED OUTLET PROTECTION w/ FILTER FABRIC UNDERLAYMENT. SEE SHEETS 45 & 46 FOR DETAILS.

SCC#1

EXISTING CHANNEL

EXISTING STREAM, BELOW OP, TO REMAIN UNDISTURBED

STR. 299

STR. 301

STR. 300

STR. 302

PROPOSED 4'Lx8'H EXTERIOR PLYWOOD BAFFLE, BOTTOM ELEV.=398.83', TO SURROUND RISER

PROPOSED 4'Hx8'L WOODEN PLYWOOD BAFFLE, BOTTOM ELEV.=402.83'

SB 1

STR. 303

IP

STR. 304

PROPOSED STOCKPILE SURROUNDED BY SILT FENCE

CONTRACTOR SHALL INITIALLY BEGIN GRADING & FILLING OPERATIONS ON THE EAST SIDE OF THE EXISTING CHANNEL, AS SHOWN, SO THAT POTENTIAL RUNOFF CAN BE COLLECTED AND SURFACE FLOW TO SB #1.

CRS

LOCATION OF DOUBLE WALLED FUELING TANK

PS

TS

PROPOSED CONTRACTOR PARKING & STAGING AREA

LOCATION OF RAIN GAUGE

LOCATION OF PORTA-POTTIES

EXISTING EPHEMERAL WATERS, APPROVED TO BE IMPACTED

TP PROPOSED IMMOVABLE CHAIN-LINK FENCE TO SERVE AS TREE PROTECTION ALONG LIMITS OF DISTURBANCE

SAF PROPOSED SAFETY FENCE, INSTALL SIGNS "WARNING QUICK SAND, KEEP OUT"

CONTRACTOR SHALL INSTALL A SUMP BELOW THE EXISTING 15" CMP OUTFALL AND PERMANENT STRUCTURES 303 & 304 WITH THE INSTALLATION OF THE SEDIMENT BASIN'S RISER AND BARREL SYSTEM (STRUCTURES 299-302). STRUCTURES 303 & 304 WILL CONVEY & DIVERT UPLAND, OFFSITE CLEAN WATER TO THE OUTLET PROTECTION, PREVENTING FLOW FROM BEING RELEASED DIRECTLY ONTO THE CONSTRUCTION ACTIVITIES.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NAD83

MATCHLINE, SEE ESC PHASE IIA ON SHEET 39

COMMONWEALTH OF VIRGINIA
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Lic. No. 035791
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PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL

SHEET TITLE: EROSION & SEDIMENT CONTROL PHASE IIA PLAN

JOB NO. 202180

SCALE 1"=20'

SHEET NO. 31

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Attachment A-2

MATCHLINE
SEE SHEET 31

PROPOSED LIMITS OF DISTURBANCE, TYP. TOTAL AREA=9.89 ac.

PROPOSED IMMOVABLE CHAIN-LINK FENCE TO SERVE AS TREE PROTECTION ALONG LIMITS OF DISTURBANCE (TP)

PROPOSED LIMITS OF DISTURBANCE GENERALLY COINCIDES WITH THE PROJECT's BOUNDARY, EXCEPT WHERE OTHERWISE SHOWN.

FINAL CLEARING LIMITS, TYP.

CRITICAL SLOPES, TYP.

NOTE, THE PROPOSED LIMITS OF DISTURBANCE COINCIDES WITH THE LIMITS OF CLEARING AND THE TREE PROTECTION. THESE THREE MEASURES ARE SHOWN OFFSET IN THESE PLANS FOR CLARITY PURPOSES ONLY.

IMPACTED CRITICAL SLOPES, TYP.

TIME OF CONCENTRATION PATH. SEE SHEET 30 FOR PATH's DETAILS.

PROPOSED CRITICAL SLOPES TO BE IMPACTED

PROPOSED STORMWATER CONVEYANCE CHANNEL (SCC). CONTRACTOR SHALL ENSURE POSITIVE SLOPE IS MAINTAINED. SEE ESC PHASE IIA SEQUENCE OF CONSTRUCTION NOTE #4 (TYP.).

SCC#2

PROPOSED 12'x70' CONSTRUCTION ENTRANCE TO BE UTILIZED DURING ESC PHASES I, IIA & IIB

LOCATION OF DUMPSTER

LOCATION OF RAIN GAUGE

ATION OF A-POTTIES

PROPOSED CONCRETE WASHOUT AREA

EDGE OF PAVEMENT

SEDIMENT TRAP TO CAPTURE FLASH RUNOFF FROM CONSTRUCTION ENTRANCE.

RWD

CONTRACTOR SHALL INSTALL A ROW DIVERSION AT THE CONSTRUCTION ENTRANCE, DIRECTING FLASH RUNOFF TO A SEDIMENT TRAPPING DEVICE.

MATCHLINE, SEE ESC PHASE IIA ON SHEET 39

TS

DC

PS

PROPOSED AZALEA SPRINGS SUBDIVISION LIMITS, TYP.

FINAL CLEARING LIMITS, TYP.

PROPOSED IMMOVABLE CHAIN-LINK FENCE TO SERVE AS TREE PROTECTION ALONG LIMITS OF DISTURBANCE (TP)

FLOW ARROW, TYP.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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SHEET TITLE: EROSION & SEDIMENT CONTROL PHASE IIA PLAN

JOB NO. 202180

SCALE 1"=20'

SHEET NO. 32

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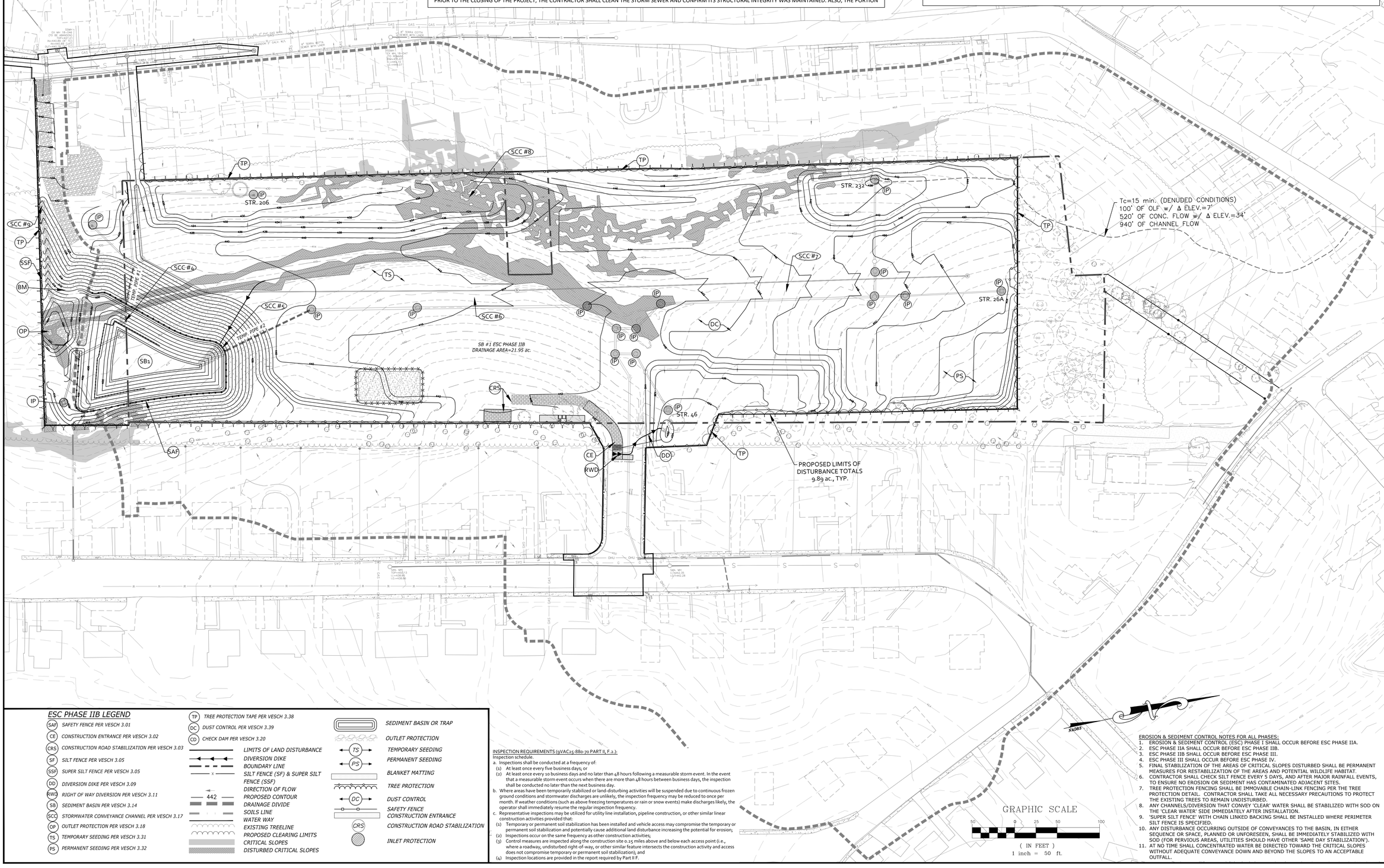
Attachment A-2

ESC PHASE IIB SEQUENCE OF CONSTRUCTION:

1. IN ESC PHASE IIB, THE CONTRACTOR SHALL CONTINUE TO UTILIZE THE ESC PHASES I & IIA CONSTRUCTION ENTRANCE.
2. THE CONTRACTOR SHALL BEGIN ESC PHASE IIB BY EXPANDING THE GRADING AND FILLING OPERATIONS TO THE REMAINDER OF THE SITE. THE CONTRACTOR SHALL INITIALLY FILL THE SITE IN A MANNER THAT DRAINS TO THE TEMPORARY SEDIMENT BASIN. THIS CAN BE ACCOMPLISHED THROUGH THE USE OF STORMWATER CONVEYANCE CHANNELS, AS SHOWN IN THE SCC #4-9 IN THE PHASE IIB PLAN. THIS METHODOLOGY FOR FILLING THE SITE WILL ENSURE DISTURBED AREAS ARE DIRECTED INTO THE SEDIMENT BASIN.
3. THIS DEVELOPMENT WILL REQUIRE THE IMPORTATION OF FILL. FILL DIRT SHALL BE OBTAINED FROM AN APPROVED PROVIDER OR SHALL ORIGINATE FROM A BORROW SITE THAT IS COVERED UNDER A SEPARATE VSMP PERMIT. ALL CONSTRUCTION TRAFFIC SHALL UTILIZE THE CONSTRUCTION ENTRANCE LOCATED OFF HUNTSMAN RUN WAY.
4. DURING THE GRADING AND FILLING OPERATIONS, THE CONTRACTOR CAN BEGIN INSTALLING UTILITIES. THIS INCLUDES WATER, SANITARY SEWER AND STORM SEWER. PORTIONS OF THE STORM SEWER SYSTEM, AS SHOWN ON THE ESC PHASE IIB PLANS, WILL BE INSTALLED AND UTILIZED WITH THIS PHASE AS ROUGH GRADES ARE ACHIEVED AND LOCALIZED DEPRESSIONS ARE CREATED. AT THE LOCALIZED DEPRESSIONS, STORM STRUCTURE INLETS 26A, 46, 206 & 232 WILL BE INSTALLED TO CONVEY RUNOFF TO SEDIMENT BASIN #1. THE REMAINING STORM SEWER STRUCTURES WILL BE COVERED AND WILL NOT ACCEPT RUNOFF. THE REMAINDER OF THE RUNOFF NOT INTERCEPTED BY STRUCTURES 26A, 46, 206 & 232 WILL SURFACE FLOW INTO SEDIMENT BASIN #1. THE STORM SEWER SYSTEM INSTALLATION SHALL BEGIN AT THE DOWNSTREAM END AND SHALL PROGRESS UPSTREAM, INCLUSIVE OF THE STORM SEWER RELOCATION IN HUNTSMAN RUN WAY. NOT ALL DRAINAGE STRUCTURES WILL BE INSTALLED AT THIS TIME, AS SOME STRUCTURES' CONSTRUCTION WILL BE POSTPONED UNTIL ESC PHASE IV. NOTE, RIM ELEVATIONS MAY NEED TO BE ADJUSTED DURING ESC PHASE IIB TO MEET INTERMEDIATE ROUGH GRADES. PRIOR TO THE CLOSING OF THE PROJECT, THE CONTRACTOR SHALL CLEAN THE STORM SEWER AND CONFIRM ITS STRUCTURAL INTEGRITY WAS MAINTAINED. ALSO, THE PORTION OF THE STORM SEWER INSTALLED SHALL OUTFALL INTO TEMPORARY SEDIMENT BASIN #1 VIA TWO TEMPORARY PIPES, AS SHOWN AND DESIGNED ON THE ESC PHASE IIB PLAN. THESE TWO TEMPORARY PIPES ARE LABELED 'TEMP. PIPE #1' AND 'TEMP. PIPE #2'. SCC #4 & #5 SHALL BE INSTALLED BELOW TEMP. PIPES #1 & #2, AS SHOWN ON THE ESC PHASE IIB PLAN. AS THE STORM & YARD DRAINAGE PIPES AND INLETS ARE INSTALLED, THE CONTRACTOR SHALL INSTALL INLET PROTECTION ON THE INLETS, AS SHOWN ON THE ESC PHASE IIB PLAN. INLET PROTECTION SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND REPAIRS SHALL BE MADE AS NECESSARY. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY AND CLEANED AND/OR REPLACED.
5. ONCE THE MAJORITY OF THE SITE IS CLEARED AND ROUGH GRADED, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE UPLAND AREAS ON THE SITE WITH TEMPORARY SEEDING AND STRAW MATTING.
6. ALL DISTURBED AREAS SHALL BE TREATED BY EROSION CONTROL DEVICES.
7. THE CONTRACTOR SHALL CONTINUE TO MONITOR THE PERIMETER EROSION CONTROL MEASURES, THE SEDIMENT BASIN, STORMWATER CONVEYANCE CHANNELS AND THE OUTLET PROTECTION. WEEKLY MAINTENANCE AND INSPECTIONS SHALL BE PERFORMED ON THESE ITEMS, AS OUTLINED ON THE PLAN SHEETS.
8. WITH THE SITE ROUGH GRADED AND THE AREAS OF DISTURBANCE TEMPORARILY STABILIZED WITH SEED AND STRAW, AND UPON APPROVAL OF THE CITY EROSION AND SEDIMENT CONTROL INSPECTOR, THE CONTRACTOR MAY PROCEED TO ESC PHASE III. IN LIEU OF SEED AND STRAW IN THE BUILDING PADS AND ROAD AREAS FOR TEMPORARY STABILIZATION DURING ESC PHASE IIB, THE CONTRACTOR MAY INSTALL A STONE BASE OVER THESE PORTIONS OF THE DISTURBED AREAS WHEN SUBGRADE ELEVATIONS ARE ACHIEVED. THIS WILL BE AT THE DISCRETION OF THE CONTRACTOR AND WILL BE DEPENDENT UPON THE DEGREE OF STABILIZATION WITHOUT STONE.



ESC PHASE IIB LEGEND

- SAF — SAFETY FENCE PER VESCH 3.01
- CE — CONSTRUCTION ENTRANCE PER VESCH 3.02
- CRS — CONSTRUCTION ROAD STABILIZATION PER VESCH 3.03
- SF — SILT FENCE PER VESCH 3.05
- SSF — SUPER SILT FENCE PER VESCH 3.05
- DD — DIVERSION DIKE PER VESCH 3.09
- RWD — RIGHT OF WAY DIVERSION PER VESCH 3.11
- SB — SEDIMENT BASIN PER VESCH 3.14
- SCC — STORMWATER CONVEYANCE CHANNEL PER VESCH 3.17
- OP — OUTLET PROTECTION PER VESCH 3.18
- TS — TEMPORARY SEEDING PER VESCH 3.31
- PS — PERMANENT SEEDING PER VESCH 3.32
- TP — TREE PROTECTION TAPE PER VESCH 3.38
- DC — DUST CONTROL PER VESCH 3.39
- CD — CHECK DAM PER VESCH 3.20
- LIMITS OF LAND DISTURBANCE
- DIVERSION DIKE
- BOUNDARY LINE
- SILT FENCE (SF) & SUPER SILT FENCE (SSF)
- DIRECTION OF FLOW
- 442 PROPOSED CONTOUR
- DRAINAGE DIVIDE
- SOILS LINE
- WATER WAY
- EXISTING TREELINE
- PROPOSED CLEARING LIMITS
- CRITICAL SLOPES
- DISTURBED CRITICAL SLOPES
- SEDIMENT BASIN OR TRAP
- OUTLET PROTECTION
- TS — TEMPORARY SEEDING
- PS — PERMANENT SEEDING
- BLANKET MATTING
- TREE PROTECTION
- DC — DUST CONTROL
- SAFETY FENCE CONSTRUCTION ENTRANCE
- CRS — CONSTRUCTION ROAD STABILIZATION
- INLET PROTECTION

INSPECTION REQUIREMENTS (9VAC25-880-70 PART II, F.2.):
Inspection schedule.
a. Inspections shall be conducted at a frequency of:
(1) At least once every five business days; or
(2) At least once every 10 business days and no later than 48 hours following a measurable storm event. In the event that a measurable storm event occurs when there are more than 48 hours between business days, the inspection shall be conducted no later than the next business day.
b. Where areas have been temporarily stabilized or land-disturbing activities will be suspended due to continuous frozen ground conditions and stormwater discharges are unlikely, the inspection frequency may be reduced to once per month. If weather conditions (such as above freezing temperatures or rain or snow events) make discharges likely, the operator shall immediately resume the regular inspection frequency.
c. Representative inspections may be utilized for utility line installation, pipeline construction, or other similar linear construction activities provided that:
(1) Temporary or permanent soil stabilization has been installed and vehicle access may compromise the temporary or permanent soil stabilization and potentially cause additional land disturbance increasing the potential for erosion;
(2) Inspections occur on the same frequency as other construction activities;
(3) Control measures are inspected along the construction site o 25 miles above and below each access point (i.e., where a roadway, undisturbed right-of-way, or other similar feature intersects the construction activity and access does not compromise temporary or permanent soil stabilization); and
(4) Inspection locations are provided in the report required by Part II F.

EROSION & SEDIMENT CONTROL NOTES FOR ALL PHASES:
1. EROSION & SEDIMENT CONTROL (ESC) PHASE I SHALL OCCUR BEFORE ESC PHASE IIA.
2. ESC PHASE IIA SHALL OCCUR BEFORE ESC PHASE IIB.
3. ESC PHASE IIB SHALL OCCUR BEFORE ESC PHASE III.
4. ESC PHASE III SHALL OCCUR BEFORE ESC PHASE IV.
5. FINAL STABILIZATION OF THE AREAS OF CRITICAL SLOPES DISTURBED SHALL BE PERMANENT MEASURES FOR RESTABILIZATION OF THE AREAS AND POTENTIAL WILDLIFE HABITAT.
6. CONTRACTOR SHALL CHECK SILT FENCE EVERY 5 DAYS, AND AFTER MAJOR RAINFALL EVENTS, TO ENSURE NO EROSION OR SEDIMENT HAS CONTAMINATED ADJACENT SITES.
7. TREE PROTECTION FENCING SHALL BE IMMOVABLE CHAIN-LINK FENCING PER THE TREE PROTECTION DETAIL. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING TREES TO REMAIN UNDISTURBED.
8. ANY CHANNELS/DIVERSION THAT CONVEY 'CLEAR' WATER SHALL BE STABILIZED WITH SOD ON THE 'CLEAR WATER' SIDE IMMEDIATELY AFTER INSTALLATION.
9. 'SUPER SILT FENCE' WITH CHAIN LINKED BACKING SHALL BE INSTALLED WHERE PERIMETER SILT FENCE IS SPECIFIED.
10. ANY DISTURBANCE OCCURRING OUTSIDE OF CONVEYANCES TO THE BASIN, IN EITHER SEQUENCE OR SPACE, PLANNED OR UNFORESEEN, SHALL BE IMMEDIATELY STABILIZED WITH SOD (FOR PERVIOUS AREAS, UTILITIES SHOULD HAVE OTHER 'SAME DAY STABILIZATION').
11. AT NO TIME SHALL CONCENTRATED WATER BE DIRECTED TOWARD THE CRITICAL SLOPES WITHOUT ADEQUATE CONVEYANCE DOWN AND BEYOND THE SLOPES TO AN ACCEPTABLE OUTFALL.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
8/23/24

REVISIONS

DATE	REVISION DESCRIPTION
8/13/2021	INITIAL SUBMITTAL
3/10/2023	2ND SUBMITTAL
12/8/2023	3RD SUBMITTAL
3/29/2024	4TH SUBMITTAL
6/12/2024	5TH SUBMITTAL
8/23/2024	SIGNATURE SET

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN
SHEET TITLE: EROSION & SEDIMENT CONTROL PHASE IIB- OVERALL PLAN

JOB NO. 202180
SCALE 1"=50'
SHEET NO. 33

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Attachment A-2

MATCHLINE, SEE SHEET 40A
FOR FULL DEPICTION OF LIMITS OF DISTURBANCE & FOR ESC PHASES IIB & III

CONTRACTOR SHALL ROUGH GRADE THE PUBLIC ACCESS DURING ESC PHASE IIB. THE CONTRACTOR SHALL APPLY THE ACCESS' STONE SUBGRADE IMMEDIATELY AFTER ROUGH GRADES ARE ACHIEVED TO STABILIZE ITS SOILS. THE APPLICATION OF THE ACCESS' ASPHALT SHALL BE COORDINATED WITH THE DEVELOPER & THE PROPERTY OWNER OF TMP 200141000. THIS APPLICATION MAY OCCUR DURING ESC PHASE IIB OR IN PHASE III. CONSTRUCTION VEHICULAR TRAFFIC SHALL CONTINUE TO ENTER/EXIT THE SITE VIA HUNTSMAN RUN WAY & SHALL NOT UTILIZE THE PUBLIC EMERGENCY ACCESS.

MATCHLINE
SEE SHEET 35

PROPOSED AZALEA SPRINGS SUBDIVISION LIMITS, TYP.

PROPOSED IMMOVABLE CHAIN-LINK FENCE TO SERVE AS TREE PROTECTION ALONG LIMITS OF DISTURBANCE

FINAL CLEARING LIMITS, TYP.

IMPACTED CRITICAL SLOPES, TYP.

NOTE, THE PROPOSED LIMITS OF DISTURBANCE COINCIDES WITH THE LIMITS OF CLEARING AND THE TREE PROTECTION. THESE THREE MEASURES ARE SHOWN OFFSET IN THESE PLANS FOR CLARITY PURPOSES ONLY.

CRITICAL SLOPES, TYP.

FINAL CLEARING LIMITS, TYP.

CONTRACTOR SHALL INSTALL THE PROPOSED RETAINING WALL ADJACENT TO TMP 200141000 DURING ESC PHASE IIB TO OBTAIN ROUGH GRADES, ALLOWING FOR THE SANITARY SEWER CONSTRUCTION TO FOLLOW.

STR. 204 BASE

STR. 206

FLOW ARROW, TYP.

STR. 246

STR. 202 BASE

TEMP. PIPE #3, Ø18" HDPE PIPE OUTFALL TO DRAIN STR. 244 (II=424.33, IO=408.00, L=44.50')

STR. 244 BASE

PROPOSED CRITICAL SLOPES TO BE IMPACTED

PROPOSED FLAT VDOT RIPRAP LINED OUTLET PROTECTION w/ FILTER FABRIC UNDERLAYMENT. SEE SHEETS 45 & 46 FOR DETAILS.

STR. 302

PROPOSED 4'Lx8'H EXTERIOR PLYWOOD BAFFLE, BOTTOM ELEV.=398.83', TO SURROUND RISER

PROPOSED 4'Hx8'L WOODEN PLYWOOD BAFFLE, BOTTOM ELEV.=402.83'

STR. 301

STR. 299

STR. 300

STR. 303

STR. 304

STR. 12 BASE

TEMP. PIPE #2, Ø24" HDPE PIPE OUTFALL TO DRAIN STR. 12. (II=425.74, IO=409.00,L=112.0')

STR. 14 BASE

PROPOSED STOCKPILE SURROUNDED BY SILT FENCE

LOCATION OF DOUBLE WALLED FUELING TANK

PROPOSED CONTRACTOR PARKING & STAGING AREA

LOCATION OF RAIN GAUGE

LOCATION OF PORTA-POTTIES

PROPOSED IMMOVABLE CHAIN-LINK FENCE TO SERVE AS TREE PROTECTION ALONG LIMITS OF DISTURBANCE

PROPOSED SAFETY FENCE, INSTALL SIGNS "WARNING QUICK SAND, KEEP OUT"

CONTRACTOR SHALL INSTALL A SUMP BELOW THE EXISTING 15" CMP OUTFALL AND PERMANENT STRUCTURES 303 & 304 WITH THE THE INSTALLATION OF THE SEDIMENT BASIN's RISER AND BARREL SYSTEM (STRUCTURES 299-302). STRUCTURES 303 & 304 WILL CONVEY & DIVERT UPLAND, OFFSITE CLEAN WATER TO THE OUTLET PROTECTION, PREVENTING FLOW FROM BEING RELEASED DIRECTLY ONTO THE CONSTRUCTION ACTIVITIES.

PROPOSED BLANKET MATTING

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NAD83

MATCHLINE, SEE ESC PHASE IIB
ON SHEET 39

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
8/23/24

REVISIONS

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8/13/2021	INITIAL SUBMITTAL
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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN
SHEET TITLE: EROSION & SEDIMENT CONTROL PHASE IIB PLAN

JOB NO. 202180
SCALE 1"=20'
SHEET NO. 34

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Attachment A-2

MATCHLINE
SEE SHEET 34

PROPOSED LIMITS OF DISTURBANCE, TYP. TOTAL AREA=9.89 ac.

PROPOSED IMMOVABLE CHAIN-LINK FENCE TO SERVE AS TREE PROTECTION ALONG LIMITS OF DISTURBANCE (TP)

PROPOSED LIMITS OF DISTURBANCE GENERALLY COINCIDES WITH THE PROJECT's BOUNDARY, EXCEPT WHERE OTHERWISE SHOWN.

FINAL CLEARING LIMITS, TYP.

CRITICAL SLOPES, TYP.

TIME OF CONCENTRATION PATH. SEE SHEET 33 FOR PATH's DETAILS.

NOTE, THE PROPOSED LIMITS OF DISTURBANCE COINCIDES WITH THE LIMITS OF CLEARING AND THE TREE PROTECTION. THESE THREE MEASURES ARE SHOWN OFFSET IN THESE PLANS FOR CLARITY PURPOSES ONLY.

IMPACTED CRITICAL SLOPES, TYP.

STR. 232 (IP)

STR. 52 (IP)

STR. 50 BASE (IP)

STR. 24 BASE (IP)

STR. 26 BASE (IP)

STR. 26A (IP)

STR. 16 BASE (IP)

STR. 18 BASE (IP)

STR. 20 BASE (IP)

STR. 22 BASE (IP)

PROPOSED CRITICAL SLOPES TO BE IMPACTED

STR. 40 BASE (IP)

STR. 42 BASE (IP)

STR. 106

STR. 44

STR. 46 (IP)

PROPOSED 12'x70' CONSTRUCTION ENTRANCE TO BE UTILIZED DURING ESC PHASES I, IIA & IIB

EXISTING STORM SEWER OUTFALL TO BE RELOCATED IN ESC PHASE IIB. THE RELOCATION WILL ENSURE CONCENTRATED RUNOFF IS NOT BE DISCHARGED ONTO AN ACTIVE CONSTRUCTION SITE WHEN FILLING & GRADING OPERATIONS ARE EXPANDED IN PHASE IIB. THE RUNOFF WILL BE CONVEYED TO SEDIMENT BASIN #1 VIA THE STORM SEWER INSTALLED IN PHASE IIB.

LOCATION OF DUMPSTER

LOCATION OF RAIN GAUGE

ATION OF A-POTTIES

PROPOSED CONCRETE WASHOUT AREA

SEDIMENT TRAP TO CAPTURE FLASH RUNOFF FROM CONSTRUCTION ENTRANCE.

RWD

CONTRACTOR SHALL INSTALL A ROW DIVERSION AT THE CONSTRUCTION ENTRANCE, DIRECTING FLASH RUNOFF TO A SEDIMENT TRAPPING DEVICE.

MATCHLINE, SEE ESC PHASE IIB ON SHEET 39

EDGE OF PAVEMENT

SCC #7

DC

PS

TS

FINAL CLEARING LIMITS, TYP.

PROPOSED IMMOVABLE CHAIN-LINK FENCE TO SERVE AS TREE PROTECTION ALONG LIMITS OF DISTURBANCE (TP)

FLOW ARROW, TYP.

PROPOSED AZALEA SPRINGS SUBDIVISION LIMITS, TYP.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
8/23/24
PROFESSIONAL ENGINEER

REVISIONS

REVISION DESCRIPTION	
INITIAL SUBMITTAL	12/8/2023
2ND SUBMITTAL	3/29/2024
3RD SUBMITTAL	6/12/2024
4TH SUBMITTAL	8/23/2024
5TH SUBMITTAL	
SIGNATURE SET	

MATCHLINE SEE SHEET 41
FOR FULL DEPICTION OF LIMITS OF DISTURBANCE OF ESC PHASE III

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

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN
SHEET TITLE: EROSION & SEDIMENT CONTROL PHASE IIB PLAN

JOB NO. 202180
SCALE 1"=20'
SHEET NO. 35

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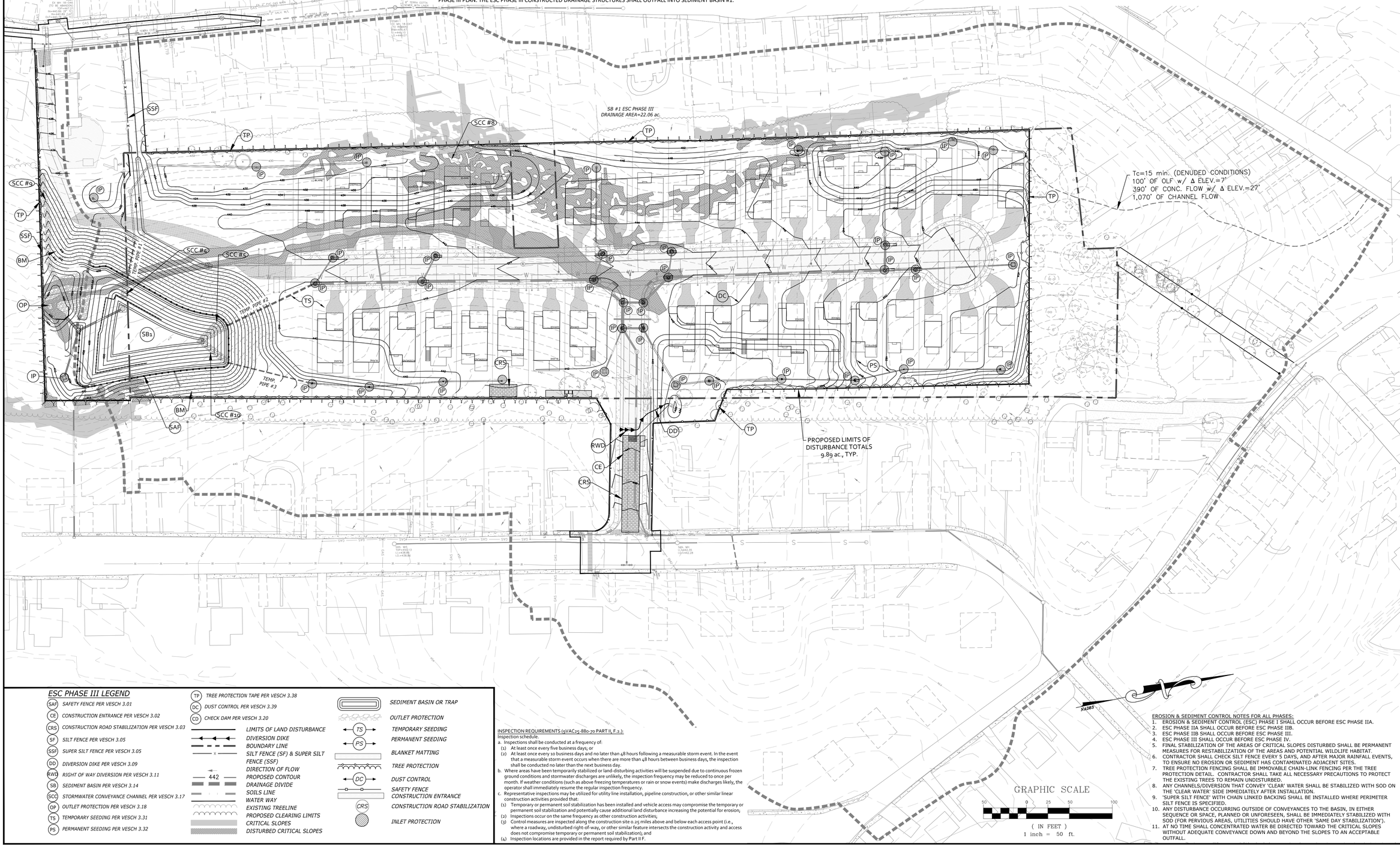
Attachment A-2

ESC PHASE III SEQUENCE OF CONSTRUCTION:

1. FOR ESC PHASE III, THE PERIMETER EROSION CONTROL MEASURES AND THE SEDIMENT BASIN SHALL REMAIN IN PLACE AS THE CONTRACTOR BEGINS TO CONSTRUCT THE RESIDENTIAL BUILDINGS. RESIDENTIAL HOME BUILDING CAN BEGIN WITH PHASE III AND WILL PROGRESS OVER THE PHASE III AND PHASE IV EROSION CONTROL PHASES. NOTE, THE RESIDENTIAL LOTS UNDER CONSTRUCTION SHALL BE INDIVIDUALLY ENCOMPASSED WITH SILT FENCE FOR EROSION CONTROL MEASURES. SEE SHEET 40A FOR A TYPICAL SINGLE FAMILY HOUSE ESC SCHEME.
2. WITH THE INSTALLATION OF THE SITE UTILITIES & DRAINAGE STRUCTURES ALREADY UNDERWAY, THE CONTRACTOR SHALL CONTINUE THESE INSTALLATIONS, AND SHALL START INSTALLING FIBER OPTIC, TELEPHONE, CABLE & ELECTRICAL LINES AND PORTIONS OF THE CURB AND GUTTER, EMERGENCY ACCESS AND ROADWAYS AS SHOWN ON THIS PLAN. ANY SILT FENCE, DIVERSION AND STORMWATER CONVEYANCE CHANNEL THAT IS DISTURBED WITH THE INSTALLATION OF THESE STRUCTURES SHALL BE RECONSTRUCTED AT THE END OF EACH DAY TO ENSURE THE SITE IS PROTECTED FROM RAINFALL EVENTS. NO CERTIFICATE OF OCCUPANCIES SHALL BE PERMITTED UNTIL HUNTSMAN RUN WAY'S CONSTRUCTION IS SUBSTANTIALLY COMPLETE.
3. AS THE STORM & YARD DRAINAGE PIPES AND INLETS ARE INSTALLED, THE CONTRACTOR SHALL INSTALL INLET PROTECTION ON THE INLETS, AS SHOWN ON THE ESC PHASE III PLAN. ALSO, THE PREVIOUSLY INSTALLED STORM SEWER STRUCTURES IN PHASE IIB THAT WERE BLOCKED CAN BE ACTIVATED WITH INLET PROTECTION INSTALLATIONS WHEN FINAL GRADES ARE ACHIEVED. INLET PROTECTION SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND REPAIRS SHALL BE MADE AS NECESSARY. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY AND CLEANED AND/OR REPLACED. NOTE, NOT ALL OF THE DRAINAGE STRUCTURES, UTILITIES & HUNTSMAN RUN COURT ARE TO BE INSTALLED WITH ESC PHASE III. THE SEDIMENT BASIN SHALL REMAIN DURING THIS PHASE OF CONSTRUCTION AND THE STORM PIPES SHALL OUTFALL TO THE BASIN, AS SHOWN. THIS PHASING WILL ALLOW FOR TEMPORARY SEDIMENT BASIN #1 TO REMAIN IN PLACE AND FUNCTIONING DURING THIS PHASE OF E&S. THE CONTRACTOR SHALL ALSO INSTALL A THIRD TEMPORARY PIPE, AS SHOWN AND DESIGNED ON THE ESC PHASE III PLAN. THIS TEMPORARY PIPE IS LABELED 'TEMP. PIPE #3'. STORMWATER CONVEYANCE CHANNEL #10 SHALL BE INSTALLED BELOW TEMP. PIPE #3, AS SHOWN AND LABELED ON THE ESC PHASE III PLAN. THE ESC PHASE III CONSTRUCTED DRAINAGE STRUCTURES SHALL OUTFALL INTO SEDIMENT BASIN #1.
4. AS PORTIONS OF THE SITE ARE GRADED TO THE FINAL DESIGN GRADES THE CONTRACTOR SHALL STABILIZE THE AREAS. TEMPORARY STABILIZATION SHALL CONSIST OF TEMPORARY SEEDING AND STRAW MATTING, AND PERMANENT STABILIZATION SHALL BE IN ACCORDANCE WITH SHEET 26 ONCE CONSTRUCTION IS COMPLETE.
5. WITH THE CONSTRUCTION OF PORTIONS OF THE ROADWAYS AND THE EMERGENCY ACCESS, THE CONTRACTOR MAY ELECT TO DELAY THE INSTALLATION OF THE FINAL TOP COAT OF ASPHALT UNTIL THE FULL BUILDOUT OF THE LOTS HAS BEEN COMPLETED. THIS DELAY WILL REDUCE THE RISK OF DAMAGE TO THE ASPHALT BY CONSTRUCTION TRAFFIC REQUIRED IN ESC PHASE IV. NOTE, THE DATE OF THE BASE COURSE PAVEMENT PLACEMENT SHALL BE DOCUMENTED AND THE SURFACE COAT SHALL BE PLACED WITHIN 12 MONTHS AFTER PLACEMENT. OTHERWISE, A LIFT OF IM-19.0 SHALL BE REQUIRED TO BE PLACED UNTIL THE CONSTRUCTION OF THE ROAD IS COMPLETED (BY MILLING THIS LAYER AND PLACING THE SURFACE COAT).
6. THE CONTRACTOR SHALL CONTINUE TO CONTROL AND PROTECT THE SITE FROM RUNOFF WITH TEMPORARY STABILIZATION MEASURES AT LOCALIZED AREAS THAT ARE NOT STABILIZED. THESE MEASURES INCLUDE, TEMPORARY SEEDING AND STRAW MATTING, SILT FENCE AND DUST CONTROL PROTECTION. THE CONTRACTOR SHALL USE PERMANENT STABILIZATION OF THE FINE GRADED DISTURBED AREAS. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN 7 DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN 1 YEAR.
7. ALL DISTURBED AREAS SHALL BE TREATED BY EROSION CONTROL DEVICES.
8. WHEN THE ESC PHASE III DISTURBED AREAS FEEDING SEDIMENT BASIN #1 ARE STABILIZED, INCLUSIVE OF THE STORM AND YARD DRAIN INLETS' CONTRIBUTING SUBAREAS, AND UPON APPROVAL FROM THE CITY EROSION & SEDIMENT CONTROL INSPECTOR, THE CONTRACTOR CAN PROCEED TO ESC PHASE IV. NOTE, STABILIZATION OF THE UPLAND AREA INCLUDES THE STONE/BASE PAVEMENT OF THE ROADWAYS SHOWN IN PHASE III, TEMPORARY/PERMANENT SEEDING OF THE UPLAND AREAS, INLET PROTECTION IN PLACE, AND ALL LOTS UNDER CONSTRUCTION ENCOMPASSED WITH SILT FENCE FOR E&S CONTROL.



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

1 inch = 50 ft.

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- SAF — SAFETY FENCE PER VESCH 3.01
- CE — CONSTRUCTION ENTRANCE PER VESCH 3.02
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- TP — TREE PROTECTION TAPE PER VESCH 3.38
- DC — DUST CONTROL PER VESCH 3.39
- CD — CHECK DAM PER VESCH 3.20

LIMITS OF LAND DISTURBANCE
DIVERSION DIKE
BOUNDARY LINE
SILT FENCE (SF) & SUPER SILT FENCE (SSF)
DIRECTION OF FLOW
442 PROPOSED CONTOUR
DRAINAGE DIVIDE
SOILS LINE
WATER WAY
EXISTING TREELINE
PROPOSED CLEARING LIMITS
CRITICAL SLOPES
DISTURBED CRITICAL SLOPES
SEDIMENT BASIN OR TRAP
OUTLET PROTECTION
TS TEMPORARY SEEDING
PS PERMANENT SEEDING
BLANKET MATTING
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(1) At least once every five business days; or
(2) At least once every 10 business days and no later than 48 hours following a measurable storm event. In the event that a measurable storm event occurs when there are more than 48 hours between business days, the inspection shall be conducted no later than the next business day.
b. Where areas have been temporarily stabilized or land-disturbing activities will be suspended due to continuous frozen ground conditions and stormwater discharges are unlikely, the inspection frequency may be reduced to once per month. If weather conditions (such as above freezing temperatures or rain or snow events) make discharges likely, the operator shall immediately resume the regular inspection frequency.
c. Representative inspections may be utilized for utility line installation, pipeline construction, or other similar linear construction activities provided that:
(1) Temporary or permanent soil stabilization has been installed and vehicle access may compromise the temporary or permanent soil stabilization and potentially cause additional land disturbance increasing the potential for erosion;
(2) Inspections occur on the same frequency as other construction activities;
(3) Control measures are inspected along the construction site o.25 miles above and below each access point (i.e., where a roadway, undisturbed right-of-way, or other similar feature intersects the construction activity and access does not compromise temporary or permanent soil stabilization); and
(4) Inspection locations are provided in the report required by Part II F.

EROSION & SEDIMENT CONTROL NOTES FOR ALL PHASES:
1. EROSION & SEDIMENT CONTROL (ESC) PHASE I SHALL OCCUR BEFORE ESC PHASE IIA.
2. ESC PHASE IIA SHALL OCCUR BEFORE ESC PHASE IIB.
3. ESC PHASE IIB SHALL OCCUR BEFORE ESC PHASE III.
4. ESC PHASE III SHALL OCCUR BEFORE ESC PHASE IV.
5. FINAL STABILIZATION OF THE AREAS OF CRITICAL SLOPES DISTURBED SHALL BE PERMANENT MEASURES FOR RESTABILIZATION OF THE AREAS AND POTENTIAL WILDLIFE HABITAT.
6. CONTRACTOR SHALL CHECK SILT FENCE EVERY 5 DAYS, AND AFTER MAJOR RAINFALL EVENTS, TO ENSURE NO EROSION OR SEDIMENT HAS CONTAMINATED ADJACENT SITES.
7. TREE PROTECTION FENCING SHALL BE IMMOVABLE CHAIN-LINK FENCING PER THE TREE PROTECTION DETAIL. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING TREES TO REMAIN UNDISTURBED.
8. ANY CHANNELS/DIVERSION THAT CONVEY 'CLEAR' WATER SHALL BE STABILIZED WITH SOD ON THE 'CLEAR WATER' SIDE IMMEDIATELY AFTER INSTALLATION.
9. 'SUPER SILT FENCE' WITH CHAIN LINKED BACKING SHALL BE INSTALLED WHERE PERIMETER SILT FENCE IS SPECIFIED.
10. ANY DISTURBANCE OCCURRING OUTSIDE OF CONVEYANCES TO THE BASIN, IN EITHER SEQUENCE OR SPACE, PLANNED OR UNFORESEEN, SHALL BE IMMEDIATELY STABILIZED WITH SOD (FOR PERVIOUS AREAS, UTILITIES SHOULD HAVE OTHER 'SAME DAY STABILIZATION').
11. AT NO TIME SHALL CONCENTRATED WATER BE DIRECTED TOWARD THE CRITICAL SLOPES WITHOUT ADEQUATE CONVEYANCE DOWN AND BEYOND THE SLOPES TO AN ACCEPTABLE OUTFALL.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
8/23/24

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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE
SHEET TITLE: EROSION & SEDIMENT CONTROL PHASE III- OVERALL PLAN

JOB NO. 202180
SCALE 1"=50'
SHEET NO. 36

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MATCHLINE, SEE SHEET 40A
FOR FULL DEPICTION OF LIMITS OF DISTURBANCE & FOR ESC PHASES IIB & III

CONTRACTOR SHALL ROUGH GRADE THE PUBLIC ACCESS DURING ESC PHASE IIB. THE CONTRACTOR SHALL APPLY THE ACCESS' STONE SUBGRADE IMMEDIATELY AFTER ROUGH GRADES ARE ACHIEVED TO STABILIZE ITS SOILS. THE APPLICATION OF THE ACCESS' ASPHALT SHALL BE COORDINATED WITH THE DEVELOPER & THE PROPERTY OWNER OF TMP 200A1000. THIS APPLICATION MAY OCCUR DURING ESC PHASE IIB OR IN PHASE III. CONSTRUCTION VEHICULAR TRAFFIC SHALL CONTINUE TO ENTER/EXIT THE SITE VIA HUNTSMAN RUN WAY & SHALL NOT UTILIZE THE PUBLIC EMERGENCY ACCESS.

PROPOSED AZALEA SPRINGS SUBDIVISION LIMITS, TYP.

PROPOSED IMMOVABLE CHAIN-LINK FENCE TO SERVE AS TREE PROTECTION ALONG LIMITS OF DISTURBANCE

FINAL CLEARING LIMITS, TYP.

IMPACTED CRITICAL SLOPES, TYP.

NOTE, THE PROPOSED LIMITS OF DISTURBANCE COINCIDES WITH THE LIMITS OF CLEARING AND THE TREE PROTECTION. THESE THREE MEASURES ARE SHOWN OFFSET IN THESE PLANS FOR CLARITY PURPOSES ONLY.

CRITICAL SLOPES, TYP.

FINAL CLEARING LIMITS, TYP.

MATCHLINE, SEE SHEET 38

SCC #8

SCC #9

FLOW ARROW, TYP.

PROPOSED CRITICAL SLOPES TO BE IMPACTED

TEMP. PIPE #1, Ø18" HDPE PIPE OUTFALL TO DRAIN STR. 244. (II=424.33, IO=408.00, L=44.50')

TEMP. GRADED ACCESS CONNECTING HUNTSMAN RUN COURT TO THE PERMANENT EMERGENCY ACCESS UNDER CONSTRUCTION. TEMP. GRADED ACCESS TO REMAIN IN PLACE UNTIL SEDIMENT BASIN #1 IS MODIFIED IN ESC PHASE IV.

THE UPPER 6"± OF MH 18-292 WILL BE ELEVATED ABOVE GRADE DURING TEMPORARY ESC PHASES II & III. THE LOWER SECTION OF MH 18-292 SHALL REMAIN BURIED DURING THESE CONSTRUCTION PHASES. FINAL GRADE WILL BE ACHIEVED IN ESC PHASE IV FOR MH 18-292. MH 18-292 SHALL BE SURROUNDED WITH ORANGE SAFETY FENCE (DURING CONSTRUCTION AFTER ITS INSTALLATION) UNTIL FINAL GRADES ARE ACHIEVED.

MH 18-292

SCC #4

PROPOSED FLAT VDOT RIPRAP LINED OUTLET PROTECTION w/ FILTER FABRIC UNDERLAYMENT. SEE SHEETS 45 & 46 FOR DETAILS.

STR. 302
PROPOSED 4'Lx8'H EXTERIOR PLYWOOD BAFFLE, BOTTOM ELEV.=398.83', TO SURROUND RISER

PROPOSED 4'Hx8'L WOODEN PLYWOOD BAFFLE, BOTTOM ELEV.=402.83'

STR. 300 STR. 299 STR. 301 STR. 303 STR. 304

SB 1

PROPOSED HUNTSMAN RUN CT
(48' PUBLIC RIGHT-OF-WAY)

TEMP. PIPE #2, Ø24" HDPE PIPE OUTFALL TO DRAIN STR. 12. (II=425.74, IO=409.00, L=112.0')

SCC #5

SCC #10

TEMP. PIPE #3, Ø15" HDPE PIPE OUTFALL TO DRAIN STR. 210 (II=427.45, IO=409.00, L=100.0')

PROPOSED IMMOVABLE CHAIN-LINK FENCE TO SERVE AS TREE PROTECTION ALONG LIMITS OF DISTURBANCE

PROPOSED SAFETY FENCE, INSTALL SIGNS "WARNING QUICK SAND, KEEP OUT"

CONTRACTOR SHALL INSTALL A SUMP BELOW THE EXISTING 15" CMP OUTFALL AND PERMANENT STRUCTURES 303 & 304 WITH THE INSTALLATION OF THE SEDIMENT BASIN'S RISER AND BARREL SYSTEM (STRUCTURES 299-302). STRUCTURES 303 & 304 WILL CONVEY & DIVERT UPLAND, OFFSITE CLEAN WATER TO THE OUTLET PROTECTION, PREVENTING FLOW FROM BEING RELEASED DIRECTLY ONTO THE CONSTRUCTION ACTIVITIES.

PROPOSED BLANKET MATTING

PROPOSED CONTRACTOR PARKING & STAGING AREA

LOCATION OF DOUBLE WALLED FUELING TANK

LOCATION OF RAIN GAUGE

LOCATION OF PORTA-POTTIES

BLAINE, SHEFFIELD, ROSEMUND, COLES, GARAGE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NAD83

MATCHLINE, SEE ESC PHASE III ON SHEET 39

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
8/23/24
PROFESSIONAL ENGINEER

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COLLINS ENGINEERING

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

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL

SHEET TITLE: EROSION & SEDIMENT CONTROL PHASE III PLAN

JOB NO. 202180

SCALE 1"=20'

SHEET NO. 37

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MATCHLINE
SEE SHEET 37

PROPOSED LIMITS OF DISTURBANCE, TYP. TOTAL AREA=9.89 ac.

PROPOSED IMMOVABLE CHAIN-LINK FENCE TO SERVE AS TREE PROTECTION ALONG LIMITS OF DISTURBANCE

PROPOSED LIMITS OF DISTURBANCE GENERALLY COINCIDES WITH THE PROJECT's BOUNDARY, EXCEPT WHERE OTHERWISE SHOWN.

FINAL CLEARING LIMITS, TYP.

CRITICAL SLOPES, TYP.

TIME OF CONCENTRATION PATH. SEE SHEET 36 FOR PATH's DETAILS.

NOTE, THE PROPOSED LIMITS OF DISTURBANCE COINCIDES WITH THE LIMITS OF CLEARING AND THE TREE PROTECTION. THESE THREE MEASURES ARE SHOWN OFFSET IN THESE PLANS FOR CLARITY PURPOSES ONLY.

IMPACTED CRITICAL SLOPES, TYP.

PROPOSED HUNTSMAN RUN CT (48' PUBLIC RIGHT-OF-WAY)

PROPOSED CRITICAL SLOPES TO BE IMPACTED

PROPOSED HUNTSMAN RUN WAY (60' PUBLIC RIGHT-OF-WAY)

LOCATION OF DUMPSTER

LOCATION OF RAIN GAUGE

ATION OF A-POTTIES

CONSTRUCTION ENTRANCE & HUNTSMAN RUN WAY TO BE REBUILT IN ESC PHASE III.

PROPOSED CONCRETE WASHOUT AREA

SEDIMENT TRAP TO CAPTURE FLASH RUNOFF FROM CONSTRUCTION ENTRANCE.

CONTRACTOR SHALL INSTALL A ROW DIVERSION AT THE CONSTRUCTION ENTRANCE, DIRECTING FLASH RUNOFF TO A SEDIMENT TRAPPING DEVICE.

MATCHLINE, SEE ESC PHASE III

ON SHEET 39

FINAL CLEARING LIMITS, TYP.

PROPOSED IMMOVABLE CHAIN-LINK FENCE TO SERVE AS TREE PROTECTION ALONG LIMITS OF DISTURBANCE

FLOW ARROW, TYP.

PROPOSED AZALEA SPRINGS SUBDIVISION LIMITS, TYP.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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PROJECT
AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN

SHEET TITLE
EROSION & SEDIMENT CONTROL PHASE III PLAN

JOB NO. 202180
SCALE 1"=20'
SHEET NO. 38

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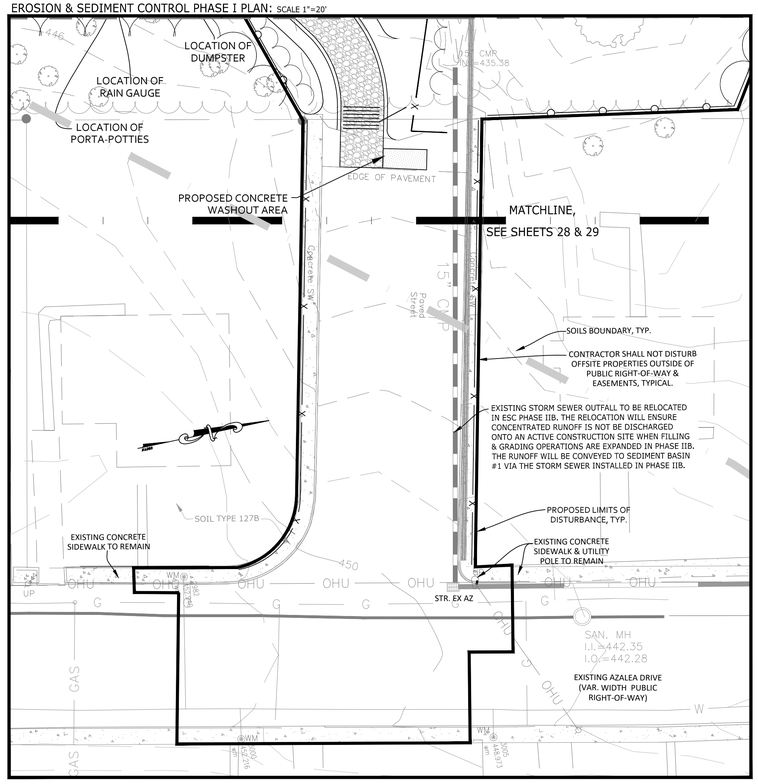
EROSION & SEDIMENT CONTROL PHASE I PLAN: SCALE 1"=20'

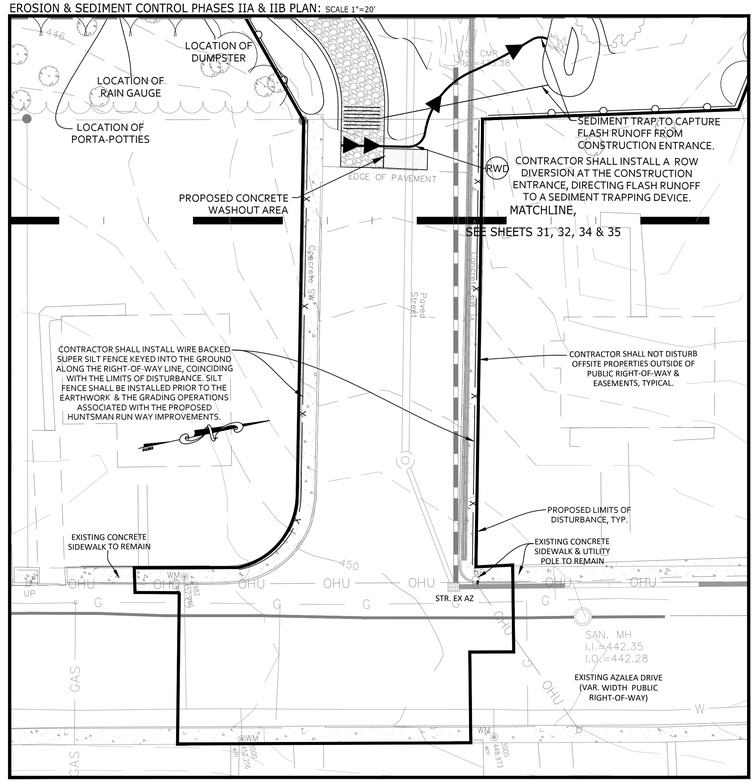


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

EROSION & SEDIMENT CONTROL PHASES IIA & IIB PLAN: SCALE 1"=20'

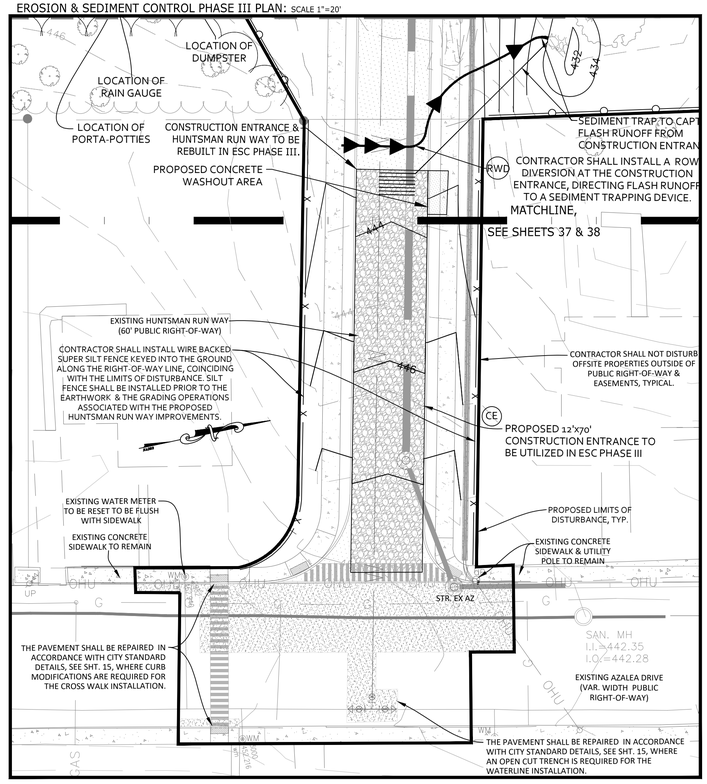


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

EROSION & SEDIMENT CONTROL PHASE III PLAN: SCALE 1"=20'



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SI

SHEET TITLE: OFFSITE EROSION & SEDIMENT CONTROL PLANS

JOB NO. 202180

SCALE 1"=20'

SHEET NO. 39

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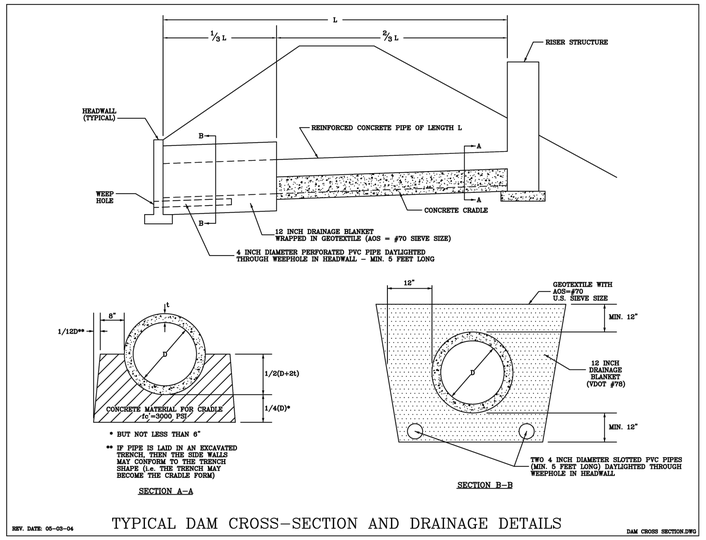
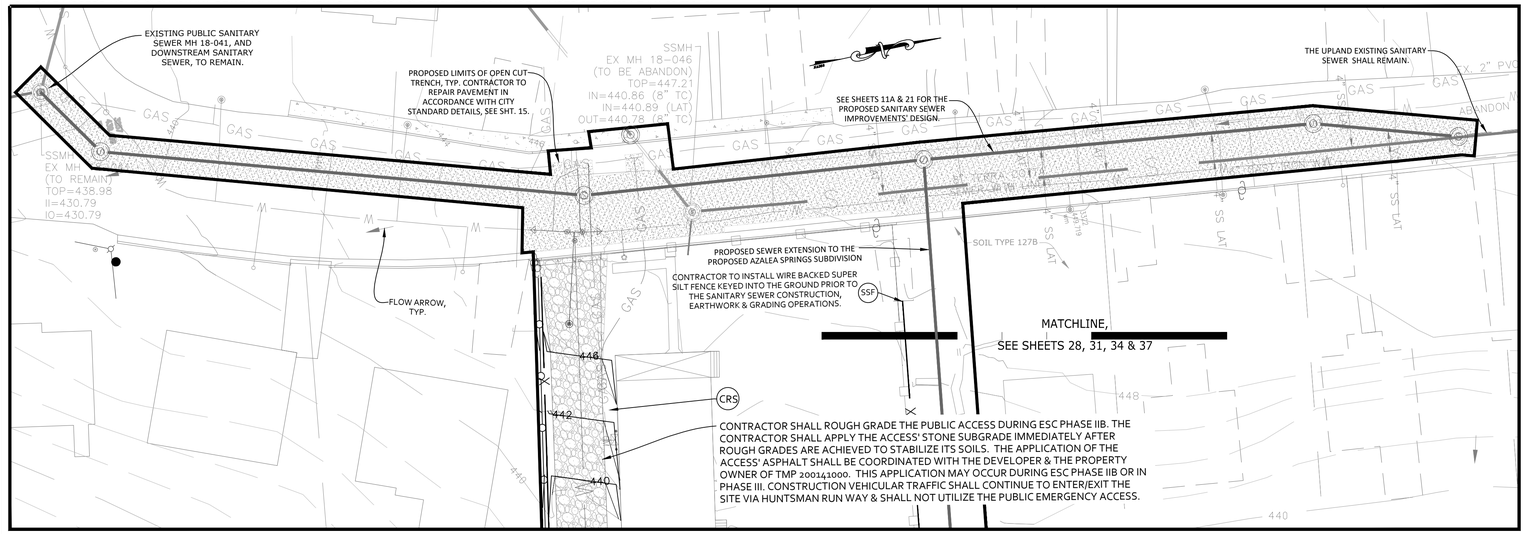


TYPICAL DAM CROSS–SECTION AND DRAINAGE DETAILS

OFFSITE ACCESS ROAD & SANITARY SEWER IMPROVEMENTS- EROSION & SEDIMENT CONTROL PHASES IIB & III PLAN: SCALE 1"=20'



GRAPHIC SCALE

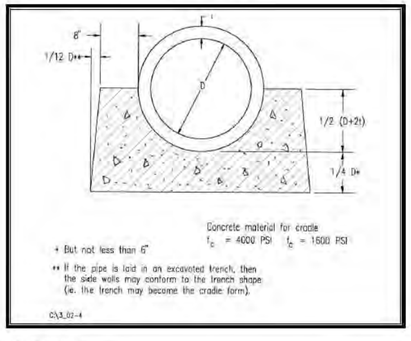
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

OFFSITE IMPROVEMENTS NOTES:
ALL DISTURBANCES & IMPROVEMENTS PROPOSED WITH THIS PLAN SHALL BE LIMITED TO THE PROPOSED AZALEA SPRINGS SUBDIVISION, THE TEMPORARY CONSTRUCTION EASEMENT RECORDED ON PARCEL ID 200133000, PUBLIC RIGHT-OF-WAY & PUBLIC EASEMENTS AND TMP 200141000. DISTURBANCES BEYOND THESE AREAS SHALL NOT OCCUR.

MINIMUM STANDARD 3.02 — **CHAPTER 3**

FIGURE 3.02 - 4
Concrete Cradle



Cathodic Protection

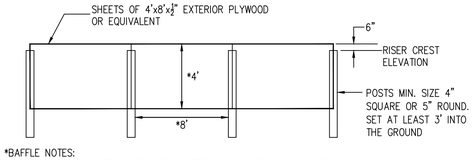
In some areas of Virginia, sedimentary layers may be very acidic. This is particularly common in the coastal and piedmont regions east of the fall line, or roughly east of Interstate 95. Cathodic protection should be provided for *coated welded steel* and *galvanized corrugated metal* pipe when soil and resistivity studies indicate the need for a protective coating. Cathodic protection may also be provided when additional protection and longevity are warranted.

Outlet Protection

Outlet protection should be used on the downstream toe of a spillway structure to help dissipate the high energy flow through the spillway and to prevent excessive erosion in the receiving channel.

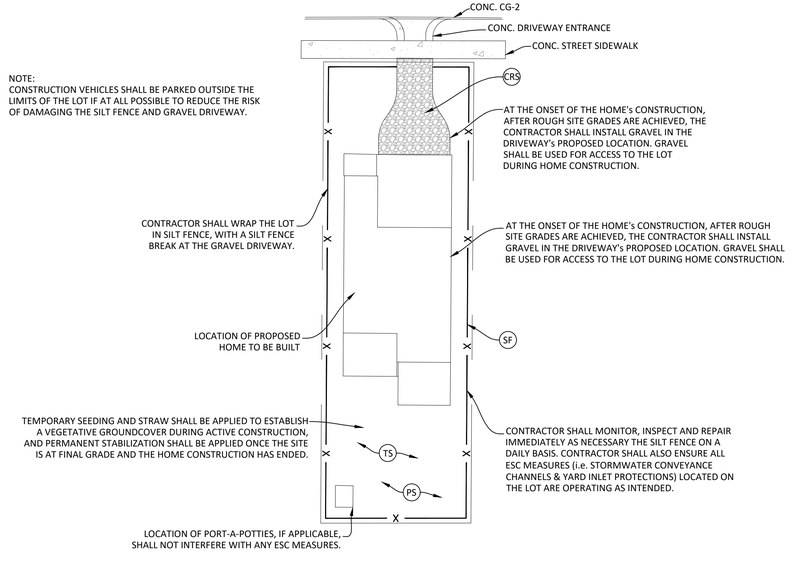
3.02 - 20

SEDIMENT BASIN BAFFLE DETAIL
NO SCALE



*BAFFLE NOTES:
1. BAFFLES SHALL EXTEND FROM THE BOTTOM TO 6" ABOVE THE OVERFLOW.
2. IN ACCORDANCE WITH BAFFLE NOTE #1, THE MAJORITY OF THE BAFFLE CONSTRUCTION SHALL CONSIST OF 4'Hx8'L EXTERIOR PLYWOOD BOARDS WITH A TOP ELEV. OF 406.83' & A BOTTOM ELEV. OF=402.83', AS DETAILED ABOVE.
3. AS THE BAFFLE APPROACHES THE RIPRAP LINED INLETS, THE BAFFLE TAKES A 90–DEGREE TURN. DUE TO DEEPER PROPOSED GRADES IN THIS LOCATION, THE BAFFLE CONSTRUCTION SHALL CONSIST OF 4'Lx8'H EXTERIOR PLYWOOD BOARDS WITH POSTS EVERY 4'. THIS RUN OFF BAFFLE SHALL HAVE A TOP ELEV. OF 406.83' & A BOTTOM ELEV. OF=398.83'.

TYPICAL SINGLE FAMILY HOUSE ESC SCHEME
(FOR ESC PHASES III & IV)
N.T.S



Stormwater Conveyance Channel (SCC) Designs

	Worse-Case Contributing DA, acres	Cw Value	Time of Conc. min.	Slope of Ditch, ft / ft	Required Depth of V-Shaped SCC (Max. 3:1 Side Slopes)	2-Yr. Flow, cfs	2-yr Velocity, ft / s	10-Yr. Flow, cfs	10-yr Depth, inches
SCC #1	20.11	0.40	15	0.44	12"	27.35	13.24	36.20	11.1
SSC #2	15.98	0.40	5	0.015	24"	33.24	4.86	42.83	19.9
SSC #3	0.25	0.40	14	0.21	12"	0.36	1.78	0.47	3.4
SSC #4	3.99	0.40	5	0.5	12"	8.30	10.31	10.69	6.8
SSC #5	14.8	0.40	15	0.36	12"	20.13	11.37	26.64	10.2
SSC #6	0.72	0.45	5	0.01	12"	1.68	1.98	2.17	7.0
SSC #7	1.19	0.45	5	0.032	12"	2.78	3.47	3.59	6.8
SSC #8	2.86	0.40	5	0.05	12"	5.95	4.96	7.66	8.3
SSC #9	0.4	0.65	5	0.24	12"	1.35	4.97	1.74	4.0
SSC #10	1.59	0.40	5	0.50	12"	3.31	8.19	4.26	4.8

Note: A roughness coefficient of 0.04 was used for riprap (SCC 1, 4, 5, 9 & 10), and a coefficient of 0.03 was used for the seeded and strawed grass (SCC #2, 3 & 6-8).

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SHEET TITLE: EROSION & SEDIMENT CONTROL DETAILS & OFFSITE PLAN

JOB NO. 202180
SCALE 1"=20'
SHEET NO. 40A

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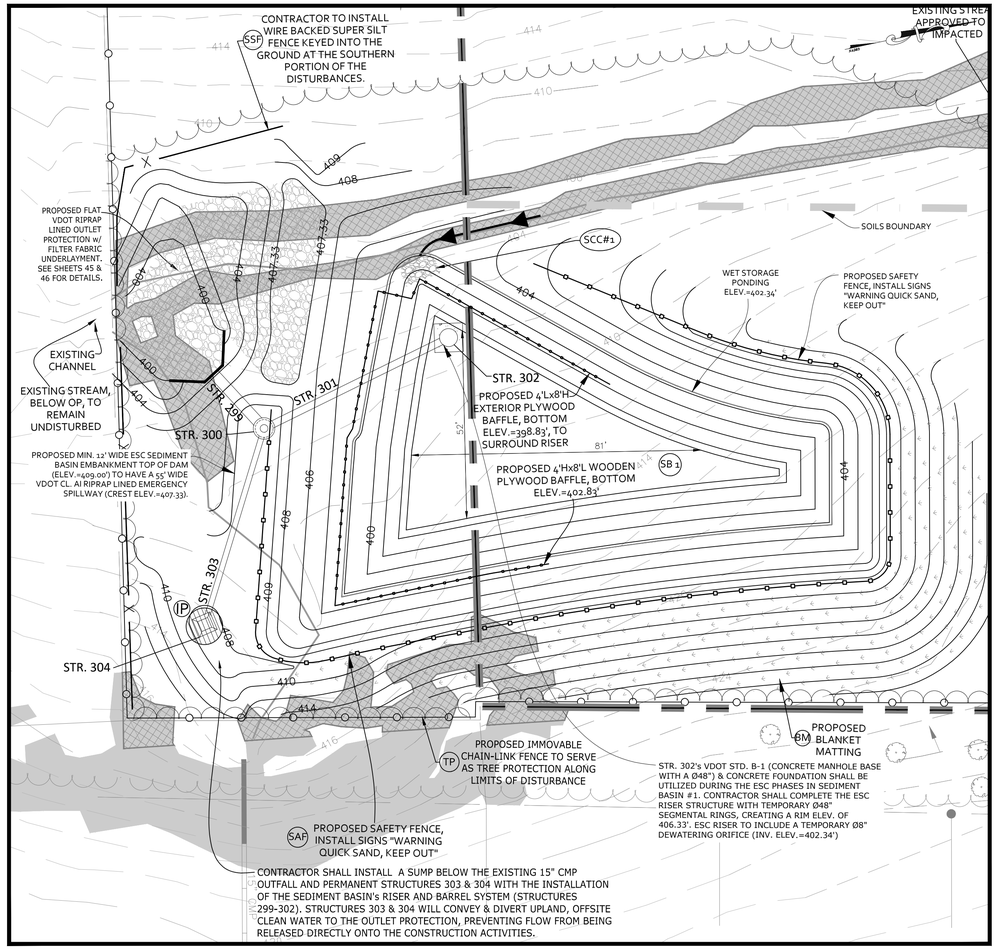
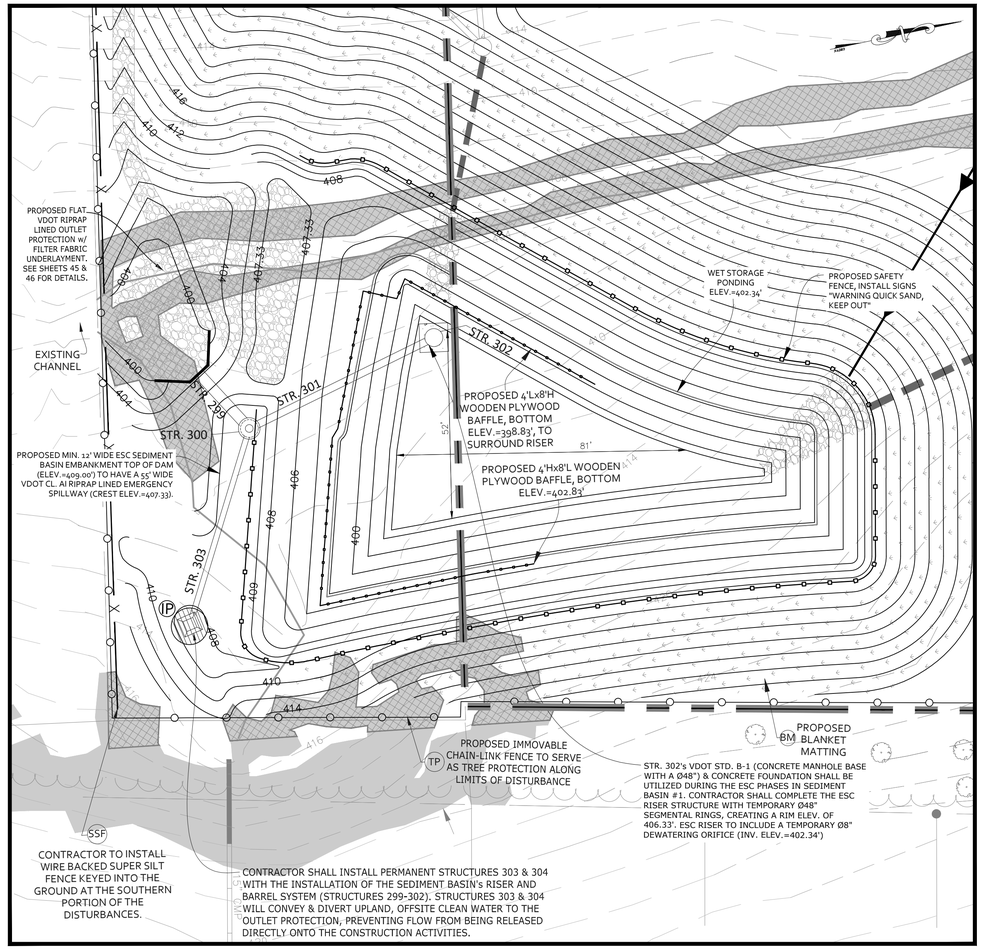
Attachment A-2

SEDIMENT BASIN #1 DETAIL
(ESC PHASES I & IIA)
SCALE 1"=20'



SEDIMENT BASIN #1 DETAIL
(ESC PHASES IIB & III)
SCALE 1"=20'

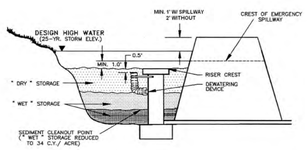


Sediment Basin #1 Design
(Areas & Volumes Based on the basin in ESC Phases I & IIA)

drainage area (acres) 21.68

basin volumes: (using 2' contour intervals)

elevation (ft)	contour area (sf)	volume(cy)
395	3,070	0
396	3,634	124
398	4,867	438
400	6,228	848
402	7,906	1,370
404	10,081	2,034
406	13,581	2,908
408	19,489	4,126
409	23,466	4,920

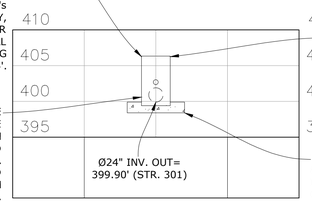


wet storage:			
wet storage required (cy) (67*DA)	1453	design high water	407.42
dewatering orifice elevation (ft)	402.34	top of dam (ft)	409
wet storage provided at this elevation (cy)	1483	top width of dam (ft)	12.0 min.
available volume before cleanout (cy) (34*DA)	737	bottom of basin (ft)	395
cleanout elevation (ft)	399.41	approx. bottom dimensions:	52'x81'
distance from cleanout to orifice (ft) (> 1')	2.9	upstream face slope:	Varies
		downstream face slope:	3:1
dry storage:			
dry storage required (cy) (67*DA)	1453	baffles:	YES
principle spillway crest (ft)	406.33	length of flow, L (ft)	21
dry storage provided at this elevation (cy)	1626	effective width, We (ft)	693.1
diameter of dewatering orifice (in)	8.0	L / We (baffles required if < 2)	0.03
diameter of flexible tubing (in) (orifice+2")	10.0		
		Collars: N/A. Concrete Cradles are Requirec	-
runoff:		depth of water at spillway crest (ft)	-
C (use 0.45 for bare earth)	0.45	slope of upstream face (Z:1)	-
tc (min)	15	slope of barrel (Sb)	-
I 2yr 3.4 Q 2yr	33.2	length of barrel in saturated zone (Ls)	-
I 25yr 5.1 Q 25yr	54.7	number collars required	-
		concrete cradles	-
principle spillway:			
available head (ft)	1.1	emergency spillway:	YES
diameter riser (in)	48	required capacity (Q25-Qp) (cfs)	14.7
spillway capacity, Qp (cfs)	40.0	bottom width (ft)	55
diameter trash rack (in)	72	slope of exist channel (ft/ft)	33.00%
barrel length (ft)	57.48	minimun length of exit channel (ft)	15
head on barrel through embankment (ft)	7.5	crest of spillway (ft)	407.33
diameter of barrel (in)	24		

SEDIMENT BASIN EXCAVATION NOTES:
AT THE TIME OF SEDIMENT BASIN #1's EXCAVATION, THE SATURATED SOIL EXCAVATED SHALL BE PLACED UPLAND OF THE BASIN FOR DRYING. THE SATURATED SOIL SHALL BE SURROUNDED BY SILT FENCE. ONCE THE SATURATED SOIL HAS DRIED, IT SHALL EITHER BE HAULED OFF SITE TO AN APPROVED, ACTIVE DEQ PERMITTED CONSTRUCTION SITE, OR SPREAD ONSITE AND STABILIZED WITH PERMANENT SEEDING.

CONTRACTOR SHALL INSTALL Ø48" MH RINGS ON TOP OF THE B-1 STRUCTURE, CREATING A RIM ELEVATION OF 406.33'. NOTE, UPPER SEGMENTAL RINGS ARE TEMPORARY AND ARE TO BE USED DURING THE ESC PHASES. THESE TEMPORARY SEGMENTAL RINGS ARE TO BE REMOVED & REPLACED AT THE TIME OF THE SEDIMENT BASIN's CONVERSION TO A PERMANENT SWM FACILITY, MEETING THE PERMANENT FACILITY's RISER SPECIFICATIONS. THE TEMPORARY SEGMENTAL RINGS SHALL INCLUDE AN ESC 8" DEWATERING ORIFICE WITH AN INVERT ELEV.=402.34'.

PROPOSED VDOT STD. B-1 (CONCRETE MANHOLE BASE WITH A Ø48") TO SERVE AS THE RISER's LOWER SECTION, IN CONJUNCTION WITH THE PROPOSED REINFORCED CONCRETE FOUNDATION. BASE & FOUNDATION TO BE UTILIZED DURING ESC PHASES & IN THE SWM FACILITY's PERMANENT RISER STRUCTURE.



ESC RISER TO INCLUDE A VESCH Ø72" TRASHRACK. ALTERNATIVELY, CONTRACTOR MAY ELECT TO INSTALL THE PERMANENT SWM FACILITY's TRASHRACK & ANTI-VORTEX DEVICE AND UTILIZE THIS DURING THE ESC PHASES. SEE SHEET 46 FOR RISER TOP TRASHRACK DETAIL, OR EQUIVALENT.

TO PREVENT FLOATATION THE RISER BASE & BARREL SHALL BE FIRMLY EMBEDDED 6" INTO AN 18" THICK REINFORCED CONCRETE FOUNDATION THAT IS 8'x8'.

ESC RISER DETAIL

PROFILE HORIZONTAL & VERTICAL
GRAPHIC SCALE

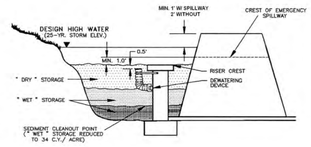
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

Sediment Basin #1 Design
(Areas & Volumes Based on the basin in ESC Phases IIB & III)

drainage area (acres) 22.06

basin volumes: (using 2' contour intervals)

elevation (ft)	contour area (sf)	volume(cy)
395	3,070	0
396	3,634	124
398	4,867	438
400	6,228	848
402	7,906	1,370
404	9,541	2,015
406	11,664	2,799
408	13,971	3,747
409	14,960	4,283



wet storage:			
wet storage required (cy) (67*DA)	1478	design high water	407.42
dewatering orifice elevation (ft)	402.34	top of dam (ft)	409
wet storage provided at this elevation (cy)	1478	top width of dam (ft)	12.0 min.
available volume before cleanout (cy) (34*DA)	750	bottom of basin (ft)	395
cleanout elevation (ft)	399.47	approx. bottom dimensions:	52'x81'
distance from cleanout to orifice (ft) (> 1')	2.9	upstream face slope:	Varies
		downstream face slope:	3:1
dry storage:			
dry storage required (cy) (67*DA)	1478	baffles:	YES
principle spillway crest (ft)	406.33	length of flow, L (ft)	32
dry storage provided at this elevation (cy)	1478	effective width, We (ft)	376.4
diameter of dewatering orifice (in)	8.0	L / We (baffles required if < 2)	0.1
diameter of flexible tubing (in) (orifice+2")	10.0		
		Collars: N/A. Concrete Cradles are Requirec	-
runoff:		depth of water at spillway crest (ft)	-
C (use 0.45 for bare earth)	0.45	slope of upstream face (Z:1)	-
tc (min)	15	slope of barrel (Sb)	-
I 2yr 3.4 Q 2yr	33.8	length of barrel in saturated zone (Ls)	-
I 25yr 5.1 Q 25yr	55.7	number collars required	-
		concrete cradles	-
principle spillway:			
available head (ft)	1.1	emergency spillway:	YES
diameter riser (in)	48	required capacity (Q25-Qp) (cfs)	15.7
spillway capacity, Qp (cfs)	40.0	bottom width (ft)	55
diameter trash rack (in)	72	slope of exist channel (ft/ft)	33.00%
barrel length (ft)	57.48	minimun length of exit channel (ft)	15
head on barrel through embankment (ft)	7.5	crest of spillway (ft)	407.33
diameter of barrel (in)	24		

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8/23/24

REVISIONS

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8/23/2024	SIGNATURE SET

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PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL
SHEET TITLE: EROSION & SEDIMENT CONTROL BASIN DETAILS

JOB NO. 202180
SCALE 1"=20'
SHEET NO. 40B

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ESC PHASE IV LEGEND

- SAF — SAFETY FENCE PER VESCH 3.01
- CE — CONSTRUCTION ENTRANCE PER VESCH 3.02
- CRS — CONSTRUCTION ROAD STABILIZATION PER VESCH 3.03
- SF — SILT FENCE PER VESCH 3.05
- SSF — SUPER SILT FENCE PER VESCH 3.05
- DD — DIVERSION DIKE PER VESCH 3.09
- RWD — RIGHT OF WAY DIVERSION PER VESCH 3.11
- SB — SEDIMENT BASIN PER VESCH 3.14
- SCC — STORMWATER CONVEYANCE CHANNEL PER VESCH 3.17
- OP — OUTLET PROTECTION PER VESCH 3.18
- TS — TEMPORARY SEEDING PER VESCH 3.31
- PS — PERMANENT SEEDING PER VESCH 3.32
- TP — TREE PROTECTION TAPE PER VESCH 3.38
- DC — DUST CONTROL PER VESCH 3.39
- CD — CHECK DAM PER VESCH 3.20
- LIMITS OF LAND DISTURBANCE
- DIVERSION DIKE
- BOUNDARY LINE
- SILT FENCE (SF) & SUPER SILT FENCE (SSF)
- DIRECTION OF FLOW
- 442 PROPOSED CONTOUR
- DRAINAGE DIVIDE
- SOILS LINE
- WATER WAY
- EXISTING TREELINE
- PROPOSED CLEARING LIMITS
- CRITICAL SLOPES
- DISTURBED CRITICAL SLOPES
- SEDIMENT BASIN OR TRAP
- OUTLET PROTECTION
- TS — TEMPORARY SEEDING
- PS — PERMANENT SEEDING
- BLANKET MATTING
- TREE PROTECTION
- DC — DUST CONTROL
- SAFETY FENCE
- CONSTRUCTION ENTRANCE
- CRS — CONSTRUCTION ROAD STABILIZATION
- INLET PROTECTION

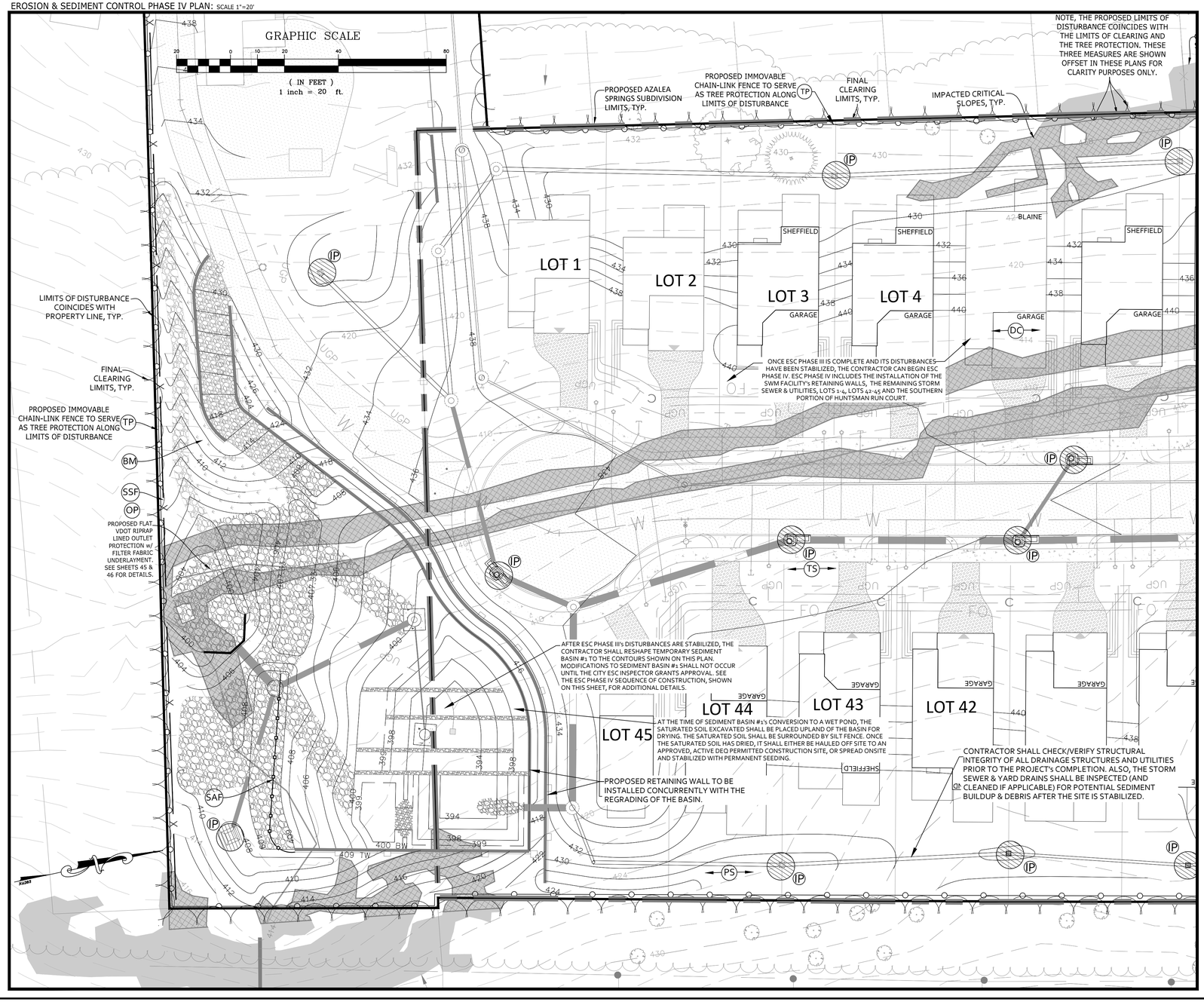
INSPECTION REQUIREMENTS (9VAC25-880-70 PART II, F.2.):
Inspection schedule.
a. Inspections shall be conducted at a frequency of:
(1) At least once every five business days; or
(2) At least once every 10 business days and no later than 48 hours following a measurable storm event. In the event that a measurable storm event occurs when there are more than 48 hours between business days, the inspection shall be conducted no later than the next business day.
b. Where areas have been temporarily stabilized or land-disturbing activities will be suspended due to continuous frozen ground conditions and stormwater discharges are unlikely, the inspection frequency may be reduced to once per month. If weather conditions (such as above freezing temperatures or rain or snow events) make discharges likely, the operator shall immediately resume the regular inspection frequency.
c. Representative inspections may be utilized for utility line installation, pipeline construction, or other similar linear construction activities provided that:
(1) Temporary or permanent soil stabilization has been installed and vehicle access may compromise the temporary or permanent soil stabilization and potentially cause additional land disturbance increasing the potential for erosion;
(2) Inspections occur on the same frequency as other construction activities;
(3) Control measures are inspected along the construction site 0.25 miles above and below each access point (i.e., where a roadway, undisturbed right-of-way, or other similar feature intersects the construction activity and access does not compromise temporary or permanent soil stabilization); and
(4) Inspection locations are provided in the report required by Part II F.

