



Planning Commission Meeting Agenda

October 13, 2026

610 East Main Street
City Council Chambers
Charlottesville, Virginia 22902

Carl Schwarz, Chair
Danny Yoder, Vice Chair
Ross Harness
Hosea Mitchell
Betsy Roettger
Lyle Solla-Yates
Josh Carp
Michael Joy

- I. Commission Pre-Meeting (Agenda discussion(s))**
Beginning: 5:00 p.m. Location: (Basement 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)
 - 1. Commissioner's Reports**
 - 2. University of Virginia Report**
 - 3. Chair's Report**
 - 4. Department of NDS Report**
 - 5. Matters to be Presented by the Public not on the Formal Agenda**
 - 6. Consent Agenda**
 - a Minutes - June 9, 2026 Regular Session
 - b Minutes - June 23, 2026 Work Session
- III. Planning Commission Public Hearing Items**
Beginning: following previous agenda items
- IV. Commission's Action Items**
Beginning: following any public hearings
 - 1. Special Exception Request - 843 W Main Street [PL-26-0126]**
 - 2. Preliminary Discussion - 209 12th Street NE Rezoning**
- V. Work Session Presentation**
Beginning: following any action items
 - 1. Draft Climate Adaptation and Resilience Plan**
- VI. Future Meeting Schedule/Adjournment**
Tuesday October 27 - 5:00 PM - Work Session Tuesday November 10 - 5:30 PM - Regular Meeting

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PLANNING COMMISSION REGULAR MEETING

June 9, 2026 – 5:30 P.M.

Hybrid Meeting

I. COMMISSION PRE-MEETING (Agenda discussion(s))

Beginning: 5:00 PM

Location: City Council Chambers

Members Present: Chairman Schwarz, Commissioner Harness, Commissioner Mitchell, Commissioner Yoder, Commissioner Joy, Commissioner Solla-Yates

Staff Present: Patrick Cory, Remy Trail, Dannan O'Connell, Matt Alfele, Anthony Warn, Kellie Brown

II. COMMISSION REGULAR MEETING – Meeting called to order by Chairman Schwarz at 5:30 PM.

Beginning: 5:30 PM

Location: City Council Chambers

A. COMMISSIONERS' REPORTS

Commissioner Carp – No Report – Not Present

Commissioner Mitchell – No Report

Commissioner Solla-Yates – The 2nd quarter city school's capital improvement plan was on May 13th. The Walker Pre-K cost jumped from \$35 million to \$60 million. Things cost more. We are expecting a 2029 completion. The Charlottesville High School and Charlottesville Middle School solar installation will be this year. Four city elementary schools will get a lighting update (Tall Oaks, Sunrise, Trailblazer, and Summit). The sales tax power we asked for are in state budgetary discussions. There are \$475 million in funding needs projected over the next 16 years just for schools. \$240 million can come from the new sales tax if passes. The cost of a new high school if we don't expand the existing high school would be \$200 million additionally or maybe \$250 million additional. Jackson Via is projected as the highest cost elementary school of all of them because of larger needs, capacity issues, and there is land to build on. Trailblazer Elementary this summer is on track for breakout spaces. The Greenbrier bathroom is expecting a summer 2026 completion.

Commissioner Harness – On May 13th, Chairman Schwarz and I attended the development code cleanup subcommittee kickoff meeting. It is a cross-functional group of the Chair, I, and city staff to kick off the development code cleanup for the next round of changes. This serves as the next step in what was previously the tier one, tier two, and tier three items. I believe that staff want to move away from that structure. That is what this is the second piece of. The general timeline is intended to get this cleanup on a bit of a yearly cadence. Our next work session on June 23rd is the builder and developer listening session. We encourage you all to come out and let us know what is still going well with the development code and what still needs tinkered with. With July and October Planning Commission work sessions, we will be diving deeper as a group on the potential amendments. In November, there is a presentation for City Council. The end of 2026 into early 2027 is when the Planning Commission and Council will hold public hearings on these items with a goal of March 2027 as being the effective date with the new amendments. I attended the Virginia Department of Rail and Public Transport statewide rail update last week. It was basically an overview of survey results from an April survey that they did. Overall, there was a strong preference for expanding rail access with most respondents supporting

service to more destinations and specifically favoring that expansion within Virginia and the DC area rather than more out of state connections. I found it interesting that many respondents were not daily or weekly riders but still showed strong demand for more rail connectivity and passenger rail capacity. The most useful data point for the city of Charlottesville and this body is that when asked about conditions at existing stations, about half of the respondents wanted dedicated public transit connections to other local destinations. When they get to where they are going, they don't want to have to rent a car or find other rideshare ways to get around. They can continue to use some form of public transportation to get around.

Commissioner Roettger – Not Present

Commissioner Yoder – We had MPO Technical Committee meeting last week. Smart scale applications from the city, county, and MPO are in the pre-application stage. They are being entered into the system. It takes a lot of supporting documentation. The deadline for submitting all of that is August 1st. OEP is the state agency that will crunch the numbers and rank the projects. The CTB (Commonwealth Transportation Board) can rearrange things. That happens in the December to January timeline. By early next year, we should find out more about how the projects did including the city's submission for the West Main, Ridge, and McIntire intersection. There have been some public meetings about that recently. That is the city's application for this upcoming round. On a similar note, the localities and VDOT are starting up the next round of STARS and Pipeline studies. Pipeline is a program that is run by OPIN. It is specifically intended to produce smart scale eligible projects. It is not necessarily its only purpose. STARS is run by VDOT. That is for projects that are on corridors of statewide significance. Both types of studies are very similar to each other. They are managed centrally at the state level with project managers from the VDOT district office within the Culpeper District. Local stakeholders will be important to these. The city gets to submit one potential study location. At that meeting, staff suggested two locations. It needs to be narrowed down to one. That is a short corridor on Ridge Street between Cherry and Elliott up to West Main Street. The other is the intersection of Preston, Ridge, and McIntire. They are both great locations for studies. They connect well with other work the city is doing, including our current smart scale application. The Policy Board will be looking at those locations at the next meeting. The county is submitting two locations on their own. The intersection of Rt. 29 and Airport Road has a lot of injury crashes. They are going to look at that. They are also suggesting looking at the I-64 exit at Rt. 29, which is the big mess to take on. They are proposing a cross-jurisdictional study location, which is Rt. 250 at the Free Bridge; looking at the intersection with High Street, River Road, and back across into the county there. They have identified activity centers on Pantops. They feel that they cannot achieve these activity centers because of mobility and access issues. This is a great opportunity for collaboration across jurisdictions. I hope there will be some creative thinking. This would be hard and expensive to widen a bridge. I don't think you could squeeze more cars into the city coming in from the county. It will be interesting to see what the stakeholders can come up with in terms of potential projects to evaluate how to move more people through the area without necessarily adding more vehicle capacity. We got an update on the Rt. 29 STAR study, which has been ongoing for some time. The high-level summary from that, extending the Hillsdale shared use path, is no longer on the table for various reasons. One reason is there is not as much of a nexus between 29 and Hillsdale anymore. They were looking at some concepts of diverting some traffic to Hillsdale. They are no longer looking at that. A lot of what they are looking at is new crosswalks on 29 (one at Greenbrier and one by The Mall). You are inconveniencing some drivers and adding some pedestrian improvements and crosswalks. Those are some exciting options that they are looking at. There is still a long way to go. On the southern part of the corridor around Hydraulic and Emmet Street, they have come up with a few concepts that are more unusual that will be interesting to track through the process.

B. UNIVERSITY REPORT

Commissioner Joy – Last week, we had the Buildings and Grounds Committee convene. I had given a preview of it at a previous meeting. I wanted to give the final action items. It is a county building. I thought it was still

helpful because it is visible from the public. There was approval to demolish the University Police building on Ivy Road. That is that white brick, single-story building at 2302 Ivy Road. It has served as the Visitor Center and the 911 dispatch call center at the same desk. With the University Police Department recent relocation to Zehmer Hall and the Virginia Guest House having a welcome center. It is not currently occupied. That will be demolished in the coming capital effort. We have schematic design approval for The School of Data Science Entrepreneurship Building. That is Phase II of Data Science at the end of the Ivy Corridor. It is immediately west of the School of Data Science where there is currently a service drive on the lawn. It is about 60,000 square feet across 5 stories. It will have classrooms, research spaces, seminar spaces, offices, and entrepreneurial engagement space. You can now see the renderings online. The design picks up on the pallet of existing School of Data Science. It has a couple references to the Guest House and the Center for the Arts. I mentioned the cold towers, which are visible at The Corner. That is going to go through a near-term fuel conversion. That plant produces 90 percent of the University's heating. It is used for sterilization, waste decontamination, research at the hospital, dining, and the domestic hot water. Currently, it is coal, gas, and some fuel oil. Part of the challenge is sourcing the coal and the operational complexity associated with operating the coal plant. The environmental compliance issue is around burning coal. The great news is that operational reliability for the hospital is going to improve. There are going to be efficiencies with staffing it and operating it. It is going to have a substantial operating savings by getting off coal. It has a significant carbon emissions reduction. It is going to improve the viewshed from The Corner that is quite visible, from 14th Street and along University Avenue. There is going to be a 3 phased sequence. The first one is to remove some existing ground-mounted equipment to make room for the new fuel oil tank. There will be the existing equipment that was associated with the coal plant to be removed. The final part will be the coal silos coming out. I don't have specific dates for those. I can report more as that project starts to move forward. There is a capital plan authorization for the athletics multi-purpose practice field. This was in the master plan. It is a site east of Copeley Road along the railway. It is going to be where the training grounds are. The modular units were for the Olympic sports locker rooms. That is going to be replaced with a grass practice field. It is conforming with the athletics master plan.

CHAIR'S REPORT

Chairman Schwarz – At the Board of Architectural Review meeting last month, we had several interesting projects. We looked at the Ridge Street Fire Station. They are doing a simple ADA upgrade to their front doors and the pathway leading up to that. They are going to be tearing up the parking spaces in front of the building. I noted that there is enough room behind those parking spaces to create a full drive aisle and still have enough room for a 7-to-10-foot-wide planting strip between that drive aisle and the street. Currently, there is a curb cut that extends the full length of that property. They could cut about 50 feet off that. That would require the city to coordinate with the fire department on this project. It did not seem like there was much appetite for that. I tried to bring it up with a couple of different people. It does not seem like it is going to go anywhere. I figure that I will mention it again. It would be a way to possibly save money while they are tearing up some asphalt. They could tear up additional asphalt and get rid of this curb cut and add some trees on a street that has no street trees. It has a lot of pedestrians and could use some additional safety improvements. We looked at a house that dated back to the 1700s on Keith Valley Road. The interesting part about that is the house is too long for our zoning code. We will likely be seeing it as a special exception. There is a garage that has been added in the middle of the last century that they are going to tear down and replace. Because they are filling in a breezeway that connects to the garage, staff have determined that the house is now the length of the house plus the garage. It is longer than our zoning code allows. We looked at 845 West Main Street, which is the LC Collective apartment building proposed adjacent to Westhaven. They have lowered it to eight stories. They are providing space for a Memory Walk that aligns with newly aligned pedestrian access that goes through Westhaven. I guess Westhaven changed their plan. LC Collective changed where they were putting the space for the Memory Walk. It now all lines up so that you could have a straight shot from West Main Street into 10th & Page as a pedestrian, which seems cool. There was still some angst from the public. Overall, the BAR was generally supportive. They

still have some work to do. They did mention that they are caught in a puzzle where they must provide something to the BAR to approve. They also want to leave time and space for the community to help design the Memory Walk. There are some spaces along West Main Street that they are providing. It will be interesting to see how that turns out. I believe that they want to come to our next BAR meeting. We will see them again. I don't know if that will be a final approval or if that will continue to be another step in the process. We also looked at an infill project on Valley Road, which is by UVA South Lawn. It is a street that is full of brick Cape Cod houses that are 1.5 stories tall. They are inserting some 3-story townhouses. That is an interesting puzzle of trying to figure out how to make those fit in. Generally, the BAR is supportive.

C. DEPARTMENT OF NDS

Matt Alfele, Development Manager – NDS is working on a missing middle working group. This will comprise of cross departmental members and some of our design professionals in that space of missing middle. We are requesting two commissioners to be in this working group. If you can give me the names of those two commissioners, I will include them in the working group.

Chairman Schwarz – It will be Commissioner Harness and Commissioner Roettger.

Mr. Alfele – We are aiming for a kickoff meeting for this in July or August. It should be this summer that will be kicking off the missing middle working group. We are moving forward with our 2026-2027 code cleanup. There will be a work session on Tuesday, the 23rd in City Space at 5 PM. This will be an opportunity for the public with a focus on our local builders and developers to work through what is currently working with the development code and what areas need to be cleaned up in this cycle. That will be followed by a July 28th work session with the Planning Commission to get into more detail. Between the listening session on June 23rd and the July 28th work session, we will be holding another subcommittee meeting to get into more of the details.

Kellie Brown, NDS Director – I will be stepping down in my role as Director of Neighborhood Development Services for personal reasons. This comes with some mixed emotions. My last day with the city will be Friday, June 6th. I wanted to say thank you for your support and for playing a critical role in supporting the needs of the community and as you do in your role as planning commissioners. Thank you for your service, your support, and your partnership over the past years. I wish you all the best. Nothing will change in terms of your staff support from NDS. Mr. O'Connell and Mr. Alfele will capably continue to support you and your needs. James Freas will be serving as acting director during this transition time.

D. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA

No Public Comments

E. CONSENT AGENDA

- a. Minutes – January 13, 2026 – Regular Meeting
- b. Minutes – February 10, 2026 – Regular Meeting

Motion to Approve – Commissioner Solla-Yates – Second by Commissioner Yoder – Motion passes 5-0.

III. PLANNING COMMISSION PUBLIC HEARING ITEMS

Beginning: 6:00 PM

Format: (i) Staff Report (ii) Public Hearing (iii) Commission Discussion & Motion

IV. PLANNING COMMISSION ACTION ITEMS

Beginning: Following any public hearings

1. Special Exception Request - 1138 Rose Hill Drive [PL-26-0063]

i. Staff Report

Dannan O’Connell, City Planner – I will be presenting this special exception request for 1138 Rose Hill Drive for expansion of mechanical equipment located in the front yard of the property.

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This property is zoned NX-3. It is owned by the city of Charlottesville and is occupied by the Blue Ridge Health District. Most of its neighbors to north and south are zoned NX-3. Across the street, it is zoned CX-3. There is an old PUD development that is zoned R-A and Civic on the right. The area is designated in the Comp Plan as a neighborhood mixed-use node.

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This is the description of what site element screening is supposed to accomplish per our development code. These are some excerpts from a plan that was provided to us for the property that shows a top-down view of the building. This is in the front yard. The red highlighted area on the left is the current mechanical equipment area. On the right is the newly expanded area. It is not more equipment coming in so much as the existing equipment is being replaced shifted around. The pad must slightly expand. This conflicts with our regulations that state that mechanical equipment ground mounted cannot be located within the front yard of any building.

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I ultimately recommended approval of this special exception permit. You can go down Rose Hill Drive and see numerous examples of screened and unscreened mechanical equipment located in the front yards of neighboring properties. It is not a detriment to existing structures there. We recommend approval and we do not recommend any conditions for this special exception permit

ii. Applicant Presentation

Gerry Martin, Public Works – The only reason everything is being rearranged is the chiller is being replaced. It requires greater access to the sides than the old original chiller did. We had to move things around.

iii. Commission Discussion and Motion

Chairman Schwarz – With the existing conditions, we did not get any pictures. I used Google Street View. Am I understanding correctly there is maybe a 4-foot-tall brick wall that faces Rose Hill Drive? The rest of it is enclosed by a wooden fence.

Mr. Martin – That is correct. The brick wall will stay. We will be installing a new and improved fence.

Chairman Schwarz – It will not be natural wood.

Mr. Martin – It could be. We planned on installing Trex.

Chairman Schwarz – It said that you were proposing to use the code sections 4.7.4c.4 B, C, and E. B says that if screening is not required, if whatever is being hidden is not visible above ground. C is anything that is above

ground to be screened on 3 sides of the wall minimum 6 feet tall. D talked about access gates being provided on the 4th side, minimum 6 feet tall. E says it needs to be 90 percent opaque. Was the intention to be C, D, and E?

Mr. Martin – The fence will be 6 feet tall.

Chairman Schwarz – I am assuming that it will be opaque. It will not have a lot of holes in it.

Mr. Martin – The fence is a double-sided fence. The facades are going to 6-inch boards with a half inch between each one. On the back side, you will have a board that intercedes with that open space. There is free air flow through the fence. The chiller itself can operate properly.

Chairman Schwarz – It sounds like the memo to staff should have been C, D, and E instead of B, C, and D. From the memo from SETTY at the bottom of it. It says code section 34-4.7.4.D.4.

Mr. O’Connell – What you might have been quoting was the waste receptacles screen reading, which is 0.1. This is ground equipment screening.

Chairman Schwarz – I was confused by that too. Maybe I did read the wrong one. What do those sections say?

Mr. O’Connell – That is page 4-69. It is the last page of the section. It has A, B, C, and D. A-can’t put in the front yard. B-equipment visible from a street must be fully screened by opaque wall or fence at least 6 inches higher than the topmost part of the equipment. C-screening must be 75 percent opaque.

Chairman Schwarz – We are holding it to the wall needs to be 6 inches taller than the tallest piece of equipment and it will be 75 percent opaque. That makes sense. Can we hold you to the Trex as opposed to unfinished wood?

Mr. Martin – Absolutely. That is what we planned.

Commissioner Joy – I am a neighbor to this property. I noticed that there is an ADA parking spot adjacent to where the fence is expanding. Is that being relocated?

Mr. Martin – Not to my knowledge. There are 4 or 5 parking spaces there. Every one of them is handicapped. Regardless of where you pull in there, there is going to be a handicap space. Since our fence is coming out approximately 2 feet, it will overlay that, to the lefthand side of the first handicap space, it will come out approximately 2 feet more than it is currently. It will impact that. You still have handicap access on the other side of that space. All those spaces are handicapped. We did not do anything to add any handicap spaces. I am sure that handicap space is still available. It is not quite as available as it was

Commissioner Joy – I know there are strict definitions on what the approaches are on either side. You might want to check that, so it does not become an issue.

Commissioner Harness – My comment is about the staff comment about how there are many properties that have a similar issue. I am sure that there are other properties throughout the city that have similar issues. If there is a way that through the cleanup process either this year or next year, if we can try to address this. Things that are relatively straightforward. Switching out chillers and things like that don’t have to come before us.

Motion – Commissioner Harness – I move to recommend approval of this application for a Special Exception Permit in the NX-3 Node Mixed Use district at 1138 Rose Hill Drive to permit the construction of an expanded mechanical equipment area in the front yard with the following condition:

- The material will be a Trex material and not natural wood.

Second by Commissioner Solla-Yates. Motion passes 5-0.

2. Community Development Block Grant (“CDBG”) and HOME Investment Partnerships Program (“HOME”): Revised Citizen Participation Plan

i. Staff Report

Anthony Warn, Grants Analyst – We work with all the city departments across the city and offices on multiple grants programs. Of these two are our HUD funded programs Community Development Block Grants and HOME Investment Partnerships Programs. Part of the existing protocol is for us to bring plans that are eventually going to go to HUD for approval before the Planning Commission to get a recommendation to go on to City Council. I am here tonight to ask for your consideration and review of proposed updates to the citizen participation plan. I can go into some background on why this is coming before you right now.

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The citizen participation plan is a component of our consolidated plan with HUD, which is a 5-year strategic plan that is updated annually. The citizen participation plan clarifies and spells out a lot of the rules that we follow to facilitate active engagement by the public to make sure that the public is aware of what is going on to provide them multiple opportunities to get involved in this work so that we can make sure that what we are doing is responsive as possible to community needs. HUD recommends that these citizen participation plans are revisited every 5 years. Our current CPP plan was last updated and approved in 2016 which suggests that it might not be current in terms of HUD guidance and regulations but also city’s practices and needs. Overall, we are now part of the Office of Budget now with budget and grants management. We are trying to bring a more consolidated approach to all the city’s many grant funded programs in part to streamline the process for staff and to reduce the amount of recurring tasks that must be done but also to clarify things for the public and to clarify things for the recipients that we work with that we provide money and support so they can go out and do their good work.

Currently, CDBG and HOME are outliers in that process. The public review and recommendations and coming before the Planning Commission and City Council occurs much later than all the other programs. We are trying to bring those in much more of a close alignment. Part of that is to revisit all the different processes involved. In full transparency, this is to be put before you as part of the consideration to remove that hearing before the Planning Commission before we go to City Council. CDBG and HOME are the only two programs that I believe we do that for. There is no specific HUD regulation requiring that. There is no specific requirement for that in the code of federal regulations. Doing so will help shorten the amount of time it takes to put forth all the different pieces involved and allow us to present City Council with much more coherent consideration of the full grant funding portfolio. There was a lot of interest in making sure that before any changes were made, that you were involved in the process. This has been part of the practice for a long time. We don’t want to do anything without your approval.

As we revisited the citizen participation plan, we started with all the different HUD requirements. We started to work on the things that are much more of a local purview.

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Highlights of what we have proposed are to update all the references to HUD guidance and implementing regulations. There have been several changes. We have added new language to clarify the partnership that the city has between TJPDC who coordinate the HOME Program for us. It is a regional approach. There was not a lot of reference to TJPDC in the previous document. We have tried to streamline the public hearing process to

maintain Planning Commission representation on the CDBG HOME Task Force, but to streamline the amount of time it takes to go through the application process, the review process, the formulation of funding recommendations, the 30-day public comment period, and to get these before City Council closer to when all the other funding recommendations are presented to them. We preserve the number of seats available to all members. We want to keep it at nine. We have revisited the representation as those are aligned. The original citywide members were divided between seats that were tied to specific neighborhoods. There was one at-large city resident seat. There was a permanent seat for a member of the Planning Commission, permanent seat for a member of the school boards, and one member who represents the public service organizations, nonprofits that typically do the work or work with the populations we are trying to benefit. We have revisited that. Our neighborhoods tend to be less economically segregated than they were before, largely because of mixed-use developments. A lot of progress has happened over time. Having representation tied to specific neighborhoods is a little problematic. Sometimes you have two people from one neighborhood, who would be great and active members of the Task Force. If that one at-large seat is filled, there is no place for them to go if they don't work for a nonprofit public service, they are not on the School Board or Planning Commission. We have revisited that. There are five seats for people across the city at large with a preference that City Council consider for people who are tied to particular populations that are at the heart of the work we do or particular areas. There will be consideration for that. It just will not be tied geographically to a particular neighborhood, especially as the neighborhood might have changed considerably over the last ten years.

We took that as an opportunity to expand the number of seats available to representatives of the public service organizations who do the kind of work that we are trying to support. In the past, we have had people who are interested in participating. They did not live in any one of the priority neighborhoods and they did not belong to a public service group; maintain the Planning Commission representation, School Board representation, expand representation by representatives of public service groups, and have five at-large members. We have also updated the municipal code that is the implementing guidance for this to reflect these kinds of changes. That is Article 13 under Section 2-Administration that was revisited in 2016. It has specific references to things that are no longer part of what the city is doing or focusing on.

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There currently is an engaged 30-day public hearing. We are open to hearing public comments before and after that. It starts on June 15th and will run through July 15th. The dates changed a little bit. They were going to be taking this before Council. It was moved from June 15th, the first public hearing. The first reading was scheduled for June 15th. It has now been pushed back to the July 20th Council meeting. That is going to be reflected in the public notice and on the city website. The second reading would be on August 3rd. Those two dates have been updated on the city CDBG and HOME website. People can go to the CDBG & HOME Public Notices page to get copies of the proposed documents. There is additional information provided there as well.

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If the public wants to provide public comments, we are open to that. There are opportunities to provide it in writing, by mailing it to us, providing written comments by email, or showing up at any of the public hearings that have been scheduled. Members of the public can contact any of the people here.

Commissioner Mitchell – This basically removes this body from the review process. We have one planning commissioner on the board. We don't get to see it.

Mr. Warn – That is up for discussion and consideration. If you would like us to keep us bringing the plans before you as policy, more public hearings are a great approach. We were trying to get civic engagement and public awareness of what we are trying to do. This process does streamline it and bring it into alignment with what we do for all the other programs. We have our public comment period and take them before City Council.

Commissioner Solla-Yates – Broadly, I am looking at the community engagement chapter of the Comprehensive Plan. We want people involved. We want transparent effective processes. We want the people who are affected by these things to be involved in these things. I understand that we have some Virginia law barring some best practices that otherwise we would do. How are you thinking about that conflict with our goals in the Comprehensive Plan and what we can do? To what extent, are we in harmony with what you are sharing with us?

Mr. Warn – We share those beliefs, values, and priorities for civic engagement. We are open to any considerations that you might have. If you feel strongly to keep this, that you feel like it adds value, that is a consideration. We have always struggled to get awareness out there about these two programs. They have been involved in the city for a long time. One of the approaches that we have been trying to have is to maybe get somebody more involved in the meetings of the neighborhood associations and get out there more and have discussions, especially focusing on the neighborhoods that we have traditionally operated in. We are open to any suggestions.

Commissioner Yoder – There is the engagement plan. The CPP must be updated every year. What is the process? I thought you said that you must have one every five years.

Mr. Warn – The code of federal regulations requires that we have one and that we follow it. It is publicly approved by the locally elected body (City Council) and it is approved by HUD. That was done in 2016. There is no specific language about how often it needs to be renewed. HUD recommends every five years. We are revisiting the current action plans that we have. We operate under the consolidated plan, which is a 5-year plan. This is the last year of that 5-year plan. In 2027/2028, we will be revisiting the whole process again; the consolidated plan, which is a lot of public hearings, a lot of discussions, a lot of community outreach. It is a complicated process.

Commissioner Yoder – Are the consolidated plan/the CPP done every five years?

Mr. Warn – In the federal regulation, the consolidated plan is required to be updated every five years. The CPP is a supporting document to that. It is HUD's attempt to ensure that localities are involving the community. It spells out how we are going to make things publicly aware, available to the public, how we are going to operate our public hearings. A lot of the language is what is already reflected in Virginia State Law or traditional practice.

Commissioner Yoder – The current public hearing or notice that is happening for public hearing, that is to eventually get Council to approve the CPP? Is that the consolidated plan that they are considering?

Mr. Warn – Before you right now is the Citizen Participation Plan. In a year, we will be revisiting that 5-year plan as well.

Commissioner Yoder – I have not been that involved with the HOME and CDBG Programs. I don't have a fundamental problem with removing a step in the process, especially since it must be done every year. We don't have the final say anyway. We are making recommendations. I never know what our recommendations do sometimes. If we have a commissioner who is involved in the process, I don't have an issue with giving up a little bit having one less step on the way to final approval. I am open to other opinions.

Commissioner Harness – Did these set of updates go in front of the Task Force?

Mr. Warn – The update to the Citizen Participation Plan did not necessarily go before them. It grows out of a long-standing concern that they have about the timing that is involved. The way things are right now, they are

doing their reviews. We have an open application window. It is open to all the community groups from January to the middle of February. That leaves the Task Force members starting their analysis, evaluation, discussions, and considerations into late February. The goal is that we have this done 45 days prior to the start of the July 1st start of the new program year that we have before HUD. Having all these steps constrains things. It leaves people sometimes feeling like there is not a lot of opportunity to revisit things because they are not going before the public boards with enough time to revisit things. The next hearing is contingent upon approval from this body to go before Council. Part of this concern grows out of a long-standing concern among the Task Force members to try to streamline things. Why are we doing this if nobody is requiring us? There are other opportunities to get it before the public as well.

Commissioner Harness – That is related to the potential of removing this commission from the process. What about redesignating the different seats out of the neighborhoods into an at-large position?

Mr. Warn – That distinctly grew from the members of the Task Force. Having people tied to those neighborhoods has left other people from being involved. In the last round, we had a very active member of the community who was appointed to a seat within a particular neighborhood. During the term of their service, they were forced to move. They stayed within the city. They never left the city. They moved out of the neighborhood to which they were appointed and into another neighborhood. They were prevented from being an active member of the Task Force that whole time. As soon as they moved out of their appointed seat, their membership was null. That seat closed. We did not have time to bring anybody in from that neighborhood even though there were people who had been interested. That person showed up at every meeting and was involved in every discussion and provided valuable input. They were not allowed to be an active member simply because they were forced to move from one neighborhood to another. That is why that rose up as a particular issue. The members of the Task Force felt strongly that was not fair to that person.

Commissioner Harness – The two big pieces of these updates other than bringing it to current HUD guidelines from 2016 are those two pieces, removing this commission and changing the designations of the chairs. It sounds like both of those came from comments and concerns from the Task Force.

Mr. Warn – That is correct.

Commissioner Harness – Was there consideration about codifying what to do with excess funds or coming up with a solution about how to do that? That was a big part of this commission's discussion. If you are removing us, that discussion goes to Council. How do you think about dealing with those overallocations?

Mr. Warn – That has long been a challenge for the Task Force and in ways to handle. They expressed interest in coming back together after things have settled down to try to formulate a priority. We base our initial funding recommendations on the amount of money we got last year. We wait for final notice from HUD of what the new number is going to be. If that was to happen, that opens a lot of discussion often at the last minute. Those happen in March, April, or May. Sometimes, the HUD notice comes in very late. There has been discussion about how do we codify something like that? The City Council has expressed an interest in having a say as well, which is wonderful. How do we do that when there are two public hearings and two readings? One of the discussions was to make an informal presentation, maybe through some informal process or during a work meeting ahead of time of what the recommendations are so that they have that in their minds. That is part of the interest in streamlining the process too. We have always started the application process in January. We want to push that back to November. I can confirm the dates for you later. I think we are looking at November 7th into December, which would then allow the Task Force members to review before that and come back together in January. We can have a public hearing and maybe space out the public hearings before the first reading and the second reading before Council. There are a lot of discussions. Nobody has figured out how to formulate a policy per se.

Commissioner Harness – Between now and the Council public hearing, can you provide us a red line of the changes between the documents? I know you provided the current and the proposed of both the CPP and the ordinance. Is there a way you can provide us with a red line so we can clearly see what language was changed?

Mr. Warn – That question has come up before. I will get you whatever I can. The original document was so out of date that we started with a new document instead. We can try to highlight places where there were changes. I can show you things. It was not simply an update. It was a ground level rewrite. Most of the things that are included in both plans are similar. When I joined, the Citizen Participation Plan was supposed to be a document that enables the public to become actively engaged. From early on, the first time I read it, it seemed like a technical document. One of the pieces of feedback that I have gotten from people is that when things are presented to them, it is technical. Could we provide a translation? As we were working through all the discussion about these kinds of changes, the document before you is still technical. Hopefully it reads more as a lay person friendly document than the original, more about the kind of values that drive you. That is what I noticed when I looked at other localities and how they approach their CPPs. Some of them are technical. Basically, what they have done is they have taken the HUD guidance and the requirements in the code of federal regulations and put them in an outline and put that out there. What we tried to do this time was to make it a more friendly public facing accessible document. It still has all the technical requirements and laying things out. I would be more than happy to get you what I can to show you those. It was not just a simple rewrite of the original.

Commissioner Solla-Yates – Is it too late to make changes?

Mr. Warn – Yes.

Commissioner Solla-Yates – Just a broad editorial recommendation would be pictures. Pictures are engaging. They make a document livelier and more interesting to read. They provide a break for the reader and can give ideas that are relevant to the content.

Mr. Warn – I did not think about that. That is a wonderful recommendation. I find that including pictures and some of the other things I have done help show off the work that we have done. We have created a web page under budget and grants management for celebrating our community partnerships and putting pictures on there so people can see. That is the thing that has gotten me more people in the community saying ‘Oh, I saw that.’ We can do that.

Chairman Schwarz – I am in favor of removing the Planning Commission from the process if it streamlines it. I am assuming that it might give you a better chance. When the funding comes in late, you have more opportunity to make modifications rather than dealing with us as a step in the process. I always feel funny about it because it is the CDBG Task Force who does all the work. It feels weird to come in and second guess them, especially when Council is going to do that anyways.

Mr. Warn – One of the things that we did discuss among the Task Force was the idea that in lieu of a formal presentation before the Planning Commission, as soon as the initial funding recommendations are made, maybe that can be an opportunity for whoever has that seat from the Planning Commission to make a more formal presentation with what you guys do with your updates. That would give some time for you to discuss and consider and then to provide and consider and provide feedback to the member on the seat and utilize that person. We wanted to keep that representation there. That is a possibility.

ii. Commission Discussion and Motion

Motion – Commissioner Solla-Yates – I move that the Planning Commission recommend approval to City Council of the proposed amendments to the CDGB/HOME Citizen Participation Plan, and associated amendments to Chapter 2, Article XIII of the Charlottesville City Code with the recommendation that a more effective community engagement plan for the people most affected by CDBG and HOME spending replaces the Planning Commission public hearing. Second by Commissioner Mitchell. Motion passes 5-0.

V. ADJOURNMENT

The Meeting was adjourned at 6:41 PM.

Planning Commission Work Session

June 23, 2026 5:00 PM to 7:00 PM

Hybrid Meeting – City Space Conference Room

Commissioners Present: Commissioner Solla-Yates, Chairman Schwarz, Commissioner Harness, Commissioner Carp, Commissioner Yoder, Commissioner Mitchell, Commissioner Joy, Commissioner Roettger

Staff Present: Patrick Cory, Remy Trail, Carrie Rainey, Matt Alfele, Dannan O’Connell

Chairman Schwarz called the Work Session to order at 5:00 PM.

1. Development Code Listening Session with Local Builders and Developers

Staff Presentation

Matt Alfele, Development Planning Manager – This is the Planning Commission work session/listening session for our local builders and developers.

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This is the 2026-code cleanup cycle. Our inaugural year was the 2025 cycle where we completed 83 amendments to the Development Code. They were small technical corrections and small refinements to the code. It was in a 3-tiered system where we were focusing on tier one and tier two. Tier three were policy issues that we as a group were gathering. Those issues are worked into the larger NDS work plan to be focused on community engagement with our long-range planning team. We are approaching this as the development planning team. We are focused on the Development Code. The long-range planning team is focused more on policy and community engagement.

These amendments that were approved were adopted in March 2026. To keep consistency, we are aiming for a year-to-year, March-to-March code adoption. We are looking to do this each year and have a public hearing with the Planning Commission toward the end of the year. Early the following year, we have a public hearing with City Council and have an effective date of March. We are doing this to be consistent. The way the code is formatted is not as user friendly. We are worried about version control. Having a March-to-March version control is one way we are addressing this. We are looking into other options for making the code better, more accessible for current versions. That is one of the paths we are on. We have a subcommittee working with this. We had our kickoff meeting with that 1.5 months ago. The next subcommittee meeting is going to be on July 9th. That subcommittee meeting is going to be focused on the build-to, setback, and active-depth issues. I am sure that will continue into a future Planning Commission work session.

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For this year’s cycle, we are not doing the tiered approach. That did cause a lot of confusion in the community. There are a lot of policy issues a lot of people want to talk about. Since we are in close communication with our developers and the community, we felt we are in a good position to hear those larger policy issues and to gather them so that the NDS Director can work those into a larger work plan. The tiered system created more confusion. We are going away from the tiered system this year and focusing on this being a code cleanup and focusing on the terms of clarification, technical fixes, and refinements. That is what this is about. We still can collect these larger policy issues. They will still be tracked on our tracking log. They will hopefully be worked into future NDS larger work plans.

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Tonight's purpose is to hear directly from our local builders, developers, and the public and how they interact with the code. We want to help identify any unclear inconsistencies in the code, gather technical feedback that we can use in this 2026 code cycle. We will hear about larger issues. It is more about documentation on the larger issues.

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These are the three questions we are looking forward to being addressed.

1. Please begin by sharing your role in the development process and how you interact with the Development Code in your work.
2. What parts of the Code create confusion or slowdowns, and what small, technical adjustments could improve clarity or predictability?
3. What elements of the Code are currently working and should remain unchanged during this cleanup cycle?

A lot of times, things that are doing well we don't hear about. We want to make sure that those things are not changed.

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We do have a public facing page for this. On the city's website under NDS, under Development Review, there is a code cleanup website that lays out what this process is, the general timeframe. We have a Connect Charlottesville page that you can reach from this page. This is where the public can follow the process. This is where documents will be stored, where there can be feedback. We encourage the public to use this, along with planning commissioners or city councilors. This is going to be our home page for this process.

Listening Session with Local Builders and Developers

Rebecca Quinn – When you say the Development Code, are there particular chapters that we can pull up on Muni-Code to know which ones you are talking about? What chapters and what sections? I was not part of the previous engagement.

Mr. Alfele – On the city website, it is Chapter 34, which is our Development Code. This process is the code cleanup. It is about changing any kind of technical or small refinements to that. It is not about major policy changes. The best example I will give as a policy change is if we felt there needed to be another engagement with the community about the allowable maximum height in the R-A District. That would not fall in this. That would be something that would need to be a larger community led community engagement.

Ms. Quinn – I see that Muni-Code links to the city webpage. You are not touching subdivision, streets, or sidewalks. It is just Chapter 34.

Mr. Alfele – I will say that there probably will be some spillover. There are some parts of the other code sections that reference things like the NDS Director when engineering used to be in that department. We are going to try to get those cleaned up too, so it is more consistent.

Eric Swart – I was very involved with the ill-fated Alderman Road project. That was one of the first projects to try to be implemented under the new building code. I have not gone through the new, revised, rewritten, edited code. Some of what I am about to say may have already been covered. The first two issues have to do with building width. There are two conflicting requirements. The build-to width minimum of 65 percent; this is in reference to residential R-B. It might cover some of the other zonings as well. That was what we were working under. The build-to width minimum requirement of 65 percent road frontage and the building width maximum of 60 feet. Our property was 95 feet wide. It must fail one of those two requirements. That seems like an

oversight. It seems like just a maximum width type of language could be added to clear that up. The second issue is related to what qualifies as a building. We were proposing three townhouses to front on Alderman. We were told that they must be considered a single building, which is what led to the max width issue because it was not three townhomes. It was one building. If you read the massing section, Section 2.10.10.a.3.b reads, 'Two buildings may abut one another provided that they have no shared components and are structurally independent from one another.' It is our belief that townhomes qualify under that. We were told that they don't. Some clarification on that would be helpful. We were threatened with a lawsuit by the neighbors. Something in the code to say that this supersedes all existing neighborhood covenants or to say it does not supersede existing covenants otherwise we are just in for a string of lawsuits into the future. The threshold for a major development needs to be raised if possible. You must go through all the steps to create an entire neighborhood just to develop one parcel. That is what we found out.

Anson Parker – I have a relatively unbridled passion for standardized business process models. They are wonderful. If you were looking for small technical innovations, that would be a feature that could be useful. If you standardize them, they can be interoperable with other models and can be a visual. We do have global experts in the region in Staunton. Globally recognized business process notation experts live in Staunton. I think there is some citizen input that would be interested in that. We are working at the Code for Cville and Center for Civic Innovation.

Genevieve Keller – I am here to remind you that historic preservation is a part of development. When you are adopting a historic building or an older building and when you are adding onto it and when you are infilling a historic property or in a historic district, that is part of historic preservation. We don't want to be left out of the development process. Preservation is as much a part of planning as transportation, housing, and economic development. We are just part of the 'whole ball of wax.' Please remember that when you review things. Some of the things that staff talked about I agree with; the setback, active depth, and build-to. Tim and I came in and had a session to talk about what some of these things meant for our property. It was positive thanks to Carrie and the whole myriad of staff that were there. It is a daunting process. It went very well. I was pleased with that. This code is hard for people to understand. We had to spend an afternoon. We had to have our work sessions. As well as having this listening session, you need to have some things that explain this to neighborhoods. I happened to be at First Baptist Church last night. People had no understanding or preparation for this code. It might not be new to you anymore, but it is still new. Commissioner Mitchell and I are colleagues on the Board of Zoning Appeals. We have neighbors who are concerned about R-B. They did not understand that this was possible in their neighborhoods. They did not see it as an opportunity. I would say those R-B sites are scattered around. They don't make a lot of sense. A lot of those were because of the width of the lot on a primary street. There was no concern for the depth. You might be at an intersection. With that width, I feel victimized by that myself. My neighbors across the street are R-B and the rest of my block is R-A. A lot of that did not make sense. I never thought that the consultant spent enough time on the ground. There was a concern about low-wealth neighborhoods, calling them core neighborhoods or sensitive or RN-A. Other than that, there was no concern for natural environmental resources, cultural resources, or historic resources. That is still a deficit in this ordinance. This whole thing with student housing is confusing and it is to the detriment of traditional and historic neighborhoods. My preference would be to do away with that category.

Neil Williamson (Free Enterprise Forum) – When the code was approved, we were adamantly in favor of it with reservations. We were told by the current NDS Director at that time, 'This is not the last zoning code Charlottesville is going to have.' We went through the cleanup phases of tier one and tier two, which got people upset because we did not deal with tier three last year. We are going to get rid of the tier program. We are not going to deal with tier three. We are just going to ignore it. It is going to be something we are going to talk about in the work plan, which will come out when the NDS Director is hired. It is incumbent upon the Planning Commission to talk about the things that are big policy issues that should be talked about. I have talked to many people regarding the affordable housing provisions and the inclusionary zoning requirements and adjusting

those numbers based upon the same data that was used in original numbers. We are five years later than the original numbers. We believe those numbers have changed. In addition, we continue to have concerns with 99 years being the term. We prefer the federal term of 30 years. The other issue that needs to be talked about is with the impending departure of the NDS Director, I understood that Ms. Brown was working on examining the stormwater regulations that require 6,000 square feet of disturbance. The state of Virginia uses 10,000 square feet of disturbance. That makes a big difference for small infill projects that could be providing housing, which is the goal of the zoning ordinance. I am hopeful for that exercise that I am certain Ms. Brown was working on. She briefed you on it three months ago and will continue to move forward. I am asking you to have some urgency with these policy issues. They do matter.

Lockshmi Fjord (Fifeville) – I would like to echo and add to what Ms. Keller said about the confusions about UVA housing. The whole city is completely confused about UVA housing. We found out The Mark is not UVA housing. It is possible UVA housing for 3rd and 4th years. It is also a kind of boarding house where anyone could have a bed and pay for a bed. How can we be told this is UVA housing? I don't know what it says in the code about UVA housing. I don't think it serves anyone to be saying that this is about UVA housing. It creates a lot of anger. Is UVA taking over every single piece of ground when UVA is not involved for The Mark. UVA housing is being termed what that project is. I am also concerned that project has not once, or anyone mentioned the stormwater and flooding that already occurs from that site because of its elevation. There is already massive flooding from runoff. It now has forest on it. There is basically a river/flood going on behind the 7th Street houses on the east side. It is going into Dice. It goes down into the stream and the wetlands that are behind Dice Street. I like cardinal directions. I hope that is helpful. Why could you expect to build something that takes away all the forest and never once have any reason or the city even looking at this issue, which will be all hardscape? It will be a huge increase in runoff. Those are two of the issues that I think are important. I don't know if that is strictly the code. They are so important. They are causing a lot of harm.

Nicole Scro – I interact with the code in two ways. I sometimes consult for random homeowners, who want to know the value of their property with the new ordinance and as an applicant. Have one project approved and another project in the process. I have five that I am analyzing that we own. There is a lot that is working. I mostly deal with small scale infill. With the larger buildings, I defer to the architects. I think they have mentioned active depth as something that matters. For my role, it is more small scale. The most important thing is processes moving along. I must be able to tell people that this can be done in X amount of time with some amount of confidence. That has recently been hard. People need to financially plan. That is changing and getting better. That is good to see. The detail-oriented ones are sublots in X zones. There are projects or properties in X zones that are small parcels that will not be big or larger projects. It would be beneficial to utilize sublots. With utilities, we have been able to have a 20-foot access way for fire. It is 30 feet for an extension of a sewer main. That is a lot. I know there are reasons for it. The tension between utilities and building on these small lots is something to explore. Parking in front yards has been banned. I get why. Maybe revisiting some relaxation of that would help. Please keep working. This is hard. You guys are doing a good job.

Bobbie Williams (JPA) – We do have some developments that have been initiated and are being completed. Everything that we objected to was pushed aside. There was no traffic assessment before it started. They said that they did one. It was in August. We questioned those findings. We heard that there was a setback in the code. So far, that setback has not been reached with one of the properties. One of the other ones is. We were told that this was to be initially affordable housing within the set of the codes. Both are student housing properties. There is no affordable housing within it. We asked to have some student affordable housing units put in them. I don't believe that has happened. We have asked whether there is anything for impaired students for ADA parts of it. I have not seen that any of those have ADA setups. We feel like we are a small community of owner-occupied housing in the area. We admit that. We don't see how this solves the students leaving the other properties and coming into this. How will a \$600 bedroom be in a 3-bedroom house? Why would they move to

\$1500 a month per unit in a new building? We don't feel that is going to help our local community. We are not happy. I don't know if there is going to be anything we can do about it. I did get to say my thing.

Rosia Parker – I am one of those people that was at First Baptist Church last night with no understanding as to what the zoning code is. I have watched the zoning code change over the years. Before, things could not be put into core neighborhoods. As to where the core neighborhoods aren't as important anymore. Historic places are not important anymore like The Mark is coming up behind First Baptist Church. None of these developers have come into our community and have spoken to us like LV Collective. In Westhaven, we have watched The Standard come in. We watched all those luxury apartments for the students come around us. We are 20 feet under. Where do the black neighborhoods, the people of color, or low-income neighborhoods, what is their ordinance? Where is it a place for us to be able to live and not be displaced? Every year it is something different. These people have already come in and studied these places. They have studied us for years. The developers come in. We have been living here as residents for years trying to make a living, trying to make somewhere to live. We don't have nowhere to live. With that ordinance, could you take the accountability of looking at the people that are struggling and living here? There is nothing here for Charlottesville. We are being pushed out into the county or other places. I know everybody is saying affordable housing. I understand that the people that work here. Look at some of the black and brown people that have been working here for years and still don't have nowhere to live. We are constantly looking at luxury. Hotel is getting ready to come down on Preston Avenue. With that core neighborhood of 10th & Page and Westhaven, we are being blocked in. Nobody understands us as common people. Listen to the people and understand where we are coming from.

Valerie Long – I first want to say that one of the best things since working with this new code is how responsive your staff is to questions, how willing they have been to sit down and have meetings on short notice, and help answer questions and provide guidance. Even though I have been working with the code for 2.5 years, I learn something new every day. Usually, I learn it from them. It is a lot to get used to. They have made a lot of time for applicants with questions and helping work through solutions as much as possible. I appreciate all the technical changes that were made with Phase One and Phase Two, with one exception that has created quite a challenge for a lot of projects. I am not sure that many are aware of it. That change is now under the rearrangements that were approved in March; a requirement for development plan approval, the first step before final site plan. All design approvals were moved to the front end. They are now a requirement of the development plan. The explanation for that is that it is a zoning requirement. Everything in the development plan is supposed to be zoning ordinance requirements as opposed to basically everything but utilities and engineering. I agree with that concept of structuring it. I don't think design review is part of zoning unlike the dimensional requirements in the development code: height, transparency, active depths, building lengths, lot coverage, and all those dimensional objective criteria. It is different from design reviews. You all may disagree with me. I am sure designers will appreciate moving that requirement to the front end of development plan. The changes that were put in place with tier one and tier two were intended as described to help make it easier and faster for applicants to obtain development plan approval, ideally within one or two submissions. All the good things in those tier one and tier two amendments were for nothing by moving the design approvals to the front end for projects that are subject to those approvals. Six-figure investment for applicants. Before they even can determine whether, they must work through all the many challenges of otherwise getting development approval trying to match all the different regulations. I would ask for your consideration and thought about that. All the regulations often overlap with each other. We have found so far it is impossible to comply with every single regulation without requiring a special exception.

Ms. Quinn – I have heard several people, including professional developers and attorneys talk about how much they learn from staff. They get something done, they come in, they have questions, and they get answers. I have worked with regulations at state and local level, flood plain and building code for 35 years. I always advise local officials when you come up with an interpretation, document it. It might lead to a code change or

regulation change. Are you doing that with all these informal informative meetings? Will examination of those answers that you end up resolving with people, will those be examined as part of this process?

Sharon Diel – I worked at City of Promise a couple of years ago when they started their Dream Builders program. What I was most concerned about reading all the information available I could find is that one time we wiped out the black middle class here with Vinegar Hill. What it feels like is redux. If everyone in the room agrees, we just want to knock it out. Don't kid yourself. Many people here probably know people that live and work in City of Promise. That is a great place.

Frank Becter (Fifeville) – In terms of having a code that is simple and not confusing/difficult, I understand it can be that way. That is what my comment has to do with. I will point out an absurdity to start with. We have Individually Protected Properties and Protected Districts. In the case of Fifeville and The Mark proposal, it went to the Board of Architectural Review because two Individually Protected Properties there were protected. What was new to me as an outsider who does not know about these kinds of things is that it was those buildings exterior from and that kind of thing that we were taking care to preserve. Many community members showed up and said 'What about our neighborhood?' The board said 'we can't do that.' What I want to talk about here is that there is no status or an easy one for protecting a neighborhood or protecting a community. That makes a lot of sense to people. Do you value this core neighborhood? How are you going to protect it? I understand zoning dealt with those kinds of questions. The absurdity I want to point out is what ended up happening to perhaps influence a decision to overturn the Board of Architectural Review was that we need to save these two old brick cottages. I want to save them too. I would love them to provide affordable housing. We need to save those cottages. The logic put forward by the developer, which I thought was quite shrewd, only we, a multi-billion-dollar company that can build an enormous building. We have enormous amounts of capital. I would love to see them un-boarded up. They could be remade. I don't believe that they would cost \$2 million to rehab, which was stated to Council members and even quoted in the press. The complaint that neighborhood members have is 'what about us, what about this neighborhood.' The logic that is being pursued by Council seeing this case is we must impact your neighborhood. We must do things that the neighborhood does not want to save these two cottages, which were workers' cottages. It is quite strange the way that has played out. If we had a status that could say we want to protect this neighborhood. We don't want to protect its shingles, its tiles, its windows. We want to protect the whole place against being destroyed.

Jean Hiatt – I did follow the zoning ordinance. Our group, Preservation Piedmont, read through the whole thing. We provided a lot of recommendations for modifications, some of which were listened to and some not. At the end, our zoning ordinance at the time passed, it was considered by many to be the most extreme zoning ordinance in the country for a small city. It may still be the case. I have some suggestions to consider. I know there are some planning commissioners, city councilors, and other members of the community who see that there are changes that need to be made. There are a lot of unintended consequences because of some of the decisions that were made in the ordinance. We should get rid of the student housing designation, which impacts the historically African American neighborhoods, which are all probably within a half mile of Central Grounds. We should consider looking at the whole district and the maximum heights. I know you cannot change one building. You can look at a whole district and reconsider the heights. We should again look back at instituting a special use permit for large developments. That would help City Council have some control of what is going on.

Commissioner Questions and Feedback

Chairman Schwarz – Can staff remind us of where things stand with the fee-in-lieu stuff? Council was looking at it. Are they still looking at that?

Mr. Alfele – I don't have an update to give from our director or housing coordinator.

Commissioner Mitchell – This has been helpful. My only disappointment is that there were not more developers here to give us some more feedback. I am certain that we missed a lot of stuff. I think there is nothing that we talked about that was talked about that I disagree with. I appreciate a lot of the ‘mad tweaking’ that you guys suggested that we need to bring to bear. I am sympathetic to Ms. Hiatt and Ms. Parker as it relates to our need to figure out what student housing in the area looks like. We need to clean that up and either there is not going to be student housing, or we need to tighten it up. I sit on the BZA. We wrestled mightily with The Mark and the location of The Mark. We need to do a lot of work there to clean that up. That would help a lot. The only other suggestion that I have is that we need to do something like this with the neighborhoods. This is complicated. I helped write this thing and understand about this much of it. It would be helpful if we could sit down with the neighborhoods again and walk them through what it is and then get this kind of feedback from Fifeville, 10th & Page, and the other neighborhoods. A couple of sessions like this would be good. This is an iterative document. It will continue to be revised.