EROSION & SEDIMENT CONTROL NOTES FOR ALL PHASES:
1. EROSION & SEDIMENT CONTROL (ESC) PHASE I SHALL OCCUR BEFORE ESC PHASE IIA.
2. ESC PHASE IIA SHALL OCCUR BEFORE ESC PHASE IIB.
3. ESC PHASE IIB SHALL OCCUR BEFORE ESC PHASE III.
4. ESC PHASE III SHALL OCCUR BEFORE ESC PHASE IV.
5. FINAL STABILIZATION OF THE AREAS OF CRITICAL SLOPES DISTURBED SHALL BE PERMANENT MEASURES FOR RESTABILIZATION OF THE AREAS AND POTENTIAL WILDLIFE HABITAT.
6. CONTRACTOR SHALL CHECK SILT FENCE EVERY 5 DAYS, AND AFTER MAJOR RAINFALL EVENTS, TO ENSURE NO EROSION OR SEDIMENT HAS CONTAMINATED ADJACENT SITES.
7. TREE PROTECTION FENCING SHALL BE IMMOVABLE CHAIN-LINK FENCING PER THE TREE PROTECTION DETAIL. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING TREES TO REMAIN UNDISTURBED.
8. ANY CHANNELS/DIVERSION THAT CONVEY 'CLEAR' WATER SHALL BE STABILIZED WITH SOD ON THE 'CLEAR WATER' SIDE IMMEDIATELY AFTER INSTALLATION.
9. 'SUPER SILT FENCE' WITH CHAIN LINKED BACKING SHALL BE INSTALLED WHERE PERIMETER SILT FENCE IS SPECIFIED.
10. ANY DISTURBANCE OCCURRING OUTSIDE OF CONVEYANCES TO THE BASIN, IN EITHER SEQUENCE OR SPACE, PLANNED OR UNFORESEEN, SHALL BE IMMEDIATELY STABILIZED WITH SOD (FOR PERVIOUS AREAS, UTILITIES SHOULD HAVE OTHER 'SAME DAY STABILIZATION').
11. AT NO TIME SHALL CONCENTRATED WATER BE DIRECTED TOWARD THE CRITICAL SLOPES WITHOUT ADEQUATE CONVEYANCE DOWN AND BEYOND THE SLOPES TO AN ACCEPTABLE OUTFALL.

ESC PHASE IV SEQUENCE OF CONSTRUCTION:

1. AFTER THE UPLAND ESC PHASE III AREAS HAVE BEEN STABILIZED, AND THE CONTRACTOR OBTAINS PRIOR APPROVAL FROM THE CITY EROSION & SEDIMENT CONTROL INSPECTOR, THE CONTRACTOR CAN PROCEED TO ESC PHASE IV. THE CONTRACTOR SHALL BEGIN ESC PHASE IV BY MODIFYING THE SHAPE OF THE SEDIMENT BASIN AND CONCURRENTLY INSTALLING THE WET WELL , INVERTED PIPE AND THE ADJACENT RETAINING WALLS, AS SHOWN ON THIS SHEET. BASIN GRADING SHALL TIE-IN WITH THE FINAL PROPOSED GRADING AND THE TEMPORARY OUTFALLS SHALL BE REPLACED WITH THE INSTALLATION OF THE REMAINING PERMANENT DRAINAGE STRUCTURES TO ENSURE RUNOFF CONTINUES TO OUTFALL INTO THE BASIN FOR EROSION CONTROL TREATMENT. ALL UPLAND DRAINAGE STRUCTURES SHALL CONTINUE TO OUTFALL INTO THE BASIN.
2. ONCE THE RETAINING WALLS HAVE BEEN CONSTRUCTED, THE CONTRACTOR SHALL BRING THE REMAINDER OF THE SITE TO ROUGH GRADE. INLET PROTECTION TO ALL STORM INLETS AND YARD DRAINS SHALL BE INSTALLED AS THESE STRUCTURES ARE BUILT AND THE SITE REACHES FINAL GRADE. INLET PROTECTION SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND REPAIRS SHALL BE MADE AS NECESSARY. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY AND CLEANED AND/OR REPLACED.
3. THE FINAL AREAS BEING BROUGHT TO ROUGH GRADE, AS NOTED ABOVE IN NOTE #2, ARE ASSOCIATED WITH THE HUNTSMAN RUN COURT CUL-DE-SAC, THE EMERGENCY ACCESS' CONNECTION TO IT AND LOTS 1-4 & 42-45. WHILE THESE AREAS ARE BEING GRADED, THE CONTRACTOR SHALL FINISH INSTALLING THE REMAINING UTILITIES AND CURB & GUTTER. THE CURB & GUTTER IN HUNTSMAN RUN COURT SHALL DIVERT ALL THE RUN-OFF TO THE STORM INLETS AND INLET PROTECTION WITH THE ROAD's INSTALLATION.
4. AS THE SITE APPROACHES FINAL GRADE, THE CONTRACTOR SHALL TRANSITION FROM A LARGE SCALE EROSION & SEDIMENT CONTROL PLAN FOR THE ENTIRE SUBDIVISION, TO SMALLER SCALE EROSION & SEDIMENT CONTROL PLANS AND MEASURES FOR INDIVIDUAL LOTS. THE REMAINING INDIVIDUAL LOTS THAT REQUIRE ESC MEASURES ARE 1-4 & 42-45. SEE THE TYPICAL SINGLE FAMILY HOME ESC SCHEME ON SHEET 40A FOR DETAILS. THESE LOTS' EROSION & SEDIMENT CONTROL MEASURES SHALL INCLUDE SILT FENCE ENCOMPASSING EACH INDIVIDUAL LOT WITH AN OPENING AT THE PROPOSED DRIVEWAYS ON THE STREET SIDE TO ALLOW WORKERS AND EQUIPMENT TO ENTER. AT THE DRIVEWAY OPENINGS, STONE AND CONSTRUCTION ROAD STABILIZATION SHALL BE APPLIED TO REDUCE THE RISK OF SEDIMENT ENTERING THE ROADWAY. TEMPORARY SEEDING AND STRAW SHALL BE APPLIED TO ESTABLISH A VEGETATIVE GROUNDCOVER DURING ACTIVE CONSTRUCTION, AND PERMANENT STABILIZATION SHALL BE APPLIED ONCE THE SITE IS AT FINAL GRADE AND THE HOME CONSTRUCTION HAS ENDED.
5. THE CONTRACTOR SHALL PERMANENTLY STABILIZE DISTURBED AREAS AFTER FINAL GRADES ARE ACHIEVED.
6. WITH THE COMPLETION OF THE ROADWAY AND CURB & GUTTER, THE CONTRACTOR SHALL CHECK/VERIFY THE STRUCTURAL INTEGRITY OF ALL DRAINAGE STRUCTURES AND UTILITIES PRIOR TO THE PROJECT's COMPLETION. ALSO, THE STORM SEWER & YARD DRAINS SHALL BE INSPECTED (AND CLEANED IF APPLICABLE) FOR POTENTIAL SEDIMENT BUILDUP & DEBRIS AFTER THE CONTRIBUTING DRAINAGE AREAS ARE STABILIZED.
7. UPON PERMISSION AND AUTHORIZATION FROM THE CITY EROSION AND SEDIMENT CONTROL INSPECTOR, THE CONTRACTOR MAY COMPLETE THE CONVERSION OF TEMPORARY SEDIMENT BASIN #1 TO A PERMANENT SWM FACILITY. THE CONVERSION INCLUDES DEWATERING THE STRUCTURE, REGRADING THE FACILITY TO THE FINAL DESIGN GRADES SHOWN IN THE SWM SHEETS, REMOVING & REPLACING THE ESC RISER's UPPER SEGMENTAL RINGS TO MATCH THE SWM DESIGN's UPPER SEGMENTAL RINGS, ACTIVATING THE SWM FACILITY's ORIFICES AND STABILIZING THE PERMANENT SWM FACILITY's INTERIOR GROUNDCOVER. THE SUPER SILT FENCE BELOW THE BASIN SHALL REMAIN IN PLACE AND FUNCTIONAL WHILE THIS CONVERSION TAKES PLACE. NOTE, THE CONVERSION OF SEDIMENT BASIN #1 SHALL INCLUDE DEWATERING WITH A SEDIMENT FILTER BAG, AND GRADING OPERATIONS SHALL INCLUDE COMPACTION WITH STRUCTURAL FILL. THE BASIN'S UPPER APPROACH AREAS SHALL BE GRADED WITH POSITIVE SLOPES AWAY FROM THE HOMES, AND THE BASIN's LOWER INTERIOR AREAS SHALL BE GRADED WITH POSITIVE SLOPES TOWARDS THE RISER STRUCTURE.
8. ONCE THE BASIN IS FULLY CONVERTED, THE SITE's FINAL GRADES ARE PERMANENTLY STABILIZED, THE CONTRACTOR CAN REMOVE ANY REMAINING EROSION & SEDIMENT CONTROL MEASURES. THIS IS INCLUSIVE OF PERIMETER SILT FENCE, TREE PROTECTION, ORANGE SAFETY FENCE AND INLET PROTECTION. NO ITEM SHALL BE REMOVED, THROUGHOUT ALL PHASES OF CONSTRUCTION, UNLESS THE UPSTREAM AREAS ARE STABILIZED AND THE ESC INSPECTOR GIVES PERMISSION. CONTRACTOR SHALL STABILIZE ALL AREAS OF THE SITE IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL REQUIREMENTS.
9. THROUGHOUT ALL PHASES OF CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES AS SPECIFIED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, REMOVING ONLY WHEN APPROVED BY THE LOCAL PROGRAM ADMINISTRATOR IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
10. THROUGHOUT ALL PHASES OF CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM ADMINISTRATOR. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

EROSION & SEDIMENT CONTROL PHASE IV PLAN: SCALE 1"=20'



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8/23/24
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PROFESSIONAL ENGINEER

REVISIONS

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PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN
SHEET TITLE: EROSION & SEDIMENT CONTROL NOTES & PHASE IV PLAN

JOB NO. 202180
SCALE 1"=20'
SHEET NO. 41

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PRE-DEVELOPMENT STORMWATER MANAGEMENT PLAN LEGEND

- OVERALL DRAINAGE AREA TO THE POINT OF ANALYSIS
- LIMITS OF SOIL BOUNDARY
- TIME OF CONCENTRATION PATH
- DENOTES CHANGE IN FLOW TYPE (PER SCS TR-55 MANUAL)
- SUBJECT PROPERTY LIMITS
- PROPOSED LIMITS OF CRITICAL SLOPES DISTURBANCES
- EXISTING CRITICAL SLOPES TO REMAIN UNDISTURBED

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

MONTE VISTA AVENUE (30' PUBLIC R/W)

OLD LYNCHBURG ROAD (VAR. WIDTH PUBLIC R/W)

MATCHLINE, SEE SHEET 43

SOIL TYPE 134D

SITE OUTFALL #1

POINT OF ANALYSIS (EXISTING CHANNEL)

PRE-DEV. DA 1
(TO SITE OUTFALL #1 AT THE POINT OF ANALYSIS)
22.46 ac.
CN=64
Tc=0.22 hrs.

100' OF OLF w/ Δ ELEV.=7'
1,025' OF CONC. FLOW w/ Δ ELEV.=63'
290' OF CHANNEL FLOW

PRE-DEVELOPMENT 'DA 1' REPRESENTS THE SUBAREA THAT ENCOMPASSES THE PROPOSED IMPROVEMENTS & DRAINS TO SITE OUTFALL #1 AT THE POINT OF ANALYSIS. THIS AREA IS USED IN THE CHANNEL AND FLOOD PROTECTION 9VAC25-870-66 ANALYSIS.

SOIL TYPE 134C

PROPERTY LIMITS

EXISTING STORM SEWER PROPOSED TO BE REROUTED THROUGH THE DEVELOPMENT

SOIL TYPE 127B

AZALEA DRIVE (50' PUBLIC R/W)

JEFFERSON PARK AVENUE (VAR. WIDTH PUBLIC R/W)

NOTE:
THE UPLAND PRE-DEVELOPMENT RUNOFF (NOT PROPOSED TO BE DISTURBED) FROM AZALEA DRIVE STORM SEWER LOCATED BETWEEN 217 & 219 AZALEA DRIVE WILL BE CAPTURED & REDIRECTED AROUND THE PROPOSED DEVELOPMENT. THIS RUNOFF WILL BE RELEASED INTO ITS SAME PRE-DEVELOPMENT CHANNEL. BECAUSE THE OFFSITE RUNOFF IS BEING REDIRECTED IN THE POST-DEVELOPMENT STATE AND IS NOT MODIFIED, IT IS NOT PART OF THIS DEVELOPMENT'S 9VAC25-870-66 COMPUTATIONS. SEE SHEET 17 FOR ITS DRAINAGE AREA.

CAMELLIA DRIVE (50' PUBLIC R/W)

Pre-Development Impervious Area Summary
DA 1 (Water Quantity)

Existing Streets	48,250 sf
Existing Street Sidewalk	7,315 sf
Existing Buildings, Driveways and Walkways	84800 sf
	140,365 sf

WATERSHED SUMMARY AT THE POINT OF ANALYSIS
(FOR THE CHANNEL & FLOOD PROTECTION ANALYSES)

Pre-Development

	CN	Area, ac.	1-year Flow, cfs	10-year Flow, cfs
Pre-Dev. DA 1	64	22.46	9.98	50.12

Watershed Area Summary At Point of Analysis

	Pre-Development (acres)	Post-Development (acres)
DA 1A	22.46	22.06
DA 1B		0.40
Total =	22.46	22.46

SEE SHEET 47 FOR THE STORMWATER MANAGEMENT NARRATIVE

COMMONWEALTH OF VIRGINIA
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PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN
SHEET TITLE: PRE-DEVELOPMENT STORMWATER MANAGEMENT PLAN

JOB NO. 202180
SCALE 1"=50'
SHEET NO. 42

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POST-DEVELOPMENT STORMWATER MANAGEMENT PLAN LEGEND

- OVERALL DRAINAGE AREA TO THE POINT OF ANALYSIS
- POST-DEVELOPMENT SUBAREAS
- LIMITS OF SOIL BOUNDARY
- TIME OF CONCENTRATION PATH
- DENOTES CHANGE IN FLOW TYPE (PER SCS TR-55 MANUAL)
- SUBJECT PROPERTY LIMITS
- PROPOSED LIMITS OF CRITICAL SLOPES DISTURBANCES
- EXISTING CRITICAL SLOPES TO REMAIN UNDISTURBED
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SWM/BMP PRIVATE MAINTENANCE EASEMENT
- PROPOSED SWM/BMP PRIVATE ACCESS EASEMENT

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

PROPOSED LIMITS OF DISTURBANCE, TYPICAL. NOTE, THE MONTE VISTA AVENUE & AZALEA DRIVE DISTURBANCES ARE LOCATED WITHIN EXISTING PUBLIC RIGHT-OF-WAY. THESE DISTURBANCES WILL NOT INCREASE THE IMPERVIOUS AREAS AND THEIR DRAINAGE PATTERNS AND GROUND COVERS (PAVEMENT) WILL BE RETURNED TO THEIR PRE-DEVELOPMENT CONDITIONS AFTER THE PROPOSED UTILITY CONNECTIONS ARE MADE. THESE DISTURBANCES ARE ACCOUNTED FOR IN THE VRRM WATER QUALITY ANALYSIS.

MONTE VISTA AVENUE (30' PUBLIC R/W)

MONTE VISTA AVENUE (30' PUBLIC R/W)
MIDDLETON LANE (VAR. WIDTH PUBLIC R/W)
PROPOSED LIMITS OF DISTURBANCES
GRAPHIC SCALE
50 0
(IN FEET)
1 inch = 50 ft.
MATCHLINE, SEE THIS SHEET & SHEET 42

OLD LYNCHBURG ROAD (VAR. WIDTH PUBLIC R/W)

MATCHLINE, SEE THIS SHEET

POST-DEV. DA 1B (UNDETAINED & RELEASED TO SITE OUTFALL #1 AT POINT OF ANALYSIS) 0.40 ac., CN=82, Tc=0.10 hrs.

'POST-DEV. DA 1B' REPRESENTS DISTURBED AREAS THAT ARE NOT DETAINED AND ARE ACCOUNTED FOR IN THE CHANNEL & FLOOD PROTECTION ANALYSIS (9VAC25-870-66).

SOIL TYPE 134D

NOTE: IMPERVIOUS AREAS ARE ASSUMED AND INCLUDED IN THE POST-DEV. DA 1A STORMWATER QUANTITY CALCULATIONS FOR A POTENTIAL FUTURE HOME LOCATED BETWEEN PROPOSED LOTS 10 & 11.

10' OF OLF w/ Δ ELEV.=4' & 50' OF CHNL. FLOW w/ Δ ELEV.=12'

PROPOSED SWM/BMP PRIVATE ACCESS EASEMENT. EASEMENT TO EXTEND TO PUBLIC RIGHT-OF-WAY, AS SHOWN.

PROPOSED SWM/BMP PRIVATE MAINTENANCE EASEMENT. EASEMENT COINCIDES WITH SWM/BMP PRIVATE ACCESS EASEMENT.

POST-DEV. DA 1A (DETAINED & RELEASED TO SITE OUTFALL #1 AT THE POINT OF ANALYSIS) 22.06 ac. CN=72 Tc=0.19 hrs.

LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23

'POST-DEV. DA 1A' REPRESENTS THE SUBAREA THAT ENCOMPASSES THE BULK OF THE DISTURBED AREAS AND IS ROUTED TO THE SWM FACILITY FOR TREATMENT. THIS SUBAREA IS USED IN THE CHANNEL AND FLOOD PROTECTION 9VAC25-870-66 ANALYSES.

100' OF OLF w/ Δ ELEV.=7' 375' OF CONC. FLOW w/ Δ ELEV.=28' 1,235' OF CHANNEL FLOW

SITE OUTFALL #1

POINT OF ANALYSIS (EXISTING CHANNEL)

PROPOSED SWM/BMP PRIVATE MAINTENANCE EASEMENT.

PROPOSED SWM FACILITY TO PROVIDE ONSITE WATER QUALITY & QUANTITY TREATMENT

LOT 41 LOT 40 LOT 39 LOT 38 LOT 37 LOT 36 LOT 35 LOT 34 LOT 33 LOT 32 LOT 31 LOT 30 LOT 29 LOT 28 LOT 27 LOT 26 LOT 25 LOT 24

SOIL TYPE 134C

PROPOSED LIMITS OF DISTURBANCE, TYPICAL. NOTE, THE LAND DISTURBANCES LOCATED WITHIN THE 'POST-DEV. DA1A' SUBAREA WILL RECEIVE WATER QUALITY TREATMENT VIA THE PROPOSED ONSITE SWM FACILITY.

SOIL TYPE 127B

AZALEA DRIVE (50' PUBLIC R/W)

JEFFERSON PARK AVENUE (VAR. WIDTH PUBLIC R/W)

NOTE:
THE UPLAND PRE-DEVELOPMENT RUNOFF (NOT PROPOSED TO BE DISTURBED) FROM AZALEA DRIVE STORM SEWER LOCATED BETWEEN 217 & 219 AZALEA DRIVE WILL BE CAPTURED & REDIRECTED AROUND THE PROPOSED DEVELOPMENT. THIS RUNOFF WILL BE RELEASED INTO ITS SAME PRE-DEVELOPMENT CHANNEL. BECAUSE THE OFFSITE RUNOFF IS BEING REDIRECTED IN THE POST-DEVELOPMENT STATE AND IS NOT MODIFIED, IT IS NOT PART OF THIS DEVELOPMENT's 9VAC25-870-66 COMPUTATIONS. SEE SHEET 17 FOR ITS DRAINAGE AREA.

CAMELLIA DRIVE (50' PUBLIC R/W)

Post-Development Impervious Area Summary

DA 1A (Water Quantity)

Proposed Streets	35,525 sf
Proposed Street Sidewalk	13,400 sf
Proposed Buildings (Includes Porches, Patios, Decks)	76,041 sf
Proposed Driveways	17,903 sf
Proposed Walkways	1,215 sf
Potential Future Building (Includes Porch, Patio, Deck)	1,800 sf
Potential Future Driveway	375 sf
Potential Future Walkway	30 sf
Proposed Emergency Accesses (Includes Pond's RR)	5,950 sf
Proposed Wet Pond	10,287 sf
Existing Streets	43,100 sf
Existing Street Sidewalk	5,940 sf
Existing Buildings, Driveways and Walkways	84,800 sf
	296,366 sf

DA 1B (Water Quantity)

Proposed Riprap	4,000 sf
Proposed Emergency Access	1,925 sf
Existing Residences	3,925 sf
	9,850 sf

WATERSHED SUMMARY AT THE POINT OF ANALYSIS
(FOR THE CHANNEL & FLOOD PROTECTION ANALYSES)

Post-Development

	CN	Area, ac.	1-year Flow, cfs	10-year Flow, cfs
Post-Dev. DA 1A	72	22.06	3.87	45.68
Post-Dev. DA 1B	82	0.40	0.89	2.26
	72	22.46	4.76	47.94

Watershed Area Summary At Point of Analysis

	Pre-Development (acres)	Post-Development (acres)
DA 1A	22.46	22.06
DA 1B		0.40
Total =	22.46	22.46

General Construction notes for Stormwater Management Plans
1. A geotechnical engineer is to be present during construction of dams.
2. Pipe and riser joints are to be watertight within stormwater management facilities.
3. For temporary sediment traps or basins which are to be converted to permanent stormwater management facilities; conversion is not to take place until the site is stabilized, and permission has been obtained from the City erosion control inspector.

SEE SHEET 47 FOR THE STORMWATER MANAGEMENT NARRATIVE

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
8/23/24
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
8/13/2021	INITIAL SUBMITTAL
3/10/2023	2ND SUBMITTAL
12/8/2023	3RD SUBMITTAL
3/29/2024	4TH SUBMITTAL
6/12/2024	5TH SUBMITTAL
8/23/2024	SIGNATURE SET

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN
SHEET TITLE: POST-DEVELOPMENT STORMWATER MANAGEMENT PLAN

JOB NO. 202180
SCALE 1"=50'
SHEET NO. 43

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Attachment A-2

POST-DEVELOPMENT

MONTE VISTA AVENUE

MONTE VISTA AVENUE IMPROVEMENTS ARE LOCATED WITHIN EXISTING PUBLIC RIGHT-OF-WAY. THERE WILL NOT BE AN INCREASE IN IMPERVIOUS AREAS IN MONTE VISTA AVENUE IN THE POST-DEVELOPMENT STATE AND THE POST-DEVELOPMENT GROUND COVERS WILL BE RETURNED TO THEIR PRE-DEVELOPMENT CONDITIONS AFTER THE SANITARY SEWER CONSTRUCTION. THE MONTE VISTA AVENUE IMPROVEMENTS ARE ACCOUNTED FOR IN THE VRRM WATER QUALITY ANALYSIS.

NOTE: IMPERVIOUS AREAS ARE ASSUMED AND INCLUDED IN THE VRRM CALCULATIONS FOR A POTENTIAL FUTURE HOME LOCATED BETWEEN PROPOSED LOTS 10 & 11.

SOIL TYPE 134D

SOIL TYPE 134C

SOIL TYPE 127B

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45

PROPOSED ESC LIMITS OF DISTURBANCE, TYPICAL. THE BOUNDARY FOR THE LIMITS OF DISTURBANCE, WHICH TOTALS 9.89ac., DEFINES THE BOUNDARY FOR THE VRRM WATER QUALITY CALCULATIONS.

Post-Development VRRM Groundcover Summary

(Water Quality Boundary Defined by ESC Limits of Dist.)

Impervious Areas	4.12 ac.
Managed Turf	5.77 ac.
Woods	0.00 ac.
	9.89 ac.

Note: The impervious areas shown above include walkways on each lot. The walkway areas are not depicted on this plan sheet since their locations are subject to the future homeowner's discretion. Their impervious areas however are accounted for in the water quality and quantity analyses.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

AZALEA DRIVE

JEFFERSON PARK AVENUE

STORMWATER MANAGEMENT PLAN LEGEND

- PROPOSED LIMITS OF DISTURBANCE
- LIMITS OF SOIL BOUNDARY
- SUBJECT PROPERTY LIMITS
- PROPOSED LIMITS OF CRITICAL SLOPES DISTURBANCES
- EXISTING CRITICAL SLOPES TO REMAIN UNDISTURBED
- VRRM POST-DEVELOPMENT IMPERVIOUS AREAS

PRE-DEVELOPMENT

MONTE VISTA AVENUE

MONTE VISTA AVENUE IMPROVEMENTS ARE LOCATED WITHIN EXISTING PUBLIC RIGHT-OF-WAY. THERE WILL NOT BE AN INCREASE IN IMPERVIOUS AREAS IN MONTE VISTA AVENUE IN THE POST-DEVELOPMENT STATE AND THE POST-DEVELOPMENT GROUND COVERS WILL BE RETURNED TO THEIR PRE-DEVELOPMENT CONDITIONS AFTER THE SANITARY SEWER CONSTRUCTION. THE MONTE VISTA AVENUE IMPROVEMENTS ARE ACCOUNTED FOR IN THE VRRM WATER QUALITY ANALYSIS.

EXISTING IMPERVIOUS AREAS LOCATED WITHIN PROPOSED LIMITS OF DISTURBANCE.

EXISTING IMPERVIOUS AREAS LOCATED WITHIN PROPOSED LIMITS OF DISTURBANCE

PROPOSED ESC LIMITS OF DISTURBANCE, TYPICAL. THE BOUNDARY FOR THE LIMITS OF DISTURBANCE, WHICH TOTALS 9.89ac., DEFINES THE BOUNDARY FOR THE VRRM WATER QUALITY CALCULATIONS.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

AZALEA DRIVE

JEFFERSON PARK AVENUE

SEE SHEET 47 FOR THE STORMWATER MANAGEMENT NARRATIVE

COMMONWEALTH OF VIRGINIA
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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN

SHEET TITLE: STORMWATER MANAGEMENT PLAN- WATER QUALITY

JOB NO. 202180

SCALE 1"=60'

SHEET NO. 44

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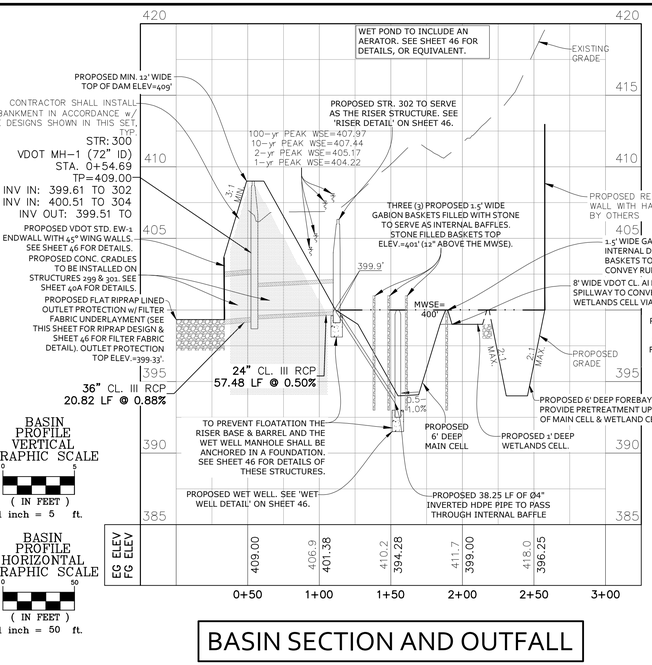
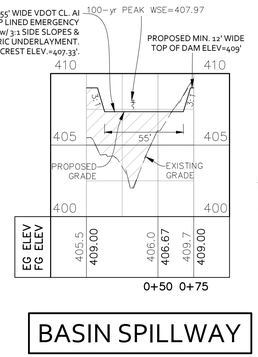


BASIN SECTION AND OUTFALL



BASIN SPILLWAY

STORMWATER MANAGEMENT FACILITY GRADING

Elevation (ft)	Area of Forebay Cell Contours (sf)	Volume (cf)
394	337	0
396	582	908
398	891	2,370
399	1,072	3,350
400	1,265	4,517
402	-	-
404	-	-
406	-	-
408	-	-
409	-	-

Elevation (ft)	Area of Wetland Cell Contours (sf)	Volume (cf)
394	-	0
396	-	0
398	-	0
399	262	0
400	495	372
402	-	-
404	-	-
406	-	-
408	-	-
409	-	-

Elevation (ft)	Area of Main Cell Contours (sf)	Volume (cf)
394	581	0
396	1,093	1,647
398	1,736	4,452
399	2,323	6,474
400	3,173	9,211
402	5,745	-
404	6,690	-
406	7,644	-
408	8,645	-
409	9,211	-

Elevation (ft)	Total Facility Area Contours (sf)	Volume (cf)
394	918	0
396	1,675	2,555
398	2,627	6,822
399	3,657	9,950
400	4,933	14,229
402	5,745	24,896
404	6,690	37,319
406	7,644	51,643
408	8,645	67,922
409	9,211	76,848

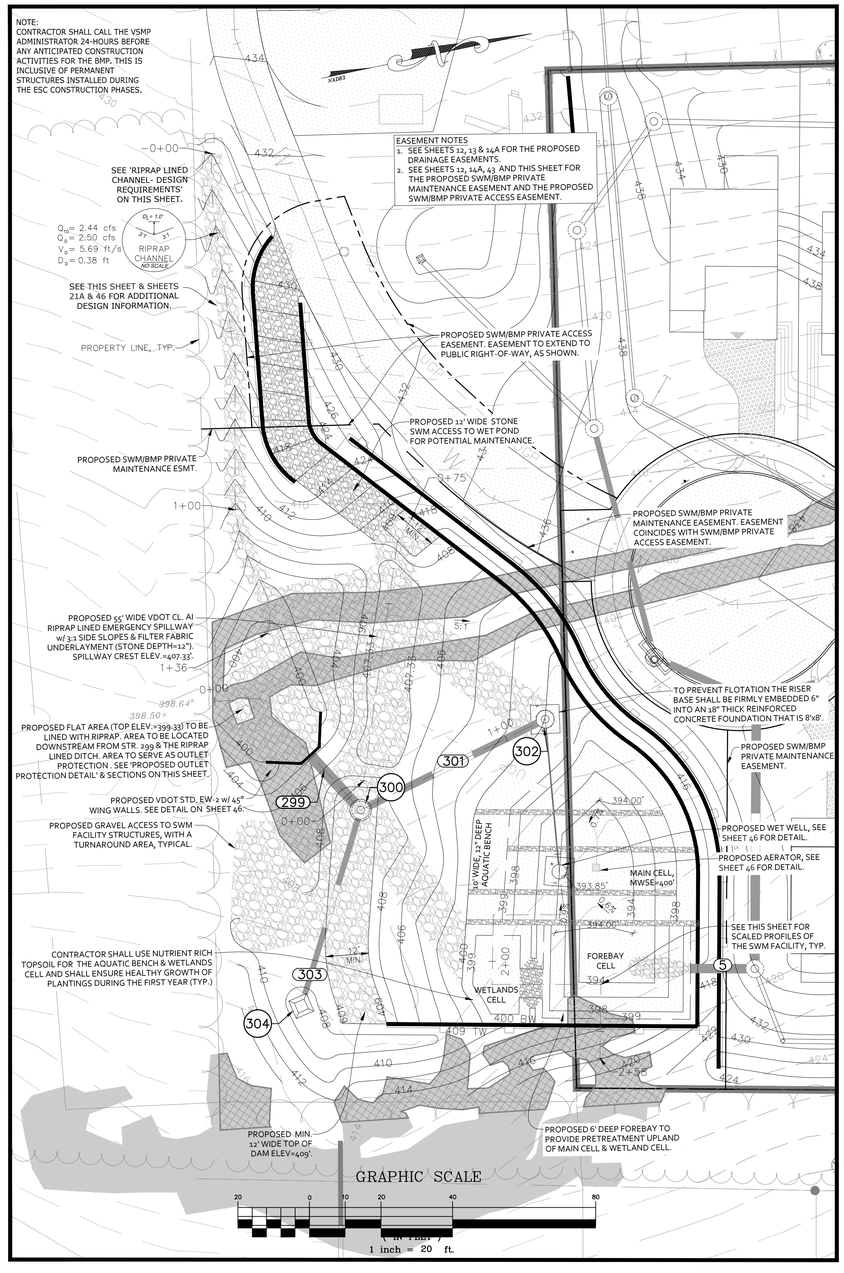
LEVEL II WET POND DESIGN & REQUIREMENTS:

Treatment Volume, Tv (VRRM)	17,533 cf
Minimum Treatment Volume Required for Level II Wet Pond	26,300 cf
Treatment Volume Provided Below MWSE	14,229 cf
Minimum Percentage of Tv Allowed at MWSE	50 %
Percentage of Tv Provided at MWSE	54 %
Elevation Corresponding to Full Treatment Volume	402.2 ft
Full Treatment Volume Obtained	YES
Maximum Percentage of Tv Allowed above MWSE	50 %
Percentage of Tv Provided above MWSE	46 %
Minimum Forebay Volume Required (15% of Tv)	3,945 cf
Forebay Volume Provided	4,517 cf
Minimum Upper Wetland Shelf Area Required (10% of Pond Surface Area)	493 sf
Upper Wetland Shelf Provided	495 sf

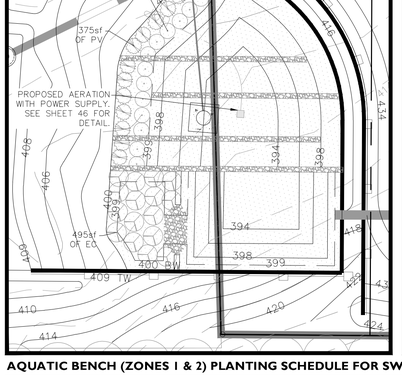
RIPRAP LINED CHANNEL- DESIGN REQUIREMENTS:
1. RIPRAP LINED CHANNEL SHALL BE A V-NOTCHED DITCH WITH 3:1 SIDE SLOPES AND HAVE A DITCH DEPTH OF 1' AT ITS CENTER LINE.
2. CONTRACTOR SHALL INSTALL A CLASS II FILTER FABRIC UNDERLAYMENT MEETING MINIMUM REQUIREMENTS SET FORTH IN TABLE 3.19-D OF THE VESCH STANDARD & SPECIFICATION 3.19, AS SHOWN ON SHEET 46. FILTER FABRIC SHALL BE KEYED INTO THE EXISTING GROUND A MINIMUM OF 12" AT ITS ENDS & ALONG THE ENTIRE PERIMETER.
3. PLACEMENT OF FILTER FABRIC SHALL BE DONE IMMEDIATELY AFTER DITCH SLOPE PREPARATION. EDGES OF THE FILTER SHEETS SHALL OVERLAP AT LEAST 9".
4. STONE PLACEMENT SHALL FOLLOW IMMEDIATELY AFTER PLACEMENT OF THE FILTER. RIPRAP SHALL BE PLACED SO THAT IT PRODUCES A DENSE WELL-GRADED MASS OF STONE WITH MINIMAL VOIDS. THE FINISHED SLOPE SHALL BE FREE OF POCKETS OF SMALL STONE OR CLUSTERS OF LARGE STONES. THE TOTAL STONE DEPTH SHALL BE 22". THE FOLLOWING MASS-PERCENT STONE RATIO SHALL BE INSTALLED:
   55%- CL. AI RIPRAP
   15%- #3 STONE
   15%- #1 STONE
   15%- #57 STONE
5. TOP OF CHANNEL BANKS SHALL TIE INTO EXISTING GROUND WITH A MAXIMUM SLOPE OF 2:1.
6. CONTRACTOR SHALL SCHEDULE A MEETING WITH AN ENGINEERING DEPARTMENT INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF THE CHANNEL CONSTRUCTION, TICKETS FROM THE QUARRY WILL BE REVIEWED BEFORE STONE PLACEMENT TO ENSURE CORRECT STONE SIZES. SEE NOTES ON THIS PLAN FOR MINIMUM DESIGN REQUIREMENTS.

RIPRAP LINED OUTLET PROTECTION- DESIGN REQUIREMENTS:
1. MINIMUM OUTLET PROTECTION DIMENSIONS FOR THE PROPOSED WET POND AND V-NOTCHED CHANNEL SHALL BE MET INDEPENDENTLY OF EACH OTHER, MEETING THE MINIMUM DIMENSIONS SHOWN ON THIS SHEET.
2. CONTRACTOR SHALL EXCAVATE & GRADE THE PROPOSED LOW AREA WHERE THE OUTLET PROTECTION IS PROPOSED, PREPARING FOR THE STONE'S BASE. CONTRACTOR SHALL THEN INSTALL A CLASS II FILTER FABRIC UNDERLAYMENT MEETING MINIMUM REQUIREMENTS SET FORTH IN TABLE 3.19-D OF THE VESCH STANDARD & SPECIFICATION 3.19, AS SHOWN ON SHEET 46. THE FILTER FABRIC SHALL BE KEYED INTO THE EXISTING GROUND A MINIMUM OF 12" AT ITS ENDS & ALONG THE ENTIRE PERIMETER.
3. PLACEMENT OF FILTER FABRIC SHALL BE DONE IMMEDIATELY AFTER THE OUTLET PROTECTION'S BASE PREPARATION, EDGES OF THE FILTER SHEETS SHALL OVERLAP AT LEAST 9".
4. STONE PLACEMENT SHALL FOLLOW IMMEDIATELY AFTER THE PLACEMENT OF THE FILTER. A TOTAL STONE DEPTH OF 26" SHALL BE PLACED. THE FOLLOWING MASS-PERCENT STONE RATIO SHALL BE INSTALLED:
   55%- CL. I RIPRAP
   15%- CL. AI RIPRAP
   15%- #3 STONE
   15%- #1 STONE
5. OUTLET PROTECTION SHALL TIE INTO EXISTING GROUND AT A MAXIMUM SLOPE OF 2:1.
6. CONTRACTOR SHALL SCHEDULE A MEETING WITH AN ENGINEERING DEPARTMENT INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF THE OUTLET PROTECTION CONSTRUCTION. TICKETS FROM THE QUARRY WILL BE REVIEWED BEFORE STONE PLACEMENT TO ENSURE CORRECT STONE SIZES. SEE NOTES AND DESIGN ON THIS PLAN FOR MINIMUM REQUIREMENTS.

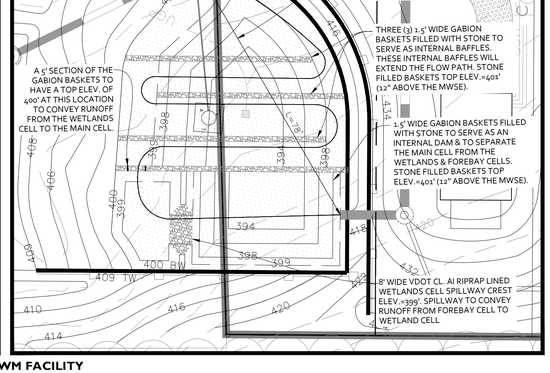
PROPOSED LEVEL II WET POND & RIPRAP LINED CHANNEL DETAIL
SCALE 1"=20'



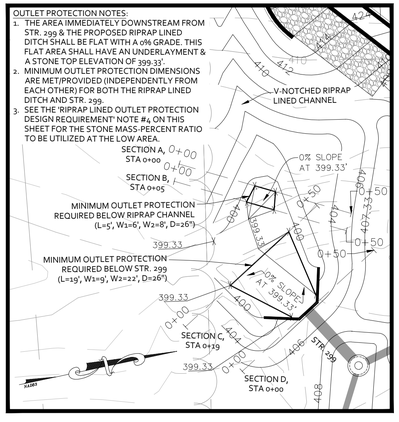
LEVEL II WET POND LANDSCAPING PLAN
SCALE 1"=20'



LEVEL II WET POND FLOW PATH PLAN
SCALE 1"=20'



PROPOSED OUTLET PROTECTION DETAIL
SCALE 1"=20'

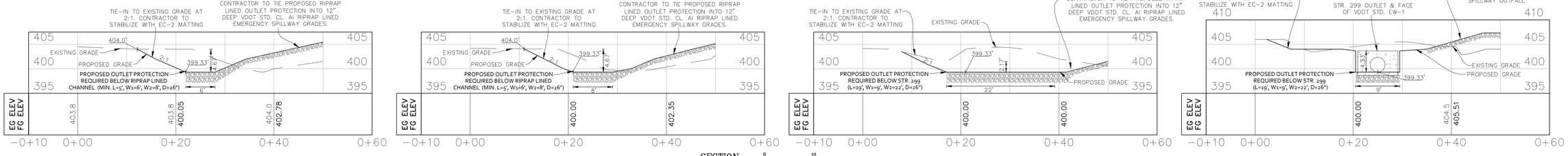


AQUATIC BENCH (ZONES 1 & 2) PLANTING SCHEDULE FOR SWM FACILITY

SYM	BOTANICAL	COMMON NAME	ZONE	SWM FACILITY QUANTITY	SWM FACILITY COVERAGE (sf)
ZONE 1 PLANTINGS					
PV	PELTANDRA VIRGINICA	ARROW ARUM	2	-	375
VA	VALISNERIA AMERICANA	WILD CELERY	1	-	335
EC	ELODEA CANADENSIS	WATERWEED	1	-	495

Zone 1 -6" TO -18" Below MWSE **Zone 2** -6" to MWSE

Notes
Emergent plant; Tolerant to Inundation up to 12"; Full Sun to Partial Shade.
Submergent plant; Tolerant to Inundation; Tolertant to High Nutrient loads.
Submergent plant; Tolerant to Inundation; Good water oxygenator; High Nutrient Removal.



SECTION A | SECTION B | SECTION C | SECTION D

SECTION PROFILE GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

SEE 'PROPOSED OUTLET PROTECTION DETAIL' ON THIS SHEET FOR LOCATIONS OF SECTIONS A, B, C & D.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
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8/23/24

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

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN
SHEET TITLE: STORMWATER MANAGEMENT DETAILS
JOB NO. 202180
SCALE AS SHOWN
SHEET NO. 45

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WET POND CONSTRUCTION NOTES:

FACILITY PLANTING SPECIFICATIONS:

1. THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN A VEGETATIVE COVERAGE IN THE POND AND ITS BUFFER.
2. THE CONTRACTOR SHALL ALSO INSTALL THE WETLAND SHELF AND AQUATIC BENCH PLANTINGS, AS SHOWN, AND USE NUTRIENT RICH SOIL IN THESE AREAS TO PROMOTE HEALTHY GROWTH AND ROOT DEVELOPMENT.
3. PLANT SELECTION SHALL PROMOTE DIVERSE WILDLIFE AND WATERFOWL USE WITHIN THE STORMWATER WETLAND, AQUATIC BENCH AND BUFFERS.
4. WOODY VEGETATION MAY NOT BE PLANTED OR ALLOWED TO GROW WITHIN 15 FEET OF THE TOE OF THE EMBANKMENT NOR WITHIN 25 FEET FROM THE PRINCIPAL SPILLWAY STRUCTURE.
5. A VEGETATED BUFFER SHALL BE PROVIDED THAT EXTENDS AT LEAST 25 FEET OUTWARD FROM THE MAXIMUM WATER SURFACE ELEVATION OF THE WET POND. PERMANENT STRUCTURES (E.G., BUILDINGS) SHALL NOT BE CONSTRUCTED WITHIN THE BUFFER AREA. EXISTING TREES SHALL BE PRESERVED IN THE BUFFER AREA DURING CONSTRUCTION IF POSSIBLE.
6. THE SOILS IN THE STORMWATER BUFFER AREA ARE OFTEN SEVERELY COMPACTED DURING THE CONSTRUCTION PROCESS, TO ENSURE STABILITY. THE DENSITY OF THESE COMPACTED SOILS CAN BE SO GREAT THAT IT EFFECTIVELY PREVENTS ROOT PENETRATION AND, THEREFORE, MAY LEAD TO PREMATURE MORTALITY OR LOSS OF VIGOR. AS A RULE OF THUMB, PLANTING HOLES SHALL BE THREE TIMES DEEPER AND WIDER THAN THE DIAMETER OF THE ROOT BALL FOR BALL-AND-BURLAP STOCK, AND FIVE TIMES DEEPER AND WIDER FOR CONTAINER-GROWN STOCK.
7. AVOID SPECIES THAT REQUIRE FULL SHADE, OR ARE PRONE TO WIND DAMAGE. EXTRA MULCHING AROUND THE BASE OF SHRUBS IS STRONGLY RECOMMENDED AS A MEANS OF CONSERVING MOISTURE AND SUPPRESSING WEEDS.

CONTRACTOR REQUIREMENTS:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL WORK COVERED UNDER THESE PLANS.
2. LANDSCAPE CONTRACTOR SHALL REFER TO THE STANDARDIZED LANDSCAPE SPECIFICATIONS FOR THE STATE OF VIRGINIA FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL ABIDE BY ITS CONTENTS; HOWEVER ANY NOTES OR SPECIFICATIONS ON THE PLANS SHALL SUPERSEDE THOSE OUTLINED IN THE SPECIFICATIONS MANUAL (COPIES ARE AVAILABLE FOR A FEE FROM THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, VIRGINIA NURSERYMEN'S ASSOCIATION, INC. AND THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS).
3. ALL PLANT MATERIAL SHALL MEET THE MINIMUM SPECIFICATIONS AND STANDARDS DESCRIBED IN THE CURRENT ISSUE OF THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, 1250 STREET, NW, SUITE 500, WASHINGTON, DC 20005.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE DESIGNER OF ANY VARIANCE FROM THE PLAN.
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ANY ONSITE UTILITIES (CALL MISS UTILITY 1-800-552-7001 BEFORE ANY EXCAVATION).
6. REFER TO THE APPROVED CONSTRUCTION PLANS FOR ANY DETAILED SITE INFORMATION.
7. ALL WORK SHALL BE COORDINATED WITH OTHER PARTIES.
8. PLANTS WILL BE PREPARED FOR SHIPMENT IN A MANNER THAT WILL NOT CAUSE DAMAGE TO THE BARK, BUDS, BRANCHES, STEMS, OR OVERALL SHAPE OF THE STOCK. CONTAINER GROWN PLANTS WILL BE TRANSPORTED IN THE CONTAINERS IN WHICH THEY HAVE BEEN GROWN.
9. ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE UNIFORMLY BRANCHED AND HAVE A VIGOROUS ROOT SYSTEM. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE FROM DEFECTS, DECAY, DISEASES, INSECT PESTS, EGGS, AND ALL FORMS OF INFESTATION. ALL PLANT MATERIAL SHALL BE FRESH, FREE FROM TRANSPLANT SHOCK OR VISIBLE WILT. PLANTS DEEMED UNHEALTHY WILL BE REJECTED.
10. ALL CONTAINER STOCK SHALL HAVE BEEN PROPAGATED IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL. CONTAINER STOCK WITH POORLY DEVELOPED ROOT SYSTEMS WILL NOT BE ACCEPTED.
11. PLANTS NOT INSTALLED ON THE DAY OF ARRIVAL ON SITE SHALL BE STORED AND PROTECTED BY THE CONTAINER. OUTSIDE STORAGE AREAS WILL BE SHADED AND PROTECTED FROM THE WIND AND SUN. PLANTS STORED ON SITE SHALL BE PROTECTED FROM ANY DRYING AT ALL TIMES BY COVERING THE BALLS OR ROOTS WITH MOIST SAWDUST, WET BURLAP, WOOD CHIPS, SHREDDED BARK, PEAT MOSS, OR OTHER SIMILAR MULCHING MATERIAL.
12. THE OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT MATERIAL TYPE, SIZE AND/OR QUANTITY. ANY SUBSTITUTIONS MUST BE APPROVED BY THE DESIGNER.
13. MINOR FIELD ADJUSTMENTS MAY BE NECESSARY DUE TO SITE CONDITIONS (EX: ROOTBALL AND UTILITY CONFLICT). MAJOR ADJUSTMENTS MUST BE APPROVED BY THE DESIGNER.
14. NO PLANTING SHALL OCCUR WHEN THE SOIL IS FROZEN.
15. PLANT MATERIAL SHALL BE PLACED IN EXISTING SOIL WITH EACH PLANTING PIT EXCAVATED TO A SIZE SUFFICIENT TO CONTAIN THE ENTIRE ROOT BALL OR ROOT MASS, WITHOUT CRAMPING ROOT STOCK.
16. THE CONTRACTOR SHALL MAINTAIN A ONE (1) CALENDAR YEAR 90% CARE AND REPLACEMENT WARRANTY FOR ALL PLANTINGS. THE PERIOD OF CARE AND REPLACEMENT SHALL BEGIN AFTER INSPECTION AND APPROVAL OF THE COMPLETE INSTALLATION OF ALL PLANTS AND CONTINUE FOR ONE CALENDAR YEAR.
17. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF TRASH AND DEBRIS WITHIN THE LIMITS OF THE PLANTING ON A DAILY BASIS.
18. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, OR OTHER ACTIVITIES BEYOND THE CONTRACTOR'S CONTROL.

FACILITY CONSTRUCTION:

1. THE CONTRACTOR SHALL USE THE WET POND AS AN E&S CONTROL STRUCTURE, IF SHOWN IN THIS MANNER ON THE APPROVED ESC PLANS. IF APPLICABLE, THE WET POND SHALL SERVE AS A SEDIMENT BASIN DURING PROJECT CONSTRUCTION. IF THIS IS DONE, THE VOLUME SHALL BE BASED ON THE MORE STRINGENT SIZING RULE (EROSION AND SEDIMENT CONTROL REQUIREMENT VS. WATER QUALITY TREATMENT REQUIREMENT). INSTALLATION OF THE PERMANENT RISER SHALL BE INITIATED DURING THE CONSTRUCTION PHASE, AND DESIGN ELEVATIONS SHALL BE SET WITH FINAL CLEANOUT OF THE SEDIMENT BASIN AND CONVERSION TO THE POST-CONSTRUCTION WET POND IN MIND. THE BOTTOM ELEVATION OF THE WET POND SHALL BE LOWER THAN THE BOTTOM ELEVATION OF THE TEMPORARY SEDIMENT BASIN. APPROPRIATE PROCEDURES SHALL BE IMPLEMENTED TO PREVENT DISCHARGE OF TURBID WATERS WHEN THE BASIN IS BEING CONVERTED INTO A WET POND.
2. WET PONDS SHALL ONLY BE CONSTRUCTED AFTER THE CONTRIBUTING DRAINAGE AREA TO THE POND IS COMPLETELY STABILIZED. IF THE PROPOSED POND SITE WILL BE USED AS A SEDIMENT TRAP OR BASIN DURING THE CONSTRUCTION PHASE, THE CONTRACTOR SHALL DE-WATER, DREDGE AND RE-GRADE THE SEDIMENT CONTROL FACILITY TO DESIGN DIMENSIONS AFTER THE ORIGINAL SITE CONSTRUCTION IS COMPLETE.
3. THE CONTRACTOR SHALL ASSEMBLE CONSTRUCTION MATERIALS ON-SITE, MAKING SURE THEY MEET DESIGN SPECIFICATIONS AND ARE PREPARED AT STAGING AREAS WHEN POSSIBLE.
4. THE CONTRACTOR SHALL CLEAR AND STRIP THE PROJECT AREA IF REQUIRED TO THE DESIRED SUB-GRADE.
5. THE CONTRACTOR SHALL INSTALL E&S CONTROLS PRIOR TO CONSTRUCTION, INCLUDING TEMPORARY DE-WATERING DEVICES AND STORMWATER DIVERSION PRACTICES. ALL AREAS SURROUNDING THE POND THAT ARE GRADED OR DISTURBED DURING CONSTRUCTION MUST BE PLANTED WITH TURF GRASS, NATIVE PLANTINGS, OR OTHER APPROVED METHODS OF SOIL STABILIZATION.
6. THE CONTRACTOR SHALL ALSO EXCAVATE THE CORE TRENCH AND INSTALL THE SPILLWAY PIPE.
7. THE RISER AND APPLICABLE OUTFLOW STRUCTURES SHALL BE INSTALLED, AND THE CONTRACTOR SHALL ENSURE THE TOP INVERT OF THE OVERFLOW WEIR IS CONSTRUCTED LEVEL AT THE DESIGN ELEVATION.
8. THE EMBANKMENT SHALL CONSIST OF A HOMOGENOUS DAM OF APPROVED MATERIALS DETAILED IN THE GEOTECH REPORT. SEE SHEET 40A FOR THE CONCRETE CRADLE AND DRAINAGE BLANKET AS WELL.
9. EXCAVATION AND GRADING TO THE APPROPRIATE ELEVATIONS AND DESIRED CONTOURS SHALL BE ACHIEVED FOR THE POND.
10. THE EMERGENCY SPILLWAY SHALL BE CONSTRUCTED IN CUT WHERE POSSIBLE, OR IN STRUCTURALLY STABILIZED SOILS.
11. THE OUTLET PIPES, INCLUDING DOWNSTREAM RIP-RAP APRON PROTECTION, SHALL BE INSTALLED.
12. EXPOSED SOILS SHALL BE STABILIZED WITH TEMPORARY SEED MIXTURES APPROPRIATE FOR THE POND BUFFER. ALL AREAS ABOVE THE NORMAL POOL ELEVATION SHALL BE PERMANENTLY STABILIZED BY HYDROSEEDING OR SEEDING OVER STRAW.
13. THE POND BUFFER AREA SHALL BE PLANTED WITH A VEGETATIVE GROUND COVER AND THE CONTRACTOR SHALL THEN INSTALL THE APPROPRIATE BASIN LANDSCAPING IN ACCORDANCE WITH THE APPROVED PLANS.
14. ALL CONSTRUCTION SHALL ADHERE TO THE VIRGINIA DEQ POST CONSTRUCTION BMP CLEARINGHOUSE REQUIREMENTS SET FORTH IN DESIGN SPECIFICATION NUMBER 14.

FACILITY MAINTENANCE:

MAINTENANCE OF THE WET POND(S) IS DRIVEN BY ANNUAL INSPECTIONS THAT EVALUATE THE CONDITION AND PERFORMANCE OF THE POND. DURING THESE INSPECTIONS THE FOLLOWING TASKS SHALL BE PERFORMED BY THE CONTRACTOR IN THE FIRST YEAR FOLLOWING INSTALLATION, AND THE OWNER THEREAFTER:

1. MEASURE SEDIMENT ACCUMULATION LEVELS IN THE FOREBAY.
1. MONITOR THE GROWTH OF WETLANDS, TREES AND SHRUBS PLANTED, AS APPLICABLE. RECORD THE SPECIES AND THEIR APPROXIMATE COVERAGE, AND NOTE THE PRESENCE OF ANY INVASIVE PLANT SPECIES, AS APPLICABLE.
2. INSPECT THE CONDITION OF STORMWATER INLETS TO THE POND FOR MATERIAL DAMAGE, EROSION OR UNDERCUTTING.
3. INSPECT THE BANKS OF UPSTREAM AND DOWNSTREAM CHANNELS FOR EVIDENCE OF SLOUGHING, ANIMAL BURROWS, BOGGY AREAS, WOODY GROWTH, OR GULLY EROSION THAT MAY UNDERMINE EMBANKMENT INTEGRITY.
4. INSPECT POND OUTFALL CHANNEL FOR EROSION, UNDERCUTTING, RIP-RAP DISPLACEMENT, WOODY GROWTH, ETC.
5. INSPECT CONDITION OF PRINCIPAL SPILLWAY AND RISER FOR EVIDENCE OF SPALLING, JOINT FAILURE, LEAKAGE, CORROSION OR OTHER FAILURES.
6. INSPECT CONDITION OF ALL TRASH RACKS OR FLASHBOARD RISERS FOR EVIDENCE OF CLOGGING, LEAKAGE, DEBRIS ACCUMULATION OR OTHER FAILURES.
7. INSPECT MAINTENANCE ACCESS TO ENSURE IT IS FREE OF WOODY VEGETATION, AND CHECK TO SEE WHETHER VALVES, MANHOLES AND LOCKS CAN BE OPENED AND OPERATED IF APPLICABLE.
8. INSPECT INTERNAL AND EXTERNAL SIDE SLOPES OF THE POND FOR EVIDENCE OF SPARSE VEGETATIVE COVER, EROSION, OR SLUMPING, AND MAKE NEEDED REPAIRS IMMEDIATELY.
9. REPAIR AND REPLACE AS NECESSARY.

PLEASE SEE THE TABLE BELOW FOR ADDITIONAL MAINTENANCE MEASURES:

Table 14.6. Typical Wet Pond Maintenance Tasks and Frequency

Maintenance Items	Frequency
• Mowing – twice a year • Remove debris and blockages • Repair undercut, eroded, and bare soil areas	Quarterly or after major storms (>1 inch of rainfall)
• Mowing	Twice a year
• Shoreline cleanup to remove trash, debris and floatables • A full maintenance inspection • Open up the riser to access and test the valves • Repair broken mechanical components, if needed	Annually
• Pond buffer and aquatic bench reinforcement plantings	One time –during the second year following construction
• Forebay Sediment Removal	Every 5 to 7 years
• Repair pipes, the riser and spillway, as needed	From 5 to 25 years

FACILITY INSPECTION:

MULTIPLE INSPECTIONS ARE CRITICAL TO ENSURE THE BASIN(S) ARE PROPERLY CONSTRUCTED. BECAUSE THE TIMING OF THE INSTALLATION IS DICTATED BY THE CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE ENGINEER AND INSPECTOR PRIOR TO INSTALLATION. MULTIPLE SITE VISITS AND INSPECTIONS ARE REQUIRED TO BE SCHEDULED BY THE CONTRACTOR, WITH THE ENGINEER AND INSPECTOR, DURING THE FOLLOWING STAGES OF THE WET POND'S CONSTRUCTION PROCESS:

1. PRE-CONSTRUCTION MEETING
2. INITIAL SITE PREPARATION (INCLUDING INSTALLATION OF PROJECT E&S CONTROLS)
3. EXCAVATION/GRADING (E.G., INTERIM/FINAL ELEVATIONS)
4. WET POND INSTALLATION (E.G., INTERIM AND FINAL ELEVATIONS)
5. INSTALLATION OF THE EMBANKMENT, THE RISER/PRIMARY SPILLWAY, AND THE OUTLET STRUCTURE(S).
6. PLANTING AND VEGETATIVE STABILIZATION PHASE (WITH AN EXPERIENCED LANDSCAPE ARCHITECT PRESENT)
7. FINAL INSPECTION (DEVELOP A PUNCH LIST FOR FACILITY ACCEPTANCE)

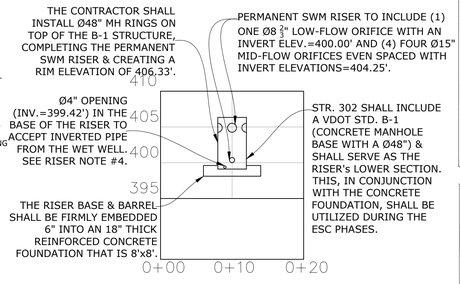
PROFILE HORIZONTAL & VERTICAL GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

RISER (STR. 302) NOTES:

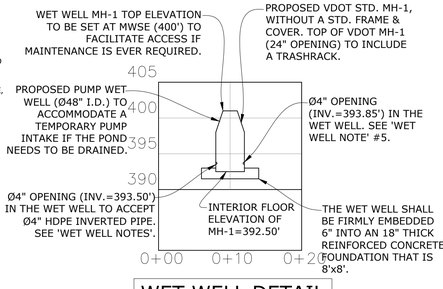
1. ANY TEMPORARY SEGMENTAL RINGS USED DURING THE ESC PHASES ABOVE THE PERMANENT B-1 BASE SHALL BE REMOVED WITH THE SWM RISER's PERMANENT UPPER RINGS' INSTALLATION.
2. O-RINGS SHALL BE UTILIZED AT THE JOINTS TO ENSURE A WATERTIGHT RISER STRUCTURE.
3. ALL ORIFICE OPENINGS SHALL HAVE STATE APPROVED TRASHRACKS, TYPICAL. SEE THE DETAILS ON THIS SHEET, OR EQUIVALENT, FOR ADDITIONAL TRASHRACK INFORMATION.
4. Ø4" HDPE INVERTED PIPE RUNNING BETWEEN THE RISER (STR. 302) AND THE WET WELL TO INCLUDE A GATE VALVE LOCATED INSIDE THE RISER. GATE VALVE TO BE SET AT OR ABOVE THE BARREL INVERT ELEVATION. VALVE TO BE CLOSED DURING NORMAL OPERATIONS AND ONLY OPENED IN THE EVENT THE POND NEEDS TO BE DRAINED WITH A PUMP. OPENING IN RISER FOR Ø4" HDPE INVERTED PIPE TO BE GROUTED TO FORM A WATERTIGHT SEAL AT THE PIPE'S CONNECTION TO THE RISER.
5. RISER TO INCLUDE VDOT STD. IS-1 STEPS FOR ACCESS & MAINTENANCE.



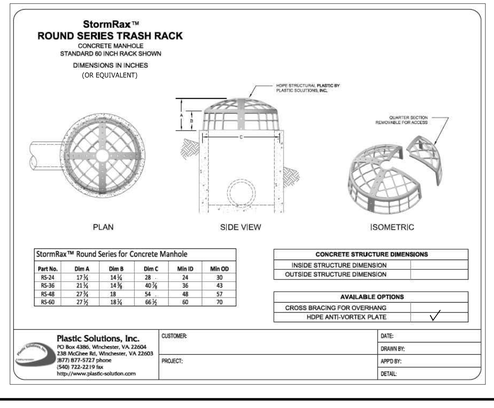
RISER (STR. 302) DETAIL

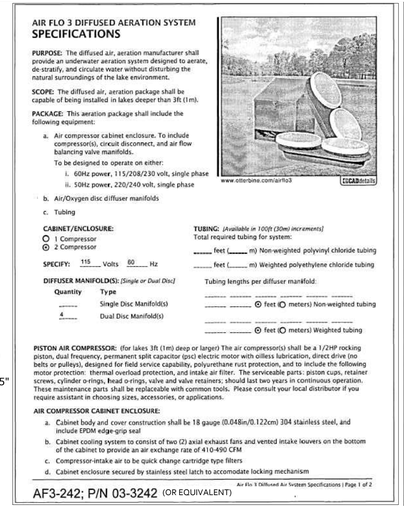
WET WELL NOTES:

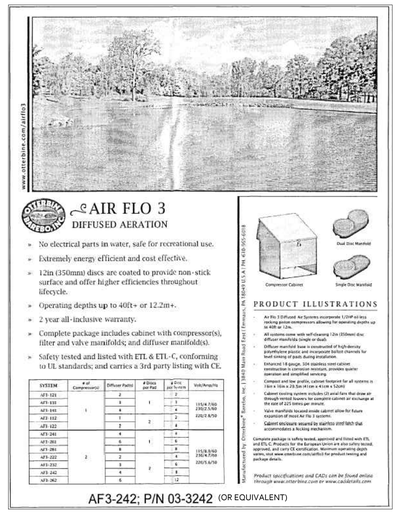
1. INVERTED PIPE TO BE PROTECTED ON BOTH ENDS FROM SEDIMENT DEPOSITION BY BEING LOCATED INSIDE THE WET WELL (MH-1 WITH TRASHRACK) AND BEING LOCATED IN THE RISER (STR. 302's TRASHRACK WITH A GATE VALVE CLOSED DURING NORMAL OPERATIONS).
2. THE INVERTED PIPE IN THE WET WELL SHALL BE LOCATED NEAR THE BASE OF THE MANHOLE FOR DRAINING PURPOSES, BUT ELEVATED ABOVE THE MH's FLOOR, AS SHOWN, TO PROTECT IT FROM POTENTIAL SEDIMENT DEPOSITION.
3. SEE THE DETAIL ON THIS SHEET, OR EQUIVALENT, FOR TRASHRACK INFORMATION.
4. A PUMP CAPABLE OF 93.5 GPM CAN DRAIN THE FULL POND IN 24 HOURS.
5. A Ø4" OPENING IN THE WET WELL IS PROVIDED TO ALLOW WATER INTO THE WELL IN THE EVENT THE POND NEEDS TO BE DRAINED. Ø4" OPENING TO INCLUDE A TRASH RACK TO LIMIT SEDIMENT DEPOSITION. NOTE, Ø4" OPENING INVERT CREATES A SLOPED POND FLOOR RANGING FROM 0.5%-1.0% TOWARDS THE WET WELL, AS SHOWN ON SHEET 45.

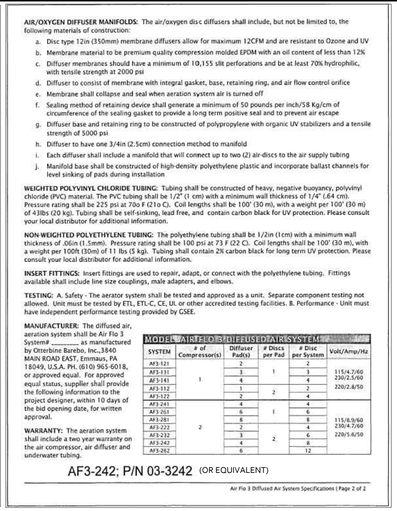


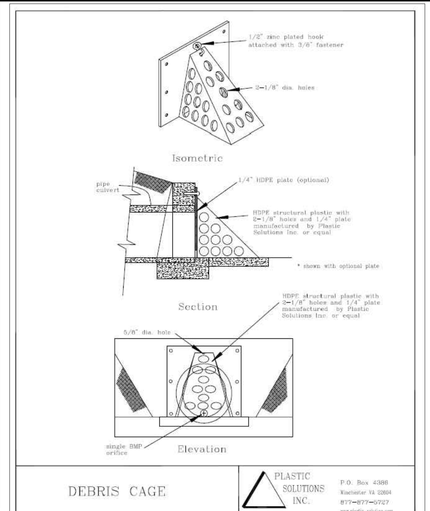
WET WELL DETAIL

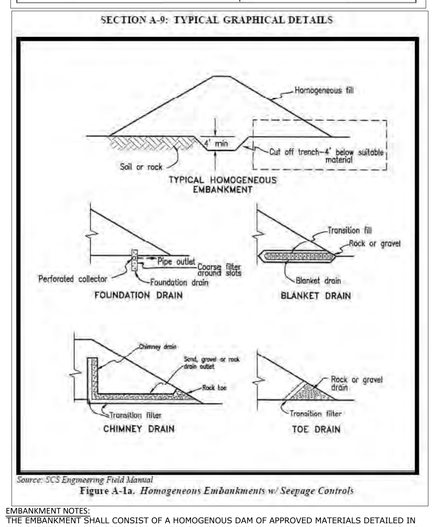












EMBANKMENT NOTES:
THE EMBANKMENT SHALL CONSIST OF A HOMOGENOUS DAM OF APPROVED MATERIALS DETAILED IN THE GEOTECH REPORT. SEE SHEET 40A FOR THE CONCRETE CRADLE AND DRAINAGE BLANKET AS WELL.

VA DEQ STORMWATER DESIGN SPECIFICATION NO. 14 — WET POND

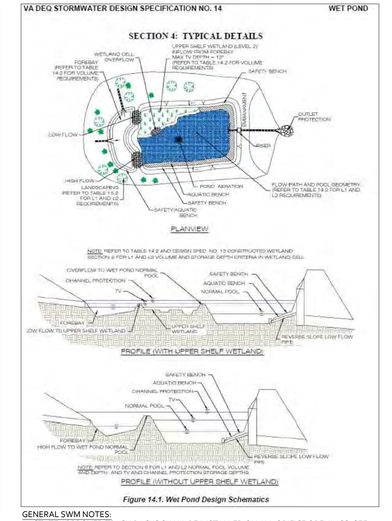


Figure 14.1. Wet Pond Design Schematics

GENERAL SWM NOTES:

1. STATE APPROVED TRAS

STORMWATER QUANTITY SUMMARIES FOR 'DA 1'

WATERSHED SUMMARY AT THE POINT OF ANALYSIS
(FOR THE CHANNEL & FLOOD PROTECTION ANALYSES)

Pre-Development

	CN	Area, ac.	1-year Flow, cfs	10-year Flow, cfs
Pre-Dev. DA 1	64	22.46	9.98	50.12

Post-Development

	CN	Area, ac.	1-year Flow, cfs	10-year Flow, cfs
Post-Dev. DA 1A	72	22.06	3.87	45.68
Post-Dev. DA 1B	82	0.40	0.89	2.26
	72	22.46	4.76	47.94

Maximum Allowable 1-year 24-hr SCS Flow to Meet Channel Protection Requirements (per Section B.3.a) = 4.79 cfs
Proposed 1-year 24-hr SCS Post-Development Flow = 4.76 cfs

Maximum Allowable 10-year 24-hr SCS Flow to Meet Flood Protection Requirements (per Section C.2.b) = 50.11 cfs
Proposed 10-year 24-hr SCS Post-Development Flow = 47.94 cfs

STORMWATER MANAGEMENT NARRATIVE

OVERALL SUMMARY:
THE AZALEA SPRINGS SUBDIVISION'S PROPOSED STORMWATER MANAGEMENT PLAN COMPLIES WITH PART IIB STORMWATER REQUIREMENTS. THE AZALEA SPRINGS SUBDIVISION IS GENERALLY LOCATED IN A RAVINE, WHICH WAS CREATED IN PART FROM THE SURROUNDING DEVELOPED LOTS ALONG AZALEA DRIVE AND MONTE VISTA AVENUE.

THE BULK OF THE PROPOSED IMPROVEMENTS AND DISTURBANCES WILL BE TREATED FOR STORMWATER QUALITY AND QUANTITY VIA A NEW SWM FACILITY. THIS NEW FACILITY, A LEVEL II WET POND, WILL ALSO CAPTURE UPLAND RUNOFF FROM SOME OF THE EXISTING HOMES ALONG AZALEA DRIVE AND MONTE VISTA AVENUE. THERE IS ALSO AN EXISTING STORM SEWER SYSTEM IN AZALEA DRIVE THAT OUTFALLS ONTO THE SUBJECT PROPERTY VIA STORM SEWER IN HUNTSMAN RUN WAY. THIS EXISTING STORM SEWER SYSTEM WILL BE REDIRECTED THROUGH THE AZALEA SPRINGS DEVELOPMENT WITH THE PROPOSED PLAN, AND WILL CONTINUE TO ULTIMATELY DISCHARGE TO THE CHANNEL DOWNSTREAM FROM THE SUBDIVISION LIKE IT DOES IN THE PRE-DEVELOPMENT STATE. WITH THE REDIRECTION OF THIS STORM SEWER, THE PLAN WILL CREATE A RIPRAP LINED OUTFALL THAT THE EXISTING STORM SEWER CURRENTLY LACKS. A SECOND EXISTING STORM SEWER SYSTEM FROM AZALEA DRIVE ALSO OUTFALLS ONTO THE PROPOSED DEVELOPMENT AT THE SOUTHERN END. THIS STORM SEWER SYSTEM WILL BE REDIRECTED AROUND THE PROPOSED DEVELOPMENT AND WILL ALSO CONTINUE TO DISCHARGE TO ITS SAME PRE-DEVELOPMENT CHANNEL AFTER BEING FIRST RELEASED ONTO A RIPRAP LINED OUTFALL THAT THE CURRENT/PRE-DEVELOPMENT STORM SEWER LACKS.

THE IMPROVEMENTS FROM THE SUBDIVISION WILL GENERATE A PHOSPHOROUS LOADING. THIS PHOSPHOROUS LOADING WILL BE MITIGATED THROUGH THE AFOREMENTIONED LEVEL II WET POND. ALSO, IN ACCORDANCE WITH 'THE AZALEA SPRINGS' APPROVED CRITICAL SLOPE WAIVER, THE ONSITE LEVEL II WET POND PROPOSED PROVIDES 110% OF THE ONSITE PHOSPHOROUS REMOVAL REQUIRED.

NOTE: THE INITIAL LOW-FLOW RUNOFF WILL ENTER THE POND'S FOREBAY VIA STORM SEWER (STRUCTURE 5). THIS INITIAL LOW-FLOW RUNOFF WILL THEN BE CONVEYED TO THE WETLANDS CELL VIA A SPILLWAY CREST ELEVATION (399') LOCATED BELOW THE MWSE AT THE INTERFACE OF THE WETLANDS AND FOREBAY CELLS. AFTER THIS INITIAL LOW-FLOW, HIGHER FLOWS WILL ENTER THE MAIN CELL FROM THE FOREBAY AND WETLANDS CELLS VIA AN OVERTOPPING OF THE POND'S INTERNAL TOP OF DAM LOCATED AT THE MWSE (TOP ELEVATION OF 400').THE INTERNAL DAM WILL BE CONSTRUCTED OF STONE-FILLED GABION BASKETS. SEE THE 'BASIN SECTION AND OUTFALL' PROFILE ON SHEET 45 FOR ADDITIONAL INFORMATION.

STORMWATER QUANTITY SUMMARY:
THE POINT OF ANALYSIS FOR THIS PROJECT IS THE DOWNSTREAM EXISTING CHANNEL, AS NOTED ON SHEETS 42 & 43. THE SITE IN THE PRE-DEVELOPMENT AND POST-DEVELOPMENT SCENARIOS DRAIN TO THIS POINT OF ANALYSIS VIA SITE OUTFALL #1.

IN THE PRE-DEVELOPMENT STATE SITE OUTFALL #1 ACCEPTS BOTH ONSITE AND OFFSITE RUNOFF, AS REPRESENTED ON SHEET 42 AS DA 1. A PORTION OF THE OFFSITE RUNOFF STEMS FROM AN EXISTING STORM PIPE IN HUNTSMAN RUN WAY THAT DISCHARGES DIRECTLY ONTO THE AZALEA SPRINGS PROPERTY. THIS EXISTING PIPE WILL BE REDIRECTED THROUGH THE DEVELOPMENT IN THE POST-DEVELOPMENT STATE FOR TREATMENT. PLEASE NOTE, A SECOND EXISTING STORM SEWER PIPE FROM AZALEA DRIVE DISCHARGES ONTO THE PROPOSED DEVELOPMENT AT THE SOUTHERN END, AS NOTED ON SHEET 42. THIS RUNOFF IS CAPTURED, ROUTED AROUND THE PROPOSED DEVELOPMENT AND RELEASED INTO ITS SAME PRE-DEVELOPMENT CHANNEL. BECAUSE THIS OFFSITE RUNOFF IS BEING REDIRECTED IN THE POST-DEVELOPMENT STATE AND IS NOT MODIFIED, IT IS NOT PART OF THIS DEVELOPMENT's 9VAC25-870-66 COMPUTATIONS. SEE SHEET 17 FOR THIS UPLAND RUNOFF/ DRAINAGE AREA BEING REDIRECTED AROUND THE SITE. PLEASE ALSO NOTE, THIS BYPASS STORM SEWER & THE DOWNSTREAM OUTLET PROTECTION WERE SIZED FOR THEIR RESPECTIVE WATERSHEDS.

IN THE POST-DEVELOPMENT STATE, SITE OUTFALL #1 REMAINS AND CONTINUES TO OUTFALL TO THE POINT OF ANALYSIS. SITE OUTFALL #1 CONTINUES TO RECEIVE RUNOFF FROM THE SUBJECT PROPERTY AND OFFSITE AREAS. THE POST-DEVELOPMENT RUNOFF IS DEFINED AS DA 1A AND DA 1B. DA 1A RECEIVES ATTENUATION FROM THE PROPOSED STORMWATER MANAGEMENT FACILITY AND DA 1B REPRESENTS UNDETAINED RUNOFF RELEASED TO SITE OUTFALL #1. THE PROPOSED FACILITY CAPTURES DA 1A, THE BULK OF THE PROPOSED IMPROVEMENTS AND ITS DISTURBANCES. BOTH DA 1A AND DA 1B's RUNOFF ARE RELEASED ONTO A FLAT, RIPRAP LINED OUTLET PROTECTION IMMEDIATELY UPLAND OF THE POINT OF ANALYSIS.

POST-DEVELOPMENT DA 1A & 1B WERE COMPARED TO PRE-DEVELOPMENT DA 1 IN THE 9VAC25-870-66 STORMWATER CHANNEL AND FLOOD PROTECTION ANALYSES.

IN SUMMARY, CHANNEL PROTECTION IS MET THROUGH 9VAC25-870-66 SECTION B.3.a (ENERGY BALANCE) AND FLOOD PROTECTION IS MET THROUGH 9VAC25-870-66 SECTION C.2.b. (10yr. POST FLOW < 10 yr. PRE FLOW). COMPLIANCE WITH THESE SECTIONS IS ACHIEVED PRIMARILY THROUGH THE PROPOSED STORMWATER MANAGEMENT FACILITY AND THE REDUCTION OF RUNOFF EXITING THE PROPERTY UNDETAINED.

STORMWATER QUALITY SUMMARY:
WITH THE PROPOSED AZALEA SPRINGS IMPROVEMENTS AND DISTURBANCES A PHOSPHOROUS REMOVAL RATE OF 7.50 lbs/yr IS REQUIRED. THIS WAS DETERMINED BY USING THE DEQ VIRGINIA RUNOFF REDUCTION METHOD (VRRM) SPREADSHEET FOR NEW DEVELOPMENTS. THE EROSION AND SEDIMENT CONTROL'S LIMITS OF DISTURBANCE BOUNDARY OVERLAID ON SHEETS 43 & 44 WAS USED FOR THE VRRM's WATER QUALITY BOUNDARY.

THE AFOREMENTIONED 7.50 lbs/yr STORMWATER QUALITY REQUIREMENT IS MET THROUGH A NEW LEVEL II WET POND. THIS FACILITY REMOVES 8.25 lbs/yr OF PHOSPHOROUS, WHICH IS 110% OF THE REQUIRED ONSITE REMOVAL RATE. THE WET POND WAS SELECTED TO HELP PROMOTE GROUNDWATER RECHARGE, MITIGATE THE PROPOSED REMOVAL OF WETLANDS AND TO MINIMIZE THE IMPACT TO WILDLIFE HABITAT.

FLOOD PROTECTION COMPLIANCE WITH VAC 25-870-66, VIA SUBSECTION C.2.b:

9 VAC 25-870-66 (DA 1)

Section C: Flood Protection

"Concentrated stormwater flow shall be released into a stormwater conveyance system and shall meet one of the following criteria as demonstrated by use of acceptable hydrologic and hydraulic methodologies:"

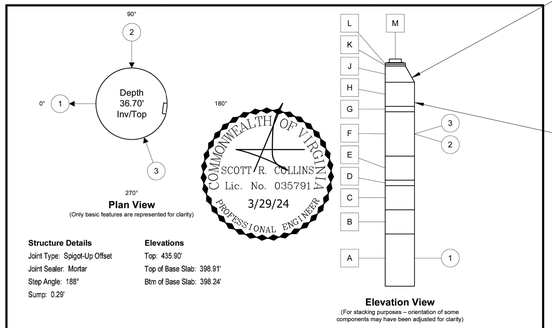
Section C.2.b.:

The point of discharge (at the point of analysis), "releases a postdevelopment peak flow rate for the 10-year 24-hour storm event that is less than the predevelopment peak flow rate from the 10-year 24-hour storm event. Downstream stormwater conveyance systems do not require any additional analysis to show compliance with flood protection criteria if this option is utilized."

Pre-Development 10-yr. 24-hr. SCS Peak Design Flow = 50.12 cfs
Post-Development 10-yr. 24-hr. SCS Peak Design Flow = 47.94 cfs

Section C.3 Limits of Analysis

The analysis terminates at site outfall #1 and the point of analysis since subsection C.2.b is met.



Plan View
(Only basic features are represented for clarity)

Elevation View
(For stacking purposes – orientation of some components may have been adjusted for clarity)

Structure Details
Joint Type: Spigot-Up Offset
Joint Sealer: Mortar
Step Angle: 188°
Sump: 0.29'

Elevations
Top: 435.90'
Top of Base Slab: 398.91'
Btm of Base Slab: 398.24'

Opening Details:

Tag	Pipe	Invert Elevation	Opening	Angle	* Vertical Location
1	30" RCP-B	399.20'	42"	0°	0°
2	30" RCP-B	422.67'	42"	90°	281 1/2°
3	12" HDPE	423.00'	20"	250°	287 1/2°

* Reference point is top of base slab - distance is to bottom of opening (or center if marked "CTR")

Stacking Details:

Tag	Build Height	Description	Weight (lbs)
A	104"	96" Reg Base [48Ø]	8300
B	48"	48" Riser [48Ø] 16" Step	3600
C	48"	48" Riser [48Ø] 16" Step	3600
D	10.75"	11" Intermediate Landing [48Ø]	1900
E	48"	48" Riser [48Ø] 16" Step	3600
F	88"	88" Riser [48Ø] - Special	5800
G	10.75"	11" Intermediate Landing [48Ø]	1900
H	48"	48" Riser [48Ø] 16" Step	3600
J	32"	32" Cone [48Ø x 24Ø]	2600
K	3"	24 x 3 Adj Ring Wall 8	300
L	3"	24 x 3 Adj Ring Wall 8	300
M	8"	MH-1 "STORM" F&C (USA)	300

Weights are approximate. Base Build Height includes base slab.

Customer: ALLEGHENY CONSTRUCTION CO INC
SO#: 153145 Eng: ddthompson
CP&P CONCRETE PIPE & PRECAST, LLC

Project: **Azalea Springs Subdivison**
Roanoke County - Virginia
Structure Type: **MH-1**
Date: 04/02/24 14:34 Structure: **6**

(OR EQUIVALENT)

THE MATERIALS USED TO FABRICATE THE PRECAST CONCRETE STRUCTURE 6 SHALL MEET THE FOLLOWING SPECIFICATIONS:

* VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD & BRIDGE SPECIFICATIONS FOR PRECAST PRODUCTS
* MATERIAL REQUIREMENTS OF ASTM C478 AND AASHTO M199
* PORTLAND CEMENT MEETS ASTM C150 OR ASTM C595 (AASHTO M85 OR M240).
* CONCRETE AGGREGATES MEET ASTM C33 (AASHTO M6 OR M80), EXCEPT FOR GRADATION
* REINFORCING WIRE MEETS ASTM A82, A496, A185, OR A497 (AASHTO M32, M225, M55, OR M221)
* REINFORCING BARS MEET ASTM A615 (AASHTO M31)
* AIR ENTRAINING MIXTURE MEETS ASTM C260 (AASHTO M154)
* OTHER ADMIXTURES MEET ASTM C494 (AASHTO M194)

THE PRECAST CONCRETE STRUCTURE 6, WHERE APPLICABLE, SHALL ALSO MEET THE FOLLOWING SPECIFICATIONS:

* PRECAST REINFORCED MANHOLE SECTIONS MEET ASTM C478 (AASHTO M199)
* PRECAST CONCRETE WATER AND WASTEWATER STRUCTURES MEET ASTM C913, ASTM C857-95 AND AASHTO HS20-44
* MANHOLE JOINTS & GASKETS MEET ASTM C443 (AASHTO M315)
* VIRGINIA DEPARTMENT OF TRANSPORTATION PRECAST QUALITY ASSURANCE PROGRAM
* NPCA PLANT CERTIFICATION QUALITY ASSURANCE

CHANNEL PROTECTION COMPLIANCE WITH VAC 25-870-66, VIA SUBSECTION B.3.a:

9 VAC 25-870-66 (DA 1)

Section B: Channel Protection

"Concentrated stormwater flow shall be released into a stormwater conveyance system and shall meet the criteria in subdivision 1, 2 or 3 of this subsection..."

Section B.1: Manmade stormwater conveyance systems

"When stormwater from a development is discharged to a manmade stormwater conveyance system, following the land-disturbing activity, either..." a. or b. shall be met:

Section B.1.b.

"The peak discharge requirements for concentrated stormwater flow to natural stormwater conveyance systems in subdivision 3 of this subsection shall be met."

Section B.3
"... the maximum peak flow rate from the one-year 24-hour storm following the land-disturbing activity shall be calculated either.." a. or b."

Section B.3.a.
In accordance with the following methodology:
$Q_{Developed} \leq I.F. * (Q_{Pre\text{-}Developed} * RV_{Pre\text{-}Developed}) / RV_{Developed}$

$Q_{Allowed}$ ≤ **4.79** cfs

Where:
$Q_{Pre\text{-}Developed}$ = 9.98 cfs (From Worksheet 4 Watershed Summary)
$CN_{Pre\text{-}Developed}$ = 64 (From Worksheet 4 Watershed Summary)
$S_{Pre\text{-}Developed}$ = 5.60 (From SCS TR-55 eq. 2-4)
$RV_{Pre\text{-}Developed}$ = 0.49 in. (From SCS TR-55 eq. 2-3)
$CN_{Post\text{-}Developed}$ = 72 (From Worksheet 4 Watershed Summary)
$S_{Post\text{-}Developed}$ = 3.94 (From SCS TR-55 eq. 2-4)
$RV_{Post\text{-}Developed}$ = 0.82 in. (From SCS TR-55 eq. 2-3)
I.F. = 0.80 (Factor of Safety)

$Q_{Developed}$ = **4.76** cfs

Section B.4 Limits of Analysis

The analysis terminates at site outfall #1 and the point of analysis since subsection B.3.a is met.

Public Works
City of Charlottesville

City of Charlottesville

Department of Public Works -Engineering Division
Engineering Completeness Review Checklist
610 E Market Street, Charlottesville, VA 22902
Telephone 434-970-3182; Fax 434-970-3359

Created On: 1/30/2020
Created By: J. Dawson
Last Modified On: 10/21/2020
Last Modified By: J. Dawson

This checklist is a required submittal item for the applicant. It is used by City PWE staff to evaluate the completeness of a submitted Site Plan for adequacy of review. It is applicable to all projects proposing to disturb 6,000 SF or more, or otherwise subject to VSMP compliance, submitted as a Final Plan. If a submitted plan does not meet all applicable standards contained herien, this completed checklist will be returned to the applicant to serve as both a written justification of the reasons the plans were not accepted for review, as well as guidance on how to improve the submittal to a standard in which it will be deemed acceptable. If you have recieved this checklist as a result of having plans deemed incomplete and have questions, please contact PWE staff for clarification. Applicant shall complete comlumn #1 with the location (plan sheet/detail etc) or "N/A". City staff will complete column #2.

		Code/Manual Reference	#1-Location or N/A	#2-Y/N/NA
GENERAL				
1	**Required Applications**			
1a	E&S and SWM Plan Application (or Amendment Application)	SADM 2.3	SUBMITTED WITH THE PLANS	
1b	Site Plan Application	SADM 2.3/Sec. 34-828	SUBMITTED WITH THE PLANS	
1c	State Permit Registration Application **(Sites> 1 Acre Only)**	SADM 2.3	SUBMITTED WITH THE PLANS	
2	**Required Checklists**			
2a	E&S and SWM Plan Submittal Requirements Checklist	SADM 2.3	SUBMITTED WITH THE PLANS	
2b	E&S Checklist	SADM 2.3	SUBMITTED WITH THE PLANS	
2c	Engineering Checklist	SADM 2.3	SUBMITTED WITH THE PLANS	
3	**Required Fees**			
3a	E&S Fee	SADM 2.3	SUBMITTED WITH THE PLANS	
3b	SWM Fee	SADM 2.3	SUBMITTED WITH THE PLANS	
VSMP Package Generally				
1	Tax reference number and parcel number for all parcels within LOD or otherwise affected by project (encumbered by access easements etc.).	9VAC25-870-55 B-1	SHEET 1	
2	Name, address, telephone #, and email address for each owner of all properties required by the above.	9VAC25-870-55 B-2	SHEET 1 & APPLICATIONS	
3	A SWM narrative that addresses, minimally; number of and specific flow regimes for all S.O.'s in both existing and proposed conditions, descriptions of all drainage areas in existing and proposed conditions, general description of all proposed SWM facilities and in which DA they will be operated, how many receiving waters (or Limits of Analysis, storm drain networks etc.) will be affected and if DA will be shifted from one receiving channel/SD network/LOA to another in proposed. Narrative must include whether or not the applicant intends to meet compliance through off-site options (nutrient credit purchases or others).	9VAC25-870-55 B-3,4,5,9	THIS SHEET	
4	Information on the proposed stormwater management facilities, including (i) the type of facilities; (ii) location, including geographic coordinates; (iii) acres treated; and (iv) the surface waters or karst features into which the facility will discharge	9VAC25-870-55 B-5	THIS SHEET & SHEETS 45 & 46	
5	A SWM Computation Booklet and report including all relevant hydrologic and hydraulic computations, VRRM spreadsheets, etc, necessary to demonstrate compliance with all VSMP regulations	9VAC25-870-55 B-6,7	SWM REPORT PROVIDED	
6	Letter of Availability from off-site provider if offsite nutrient credits are to be purchased.	9VAC25-870-55 B-9	N/A	
7	All SWM plans, specifications, and calculations included in the stormwater management plans and computation booklet shall be signed and sealed by a PE licensed in the Commonwealth of Virginia	9VAC25-870-55 C	THIS INFORMATION IS SEALED	
SWM Plans or Drainage Area Maps shall include:				
8	Existing and proposed contours (minimum 2' intervals)	9VAC25-870-55 B-8	2' PR. & EX. INTERVALS PROVIDED	
9	Identification of all Site Outfalls (1)	9VAC25-870-55 B-1	SITE OUTFALL #1 SHOWN ON SHT 42 & 43	
10	Delineation of drainage areas to each S.O. in both pre and post developed conditions	9VAC25-870-55 B-1	SHEETS 42 & 43	
11	Delineation of the drainage areas to each SWM BMP	9VAC25-870-55 B-8(a)	SHEET 43	
12	Delineation of the Limits of Disturbance	9VAC25-870-55 B-8(f)	ESC SHEETS & SHEETS 43 & 44	
13	Depictions of all streams, ponds, culverts, ditches, wetlands, floodplains, wetlands or other waterbodies	9VAC25-870-55 B-8 (c)	SHEETS 12-14, 42-44 & THROUGHOUT SET	
14	Locations of all existing structures, roads, utilities, SWM facilities and easements	9VAC25-870-55 B-8(d)	EXISTING CONDITIONS, SHEETS 2-6	
15	Locations of all proposed buildings, roads, parking areas, utilities, and SWM facilities	9VAC25-870-55 B-8(g)	SHEETS 8-14 & THROUGHOUT THE SET	
16	Sufficient information on adjoining properties to assess impacts of stormwater on or from those properties. Minimally this means showing all topography and drainage or conveyance structures within 100' of subject parcel boundaries or within 100' of any delineated DA divides when these occur offsite.	9VAC25-870-55 B-8(e)	SHEETS 42-44	
17	Maintenance schedules, notes, and requirements for all BMP's included on plans, and Forest/Open Space designated areas.	9VAC25-870-55 B-4	THIS SHEET & SHEET 46	

Date Application was received:

ACCEPTED OR **REJECTED**

By:
Date :

CITY OF CHARLOTTESVILLE-LAND DISTURBANCE MS4 REPORTING CHART

BMP TYPE	PRACTICE (1-15)	LEVEL (1 or 2)	LATITUDE	LONGITUDE	TOTAL DA (AC)	IMP. DA (AC)	PERV. DA (AC)	P REMOVED (LBS)	12 DIG. HUC.	*SWM MAINT. AGR. INST. #
Wet Pond	14	II	38.01315	-78.513485	9.60	3.88	5.72	8.25	20802040402	

TOTAL LOD (AC)	9.89
TOTAL P REMOVED BY BMP'S (LBS)	8.25
TOTAL P CREDITS PURCHASED (LBS)	0
TOTAL P CREDITED TO PROJECT (LBS)	8.25
TOTAL P REQUIRED (LBS)	7.50
***LAND DISTURBING #**	
***SWM BOND RELEASE DATE**	

* TO BE ENTERED BY CITY OF CHARLOTTESVILLE STAFF

MAINTENANCE NOTES:
PRIVATE STORMWATER MANAGEMENT EASEMENTS LOCATED ON PRIVATE PROPERTIES THAT CONTAIN THE STORMWATER MANAGEMENT FACILITY AND THE STORMWATER PIPING & STRUCTURES SHALL BE DEDICATED TO THE HOME OWNERS ASSOCIATION.

STRUCTURES CONTROLLING OR LIMITING BMP DRAINAGE AREAS (i.e. DOWNSPOUTS, ROOF LEADER CONVEYANCES, ROOF PEAKS, FINE GRADING, BERMS, YARD INLETS, etc.) ARE SUBJECT TO INSPECTION AND ENFORCEMENT UNDER THE VSMP PROGRAM FOR COMPLIANCE.

BMP DATA FOR THIS PROJECT:

BMP OWNERSHIP INFORMATION:	STANLEY MARTIN COMPANIES, LLC 11710 PLAZA AMERICA DRIVE, SUITE 1100 RESTON, VA 20190
TYPE OF BMP INSTALLED:	LEVEL II WET POND
GEOGRAPHIC LOCATION (HYDROLOGIC UNIT CODE)	LOCATED OFF AZALEA DRIVE (PREDOMINANT HYDROLOGIC SOIL GROUP TYPE 134C & 134D)
WATERBODY THE BMP IS ULTIMATELY DISCHARGING INTO:	MOORES CREEK TO RIVANNA RIVER WATERSHED
No. OF ACRES TREATED BY BMPs:	WET POND TREATS 9.60 ACRES OF ONSITE AREAS & A TOTAL DRAINAGE AREA OF 22.06 ACRES.
DESCRIPTION OF REQUIRED MAINTENANCE:	THE MAINTENANCE PROGRAM FOR THE LEVEL II WET POND CAN BE FOUND ON SHEET 46. IT GENERALLY CONSISTS OF CLEANING IT ANNUALLY OF TRASH AND DEBRIS AND THE ORIFICES, TRASH RACKS, SPILLWAYS AND OUTFALL PIPES ARE TO BE CONFIRMED TO BE WORKING AS INTENDED. OWNER SHALL CLEAN & REPAIR THE FACILITY AS NECESSARY IMMEDIATELY.

CITY OF CHARLOTTESVILLE-OUTFALL TABULATION CHART

9VAC25-870-66:				EXISTING										PROPOSED									
Outfall Designation	LOA Designation	Receiving Channel Type	Compliance Method	DA (Acres)	Offsite Contribution (Acres)	CN	Tc ~~(min)~~ hrs.	Q_1 (cfs)	Q_2 (cfs)	Q_{10} (cfs)	Q_{100} (cfs)	Runoff Volume (V, / RV)	Runoff Volume Units	DA (Acres)	Offsite Contribution (Acres)	CN	Tc ~~(min)~~ hrs.	Q_1 (cfs)	Q_2 (cfs)	Q_{10} (cfs)	Q_{100} (cfs)	Runoff Volume (V, / RV)	Runoff Volume Units
Site Outfall #1	Downstream Channel	Natural	CP: Section B.3.a (E.B.)	22.46	12.57	64	0.22	9.98	-	50.12	-	0.49	inches	22.46	12.57	72	0.19	4.76	-	47.94	-	0.82	inches
			FP: Section C.2.b																				
TOTAL																							

City of Charlottesville Department of Public Works-Engineering Division Version 1.0 -10-21-2020

NOTE: Options for column "Receiving Channel Type" include: "Manmade", "Natural", "Restored", "Sheet", or "Other"
The column for "Compliance Method" requires specific code references, options include: "B.1.a", "B.2.a", "B.3.a (EB)", "D"

REVISIONS

DATE	REVISION DESCRIPTION
8/13/2021	INITIAL SUBMITTAL
3/10/2023	2ND SUBMITTAL
12/8/2023	3RD SUBMITTAL
3/29/2024	4TH SUBMITTAL
6/12/2024	5TH SUBMITTAL
8/23/2024	SIGNATURE SET

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
8/23/24

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: AZALEA SPRINGS SUBDIVISION - FINAL SITE PLAN
SHEET TITLE: STORMWATER MANAGEMENT COMPLIANCE SUMMARY

JOB NO. 202180
SCALE NONE
SHEET NO. 47

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Attachment B



VICINITY MAP (COURTESY CITY OF CHARLOTTESVILLE GIS)
1" = 2000'

NOTES:

1. (FOR STANLEY MARTIN PARCELS) THIS AREA OF THIS PLAT HAS BEEN PREPARED WITH A TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 06-12-2019, COMMITMENT NO 19-4452.
2. OWNER OF RECORD (EXCEPTING TMP 20-133): STANLEY MARTIN HOMES, LLC.
3. SOURCE OF TITLE FOR STANLEY MARTIN HOMES, LLC:
   TAX MAP 20 PARCELS 121, 125, 126, 129, 131.1, 131.2, 142, 143, 144, 145, 147, 148 AT INSTRUMENT 2019: 2669.
   TAX MAP 20 PARCELS 122, 146 AT INSTRUMENT 2019: 3126.
   TAP MAP 20 PARCEL 127.001 AT INSTRUMENT 2019: 3311.
   TAX MAP 29 PARCEL 130.001 AT INSTRUMENT 2019: 4741.
4. (FOR TMP 20-133) THIS AREA OF THIS PLAT HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY RED FOX TITLE, LLC, TITLE RUNDOWN DATE OF 12-08-2023, RTF# 23-9859.
5. OWNER OF RECORD (TMP 20-133): CHRISTOPHER L. DONALSON AND JENIFER G. DONALSON.
6. SOURCE OF TITLE FOR TMP 20-133: DEED BOOK 736 PAGE 368, DEED BOOK 792 PAGE 359.
7. THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FEMA MAP NO 51103C0269D, EFFECTIVE DATE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.
8. PROPERTIES ARE ZONED RA RESIDENTIAL A, SETBACKS ARE REGULATED BY THE VESTED PLAN FROM CITY COUNCIL AND REFLECTED ON THE APPROVED FINAL SITE PLAN.
9. BOUNDARY DATA SHOWN IS TAKEN FROM AN ALTA SURVEY PREPARED BY ROUDABUSH, GALE & ASSOCIATES DATED JULY 19, 2019 AND IS RECORDED AT INSTRUMENT 2019: 2669.
10. PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
11. ALL NEW PROPERTY CORNERS WILL BE MONUMENTED WITH IRON PINS UNLESS NOTED OTHERWISE.
12. EASEMENTS LABELED AS "PUBLIC" ARE PUBLIC AND DEDICATED TO THE CITY OF CHARLOTTESVILLE AND SHALL BE CENTERED ON INFRASTRUCTURE AS CONSTRUCTED.
13. EASEMENTS LABELED AS "PRIVATE" ARE PRIVATE AND SHALL BE MAINTAINED BY THE AZALEA SPRINGS HOMEOWNERS ASSOCIATION, INC. .
14. EACH PARCEL CREATED BY THIS SUBDIVISION PLAT CONTAINS A BUILDING SITE THAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTESVILLE'S ZONING, WATER PROTECTION AND SUBDIVISION ORDINANCES.
15. ALLEY IS CALLED OUT AS 20' ON ORIGINAL SUBDIVISION IN DEED BOOK 170 PAGE 218. ACTUAL WIDTH VARIES DUE TO FOUND MONUMENTATION.
16. BELLEVIEW AVENUE IS A 30' RIGHT OF WAY COMPRISED OF A 20' AND A 10' STRIP AS SHOWN ON PLAT IN DEED BOOK 170 PG 218 (ALBEMARLE CO.). THIS DETERMINATION HAS BEEN MADE BASED ON PLATS OF RECORD AT DB 198 PG 285 (CHARLOTTESVILLE), DB 548 PG 739 (CHARLOTTESVILLE) AND BASED ON SUBSEQUENT UNRECORDED PLATS FROM ARCHIVED RECORDS OF HUGH F. SIMMS, SURVEYOR. ACTUAL WIDTH VARIES PER FOUND MONUMENTATION.

BOUNDARY CURVE TABLE

Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1	37.84'	997.00'	2°10'28"	18.92'	37.83'	N 11°13'16" E
C2	17.09'	19.50'	50°12'46"	9.14'	16.55'	S 15°18'05" E
C3	194.57'	41.50'	268°37'24"	42.51'	59.39'	S 86°05'46" E
C4	13.79'	19.50'	40°31'23"	7.20'	13.51'	N 27°57'15" E
C5	18.15'	224.00'	4°38'29"	9.08'	18.14'	S 10°00'48" W
C6	86.03'	2998.50'	1°38'38"	43.02'	86.02'	N 11°30'44" E
C7	84.76'	3001.50'	1°37'05"	42.38'	84.76'	S 11°29'57" W
C8	11.61'	13.00'	51°09'44"	6.22'	11.23'	N 15°26'50" W
C9	226.66'	46.00'	282°19'27"	37.04'	57.69'	N 79°51'58" W
C10	11.61'	13.00'	51°09'44"	6.22'	11.23'	S 35°42'54" W
C11	24.51'	16.00'	87°45'38"	15.39'	22.18'	S 33°44'47" E
C12	4.09'	521.50'	0°26'58"	2.05'	4.09'	N 77°24'07" W
C13	3.75'	478.50'	0°26'58"	1.88'	3.75'	N 77°24'07" W
C14	25.76'	16.00'	92°14'22"	16.64'	23.07'	S 56°15'13" W
C15	39.66'	1045.00'	2°10'28"	19.83'	39.65'	N 11°13'16" E
C16	83.40'	2953.50'	1°37'05"	41.71'	83.40'	S 11°29'57" W
C17	87.40'	3046.50'	1°38'38"	43.71'	87.40'	N 11°30'44" E
C18	7.77'	176.00'	2°31'44"	3.88'	7.77'	S 11°04'10" W

AREA SUMMARY:

ORIGINAL TMP 20-121	0.271 AC
ORIGINAL TMP 20-122	0.241 AC
ORIGINAL TMP 20-125	0.236 AC
ORIGINAL TMP 20-126	0.305 AC
ORIGINAL TMP 20-127.001	0.152 AC
ORIGINAL TMP 20-129	0.292 AC
ORIGINAL TMP 20-130.001	0.211 AC
ORIGINAL TMP 20-131.1/131.2	0.150 AC
ORIGINAL TMP 20-142	1.282 AC
ORIGINAL TMP 20-143	0.418 AC
ORIGINAL TMP 20-144	2.083 AC
ORIGINAL TMP 20-145	0.696 AC
ORIGINAL TMP 20-146	0.174 AC
ORIGINAL TMP 20-147	0.348 AC
ORIGINAL TMP 20-148	0.261 AC
ORIGINAL ALLEY	0.512 AC
TOTAL AREA STANLEY MARTIN LOTS	7.632 AC
FROM TMP 20-133 TO "CONSOLIDATED AREA":	0.007 AC
TO TMP 20-133 FROM "CONSOLIDATED AREA"::	0.007 AC
TOTAL CONSOLIDATED AREA:	7.632 AC
NEW RESIDENTIAL LOTS	5.580 AC
PUBLIC RIGHT-OF-WAY	1.395 AC
PUBLIC AMENITIES AREAS (PAA)	0.657 AC
TOTAL	7.632 AC

OWNER'S APPROVAL

THE DIVISION OF THE LAND DESCRIBED IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, TRUSTEES, OR PROPRIETORS. ANY REFERENCE TO FUTURE POTENTIAL DEVELOPMENT IS TO BE DEEMED AS THEORETICAL ONLY. ALL STATEMENTS AFFIXED TO THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

CHRISTOPHER & JENIFER DONALSON (REPRESENTATIVE)
24 CANTEBURY ROAD
CHARLOTTESVILLE, VA 22903

COMMONWEALTH OF VIRGINIA –
CITY/COUNTY OF: _____
TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20___.

_____
SIGNATURE OF NOTARY PUBLIC

REG. NO.: _____

MY COMMISSION EXPIRES: _____

OWNER'S APPROVAL

THE DIVISION OF THE LAND DESCRIBED IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, TRUSTEES, OR PROPRIETORS. ANY REFERENCE TO FUTURE POTENTIAL DEVELOPMENT IS TO BE DEEMED AS THEORETICAL ONLY. ALL STATEMENTS AFFIXED TO THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

STANLEY MARTIN HOMES, LLC
11710 PLAZA AMERICA DRIVE, STE 1100
RESTON, VA 20190

COMMONWEALTH OF VIRGINIA –
CITY/COUNTY OF: _____
TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20___.

_____
SIGNATURE OF NOTARY PUBLIC

REG. NO.: _____

MY COMMISSION EXPIRES: _____

APPROVED FOR RECORDATION

SIGNATURE: _____ DATE_____
CITY SUBDIVISION AGENT, OR AUTHORIZED DESIGNEE

SIGNATURE: _____ DATE_____
CHAIR, CITY PLANNING COMMISSION

SHEET INDEX

V1 – COVER
V2 – EXISTING BOUNDARY CONDITIONS OVERALL
V3 – EXISTING DETAIL 1
V4 – EXISTING DETAIL 2
V5 – SUBDIVISION BOUNDARY CONSOLIDATION
V6 – SUBDIVISION OVERALL
V7 – SUBDIVISION DETAIL 1
V8 – SUBDIVISION DETAIL 2
V9 – STORM DRAIN EASEMENTS 1
V10 – STORM DRAIN EASEMENTS 2 & TREE PROTECTION & PRESERVATION EASEMENTS
V11 – UTILITY EASEMENTS 1
V12 – UTILITY EASEMENTS 2
V13 – UTILITY EASEMENTS 3
V14 – UTILITY EASEMENTS 4
V15 – EMERGENCY ACCESS, SWM & WALL EASEMENTS, EASEMENTS ADJUSTMENTS
V16 – LANDSCAPE EASEMENTS

ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
999 SECOND STREET SE
CHARLOTTESVILLE, VA 22902
PHONE 434-977-0205 WWW.ROUDABUSH.COM

PLAT SHOWING

TAX MAP 20 PARCELS 121, 122, 125, 126, 127.001, 129, 130.001, 131.1, 131.2, 142, 143, 144, 145, 146, 147 & 148
AZALEA SPRINGS SUBDIVISION
CITY OF CHARLOTTESVILLE, VIRGINIA

COVER SHEET

DATE: 1-23-2020

REVISIONS	
NO.	DATE	DESCRIPTION
3	10-19-2023	DESIGN REVISIONS
4	4-2-2024	PER CITY COMMENTS & DESIGN REVISIONS
5	6-20-2024	PER CITY COMMENTS & DESIGN REVISIONS
6	8-13-2024	PER CITY COMMENTS & DESIGN REVISIONS

SCALE: 1"=2000'
JOB: 8702
FILE: SUBDIVISION R6

SHEET: V1 OF 16

ADJOINING PARCEL INFORMATION:

A – TMP 20–150
LEIGHANNA KELLEY MIDKIFF
DB 1049 PG 264

B – TMP 20–117
JESSICA S. PRIMM
INSTR 2012: 5696

C – TMP 20–118
ABIGAIL TARA MAYNARD
INSTR 2015: 1802

D – TMP 20–118.1
ANN CATHCART
INSTR 2022: 3843

E – TMP 20–119
SAMUEL B. REED, MARY ANN JOHNSTON
INSTR 2018: 1359

F – TMP 20–120
MICHAEL J IWANIK & VICTORIA B GULLET
INSTR 2013: 3355

G – TMP 20–123
SONAMARG PROPERTIES, LLC
INSTR 2012: 2730

H – TMP 20–124
JONATHON N. & MELINA S. DALE
INSTR 2023: 1179

I – TMP 20–126.2
CYNTHIA ANN VAN OSCH
INSTR 2023: 2751

J – TMP 20–126.1
MILO AND PETEY LLC
INSTR 2023: 2171

K – TMP 20–127
KATALIN E ROTH & PHILLIP A SINGERMAN
INSTR 2021: 4167

L – TMP 20–128
ALBERT M. LA FAVE,JR
DB 744 PG 192

M – TMP 20–130
KIMBERLY W. BUSWELL
INSTR 2019: 3740

N – TMP 20–131
REGINALD B. & PAMELA U. ADAMS
INSTR 2012: 3234

P – TMP 20–132
JOHN E. PICKARD & MEGAN E. BLOOM
INSTR 2018: 2119

Q – TMP 20–134
CATHERINE SERENELLI
DB 914 PG 707

R – TMP 20–135
JORDAN P. TAYLOR
DB 787 PG 5

S – TMP 20–136
ALLISON K C & RYAN M GOLDSCHMIDT
INSTR 2022: 1132

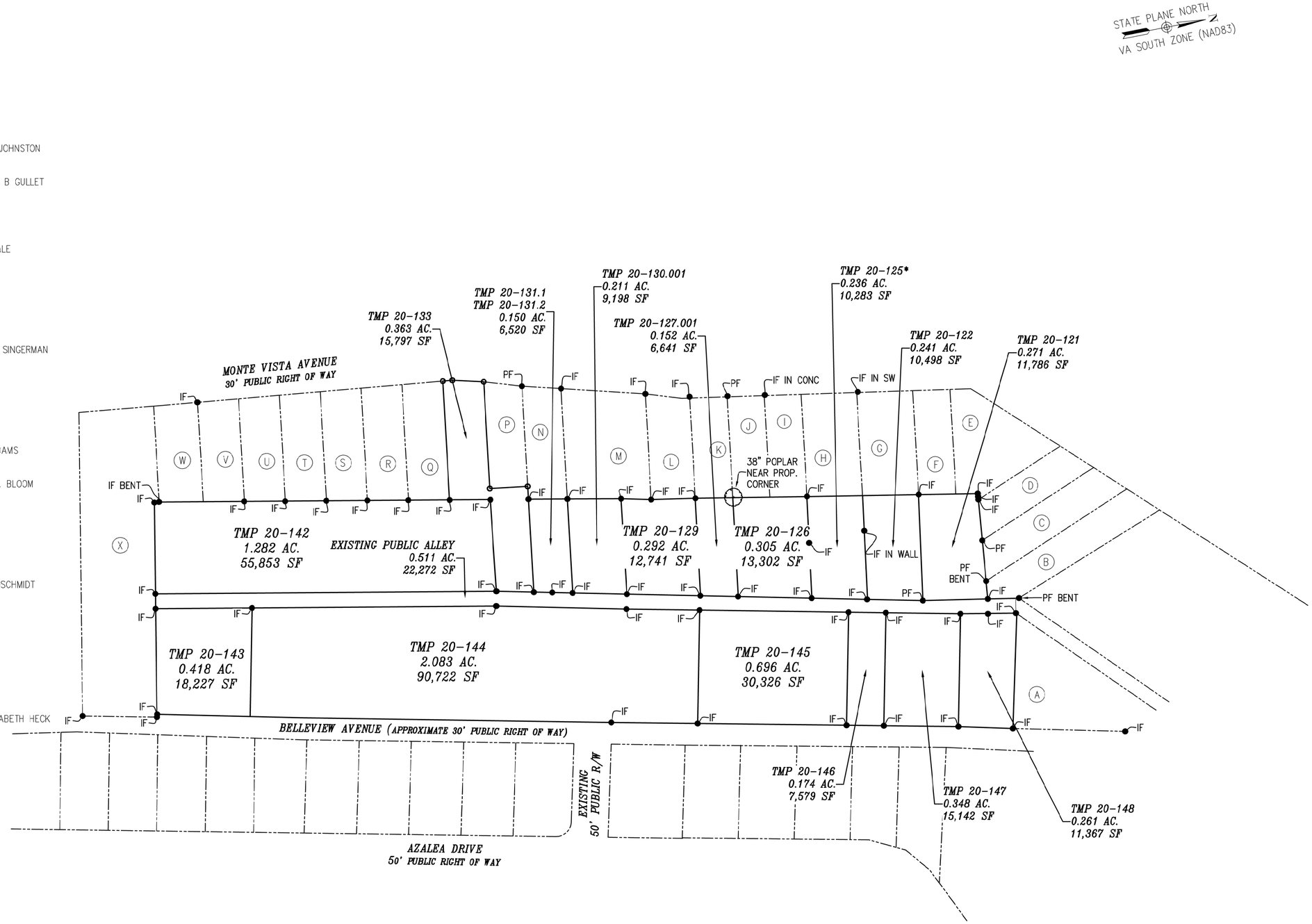
T – TMP 20–137
CLAIRE FRANCES, TRUSTEE
INSTR 2021: 2712

U – TMP 20–138
MILO & PETEY LLC
INSTR 2023: 2358

V – TMP 20–139
ANDREW M. NESBITT
INSTR 2024: 1891

W – TMP 20–140
MICHAEL S. PASCHALL & ELIZABETH HECK
INSTR 2023: 1455

X – TMP 20–141
STANLEY & AMY STEPANIC
INSTR 2019: 1981



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PLAT SHOWING

TAX MAP 20 PARCELS 121, 122, 125, 126, 127.001, 129, 130.001, 131.1, 131.2, 142, 143, 144, 145, 146, 147 & 148
AZALEA SPRINGS SUBDIVISION
CITY OF CHARLOTTESVILLE, VIRGINIA

EXISTING BOUNDARY CONDITIONS OVERALL

DATE: 1-23-2020

REVISIONS

NO.	DATE	DESCRIPTION
3	10-19-2023	DESIGN REVISIONS
4	4-2-2024	PER CITY COMMENTS & DESIGN REVISIONS
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SCALE: 1"=100'
JOB: 8702
FILE: SUBDIVISION R6
SHEET: V2 OF 16

Attachment B

SEE SHEET V2 FOR ADJOINER PARCEL INFORMATION

STATE PLANE NORTH
VA SOUTH ZONE (NAD83)

LEGEND
IF IRON PIN FOUND
PF PIPE FOUND

MONTE VISTA AVENUE
30' PUBLIC RIGHT OF WAY

N06°08'16"E 12.90'
N13°51'16"E 42.10'
N82°12'26"W 159.49'
S82°12'00"E 143.45'
N07°47'57"E 50.83'
17.16'
N10°45'41"E 52.04'
124.05'(T)
N12°44'03"E 40.18'
N09°26'42"E 59.40'
N10°14'24"E 50.40'
149.70'(T)
99.30'
38" POPLAR NEAR PROP. CORNER

IF BENT @ 6.18'
IF @ 283.98'
IF @ 120.25'
IF @ 175.08'
IF @ 230.40'
395.76'
IF 285.42'
IF 340.46'
IF @ 395.80'
54.58'
N10°38'21"E 450.34'(T)

TMP 20-133
0.363 AC.
15,797 SF

TMP 20-142
1.282 AC.
55,853 SF

TMP 20-130.001
0.211 AC.
9,198 SF

TMP 20-129
0.292 AC.
12,741 SF

TMP 20-127.001
0.152 AC.
6,641 SF

TMP 20-1
0.305 AC
13,302 S.

TMP 20-131.1
TMP 20-131.2
0.150 AC.
6,520 SF

S82°41'08"E 123.34'
N82°07'55"W 141.97'(T)
124.81'

EXISTING PUBLIC ALLEY
0.511 AC.
22,272 SF

123.10'
284.60'(T)
S10°38'37"W 456.99'
49.99'
S12°19'53"W
52.07'
72.90'
98.60'
50.54'
98.77
S12°19'53"W 447.55'(T)
N11°53'05"E 297.74'(T)
199.74
19.96'
N10°37'29"E 456.60'(T)
327.50'
N12°24'42"E 174.59'
98.00'
N79°35'55"W
129.10'
141.54'
145.58'
S77°54'30"E
152.08'
S77°56'12"E

TMP 20-143
0.418 AC.
18,227 SF

TMP 20-144
2.083 AC.
90,722 SF

TMP 20-145
0.696 AC.
30,326 SF

MATCHLINE SHEET V4

124.89'
S12°27'20"W 193.85'(T)
68.96'
S11°57'03"W 415.15'
115.94'
199.67'
S11°45'25"W 315.61'(T)

BELLEVIEW AVENUE
APPROXIMATE 30' PUBLIC RIGHT OF WAY

EXISTING 50' PUBLIC R/W

AZALEA DRIVE
50' PUBLIC RIGHT OF WAY

50' 0' 50' 100' 150'
SCALE: 1"=50'

ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
999 SECOND STREET SE
CHARLOTTESVILLE, VA 22902
PHONE 434-977-0205 WWW.ROUDABUSH.COM

PLAT SHOWING

TAX MAP 20 PARCELS 121, 122, 125, 126, 127.001, 129, 130.001, 131.1, 131.2, 142, 143, 144, 145, 146, 147 & 148
AZALEA SPRINGS SUBDIVISION
CITY OF CHARLOTTESVILLE, VIRGINIA

EXISTING DETAIL 1

DATE: 1-23-2020

REVISIONS

NO.	DATE	DESCRIPTION
3	10-19-2023	DESIGN REVISIONS
4	4-2-2024	PER CITY COMMENTS & DESIGN REVISIONS
5	6-20-2024	PER CITY COMMENTS & DESIGN REVISIONS
6	8-13-2024	PER CITY COMMENTS & DESIGN REVISIONS

SCALE: 1"=50'
JOB: 8702
FILE: SUBDIVISION R6

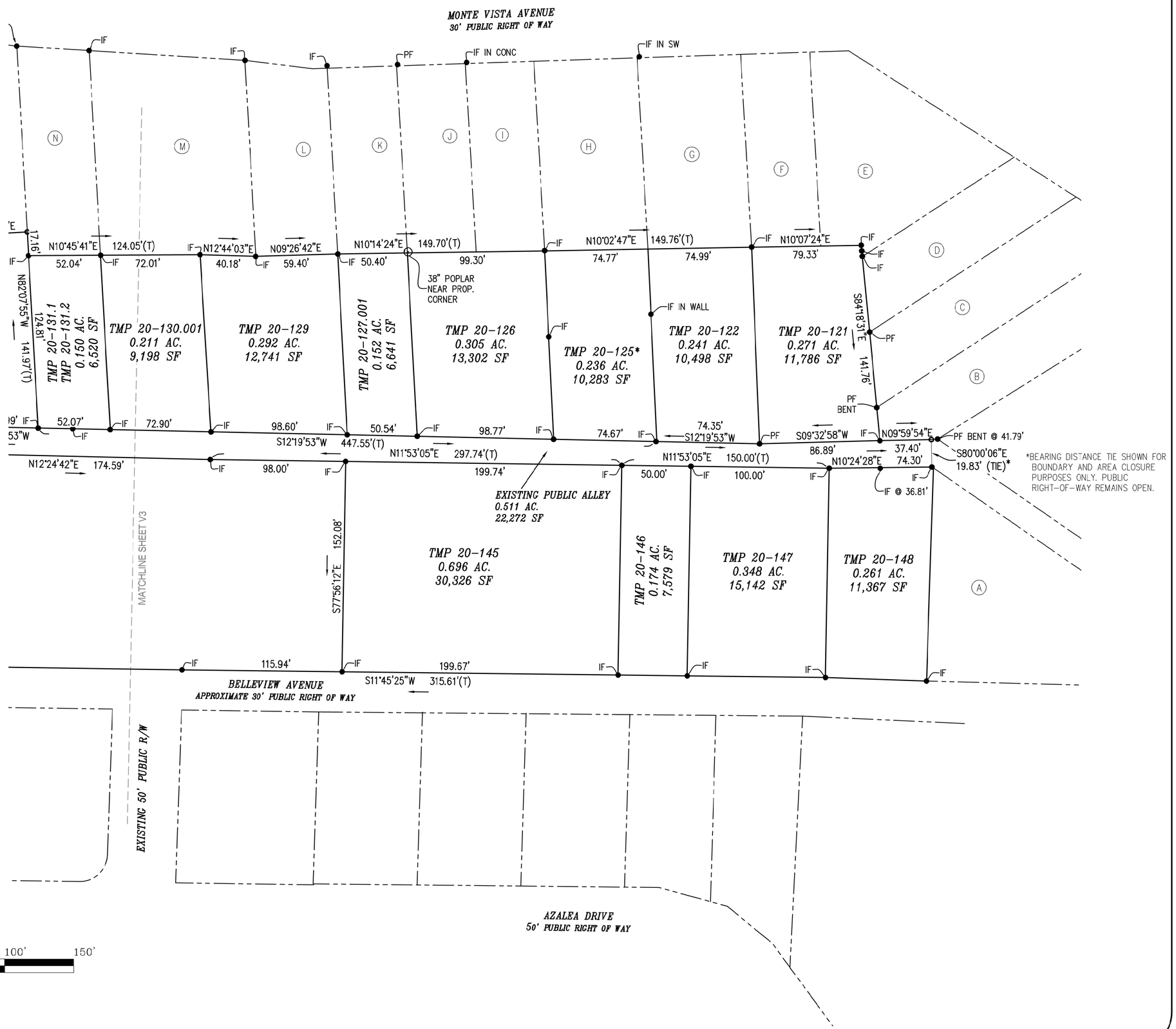
SHEET: V3 OF 16

Attachment B

SEE SHEET V2 FOR ADJOINER PARCEL INFORMATION

LEGEND
IF IRON PIN FOUND
PF PIPE FOUND

STATE PLANE NORTH
VA SOUTH ZONE (NAD83)



50' 0' 50' 100' 150'
SCALE: 1"=50'

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PLAT SHOWING

TAX MAP 20 PARCELS 121, 122, 125, 126, 127.001, 129, 130.001, 131.1, 131.2, 142, 143, 144, 145, 146, 147 & 148
AZALEA SPRINGS SUBDIVISION
CITY OF CHARLOTTESVILLE, VIRGINIA

EXISTING DETAIL 2

DATE: 1-23-2020

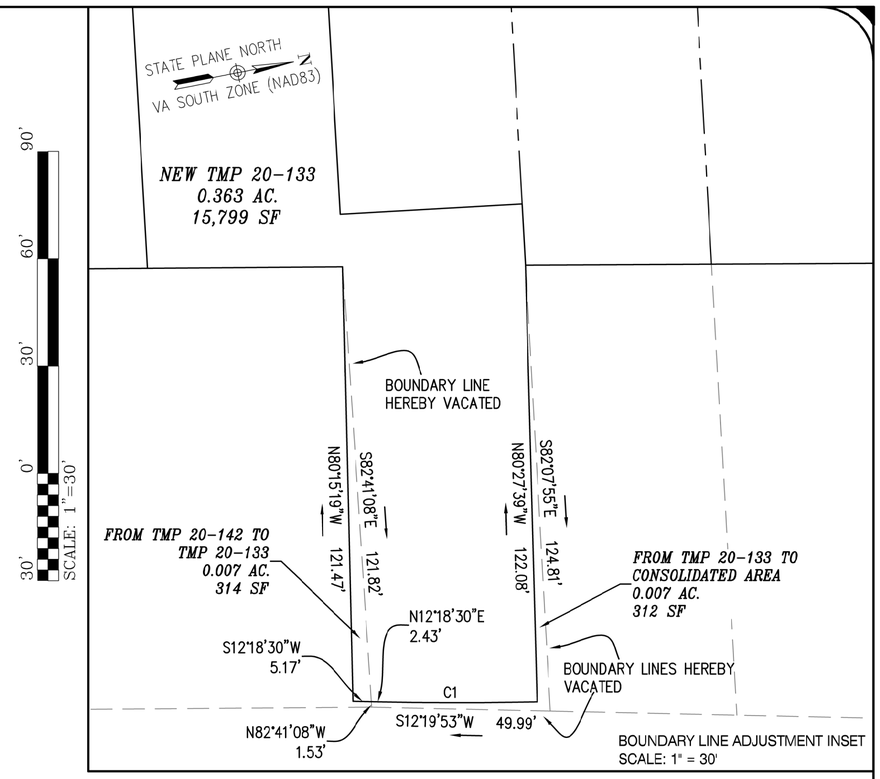
NO.	DATE	REVISIONS DESCRIPTION
3	10-19-2023	DESIGN REVISIONS
4	4-2-2024	PER CITY COMMENTS & DESIGN REVISIONS
5	6-20-2024	PER CITY COMMENTS & DESIGN REVISIONS
6	8-13-2024	PER CITY COMMENTS & DESIGN REVISIONS

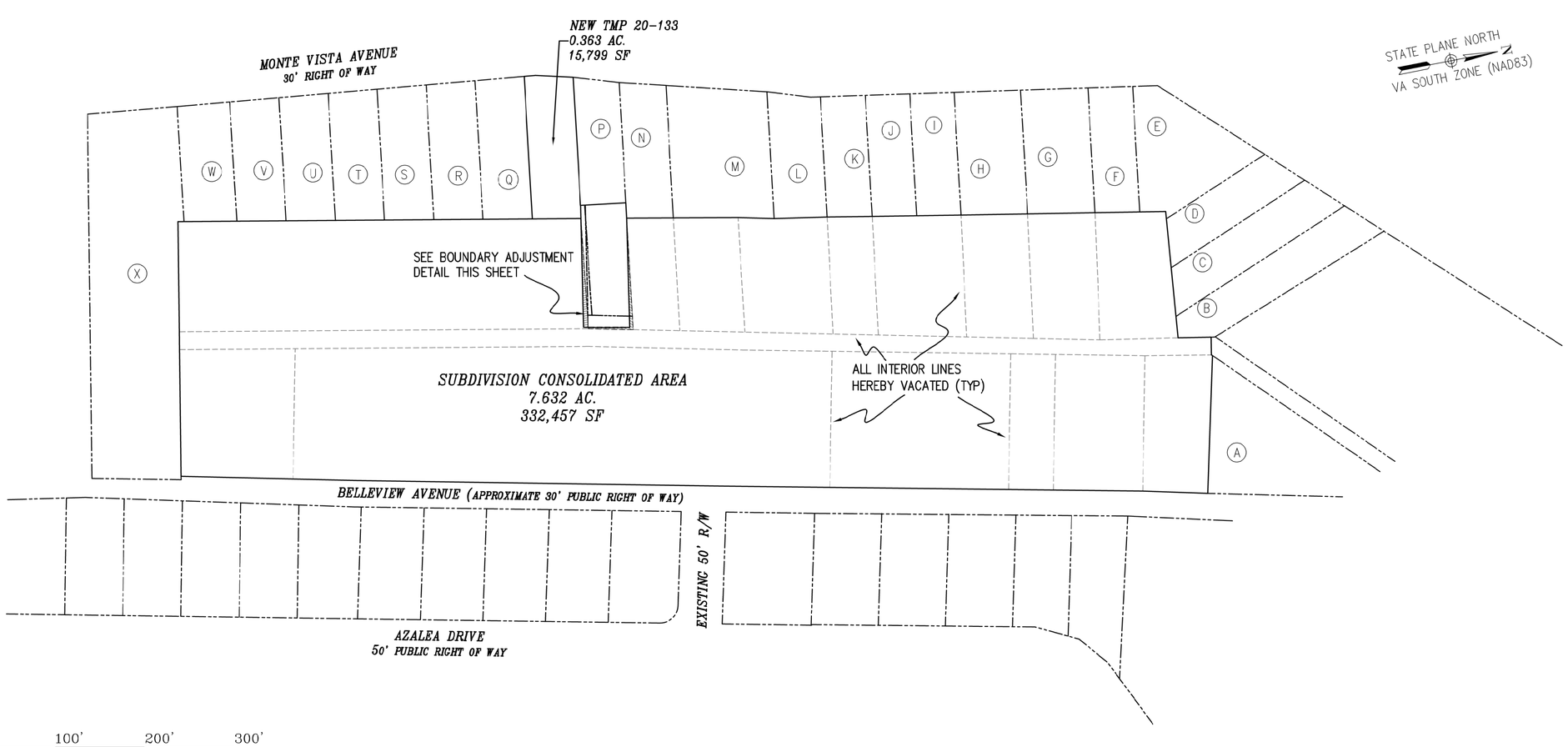
SCALE: 1"=50'
JOB: 8702
FILE: SUBDIVISION R6

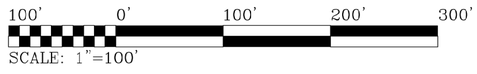
SHEET: V4 OF 16

Attachment B

SEE SHEET V2 FOR ADJOINER PARCEL INFORMATION







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PLAT SHOWING

TAX MAP 20 PARCELS 121, 122, 125, 126, 127.001, 129, 130.001, 131.1, 131.2, 142, 143, 144, 145, 146, 147 & 148

AZALEA SPRINGS SUBDIVISION

CITY OF CHARLOTTESVILLE, VIRGINIA

SUBDIVISION BOUNDARY CONSOLIDATION

DATE: 1-23-2020

NO.	DATE	REVISIONS DESCRIPTION
3	10-19-2023	DESIGN REVISIONS
4	4-2-2024	PER CITY COMMENTS & DESIGN REVISIONS
5	6-20-2024	PER CITY COMMENTS & DESIGN REVISIONS
6	8-13-2024	PER CITY COMMENTS & DESIGN REVISIONS

SCALE: 1"=100' (1"=30')

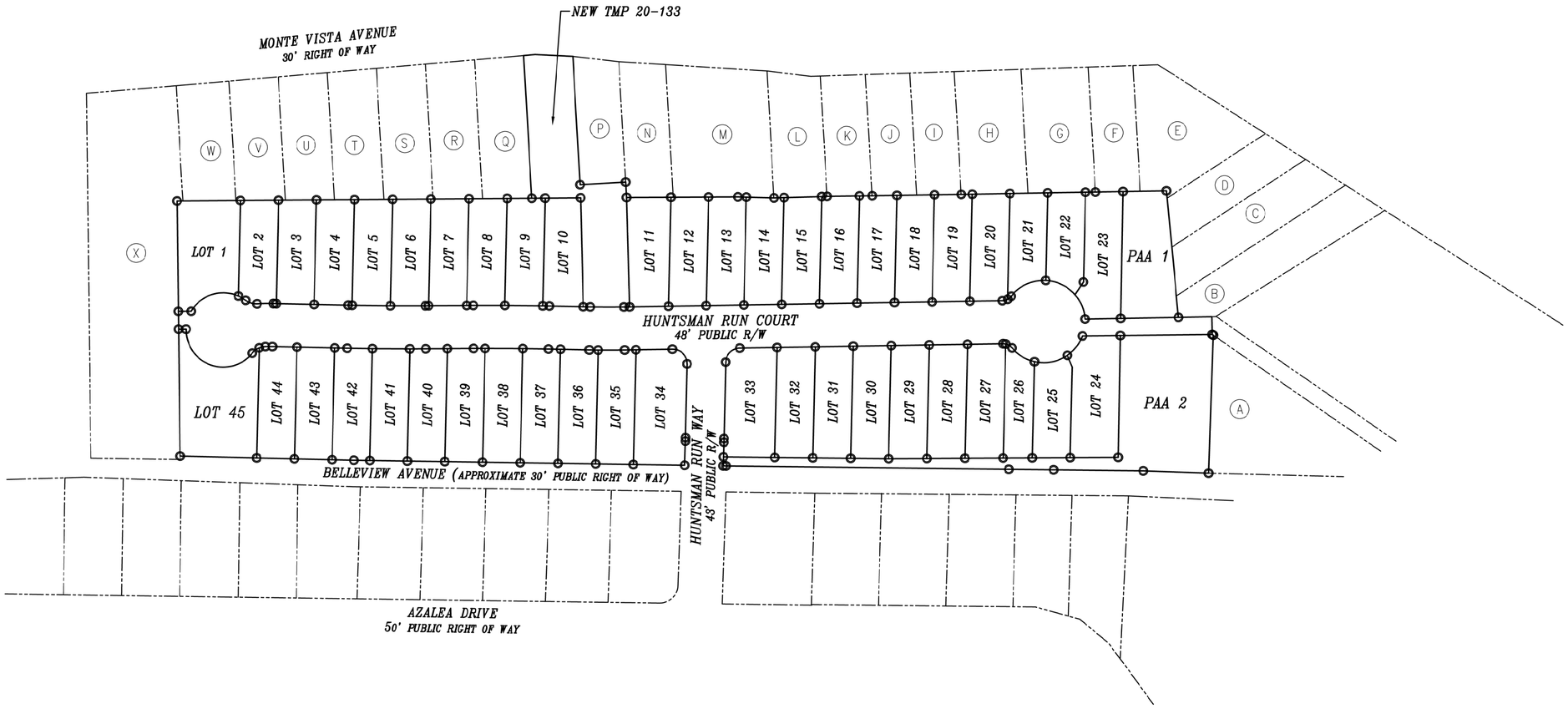
JOB: 8702

FILE: SUBDIVISION R6

SHEET: V5 OF 16

SEE SHEET V2 FOR ADJOINER PARCEL INFORMATION

STATE PLANE NORTH
VA SOUTH ZONE (NAD83)



100' 0' 100' 200' 300'
SCALE: 1"=100'

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PLAT SHOWING

TAX MAP 20 PARCELS 121, 122, 125, 126, 127.001, 129, 130.001, 131.1, 131.2, 142, 143, 144, 145, 146, 147 & 148
AZALEA SPRINGS SUBDIVISION
CITY OF CHARLOTTESVILLE, VIRGINIA

SUBDIVISION OVERALL

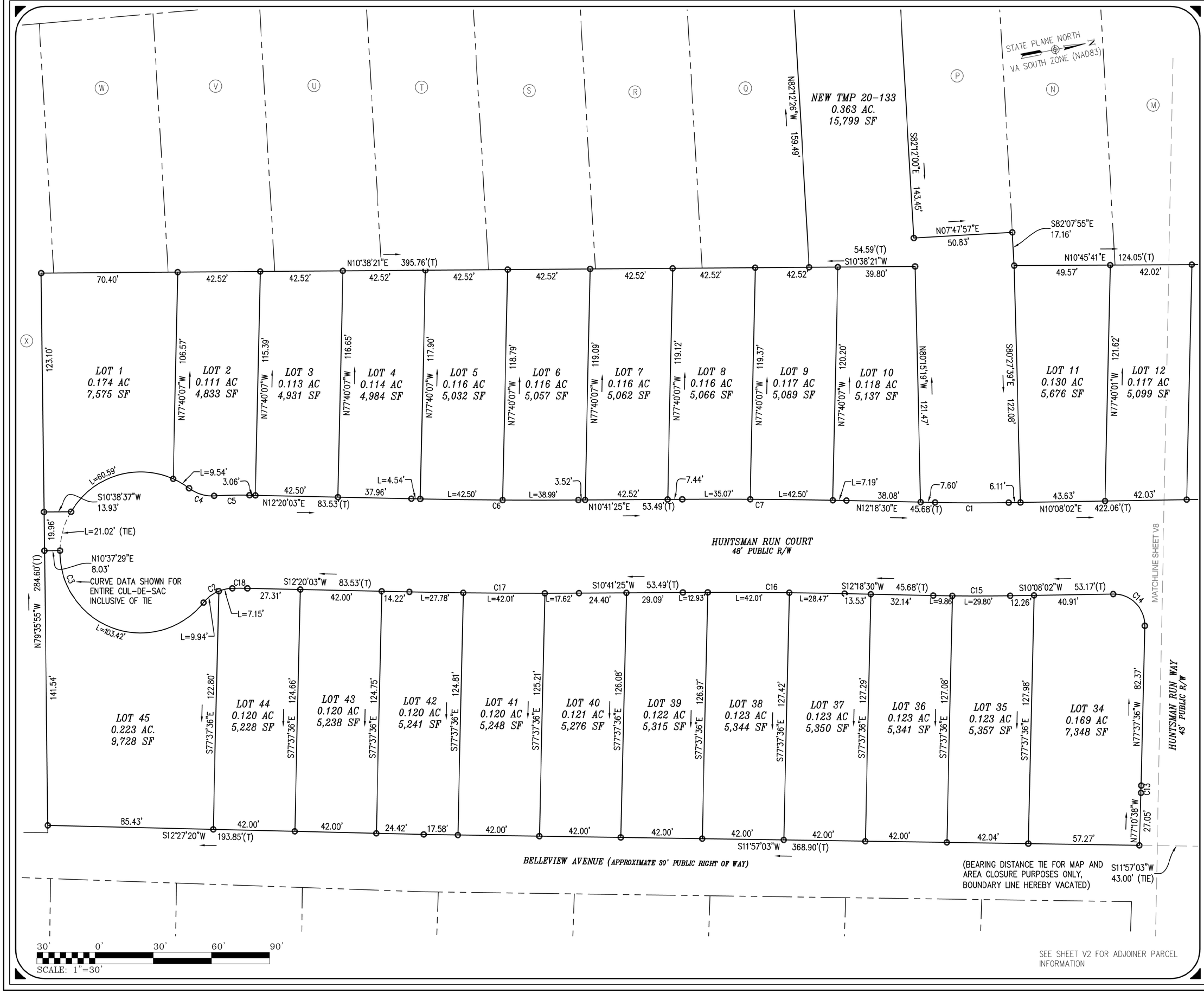
DATE: 1-23-2020

REVISIONS		
NO.	DATE	DESCRIPTION
3	10-19-2023	DESIGN REVISIONS
4	4-2-2024	PER CITY COMMENTS & DESIGN REVISIONS
5	6-20-2024	PER CITY COMMENTS & DESIGN REVISIONS
6	8-13-2024	PER CITY COMMENTS & DESIGN REVISIONS

SHEET: V14 OF 16

SCALE: 1"=100'
JOB: 8702
FILE: SUBDIVISION R6

Attachment B



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PLAT SHOWING

TAX MAP 20 PARCELS 121, 122, 125, 126, 127.001, 129, 130.001, 131.1, 131.2, 142, 143, 144, 145, 146, 147 & 148

AZALEA SPRINGS SUBDIVISION

CITY OF CHARLOTTESVILLE, VIRGINIA

SUBDIVISION DETAIL 1

DATE: 1-23-2020

REVISIONS

NO.	DATE	DESCRIPTION
3	10-19-2023	DESIGN REVISIONS
4	4-2-2024	PER CITY COMMENTS & DESIGN REVISIONS
5	6-20-2024	PER CITY COMMENTS & DESIGN REVISIONS
6	8-13-2024	PER CITY COMMENTS & DESIGN REVISIONS

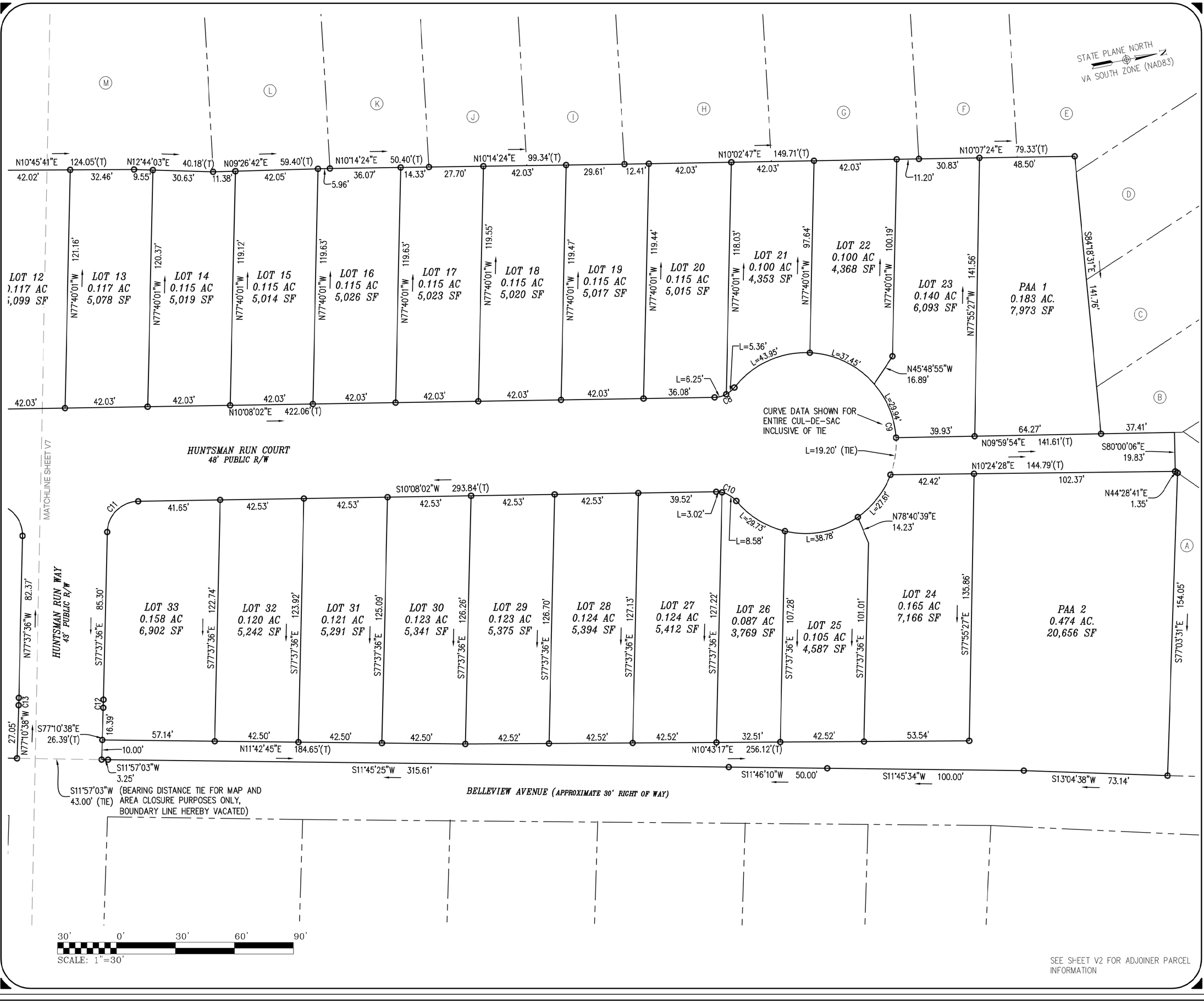
SCALE: 1"=30'

JOB: 8702

FILE: SUBDIVISION R6

SHEET: V7 OF 16

Attachment B



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PLAT SHOWING

TAX MAP 20 PARCELS 121, 122, 125, 126, 127.001, 129, 130.001, 131.1, 131.2, 142, 143, 144, 145, 146, 147 & 148

AZALEA SPRINGS SUBDIVISION

CITY OF CHARLOTTESVILLE, VIRGINIA

SUBDIVISION DETAIL 2

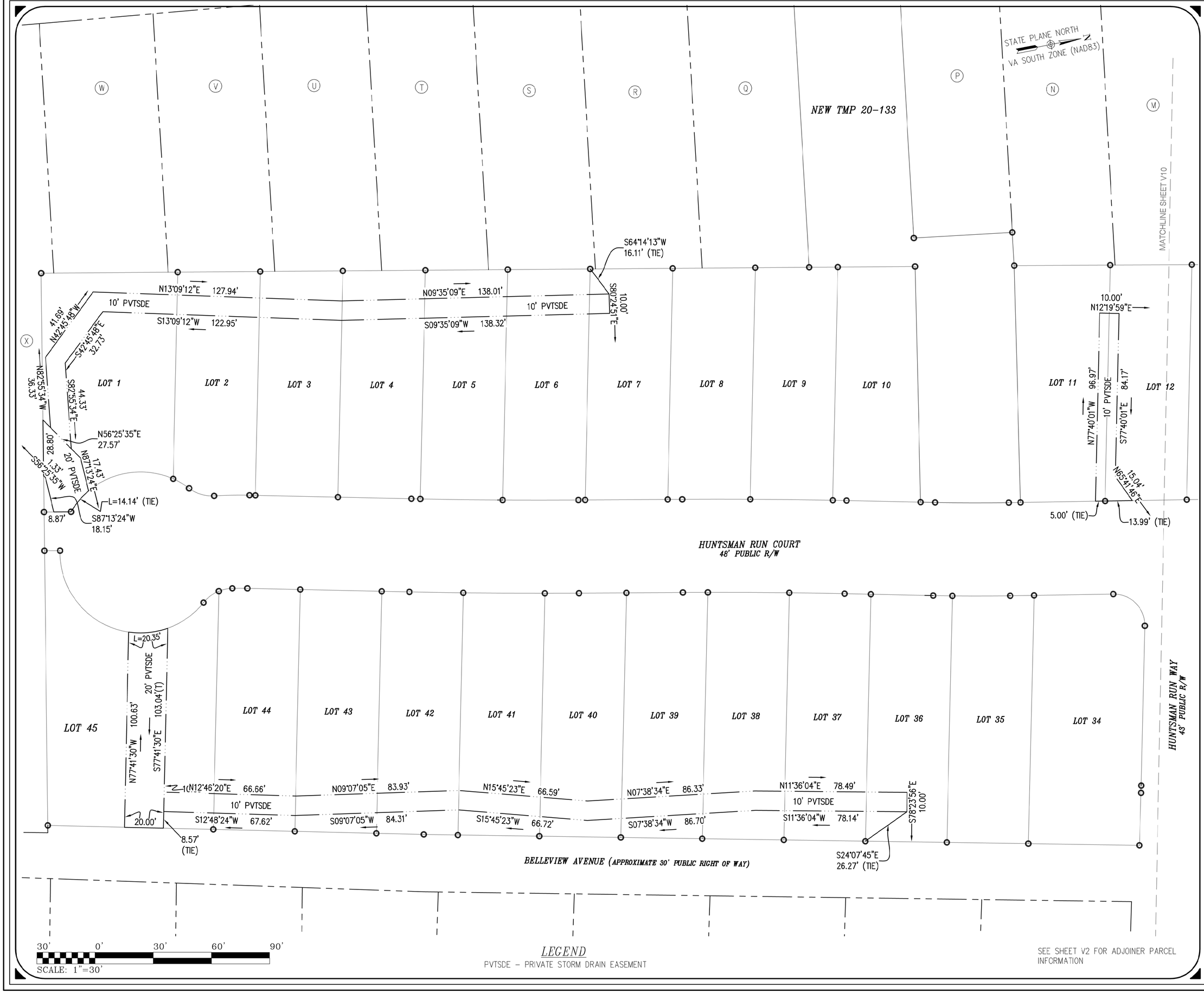
DATE: 1-23-2020

NO.	DATE	REVISIONS DESCRIPTION
3	10-19-2023	DESIGN REVISIONS
4	4-2-2024	PER CITY COMMENTS & DESIGN REVISIONS
5	6-20-2024	PER CITY COMMENTS & DESIGN REVISIONS
6	8-13-2024	PER CITY COMMENTS & DESIGN REVISIONS

SCALE: 1"=30'
JOB: 8702
FILE: SUBDIVISION R6

SHEET: V8 OF 16

Attachment B



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PLAT SHOWING

TAX MAP 20 PARCELS 121, 122, 125, 126, 127.001, 129, 130.001, 131.1, 131.2, 142, 143, 144, 145, 146, 147 & 148

AZALEA SPRINGS SUBDIVISION

CITY OF CHARLOTTESVILLE, VIRGINIA

STORM DRAIN EASEMENTS 1

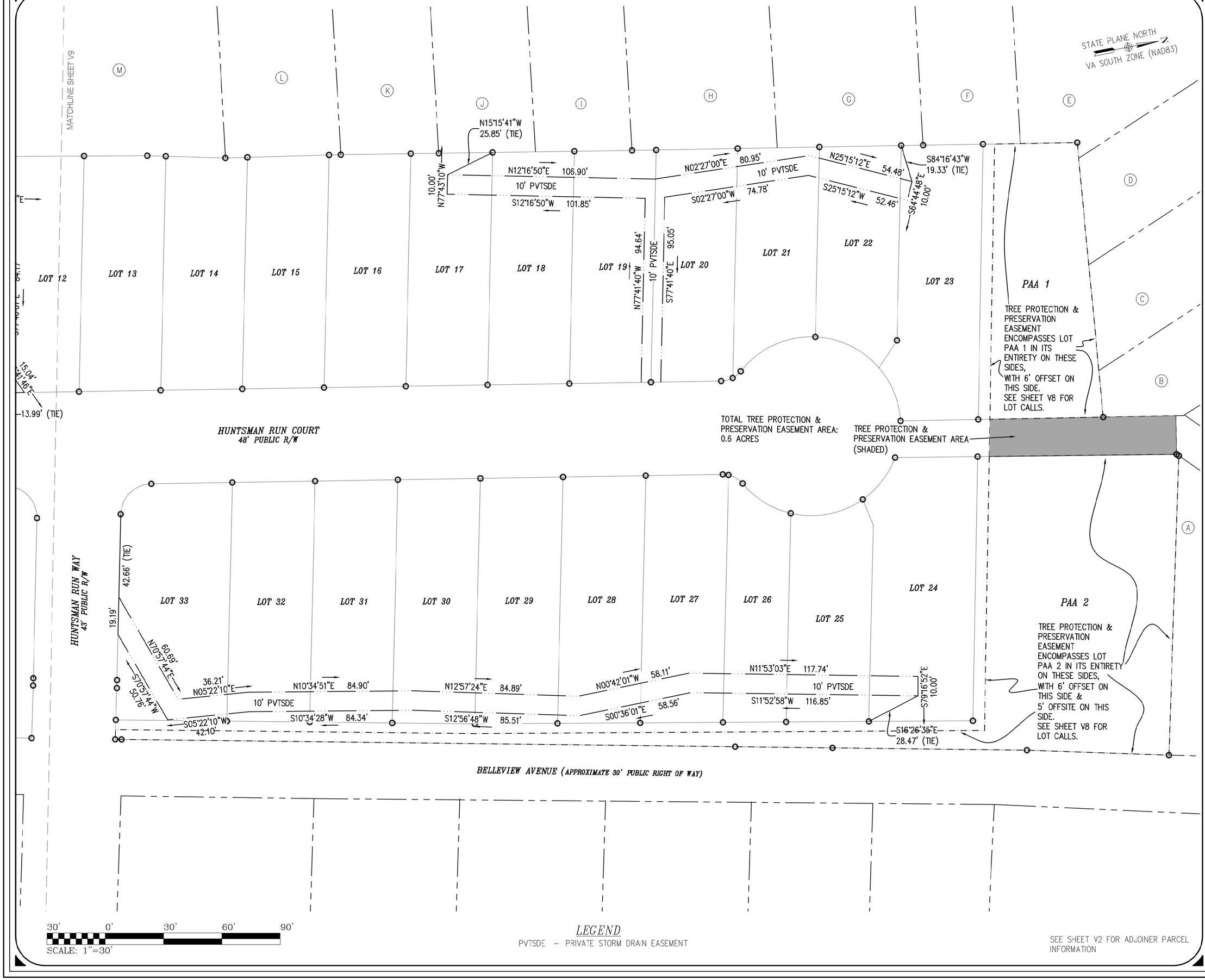
DATE: 1-23-2020

NO.	DATE	REVISIONS DESCRIPTION
3	10-19-2023	DESIGN REVISIONS
4	4-2-2024	PER CITY COMMENTS & DESIGN REVISIONS
5	6-20-2024	PER CITY COMMENTS & DESIGN REVISIONS
6	8-13-2024	PER CITY COMMENTS & DESIGN REVISIONS

SCALE: 1"=30'
JOB: 8702
FILE: SUBDIVISION R6

SHEET: V9 OF 16

Attachment B



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PLAT SHOWING

TAX MAP 20 PARCELS 121, 122, 125, 126, 127.001, 129, 130.001, 131.1, 131.2, 142, 143, 144, 145, 146, 147 & 148

AZALEA SPRINGS SUBDIVISION

CITY OF CHARLOTTESVILLE, VIRGINIA

STORM DRAIN EASEMENTS 2 & TREE PROTECTION & PRESERVATION EASEMENTS

DATE: 1-23-2020

REVISIONS

NO.	DATE	DESCRIPTION
3	10-19-2023	DESIGN REVISIONS
4	4-2-2024	PER CITY COMMENTS & DESIGN REVISIONS
5	6-20-2024	PER CITY COMMENTS & DESIGN REVISIONS
6	8-13-2024	PER CITY COMMENTS & DESIGN REVISIONS

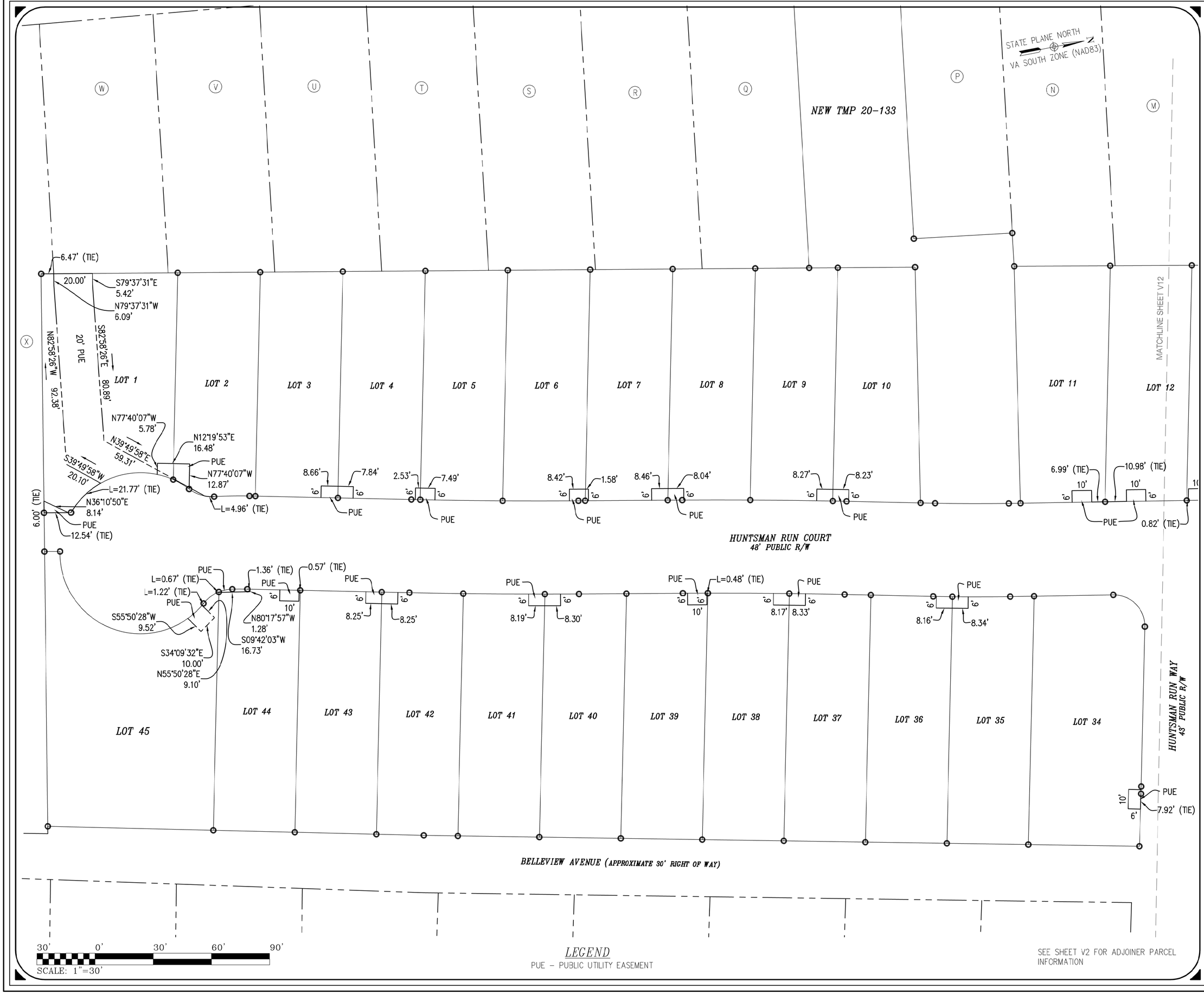
SCALE: 1"=30'

JOB: 8702

FILE: SUBDIVISION R6

SHEET: V10 OF 16

Attachment B



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PLAT SHOWING

TAX MAP 20 PARCELS 121, 122, 125, 126, 127.001, 129, 130.001, 131.1, 131.2, 142, 143, 144, 145, 146, 147 & 148

AZALEA SPRINGS SUBDIVISION

CITY OF CHARLOTTESVILLE, VIRGINIA

UTILITY EASEMENTS 1

DATE: 1-23-2020

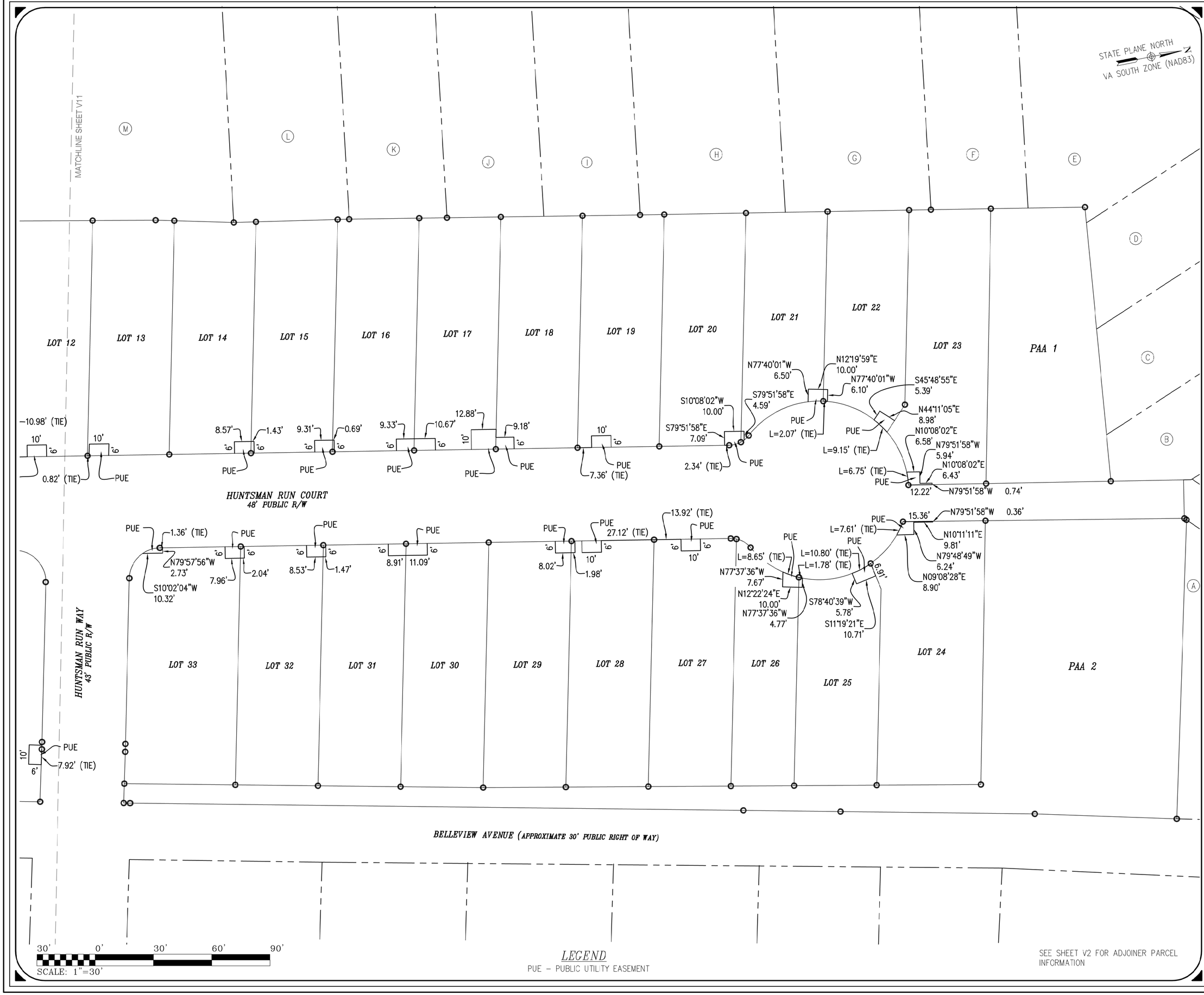
REVISIONS

NO.	DATE	DESCRIPTION
3	10-19-2023	DESIGN REVISIONS
4	4-2-2024	PER CITY COMMENTS & DESIGN REVISIONS
5	6-20-2024	PER CITY COMMENTS & DESIGN REVISIONS
6	8-13-2024	PER CITY COMMENTS & DESIGN REVISIONS

SCALE: 1"=30'
JOB: 8702
FILE: SUBDIVISION R6

SHEET: V11 OF 16

Attachment B



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PLAT SHOWING

TAX MAP 20 PARCELS 121, 122, 125, 126, 127.001, 129, 130.001, 131.1, 131.2, 142, 143, 144, 145, 146, 147 & 148

AZALEA SPRINGS SUBDIVISION

CITY OF CHARLOTTESVILLE, VIRGINIA

UTILITY EASEMENTS 2

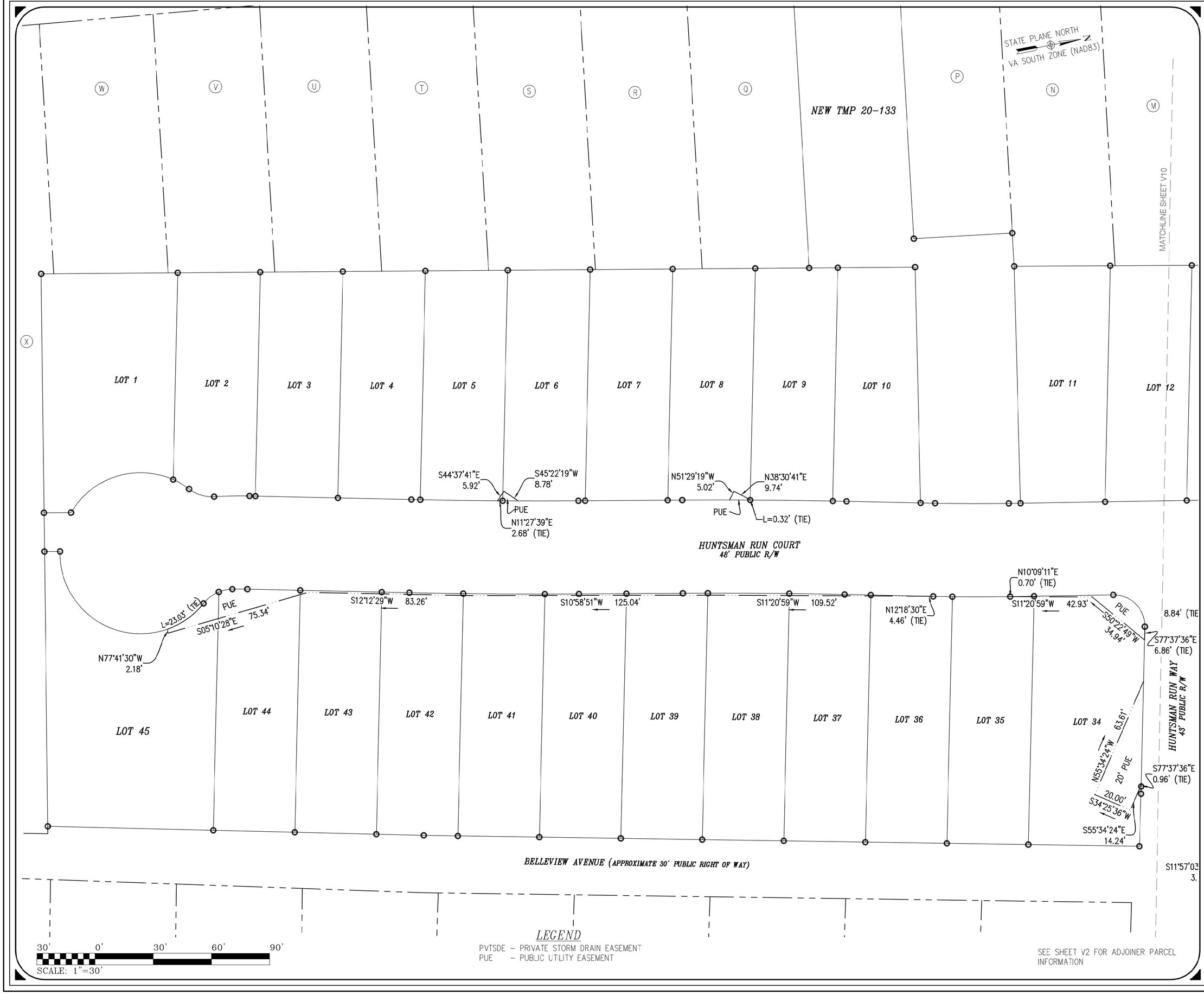
DATE: 1-23-2020

REVISIONS		
NO.	DATE	DESCRIPTION
3	10-19-2023	DESIGN REVISIONS
4	4-2-2024	PER CITY COMMENTS & DESIGN REVISIONS
5	6-20-2024	PER CITY COMMENTS & DESIGN REVISIONS
6	8-13-2024	PER CITY COMMENTS & DESIGN REVISIONS