Commissioner Harness – I appreciate both the developers and the residents coming out and speaking to us especially on our regular meetings when only one or two people show up. It is nice to have an audience like this. It is nice to hear what is happening and what people have thoughts about in the community. I appreciate you taking the time out of your evening to come and speak with us. I tend to agree with a lot of the comments that are being made. It is going to be a tough ‘needle to thread’ on how to find common ground or something that works for many of the residents that are seeing some of these complaints that you all have. Specifically, to the developers and attorneys in the room, thank you for continuing to work with us and provide comments on things that are and aren’t working. I honestly expected a lot more people to show up tonight. That means to me that from professional perspective, we seem to be doing things, or the code seems to be working quite well. There are always going to be things that we can tweak and improve, or change based on what we are trying to accomplish with the code. I am glad that we are moving in the right direction.

Commissioner Mitchell – As we iterate through this, it is complicated. As we iterate through it, it would be helpful if we could ‘dumb it down’ a little bit so I can understand it better. If we just simplified it a little bit, that would be great.

Commissioner Yoder – I am going to summarize a couple things I heard. This is a work session. It is the idea that we can discuss some key things. We have all noticed places where there are conflicts in the code. The build-to-width and building with a max is a great example of this. You have certain properties where you cannot adhere to both. I wonder if there is a faster fix to that that would not require a long policy development exercise. Are there precedents from other cities where they have something where two things conflict, do you go with this? We don’t want people to go through the special exception process when the code is clearly not designed for their property. That should be on the code to address. The second one was covenants. I don’t know enough about real estate law to know what powers covenants still have in 2026. There are many covenants in the city that are racist covenants. There are many kinds of covenants. I believe that they are not enforceable. It sounds like it is an issue with the development process. Maybe getting some more clarity on what exactly they can still do today. With sublots in the X zones, I would be curious if there is a reason why when the code was written, we only had them in the R zones. If there is no reason, it seems like if we think they are a good option to provide, I would want to know why we did not offer them in the X zones. I thought Ms. Long’s comments were interesting about the development plan. It is first in the process, then site plan approval, and the design approvals. The first step is the development plan. I would be curious to learn more about that. I don’t know how that process works. I am sympathetic to the argument. Does something comply with zoning? That is a different question than the kind of design review. We heard a presentation from NDS looking at student housing. Is it helpful to have that designation? We have it in the code. For something that is defined as student housing, should we not have it. That is something that I hope NDS will continue to work through and work with Council to hopefully address. Thank you to everyone for coming and for your comments.

Mr. Alfele – I don't have an answer for including the covenants, the student housing update. When we redid the process, you must have a final site plan to build. A final site plan has all your zoning components, your development plan components, and your building components. With the development plan, the changes that went into effect are that you can go development plan route or you can go final site plan route. It is up to the applicant to choose. A development plan was intended to be quick. That would vest your zoning. You cannot build with it. You cannot do anything with it. Hopefully the developer has done engineering. That is not what we are checking. We are checking that it meets the zoning. If you get that approved, it is valid for 5 years. Within those 5 years, you would come back and submit a final site plan. It is up to the applicant to decide. They can go straight to final site plan. A development plan is part of that. It is up to the applicant what path they want to take. There are concerns when things are in an overlay district. That can impact the zoning with one being height. If you did a development only plan, you went through all of that, then you go to site plan, and you to the BAR, and that is going to be two stories less than what you thought due to those provisions in the code that allows reduction by two stories. That was our concern on the staff side, trying to be as hopeful that you are not taking something forward that could be an issue. There are some valid concerns that it is expensive if you must start thinking about the development plan when you are thinking of boxes and you are needing fenestration and finishing. The first one is talking about the percentage and the width. That is an issue. It is not an oversight. The code is trying to get you to subdivide your properties. That is a discussion to have, and it is worth having. It is not viewed as a conflict. It is intentional to create smaller lots to break up a large building. We are running into issues with, especially in our established neighborhoods and our large lots. That is what it is trying to do.

Commissioner Harness – I think some of that comes from when I read this. It feels like a code envisions a greenfield site and not a city that has established lots and established areas of the city. You take a several acre plot and try to break it up. It makes sense to have the build-to width and the building maximum and the setback to the front to try to bring it to the street to the public. That makes sense. When you put it in a city like Charlottesville that started to develop in the 1700s or maybe earlier, there is a lot of conflict that comes from that.

Chairman Schwarz – I think this is where it would be helpful. When the solution is to split the lot in half, if that presents another technical problem, it would be used to get an email to us that says this is what is happening and this is why we cannot split the lot in half because maybe the lot size becomes too small at that point or something like that. We can see these technicalities. You have the intention of the code where it is not working. Seeing the actual examples is helpful. With the comment on the sublots in the X zones, the reason is because we don't have a minimum lot size. R zones don't have a minimum lot size. If that still presents a technical problem, it would be useful to know why that is a problem. The thought is because you don't have a minimum lot size, what is the point of having a subplot? If there is some reason that subdivision does not work, it would be useful to understand.

Mr. Alfele – We would have to investigate it more. I know it could be creating landlocked parcels that could be an issue. It is worth a discussion.

Commissioner Harness – I would be curious to know the downstream effects. That would be interesting. That was my understanding as well because you have no minimum lot size.

Chairman Schwarz – If you have specific examples where it is not working out and it creates a 'stupid' condition, it would be useful to see that.

Commissioner Carp – I think Mr. Yoder's list of things to go over is my list and more. With some of these, we could use follow-ups from all who spoke here so that we can make sure that we run these things down. We can see some of the automatic zones and why. Talk about it more. I don't want to add that. I think I am hearing different things from commenters tonight and from staff about the impact of the sequencing or different paths

and how you get your approvals. I want to make sure that we write it down to everyone's satisfaction. Email about that so we can call it satisfactory at the end. That would be great. There are things here that I want to make sure don't get dropped. The stormwater regulations study is being done by the long-range planner?

Mr. Alfele – That is correct. That is part of the environmental study to look at all the environmental policies, not just things like critical slopes and stormwater but all the policies. That is looking at how we would handle it if we went from our current 6,000 back up to 10,000. What would that entail?

Commissioner Carp – There was a question about whether that was ongoing, or it is ongoing.

Mr. Alfele – My understanding is that it has continued. It is ongoing.

Commissioner Carp – Final point about the in-lieu fees and student housing and consideration about IZ and tax abatements. These topics are not tweaks. These are big and important policy conversations that we need to have. They are interrelated. The Planning Commission or staff got mail about this a few months ago about maybe some oversights or gaps in the calculations. With the formulas feeding both of those topics, once we have a new NDS director, I would love to resume talking about that collection of topics. They are interrelated. There is a lot of interest in changing or no longer having this student housing category. It is confusing. That might need to happen alongside changes to how we do IZ and how we subsidize IZ or IZ required units. I know you are short-staffed. Once that is resolved, I would love to hear more about those topics together.

Commissioner Roettger – It was interesting to hear. There are more people coming in. I think about the new student housing projects going up that are not necessarily little tweaks to the code but a much larger 3-dimensional model that was placed onto the city. Maybe there is something to be said. I know in the new zoning code these developers don't have to have a public hearing because they can do whatever the code allows. Maybe there is something there to be discussed in some of these thresholds. All these projects are on the line between the taller West Main buildings and the historic neighborhood. Maybe there is something that can be discussed there. I have been in a lot of meetings where a lot of people have been upset. Maybe it is talking about having them adjust some of their building to step back. Some of the things that LV Collective has ended up doing could have been through the neighborhood discussion. I don't know the answer. I know it is a big problem.

I would reiterate the transparency requirement and maybe look at that. Maybe there is some way, so it does not have to be a special exception just to either reduce it or say there is a discussion with staff. Give staff some better direction so that you don't have to individually talk to each person about it; something to open it up a bit in terms of what is allowed to be the program that is to be back there.

In terms of funding affordable housing, I don't think we have had many of these from private developers yet. With the LI HTC funding, would like all those units to be together instead of spread out. There is discrepancy about that apparently. Looking at specific rules that are for affordable housing and making sure that those can move through. All this density is supposed to lead to affordable housing. Making sure there is not any kind of conflict there.

This is beyond the code cleanup. I have heard things from builders and developers. It would be great if we could get more of those easy fixes. We have all these big policy changes. I love the neighborhood-by-neighborhood suggestion. Maybe there are other things that are not necessarily written in code. For example, between going down to Westhaven in the LV Collective discussion of that walkway that is going to connect West Main and LV Collective. Maybe there are things in Fifeville. Wherever there are more bridges, more connections, other things that neighborhoods are looking for that could be built in when a developer comes, rather than waiting for everyone to get angry. Then try to figure something out; proactive meetings with neighborhoods. Going to each

neighborhood and trying to hear what they want. When developers come, there is some written document or list of things that people care about that they can see before they start making their plans.

Commissioner Mitchell – I think it was Ms. Parker that suggested that the communications between UVA and UVA Medical Center and these surrounding neighborhoods is not what we want it to be. Several years ago, when we were just beginning to think about redevelopment of our public housing properties, Joy Johnson and I went down to Greenville. Greenville was just beginning to do redevelopment. There was a hospital in the middle of an area like Fifeville, like 10th & Page. It was a Bon Secours owned hospital. They were very involved in the redevelopment. They dedicated an office to support the redevelopment in Greenville. There is a doctor at UVA. He is Dr. Tracy Downs. He is their community outreach person. Councilor Snook and I had lunch or dinner with him. We had a conversation with them. I think we need to renegotiate with them. We need to reach out to Dr. Downs. He is interested in doing something like Bon Secours did down in Greenville and engaging UVA and the medical center and the work that the housing authority is doing.

Commissioner Roettger – I will add to that. I think this goes back to the neighborhoods, the housing authority, and Preservation Piedmont. Having those neighborhoods speak up I feel all this is too late on the last two projects. In terms of UVA, I know they are working on a nursing clinic being built into the new Westhaven. There was some discussion of them helping fund healthy groceries in Fifeville if and when that PHA grocery store might happen. Making that list and trying to get those partnerships set up before a developer comes. I feel like it is too late. It is hard to stop that. Come at the beginning with these partnerships and find these people and have them ready to work with the neighborhood.

Commissioner Joy – I am going to add to Commissioner Mitchell's comments about UVA Health. There is an update to their integrated space plan for UVA Health. That kicked off earlier this spring. I believe it is a year-long process. They do have public members on some of that effort. I don't have specific updates on it. It is something I can investigate to get more specific feedback to get out to the public. I know they are in the process of trying to figure out exactly what the road map is. It is tied to the fact that they have had a change of leadership. They are now going back and revisiting to see what the priorities are and how impacts that immediate environment around the Health System. I am happy to communicate those comments back to some of my colleagues. I know that public outreach is a big component of it.

Commissioner Solla-Yates – I would like to reiterate the value in reducing the need for special exceptions. We imagined this as being something painless and affordable and fast. It is not. Any tweaks to make that less painful would be good for everyone. The value in a positive vision for our main corridors. I am thinking about Preston, West Main. It has been a long time since we did a corridor study. I think it has been around 25 years. These corridors seem important. These corridors seem to be something that brings us together, something we have a lot of feelings about. We have a lot of needs. There seems to be some money investing in them. I am beginning to see the value in corridor studies. The idea of preserving the neighborhood. The Dillon Rule was mentioned. We have limited options to offer preservation. We can preserve individual buildings. We can think bigger. We can do neighborhoods if we choose. Historically in our more diverse areas, more affordable areas, we have chosen not to. It is hard and scary. There are a lot of good examples to draw from. We would be building a good example. Expensive, difficult, takes a long time, but not impossible. It is a question of resources.

Commissioner Harness – This has turned into a policy question discussion here. With Ms. Akinlotan having moved to a different department, who or what is being done with those larger tier three items?

Mr. Alfele – They are still with the NDS director. We are still going to have a director. James Freas is the acting director. We have a long-range planning division. Tori Kanellopoulos is running that division. These

kinds of policy things are within that division with housing. We are interacting with a lot of these different aspects. Our team is on the technical side.

Adjournment

The work session was adjourned at 6:17 PM.

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
www.charlottesville.gov



PLANNING COMMISSION REGULAR MEETING
APPLICATION FOR A SPECIAL EXCEPTION PERMIT
APPLICATION NUMBER: PL-26-0126
DATE OF MEETING: October 13, 2026

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES STAFF REPORT

Project Planner: Carrie Rainey

Date of Staff Report: October 6, 2026

Applicant: Andree Sahakian, LV Collective

Current Property Owner: Fluvanna Holdings, LLC, Kim Tran Dabney, Kim T. and Chris T. Dabney

Application Information

Property Street Address: 835 W Main Street, 843 W Main Street, 847 W Main Street ("Subject Properties")

Tax Map & Parcel/Tax Status: 310183000, 310175000, 310174000

Total Square Footage/ Acreage Site: Approx. 1.61 acres (approximately 70,100 sq. ft.)

Comprehensive Plan (General Land Use Plan): Urban Mixed Use Corridor

Current Zoning Classification: CX-8

Overlay District: West Main Street Architectural Design Control District

Applicant's Request (Summary)

Andree Sahakian of LV Collective (applicant) has requested a Special Exception Permit (SEP) pursuant to Sections 34-2.10.10.B, 34-2.10.11.A, 34-2.10.11.B, 34-2.10.13, 34-4.5.2, and 34-5.2.15 to redevelop the Subject Properties as proposed on the Final Site Plan (**Attachment B**). The applicant proposes to redevelop the Subject Properties with 182 multifamily residential units and a café. A public plaza is proposed between the building and W Main Street and public pedestrian access to the adjacent Westhaven property owned by the Charlottesville Redevelopment and Housing Authority.

The Subject Properties front on W Main Street and must meet requirements applicable on the primary street lot line, including Active Depth (Sections 34-2.4.4.B.2 and 34-2.10.10.B), Ground Story Height (Sections 34-2.4.4.B.3 and 34-2.10.11.A), Finished Floor Elevation (Sections 34-

2.4.4.B.3 and 34-2.10.11.B), and Street-Facing Entry Spacing (Sections 34-2.4.4.B.5 and 34-2.10.13). The project must also meet the requirements for Bicycle Parking (Section 34-4.5.2).

Board of Architectural Review Certificate of Appropriateness Submission Renderings

Conceptual Renderings

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



LV COLLECTIVE | JUNE 10, 2026

Michael Hsu Office Of Architecture | NILES BOLTON ASSOCIATES

PG. 27

Perspective View

Conceptual View

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



LV COLLECTIVE | JUNE 10, 2026

Michael Hsu Office Of Architecture | NILES BOLTON ASSOCIATES

PG. 29

The applicant requests the following modifications to the physical dimensional standards of the referenced code sections. Please see Appendix A of the Narrative (**Attachment A**) for referenced Sections.

Request 1: Ground Story Height reduction for Section D from 14-ft to 6.25-ft**Sections 34-2.4.4.B.3 and 34-2.10.11.A**

Sections 34-2.4.4.B.3 and 34-2.10.11.A require the Ground Story Height to be 14-ft measured from the finished floor of the Ground Story to the top of the finished floor of the story above. Due to existing site grades and provided access to amenity spaces on Level 2. The applicant requests to reduce the requirement to 6.25-ft within Section D to permit the project as shown.

Request 2: Active Depth reduction for Section D from 15-ft to 0-ft**Sections 34-2.4.4.B.2 and 34-2.10.10.B**

Sections 34-2.4.4.B.2 and 34-2.10.10.B.2.b require all stories to provide active spaces within the first 15-ft along the street-facing façade. Active Depth is provided on the Ground Story as required exception between the lobby area and fitness center, where a stairway to a mezzanine level is proposed. The applicant requests to reduce the requirement to 0-ft within Section D to permit the project as shown.

Request 3: Finished Floor Elevation modification for Sections B and C from -2-ft to -5.5-ft**Sections 34-2.4.4.B.3 and 34-2.10.11.B**

Sections 34-2.4.4.B.3 and 34-2.10.11.B require the Finished Floor Elevation of the Ground Story to be located no more than 2-ft below the average grade. The applicant requests to modify the requirement to 5.5-ft below average grade to accommodate site grading and accessible space.

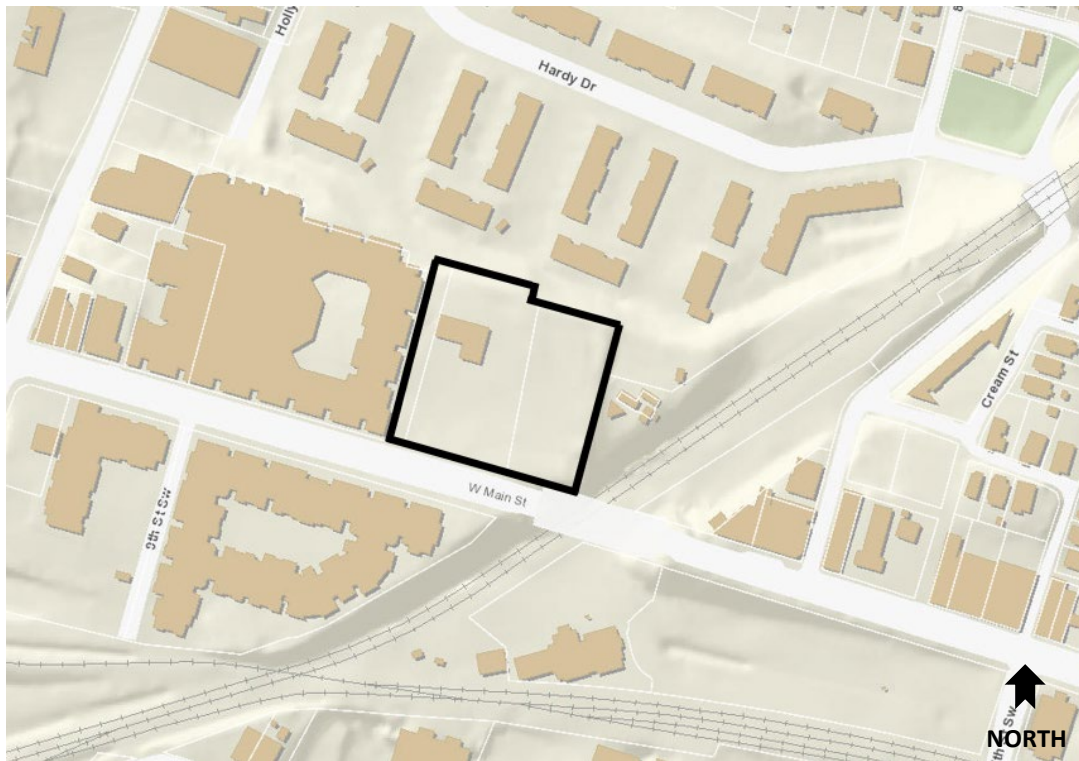
Request 4: Street-Facing Entry Spacing modification from 40-ft to 136-ft**Sections 34-2.4.4.B.5 and 34-2.10.13**

Sections 34-2.4.4.B.5 and 34-2.10.13.A.2.a require pedestrian street-facing entries on the Ground Story spaced no more than 40-ft along the street-facing façade. Two street-facing entries are proposed to provide access to the café space and lobby, but site grading prevents additional accessible entrances in the vicinity of the fitness center. The applicant requests to modify to requirement from 40-ft to 136-ft to permit the project as shown.

Request 5: Bicycle Parking Space Dimension modifications from 2.5-ft wide to 1.4-ft wide and from 3-ft spacing from obstacles to 0-ft**Section 34-4.5.2**

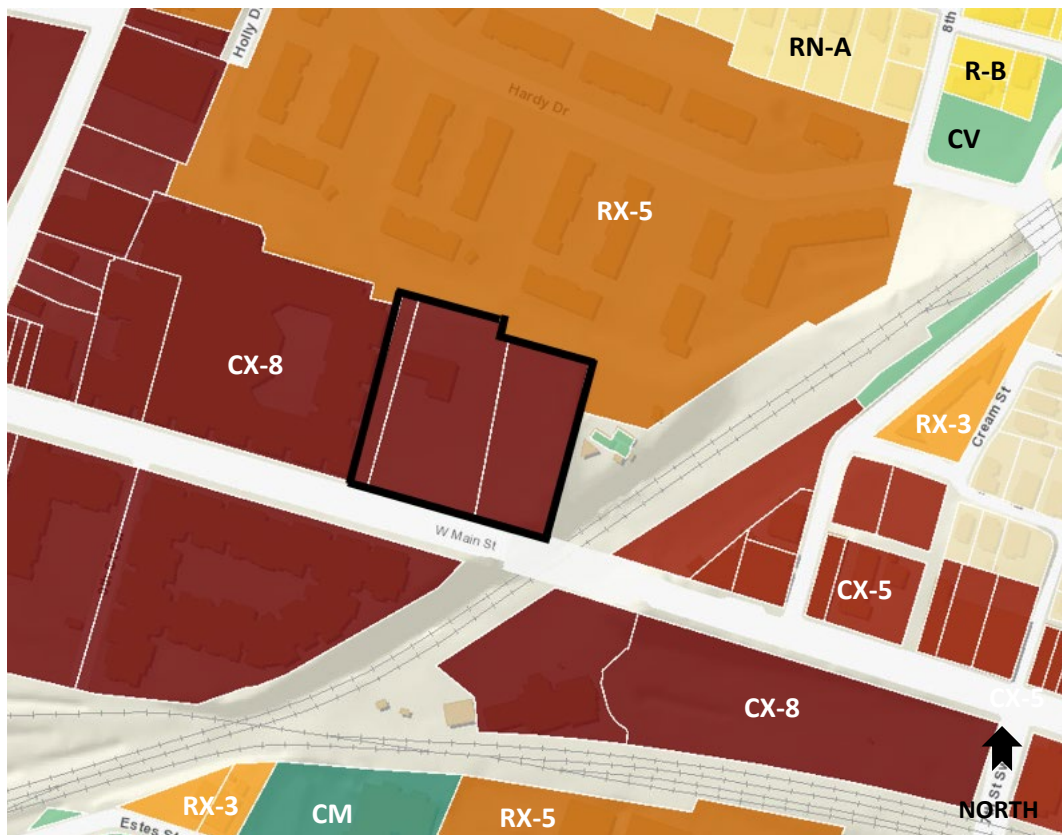
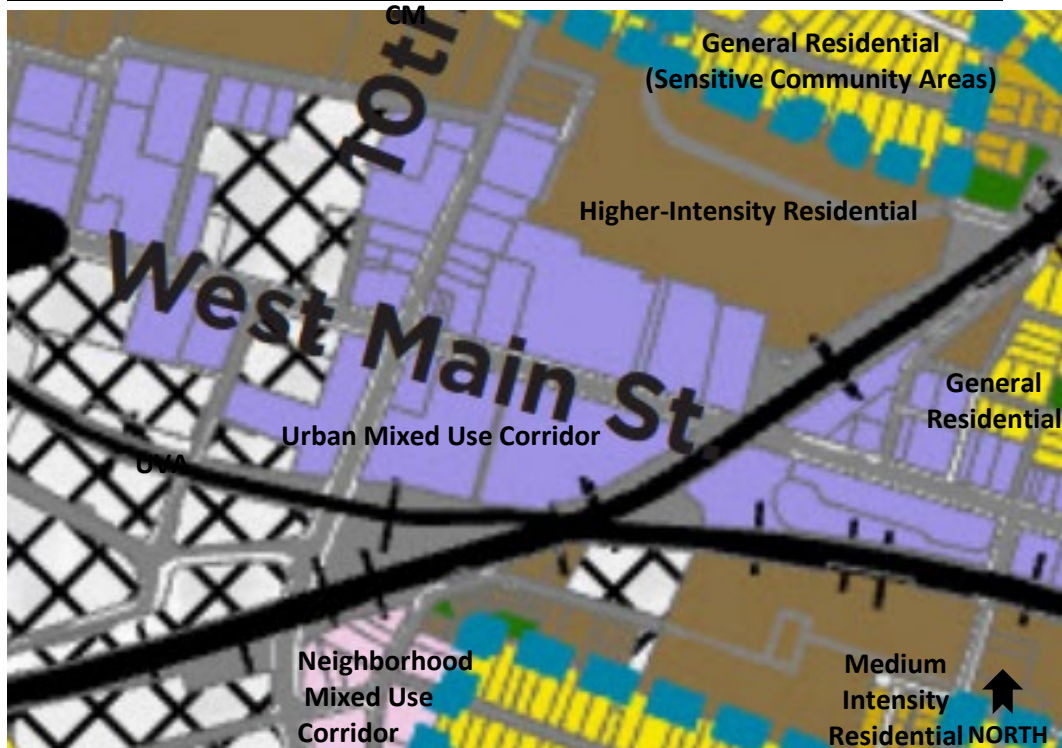
Section 34-4.5.2.C.2.a requires bicycle parking spaces to be a minimum of 2.5-ft wide and placed at least 3-ft from all obstacles such as walls to provide clear and maneuverable access. The applicant requests to modify the requirements for the long-term bicycle spaces provided within the building in order to utilize a two-tiered space-saving rack system (Dero Decker).

Vicinity Map



Context Map 1



Context Map 2- Zoning Classifications**Context Map 3- Future Land Use Plan, 2021 Comprehensive Plan**

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. The applicant's analysis of their request can be found in **Attachment A**.

(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 redevelopment of the Subject Properties for 182 residential units with café space in an eight (8) story building as shown in the Appendix in **Attachment A** and the Final Site Plan Plan (**Attachment B**).

Staff Analysis: The Subject Properties are adjacent to other multifamily housing uses and commercial uses such as restaurants and retail. The Board of Architectural Review granted a Certificate of Appropriateness with conditions on June 16, 2026, finding the proposed development compatible with the Architectural Design Control (ADC) District. Please see **Attachment D** for more information. The Board found no adverse impact to the ADC District by the proposed modifications within this Special Exception Permit application which impact the exterior building design germane to the Board's review on September 15, 2026. Please see **Attachment C** for more information. The development is therefore harmonious with the existing patterns of development within this area.

(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:

Chapter: Land Use, Urban Form, and Historic & Cultural Preservation

Objectives for Mixed-Use Areas Support the redevelopment of "underutilized" gray-field sites along community corridors.

Objectives for Mixed-Use Areas Provide opportunities to develop a variety of housing options near employment and community services.

Chapter: Transportation

Goal 1 Create and maintain a connected network of safe, convenient, and pleasant accommodations for pedestrians, bicyclists, and transit riders, including people of all ages and abilities.

Staff Analysis: The Future Land Use Plan of the 2021 Comprehensive Plan designates the Subject Property as Urban Mixed Use Corridor, described as areas with *higher intensity mixed use development arranged along corridors between employment, commercial, and civic hubs of the city*. The project proposes 182 residential units along with café space along the W Main Street corridor.

(3) Whether, with conditions, the Special Exception Permit is consistent with the public necessity, convenience, general welfare, and good zoning practice.

The code sections from which the applicant requests relief seek to facilitate the creation of a convenient, attractive, and harmonious community by promoting high-quality ground story spaces that encourage visual connections between the public realm and the exterior of the building (Section 34-2.10.11); by minimizing the impact of inactive spaces on the public realm (Section 34-2.10.10.B); providing visual interest along the public realm, and promote greater use and activation of the public sidewalk by limiting distance without physical connections between the public realm and the interior of a building (Section 34-2.10.13); and by facilitating transportation by promoting bicycling as an alternative to motor vehicle transportation and help ensure safe, secure, accessible, and convenient storage of bicycles for all users (Section 34-4.5.2).

The project proposes a ground story which is activated by a café, fitness center, lobby area, and two (2) entrances. The project provides a public plaza adjacent to W Main Street to provide visual interest and activation of the public realm. A pedestrian accessway connects W Main Street through the project to adjacent property, creating additional connection and visual interest. The project proposes providing long-term bicycle parking spaces through a commercially available stacking rack product which minimizes space impacts to the project while providing all required spaces. As the application aligns with the Comprehensive Plan, existing patterns of development, and the Development Code's emphasis on active spaces and visual interest along the public realm, staff finds granting the Special Exception Permit is consistent with good zoning practice and general public welfare.

Recommendation by the Board of Architectural Review Per Section 34-5.2.15.C.1.c

The Board of Architectural Review considered this Special Exception Permit application at their September 15, 2026 meeting. By a vote of 8 to 0, the Board found no adverse impact to the

West Main Street Architectural Design Control District by the proposed modifications which impact the exterior building design germane to the Board's review. Please see **Attachment C** for more information. A Certificate of Appropriateness was granted by the Board with conditions on June 16, 2026 for the exterior building design and a Certificate of Appropriateness for the landscaping plan was granted by the Board with conditions on September 15, 2026. Please see **Attachment D** for more information.

Public Comments Received

Staff has received no public comments on this Special Exception request at the publishing of this report.

Staff Recommendation

Staff recommends approval of this Special Exception Permit to modify the Ground Story Height, Active Depth, Finished Floor Elevation, Street-Facing Entry Spacing, and Bicycle Parking Space requirements as shown in the Appendices of **Attachment A**.

Recommended Conditions

Staff does not recommend any conditions be placed on this Special Exception Permit.

Suggested Motions

1. I move to recommend approval of this application for a Special Exception Permit in the CX-8 Corridor Mixed Use district for Tax Map and Parcels 310183000, 310175000, and 310174000 as requested, with no reservations or conditions to:
 1. Reduce the Ground Story Height requirement of Section 34-2.4.4.B.3 for Section D, as identified in Attachment A, from 14-ft to 6.25-ft,
 2. Reduce the Active Depth requirement of Section 34-2.4.4.B.2 for Section D, as identified in Attachment A, from 15-ft to 0-ft,
 3. Modify the Finished Floor Elevation requirement of Section 34-2.4.4.B.3 for Sections B and C, as identified in Attachment A, from -2-ft to -5.5-ft,
 4. Modify the Street-Facing Entry Spacing requirement of Section 34-2.4.4.B.5 from 40-ft to 136-ft;
 5. Modify the Bicycle Parking Space requirements of Section 34-4.5.2.C.2.a from 2.5-ft wide to 1.4-ft wide and from 3-ft spacing from obstacles to 0-ft.

OR,

2. I move to recommend denial of this application for a Special Exception Permit in the CX-8 Corridor Mixed Use district for Tax Map and Parcels 310183000, 310175000, and

310174000 to permit the modification of the standards of Sections 34-2.4.4.B.2, 34-2.4.4.B.3, 34-2.4.4.B.5, and 34-4.5.2.C.2.a.

Attachments

- A. Special Exception Request Narrative and Appendices
- B. Final Site Plan (Submitted July 13, 2026)
- C. Recommendation by the Board of Architectural Review (Issued September 15, 2026)
- D. Certificates of Appropriateness (Granted June 16, 2026 and September 15, 2026)

NILES BOLTON ASSOCIATES

August 4, 2026

Carrie Rainey, AICP, RLA
City Planner
City of Charlottesville

Re: 843 W Main Special Exception Narrative
Charlottesville, Virginia
NBA Project No. 124129.00

Dear Carrie Rainey:

Due to The Owner's ongoing efforts to further integrate this project into the Westhaven masterplan by providing a pedestrian promenade on the west side of the building, and a public plaza on the W Main Street (south) side of the building, this project is seeking dimensional standard concessions which fall under the following Special Exception Permit (Section 5.2.15) categories: Division 2.10 and Division 4.5.

When reviewing the narrative, please note that the project falls under Section 2.4.2 CX-3 Corridor Mixed Use 3 District.

A Special Exception Permit Pre-Application conference occurred on July 1, 2026 with Niles Bolton Associates (Jennifer Hamilton and Katherine Uhrin), LV Collective (Andre Sahakian) and the City of Charlottesville (Carrie Rainey, Jeffrey Werner and Kate Richardson).

A description has been provided below for each Special Exception request, along with our team's analysis of the Criteria for Review and Decision in Section 34-5.2.15.D.1-2.

The project team is seeking to deviate from the ordinance for the following sections:

Exception Request for Section 2.10.11 - Ground Story Height

Per Section 2.4.2.B.3.F for non-residential spaces, the minimum ground floor height from finish grade is 14'. Due to existing grading conditions on the site, and to provide an accessible entry at level 1, the team requests an exception to the minimum ground floor height requirements for Section D as shown in Appendix A.1.

As indicated in Appendix A.1, the floor-to-floor height is 6'-3" from grade to level 2 at Section D due to the grade stepping up from 500' to 505.5' at the plan southeast corner. Section A, B, C and E meet the minimum ground floor height requirements as shown in Appendix A.1. Level 2 is proposed to extend Section D only to provide access to the amenity space on this level.

Atlanta
3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305
404 365 7600

Alexandria
300 North Lee St.
Suite 502
Alexandria, VA 22314
703 836 0915

Exception Request for Section 2.10.10 - Active Depth

Per Section 2.4.2.B.2.C, the active depth on primary streets is 15' minimum. The team is requesting an exception to the active depth at the segment of the building between the leasing lobby and fitness, as indicated in Appendix A.1.

The active depth varies from 18'-26', with an exception at the segment of the building between the leasing lobby and fitness so we can provide via a stair from level 1 to level 2, where the mezzanine is located. The Special Exception request complements the "Ground Story Height" exception narrative listed previously.

Exception Request for Section 2.10.11- Finished Floor Elevation

Per Section 2.4.2.B.3.G, the finished floor elevation is -2' minimum and 6' maximum for non-residential spaces. The team is requesting an exception to the finished floor elevation at Section B and C, as indicated in Appendix A.2. Due to the existing grading conditions on the site and the need to create accessible space on level 1, Section B and C are -5'-6" from the exterior grade, exceeding the -2' minimum requirement.

Exception Request for Section 2.10.13- Entrances

Per Section 2.4.2.B.5, street facing entry spacing shall be 40' maximum on primary streets. The team is requesting an exception to the entry spacing, as indicated in Appendix A.2, due to the existing grading conditions and the need to provide accessible entrances into the building from the public plaza.

To tie into the southwest corner existing grading, the main entry (Entrance A) and café entry (Entrance B) are located at the 500'-0" finished floor elevation for accessible access from the public plaza. As existing grading is higher on the southeast side of the site, it is not feasible to place entries to the building and still maintain accessible access to the public plaza.

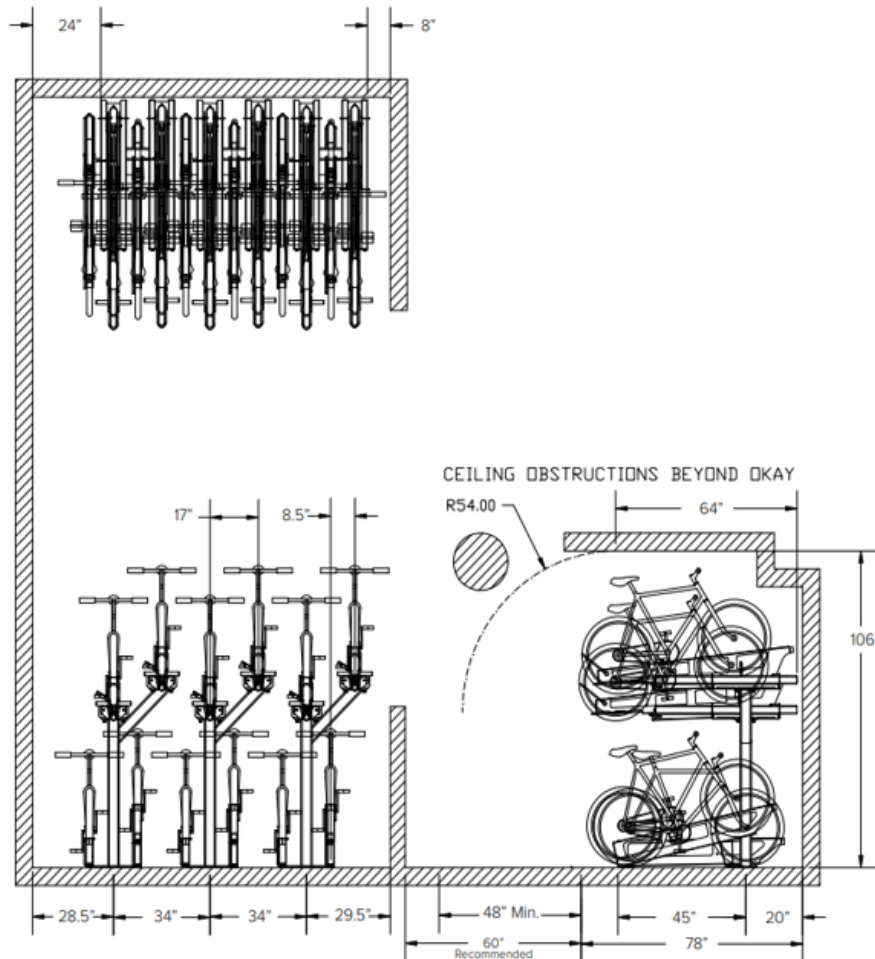
Exception Request for Section 4.5.2- Required Bicycle Parking

Per Section 4.5.2, the project is providing short-term and long-term bicycle parking to comply with Section 4.5.2.C.1 for residential household living.

Eighteen (18) short-term spaces will be provided outside of the building by the Civil Engineer to comply with the 1/10 unit minimum requirement.

182 long-term spaces will be provided inside the building. The team is requesting an exception to the minimum 2.5 feet wide and 6 feet long bicycle parking space requirement for the long-term bicycle parking spaces located inside the building by proposing a space saving product.

The team has successfully used the Dero Decker specification to double bike parking capacity for residential projects. Two bikes can stack on the two-tiered system, doubling capacity and saving space. The product has an e-bike charging option available and ADA cane detectable extensions for the lower trays. The dimensions are shown in the diagram below.



In summary, the project team's analysis of the Criteria for Review and Decision in Section 34-5.2.15.D.1-2 is as follows:

1. The proposed public plaza intends to be harmonious with the existing and approved patterns of development by tying back to the Westhaven Master Plan by connecting to the pedestrian promenade on the west side of the building.
2. The proposed public plaza and building massing intends to support the goals and strategies of the Comprehensive Plan by activating the streetscape along W Main Street with planters, accessible entries to the building, and active program along the building elevation containing the following program: Daydreamer Café, leasing lobby, and fitness spaces.
3. The proposed project coordinates with existing grade to provide accessible entries to the building at the 500 finish floor elevation (FFE). To maintain an accessible level across the entirety of level 1, the building cannot reasonably accommodate entries to the building at the plan east side, due to the existing grade being over 5 feet taller than the main entry elevation. In lieu of an entry on the east side of the elevation, there is active programming (fitness and the leasing lobby) along the building face and a public plaza to engage the street front.

NILES BOLTON ASSOCIATES

We appreciate your review and consideration.

Please feel free to reach out to me directly with any comments or questions at 404.365.7600 or email kuhrin@nilesbolton.com.

Sincerely,

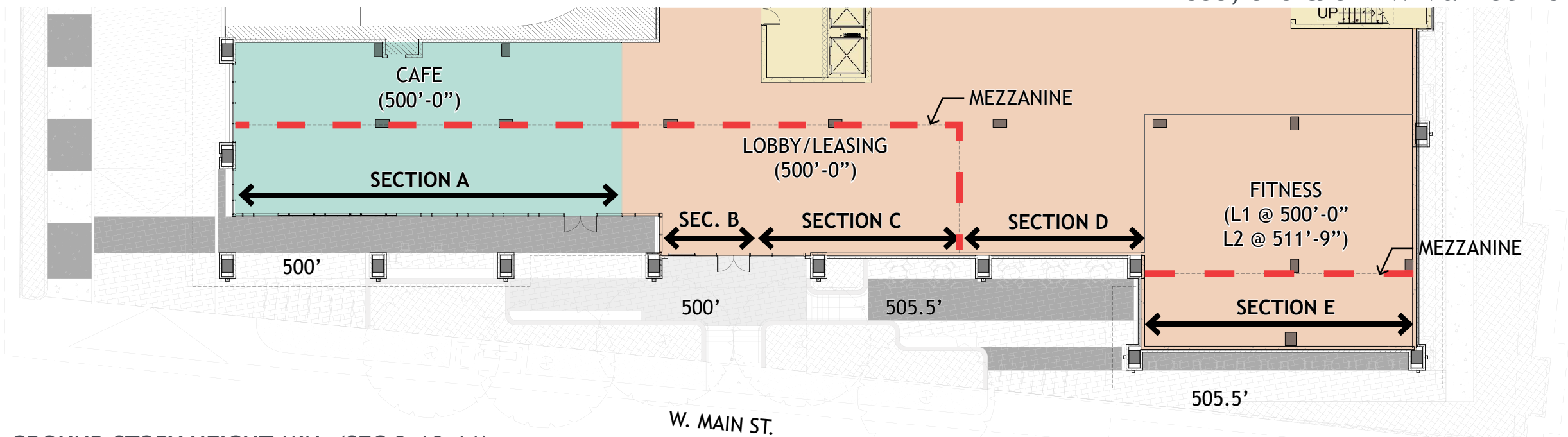
A handwritten signature in blue ink, appearing to read 'K. Uhrin', with a stylized flourish at the end.

Katherine Uhrin, AIA
Associate Principal

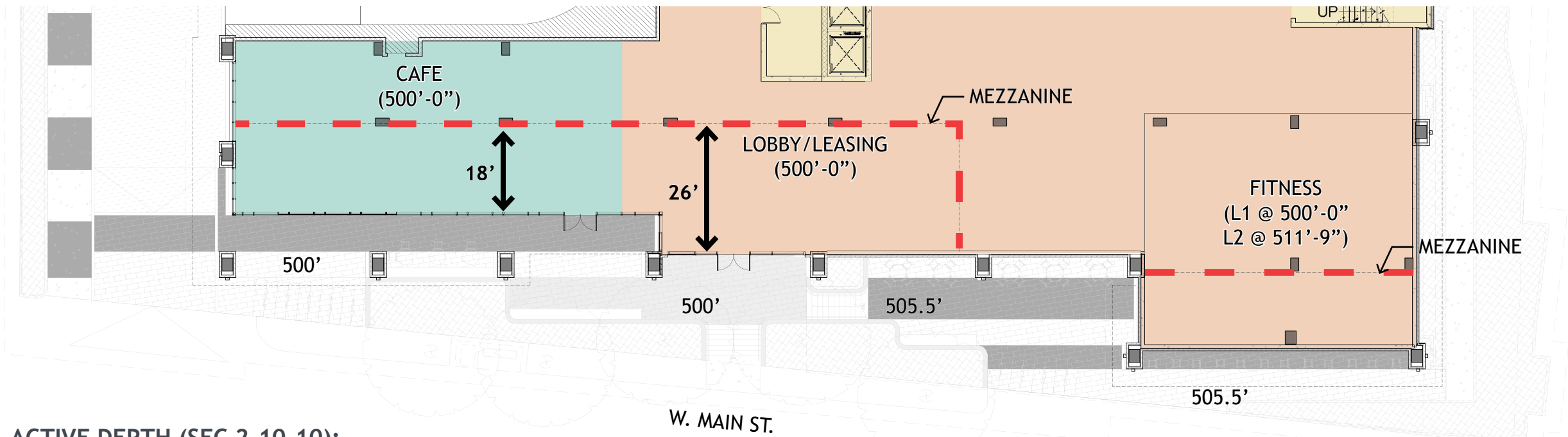
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Section 2.4.4 CX-8 Corridor Mixed Use 8: B.Building

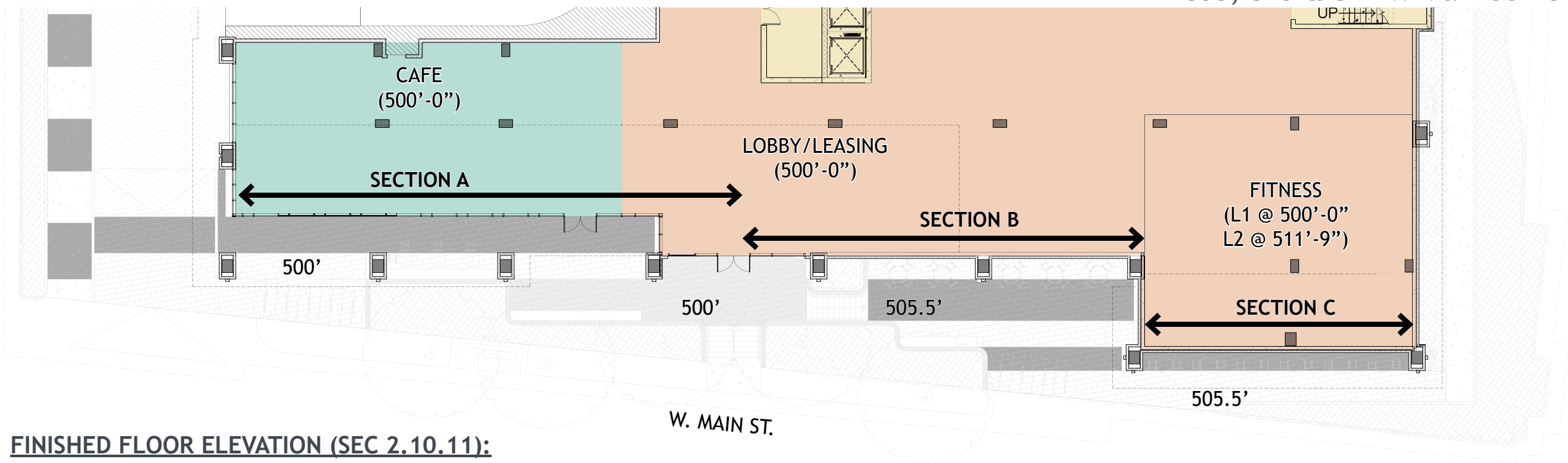


GROUND STORY HEIGHT MIN. (SEC 2.10.11):
REQUIRED: 14" MINIMUM (NON-RESIDENTIAL)
PROVIDED: SECTION A & B : 23'-5" FLOOR TO FLOOR
SECTION C : 17'-11" FLOOR TO FLOOR
SECTION D : 6'-3" FLOOR TO FLOOR
SECTION E : 17'-11" FLOOR TO FLOOR

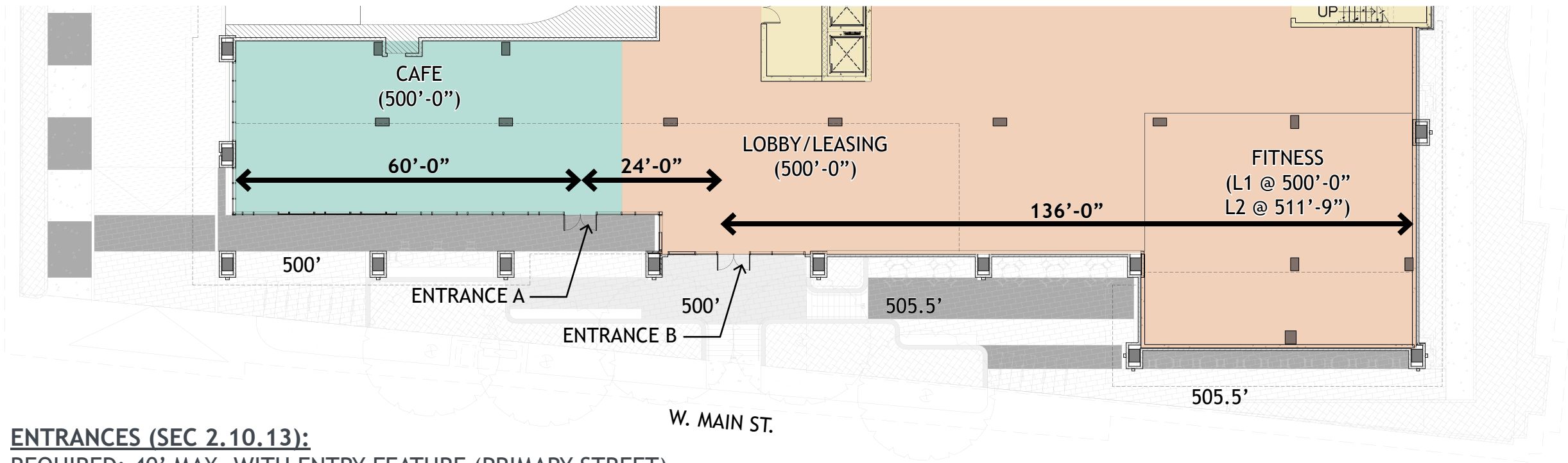


ACTIVE DEPTH (SEC 2.10.10):
REQUIRED: 15' (PRIMARY STREET)
PROVIDED: 18'-26', WITH THE EXCEPTION OF THE SEGMENT BETWEEN LOBBY, LEASING AND FITNESS.