SCALE: 1"=30'
JOB: 8702
FILE: SUBDIVISION R6

SHEET: V12 OF 16

Attachment B



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PLAT SHOWING

TAX MAP 20 PARCELS 121, 122, 126, 127.001, 129, 130.001, 131.1, 131.2, 142, 143, 144, 145, 146, 147 & 148

AZALEA SPRINGS SUBDIVISION

CITY OF CHARLOTTESVILLE, VIRGINIA

UTILITY EASEMENTS 3

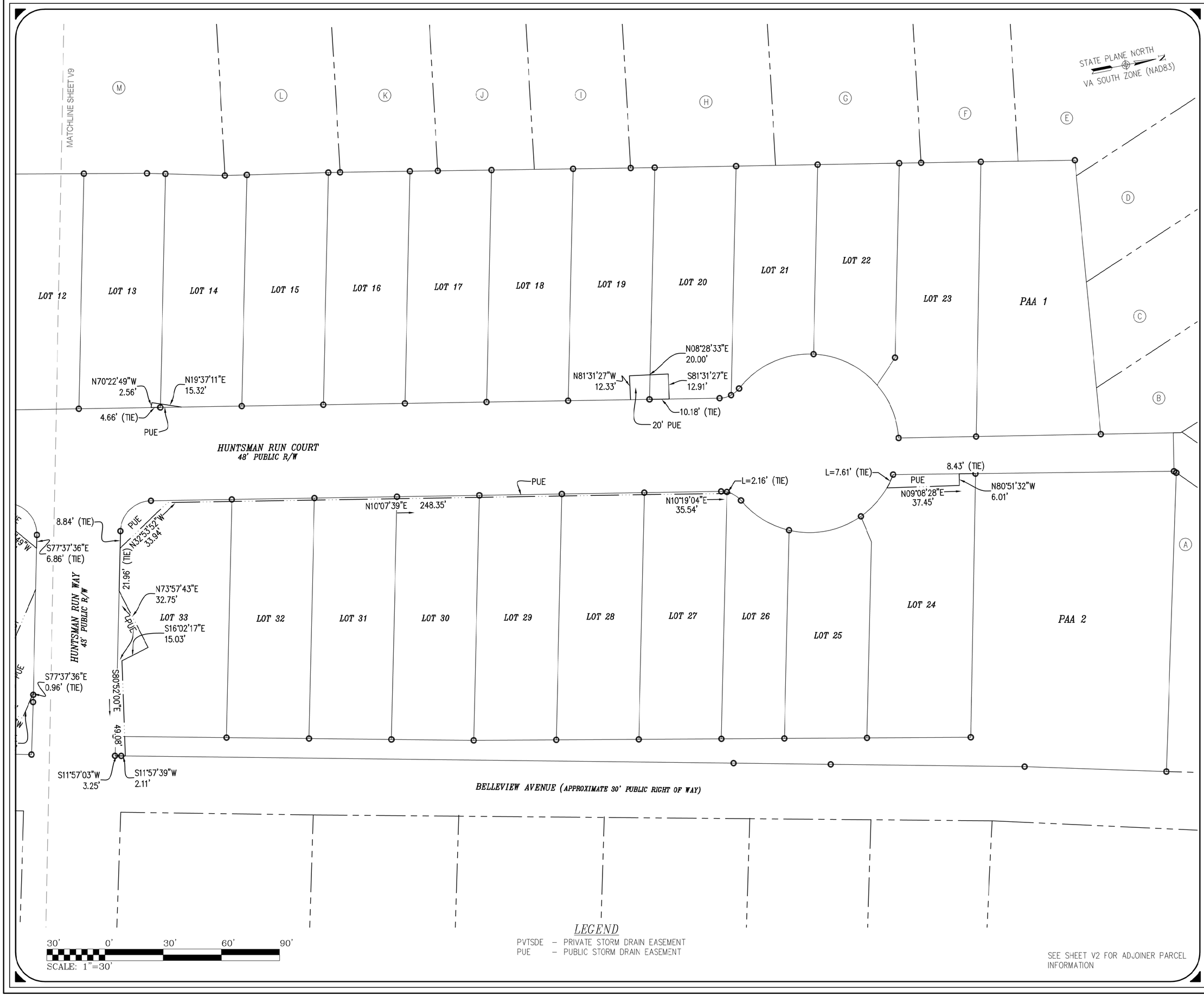
DATE: 1-23-2020

NO.	DATE	REVISIONS DESCRIPTION
3	10-19-2023	DESIGN REVISIONS
4	4-2-2024	PER CITY COMMENTS & DESIGN REVISIONS
5	6-20-2024	PER CITY COMMENTS & DESIGN REVISIONS
6	8-13-2024	PER CITY COMMENTS & DESIGN REVISIONS

SCALE: 1"=30'
JOB: 8702
FILE: SUBDIVISION R6

SHEET: V13 OF 16

Attachment B



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PLAT SHOWING

TAX MAP 20 PARCELS 121, 122, 125, 126, 127.001, 129, 130.001, 131.1, 131.2, 142, 143, 144, 145, 146, 147 & 148

AZALEA SPRINGS SUBDIVISION

CITY OF CHARLOTTESVILLE, VIRGINIA

UTILITY EASEMENTS 4

DATE: 1-23-2020

REVISIONS

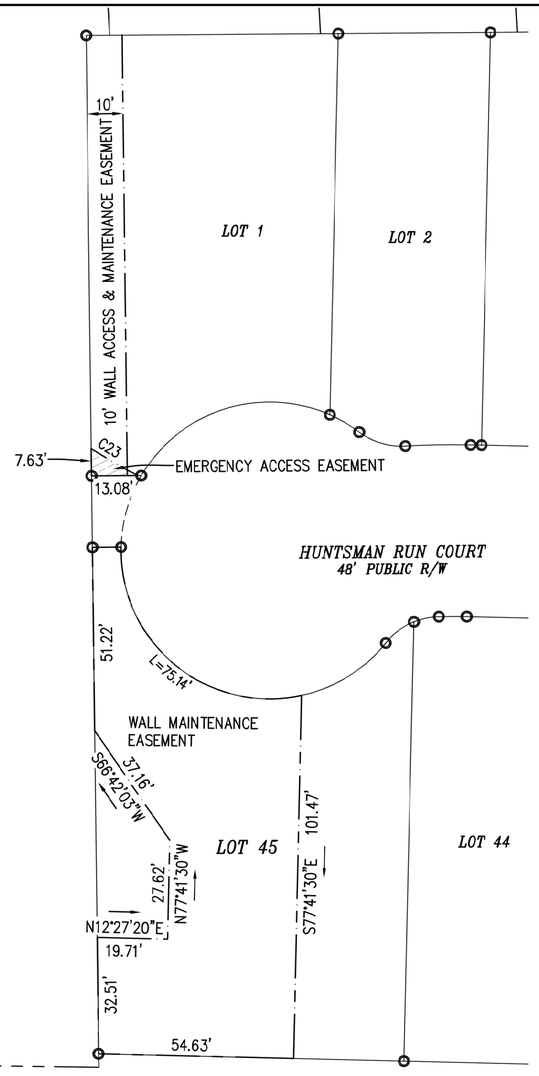
NO.	DATE	DESCRIPTION
3	10-19-2023	DESIGN REVISIONS
4	4-22-2024	PER CITY COMMENTS & DESIGN REVISIONS
5	6-20-2024	PER CITY COMMENTS & DESIGN REVISIONS
6	8-13-2024	PER CITY COMMENTS & DESIGN REVISIONS

SCALE: 1"=30'
JOB: 8702
FILE: SUBDIVISION R6

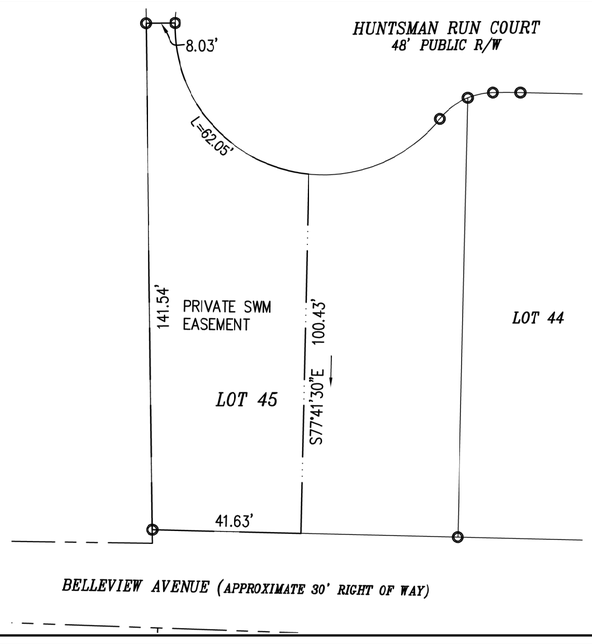
SHEET: V14 OF 16

STATE PLANE NORTH
VA SOUTH ZONE (NAD83)

EASEMENT CURVE TABLE						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C23	15.18'	116.06'	7°29'42"	7.60'	15.17'	N 40°49'11" E

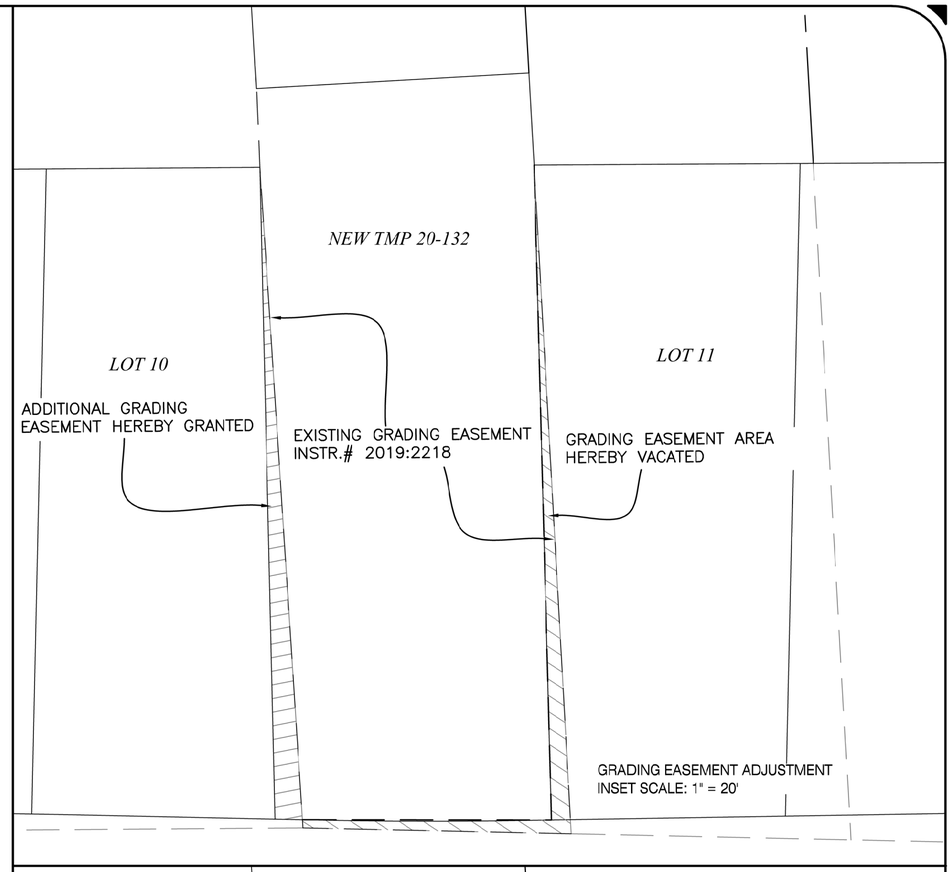


WALL & EMERGENCY ACCESS EASEMENTS
INSET SCALE: 1" = 30'

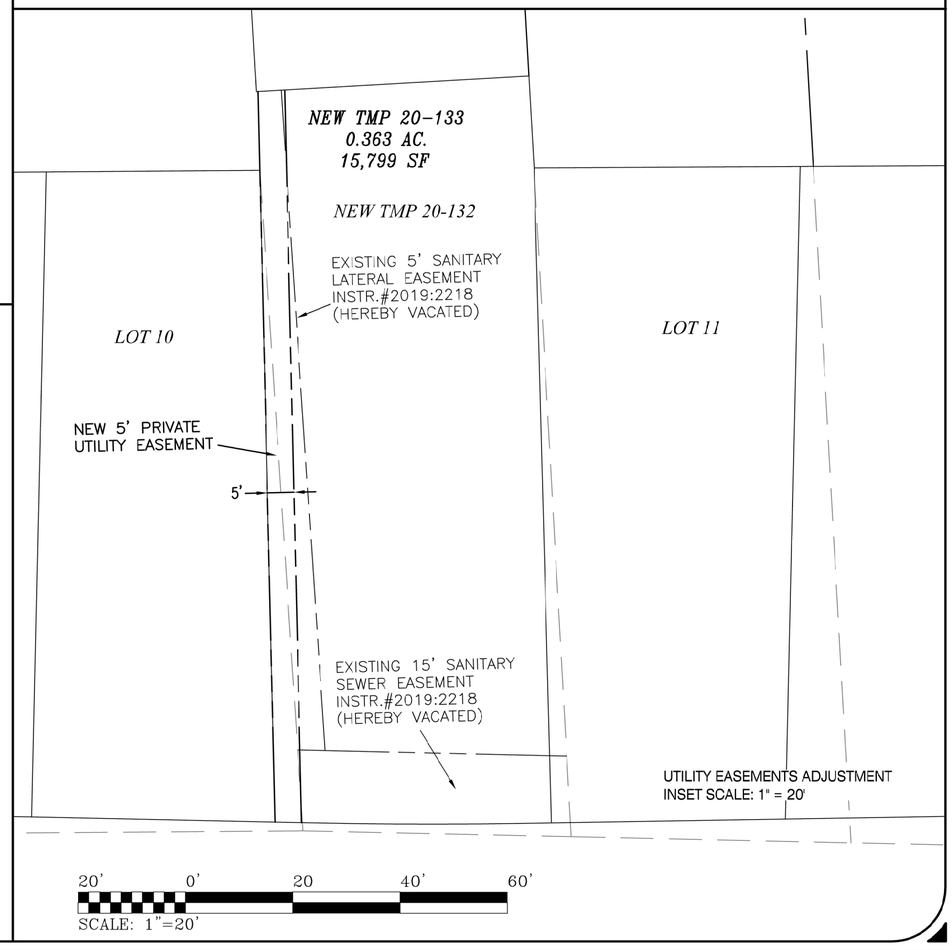


SWM EASEMENT
INSET SCALE: 1" = 30'

30' 0' 30' 60' 90'
SCALE: 1"=30'



GRADING EASEMENT ADJUSTMENT
INSET SCALE: 1" = 20'



UTILITY EASEMENTS ADJUSTMENT
INSET SCALE: 1" = 20'

20' 0' 20 40' 60'
SCALE: 1"=20'

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PLAT SHOWING

TAX MAP 20 PARCELS 121, 122, 125, 126, 127.001, 129, 130.001, 131.1, 131.2, 142, 143, 144, 145, 146, 147 & 148
AZALEA SPRINGS SUBDIVISION
CITY OF CHARLOTTESVILLE, VIRGINIA

EMERGENCY ACCESS, SWM & WALL EASEMENTS, GRADING & UTILITY EASEMENTS ADJUSTMENT

DATE: 1-23-2020

REVISIONS		
NO.	DATE	DESCRIPTION
3	10-19-2023	DESIGN REVISIONS
4	4-2-2024	PER CITY COMMENTS & DESIGN REVISIONS
5	6-20-2024	PER CITY COMMENTS & DESIGN REVISIONS
6	8-13-2024	PER CITY COMMENTS & DESIGN REVISIONS

SCALE: 1"=20' & 1"=30'
JOB: 8702
FILE: SUBDIVISION R6

SHEET: V15 OF 16

Attachment B

SEE SHEET V2 FOR ADJOINER PARCEL INFORMATION

STATE PLANE NORTH
VA SOUTH ZONE (NAD83)

NEW TMP 20-133

MONTE VISTA AVENUE
30' RIGHT OF WAY

15' LANDSCAPE EASEMENT (TYP)

15' LANDSCAPE EASEMENT (TYP)

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 PAA 1

5' LANDSCAPE EASEMENT (TYP)

AZALEA DRIVE
50' PUBLIC RIGHT OF WAY

5' LANDSCAPE EASEMENT (TYP)

LOT 45 LOT 44 LOT 43 LOT 42 LOT 41 LOT 40 LOT 39 LOT 38 LOT 37 LOT 36 LOT 35 LOT 34

LOT 33 LOT 32 LOT 31 LOT 30 LOT 29 LOT 28 LOT 27 LOT 26 LOT 25 LOT 24 PAA 2

BELLEVIEW AVENUE (APPROXIMATE 30' PUBLIC RIGHT OF WAY)

60' 0' 60' 120' 180'
SCALE: 1"=60'

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A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
999 SECOND STREET SE
CHARLOTTESVILLE, VA 22902
PHONE 434-977-0205 WWW.ROUDABUSH.COM

PLAT SHOWING

TAX MAP 20 PARCELS 121, 122, 125, 126, 127.001, 129, 130.001, 131.1, 131.2, 142, 143, 144, 145, 146, 147 & 148
AZALEA SPRINGS SUBDIVISION
CITY OF CHARLOTTESVILLE , VIRGINIA

LANDSCAPE EASEMENTS

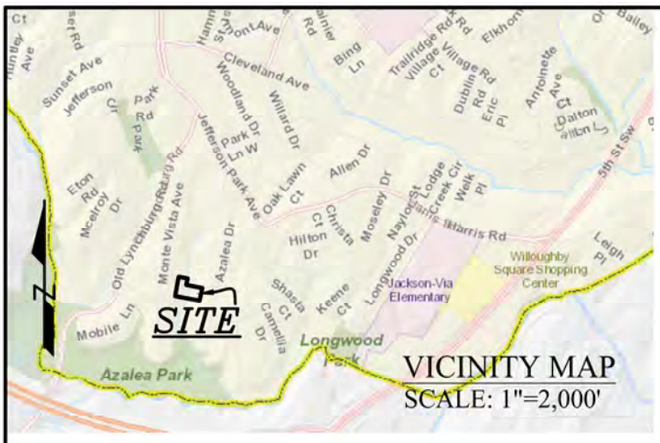
DATE: 1-23-2020

NO.	DATE	DESCRIPTION
3	10-19-2023	DESIGN REVISIONS
4	4-2-2024	PER CITY COMMENTS & DESIGN REVISIONS
5	6-20-2024	PER CITY COMMENTS & DESIGN REVISIONS
6	8-13-2024	PER CITY COMMENTS & DESIGN REVISIONS

REVISIONS

SCALE: 1"=100'
JOB: 8702
FILE: SUBDIVISION R6

SHEET: V16 OF 16



NOTES:

1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTIES SHOWN HEREON.
2. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER THE DATE OF THIS PLAT USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY.
3. TMP 20-140 OWNER OF RECORD:
   MICHAEL S. PASCHALL & ELIZABETH HECK
   3495 KESWICK ROAD
   KESWICK, VA 22947
6. SOURCE OF TITLE: INSTRUMENT 202300001455.
5. EASEMENTS LABELED AS "PUBLIC" ARE PUBLIC AND DEDICATED TO THE CITY OF CHARLOTTESVILLE AND SHALL BE CENTERED ON INFRASTRUCTURE AS CONSTRUCTED.

DATE:	11-30-2023
REV:	4-1-2024
REV:	8-12-2024
SCALE:	1"=2000'
JOB:	8702
JOC:	
SHEET:	1 OF 2

COVER SHEET

PLAT SHOWING
EASEMENTS CROSSING
TAX MAP PARCELS 20-140
CITY OF CHARLOTTESVILLE, VA

ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956

999 SECOND ST. SE
SUITE 201
CHARLOTTESVILLE, VA 22902

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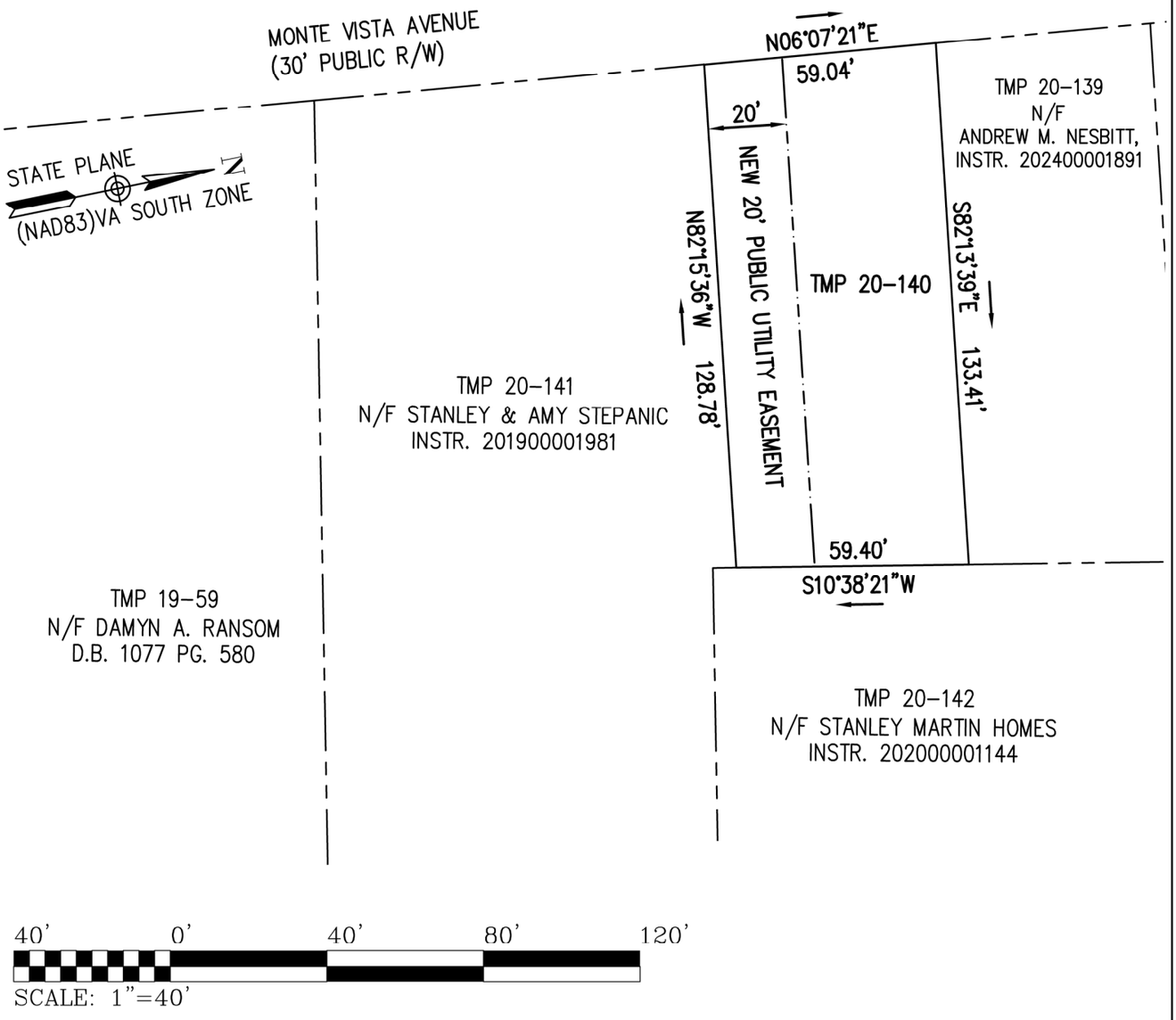
Attachment C-1



DATE:	11-30-2023
REV:	4-1-2024
REV:	8-12-2024
SCALE:	1"=40'
JOB:	8702
JOC:	
SHEET:	2 OF 2

PUBLIC UTILITY EASEMENTS

PLAT SHOWING
EASEMENTS CROSSING
TAX MAP PARCELS 20-140
CITY OF CHARLOTTESVILLE, VA

ROUDABUSH, GALE & ASSOC., INC.
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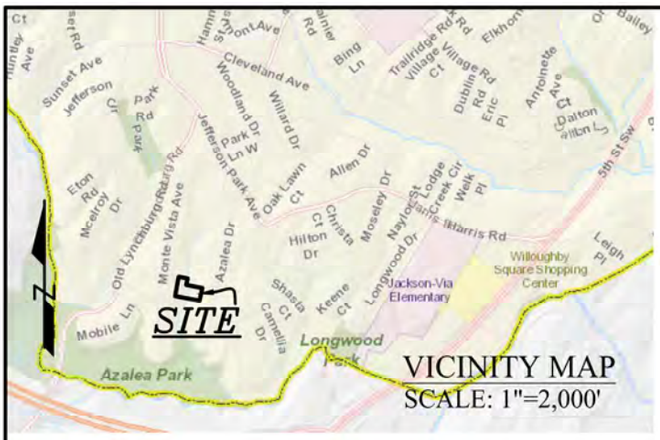

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2. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER THE DATE OF THIS PLAT USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY.
3. TMP 20-141 OWNER OF RECORD:
   STANLEY & AMY STEPANIC
   246 MONTE VISTA AVE
   CHARLOTTESVILLE, VA 22903
4. SOURCE OF TITLE: INSTRUMENT 201900001981.
5. EASEMENTS LABELED AS "PUBLIC" ARE PUBLIC AND DEDICATED TO THE CITY OF CHARLOTTESVILLE AND SHALL BE CENTERED ON INFRASTRUCTURE AS CONSTRUCTED.

DATE:	11-30-2023
REV:	6-20-2024
REV:	8-12-2024
SCALE:	1"=2000'
JOB:	8702
JOC:	
SHEET:	1 OF 3

COVER SHEET

PLAT SHOWING
EASEMENTS CROSSING
TAX MAP PARCEL 20-141
CITY OF CHARLOTTESVILLE, VA

ROUDABUSH, GALE & ASSOC., INC.
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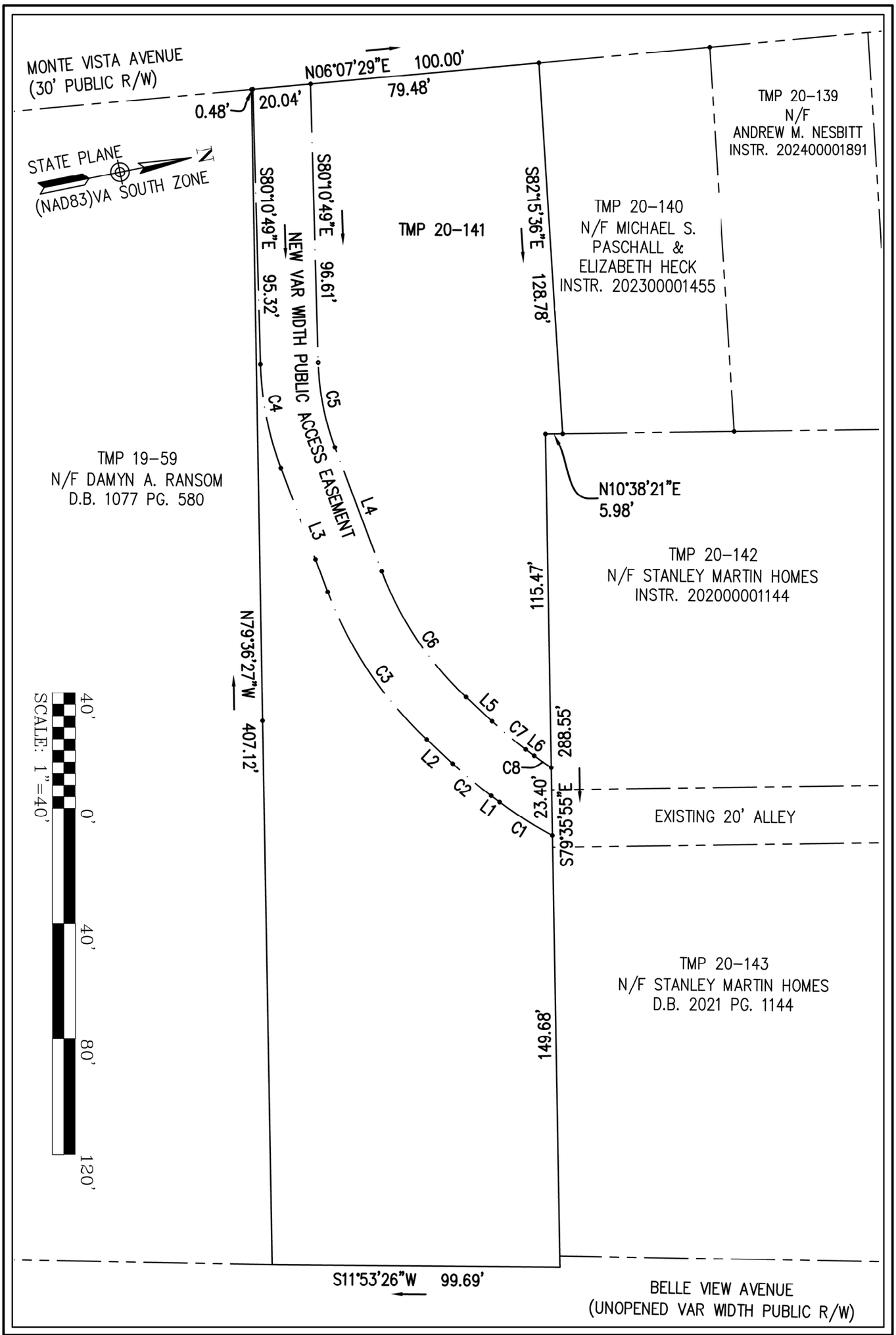
SUITE 201
CHARLOTTESVILLE, VA 22902

PHONE 434-977-0205 WWW.ROUDABUSH.COM

Attachment C-2



DATE:	11-30-2023
REV:	6-20-2024
REV:	8-12-2024
SCALE:	1"=40'
JOB:	8702
JOC:	
SHEET:	1 OF 3

ACCESS EASEMENT

PLAT SHOWING
EASEMENTS CROSSING
TAX MAP PARCEL 20-141
CITY OF CHARLOTTESVILLE, VA

ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
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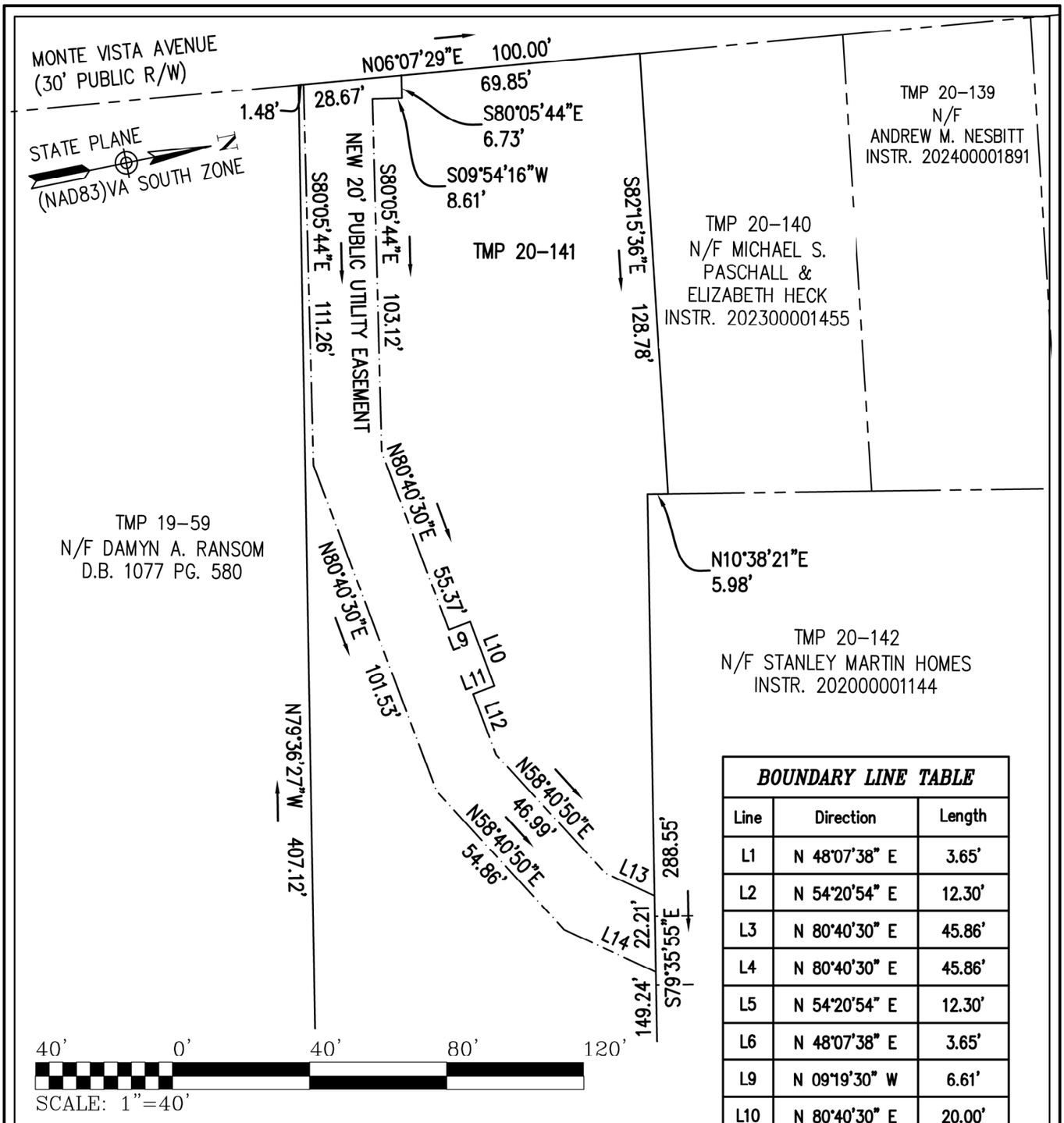
Attachment C-2



BOUNDARY LINE TABLE

Line	Direction	Length
L1	N 48°07'38" E	3.65'
L2	N 54°20'54" E	12.30'
L3	N 80°40'30" E	45.86'
L4	N 80°40'30" E	45.86'
L5	N 54°20'54" E	12.30'
L6	N 48°07'38" E	3.65'
L9	N 09°19'30" W	6.61'
L10	N 80°40'30" E	20.00'
L11	N 09°19'30" W	6.61'
L12	N 80°40'30" E	18.88'
L13	N 36°10'50" E	15.80'
L14	N 36°10'50" E	27.92'

EASEMENT CURVE TABLE

Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1	21.62'	136.06'	9°06'10"	10.83'	21.59'	N 43°34'33" E
C2	17.37'	160.00'	6°13'16"	8.69'	17.36'	N 51°14'16" E
C3	62.03'	135.00'	26°19'36"	31.57'	61.49'	N 67°30'42" E
C4	36.76'	110.00'	19°08'41"	18.55'	36.58'	S 89°45'10" E
C5	30.07'	90.00'	19°08'41"	15.18'	29.93'	S 89°45'10" E
C6	52.84'	115.00'	26°19'36"	26.90'	52.38'	N 67°30'42" E
C7	15.20'	140.00'	6°13'16"	7.61'	15.19'	N 51°14'16" E
C8	7.21'	116.06'	3°33'35"	3.61'	7.21'	N 46°20'50" E

DATE:	11-30-2023
REV:	6-20-2024
REV:	8-12-2024
SCALE:	1"=40'
JOB:	8702
JOC:	
SHEET:	1 OF 3

PUBLIC UTILITY EASEMENTS

PLAT SHOWING
EASEMENTS CROSSING
TAX MAP PARCEL 20-141
CITY OF CHARLOTTESVILLE, VA

ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956

999 SECOND ST. SE
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CHARLOTTESVILLE, VA 22902

PHONE 434-977-0205 WWW.ROUDABUSH.COM

Attachment D

#R-23-010

RESOLUTION
Approving a Critical Slope Waiver for the Azalea Springs Subdivision

WHEREAS Stanley Martin Companies, LLC ("developer"), as the owner of property located at 0, 208-210, and 228 Monte Vista Avenue, and at 0 Belleview Street, and that is further identified within the City's real estate assessment records by Parcel Identification Nos. 200142000, 200126000, 200147000, 200131200, 200125000, 200146000, 200130001, 200122000, 200145000, 200129000, 200121000, 200144000, 200127001, 200148000, and 200143000, seeks a waiver of the critical slopes requirements of City Code Sec. 34-1120(b)(6) to allow construction of a residential development project referred to as the Azalea Springs Subdivision (the "Project"); and

WHEREAS in order to construct the Project as desired, and presented in their development application, the developer will need to disturb 93.1% of the critical slopes currently existing within the development site (of that 93.1%, 63.7% of the critical slopes require a waiver from City Council; the remaining critical slopes areas are exempt per City Code Sec. 34-1120(b)(7)(c)); and

WHEREAS the Planning Commission held their regular meeting on December 12, 2022 and recommended approval of the request to waive the critical slopes requirements, pursuant to City Code §34-1120(b)(6)(d); and

WHEREAS upon consideration of the information and materials provided by the applicant and the recommendation of the Planning Commission, the City Council finds and determines pursuant to City Code Sec. 34-1120(b)(6)(d)(i) that: the benefits of allowing disturbance of the critical slopes in connection with the Project outweigh the public benefits of the undisturbed slopes, and that a waiver would not be detrimental to the public health, safety or welfare, detrimental to the orderly development of the area or to adjacent properties, or contrary to sound engineering practices; now, therefore,

BE IT RESOLVED by the Council of the City of Charlottesville, Virginia THAT a waiver of the critical slopes requirements of City Code Sec. 34-1120(b)(6) is hereby granted, for the residential development Project described within the materials presented to City Council on January 3, 2023, referred to as the Azalea Springs Subdivision, subject to the following conditions:

1. The applicant shall work with the City's Urban Forester during site plan review to create a tree protection/preservation plan for approximately seventy-seven (77) trees as presented in the application materials. The applicant shall perform all protection/preservation measures as identified in this plan. The tree preservation/protection plan will include a monitoring program to ensure compliance throughout the construction period. The plan shall also include provisions, such as easements, deed restrictions, or other legally binding measures to ensure preservation of trees in perpetuity.

2. The applicant shall, through easement, deed restriction, or other legally binding document, ensure no development or tree removal within the 0.6 acres "Public Amenity Area" as presented in the application materials. This documentation shall be enacted prior to approval of a Final Site Plan.
3. The applicant shall memorialize the "landscape screening" as presented in the application materials prior to approval of a final site plan. Planting within the screening area shall be a mixture of deciduous and evergreen trees, and the remaining trees will be large and medium deciduous trees as stated in the application materials.
4. In addition to providing the minimum tree cover requirements as required by code, the applicant shall preserve approximately seventy-seven (77) trees as shown in the application materials. The preserved trees shall not count towards the minimum tree cover requirement.
5. Site Plans (VESCP Plans) should include, at a minimum, 4 stages/phases of ESC controls. The first phase shall include "Initial/Preliminary Controls". Outfalls from any proposed traps shall be established with rigorous independent ESC controls, early in the sequence, prior to the establishment of a sediment trap and associated conveyances.
6. Any channels/diversions that convey 'clear' water shall be stabilized with sod on the 'clear water' side immediately after installation.
7. "Super Silt Fence" (chain linked backing) shall be installed where perimeter silt fence is specified.
8. Any disturbance occurring outside of conveyances to the trap, in either sequence or space, planned or unforeseen, shall be immediately stabilized with sod (for pervious areas, utilities should have other "same day stabilization").
9. At no time shall concentrated water be directed toward the critical slopes without adequate conveyance down and beyond the slopes to an acceptable outfall.
10. The Final Plan should include a Virginia Stormwater Management Plan that includes a design for onsite water quality provided by a facility, or facilities, designed in accordance with the BMP Clearinghouse "2013 Draft Design Specifications for Practices 1-15", or a proprietary Manufactured Treatment Device acceptable to DEQ at the time the Final Plan is submitted. The facility or facilities should provide 110 percent of the onsite Phosphorus removal required as determined with an accurately completed VRRM spreadsheet for the project.

	Aye	No
Magill	___	_x__
Payne	____	_x__
Pinkston	_x__	____
Snook	_x__	____
Wade	_x__	____

Approved by Council
January 3, 2023

Kyna Thomas

Kyna Thomas, MMC
Clerk of Council

Stanley Martin Homes engaged a certified arborst from Bartlett Tree Experts to conduct an assessment of the trees located on the project site of the proposed Azalea Springs development in Charlottesville, Virginia. The assessment followed direction provided from the City of Charlottesville's Urban Forester, Steve Gaines.

A site visit was conducted on August 23, 2023, and a total of 78 trees were tagged in the field. Each tree contains a brass tag numbered (901-978) and correpsonds to the photographs and spreadsheets, as well as the tree preservation plan sheets submitted with the site plan.

The majority of the trees tagged in this inventory will require no tree care (other than the construction of a tree protection zone). Trees selected for soil/plant health care are on the edges of construction activity and may experience disturbances such as root pruning and compaction. It is recommend these trees are treated with a soil-applied growth regulator. This approach allows the tree's to redirect energy from new shoot growth to root hair growth, chlorophyll production, and pest/pathogen defense, while also reducing water needs. Also recommend are Fortiphite soil injections to promote greater resistance to pathogens, and to improve the tree's tolerance to temperature extremes and drought. Irrigation should also be supplied to any trees that experience root cutting or soil disturbance.

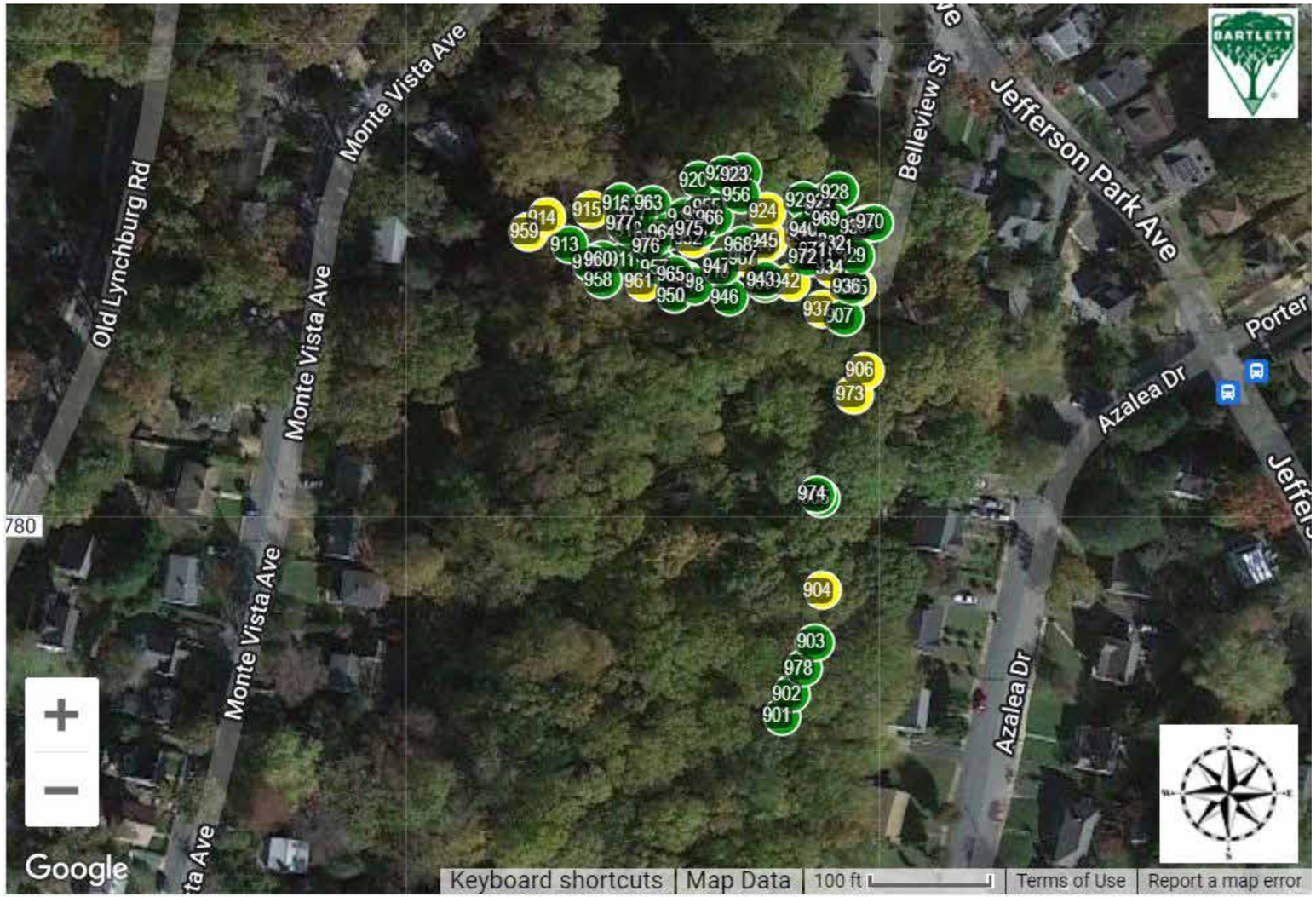
There are two trees with large dead branches located along the wood line that should be pruned for dead wood.

Vines, mostly English ivy, were very prevalent on trees throughout the site. Trees recommended for vine removal are listed later in this report along with a map of their locations in the field.

The following report contains:

- location maps of the trees
- A detailed spreadsheet documenting the overall health assessment of all trees
- 2 photos of each tree: crown and trunk
- A detailed list and location map for all trees recommended for plant health care
- A detailed list and location map of all trees recommended for soil care
- A detailed list and location map of all trees recommended for maintenance pruning
- A detailed list and locaiton map of all trees recommended for vine removal

The updated tree locations and health assessments were used in the preparation of the tree preservaion plans submitted with the site plan for the project. Additional measures to protect trees are included in the notes on the plan sheets. These measures include 6' ht. tree protection fencing, signage, and multiple notes regarding the need for meetings with city staff on site prior to and during construction, routine inspections by a certified arborist during the construction phases, and additional care to be taken when removing trees and/or grinding stumps.


Old Lynchburg Rd
Monte Vista Ave
Monte Vista Ave
Belleview St
Jefferson Park Ave
Porter
Azalea Dr
Azalea Dr
Jeffers
780
Monte Vista Ave
Google
Keyboard shortcuts
Map Data
100 ft
Terms of Use
Report a map error
Condition:
Good
Fair



Condition: Good Fair

COLLINS ENGINEERING

Azalea Springs
Tree Preservation Plan - Overall Assessment:North
2/21/2024 SHEET 3 OF 88



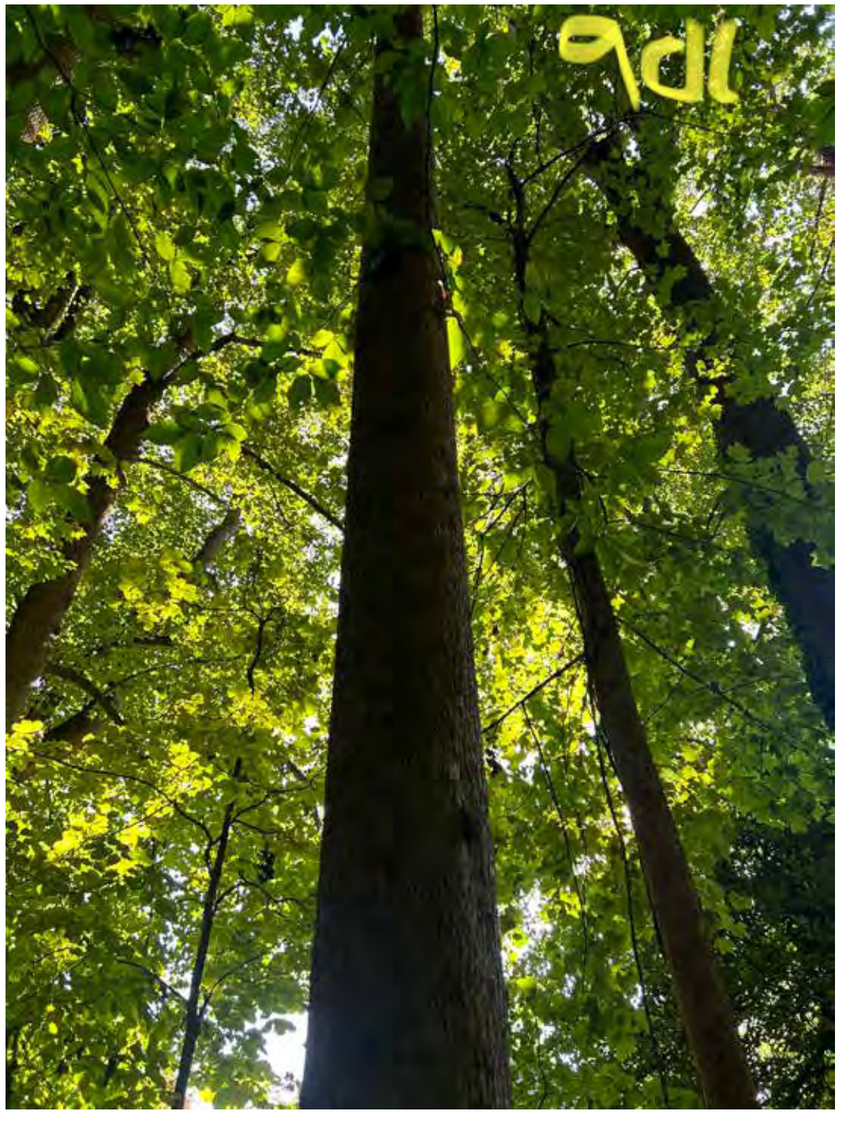
Condition: Good Fair

Tree ID	Host ID	Common Name	Dbh 1	Dbh 2	Canopy Radius (Feet)	Latitude	Defects 1	Defects 2	Defects 3	Soils	Prune	Pruning Category	Pruning System	Pruning Goal 1	Plant Health Care 1	Plant Health Care 2	Plant Health Care 3	Vines
901	Liriodendron tulipifera	Tuliptree	11.5		10	38.01518447	Low live crown ratio	...	...	Fortiphite Soil Injections	No	...	...	...	Irrigation required	Growth regulate	...	...
902	Liriodendron tulipifera	Tuliptree	23.5		15	38.01523519	Low live crown ratio	...	...	Fortiphite Soil Injections	No	...	...	...	Irrigation required	Growth regulate	...	...
903	Fagus grandifolia	Beech-American	8.5		15	38.01535445	...	...	...	Fortiphite Soil Injections	No	...	...	...	Irrigation required	Growth regulate	...	...
904	Liriodendron tulipifera	Tuliptree	16		20	38.0154703	Low live crown ratio	Co-dominant stems	...	Fortiphite Soil Injections	No	...	...	...	Irrigation required	Growth regulate	...	Vines
905	Liriodendron tulipifera	Tuliptree	11.5		20	38.01568336	Wound-root flare	Wound-stem	...	Fortiphite Soil Injections	No	...	...	...	Irrigation required	Growth regulate	...	...
906	Quercus alba	Oak-White	40.5		40	38.01597581	Dead branches >2	...	...	Fortiphite Soil Injections	Yes	Maintenance	Natural	Reduce risk of branch stem and/or root failure	Borer treatment	Irrigation required	Growth regulate	Vines
907	Fagus grandifolia	Beech-American	8.5		15	38.01609767	Suppressed	...	...	Fortiphite Soil Injections	No	...	...	...	Irrigation required	Growth regulate	...	...
908	Quercus rubra	Oak-Northern Red	38		35	38.01630691	Butt swell	Poor branch structure	...	Fortiphite Soil Injections	No	...	...	...	Borer treatment	Irrigation required	Growth regulate	Vines
909	Quercus alba	Oak-White	27		20	38.01617467	Poor branch structure	...	...	Fortiphite Soil Injections	No	...	...	...	Borer treatment	Irrigation required	Growth regulate	Vines
910	Acer rubrum	Maple-Red	8		15	38.01620109	...	...	...	...	No	...	...	...	...	...	...	Vines
911	Liriodendron tulipifera	Tuliptree	11		15	38.01622826	Wound-stem	...	...	Fortiphite Soil Injections	No	...	...	...	Irrigation required	Growth regulate	...	Vines
912	Liriodendron tulipifera	Tuliptree	17	16	20	38.01621996	Co-dominant stems	...	...	Fortiphite Soil Injections	No	...	...	...	Irrigation required	Growth regulate	...	Vines
913	Liriodendron tulipifera	Tuliptree	23		25	38.01626083	Low live crown ratio	...	...	...	No	...	...	...	...	...	...	Vines
914	Liriodendron tulipifera	Tuliptree	25		25	38.01632273	Poor branch structure	Dead branches >2	Co-dominant stems	Fortiphite Soil Injections	Yes	Maintenance	Natural	Reduce risk of branch stem and/or root failure	Irrigation required	Growth regulate	...	Vines
915	Liriodendron tulipifera	Tuliptree	22		25	38.01634052	Cavity-stem	Lean	Low live crown ratio	...	No	...	...	...	...	...	...	Vines
916	Liriodendron tulipifera	Tuliptree	20		25	38.016357	Dead branches <=2	...	...	...	No	...	...	...	...	...	...	...
917	Liriodendron tulipifera	Tuliptree	13		15	38.01633203	...	...	...	...	No	...	...	...	...	...	...	...
918	Liriodendron tulipifera	Tuliptree	20		20	38.01629594	Dead branches <=2	...	...	...	No	...	...	...	...	...	...	Vines
919	Liriodendron tulipifera	Tuliptree	9.5		15	38.01632497	Suppressed	...	...	...	No	...	...	...	...	...	...	...
920	Liriodendron tulipifera	Tuliptree	27	15	25	38.01640959	Dead branches >2	Co-dominant stems	...	...	No	...	...	...	...	...	...	...
921	Liriodendron tulipifera	Tuliptree	12.5		20	38.01642407	...	...	...	...	No	...	...	...	...	...	...	Vines
922	Liriodendron tulipifera	Tuliptree	34		25	38.01642498	Dead branches <=2	...	...	...	No	...	...	...	...	...	...	...
923	Liriodendron tulipifera	Tuliptree	10		15	38.01642114	Suppressed	...	...	...	No	...	...	...	...	...	...	...

924	Quercus alba	Oak-White	42		35	38.01633798	Decay-root flare	Dead branches >2	...	Fortiphite Soil Injections	No	...	...	...	Borer treatment	...	...	Vines
925	Liriodendron tulipifera	Tuliptree	12		25	38.01636383	...	...	...	...	No	...	...	...	...	...	...	Vines
926	Liriodendron tulipifera	Tuliptree	22		20	38.0163427	Poor branch structure	...	...	...	No	...	...	...	...	...	...	Vines
927	Liriodendron tulipifera	Tuliptree	20.5		20	38.01635991	Dead branches >2	...	...	...	No	...	...	...	...	...	...	Vines
928	Liriodendron tulipifera	Tuliptree	24		25	38.01638246	Low live crown ratio	...	...	...	No	...	...	...	...	...	...	Vines
929	Nyssa sylvatica	Tupelo-Black	8		10	38.0162373	Dead branches <=2	Uneven crown	...	...	No	...	...	...	...	...	...	Vines
930	Liriodendron tulipifera	Tuliptree	11.5		15	38.01630011	...	...	...	...	No	...	...	...	...	...	...	...
931	Liriodendron tulipifera	Tuliptree	15		15	38.01625373	Suppressed	...	...	...	No	...	...	...	...	...	...	Vines
932	Liriodendron tulipifera	Tuliptree	18		15	38.01626407	Low live crown ratio	...	...	...	No	...	...	...	...	...	...	Vines
933	Liriodendron tulipifera	Tuliptree	17.5		20	38.01623917	Poor branch structure	...	...	...	No	...	...	...	...	...	...	Vines
934	Nyssa sylvatica	Tupelo-Black	20.5		25	38.01620755	Poor branch structure	Overextended branch	...	...	No	...	...	...	...	...	...	Vines
935	Acer rubrum	Maple-Red	8		10	38.01616389	Cavity-stem	Poor branch structure	...	...	No	...	...	...	...	...	...	...
936	Acer rubrum	Maple-Red	10.5		10	38.01616668	Suppressed	Poor branch structure	...	...	No	...	...	...	...	...	...	Vines
937	Nyssa sylvatica	Tupelo-Black	12.5		10	38.01611444	Uneven crown	Poor branch structure	...	...	No	...	...	...	...	...	...	...
938	Liriodendron tulipifera	Tuliptree	14		15	38.01626883	Low live crown ratio	...	...	...	No	...	...	...	...	...	...	Vines
939	Liriodendron tulipifera	Tuliptree	11		15	38.01628479	Suppressed	Poor branch structure	...	...	No	...	...	...	...	...	...	Vines
940	Liriodendron tulipifera	Tuliptree	20		25	38.01629465	Dead branches >2	...	...	...	No	...	...	...	...	...	...	Vines
941	Liriodendron tulipifera	Tuliptree	22.5		25	38.01623247	Dead branches >2	...	...	...	No	...	...	...	...	...	...	Vines
942	Nyssa sylvatica	Tupelo-Black	8		10	38.01617719	Low live crown ratio	Poor branch structure	...	...	No	...	...	...	...	...	...	Vines
943	Nyssa sylvatica	Tupelo-Black	8		15	38.01618203	Dead branches <=2	...	...	...	No	...	...	...	...	...	...	Vines
944	Liriodendron tulipifera	Tuliptree	9		20	38.01626166	Low live crown ratio	Uneven crown	...	...	No	...	...	...	...	...	...	Vines
945	Quercus alba	Oak-White	15		20	38.01627	Low live crown ratio	Poor branch structure	...	...	No	...	...	...	...	...	...	Vines
946	Nyssa sylvatica	Tupelo-Black	13.5		15	38.01614148	Low live crown ratio	...	...	...	No	...	...	...	...	...	...	Vines
947	Acer rubrum	Maple-Red	8		15	38.01621269	Poor branch structure	...	...	...	No	...	...	...	...	...	...	Vines
948	Acer rubrum	Maple-Red	12.5		20	38.01616806	Cavity-stem	...	...	...	No	...	...	...	...	...	...	Vines
949	Acer rubrum	Maple-Red	11		20	38.01617908	Cavity-stem	...	...	...	No	...	...	...	...	...	...	Vines
950	Liriodendron tulipifera	Tuliptree	14		20	38.01614534	Uneven crown	...	...	Fortiphite Soil Injections	No	...	...	...	Irrigation required	Growth regulate	...	Vines

951	Liriodendron tulipifera	Tuliptree	25.5		25	38.0162973	Growing against object	Low live crown ratio	...	...	No	...	...	...	...	...	...	...
952	Liriodendron tulipifera	Tuliptree	8		15	38.01627564	Lean	Poor branch structure	...	...	No	...	...	...	...	...	...	...
953	Liriodendron tulipifera	Tuliptree	24		25	38.01632172	Uneven crown	...	...	...	No	...	...	...	...	...	...	...
954	Liriodendron tulipifera	Tuliptree	14.5		20	38.016333	Uneven crown	...	...	...	No	...	...	...	...	...	...	...
955	Liriodendron tulipifera	Tuliptree	22.5		25	38.01634838	Low live crown ratio	...	...	...	No	...	...	...	...	...	...	...
956	Liriodendron tulipifera	Tuliptree	23		20	38.01637407	Low live crown ratio	...	...	...	No	...	...	...	...	...	...	Vines
957	Quercus alba	Oak-White	14.5		20	38.01621014	Dead branches <=2	...	...	...	No	...	...	...	...	...	...	...
958	Liriodendron tulipifera	Tuliptree	24		25	38.01618185	...	...	...	Fortiphite Soil Injections	No	...	...	...	Irrigation required	Growth regulate	...	...
959	Quercus falcata	Oak-Southern Red	28		40	38.01629249	Sweep	Uneven crown	Poor branch structure	...	No	...	...	...	...	...	...	Vines
960	Acer rubrum	Maple-Red	5.5		10	38.01622669	Co-dominant stems	...	...	...	No	...	...	...	...	...	...	...
961	Acer rubrum	Maple-Red	5		10	38.01617837	Cavity-root flare	Poor branch structure	...	Fortiphite Soil Injections	No	...	...	...	Irrigation required	Growth regulate	...	...
962	Ilex opaca	Holly-American	6		8	38.01627388	Suppressed	...	...	...	No	...	...	...	...	...	...	...
963	Prunus avium	Cherry-Sweet	6		10	38.01635512	Dead branches <=2	...	...	...	No	...	...	...	...	...	...	...
964	Ilex opaca	Holly-American	5		8	38.01628916	Co-dominant stems	...	...	...	No	...	...	...	...	...	...	...
965	Fagus grandifolia	Beech-American	5		8	38.01619434	Growing against object	Suppressed	...	Fortiphite Soil Injections	No	...	...	...	Irrigation required	Growth regulate	...	...
966	Fagus grandifolia	Beech-American	5		8	38.01632321	...	...	...	...	No	...	...	...	...	...	...	...
967	Acer rubrum	Maple-Red	8		10	38.01622991	Lean	Poor branch structure	...	...	No	...	...	...	...	...	...	Vines
968	Acer rubrum	Maple-Red	6.5		15	38.01626013	Poor branch structure	...	...	...	No	...	...	...	...	...	...	Vines
969	Fagus grandifolia	Beech-American	4.5		8	38.016318	...	...	...	...	No	...	...	...	...	...	...	...
970	Nyssa sylvatica	Tupelo-Black	6.5		8	38.01631269	...	...	...	...	No	...	...	...	...	...	...	...
971	Ilex opaca	Holly-American	5		6	38.01624963	...	...	...	...	No	...	...	...	...	...	...	...
972	Cornus florida	Dogwood-Flowering	4		10	38.01623339	Sweep	...	...	...	No	...	...	...	...	...	...	...
973	Prunus avium	Cherry-Sweet	5.5		8	38.01591903	Cavity-stem	Wound-stem	...	...	No	...	...	...	...	...	...	...
974	Prunus avium	Cherry-Sweet	4.5		10	38.015692	Dead branches <=2	...	...	...	No	...	...	...	...	...	...	...
975	Acer rubrum	Maple-Red	4.5		10	38.01629735	Suppressed	Uneven crown	...	...	No	...	...	...	...	...	...	...
976	Carpinus caroliniana	Hornbeam-American	4		8	38.01625892	Co-dominant stems	...	...	...	No	...	...	...	...	...	...	...
977	Ilex opaca	Holly-American	6		8	38.01630982	...	...	...	...	No	...	...	...	...	...	...	...
978	Carpinus caroliniana	Hornbeam-American	4.5		10	38.01529428	...	...	...	Fortiphite Soil Injections	No	...	...	...	Irrigation required	Growth regulate	...	...
																	...	





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Azalea Springs

Tree Preservation Plan - Existing Photos: Tree 901





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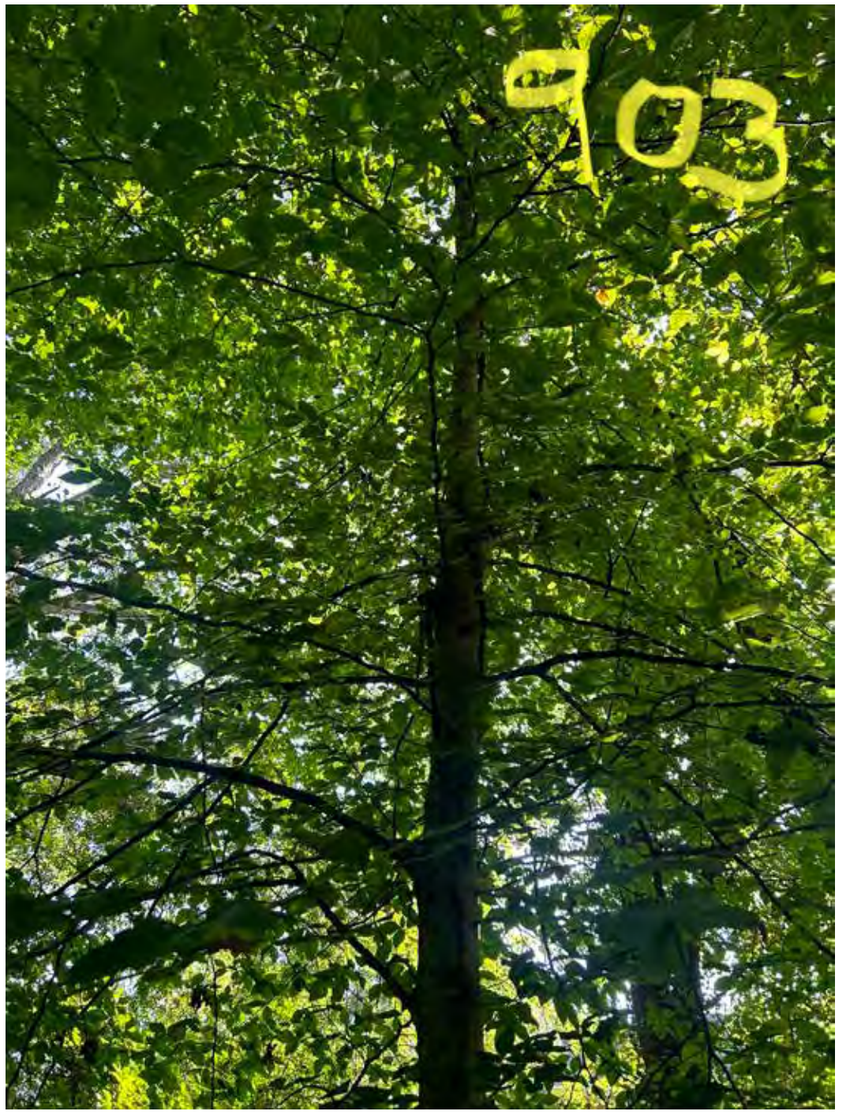
Azalea Springs
Tree Preservation Plan - Existing Photos: Tree 902





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Azalea Springs
Tree Preservation Plan - Existing Photos: Tree 903





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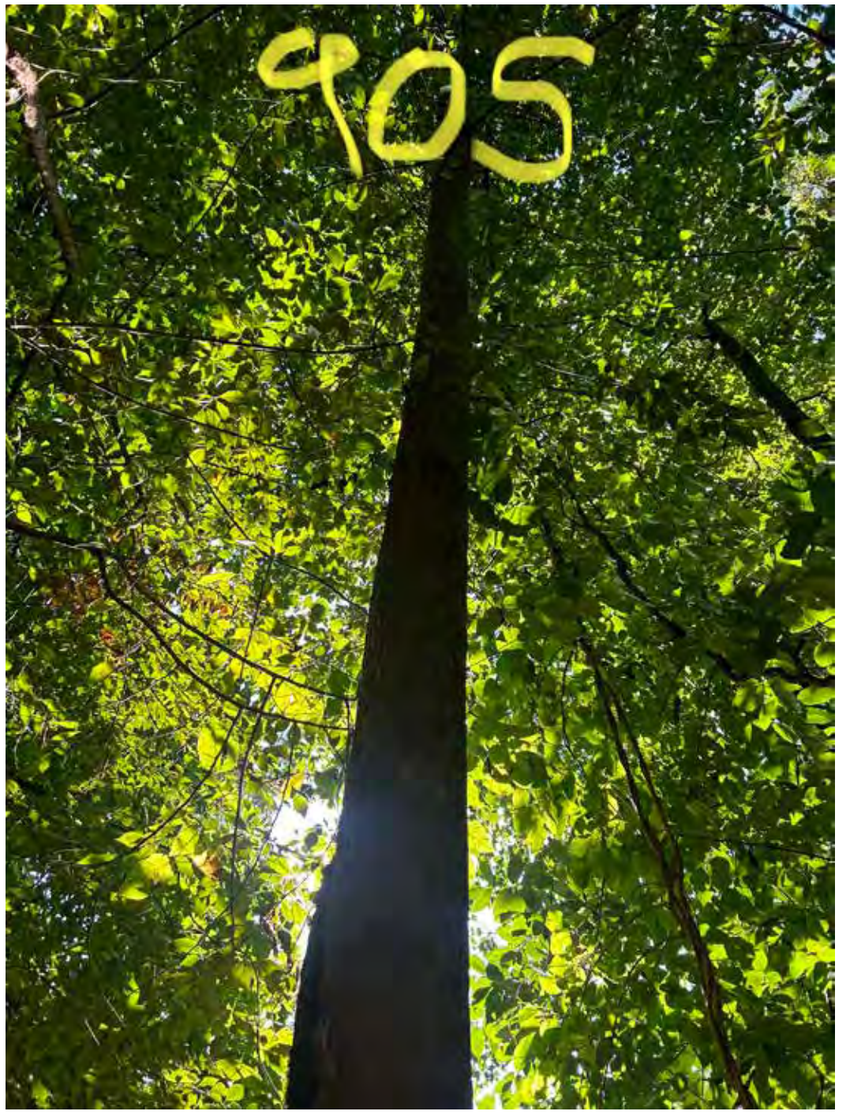
Azalea Springs
Tree Preservation Plan - Existing Photos: Tree 904





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Azalea Springs

Tree Preservation Plan - Existing Photos: Tree 905


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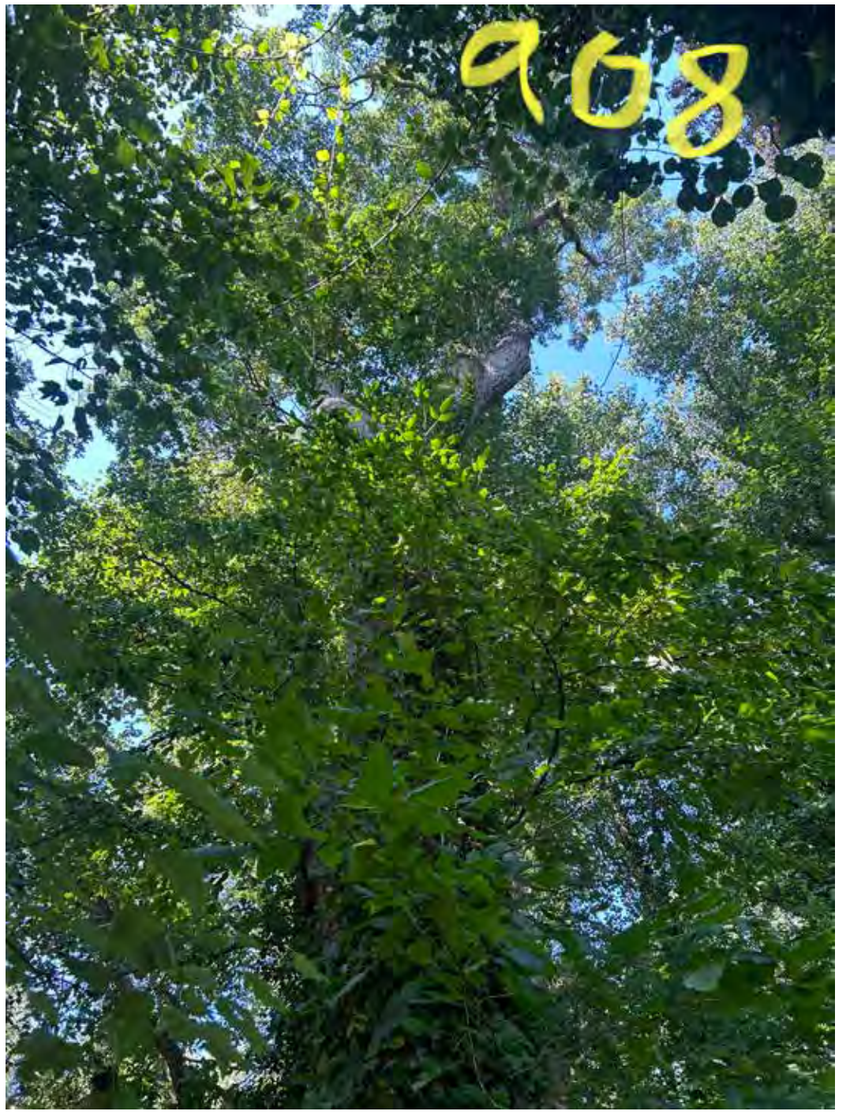
Azalea Springs

Tree Preservation Plan - Existing Photos: Tree 907





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Azalea Springs
Tree Preservation Plan - Existing Photos: Tree 908





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Azalea Springs
Tree Preservation Plan - Existing Photos: Tree 909


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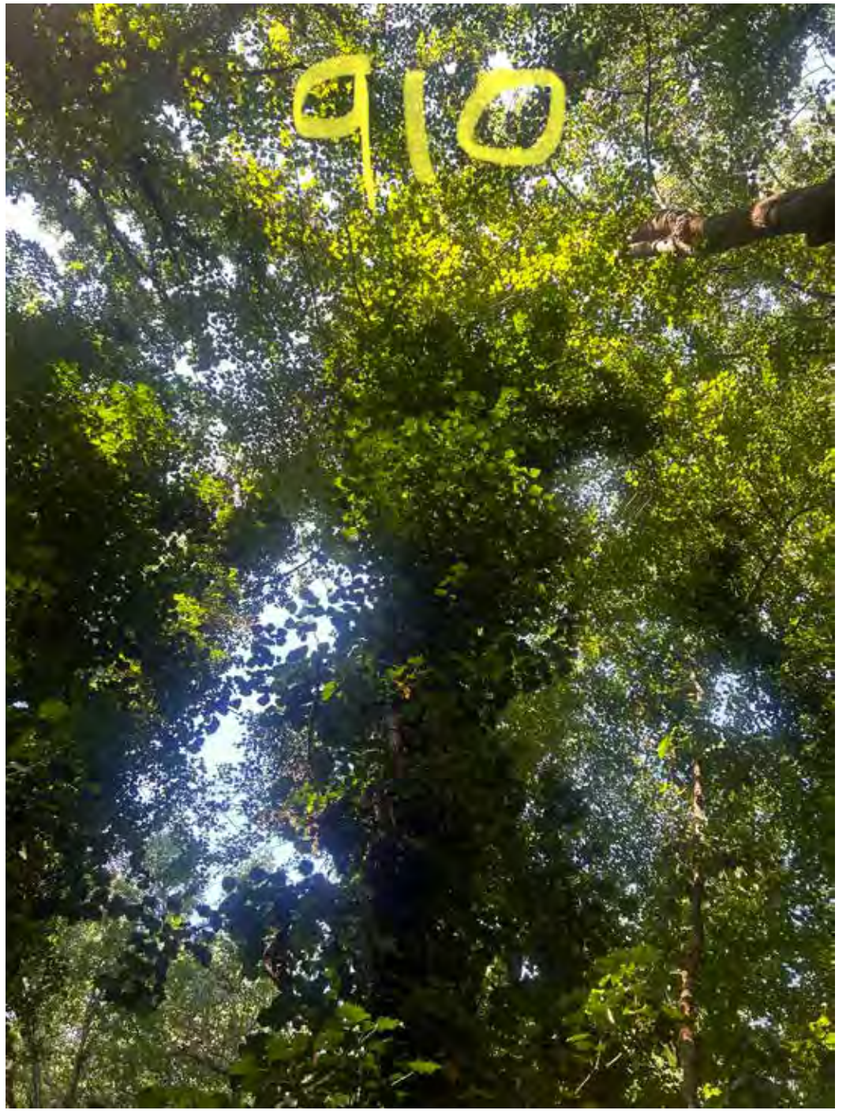
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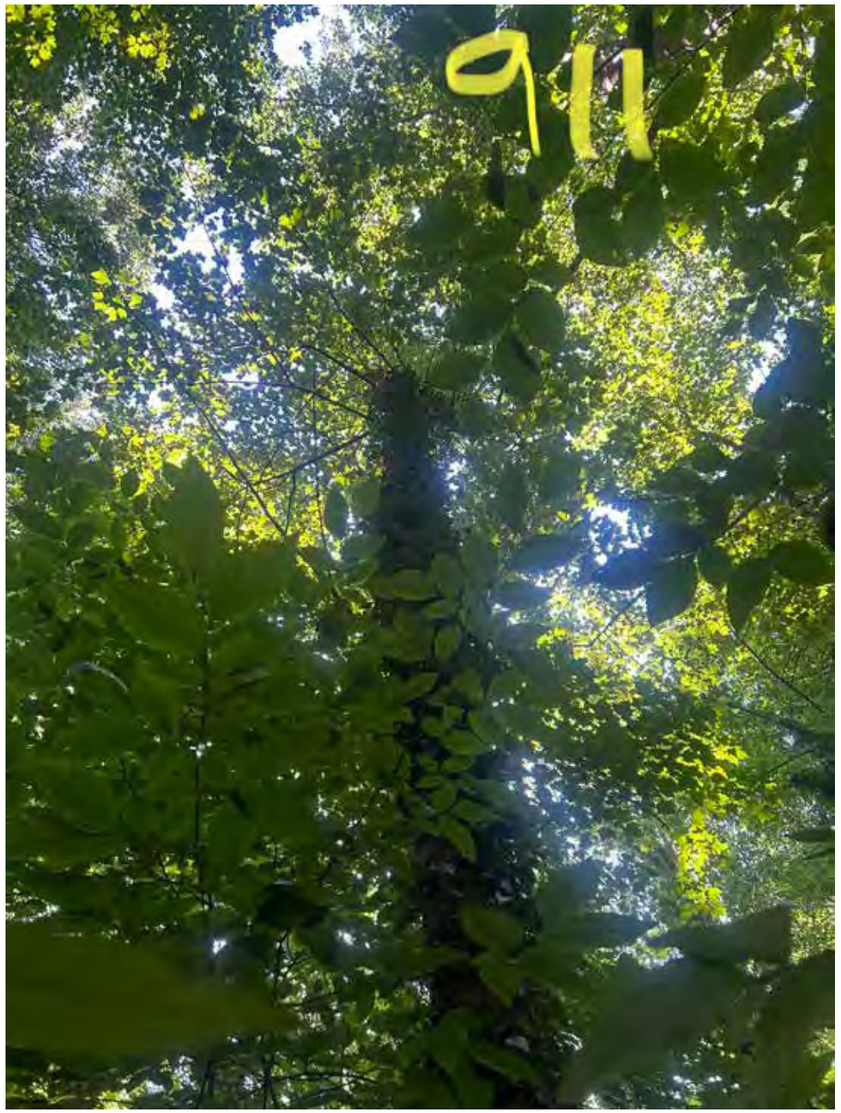

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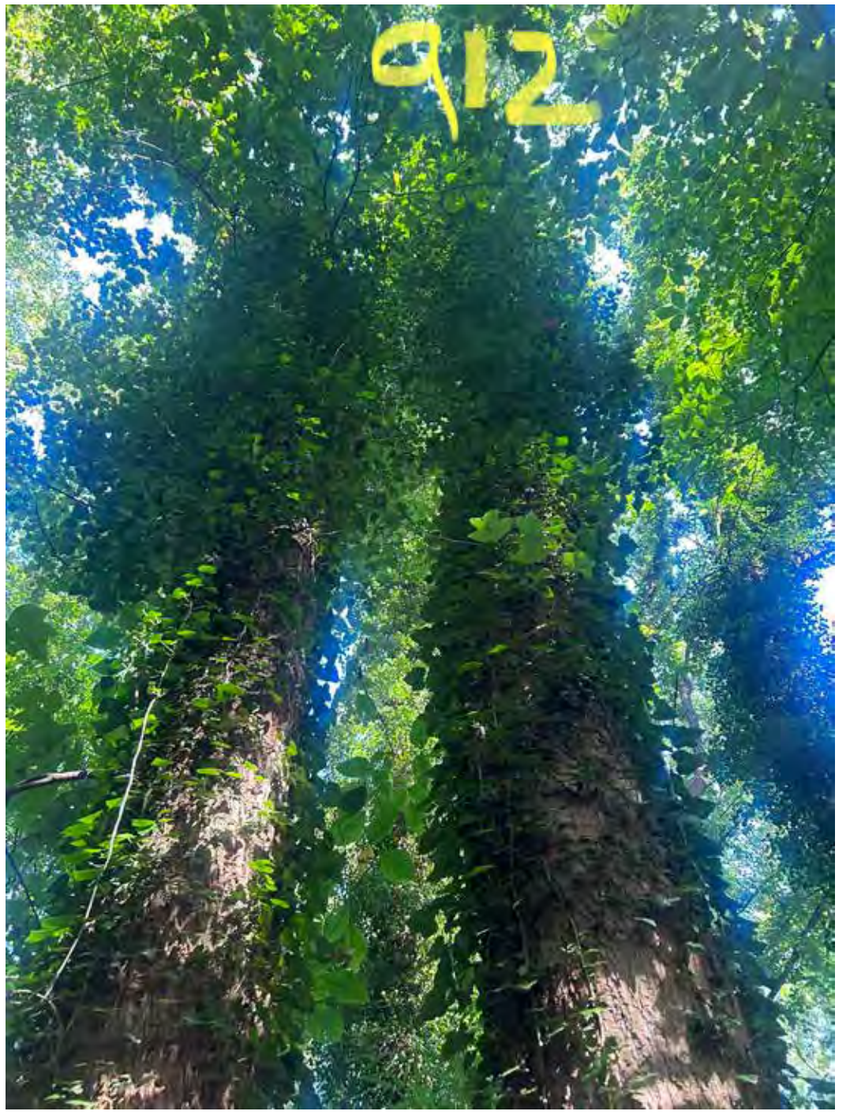
Azalea Springs
Tree Preservation Plan - Existing Photos: Tree 911





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Azalea Springs
Tree Preservation Plan - Existing Photos: Tree 912





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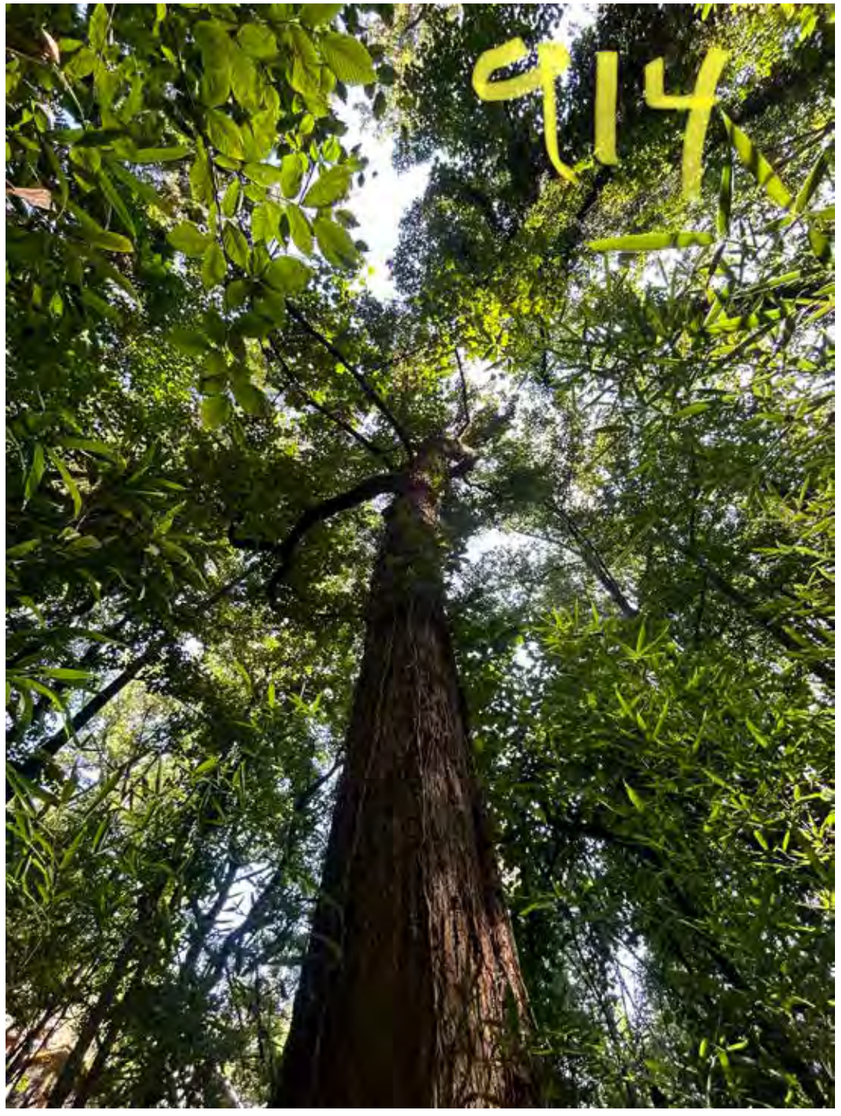
Azalea Springs

Tree Preservation Plan - Existing Photos: Tree 913





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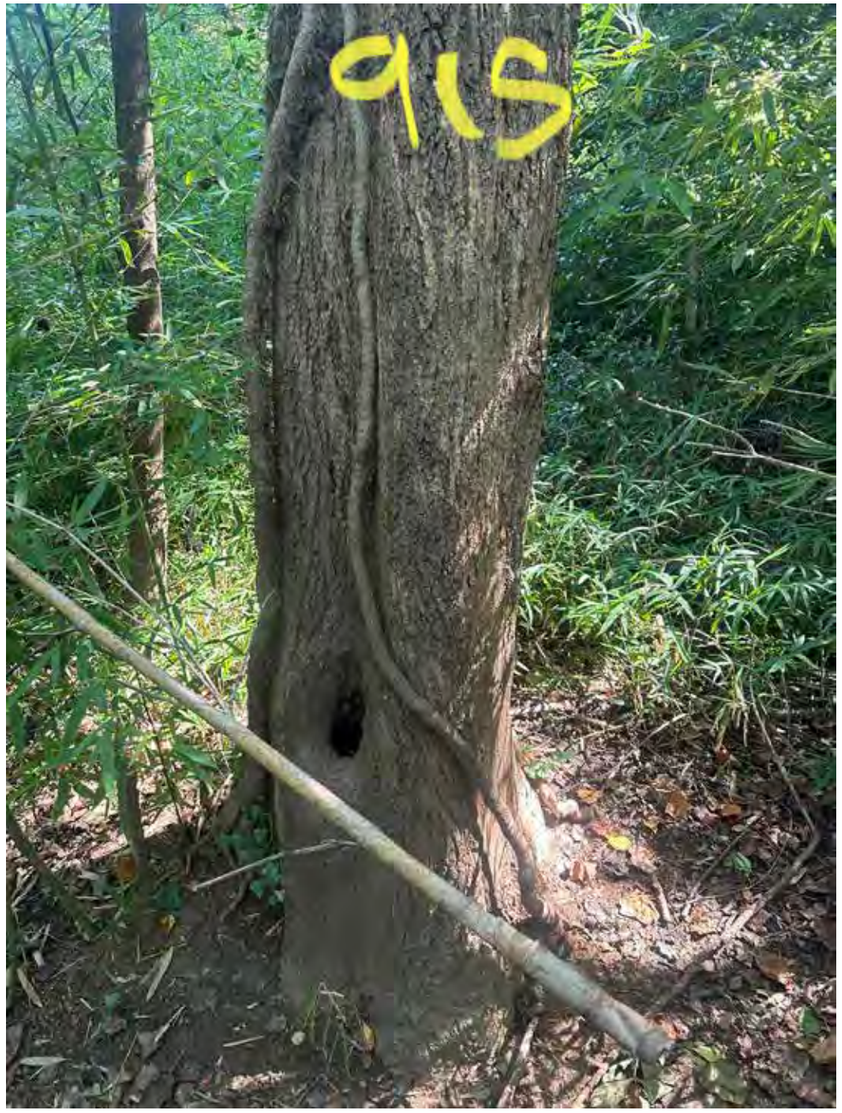
Azalea Springs
Tree Preservation Plan - Existing Photos: Tree 914