Section 2.4.4 CX-8 Corridor Mixed Use 8: B.Building



FINISHED FLOOR ELEVATION (SEC 2.10.11):
REQUIRED: -2' / 6" (NON-RESIDENTIAL)
PROVIDED: SECTION A : 0' (FROM PLAZA)
SECTION B : -5'-6" (FROM PLAZA)
SECTION C : -5'-6" (FROM PLAZA)

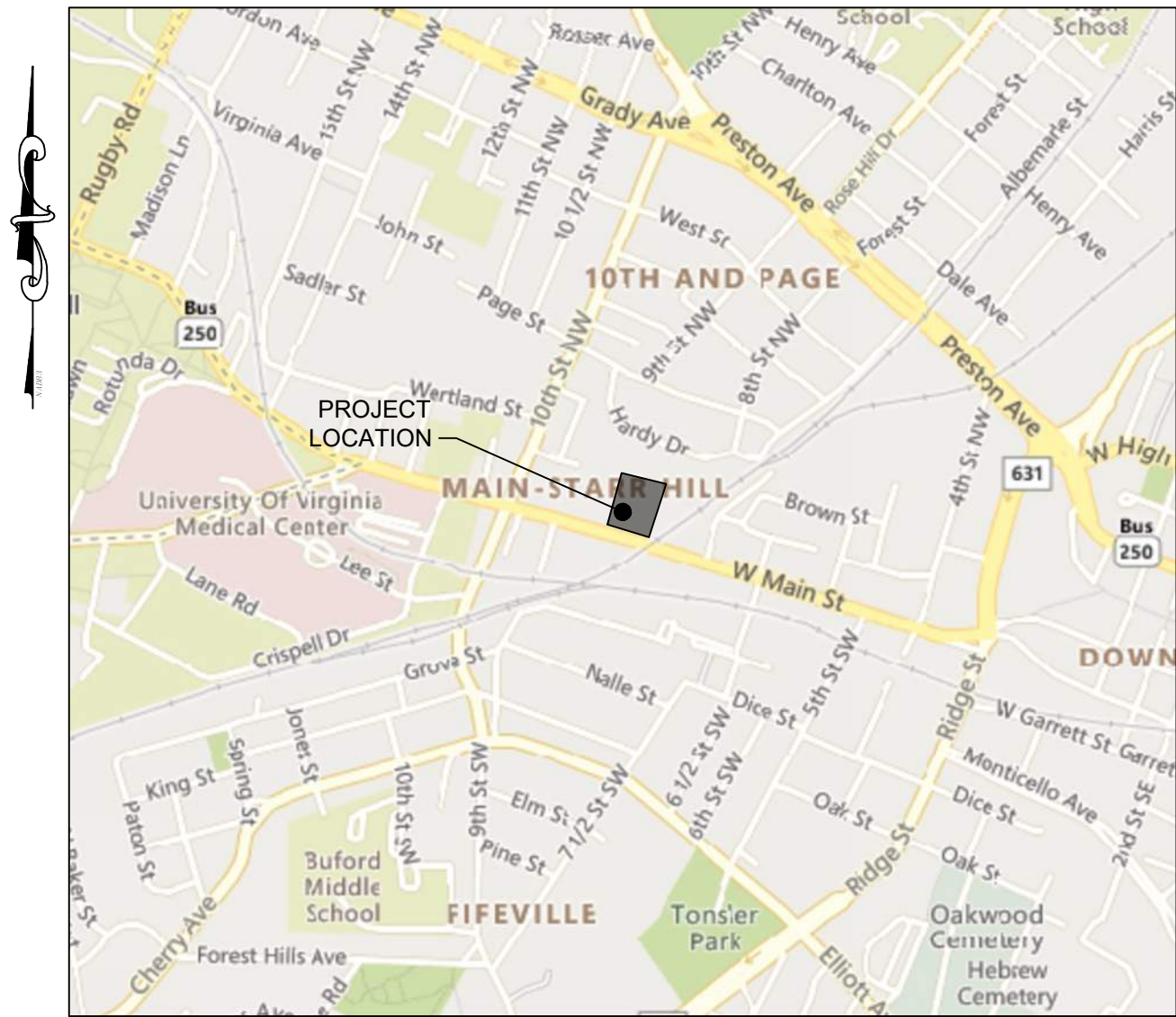


ENTRANCES (SEC 2.10.13):
REQUIRED: 40' MAX. WITH ENTRY FEATURE (PRIMARY STREET)
PROVIDED: SEE DIAGRAM

843 WEST MAIN STREET

FINAL SITE PLAN

843 W. MAIN ST
CITY OF CHARLOTTESVILLE, VIRGINIA
06/18/2025



VICINITY MAP

SCALE: 1" = 1,000'

OWNER:

LV COLLECTIVE
2340 GUADALUPE STREET
AUSTIN, TX 78705

ENGINEER OF RECORD:

TIMMONS GROUP
608 PRESTON AVENUE SUITE 200
CHARLOTTESVILLE, VA 22903
CONTACT: JONATHAN SHOWALTER, P.E.
TELEPHONE: 434-327-1681

APPLICANT:

LV COLLECTIVE
2340 GUADALUPE ST
AUSTIN, TX 78705
CONTACT: ANDREE SAHAKIAN
TELEPHONE: 311-771-0328

SITE DATA:
TAX MAP PARCEL AND OWNER INFO: PARCEL 310174000 (KIM T. CHRIS T. DABNEY)
PARCEL 31075000 (KIM TRAN DABNEY)
PARCEL 310183000 (FLUVANNA HOLDING, LLC)

TOTAL SITE AREA: 0.17+0.79+0.65 = 1.61 ACRES
EXISTING IMPERVIOUS AREA: 1.62 ACRES
PROPOSED IMPERVIOUS AREA: 1.61 ACRES
LIMITS OF DISTURBANCE: 1.66 ACRES
SOURCE OF SURVEY, BOUNDARY, AND TOPOGRAPHY: TIMMONS GROUP
28 IMPERIAL DRIVE
STAUNTON, VA 24401
KRISTOPHER L. CAISTER, L.S.
(540) 885-0920
CONDUCTED: 05/11/2021
HORIZONTAL DATUM REFERENCE: NAD83 (NA2011), VIRGINIA STATE GRID, SOUTH ZONE.
VERTICAL DATUM REFERENCE: NAVD88
VA811 TICKET NUMBER: B422602781-00B SUBMITTED ON 8/13/2024
A420702575-00A SUBMITTED ON 7/25/2024

BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51003C0286D, PANEL 286 OF 575, EFFECTIVE DATE FEBRUARY 4, 2005, THE PROPERTY SHOWN HEREON LIES IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

CURRENT USE: PARKING LOT AND SMALL COMMERCIAL BUILDING
PROPOSED USE: GENERAL HOUSEHOLD LIVING
ZONING: CX-8
OVERLAY DISTRICT: ARCHITECTURAL DESIGN CONTROL DISTRICT
SETBACKS: PRIMARY STREET LOT LINE (MIN/MAX): 0'-10'
SIDE STREET LOT LINE (MIN/MAX): 0'-10'
SIDE LOT LINE (MIN): 0'
REAR LOT LINE (MIN): 0'
ALLEY LOT LINE (MIN): 5'
ADJACENT PROPERTIES: NORTH - RESIDENTIAL
EAST - CELL TOWER AND RAILROAD TRACKS
SOUTH - APARTMENT
WEST - APARTMENT

MAXIMUM ALLOWABLE BUILDING HEIGHT: 8 STORIES - 114' (WITH BONUS 11 STORIES - 156')
PROPOSED BUILDING HEIGHT: 8 STORIES - 86.17'
PROPOSED DENSITY: NO DENSITY RESTRICTION
TOTAL UNIT COUNT: 182 UNITS
PARKING PROVIDED: 49 TOTAL SPACES (INCLUDING 2 ACCESSIBLE SPACES)
BIKE PARKING SPACES: 182 SPACES FOR LONG-TERM AND 18 SPACES FOR SHORT-TERM
STREET CATEGORY: MIXED USE 'B'
PRIMARY STREET: WEST MAIN STREET ALONG SOUTH SIDE OF THE PROPERTY
PROJECT TIMING & PHASING: PROJECT WILL BE CONSTRUCTED IN ONE PHASE AND CONSTRUCTION ACTIVITIES ARE ANTICIPATED TO LAST APPROXIMATELY 24 MONTHS

ADMINISTRATIVE MODIFICATIONS AND VARIANCES:
FOLLOWING MODIFICATIONS, VARIANCES AND WAIVERS APPLICATION WILL BE SUBMITTED:
1. STREETScape
2. BIKE PARKING SPACES
3. ACTIVE DEPTH
4. GROUND STORY HEIGHT
5. FINISHED FLOOR ELEVATION
6. BUILDING SETBACK
7. BUILD-TO WIDTH
8. ENTRANCE

SITE LIGHT NOTES:
SITE LIGHTING TO MEET THE REQUIREMENTS OF CHAPTER 34-4.12 AND CHAPTER 11 OF CHARLOTTESVILLE STANDARDS AND DESIGN MANUAL.

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 (434) 970-3805 WITH ANY QUESTIONS REGARDING THE GREASE TRAP OR BACKFLOW PREVENTION DEVICES.

CITY OF CHARLOTTESVILLE-LAND DISTURBANCE M54 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)	32 DIG. HUC	*SWM MAINT. AGR. INST. #	
					N/A						
TOTAL LOD (AC)			1.66								
TOTAL P REMOVED BY BMP'S (LBS)			0								
TOTAL P CREDITS PURCHASED (LBS)			0.36								
TOTAL P CREDITED TO PROJECT (LBS)			0								
TOTAL P REQUIRED (LBS)			0.28								
*LAND DISTURBING #											
* SWM BOND RELEASE DATE											
* TO BE ENTERED BY CITY OF CHARLOTTESVILLE STAFF											

CITY OF CHARLOTTESVILLE - OUTFALL TABULATION CHART																							
9VAC25-875-600:				EXISTING										PROPOSED									
Outfall Designation	LOA Designation	Receiving Channel Type	Compliance Method	DA (acres)	Offsite Contribution (Acres)	CN	Tc (min)	Q1 (CFS)	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)	Runoff Volume (V1/RV) 1-yr	Runoff Volume Units	DA (Acres)	Offsite Contribution (Acres)	CN	Tc (min)	Q1 (CFS)	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)	Runoff Volume (V1/RV) 1-yr	Runoff Volume Units
Area A	Area A	Manmade	B.3	1.18	0.00	97	5.0	5.11	6.24	9.52			Ac-ft	1.27	0.00	98	5.0	3.59	5.40	9.47			Ac-ft
Area B	Area B	Manmade	B.3	0.39	0.00	98	5.0	1.71	2.08	3.16			Ac-ft	0.31	0.00	97	5.0	1.34	1.64	2.50			Ac-ft
Area C	Area C	Manmade	B.3	0.09	0.00	98	5.0	0.40	0.48	0.73			Ac-ft	0.08	0.00	98	5.0	0.35	0.43	0.65			Ac-ft
TOTAL				1.66	0.00									1.66	0.00								

*Post-Developed Q values incorporate SWM A storage facility. Post-Developed Tc on this table indicates time of concentration to the facility.
City of Charlottesville Department of Public Works-Engineering Division Version 1.0-10-21-2020

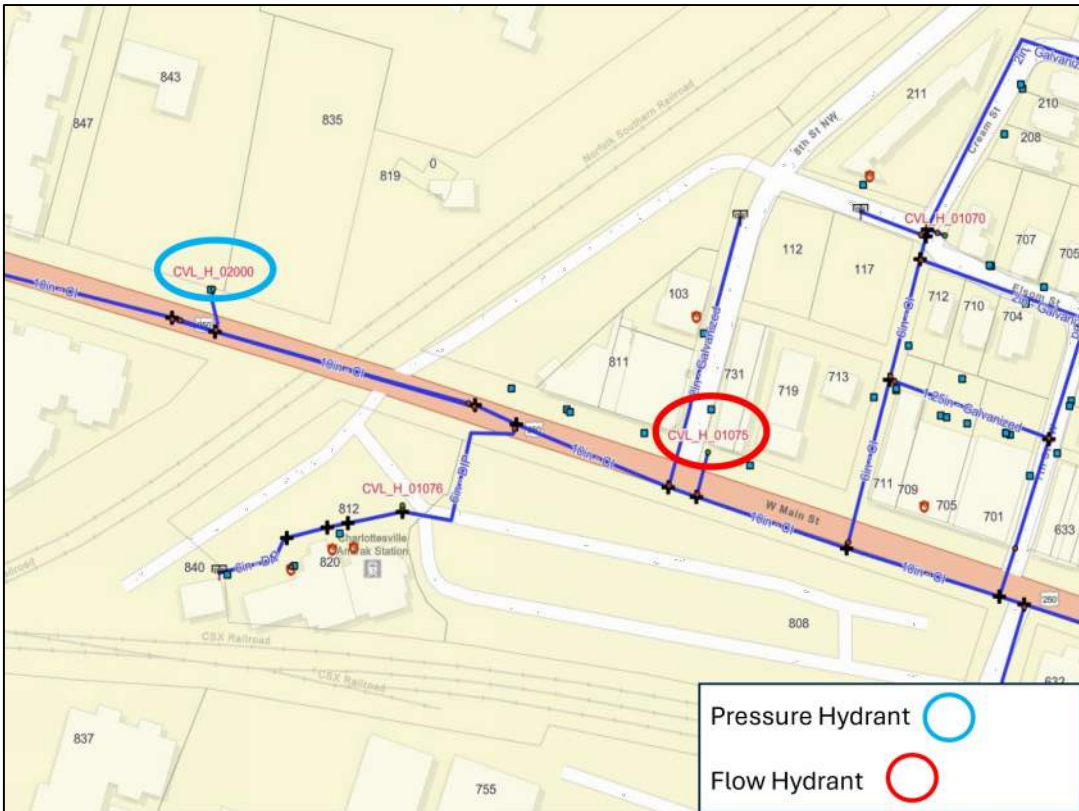
Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	NOTES & DETAILS
C1.1	NOTES & DETAILS
C1.2	NOTES & DETAILS
C1.3	NOTES & DETAILS
C1.4	NOTES & DETAILS
C2.0	EXISTING CONDITIONS
C2.1	DEMOLITION PLAN
C3.0	EROSION & SEDIMENT CONTROL - NOTES & DETAILS
C3.1	EROSION & SEDIMENT CONTROL - NOTES & DETAILS
C3.2	EROSION & SEDIMENT CONTROL - PHASE I
C3.3	EROSION & SEDIMENT CONTROL - PHASE II
C4.0	LAYOUT PLAN
C4.1	UTILITY PLAN
C4.2	EASEMENT PLAN
C5.0	GRADING PLAN
C5.1	INLET DRAINAGE AREA MAP
C6.0	STORMWATER MANAGEMENT PLAN
C6.1	STORMWATER MANAGEMENT DETAILS
C7.0	STORM PROFILES
C7.1	UTILITY PROFILES
C8.0	ENTRANCE SIGHT STOPPING DISTANCE
L0.1	TREE PRESERVATION PLAN
L0.2	TREE PRESERVATION NOTES AND DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES AND DETAILS
L3.0	SITE LIGHTING PLAN
L3.1	LIGHTS DATA SHEETS

TOTAL SHEETS = 28

APPROVALS

DIRECTOR OF NEIGHBORHOOD DEVELOPMENT SERVICES



THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.235.3624 FAX 434.235.8317 www.timmons.com

DEVELOPMENT PLAN

REVISION DESCRIPTION	DATE	MAJOR DEVELOPMENT PLAN SUBMITTAL	FINAL SITE PLAN SUBMITTAL	REVISED PER CITY COMMENTS
	06/18/2025			
	07/10/2026			

DATE
06/18/2025
DRAWN BY
S. KIRBY
DESIGNED BY
S. KIRBY
CHECKED BY
J. SHOWALTER
SCALE
N/A

TIMMONS GROUP

843 WEST MAIN STREET
CHARLOTTESVILLE, VA

COVER SHEET

JOB NO.
68675
SHEET NO.
C0.0

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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 INTENDING TO BE REMOVED OR RELOCATED, 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 ADJUSTMENT OF ALL MANHOLE TOPS, WATER VALVE BOXES, GAS VALVE BOXES AND WATER METER BOXES SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
6. 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.
7. 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 UTILITIES REQUIREMENTS.

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 GRAFFITI'D 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.
8. 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.

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 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.
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.

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. ROOF DRAINS THAT DAYLIGHT THROUGH A SIDEWALK SHALL INCORPORATE A TRAFFIC-RATED TRENCH DRAIN WITH A SOLID, REMOVABLE, NON-SLIP COVER THAT IS LARGE ENOUGH TO RECEIVE A MINIMUM 4-INCH PIPE. ROOF DRAINS CANNOT BE DIRECTED TO SEND CONCENTRATED WATER OVER A SIDEWALK. ALL PRIVATE STORM DRAINS FROM ROOF OR FOUNDATION DRAINS ARE REQUIRED TO BE SCHEDULE 40 PVC PIPE AT THE RIGHT-OF WAY LINE.

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 STAIRS 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 RECEP'TACLES. "NO SMOKING" SIGNS SHALL BE POSTED AT EACH BUILDING SITE AND WITHIN EACH BUILDING DURING CONSTRUCTION. SMOKING WILL ONLY BE ALLOWED OUTSIDE OF THE CONSTRUCTION SITE.
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 MATERIALS 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.
14. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 85,000LBS.
15. 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.
16. 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.
17. VSPFC 903.3.5.2 - HIGH RISE BUILDINGS REQUIRE A SECONDARY WATER SUPPLY TO THE BUILDING'S FIRE PUMP.
18. FIRE LINES - 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.
19. VSPFC 507.5.4 AND 912.3 - 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 OR BARRIERS.
20. SFFC 507.5.1.1 - HYDRANT FOR STANDPIPE SYSTEM - BUILDINGS EQUIPPED WITH A STANDPIPE SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 905 SHALL HAVE A FIRE HYDRANT WITHIN 100 FEET OF THE FIRE DEPARTMENT CONNECTIONS. THE DISTANCE SHALL BE PERMITTED TO EXCEED 100 FEET WHERE APPROVED BY THE FIRE CODE OFFICIAL.
21. LOCAL REQUIREMENT -LANDSCAPING IN THE AREA FIRE HYDRANTS, FIRE PUMP TEST HEADER, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL BE OF THE TYPE THAT WILL NOT ENCRoACH ON THE REQUIRED FIVE (5) FOOT RADIUS ON MATURITY OF THE LANDSCAPING.
22. VSPFC 503.2.1 - OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13 FEET 6 INCHES.
23. VSPFC 903.2.3 - Marking Fire Lanes. The location and method of marking fire lanes SHALL BE CLEARLY INDICATED ON THE SUBMITTED SITE PLAN. 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 INVOLVED. FIRE APPARATUS ROADS 20 TO 26 FEET IN WIDTH SHALL BE POSTED OR MARKED ON BOTH SIDES "NO PARKING - FIRE LANE".
24. VSPFC 505.1 - THE BUILDING STREET NUMBER TO BE PLAINLY VISIBLE FROM THE STREET FOR EMERGENCY RESPONDERS.
25. VSPFC 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.
26. VSPFC 3312.1 - AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
27. VSPFC 905.3.1 - IF THE FLOOR LEVEL OF THE HIGHEST STORY IS MORE THAN 30 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS, THEN A CLASS I STANDPIPE SYSTEM MUST BE INSTALLED IN ADDITION TO THE SPRINKLER SYSTEM.
28. VSPFC 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.
29. VSPFC 3313.1 - WHERE REQUIRED - BUILDINGS FOUR OR MORE STORIES IN HEIGHT SHALL BE PROVIDED WITH NOT LESS THAN ONE STANDPIPE FOR USE 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.
30. NO VEHICLES/MACHINERY OF ANY TYPE, CONSTRUCTION MATERIALS OR CONSTRUCTION DEBRIS ARE TO BE PARKED, PLACED OR STORED EITHER IN FRONT OF OR WITHIN 15 FEET OF A FIRE HYDRANT.
31. KEEP DUMPSTERS, BUILDING MATERIALS AND CONSTRUCTION DEBRIS AT LEAST 30 FEET FROM BUILDINGS UNDER CONSTRUCTION.
32. VSPFC 310.3; 310.5 - 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 MARSHALL'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.
33. VSPFC 3304.2 - WASTE DISPOSAL OF COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH WORKDAY.
34. VSPFC 3315.1 - FIRE EXTINGUISHERS SHALL BE PROVIDED WITH NOT LESS THAN ONE
35. APPROVED PORTABLE FIRE EXTINGUISHER AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
36. VSPFC 3310.1 - REQUIRED VEHICLE ACCESS FOR FIREFIGHTING 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.

CONSTRUCTION SITE FIRE SAFETY REQUIREMENTS

1. THE OWNER SHALL DESIGNATE A SITE SAFETY DIRECTOR FOR CONSTRUCTION AND REMODELING.
2. A LEGIBLE TEMPORARY ADDRESS TO BE POSTED FOR FIRST RESPONDERS.
3. THE FIRE DEPARTMENT ACCESS ROAD SHALL EXTEND TO WITHIN 150' OF ALL PORTIONS OF THE EXTERIOR OF THE FIRST LEVEL OF A BUILDING.
4. APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION AND DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED 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 (MAXIMUM 85,000 LBS.) UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
5. ACCESS TO FIRE HYDRANTS FROM STREET, FDC'S OR OTHER CONNECTIONS IS CLEAR AT ALL TIMES.
6. KEEP DUMPSTERS, BUILDING MATERIALS AND CONSTRUCTION DEBRIS AT LEAST 30 FEET AWAY FROM BUILDINGS UNDER CONSTRUCTION.
7. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE BEFORE ANY COMBUSTIBLE MATERIALS ARRIVE ON SITE. FIRE HYDRANTS SHALL BE ≤ 500' OF THE COMBUSTIBLE MATERIALS. MAINTAIN 15 FEET OF CLEAR SPACE ON EITHER SIDE OF FIRE HYDRANTS. NO VEHICLES/MACHINERY OF ANY TYPE, CONSTRUCTION MATERIALS, OR CONSTRUCTION DEBRIS ARE TO BE PARKED, PLACED, OR STORED EITHER IN FRONT OF OR WITHIN 15 FEET OF A FIRE HYDRANT.
8. NOT MORE THAN 60 GALLONS OF CLASS I OR II LIQUIDS WITHIN 50' OF ANY STRUCTURE.
9. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AND SHALL BE MOUNTED ON A WALL OR POST AT EACH USABLE STAIRWAY AND SUCH THAT THE TRAVEL DISTANCE TO ANY EXTINGUISHER DOES NOT EXCEED 75 FEET. MOUNTING HEIGHT TO THE TOP OF THE EXTINGUISHER SHALL NOT EXCEED 5 FEET. EXTINGUISHERS SHALL NOT HAVE LESS THAN A 2-A:10-B: C RATING OR AS DIRECTED BY THE FIRE DEPARTMENT.
10. TEMPORARY EXIT SIGNS ARE TO BE POSTED THROUGHOUT A BUILDING UNDER CONSTRUCTION UNTIL PERMANENT EXIT SIGNS.
11. COMBUSTIBLE DEBRIS, RUBBISH, AND WASTE MATERIAL SHALL BE REMOVED FROM BUILDINGS AT THE END OF EACH SHIFT OF WORK.
12. ACCESS AND EGRESS PATHWAYS AND STAIRWAYS SHALL BE MAINTAINED AND FREE FROM OBSTRUCTIONS.
13. NO SMOKING OR VAPING IS ALLOWED 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 MARSHALL'S OFFICE OR THE BUILDING OFFICIAL'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.
14. BUILDINGS REQUIRING STANDPIPE SYSTEM: STANDPIPES SHALL BE INSTALLED ONCE CONSTRUCTION BEGINS ON THE 2ND FLOOR AND REMAIN CONTINUES TO THE HIGHEST WORKING FLOOR.
15. PORTABLE OR MOBILE EQUIPMENT REFUELING ONLY IN AUTHORIZED AREAS THAT ARE WELL VENTILATED AND AWAY FROM IGNITION SOURCES.
16. HOT WORK: GRINDING, CUTTING, WELDING, ETC.
- A. CUTTING, GRINDING, AND/OR WELDING EQUIPMENT MUST BE THOROUGHLY INSPECTED AND FOUND TO BE IN GOOD REPAIR AND FREE OF DAMAGE OR DEFECTS
- B. ASSESS 35 FT. RADIAL "SPHERE" OF WORK FOR POTENTIAL FIRE HAZARDS.
- C. A MULTI-PURPOSE DRY CHEMICAL FIRE EXTINGUISHER MUST BE LOCATED SUCH THAT IT IS IMMEDIATELY AVAILABLE TO THE WORK AND IS FULLY CHARGED AND READY TO USE.
- D. FLOORS, WORK LEVEL AND BELOW, CLEANED OR PROTECTED.
- E. COMBUSTIBLE FLOORS MUST BE COVERED BY FIRE-RESISTANT SHIELDS (FIRE-RETARDANT PLYWOOD, FLAME-PROOF TARPULIN, METAL, ETC.
- F. SPARKS/SLAG CATCHERS MUST BE SUSPENDED BELOW ANY ELEVATED CUTTING, GRINDING, OR WELDING OPERATION.
- G. ALL OTHER COMBUSTIBLES REMOVED OR SHIELDED FROM SPARKS.
- H. REMOVE FLAMMABLE LIQUIDS, DUST, LINT, COMBUSTIBLE WASTE, OIL DEPOSITS, ETC., WHERE POSSIBLE ARE INSTALLED.
- I. TRANSMISSION OR CONVEYING OF SPARKS TO ADJACENT AREAS IS ELIMINATED OR PROTECTED.
- J. TIGHTLY COVER WALL/FLOOR OPENINGS WITH FIRE-RADIANT MATERIALS.
- K. WHERE OPENINGS CANNOT BE SEALED, SUSPEND FIRE-RETARDANT TARPULINS TO HELP PROTECT AREAS BENEATH.
- L. EXPLOSIVE ATMOSPHERE ELIMINATED OR POTENTIAL NOT PRESENT.
- M. ALL CONSTRUCTION EQUIPMENT FUELING ACTIVITIES AND FUEL STORAGE MUST BE RELOCATED AT LEAST 35 FEET AWAY FROM THE CUTTING, GRINDING OR WELDING OPERATION.
- N. A PERSON MUST BE ASSIGNED TO FIRE WATCH DURING AND FOR AT LEAST 1 HOUR AFTER ALL CUTTING, GRINDING, OR WELDING OPERATIONS HAVE CEASED. THE FIRE WATCH PERSON MUST BE PROVIDED WITH A MEANS OF CONTACTING THE FIRE DEPARTMENT IN THE EVENT OF AN EMERGENCY AND BE TRAINED IN THE USE OF A FIRE EXTINGUISHER.
17. PLEASE FOLLOW CHAPTER 33, VIRGINIA STATEWIDE FIRE PREVENTION CODE - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.

PROPOSED LEGEND

- -- PROPERTY LINE
- W --- WATER
- G --- GAS
- HDPE STORM PIPE
- SAN --- SANITARY
- UGT --- COMM DUCT BANK
- UGR --- ELECTRIC DUCT BANK
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- FIRE HYDRANT
- FDC
- METER
- WATER VALVE
- BOLLARD
- LIMITS OF DISTURBANCE
- FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
- PARKING SPACE COUNT
- DRAINAGE EASEMENT
- UTILITY EASEMENT

GRADING

- TC = TOP OF CURB
- BC = BOTTOM OF CURB
- EP = EDGE OF PAVEMENT
- EC = EDGE OF CONCRETE
- TS = TOP OF STAIRS
- BS = BOTTOM OF STAIRS
- EX = EXISTING
- PROP = PROPOSED
- ME = MATCH EXISTING
- N/A = NOT APPLICABLE TO THIS PROJECT
- APPROX. = APPROXIMATE

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 INTENDING TO BE REMOVED OR RELOCATED, 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 ADJUSTMENT OF ALL MANHOLE TOPS, WATER VALVE BOXES, GAS VALVE BOXES AND WATER METER BOXES SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
6. 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.
7. 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 UTILITIES REQUIREMENTS.

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 GRAFFITI'D 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.
8. 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.

EARTHWORK AND SITE CONDITIONS

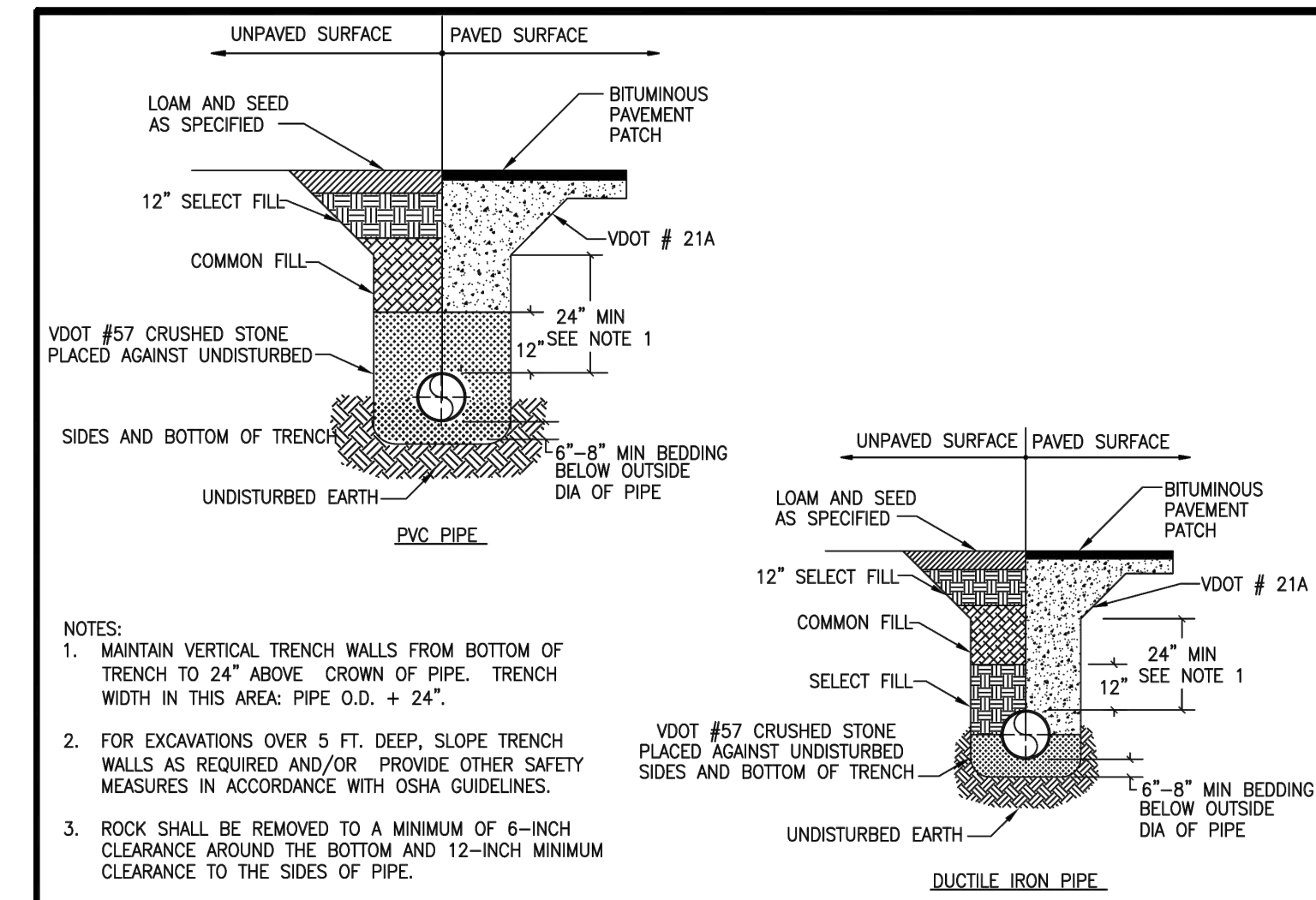
1. EXCEPT AS OTHERWISE SHOWN ON THE PLANS, ALL CUTS AND FILLS SHALL MATCH EXISTING SLOPES OR BE NO GREATER THAN 2:1.
2. NO NEW SIDEWALK SHALL EXCEED 2.0% CROSS-SLOPE (PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAFFIC).
3. ALL GRADING AND IMPROVEMENTS TO BE CONFINED TO THE PROJECT AREA UNLESS OTHERWISE 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

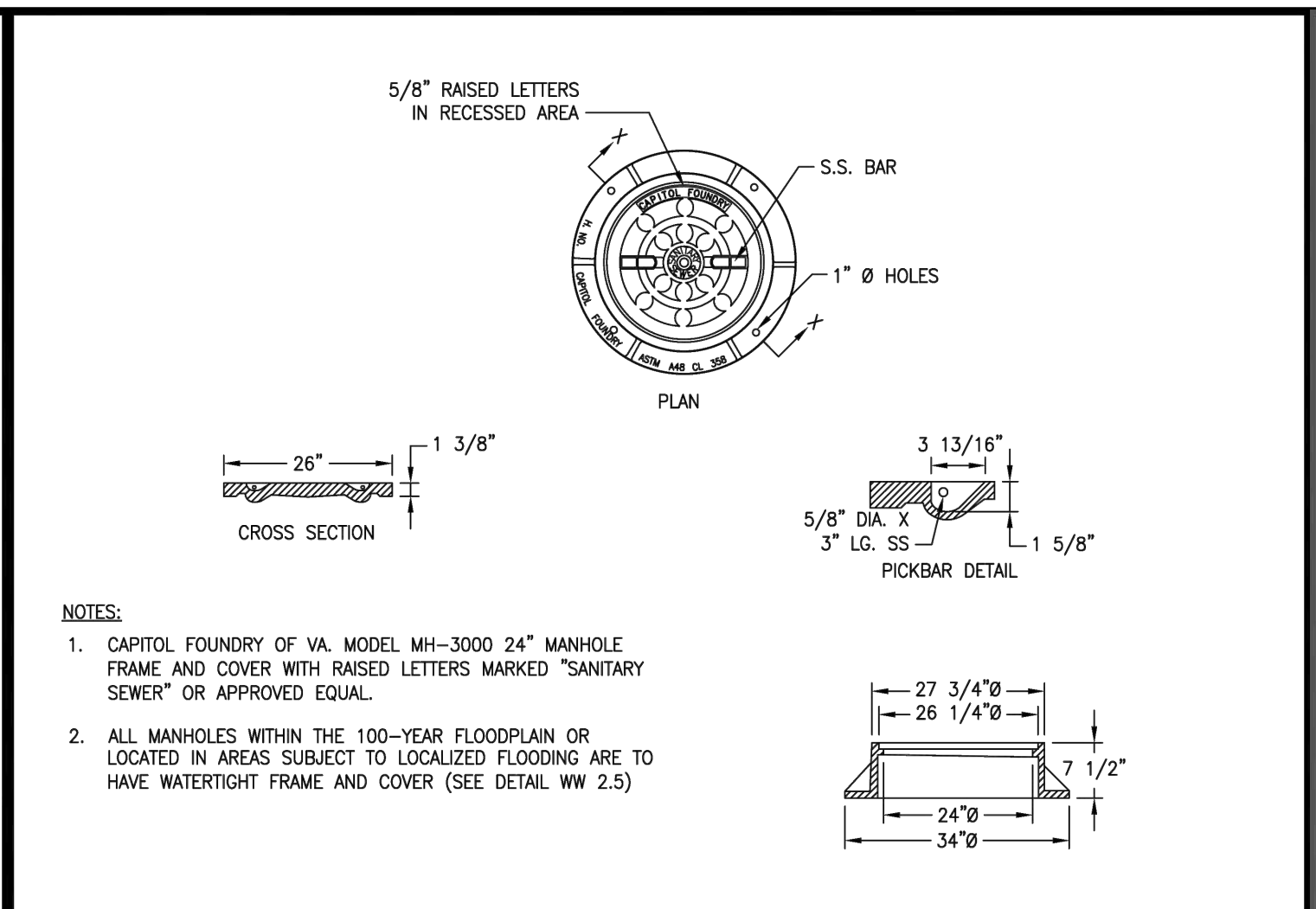
1. ALL FORMS SHALL BE INSPECTED BY THE ENGINEERING INSPECTOR BEFORE ANY CONCRETE IS PLACED. THE ENGINEER INSPECTOR MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO REMOVE AND REPLACE CONCRETE PLACED PRIOR TO OR WITHOUT SUCH INSPECTION.
2. ALL MATERIAL INSIDE FORMS SHALL BE CLEAN AND FREE OF ALL ROCKS 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

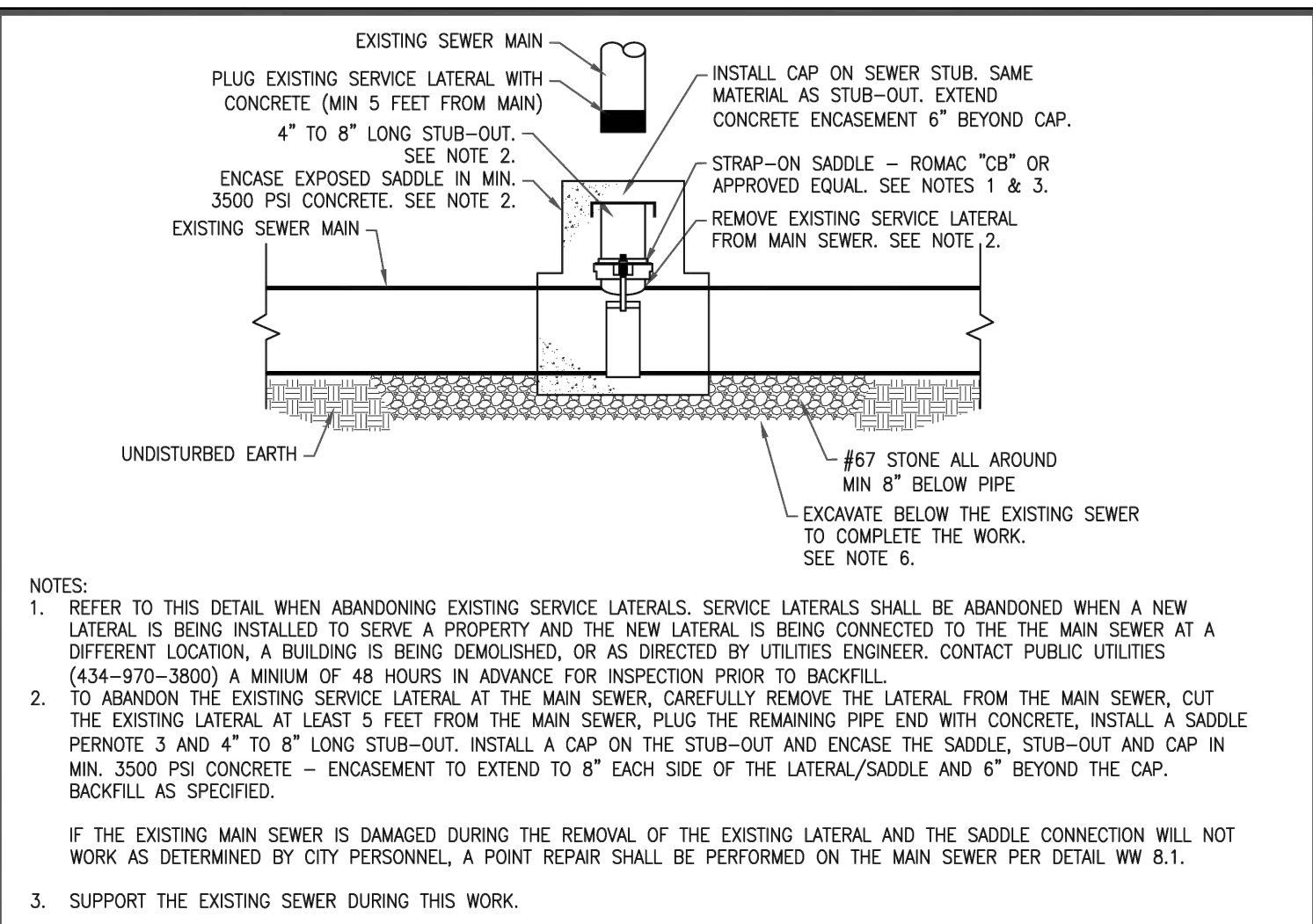
1. CONTRACTOR SHALL EXERCISE CARE, ESPECIALLY AT INTERSECTIONS AND GUT



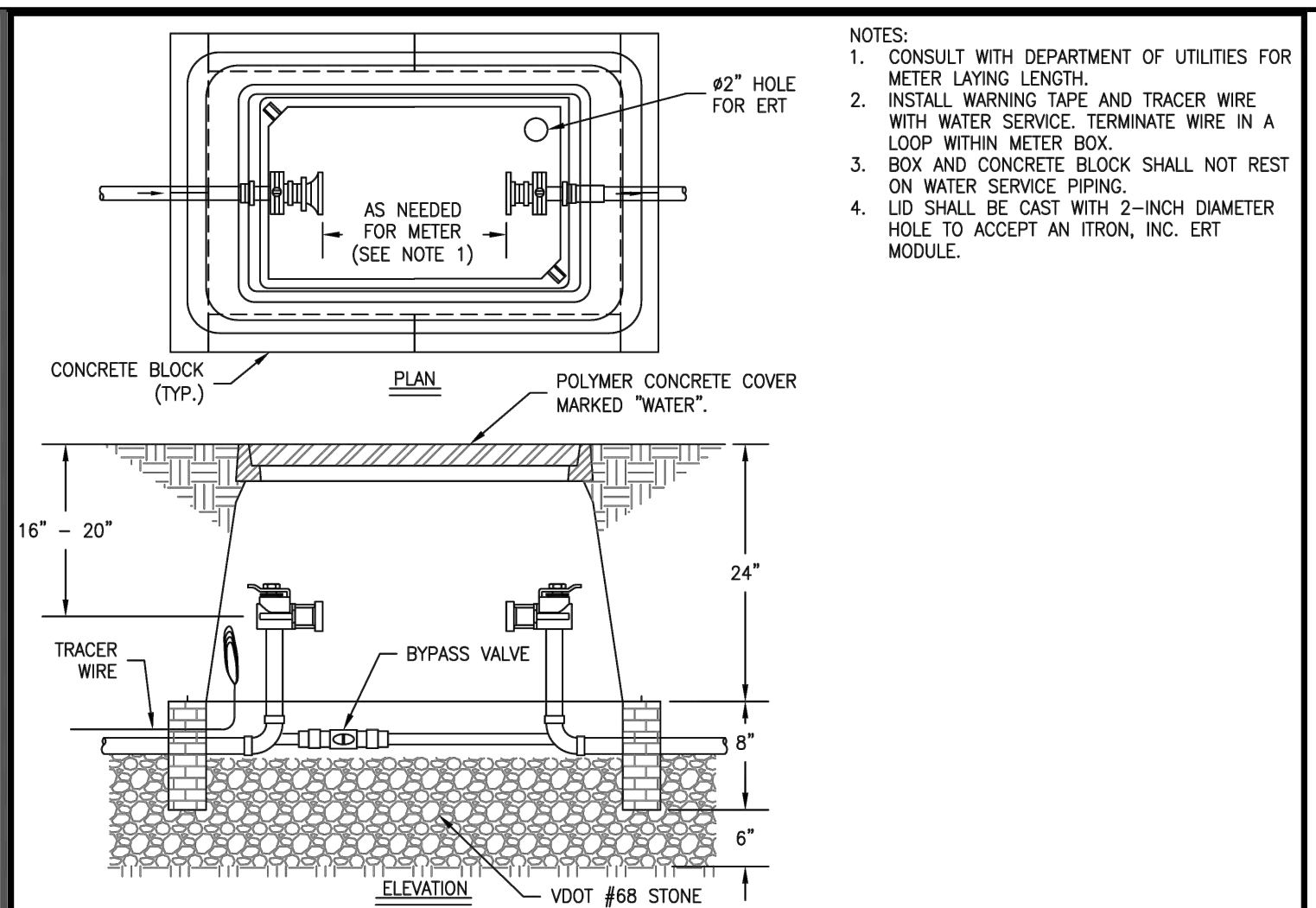
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	REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: WW 1.0



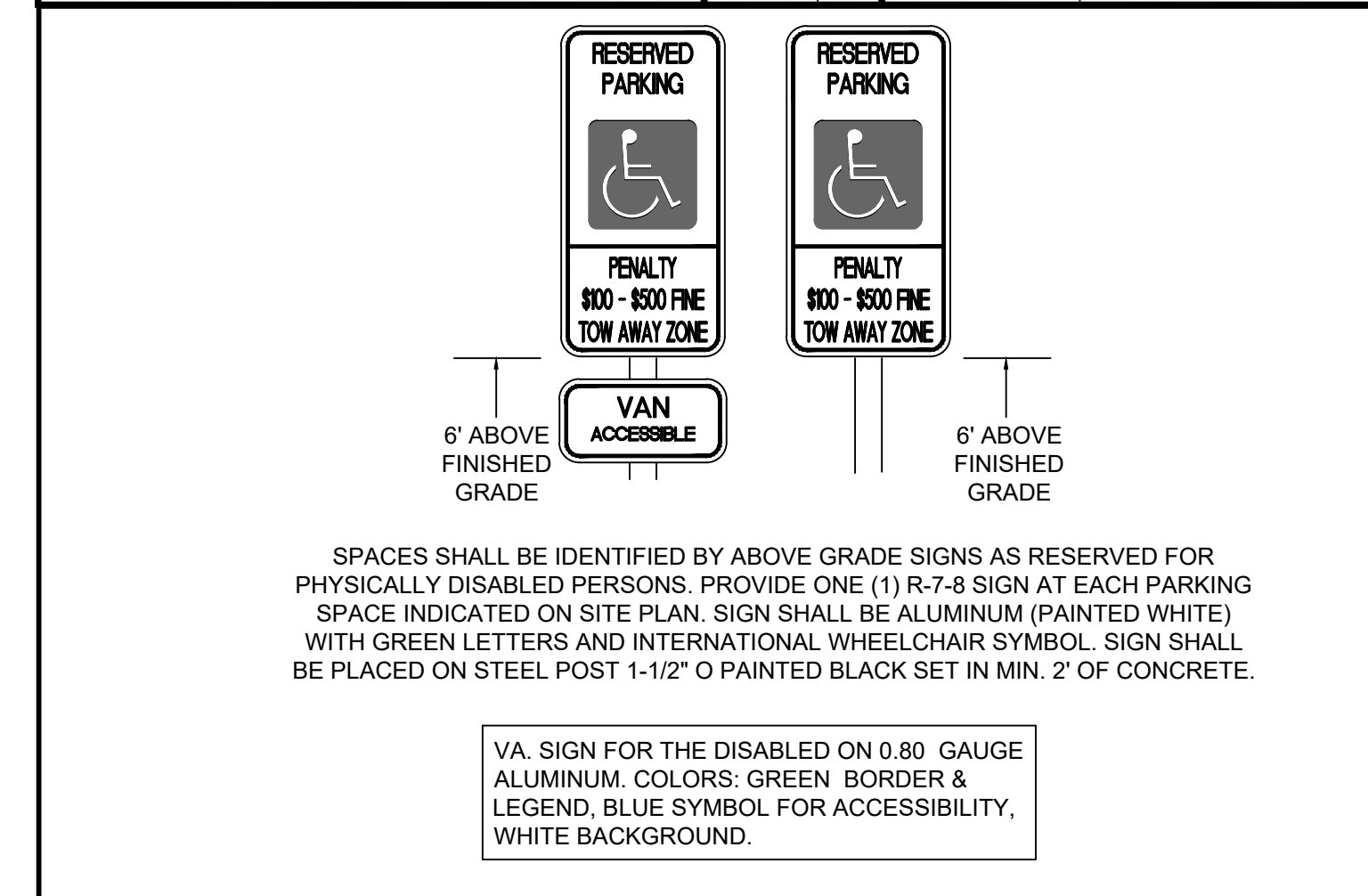
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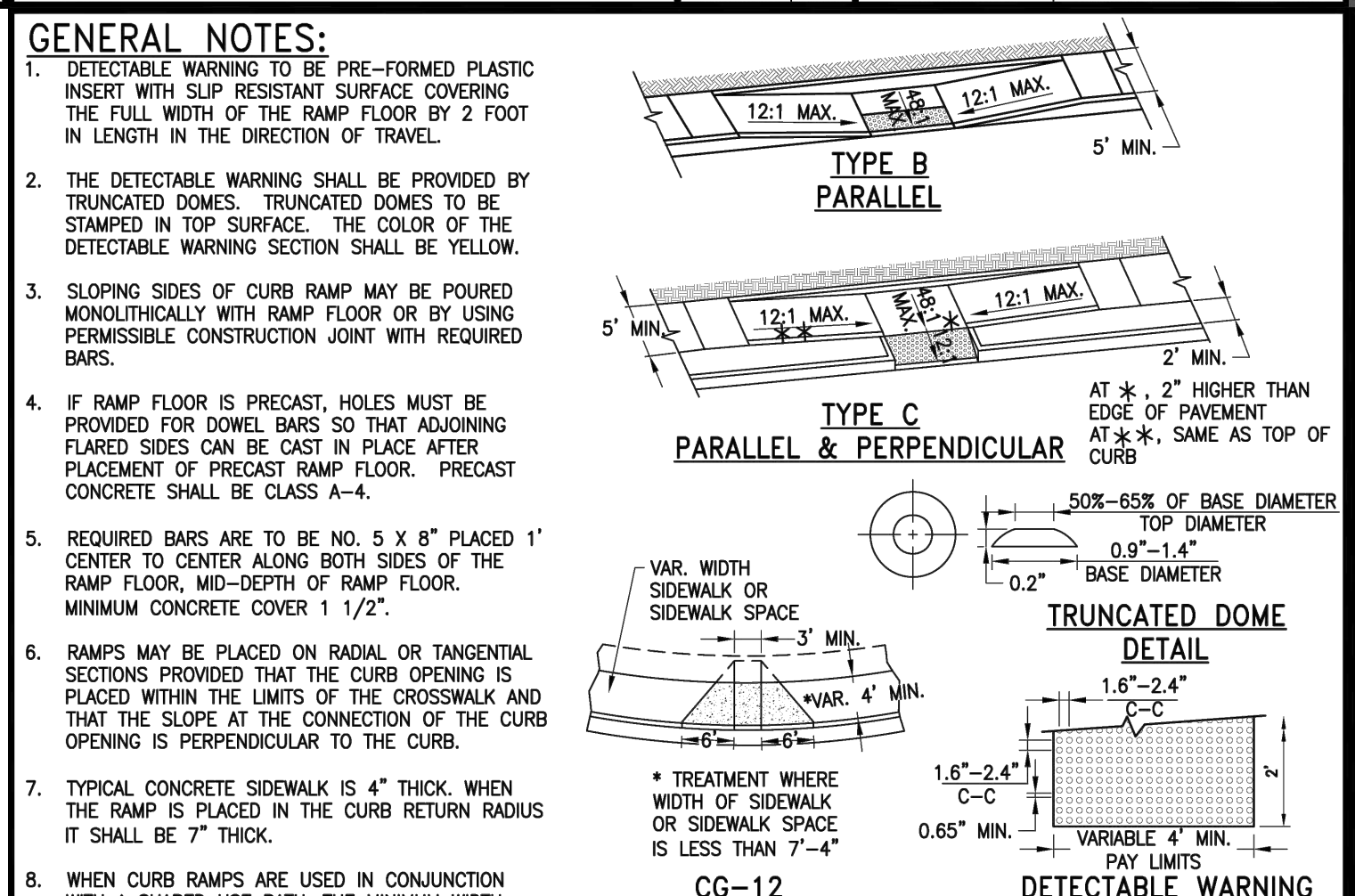
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	REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: WW 7.2



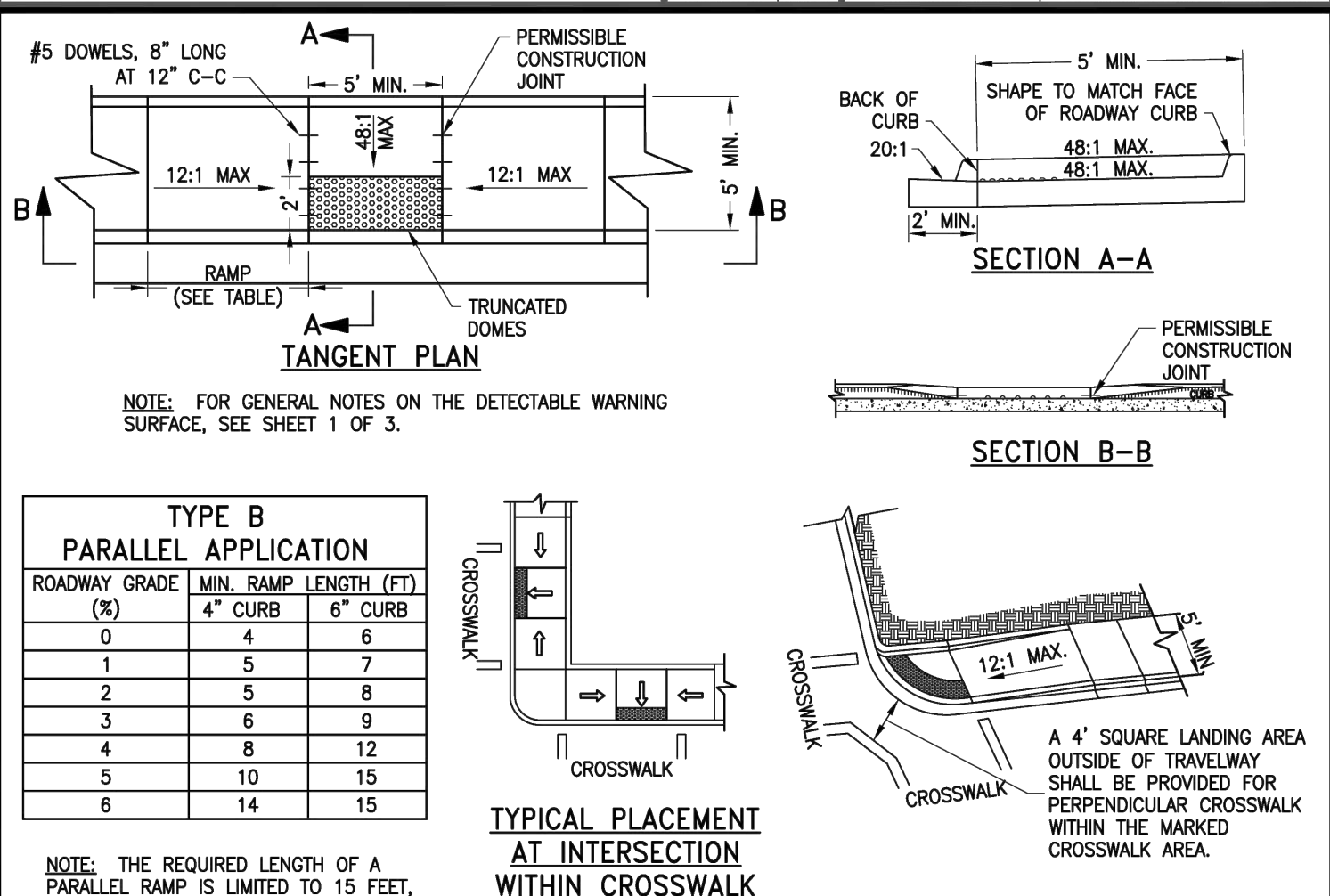
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	REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: W 6.2