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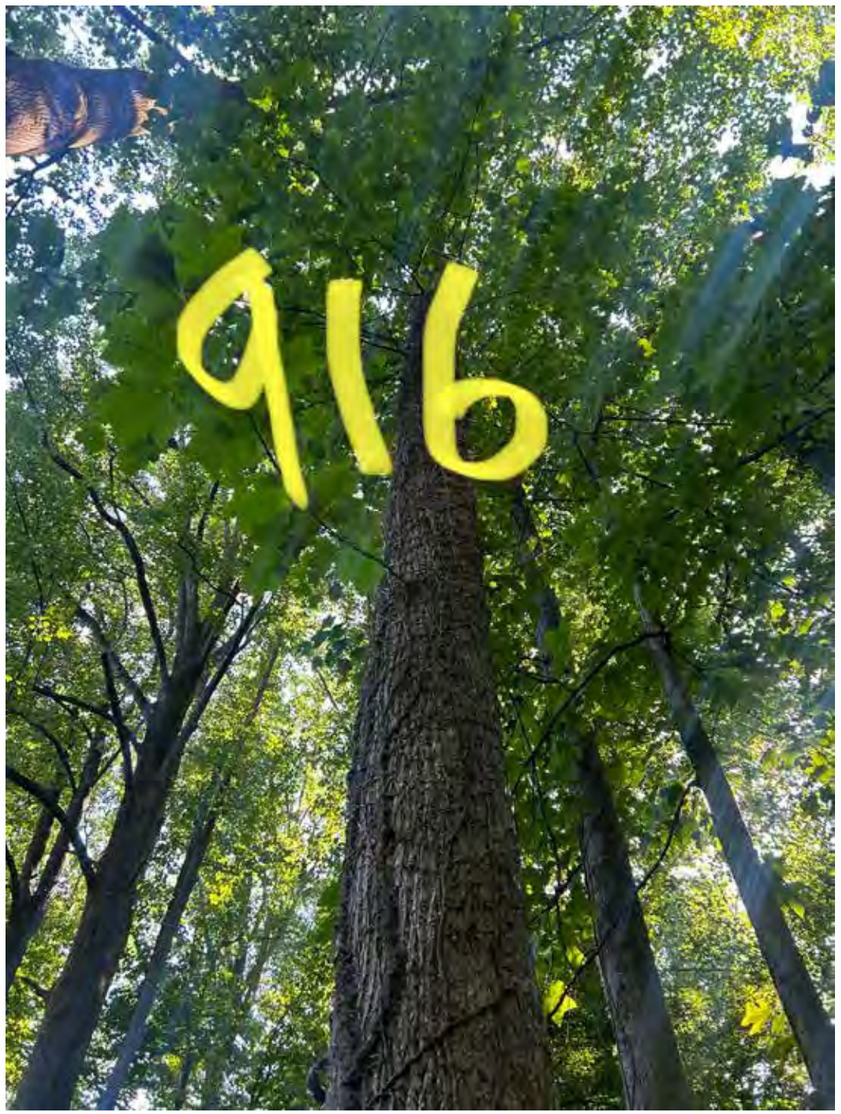
Azalea Springs
Tree Preservation Plan - Existing Photos: Tree 915





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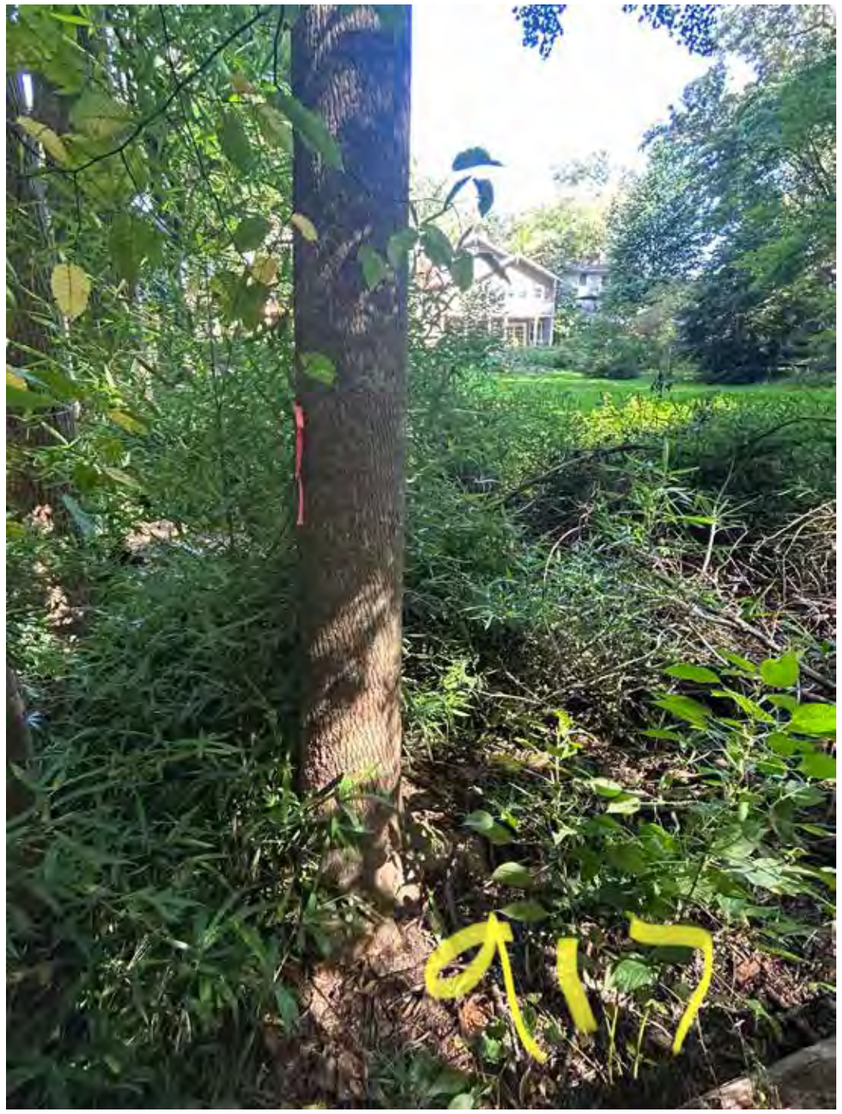
Azalea Springs

Tree Preservation Plan - Existing Photos: Tree 916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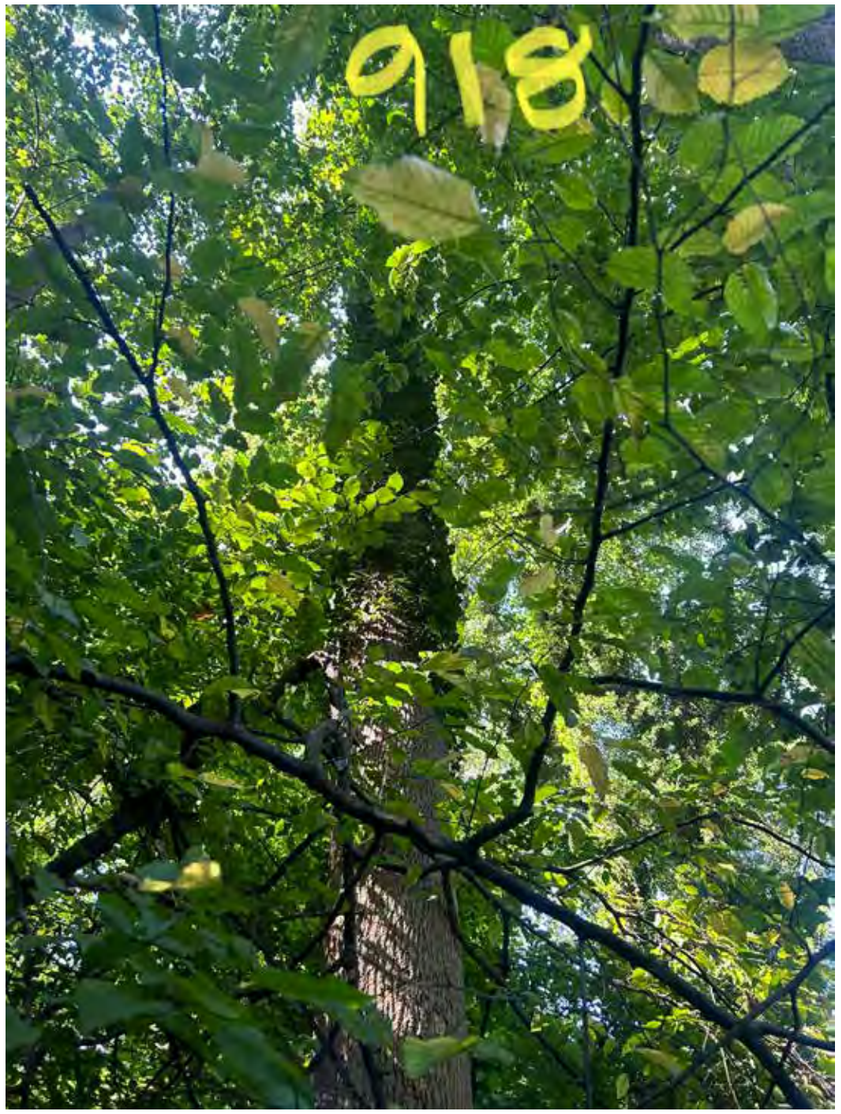

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Azalea Springs
Tree Preservation Plan - Existing Photos: Tree 918


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Azalea Springs

Tree Preservation Plan - Existing Photos: Tree 922


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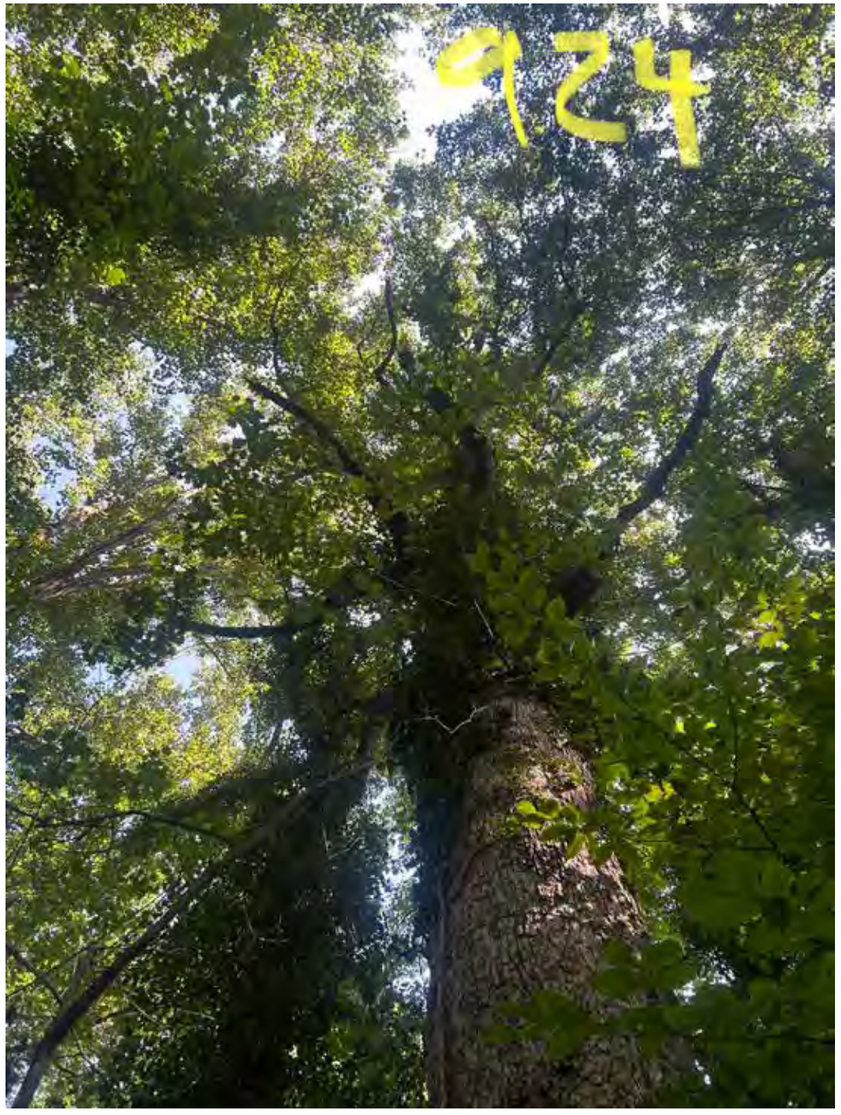

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Azalea Springs
Tree Preservation Plan - Existing Photos: Tree 924


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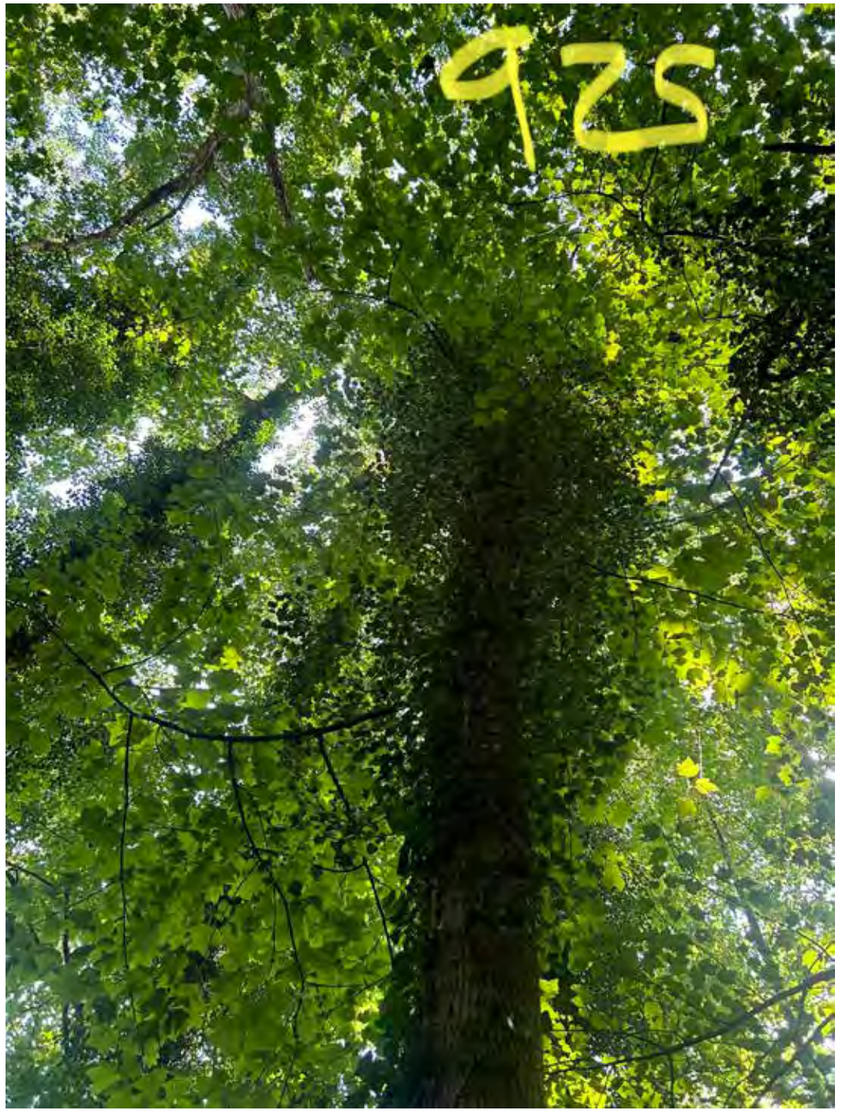
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Azalea Springs

Tree Preservation Plan - Existing Photos: Tree 926





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Azalea Springs

Tree Preservation Plan - Existing Photos: Tree 927

Attachment E





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Azalea Springs
Tree Preservation Plan - Existing Photos: Tree 928


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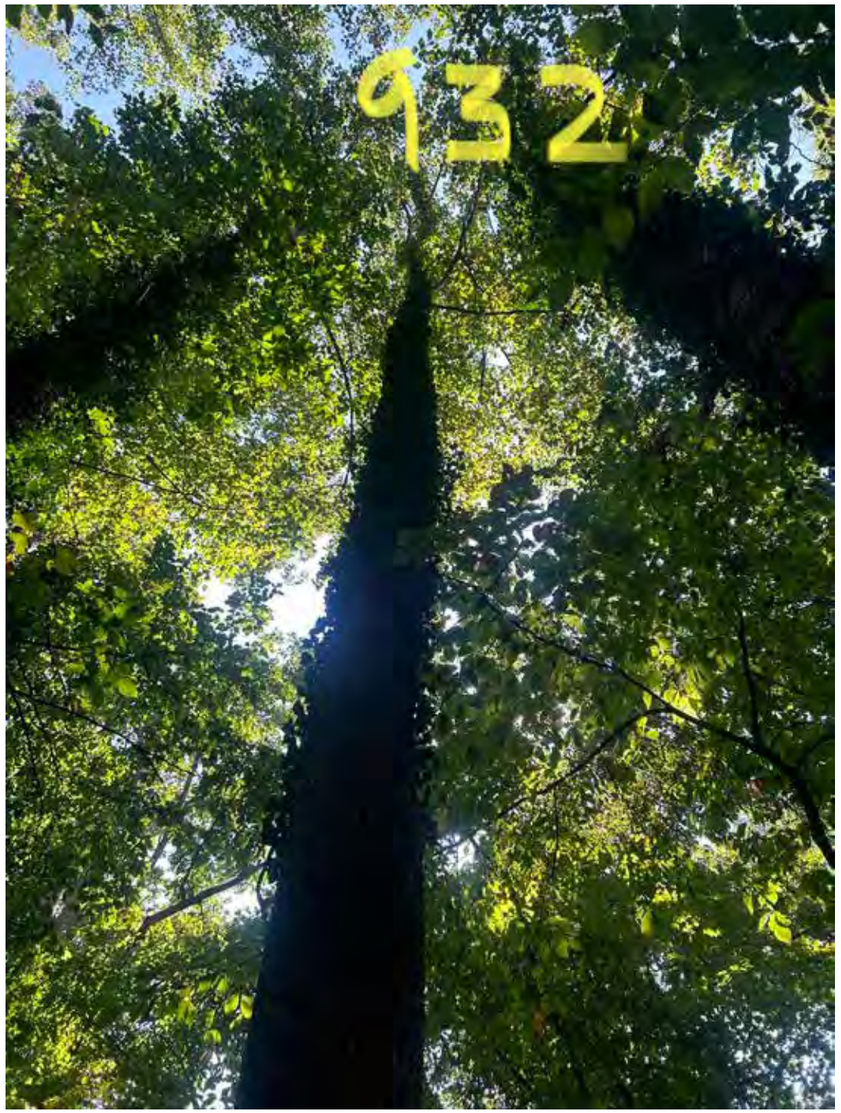
Azalea Springs

Tree Preservation Plan - Existing Photos: Tree 931





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Azalea Springs

Tree Preservation Plan - Existing Photos: Tree 932





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Azalea Springs

Tree Preservation Plan - Existing Photos: Tree 933





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Azalea Springs

Tree Preservation Plan - Existing Photos: Tree 934





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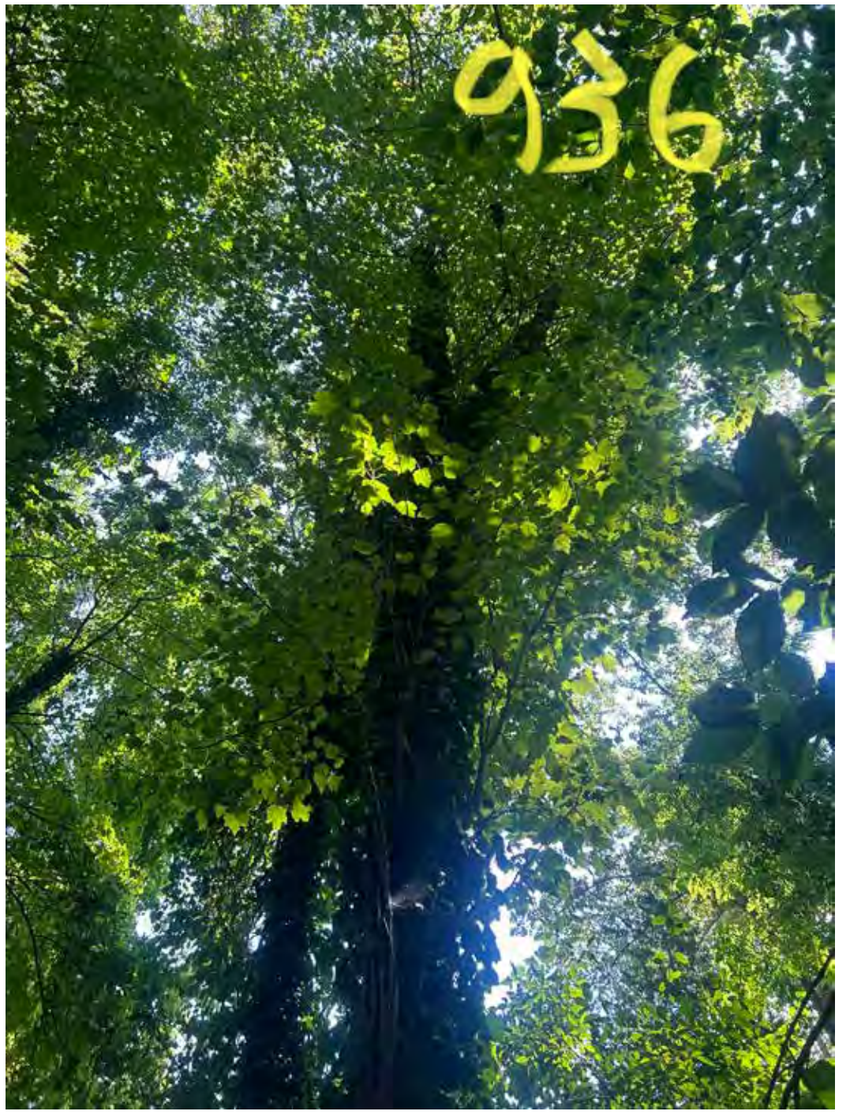
Azalea Springs
Tree Preservation Plan - Existing Photos: Tree 935





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Azalea Springs
Tree Preservation Plan - Existing Photos: Tree 936


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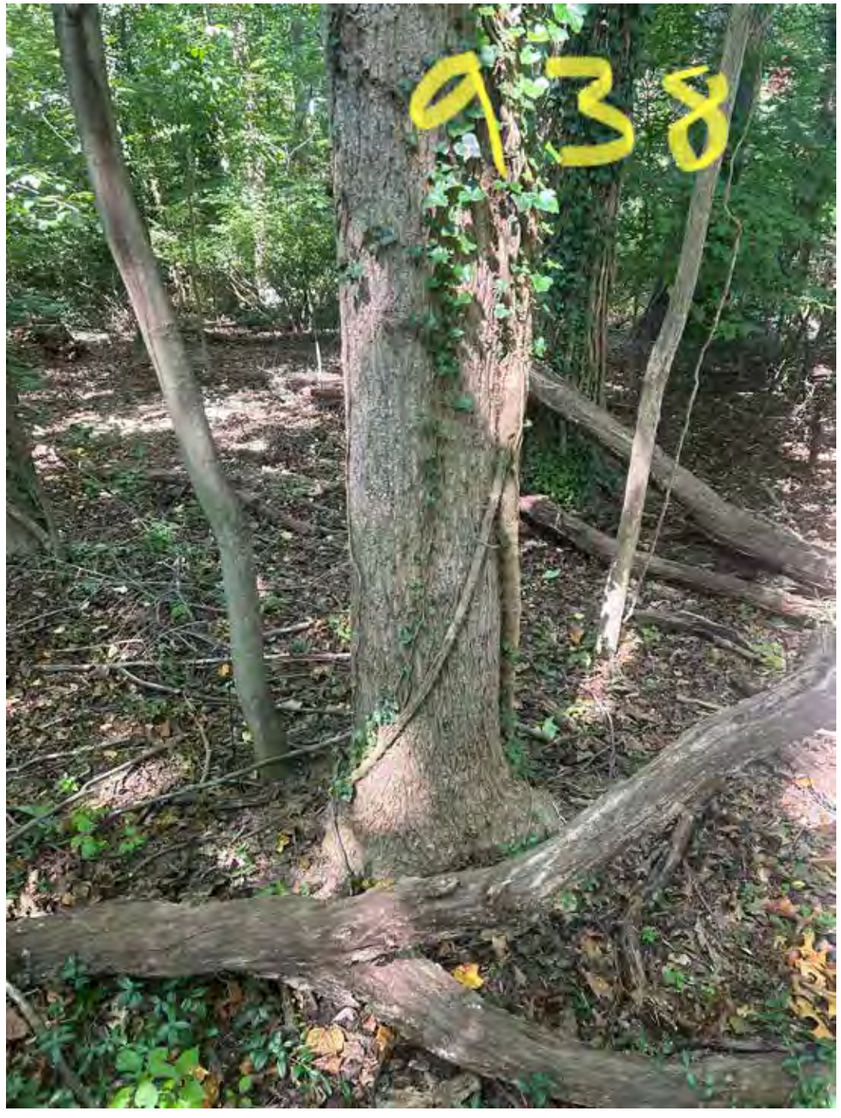



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Azalea Springs

Tree Preservation Plan - Existing Photos: Tree 938


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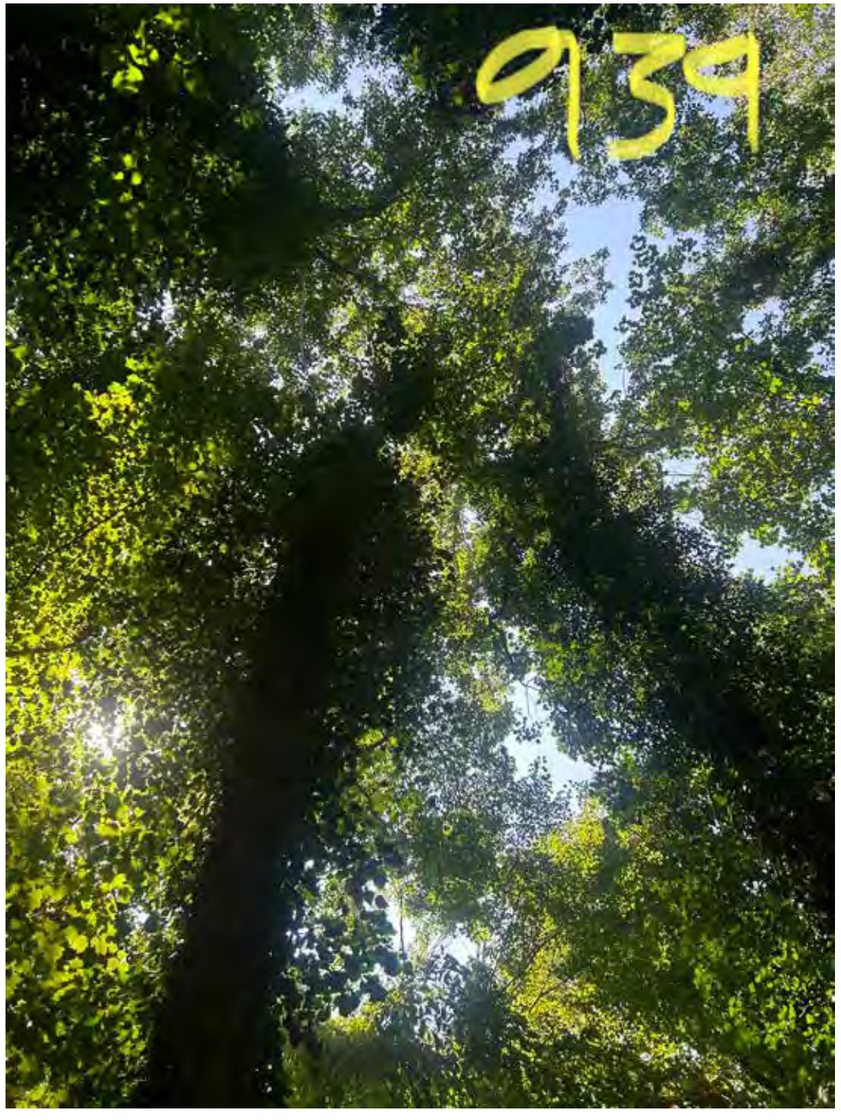
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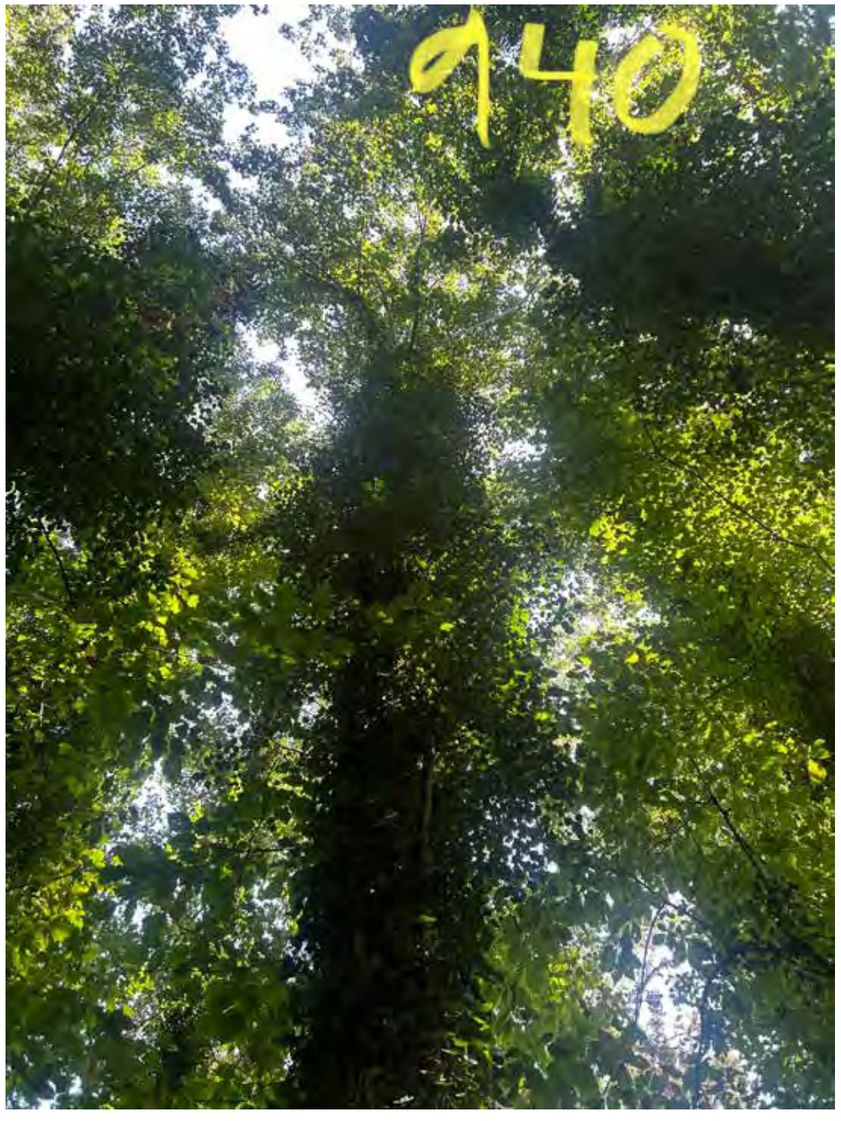
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Azalea Springs

Tree Preservation Plan - Existing Photos: Tree 941


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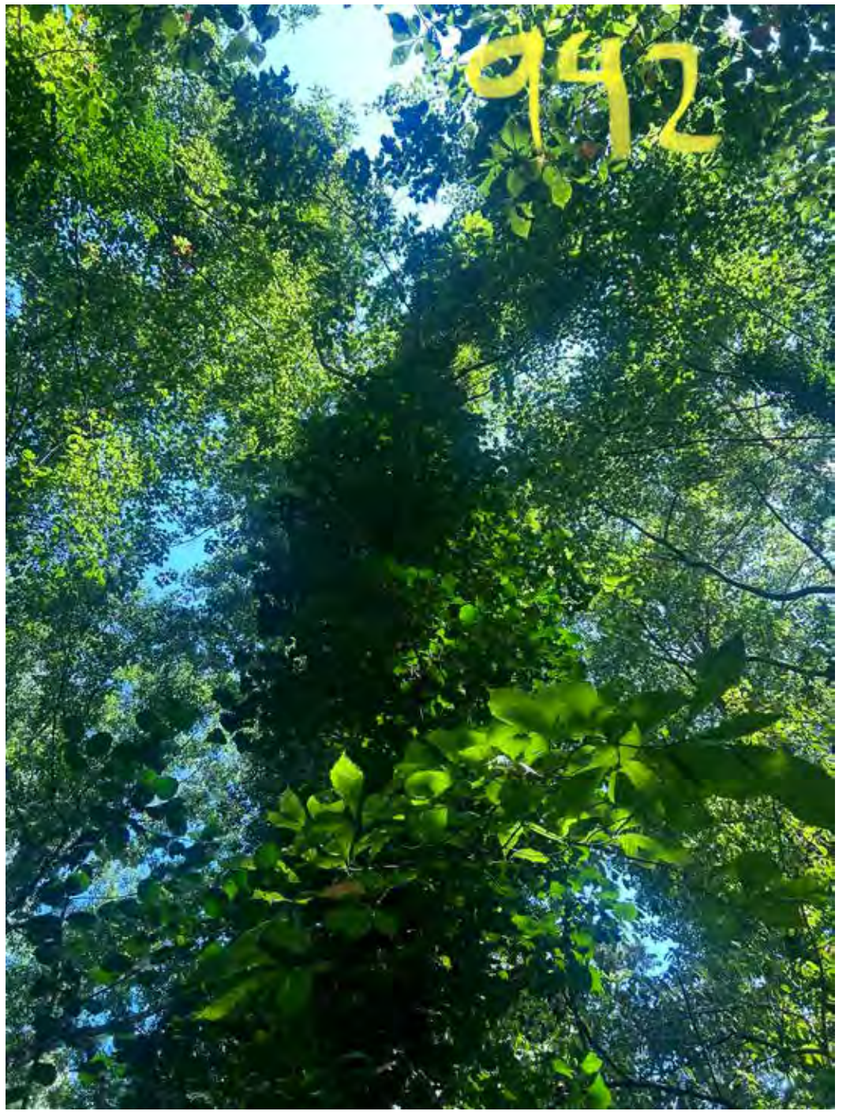
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Azalea Springs
Tree Preservation Plan - Existing Photos: Tree 943


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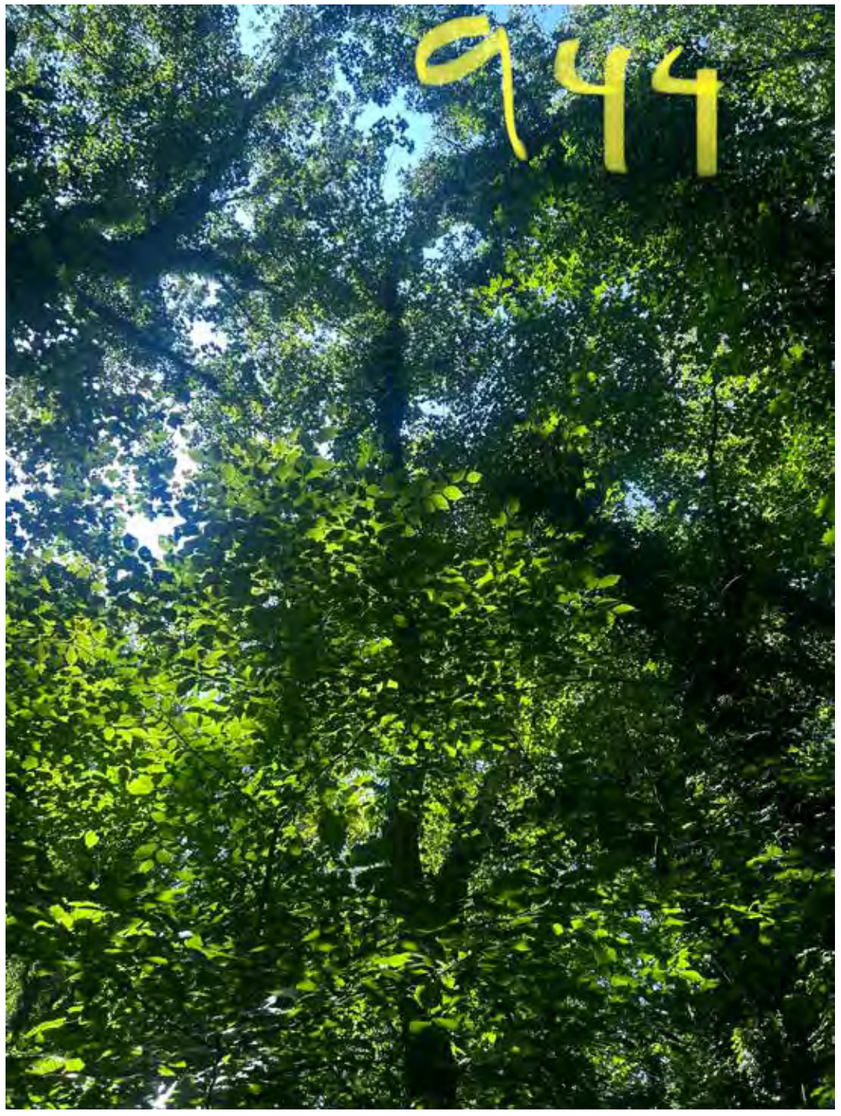
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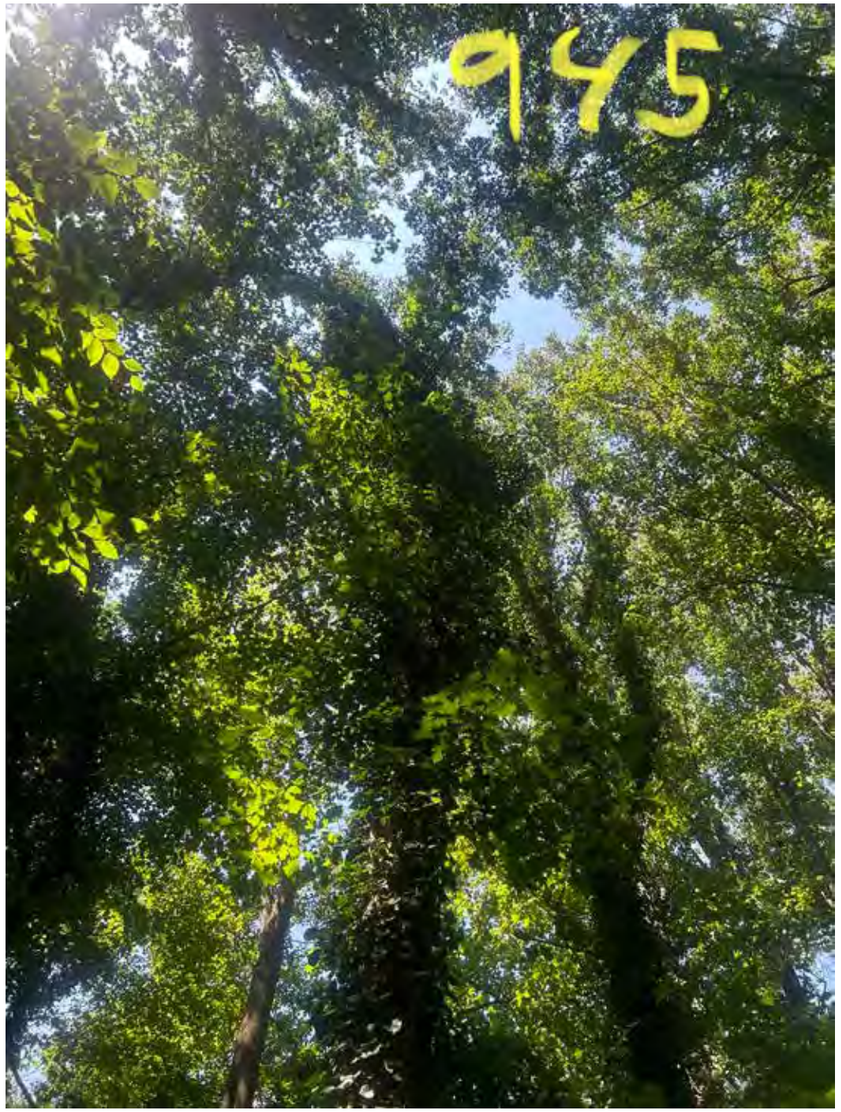
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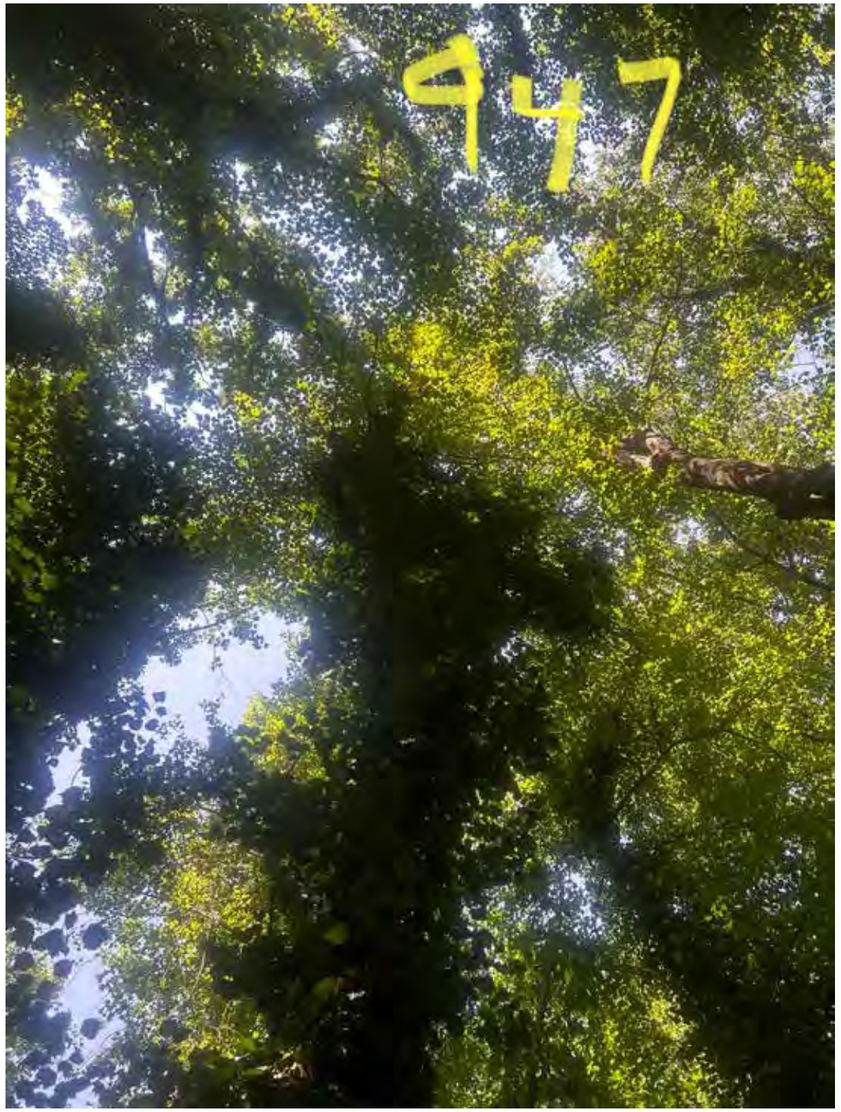
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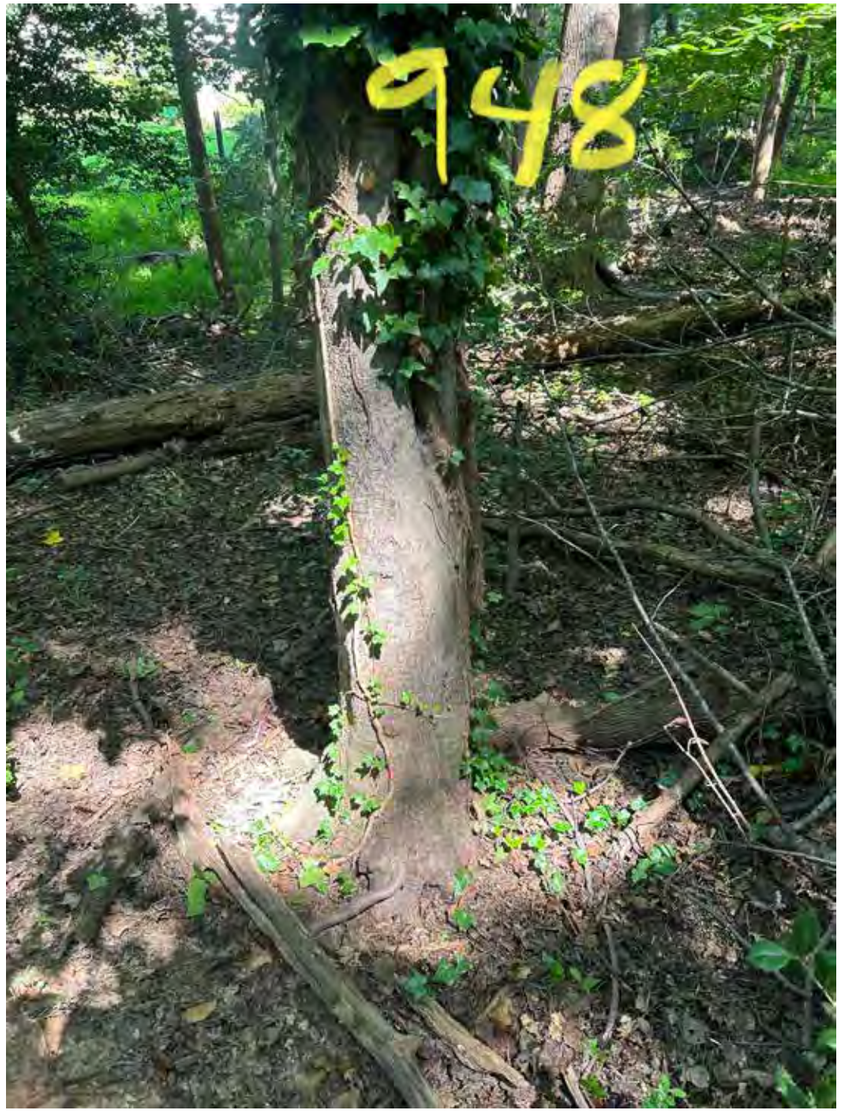
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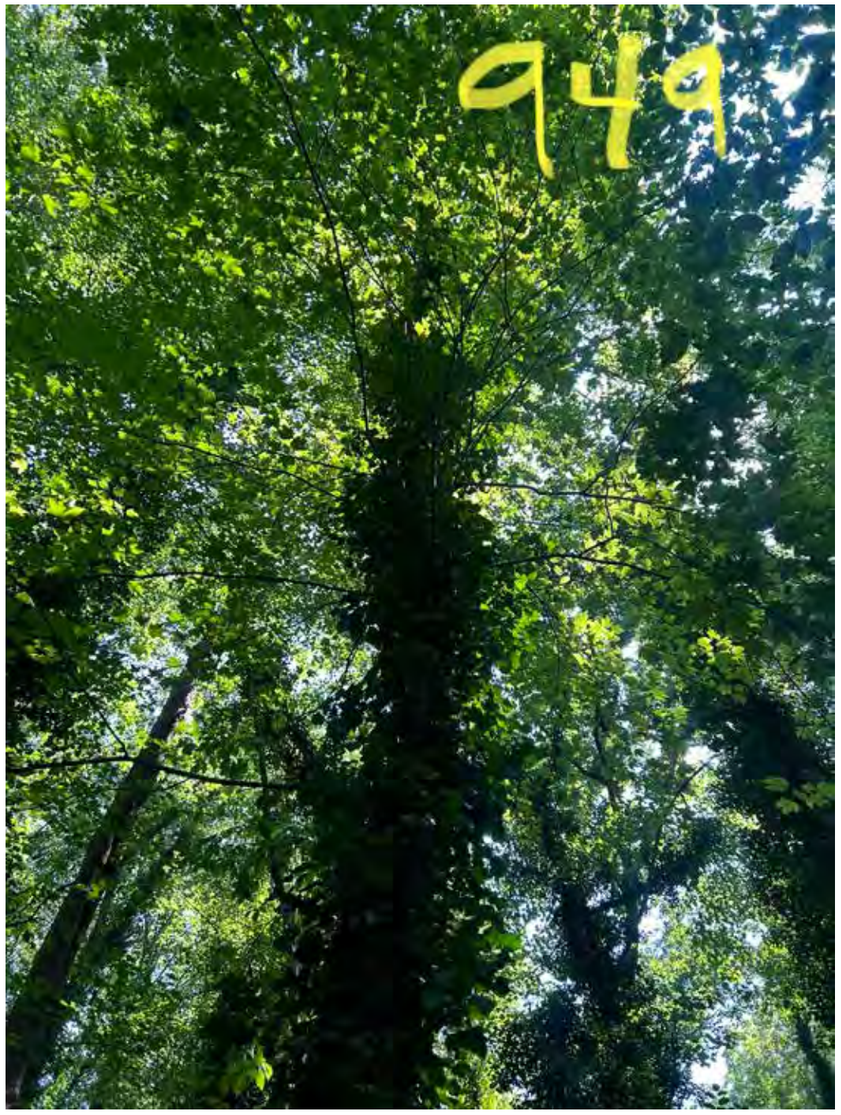
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Azalea Springs

Tree Preservation Plan - Existing Photos: Tree 950


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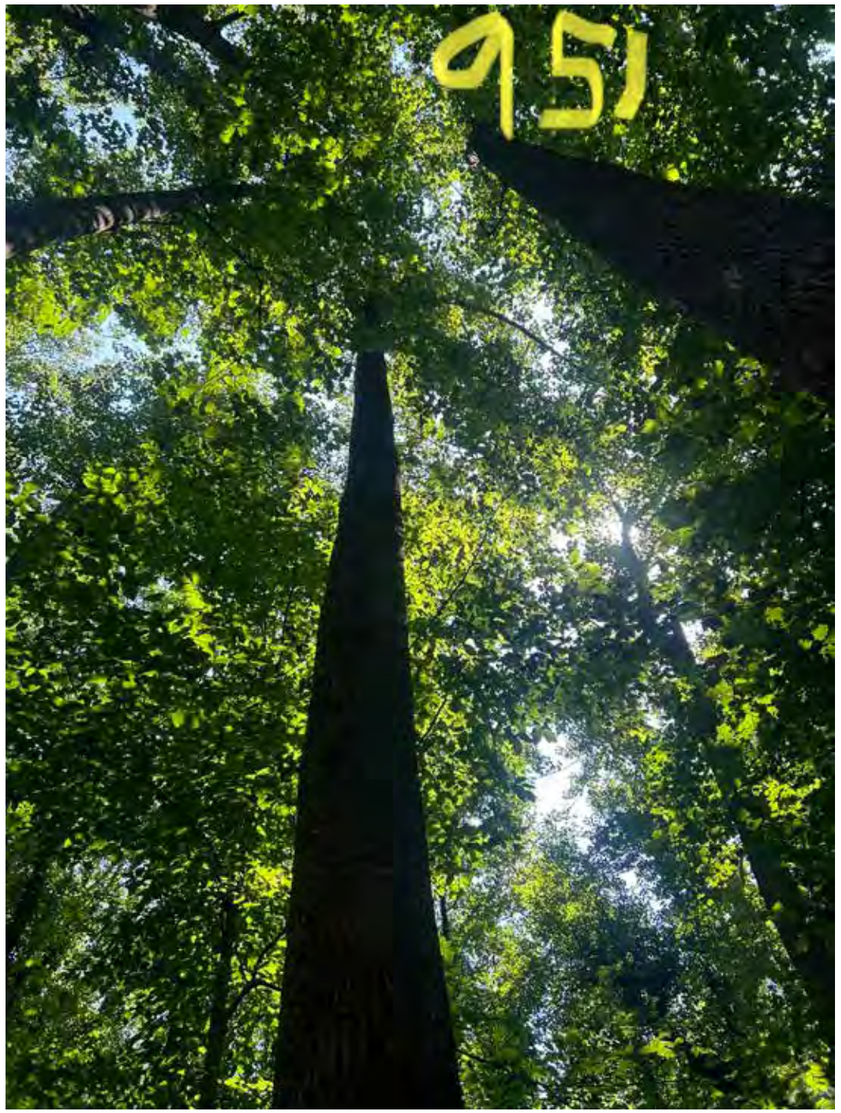
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Azalea Springs
Tree Preservation Plan - Existing Photos: Tree 952


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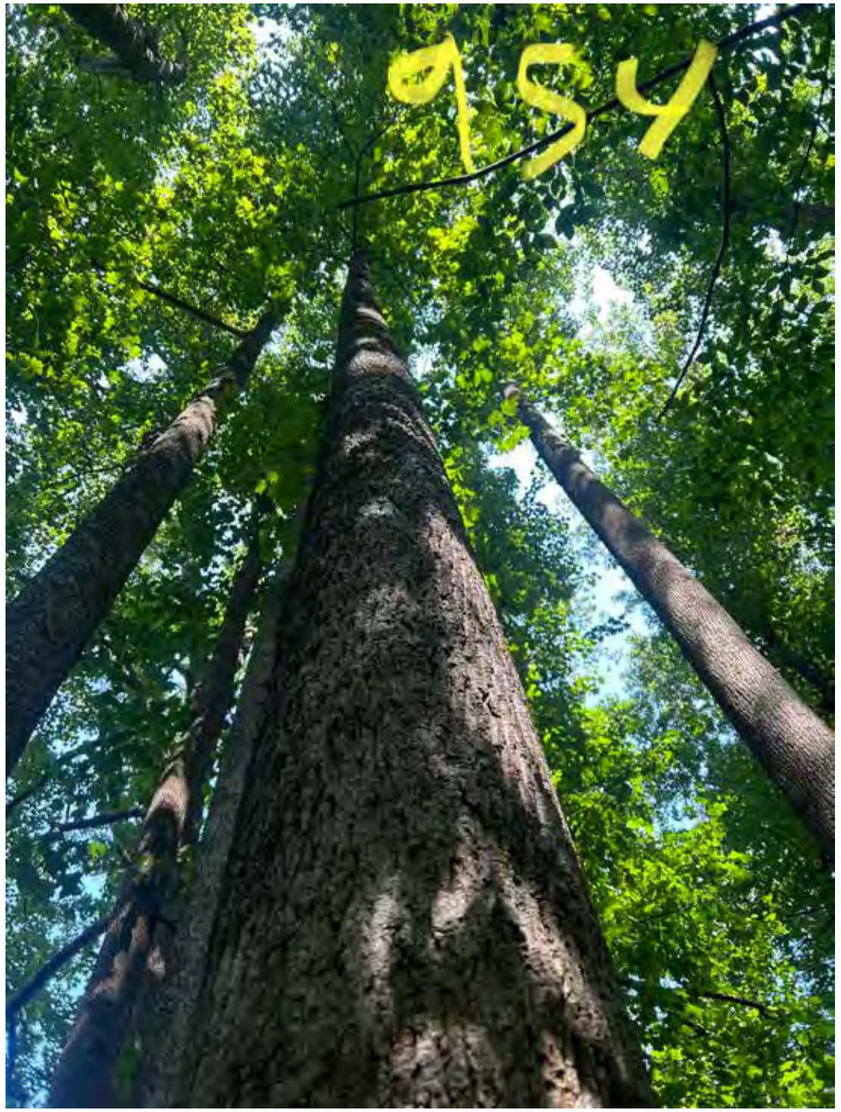
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Azalea Springs
Tree Preservation Plan - Existing Photos: Tree 956


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Azalea Springs
Tree Preservation Plan - Existing Photos: Tree 958


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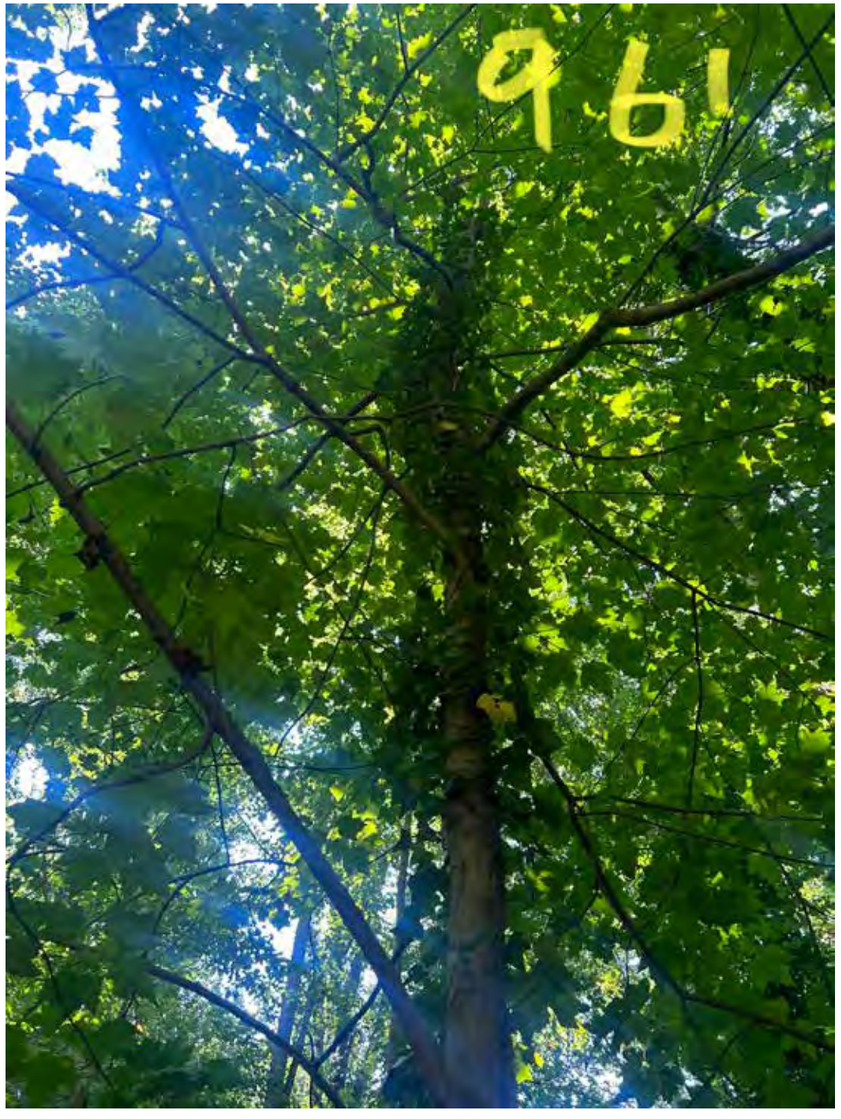
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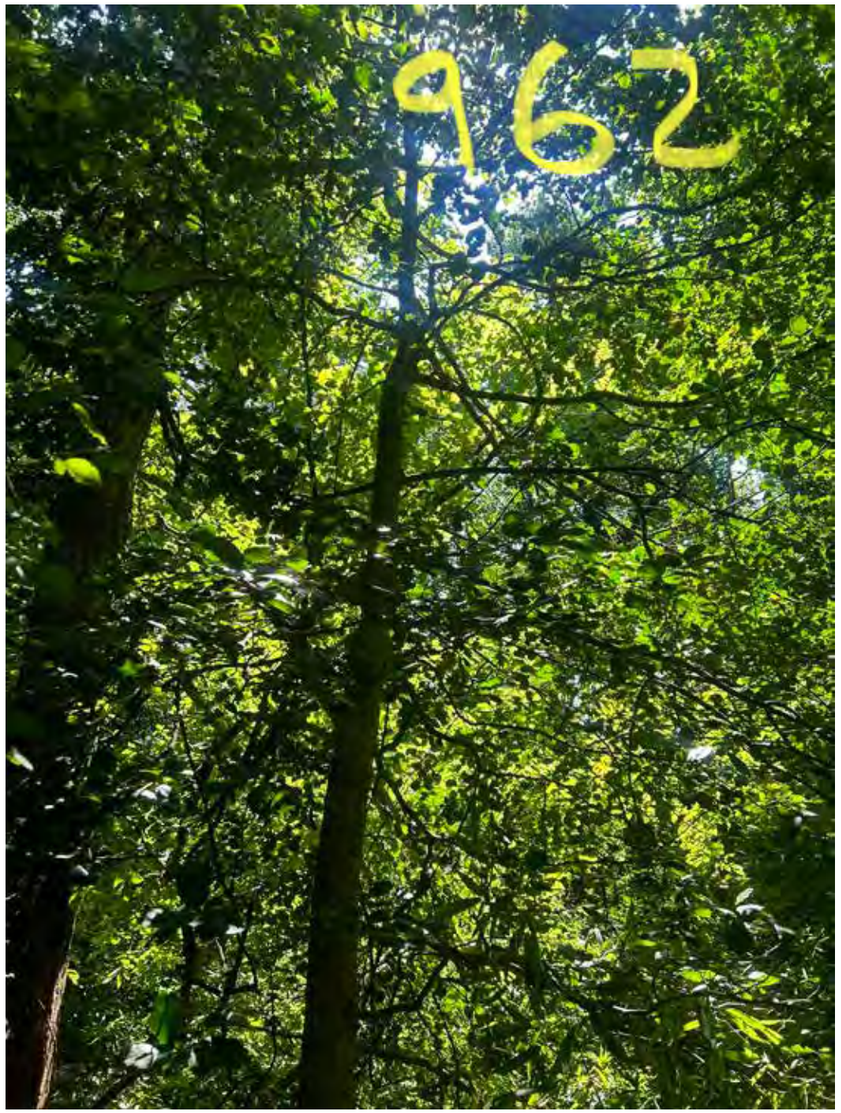
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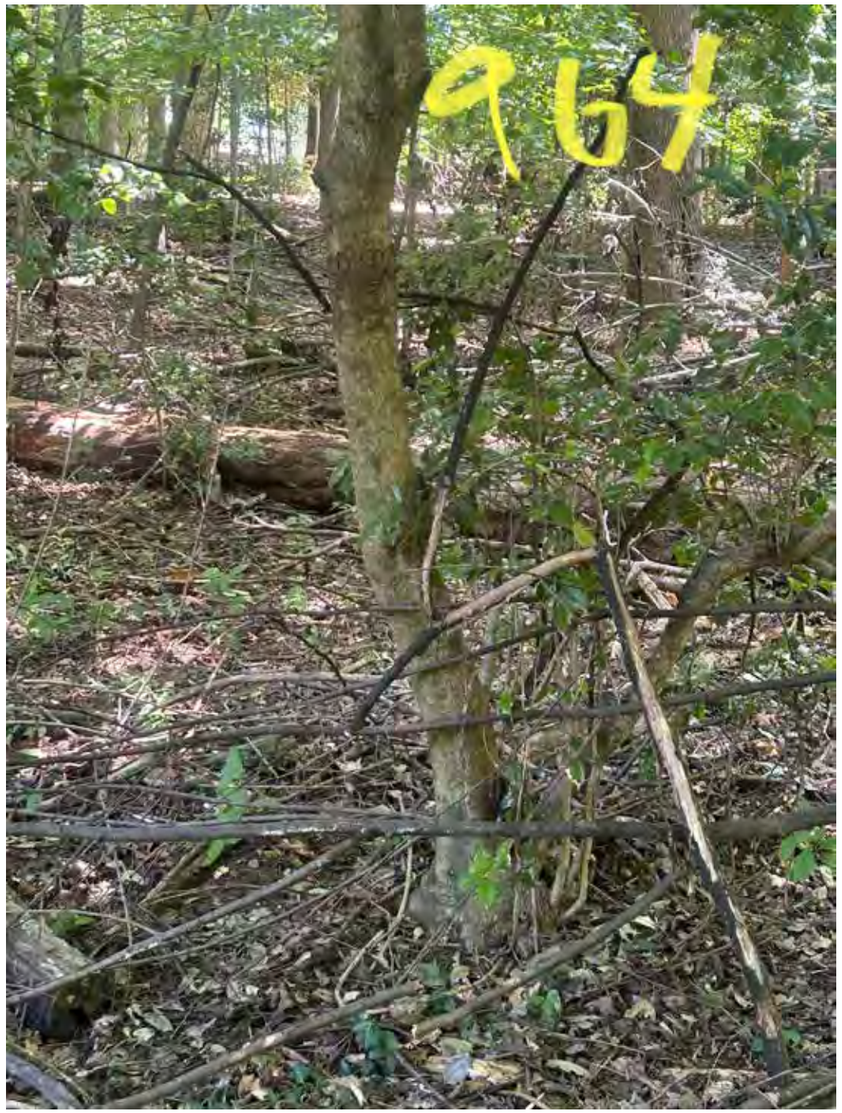
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Azalea Springs
Tree Preservation Plan - Existing Photos: Tree 965


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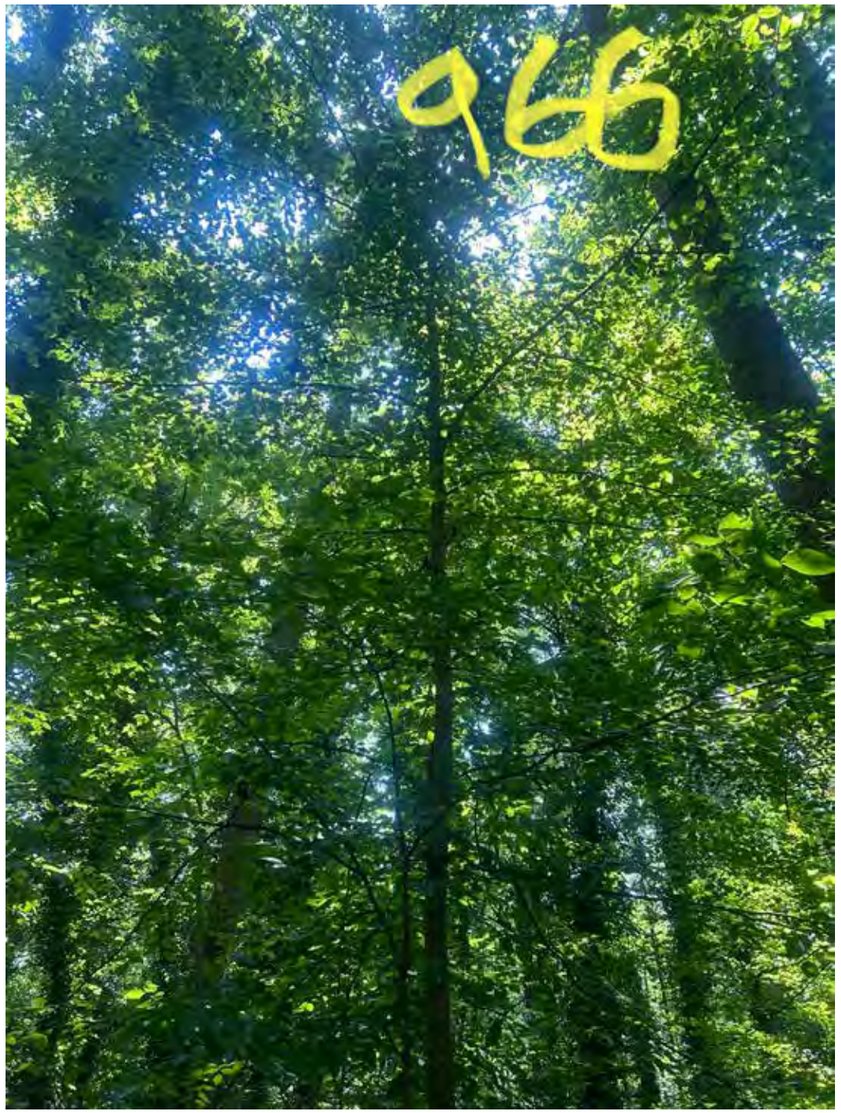
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Azalea Springs
Tree Preservation Plan - Existing Photos: Tree 967





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Azalea Springs
Tree Preservation Plan - Existing Photos: Tree 968


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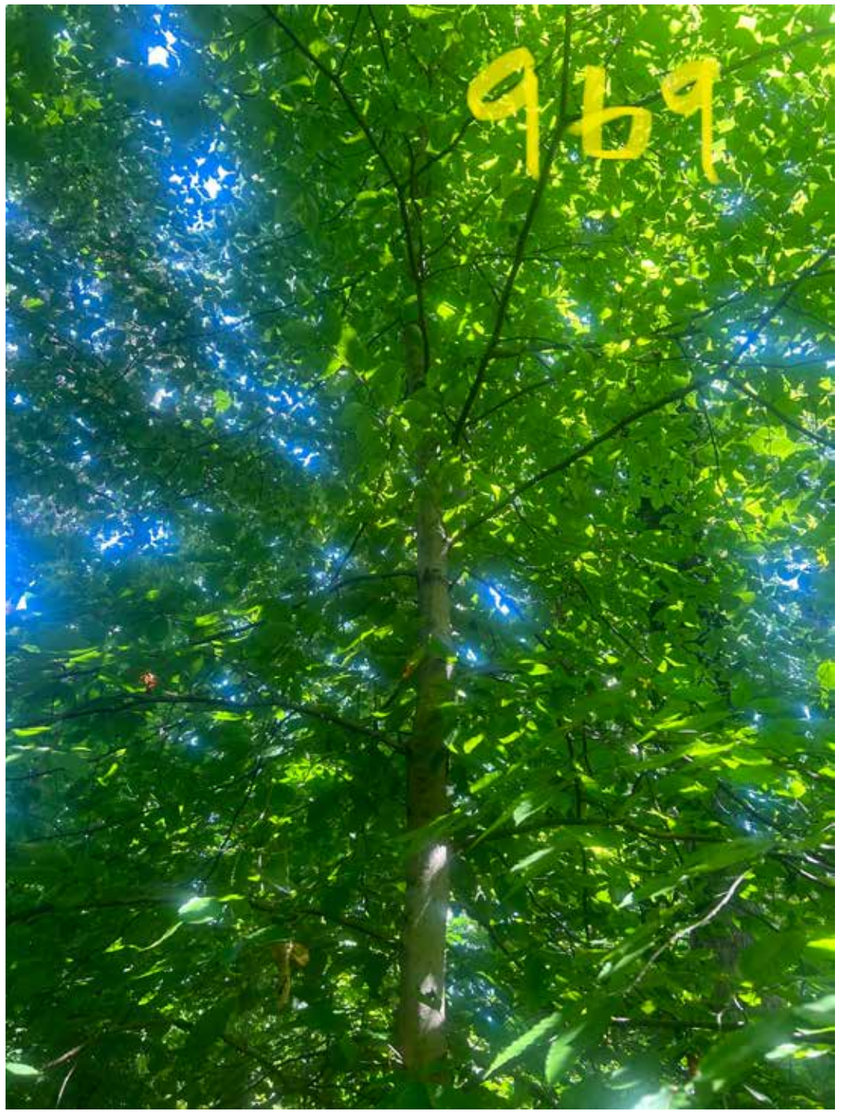
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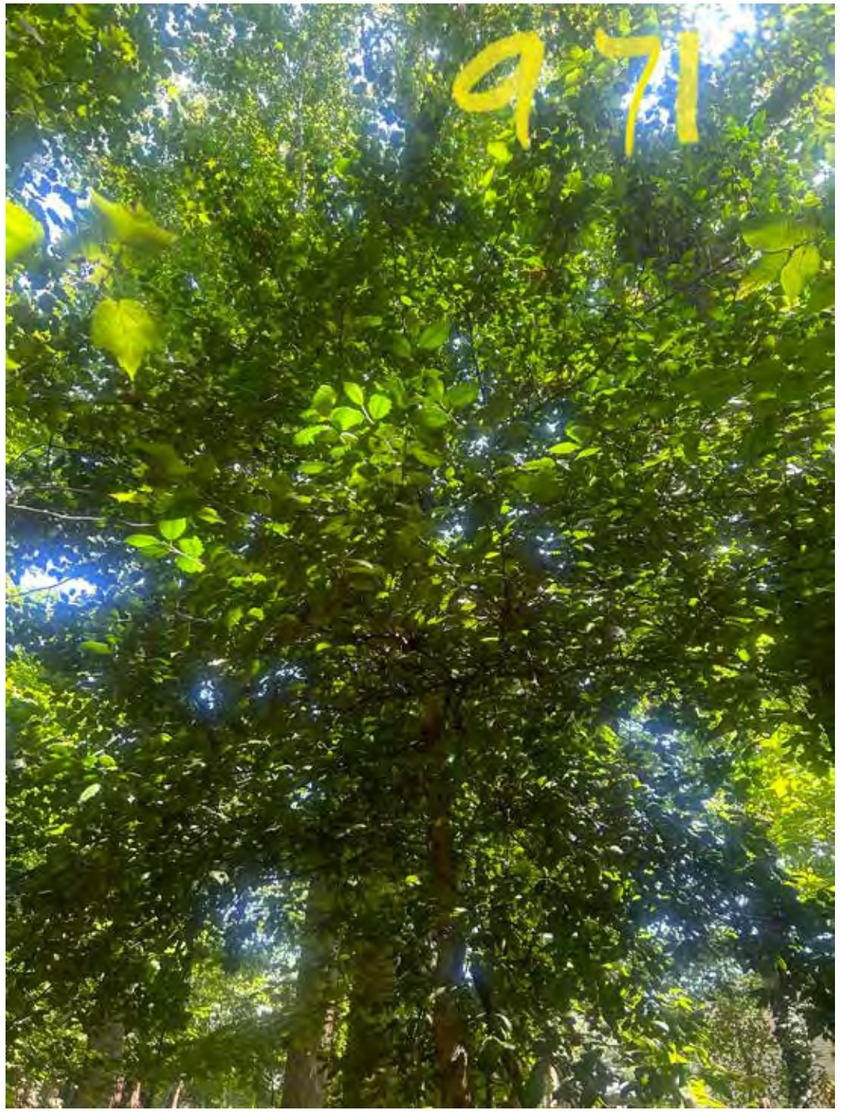
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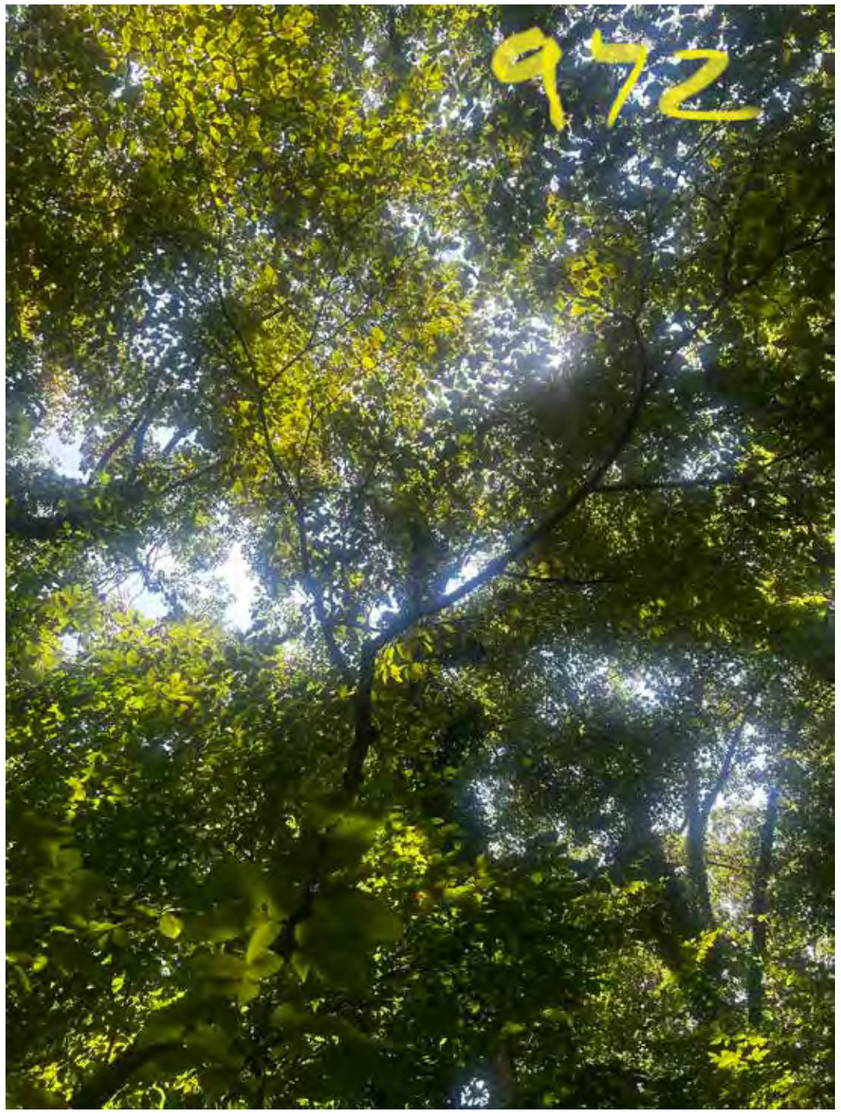
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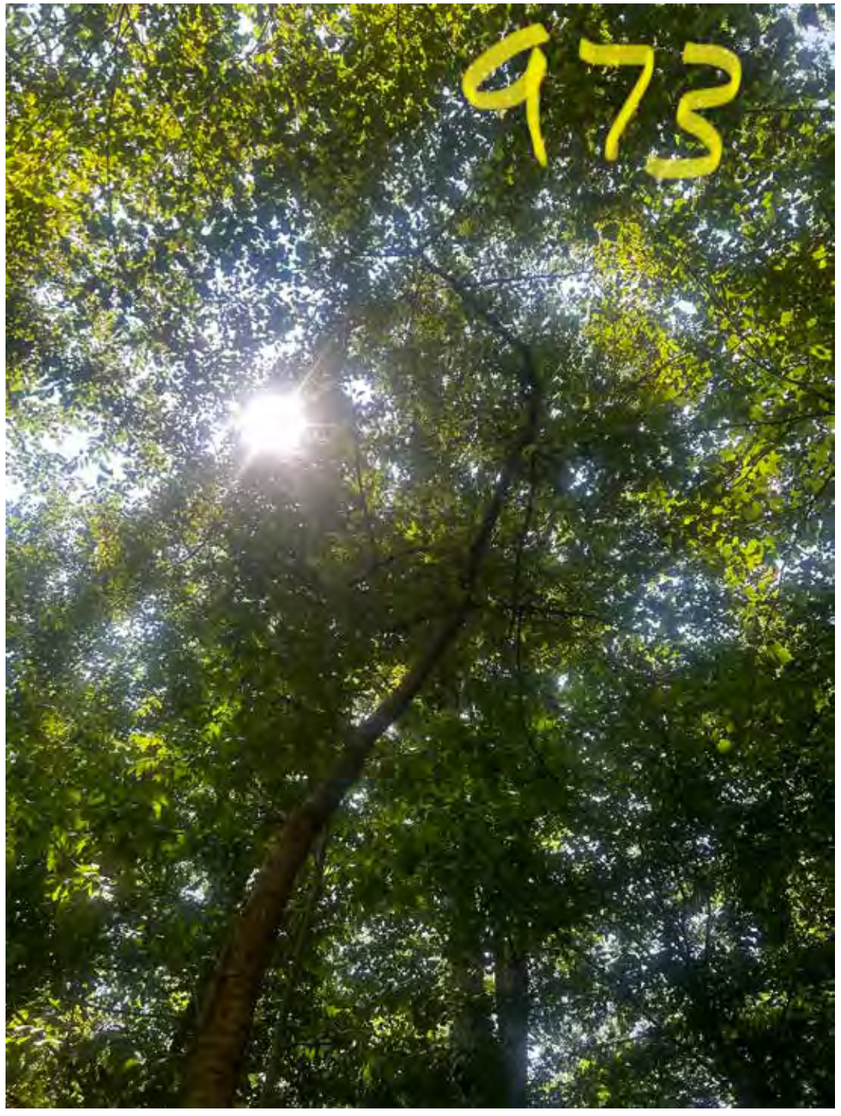
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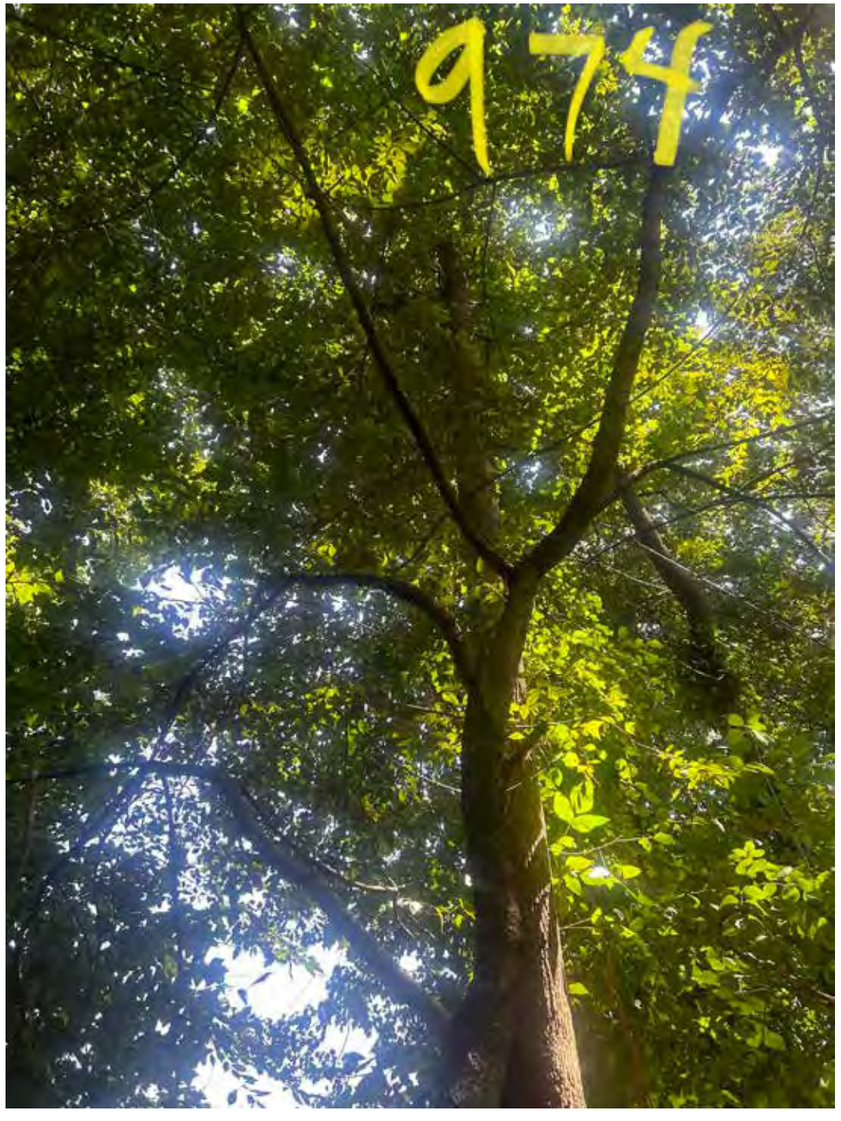
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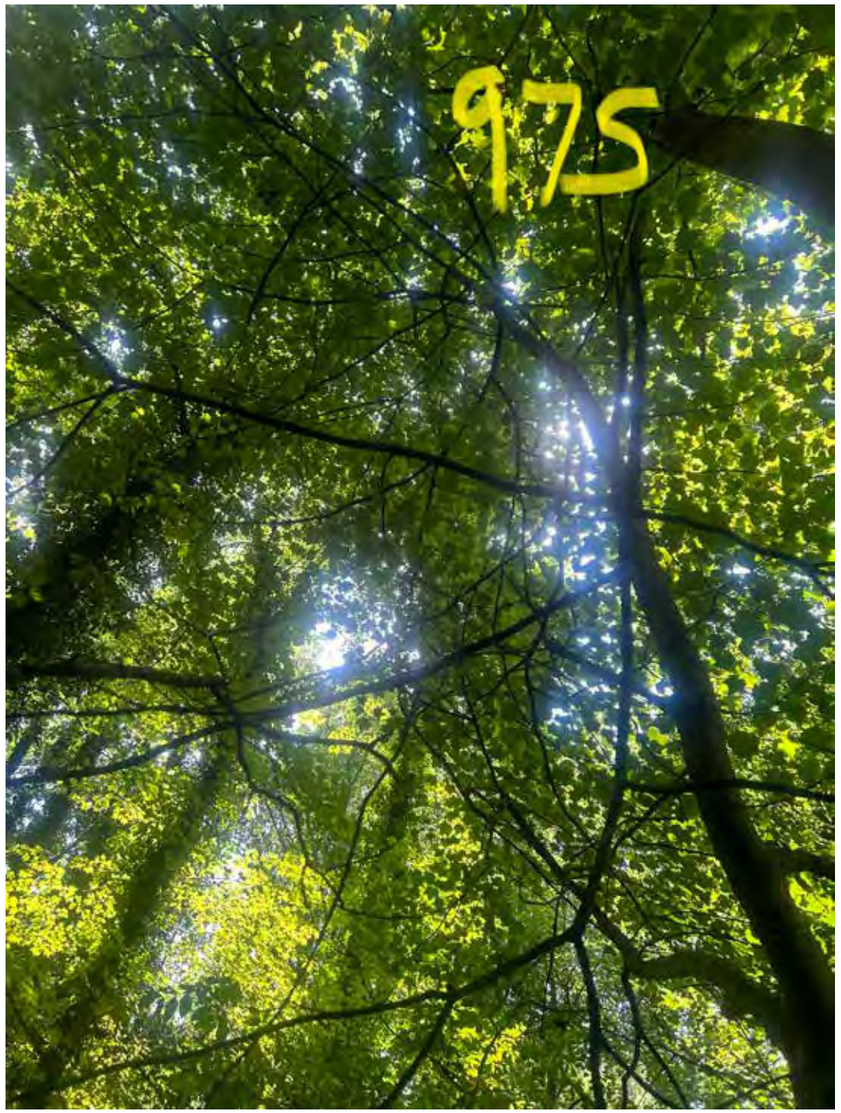
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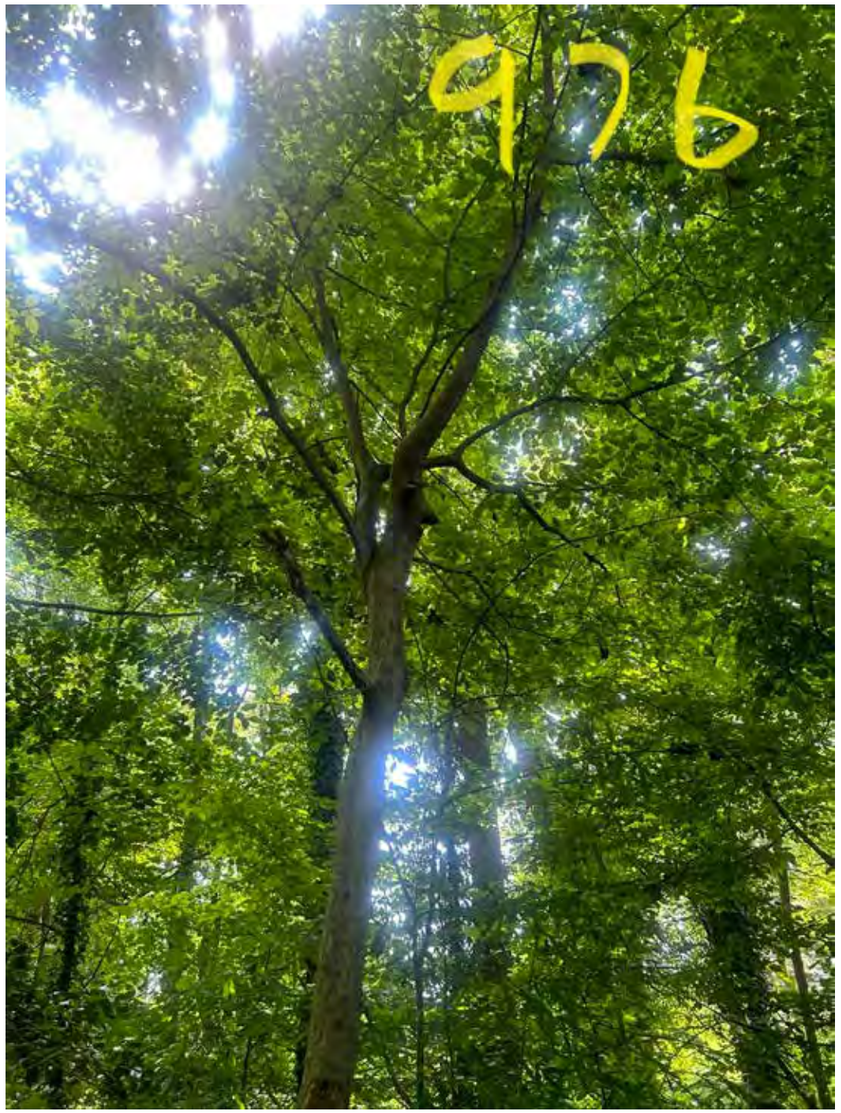
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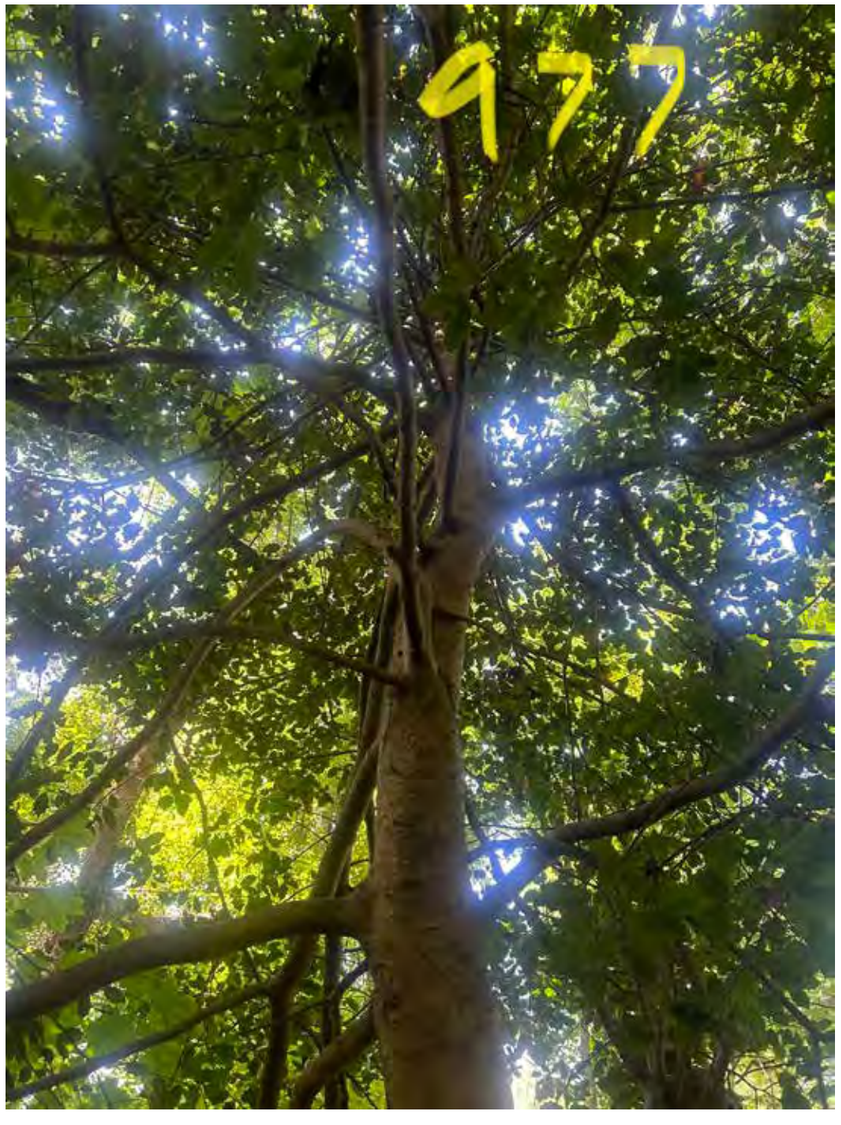


COLLINS ENGINEERING

Azalea Springs

Tree Preservation Plan - Existing Photos: Tree 977

Plant Health Care Recommendations

Tree ID	Common Name	DBH	PHC Type
901	Tuliptree	11.5	Growth regulate;Irrigation required
902	Tuliptree	23.5	Growth regulate;Irrigation required
903	Beech-American	8.5	Growth regulate;Irrigation required
904	Tuliptree	16	Growth regulate;Irrigation required
905	Tuliptree	11.5	Growth regulate;Irrigation required
906	Oak-White	40.5	Borer treatment;Growth regulate;Irrigation required
907	Beech-American	8.5	Growth regulate;Irrigation required
908	Oak-Northern Red	38	Borer treatment;Growth regulate;Irrigation required
909	Oak-White	27	Borer treatment;Growth regulate;Irrigation required
911	Tuliptree	11	Growth regulate;Irrigation required
912	Tuliptree	17	Growth regulate;Irrigation required
914	Tuliptree	25	Growth regulate;Irrigation required
924	Oak-White	42	Borer treatment
950	Tuliptree	14	Growth regulate;Irrigation required
958	Tuliptree	24	Growth regulate;Irrigation required
961	Maple-Red	5	Growth regulate;Irrigation required
965	Beech-American	5	Growth regulate;Irrigation required
978	Hornbeam-American	4.5	Growth regulate;Irrigation required



Soil Care Recommendations

Tree ID	Common Name	DBH	Soil Care Type
901	Tuliptree	11.5	Fortiphite Soil Injections
902	Tuliptree	23.5	Fortiphite Soil Injections
903	Beech-American	8.5	Fortiphite Soil Injections
904	Tuliptree	16	Fortiphite Soil Injections
905	Tuliptree	11.5	Fortiphite Soil Injections
906	Oak-White	40.5	Fortiphite Soil Injections
907	Beech-American	8.5	Fortiphite Soil Injections
908	Oak-Northern Red	38	Fortiphite Soil Injections
909	Oak-White	27	Fortiphite Soil Injections
911	Tuliptree	11	Fortiphite Soil Injections
912	Tuliptree	17	Fortiphite Soil Injections
914	Tuliptree	25	Fortiphite Soil Injections
924	Oak-White	42	Fortiphite Soil Injections
950	Tuliptree	14	Fortiphite Soil Injections
958	Tuliptree	24	Fortiphite Soil Injections
961	Maple-Red	5	Fortiphite Soil Injections
965	Beech-American	5	Fortiphite Soil Injections
978	Hornbeam-American	4.5	Fortiphite Soil Injections



Soil Care: Other

Maintenance Pruning

Tree ID	Common Name	DBH	Prune	Pruning Category	Pruning System	Pruning Goal 1	Defect or Observation 1	Defect or Observation 2	Defect or Observation 3
906	Oak-White	40.5	Yes	Maintenance	Natural	Reduce risk of branch stem and/or root failure	Dead branches >2	...	...
914	Tuliptree	25	Yes	Maintenance	Natural	Reduce risk of branch stem and/or root failure	Poor branch structure	Dead branches >2	Co-dominant stems



Tree & Shrub Work Phase: 1

Attachment E

Vine Removal

Tree ID	Common Name	DBH	Pest or Disease
904	Tuliptree	16	Vines
906	Oak-White	40.5	Vines
908	Oak-Northern Red	38	Vines
909	Oak-White	27	Vines
910	Maple-Red	8	Vines
911	Tuliptree	11	Vines
912	Tuliptree	17	Vines
913	Tuliptree	23	Vines
914	Tuliptree	25	Vines
915	Tuliptree	22	Vines
918	Tuliptree	20	Vines
921	Tuliptree	12.5	Vines
924	Oak-White	42	Vines
925	Tuliptree	12	Vines
926	Tuliptree	22	Vines
927	Tuliptree	20.5	Vines
928	Tuliptree	24	Vines
929	Tupelo-Black	8	Vines
931	Tuliptree	15	Vines
932	Tuliptree	18	Vines
933	Tuliptree	17.5	Vines
934	Tupelo-Black	20.5	Vines
936	Maple-Red	10.5	Vines
938	Tuliptree	14	Vines
939	Tuliptree	11	Vines
940	Tuliptree	20	Vines
941	Tuliptree	22.5	Vines
942	Tupelo-Black	8	Vines
943	Tupelo-Black	8	Vines
944	Tuliptree	9	Vines
945	Oak-White	15	Vines
946	Tupelo-Black	13.5	Vines
947	Maple-Red	8	Vines
948	Maple-Red	12.5	Vines
949	Maple-Red	11	Vines
950	Tuliptree	14	Vines
956	Tuliptree	23	Vines
959	Oak-Southern Red	28	Vines
967	Maple-Red	8	Vines
968	Maple-Red	6.5	Vines





CITY OF CHARLOTTESVILLE

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT

PLANNING COMMISSION PUBLIC HEARING

APPLICATION FOR AMENDING APPROVED PROFFERS (REZONING OF PROPERTY)
APPLICATION NUMBER: PL-24-0061
DATE OF HEARING: September 10, 2024

Project Planner: Matt Alfele
Date of Staff Report: August 27, 2024

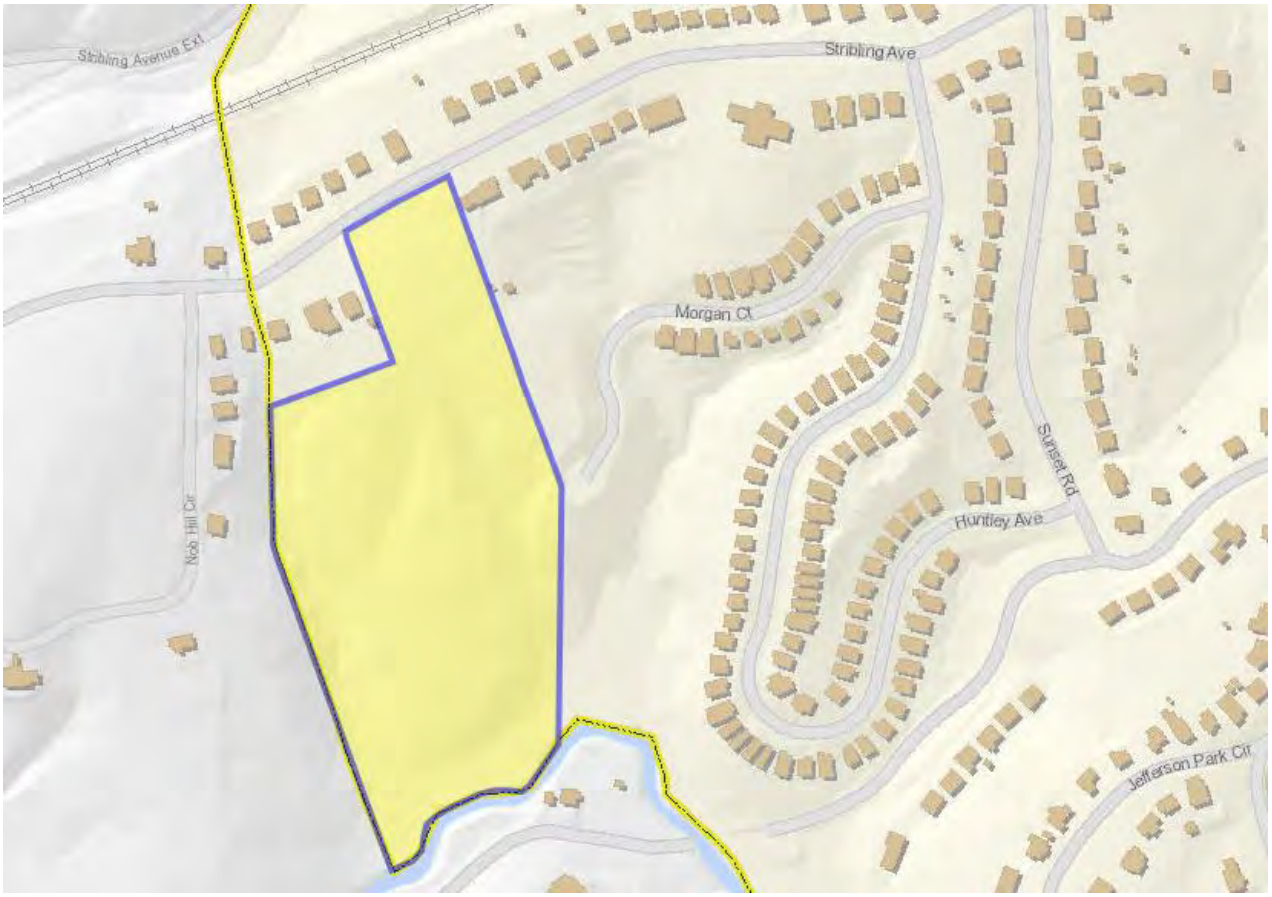
Applicant: Southern Development
Applicants Representative: Charlie Armstrong
Current Property Owner: Belmont Station, LLC
Application Information
Property Street Address: 240 Stribling Avenue
Tax Map & Parcel/Tax Status: 18A025000 (real estate taxes paid current – Sec. 34-12)
Total Square Footage/ Acreage Site: Approx. 12.07 acres (525,769 square feet)
Comprehensive Plan (General Land Use Plan): Medium Intensity Residential
Current Classification: R-C (Residential C)
Proposed Zoning Classification: No change to the Zoning Classification. The application is requesting a change to the approved Proffer Statement.
Overlay District: None
Completeness: The application generally contains all of the information required by Zoning Ordinance (Z.O.) Sec. 34-41 and (Z.O.) Sec. 34-66(d).

Applicant's Request (Summary)

Southern Development on behalf of the landowner, Belmont Station, LLC, has submitted an application pursuant to City Code 34-41 and 34-66(d) (adopted September 15, 2003, as amended) to amend the approved Proffer Statement (approved by City Council on April 18, 2022) for the 240 Stribling Avenue Planned Unit Development (PUD). The request is to amend the proffer statement to allow a portion of the required affordable dwelling units be built within the Flint Hill PUD (project number P20-0107) development which is currently under construction. The proposed amendment would also lower the required affordability to 50% Area Medium Income, (AMI) from the current 60% AMI for a minimum of two (2) of the required affordable dwelling units. If this request is

approved, up to eight (8) of the required twenty-six (26) affordable dwelling units at 240 Stribling Avenue could be built within the Flint Hill PUD development. The remaining eighteen (18) required affordable units would still be built within the 240 Stribling Avenue development. If approved, at least 10.5% of the new units at 240 Stribling will still be affordable dwelling units.

Vicinity Map



Rezoning Standard of Review

Under Z.O. Sec. 34-66(d) Effect of approved proffers, any petition initiated by a person seeking to amend conditions that were voluntarily proffered and accepted by the City Council shall be considered a proposed amendment of the City's zoning ordinance and shall be advertised and reviewed as such.

City Council may grant an applicant a rezoning request, giving consideration to a number of factors set forth within Z.O. Sec. 34-41. The role of the Planning Commission is and make an advisory recommendation to the City Council, as to whether or not Council should approve a proposed rezoning based on the factors listed in Z.O. Sec. 34-42(a):

(a) All proposed amendments shall be reviewed by the planning commission. The planning commission shall review and study each proposed amendment to determine:
  (1) Whether the proposed amendment conforms to the general guidelines and policies contained in the comprehensive plan;
  (2) Whether the proposed amendment will further the purposes of this chapter and the general welfare of the entire community;
  (3) Whether there is a need and justification for the change; and
  (4) When pertaining to a change in the zoning district classification of property, the effect of the proposed change, if any, on the property itself, on surrounding property, and on public services and facilities. In addition, the commission shall consider the appropriateness of the property for inclusion within the proposed zoning district, relating to the purposes set forth at the beginning of the proposed district classification.

Sec. 34-42(a)(1): Whether the proposed amendment conforms to the general guidelines and policies contained in the comprehensive plan.

Below are specific areas of the Comprehensive Plan for which the request is in compliance:

a. Housing

Goal 2: Diverse Housing Throughout the City.

Support a wide range of rental and homeownership housing choices that are integrated and balanced across the city, and that meet multiple City goals including community sustainability, walkability, bikeability, ADA accessibility, public transit use, increased support for families with children and low-income households, access to food, access to local jobs, thriving local businesses, and decreased vehicle use.

Comprehensive Plan- Staff Analysis:

The Subject Property was rezoned to Planned Unit Development (PUD) with Proffers on April 18, 2022, from R-1S and R-2. On December 18, 2023, City Council adopted a new development code along with a new zoning map that established the Subject Property as R-C (Residential C). Although the underlining zoning is no longer PUD, the proposed development for the site is vested under the regulations established with the April 18, 2022 ordinance. In addition, the Proffer Statement established for this development runs with the land until all proffers are satisfied or amended.

The applicant is proposing to amend the proffer statement as follows:

- Add the term “Very Low-Income Household” to 1.a.i and define such term as “a household that pays no more than thirty percent (30%) of its gross income for housing costs, including utilities, provided that the annual gross income of

the household/occupant is fifty percent (50%) or less than of the Area Median Income (AMI) for the City of Charlottesville, as said AMI is established annually by the federal Department of Housing and Urban Development (HUD)".

- Update section b. ii. to include an additional option for "For-Sale Affordable Dwelling Units" as follows:
    - Onsite Units: For-Sale Affordable Dwelling Units built onsite in the 240 Stribling PUD shall be reserved for ownership by Low-and Moderate-Income Households…
    - Offsite Units: For-Sale Affordable Dwelling Units built in the Flint Hill PUD, above and beyond the number of Affordable Dwelling Units already required by the Statement of Final Proffer Conditions for the Flint Hill PUD. At least 25% of the Offsite Units shall be reserved for ownership by Very Low-Income Households, with the remainder being reserved for Low-and-Moderate Income Households. Offsite Units shall be reserved as For-Sale Affordable Dwelling Units throughout a period of thirty (30) years from the date on which the unit receives a certificate of occupancy from the City's building official. Offsite Units shall be governed by the Final Proffer Conditions for the Flint Hill PUD, except that the required affordability shall be deeper (maximum of 50% AMI) for at least 25% of the Offsite Units.

The approved PUD Development Plan for the Subject Property will result in up-to 170 dwelling units. Of these 170 units, twenty-six (26) will need to be affordable units as outlined in the approved proffer statement (Section 1.b.). Currently the Final Site plan for the Subject Property is under City review for final approval and the applicant is not anticipating construction to start on the development until late 2026. By contrast, the Flint Hill PUD development, which is under the same developer and ownership as the 240 Stribling Avenue PUD, is currently under construction and includes eight (8) proffered affordable units. By amending the 240 Stribling Avenue PUD proffer to allow a portion of the affordable units to be built within the Flint Hill PUD development, up-to sixteen (16) affordable dwelling units will be available in the near future as opposed to just eight (8) units. The remaining eighteen (18) affordable units will be provided within the 240 Stribling Avenue PUD and will account for 10.5% of the overall dwelling count.

The proffer amendment would also require deeper affordability for at least two (2) units (50% AMI) than the 60% AMI currently required if the units are built within the 240 Stribling Avenue PUD. No other changes to the proffer statement are being requested.

Sec. 34-42(a)(2): Whether the proposed amendment will further the purposes of this chapter and the general welfare of the entire community.

Staff finds that altering the proffer statement to allow a limited number of offsite affordable dwelling units and to lower the required AMI on two of the units could benefit the surrounding community by providing additional residential housing at differing affordability levels.

Sec. 34-42(a)(3): Whether there is a need and justification for the change.

Staff finds that altering the proffer statement may be justified by allowing more affordable units to become available sooner.

Sec. 34-42(a)(4): When pertaining to a change in the zoning district classification of property, the effect of the proposed change, if any, on the property itself, on surrounding property, and on public services and facilities. In addition, the commission shall consider the appropriateness of the property for inclusion within the proposed zoning district, relating to the purposes set forth at the beginning of the proposed district classification.

The final site plan for this development is currently under review and the amendment being requested to the proffer statement will not impact that review.

Staff Analysis:

Staff finds that the change being requested may result in more affordable dwelling units being available in the short term by provided up-to an additional eight (8) units within the Flint Hill PUD development which is already under construction. Staff is not concerned with the alteration to affordable units vs market rate within both developments, but staff is concerned with the possibility the affordable dwelling units will be limited to only the multifamily buildings within both Flint Hill and 240 Stribling. Staff would like to see the affordable units, within both developments, distributed throughout the site(s) within a variety of housing types.

Breakdown of the residential proportions for each development under the existing proffer and under the proposed proffer amendment.			
Flint Hill PUD		**240 Stribling Avenue PUD**	
Existing Proffer	**Amended Proffer**	**Existing Proffer**	**Amended Proffer**
53 Dwelling Units 8 Affordable Units	53 Dwelling Units 16 Affordable	**170 Dwelling** Units 26 Affordable Units	170 Dwelling Units 18 Affordable Units

(85% Market Rate and 15% Affordable)	Units (70% Market Rate and 30% Affordable)	(85% Market Rate and 15% Affordable)	(89.5% Market Rate and 10.5% Affordable)

Staff does find that the update to the proffer to require deeper affordability for two (2) of the units could offset the change in the market vs affordable difference.

Public Comments Received

Due to the minimal change being requested, the Community Meeting Required under Z.O. Sec. 34-41(c)(2) was waived by the Director of NDS (Attachment C).

Staff Recommendation

Staff recommends approval of the Proffer amendment.

Suggested Motions

1. I move to recommend that City Council should approve PL-24-0061 on the basis that the amendment to the approved Proffer Statement is consistent with the Comprehensive Plan and will serve the public necessity, convenience, general welfare, and good zoning practice.

OR,

2. I move to recommend that City Council should deny approval of PL-24-0061.

Attachments

A. 240 Stribling Avenue PUD Proffer Amendment Narrative Statement.
B. 240 Stribling Avenue PUD Updated Proffer Statement.
C. Community Waiver Approval.

Attachment A

240 Stribling PUD Proffer Edit
Narrative
June 20, 2024

The 240 Stribling PUD, approved by City Council in April 2022, includes a proffer to provide 15% of the units built in the PUD as affordable units. The PUD is approved for 170 units, meaning the PUD would include 26 new affordable units.

Though the zoning for the 240 Stribling PUD has been approved, the Final Site Plan has not yet been approved. Assuming the Final Site Plan approval proceeds in a timely manner, construction of new homes in the PUD is still likely to be no less than 2 years in the future, and possibly more.

In contrast, the Flint Hill PUD, which is the same developer and ownership as the 240 Stribling PUD, is currently under construction, having started immediately after a 6-year long approval process. That PUD includes 8 proffered affordable units.

This request is to amend the 240 Stribling PUD proffers to allow a portion of the affordable units to be built in Flint Hill, which will mean they are produced sooner because Flint Hill is already under construction (vs. an unknown timeline for construction at 240 Stribling). This proffer amendment would also require deeper affordability for at least 2 units (50% AMI) than the 60% AMI currently required if the units are built at 240 Stribling.

If this request is approved, up to 8 of the 26 affordable units at 240 Stribling could be built at Flint Hill. The remaining 18 required affordable units would still be built at 240 Stribling. If approved, at least 10.5% of the new units at 240 Stribling will still be affordable dwelling units.

No other changes are requested.

Attachment B

BEFORE THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA
IN RE: PETITION FOR REZONING (City Application No. ~~ZM20-00002~~_____)
AMENDED STATEMENT OF FINAL PROFFER CONDITIONS
For the 240 Stribling PUD
Dated as of ~~March 29, 2022~~_____. 2024

TO THE HONORABLE MAYOR AND MEMBERS OF THE COUNCIL OF THE CITY OF CHARLOTTESVILLE:

The undersigned limited liability company is the owner of land ("Owner") subject to the above-referenced rezoning petition ("Subject Property"). The Owner seeks to amend the current zoning of the Subject Property subject to certain voluntary development conditions set forth below. In connection with this rezoning application, the Owner seeks approval of a PUD as set forth within a Development Plan for a planned unit development to be known as the "240 Stribling Avenue PUD", said PUD Development Plan being dated April 28, 2020, Revised October 8, 2021, containing 17 pages, total, submitted with the Owner's Rezoning Application.

The Owner hereby proffers and agrees that if the Subject Property is rezoned as requested, the Subject Property will be developed in general accordance with, and the Owner will abide by, the approved 240 Stribling Avenue PUD Development Plan, and that the Subject Property shall also be subject to the following conditions:

1. The Owner shall establish affordable housing within the Subject Property, as follows:

   a. For the purposes of this Proffer:
      i. The term "Affordable Dwelling Unit" means a dwelling unit reserved for occupancy by a "Very Low-Income Household" or a "Low-and Moderate-Income Household."
      ii. "Low-and Moderate-Income Household" means a household that pays no more than thirty percent (30%) of its gross income for housing costs, including utilities, provided that the annual gross income of the household/occupant is sixty percent (60%) or less than of the Area Median Income (AMI) for the City of Charlottesville, as said AMI is established annually by the federal Department of Housing and Urban Development (HUD).
      ~~ii.~~iii. "Very Low-Income Household" means a household that pays no more than thirty percent (30%) of its gross income for housing costs, including utilities, provided that the annual gross income of the household/occupant is fifty percent (50%) or less than of the Area Median Income (AMI) for the City of Charlottesville, as said AMI is established annually by the federal Department of Housing and Urban Development (HUD).

   b. Fifteen percent (15%) of all dwelling units constructed within the area of the Subject Property shall be Affordable Dwelling Units ("Required Affordable Dwelling Units"). The Required Affordable Dwelling Units shall be identified on a layout plan, by unit, prior to the issuance of any certificate of occupancy for a residential unit within the PUD ("Initial Designation"). The Owner reserves the right, from time to time after the Initial Designation, and subject to approval by the City, to change the unit(s) reserved as Affordable Dwelling Units, and the City's approval shall not unreasonably be withheld so long as a proposed change does not reduce the number of Required Affordable Dwelling Units and does not result in an Affordability Period shorter than required by these proffers with respect to any of the Required Affordable Dwelling Units.

      i. Thirty percent (30%) or more of the Required Affordable Dwelling Units shall be reserved for rental to Low-and Moderate-Income Households ("Rental Affordable Dwelling Units"). Each of the Rental Affordable Dwelling Units shall be reserved as such throughout a period of at least ten (10) years from the date on which the unit receives a certificate of occupancy from the City's building official ("Rental Affordability Period"). All Rental Affordable Dwelling Units shall be administered in accordance with City regulations adopted pursuant to the provisions of City Code 34-12(g) as such regulations are in effect on ~~the date of Owner's signature, below~~March 29, 2022. For the purposes of this section and section 1.b.ii. below, if City regulations adopted pursuant to the provisions of City Code 34-12(g) are amended by the City after March 29, 2022~~the date of Owner's signature, below~~, the Owner may elect in writing to the Zoning Administrator to instead by bound by the amended regulations.

Attachment B

ii. Thirty percent (30%) or more of the Required Affordable Dwelling Units shall be reserved for ownership ~~by Low-and Moderate-Income Households~~ ("For-Sale Affordable Dwelling Units"), and shall be provided via one or both of the following methods:

1. Onsite Units: For-Sale Affordable Dwelling Units built onsite in the 240 Stribling PUD shall be reserved for ownership by **Low-and Moderate-Income** Households throughout a period of thirty (30) years from the date on which the unit receives a certificate of occupancy from the City's building official. The Onsite For-Sale Affordable Units shall be administered in accordance with City regulations adopted pursuant to the provisions of City Code 34-12(g), as such regulations are in effect on March 29, 2022~~the date of Owner's signature, below~~. During construction the For-Sale Affordable Dwelling Units shall be constructed incrementally, such that at least 5 Affordable Dwelling Units shall be either completed or under construction pursuant to a City-issued building permit, prior to the issuance of every 30th Building Permit for non-affordable for-sale dwelling units.

~~ii.~~2. Offsite Units: For-Sale Affordable Dwelling Units built in the Flint Hill PUD, **above and beyond** the number of Affordable Dwelling Units already required by the Statement of Final Proffer Conditions for the Flint Hill PUD. At least 25% of the Offsite Units shall be reserved for ownership by **Very Low-Income** Households, with the remainder being reserved for Low-and-Moderate Income Households. Offsite Units shall be reserved as For-Sale Affordable Dwelling Units throughout a period of thirty (30) years from the date on which the unit receives a certificate of occupancy from the City's building official. Offsite Units shall be governed by the Final Proffer Conditions for the Flint Hill PUD, except that the required affordability shall be deeper (maximum of 50% AMI) for at least 25% of the Offsite Units.

iii. On or before July 1 of each calendar year the then current owner of each Required Affordable Dwelling Unit shall submit an Annual Report to the City, identifying each Required Affordable Dwelling Unit by address and location, and verifying the Household Income of the occupant of each Required Affordable Dwelling Unit.

c. The land use obligations referenced in 1.b.i, 1.b.ii, and 1.b.iii shall be set forth within one or more written declarations of covenants recorded within the land records of the Charlottesville Circuit Court, in a form approved by the Office of the City Attorney, so that the Owner's successors in right, title and interest to the Subject Property shall have notice of and be bound by the obligations. In the event of re-sale of any of the Required Affordable Dwelling Units that reduces the number of Required Affordable Dwelling Units below the thresholds set forth in this proffer, the declaration of covenants shall provide a mechanism to ensure that an equivalent Affordable Dwelling Unit is created within the City of Charlottesville, either on or off of the Subject Property, that satisfies the requirements contained herein for the remainder of the Affordability Period.

WHEREFORE, the undersigned Owner stipulates and agree that the use and development of the Subject Property shall be in conformity with the conditions hereinabove stated, and requests that the Subject Property be rezoned as requested, in accordance with the Zoning Ordinance of the City of Charlottesville.

Respectfully submitted this 29th day of March 2022.

Applicant:

Belmont Station, LLC

Address:
142 South Pantops Drive
Charlottesville, VA 22911

By:_____

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Its Member, Charles Armstrong



CITY OF CHARLOTTESVILLE
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Memorandum

To: Belmont Station, LLC

From: James Freas Deputy City Manager for Operations/ Interim Director, Neighborhood Development Services

Date: 7/9/2024

Re: 240 Stribling Avenue PUD Proffer Amendment Community Meeting Waiver (PL-24-0061)

CC: Matt Alfele, City Planner

On June 21, 2024, Belmont Station, LLC submitted an application to amend the approved Proffer statement for 240 Stribling Avenue PUD. As part of the submitted materials, the application is requesting a waiver of the Community Meeting Requirements under code section 34-41(c)(2):

The applicant shall hold a community meeting for the application. The purposes of a community meeting are to provide citizens an opportunity to receive information about a proposed project, about applicable zoning processes and procedures, about applicable policies of the comprehensive plan and city ordinances or regulations that may apply to the project, and to give citizens an opportunity to ask questions about the project. The director of neighborhood development services is authorized to establish written guidelines pertaining to which applications should have community meetings, when in the process such meetings should be conducted, the manner in which the meeting should be conducted, and how (and to whom) notice of the community meeting should be given. The applicant's consent to a community meeting is required, if the community meeting cannot, due to no fault of the applicant, be scheduled in sufficient time to allow action by the board or planning commission within applicable deadlines established by law. The director may waive the requirement for a community meeting, in accordance with the approved zoning regulations for community meetings, upon a determination that the meeting is not likely to achieve the public purposes intended to be served, after consideration of the following: (i) the nature of the approval requested, the acreage affected, the proposed density, the proposed scale, and potential impacts, (ii) any other factors deemed relevant upon applying sound zoning principles, (iii) whether other public work sessions or meetings have already been held regarding the application, so as to make a community meeting unreasonably duplicative.

In determining the waiver request, the Director of NDS has considered the following:
"the meeting is not likely to achieve the public purposes intended to be served..."

i: the nature of the approval requested:

The applicant is proposing to amend their proffer statement to allow up to eight (8) of the required twenty-six (26) affordable dwelling units to be built offsite and not within the 240 Stribling Avenue PUD development. The applicant is proposing these units be constructed in the Flint Hill PUD development which is under the same ownership. In addition, the applicant will reserve two (2) of the affordable dwelling units at 50% AMI. Nothing within this request changes the size, layout, or density of the approved development.

iii: whether other public work sessions or meetings have already been held regarding the application:

The 240 Stribling Avenue PUD underwent a robust public engagement process prior to final City Council approval. Key dates and meetings from that process are listed below:

June 19, 2020: The rezoning application was submitted to the City.
September 3, 2020: The applicant held a Community Meeting with the public.
September 9, 2020: The Planning Commission held a preliminary work session, and the public was able to speak during this meeting.
September 14, 2021: Planning Commission held a Public Hearing.
November 9, 2021: Planning Commission held an additional Public Hearing.
March 21, 2022: City Council held a public meeting.
April 4, 2022: City Council held a public meeting.
April 18, 2022: City Council held a public meeting and approved the rezoning.

Due to factors outlined above, a waiver to the Community Meeting requirements is granted for this application (PL-24-0061).

Approved

James Freas
Deputy City Manager for Operations/
Interim Director, Neighborhood
Development Services

7-9-24
Date



CITY OF CHARLOTTESVILLE
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PLANNING COMMISSION REGULAR MEETING

APPLICATION FOR A SPECIAL EXCEPTION PERMIT
APPLICATION NUMBER: PL-24-0074
DATE OF MEETING: September 10, 2024

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES STAFF REPORT
Project Planner: Carrie Rainey
Date of Staff Report: September 3, 2024
Applicant: Charley Lewis, West Mall, LLC
Applicant's Representative(s): Adrienne Stronge, Gaines Group Architects
Current Property Owner: West Mall, LLC
Application Information
Property Street Address: 113 West Main Street ("Subject Property")
Tax Map & Parcel/Tax Status: 330259000 (real estate taxes paid current - Sec. 34-5.2.1.C.3.e)
Total Square Footage/ Acreage Site: Approx. 0.19 acres (8,276 square feet)
Comprehensive Plan (General Land Use Plan): Downtown Core
Current Zoning Classification: DX Downtown Mixed Use
Overlay District: Downtown Architectural Design Control District

Applicant's Request (Summary)

The applicant requests a Special Exception Permit (SEP) pursuant to City Code Sections 34-2.5.6.B.6 and 34-5.2.15, which states a SEP may be granted for physical dimensional standards. The applicant has requested to install perimeter fencing in the front yard on West Market Street to create a courtyard for resident use. Per Section 34-10.1.B.1.d, both West Main Street and West Market Street are designated as primary streets. Section 34-2.10.1.D.2 defines the front yard as *All portions of a lot between a primary street lot line and a primary structure facing a primary street lot line extending the full width of the lot.* The DX Downtown Mixed Use district does not permit fencing in front yards (or side street yards) unless a SEP is granted. The subject property has street frontage on West Main Street and West Market Street and is located within the Downtown Architectural Design Control District.

Vicinity Map



Context Map 1



Context Map 2- Zoning Classifications



KEY – Purple: DX, Green: Civic, Dark Red: CX-8

Context Map 3- Future Land Use Plan, 2021 Comprehensive Plan



KEY – Red: Downtown Core, Green: Open Spaces and Parks, Blue: Civic, Purple: Urban Mixed Use Corridor

Standard of Review

City Council may grant an applicant a Special Exception Permit (SEP), giving consideration to a number of factors set forth within Zoning Ordinance Section 34-5.2.15.D. If Council finds that a proposed use or development will have potentially adverse impacts, and if Council identifies development conditions that could satisfactorily mitigate such impacts, then Council may set forth reasonable conditions within its SEP approval. The role of the Planning Commission is to make an advisory recommendation to the City Council, as to (i) whether or not Council should approve a proposed SEP and if so, (ii) whether there are any reasonable development conditions that could mitigate potentially adverse impacts of the proposed development.

Section 34-5.2.15.D of the City's Zoning Ordinance lists a number of factors that Council will consider in making a decision on a proposed SEP. Following below is staff's analysis of those factors, based on the information provided by the applicant.

(1) Whether the proposed modifications to physical dimensional standards will be harmonious with existing and approved patterns of development on the same or an opposing block face or abutting property;

The applicant proposes to create a courtyard space for residents by installing fencing up to six (6) feet in height around the existing concrete loading dock located along West Market Street. The applicant proposes two (2) gates along the West Market Street frontage to provide pedestrian and vehicular access (see Attachment A for more information). A concrete retaining wall with black fencing already exists along the west side of the proposed courtyard space.

Staff Analysis: Other properties along West Market Street in the vicinity of the subject property vary in building setback and front yard use. The front yard use of surrounding properties includes parking lots, lawn and landscaping, and fenced outdoor dining space. The proposed fences and gates are of a similar scale to existing fencing in the area and provide visual connection with West Market Street to activate the pedestrian realm. The proposed improvements are harmonious with the existing patterns of development within the neighborhood.

Board of Architectural Review

Section 34-5.2.15.C.1.c requires review of SEP applications by the Board of Architectural Review (BAR) for properties located within an Architectural Design Control (ADC) District. The BAR reviews applications to determine whether the proposed exception will have an adverse impact on the district, and for recommendation on reasonable conditions which, if imposed, would mitigate any such impacts. The BAR reviewed the proposed improvements on May 22, 2024 and found the proposed improvements to be compatible with the

Downtown ADC District. The BAR provided a Certificate of Appropriateness (COA) with the condition that *the wood planks are either painted or have an opaque stain, with the color to be OK'd by staff* (Preservation Planner). See Attachment B for more information.

(2) Whether the proposed modification supports the goals and strategies of the Comprehensive Plan;

Below are specific areas of the Comprehensive Plan for which the development is in compliance:

a. Land Use, Urban Form, and Historic & Cultural Preservation

Objectives for Mixed-Use Areas: Promote and encourage design elements that enhance community livability such as active uses at the ground floor level along key street frontages.

Goal 3: Protect and enhance the existing distinct identities of the city's neighborhoods and places while promoting and prioritizing infill development, housing options, a mix of uses, and sustainable reuse in our community.

Strategy 6.1: Encourage urban design standards that achieve the goals of this plan and are appropriate to the Charlottesville community context.

Comprehensive Plan- *Staff Analysis:*

The Future Land Use Plan of the 2021 Comprehensive Plan designates the subject property and surrounding properties as Downtown Core, which is a *primary, central mixed use activity hub for the city*. The proposed fences and gates will allow the creation of a resident courtyard adjacent to and visible from the West Market Street corridor, which will increase activation and pedestrian interest on the corridor in line with goals of the Downtown Core.

Several goals in the Comprehensive Plan speak to a desire for context sensitive redevelopment. The BAR has confirmed the proposed fences and gates are compatible with the Downtown ADC District. Staff finds the proposed improvements support the goals and strategies of the Comprehensive Plan.

(3) Whether, with conditions, the Special Exception Permit is consistent with the public necessity, convenience, general welfare, and good zoning practice.

As the application aligns with the Comprehensive Plan and provides outdoor amenity space for residents and street activation for West Market Street, staff finds granting the Special Exception Permit is consistent with good zoning practice and general public welfare.

Public Comments Received

Staff has received no public comments at the publishing of this report.

Staff Recommendation

Staff recommends the Planning Commission recommend approval of the Special Exception Permit to permit the installation of fences and gates on the subject property.

Recommended Conditions

Staff does not recommend any conditions be placed on this Special Exception Permit. Any proposed modifications to the fence and gate details will be reviewed by the Board of Architectural Review (BAR), or staff as appropriate, for consistency with the issued Certificate of Appropriateness.

Suggested Motions

1. I move to recommend approval of this application for a Special Exception Permit in the DX Downtown Mixed Use zone at 113 West Main Street to permit installation of fences and gates.
    a. [condition(s) proposed by Planning Commission]

OR,

2. I move to recommend denial of this application for a Special Exception Permit in the DX Downtown Mixed Use zone at 113 West Main Street.

Attachments

A. Special Exception Permit Narrative and Plan dated April 4, 2024
B. Board of Architectural Review Certificate of Appropriateness granted May 21, 2024

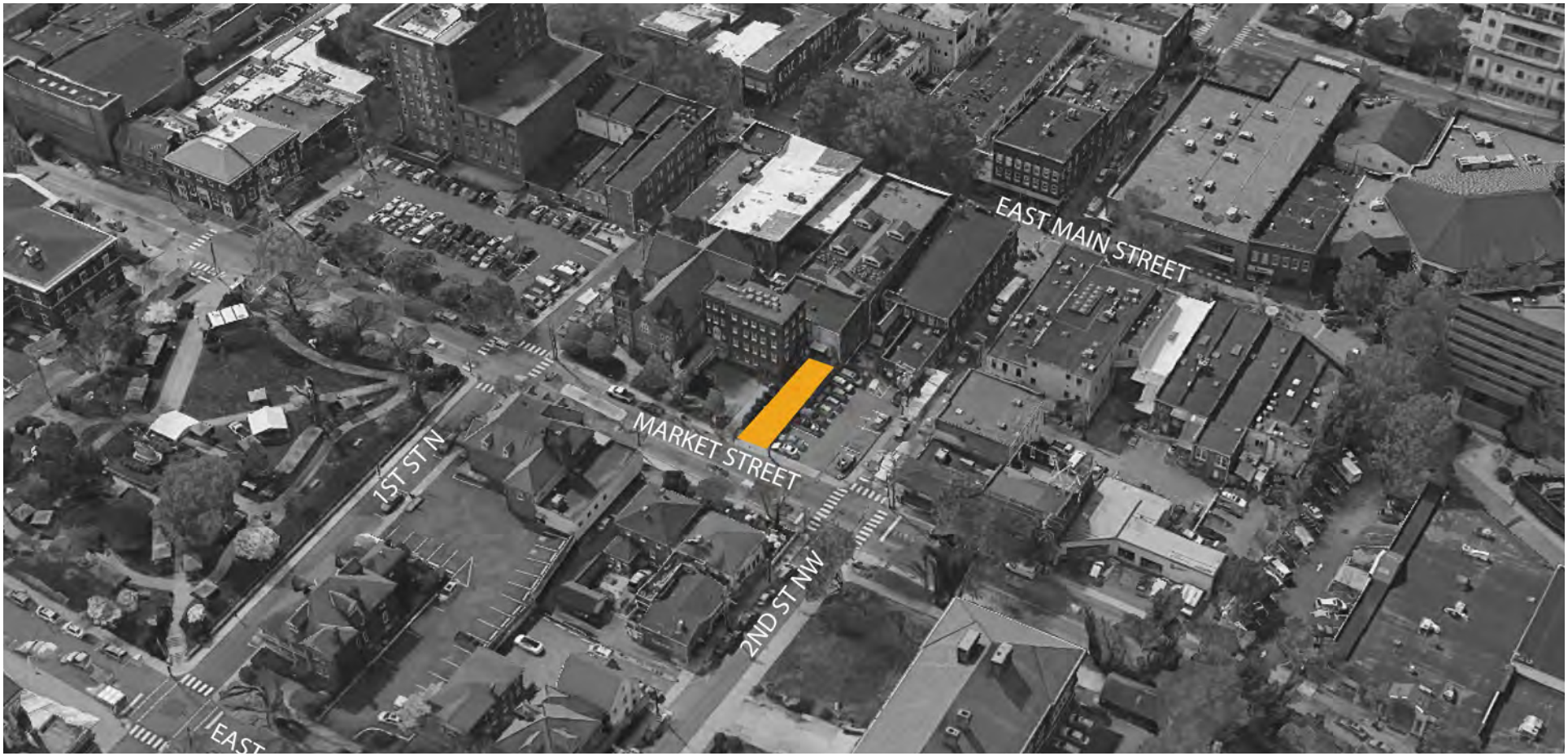
113 W Main St Courtyard CHARLOTTESVILLE, VIRGINIA

Description of proposed work:
The owner of West Main Apartments intends to take a little-used Market Street loading area to create a common outdoor amenity courtyard for their residents. This involves adding a fence along the east edge to define the space, with both a pedestrian and a vehicular gate for access from Market Street.

The fence defining the space utilizes a black aluminum post system that replicates the black columns at the covered rear door. The Hoft system fence allows for boards to be placed with space between to allow privacy while allowing air movement and limited visual connection. This system also allows for easy replacement of boards in cases of damage or vandalism, allowing the system to achieve a long life expectancy.

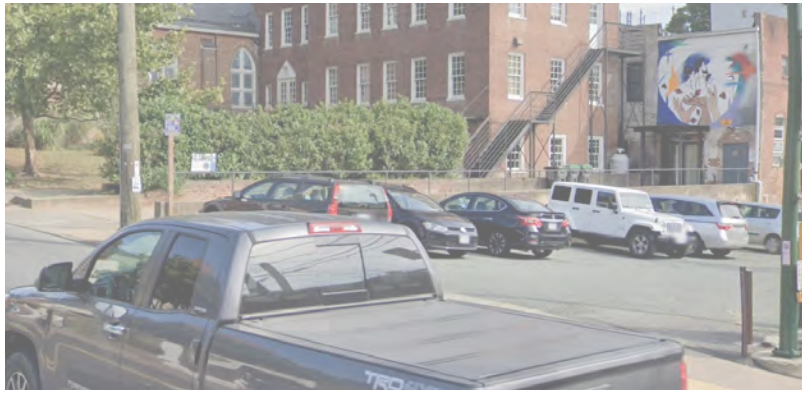
Access from Market street will be through a pedestrian gate made from the Hoft system. Vehicular access is required for resident moving and maintenance. This gate will be a Behlen Country Square Corner Gate that replicates the low guard above the concrete retaining wall on the east side of the courtyard.

VIEW OF SITE FROM ABOVE



VIEW FROM THE CORNER OF MARKET STREET & SECOND STREET

EXISTING >

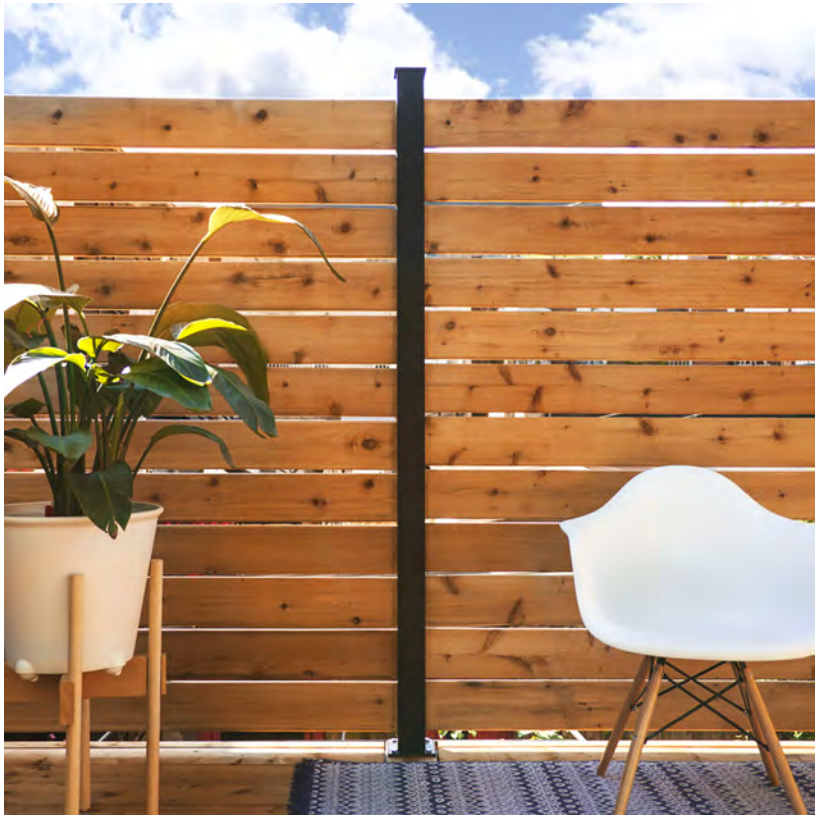


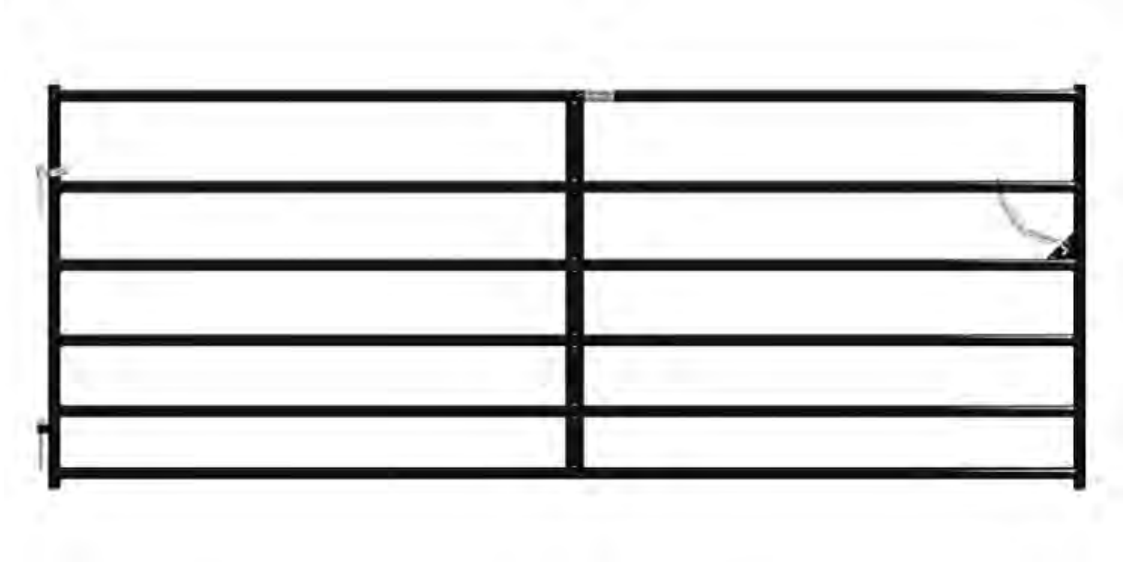
DRAWINGS PREPARED BY: THE GAINES GROUP, PLC | 4-4-24



DRAWINGS PREPARED BY: THE GAINES GROUP, PLC | 4-4-24







HOFT OR SIM. LINE POST KIT -
BLACK POWDER-COATED ALUMINUM
UNFINISHED PRESSURE-TREATED 5/4 WOOD BOARDS

BEHLEN COUNTRY SQUARE CORNER UTILITY GATE -
BLACK POWDER-COATED



SIMILAR FENCING AT 2ND STREET SE



SIMILAR GATE AT OLD PRESTON AVE

WALTERS BUILDING, LLC
TMP 33-260
PARCEL# 330260000

WALTERS BUILDING, LLC
TMP 33-262
PARCEL# 330262000

EXISTING PRIVACY FENCE

EXISTING PARKING

EXISTING RETAINING WALL

EXISTING CONCRETE DRIVE

6 APARTMENTS, 1 & 2 BEDROOMS, EGRESS THROUGH REAR DOOR

EXISTING CANOPY COLUMNS - TYP. OF 4

6'-7 1/4"±

NEW 6'-0" TALL FENCE SECTIONS - TYP. OF 10

6'-1" | 6'-1" | 6'-1" | 6'-1" | 6'-1" | 6'-1" | 73'-0" | 6'-1" | 6'-1" | 6'-1" | 6'-1" | 6'-1" | 6'-1" | 6'-1"

FENCE BASIS OF DESIGN:
HOFT LINE POST KIT

NEW 4'-0" TALL FENCE SECTIONS - TYP. OF 2

2' WIDE VEHICULAR GATE - LATCHED BUT NOT LOCKED

42" WIDE PEDESTRIAN GATE - PROVIDE EGRESS HARDWARE AS REQ'D

12'-3"

4'-1"

EXISTING CONCRETE SIDEWALK & CURB

WEST MARKET STREET

EXISTING RETAINING WALL

WEST MALL, LLC
TMP 33-259
LOTS 2 & 3A
0.19 ACRES
1 & 2 BEDROOM APARTMENTS

FIRST STREET CHURCH PROJECT, LLC
TMP 33-254
PARCEL# 330254000

EXISTING LAWN

NOTE: IF EGRESS HARDWARE IS NOT EASILY PROVIDED, GATE MAY BE OMITTED

NORTH

COURTYARD PLAN
SCALE: 1/4" = 1'-0"

REVISIONS

COURTYARD PLAN

GAINES GROUP PLLC
ARCHITECTS

MARKET STREET COURTYARD
WEST MAIN APARTMENTS
113 W MAIN STREET
CHARLOTTESVILLE, VIRGINIA

JOB NO: 2420
DATE: 7-17-24
DRAWN: ADS

A1

BAR action - 113 West Main St

Werner, Jeffrey B <wernerjb@charlottesville.gov>

Wed 5/22/2024 3:50 PM

To:Adrienne Stronge <adrienne@thegainesgroup.com>
Cc:Rainey, Carrie <raineyc@charlottesville.gov>

Adrienne. The following memorializes the BAR's action last night approving the CoA for the fence at 113 West Main. I have CC'd Carrie Rainey, the planner for that area. She can help you with the next steps regarding any necessary site plan updates and resolving the zoning questions we discussed last night.

Jeff

May 22, 2024
Via e-mail

Certificate of Appropriateness
BAR # 24-05-03
113 West Main Street, TMP 330259000
Downtown ADC District
Owner: West Mall LLC
Applicant: Adrienne Stronge/The Gaines Group, PLC
Project: Railing/fence at rear courtyard

Ms. Stronge.

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on May 21, 2024. The following action was taken:

> Motion: Bailey. Second: Birle. Vote: 8-0.
> *Having considered the standards set forth within the City Code, including the Design Guidelines for ADC Districts, I move to find that the proposed fence/railing at 113 West Main Street satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted with the condition the wood planks be either painted or have an opaque stain, with the color to be OK'd by staff.*
>
> [Note: Staff discussed with the BAR and the applicant that there are questions related to the fencing requirements under the updated zoning ordinance and that an approved CoA does not supersede what is required—or prohibited—by the code. Should the subsequent zoning review (necessary for a building permit) result in significant changes to the approved design, staff will consult with the BAR. Otherwise, BAR allowed staff the flexibility to resolve any minor changes.]

For specifics of the discussion, the meeting video is on-line at the link below. This discussion starts at approximately 00:35:00. https://boxcast.tv/channel/vabajtzezuyv3iclkx1a?b=votxamw5ejjsi1zrhjix

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.

If you have any questions, please contact me at wernerjb@charlottesville.gov.

Sincerely,
Jeff

Jeff Werner, AICP
Historic Preservation and Design Planner
City of Charlottesville
Neighborhood Development Services
City Hall | P.O. Box 911
610 East Market Street
Charlottesville, VA 22902
Phone: 434.970.3130
Email: wernerjb@charlottesville.gov

CITY OF CHARLOTTESVILLE

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359

TO: Charlottesville Planning Commission
FROM: Missy Creasy, Deputy Director NDS
DATE: August 27, 2024
SUBJECT: **Electronic Meeting Participation Policy**

At the August 2024 Planning Commission meeting mention of an electronic meeting policy for the Commission was discussed. Staff has provided a policy for adoption which mirrors the City Council policy (page 10 of the attachment) and includes updates per the City Attorney's office based on Virginia Code. If the policy is adopted, the commission will need to re-adopt it annually.

Following review of the information, Planning Commission has the ability to adopt the policy, adopt the policy with changes or decline to adopt the policy.

Policy for Electronic Participation by Charlottesville Planning Commissioners

in Planning Commission meetings.

1. Purpose and Applicability. It is the policy of the Planning Commission of the City of Charlottesville that individual members of the Commission may participate in Commission meetings by electronic means as permitted by Virginia Code Section 2.2-3708.3(B). The purpose of the policy is to comply with the requirements of Section 2.2-3708.2 of the Code of Virginia and to allow for and govern participation by one or more Commissioners in Planning Commission meetings by electronic communication means. All proceedings pursuant to this policy shall be performed in accordance with Virginia Code Section 2.2-3708.3(B), as that statute may hereafter be amended. This policy shall apply to the entire Planning Commission membership without regard to the identity of the member requesting remote participation or the matters that will be considered or voted on at the meeting.

2. Quorum Required. The Planning Commission may consider a request for participation by electronic communication means only if a quorum of the Planning Commission is physically assembled at the primary or central meeting location, and there is an arrangement for the voice of the remote participant to be heard by all persons at the primary or central meeting location.

3. Permissible Reasons for Electronic Participation. Participation by a Commissioner in a meeting by electronic communication means shall only be allowed for one of the reasons set forth within Virginia Code Section 2.2-3708.3(B)(1), (2), or (4). Each Commissioner shall be limited each calendar year to participation by electronic means for personal reasons (Virginia Code Section 2.2-3708.3(B)(4)) to two meetings, or twenty-five percent (25%) of the meetings held by the Planning Commission per calendar year, rounded up to the next whole number, whichever is greater.

4. Approval. No Commissioner may participate in a meeting by electronic communications means unless the Commissioner requests and the Commission approves the participation in accordance with this policy. Individual participation from a remote location shall be approved unless such participation would violate this policy or other provisions of the Virginia Freedom of Information Act. If a Commissioner's participation from a remote location is challenged, then the Planning Commission shall vote whether to allow such participation. If the Planning Commission votes to disapprove the Commissioner’s request, such disapproval shall be recorded in the Commission's minutes with specific reasons cited for the disapproval.

5. Approval Process. A Commissioner may request to participate in a meeting by electronic communication means if the Commissioner notifies the Planning Commission Chair and the Secretary to the Planning Commission on or before the day of the meeting that the Commissioner is unable to attend due to the following:

i. Personal (Va. Code § 2.2-3708.3(B)(4)): an emergency or personal matter, provided that the Commissioner identifies with specificity the nature of the emergency or personal matter, or

ii. Temporary or Permanent Disability, or Medical Condition (Va. Code § 2.2-3708.3(B)(l) or (2)): a commissioner has a temporary or permanent disability or other medical condition that prevents the

Commissioner’s physical attendance, or a medical condition of a member of a Commissioner's family requires the Commissioner to provide care that prevents the Commissioner's physical attendance.

- The Commissioner must also notify the Secretary to the Planning Commission of the remote location from which the Commissioner would participate by electronic communication means.

- At the meeting, the Secretary to the Planning Commission shall announce the information received from the absent Commissioner. If the Commission member's request is in all respects compliant with this policy and applicable provisions of the Virginia Freedom of Information Act, then by motion and majority vote of the quorum of Commissioners physically assembled at the central meeting location, Planning Commission shall approve the absent Commissioner's request. If participation by a member through electronic communication means is approved, the Secretary to the Planning Commission shall record in the minutes of the meeting the remote location from which the Commissioner participated; however, the remote location need not be open to the public and may be identified in the minutes by a general description. If participation is approved pursuant to subdivision 1 or 2 of Va. Code § 2.2-3708.3(B), the Secretary to the Planning Commission shall also include in the meeting minutes the fact that the member participated through electronic communication means due to a (i) temporary or permanent disability or other medical condition that prevented the member's physical attendance or (ii) family member's medical condition that required the member to provide care for such family member, thereby preventing the member's physical attendance, as applicable. If participation is approved pursuant to subdivision 4 of Va. Code § 2.2-3708.3(B), the Secretary to the Planning Commission shall also include in the meeting minutes the specific nature of the personal matter cited by the member.

- Upon adoption of a motion to approve the Commissioner's participation by electronic communication means, the Commissioner shall be allowed to fully participate in the meeting by electronic communication means.

- If a Commissioner’s participation from a remote location pursuant to this subsection is disapproved because such participation would violate the policy set forth above, such disapproval shall be recorded in the minutes with specificity, inclusive of the following information:

i. the motion;

ii. the vote thereon;

iii. the specific nature of the emergency or personal matter or temporary or permanent disability or other medical condition;

iv. the remote location from which the Commissioner would participate in the meeting; and

v. the specific aspect of this policy that would be violated by the Commissioner's proposed participation by electronic communication means, as summarized by the quorum of Commissioners physically present.

6. Annual Adoption. This policy must be re-adopted by the Planning Commission at least once annually, by recorded vote at a public meeting.

#R-24-034

RESOLUTION
Approving Amendments to the City Council Rules and Procedures

BE IT RESOLVED by the Council of the City of Charlottesville, that City Council's Rules and Procedures are amended as follows:

Charlottesville City Council Rules and Procedures

These *Charlottesville City Council Rules and Procedures* are designed to help City Council conduct its affairs in a timely and efficient manner, while encouraging a robust and meaningful dialogue with members of the community.

I. MEETINGS

A. Generally

1. Regular meetings. Council will adopt a schedule for its regular meetings at its first regular meeting in January each year. Changes to the date, time, or location(s) of regular meetings during the calendar year may be made by resolution of Council.

2. Special meetings. Special meetings, including emergency meetings, may be scheduled, and held in addition to the schedule of regular meetings. Public notice and procedural requirements for special meetings are governed by the Virginia Freedom of Information Act (FOIA) and City Code § 2-42.

For special meetings, the purpose and nature of the meeting will dictate whether public comment will be allowed. Time for public comment may or may not be allocated depending on the nature of the meeting and at the discretion of Council.

3. Organizational Meeting. At the first meeting of January in each even numbered year, an Organizational Meeting shall be conducted to select the Mayor and Vice Mayor. The City Manager shall preside at the Organizational Meeting until election of the new Mayor. The City Manager shall accept nominations from Councilors for the position of Mayor. The City Manager will then accept a motion to close the nomination process.

After a motion to close the nomination process is approved by the Council, each Councilor will be provided five minutes to speak about the Mayoral nominees. After all Councilors have concluded their remarks, the Clerk of Council will then call the roll and each Councilor shall state their choice for the position of Mayor. At the conclusion of the Council's Mayoral election, the newly elected Mayor will preside over the election of Vice Mayor. The Mayor shall accept nominations from Councilors for the position of Vice Mayor. The Mayor will then accept a motion to close the nomination process. After a motion to close the nomination process is approved by the Council, each Councilor will be provided five minutes to speak about the Vice Mayoral nominees.

After all Councilors have concluded their remarks, the Clerk of Council will then call the roll and each Councilor shall state their choice for the position of Vice Mayor. The Mayor and Vice Mayor shall be elected for terms of two years.

4. Continuance of Regular Meetings Due to Weather or Other Hazardous Conditions. At its first meeting each year, City Council may fix the day or days to which a regular meeting will be continued, if the mayor (or vice-mayor, if the mayor is unavailable or unable to act) issues a declaration that weather or other conditions are such that it is hazardous for members to attend the regular meeting. If no such

provisions are set out in the annual resolution establishing regular meeting dates, then the declaration shall state the date and time to which the meeting shall be continued, and public notice of the continued meeting shall be given contemporaneously with notice given to city Councilors. (See Va. Code 15.2-1416).

5. At a work session conducted in January of each even numbered year, the City Manager and Clerk of Council will coordinate a Council orientation for all City Councilors providing training and education on City operations and City Council Policies and Procedures.

B. Agenda and Materials

1. The City Manager shall prepare a proposed agenda nine business days before the meeting for review by the Mayor. The proposed agenda for a regular meeting, and related agenda packets/ materials, shall be "finalized" on the Wednesday immediately preceding the regular meeting date (the proposed agenda does not actually become final until approved by City Council at the meeting). The Clerk may update materials provided for a regular meeting once, on the Friday preceding the regular meeting date.

Any staff or Council member who seeks to add items to a meeting agenda should notify the City Manager and the Mayor at least ten business days before the date of the meeting. Last minute submissions are discouraged but may occur from time to time when a matter that requires action expeditiously was not known in time to be presented during the normal agenda development process.

Citizens may suggest an item for consideration on a Council meeting agenda by submitting the suggestion in writing to the City Manager.

Subject to applicable FOIA requirements, last minute additions to a regular meeting agenda shall be prepped and provided to Councilors, but City Council must vote as to whether the item will be added to the agenda, during the "approval of the agenda" portion of the meeting.

2. The Order of Business at each regular meeting of Council shall be as follows (the opening session of each meeting will begin at the regular meeting start-time specified in the Annual Meeting Resolution, as amended. Additionally, times may be also identified within a meeting agenda as approximate starting time(s) for specific portions of the agenda):

<u>Opening Session</u>

i. Call to order
ii. Roll call (establish quorum)
iii. Agenda Approval
iv. Work Session (Reports or Work Session items)

<u>Closed Meeting (if called) or Recess</u>

<u>Business Session</u>

i. Moment of Silence
ii. Announcements (including Council reports of meeting attendance)
iii. Special Recognitions (if any)
iv. Community Matters
v. City Manager Report
vi. Consent Agenda

vii. Action Items (Items pulled from the Consent Agenda for discussion move to the end of Action Items.)
viii. General Business i) Includes any reports submitted as written only; it also includes items of a general nature to be considered by Council. After the presiding officer has stated the item for consideration, staff may be asked to provide a brief summary. With the Council's consent, items may be added to the agenda under General Business to respond to situations and/or questions of a critical nature which have arisen after the deadline has passed for items to be placed on the agenda.

Community Matters (Two)

Adjournment

3. The City Manager will provide appropriate agenda materials for the Council. The proposed agenda and agenda packets/materials for upcoming City Council meetings shall be made available for public inspection by appointment in the Clerk of Council's Office at the same time the materials are furnished to Councilors. Posting on the City's website is not required by FOIA, but agenda packets/ materials timely received by the date set for finalizing an agenda shall also be posted on the City's website. Reasonable efforts will be made by the Clerk of Council to post late-received submissions on the City's website, but time commitments of the Clerk may not permit re-formatting and re-publication of materials on the website, particularly when multiple late submissions are involved. (Va. Code §2.2-3707(F), FOIA Advisory Council AO-05-12)

4. Council may defer any item for which all relevant information has not been provided to the Clerk within the times set forth within these procedures.

5. Agenda Items.

• Consent Agenda: the consent agenda may be used for eligible items and may include, but is not limited to, routine and noncontroversial appropriations, grant applications, contracts, resolutions, ordinances, second readings, and the minutes. Any item may be removed at the request of a Councilor. If any Councilor requests that an item be removed from the consent agenda for further discussion, the item shall be added to the end of the regular action item agenda for discussion and action. If a Councilor requests a separate vote on an item but does not wish to have further discussion on the item, the item will be voted upon after the remainder of the consent agenda is acted upon.

Approval of Consent Agenda: Those items not removed from the consent agenda shall be acted upon by a single vote of Council.

• Once the Agenda is approved at the beginning of the meeting, all of the Agenda items shall be heard in the order in which they appear on the approved Agenda. A majority of Councilors may agree to take out of sequence any listed on the approved agenda. At any time, a regular meeting may be adjourned from day to day, or from time to time, or from place to place (but not beyond the time fixed for commencement of the next regular meeting, until all the business set forth on a regular meeting agenda is completed. Notice of any meeting continued under this provision shall be reasonable and shall be given to the public in accordance with FOIA. (Va. Code § 15.2-1416(C))

• Each agenda item shall be given an approximate time limit. Generally, the total time allocated to any agenda item that does not include a scheduled public hearing shall not exceed twenty (20) minutes, unless the presiding officer, after consultation with the other Councilors, determines otherwise.

• Opening presentations for agenda items shall be limited to ten (10) minutes, unless the presiding officer, in consultation with the other Councilors, determines otherwise.

• For each agenda item, an individual or Councilor shall be designated as the main Presenter who will introduce the item to Council; however other presenters may also be recognized during Council's consideration of an Agenda Item (for example, and without limitation: rezoning applicants or their consultants, staff members, City/staff consultants, etc.) After presentation of the item, Councilors may ask clarifying questions of any presenter, if necessary. If a public hearing is scheduled, the public hearing will be conducted before any motion is initiated by a Councilor.

C. Transaction of Business

1. General.

- Unless otherwise specifically provided by law, Council may conduct business and vote upon any matter properly before it, at any meeting at which a quorum is present.
- Informal discussion of a subject is permitted while no motion is pending.
- In making motions and transacting its business, Council shall follow the rules set forth within these Meeting Procedures. If a question of procedure arises that cannot be resolved by the provisions within these Procedures, the Parliamentarian will consult Robert's Rules of Order and apply them to a resolution of the question.
- If in speaking, any member violates these Rules, the presiding officer will call the member to order. If there is no appeal, the decision of the presiding officer shall be submitted to. If the decision is in favor of the member who was called to order, they may proceed; otherwise, they shall not proceed except by leave of the Council. (City Code §2-70)

2. Motions, generally.

- Any member, including the presiding officer, may make a motion. A member may make only one motion at a time.
- Except as otherwise noted, all motions require a second; a motion dies for lack of a second.
- Except as otherwise noted, each member is required to obtain the floor, by addressing the presiding officer, before making motions or speaking either to other Councilors or to members of the public.

3. Substantive Motions.

- A substantive motion is any motion that deals with the merits of an item of business and that is within the Council's legal powers, duties, and responsibilities.
- A substantive motion is out of order while another substantive motion is pending.

4. Procedural Motions.

- A procedural motion is a motion that Council may use to "act upon" a substantive motion, by amending it, delaying consideration of it, and so forth. Procedural motions are in order while a substantive motion is pending and at other times, except as otherwise noted.

- Only the following procedural motions, and no others are in order. Procedural motions are listed below in their order of priority. If a procedural option is not listed below, then it is unavailable.

Procedural Motions

i. Appeal a Procedural Ruling of the Presiding Officer (an appeal is in order immediately after a decision is announced and at no other time; the maker need not be recognized by the presiding officer, the motion does not require a second, and if made in a timely manner, the motion may not be ruled out of order.)

ii. Motion to Adjourn, to be made without preliminary remarks, and to be decided without debate

iii. Take a brief recess

iv. Suspend the rules (City Code Sec. 2-66: 4/5 vote is required)

v. Defer consideration of a Substantive Matter ("lay on the table"), to be decided without debate

vi. To postpone, either indefinitely, or to a day or hour certain

vii. Call the question, subject to the provisions of City Code § 2-76 (not in order until each member has had an opportunity to speak once; the motion is not amendable or debatable)

viii. Motion to amend (a motion may be amended no more than twice; once a motion has received a second, it is up to the entire group to decide whether or not it should be changed by amendment; prior to receiving a second, a motion may be amended with the permission of the person who made the motion)

ix. Substitute motion (no more than one substitute motion may be made; if a substitute motion is adopted and replaces the original motion, no further substitute motions may be made)

x. Withdrawal of motion (a motion may be withdrawn by its maker any time before it is amended, or before the presiding officer puts the motion to a vote, whichever occurs first)

xi. Motion to reconsider, subject to the restrictions set forth within City Code §§2-73 and 2-74 (provided, however, that this motion may not be used in a land use decision involving a rezoning or a special use permit)

xii. Other motions expressly referenced in City Code §2-72.

5. Debate.

• In the event that conflicts arise among members as to the order for speaking, the presiding officer shall apply the following rules: the maker of a motion is entitled to speak first, if he/she/they wishes to do so; a member who has not spoken on an issue shall be recognized before someone who has already spoken.

• The presiding officer may participate in the debate prior to declaring a matter ready for a vote.

• Council members shall not engage in electronic communications among themselves during a meeting, regarding any motion that is on the floor for debate.

• In making a motion, a member shall endeavor to state the basis of the motion within a period not more than 5 minutes. In debating a motion, or in proposing amendments or substitute motions, each member shall try to state the basis of that procedural motion within a period of less than 3 minutes. In asking a question of a speaker, Council members should take not more than 3 minutes to phrase the question. When a question is under debate, no motion shall be entertained unless specifically provided for, except for the motions listed in City Code §2-72.

• In debate, speakers shall be collegial in their language and shall avoid all reference to personalities. No member shall interrupt another without the consent of the presiding officer, except when making a point of order.

6. Voting.

• The presiding officer shall call the question, either: (i) after a motion to call the question has received a second and has been voted upon, or (ii) at their discretion, any time after each member has had at least one opportunity to speak during debate. After the vote is taken, the presiding officer shall announce that the motion is adopted or failed and the vote count.

• If any member abstains from voting, the reason for the abstention shall be included in the minutes of the meeting.

• In the event that a substantive matter does not require a recorded vote, then the presiding officer may call for approval of that matter by voice vote or acclamation. (Generally, this process should be used only when a matter is simple, clear to all present and requires no discussion.)

7. Officers.

a. Mayor: the Mayor shall preside at all meetings of City Council ("presiding officer"). The Vice Mayor shall be the presiding officer in the Mayor's absence.

Meetings of City Council shall be governed according to these Meeting Procedures, except where provided otherwise by the Virginia Code or the Code of the City of Charlottesville. Matters not addressed within by one of those sources shall be resolved in accordance with Robert's Rules of Order.

• At each Council meeting, the presiding officer shall preserve order and decorum, and shall have the authority:

i. To decide questions of order (City Code Sec. 2-69);

ii. To determine whether a speaker is compliant with these Rules of Procedure, and to entertain and rule on objections from other members on this ground;

iii. To entertain and answer questions of procedure;

iv. To call a brief recess at any time;

v. To adjourn in an emergency

• A decision by the presiding officer on any matter listed in C.i. through C.iii. above may be appealed to Council upon the question "Shall the decision of the chair be sustained as the decision of the Council?". Such a motion is in order immediately after the presiding officer announces his/her/their decision, and at no other time. Upon an appeal, no debate shall be allowed if the question pertains to a question of "decorum", and the question shall immediately be voted upon. But if the question relates to

the priority of business, or to relevancy or applicability of propositions, the appeal may be debated among Councilors prior to a vote. (City Code Sec.2-69)

- The presiding officer shall ensure that individuals address their comments to City Council at appropriate times, in accordance with the meeting agenda and these Rules of Procedure. Otherwise, no person shall address City Council until leave to do so has been granted by the City Council or until invited to do so by the presiding officer. Remarks shall at all times be addressed directly to Council, and not to staff, the audience, or the media. (City Code sec.2-71)

- Remarks and actions that disrupt the progress of the Council meeting, and remarks from persons other than Councilors, the City Manager, the City Attorney, or a Presenter for an Agenda Item are not permitted, other than within the portions of a meeting Agenda set aside for "Community Matters", comment on a Consent Agenda item, or a public hearing.

The presiding officer shall call an individual to order, including a Councilor, when that individual goes afoul of these rules. The following are examples of remarks and behavior that are not permitted:

i. Interrupting a speaker who is addressing Council at the speaker's microphone, or interrupting a speaker who has otherwise been invited to address Council during Community Matters or a Public Hearing;

ii. Interrupting a Councilor who is speaking;

iii. Shouting, and talking (either individually or in concert with others) in a manner that prevents a speaker or a Councilor from being heard or that otherwise hinders the progress of the meeting;

iv. Blocking paths for emergency exit from the meeting room; engaging in any conduct that prevents a member of the audience from seeing or hearing Councilors during a meeting; standing on chairs or tables within the Council meeting room;

v. Threats or incitement of violence toward Councilors, City staff or members of the public;

vi. Engaging in conduct that is a criminal offense under the City Code or the Virginia Code;

vii. Campaigning for elected office;

viii. Promotion of private business ventures;

ix. Using profanity or vulgarity;

x. Personal attacks against Councilors, City staff or members of the public; or

xi. Behavior which tends to intimidate others

During a City Council meeting the presiding officer shall have control of the Council Chambers and the connecting halls and corridors within City Hall, and any other venue where a Council meeting is being held. In case of any conduct described above, the presiding officer may take measures deemed appropriate, including but not limited to suspending the meeting until order is restored, ordering areas to be cleared by the Sergeant at Arms, or requiring any individual to exit the meeting room and adjacent premises (connecting halls and corridors.)

b. City Attorney:

The City Attorney shall serve as the Parliamentarian for the purposes of interpreting these Meeting Procedures, and the Code of Virginia (1950), as amended, and Robert's Rules of Order, as may be directed by the presiding officer, or as required as a result of a point of order raised by one or more Councilors.

c. City Clerk:

The City Clerk shall prepare and publish the agenda and prepare minutes. The City Clerk shall also prepare the list of speakers for the Community Matters sections of the Agenda.

d. Sergeant at Arms:

Pursuant to City Code § 2-43, the Sergeant at Arms shall assist the Presiding Officer in maintaining order at Council Meetings.

8. Any person who has been expelled from a Council meeting shall be barred by the presiding officer, from reentering the Council meeting from which he/she/they was expelled, subject to appeal to Council or motion passed by Council.

D. Community Matters, Public Hearings and Other Comment Opportunities

1. Community Matters – Time shall be reserved during each regular City Council meeting for Community Matters. The purpose of Community Matters is to offer individuals an opportunity to state a position, provide information to City Council, comment on the services, policies, and affairs of the City, or present a matter that, in the speaker's opinion, deserves the attention of City Council.

a. At Council's regularly scheduled meetings, two Community Matters opportunities will be afforded for members of the public. One Community Matters opportunity will be offered early in the meeting, prior to taking up matters on a consent agenda, action items agenda, or items for General Business. At this first Community Matters period, up to sixteen (16) individuals may speak, as follows:

i. up to 8 individuals selected randomly from a list of people who have signed up in advance, and

ii. up to 8 individuals who have raised their hand as directed by the presiding officer at the designated time during the meeting on a first-come/first-served basis.

A second Community Matters session will be offered as the final agenda item at each regular meeting, during which individuals who did not speak during the first Community Matters period may be given an opportunity to address Council.

b. Each person who speaks during a Community Matters segment will have up to three (3) minutes.

i. Speakers may concede their allotted time; the person whose name is written on the speaker sheet must be the person who begins speaking, although they may be accompanied by others to the podium and may share their time with them. Each speaker shall begin by clearly stating his/her/their name and place of residence (or, if speaking on behalf of a business, by giving the location of the business).

ii. Written materials presented at Community Matters must be given to the Clerk prior to speaking and will be distributed to the Council. For distribution of hard copies to Councilors, eight copies should be provided; however, electronic distribution is preferred and may be sent to

Council@charlottesville.gov. Electronic presentations cannot be accommodated during Community Matters.

iii. Issues raised in Community Matters may be referred to the City Manager by the presiding officer, with a request that the City Manager bring back a suggested response to issues raised in Community Matters.

2. Public hearings – From time to time, Council will conduct public hearings on specific topics as required by law or as Council otherwise deems appropriate. The purpose of a public hearing is for Council to receive public comments on a specific topic.

The order of public hearings shall be as follows:

i. The presiding officer shall open the public hearing

ii. Hearings shall begin with a brief presentation from a staff member. The presentation shall summarize the facts about the issue and any staff or other recommendation (such as the Planning Commission in the case of land use matters). Council members may seek clarification during the presentation.

iii. In land use cases, the applicant or their representative shall have an opportunity to speak following staff. The presentation shall be limited to ten (10) minutes.

iv. The presiding officer shall then solicit comments from the public. Each speaker must clearly state their name and address. There shall be a time limit of three (3) minutes for each individual speaker.

v. After public comments have been received in a land use case, the applicant or their representative may respond with a rebuttal limited to no more than five (5) minutes.

vi. Upon the conclusion of public comments, or the applicant's rebuttal in a land use case, the presiding officer shall close the public hearing. Following the closing of the public hearing, the presiding officer will ask for a motion. Following a motion and a second, the presiding officer will ask for discussion. Following the conclusion of discussion, Council will vote on the pending motion.

3. Written Comments – To provide an additional mechanism to communicate with Council, an "Online Matters by the Public" form is provided on the City website for electronically submitting comments. These comments are distributed to all Council members. Citizens may also contact Councilors via their City email addresses (available on the City's website) or by written correspondence sent in care of the Clerk of Council.

E. Recess

1. By motion, Council may take a brief recess during the meeting, or the Presiding Office may declare a recess at their discretion.

2. The Council's goal at regular meetings is to adjourn no later than 11:00p.m.

3. Suspension of Meeting Procedures

- No rule set forth within these Meeting Procedures can be suspended except by the consent of four Council members. Suspension of the rules may be made by a motion. (*City Code section 2- 66*)

F. Miscellaneous

1. Persons with disabilities may request reasonable accommodations by contacting ada@charlottesville.gov or (434) 970-3182. Persons are encouraged to make requests in advance.

2. All regular City Council meetings are broadcast live on Charlottesville's TV10. Streaming video of the meetings is available for viewing online at the time of the meeting and as an archived video on the next business day following a meeting. Archived meetings can be downloaded in audio or video format from the City website. Charlottesville TV 10 runs repeats of the most recent meeting throughout the month on Mondays, Wednesdays, and Fridays at 7:00 p.m. and Tuesdays, Thursdays, and Saturday mornings at 9:00 a.m. until the next meeting is held.

3. These City Council Meeting Rules and Procedures will be posted on the City's website.

4. These Council Meeting Rules and Procedures are adopted by the Council pursuant to the Charter of the City of Charlottesville and Section 2-66 of the City Code, and effective upon adoption these Rules supersede prior rules. The rules and procedures set forth within this document do not create substantive rights for third parties or participants in proceedings before City Council, and City Council reserves the right to suspend or amend the rules in the manner provided in the City Code. The failure of City Council to strictly comply with the provisions of this document shall not invalidate any action of City Council.