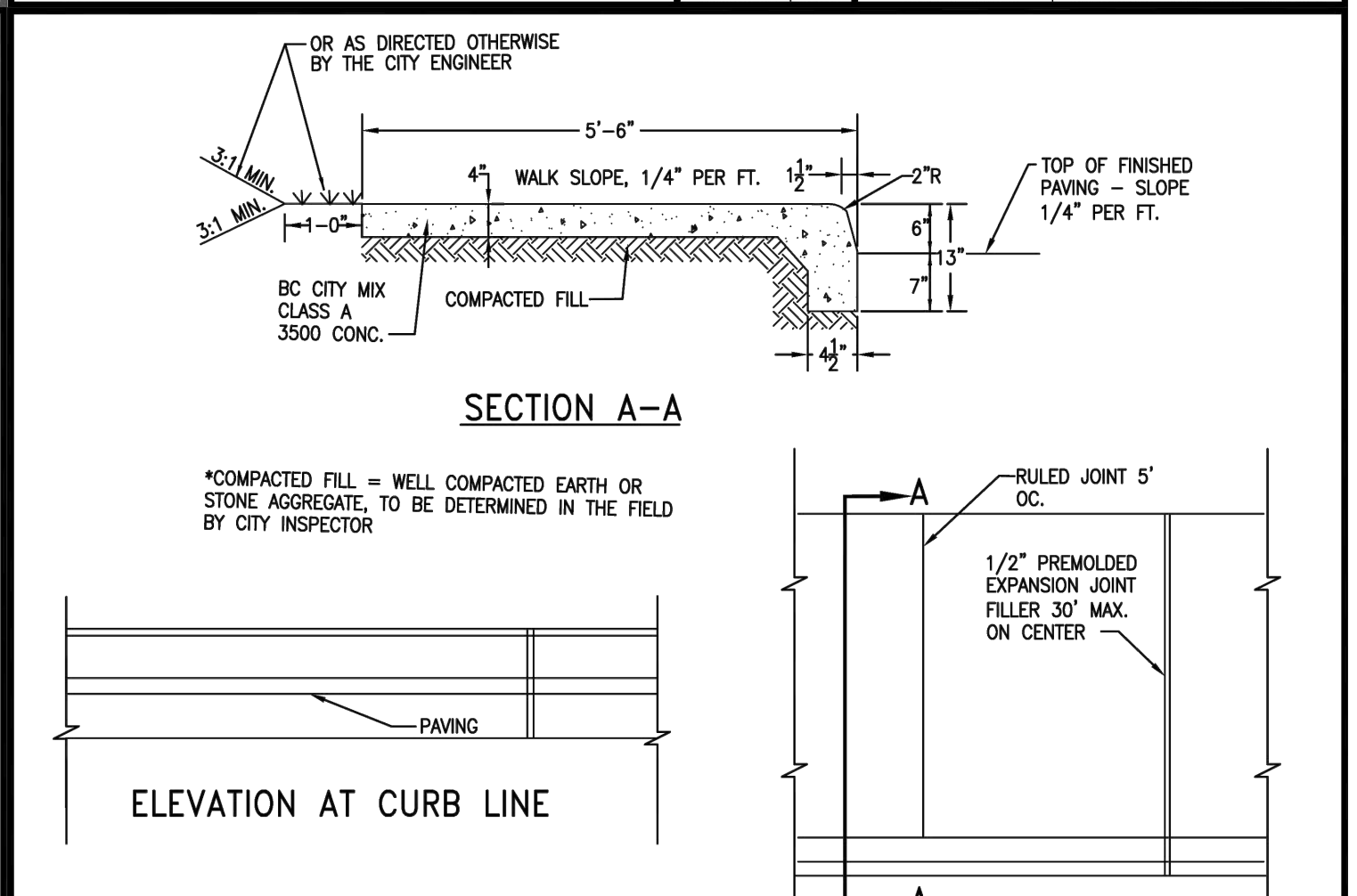
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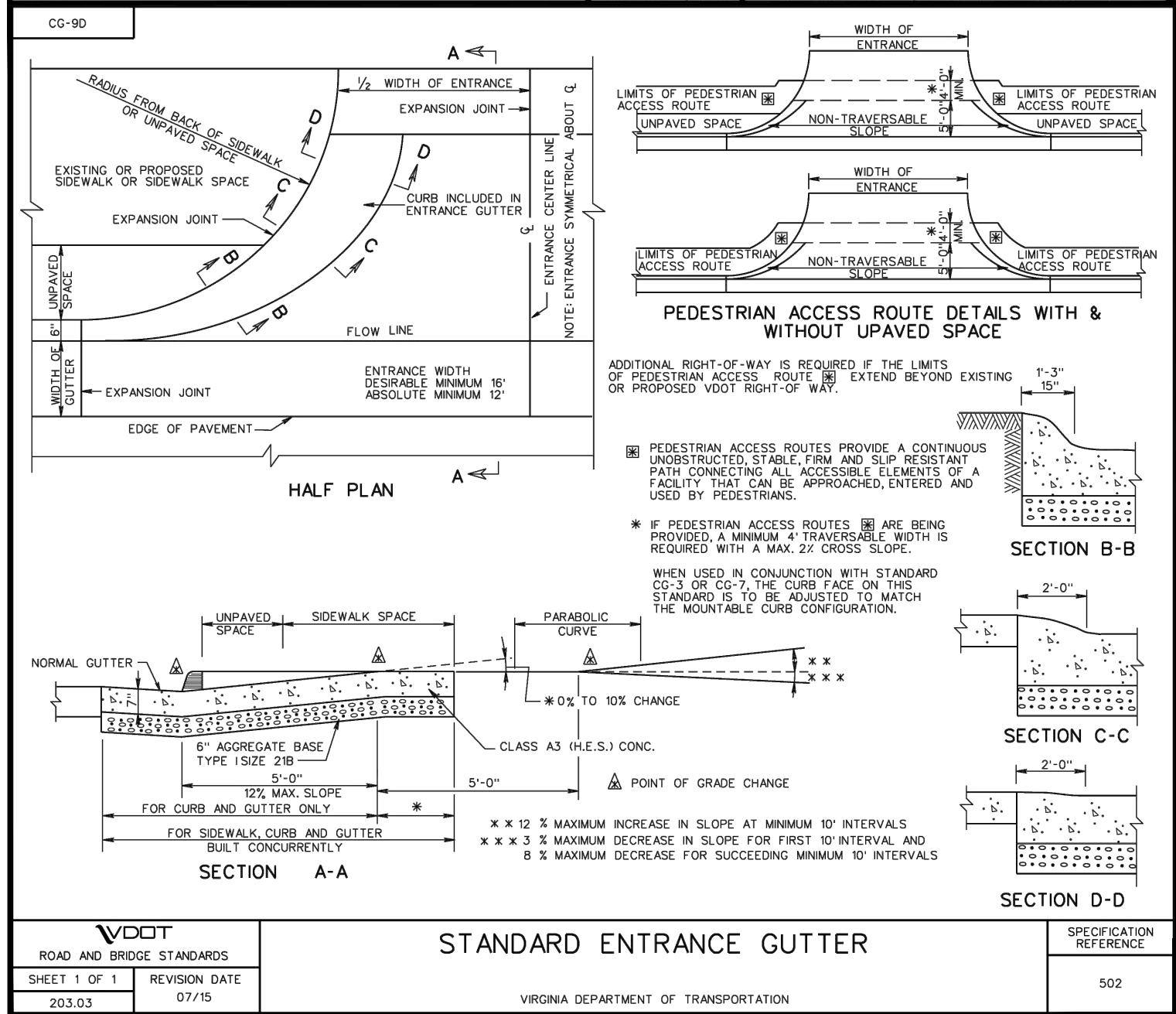
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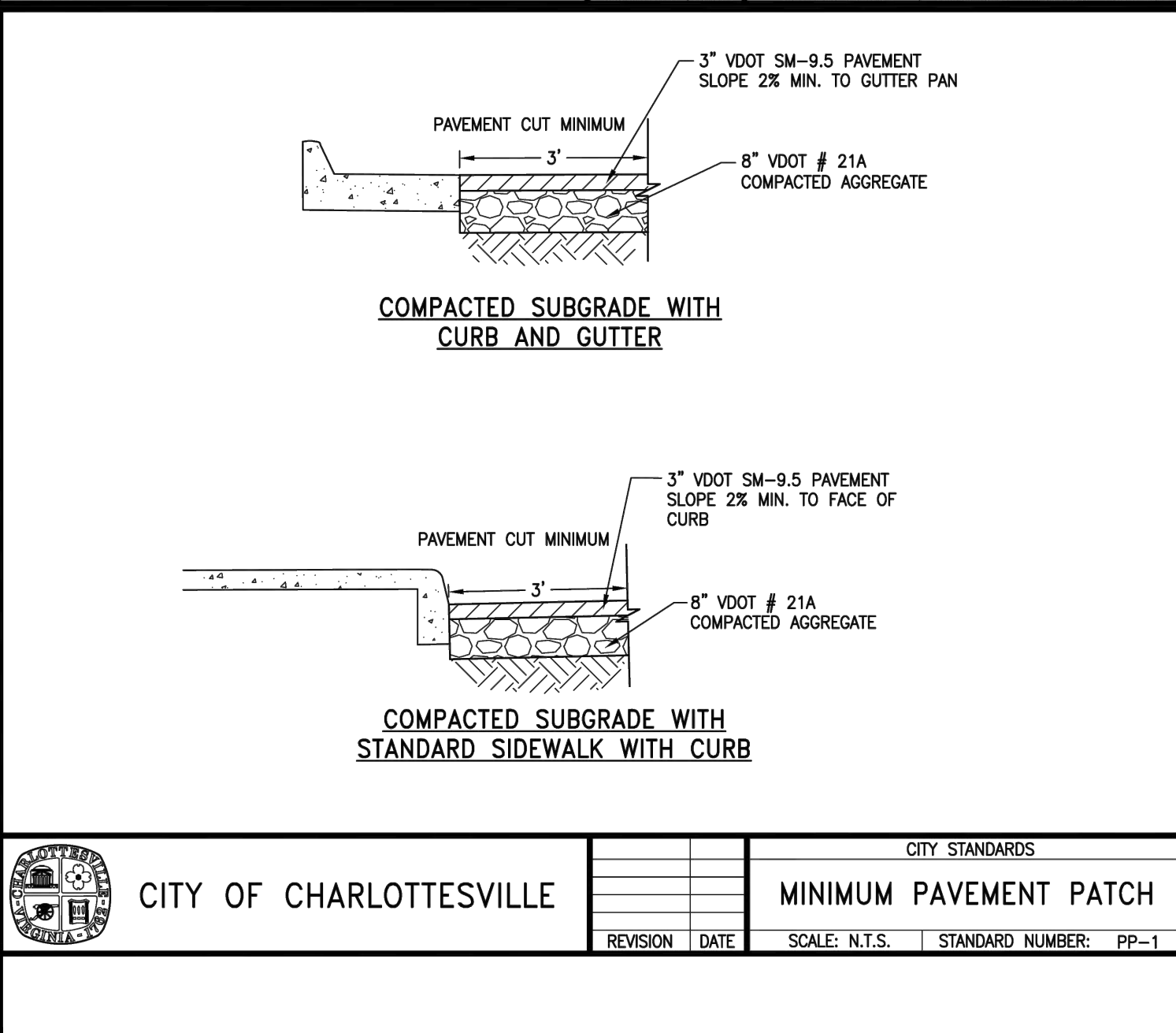
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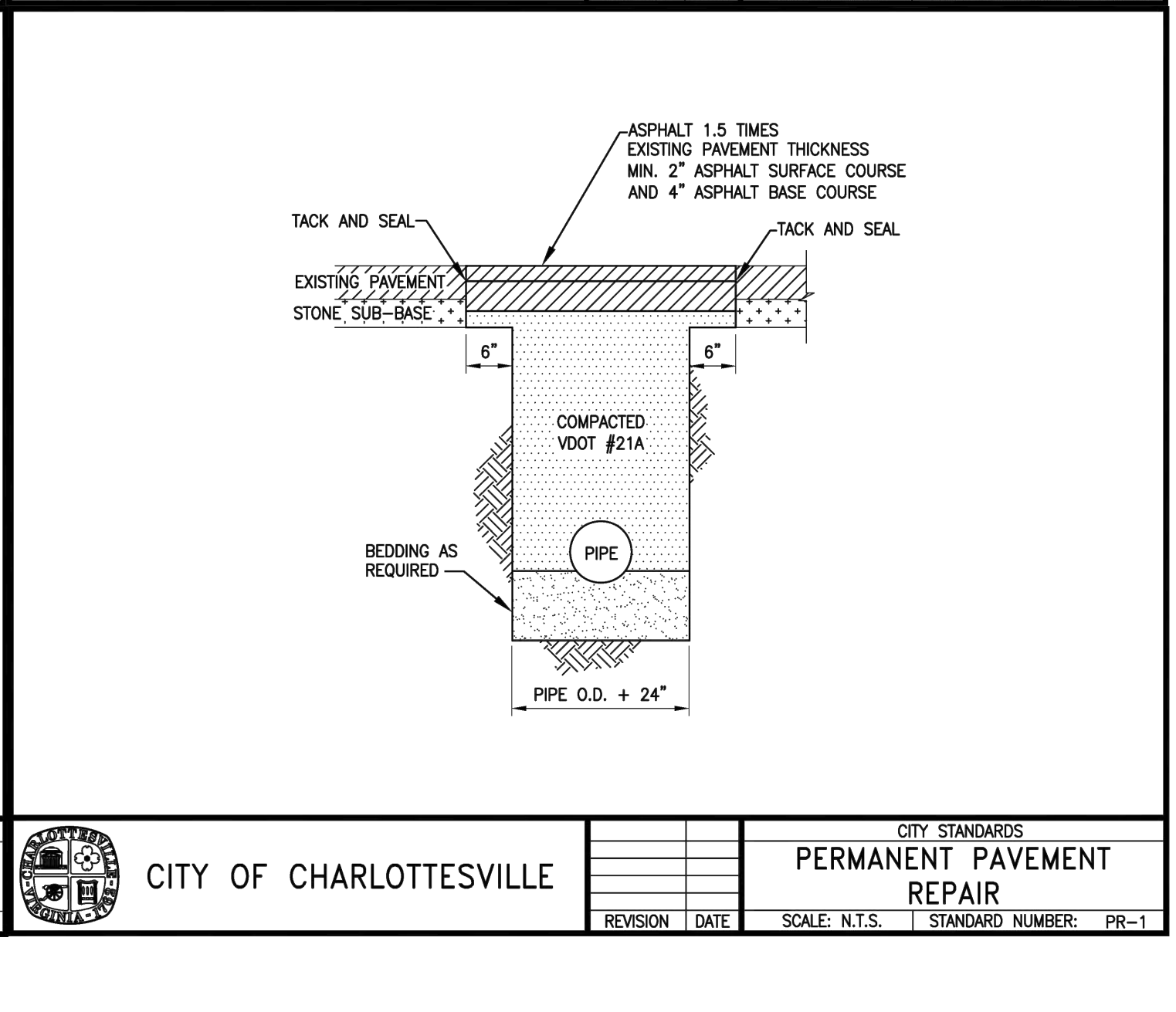
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	REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: SW-2



ROAD AND BRIDGE STANDARDS	
SHEET 1 OF 1	REVISION DATE
203.03	07/15
VIRGINIA DEPARTMENT OF TRANSPORTATION	



CITY OF CHARLOTTESVILLE	PP-1		CITY STANDARDS	
	REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: PP-1



CITY OF CHARLOTTESVILLE	PR-1		CITY STANDARDS	
	REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: PR-1

TIMMONS GROUP

THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.293.5624 FAX 434.293.6317 www.timmons.com

NOTES & DETAILS

843 WEST MAIN STREET
CHARLOTTESVILLE, VA

DEVELOPMENT PLAN

DATE: 06/18/2025
DRAWN BY: S. KIRBY
DESIGNED BY: S. KIRBY
CHECKED BY: J. SHOWALTER
SCALE: N/A

NOTES & DETAILS

DATE: 06/18/2025
DRAWN BY: S. KIRBY
DESIGNED BY: S. KIRBY
CHECKED BY: J. SHOWALTER
SCALE: N/A

REVISION

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2	07/10/2026	FINAL SITE PLAN SUBMITTAL REVISED PER CITY COMMENTS

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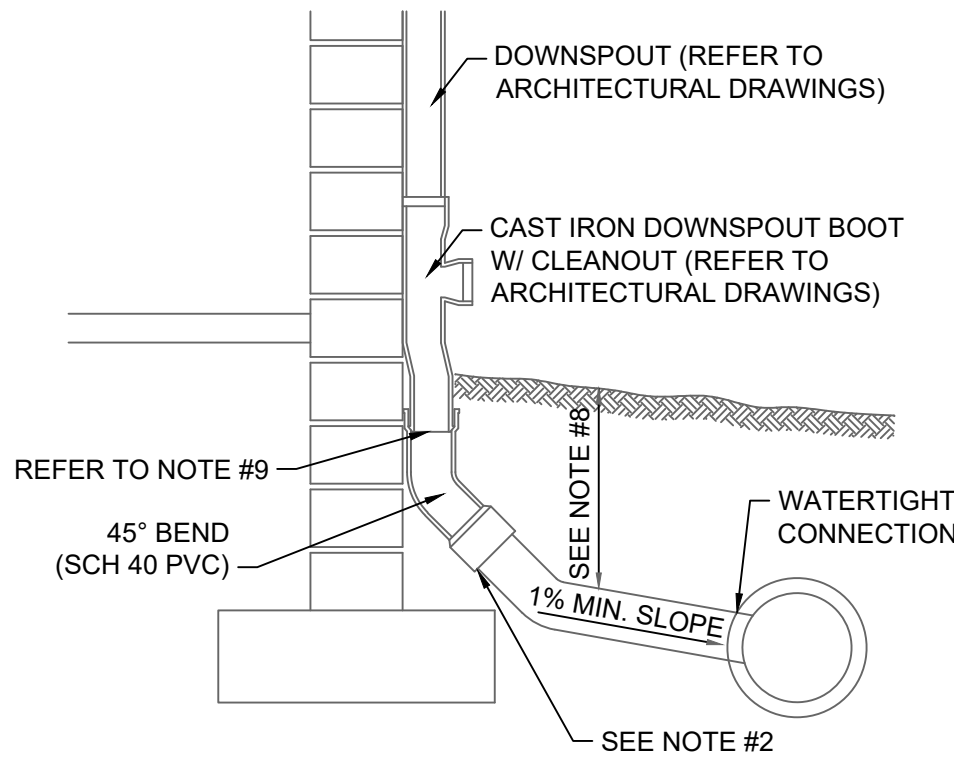
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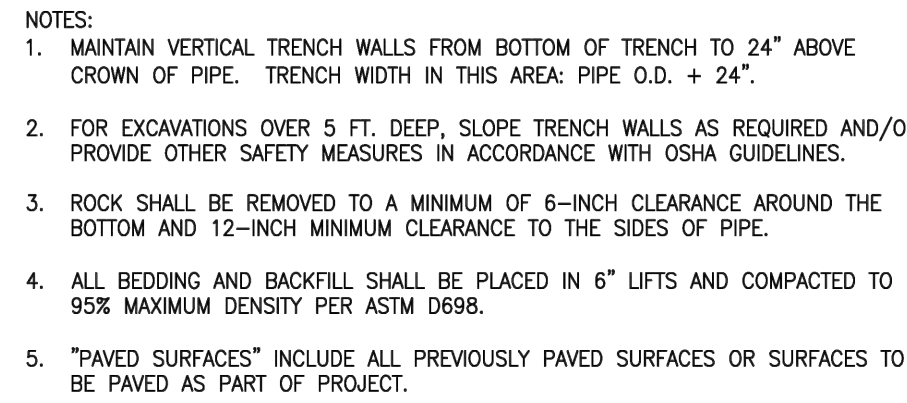
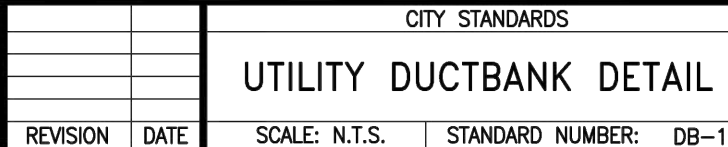
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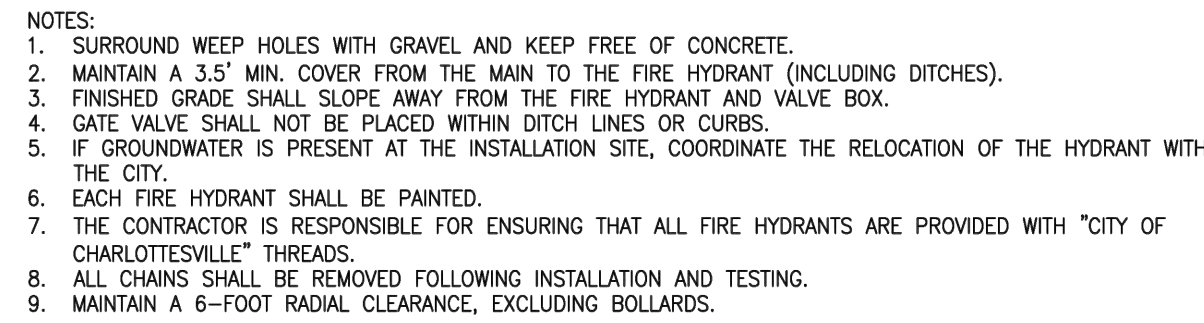
1. All materials and methods of construction shall comply with the latest version of the General Water and Sewer Design and Construction Standards – Version 1.0, adopted in December 2015, except as modified below or modified in special notes.
2. RSA shall approve all construction materials and methods of construction. A preconstruction conference shall be held with RSA prior to the start of any work.
3. The contractor shall be responsible for notifying Miss Utility (1-800-552-7001).
4. RSA Engineer (Dyon Vega at (434) 977-2970 ext. 170) shall be notified three business days prior to the start of construction.
5. All work is subject to inspection by RSA staff. No tie-ins to the existing system shall be made without coordination with and the presence of RSA staff. No work shall be conducted on RSA facilities, manholes, or holidays without special written permission from RSA.
6. For sanitary sewer line construction: RSA may require bypass pumping for tie-ins to the existing system. All doghouse manholes must be pressure-tested before a connection is made to the system.
7. The location of existing utilities as shown on the plans is from data available at the time of design and is not necessarily complete or accurate. The Contractor shall be responsible for the verification of the location, size and depth of all existing utilities, both surface and subsurface. The Contractor shall immediately notify the Engineer of any discrepancies between the plans and field conditions. The Contractor shall use due diligence to protect all utilities and structures from damage at all times, whether shown on the plans or not. Damage to any existing utilities shall be repaired by the Contractor to the original condition at no additional cost to the Owner.
8. Erosion and sediment control facilities shall not be permitted in the RSA easement without special written permission from RSA. No grading shall be permitted in the RSA easement unless permitted otherwise by RSA in writing.
9. No blasting shall be permitted within 100 feet of RSA facilities without written permission and RSA approval of the blasting plan. Ground monitoring during blasting and a pre-blast survey may be required. For blasting within 100 feet of any operative RSA sewerlines, bypass pumping and/or pre- and post-CCTV may be required. RSA may also require certification from a licensed professional engineer stating that the proposed blasting will not damage any RSA facilities. Damage to any utilities due to blasting shall be repaired by the Contractor to the original condition at no additional cost to the Owner.
10. The contractor shall observe minimum separation requirements for utility crossings. When a crossing is made under an existing facility, adequate structural support shall be provided for the existing pipe. The area of the crossing shall be backfilled with compacted 57 stone to the springline of the existing pipe.
11. New water main installations shall be pressure tested, chlorinated, flushed and have water samples approved prior to making any permanent connection to the public water system. Approved methods of filling and flushing new water mains will be required to prevent any contamination of the public water system.
12. All easements for new RSA facilities shall be recorded prior to placing the new facilities into service.
13. No permanent structural facilities will be permitted in the RSA easement. This includes building overhangs, retaining walls, footers for any structure, drainage structures, etc.
14. Trees are not permitted in the RSA easement.



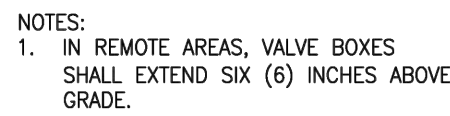
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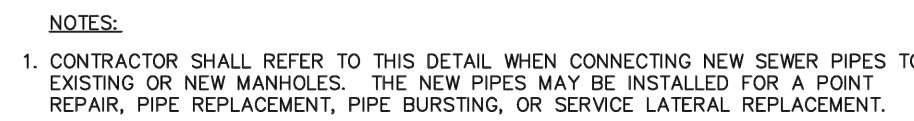
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MAR	2014	PIPE TRENCH UNIVERSAL	
APR	2023	STANDARD SUBGRADE - TYPICAL	
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: W 1.0



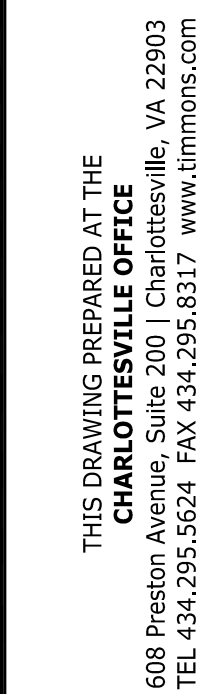
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APR	2023	STANDARD SUBGRADE - TYPICAL	
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: W 1.0



JAN.	2022	CITY STANDARDS	
		GATE VALVE - TYPICAL	
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: W 4.0



JAN.	2022	CITY STANDARDS	
		GATE VALVE - TYPICAL	
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: W 4.0



DATE	06/18/2025
DRAWN BY	S. KIRBY
DESIGNED BY	S. KIRBY
CHECKED BY	J. SHOWALTER
SCALE	N/A

JOB NO.
68675

SHEET NO.
C1.3

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Table 4-1 Pressure adjustment factors*

Working Pressure at Meter Discharge (psi)	Average Flow from 50 ft of 5/8-in. Hose and Sprinkler (gpm)	Pressure Adjustment Factor
35	6.7	0.74
40	7.2	0.80
50	8.1	0.90
60	9.0	1.00
70	9.8	1.09
80	10.5	1.17
90	11.2	1.25
100	12.1	1.34

*derived from Table 4-1 and 4-2 of Manual M22 (1975).

NOTE: To convert psi to kPa: psi x 6.89476; to convert gpm to m³/hr: gpm x 0.227.

SIZING WATER SERVICE LINES AND METERS

Water Customer Data Sheet

Customer: 843 West Main Street LV Collective

Phone:

Building Address: 843 West Main Street

Map/Lot:

Type of Occupancy: Apartment

(Apartment, Hotel, Shopping Center, etc.)

Fixture	Fixture Value @ 60 PSI		Number of Fixtures		Total Value
Bath tub	8	x	17	=	4,136.0
Bedpan Washers	10	x		=	0.0
Bidet	2	x		=	0.0
Dental Unit	2	x		=	0.0
Drinking Fountain - Public	2	x	8	=	16.0
Kitchen Sink	2.2	x	182	=	400.4
Lavatory	1.5	x	17	=	775.5
Showerhead (shower Only)	2.5	x		=	0.0
Service Sink	4	x	10	=	40.0
Toilet - Flush Valve	35	x	16	=	560.0
- Tank Type	4	x	17	=	2,068.0
Urinal - Pedestal Flush Valve	35	x		=	0.0
- Wall Flush Valve	16	x	8	=	128.0
Wash Sink (Each Set of Faucets)	4	x	4	=	16.0
Dishwasher	2	x	182	=	364.0
Washing Machine	6	x	182	=	1,092.0
Hose (50 ft Wash Down) - 1/2 in.	5	x		=	0.0
- 5/8 in.	9	x		=	0.0
- 3/4 in.	12	x	5	=	60.0
Combined Fixture Value Total				=	9,655.9

Water Flow Demand from Fig. 4-2 or 4-3

125.0

Press. Factor from Table 4-1

0.85

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

= 106.3 gpm

Add Irrigation

0 Sections*	x (1.16 or 0.40)**	= gpm
0 Hose Bibs	x Fixture Value x Press. Factor	= 0.0 gpm

Added Fixed Load

= 0.0 gpm

TOTAL FIXED DEMAND

= 106.3 gpm

* 100 ft² 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

Cville Meter sizes:
20 GPM to 40 GPM, then a 1-inch meter will be utilized
40 GPM to 80 GPM, then a 1.5-inch meter will be utilized
80 GPM to 130 GPM, then a 2-inch meter will be utilized
130 GPM or greater, then a 3-inch meter will be utilized

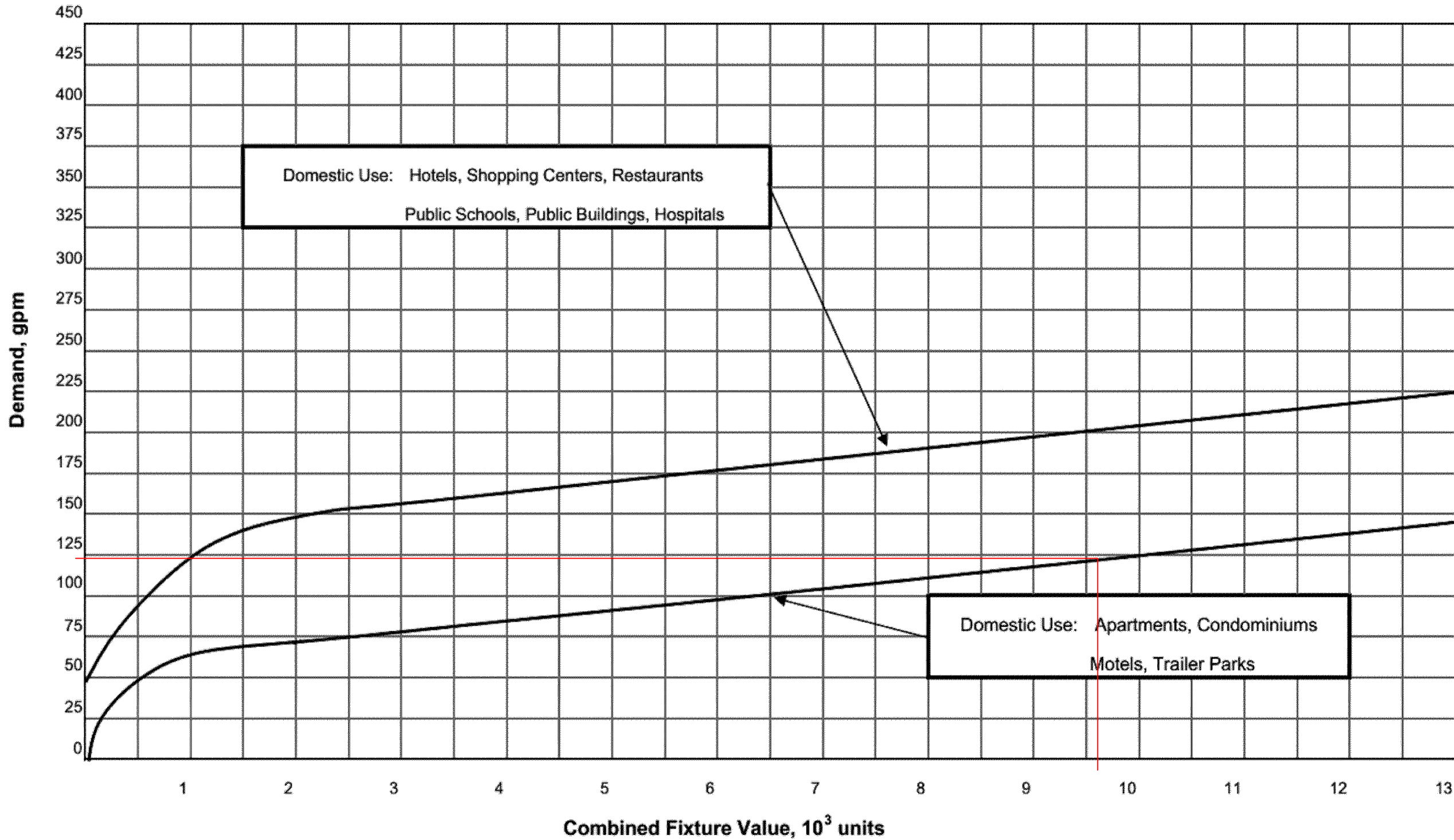


Figure 4-3 Water flow demand per fixture value - High range

Domestic count for x-axis, from Fig 4-5 (Tanks)9656
Yields a demand of 125 on y-axis (read off chart)



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CHARLOTTEVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 534.235.5624 FAX 434.295.8317 www.timmons.com

DEVELOPMENT PLAN

DATE
06/18/2025

DRAWN BY
S. KIRBY

DESIGNED BY
S. KIRBY

CHECKED BY
J. SHOWALTER

SCALE

TIMMONS GROUP

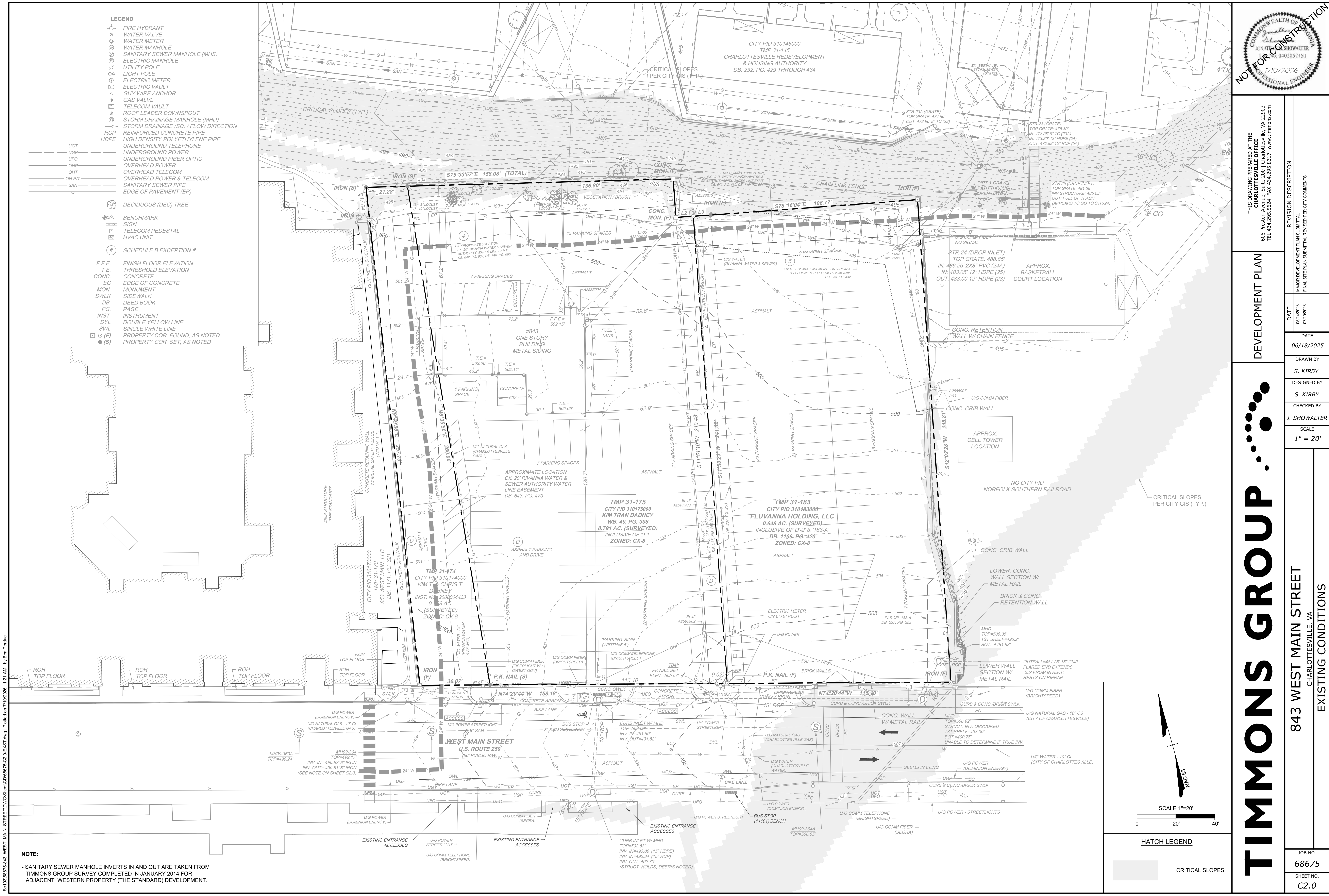
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NOTES & DETAILS

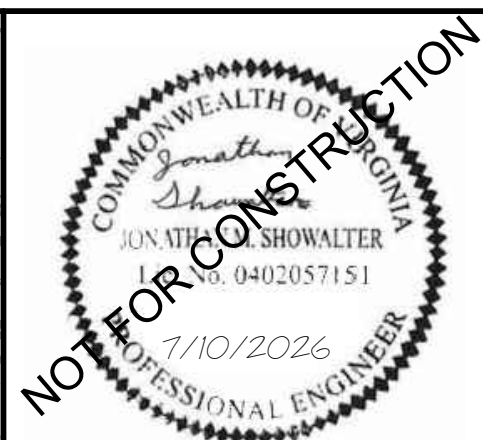
JOB NO.
68675

SHEET NO.
C1.4

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- LEGEND**
- FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - WATER MANHOLE
 - SANITARY SEWER MANHOLE (MHS)
 - ELECTRIC MANHOLE
 - UTILITY POLE
 - ELECTRIC METER
 - ELECTRIC VAULT
 - GUY WIRE ANCHOR
 - GAS VALVE
 - TELECOM VAULT
 - ROOF LEADER DOWNSPOUT
 - STORM DRAINAGE MANHOLE (MHD)
 - STORM DRAINAGE (SD) / FLOW DIRECTION
 - REINFORCED CONCRETE PIPE
 - HIGH DENSITY POLYETHYLENE PIPE
 - UNDERGROUND TELEPHONE
 - UNDERGROUND POWER
 - UNDERGROUND FIBER OPTIC
 - OVERHEAD POWER
 - OVERHEAD TELECOM
 - OVERHEAD POWER & TELECOM
 - OH-PIT
 - SAN
 - EDGE OF PAVEMENT (EP)
 - DECIDUOUS (DEC) TREE
 - BENCHMARK
 - SIGN
 - TELECOM PEDESTAL
 - HVAC UNIT
 - SCHEDULE B EXCEPTION #
 - F.F.E. FINISH FLOOR ELEVATION
 - T.E. THRESHOLD ELEVATION
 - CONC. CONCRETE
 - EC EDGE OF CONCRETE
 - MON. MONUMENT
 - SWLK. SIDEWALK
 - DB. DEED BOOK
 - PG. PAGE
 - INST. INSTRUMENT
 - DYL. DOUBLE YELLOW LINE
 - SWL. SINGLE WHITE LINE
 - PROPERTY COR. FOUND, AS NOTED
 - PROPERTY COR. SET, AS NOTED



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REVISION DESCRIPTION	
DATE	REVISION
06/18/2025	MAJOR DEVELOPMENT PLAN SUBMITTAL
07/10/2026	FINAL SITE PLAN SUBMITTAL REVISED PER CITY COMMENTS

DATE
06/18/2025

DRAWN BY
S. KIRBY

DESIGNED BY
S. KIRBY

CHECKED BY
J. SHOWALTER

SCALE
1" = 20'

TIMMONS GROUP

843 WEST MAIN STREET
CHARLOTTEVILLE, VA

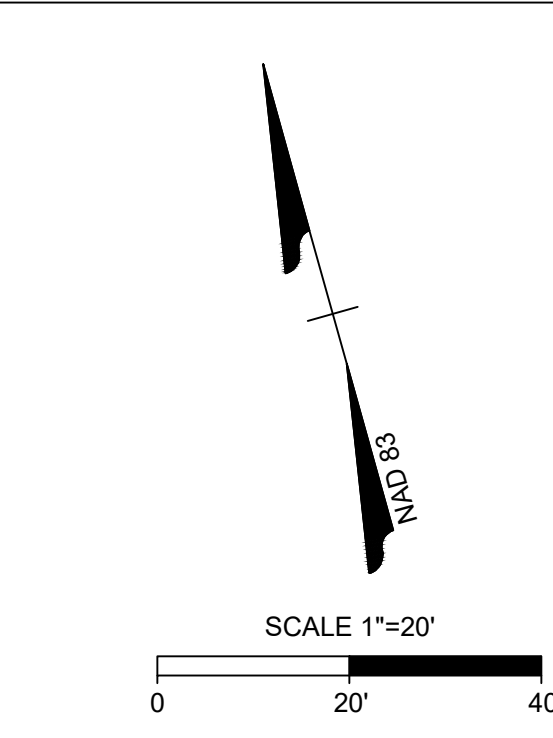
EXISTING CONDITIONS

JOB NO.
68675

SHEET NO.
C2.0

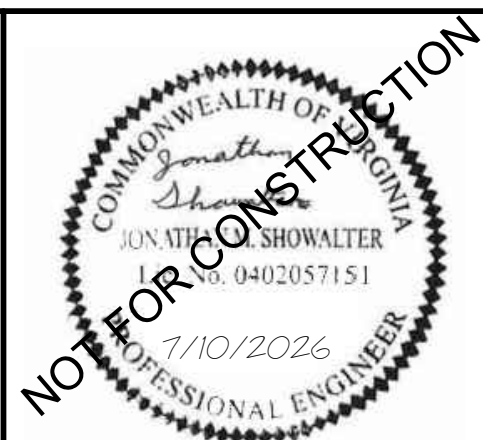
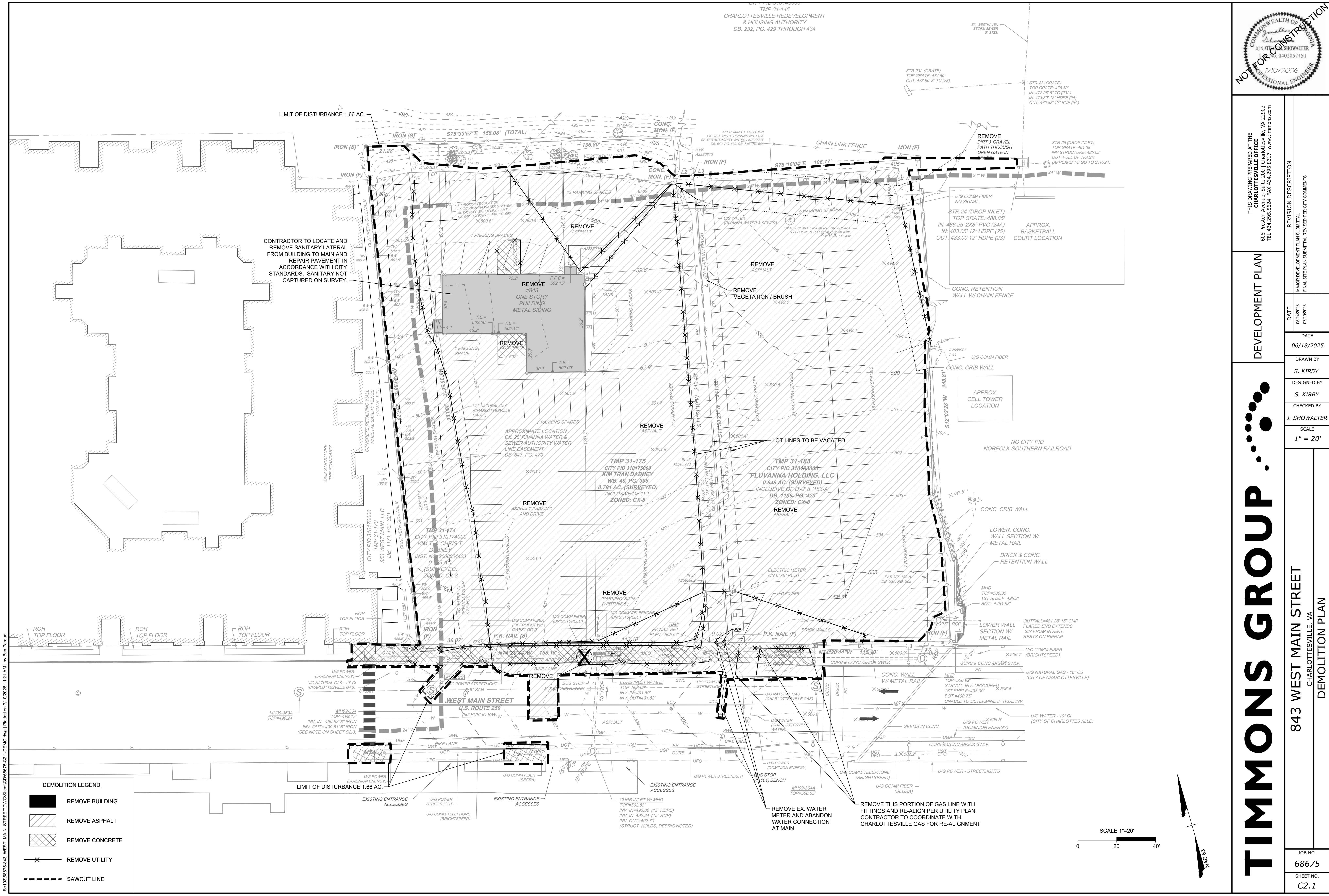
NOTE:

- SANITARY SEWER MANHOLE INVERTS IN AND OUT ARE TAKEN FROM
TIMMONS GROUP SURVEY COMPLETED IN JANUARY 2014 FOR
ADJACENT WESTERN PROPERTY (THE STANDARD) DEVELOPMENT.



HATCH LEGEND

CRITICAL SLOPES



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REVISION DESCRIPTION		
DATE	REVISION	DESCRIPTION
06/18/2025	1	MAJOR DEVELOPMENT PLAN SUBMITTAL
07/02/2026	2	FINAL SITE PLAN SUBMITTAL REVISED PER CITY COMMENTS

DATE
06/18/2025

DRAWN BY
S. KIRBY

DESIGNED BY
S. KIRBY

CHECKED BY
J. SHOWALTER

SCALE
1" = 20'

TIMMONS GROUP

843 WEST MAIN STREET
CHARLOTTESVILLE, VA

DEMOLITION PLAN

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SHEET NO.
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EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE DEMOLITION OF THE CURRENT BUILDINGS AND FOUNDATIONS ON THE SITE, REMOVAL OF PARKING LOT, AND PARKING ISLANDS. THE SITE WILL BE EXCAVATED TO CONSTRUCT A NEW BUILDING AND PARKING GARAGE. THE LIMITS OF DISTURBANCE ARE 1.66 AC.

ADJACENT PROPERTY

THE AREA TO THE NORTH OF THE SITE IS RESIDENTIAL. THE AREA TO THE WEST IS RESIDENTIAL APARTMENT BUILDINGS. TO THE SOUTH IS WEST MAIN STREET. THE PROPERTY TO THE SOUTH SIDE OF WEST MAIN STREET IS HIGH DENSITY COMBINED RESIDENTIAL COMMERCIAL AND RETAIL BUILDING. THE AREA TO THE EAST OF THE SITE IS A CELL TOWER AND RAILROAD TRACKS.

EXISTING SITE CONDITIONS

THE SITE CURRENTLY HAS ONE BUILDING ON IT AND A PARKING LOT.

OFF-SITE AREAS

THE SIDEWALK IN THE RIGHT-OF-WAY ON WEST MAIN STREET WILL BE REPLACED ALONG WITH UTILITY REMOVAL AND NEW CONNECTIONS WITHIN WEST MAIN STREET.

CRITICAL EROSION AREAS

CRITICAL EROSION AREAS EXIST ON SITE. SEE SHEET C2.0 FOR LOCATION OF THESE AREAS RELATIVE TO THE SITE.

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 VIRGINIA STORMWATER MANAGEMENT HANDBOOK DESIGN SPECIFICATION FOR CONSTRUCTION BMP'S SHALL BE ADHERED TO UNLESS OTHERWISE WAIVED OR APPROVED BY A VARIANCE BY LOCAL AUTHORITIES HAVING JURISDICTION.

STORMWATER RUNOFF CONSIDERATIONS

STORMWATER WILL BE CONVEYED THROUGH A SERIES OF PIPES ON THE SITE. THE SITE WILL HAVE ONE UNDERGROUND DETENTION PIPE.

EROSION AND SEDIMENT CONTROL MAINTENANCE

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH VIRGINIA STORMWATER MANAGEMENT HANDBOOK DESIGN SPECIFICATION FOR CONSTRUCTION BMP'S AND THE CONSTRUCTION SEQUENCE, INCLUDING THE INSPECTION OF ALL MEASURES AFTER ALL RAIN EVENTS.

STRUCTURAL PRACTICES:

1. TEMPORARY CONSTRUCTION ENTRANCE - C-SCM-03 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. SILT FENCE BARRIER - C-PCM-04 SILT FENCE SEDIMENT BARRIERS SHALL BE INSTALLED DOWNSLOPE OF 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.
3. STORM DRAIN INLET PROTECTION - C-SCM-04 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.
4. DUST CONTROL - C-SCM-01 DUST CONTROL IS TO BE USED THROUGH THE SITE IN AREAS SUBJECT TO SURFACE AND AIR MOVEMENT.
5. TREE PROTECTION - C-SSM-01 TEMPORARY FENCE USED FOR THE PROTECTION OF DESIRABLE TREES FROM MECHANICAL AND OTHER TYPES OF INJURY DURING LAND DISTURBANCE AND CONSTRUCTION.
6. SAFETY FENCE - C-PCM-01 SAFETY FENCES ARE TO BE USED TO PREVENT PUBLIC ACCESS TO EROSION CONTROL MEASURE AND TO DELINEATE LIMITS OF ENVIRONMENTALLY SENSITIVE AREAS TO BE PROTECTED.
7. SUPER SILT FENCE - C-PCM-04-2 SUPER SILT FENCES WILL BE USED TO CONTROL RUNOFF FROM SMALL, DISTURBED AREAS WHERE MAXIMUM SLOPE LENGTHS FOR STANDARD SILT FENCES ARE EXCEEDED.
8. OUTLET PROTECTION - C-ECM15 OUTLET PROTECTION IS PLACED AT THE OUTLETS OF PIPES, CURB OPENINGS, DITCH TURNOUTS, OR PAVED CHANNELS TO SLOW DISCHARGE VELOCITY AND PREVENT EROSION.
9. MULCHING - C-SSM-11 MULCHING IS USED TO PROTECT THE SOIL SURFACE FROM RAINDROP IMPACT AND REDUCE VELOCITY OF SURFACE WATER FLOW, AS WELL AS TO FOSTER VEGETATIVE GROWTH.

VEGETATIVE PRACTICES:

10. TEMPORARY SEEDING - C-SSM-09 ALL DENUDED AREAS WHICH WILL BE LEFT DORMANT FOR MORE THAN 30 DAYS SHALL BE SEEDD 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.
11. PERMANENT SEEDING - C-SSM-10 FOLLOWING GRADING ACTIVITIES, ESTABLISH PERENNIAL VEGETATIVE COVER BY PLANTING SEED TO REDUCE EROSION, STABILIZE DISTURBED AREAS, AND ENHANCE NATURAL BEAUTY.

MANAGEMENT STRATEGIES

1. PROVIDE TEMPORARY SEEDING OR OTHER STABILIZATION IMMEDIATELY AFTER GRADING.
2. ISOLATE TRENCHING FOR UTILITIES AND DRAINAGE FROM DOWNSTREAM CONVEYANCES IN ORDER TO MINIMIZE PERIMETER CONTROLS.
3. 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. C-SSM-10, PERMANENT SEEDING. SEED TYPE SHALL BE AS SPECIFIED FOR "MINIMUM CARE LAWNS" AND "GENERAL SLOPES" IN THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK DESIGN SPECIFICATION FOR CONSTRUCTION BMP'S FOR SLOPES LESS THAN 3:1. FOR SLOPES GREATER THAN 3:1, SEED TYPE SHALL BE AS SPECIFIED FOR "LOW MAINTENANCE SLOPES" IN TABLE C-SSM-10-7 OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK DESIGN SPECIFICATION FOR CONSTRUCTION BMP'S. FOR MULCH (STRAW OR FIBER) SHALL BE USED ON ALL SEEDD SURFACES. IN ALL SEEDING OPERATIONS SEED, FERTILIZER AND LIME SHALL BE APPLIED PRIOR TO MULCHING.

SEQUENCE OF INSTALLATION:

PHASE I - SITE PREPARATION AND MOBILIZATION - SHEET C3.2

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.
2. INSTALL ANY DIVERSIONS, TREE PROTECTION, INLET PROTECTION, CONSTRUCTION ENTRANCE, SILT FENCE, AND ALL OTHER PERIMETER CONTROLS.
3. PERFORM DEMOLITION AND BEGIN CONSTRUCTION.
4. PROVIDE TEMPORARY SEEDING AND DUST CONTROL AS NEEDED.