G. Policy for Electronic Participation by Councilors in Council meetings

1. Purpose and Applicability. It is the policy of the City Council of the City of Charlottesville that individual members of the Council may participate in Council meetings by electronic means as permitted by Virginia Code Section 2.2-3708.3 (B). The purpose of the policy is to comply with the requirements of Section 2.2-3708.2 of the Code of Virginia and to allow for and govern participation by one or more Councilors in Council meetings by electronic communication means. All proceedings pursuant to this policy shall be performed in accordance with Virginia Code Section 2.2-3708.3 (B), as that statute may hereafter be amended. This policy shall apply to the entire City Council membership without regard to the identity of the member requesting remote participation or the matters that will be considered or voted on at the meeting.

2. Quorum Required. The City Council may consider a request for participation by electronic communication means only if a quorum of the Council is physically assembled at the primary or central meeting location, and there is an arrangement for the voice of the remote participant to be heard by all persons at the primary or central meeting location.

3. Permissible Reasons for Electronic Participation. Participation by a Councilor in a meeting by electronic communication means shall only be allowed for one of the reasons set forth within Virginia Code Section 2.2-3708.3 (B) (1), (2), or (4). Each Councilor shall be limited each calendar year to participation by electronic means for personal reasons (Virginia Code Section 2.2-3708.3(B)(4)) in two meetings, or twenty-five percent (25%) of the meetings held by City Council per calendar year, rounded up to the next whole number, whichever is greater.

4. Approval. Individual participation from a remote location shall be approved unless such participation would violate this policy or the provisions of the Virginia Freedom of Information Act. If a Councilor's participation from a remote location is challenged, then the City Council shall vote whether to allow such participation. If the City Council votes to disapprove the Councilor's participation because such participation would violate this policy, such disapproval shall be recorded in the Council's minutes with specific reasons cited for the disapproval.

5. Approval Process. No Councilor may participate in a meeting by electronic communications means unless the Councilor requests and the Council approves the participation in accordance with this policy.

- A Councilor may request to participate in a meeting by electronic communication means if the Councilor notifies the Mayor and the Clerk of Council on or before the day of the meeting that the Councilor is unable to attend due to the following:

    i. Personal (Va. Code §2.2-3708.3(B)(4)): an emergency or personal matter, provided that the Councilor identifies with specificity the nature of the emergency or personal matter, or

    ii. Temporary or Permanent Disability, or Medical Condition (Va. Code §2.2-3708.3(B)(1) or (2)): a Councilor has a temporary or permanent disability or other medical condition that prevents the Councilor's physical attendance, or a medical condition of a member of a Councilor's family requires the Councilor to provide care that prevents the Councilor's attendance.

- The Councilor must also notify the Clerk of Council of the remote location from which the Councilor would participate by electronic communication means.

- At the meeting, the Clerk of Council shall announce the information received from the absent Councilor. If the Council member's request is in all respects compliant with this policy, then by motion and majority vote of the quorum of Councilors physically assembled at the central meeting location, City Council may approve or disapprove the absent Councilor's request. If participation by a member through electronic communication means is approved the Clerk of Council shall record in the minutes of the meeting the remote location from which the Councilor participated; however, the remote location need not be open to the public and may be identified in the minutes by a general description. If participation is approved pursuant to subdivision 1 or 2 of Va. Code §2.2-3708.3(B), the Clerk of Council shall also include in the meeting minutes the fact that the member participated through electronic communication means due to a (i) temporary or permanent disability or other medical condition that prevented the member's physical attendance or (ii) family member's medical condition that required the member to provide care for such family member, thereby preventing the member's physical attendance. If participation is approved pursuant to subdivision 4 of Va. Code §2.2-3708.3(B), the Clerk of Council shall also include in the meeting minutes the specific nature of the personal matter cited by the member.

- Upon adoption of a motion to approve the Councilor's participation by electronic communication means, the Councilor shall be allowed to fully participate in the meeting by electronic communication means.

- If a Councilor's participation from a remote location pursuant to this subsection is disapproved because such participation would violate the policy set forth above, such disapproval shall be recorded in the minutes with specificity, inclusive of the following information:

    i. the motion;

    ii. the vote thereon;

    iii. the specific nature of the emergency or personal matter or temporary or permanent disability or other medical condition;

    iv. the remote location from which the Councilor would participate in the meeting; and

v. the specific aspect of this policy that would be violated by the Councilor's proposed participation by electronic communication means, as summarized by the quorum of Councilors physically present.

II. THE COUNCIL – MANAGER RELATIONSHIP

A. Per City Code §2-157 and in the interests of efficient management, if Council members seek answers from City staff, they should generally attempt to do so through the City Manager. In any event, when asking questions of staff, Council members should advise the City Manager of same.

B. Members of the City Council, including the Mayor, shall represent the official policies or positions of the City Council to the best of their ability when designated as delegates for this purpose. When presenting their individual opinions and positions, Council members shall explicitly state they do not represent their body or the City, nor will they allow the inference that they do. No member of City Council may purport to speak on behalf of the City on matters that have not been voted on by Council or that do not represent official City policy unless authorized by vote of the City Council.

C. If a Councilor wishes to convene a gathering that will involve the use of City meeting space or the assistance of non-Council staff, the gathering must be approved by the City Manager, with notice given to the Clerk of Council and other Councilors of the date, time, place, and purpose of the gathering.

D. If any Councilor convenes or plans to attend an event or gathering to which any other Councilors may also be invited, he/she/they shall advise the Clerk of Council and the City's FOIA Officer at least one day in advance of the time and place of the event or gathering.

E. Council members shall respect and adhere to the Council/Manager structure of Charlottesville City government as outlined in the Charlottesville City Code. In this structure, the City Council determines the policies of the City with the advice, information and analysis provided by City staff, Boards and Commissions, and the public. Except as provided by the City Code, Council members shall not interfere with the administrative functions of the City or the professional duties of City staff; nor shall they impair the ability of staff to implement Council policy decisions.

Ref. City Charter, §5.01, §5.02
Ref. City Code §2-36; 2-39; 2-146 through 2-158

III. CITY COUNCIL EXPENDITURES

A. Each fiscal year, as part of Council's approval of the annual budget for the City, or as amended during the year, Council appropriates a certain amount of public funds for expenditure by "City Council/ Clerk of Council" and for "City Council Strategic Initiatives". Public funds appropriated in these categories may be expended by City Council in accordance with this Council Procedure document, as follows:

1. **Council-authorized purchases and expenditures—**public funds within City Council's budget appropriation, including any discretionary funds contemplated to be expended for uses specifically designated by individual Councilors within Council's budget appropriation, may be expended for lawful purposes specifically approved by a vote of City Council, including, without limitation:

i. Charitable donations authorized by state statute;

ii. Compensation to individuals serving on a City-Council created advisory agency, as defined in Va. Code §2.2-3101 (task force, commission or other group - regardless of name). (Note: If City Council creates an advisory agency, City Council may specifically authorize members of the advisory agency to be compensated for their attendance at regularly scheduled meetings and in training. Compensation may be paid to an individual member, only if the City Council action which established the advisory agency: (i) specifically authorizes the amount of compensation to be paid, (ii) designates the manner in which compensation may be paid (City-issued check, cash-equivalent (e.g., gift card), or other form of payment), and (iii) identifies the fund or budget expenditure line item from which the compensation is to be paid.) Ref. Va. Code §15.2- 1411.

iii. Purchases of goods or services for a City Council meeting, function, or retreat, or purchase of office supplies, travel reservations for an individual Councilor, etc., arranged by the Clerk of Council in his/her/their role as "decentralized buyer" for the City (for example: a facilitator for a Council workshop; catering and meals for a City Council meeting or retreat; consulting services for a City Council initiative, etc.).

iv. Emergency travel expenses, which may be arranged and authorized by the City Manager, in circumstances where an individual Councilor's credit card fails to function while the Councilor is traveling on City business.

v. Payment for the expenditures listed in (i)-(iii), above, shall be arranged by the Clerk of Council or City Manager, on behalf of City Council, using the credit card issued by the City to the Clerk or by other form of payment used by the City in the normal course of business. Individual Councilors' credit cards shall not be used to pay for those expenditures.

2. **Reimbursement of individual Councilors' and Council-staff members' City-business expenses** —pursuant to Va. Code §15.2-1414.6 each individual Councilor is eligible to be reimbursed for any expenses incurred by such individual Councilor for official City business ("Reimbursables"). Any such Reimbursables must be itemized and documented by stamped "paid" receipts to the extent feasible.

i. Following are examples of authorized Reimbursables:

- registration fees, meals and/or travel and parking expenses for attendance at official functions, general assembly sessions, or ceremonies/special events to which City Council, or an individual Councilor, or a Council staff member, is invited or is required to attend;
- individual dues for membership in organizations related to Council duties, and travel to seminars and meetings of those organizations (e.g., VML, Virginia First Cities, National League of Cities, etc.);
- meals or refreshments for an individual Councilor himself/herself/themself, while meeting with one or more constituents, if receipts are supported by documentation meeting IRS standards for allowable business expenses (identification of the purpose of the meeting, the topic(s) discussed, the person(s) participating in the meeting, etc.);
- home office supplies for individual Councilors, such as copier paper, "cloud" storage for records, office furniture, pens, etc.

ii. In lieu of incurring a Reimbursable expense and then submitting a reimbursement request to the City, any individual Councilor or Council staff may use a city credit card issued to such

Councilor/ staff member to purchase Reimbursables. Requirements for documentation of purchases made with a City-issued credit card, as well as daily per- diems and mileage reimbursement rates, shall be the same as established by the City Manager/ Director of Finance for City employees.

iii. No credit card issued to an individual City Councilor shall be used to purchase any goods, services or items other than:

a) Reimbursables

b) Tokens of sympathy or appreciation for the Clerk of Council and his/her/their staff, the City Manager and his/her/their deputies and assistants, and the Finance Director and his/her/their deputies and assistants, to recognize birthdays, work anniversaries, sympathy for the loss of a family member, and similar circumstances). The value of a credit card transaction for any such purchase shall not exceed $50

c) Goods, services or items approved by City Council, as a body, to be purchased with an individual Councilor's card *(for example, City Council may vote to authorize an individual Councilor who is leading a City- Council sponsored trip to charge certain group expenses to the City credit card issued to that Councilor)*.

d) If any individual Councilor desires to use a City credit card that is issued to him/her/them, but is not sure whether or not a particular purchase constitutes a Reimbursable, as defined above, it shall be the responsibility of the Councilor to seek guidance (from Council, as a body, the Clerk of Council, the Finance Director, or the City Attorney's Office) prior to using the credit card to make the purchase.

Inquiry shall be made regardless of whether similar purchase(s) have previously been made prior to the adoption of these Council Rules and Procedures.

3. **Prohibited Expenditures, by Credit Card and Otherwise**: the following expenditures of City funds are PROHIBITED and are UNAUTHORIZED as to every individual Councilor and each member of Council's staff:

No City funds shall be used to obtain, purchase, or pay for any of the following—whether the purchase or payment is made or obtained by means of a City-issued credit card, expense reimbursement request, City-issued check, cash, or cash equivalent (gift card) or otherwise:

i. Alcoholic beverages,

ii. Smoking products and paraphernalia,

iii. Personal items and services (i.e., goods, services, or items other than Reimbursables) for an individual Councilor or any other individual,

iv. Gifts or donations to any individual(s),

v. Non-essential services and gratuities: mini-bar fees, service gratuities in excess of 20% for meals or transportation services, movies, personal telephone calls made from a hotel phone, etc.,

vi. Vehicle fuel,

vii. Cash (cash advances, wire transfers, money orders, credits for returned merchandise, etc.),

viii. Any purchase or expenditure that exceeds funding that is available within City Council's fiscal year budget at the time of the purchase or obligation of City funds,

ix. All other unauthorized purchases and expenditures—meaning any purchase or expenditure other than one specifically authorized within these Council Rules and Procedures.

B. Oversight of Council Expenditures

1. The Clerk of Council shall send quarterly budget-to-actual expenditure reports to City Council, reporting all expenditures from City Council's budget for the preceding month (inclusive of credit card purchases), as well as the total amount of funds remaining to be spent during the fiscal year. It shall be the responsibility of City Council, as a body, to review the budget-to-actual expenditure reports and to address any apparent concerns as a group, with Council staff and each other.

2. If any Councilor or Council staff member has a question about whether any credit card purchase or other expenditure complies with this Council Procedure, they may seek assistance from the Finance Director or City Attorney, as needed. If the question cannot be resolved by Council, as a body, the matter shall be reviewed by the City Attorney in consultation with the City Manager and Director of Finance and/or reported to law enforcement for investigation.

Notwithstanding the foregoing: if Council as a body fails to promptly take action, or if there is cause to believe that a violation of the requirements of this Council Procedure is knowing or intentional and a financial loss in excess of $300 (ref. City Code §2-45) will occur to the City while awaiting a response by Council, any City official or Council staff shall have a right to seek review of the matter by law enforcement.

3. Any City Councilor who uses a credit card, or otherwise obligates City funds to be expended, for purposes not authorized by this Council Procedure may be subject to civil fines, payment of reimbursement to the City, and/ or criminal prosecution (ref. City Code §2-45, City Code §22-33, and Va. Code §18.2-112).

	Aye	**No**
Oschrin	_x__	____
Payne	_x__	____
Pinkston	_x__	____
Snook	_x__	____
Wade	_x__	____

Approved by Council
March 18, 2024

Kyna Thomas

Kyna Thomas, MMC
Clerk of Council

PLANNING COMMISSION REGULAR MEETING
December 13, 2022 – 5:30 P.M.
Hybrid Meeting

I. COMMISSION PRE-MEETING (Agenda discussion(s))

Beginning: 5:00 PM
***Location*:** City Space
Members Present: Chairman Solla-Yates, Commissioner d'Oronzio (Virtual), Commissioner Stolzenberg, Commissioner Schwarz, Commissioner Mitchell, Commissioner Habbab
Staff Present: Patrick Cory, Missy Creasy, Remy Trail, James Freas, Lisa Robertson, Tito Durrette, Mike Rogers (Fire Department), Alex Ikefuna, Javi Gomez Jacome, Mike Rogers (City Manager), Sam Sanders, Krissy Hammill

Chair Solla-Yates called the meeting to order. He noted that we will provide 2 minutes per speaker for all public comment this evening. We will repeat that instruction throughout the meeting. He asked that commissioners think about the language to use for CIP related comments to assist with that discussion. It was noted that the Commission typically provides comments about recommendations for increasing or decreasing CIP funding but does not get detailed on the amounts. Commissioner Mitchell noted it is important to identify a decrease if an increase somewhere else is proposed.

Chair Solla-Yates asked if there were questions on the Comprehensive Plan. It was confirmed that the Climate Action Plan was to be included in the Plan as part of this discussion. Commissioner Stolzenberg asked if additional information was needed concerning manufactured housing and Ms. Robertson confirmed that the consideration meets the requirements. Commissioner Stolzenberg asked about the existing lots and critical slopes for the Azalea application. Ms. Creasy provided information. Chair Solla- Yates circled back to the CIP and asked if the amount provided to affordable housing is based on inflation. Ms. Hammill noted that increases in funding needed for projects are for inflation increases but there is not additional funding being placed in the CIP based on inflation in general. Commissioner Stolzenberg asked if funding for the Stribling project needs to be moved to earlier years in the CIP. Ms. Hammill noted that is something that could be provided as a recommendation. Commissioner Mitchell asked about the parking deck. Ms. Hammill noted that there would be more bondable capacity in the budget since that project is not moving forward. The draft CIP is full and there are still many budget unknowns.

Chair Solla-Yates noted that there are many important projects not funded. How are we going to address? Ms. Hamill provided some budget history and noted that we are okay with capacity, but that affordability is a concern. There are large expenditures planned for schools and housing and they have more needs. Priorities have to be considered. Commissioner Stolzenberg noted that we received 7 new housing project applications. Is there a plan for how those will be funded? Mr. Sanders noted that was a good question as there is not dedicated funds at this time. Those applications will be packaged and presented to City Council. We plan for at least ten million for housing each year but know that there are additional items and decisions will need to be made. Commissioner Stolzenberg asked if we received any bondable requests and Mr. Sanders noted that it does not appear so. Commissioner Stolzenberg suggested a separate pot of funds to support LI HTC projects.

COMMISSION REGULAR MEETING – Meeting called to order by Chairman Solla-Yates at 5:30 PM
Beginning: 5:30 PM

Location: City Space

A. COMMISSIONER'S REPORT

Commissioner Stolzenberg – The MPO Technical Committee met. I had COVID and attended remotely. The VDOT cost estimates for upcoming smart scale applications are in. They are brutal. The Rivanna Pedestrian Bridge came in at over $42 million. It was expected to cost $16 million. There has been some severe cost escalation.

Commissioner Mitchell – There was a meeting with Parks and Recreation. The Heywood Community Trails is a 150-acre property near Ragged Mountain. We manage it. The objective of the expansion and updates is to increase the bandwidth to allow more people to bike and walk those trails.

Commissioner Schwarz – With the BAR meeting, there was a demolition request for a servant's quarters behind a house on Ridge Street. It is one of the only remaining on the street. It was an interesting conversation about what is valuable to preserve. By appearances, it is just a nice looking shed. It is a servant's quarters. It is a rare structure. We are also looking at 300 Court Square, which is adjacent to the Monticello Hotel. It is on the southeast corner of Court Square. They are looking to turn it into a boutique hotel. For the Bike & Pedestrian Advisory Committee, the Piedmont Environmental Council announced an active mobility summit on February 24th. It will be here. We received some updates on some quick builds for Rose Hill and Walker Upper Elementary to solve some of the dropoff/pickup issues that are happening. It is going to be some paint buffers and trying to get parents to go on a one-way loop through the neighborhood to try and control traffic and give kids a place to walk. The city is hoping to get the bike counters up and running. They have a plan to better maintain them and collect data from them. I met with Anthony Woodard of Woodard Properties last week concerning a project that we may see in the future. It was just a look for red flags.

Commissioner d'Oronzio – The HAC will hold its last meeting of the year tomorrow.

Commissioner Habbab – I had two meetings. The first meeting was the Citizen Transportation Advisory Committee. We met November 16th. We looked at an overview of the long-range Transportation Plan 2050, which is now going to be called Moving Towards 2050 to make it easier and more palatable. We did some brainstorming on how to conduct public outreach. The first round of public engagement will be conducted by June of 2023. We set a goal of about 1 percent public engagement, which is ambitious but possibly achievable. The main goal of the long-range transportation plan is to set up projects for smart-scale applications. They must be included in the plan to be eligible for smart-scale applications. My second meeting was the Tree Commission on December 6th. We looked at the downtown tree removal. The timeline for that is going to be around mid-January. The lumber is going to be kiln dried. There is going to be some public outreach to determine what the lumber should be used for. The arbor committee is going to meet with the Tree Commission and Parks & Recreation and schedule sessions with interested parties in using it. There is a new tree planting list of around 150 trees to be planted around schools next year. $50,000 is going to be planted in the spring. The rest is going to be planted in the fall. Any leftover money is going to be used for watering the trees. RELEAF planted 50 trees in the 10th & Page Neighborhood. A series of nominations for heritage and specimen trees were made around the city by the Tree Commission. There were some comments from the Tree Commission. Comments have been received by the Planning Commission for the critical slope waiver and CIP.

B. UNIVERSITY REPORT

Commissioner Palmer – We had a Board of Visitors meeting last week. There was an approval for an Olympic Sports Building. It had previously been approved. The design had changed enough that we felt that we needed to go back to them with that. There was a review of the Karsh Institute for Democracy at the Ivy Corridor. It

will be the 3rd building to go in there. We got a lot of good feedback on the design so far but not an approval. That should come hopefully in March.

C. CHAIR'S REPORT

Chairman Solla-Yates – I have been looking at some spreadsheets.

D. DEPARTMENT OF NDS

Ms. Creasy – We are getting to the end of the year. We will not be having a work session in December. We are set for the first 4 months of 2023 for work sessions related to the zoning ordinance. We are going to be busy doing that as things come forward.

1. Zoning Ordinance Rewrite Update: Schedule and Draft Districts

James Freas, NDS Director – I want to draw your attention to the memo that was in your packet, provide an update on the zoning ordinance rewrite project. One of the things we wanted to do was give you guys a more detailed schedule as we are looking forward to the rollout of the draft zoning ordinance. We are looking at a process that is measured twice and cut once. Over the course of the summer, we were looking at the diagnostic report that laid out how we were proposing to move forward with rewriting the zoning ordinance to implement the Comprehensive Plan. There was a report focused on the inclusionary zoning provisions and how the ordinance might play out in the housing market. That work was completed. The Planning Commission and City Council discussed it in September. We received the 'go-ahead' to move forward with the project. We are now looking at releasing the draft zoning ordinance itself in 3 chunks/modules as described in the memo. The first of those modules will arrive during the week of January 30th to February 3rd. That one is going to be detailed information on the zoning districts. That will include the zoning map, use table, and all the district standards (measurements, rules, height, lot coverage, lot size). The second module will arrive in the week of March 13th to March 17th. It will include the development standards. That includes landscaping, parking, and lighting. The final module is zoning administration. That includes the review processes associated with the zoning ordinance. That will arrive in the April 3rd to April 7th week. With all those weeks, I am reserving the right for it to take longer. Zoning is a complicated and large body of rules. There is a lot of review that needs to happen as we move each of these modules forward coordinating between us and the city attorney's office and other departments. These are our targets. We are going to work hard to achieve these targets. We have some work sessions on the zoning ordinance scheduled. January 24th is going be a 'grab bag' of topics. I have listed critical slopes, floodplains, and entrance corridors as the primary ones. On February 28th, you will be discussing Module One, March 28th, Module Two, and April 25th, Module Three. We are aiming for a public hearing in June and adoption in June or July. The other thing included in the memo was draft zoning districts as they stand today. Our current zoning ordinance has about 30 zoning districts. The new zoning ordinance is proposed to have 17 districts. Five of those are residential districts, implementing the General Residential Medium Intensity Residential, and High Intensity Residential land use designations in the Comprehensive Plan. We have 10 mixed-use districts, which are replacing all our commercial districts. The final 2 districts, as proposed now, are a civic district (all public uses) and a campus district, which would cover large scale single owner uses, like UVA, medical campuses, large private schools, or maybe a large church.

Commissioner Schwarz – At the end of this process and when it is approved, is there a period between when it becomes implemented? Would architects planning a project be required to immediately follow the new ordinance? Is there some sort of buffer?

Mr. Freas – That is something that we need to be discussing as we get closer to adoption. If we were to go down that road, we would have to put an effective date into the ordinance. Otherwise, an ordinance becomes effective on the date of the Council decision.

Commissioner Schwarz – You have that all residential lots will have the same minimum frontage area. Did you learn anything about the sub-lot idea? Is that working? Is that still up in the air?

Mr. Freas – That is something that we are still discussing.

Commissioner Stolzenberg – I have a question about the civic designation. It is about whether that locks those civic uses in place or whether normal uses or development would be allowed. Have you talked to the county about how they feel about it?

Mr. Freas – The civic use is intended to offer a certain degree of flexibility for public uses. There are a lot of details to be worked out. If we were aiming to reuse a parcel that is a civic use, that would involve a rezoning. Right now, the focus of that civic use category is to create a designation that is specifically for public uses, which tend to operate outside of how we regulate privately owned parcels. The decision making about publicly owned parcels are to be used are already subject to public review and process by the nature of the fact that they are public use.

Ms. Creasy – If they want to redevelop their site, there would be a public process to rezone/review that if it did not fall within a civic use.

Commissioner Stolzenberg – If they were in a regular zoning category, there would be a public process within the county for the county to decide what to do with their land. In this scenario, there would have to be a process for them to come up with a plan then come to the city for a city public process for them to get approval.

Ms. Creasy – That would be on them for their public process. We would have that process within our jurisdiction and effects our residents. Our process would exist and how they determined they wanted to move through their public process.

Commissioner Habbab – I had a question on the first level of medium intensity. I was looking at how the base was 2.5 stories. I was wondering why that wasn't 3 stories since it is medium, and it is higher.

Mr. Freas – We can get into these later. That is going to come up and be part of the first module of work that comes in. I am going to refer to the idea that we are intentionally trying to ensure that we meet the Comprehensive Plan as an expectation that we are identifying opportunities for new housing construction but also keeping that housing compatible with its existing context. We use the term 'house scale' development frequently in reference to these zoning districts. That is what these rules are there to attempt to accomplish.

Chairman Solla-Yates – A concept that we have discussed in the past because there are many code sections we are discussing as part of the rewrite; would it be possible for some of these sections to move forward before June or July?

Mr. Freas – I would prefer to answer that question when I have more 'meat on the bone' than what we have here today. I am also more hesitant because we are looking at a significant rewrite of the existing zoning ordinance. It is less of a tweak and more of a significant rewrite. The zoning ordinance interrelates in so many ways across the whole thing, I would hate to move forward with something and realize that there is something in another section that is important to realizing the objectives that we have brought forward, it does not work. It does not achieve our objectives as laid out in the Comprehensive Plan.

E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA

Peggy Van Yahres – We strongly oppose the critical slope waiver for Azalea Springs. We are dismayed about losing one of the few remaining large mature forests in the city when our tree canopy is rapidly declining. It has declined to 40 percent just over 4 years. As we look at the rapid pace of development and the other critical slope waivers that have been granted, we know it is now probably down to 35 percent. We feel the public benefits of denying this far outweigh what the developer has proposed. The developer has proposed a man-made stormwater management system that will have to be maintained by the homeowners. We have a natural forest, a natural system that does not have to be maintained. The developer proposes a tiny park. I bet everyone would love to have that mature forest instead of that tiny park and only 2 affordable homes. As we look at the public benefits listed in the critical slope ordinance, one is to protect loss of natural features such as forest and wildlife habitat. One is to protect streams. This stream goes into Moores Creek, which depends on water going through natural soils and forests. Other public benefits are public health, reducing heat, energy savings, storing carbon. We think it is the Planning Commission's job to protect the public. Just do it. As a landscape architect, I wonder about NDS speculating that more trees would be lost by right. They base this on lot layout and not engineering requirements such as sewers.

Genevieve Keller – I agree with the comments of Ms. Van Yahres. I would refer you to the excellent letter that was sent to you by Kay Slaughter, an environmental attorney by experience and education. She has been committed to the wise use of our environment and its appropriate development and redevelopment for several decades. I have good and expert advice and consultation coming to you from these 2 committed citizens. I ask that you take their advice seriously in your deliberations tonight and not over engineer projects but to work with the natural environment that we have and use it to the best advantage.

Brian Day – I wanted to make a statement about the decisions about low-income housing. I think it is a very wise policy decision to move forward with standardized approaches to request LI HTC funding. PHA has been working very hard to make 2 projects. I represent the Park Street Christian Church project. If we are going to move forward with the city's goals of making affordable housing take place, continuing with the commitments that have been partially made to full decisions so that applications can get in on time for this next round because it is still years before we can open the door.

Linda Chauvin (Monte Vista) – I have lived here for about 12 years. I have noticed how heavy the traffic has become on Jefferson Park Avenue. Those of us who like to walk dogs and walk with children find it challenging today to cross Jefferson Park or Harris. Keeping in mind the heavy equipment that would be brought in to fill in tons of dirt to fill in that valley once all the trees are gone, it is going to be impossible. It is already dangerous here. The traffic backs up especially at rush hour. We now have so many children walking to Jackson-Via School. I hope that you would take into consideration that our neighborhood will be destroyed by this development and all that it will take to make it happen.

F. CONSENT AGENDA

1. Minutes – Planning Commission/City Council Joint Work Session – September 27, 2022

Commissioner Schwarz moved to approve – Second by Commissioner Stolzenberg – Commissioner d'Oronzio offered two amendments to the minutes. Motion passes 6-0 with amendments to the minutes.

Mayor Snook called Council to order.

II. JOINT MEETING OF COMMISSION AND COUNCIL

Beginning: 6:00 PM
Continuing: Until all public hearings are complete
Format: (i) Staff Report, (ii) Applicant, (iii) Hearing, (iv) Discussion and Motion

1. **Charlottesville Capital Improvement Program FY2024-2028** – Consideration of the proposed 5-year Capital Improvement Program in the areas of Affordable Housing, Education, Economic Development, Public Safety & Justice, Facilities Management, Transportation & Access, Parks & Recreation, and Technology Infrastructure. A copy of the proposed CIP is available for review at: https://www.charlottesville.gov/budget Report prepared by Krisy Hammill, Office of Budget and Performance Management.

i. Staff Report

Krissy Hammill, Office of Budget & Performance Management –

Next Slide
We are going to talk about a few challenges of this CIP, the revenues, the 5-year draft specifics, and open it up for questions and discussion.

Next Slide – CIP Challenges
In looking at the CIP, there are always challenges when we work on the CIP budget or any operating budget. We always have the mission to balance all the revenues to the expenses or vice versa expenses to available revenues. With that, we always have more needs than we have available revenues. The same is true for the CIP. We always have competing priorities as well. We have issued an RFP to begin updating Council's Strategic Plan, which will be coming forward. From schools, they have a lot of needs. We have one big project in the CIP right now. There are others as they look to the future. We have an aggressive affordable housing program. With transportation and access, there is always more room for sidewalks and trails. With the Climate Action Plan, you will be talking about that tonight. We have a backlog of capital maintenance for existing infrastructure that must be part of the CIP. With this year, we have some significant inflationary increases that we are looking to address. Constructions costs are through the roof. There is the potential for our cost of borrowing to increase. We recently have been issuing bonds. We have been very fortunate to have historically low interest rates. Every year, we come to Council when we are ready to sell bonds. We have sustained those low rates for several years. That time will come to an end. Those are some challenges that we working to address with this budget.

Next Slide – CIP Revenues
We have few financial policies that we always address. We have our 3 percent pay go policy. It says that 3 percent of the General Fund Budget is dedicated to cash transfer to the General Fund. Several years ago, Council dedicated the mall vendor fees to go to the CIP to help pay for Downtown Mall infrastructure. The other large revenue source is bonds. In between, there is a lot of new stuff. Anything that you see in green in these next slides are changes from the 23 plan to the 24 plan. Mr. Sanders has been talking to you about the changes in the housing program. For any applications that were previously submitted through the Vibrant Community Fund that are housing initiatives, they will now be going through the CAHF process. We took an average of the CVF money that are allocated to housing programs, which was about $575,000, we are diverting that to the CIP. That is an increase. The schools have received some construction grants from the state, which they have agreed to help offset some cost increases to the school reconfiguration project. At the next Council meeting, our Finance Director will be coming before Council to present the FY22 year-end results. We know from that that the schools have had a surplus. There is an existing gain-share agreement. They are asking and staff is requesting that Council appropriate that towards the CIP. In the past, we have also used cash from the CIP contingency fund to help offset some of those costs. We are using that for this budget.

Next Slide
With our 5-year plan, we are looking to transfer just under $50 million from the General Fund. In general obligation bonds, we are looking at $125 million. We are looking to use $9.5 million in year-end surplus. We will receive about $3.5 million from the schools and $3.1 million in Other. The largest portion of that $3.1 million is related to the Stribling Avenue funding agreement.

Next Slide – One-Time CIP Revenues
Some of these revenues are 1-time. The gain sharing is a 1-time thing. The construction grants from schools are a 1-time thing. The Stribling Avenue funding agreement is a 1-time thing. Technically, the contingency fund is a 1-time thing. How did the contingency fund get such a large balance?

Next Slide – CIP Contingency
Our Contingency is funded by year-end surpluses. We do have a policy and a practice that anything at year-end that is more than our 17-percent fund balance policy is transferred to our capital projects. We currently have a balance just under $13 million in the contingency. If we take a step back, in FY20, we had $3.9 million of surplus. In FY21, we did not fund any cash projects in the 21 CIP. We set that aside for a COVID reserve. Council has not yet programmed that. As part of the FY23 budget, Council approved $1.9 million to go into the CIP, which we put in the contingency in anticipation of the school project. Those 3 things are what is leading to a larger contingency balance. We are looking to program most of that this year to balance out the expenditure side of the CIP.

Next Slide – General Obligation Funds
I don't think we will have to spend much time on this chart. The numbers that you see here are basically the same chart with no changes to where we ended the budget cycle last year. We are in FY24. If we estimated that the General Fund would grow about 1.5 percent and if we estimated that we were going to issue these bond issues on the side, you can see that we are well within our 9 percent target policy. Capacity is not an issue for this year. All these things are subject to change. If we talk about that, the bond issue amounts are estimates. You will see in FY24, 25, and 26 that those numbers represent the drawdown amounts for the school project. That is why they are slightly different. We estimate that we will average about $15 million for other projects. Those amounts will change. They are not exact. Those numbers in black are the exact bond issue amounts from prior years we issue on a cash needed basis. The timing of the bond issue is subject to change. The interest rates can change and how much the General Fund grows. If it grows a lot, we have more capacity. If it shrinks, we have less capacity. Those are the relationships on that table.

Next Slide
Here is where the issue is (Affordability). If we look at our policy of the General Fund transfer, the yellow line is FY23. That is what we included in the budget. Part of the budget discussions with Council at the end of last year was that they discussed the opportunity to use some of the anticipated surplus from FY22 to put in the debt service fund to buy down some of the increases. What we discussed was about $3.8 million. I have added that in the additional column. You will see that adds to the debt service fund balance. It allows us to buy it down. We are still required to increase on an annual basis almost $1 million for the General Fund transfer. The more debt we issue, the more bonds we must pay back the higher debt service. Even though we are planning to put in more money in the debt service fund, we are not still out of the woods, even with the CIP plan that has been put forward.

Next Slide – AAA Bond Rating
We are lucky, as a city, to have a AAA bond rating. It allows us to get cheaper borrowing. It allows us many things. One thing that it provides us is an independent review of the city's ability and willingness to repay our debt. The 4 key factors that they look at are the economy, management, financial, and debt. All these things

matter. They play into the bond rating. From a financial standpoint, they also look at our practices. They look at how much debt we have and what our future obligations look like.

Next Slide – Proposed 5-Year CIP
This is the draft. This is the 5-year summary summarized by the large groups. If we were to do priority-based budgeting, which is where you put your money, you would see that our 3 priorities that are the most funded are education, affordable housing, and transportation & access. We have a total 5-year plan of $191 million. The FY24 budget is just under $100 million. That big swing is because of the Buford project.

Next Slides – Comprehensive Plan Alignment
With all the submissions this year, we asked that every project be linked to the chapters of the Comprehensive Plan. This slide and the next slide are intended to be a visual of where those projects landed.

Next Slide – Education
For education, the FY24 budget has $76.8 million in it with $97.7 million over the next 5 years. Anything in green is a change from the 5-Year Plan from last year. Anything highlighted in yellow is something that was new. It was added and was not in the plan at all last year.

Commissioner Mitchell – Just about everything in Education is bondable?

Ms. Hammill – That is correct. We break out the bondable and non-bondable projects. That is intended to be a plan. It does not mean that things that are listed as non-bondable aren't bondable. That is the plan for how we are planning to spend them. There is a $200,000 a year budget for small, capped items for schools that we typically do not sell bonds. Those are small things like painting, handrails, doors, etc.

Commissioner Mitchell – We have $79 million in bondable projects for this coming fiscal year and 76 of that 79 is going to Education.

Ms. Hammill – That is correct. We have the full amount of the school project in 24 and all the bonds in 24. They will not be issued until we need them on a cash basis. If you recall our discussions last year, VMDO provided us with a spend rate or a draw down basis of the project. If you remember that debt table, you never saw $72 million in one year. It is because we are issuing the bonds based on how we spend them. It does not mean that by the time we get there, depending on the environment, we might find that we can do this project and be finished in 2 years. We must put it in the budget. We must have the expense there to encumber the contract. We must put in all the revenue in one year to balance the expected expenditure.

Next Slide – Facilities Capital Projects
We have a little under $1.8 million for FY24 and $7.8 million over the 5 years.

Next Slide – Public Safety & Justice
We have $1.3 million for FY24 and $5.5 million for the 5 years.

Next Slide – Transportation and Access
We have a little over $7 million for FY 24 and $30 million over the 5 years.

Next Slide – Parks and Recreation
We have $1.9 million for FY24 and $6 million over the 5 years.

Next Slide – Affordable Housing

We have $10.6 million for FY24 and $42.7 million over the 5 years. These are all non-bondable and bondable projects. You can see the CRHA at the top, which is bondable, and everything else, which is non-bondable.

Next Slide – General Government
We would zero that out in 24, 25, 26, and 27. With Economic Development and Strategic Initiatives, it is zero in all 5 years in the draft. The Technology Account is funded by the PEG fees, which is $40,000. The citywide IT strategic infrastructure remains at $250,000. It did add $250,000 in FY27 and FY28.

Next Slide – What is Next?
We are having the public hearing tonight with questions and discussions from you all and the public. You will take that into account and make a recommendation to the City Manager. We will work with all of that. An official proposed CIP will go to Council in March.

Commissioner Habbab – You mentioned the contingency. How much money is there in the contingency?

Ms. Hammill - $12.7 million.

Commissioner Habbab – We can draw from it what we need.

Ms. Hammill – That is where we will be pulling the $9.5 million that is in the budget. Most of it is in 24. Just under $900,000 is programmed for 25. That would reduce that down to about $3 million.

Commissioner Habbab – I know that staff is working on the priority list for the sidewalks and bike lanes. Do we have an idea when the tool that they are developing is going to be ready?

James Freas, NDS Director – The timeframe for that is at least 1 to 2 months out from final delivery of that program. That tool is going to be used to prioritize our entire list of sidewalk and pedestrian projects. At this point, we are anticipating using it for next year's CIP conversation.

Commissioner Habbab – I had a question on the small area plans. There is ongoing funding to that. I was wondering if there are any ongoing small area plans.

Mr. Freas – There are no ongoing plans. That is something that we will be discussing with the Commission. The intention is that once we wrap up the zoning ordinance rewrite, we will be teeing up small area plans for the future. I have been putting together a schedule for that work. The first step of that, as called for in the Comprehensive Plan, is to agree on a standardized process/format for those plans so there is a certain degree of consistency for those plans as they go forward in the future, and we know what we are anticipating receiving in terms of outcomes. We can focus those in on a defined set of achievable outcomes.

Commissioner Habbab – We are building up this fund for when we need it. We do not have something specific for this next fiscal cycle.

Mr. Freas – We do. If we stay on schedule, the zoning ordinance will be wrapping up within this fiscal year. For that first project that I was talking about, defining what a new small area plan looks like and teeing up the first one of those small area plans within that program. It would begin work in this upcoming fiscal year.

Commissioner d'Oronzio – I am following up on an email exchange about CISRAP. I am curious about data for that and how many of these vouchers we are pushing out. My understanding is that the CRHA says that they are not going to be needing the suggested funds. We have repurposed some of those funds. What is the state of the numbers?

Alex Ikefuna, Director of Community Solutions – There are currently around 62 residents. 27 of those residents are in the county and 35 are in the city.

Commissioner d'Oronzio – The output for that is the $500,000 that they are talking about.

Mr. Ikefuna – That is correct. The good thing is that the CRHA requested and is working with the Deputy City Manager, Mr. Sanders, and followed up with City Council. City Council agreed for the CRHA to use some of the unspent money to acquire permanent housing, which is sustainable. There was a question that Commissioner Stolzenberg asked. That activity essentially accomplished that question. It also provides some flexibility to spend that rental assistance fund.

Commissioner d'Oronzio – I understand they have the capacity administratively to push out more vouchers. They are at the point where they do not have places to put these people. The problem is getting the vouchers.

Mr. Ikefuna – In terms of capacity, when City Council approved the last agreement a few months ago, one of the issues that the Housing Authority requested was to increase the admin fee to 10 percent. The City Council reaffirmed that request. In terms of capacity, they have the funding that they need to enable them to meet their needs. Based on the feedback we are getting from the Housing Authority, the number of people on the wait list is coming down. What it means is that either the program is working, and people are finding permanent housing on their own. They are moving on or there is something else going on.

Commissioner Stolzenberg – If they have the staff capacity, extra money, and the wait list is dropping, what is the holdup? Why aren't they giving out more vouchers?

Mr. Ikefuna – That is something we will have to follow up with them. As far as I am concerned, I know they requested an increase administratively to meet the administrative needs. City Council reaffirmed that request. In terms of the city supporting that need, the city does not have a problem there. However, we need to follow up with the Housing Authority so they can provide additional information. In terms of the city's responsibility, the city is living up to that creed in terms of helping them to meet the administrative capacity to deal with the needs of the program.

Commissioner Stolzenberg – They want this funding drop to $500,000.

Sam Sanders, Deputy City Manager – They are not asking for it to be taken away. They are asking for it to be reduced in this line item. The request is for that amount of money to be made available to them for use in a different way. That is to be determined by City Council. We use that this year for the surplus that had been generated because we were concerned about how little of it was being spent, and it was building up. That was the item that we brought forward for Council to consider. For the long term, that $900,000 is more than what they are saving in need. That would mean that we would have to reconcile that. I do not want to speculate on behalf of CRHA as to what they need to speak to for themselves. As was presented to me, the concern was that they do not need that amount of money for the current number of people who are presented in need of the rental assistance. They are using their vouchers at a faster rate than they have been at one point. There were 2 different wait lists. It appears that is no longer the case, which is why they were able to reach the conclusion that the reduction was possible. The request was whether we can deploy those funds in a different way.

Commissioner Stolzenberg – When you say that they are meeting the need, does that mean for the people who currently hold the vouchers?

Mr. Sanders – Those that are presenting in need of assistance. The only way to spend the money that they currently have is to increase the fair market rent percentage. They have declined requesting that.

Commissioner Stolzenberg – The city-funded ones are 110 percent.

Mr. Ikefuna – There was an issue in terms of increasing it to 125 percent. The issue is that if City Council decides to do it, it cannot be something that the city must do one time. It is like setting a trap for the beneficiaries. After the 1-year, what happens? The city must do it at one time, then it must be sustainable. The Housing Authority requested that. If it is not going to be sustainable, then there is no need for doing that.

Commissioner Stolzenberg – What is the deal with Friendship Court? Why is there all this new funding for new years when we had previously not had any future spending for infrastructure improvements? Was there a change of scope in what those are?

Mr. Ikefuna – There are some cost escalations. When you have a massive project like that, it was bound to have some kind of cost increases, some unseen circumstances that warrant cost adjustment. If you are in the construction industry, that does happen from time to time. Those are some of the expenses that they are having. Even the CRHA is having some of the same experiences. South Street Phase II had considerable financial challenges. They were able to get additional funding from the state. The city was able to provide more than $400,000 in additional funding to help leverage the gap. The cost escalation that has occurred is a result of several factors, which includes COVID. Every other thing has affected the project.

Commissioner Stolzenberg – I did have some questions about CISRAP. What is preventing you from issuing more vouchers to more people? Is it because people cannot attach them? Is there nobody on the wait list who needs them?

John Sales, Executive Director – The problem started in 2020 during the pandemic when agencies were not referring families. The agreement called out using the HCV wait list, which we zeroed out at the end of 2020. We opened up the wait list in 2021. We are going through that wait list quickly. We had 1100 families. We are down to less than 500. We put out a lot of vouchers. We plan on issuing about 100 vouchers per month until about March from the HCV program. That cleared out that wait list. HUD had an issue with us utilizing our voucher wait list for CISRAP. It was hurting the voucher program. We would lease up with families with CISRAP. It took longer to lease up because we had to do the entire process. HUD had an issue with that. As a federal program, they wanted it separate. We were working with TJPDC and family self-sufficiency program through this CRHA and PVCC. We did not receive any referrals for a long time. We started receiving referrals this year. We are assisting families again. We were serving about 50 families because they were moving off the CISRAP program onto HCV and we weren't receiving any referrals. We are now starting to receive referrals from both programs. We recently received 5 from PVCC. We have been consistently receiving about 10 for the last 1.5 months for our homeless referrals. We are starting to lease up those units again. The city approved having the fair market rents, payment centers set at 125 percent of the fair market rents in the city and 110 percent in the county. It has already been done. The concern was raising it to 150 percent, which was what some of the other agencies or organizations outside of what CRHA was asking for. That is an issue that we should not get into because it would drastically impact, not only the number of landlords that will serve HCV families because a lot of them will raise their rents to maximize the CISRAP rents, which will make it so that HCV vouchers cannot be utilized. That is the larger program we are serving; over 450 families currently. It is close to 500 families through the voucher program, while only serving about 60 in the CISRAP program. There is a big difference. We do not want to negatively impact the HCV program, which is our 'bread & butter' when it comes to serving families in traditional housing units.

Commissioner Stolzenberg – How are you running through the wait list so quickly with only about 500 vouchers total? Is it because people are getting them and not attaching? Is it because people, who had vouchers or who had attached, then gave it up because they went to other housing?

Mr. Sales – Some individuals circle out of the program. We have also received a lot more funding. When I took over the Housing Authority, we had about $600,000 or $700,000 in funds that HUD was slated to take unless we leased up. We did a huge lease up. We issued a lot of vouchers, and we received even more money this year. With the way that HUD works, the more you spend, the more they give you. We have a voucher cap of around 650. We never get enough money to max out the 650. As we continue to get more funding, we will be able to max out that 650. We have added additional vouchers to the emergency housing voucher program, which was 15 vouchers. The mainstream program was 40 vouchers and additional funds. That all played a part into being able to issue more vouchers. We are slated to get another $700,000 this year in federal funding for the voucher program.

Commissioner Stolzenberg – What would you like to see happen with this CISRAP line item? You would like to see it reduced and the balance into a new and separate account that is more flexible.

Mr. Sales – Yes. I believe, as we continue go through the program, we are going to have some families come off CISRAP and go to HCV. That will continue happening because we are encouraging families to join that program because that is a more permanent program. The city program is a program that is year-to-year, even though there is a commitment in the CIP. That could change every year. We have been encouraging families, when the HCV wait list is open, to get on that wait list as well, even if they want CISRAP. I think the money sitting in a more flexible account is a good idea and allows us to adjust to what is happening in the market. It allows us to assist more families if that is what the need is when it comes to CISRAP. I think we came up with the $500,000. If we look at the number of families we are serving at the level, that is the amount that is needed for 12 months.

Commissioner Stolzenberg – In this CIP, we showed the last $3 million commitment for redevelopment in FY26, which is fulfilling the $15 million request. Does that get you where you need to be for your redevelopment plan? Are you going to be coming back and making more requests?

Mr. Sales – We will be making another request. The $15 million does not consider Westhaven, which is our largest site. It is probably the most challenging site. We are working on the dollar amounts of what it will cost to complete that site through our sustainability plan, which was required by City Council. We are going to present that hopefully at the beginning of 2023. I think it is going to be around $15 million. We still do not have a firm number. When we have looked at the projection and plugging in gaps, I think we are at about $15 million, which is what is going to be needed for Westhaven. The residents are currently working through their plan. We plan to submit a LI HTC application for funding in March of 2024. That is probably going to be a 3- or 4-phase project consisting of single-family homes, some townhouses, hopefully a senior apartment building, recreation centers, community centers, and some commercial spaces for residents to grow businesses and producing other revenue for the Housing Authority to offset the debt service that is going to be needed to complete the redevelopment.

Commissioner Stolzenberg – I have a question about the significant cost escalation for Friendship Court, including infrastructure improvements and for all the phases. At the retreat, we talked about having a work session to talk about all this stuff and set out the long-term plan for housing commitments. That would be very helpful.

Sunshine Mathon, Executive Director – The original numbers that we put forth to the Planning Commission and City Council were based on late 2018/2019 estimates. Those numbers are old and ‘stale’ in today’s world.

With earlier city projects, cost escalation has been dramatic and pervasive across every form of construction including the work that we do at Friendship Court and other affordable housing projects. The increases in numbers reflect that cost escalation as best as we know it right now. One of the aspects that is also slightly confusing is that when we originally submitted our requests and estimates for Friendship Court 2 to 3 years ago, we were directed by staff to lump together the infrastructure and the housing subsidy numbers. In the interest of trying to bring more clarity and transparency to that in the last couple of years, we pulled that apart. A certain portion of the funds go to subsidize the housing just like the affordable housing. A certain portion of the funds are dedicated to the extension of 4th Street and public streets as well as a new future city park that will be owned and operated by the city in phases II and III as they get finished. The bottom line is that the escalations we are seeing are no different that any other industry in what the construction industry is seeing. There are some additional state and federal resources that have started to emerge. Those resources are insufficient on their own to close the gap. We need the city to be cost participants in that to get us across the finish line.

Commissioner Stolzenberg – Is the city covering its pro-rata share of that gap like increasing the proportionate to the cost increase? Are we covering more of the gap from that? For your future LI HTC applications, won't that be reflected in the LI HTC awards? I know you got supplemental LI HTC for phase I. Is that going to be available as well?

Mr. Mathon – There are points and questions in there. We did not get additional supplemental LI HTC on phase I. Public housing got some additional LI HTC for one of their projects. The increases in costs, the amount of money that we are asking from the city is a lower percentage than the pro-rata share because the federal and state resources make up more of that percentage. It is a lower than pro-rata share in that regard.

Commissioner Stolzenberg – Do you expect the LI HTC allocation to increase in proportion to costs?

Mr. Mathon – Unfortunately, that is not the case. The reason for that is because there is a limited amount of LI HTC nationwide. There is proportionate limited amount for Virginia specifically. Inside of Virginia, Virginia Housing, the state Housing Finance Agency breaks up their allocation into various regions. The region we exist within is a relatively low population compared to some of the other regions. There are maximums each year on how much each region can absorb. We are already assuming the maximum. There are no additional LI HTC resources that can be pursued in that regard. At the federal level, there is continued advocacy nationwide to increase the total allocation across all states. In this current congressional environment, it is unclear whether that will pass. If that does pass, the calculus may change in the future. Now, that is not what we are seeing.

Councilor Payne – Beginning in FY27, the amount is roughly $4.3 million. Would it be an accurate statement that our budget currently plans to begin in FY27 to spend less than half of our formerly adopted yearly affordable housing commitment? Over this 5-year period, are we going to spend about $10 million less than our formerly adopted affordable housing commitments?

Ms. Hammill – This is just the CIP budget. There is other money in the General Fund and other money that help make up that commitment. This is just the plan. Those out-years will most certainly change as projects and things come up. Right now, in the CIP, it is showing less.

Councilor Payne – With the existing budget, is that gap made up for outside of the CIP?

Ms. Hammill – We only plan the General Fund one year at a time. It is dependent on the projects that might come forward. In CIP right now, we are balanced and there is a gap.

Councilor Payne – I would interpret that to mean that we don't have a plan for how to match the commitment of our affordable housing strategy. As discussed earlier, would it be an accurate statement that the city currently has no plan for how to pay for the Westhaven phase of public housing redevelopment.

Ms. Hammill – According to what Mr. Sales said, that is not in the money that is currently allocated.

Councilor Pinkston – With the contributions that we are making to the jail, those are captured through the General Fund?

Ms. Hammill – The jail be issuing their own bonds for that project. They will bill us for operating and debt service. That will come out of the General Fund.

Councilor Pinkston – What about the library?

Ms. Hammill – We received a request from the library for renovations to the downtown branch. That is not currently in the plan. That would be a joint project with the county. They are behind us in terms of their CIP. It is unclear what they are working on. We have been in contact with their budget office. They are currently evaluating the request.

Councilor Pinkston – It is a large request. It is something that they have been asking for several years. We should have that conversation with the county and the library. We cannot continue to put it off. I would appreciate it if we had those conversations about that. I am not saying that it will be in this plan. We need to be good partners with the library and the county.

The amount of money that is set aside for the Downtown Mall is $80,000 a year. Is there any sense if that is a good number? It seems low to me.

Mr. Sanders – The assumption is that number won't stay. The work that must be done by the Downtown Mall Committee that has been assembled by the City Manager will spend its energy trying to figure out what the priorities are. There will be recommendations that will come along with that.

Councilor Pinkston – My concern is the same with the sidewalks. It is fantastic that there is a new tool that is being developed. If we must get through these tools that we are putting together lists, we end up 18 months from now still having the same conversations. I am wondering that even if we don't have a firm number, could we double or triple it, so when you have the tool ready, the budget is approved, the money is there? I feel the same way about the sidewalks.

Mr. Sanders – That is a matter of choice. You can do that and put more aside. It will be available when we are there, and we catch up from a capacity standpoint. I am not submitting to you that we will not make progress in 2023. We will make progress in 2023 in getting more production in the space of producing sidewalks and all the various things we continually get feedback for not doing.

Councilor Pinkston – The money that has been set aside for sidewalks that is allegedly not being spent, that is sitting somewhere in an account and accumulating?

Mr. Sanders – It is sitting in the CIP. We have 3 line items within the CIP under the ADA label. We are working through that. There is still more coming to you and Council. The desire is to produce more sidewalks. We don't produce any new sidewalks outside of a big project.

Councilor Pinkston – One of the pieces of feedback that we are getting is that we spend $2 million a year on sidewalks, which I think is fantastic. When you add up a number of these line items, it is more than $100,000 a year. You have been accumulating funds over the years that has not been spent. The limiting step is having the personnel to get this work done.

Mr. Sanders – That has been my message. You heard that from me a couple of weeks ago. It is continually what I am focused on. We do not have a money problem today. We have a performance problem, process problem. We are fixing that. Then I will need more money. We will be asking for more money because we will have the processes in place to ensure that we can spend it.

Councilor Pinkston – That is helpful for the public to know.

Mayor Snook – You have indicated that our current contingency funds balance is about $12.7 million. You have allocated about $9.5 million in here leaving about $3.2 million in the contingency fund. Is that a typical amount yearly? Does that get us back to normal?

Ms. Hammill – It does. If you go back and look at the history of the contingency account, we have been all over the place; Three million has typically been about our high. This is not normal. Those 3 things are contributing to that. We do not have a policy about how much money should be in there. At some point, it was as low as $600,000. We have usually hovered around a couple million dollars.

Mayor Snook – Ultimately, the purpose of a contingency fund is to be available to be spent for something we do not now foresee. Would it be fair to say that if there is some unforeseen circumstance that gets us to needing another $2 million, it would not be irresponsible to say that we could put that much more into a project this year.

Ms. Hammill – That is correct. Keep in mind that the contingency by policy is funded by any yearend surplus. You have an opportunity for replenishment each year. It is not like a one-and-done thing.

Mayor Snook – I never want to get to the position where we have spent our whole contingency fund. Leaving $1 million in the bank, for example, would be a responsible position.

There are 3 roof replacements in this schedule. Is there any plan to coordinate with replacing the roof and adding solar panels or something like that. Is that in here? Is that simply when that plan is developed, we can add it?

Ms. Hammill – Solar panels are not part of the numbers. They are simply roof replacements.

Mike Goddard, Project Manager – We don't have funding for the solar component right now. We will be designing those roofs with the intention of making them solar ready. If in the future we can identify some funding for those solar installations, we will be ready.

Mayor Snook – I am looking at the budget for the CHS roof replacement. You have designated $4.8 million between FY24, FY25, and FY26 to be spent on that, plus $1.2 million in this fiscal year, suggesting a total of about $6 million. I am a little surprised that it is a 4-year project. I think it would be something that would be completed faster than that. Is there a reason for a 4-year project?

Mr. Goddard – There are a couple of reasons. One reason is that there are some supply chain issues in the roofing industry right now. That is causing it to be difficult to get that quantity of roofing material. Another reason is that there is a limit to how much we can accomplish in one summer. That is not something we can do

with an occupied school or part of a school. It is responsible to phase it that way. Another reason is to make it easier to swallow financially.

Mayor Snook – It seems that right now is the time to be making plans for solar on those roofs, not some point down the road.

Mr. Goddard – Right now, we are making plans for the roof, which includes making the roofs solar ready. In that sense, we are planning for it. In another sense, we do have our colleagues in environmental working on a plan to find an alternative funding method for that. That is happening. I cannot report on where they are in the process with accuracy.

Mayor Snook – A couple of questions on the Transportation & Access portion. We are looking to be spending in the next fiscal year $3.7 million on traffic signal infrastructure replacement and $1 million a year thereafter for the next 4 years. What is driving that?

Ms. Hammill – There is a study that has been commissioned. We are awaiting the results. We know that we have a lot of aging infrastructure as related to the traffic signals. There have been 3 intersections that have been deemed emergencies. They are in severe shape. With supply chain issues and the cost of that equipment that has skyrocketed, the $3.7 million is to immediately address those 3 intersections. The $1 million a year is to have a replacement plan in place to do that. We have not done that for a long time.

Mayor Snook – There are a couple of different places where we have some money set aside. It is written in green. That is a change. Citywide ADA improvements, sidewalks, and curb cuts were zeroed out of the non-bondable and put into bondable.

Ms. Hammill – That is what happened. There are some existing balances in those accounts. Mr. Sanders and his team are working on an ADA plan, which will be coming forward to Council.

Mayor Snook – I appreciate the fact that we talked last year during the budget process about the need to get additional construction capacity and project managers so that we can start spending some of the money that is allocated. This is how that is going to be happening.

On the next page, there was a sly reference to the Economic Development & Strategic Initiative being zeroed out. What is happening there?

Ms. Hammill – There is a balance there. We decided to not add any new funding this year.

Mayor Snook – On the CAT Transit Bus Replacement Match, you are asking for $100,000 next year. How is that number figured? Is it based on a certain number of buses?

Ms. Hammill – CAT maintains a bus replacement schedule. That money is only the city match. Most of that purchase price is covered by the state or federal. We budget the city's match in the CIP and is transferred as those buses are purchased.

Mayor Snook – There is $100,000 allocated for neighborhood transportation improvements, which is an increase from 50 years before. What are neighborhood transportation improvements?

Ms. Hammill – Those are generally specific projects that our transportation engineer has laid out.

Mr. Freas – Neighborhood transportation improvements are improvements aimed at neighborhood safety. They are intended to be of the quick build variety, not dissimilar from what we have been doing with The Safe Routes to School Program. It is recognizing that a lot of the improvements that we would like to make in terms of transportation improvements, neighborhood safety, pedestrian safety tends to be expensive sidewalks. We have seen what the costs are for sidewalks. One of the things that we can more quickly do on a wider scale across the city, with the focus on Safe Routes to School. That is what those funds are targeted for. The transportation planner and that team we are forming are going to be the ones spearheading that effort with other agencies to implement.

Mayor Snook – One of the broad concerns, although we don't yet have a plan to deal with the issue, we can reasonably anticipate that at some point in the next 6+ months, we will develop a plan to try to do something about the unhoused people. That is likely to involve a capital expenditure. If we get into a situation where we don't have any flexibility to address that problem, we may be 'kicking ourselves' 6 months from now. That is a problem that we know is important. We know that we are not addressing it anywhere else in here whether that qualifies as a use for the contingency fund. It is something that I hope everybody on City Council and Planning Commission will keep in mind.

Councilor Pinkston – Are you thinking about including a line item?

Mayor Snook – I would be reluctant to include a line item that is purely 'a stab in the dark.' It is likely to be a 7-figure 'stab in the dark.' I want everybody to keep in mind that must be a priority for us once we identify a possible solution.

Ms. Hammill – One of the themes with this CIP budget is that it is holding the line. There are a lot of things that are unknown. We do have capacity. We still need to figure out the affordability piece of it. All the inflationary increases and the increases in the CIP we are seeing because we are fortunate enough that we have the CIP contingency, we can cover those increases. Last year, our bondable dollar amount was 119/121. We are at 125. We have added 2 more years. That was the thought process that we hold during this inflationary time and give us some flexibility to look at other things.

Mayor Snook – For FY24 and 25, we are projecting to spend nearly $11 million for the first year and over $11 million in the capital fund and $9 million out of FY26. It is in FY27 and 28 that things begin to fall off. We have $42 million allocated out of the capital budget towards a $50 million commitment.

ii. Public Hearing

Peter Krebbs – I would like to applaud the staff for a great job with the quality of the materials and frank, candid, and mature discussion about what is going on. The city's bicycle and pedestrian infrastructure is short. We know that there are serious and legitimate constraints. Those were articulated. Two issues are that a large amount of funding is properly dedicated to reconfiguring the schools and a lack in project management expertise and staffing. I have a few creative ways to deal with those two situations. I applaud the effort to staff up the project management capacity. Let's keep our eye on the ball and see it through. We should allocate (millions of dollars) for sidewalks and bike lanes in the out years once we have the capacity and once, we are past the reconfiguration. That is what the county did. I would like to applaud the commitment and please increase and continue the neighborhood transportation projects that are making it safer for kids to get to school.

Mark Rylander – I wanted to thank Council and Planning Commission for your continuing support for tree-related issues over the past years. We have been working with the city's new urban forester and have identified top priorities. There are 4 line items. One of them is to mitigate the loss of trees that we talked about in our state of the forest report: funding for planting approximately 200 new trees to offset the accelerating decline of the

tree canopy. There is a line item for ash trees, which we are losing at a great rate and have become a safety hazard. That request will span several years. These trees will be eliminated except for the ones that are protected. The 3rd category is for taking care of Downtown Mall trees. We need a strategic plan for a lot of these trees, which have been declining. Most of these tree items have been defined as a backlog of capital maintenance and existing infrastructure. There is a new item: invasive plant control and containment. A lot of our parks and schools are being overrun with invasive species. They need a push to retake those areas.

John Semmelhack (1515 Chesapeake) – The proposed CIP is a significant step forward for Charlottesville. It prioritizes equality, school facilities, and the city should be commended for its funding of affordable housing initiatives. Even as Charlottesville's housing crisis seems to be getting worse, the CIP keeps funding for affordable housing flat and the supplemental rental assistance program. We recommend increasing the funding for both programs to help meet the city's housing need. Where the CIP falls short is in improving pedestrian, cycling, and accessibility infrastructure. We strongly recommend progressively increasing funding over the course of the 5-year CIP so that by FY28, the city is annually spending $2 million for new sidewalks and bike infrastructure. The proposed $100,000 for new sidewalks and bike infrastructure for each of the next 5 years are not consistent with the Comprehensive Plan's vision to make Charlottesville a city that is accessible to all people. Providing safe, reliable, and accessible bike and pedestrian infrastructure is essential to meeting the city's climate and safety goals. It is essential to the Comprehensive Plan for more affordable housing in Charlottesville as quality bike and pedestrian infrastructure go hand-in-hand with allowing more people to live close to jobs, schools, and amenities. We recognize that increased revenue may be required to pay for these projects. We support revenue enhancement and do not believe money should be pulled from projects.

Brandon Collins – I wanted to put in another vote of planning ahead to meet the needs of Charlottesville community and its affordable housing needs. The redevelopment of Westhaven has begun as we have begun working with residents. That site is a large site. It has many opportunities. CRHA is going to find many funding opportunities that we are not going to be able to fund without city support. It is wise to start thinking about 5 years down the road when we will be ready to spend some money to fundamentally alter the situation of affordable housing and public housing in the city of Charlottesville. In 1954, Charlottesville created the Housing Authority to steal land at Vinegar Hill, Garrett Street, and Hartsman Mill. The only thing given in return was the housing authority. It is now performing and providing additional affordable housing while significantly improving the quality of life for our current residents. If we want to do that and we want to be a city that can make amends that can provide ample affordable housing for the entire community, we need to plan and be thinking about where we are going to find that money for Westhaven redevelopment.

Bob Roach – I keep hearing about the funding for the 'paint and plastic versus concrete.' One of the things that we have tried to do over the years, mostly for safety reasons, is to get a 4-way stop at an intersection in our neighborhood at Trail Ridge and Shamrock. We have been rebuffed time and time again and that it is not needed. The truth is that it is needed now more than ever. We finally got our neighborhood association going again. We are going to be coming back to the city to get this 4-way stop. They put in the paint and plastic. It is a temporary solution. They are helping and we are glad to have them. We have been given a long list of reasons why we shouldn't have it there. I can give you reasons why we should have it. I wanted to bring that up as part of the CIP. I imagine that it would be inexpensive to put in a 4-way stop. It is something that you will be hearing from us in the future.

Sunshine Mathon – Up for discussion this evening is the 5-year CIP with requests for substantial investment in the development of housing that will be affordable to families and individuals below 30 percent AMI and those who rely on the stability of safety net housing of up to 40, 50, 60, and even 80 percent of the area median income. Those families who want to live in the city, who are often striving to break free from cycles of generational poverty and cannot afford to live in free market housing. The call to action is clear. Over the last few years, the city has stepped up and done its part by funding Friendship Court and public housing

redevelopments. The time for action is renewed. Our regional housing nonprofits, CRHA, Habitat, and Piedmont Housing Alliance have invested 100s of hours of staff time 1000s of dollars in pre-development planning efforts to put additional affordable housing opportunities in front of you. Historical thresholds of city investment and affordable housing have been commendable. We operate in an entirely new development cost environment. I know from peer housing organizations that inflationary pressures are delaying or killing affordable housing projects. Though some state and federal resources have increased during the pandemic, they are insufficient on their own to close the funding gaps. City funding unlocks other potential subsidy sources. These housing opportunities have no chance of moving forward without substantial city support.

Michelle Heimgartner – I want to second what a previous commenter said about Johnson Village. I am an engineer. I have been working for the DOT as an engineer for 22 years. When I moved here, I tried to get speed bumps put in on Shamrock because people speed in and out of Johnson Village. It is one way in and one way out. Because of that, they could not put in speed bumps. I agree that a 4-way stop is necessary for that intersection. We have had pedestrians get hit on Shamrock. We have had students walking to Johnson Elementary.

Kay Slaughter – I have written you about West Main Street. I would like to speak about it for the CIP. I ask that you allocate some money to redo plaques on the Drury Brown Bridge, purchase flag holders for existing lights, and flags silk-screened faces of the 37 bridge builders that can be put in. This would be a great memorial if it was more visible to these 37 people who contributed to the civil rights of the city, to working for justice and equality for citizens in Charlottesville. I presented this plan in the past. I had always been waiting for the entire street to be redone. Existing plaques have rusted. Some have been removed. Many other cities have done this. I would like to propose the city look at this and consider it in the current CIP.

iii. Commission Discussion and Motion

Commissioner Mitchell – One thing that I would like to continue to remind staff to do is to get the Chair involved earlier than we do. A couple years that I have chaired, I had to remind staff to invite me in. It would be very helpful if we could get the Chair involved earlier. The Chair can begin coaching the rest of his colleagues about what is on the way. This is my 6th CIP meeting. This is the most complete, thorough, well thought out, well presented, and well-organized piece. I really appreciate the way staff 'married' this with the Comprehensive Plan. I really appreciate the tools staff provided us to navigate through this. I recognize the wrestling staff did with the number of tradeoffs. I am not going to second guess anything that staff suggested that we do. I have watched what staff have done. I have read the documents completely. I will defer to my colleagues. The only thing I ask that we do is that we respect our fiduciary responsibility. We respect the importance of our bond rating as we make recommendations. We respect the importance of balancing the budget. We respect the importance of making this as revenue neutral as possible. Don't recommend things that is going to force Council to go back and ask for another increase in revenues.

Commissioner Habbab – I would like to hear on how the CIP is aligning with the Climate Action Plan. Are we meeting our target or our goals? How does the CIP help us meet our climate action plan goals?

Mr. Sanders – Council is currently prioritizing items as action items for implementation in FY24. As that information comes together, we will be sharing that with staff for them to begin to integrate that into their work plan. That will be part of the budget assessment as well.

Kristel Riddervold, Director – There are projects within the CIP that align with key actions in the climate action plan. There are always opportunities to add more things depending on what the pace is that we are looking for. It is my understanding that there is some work that could be done to make the CIP reflect climate as a priority. As presented in the climate action plan, there some specific strategies that will help us make progress,

particularly on the municipal side where we have facilities that use energy. We have fleets that use energy. Those are some places that we could select to put some funding towards to start making progress sooner rather than later. 2030 is not that far away. 2050 is going to be here. There is some foundational work that could be done to get us moving.

Commissioner Habbab – With the solar panels on the roofs, if there is a way to communicate beforehand and try to make those part of the projects that we are looking at.

Ms. Riddervold – I appreciated Mr. Goddard's answer. His team and the environmental team are co-located. We do a lot of brainstorming together and trying to sequence what must first happen. You need a viable roof before you can put solar on it. Getting the roof projects funded is critical to moving the solar piece forward. If there is no strategy to fund solar with bondable or un-bondable funds, we are being given the direction by alternative to use a funding method like a purchase agreement. We have initiated the progress to try and look at some cooperative procurement options. We will 'light a fire under' that process based on our discussions tonight.

Commissioner Habbab – With the invasive species control, they had a request for $75,000. Is that enough? Where does that take us?

Steven Gaines, City Arborist – A lot of the funding with the invasive containment goes hand-in-hand with how we are trying to restructure our canopy. We are investing a lot of money in planting trees. We have a lot of areas throughout the city that are overrun with invasive plants. The idea is getting rid of the invasive plants and getting room for more plantings. I think that $75,000 would be a good start. Overall, they should probably be about equal. If we are putting $100,000 towards trees, we should put $100,000 towards having more places to put those trees. We are losing the battle with the invasives.

Commissioner Mitchell – We use less toxic ways of digging those plants up. That is why it is going to cost us as much as it is going to cost to get the invasive species out.

Commissioner Stolzenberg – What does that $75,000 go to? Is that paying for the pesticide? Is it for manpower? Can it be replaced by volunteer labor from organizations?

Mr. Gaines – Volunteer labor goes a long way. I spent a long time with the state. I worked for the Virginia Department of Conservation and Recreation. Our approach was to do some sort of chemical treatments initially to knock back what is there, and then use a hydraulic boom that will shred a big multi-flora bush in a short amount of time. If you go to some of these larger acreages and you talk the upper trails, it is probably 10 to 12 acres of nothing but vines. You are not going to be able to do that with a couple of volunteers with some loppers. The idea is to go in with these mulchers, mulch them down, and probably do some spot treatments. We will need to plant quickly and thick with small spaces and get shade on the ground. We will need to plant them in rows so you can mow in between to knock down residual invasives and give the trees a chance to put some shade on the ground so it can start grow without other constant maintenance. Machinery and contractors are what we would be paying for.

Commissioner Habbab – My thought would be to find a way to move some money. It would go a long way to maintaining our tree canopy and help us reach our tree preservation goals.

Commissioner d'Oronzio – I am content right now.

Commissioner Schwarz – Is Transit a General Fund thing? There was a line item for bus replacements. Our Comp Plan is trying to put in a lot of density. We have a big problem with parking and traffic. Are we planning for increases in transit?

Ms. Hammill – The answer to that is 'yes.' Transit is its own fund. It is not part of the General Fund. It is only part of the CIP in as much as the city contributes to the capital purchases for transit. It is largely funded by federal FTA money. As we are looking at the regional transportation planning, and they have lots of ideas and plans for the future. You will see that there are several requests that came forward on that list that is in your packet. Those are to be discussed and decided as to what we do with those, how much of that is if we are doing a regional authority, how much of that is city money. There is lots to discuss there.

Commissioner Schwarz – In our current budgeting plan, do we have room for that to be added in the near future?

Ms. Hammill – We have room. To what capacity and varying degree, that depends on how we align those priorities. We have capacity to add.

Commissioner Schwarz – It would be nice to see some planning ahead to make sure that we can meet our transit needs.

Mr. Sanders – As pointed out on one of the slides, one of the CIP challenges was labeled transportation and access. It is coming. The alternative fuel study that CAT is doing right now is going to bring forward several recommendations. They are going to come at considerable costs. The desire to shift the fleet to electric is going to come at a very high cost. Those are expensive decisions to be made there. All of CAT's items that appear in the CIP are related to the local match. The local match over the next few years is going to dramatically increase. That will begin with FY25. We will be making those decisions for what kind of recommendations to bring forward in the next fiscal year. They are expecting to get the study back early part of spring. From that, we must develop an implementation plan and submit to the FTA, then give us approval as to how we can move that schedule forward. That is when we start scheduling what the costs are going to be. It is hard to tell you how much and how fast. There are still some decisions that must be made with Council as to how fast they want us to go. We are going to be able to tell you what it is going to cost soon.

Commissioner Stolzenberg – In the vision plan beyond the fuel study, the hope was that we would get that in a one quarter sales tax for the regional transportation authority that Richmond has. Hopefully, we get that. I agree with what Commissioner Mitchell said. This is a well put together CIP with lots of helpful resources. I am going to recommend few changes. I have heard this talk floating around after we do this Downtown Mall Study and putting money into the Mall beyond the tree lifecycle management. I have heard the number of $5 million. Has there been talk about that in your future planning?

Mr. Sanders – We are not sure what it is going to cost at this point. The committee's purpose is to define the scope. From that, we will determine what series of recommendations we want to bring forward. They will come with cost projections. There are several conflicts with the Downtown Mall. The trees are just one. Our prior urban forester identified challenges. If we do not move quickly, they will fall. We want to prevent that from happening. Getting that taken care of is one piece of it. There are all kinds of conflicts, ADA conflicts, and things of that nature that need to be addressed. There is going to be some costs. I don't know where $5 million came from.

Commissioner Stolzenberg – There is no room for it. For that, it might be worth talking about a business improvement district, like a special tax. Most recently, it was shot down because they did not know what they were going to do with it.

Mr. Sanders – Nothing has been taken off the table. I have been asking questions like that. I assure you that we will look at that.

Commissioner Stolzenberg – I had a question about the street light convergent LEDs that is in the unfunded list. In the Climate Action Plan, I think you guys write that it would pay itself back in 3 to 4 years. It seems like a good investment. What drives the low priority? Why fund it if it is going to pay itself back?

Ms. Hammill – I do not have a specific answer for you. What I would say is that those things are payback. They are a variable to that. It isn't free. It does count as part of the debt capacity and all those things. Is that material in this case? No. We were trying to hold the line on this CIP and 'nibble' around the edges on the things that we thought were substantial that needed to get in. I don't have an answer on that one.

Commissioner Stolzenberg – Is the thought that maybe next year you would be including things like that?

Ms. Hammill – Perhaps. As we are working to develop the Climate Action Plan, to come forth with a more comprehensive idea and figure out where we want to put all the money to be the most impactful.

Commissioner Stolzenberg – On sidewalks and pedestrian things, I get the reluctance to fund it without the capacity to spend it. We are planning to have that capacity in the future. I appreciate Mr. Sanders modesty of not wanting to ask for the money before we know that we are going to be able to spend it then. I have confidence in staff. The idea of increasing funding in out years is in there as placeholder. If we don't have the capacity, we can take it out of the CIP those years and push it later.

Chairman Solla-Yates – I would like to say that there has been tremendous progress. This is hard. I see a lot of thought and effort to make it add up. I am concerned with the number of excellent and important projects that city staff and external partners are calling for that I do not see in the plan. I worry that we have expensive items invading our plan. I do not see a solution this year. We will have to find those solutions. Revenue is going to be a part of that conversation.

Councilor Pinkston – What was the process for items that went from the new requests summary list to the CIP?

Ms. Hammill – It was more of a discussion. Some of the things that got into the CIP were things that presented themselves as more pressing issues. There were very few things that were added. Beyond discussion and at the discretion and judgment of the budget team.

Councilor Pinkston – Priority one, which is the library, did not make it to the list because of the judgment of the team in terms of holding the line.

Ms. Hammill –Those priorities were assigned by the departments when they submitted them. They had up to 10 priorities to submit. They were their priorities. The library submitted that request. That was their only request. It was assigned priority one.

Motion to Approve CIP Proposal as proposed by Staff – Commissioner Mitchell – Second by Commissioner Stolzenberg with the following amendments – Motion passes 6-0.

- **Invasive Species Removal funding by Commissioner Habbab for the $75,000 request. Motion passes 6-0.**
- **Increasing money in out years 4 and 5 in the CIP for Sidewalk, Bikes and Pedestrian Infrastructure by Commissioner Schwarz. Motion passes 6-0.**

- **Work the Plan on Stribling so it is 'shovel ready' when money for construction is available by Commissioner Stolzenberg. Motion passes 6-0.**
- **Moving street light conversion to LED by Commissioner Stolzenberg. Motion passes 6-0.**

The meeting was recessed for five minutes.

2. **Notice of Intent to Amend and Re-enact City Comprehensive Plan** -
PUBLIC HEARING NOTICE: notice is hereby given by the Charlottesville City Council that, on **Tuesday, December 13, 2022, beginning at 6:00 p.m.,** the Charlottesville City Council and the Charlottesville Planning Commission will conduct a joint public hearing for consideration of a proposed action to amend and re-enact the Comprehensive Plan for the City of Charlottesville. Persons affected by the proposed action may appear virtually or in person at the meeting and present their views. On that same date, following the public hearing, it is the intention of the City that the Planning Commission will vote on the proposed action. (City Council's vote would take place at a later City Council meeting agenda, following receipt of the Commission's recommendation). The 2021 Comprehensive Plan, as amended, that is proposed to be amended and re-enacted is currently available for viewing on the City's website:
https://www.charlottesville.gov/DocumentCenter/View/7073/Comprehensive-Plan-Document---2021-1115-Final?bidId= and the previous (2013) Comprehensive Plan, as amended, is also available:
https://www.charlottesville.gov/DocumentCenter/View/477/2013-Comprehensive-Plan-PDF?bidId=
Proposed Action: the proposed action is as follows: amendment and re-enactment of the 2021 Comprehensive Plan (previously approved 11-15-2021 by City Council Resolution # R-21-162 and amended by Resolution #R-22-018)), including, without limitation, the enactment, or re-enactment, of the following provisions modifying the organization, content, goals and strategies of the prior Comprehensive Plan (2013), as amended:

2013 Comprehensive Plan
2021 Comprehensive Plan (11-15-2021), as proposed to be amended and re-enacted
8 Land Use Categories: low-density residential, high density residential, mixed use, neighborhood commercial, business & technology, public or semi-public, parks & open space, University of Virginia. A map (Future Land Use Map) was provided to allow citizens to see which categories apply within their neighborhoods.
10 Land Use Categories (defined on pp. 29-30): general residential (GR); GR (Sensitive Community Areas); Medium-Intensity Residential; Higher-Intensity Residential; Neighborhood Mixed-Use Corridor; Neighborhood Mixed-Use Node; Business and Technology Mixed Use; Urban Mixed Use Corridor; Urban Mixed Use Node; Downtown Core. A map (Future Land Use Map) is provided to allow citizens to see which categories apply within their neighborhoods.
"Low-density residential" defined as an area for single- and two-family units; developed at 12 or less dwelling units per acre (DUA); building height not addressed. No density ranges specified.
Low-density residential land use category eliminated. New "General residential" (GR) category allows 3- and 4-unit dwellings and townhome developments, at building heights of up to 2.5 stories. Additional units and building height are allowable under an affordability bonus program. For certain sensitive areas planned for GR only one unit per lot would be allowed 3- and 4-unit dwellings would be allowed if affordable units are provided.

N/A
New "Medium Intensity residential" category contemplates buildings up to 4 stories, including 12-unit multifamily buildings as well as townhouse developments.
"High-density residential" defined as an area for multifamily units, to be developed at more than 12 dwelling units per acre. No density ranges specified.

High-density residential land use category eliminated. New "Higher-Intensity Residential" contemplates multifamily-focused development (up to 5 stories and 13+ units per lot), incentivized to meet affordable housing goals. Ground floor commercial uses will be encouraged.
N/A
Urban Rivanna River Corridor Plan (amendment approved by City Council Feb. 7, 2022)
N/A
Amendment to Ch. 4 (Land Use, Urban Form, and Historic & Cultural Preservation) and 5 (Housing), to add provisions promoting manufactured housing as a source of affordable housing.
https://www.charlottesville.gov/DocumentCenter/View/8764/202212_PC-Report-Manufactured-Housing-Comp-Plan-Update?bidId=
Climate Protection Chapter included a "Report on the Local Climate Action Planning Process" with a framework and action strategies.
Amendment to Ch. 7 (Environment, Climate and Food Equity), to add the City's final Climate Action Plan as a component of the Comprehensive Plan, expanding the city's action strategies related to climate change mitigation, and providing guides for action that address equity, focus on co-benefits, and plan for community engagement and capacity building.
https://charlottesville.gov/DocumentCenter/View/8776/Charlottesville-Climate-Action-Plan-PDF

i. Staff Report

Ms. Creasy, Deputy Director – This is an opportunity to hold an additional public hearing on the Comprehensive Plan. We have a couple of proposed amendments. This is an opportunity to amend/reenact the Comprehensive Plan. City Council approved the amended Comprehensive Plan in November 2021. The plan is adopted, reorganized, reformatted, and updated. It had been overdue for the 5-year review. We were full in the review. Many of us have been involved in that for several years. Following the public hearing, we moved forward with that. We held a hearing prior to the approval for Council at the Planning Commission meeting. In addition, City Council held an additional public hearing on the Comprehensive Plan prior to their vote. There were several public opportunities in addition to the public engagement sessions that we had. In December 2021, after the approval, litigation was made to the city asking the Court to declare the plan as adopted to be void. That was an opportunity that came forward challenging the plan on several different grounds. The plaintiffs presented arguments as to why they were concerned. Some of those included some of the items that we are going to be able to complete this evening; one being concern that the plan did not include provisions that promoted manufactured housing as a source of affordable housing per a code section that went into effect July 2021 and the contents of the public hearing notice did not have enough detail to provide the notification that was necessary. Those were the claims that were made. Most of the claims in that case have been thrown out. The only issue that is left is the newspaper notice. At this point, there is no date for the hearing on that. We are providing an opportunity with a more robust legal ad. We are not terribly concerned about the first one and the second one. The timing is such that because we have 2 opportunities that we want to amend to Comprehensive Plan. One being manufactured housing. We have the Climate Action Plan that we would like to propose as an amendment to the Comprehensive Plan.

The Charlottesville Comprehensive Plan is an important component of the City's overall policy framework, serving to express a vision and set goals for the future development of the City. On November 15, 2021, City Council unanimously approved an update to the Comprehensive Plan created through the Cville Plans Together process.

The approved plan was informed by a wide range of community engagement opportunities, as well as the experience and expertise of the Cville Plans Together team including the consultants at Rhodeside & Harwell (RHI) and City staff.

In 2021, the Commonwealth of Virginia adopted § 15.2-2223.5 directing localities to incorporate into its comprehensive plan strategies to promote manufactured housing as a source of affordable housing, noting strategies may include the preservation of existing manufactured housing communities or the creation of new manufactured home communities.

Both city and state codes define a manufactured home as a structure constructed for use as a dwelling, meeting the requirements of the Manufactured Housing Construction and Safety Standards Law and built on a permanent chassis, transportable in one or more sections, with or without a permanent foundation, and connected to the required utilities.

Structures commonly referred to as "modular homes" are industrialized buildings per Virginia code. Like traditionally built homes, industrialized buildings may be classified as single- or two-family homes in compliance with the applicable International Residential Code.

To align the City's Comprehensive Plan with the state code, staff is proposing several additions to the approved comprehensive plan. The additions do not alter the goals and strategies created through the Cville Plans Together robust engagement process but expand the toolkit of sub-strategies established to achieve those community determined goals.

The proposed changes are provided in your packet starting on page 37 of your packet. The changes are proposed for Chapter 4 (Land Use, Urban Form, and Historic & Cultural Preservation) and Chapter 5 (Housing).

The proposed amendments comply with the City's Comprehensive Plan's Guiding Principles of Equity & Opportunity and Community Culture & Unity, as well as areas of Chapter 11 (Implementation).

The Equity & Opportunity guiding principle states that all people will be able to thrive in Charlottesville. The City will support development and initiatives that take into consideration the full range of needs of Charlottesville's diverse community, including residents, visitors, people who work in Charlottesville, business owners, and property owners.

All Charlottesville residents, regardless of race, ethnicity, age, income, neighborhood, religious affiliation, gender expression, sexual orientation, country of origin, immigration status, and other personal characteristics, will have equitable and expanded access to safe and affordable housing options, desirable jobs and wealth building opportunities, healthy and local foods, robust parks and natural resources, high-quality education and training, and other infrastructure and services that support a high quality of life.

The Community Culture & Unity guiding principle states Charlottesville's rich and diverse culture, history, and form will be celebrated, and the entire community will feel welcomed, valued, and respected. The City will protect, celebrate, and enhance the people and places that have added to the uniqueness and cultural diversity of the community.

The proposed changes also align with priority areas of Chapter 11 (Implementation), including:

Priority Area: Support the development of more housing throughout the city, with a focus on creation of more housing that is affordable to more people, especially those with the greatest need.
Priority Area: Make sure all people have access to job opportunities, shelter, healthy food, and other resources they need to thrive and have a high quality of life.

Susan Elliott, Program Manager – We are here tonight as part of Charlottesville's climate action plan to become an amendment to the Comprehensive Plan.

Next Slide
We have tried to include a lot of detail in the staff report that is part of tonight's agenda. We are hoping to keep our presentation tonight succinct. We are aiming to highlight some key aspects of the climate action plan and discuss the changes to the plan that were made since our October and November presentations to City Council and to the Planning Commission.

Next Slide
Charlottesville's climate action plan development follows Charlottesville's long history of taking action and making commitments related to environmental stewardship and climate change extending back into the late 1990s. The development of this plan was directed by City Council. The plan was developed by staff with significant community input and was informed by a variety of sources, which we have spoken to in past presentations and are summarized tonight in the staff report. This plan is scoped to meet the city's adopted 2030 and 2050 greenhouse gas emission reduction goals. It is built around where the city's greenhouse gas emissions come from. That means we are looking at what the sources of those are within our Charlottesville community. We are looking at what the different sectors are for it, the fuel and material types are for those, and what the carbon intensity are for each of these pieces. As we are looking at the different strategies to reduce our emissions, we are focused first on reducing the volume and amount of carbon intensity. We are looking towards how we draw down and remove emissions that we are putting into the atmosphere and how we take those down. The climate action plan is consistent with many parts of the Comprehensive Plan. A more detailed review of this is in your staff report. The climate action plan is referenced as a forthcoming connected functional plan to the city's Comprehensive Plan. It is directed by the Comprehensive Plan to be finalized, adopted, and implemented.