PHASE II - GRADING, UTILITY, AND BUILDING PAD CONSTRUCTION - SHEET C3.3

1. MODIFY SILT FENCE, DIVERSIONS DIKES AND OTHER SHOWN PROTECTION MEASURES REQUIRED FOR PHASE II.
2. INSTALL INLET PROTECTIONS AS INLETS ARE INSTALLED.
3. APPLY PERMANENT SEEDING, TOPSOIL AND STRAW MULCHING TO ALL DISTURBED AREAS AS THEY REACH FINISHED GRADE.
4. ONCE THE SITE WORK IS FINALIZED AND ALL FINAL STABILIZATION MEASURES ARE IN PLACE, NOTIFY THE INSPECTORS FOR FINAL INSPECTION. ONCE APPROVAL IS OBTAINED FROM THE INSPECTOR AND ALL UPSTREAM AREAS HAVE ESTABLISHED VEGETATION, ALL REMAINING EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS.
5. REMOVE ALL EQUIPMENT, CONSTRUCTION MATERIALS AND DEBRIS FROM THE SITE AND PROVIDED ALL APPROPRIATE INFORMATION NEEDED TO CLOSE OUT THE LAND DISTURBING PERMIT WITH THE CITY OF CHARLOTTESVILLE, INCLUDING ASSISTING IN PREPARING CERTIFICATION DOCUMENTS.

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 STORMWATER MANAGEMENT HANDBOOK DESIGN SPECIFICATION FOR CONSTRUCTION BMP'S AND VIRGINIA REGULATIONS 9VAC25-875 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.
- 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: STABILIZATION

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. IF FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE, VEGETATION MUST BE ESTABLISHED TO PREVENT EROSION, BECAUSE GROUND COVER CAN REDUCE EROSION POTENTIAL BY MORE THAN 90%. TEMPORARY SEEDING MUST BE APPLIED IF ANY PORTION OF THE SITE WILL REMAIN DORMANT FOR MORE THAN 14 DAYS.

MS-2: STOCKPILES, WASTE, AND BORROW AREAS

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. LOCATIONS OF STOCKPILES AND BORROW PITS SHOULD BE IDENTIFIED ON SITE PLANS AD STOCKPILES SHOULD HAVE PERIMETER EROSION AND SEDIMENT CONTROL MEASURES INSTALLED AS WELL AS LOCATED WITH ENOUGH SETBACK DISTANCE FROM STREAMS, WATERWAYS, AND ENTRANCES/LINE OF SIGHT. SOIL STOCKPILE SLOPES SHOULD NOT EXCEED 2:1 (H:V).

MS-3: PERMANENT VEGETATION

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: FIRST-STEP MEASURES

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: EARTHEN STRUCTURE STABILIZATION

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

MS-6: TRAPS AND BASINS

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. PROVIDE A COMBINATION OF MAN-MADE STORMWATER CONVEYANCE SYSTEM IMPROVEMENT, STORMWATER DETENTION, OR OTHER MEASURES THAT IS SATISFACTORY TO THE VSMP OR VESCP AUTHORITY. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPOSED OF FLOW FROM DRAINAGE AREA GREATER THAN OR EQUAL TO 3 ACRES WILL BE CONTROLLED BY A SEDIMENT BASIN. THE MINIMUM STORAGE CAPACITY OF A BASIN WILL BE 134 CY PER ACRE OF DRAINAGE AREA. TEMPORARY SEDIMENT BASINS SHOULD BE DESIGNED AND CONSTRUCTED BASED ON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE SEDIMENT BASIN. THE MAXIMUM TOTAL DRAINAGE AREA TO BE SERVED BY A TEMPORARY SEDIMENT BASIN SHOULD BE 100 ACRES. THE OUTFALL SYSTEM WILL, 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 WILL CORRESPOND TO A BARE EARTH CONDITION OR THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS USED.
- C. THE MINIMUM STORAGE CAPACITY OF A TEMPORARY SEDIMENT TRAP SHOULD BE 134 CUBIC YARDS PER ACRE OF TOTAL DRAINAGE AREA, HALF OF WHICH SHOULD BE IN THE FORM OF A PERMANENT POOL OR WET STORAGE TO PROVIDE A STABLE SETTLING MEDIUM. THE REMAINING HALF SHOULD BE IN THE FORM OF A DRAWDOWN OR DRY STORAGE TO PROVIDE EXTENDED SETTLING TIME DURING LESS FREQUENT, LARGER STORM EVENTS. CONCENTRATED STORMWATER FLOW FROM A TEMPORARY SEDIMENT BASIN SHOULD BE RELEASED INTO AN ADEQUATE STORMWATER CONVEYANCE SYSTEM. DEMONSTRATE THAT THE TOTAL DRAINAGE AREA AT THE POINT OF DISCHARGE WITHIN THE STORMWATER CONVEYANCE SYSTEM IS AT LEAST 100 TIMES GREATER THAN THE DRAINAGE AREA SERVED BY THE SEDIMENT BASIN IN QUESTION.

MS-7: CUT AND FILL SLOPES

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

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: WATER SEEPS

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

MS-10: INLET PROTECTION

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: OUTLET PROTECTION

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: WATERCOURSE CONSTRUCTION

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: TEMPORARY VEHICULAR STREAM CROSSING

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: OTHER WATERCOURSE REGULATIONS

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

MS-15: BED AND BANK STABILIZATION

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

MS-16: UTILITY CONSTRUCTION

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 PASSSED 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: VEHICULAR TRACKING AND CONSTRUCTION ENTRANCES

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: TEMPORARY CONTROL REMOVE

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.

ADEQUATE STORMWATER CONVEYANCE TO ADEQUATE STORMWATER OUTFALL PROPERTIES AND WATERWAYS DOWNSLOPE 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 FOLLOWING STANDARDS AND CRITERIA. STREAM RESTORATION AND RELOCATION PROJECTS THAT INCORPORATE NATURAL CHANNEL DESIGN CONCEPTS ARE NOT MANMADE CHANNELS AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MANMADE CHANNELS:

- (a) CONCENTRATED STORMWATER RUNOFF LEAVING THE DEVELOPMENT SITE SHALL BE DISCHARGED DIRECTLY INTO AN ADEQUATE NATURAL OR MANMADE RECEIVING CHANNEL, PIPE, OR STORM SEWER SYSTEM. FOR THOSE SITES WHERE RUNOFF IS DISCHARGED INTO A PIPE OR PIPE SYSTEM, DOWNSTEAM STABILITY ANALYSES AT THE OUTFALL OF THE PIPE OR PIE SYSTEM SHALL BE PERFORMED.
- (b) ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED IN THE FOLLOWING MANNER:

(1) THE APPLICANT SHALL DEMONSTRATE THAT THE TOTAL DRAINAGE AREA TO THE POINT OF ANALYSIS WITHIN THE CHANNEL IS 100 TIMES GREATER THAN THE CONTRIBUTING DRAINAGE AREA OF THE PROJECT IN QUESTION; OR

(2) (A) NATURAL CHANNELS SHALL BE ANALYZED BY THE USE OF A TWO-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP CHANNEL BANKS NOR CAUSE EROSION OF CHANNEL BED OR BANKS.

(B) ALL PREVIOUSLY CONSTRUCTED MANMADE CHANNELS SHALL BE ANALYZED BY THE USE OF A 10-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP THE STORMWATER'S BANKS AND BY THE USE OF A TWO-YEAR STORM TO DEMONSTRATE THAT STORMWATER WILL NOT CAUSE EROSION OF CHANNEL BED OR BANKS; AND

(C) PIPES AND STORM SEWER SYSTEMS SHALL BE ANALYZED BY THE USE OF A 10-YEAR STORM TO VERIFY THAT STORMWATER WILL BE CONTAINED WITHIN THE PIPE OR SYSTEM.

(c) IF EXISTING NATURAL RECEIVING CHANNELS OR PREVIOUSLY CONSTRUCTED MANMADE CHANNELS OR PIPES ARE NOT ADEQUATE, THE APPLICANT SHALL:

- (1) IMPROVE THE CHANNELS TO A CONDITION WHERE A 10-YEAR STORM WILL NOT OVERTOP THE BANKS AND A TWO-YEAR STORM WILL NOT CAUSE EROSION TO THE CHANNEL, THE BED, OR THE BANKS.
- (2) IMPROVE THE PIPE OR PIPE SYSTEM TO A CONDITION WHERE THE 10-YEAR STORM IS CONTAINED WITHIN THE APPURTENANCES;

(3) DEVELOP A SITE DESIGN THAT WILL NOT CAUSE THE PREDEVELOPMENT PEAK RUNOFF RATE FROM A TWO-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A NATURAL CHANNEL OR WILL NOT CAUSE THE PREDEVELOPMENT PEAK RUNOFF RATE FROM A 10-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A MANMADE CHANNEL; OR

(4) PROVIDE A COMBINATION OF CHANNEL IMPROVEMENT, STORMWATER DETENTION, OR OTHER MEASURES THAT IS SATISFACTORY TO THE VESCP OR VESMP AUTHORITY TO PREVENT DOWNSTEAM EROSION.

- (d) THE APPLICANT SHALL PROVIDE EVIDENCE OF PERMISSION TO MAKE THE IMPROVEMENTS.
- (e) ALL HYDROLOGIC ANALYSES SHALL BE BASED ON THE EXISTING WATERSHED CHARACTERISTICS AND THE ULTIMATE DEVELOPMENT CONDITION OF THE SUBJECT PROJECT.

(f) IF THE APPLICANT CHOOSES AN OPTION THAT INCLUDES STORMWATER DETENTION, THE APPLICANT SHALL OBTAIN APPROVAL FROM THE VESCP OR VESMP AUTHORITY FOR A PLAN FOR MAINTENANCE OF THE DETENTION FACILITIES. THE PLAN SHALL SET FORTH THE MAINTENANCE REQUIREMENTS OF THE FACILITY AND THE PERSON RESPONSIBLE FOR PERFORMING THE MAINTENANCE.

(g) OUTFALL FROM A DETENTION FACILITY SHALL BE DISCHARGED TO A RECEIVING CHANNEL, AND ENERGY DISSIPATORS SHALL BE PLACED AT THE OUTFALL OF ALL DETENTION FACILITIES AS NECESSARY TO PROVIDE A STABILIZED TRANSITION FROM THE FACILITY TO THE RECEIVING CHANNEL.

(h) ALL ON-SITE CHANNELS MUST BE VERIFIED TO BE ADEQUATE.

(i) INCREASED VOLUMES OF SHEET FLOWS THAT MAY CAUSE EROSION OR SEDIMENTATION ON ADJACENT PROPERTY SHALL BE DIVERTED TO A STABLE OUTLET, ADEQUATE CHANNEL, PIPE, OR PIPE SYSTEM OR TO A DETENTION FACILITY.

(j) IN APPLYING THESE STORMWATER MANAGEMENT CRITERIA, INDIVIDUAL LOTS OR PARCELS IN A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL DEVELOPMENT SHALL NOT BE CONSIDERED TO BE SEPARATE DEVELOPMENT PROJECTS. INSTEAD, THE DEVELOPMENT, AS A WHOLE, SHALL BE CONSIDERED TO BE A SINGLE DEVELOPMENT PROJECT. HYDROLOGIC PARAMETERS THAT REFLECT THE ULTIMATE DEVELOPMENT CONDITION SHALL BE USED IN ALL ENGINEERING CALCULATIONS.

(k) ALL MEASURES USED TO PROTECT PROPERTIES AND WATERWAYS SHALL BE EMPLOYED IN A MANNER THAT MINIMIZES IMPACTS ON THE PHYSICAL, CHEMICAL, AND BIOLOGICAL INTEGRITY OF RIVERS, STREAMS, AND OTHER WATERS OF THE STATE.

(l) ANY PLAN APPROVED PRIOR TO JULY 1, 2014, THAT PROVIDES FOR STORMWATER MANAGEMENT THAT ADDRESSES ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MANMADE CHANNELS SHALL SATISFY THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MANMADE CHANNELS IF THE PRACTICES ARE DESIGNED TO (I) DETAIN THE WATER QUALITY VOLUME AND TO RELEASE IT OVER 48 HOURS; (II) DETAIN AND RELEASE OVER A 24-HOUR PERIOD THE EXPECTED RAINFALL RESULTING FROM THE ONE YEAR, 24-HOUR STORM; AND (III) REDUCE THE ALLOWABLE PEAK FLOW RATE RESULTING FROM THE 1.5-YEAR, TWO-YEAR, AND 10-YEAR 24-HOUR STORMS TO A LEVEL THAT IS LESS THAN OR EQUAL TO THE PEAK FLOW RATE FROM THE SITE ASSUMING THE SITE WAS IN A GOOD FORESTED CONDITION, ACHIEVED THROUGH MULTIPLICATION OF THE FORESTED PEAK FLOW RATE BY A REDUCTION FACTOR THAT IS EQUAL TO THE RUNOFF VOLUME FROM THE SITE WHEN THE SITE WAS IN A GOOD FORESTED CONDITION DIVIDED BY THE RUNOFF VOLUME FROM THE SITE IN THE SITE'S PROPOSED CONDITION, AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MANMADE CHANNELS AS DEFINED IN ANY REGULATIONS PROMULGATED PURSUANT TO § 62.1-44.15.28 OF THE CODE OF VIRGINIA (VESMA) OR § 62.1-44.15.54 OR 62.1-44.15.65 OF THE CODE OF VIRGINIA (ESCL).

(m) FOR PLANS APPROVED ON AND AFTER JULY 1, 2014, THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS OF § 62.1-44.15.52 A OF THE CODE OF VIRGINIA (ESCL) AND THIS SUBDIVISION 19 SHALL BE SATISFIED BY COMPLIANCE WITH WATER QUANTITY REQUIREMENTS IN THE VESMA AND ATTENDANT REGULATIONS, UNLESS SUCH LAND-DISTURBING ACTIVITIES (I) ARE IN ACCORDANCE WITH PROVISIONS FOR TIME LIMITS ON APPLICABILITY OF APPROVED DESIGN CRITERIA IN 9VAC25-875-480 OR GRANDFATHERING IN 9VAC25-875-490, IN WHICH CASE THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS OF § 62.1-44.15.52 A OF THE CODE OF VIRGINIA (ESCL) SHALL APPLY; OR (II) ARE EXEMPT PURSUANT TO § 62.1-44.15.34 G 2 OF THE CODE OF VIRGINIA (VESMA).

(n) COMPLIANCE WITH THE WATER QUANTITY MINIMUM STANDARDS SET OUT IN 9VAC25-875-600 SHALL BE DEEMED TO SATISFY THE REQUIREMENTS OF THIS SUBDIVISION 19.

SOILS INFORMATION:

ENTIRE SITE IS CLASSIFIED AS 91 - URBAN LAND, 0 TO 25 PERCENT SLOPES, 10 INCHES TO RESTRICTIVE FEATURES

COMMONWEALTH OF VIRGINIA

Shelton J. SHOWALTER

PROFESSIONAL ENGINEER

0402057151

1/10/2026

NOT FOR CONSTRUCTION

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REVISION DESCRIPTION

MAJOR DEVELOPMENT PLAN SUBMITTAL

FINAL SITE PLAN SUBMITTAL REVISED PER CITY COMMENTS

DATE

06/18/2025

DRAWN BY

S. KIRBY

DESIGNED BY

S. KIRBY

CHECKED BY

J. SHOWALTER

SCALE

N/A

JOB NO.

68675

SHEET NO.

C3.0

DEVELOPMENT PLAN

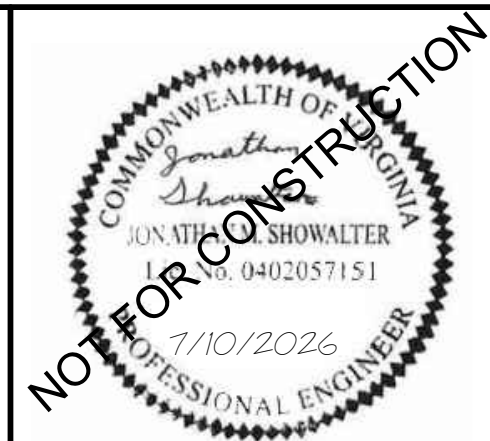
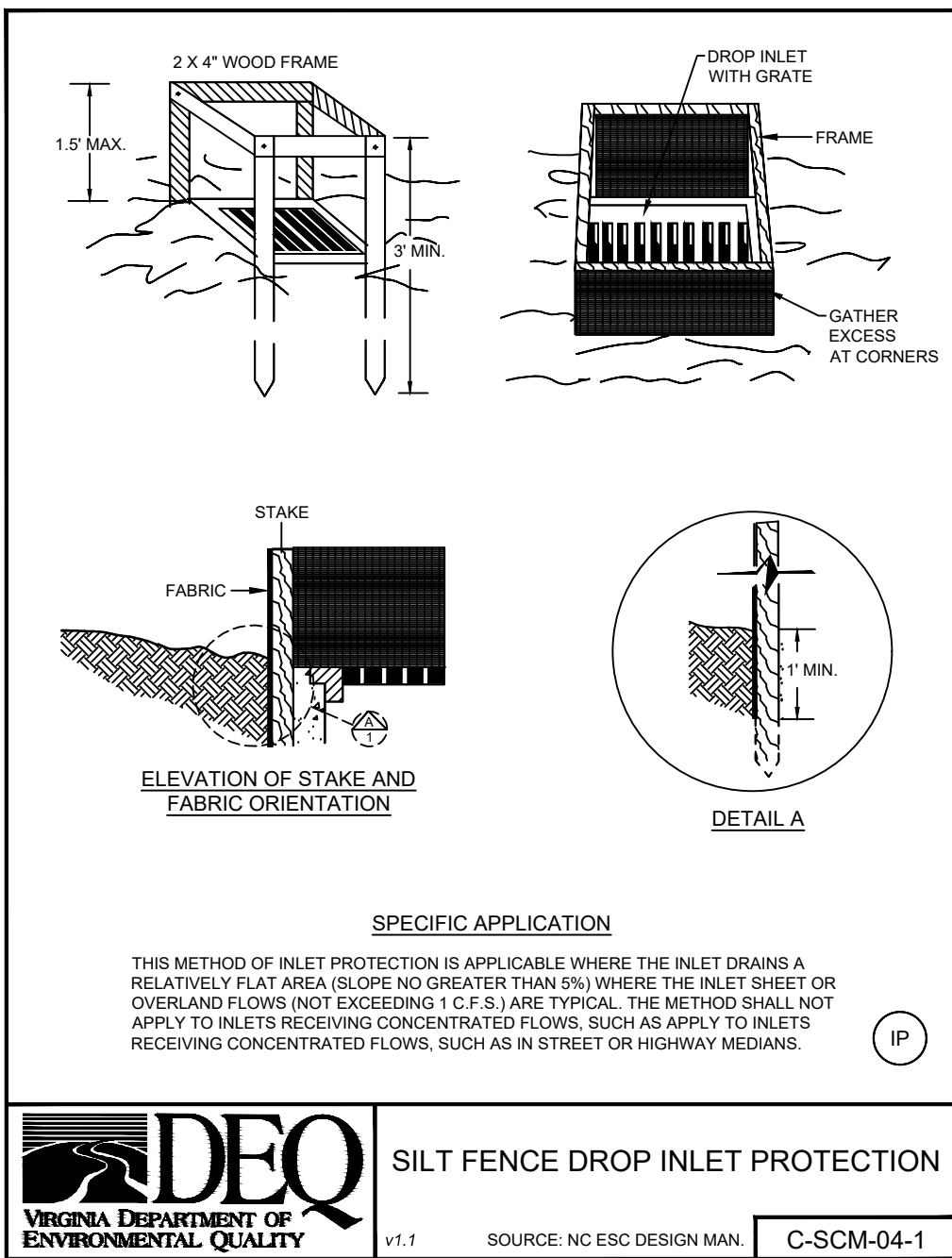
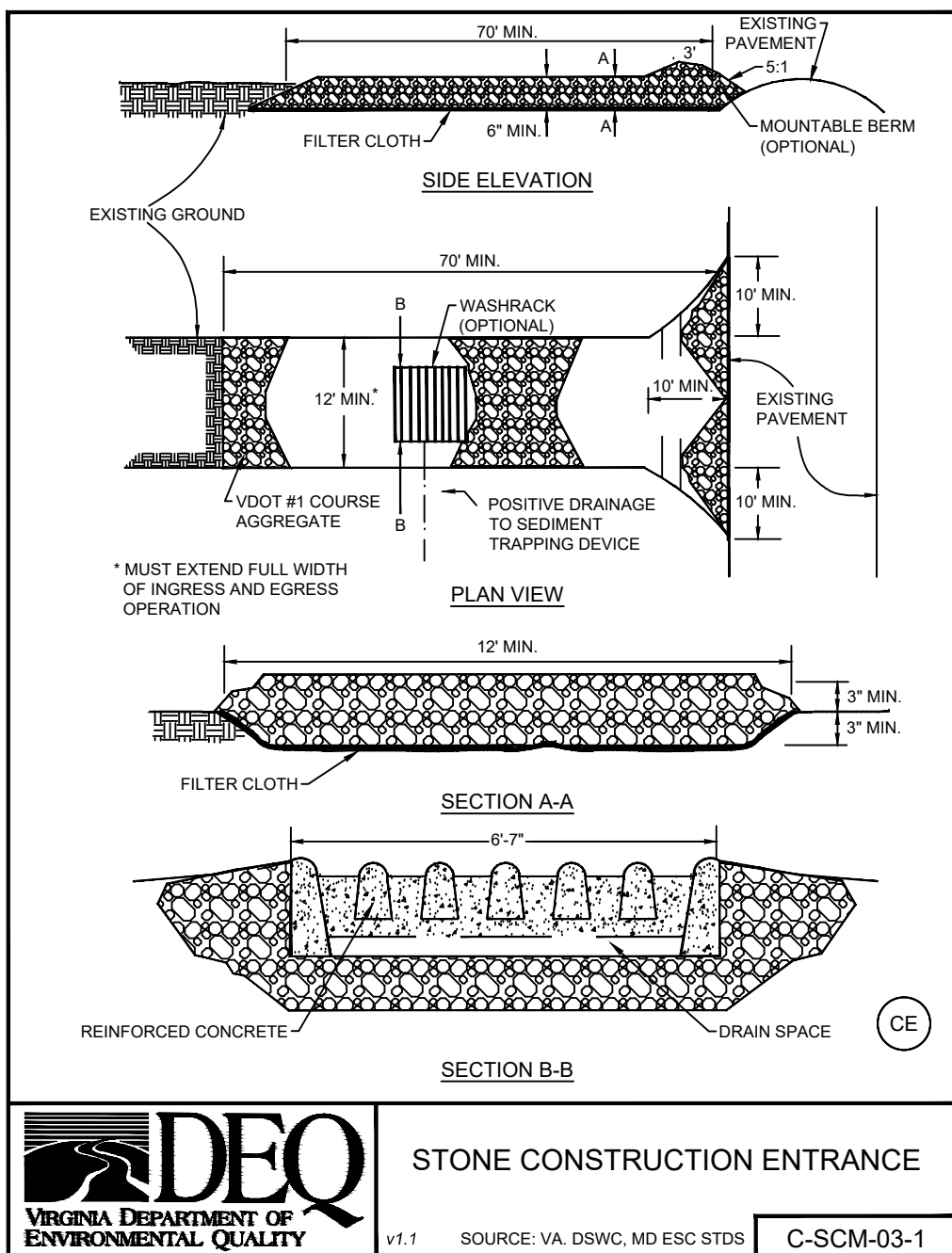
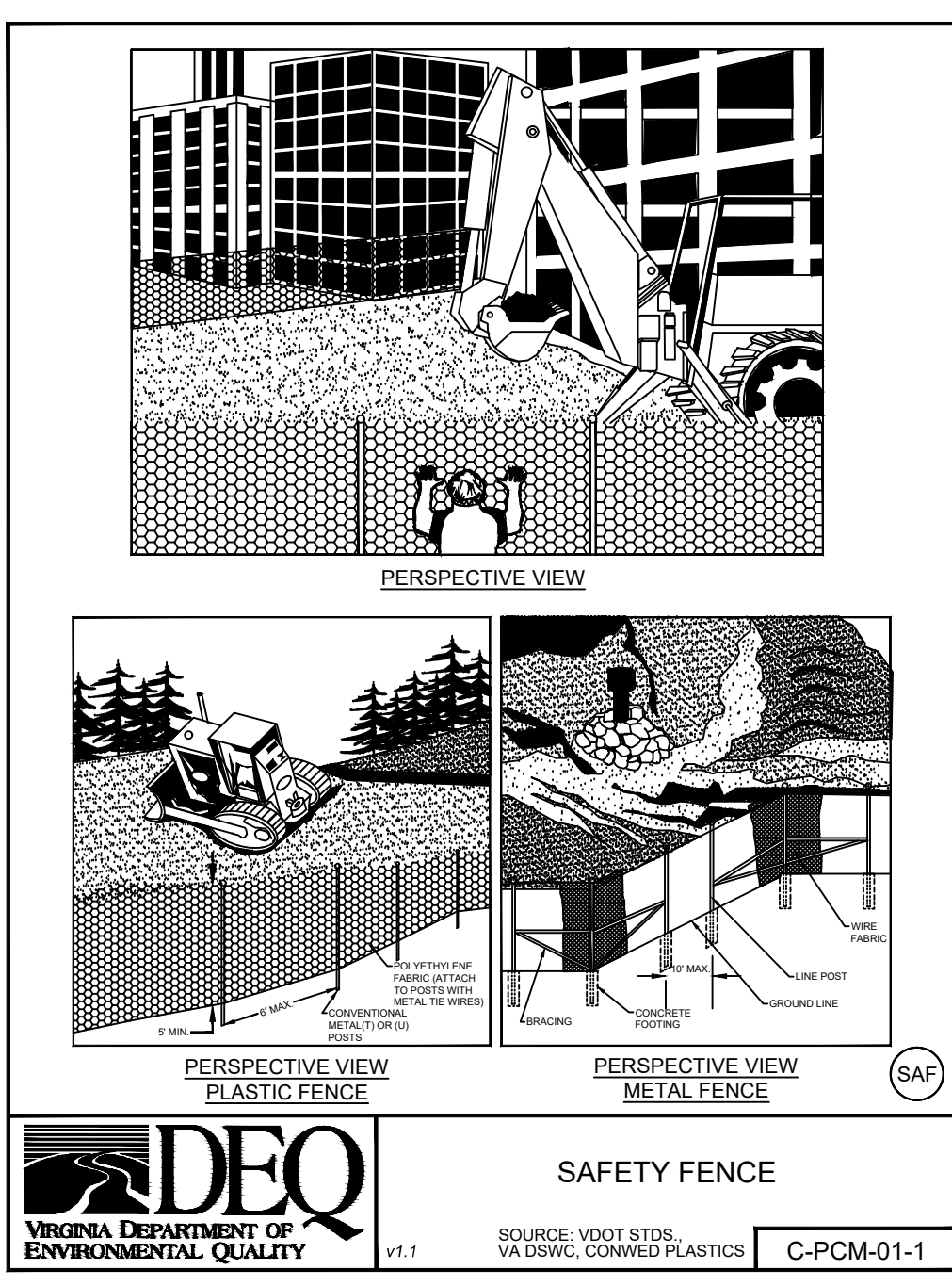
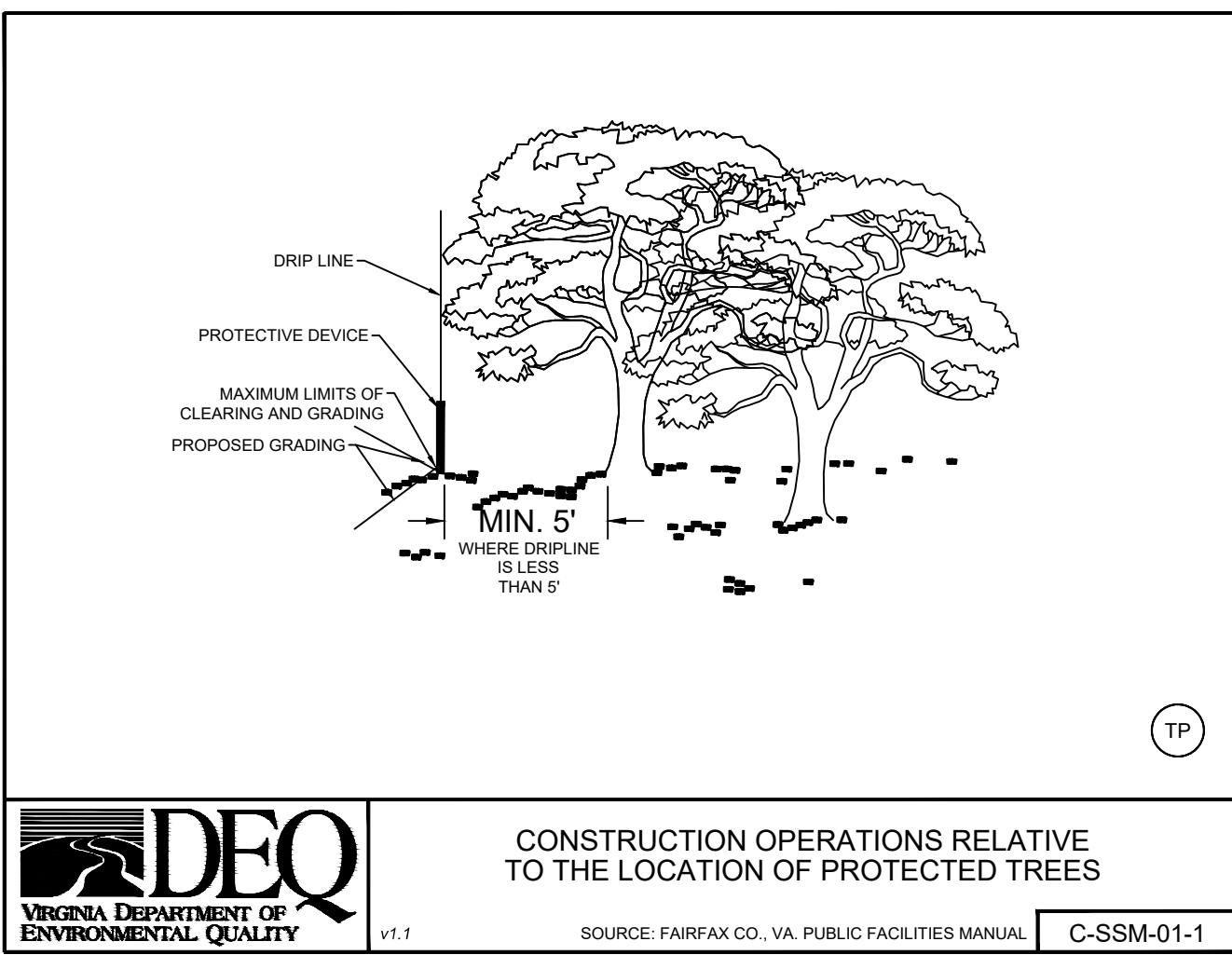
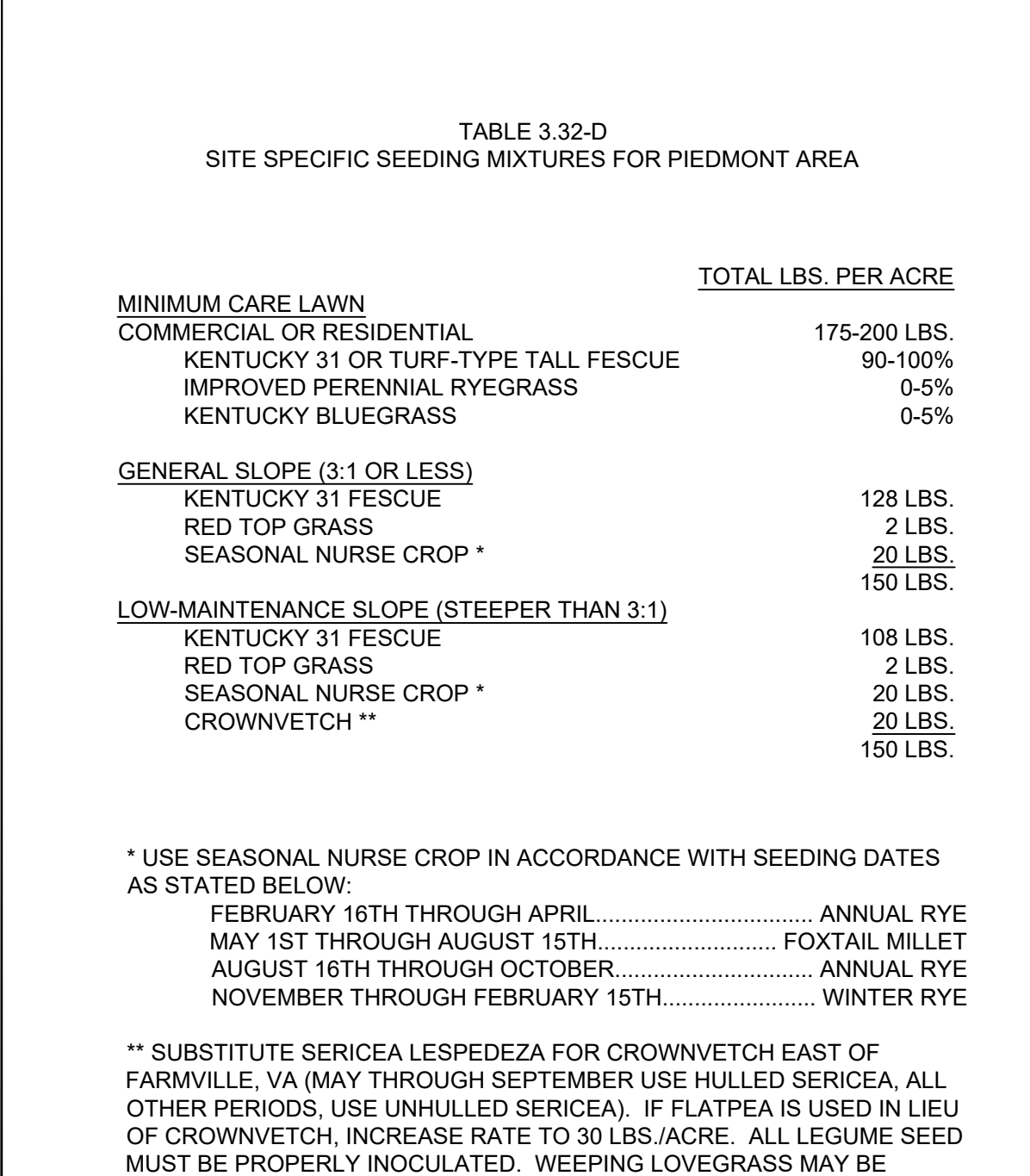
EROSION & SEDIMENT CONTROL - NOTES & DETAILS

843 WEST MAIN STREET

CHARLOTTESVILLE, VA

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DEVELOPMENT PLAN

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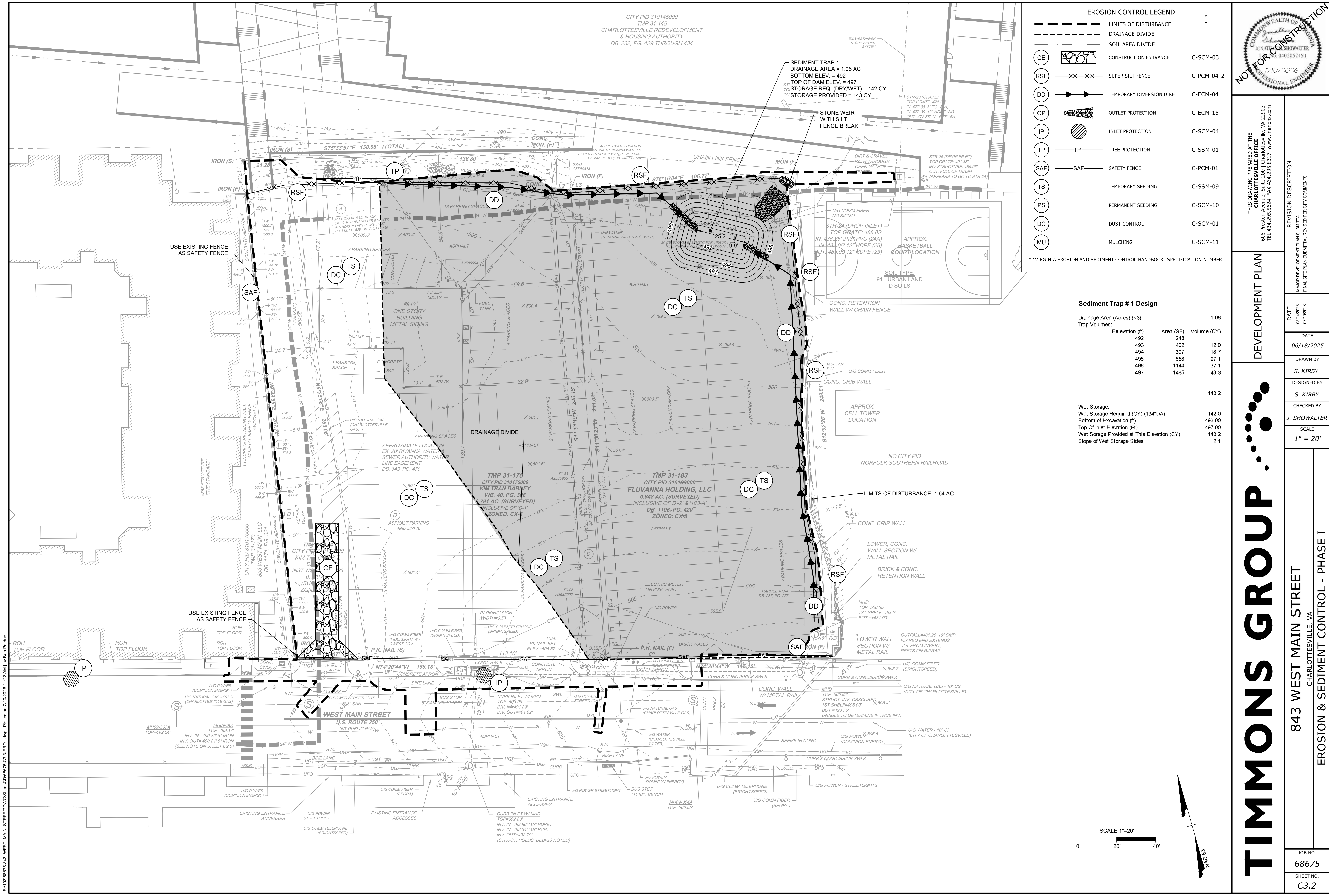
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175 O. 775 EROSION & SEDIMENT CONTROL - NOTES & DETAILS

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9 of 11



EROSION CONTROL LEGEND

CE	CONSTRUCTION ENTRANCE	C-SCM-03
RSF	SUPER SILT FENCE	C-PCM-04-2
DD	TEMPORARY DIVERSION DIKE	C-ECM-04
OP	OUTLET PROTECTION	C-ECM-15
IP	INLET PROTECTION	C-SCM-04
TP	TREE PROTECTION	C-SSM-01
SAF	SAFETY FENCE	C-PCM-01
TS	TEMPORARY SEEDING	C-SSM-09
PS	PERMANENT SEEDING	C-SCM-10
DC	DUST CONTROL	C-SCM-01
MU	MULCHING	C-SCM-11

* "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" SPECIFICATION NUMBER

Sediment Trap # 1 Design

Drainage Area (Acres) (<3)		
Trap Volumes:		
Elevation (ft)	Area (SF)	Volume (CY)
492	248	
493	402	12.0
494	607	18.7
495	858	27.1
496	1144	37.1
497	1465	48.3
		143.2

Wet Storage:
Wet Storage Required (CY) (134*DA) 142.0
Bottom of Excavation (ft) 493.00
Top Of Inlet Elevation (ft) 497.00
Wet Storage Provided at This Elevation (CY) 143.2
Slope of Wet Storage Sides 2:1

COMMONWEALTH OF VIRGINIA

NOT FOR CONSTRUCTION

1/10/2026

PROFESSIONAL ENGINEER

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DATE

06/18/2025

DATE

06/18/2025

DRAWN BY

S. KIRBY

DESIGNED BY

S. KIRBY

CHECKED BY

J. SHOWALTER

SCALE

1" = 20'

843 WEST MAIN STREET

CHARLOTTEVILLE, VA

EROSION & SEDIMENT CONTROL - PHASE I

JOB NO.

68675

SHEET NO.

C3.2

DATE

06/18/2025

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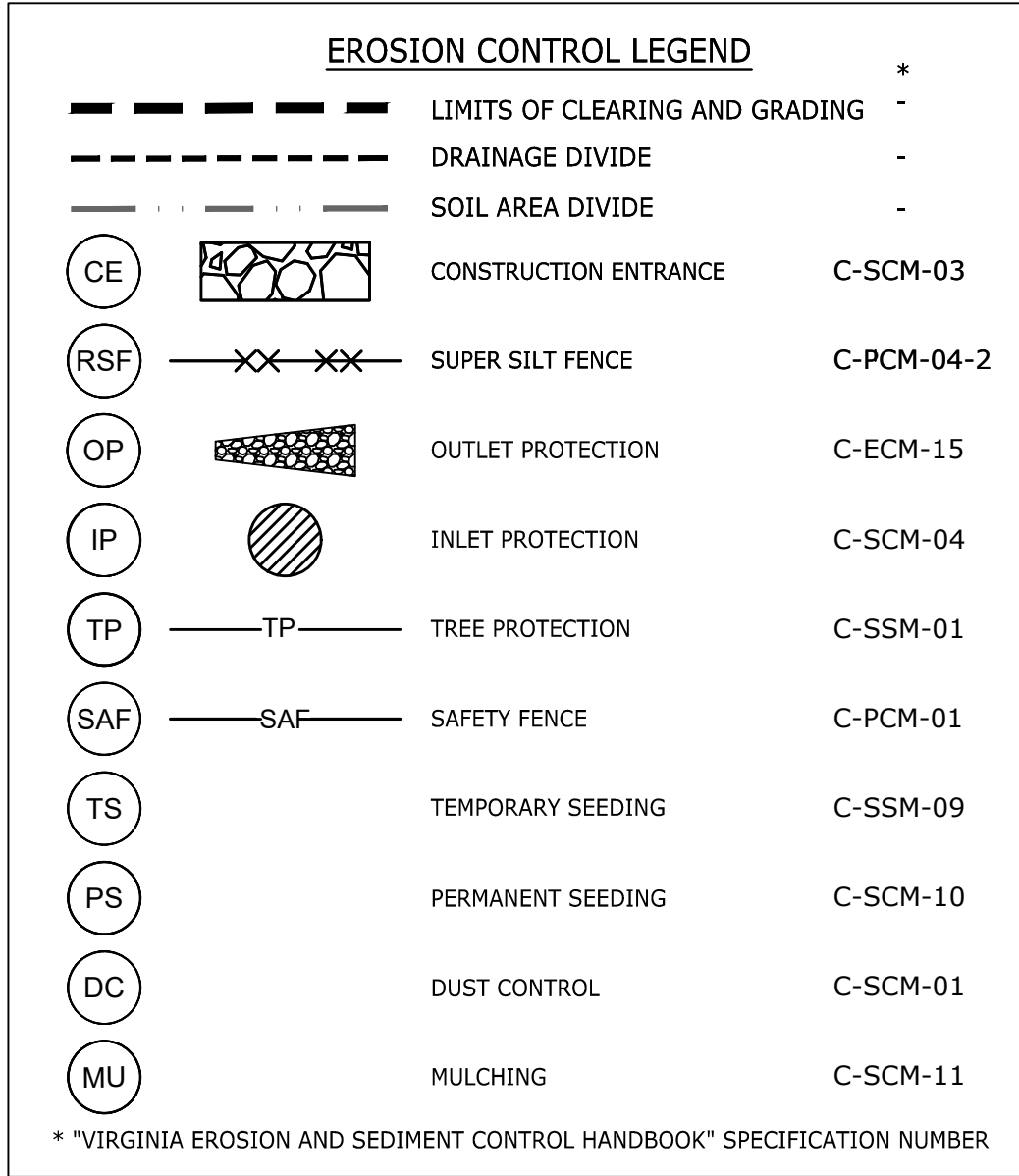
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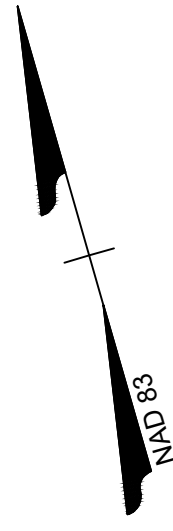
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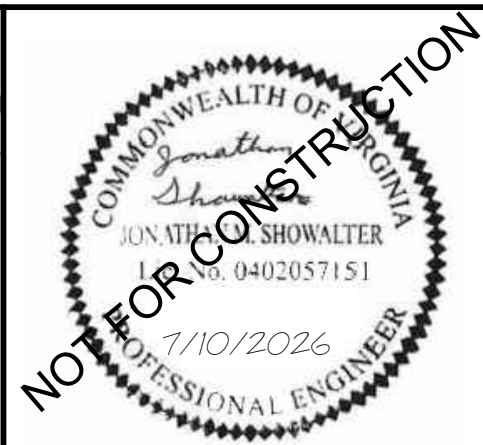
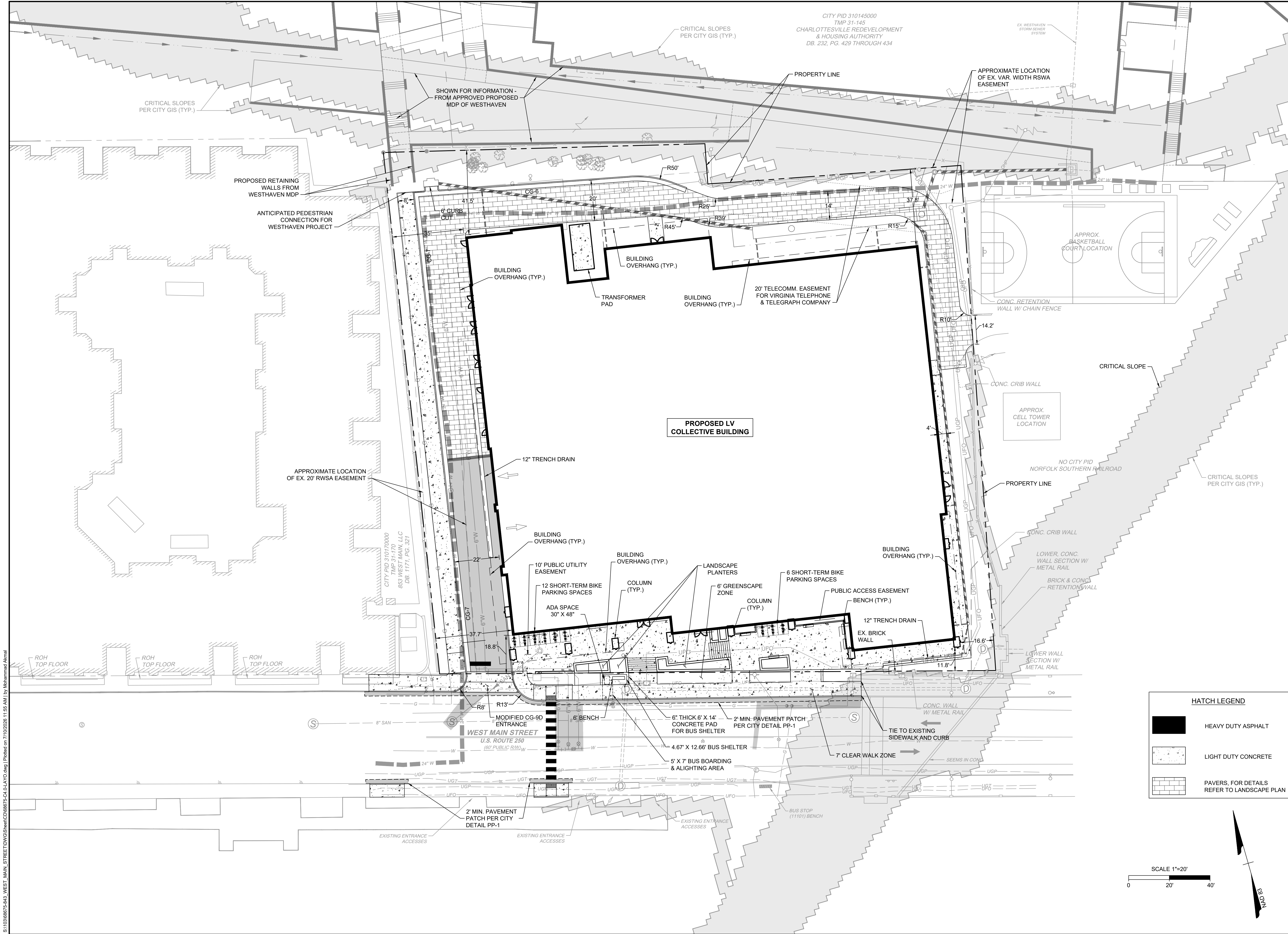
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0 20' 40'

686/5
SHEET NO.

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REVISION DESCRIPTION	
DATE	REVISION
06/18/2025	MAJOR DEVELOPMENT PLAN SUBMITTAL
07/10/2026	FINAL SITE PLAN SUBMITTAL REVISED PER CITY COMMENTS

DATE
06/18/2025

DRAWN BY
S. KIRBY

DESIGNED BY
S. KIRBY

CHECKED BY
J. SHOWALTER

SCALE
1" = 20'

TIMMONS GROUP

843 WEST MAIN STREET
CHARLOTTEVILLE, VA

LAYOUT PLAN

JOB NO.
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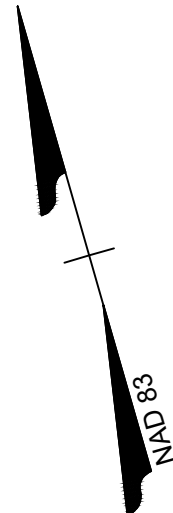
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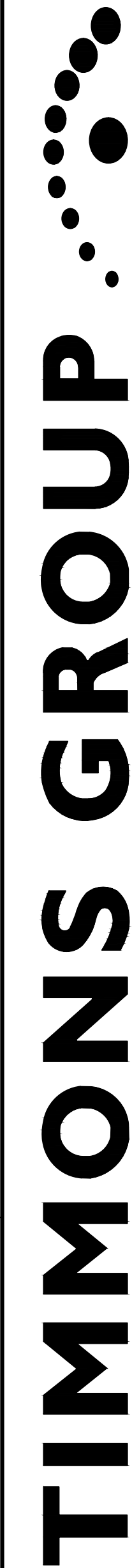
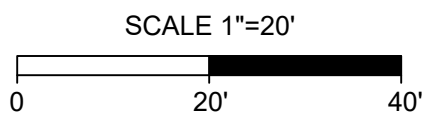
HATCH LEGEND	
	HEAVY DUTY ASPHALT
	LIGHT DUTY CONCRETE
	PAVERS, FOR DETAILS REFER TO LANDSCAPE PLAN

SCALE 1"=20'

0 20' 40'



1. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH AND SIZE OF EXISTING WATER LINES AND OTHER UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES AND CONFLICTS.
2. THE CONTRACTOR SHALL EXCAVATE TEST PITS TO VERIFY THE DEPTH OF THE EXISTING 24-INCH WATER LINE AND SHALL NOTIFY THE ENGINEER UPON CONFIRMATION.



843 WEST MAIN STREET

UTILITY PLAN

DATE	REVISION DESCRIPTION
05/14/2026	MAJOR DEVELOPMENT PLAN SUBMITTAL
07/10/2026	FINAL SITE PLAN SUBMITTAL REVISED PER CITY COMMENTS

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TEL 434.295.5624 FAX 434.295.8317 www.tinco.com

DEVELOPMENT PLAN

DRAWN BY
S. KIRBY

DESIGNED BY
S. KIRBY

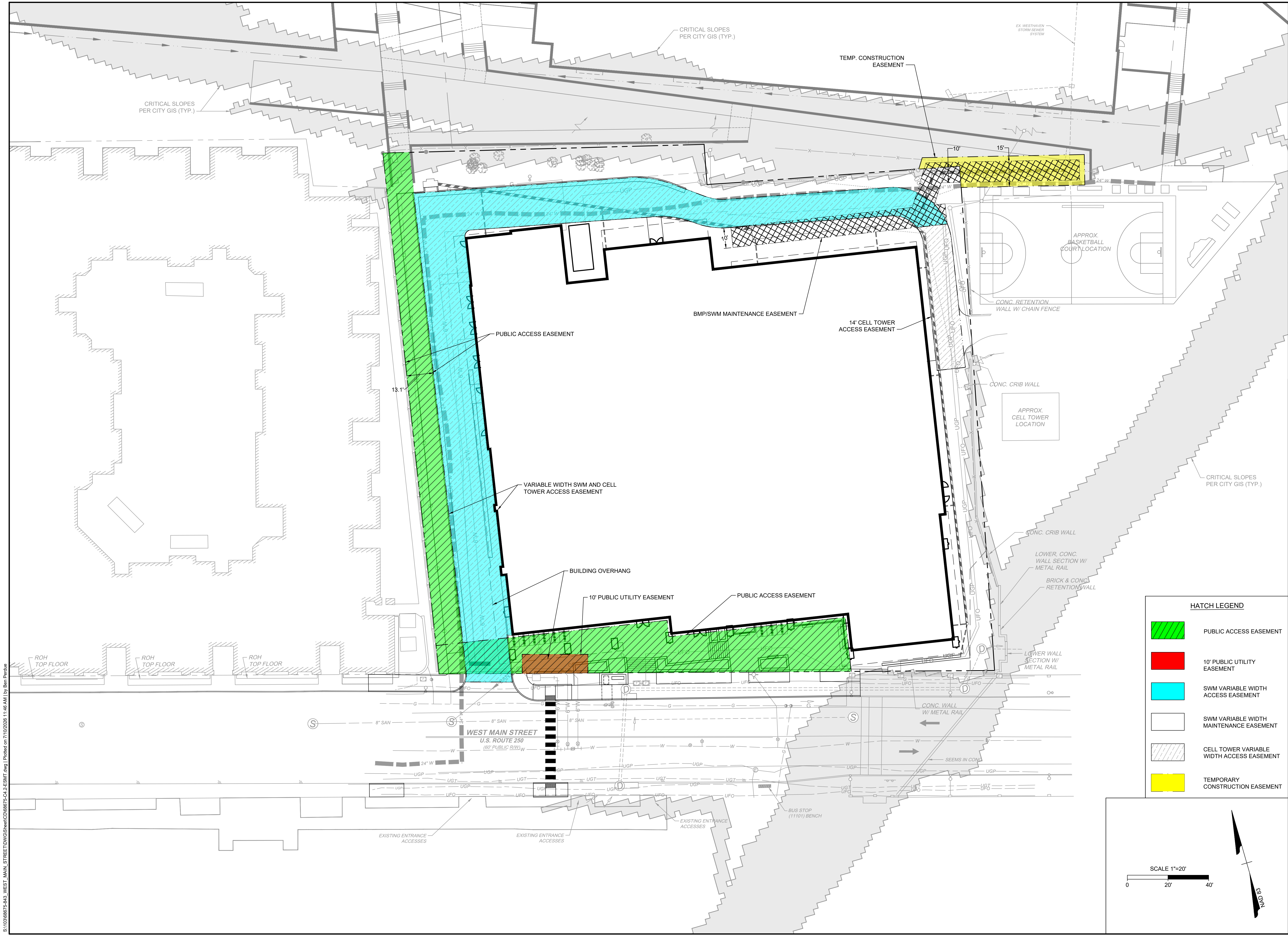
CHECKED BY
SHOWAL

SCALE
 $1'' = 20'$

JOB NO.
68675

SHEET NO
C4.1

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COMMONWEALTH OF VIRGINIA
JUN 14, 2026
J. SHOWALTER
No. 0402057151
1/10/2026
PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

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07/10/2026	FINAL SITE PLAN SUBMITTAL REVISED PER CITY COMMENTS

DRAWN BY
S. KIRBY

DESIGNED BY
S. KIRBY

CHECKED BY
J. SHOWALTER

SCALE
1" = 20'

TIMMONS GROUP

843 WEST MAIN STREET
CHARLOTTEVILLE, VA

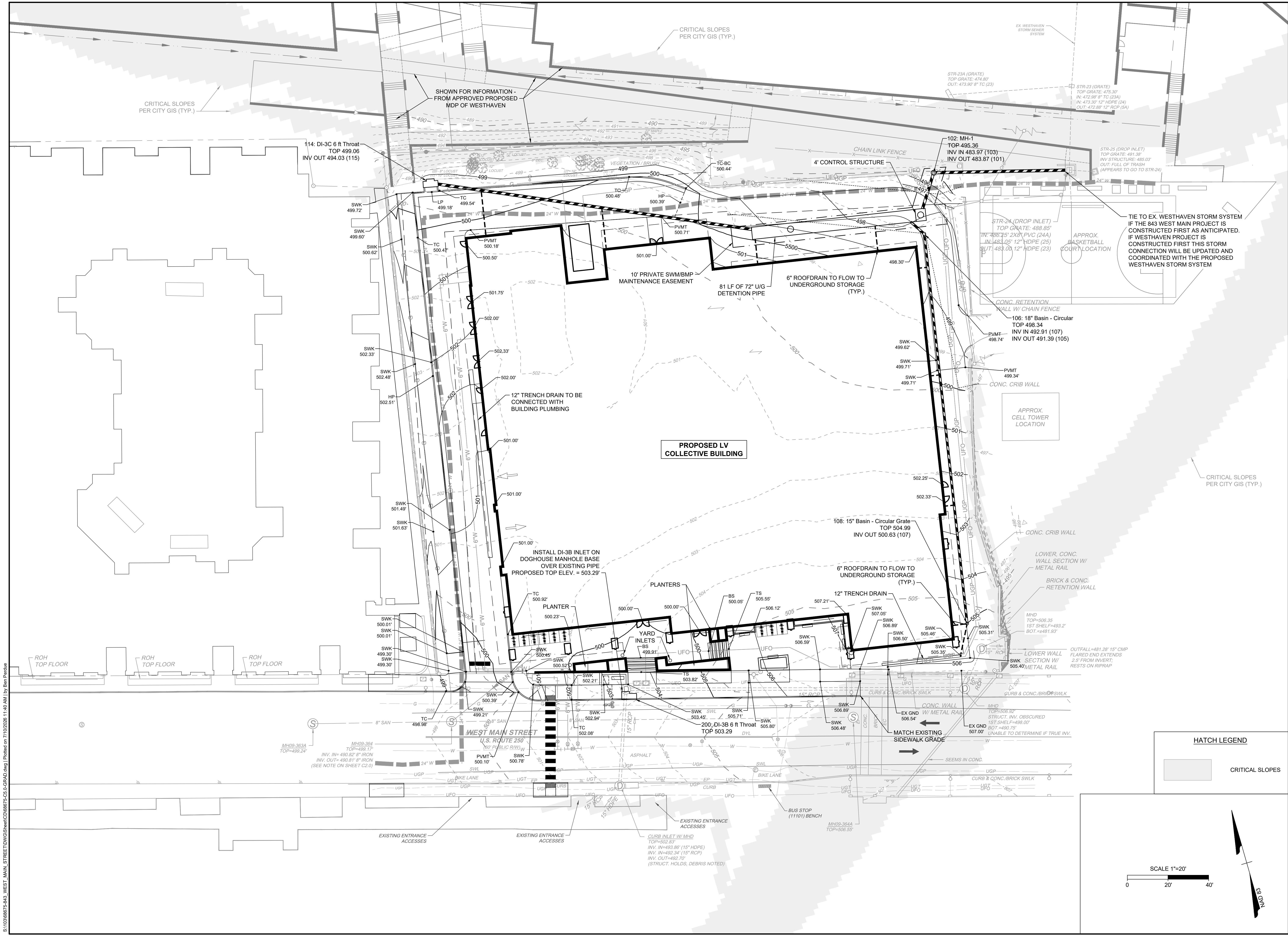
EASEMENT PLAN

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SHEET NO.
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COMMONWEALTH OF VIRGINIA
JONATHAN SHOWALTER
No. 0402057151
1/10/2026
PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

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S. KIRBY

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J. SHOWALTER

SCALE
1" = 20'

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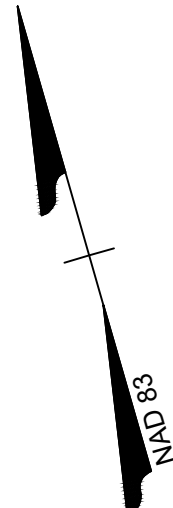
843 WEST MAIN STREET
CHARLOTTEVILLE, VA

GRADING PLAN

JOB NO.
68675

SHEET NO.
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WATER QUALITY ANALYSIS

SITE DATA:

LIMITS OF DISTURBANCE: 1.66 ACRES

PRE-DEVELOPED AREA
IMPERVIOUS = 1.62 ACRES
PERVIOUS = 0.04 ACRES
FOREST = 0.00 ACRES

POST-DEVELOPED AREA
IMPERVIOUS = 1.61 ACRES
PERVIOUS = 0.05 ACRES
FOREST = 0.00 ACRES

TOTAL LOAD REDUCTION REQUIRED (LB/YR) = 0.28 LB/YR

TREATMENT PROPOSED
OFFSITE NUTRIENT CREDITS TO BE PURCHASED TO MEET
WATER QUALITY REQUIREMENTS.

TOTAL PROPOSED ONSITE TREATMENT = 0.00 LB/YR

STORMWATER CREDITS TO BE PURCHASED = 0.28 LB/YR

WATER QUANTITY CALCULATIONS FOR AREA A AND C:

CHANNEL PROTECTION:

$$Q_{\text{AREA A POST}} \leq [0.8 * (Q_{\text{AREA A PRE}} * RV_{\text{AREA A PRE}}) / RV_{\text{AREA A1 + A2 POST}}]$$
$$\leq [0.8 * (5.11 \text{ CFS} * 0.251 \text{ AC-FT}) / (0.246 + 0.034 \text{ AC-FT})]$$

OK 3.59 CFS $\leq$ 3.66 CFS

THE POST-DEVELOPED FLOWS ARE LESS THAN/EQUAL TO THOSE REQUIRED BY THE ENERGY BALANCE EQUATION. THEREFORE, 9VAC25-875-600B IS SATISFIED THROUGH SUBSECTION #3.

FLOOD PROTECTION:

$$\text{POST-DEVELOPED } Q_{10} \leq \text{PRE-DEVELOPED } Q_{10}$$

OK 9.47 CFS (POST-DEVELOPED Q_{10}) $\leq$ 9.52 CFS (PRE-DEVELOPED Q_{10})

WATER QUANTITY CALCULATIONS FOR AREA B:

CHANNEL PROTECTION:

$$Q_{\text{AREA B POST}} \leq [0.8 * (Q_{\text{AREA B PRE}} * RV_{\text{AREA B PRE}}) / RV_{\text{AREA B POST}}]$$
$$\leq [0.8 * (1.71 \text{ CFS} * 0.086 \text{ AC-FT}) / 0.079 \text{ AC-FT}]$$

OK 1.34 CFS $\leq$ 1.78 CFS

THE POST-DEVELOPED FLOWS ARE LESS THAN/EQUAL TO THOSE REQUIRED BY THE ENERGY BALANCE EQUATION. THEREFORE, 9VAC25-875-600B IS SATISFIED THROUGH SUBSECTION #3.

FLOOD PROTECTION:

$$\text{POST-DEVELOPED } Q_{10} \leq \text{PRE-DEVELOPED } Q_{10}$$

OK 2.50 CFS (POST-DEVELOPED Q_{10}) $\leq$ 3.16 CFS (PRE-DEVELOPED Q_{10})

WATER QUANTITY CALCULATIONS FOR AREA C:

CHANNEL PROTECTION:

$$Q_{\text{AREA A POST}} \leq [0.8 * (Q_{\text{AREA C PRE}} * RV_{\text{AREA C PRE}}) / RV_{\text{AREA C POST}}]$$
$$\leq [0.8 * (0.26 \text{ CFS} * 0.013 \text{ AC-FT}) / 0.007 \text{ AC-FT}]$$

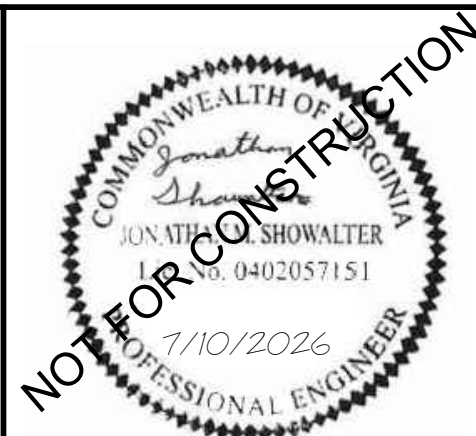
OK 0.35 CFS $\leq$ 0.36 CFS

THE POST-DEVELOPED FLOWS ARE LESS THAN/EQUAL TO THOSE REQUIRED BY THE ENERGY BALANCE EQUATION. THEREFORE, 9VAC25-875-600B IS SATISFIED THROUGH SUBSECTION #3.

FLOOD PROTECTION:

$$\text{POST-DEVELOPED } Q_{10} \leq \text{PRE-DEVELOPED } Q_{10}$$

OK 0.65 CFS (POST-DEVELOPED Q_{10}) $\leq$ 0.73 CFS (PRE-DEVELOPED Q_{10})



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DEVELOPMENT PLAN

DATE
06/18/2026

DATE
06/18/2025

DRAWN BY
S. KIRBY

DESIGNED BY
S. KIRBY

CHECKED BY
J. SHOWALTER

SCALE
1" = 30'

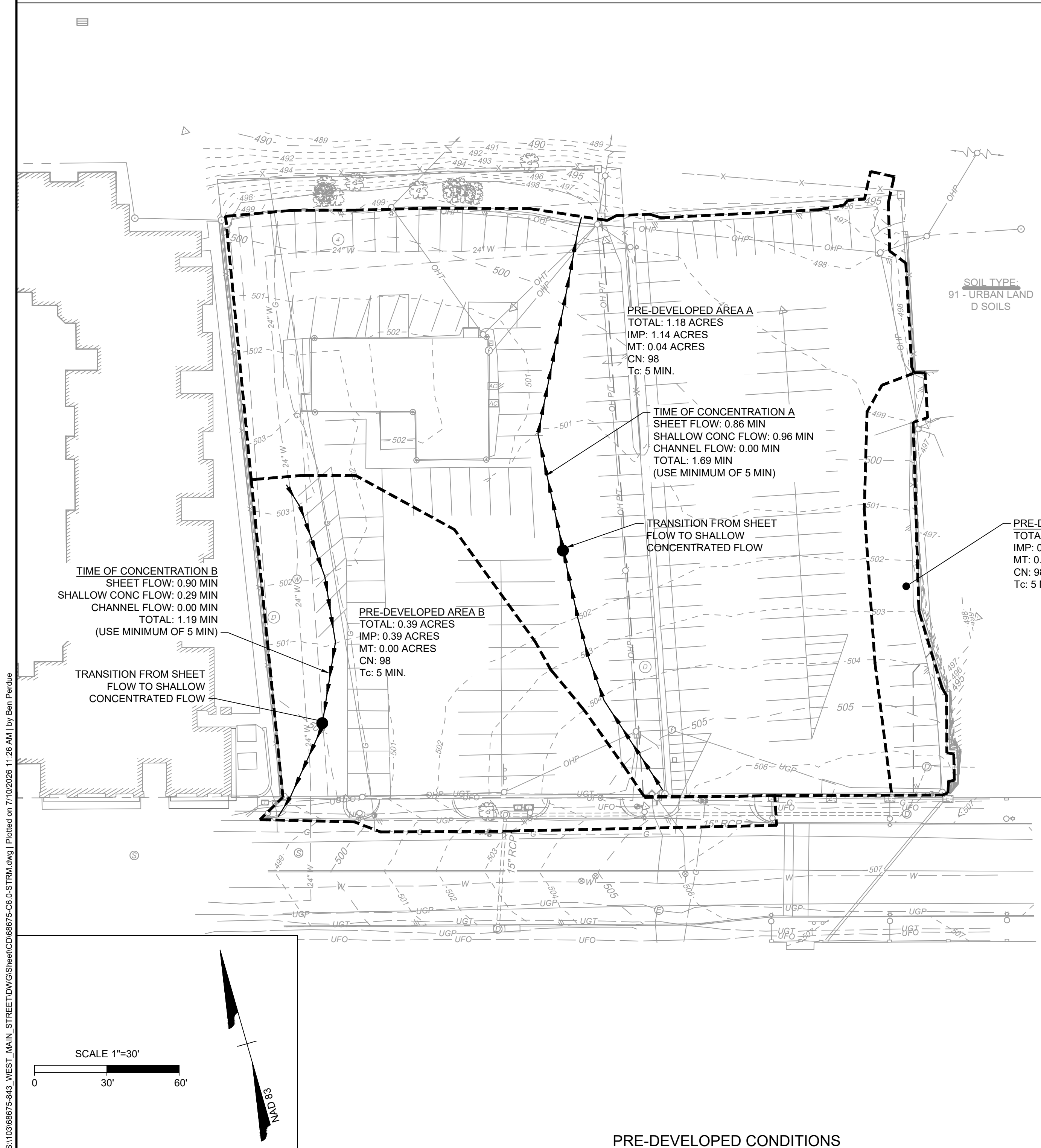
TIMMONS GROUP

843 WEST MAIN STREET
CHARLOTTEVILLE, VA

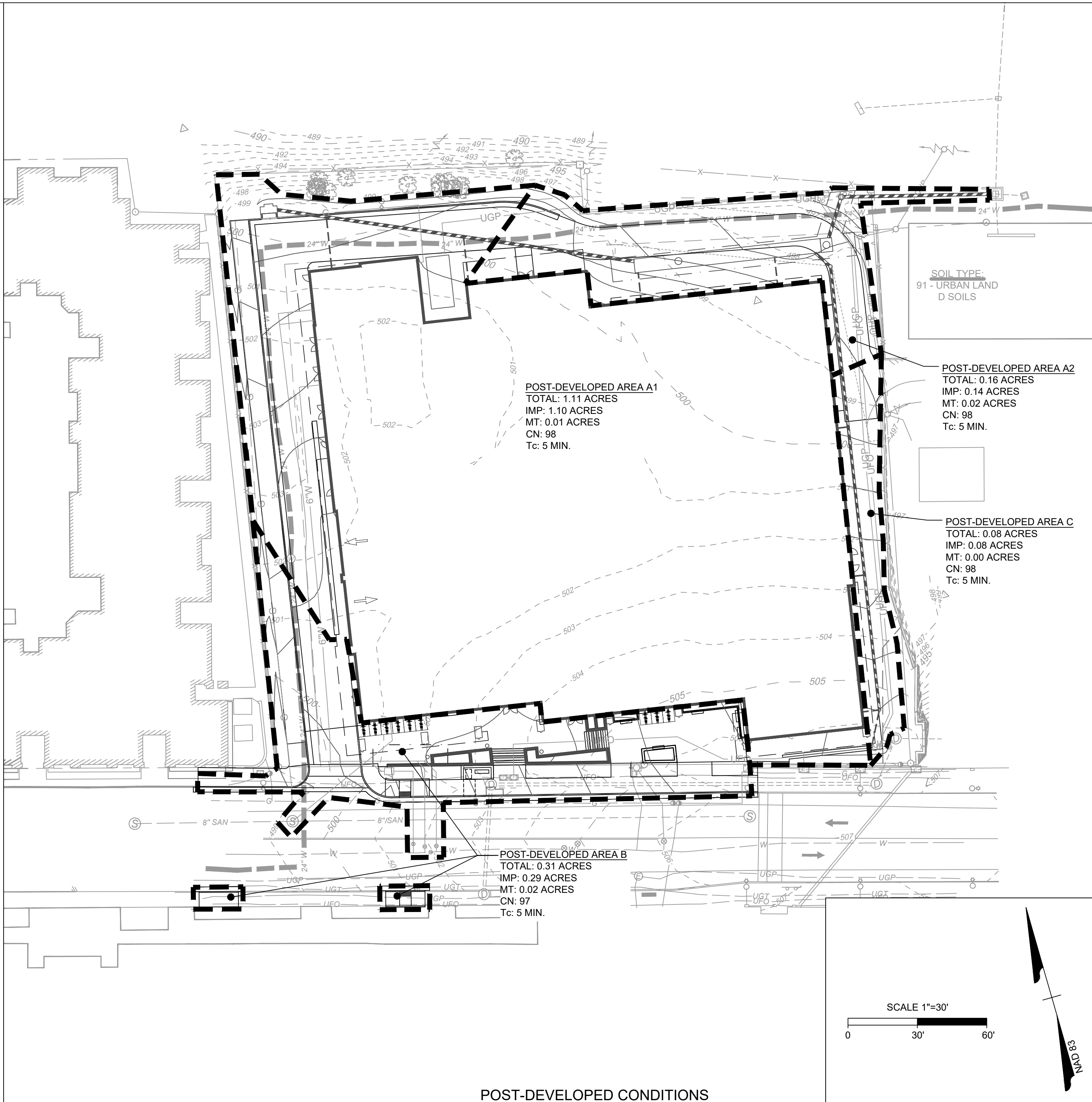
STORMWATER MANAGEMENT PLAN

JOB NO.
68675
SHEET NO.
C6.0

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PRE-DEVELOPED CONDITIONS



POST-DEVELOPED CONDITIONS

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DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 4.1

Project Name:843 West Main Street

Date:7/7/2026

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) →1.66

Maximum reduction required:20%

The site's net increase in impervious cover (acres) is:0

Post-Development TP Load Reduction for Site (lb/yr):0.28

Pre-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) – undisturbed, protected forest or reforested land				0.00	0.00
Mixed Open (acres) – undisturbed/inrequently maintained grass or shrub land				0.00	0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed				0.04	0.04
Impervious Cover (acres)				1.62	1.62
					1.66

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) – undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) – undisturbed/inrequently maintained grass or shrub land					0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed				0.05	0.05
Impervious Cover (acres)				1.61	1.61
Area Check	OK	OK	OK	OK	1.66

Check:

BMP Design Specifications List: 2024 Sds & Specs

Linear project?No

Land cover areas entered correctly?✓

Total disturbed area entered?✓

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)0.28

Nitrogen Loads (Informational Purposes Only)

Pre-Development TN Load (lb/yr)20.34

Final Post-Development TN Load20.31

LAND COVER SUMMARY – PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-Development	Unlisted	Adjusted ¹
Forest Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
Weighted Loading Rate(forest)	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted Rv(mixed)	0.00	0.00
Weighted Loading Rate(mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	0.04	0.04
Weighted Rv(turf)	0.25	0.25
Weighted Loading Rate(turf)	0.85	0.85
% Managed Turf	2%	2%
Impervious Cover (acres)	1.62	1.62
Rv(impervious)	0.95	0.95
Weighted Loading Rate(impervious)	0.86	0.86
% Impervious	98%	98%
Total Site Area (acres)	1.66	1.66
Site Rv	0.93	0.93

Treatment Volume and Nutrient Load

Pre-Development Treatment Volume (acre-ft)	0.1291	0.1291
Pre-Development Treatment Volume (cubic feet)	5,623	5,623
Pre-Development TP Load (lb/yr)	1.42	1.42
Pre-Development TP Load per acre (lb/acre/yr)	0.86	0.86
Baseline TP Load (lb/yr) (0.28 lb/acre/yr applied to pre-redevelopment area excluding previous land proposed for new impervious cover)		0.43

LAND COVER SUMMARY – POST DEVELOPMENT

Land Cover Summary-Post		
Post ReDev. & New Impervious	Unlisted	Adjusted ¹
Forest Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
Wgt. Ld. Rate(forest)	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted Rv(mixed)	0.00	0.00
Wgt. Ld. Rate(mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	0.05	0.05
Weighted Rv(turf)	0.25	0.25
Wgt. Ld. Rate(turf)	0.85	0.85
% Managed Turf	3%	3%
Impervious Cover (acres)	1.61	1.61
Rv(impervious)	0.95	0.95
Wgt. Ld. Rate(imperv.)	0.86	0.86
% Impervious	97%	97%
Total ReDev. Site Area (acres)	1.66	
ReDev Site Rv	0.93	

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.1285	Post-Development Treatment Volume (acre-ft)0.1285
Final Post-Development Treatment Volume (cubic feet)	5,597	Post-Development Treatment Volume (cubic feet)5,597
Final Post-Development TP Load (lb/yr)	1.42	Post-Development Load (TP) (lb/yr)*1.42
Final Post-Development TP Load per acre (lb/acre/yr)	0.86	Post-Development TP Load per acre (lb/acre/yr)0.86
		Max. Reduction Required (Below Pre-Development Load)20%
		TP Load Reduction Required for Redeveloped Area (lb/yr)0.28
		TP Load Reduction Required for New Impervious Area (lb/yr)0

¹Adjusted Land Cover Summary:
Pre-Development land cover minus previous land cover (forest, mixed open or managed turf) acreage proposed for new impervious cover.
Adjusted total acreage is consistent with Post-Development acreage (minus acreage of new impervious cover).
Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.28 lb/acre/year).

DETENTION SYSTEM INSPECTION/MAINTENANCE SCHEDULE:

1. INSPECT PIPE SYSTEM BOTH UPSTREAM AND DOWNSTREAM OF WEIR PLATE CONTROL STRUCTURE FOR SEDIMENT BUILDUP ON A YEARLY BASIS.
2. INSPECT WEIR PLATE CONTROL STRUCTURE FOR CLOGGED ORIFICES ON A YEARLY BASIS. IF ANY CONTROL ORIFICES ARE CLOGGED, REMOVE DEBRIS.
3. EACH DETENTION PIPE SHALL BE CLEANED OUT ANNUALLY, OR MORE FREQUENTLY IF ANNUAL INSPECTION/CLEANING SHOWS MORE SEDIMENT THAN ANTICIPATED.
4. WHILE NOT REQUIRED TO BE INCLUDED IN THE EASEMENT, FEATURES SUCH AS DOWN SPOUTS, ROOF LEADERS CONVEYANCES, ROOF PEAKS, YARD INLETS, ETC. ARE STILL SUBJECT TO INSPECTION AND ENFORCEMENT UNDER THE VSMP PROGRAM FOR COMPLIANCE

DEVELOPMENT PLAN

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06/18/2026 <td>MAJOR DEVELOPMENT PLAN SUBMITTAL</td>	MAJOR DEVELOPMENT PLAN SUBMITTAL
07/10/2026 <td>FINAL SITE PLAN SUBMITTAL REVISED PER CITY COMMENTS</td>	FINAL SITE PLAN SUBMITTAL REVISED PER CITY COMMENTS

DRAWN BY
S. KIRBY

DESIGNED BY
S. KIRBY

CHECKED BY
J. SHOWALTER

SCALE
N/A

TIMMONS GROUP

843 WEST MAIN STREET
CHARLOTTESVILLE, VA

STORMWATER MANAGEMENT DETAILS

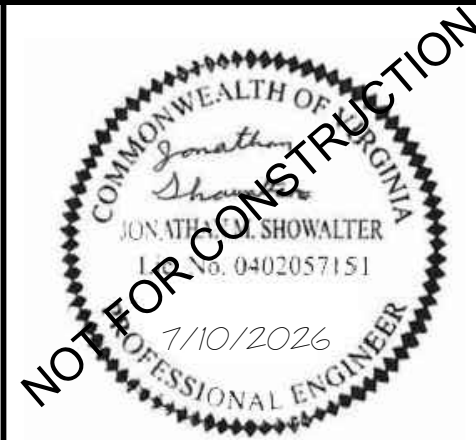
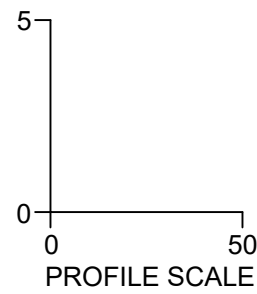
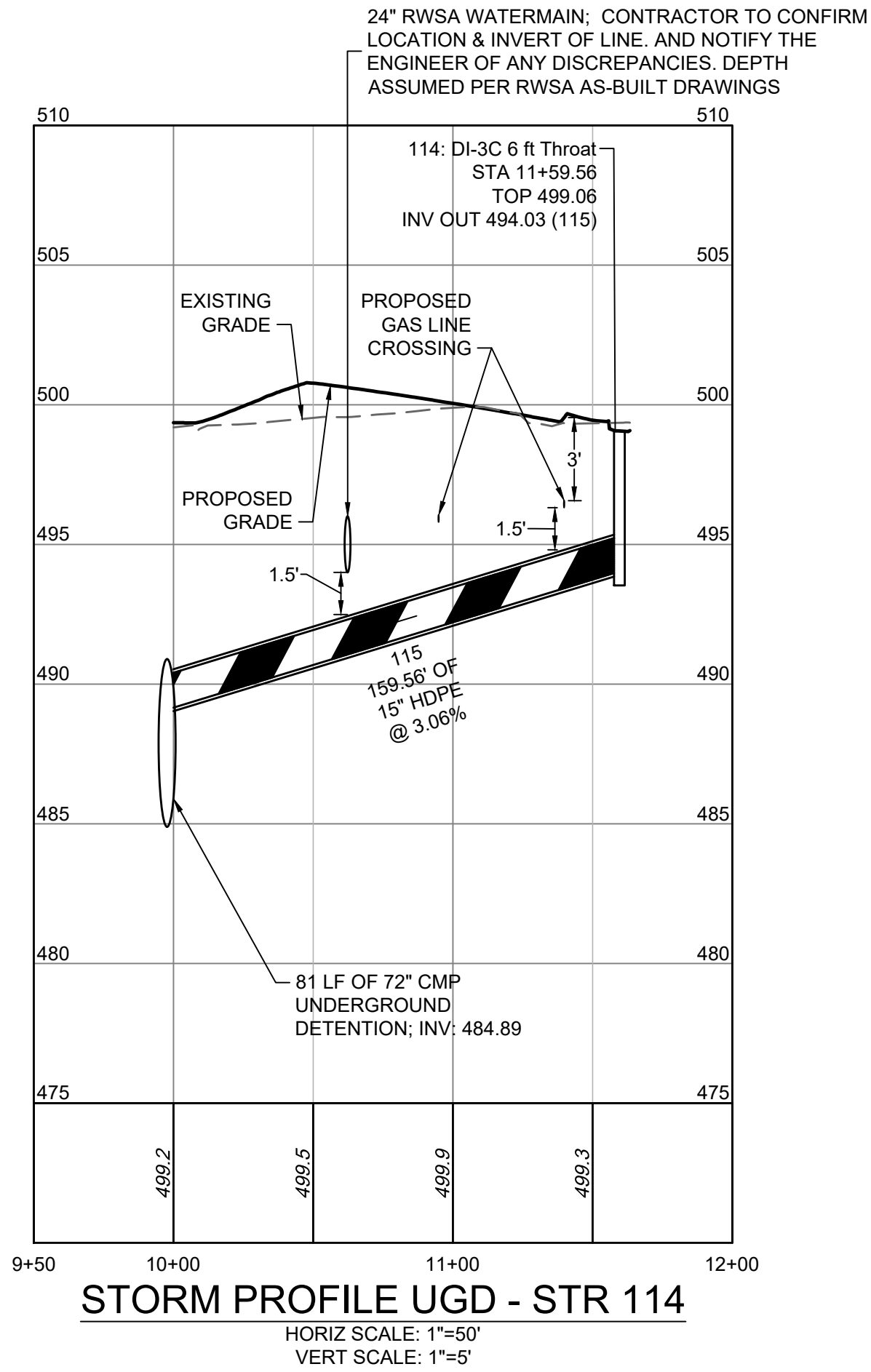
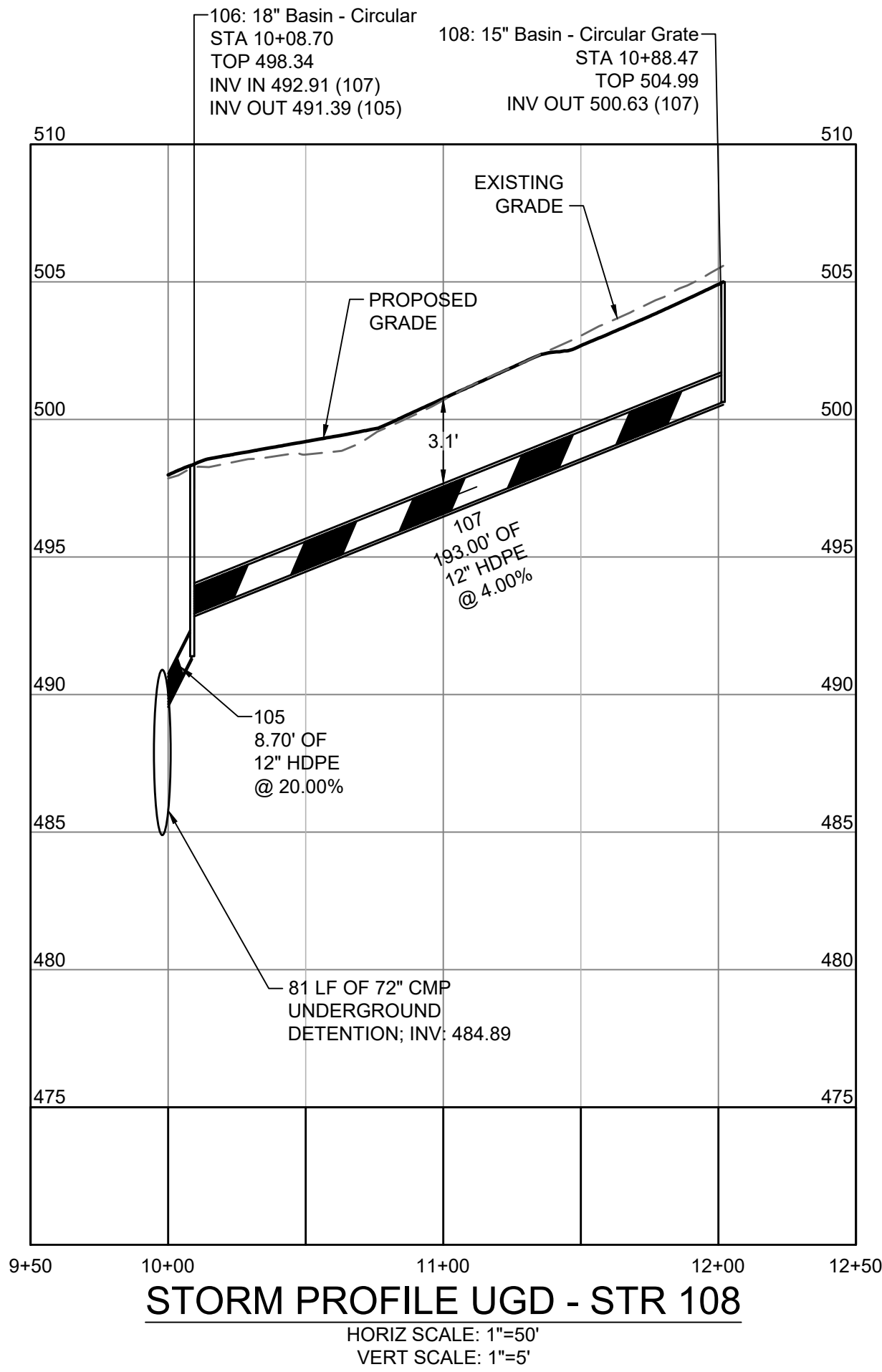
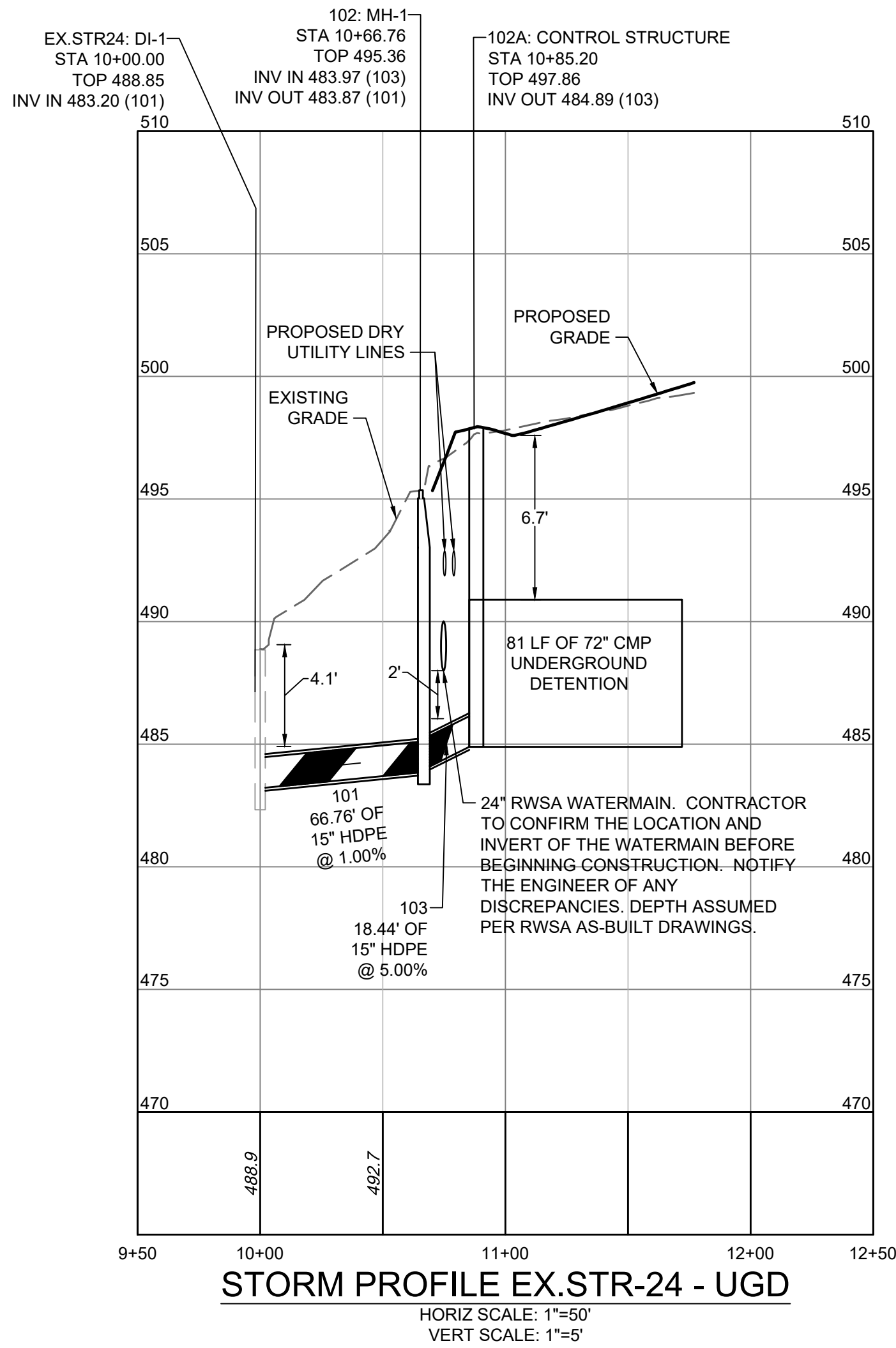
JOB NO.
68675

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DESIGNED BY	S. KIRBY
CHECKED BY	J. SHOWALTER
SCALE	AS SHOWN

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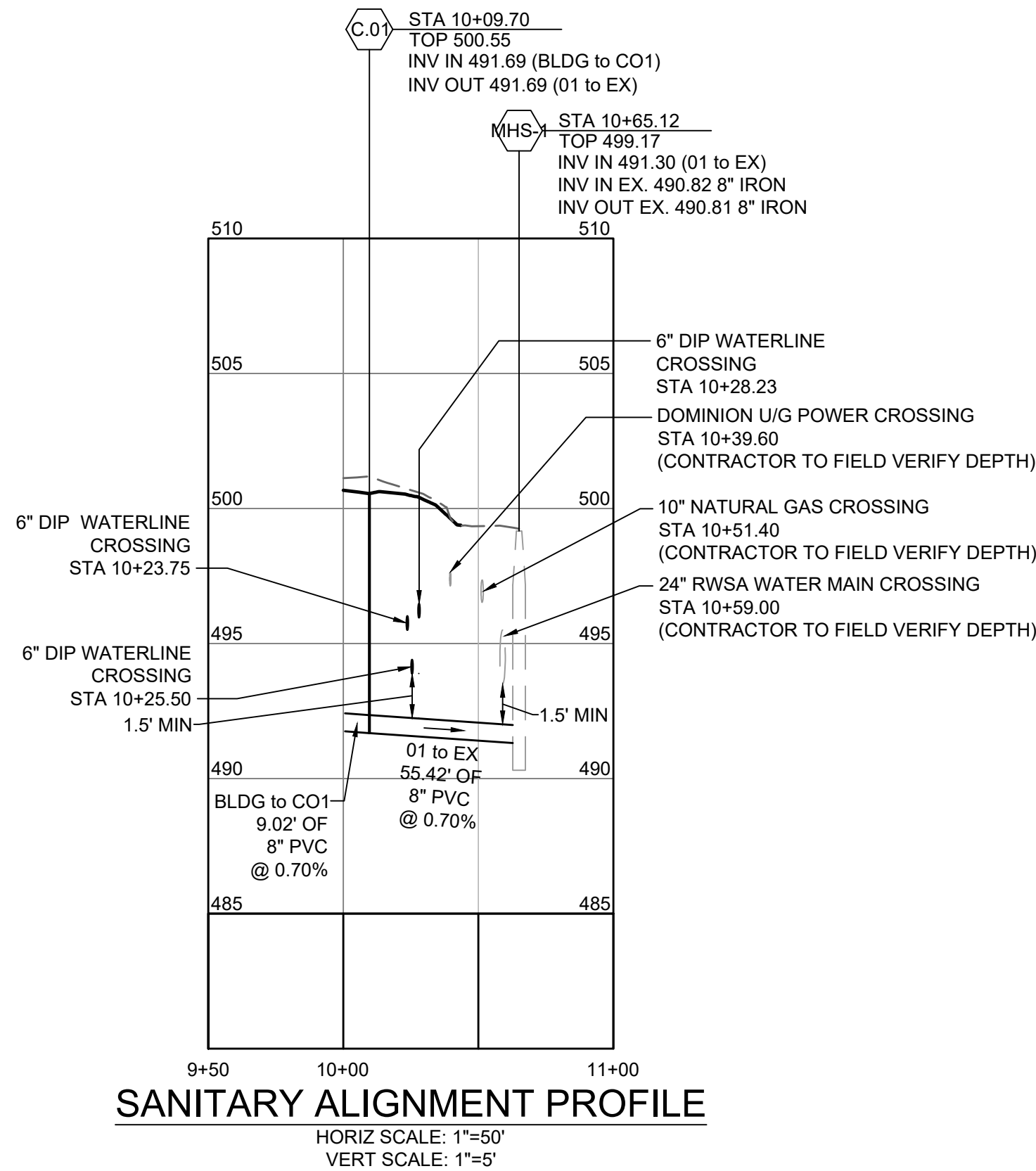
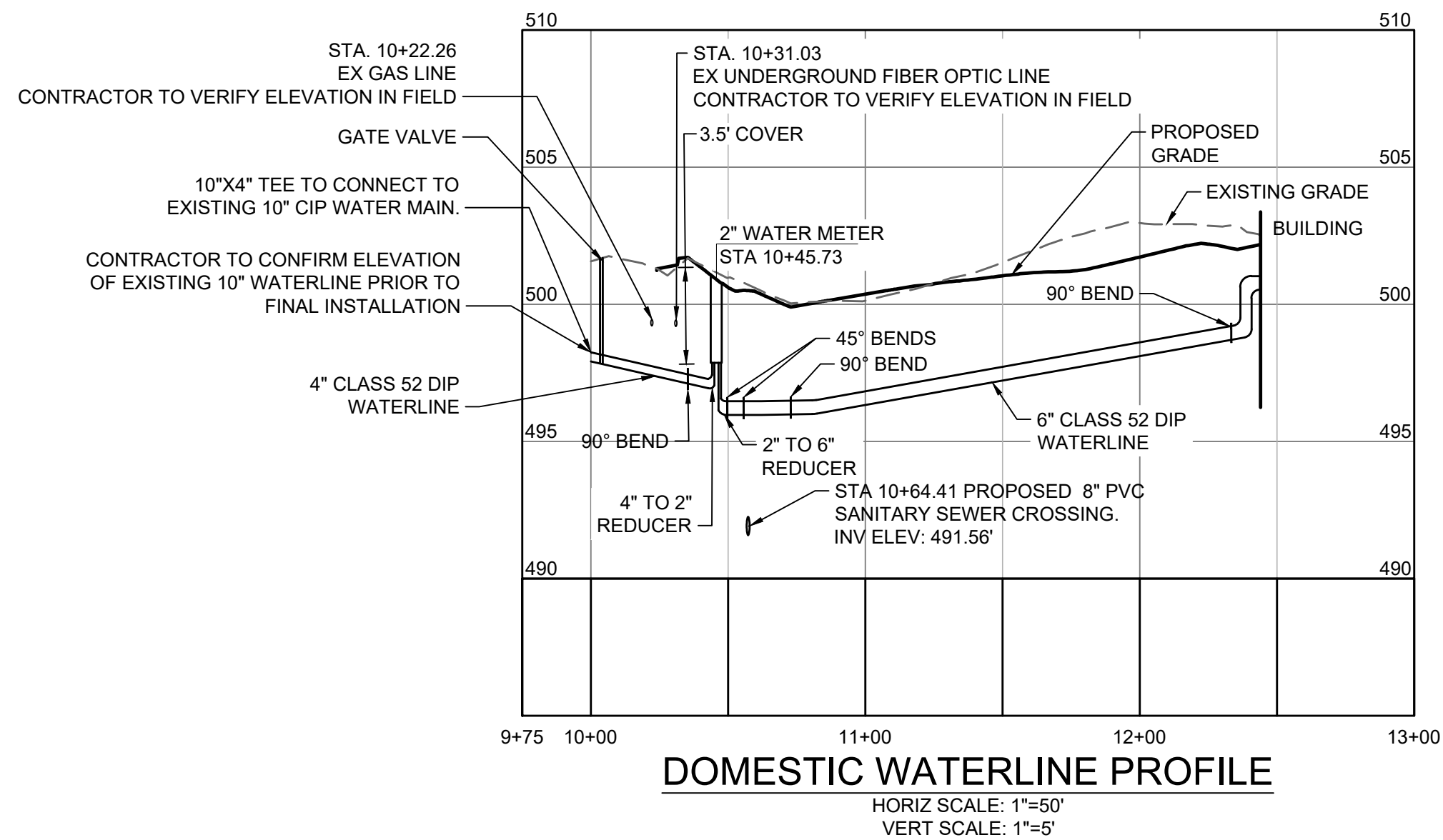
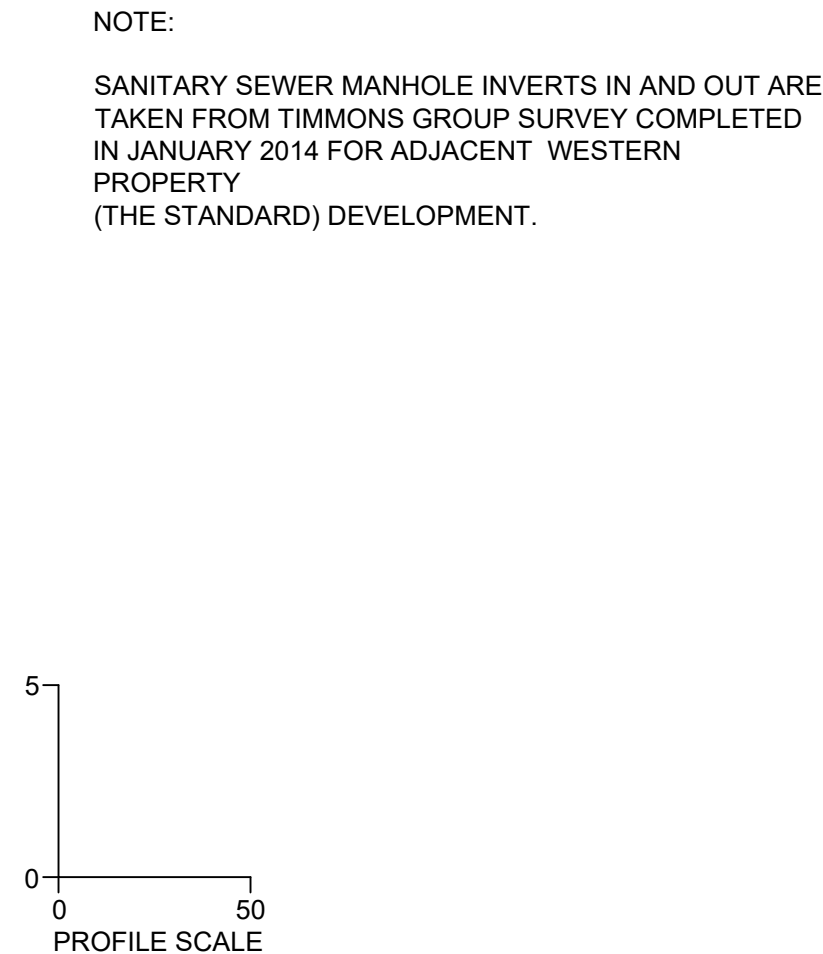
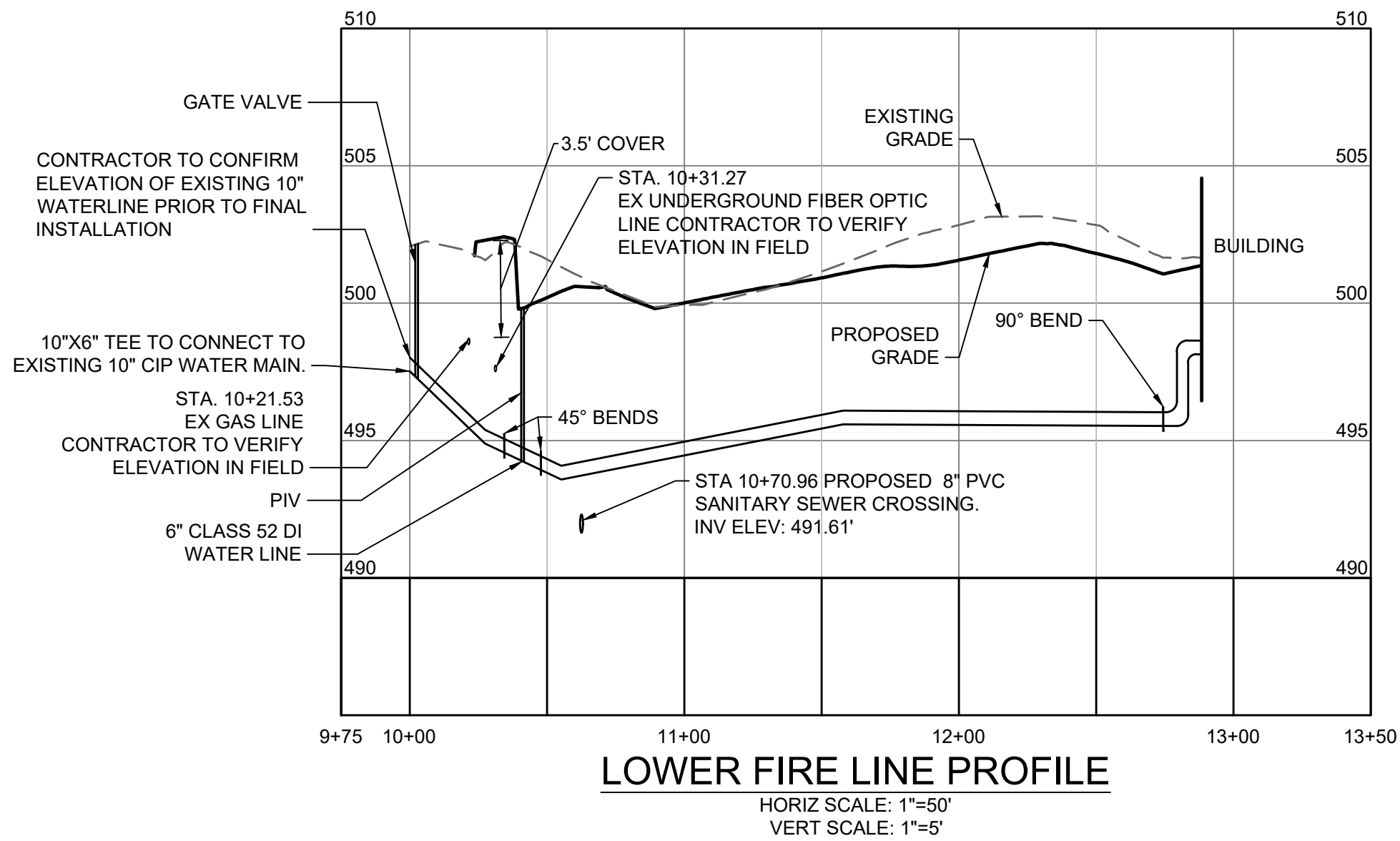
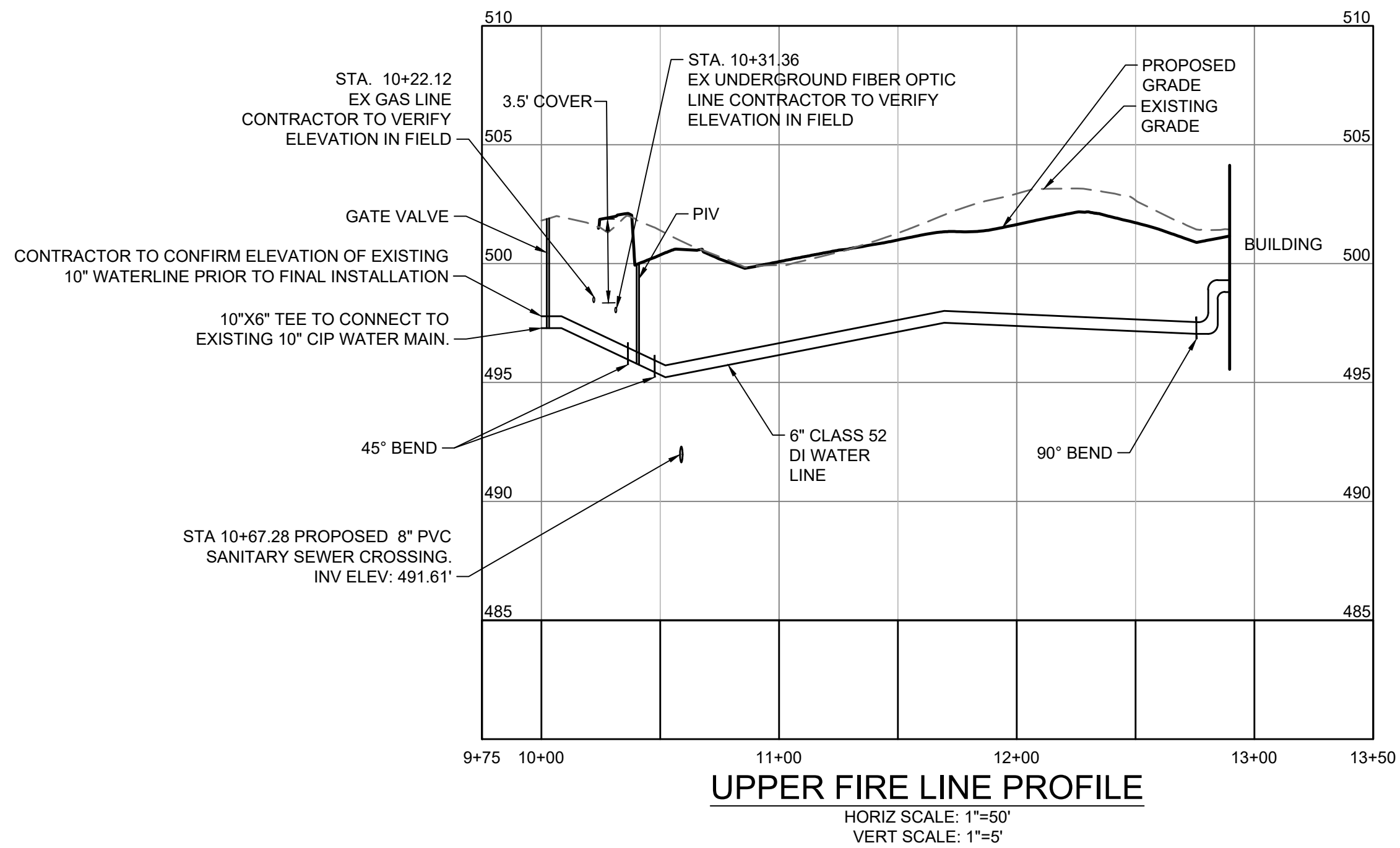
843 WEST MAIN STREET
CHARLOTTEVILLE, VA

STORM PROFILES

JOB NO.	68675
SHEET NO.	C7.0

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COMMONWEALTH OF VIRGINIA

Professional Engineer

1/10/2026

0402057151

JOHN ATLAS SHOWALTER

608 Preston Avenue, Suite 200 | Charlottesville, VA 22903

TEL 434.293.5624 FAX 434.293.8317 www.timmons.com

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06/18/2025

DRAWN BY

S. KIRBY

DESIGNED BY

S. KIRBY

CHECKED BY

J. SHOWALTER

SCALE

AS SHOWN

JOB NO.