Next Slide
In terms of the timeline for development of the climate action plan, it was developed between 2020 and 2022. Preliminary plan content was presented to City Council in April 2022. The full plan was released in September. During October and November, we invited further input on the plan through presentations to City Council, different city boards and commissions, and community members and organizations. Comments we heard informed some modifications to the planned document and offered many ideas that will be useful as we move forward into implementation.

Emily Irvine, Program Manager –

Next Slide
The climate action plan is intended to be a strategic roadmap that helps Charlottesville meet its climate goals of a 45 percent reduction of emissions by 2030 and carbon neutrality by 2050. It is a dynamic document that will be regularly updated as the sub-goals are met, and new key actions become clear. The plan includes a set of guiding principles that we took into consideration throughout the entire development of the plan. They apply to all the strategies and key actions within the plan. The first one of these is encompassed in that green arrow. Climate action must be effective, affordable, equitable, and inclusive. The entire list of our guiding principles is in the staff memo. Beyond the broad emissions reduction goals of the plan are the strategies and actions that will get us to the goals. The strategies are enduring. The key actions are dynamic. We can think of them as 'to do' items that are meant to be accomplished in the next 1 to 3 years and crossed with new ones added as we move forward in time.

Next Slide

When we are thinking about how to reduce emissions from any source, there are 3 broad ways to do that. The first one is to reduce the emissions intensity of whatever activity you are doing. This looks like energy efficiency for buildings or walking instead of driving. The next one is fuel switching where you change the source of energy to a lower or carbon free source of energy. That looks like switching from an oil fire boiler to a heat pump, getting an electric car, or adding solar panels. The third way is to draw down emissions out of the atmosphere. That looks like increasing trees and vegetation. Essentially, that might look like carbon capture and sequestration. All the strategies and key actions that are in the plan are built around these methods. There are the tools that support those strategies like funding and financing that are also discussed in the plan.

Next Slide
We will continue with our regular climate program activities. We have started some high-level implementation planning. Once this is formally adopted, that work can get moving in earnest. A lot of input that we received in our comment period will be helpful as we are developing implementation plans. There are several informational studies that are underway that will also inform implementation work. We are looking forward to working with our partners within the city and the broader community on implementation.

Ms. Riddervold –

Next Slide
We want to acknowledge and express appreciation for the feedback we have received over the course of the plan development. We have had feedback from individual community members, city boards, commissions, & committees, and several community organizations. We have summarized a lot of the feedback in the staff memo. The staff memo has a link to the comments, letters, and summary documents. That is there for public record. The feedback themes, in general, range from the positive that it is thoughtful, researched, and a comprehensive plan. While it has been under development since 2020, the heavy lift has happened since April. We also received some concerns about some of the broad or vague phrasing in there. There were concerns about city organizational capacity and commitment to deliver on what is in the plan, the need for accountability, prioritization, a reminder to focus on equity. There is an invaluable body of information we received that will help with implementation ideas and brought up challenges.

Next Slide
In addition to the opportunities to receive feedback, we tried to engage with several of the people and groups that we had received feedback from. It gave us an opportunity to clarify what the concerns were that were being brought up. In several cases, it gave us an opportunity to help show or guide where those specific items or intents were captured or could be captured into the document. We made a couple of adjustments to the sections that you see here. We tried to put together a comprehensive staff report. We recognize that there are performance metrics needed. That is part of the accountability, part of the routine updates. It is going to be the time when we tell you things are not getting done. Hopefully that will inform decision making.

Next Slide
As the climate team before you tonight, we are proud of this plan. What we have put in front of you should make the city proud.

Commissioner Mitchell – I see a lot of strategy. I don't see a lot of tactics. I am guessing that the consultant report we are going to get in June will help us to begin wrapping the tactical events around the actions. That is the piece that I am looking forward to. I will reiterate the need to begin thinking about no longer subsidizing gas hookups and bringing gas up to new construction. This is good work.

Commissioner Stolzenberg – I would like to ask you to keep up that 3-year update cycle you were talking about. It is too important to let languish.

Commissioner Palmer – At UVA, that is how we did it. You have this strategic plan. We are in that phase of figuring out how to implement our goals and the best way to do that. It is not easy, and it is constantly changing as the cost of the various fuel choices change. It seems like a similar strategy.

Chairman Solla-Yates – This is an unreasonable amount of progress. I felt bad asking for more. You did it anyway. It is impressive.

Councilor Payne – This almost seems anti-climactic. I remember this being discussed in 2016. This being incorporated into our Comprehensive Plan is a huge moment for the city in terms of people wanting it to be incorporated into everything we do.

Councilor Pinkston – It is a statement of our values as a city. We are making this part of everything that we do with the Comprehensive Plan. I am grateful that we are at this moment. I am looking forward to the good work ahead.

Mayor Snook – I would like to echo what other people have said. Has there been discussion of how frequently we are updating the inventory of greenhouse gases?

Ms. Elliott – We are required to report that every 2 years. We have been updating the data annually since 2018. That is available on our website. That is where the data is located. That will be continually updated going forward. We do not include that as an action in the plan, which is focused on how to reduce those emissions.

Mayor Snook – As we make it part of the Comprehensive Plan, many people think of the Comprehensive Plan only in terms of the zoning issues. Nobody has tried hard to link the zoning with the climate action plan. We have been talking about everything but the climate action plan. It is one Comprehensive Plan. If it is comprehensive, it deals with everything. That means the zoning piece must respond to every other aspect of the Comprehensive Plan.

ii. Public Hearing

Sunshine Mathon – Charlottesville's zoning story fundamentally originated from exclusionary first principles that segregated people by race and class. A century of marginalization built on zoning derived land use and decision-making power has isolated us from each other and codified racially desperate wealth, health, educational, and economic mobility outcomes. Like other communities and after long years of fragmented processes, Charlottesville City Council and Planning Commission thoughtfully settled on a reasoned sequence of planning efforts to confront our history and establish a new framework for the future by the formation of a vision, the Charlottesville Affordable Housing Plan, the establishment of land use principles aligned with that vision that organized the spatial future of our city (Comprehensive Plan), and the detailed building blocks shaped by the land use principles that will enable us to achieve the vision (future zoning code). Although no framework will be perfect, the only ethically defensible path forward must privilege the voices and aspirations of those who have borne the generational weight of zoning derived exclusion. Although no framework will be perfect or predictive, the good work completed today must be celebrated and fortified. Thank you for your past work and stand strong and raise your voice to re-support the Comprehensive Plan today and the updated zoning proposal in the coming months that will require steadfastness and courage as we wrestle with our history and strive for a changed future.

Ellen Morava – In the city codes chapter on the purposes of zoning, purpose #7 is to protect and enhance the character and stability of neighborhoods. The zoning proposed by the Future Land Use Map for the Jefferson Park Neighborhood neither protects it or enhances its character and stability. The map proposes to rezone the

area between Jefferson Park Avenue and Stadium Road from R-2u to higher intensity residential. No other R-2 neighborhood in the city is threatened with such drastic upzoning. This conflicts not only with the city code zoning requirements, but also with the stated guiding principles of the Future Land Use Map. The map emphasizes compatibility of new building with existing forms. The R-2u area of the JPA neighborhood is characterized by 1- and 2-story houses. Rezoning to higher intensity would allow up to 5 stories and 13+ units per lot. Even though the map pays lip service to compatibility with existing context, nothing approaching that height and density exists in the R-2u area currently. The draft diagnostic approach states that the zoning rewrite aims incremental evolution rather than the flawed approach of large change or no change. It refers to maintaining human scale. Rezoning a district to R-2u to higher intensity residential would encourage developers to buy out the remaining single-family homes, demolish them, and replace them with high-rises aimed at student renters. It is in the city's interest to retain long-term residents, who advocate for compliance with city laws, noise, safety, trash, etc. and provide a sense of continuity and community. The proposed rezoning will turn the JPA neighborhood into a neighborhood of high-rises for transient student renters.

Genevieve Keller (Preservation Piedmont) – We support these Comprehensive Plan additions and appreciate city staff work and research on the CIP and our inclusion in the process. Ms. Elliott and Ms. Irvine met with us to consider carbon sequestration in our existing buildings. We recommended addressing our concern that significant carbon emissions occur with demolition and landfilling material from existing buildings. Larger replacement buildings often use materials and techniques that are major emitters of increased carbon and production and transport despite the new system efficiencies. We provided articles on carbon sequestration for building preservation, rehabilitation, reuse, and adaptation instead of demolition. Staff responded and incorporated some of these points. We support the Tree Commission recommendations on tree canopy protection, maintenance of existing trees, and increased tree planting for our increasingly endangered residential environments. Please revisit the Future Land Use Map narrative to address overwhelming concentrations of medium density uses appearing often as strip development on our city's historic streets. Our planning guidance should be to manage these areas rather than targeting them for intensity development. Current conflicts between underlying zoning and overlay districts can be resolved by emphasizing intent to rehabilitate and reuse and not destroy them. Creating internal and external ADUs and new infill and harmony with and not conflicting with historic spatial organization should be called out in the plan definition for these areas so they are not targeted for major redevelopment, encapsulation, or dwarfed by new construction. These areas should be differentiated from other medium intensity areas on the map and narrative as most appropriate for adaptation and rehabilitations that accommodate densification in ways that are not irrevocable and that allow them to continue to meet changing housing needs now and in the future.

Mike Cusano (Johnson Neighborhood Association) – I have been tasked to convey many of our neighbors' discontent with the proposed density change along Trail Ridge. Nobody wants 4-story buildings. We are concerned about increased traffic, lack of parking on the street, the decrease in the tree canopy in the city. Johnson Village has a lot of trees. We will lose a lot of those trees when we start tearing down single-family homes and replacing them with 4-story structures. We are concerned about Johnson Elementary School. With all these new homes, are we going to be able to support student needs in the neighborhood? We are going to need that 4-way stop sign if we have all this new traffic. There is only one way into Johnson Village.

Diane Dale – I am glad to see the climate action plan is underway. I concur with the comments that it really is climate action 1.0. There is a great deal of identification of leadership, responsibility, resources needed, and most importantly a timeline so that this becomes a plan of actions. I wanted to focus on page 46 of the plan. It says, 'integrate recommended list of related design standards into the zoning code and zoning incentives and in the Standards & Design Manual.' The zoning code is being updated now. How will that happen? You mentioned the work that must be done. Is that critical act of integrating the climate action plan legitimately into the Comprehensive Plan update? Is the zoning code going to happen in this timeframe? Has there been a timeframe allocated for this work when we see the releases of the code as it comes out through the spring? Will

it be evident that it is incentivizing environmental and climate mitigation strategies as it has come around in the last review? I would love to see that the city is taking the environment and climate impacts as seriously as the commitment it has made to affordable housing.

Bob Roach (Johnson Village) – I would like to add what Mr. Cusano said. I live across the street from the back of Johnson Elementary School. All the houses along that side of the road and up Shamrock Road could be demolished and 4 stories can be put on those based on what is in the Comprehensive Plan. We are talking about supply and demand, increasing the number of units so there is enough supply to fill the demand, with the idea that the cost of those units is going to drop. For our neighborhood and the JPA neighborhood, the proximity to UVA, the people living in those units are more than likely going to be students. It is not going to be affordable housing. When you add all the traffic that is going to be coming into this neighborhood, you are talking about a neighborhood of walkers, young families, and kids playing. That goes away. It is not going to be safe with that amount of traffic coming into our neighborhood. We like living there. We have wonderful neighbors which is why we have stayed there so long. Our side of the street is susceptible to being torn down and rebuilt. It is different across the street with the zoning. You are changing the whole dynamic of this neighborhood. The idea of everybody being integrated so that there are different kinds of people living in every neighborhood. We have that. We are not a wealthy neighborhood. I don't think the amount of supply that is going to result from this is going to give you what you want. It is a noble idea.

Susan Kruse – I want to thank city staff, Planning Commission, and Council for all their hard work on climate over the past few years and on the Comprehensive Plan. Community Climate Collaborative has supported the Comprehensive Plan in the past and continues to do so. We are asking you to include the city's climate action plan as an amendment to the Comprehensive Plan and call for a formalized periodic review of the climate action plan contents and its implementation. The city staff, who presented tonight, have created an impressive plan that includes input from C3 and partners. We are eager to see it adopted. We are excited particularly about some of the newest additions to the climate action plan included an increased emphasis on community engagement, climate smart zoning, advocating for commercial building energy benchmarking, establishing specific targets for increased travel mode of walking, biking, and transit ridership and other changes that the city staff have made in response to our feedback. The climate action plan, as it exists today, represents a positive step forward. The Planning Commission and City Council should adopt it. This plan could be stronger. We hope you will continue to provide opportunities for community engagement on climate, to deliver periodic updates on the climate action plan progress, and to seek feedback on the implementation strategies. We know the Charlottesville community cares about climate action. More than 300 residents and 50 organizations signed on to C3s recommendations for the climate action plan. Adopting this plan will recognize those voices.

Benjamin Heller – The syllogism that underlies the housing chapter is as follows. We have residents facing affordability challenges. The problem results from a function in the housing market, which manifests in low housing production and lower elasticity of housing supply. These in turn are the result of overly restrictive zoning. Removing it will lead to the right kind of supply to improve affordability. Other than the first link in this chain, none of this is true in Charlottesville. We are not an expensive or fast inflating housing market outright or relative to wages. In the last decade, we are at the 41st percentile in terms of housing price increase but over the 90th in wage and median income increase. We are at the 60th percentile for housing prices and 73rd percentile for wages. For households in the 50 to 75,000 income range, the percentage with 40 percent plus of income rent burdens is in single digits. With housing production, we have generated units in the last decade at a higher rate than our population growth, higher rate than Virginia, and a higher rate than Charlottesville has seen at any time since 1980. According to the anti-zoning group, Up For Growth, our market is unusual in having no production gap. The claims of 72 percent of residential land being R-1 are wrong. It is more like 53 percent when properly calculated, which is comparatively low. On the Wharton residential land use restrictiveness index, we came out at 1 standard deviation below the mean on restrictiveness. In terms of de facto zoning, we are relatively liberal with SUPs and rezonings. I find an approval rate of over 70 percent since 2008. You do a

good job of turning around applications. The median is about 150 days. You have built a plan based on some mistaken premises. It is not going to lead to meaningful new housing production, except in one category: student housing. Student housing pricing is not related to labor market. It is driven by what wealthy families can pay for their kids to rent. It is an economic steamroller. Rich kids are going to get luxury apartments, UVA gets to increase its enrollment, and Charlottesville gets the short end of the stick. It is a bad deal.

Syleethia Carr – As the Comp Plan stands right now, I am for it. What I hear a lot about is the Johnson area not wanting to see these big buildings. We still live at a time that we are seeing a lot of people displaced. I don't care what the numbers say. I am working with people in the community every day. They don't have anywhere to go. Seeing that big and tall building over there is going to help a lot of these families. I have known a lot of these families since they were young. There are older people and younger people. They don't have anywhere to go. We are sticking them in. That is unfair.

John Hossack – The public notification refers to medium intensity residential as up to 12 units per lot. The update report and the zoning plan now appears to allow up to 16 units. The plan was passed November 21st with some concerns about impact, especially in relation to MIR. The term house size was in the plan for that time for GR and MIR. House size is missing in MIR. The change in density specifications and the dropping of house size is an example of bait and switch. The fact that the public notice refers to one density was submitted for this meeting. It is merely an example of the rushed approach that is a signature of this planning process. There was no lucid reason why some streets are MIR. Why do Park Street and Locust Avenue transition from MIR to GR going out? It is GR all the way to 250. On the other side of 250, it is MIR. What is that about? It looks like the Planning Commission told the consultants the color in boxes adjacent to the schools is MIR. This is noted in the Johnson Village cases you have heard about. What sense is that? The point seems to be that you can push MIR through the city. You chose to make about 15 to 20 percent of us angry. I contend that the plan is the most extreme in the country by a town this size. This has not been disputed in any meaningful way. We want to live in a safe and quiet place. We never imagined that the city would ignore our interests and hand off by right development for up to 16 units per lot and 4 stories.

Donna Shaunesey (Birdwood Road) – We are so pleased to finally see this plan come to fruition. The framework is solid. The overarching goals are what we hoped it would be. We are grateful to all the climate staff and other city staff for shepherding this final push and their openness to suggestions from the public. Among the new additions we are especially pleased with are encouraging trees while allowing for future solar access, new requirements for public participation, and some information about climate smart zoning. We would like to make sure that this document does not just sit on a shelf. We request status reports to Council on a quarterly basis with the possibility of updates as new information becomes available. We are thinking first and foremost about the results of the 2 RFPs that are out now and how that addresses decarbonization of the gas utility and the study of the electrification of the city's vehicles. Another important goal of the plan is revised to incorporate measurable objectives. If things are not checked, they just do not seem to create priorities. None of these suggestions are meant to do anything more than to provide guidance for the future. Please incorporate this plan into the Comprehensive Plan.

Gareth Gaston (Rugby Road) – I grew up in Charlottesville. I am fortunate to live in a nice house partly because my parents purchased it decades ago. Times have changed and prices have gone up and wages have not. People who work for the University must live 20 to 30 minutes outside of town to afford a home. It is easy for someone who lives in a convenient neighborhood like this to pull up the latter and keep everyone out and not make a change. I know many of my neighbors feel this way. It is selfish. It is bad for Charlottesville and the planet. We need more development within the city, which will translate into more tax revenue, better services, more public transportation, fewer cars, and we need to move beyond the idea that Charlottesville is so perfect that everything needs to be preserved. We know Charlottesville was built on horrible racial and economic

inequality. We need to decide to fix these things. I applaud the addition of the climate plan and the great work you are doing.

Charlotte Meadows – I respect the efforts and energy that has been put into this by the Planning Commission and City Council. The prior speaker who mentioned bait and switch is accurate. I seriously doubt the Planning Commission and City Council meant for all this to be changed so drastically from gentle density to increasing the total of intensity with no setbacks and capitulating to developers with minimum affordable housing and no house zone house size change. The engagement process has been grossly inadequate. Citizens are unhappy. There have been a lot of plans and analysis done by local citizens that have not received any credit effect as far as acceptance of real logical data. It is critically important that I request the Planning Commission and City Council reconsider the citizen input and request for moderation and back to the same concept that was originally put out for gentle density. There is a big concern about UVA housing with students having luxury apartments and not having affordable housing. That needs to be addressed.

Nina Barnes – In October 2021 in front of the Planning Commission and City Council, you voted to approve the Comprehensive Plan and Future Land Use Map. The JPA neighborhood wrote to the Planning Commission requesting that you postpone your vote on the Future Land Use Map. We pointed out that the distractions and pandemic and turmoil in city leadership during that period had made it challenging to focus appropriate attention on the proposed plan. We argued that neighborhoods like the JPA neighborhood, which are impacted more than others by the increase in density, that the plan should be presented to our neighborhood association. We should be given the chance to give feedback. Our request was ignored. As you consider the Future Land Use Map, we ask you to respect the quality of life of our neighborhood and community. A large part of the JPA neighborhood is characterized by older houses built in the early to mid-1900s. These structures create a harmonious, historical noll. Once gone, it is gone forever. Because we are near the University, the houses are medium intensity and general residential.

Ellen Tully – As previous speakers have mentioned, when you increase the density in a residential neighborhood, you deprive the residents of amenities that they value, they considered when they moved to the neighborhood; amenities that likely increased the cost of their property, amenities such as quiet streets, minimal traffic, ease and safety of walking, tree canopy, mature trees on green space. This can be seen as a regulatory taking. What is necessary for a taking to occur is not always a formal transfer of interest in the property. What is required is a drastic interference with the use and enjoyment of that property. It is important that when you are planning for this increased density, you zone in such a way that these amenities are preserved, with severe penalties for such things as cutting mature trees with incentives for innovative architecture and disincentives for unimaginative building. You don't take away the property rights of neighbors and give them to developers, whose concern for neighborhoods is different.

Anne Benham (Observatory Avenue) – I am concerned about the city's proposed upzoning of the JPA neighborhood and what it will mean in terms of adverse heat island effects in this area. I would like to mention 2 local news articles. They both touch on heat issues in the JPA area. A January 2021 Charlottesville article on the Tree Commission report included a graphic that listed the JPA neighborhood as having a tree canopy cover of 36.6 percent, which is less than 40 percent deemed healthy according to the graphic. A second article from Charlottesville Tomorrow in August 2021 reported that JPA was one of the three hottest neighborhoods along 10th & Page and Ridge Street. The city's climate manager was quoted in the article "it is not surprising that areas with fewer trees and higher concentrations of concrete are hotter." If the JPA neighborhood experiences the kind of development that it is slated for with the rezoning, it will lose a lot of mature trees and gain an increase in concrete. Does the city have a plan to deal with the likelihood of intensified heat island effects in this upzoned neighborhood? What happens to residents of high-rises who can't afford air conditioning costs in sustained periods of high heat?

Michelle Heimgartner – With what the mayor mentioned about having the climate linked to zoning, it is important. In talking about the heat maps that the previous person mentioned, the 2021 heat maps showed areas that are hotter and cooler. When you upzone areas, you are only encouraging tree removal. There needs to be some synergy with the climate plan and the zoning plan. Right now, they are completely conflicting. I live in Johnson Village. There is one way in and one way out. If you put in a whole bunch of other higher density areas, you are just increasing the traffic that is already a problem and you are making the streets more dangerous. 85 percent of the homes on the block of Shamrock that is slated for upzoning are ranch homes. If you put in a 3-story building, you are going to completely change the feel of the neighborhood, which is part of the reason why people have moved there to begin with. I have undergraduates, who live next to me. They are renting their home out by room. To think that if you increase the density, it is going to go to affordable housing is a joke. You get a lot more money when you rent out by the bedroom or by the apartment to UVA students that have unlimited resources. I have no problem with it if it is going to affordable housing. I have a problem if it goes to UVA housing.

Emily Dreyfus – I wanted to make a comment on behalf of the Charlottesville Low-Income Housing Coalition to say that the lack of affordable housing in our community is an urgent and widespread problem. The adopted Comprehensive Plan takes important steps to address the needs to increase deeply affordable housing and to slow the tide of displacement in majority black neighborhoods. I appreciated prior comments in support of the already adopted plans. I did want to emphasize that these changes are long overdue. We hope that you will move quickly to approve zoning updates. We need your prompt action to open up improved opportunities and create a more racially equitable community.

Vern Buchanan – I am not sure that increased density will create affordable housing. Looking through what has already happened with new apartments and new buildings, it seems that bait and switch is a big thing. I am not real crazy about that either. The infrastructure that we have in town is not set up to deal with this large influx of new housing and new people. It bothers me that this is not well thought out as I think it should be. I would like to see people use some common sense with this instead of just putting their desires in front of everybody else. I would like to see the city sit down and think about this logically instead of coming up with magic plans to increase density and have things stay the same. It won't work.

Marcia Gayer – My interest in life is preventing climate change. I am happy that the Comp Plan will now include the CAP (Climate Action Plan). It sounds like it is going that way. I hope that is going to result in funding and staff to get this worked out. With housing density, the census in this area keeps going up. More people keep moving here. It is not all UVA. There must be some way to accommodate the increase in the number of people who want to live here and in the Albemarle ring. Affordability is mostly a matter of supply and demand. We have a tight supply. Landlords have the ability to keep raising rents.

Mark Whittle – I followed the long journey of this Comprehensive Plan and the associated rezoning. I am more convinced than ever that it is deeply misguided and will not only result in little if any affordable housing. It will result in a catastrophic transformation of the city into a congested, overpriced ecologically barren city. The proposed rezoning is so dramatic that it must qualify as the most extreme of its kind in the United States by a factor of about 5. If fully built out, according to the new zoning recommendations, the population of Charlottesville will quadruple, growing from 50,000 to 200,000. I have heard councilors say not to worry. The plan will unfold incrementally. This is an empty statement. This Comprehensive Plan is a gift to developers, who have little incentive to provide affordable units. All the experts, including those hired by the city, say the plan will result in few truly affordable units. With the incremental claim, changes are already occurring. Over the past year, there have been a growing number of land and property purchases by developers, who are explicitly citing the new rezoning as justification for their projects. This will only accelerate as the full rezoning is passed. The Comprehensive Plan failed to consider any of the key infrastructure issues that are essential for such unprecedented growth. To claim that these will be addressed in the future is the height of irresponsible

planning. What if it turns out the necessary infrastructural changes aren't achievable? What if it becomes clear this has been a horrible experiment? It is too late. Downzoning at that point invites every developer to sue the city because you cannot downzone once the investments have been made. It is a 1-way process. Slow down. Generates proper comprehensive plan that is developed in concert with the necessary infrastructural analysis. Find direct ways to address affordable housing. There are several excellent options. Approach the upzoning more gradually, incrementally to see how it goes. Listen to the hundreds of people who perhaps see more clearly than you think they do the failings of the current comprehensive plan. Don't push it through simply because you have invested effort in it. That would be the worst of all choices.

Brandon Collins – These conversations about the Comprehensive Plan get me riled up. I need to remind myself that you already passed the Comprehensive Plan; at least the principles behind it. I want to say that I am still in support of the Comprehensive Plan and the Affordable Housing Strategy. I support the addition of the Climate Action Plan to the Comprehensive Plan. Charlottesville is going to grow. If we are going to be smart about it and people's worst fears about developers aren't realized, we must plan for it. This plan is the best that we can do. For the first time in Charlottesville's history, it addresses comprehensively desegregation while also addressing gentrification. There is no perfect plan. There is no perfect incentive for market driven affordable housing, which is why we have a housing strategy. We are going to continually ask for public funding of affordable housing. That is how we are going to get it built. We need the density. Overall, density is good for our environment. It keeps people traveling less. We can build buildings that are safe for the planet. I appreciate trying to integrate some of that into the zoning. I hope that we can move quickly on the zoning, particularly the strategy of having a consistent affordable housing/zoning provisions and inclusionary zoning. I am worried that we are fighting the same battles, and we are going to be fighting those battles block by block when we look at the zoning.

James Aller – I have lived in Charlottesville for 36 years. I had a business here before retirement. My wife and I raised 3 children here, who all attended city schools. I support the Climate Action Plan as presented. I would encourage City Council to use this opportunity as a revote to start over instead of reauthorizing the Comp Plan and FLUM with the few legal changes that are required. It has been poorly conceived overall. It has not had adequate citizen input. As the Comp Plan and FLUM have evolved, it has become clear that they will not accomplish the original objectives as outlined and will have consequences that were not intended. Since this was voted on last year, the Planning Commission is proposing the possibility of no minimum lot size and no parking requirement. This is wrong for our city. Everyone supports affordable housing. Affordable housing has been a major point in the discussions.

Martha Smythe – I have spoken before about the Comp Plan. I am happy to see that the Climate Action Plan is being integrated into it. It is a good first step for improving several exposures that our city has. I share the concerns of many people, who have commented about the further loss of tree canopy. I am concerned that we don't even have an ordinance to prevent people from chopping down 30-inch diameter trees in their yards. The concerns that I have had have been expressed by Mr. Whittle, Mr. Buchanan, Ms. Gayer, and the last gentleman. While this is an aspirational and admirable plan, it does not have any tangible results that can be predicted in a reliable way. It is a scattershot without any pre-planning for the infrastructure. The idea of cutting lots to ever smaller dimensions will result in affordable housing does not make sense. The housing needs assessment document pointed out the rising construction costs. Every one of those subdivided lots is going to require building on it.

iii. Commission Discussion and Motion

Commissioner Mitchell – I appreciate the expressed concerns. I still believe that the strategy that we and our consultants have developed is the right way to go.

Commissioner d'Oronzio – I echo Commissioner Mitchell's general sentiments.

Commissioner Stolzenberg – I want to make one comment on the manufactured housing amendment, which we are doing as a formality. I hope that we also take it seriously and incorporate it into the zoning rewrite. State Line Institute did a study on housing costs of potential new housing under Portland's similar zoning. Manufactured housing was able to be built or put in place at the lowest cost. It makes a lot of sense in a lot of places across the city and potential new sublots. As for the Comp Plan as a whole, we have talked a lot about it. Everything we have discussed the last 5 years remains true. Growth is coming to our area. County residents have a carbon footprint 65 percent higher than city residents. As a Climate Action Plan, simply moving people from the county into the city is one of the most effective things we can do.

Commissioner Palmer – I am impressed by our community and the comments. I want to make clear that UVA does not base its enrollment projections in any way on available housing in the community. I heard that alluded to by some of the comments. It is not how we operate.

Chairman Solla-Yates – It has been a long journey. I am very pleased with all the work that has gone into it. The Climate Action Plan has had a long journey. I am impressed with the progress there. It is just the beginning, but it is an exciting and important beginning.

Councilor Payne – I echo what Commissioner Stolzenberg said about the manufactured homes component. It has been lost in the discussion. Our mobile home communities are some of the most overlooked. They are at extreme risk of displacement. Manufactured homes are very stigmatized. I hope that we do not take it as a formality. Allow their construction and work to preserve those communities. It is very important for housing. We are going on 7 years with working and updating this Comprehensive Plan.

Mayor Snook – If I wanted to make any change at all, I would simply note that when this issue came before Council, I suggested that we not designate where we were going to put medium intensity residential for some of the reasons that we have heard in comments. People are concerned that when Council and the Planning Commission eventually get around to the lot-by-lot analysis, we will probably conclude that some of the places that people have been expressing concerns about are not going to be subject to that kind of development. My suggestion back then was not to make those designations so as not to cause a lot of people to get worked up about things they may not have to get worked up about. Unless someone wanted to revisit that issue, I do not have any problems with the rest of the Comp Plan. I applaud the additions that have been made/recommended tonight.

Motion – Commissioner Stolzenberg – I move to adopt the resolution of the Charlottesville Planning Commission recommending amendment and reenactment of the November 15, 2021 Comprehensive Plan as amended WHEREAS on October 12, 2021 the City Council and the Planning Commission held a joint public hearing on proposed amendments ("updates") of the 2013 Comprehensive Plan, after public notice as set forth within Virginia Code Sec. 15.2-2204, and following the public hearing, the Planning Commission, by resolution, recommended the amended plan to City Council for adoption; and
WHEREAS on November 15, 2021 the City Council conducted an additional public hearing on the amended plan recommended by the Planning Commission and, following this additional public hearing, the City Council approved and adopted the amended comprehensive plan; and
WHEREAS on February 7, 2022 City Council amended the November 15, 2021 Comprehensive Plan, to include the Urban Rivanna River Corridor Plan as a component (hereafter, the "November 15, 2021 Plan, as amended"); and
WHEREAS the future land use map (FLUM) included within the November 15, 2021 Plan, as amended, has been, and remains, a topic of public interest which has been challenged within litigation currently pending within the Charlottesville Circuit Court, and the City desires to offer an additional public

hearing opportunity to members of the public who feel that they did not previously receive adequate notice of the public hearing(s) conducted regarding the residential density provisions of the FLUM, or other matters included within the updated November 15, 2021 Comprehensive Plan; and
WHEREAS the Planning Commission desires to consider further amending the November 15, 2021 Plan, as amended, to include provisions to promote manufactured housing as a source of affordable housing; and
WHEREAS the Planning Commission desires to consider further amending the November 15, 2021 Plan, as amended, to include the City's Climate Action Plan as a component; and,
WHEREAS on December 13, 2022, the City Council and Planning Commission held a joint public hearing on the November 15, 2021 Plan, as amended, including proposed new amendments regarding manufactured housing and a climate action plan, and the Planning Commission has considered all of the staff analysis and public comments received thereon; now, therefore,
BE IT RESOLVED by the Planning Commission for the City of Charlottesville, Virginia that it recommends the November 15, 2021 Plan, as amended, should be further amended to include (i) provisions to promote manufactured housing as a source of affordable housing and (ii) to add the proposed climate action plan as a new component, and
BE IT FURTHER RESOLVED that the Planning Commission recommends that the November 15, 2021 Plan, as amended (including the new amendments recommended by the Commission on this date) should be adopted and re-enacted as the current adopted comprehensive plan for the City of Charlottesville. A copy of the amended plan recommended by the Planning Commission for adoption and re-enactment is attached to this Resolution and is hereby certified to City Council for its consideration in accordance with City Code Section 34-27(b). Second by Commissioner Mitchell. Motion passes 6-0.

III. COMMISSION'S ACTION ITEMS

Continuing: until all action items are concluded

1. Critical Slopes Waiver – Azalea Springs

i. Staff Report

Missy Creasy, Deputy Director – Tonight, you will be making a recommendation to City Council on a critical slope waiver request for a proposed development referred to as Azalea Springs. The tax map parcels are outlined in the staff report. The properties are located between Azalea Drive and Monte Vista Avenue. Access from a stub out section is on a right-of-way is off Azalea Drive. The properties are currently owned by Stanley Martin Company LLC. They are proposing to develop 45 single-family detached dwellings on the site with 0.6 acres of community open space, along with the supporting infrastructure and preservation of approximately 77 trees. As the Planning Commission deliberates on the recommendation, there are few key points to keep in mind as this development significantly differs from other critical slope requests this body has entertained in the past. The development site already has been platted. The lots are non-conforming legal lots of record from around the 1920s. Per section 34-1145a, the lots may be developed as platted per all permitted uses found in section 34-420. Tax map parcels are not platted lots. This comes up frequently. If properties were under single ownership, some of the policies of the past and the assessor's office were to combine them under single tax map parcel. This is something that we face regularly. A lot of lots were platted and several people would buy several of them. At this point, we must work with them to get tax-map parcel numbers. We have fewer tax map parcels. We have lots that are legal lots of record. Per section 34-1120b7b, lots that contain critical slopes are exempt from the following critical slope regulations. This would account for approximately 22 out of the 88+ lots. In the current configuration of the site, there are 22 lots currently that are affected by critical slopes. Because they are lots of record, and if they are moving forward with single-family, they would be exempt from the critical slopes ordinance. Because the applicant is choosing to alter the boundaries of the lots, which they have the

ability to do through the code, they lose that exemption from the critical slopes regulations. If the lots change, they are subject to the critical slopes waiver. It should be noted that standards for the city streets changed to allow for narrow roads. The western portion of the lots gain access, a critical waiver may not even be needed for the lots as platted. Although this is being presented as a single development, the critical slope waiver is only needed for approximately 22 lots. Most of the site could be developed by right with ministerial review from a land use and zoning standpoint. There are many considerations that would come into play, including all the physical aspects of the site concerning utilities, engineering, and those kinds of things. Mr. Alfele outlines some more information in the staff report concerning that. As stated from the land use and zoning perspective, most of the site could be developed by right. This includes removal of most of the trees on site since they are not in the critical slopes. If the approximate 22 lots that contain critical slopes are protected, meaning the critical slope waiver is denied, that would result in preservation of approximately 40 trees, which would be a decrease in tree preservation to the proposal that the applicant is bringing forward to us. As you deliberate this evening, be mindful that this isn't a typical request because these are currently lots. They are currently platted lots. Throughout your conversation, you may want to continue to come back to this. It would be easy to look at this as one large property. It is currently 88 individual, small lots. There are varying ways. It is not the most ideal situation in our current world for development. They have vestings and right-of-ways. They are asking for something different. There are pros and cons that come with that.

Commissioner Mitchell – This is probably the most complicated critical slope waiver I have ever looked at. There is a spring that is adjacent to the slopes. This stream is going to be buried based on what I have read. What are the consequences of burying that stream, consequences to the wetlands that we maintain and to Moores Creek?

Ms. Creasy – There are requirements for when waterways and those kinds of things are addressed through construction that they meet certain requirements. Those requirements would come into play if there was a development to occur.

Commissioner Mitchell – I am not certain that I get it. Let's say we don't do the waiver and they built anyway. They would still need to bury the stream.

Ms. Creasy – If they chose to do a by right development with the current platted situation, they would have to adhere to all the site plan, VSMP, Erosion & Sediment Control requirements. They could take out the entire site and do their development. This scenario is a possibility, whether they move forward with the proposal that they are working on now or move forward with something in the current configuration.

Commissioner Mitchell – The staff report seemed quiet on the impacts to Moore's Creek and the spring. I believe the recommendation from staff is because we want to protect as many trees as we can. If they do the waiver, we grant the waiver, we are going to maintain 70 trees. If they do by right, there will be around 40 trees left.

Ms. Creasy – That is the general scenario. There is a condition that has been proposed that would require significant work with the arborist to come up with a plan that preserves the number of trees.

Commissioner Mitchell – The reason that only 40 trees will be left if the waiver is not granted, and they just build is because of the engineering calisthenics necessary to provide the infrastructure. The waiver allows them to do some things on the slopes that they would not.

Ms. Creasy – The request that they have put forward includes preservation of an area that includes 77 trees. If they go with by right, the areas of that open space that they are proposing to conserve would be open to being demolished. With a by right situation, we have no means of preserving.

Commissioner Mitchell – The sewage and water infrastructure that they build, if they did go by right, it would consume more trees and the critical slope waiver would.

Ms. Creasy – Not with the analysis that Mr. Alfele put together. It is very generalized. We are working with the proposal that we have in front of us and the platted lots. Those are the 2 things we are weighing against one another. There are other factors that come into play that we are not speculating on. That is not the proposal we have been provided.

Commissioner Mitchell – If they do the by right development, the way they will have to do sewage and water, it is costly. I am wondering if a by right development is economically feasible.

Ms. Creasy – We had similar questions that were posed. We have the current scenario, the proposal that they have provided, and they might have looked at other scenarios. Maybe that information will be helpful in the deliberation.

Chairman Solla-Yates – Historically, it was platted for relatively affordable row houses.

Ms. Creasy – I don't know the history of that per se. It reminds me of a lot of our plotting of subdivisions during that time where there were some nice drawings done on paper. The comparison to what is going on in the ground was maybe not thought of as deeply. We find that any lot that exists now that is open has either been owned by someone who has no interest in development, or it is hard to try to do something. This falls into that second category. This is not an area that one would have seen as your first choice to go to. We have a lot more limited land than we used to. Areas that are complicated have been coming forward. You have been working with quite a few complicated sites.

ii. Applicant Presentation

Scott Collins, Collins Engineering – We have been looking at this project for almost 3 to 4 years. There was a lot of thought put into this on how best to develop it. We did talk to the neighbors. We talked with a lot of people. We got a lot of feedback over time about how best to come forward with a project knowing that it was going to have some aspect/impacts with the critical slopes and with the trees on the property. What we did is come forward with the best possible development that we think fits in well with the neighborhood. What you have in front of us is part of my overall application plan. This shows what staff talked about: these 88 plotted lots that exist on the property. What is unique about this site is that it sits low. It sits between Azalea Drive and Monte Vista Lane. It sits down in this valley. This area takes about 22 acres of drainage from the backs of those lots. It also comes down Huntsman Road. Off that existing city right-of-way there is a drainage inlet pipe that pipes drainage to a swale that goes into this area. We have a lot of drainage that is coming into this one spot. We had to figure out how to accommodate that.

Next Slide
What we are proposing is utilizing the existing city right-of-way that is a 20-foot right-of-way from property line to property line. What we have done is extend it out to be 40 feet wide to make the street meet current city requirements for Streets That Work with sidewalks and planting strips. We have widened that existing city right-of-way to create the access front for all these lots. We have also looked at taking a product that fits in well with all the surrounding neighborhoods. The size of the lots and the size of the houses are comparable to the existing neighbors and surrounding streets. We wanted to come up with a product that fits into the neighborhood and did not overwhelm the neighborhood. We heard talk about a couple of things with this site. One is the value of creating a space where the public can still utilize the property or some part of it that still incorporates some of the natural beauty of the site. We have created this public amenity park space that would

be accessible to not only the residents of this development, but from the outside neighborhoods that can access it through the sidewalks and streets and keep that area natural. No grading would take place in that area. We would preserve the trees, work with the arborist, and create this small public park. On the other col de sac, we created an area that absorbs all those 22 acres of drainage and treats it. With 95 percent of the projects in the city, they must treat stormwater management with underground retention and buy nutrient credits. It is not a lot of space, especially when you are coming in and doing an infill. We were able to work out a scenario, especially with the property downstream of us to create a stormwater management feature that would treat and provide water quality and quantity for, not only our site, but also some of this other drainage that is coming through the site that is untreated. We are capturing all the drainage from there. Some of that is from that spring that you are talking about right there. A lot of it is also from water from existing city right-of-ways and backyards. We are picking all that up from the different spots in our development and taking it to that facility. We will treat it and outfall back into the stream at the reduced rates at better quality than what we are capturing.

Next Slide
This shows how the development is interacting with the critical slopes. Where the right-of-way is, you can see what was exempt with the development. This shows a good example of how we are bringing the sewer up from Monte Vista. We will be lowering the sewer in Monte Vista for 2 or 3 segments in that road. We will go into that street, lower the sanitary sewer as much as we can from that downstream intersection and take it up to our property. By the time it hits our property at that corner, it is almost right at grade at the site. At that point, it is much higher. It is probably 8 feet higher than that stream. That is why at that point, we take it down to the city right-of-way. That is what is required. If you can run sewer in the right-of-way, that is where the city utilities want you to put it. We will get it down to the city right-of-way and run it up the site, up the existing right-of-way where we are building our road. That basically creates the fill of that lower portion of the site. That is where the dirt will be coming in. That is where majority of the critical slopes are at that point.

Next Slide
We will take that existing stream on our property and divert it into our stormwater management facility. We will build that first. During the filling process, all that drainage will be diverted to that E&S facility. We will not have any downstream impacts from the filling process. It is all being diverted to our basins.

Next Slide
This shows the overall development. Once you come back with the trees as far as along the streetscape and along the buffering and keeping some existing trees that we can along the ends. We are preserving the city right-of-way. We are not impacting any of that existing alley right-of-way. We are planting, not only along the streets, but in the rear of the lots. That is in addition to saving that 0.6-acre public park area.

Commissioner Mitchell – If you are not granted the waiver, what would you do with the property?

Mr. Collins – If we are not granted the waiver, we will still develop it. We would take the sewer up the city right of way, which would impact the stream, which would impact those slopes around it. We would develop the upper half from Huntsman Road all the way up. We would probably develop on the lower side of that road that does not have the critical slopes. It would leave that pocket of lots 1 through 12 on the upper part. At some point, the fact that the stream is gone, those slopes up there would probably be exempt.

Commissioner Mitchell – Do the numbers work economically and financially?

Mr. Collins – I do not think we have gotten that far. We did not see this as the best scenario for this development. When you are building a road with units only on one side, it is not the right move.

Commissioner Habbab – Did you consider working with the natural elements in the forest and the spring that is already there instead of bulldozing everything that is there?

Mr. Collins – Absolutely. This one is unique in that you have platted lots and a platted city right-of-way. If you take away that city right-of-way by taking the road a different configuration, you are creating lots that don't have frontage. The reason why we can even do this size of a lot, what is allowed by R-1s, this design is still nonconforming. It is less nonconforming than what that current pot of 88 lots are. That is why it has taken us this long to get here. We looked at shifting the road and seeing if we had to go back to the city to vacate that right-of-way. You are taking a complex narrative and making it more complex by deleting access points.

Commissioner Habbab – It would make more sense to have smaller and denser buildings.

Mr. Collins – This is about the right size. It fits with the neighborhood. This size of house is comparable to all the other houses in different areas. I am not sure if the dynamics would work if it were much smaller than that.

Commissioner Stolzenberg – If you did not have to work within the constraints of R-1s zoning and the city would vacate right-of-way as needed, is this the project you would build?

Mr. Collins – On this piece of property, yes. This is the best product that fits in with the existing neighborhood. To come in with something smaller and denser has the feeling that it does not quite fit in with the character of this neighborhood and how it interacts with the lots planned up and planned down all along this whole area. This product in this size is a good fit. It is a good compromise. It completes this part of the area/neighborhood.

Chairman Solla-Yates – The connection to steep slopes is a bit tenuous. We had some public comment concerned about traffic being routed through existing neighborhoods. I see that there is an existing city right-of-way that directly connects to JPA. I wonder if you had considered that issue.

Mr. Collins – We tried to get an emergency access or have access through there. Those 2 properties that are adjacent to that existing city right-of-way have elements of their lots that have gone over into that area. One of the first comments that we received when we had a road and a pedestrian pathway and the different concepts through there, we had to get permission from those lot owners to use that existing city right-of-way for our development. We could not relocate or remove those features without their permission.

Ms. Creasy – There are individuals on other lots who have placed things in the right-of-way. That gets tricky. They did that at their own risk because they do not own the land. If people put things in public right-of-way, it is an at-risk situation. If there is something that needs to occur within that right-of-way, the locality has the right to do that within the parameters of that area. They are not required to put back the item. That is not the first reaction that Charlottesville has. It is typically working with an individual in situations like that. We do not want to perpetuate new opportunities like that. If someone has a situation where they need to put something within a right-of-way, we make them go through the Council process of getting the permissions to do so. If it is within a platted right-of-way, the opportunity to remove those items is there.

iii. Commissioner Discussion and Motion

Commissioner Mitchell – When we are dealing with critical slopes, my first concern is the management of the water. I am getting comfortable with the way they are going to be managing run up and things like that. I was a little worried about the spring and the burying of the spring. Water management is not as problematic as I thought it might be. It breaks my heart to see all those trees taken down. This site is going to get developed one way or the other.

Commissioner d'Oronzio – My thoughts tend to parallel Commissioner Mitchell's comments in most respects. This allows for a requirement for replenishment appropriately. I was concerned about the water management.

Commissioner Habbab – I agree. We just talked about the Climate Action Plan and the importance of tree preservation. This is leaving us with 14 percent of the trees that are there. I feel that we are being bullied into a bad scenario to avoid a horrible scenario. There is no care at all given to the existing asset. It was just treated like empty land with nothing there. We have a great asset there. It is the lesser of 2 evils.

Commissioner Schwarz – I hate to think of this as the lesser of 2 evils. Staff has provided 10 conditions to make sure that this is done properly. The end result does seem to be better. At some point, the land will be developed. We have that density problem. Even if it is too difficult today, it is going to be built on. Let's use this opportunity to make sure what goes there is done properly.

Commissioner Stolzenberg – I would not be as convinced that this will be viable with a quarter of the units removed. I don't know that is necessarily something that I should be judging this project on. What gets me about this project is that it is painful to see this plan. This is the kind of site that is 'crying out' for a PUD. All the stuff about neighborhood character does not resonate with me. You are downslope lower than the houses on either side. You could make a townhouse development that builds into the hill and is not as tall visually. You can get more units out of it and make more money. Dumping in 20 feet of fill to accomplish this result is difficult. We are supposed to be judging this based on impacts on water features. I appreciate the 116 percent of on-site water treatment increasing the water quality to Moores Creek. I am not as heartbroken about the trees. I will support this with Finding 1.

Chairman Solla-Yates – This is a difficult mathematical and geometrical problem. I am pleased with the sewer solution. I see a real value in that to the community. From a design perspective, I see that there are similarities to the existing. We want to see the gentle changes. I don't see those here.

Motion – Commissioner Mitchell – move to recommend approval of the critical slope waiver for Tax Map and Parcels 200142000, 200126000, 200147000, 200131200, 200125000, 200146000, 200130001, 200122000, 200145000, 200129000, 200121000, 200144000, 200127001, 200148000, and 200143000 as requested, with conditions, based on a finding that the public benefits of allowing the disturbance outweigh the benefits afforded by the existing undisturbed critical slope, per Section 34-1120(b)(6)(d)(i)
Conditions
1. The applicant shall work with the City's Urban Forester during site plan review to create a tree protection/preservation plan for approximately seventy-seven (77) trees as presented in the application materials. The applicant shall perform all protection/preservation measures as identified in this plan. The tree
preservation/protection plan will include a monitoring program to ensure compliance throughout the construction period. The plan shall also include provisions, such as easements, deed restrictions, or other legally binding measures to ensure preservation of trees in perpetuity.
2. The applicant shall, through easement, deed restriction, or other legally binding document, ensure no development or tree removal within the 0.6 acres "Public Amenity Area" as presented in the application materials. This documentation shall be enacted prior to approval of a Final Site Plan.
3. The applicant shall memorialize the "landscape screening" as presented in the application materials prior to approval of a final site plan. Planting within the screening area shall be a mixture of deciduous and evergreen trees, and the remaining trees will be large and medium deciduous trees as stated in the application materials.
4. In addition to providing the minimum tree cover requirements as required by code, the applicant shall preserve approximately seventy-seven (77) trees as shown in the application materials. The preserved trees shall not count towards the minimum tree cover requirement.

5. Site Plans (VESCP Plans) should include, at a minimum, 4 stages/phases of ESC controls. The first phase shall include "Initial/Preliminary Controls". Outfalls from any proposed traps shall be established with rigorous independent ESC controls, early in the sequence, prior to the establishment of a sediment trap and associated conveyances.
6. Any channels/diversions that convey 'clear' water shall be stabilized with sod on the 'clear water' side immediately after installation.
7. "Super Silt Fence" (chain linked backing) shall be installed where perimeter silt fence is specified.
8. Any disturbance occurring outside of conveyances to the trap, in either sequence or space, planned or unforeseen, shall be immediately stabilized with sod (for pervious areas, utilities should have other "same day stabilization").
9. At no time shall concentrated water be directed toward the critical slopes without adequate conveyance down and beyond the slopes to an acceptable outfall.
10. The Final Plan should include a Virginia Stormwater Management Plan that includes a design for onsite water quality provided by a facility, or facilities, designed in accordance with the BMP Clearinghouse "2013 Draft Design Specifications for Practices 1-15", or a proprietary Manufactured Treatment Device acceptable to DEQ at the time the Final Plan is submitted. The facility or facilities should provide 110 percent of the onsite Phosphorus removal required as determined with an accurately completed VRRM spreadsheet for the project. Second by Commissioner Schwarz. Motion passes 6-0.

2. Presentation – Entrance Corridor Design Review Overview – To Be postponed to a later date and time.

The meeting was adjourned at 11:24 PM.

Minutes

PLANNING COMMISSION REGULAR MEETING
August 13, 2024 – 5:30 P.M.
Hybrid Meeting

I. COMMISSION PRE-MEETING (Agenda discussion(s))

Beginning: 4:30 PM
***Location*:** NDS Conference Room
Members Present: Commissioner Schwarz, Commissioner d'Oronzio, Commissioner Solla-Yates, Chairman Mitchell, Commissioner Stolzenberg, Commissioner Roettger
Staff Present: Patrick Cory, Missy Creasy, Carrie Rainey, Maya Claggett

Chair Mitchell called the meeting to order and asked for any comments on the agenda. None were noted. Chair Mitchell noted that he would be asking two commissioners to work on legislative package materials with Mr. Freas in preparation for the August work session. There was a brief overview of the legislative committee and work session for Aug 24 as well as mention of the Sept 24 work session.

Commissioner Roettger stated that members of the Tree Commission would be in attendance this evening and may share information. Commissioner Schwarz asked about a work session on the Zoning Code so commissioners could discuss areas that may need review. This was tentatively scheduled for the October 22 work session. He also asked if this could be placed on Municode and Ms. Creasy provided background as to why it could not. Commissioner Schwartz noted concerns with navigating the ordinance and some feedback on how to address was discussed. Commissioner Stolzenberg asked about the tree removed at 5th and Market. Was a permit obtained? Staff will research and take as complaint for next steps. Commissioner Solla-Yates asked if Steve Gaines had provided feedback on the tree ordinance. It was noted that staff provided him the information and have not received information at this time. It will move to the Tree Commission in September. He also asked about the minutes backlog and staff noted there is one additional set. Commissioner Stolzenberg asked if the Commission needs to readopt remote meeting rules? Staff will research.

II. COMMISSION REGULAR MEETING – Meeting called to order by Chairman Mitchell at 5:30 PM

Beginning: 5:30 PM
Location: City Hall Chambers

A. COMMISSIONER'S REPORT

Commissioner Stolzenberg – At MPO Tech, now that the Moving Towards 2050 plan is adopted, we are back on a bimonthly meeting schedule. In June, we had a presentation from VDOT on the Barracks Road smart-scale concept. We had a long discussion about the area between the overpass and Georgetown Road without a crosswalk. We strongly recommended they find a way to put a crosswalk in. They will explore that. Our June LUPEC meeting was cancelled. In July, we had updates from the transportation staff from each entity. I think that you probably heard everything that was talked about, except that there is now a map of bike parking everywhere in the city and UVA put together by our bike coordinator. It can be found on the city website. The county gave an update on each of their smart-scale projects that they are applying for. The one most relevant to us is the one at Hillsdale and Rio. They are proposing a dog-bone roundabout; 2 roundabouts merged into one. UVA gave an update on the North Grounds Garage that they are excited about. They said that they will never purchase another diesel or fossil fuel powered bus ever again. They did not get a grant from the federal

government for low emission buses this year. They are looking at an electric minibus to tie them over and reduce wear and tear on their diesel fleet until they can procure full size electric buses since the supply chain is so long for that.

Commissioner Schwarz – The BAR did not meet in July. In the June meeting, the only project of significance was a preliminary discussion for the UVA affordable housing project at Wertland and 10th. It is a 6-story building. They capped it at 6 stories instead of 11 stories because the construction type was more affordable and for parking. They did not present much more than just basic massing. The discussion was the BAR saying to provide permeability from the street and respect the streetscape.

Commissioner Solla-Yates – I am following the progress on the Virginia Housing Commission looking at potential legislation next round about accessory dwelling units and faith & housing. Currently, both are not looking promising as far as meaningful changes. I am not expecting big changes out of the Housing Commission.

Commissioner d'Oronzio – The TJPDC did not meet for their August meeting. We did have to hold a special meeting at the end of July to hold a public hearing to complete an application process for a USDA matching grant for minor home repairs that has no bearing on the city. There is not one address in the city that is qualified for it. Councilor Payne and I attended to fill out a quorum. We already addressed that in the premeeting adjustments to the virtual meeting rules and how that may or may not come to this Commission at some point. The HAC (Housing Advisory Committee) held its organizational meeting to discuss its work plan for the next year and how to prioritize what is going to happen. It is not crystallized except how we go about things procedurally has floated to the top. I will have more on that in the future as we get work product for what we want to do and the order. We had the organizational kickoff meeting for CAHF/HOPS Committee last week. We are having another meeting on the 28th. There are a couple of items that might be of more interest. One item is that we are working on the scoring and evaluation tool. It is one of those things that has been amended and changed. Four people have authored it over the years. It needs to be fixed. When you read the scoring criterion and questions, somebody rewrote that 4 times to get their point across. We are also looking at clarifying some of the documentation that accompanies the applications. Some of that has turned to trying to make it less obstacle ridden for smaller and less established applicants for these funds. We have flexibility there. The land bank should be moving forward. I am meeting with Sam Sanders to get an update for where we are and how we are moving this forward.

Commissioner Roettger – Last week, I was at a Tree Commission meeting. Parks and Recreation has an RFI out for an urban forest management plan. There was a lot of discussion about what the consultant would be able to provide and what kind of things people could do and more citizen participation with that. There was discussion about notable trees or heritage trees and how to get that program back. We are going to be hearing more about the ordinances. There was some discussion about how to get more 'teeth' in the preservation of these large trees.

B. UNIVERSITY REPORT

Commissioner Joy – We have an upcoming Board of Visitors meeting in September. It is a light agenda. There will be an update to our historic preservation report. I have a couple of construction updates. The Fontaine Parking Garage is making great progress. It is through the difficult parts. The difficult parts were completed ahead of schedule. It is on track to be done a little over a year in the fall of 2025. That parking garage will be operational. At Fontaine, the energy plant construction is progressing. Several of the geothermal wells have been drilled. Footers are being poured. The North Grounds Parking Garage is another key element to address the parking issues. The initial bridging documents are complete. It is a design-build delivery project. It is currently going through the shortlisting process to identify the ultimate team that is going to complete the

project. I previously talked about the Piedmont site and the Wertland Street projects. There has been a strategic decision to prioritize the Wertland Street project, with the Piedmont project following after Wertland. This was done to not have the 2 projects compete for the same associated housing tax credits. UVA Health System is going to be taking the lead on a comprehensive planning study for the Grove Street and Oak Lawn properties. Those will be looked at wholistically.

C. CHAIR'S REPORT

i. Appointment of Nominating Committee

Chairman Mitchell – The Annual Meeting will be next month. Commissioners d'Oronzio and Solla-Yates have agreed to be the nominating committee. They will be presenting a slate of candidates that we will need to vote on for Vice-Chair and Chair next month. I met with Ms. Creasy and Mr. Freas to talk about an idea that they have about helping us identify the legislative agenda for the city. Mr. Freas is going to discuss in greater detail about what he would like to see when he presents. I will need 2 volunteers to do the work. You need to be ready to present your idea to Planning Commission by the 27th. The BZA met twice. The first meeting was an orientation. We have 2 or 3 new members on the BZA. We wanted to get them oriented to the work we do. We also wanted to orient the BZA to the new development code. I think there is only one major modification that we need to worry about on the BZA. It is in Section 5.2.11. That speaks to administrative modifications. That allows the applicant to make appeals during the hardships if they are caused by coverage requirements or setback requirements. We also had our first hearing this year. This was related to homestays. The intent was to appeal a denial by the zoning administrator. The zoning administrator denied the application because the intent of the homestay ordinance is that you live in the home for 185 days while you are doing the homestay. The zoning administrator denied it. We overruled him and voted in favor of it; not because we did not agree with the intent. We agreed with the intent and the reason why he denied it. The ordinance reads that you must be in the homestay 185 days during the permitted period. You do not have to be in there 185 days before the permitted period. We need to go back and tweak that. There is some gaming that is going to happen with that. Mr. Freas and Ms. Creasy are aware of that, and they are working on that.

D. DEPARTMENT OF NDS

Missy Creasy, NDS Deputy Director – We are planning to have a work session on the 4th Tuesday of August. At the premeeting, we noted that we have the 4th Tuesday penciled in. We have not had work sessions in some time. During the zoning ordinance, we had them every week. We will be having work sessions more often. We will be preparing for a work session on the 27th. We are also working on the work session for September 24th. We have planned for that to be a joint work session with the Albemarle County Planning Commission about the Climate Resilience project that is being done between our localities. These will be updates from both city and county staff and an opportunity to meet with the County Planning Commission. We have not done that in some time. This is now a good opportunity to regroup. We are also talking about other topic areas where there would be interest to have future joint meetings to continue that dialogue. There are a lot of things moving forward on that front. We are set for CIP discussions coming in November and December.

James Freas, NDS Director – The idea for the August work session is to put together a letter to Council around their legislative priorities for the upcoming state legislative session. This is in response to comments or requests that have been made by commissioners over the last couple of years. How do we get engaged in this process every year. Every year, Council puts together their set of priorities and forward those on to the delegation. This is how we do it. The idea is that with a couple of commissioners, we will meet and talk about what those priorities might be and put those into a draft letter that will then come to the Planning Commission for consideration and ultimately a vote by the Commission to forward that letter on to Council at your August meeting.

E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA

Bob Troy (108 Chandler Court) – I am the President of the Willoughby Neighborhood Association and a resident in that subdivision. I am here to share our concerns about the proposed Willoughby Place development by Woodard Properties, which lands entirely within the footprint of Willoughby. We have real concerns about zoning for the property. The arithmetic of their preliminary site plans aligns with the zoning. It does not align with the nature of the neighborhood or the rest of the area around it has been developed. We think that should be a part of that. There are 84 units proposed. There are concerns about access to the proposed development itself and the added pressure to has the intersection at 5th Street Extended and Harris Road. That is already a problematic intersection. There has recently been a lot of development that has already added beyond the capacity of that intersection experienced when it was designed and built. We are concerned about those 2 things. There are ongoing questions about the access easement and its use. I am very concerned about the environmental impact on Moores Creek, the impervious surfaces, and the significant critical slope drop leading into Moores Creek. It will certainly add to erosion pressures on the creek. We have seen erosion pressures on the creek cost the area money. The Rivanna Sewer Authority had to install a pretty large granite block wall to protect a sewer main that runs along Moores Creek. Because of the runoff from 5th Street Station, not all that stormwater management at 5th Street Station has performed that well. This will increase that pressure on Moores Creek in terms of erosion. The likely direction of any outflows will lead to erosion that will undercut the roadway of 5th Street Station Parkway.

Joan Albiston (921 Royer Drive) – The people here tonight are our neighbors and residents of the Willoughby Neighborhood Association. I am a resident of Willoughby and a landscape architect. I understand that preliminary plans for an 84-unit multifamily project, developed by Moores Creek LLC, has been submitted to the city and been reviewed by city staff. I also understand that the project is considered a by right project barring issues with the easement. I have major concerns about 2 details of the project: the narrowing and tightening of curves of travel lanes of Harris Road at the Willoughby Association entrance and potential grading within the extensive critical slopes of the site. Narrowing travel lanes for a section of Harris Road at our entrance to 11-foot widths is about the width of a standard driveway with mountable curbs in the middle of the road and painted area where vehicles are encouraged not to stray while tightening the curvature of the road for the benefit of Willoughby Place site triangles will make travel for the existing 238 homes more hazardous than the adjacent 5th Street/Willoughby intersection. As first proposed in 2011, I expect that any proposed development designed for the adjacent county parcel will be similar in scope, with the additional vehicular traffic most likely directed onto Harris Road at the Willoughby Place entrance. The nearby intersection at 5th Street and Harris Road is already overburdened with frequent accidents. Willoughby residents have repeatedly requested that intersection be made safer. It is the only intersection that we can leave and enter our neighborhood. If the Willoughby Place project moves forward, the 5th Street/Harris intersection must be improved to support the increased traffic through it. Another concern is the substantial negative environmental impact on the rocky critical slopes where stormwater flows into Moores Creek. I understand that the majority of the critical slope waivers are approved by the city. At what point are critical slopes worth protecting? What acreage or grade of critical slopes is too much when the slopes exist in undisturbed woodland when the stormwater flows directly into Moores Creek when onsite water quality and quantity treatment will be inadequate for a substantial amount of groundwater recharge, when Charlottesville is working towards establishing a climate action plan, when Charlottesville has been awarded a community flood preparedness funding grant for the city section of Moores Creek? All those factors exist now. Now is the time to decide at what point critical slopes are critical.

Jalle Meintzschel (621 Harris) – Willoughby is a single-access subdivision created in 1978 with 238 homes located off the city's entrance corridor and adjacent to 5th Street Station. My purpose is to deliver written notice and on public record of the Willoughby homeowners' opposition to the proposed Willoughby Place Apartments, a 84-unit multistory multi-building apartment complex with a phase II of an additional 150 units on

the Albemarle County side accessed only at the Willoughby entrance. The letter given to your staff with supporting exhibits has been signed by over half of the homeowners, showing their support of this opposition. This letter has 4 reasons why we oppose the proposed Willoughby Place development. There are additional valid reasons for opposing this development, such as critical slopes and doubling the traffic volume. The homeowners have prioritized this list for more immediate attention in the preliminary planning process.

John Owen (919 Royer Drive) – My main concern, as a teacher and principal, is the safety of children. Our demographics have shifted recently in a good way. We have a lot more children in the neighborhood. I fear for their safety.

Logan Kimble – The main things that I wanted to talk about were the Harris Road and 5th Street intersection. The traffic backs up there from the turn into Wegmans. You regularly have accidents there. It happens quite a bit. The Yield at that intersection is incredibly confusing. Ben Koby and I watched multiple cars misuse the turn, avoid not using blinkers. A cyclist crossed the intersection diagonally at rush hour. It frequent backs up from Wawa to that intersection. We watched multiple cars come in up the curve and do U-turns on the blind curve to go back out. We only see that getting worse once Wawa opens. We see that corridor becoming even more congested and confusing. Even as you exit the neighborhood, that curve backs up. It is uphill and confusing. I don't like going up there. It is a blind uphill curve, which is where they want to put these mountable curbs. The sight lines are terrible. Every time it snows, there is a car stuck there for days. You have this nice piece of forest. It would be a shame to see all that removed from the city's stormwater protections.

Alexandra Rebhorn (815 Harris) – I am here to lend my voice in solidarity to the rest of the people from Willoughby. There are several reasons, opinions, and thoughts on why or why not we should support this project. Even if only half the people have had a chance to sign the letter thus far, just about every resident in the neighborhood would say that they are against this project. It is not about infill housing. It is about egress and access to that property. I have lived in that neighborhood for 20 years. Trees fall because of the erosion. Trees have fallen in the last decade at a rate that is 100-fold from what it was the previous decade. I know that erosion problems and the Moores Creek problem are real. Those effects are real and felt. It is crazy to get out of there. Adding 160 to 200 cars to that pressure is insane. Unless there was a way to make another road, it is unrealistic and unsafe. It will not be a win for the people that live there. We respectfully request that you deny it.

Beth Owen – I have been in Willoughby for over 30 years. It would be nice to invite you to come to our neighborhood. That would give you an idea of the concerns that we have in our neighborhood. We are talking about 84 units. That is at least 2 cars, maybe more per unit. That is too many cars coming in there. I cannot imagine how that is going to be handled. We have had 2 deaths in our neighborhood. It is a huge safety concern.

Larry Garretson (818 Harris) – We understand the safety and infill. We support the idea of infill. It takes pressure off the rural land that we enjoy. The area along the 5th Street corridor has grown substantially in the 20 years that I have lived at Willoughby. It comes with a body count. There have been 5 deaths along that road. There was a time last year when there were 5 memorial wreaths set up along that road. What we are talking about with this development is bringing that kind of dangerous pressure into a smaller roadway and an uphill curving access that is the only access for the homes in our development. I would like to ask you to look long and hard about enabling that to happen.

F. CONSENT AGENDA

1. Minutes – February 14, 2023 – Regular Meeting
2. Minutes – March 13, 2023 – Regular Meeting
3. Minutes – January 10, 2023 – Regular Meeting
4. Minutes – June 11, 2024 – Regular Meeting
5. Site Plan – Mount View PUD

Motion to Approve Consent Agenda – Commissioner Schwarz – Second by Commissioner d'Oronzio – Motion passes 6-0.

III. PLANNING COMMISSION PUBLIC HEARINGS

Beginning: 6:00 PM
Continuing: Until all public hearings are complete
Format: (i) Staff Report, (ii) Applicant, (iii) Hearing, (iv) Discussion and Motion

No Public Hearings Scheduled.

IV. Commission's Action Items

Continuing: until all public hearings and action items are completed.

1. Presentation – Public Art

Staff Report

Mr. Freas – This summer, we have had Maya Claggett as our intern. She is a graduate student at UVA. She has done a fantastic job working with us and working with many of our colleagues in several departments. We tasked her with 2 projects. One was looking at a full body of work that we do around protecting and preserving trees, particularly those in the public right-of-way and identifying best practices that might exist within the state of Virginia that we could apply or bring to bear here in the city. The other item was looking at public art. The issue of public art has been coming up a lot lately. We have had several requests from various organizations or members of the public about installing public art. We have had a general interest in this topic. We believe that it is a worthy topic. I believe it is even cited within the Comprehensive Plan to encourage public art. We do not have any mechanisms around selecting public art or even managing that once it is in place. We asked Ms. Claggett to look the best practices within the state of Virginia for that type of program.

Maya Claggett, Intern – The research that I conducted largely draws from models from Falls Church, Alexandria, Williamsburg, and Richmond. They each offered something slightly different as far as practices and models. Falls Church was very informative with possible 'bumps in the road' and best practices that come from implementing public art programs in smaller municipalities. I hope that the document consolidates some of my research into a usable format. It shows that a committee could be formed that helps to advance public art initiatives more immediately while also looking at a longer-term public art plan and trying to form that.

I am going to get into an overview of the procedures and guidelines document, which is one of the outcomes of my research around public art. It begins with language that could be used to form a public art and memorials commission and what the makeup of that commission could look like. As presented in this document, the commission would serve in an advisory role to City Council on many things related to public art, including the long-term planning, review of public art proposals, and public art commissioning. The following procedures and guidelines in the document cover elements that are typically found in public art plans. It lays out responsibilities for key actors, notably the public art and memorials commission. They would be tasked with creating a master plan, funding, creating a memorials plan or policy, and addressing any changes to these procedures that might better reflect the community. In addition to this, there is review of art proposals and assessing projects. Guidelines and possible criteria for those are included in this document. Procedures around commissioning art and what those processes could look like are included. While this committee would guide projects, the project management, as it is written in this document, would most likely be done by city staff.

Specifically, as it is written in this document, by the staff liaison to the public art and memorials committee. These would be legal agreements and proper documentation. From my research, I want to point out that this new role would be crucial to the success of the committee as it is written. Those responsibilities for this liaison are written out more in depth in the project management section. There is language around deaccessioning pieces of public art. The public art and memorials commission could potentially serve as a resource for private development if they wanted to include public art.

The language as it is written in the document clarifies that all the recommendations from this public art and memorials commission would have to go through City Council and seek their approval. I would like to present some options for discussion about how the Planning Commission might want to be involved if a more formal art program should continue. The first option would be that the Planning Commission would become involved when public art requires a site plan or some structural element. It would not include more 2D public art like murals. The second option that came out of my research was the Planning Commission supplying one member who would be a part of the public art and memorials commission and report back to the Planning Commission and communicate their interests in public art meetings. This largely the language in the draft.

Commissioner Joy – Is city-owned property under the jurisdiction of the Virginia Art & Architecture Review Board?

Mr. Freas – I am not familiar with that body.

Commissioner Joy – They have jurisdiction over state-owned land.

Mr. Freas – My expectation, given that I not heard of them, is 'no.'

Commissioner Roettger – It is thoughtful research and helpful to have proposals. That is the hard part, to get the language there for people to react to. I thought that the thinking about donations, given we recently had the 7th anniversary of August 11th and 12th, having a clearer way to move forward with both adding and moving monuments and artwork, I think the Planning Commission makes sense when it is a something that has to do with the space around it in terms of looking at it. I think you had one a commissioner on the proposed committee. It makes a lot of sense. There is a different process for murals. Thinking about making sure that the composition of the commission is diverse. It is so specific with all these different characters and that makes a lot of sense. There could be an open resident position that might bring a different point of view than professional people might bring. It is great work.

Commissioner Solla-Yates – Historically, when we have considered adding new capacity and new services, we have done so without adding funding or staffing. Can you talk about the value of funding and staffing this to achieve success?

Ms. Claggett – What I have seen in a lot of places who did not have this built-in staff capacity, including for a couple of years Fall Church, is that the committee focuses on maybe long-term planning and values and community input. I think that the importance of a staff person is largely on the approvals process and moving things along and from a legal perspective; having someone that manages those documents. I would like to note that Falls Church, the person they have assigned to this role, it is half of her role. She serves in a full-time capacity for their Parks and Recreation Department. She has other responsibilities and other roles.

Commissioner Joy – There is the 1-percent for art precedent that happens in some cities. Any city-funded project designates 1 percent to go into a public art fund. I was thinking of a way to build in funding. It moves the money around. It could be a way to formalize the funding structure of public art.

Mr. Freas – One of the things Ms. Claggett highlighted in her presentation and response is an important aspect of this and speaks to what Commissioner Roettger noted. We have immediate needs for this body to be at work right now. We also recognize that to really do its job effectively, it should be working against a larger master plan or plan for public art within the city. What are we trying to accomplish relative to public art? Those types of questions should be answered within that document. We need to do both at once. Ms. Claggett has done a good job of setting us up for that potentially. We recognize that to be successful in this place, we will have to staff it. We will have to make sure that we give it the tools it needs to do this job that we want it to do. I have started that conversation with the city manager. There are no guarantees. We are going into the budget process. We are going into this with the recognition that we cannot do this halfway. If we are going to go down this road and address this issue, respond to this desire within the community, we will have to do it with some staffing. On the 1-percent for the arts, the city adopted a 1-percent for the arts back in the 90s. It seems to have gone defunct in the intervening time. An art commission that was established at that time also went defunct. We must relook at that and start thinking about that within the budget. We have a lot of different projects that theoretically could have a 1-percent for the arts tacked onto this. That is a substantial cost. What we will have to do going forward is look at that again and make some decisions. I would prefer to have a 1-percent for the arts come out of a planning process. It is interesting that we already did that.

Commissioner d'Oronzio – A question on the role of the Planning Commission. Some of these processes may not be aided by adding more people. At some point, most art is intrinsically solitary before it becomes a community matter. In evaluating how we put these guidelines up make the Planning Commission's role explicitly clear. How does this physical object function in the environment with no aesthetic input or judgment from the Planning Commission? That confuses the matter. It is one more body that you must placate, please, and impress. Does the Planning Commission agree that this widget can fit on this block in this place?

I saw that our at-large member is from this overlay corridor area. What was the process of space constructing? Who might be on this board? How did you get to where you are going? One of the things that I see about this having is that some of the buckets we have can be served by multiple people. You can have an art educator who is also a leader of an art organization. It can be convenient when you are trying to staff up the members of the board. Where did we come up with this? The other piece that I would ask about is it is somewhere in this Commission or City Council. In opposition to what I said about the Planning Commission not being allowed to make an aesthetic decision is some sort of formalized input process. Whether it is warmly received or whether it is not and opposed. Would there be a public input process? Where would that go? Does it make sense to put that at the end and with the City Council? It seems that is the bad place for the City Council to start hearing about that on the night they are approving it.

Ms. Claggett – The makeup of this commission is based on a couple of different things; largely based on models that already exist and from municipalities that have gone further in this process. A lot of the recommendations that I received was to make the committee smaller than other places have based on their experience. It was hard to put out a lot of the buckets that other places did. I wanted to consolidate. I agree. It is something to consider and I would love feedback on. Specifically, the member from the neighborhood corridor overlay. That was partially inspired by the Charlottesville Tree Commission, which has at least one member from a low-income neighborhood. This idea was taken from there but changed so that the geographic areas were clearer and aligned with the new development code. Public input processes vary a lot. Hopefully the formation of this commission would, in their public art plan, that is based on community outreach. They will form a process and clarify those roles and where those public inputs fit into the process of approving or making recommendations. It is something to consider and an important part of a public art program.

Commissioner Stolzenberg – On other committees, we have sometimes found that when we are overly restrictive for certain slots, we find that we don't ever get any applicants for those slots. I wonder if we could incorporate some outreach for that. If there are no eligible applicants meeting their criteria, an at-large member

can be appointed or an interim at-large member can be appointed until a qualifying person is found. I am a little ambivalent about the idea that we would reserve a slot specifically for people who live in a single-family zoned area. Mr. Freas mentioned that we need this as soon as possible. I know our transportation planner and bike & ped coordinator are ready to start painting streets. Could we incorporate an interim de-facto commission before the commission and liaison are fully 'stood up?'

The thing that concerns me when we talk about public art or monuments is that there is maybe a line between an art commission by the government that is government speech under the First Amendment versus creating a public forum where we might have people suggesting art that might be undesired by the community. Does this put us on the side of the protected from someone filing a lawsuit? Is that the goal of the criteria?

Mr. Freas – That is part of the intention here; to protect us.

Commissioner Stolzenberg – Is it creating this plan and criteria and discretionary review of this committee that offers that protection? Is there a risk that the plan they make is so general that we lose it?

Mr. Freas – I don't know at this point. I know that as we move forward with this idea, consultation with the City Attorney is going to be an essential part of that. Addressing that issue is key to why we are pursuing this. We have been advised not to do that because of the risk.

Commissioner Schwarz – My questions have to do with the Board of Architectural Review and the role they may have to play. My suggestion would be that the BAR would be able to review something, make a recommendation based on: Is art appropriate for a location in terms of something will have to happen to that location? The existing area will have to be modified. Is that area historic in any way? Can the BAR make a recommendation on whether it is appropriate to change that location? That would include public property and public right-of-way. It is a recommendation. It would not be a certificate of appropriateness. It is more of the BAR giving feedback on this location. Is it appropriate for art? Keeping the BAR out of aesthetics. Does this distinguish between public and private art? Several years ago, we had an application for a mural on 4th Street. The mural was supposed to memorialize the counter protesters for the Unite the Right rally. Some of the public was upset because there was no public comment. The BAR was the only body who got to look at it. They ended up not doing the mural because it was a famous muralist. When there was some 'static' to what he wanted to do, he pulled out. That was private art on private property. Is there a role this committee would have for something like that? I wonder if that needs to be considered.

Ms. Claggett – Section 7 of the document is some of the research that I have gotten around the private side and developer-initiated projects. I think this committee could be a great resource for those kinds of conversations. It depends on the capacity of this commission when it is formed and the public art plan that is reflective of the community and processes that they want to move forward with. It is something that is being considered.

Mr. Freas – It is laid out in the materials of the line between public and private. There would be no formal role for this committee on private art. I think Ms. Claggett has written in here the notion that they could serve as an advisory role on a voluntary nature. The other place where we might tap into the expertise is on the zoning side. When a mural comes in, we must draw the line between a sign and art. We could consult with this body as to where that line is.

Commissioner d'Oronzio – The advisory role could get fraught fast. What advice are you giving? Are you chilling expression? Are you inserting the personal biases of staff or appointees up here. Could that be fraught in and of itself? You are opening the door for those sorts of problems with the private art and private property.

Mr. Freas – There is no formal role. It is completely voluntary. It is whether somebody chooses to come to the body.

Commissioner Schwarz – It would be beneficial to have some mechanism.

Commissioner Roettger – The benefit for coming to the commission for advice would not be their advice, but how they usually reach out to the public.

Chairman Mitchell – It is important that there is public input before we put stuff up. That is very important.

2. Presentation – Street Tree Project

Staff Report

Ms. Claggett – I would like to start this discussion by saying that I did not identify any significant policy avenues that Charlottesville is not already taking advantage of around trees, particularly with the new development code and new tree removal permits that are in place. In my final report to NDS, I am developing steps and further avenues to pursue. It would include increased staff capacity so that processes and procedures could be more developed around this tree removal permit and possibly incentive based solutions. Like many areas of Virginia, Charlottesville is losing tree canopy. This is a really important area of research. I wanted to note that Charlottesville is not alone. A lot of the people that I am talking to in Virginia have been pursuing this area in a similar way. There are many conversations that are happening throughout the state and at the state level.

For this document, I used models from Arlington, Norfolk, and Fairfax. Under Virginia law, this ordinance allows municipalities to establish a procedure around the designation heritage, memorial, specimen, and street trees. These designations can happen on public and private property. They include a special protection status for the trees that are identified. The language in this markup (a product of my research) will strengthen the ordinance in a few key ways. I would like to mention that after talking with practitioners, it seems that the stronger and slightly different language of this ordinance does not strongly change the ways that this ordinance is implemented in these municipalities.

The first main addition that I have made in this markup is ‘trees on public property’ and making it clear that trees on city property are owned by the city. It includes language around that if there is any injury or removal of these trees, it would be a class 3 misdemeanor. I did not know what that meant. It is a fine of no more than $500. It is commonly used for unintentional damage to property, which is why it is applicable here. In the later part of this markup, that is the first main addition. With the later part, there are some changes, some language around encouraging the nomination of trees on a broader range of properties. By expanding the properties that people can nominate trees for, it will increase the awareness of this program. It would still require the consent of the property owner to nominate and protect these trees. Hopefully, it would encourage more conversations around that.

Commissioner Joy – Following up the nomination of the heritage trees, is the idea that there would be a call for nominations? Would it be annualized into an effort that could be brought in? I wonder if there is an opportunity we can make it into an annual ceremony. It could be something that could be part of civic pride. Does this include heaters on the downtown mall associated with cafes?

Commissioner Roettger – It is helpful and good work. The Tree Commission is going to be hearing from you. That might help get into some of the specifics. At the last Tree Commission meeting, the heritage tree was being discussed as a topic. How does it potentially help someone to nominate a tree in their yard? There are

maybe some things around that that would not be too costly to offer someone. It is interesting to hear that you were more focused on the language. The pieces are in place. They are not being administered. We do not have the follow through yet or the processes are not as widely known to residents. There might be more about education.

Commissioner Solla-Yates – Something that I say is that Charlottesville does everything we are legally permitted to do in Virginia about tree protection. I understand that other states are doing more than Virginia. Am I right? If so, who and what are they doing?

Ms. Claggett – There are a lot of different avenues for tree protection. It comes up in a lot of different areas of regulations and incentives. Something on the state level that Virginia is trying to push through is loosening the restrictions on the percent that is required during development. That is a big area that is restricted. It is just the percents that you are allowed to require during development are larger in other areas. There are a lot of incentive-based things that are happening in other states including stormwater fee structures. I can recommend a document to you. It is A Select Review of the Virginia State Code for Trees and Forests. It is from 2020. Foresters and practitioners got together to look through Virginia code to ask the questions that you are asking.

Commissioner Solla-Yates – One thing I understand that we can do is spend money. We basically have unlimited authority to spend money. Am I correct that we could put a small amount of money in the budget and give people a small consideration for nominating a tree?

Ms. Claggett – To my knowledge, yes.

Commissioner d'Oronzio – I have a couple of comments. One is the use of single-family residents. That was advisedly used. I would like to point that we have this new zoning where we talk about residential zones. Is there a reason we are using single-family residents instead of zone residential RA or something like that as the exclusionary criteria? What we are saying is that a duplex does not apply?

Ms. Claggett – This language is largely taken from other models. We have discussed that the language could be revised on that. There are comments in my document noting that. It is just a draft.

Mr. Freas – You are not just objecting to the word 'family,' but you are suggesting that if there is a waiver or an exemption granted, that should be granted to a higher number of units than one.

Commissioner d'Oronzio – It seems that we continue to give extraordinary privilege to single-family residents as opposed to something zoned RA with 2 or 3 units on it. I am not sure that I have a simple solution to that.

Commissioner Stolzenberg – It would apply to a single-family even if it was their own NX-10. Is that because specific state code would not allow us to designate a tree?

Ms. Claggett – Not from what I remember. The specific terms of the state legislation are not specific in that area. That specific language I think was taken from Arlington.

Commissioner d'Oronzio – The second question would be on 18-XA and that we be very careful about use of the word 'pruning, maintaining, removal' and putting that on the administrator. What that will do is annoy the administrator for having to deal with the 100s of people who maintain, prune, and occasionally remove trees from the city-owned alleys that the city is not maintaining. We need to be careful about that. People treat that as their yard in some respects if there is no barrier. Every point you have made here is well taken.

Commissioner Stolzenberg – I understand Arlington is being sued over their tree protections. Did we take any of the ones that are in that lawsuit into this?

Ms. Claggett – I will investigate that.

Mr. Freas – No.

Commissioner Stolzenberg – This language in 18-XB-1, specifically calling out utility companies is interesting. Dominion is probably the biggest butcher of trees in the city. Does another locality put that restriction on their electric utility? Has that successfully worked?

Ms. Claggett – I am trying to remember where this language was used. To my knowledge, I don't know how effective that this is. I don't think it is anything that I talked with practitioners about in other municipalities. I will investigate that.

Commissioner d'Oronzio – Some of those easements for utilities are quite specific about the utilities absolute right to do whatever they want to do to anything growing in there to maintain their power lines.

Ms. Creasy – This was one of those sections that we figure at some point an attorney will spend a lot of time with. There are franchise agreements that are involved. There are lots of different parts of the puzzle. It will be helpful to see if anyone has been effective with this. My inclination is probably not. That was a section where there would be some oversight. The misdemeanor part is something that stands out. We are in the early phases. This has not gone through any legal review. I am sure that we will get feedback.

Commissioner Schwarz – Later in that section, you have the exceptions in section 18-11. It says, 'routine installation, maintenance, and repair of cable and wires used to provide cable television, electric, gas, or television service.' That is an exception to anything in the ordinance. I am wondering how that works with the section that we just mentioned. I think you said that the blue text cannot be changed or shouldn't be changed.

Ms. Claggett – The blue text is taken straight from Virginia code on the allowances of this ordinance.

Commissioner Schwarz – There seemed to be a conflict between those two. I would love to see 18X be one work. I would love to see you guys figure that out. I noticed that conflict later in the exceptions.

Under the definitions, it says that street trees need to be individually designated. Do we have a record of every street tree that we call a street tree? Can we change that? Is there a way that we can say if it is in the public right-of-way, it is a street tree? If it is on private property, how do we make a designation that those are street trees even though they are on private property? Are they on an easement at that point?

Mr. Freas – Yes.

Commissioner Schwarz – Do we have GIS documentation of all the trees?

Ms. Creasy – We have had in the past. I am not sure about the update and whether it determines private versus public if it is in a right-of-way or if it is on private property.

Commissioner Schwarz – I am wondering how someone knows whether their tree falls under this ordinance. All the definitions say individually designated. I guess that implies that we should have a list of all these trees we want to protect. How would the public find out if their tree is considered a street tree?

Under 18X-B.1, it also says ‘where the city is responsible for the maintenance of such easement.’ I was under the impression that street trees and planting strips needed to be maintained by the private property owner even if it was in the public right-of-way.

Chairman Mitchell – Excellent pieces of work

The meeting was adjourned at 7:18 PM.