68675

SHEET NO.

C7.1

843 WEST MAIN STREET

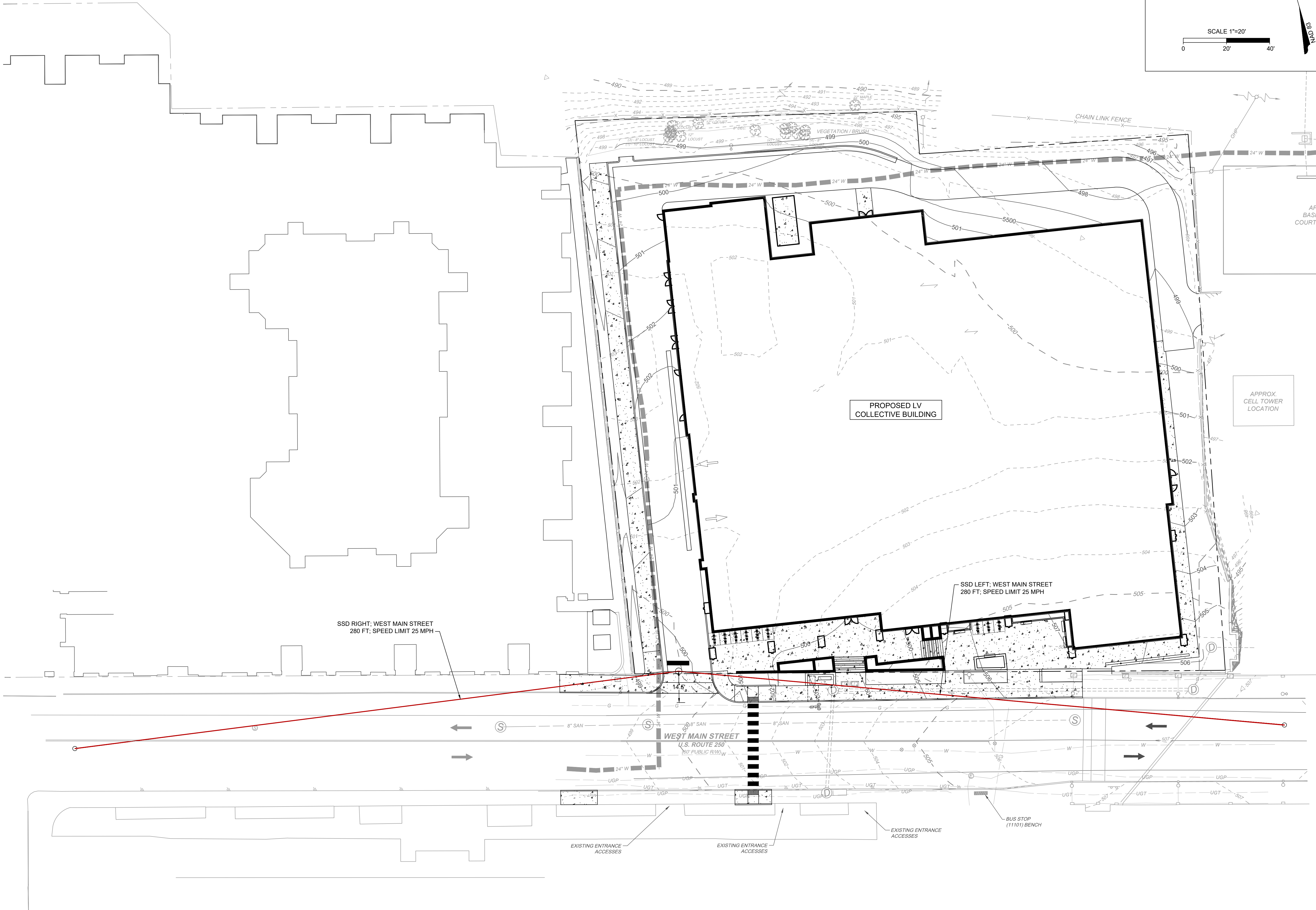
CHARLOTTESVILLE, VA

UTILITY PROFILES

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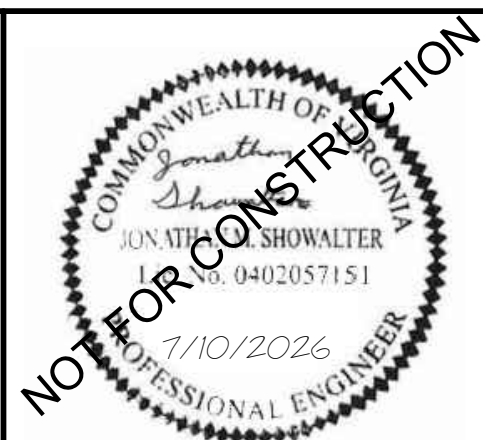
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SCALE 1"=20'

NAD 83



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DEVELOPMENT PLAN	
DATE	06/18/2025
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DESIGNED BY	S. KIRBY
CHECKED BY	J. SHOWALTER
SCALE	1" = 20'

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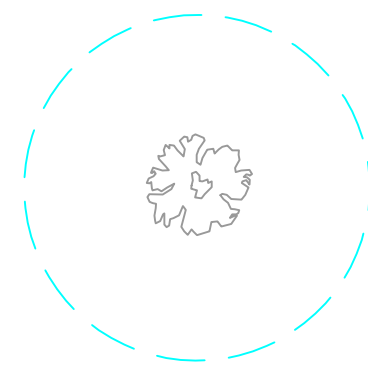
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CHARLOTTEVILLE, VA

ENTRANCE SIGHT STOPPING DISTANCE

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68675

SHEET NO.
C8.0

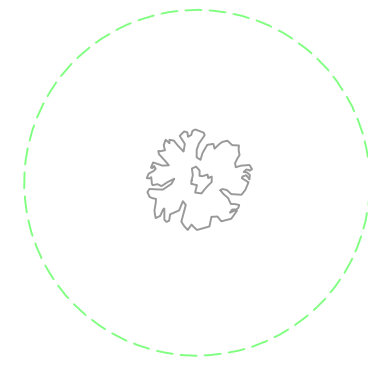
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REMAIN IN PLACE
UNDISTURBED

5

849 SF

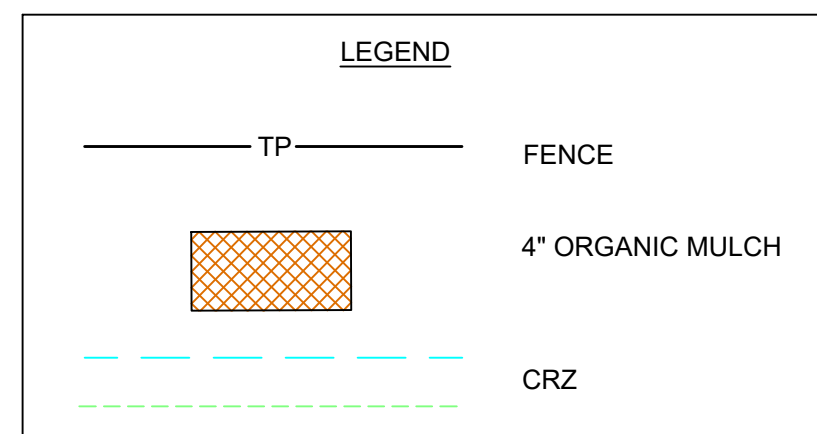


REMAIN IN PLACE
UNDER
SUPERVISION
(1%-30%
DISTURBANCE)

10

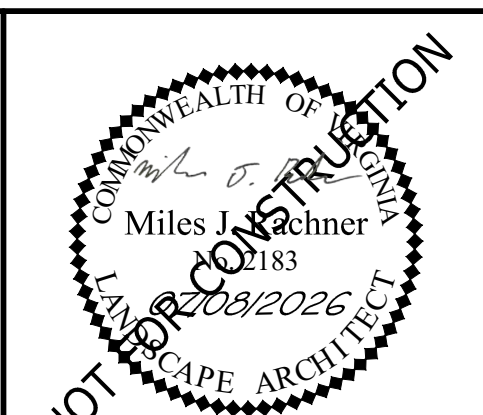
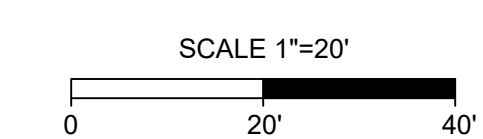
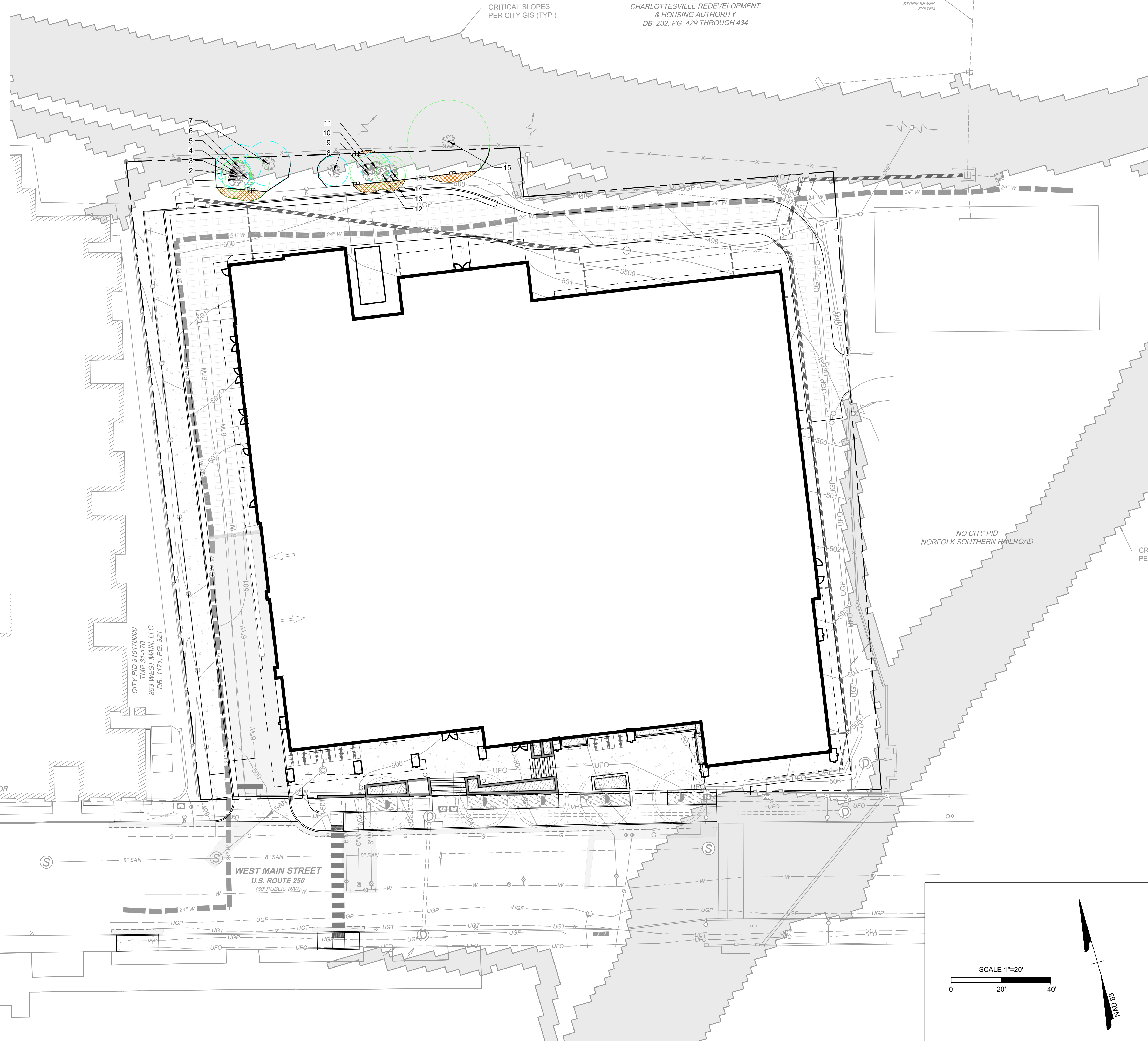
2,207 SF

TREE PRESERVATION INVENTORY				
TREE NO.	TOTAL AREA OF C.R.Z. / AREA OF DISTURBED (SQFT)	PERCENT OF CRITICAL ROOT ZONE DISTURBANCE	SURVIVAL PROBABILITY STATUS	REMOVE OR REMAIN
1	177 / 36	20.3%	HIGH	REMAIN
2	113 / 5	4.4%	HIGH	REMAIN
3	113 / 1	<1%	HIGH	REMAIN
4	113 / -	0%	HIGH	REMAIN
5	255 / 50	19.6%	HIGH	REMAIN
6	255 / -	0%	HIGH	REMAIN
7	255 / -	0%	HIGH	REMAIN
8	113 / -	0%	HIGH	REMAIN
9	177 / 36	20.3%	HIGH	REMAIN
10	177 / 11	6.2%	HIGH	REMAIN
11	113 / -	0%	HIGH	REMAIN
12	113 / 23	20.3%	HIGH	REMAIN
13	113 / 32	28.3%	HIGH	REMAIN
14	113 / 13	11.5%	HIGH	REMAIN
15	856 / 47	5.5%	HIGH	REMAIN



NOTE:
BEFORE ANY WORK OR DISTURBANCE IS CONDUCTED WITHIN OR PAST THE TREE PROTECTION FENCING WITHIN THE CRITICAL ROOT ZONE OF ANY EXISTING TREE TO BE PRESERVED THE OWNER OR CONTRACTOR MUST FIRST:

- CONTACT THE CITY'S URBAN FORESTER.
- HIRE OR CONTRACT A CERTIFIED ARBORIST AND HAVE THEM ON SITE DURING ANY DISTURBANCE WITHIN A CRITICAL ROOT ZONE.



THIS DRAWING PREPARED AT THE CHARLOTTEVILLE OFFICE 608 Preston Avenue, Suite 200 Charlottesville, VA 22903 TEL 434.295.5624 FAX 434.295.8317 www.tlmmms.com	REVISION DESCRIPTION
	1. INITIAL SUBMITTAL
	2. FINAL REVISION PER CITY COMMENTS

OUR VISION ACHIEVED THROUGH OURS.	DATE	MAJOR DEVELOPMENTS
	05/14/2026	FINAL SITE PLAN SUB
	07/02/2026	
DATE		
06/18/2025		

	<i>E. ESPINO</i>
	DESIGNED BY <i>E. ESPINO</i>
	CHECKED BY <i>C. OLDAKER</i>
	SCALE <i>1" = 20'</i>

UP

GRO

IN STREET

LE, VA

TION PLAN

ONS
343 WEST MA
CHARLOTTES
TREE PRESERV

MMC

	
	JOB NO. 68675
	SHEET NO. 101

Page 63 of 115

CANOPY TREES- STREET
 NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO
 QUERCUS COCCINEA / SCARLET OAK
 QUERCUS PHELLOS / WILLOW OAK
 TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN

1001

ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED
 CHRYSOGONUM VIRGINIANUM 'GREEN AND GOLD' / GOLDEN STAR
 ECHINACEA PURPUREA 'PAST702917' / POWWOW® WILD BERRY CONEFLOWER
 PHLOX DIVARICATA / WOODLAND PHLOX
 PHLOX STOLONIFERA / CREEPING PHLOX
 PHLOX SUBULATA 'EMERALD BLUE' / EMERALD BLUE CREEPING PHLOX
 RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' / LITTLE GOLDSTAR CONEFLOWER

ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS
 MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
 PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS
 PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS
 SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' / STANDING OVATION LITTLE BLUESTEM



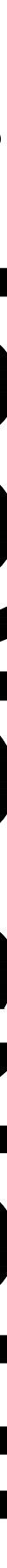
THIS DRAWING PREPARED AT THE
CHARLOTTEVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.295.5624 FAX 434.295.8317 www.timmons.com

CHARLOTTESVILLE
 Preston Avenue, Suite 200 | CH
 34.295.5624 FAX 434.295.83

REVISION DESCRIPTION

YOUR VISION ACHIEVED THROUGH OURS.

DATE	06/18/2025
DRAWN BY	E. ESPINO
DESIGNED BY	E. ESPINO
CHECKED BY	C. OLDAKEP
SCALE	1" = 20'

The logo for the Timmons Group, featuring the company name in a bold, sans-serif font, followed by a graphic of a series of dots of varying sizes arranged in a curved, upward-pointing arc.

843 WEST MAIN STREET

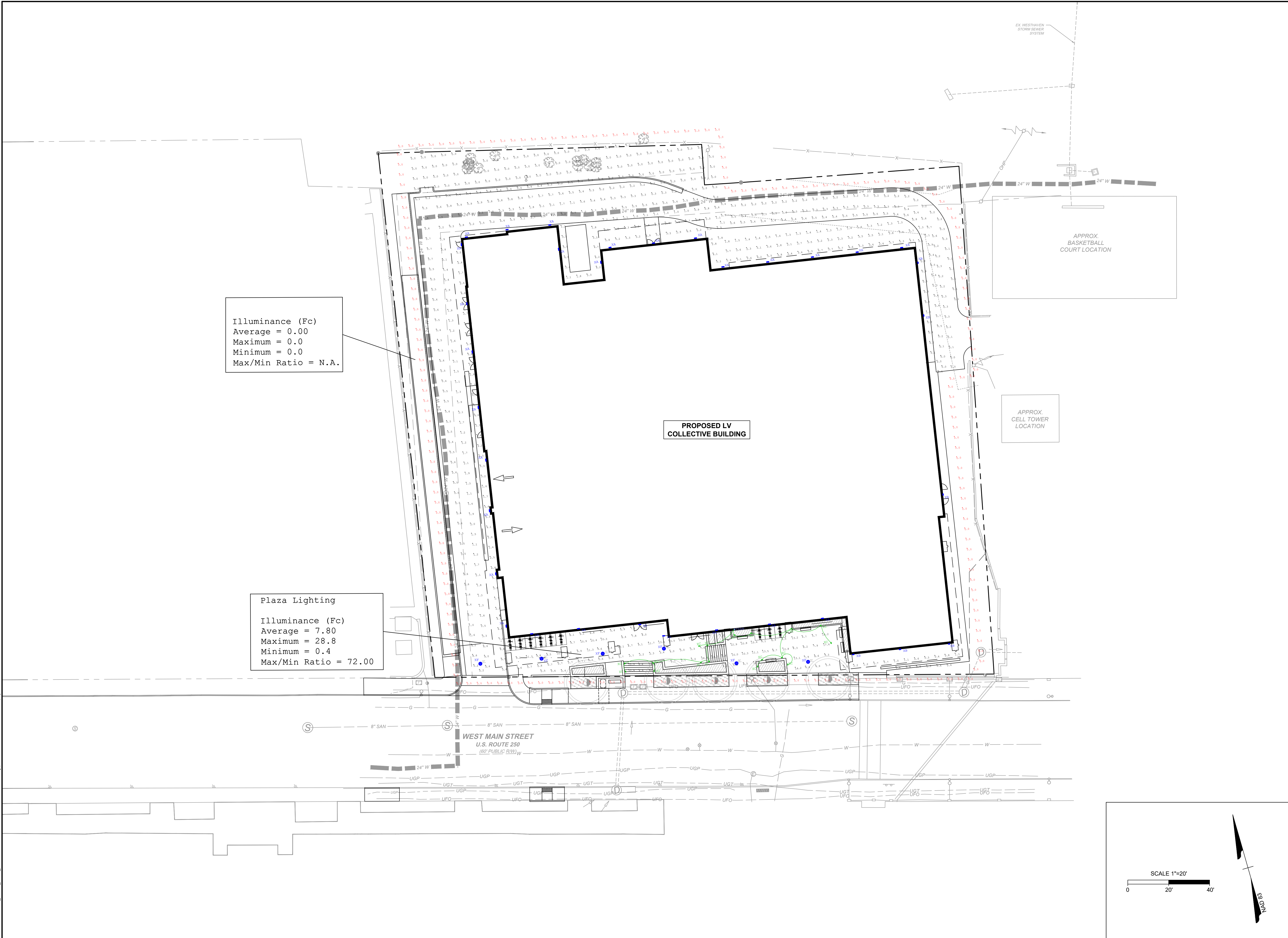
CHARLOTTESVILLE, VA
LANDSCAPE PLAN

JOB NO.
68675

SHEET NO.
L1.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

S:\10306875-843_WEST_MAIN_STREET\DWGS\SheetCD\68675-L4-LLIGHT.dwg [Plotted on 7/10/2025 11:28 AM] by Ben Pendue



NOT FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE
CHARLOTTEVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.293.5624 FAX 434.293.8317 www.timmons.com

DEVELOPMENT PLAN

DATE	REVISION DESCRIPTION
05/14/2025	MAJOR DEVELOPMENT PLAN SUBMITTAL
07/10/2025	FINAL SITE PLAN SUBMITTAL REVISED PER CITY COMMENTS

TIMMONS GROUP

843 WEST MAIN STREET
CHARLOTTEVILLE, VA

SITE LIGHTING PLAN

JOB NO.
68675

SHEET NO.
L3.0

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Page 66 of 115



Midwest
Lighting & Power Services
A Division of Transponder

843 W. Main Charlottesville

TYPE

TRAN



CTS Series | Specification Sheet

Residential Series • Transformer

TYPE:

PROJECT:

MODEL:

PRODUCT FEATURES

Wattage	300 – 1200 W
Secondary Voltage	12 VAC
Housing	Stainless Steel
Dimensions	17" H x 9" W x 5 1/2" D






ORDERING INFORMATION

SERIES	MODEL	OPTIONAL FINISH	EXAMPLE: CTS-600D
CTS			

SERIES	MODEL	OPTIONAL FINISH	ORDERING NOTES	
CTS CTS	300 300D 300P 300PD 400 400D 400PD 600 600D 900 900D 1200 1200D	300 300D 300P 300PD 400 400D 400PD 600 600D 900 900D 1200 1200D	Clear anodized steel finish standard Black Architectural Bronze Dark Bronze GF Granite W White SB Architectural Brass LG Light Bronze SB Special Bronze GG Glossy Gray A Rust HB Hammer Green WB Weathered Bronze WH Weathered Iron GM Graphite Metallic S Satin P Powder M Mocha OP Olive Finish	* See the following for accessory descriptions: 2 Removable multi-setting mechanical 24-hour timer DA Removable multi-setting digital astronomical timer BP Removable analog digital with electronic timer



PROFESSIONAL

DESIGNER

www.VistaPro.com • email@vistapro.com • Fax: (888) 732-VISTA (8472)

4625 Corporate Avenue • San Rafael, CA 94903 • (415) 224-0095 • (800) 844-VISTA (8478)

View Professional Catalog Lighting requires the right to modify this design without notification.
All fees above cover actual material installation.

Page 1 of 2
Rev 05-22-20

Midwest Lighting & Power Services • Cameron Lewis 515-231-3928

Midwest
Lighting & Power Services
A Division of PacesetterLED

843 W. Main Charlottesville

TYPE
XB

BRICK-OD

PERMANENT COLOR LED WALL MOUNT TO ACCESS A HOT

STANDARD SPECIFICATIONS - STANDARD HOUSING (707S)

OUTER FRAME & MOUNT PLATE

Formed and welded aluminum. Counterweight fasteners located top of fixture. No exposed hardware on sides or bottom of fixture. Closest call from gasket on rear mount plate.

DIFFUSER

UV stabilized frosted acrylic diffuser with optical properties which throw light forward.

LED PERFORMANCE - 3500K STANDARD - TYPE 2 DISTRIBUTION

120-277V - 3500K, LED rating - 60000hrs+ L70 rating (projected) - 100,000 hrs

Average rated @ 110V input

Operating ambient temperature: -30°C (-4°F) - 50°C / 121°F

Delivered 3500m lumens noted. Consult Brownlee.com for performance of all CCT's.

88 SDC C13 - 120 nominal, 19A Input - 116W Dimmable (0-100% 90° CR Standard)

12 Sdc H08 - 16W nominal, 0.7A Input - 86W Dimmable (0-100% 90° CR Standard)

12 Sdc H16 - 16W nominal, 1.4A Input - 146W Dimmable (0-100% 90° CR Standard)

12 Sdc I21 - 21W nominal, 1.8A Input - 172W Dimmable (0-100% 90° CR Standard)

24 Sdc H16 - 16W nominal, 1.4A Input - 147W Dimmable (0-100% 90° CR Standard)

24 Sdc H52 - 20W nominal, 2.7A Input - 300W Dimmable (0-100% 90° CR Standard)

24 Sdc H41 - 41W nominal, 3.5A Input - 341W Dimmable (0-100% 90° CR Standard)

MOUNTING

Fixture mounts to a wall junction box (not shown). Must be positioned in downward orientation (light source facing down) if mounting outdoors.

For conduit-entry, refer to Model # 707T.

FINISH

Durable corrosion resistant powder coat finish.

Custom colors available, contact factory.

WARRANTY

5 year limited warranty on the LED product.

Contact factory for details.

WET

T24

RoHS

ELECTRONICS

RECYCLABLE

ENERGY STAR

DETAILING INFORMATION 707S

2. SIZE

12" x 12"

12" x 12"

12" x 12"

12" x 12"

12" x 12"

12" x 12"

12" x 12"

12" x 12"

12" x 12"

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12" x 12"

12" x 12"

3. FINISH

NT Nickel Tone

WH White

Midwest
Lighting & Power Services
A Division of **PearmanLED**

843 W. Main Charlottesville

TYPE
XF

GC7020 Series Luminaire - LED

No lenses available for this fixture, LED Optics are IP66 rated

GC7023

GC7022

GC7024

FEATURES

- Stylish and efficient traditional lighting fixtures for post top mounting
- Lightweight cast aluminum fixture base with set screws for installation
- Slip fits over common 2 7/8" and 3" OD tenons on most decorative poles
- Durable Powder Coat Finish
- 0-10v Dimming Capability
- ETL Listed

LED LIGHT SOURCE OPTIONS

- 3 Power Levels
- 3 Color Temperatures
- 4 Light Distributions

MATERIALS

- Base & Struts - Cast Aluminum (A356)
- Hat - Spun Aluminum
- Hardware - Stainless Steel

ACCESSORIES

- **2x6U - 3x6U** for LED Fixtures
- **2xHSS - 180"** House Side Shield
- **3x6U - 180"** House Side Projection

LED LIGHT SOURCE CONFIGURATIONS

G2LED0—1 Driver, 1 LED Module, 1 Optic
G2LED05—1 Driver, 1 LED Module, 1 Optic
G2LED08—1 Driver, 1 LED Module, 1 Optic

DRIVER

0-10v Dimming Compatible
 120 to 277 Auto Sensing
 Class 2, Class P
 Minimum Rating IP66

LED MODULE

12 High efficacy multi-die packages
 2x6 LED Configuration
 80CRI—2700, 3000, 4000 CCT

LED OPTICS

2x6 Multi Lens
 PMMA (Acrylic)
 IES Type I, II, III, IV, V
 Silicone Gasket
 IP66 System

1605 N. Main St. Bldg B | Pearlman, TX 77851

Phone 281-412-2944 | www.gplc-cg.com

Midwest Lighting & Power Services - Cameron Lewis 515-231-3928

Midwest
Lighting & Power Services
A Division of Paramount ED

843 W. Main Charlottesville

TYPE
XA

BRICK-OD

FOR REMOTE CONTROL WITH ULTRASONIC BEAM TO 50 FT

STANDARD SPECIFICATIONS - STANDARD HOUSING (7875)

OUTER FRAME & MOUNT PLATE

Formed and welded aluminum. Customized features located on top of fixture. No exposed hardware on sides or bottom of fixture. Clean cut over-gasket on rear mount plate.

DIFFUSER

UV stabilized frosted acrylic diffuser with optical properties which throw light forward.

LED PERFORMANCE - 3500K STANDARD - TYPE 2 DISTRIBUTION

120/270V - 3500K LED rating - 60/100lm - 175 lm/w (typical) - 100/120 hrs

Amp/wattage @ 110V input

Operating ambient temperature: -20°C (-4°F) - 50°C (122°F)

Delivered 3500K lumens noted. Consult Brownlee.com for performance of all CCTs.

08 Size C3 - 13W nominal, 10 A input - 1165 lm, Dimmable (0-100), 90°-C8 Standard.

12 Size 08 - 18W nominal, 17 A input - 860 lm, Dimmable (0-100), 90°-C8 Standard.

12 Size H16 - 18W nominal, 14 A input - 1490 lm, Dimmable (0-100), 90°-C8 Standard.

12 Size H21 - 21W nominal, 18 A input - 1775 lm, Dimmable (0-100), 90°-C8 Standard.

24 Size H16 - 16W nominal, 14 A input - 1400 lm, Dimmable (0-100), 90°-C8 Standard.

24 Size H21 - 22W nominal, 27 A input - 2020 lm, Dimmable (0-100), 90°-C8 Standard.

24 Size H41 - 41W nominal, 35 A input - 3410 lm, Dimmable (0-100), 90°-C8 Standard.

MOUNTING

Fixture mounts to a 44 junction box (by others). Must be positioned in downward orientation (light source facing down) if mounting outdoors. For conductivity, refer to Model # 7077.

FINISH

Durable corrosion resistant powder coat finish.

Custom colors available, contact factory.

WARRANTY

5 year limited warranty on this LED product.

For conductivity, refer to Model # 7077.

TECHNICAL INFORMATION

2.015

2. SIZE

3. FINISH

BL Black

MG Metallic Gold

WT White

TT Textured Black

TZ Textured Bronze

TG Textured Gray

TW Textured White

Custom

Additional finishes available as a

modular housing for inspectors

(includes wedge for inspectors)

4. WATTAGE

C3 13W Series LED

H16 16W Series LED

H21 21W Series LED

H41 41W Series LED

5. COLOR TEMPERATURE

25K 3500K color temperature

27K 2700K color temperature

30K 3000K color temperature

35K 3500K color temperature

40K 4000K color temperature

50K 5000K color temperature

60K 6000K color temperature

70K 7000K color temperature

80K 8000K color temperature

90K 9000K color temperature

100K 10000K color temperature

110K 11000K color temperature

120K 12000K color temperature

130K 13000K color temperature

140K 14000K color temperature

150K 15000K color temperature

160K 16000K color temperature

170K 17000K color temperature

180K 18000K color temperature

190K 19000K color temperature

200K 20000K color temperature

210K 21000K color temperature

220K 22000K color temperature

230K 23000K color temperature

240K 24000K color temperature

250K 25000K color temperature

260K 26000K color temperature

270K 27000K color temperature



Midwest

Lighting & Power Services

A Division of 

843 W. Main

Charlottesville

TYPE

XC



MODEL **SM-4246** | Specification Sheet

Residential Series • Brass & Copper • Step Light

TYPE: _____

MODEL: _____

PROJECT: _____

PRODUCT FEATURES

Wattage

5 W

Voltage

9 - 15 VAC

CCT

3000K warm

Housing

Brass

Dimensions

9 1/4" L x 2 1/4" H x 1/4" D





ORDERING INFORMATION

EXAMPLE: SM-4246-850-S-W

CATEGORY	MODEL	FINISH	LED
SM	4246		

CATEGORY	MODEL	FINISH	LED
SM Surface Mount Step Light	4246	850 Cold-White 850 Warm-White QT Granite W White BR Architectural Brick LB Light Bronze SB Special Bronze GG Greeny Gray R Rust HB Hunter Green WB Weathered Bronze WI Weathered Iron DM Darkly Metallic G Granite P Pewter M Mocha OF Cold Finish	P 8-W 5 Steps Warm Integrated LED



PROFESSIONAL

OUTDOOR LIGHTING

www.VistaPro.com email:Vista@vista.com Fax: (888) 670-VISTA (8478)

1625 Cameron Avenue • San Rafael, CA 94903 • (415) 222-0867 • (800) 554-VISTA (8478)

Vista Professional Outdoor Lighting reserves the right to modify its design and/or construction
 of the fixture without notice. Further notice.

Page 1 of 2

REV 03.03.20

Midwest Lighting & Power Services • Cameron Lewis 515-231-3928

Midwest
Lighting & Power Services
A Division of Cameron Lewis

843 W. Main Charlottesville

TYPE XF

GLOBAL LIGHTING PERSPECTIVES
1605 N.Moyn St., Bldg. #, Pearland TX 77581 | www.globlec.co

Quote #: 9198 Date: 04/14/25 SO #:

Pole Sktg: GP06-ES18-12/SAD/GPCH-TOP-180-12/BCSR-ES/GC7022-NL/G2LED40-T2-30K/PCLL/BT/26H8HS [DIRECT BURY 10'AG 2'BO]

Rep Name:

MWL LIGHTING

Job Name:

PV MAIL 2025

Light Module Distribution:

- ☒ Type II Distribution
- ☐ Type III Distribution
- ☐ Type IV Distribution
- ☐ Type V Distribution
- ☐ Standard Symmetrical
- ☐ Specify: _____

Finish:

- ☐ BK Black
- ☒ BT Textured Black
- ☐ GN Green
- ☐ GV Green Vein
- ☐ WH White
- ☐ CV Copper Vein
- ☐ SB Statuary Bronze
- ☐ SV Silver
- ☐ Custom: _____

Voltage:

- ☐ 120 ☐ 277
- ☐ 208 ☐ 480
- ☐ 240 ☐ Multitap
- ☒ Auto (120V-277V) LED
- ☐ Specify: _____

Light Source:

☐ 50W MH	☐ 50 HPS
☐ 70W MH	☐ 70 HPS
☐ 100W MH	☐ 100 HPS
☐ 150W MH	☐ 150 HPS
☐ 175W MH-PH	☐ 250 HPS
☐ 250W MH-PH	☐ Incandescent
☐ PL13	☐ CFL
☐ 50W LED	☒ 50W LED
☐ 65W LED	☐ 80W LED
☐ 115W LED	☐ SPEC

Specify: _____

Note:

- LED - Light Emitting Diode
- MH - Metal Halide
- HPS - High Pressure Sodium
- PL & CFL - Compact Fluorescents

Addendum (if Any):

TYPE XF

Hardware:
Stainless Steel Hardware Included.

Electrical:
Auto-Sensing Voltage
120VAC-277VAC

Pole Details:
Extruded Aluminum Shaft

Drawn by: MC **Revision:** 000

Note:
Drawing for reference only,
subject to change.
Attach drawing with order.
Do Not Scale.

Other Details:

The diagram illustrates a lighting pole assembly. At the top, a luminaire is mounted on a pole section labeled 'PCLL'. Dimensions indicate a height of 14" from the luminaire base to the top of the pole section, and a distance of 24 1/2" from the luminaire base to the next pole section below. The lower pole section is labeled 'GPCLLOCATED AT 180°'. A vertical dimension of 12" is shown between the two pole sections. Further down, another pole section is shown with a diameter of 3" O.D. and a height of 10". Below this, a horizontal support arm is labeled 'ES18 (EXTERNAL SUPPORT)' and has a length of 18". The main pole has a diameter of 10" at this point. At the bottom, a base cover is labeled 'BCSR-ES ROUND BASE COVER FOR ES18' and is shown with a height of 20". The entire assembly is mounted on a foundation represented by a jagged line.

Midwest Lighting & Power Services • Cameron Lewis 515-231-3928

Recommendation for Special Exception Permits

Permit # PL-26-0126

835 West Main Street; Tax Parcel 310183000

843 West Main Street; Tax Parcel 310175000

847 West Main Street; Tax Parcel 310174000

West Main Street ADC District

Owners: Kim T. & Chris Dabney; Fluvanna Holdings, LLC

Applicants: Andree Sahakian & Brittani Sanders, LV Collective



Mr. Sahakian & Ms. Sanders,

A Recommendation to City Council for Special Exception Permits for the above referenced project was considered by the City of Charlottesville Board of Architectural Review on September 15, 2026.

Mr. Schwarz moved to approve the Consent Agenda which resulted in the following recommendation:

The Board of Architectural Review finds no adverse impact.

Based on the information provided and addressing only the three items subject to a Special Exception Permit that are related to the exterior of the proposed multi-story building at 835-853 West Main, and therefore the only items germane to the BAR's purview, I move the BAR recommend to City Council that granting the requested Special Exception Permits for these three items will not adversely impact this property or the West Main ADC District. Furthermore, these items were represented in the building design reviewed by the BAR on June 16, 2026, for which a Certificate of Appropriateness was approved.

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

For specifics of the discussion, see the Board of Architectural Review's YouTube channel: <https://youtu.be/Ral6tt96XOA?list=PLSKqYabjF44UhoEZrMWdDF9znV1CnINUUV>

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

If you have questions regarding the recommendation, please do not hesitate to contact us.

Sincerely,

Kate



Kate Richardson

Historic Preservation & Design Planner

Neighborhood Development Services

City of Charlottesville

434.970.3515 | richardsonka@charlottesville.gov

Certificate of Appropriateness

BAR # 25-0095

835 West Main Street; Tax Parcel 310183000

843 West Main Street; Tax Parcel 310175000

847 West Main Street; Tax Parcel 310174000

West Main Street ADC District

Owners: Kim T. & Chris Dabney; Fluvanna Holdings, LLC

Applicant: Andree Sahakian & Brittani Sanders, LV Collective

Project: Multi-story housing development

Mr. Sahakian & Ms. Sanders,

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on June 16, 2026. The following action was taken:

Mr. Zehmer made the following motion:

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

- Ground level mechanical equipment, utility meter boxes/panels, transformers, etc., will be appropriately screened per the design guidelines (Chapter 2, Section H). Screening will be indicated on the Final Site Plan and approved by BAR staff.
- Meters and panel boxes for utility, communications, and cable connections will be located preferably within the garage; if not, then in non-prominent locations on the side elevations only and appropriately screened. Screening will be indicated on the Final Site Plan and approved by BAR staff.
- Glass at street level storefronts (doors, windows, and transoms) must be clear, with a VLT of not less than 70%.
- Prior to a Permit allowing disturbance associated with the proposed development, a Phase I Archaeological Investigation of the three (3)-parcel site will be completed and provided to Staff for BAR's archive and recorded with the Virginia Department of Historic Resources.
- The following design elements are to be considered as removed from the applicant's submittal and are omitted from this CoA:
 - site plan;
 - sample plant pallet;
 - sample paving pallet;
 - site furnishings; and
 - site lighting.
 - The aforementioned site details [as indicated] on sheets 7, 8, 9, 10, 11, and 12 of the submittal.
- The omitted site elements (above) will be reviewed at a later date as a separate CoA request.

- Prior to BAR approval of the omitted site elements (and within the separate CoA request), the applicant will provide a new shade study examining the hours of 9AM, Noon, 3PM, and 6PM. The intent is to advise plant selection for the site, and to provide information to the public and Westhaven Citizen Planners to assist the selection of plantings within the Westhaven community. The hours listed should be added to the dates already submitted within the solar plan [sheet 13 of the submittal].
- To prevent bright light and glare emanating from the garage openings, lamping for the garage lighting [immediately inside any opening] will be dimmable, have a Color Temperature not exceeding 3,000K, and have a Color Rendering Index not less than 80, preferably not less than 90.

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

Staff reiterates the following recommendation and comment from the BAR's discussion:

- For the planned landscaping along the north boundary of the project site, to provide screening between the new building and the Westhaven community, the applicant should use as guidance the Moderate Impact Transition Screen type 2, as indicated in the City Code, Sec. 34-4.7.2.C.2.b.
- This CoA (25-0095) is for the new, multi-story building only and omits the landscape and hardscape elements noted in the conditions. That CoA, alone, is not sufficient for approval of the Development Plan and/or the Final Site Plan for this project; a CoA for the landscape and hardscape plans is required.

Additionally, per staff's June 18, 2026 email to Andree Sahakian, per City Code Section 34-5.2.7.E.1., a CoA can be appealed within ten business days of the BAR's action. (The right to appeal applies both to an aggrieved party who objects to the BAR's action and to the applicant, who may appeal any conditions of approval.) If that ten-day period expires without an appeal, then the CoA is formally approved. For your project, and because of the holiday on June 19, that deadline is CoB July 1. If an appeal is submitted, we will notify you as soon as possible.

For specifics of the discussion, see the Board of Architectural Review's YouTube channel:
<https://youtu.be/RaI6tt96XOA?list=PLSKqYabjF44UhoEZrMWdDF9znV1CnINUV>

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

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

Sincerely,
Kate



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

Certificate of Appropriateness

BAR # 25-0095

835 West Main Street; Tax Parcel 310183000

843 West Main Street; Tax Parcel 310175000

847 West Main Street; Tax Parcel 310174000

West Main Street ADC District

Owners: Kim T. & Chris Dabney; Fluvanna Holdings, LLC

Applicant: Andree Sahakian & Brittani Sanders, LV Collective

Project: Landscape plan



Mr. Sahakian,

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

Mr. Schwarz made the following motion:

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

- If the tree and/or plant species vary from those noted in the submittal, the trees selected should be consistent with the City's Master Tree List or, if not on the Tree List, selected species must not be any identified as invasive in Central Virginia.
- Seating, tables, and planters at the street level open space (at West Main) will be of a consistent design and any wood elements will be of a weather-resistant [wood] species approved for exterior use.
- Rescind the condition of the CoA BAR # 25-0095 related to a Phase I Archaeological Investigation--bulleted item #4 in the approved motion--and apply the following [which can be included in the motion by reference to this staff report]:
 - **Historic Study:** Prior to City issuance of a permit allowing disturbance associated with the proposed development, the Applicant will complete and provide City Staff for BAR's archive a Historic Study of the proposed development site consistent with the scope of work summarized in Rivanna Archaeological Services, LLC's, proposal dated August 4, 2026. The proposed Historic Study would be a documentary, archival, and research effort and does

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

- **Limited Archaeological Investigation:** City may request authorization to conduct, at its sole cost, a limited archaeological investigation of the approximate location of the Dinsmore family home on the site within the footprint and anticipated depth of the proposed new building, following removal of the existing paved surface and before commencement of excavation for the proposed Development ("Investigation"). No Investigation or related entry onto the site shall occur, unless Developer and City first execute a written agreement ("Agreement") authorizing the Investigation on terms reasonably acceptable to both parties. Except as required by applicable law, neither the Investigation, nor any discovery made during the Investigation, shall require additional investigation, preservation in place, modification, or redesign of the approved Development, or delay of Project. If City does not request authorization for an Investigation, or Developer and City do not execute such an Agreement by the time the existing pavement has been removed, no Investigation or related entry onto the site shall occur, and Developer may proceed with the Project without further obligation under this Condition.
- The pole lights will be without glass and will be a warm color temperature of 3000K or less.
- If the trees on the north side of the site cannot be preserved, make sure that at minimum large trees per the moderate transition screening Type II will be installed.
- Reference packet dated September 14, 2026 as submitted this evening without three-dimensional renderings; [the BAR wants this packet because of the precedent imagery, it reflects the updated plant palette, and precedent imagery prevails over renderings].

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

For specifics of the discussion, see the Board of Architectural Review's YouTube channel:

<https://youtu.be/Ral6tt96XOA?list=PLSKqYabjF44UhoEZrMWdDF9znV1CnINUUV>

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

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

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

Sincerely,
Kate



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

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



PLANNING COMMISSION PRELIMINARY DISCUSSION
APPLICATIONS FOR A REZONING
DATE OF THE MEETING: October 13, 2023

Project Planner: Ben Koby

Date of Staff Report: September 29, 2026

Applicant: Shimp Engineering, P.C.

Applicant's Representative(s): Justin Shimp, Polina Andreeva

Current Property Owner: NAPPA PROPERTIES, LLC

Application Information

Property Street Address: 209 12th St NE

Tax Map & Parcel: 540178000

Total Square Footage/ Acreage Site: Approx. 0.194 acres (8450.64 square feet)

Comprehensive Plan (General Land Use Plan): General Residential

Current Zoning Classification: Residential A (R-A)

Overlay District: N/A

Purpose of Meeting and Applicant's Request (Summary)

Shimp Engineering (the "applicant") is inquiry on behalf of NAPPA PROPERTIES, LLC (the "owner") to explore the possibility of rezoning TMP 54-178 (the "property") from R-A to CX-3, matching the corridor mixed-use zoning designation already in place on the adjacent parcel, TMP 54-158, which is home to T&N Printing. T&N Printing was founded in 1982 and has operated continuously in Charlottesville for over four decades, providing offset and digital printing, bindery services, architectural blacklines, and management services to clients throughout Central Virginia.

The Applicant proposes to demolish the existing structure on the property and construct a new mixed-use building to accommodate T&N's expanding printing operations. The applicant is open to proffering building height to match the adjacent R-A requirements, rather than CX-3.

Where the Property abuts parcels remaining in the R-A district along common lot lines, the Owner acknowledges the applicable Type A transition requirement (Development Code § 4.7.1)

and will demonstrate full compliance, including required screened areas, building setbacks, and upper-story step-backs, at the Development Review stage.

Rezoning TMP 54-178 to CX-3 would eliminate the current split-zoning condition between the two contiguous commonly-owned lots and promote economic development for a long-time local business.

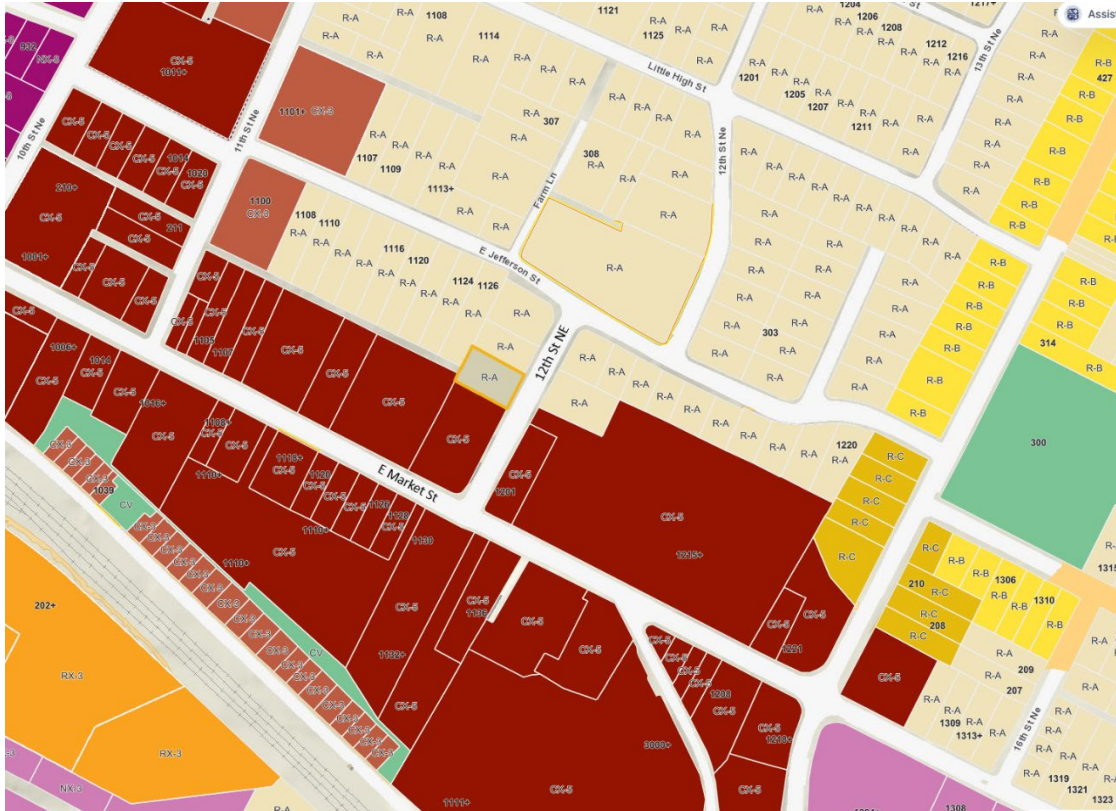
Vicinity Map



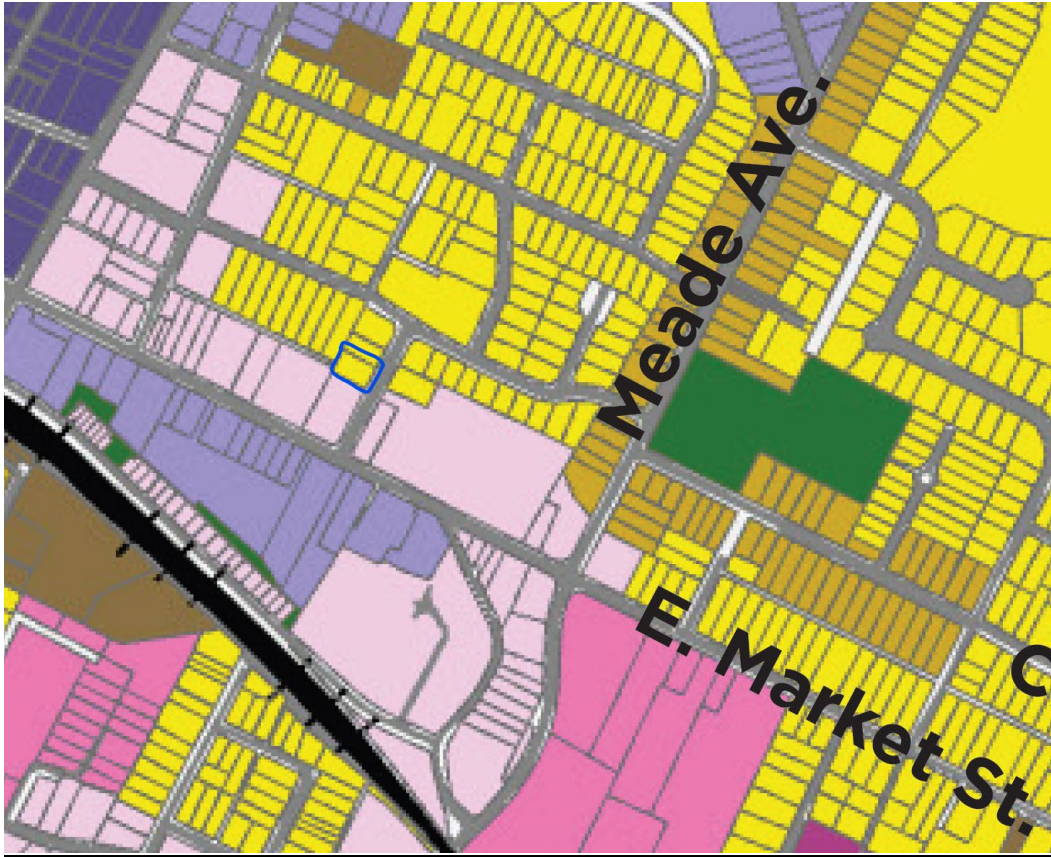
Context Map 1



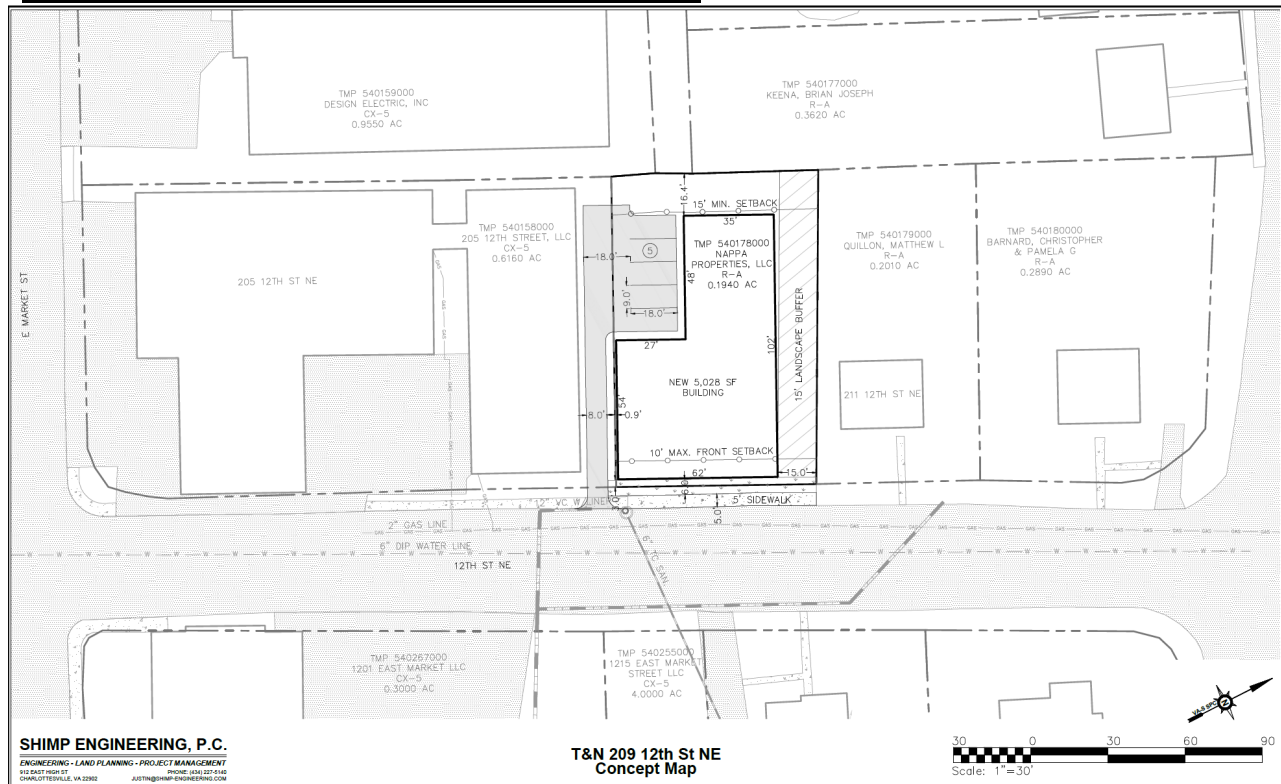
Context Map 2- Zoning Classifications



Context Map 3- General Land Use Plan, 2021 Comprehensive Plan



Key Elements of the proposed Development



Development Proposal:

Lot Size	Regulation	Proposed
Lot Area	None	8,450 SF, no change
Front Access Width (min)	40' (Front Access)	77.8, no change
	15' (Rear/Side Access)	

Density	Regulation	Proposed
Dwellings per lot (max)	Unlimited	0

Coverage	Regulation	Proposed
Building Coverage (max)	80%	59.5%
Outdoor Amenity Space (min)	10%	21%

Built-to	Regulation	Proposed
Primary Street (min)	75%	79%
Side Street	45%	NA

Height	Regulation	Proposed
Building Height (max stories/feet)	3/44' (Base)	To match R-A requirements, subject to future proffer conditions

Massing	Regulation	Proposed
Building width (max)	275'	62'
Active depth (min)	9'	At least 9'

Proposed Discussion points for the Planning Commission:

1. Is the proposed height limitation proffered, to match the height limitation in the R-A district suitable to ease the concerns for Planning Commission?
2. Are the allowed uses in the CX-3 zoning district compatible with this parcel?
3. Are there concerns the applicant should consider addressing if they move forward with the rezoning application?

Attachments

- A. Applicant Materials

Project Narrative For: T&N 209 12th St NE

Parcel Description: TMP 54-178

Pre-App Meeting Date: August 12, 2026

TMP	ACREAGE	EXISTING ZONING	PROPOSED ZONING	COMP PLAN DESIGNATION
54-178	0.1940	R-A	CX-3	General Residential

Location:

209 12th St NE

Surrounding Uses:

Residential, Commercial, Light industrial

Project Proposal:

NAPPA PROPERTIES, LLC (the “owner”) seeks to rezone and redevelop TMP 54-178 (the “property”) from R-A to CX-3, matching the corridor mixed-use zoning designation already in place on the adjacent parcel, TMP 54-158, which is home to T&N Printing. T&N Printing was founded in 1982 and has operated continuously in Charlottesville for over four decades, providing offset and digital printing, bindery services, architectural blacklines, and management services to clients throughout Central Virginia.

The Applicant proposes to demolish the existing structure on the property and construct a new mixed-use building to accommodate T&N’s expanding printing operations. The applicant is open to proffering building height to match the adjacent R-A requirements, rather than CX-3.

Where the Property abuts parcels remaining in the R-A district along common lot lines, the Owner acknowledges the applicable Type A transition requirement (Development Code § 4.7.1) and will demonstrate full compliance, including required screened areas, building setbacks, and upper-story step-backs, at the Development Review stage.

Rezoning TMP 54-178 to CX-3 would eliminate the current split-zoning condition between the two contiguous commonly-owned lots and promote economic development for a long-time local business.

Consistency with CX-3 District Zoning Regulations:

Lot Size	Regulation	Proposed
Lot Area	None	8,450 SF, no change
Front Access Width (min)	40’ (Front Access) 15’ (Rear/Side Access)	77.8, no change

Density	Regulation	Proposed
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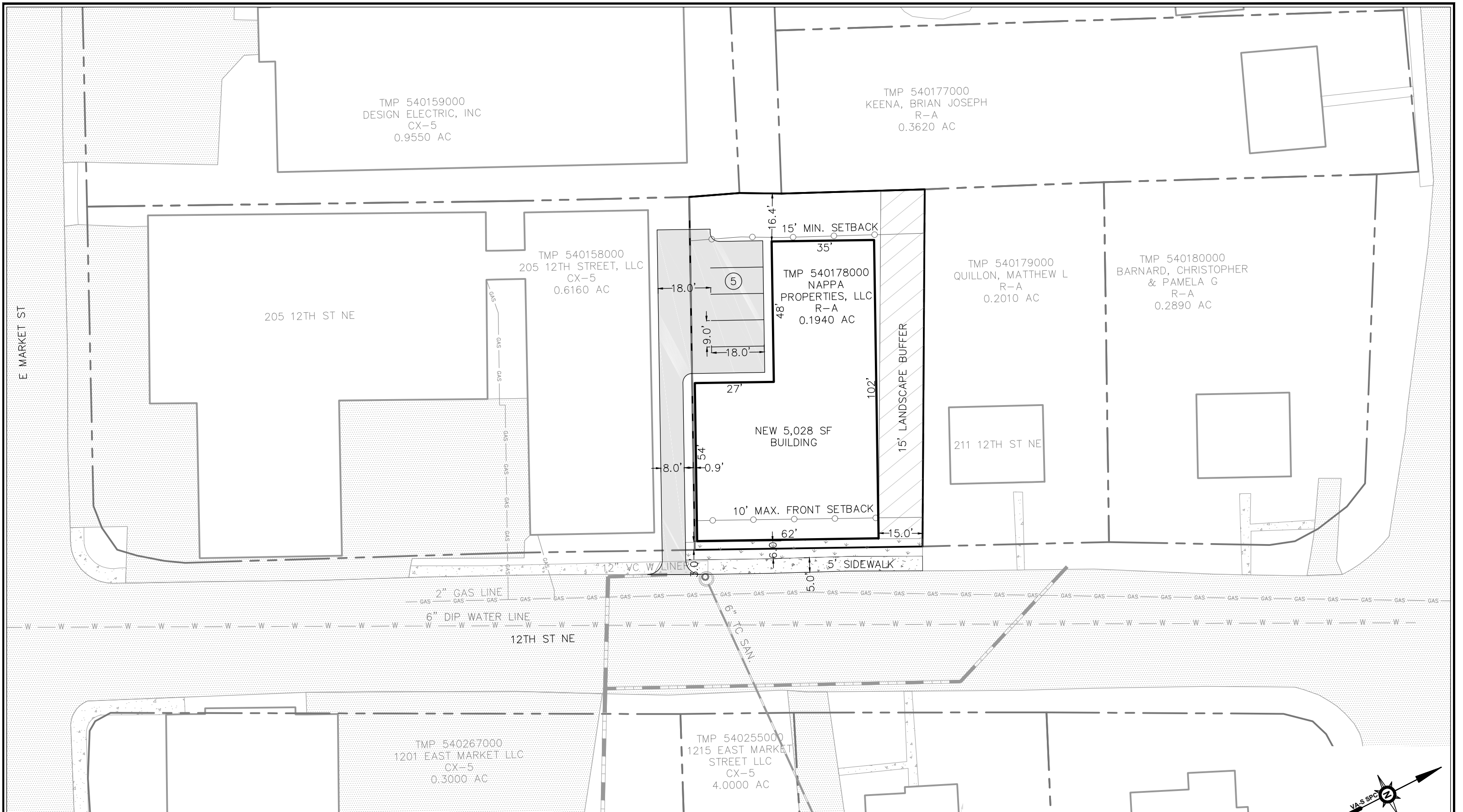
Dwellings per lot (max)	Unlimited	0
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Coverage	Regulation	Proposed
Building Coverage (max)	80%	59.5%
Outdoor Amenity Space (min)	10%	21%

Built-to	Regulation	Proposed
Primary Street (min)	75%	79%
Side Street	45%	NA

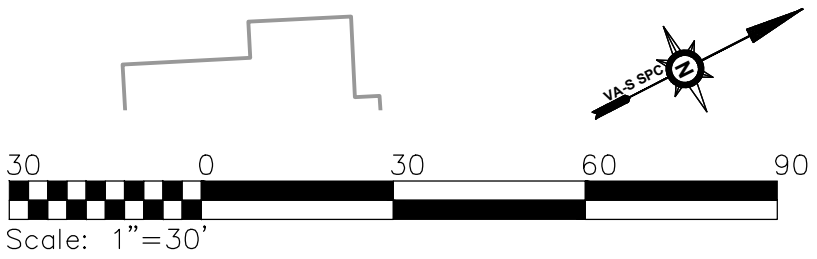
Height	Regulation	Proposed
Building Height (max stories/feet)	3/44' (Base)	To match R-A requirements, subject to future proffer conditions

Massing	Regulation	Proposed
Building width (max)	275'	62'
Active depth (min)	9'	At least 9'



SHIMP ENGINEERING, P.C.
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
912 EAST HIGH ST
CHARLOTTESVILLE, VA 22902
PHONE: (434) 227-5140
JUSTIN@SHIMP-ENGINEERING.COM

**T&N 209 12th St NE
Concept Map**





**City of Charlottesville
Office of Sustainability**

PLANNING COMMISSION WORK SESSION

Subject: Draft Charlottesville Climate Adaptation and Resilience Plan

Staff Contacts: Emily Irvine, Climate Program Manager, Office of Sustainability
Kristel Riddervold, Director, Office of Sustainability

Date: October 13, 2026

Background

In 2017, the City of Charlottesville formally joined the Global Covenant of Mayors for Climate and Energy, which committed the City to plan for both the causes and effects of climate change. Staff set to work addressing the causes first – bringing forward the City’s current climate pollution reduction targets for adoption in 2019 and a community Climate Action Plan (CAP), focused on reducing greenhouse gases, in 2023.

In 2021, while the CAP was still in development, the City conducted a Climate Risk and Vulnerability Assessment (CRVA) as the first step in beginning to plan for the effects of climate change. That study identified the specific climate-driven hazards and vulnerabilities expected to impact the Charlottesville area. During the same timeframe, Albemarle County’s Climate Program conducted a similar assessment for the County. Because the impacts of climate change will affect our jurisdictions similarly, the decision was made to work collaboratively on regional climate adaptation and resilience planning. City and County Climate Program staff reached out to UVA Office for Sustainability staff and invited the University to join the collaborative planning work. The resulting collaborative Resilient Together project was formally launched in September 2023.

From the outset, Resilient Together aimed to produce separate but complimentary Climate Adaptation and Resilience Plans (CARPs) for each organization. Like the CAP, the CARP is intended to be adopted as an amendment to the City’s Comprehensive Plan. Charlottesville’s plan development is nearing completion and the draft is being

shared with the community for public review and comment. It will be available on the Connect Charlottesville website and staff will conduct a series of in-person and virtual informational events.

In November 2024, City and County Planning Commissioners received a mid-point presentation about the resilience planning project at a joint meeting. The purpose of this work session is to provide an update on the Resilient Together project and to present the draft Climate Adaptation and Resilience Plan to the Planning Commission.

Staff Analysis

The attached presentation provides an overview of the development of the Climate Adaptation and Resilience Plan, including history and background of the Resilient Together project, content and examples from the plan, and its relationship to other City Plans and projects.

The Resilience Plan features 16 broad strategies to be initiated over the next ten years that will strengthen our community systems as the shocks and stressors of climate change intensify. The strategy topics are variable, with some addressing multiple hazards and others addressing a single hazard. Each strategy includes implementation projects that have been organized by the estimated timeframe to begin work on them. Lead departments, internal and external partners, level of staff effort, and funding sources have also been identified for each project.

The projects identified in the CARP are intended to be primarily led by the City, and in some cases partner organizations. However, durable resilience is not something a local government can do to or for a community. The work of resilience building must be taken up collaboratively and at the individual, household, neighborhood, and community level. In service to this idea, each strategy also includes a “Community Action” section that shares information and resources to support community-led resilience building. Many of the City-led implementation projects are designed to support community members in household and community resilience-building.

The development of the CARP was informed by multiple rounds of engagement efforts to collect community-member, partner organization, staff, and subject-matter expert input. The strategy topics were chosen based on local context, lessons learned from peer communities, and community-member input. The implementation projects associated with each strategy were identified and developed by inter-organizational staff working groups and then refined by Charlottesville staff from across departments.

This work session is intended to share the draft plan with the Planning Commission and seek initial endorsement or suggested changes. Staff will hold a similar work session with

City Council in November. Specifically, we are looking for feedback guided by the following questions:

- Are there any major strategy topic areas missing that belong in this plan?
- Does this plan adequately bring the lens of climate change preparedness to the City's Comprehensive Plan and other planning efforts?

After the public comment period closes in mid-November, project staff will work to integrate feedback and will bring a final draft to the Planning Commission for a public hearing in January 2027. Staff will seek the Commission's recommendation to Council for plan approval and amendment to the Comprehensive Plan at that meeting.

Staff Recommendation

Staff is asking for the Planning Commission's feedback and initial endorsement of the draft Climate Adaptation and Resilience Plan.

Attachments

- A. Draft Climate Adaptation and Resilience Plan
- B. Presentation for October 13, 2026



**City of Charlottesville
Office of Sustainability**

PLANNING COMMISSION WORK SESSION

October 13, 2026

Attachment A – Draft Climate Adaptation and Resilience Plan

<https://www.charlottesville.gov/DocumentCenter/View/16966/Draft-Charlottesville-Climate-Adaptation-and-Resilience-Plan->

Charlottesville's Climate Adaptation and Resilience Plan

*Roadmap to a Strong, Safe, and
Healthy Future*

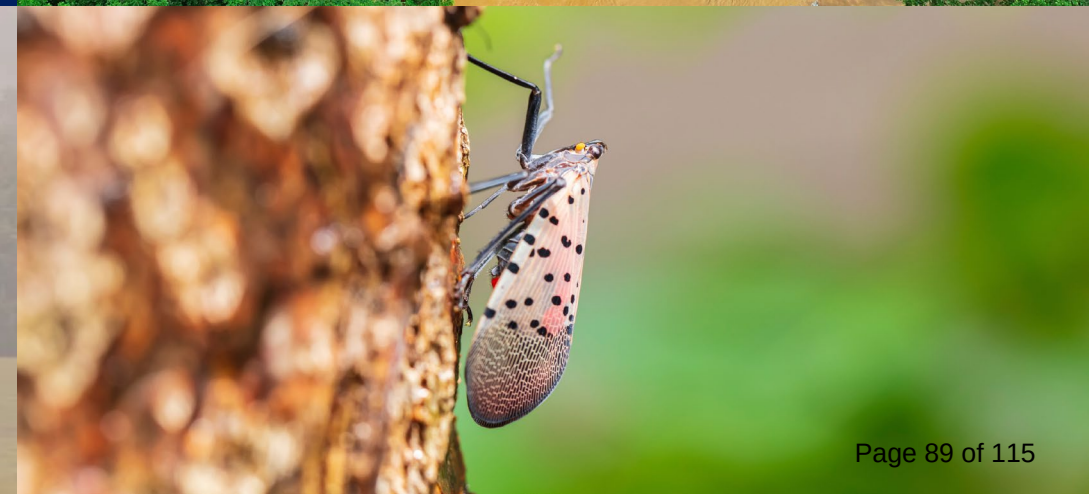
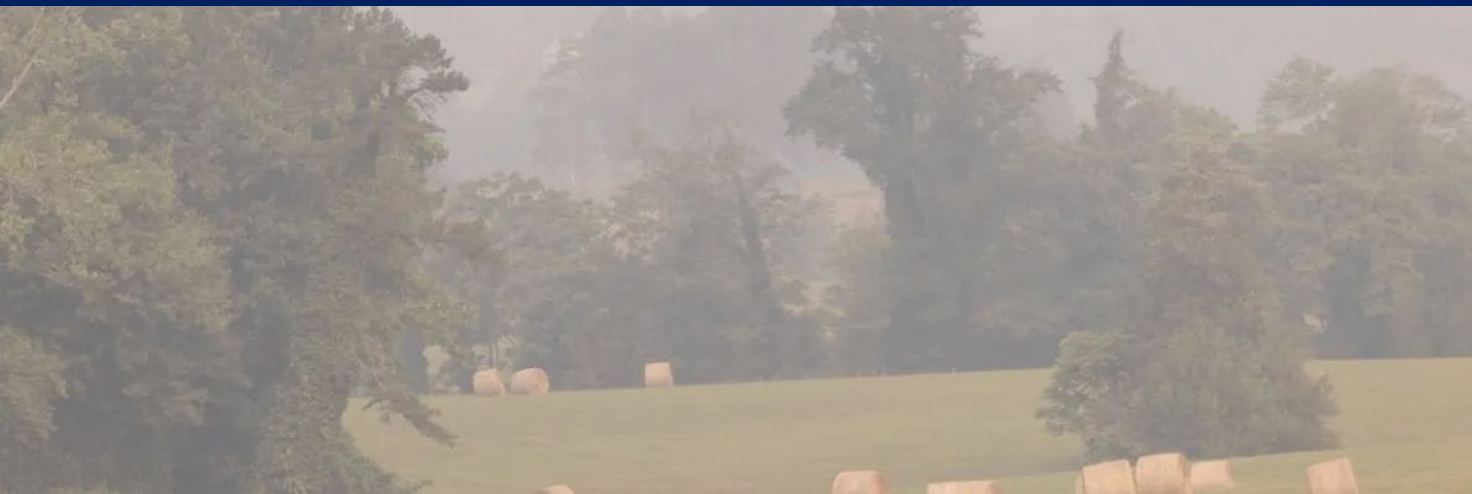


Agenda

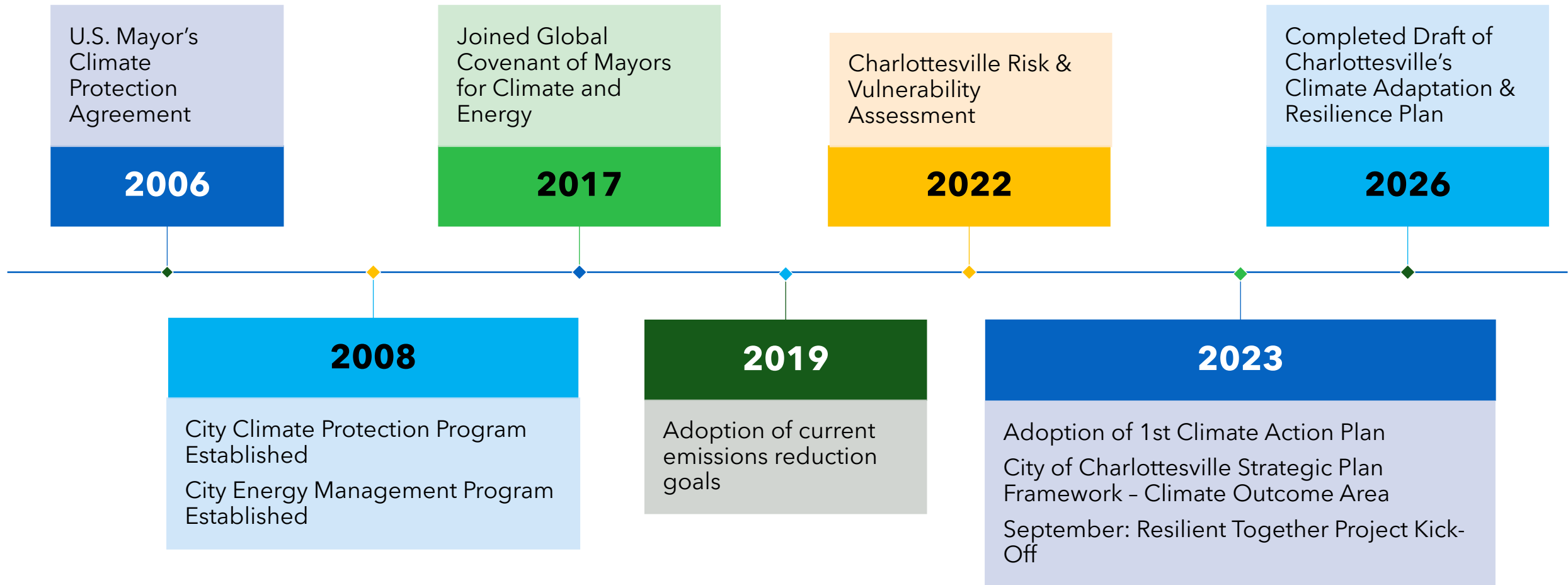
- Project History & Background
- Plan Development
- About the Plan
- Questions & Next Steps

History & Background

The why and how of resilience planning



How We Got Here



CAP and CARP: Sibling Climate Plans



Mitigation

- Reducing Greenhouse Gases
- Addressing the underlying cause
- Climate Action Plan (CAP)



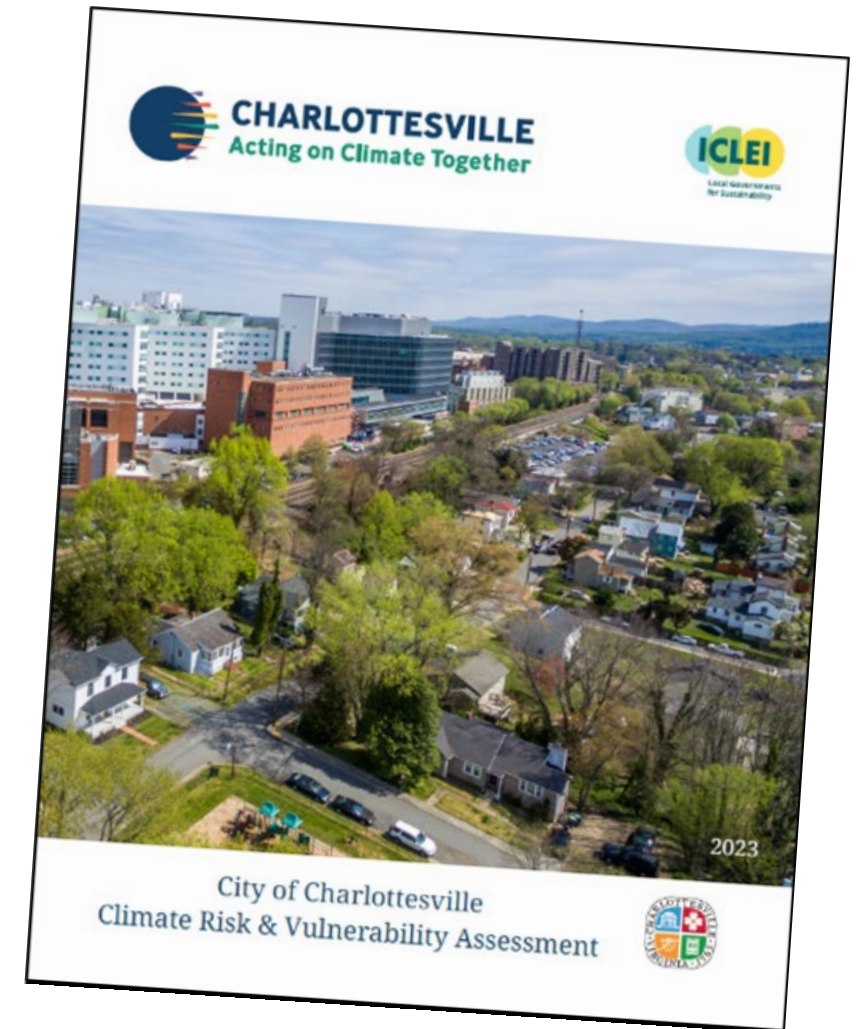
Adaptation

- Strengthening systems against the impacts of climate change
- Reacting to the symptoms
- Climate Adaptation and Resilience Plan (CARP)

The Why: Local Impacts

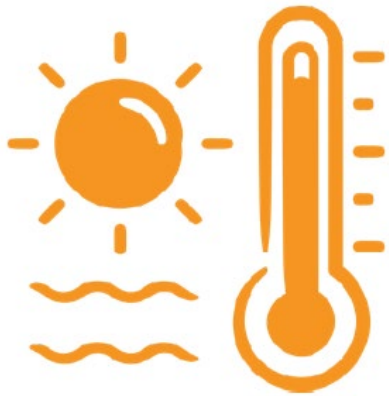
Regional Hazards & Risks

- Extreme Heat
- Intense Rain and Flooding
- Drought
- Severe Storms
- Shifting Seasons
 - Pests & Disease
- Wildfire & Smoke



What is Climate Resilience?

Climate Resilience means strengthening our community systems to better withstand exposure to increasing climatic shocks and stressors.



Extreme Heat



Intense Rain & Flooding



Drought



Severe Storms

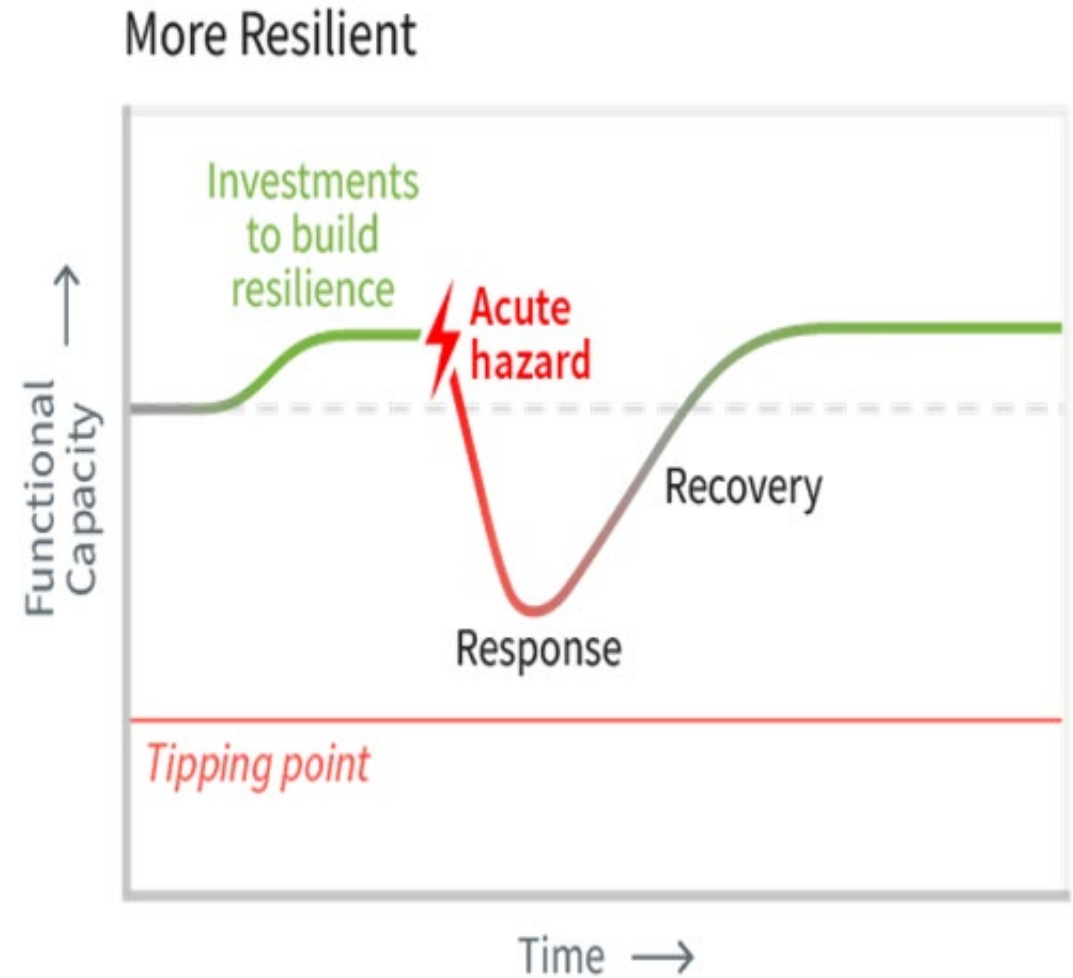
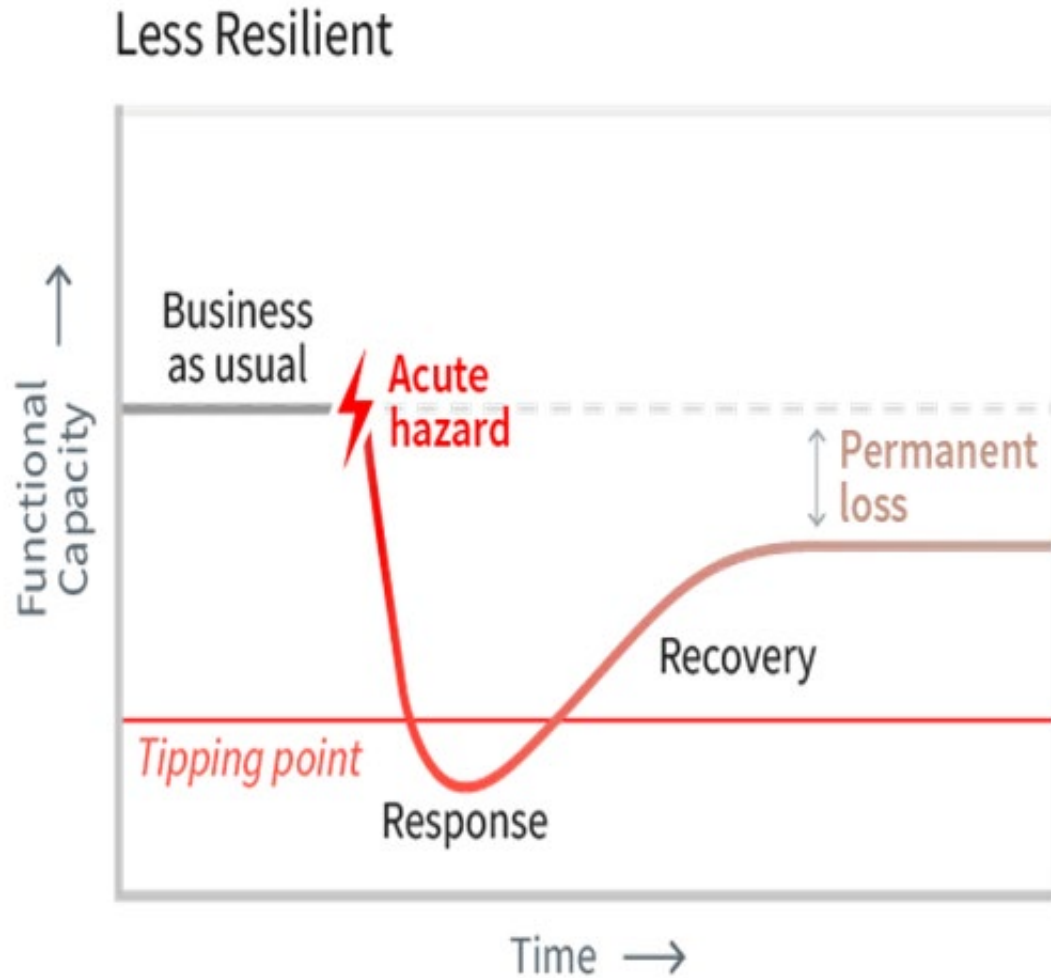


Shifting Seasonal Patterns



Wildfire & Smoke

What is Climate Resilience? (Continued)



The How: Resilient Together

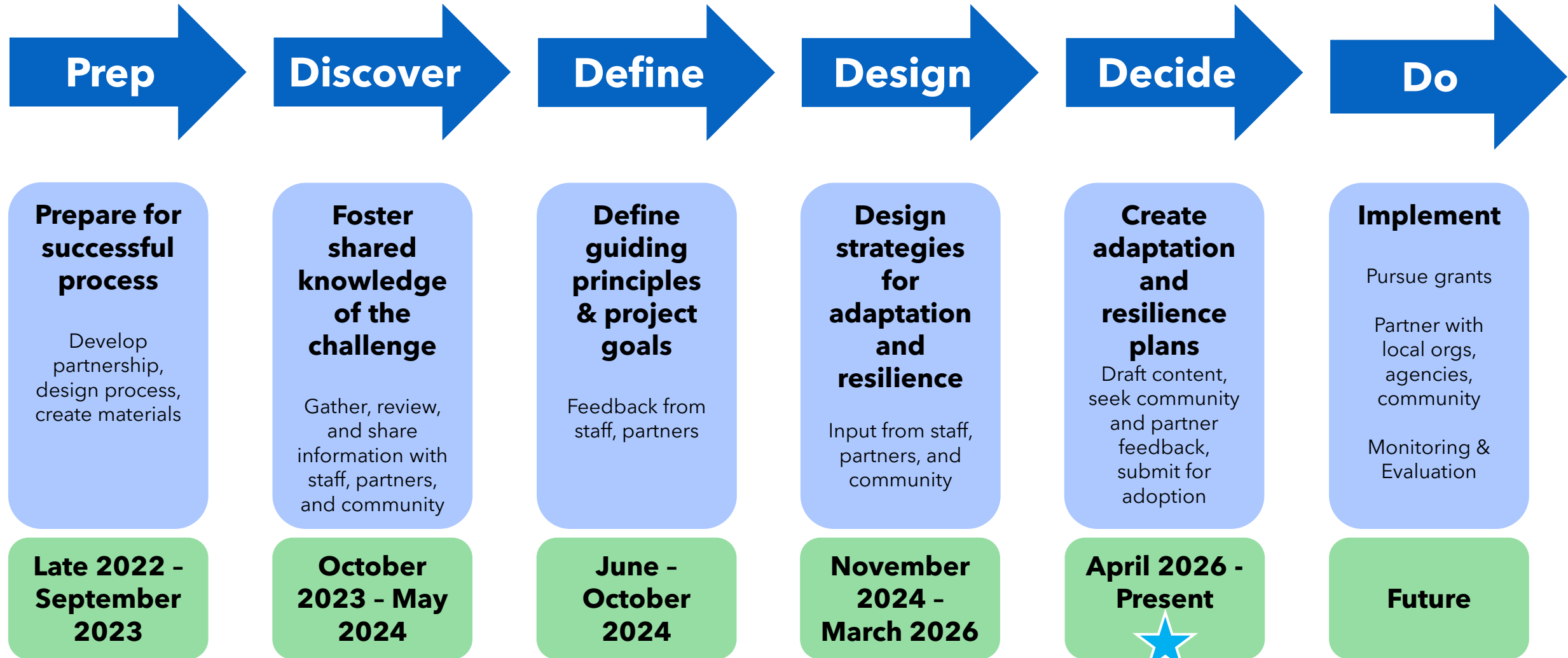
Resilient Together is a joint planning and community engagement process to help our community prepare for the more intense and frequent severe weather events that we face.

Albemarle County, the **City of Charlottesville**, and the **University of Virginia** have partnered in this work. The project has engaged staff, partner institutions, community-based organizations, and the public.



Project Vision: a strong, safe, and healthy future for all

Resilient Together: Project Outline



We are here!



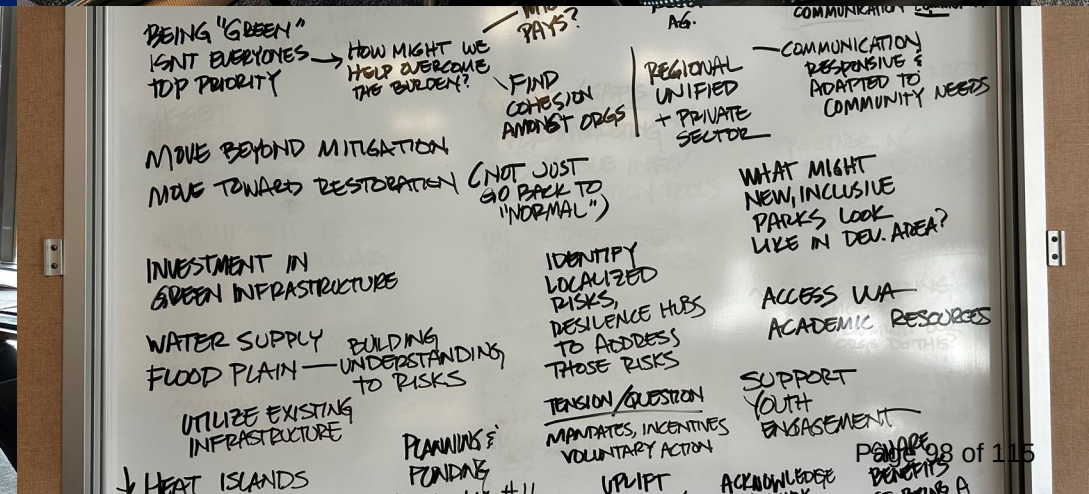


EPA EJG2G Grant & the Climate Resilience Cohort

- Climate Resilience Cohort – partnership with nine local CBOs to support engagement and develop community-led resilience projects
- \$460k Environmental Justice Government-to-Government Grant
 - April 2023: Application
 - October 2023: Notification of Award
 - June 2024: Finalized Grant Agreement
 - March 2025: Cancellation of Federal Grant
- City & County dedicated \$50k each to continue with the planning phase work

Plan Development

Getting from there to here



Engagement Tracks

RT Project Team

- Led work to refine draft strategies and develop implementation projects and roadmaps
- Supported all other engagement tracks

Staff & SMEs

- Participated in sector- and hazard-specific technical working groups to develop implementation projects and roadmaps

CBO Cohort Members

- Planned and conducted engagement events around community resilience building
- Reviewed draft plan and offered input/feedback

Community

- Participated in engagement events to provide place-specific knowledge and input

Staff & SME Engagement

UVA	Charlottesville	Albemarle	Partners
Office for Sustainability Office of the Architect Facilities Management Emergency Management Environmental Health and Safety UVA Health UVA Transportation UVA Foundation	Office of Sustainability Emergency Management Neighborhood Development Parks & Recreation Utilities Public Works Human Services Strategic Planning Communications Economic Development Office of Human Rights Charlottesville Area Transit	Facilities & Environmental Services Communications & Public Engagement Office of Equity & Inclusion AC Fire Rescue Community Development Human Services Economic Development Parks & Recreation	Emergency Communications Center Rivanna Water & Sewer Authority Blue Ridge Health District TJPDC TJWSCD Cultivate Charlottesville Community Climate Collaborative IRC New Roots Market Central

**Over 125 cross-organizational & community meetings to develop, refine, and finalize strategies and implementation projects.
(Not inclusive of project team meetings.)**

What We Heard: Themes

Community
Strengths

Engagement &
Communications

Equity &
Inclusion

Emergency
Preparedness &
Safety

Reliable Systems

Healthy
Ecosystems

Public Health &
Wellbeing

Economic Vitality

Rural & Urban
Interdependence

Guiding Principles

- Adaptation strategies will lead to tangible and measurable results for which government and community leaders can hold themselves accountable.

Accountability



- Resilience strategies will be implemented equitably, advancing community-wide goals while undertaking projects that account for variation across neighborhoods.

Equity



- Resilience strategies and projects will seek to restore wellbeing and relationships between people, communities, and the environment.

Heal People & Planet



- We will prioritize work that also reduces greenhouse gas emissions so there is less overall need for climate adaptation.

Reduce CO2



- We will pursue resilience strategies in ways that improve communication, collaboration, and partnerships.

Collaboration



- We will ensure that resilience work positively impacts local ecosystems, public health, and economic vitality.

Local Co-Benefits



Long-Term Goals



Relationship to Other City Plans & Projects

- Like the Climate Action Plan, Charlottesville's Adaptation and Resilience Plan will be proposed for adoption as an amendment to the City's Comprehensive Plan.
- Final strategies support many of the goals and strategies of the Comprehensive Plan, beyond those in Chapter 7 (Environment, Climate, and Food Equity).
- Charlottesville's CARP includes a section that details its relationship to other City planning documents, including:
 - Comprehensive Plan
 - Climate Action Plan
 - Regional Hazard Mitigation Plan
 - Flood Resilience Plan
 - Forthcoming Urban Forest Management Plan
 - Forthcoming Mobility Plan
 - Ongoing Environmental Regulatory Review Projects

About the Plan

What's in Charlottesville's CARP?



Strategy Topic Areas

Biodiversity

Buildings

Communication
& Information

Community
Training &
Partnerships

Economic
Resilience

Electric Energy
Infrastructure

Emergency
Response
Capacity

Food Systems

Resilience Hubs

State Support
for Local
Resilience

Stream
Corridors &
Floodplains

Transportation

Urban Heat

Urban
Stormwater

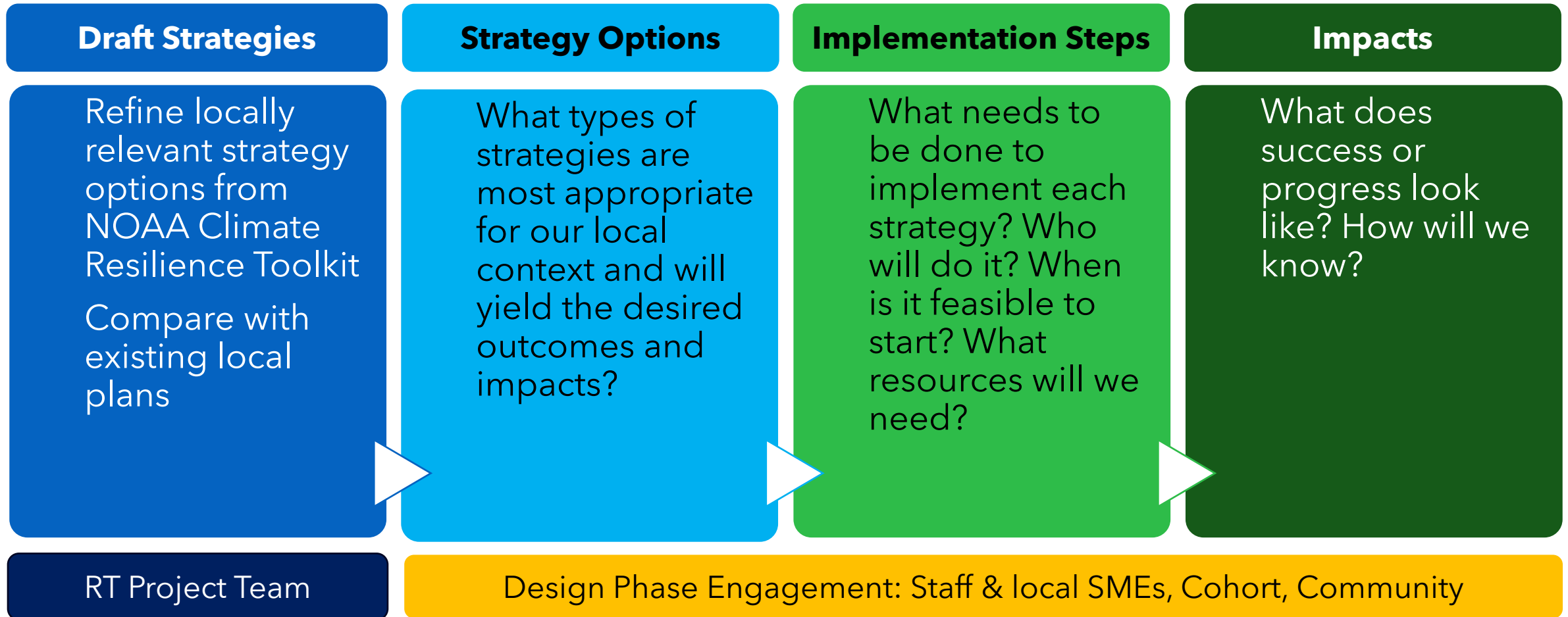
Water Supply &
Conservation

Wildfire &
Smoke
Preparedness

Strategies Topics - Hazard Alignment

Strategy Topic Area						
Biodiversity	X	X	X			X
Buildings	X	X		X		X
Communications & Information	X	X	X	X	X	X
Community Training & Partnerships	X	X	X	X	X	X
Economic Resilience	X	X	X	X	X	X
Electric Energy Infrastructure	X	X		X		X
Emergency Response Capacity	X	X		X		X
Food Systems	X	X	X	X	X	X
Resilience Hubs	X	X	X	X		X
State Support for Local Resilience	X	X	X	X	X	X
Stream Corridors & Floodplains		X	X			
Transportation	X	X		X		
Urban Heat	X					
Urban Stormwater		X	X			
Water Supply & Conservation			X			
Wildfire & Smoke Preparedness						X

Strategy & Project Development



Strategy Implementation Roadmaps

- Strategy
- Hazards Addressed
- Context & Background Information
- Prioritized Implementation Projects
 - Lead Department or Organization
 - Partners
 - Staff Effort Estimation
 - Funding Source
 - Implementation Timeframe
- Corresponding Community Actions
- Success Indicators

Strategy Title

 [Statement of what this strategy calls for doing]

Hazards Addressed

 Severe Rain and Flooding

 Extreme Heat

 Drought

 Wildfire and Smoke

 Severe Winter Weather

 Disrupted Seasons

Strategy Background

[Context for why this strategy appears in the climate adaptation and resilience plan]

Implementation Projects

Project Description	Project Details		Start
1. Implementation Project 1	Lead	City Dept. / Office	Already Initiated
	Internal Partner(s)	City Depts. / Offices	
	External Partner(s)	Other Agencies	
	Staff Effort Required	Low Medium High	
	Funding Source	Operations Capital Grant Other	
2. Implementation Project 2	Lead	City Dept. / Office	5-10 Years
	Internal Partner(s)	City Depts. / Offices	
	External Partner(s)	Other Agencies	
	Staff Effort Required	Low Medium High	
	Funding Source	Operations Capital Grant Other	

Community Actions

[Statement of specific actions that community members and organizations can take to support the strategy.]

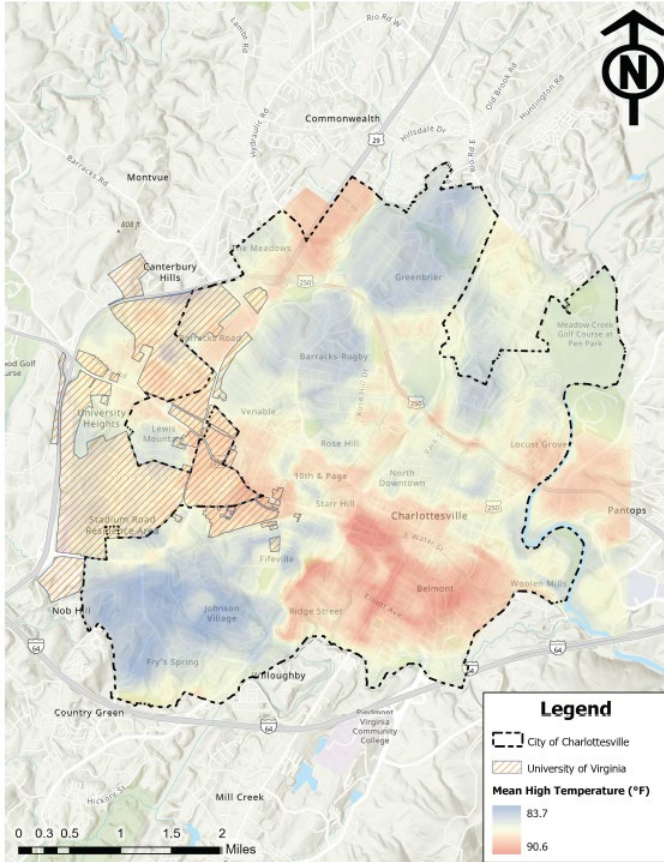
Strategy Progress Indicators

[Statements of what success looks like and how we'll measure progress for each strategy.]

Sample Strategy: Urban Heat



Undertake projects to reduce the urban heat island effect and increase resilience to extreme heat, prioritizing locations with residents most vulnerable to extreme heat and methods that support biodiversity.



Seven Associated Implementation Projects

- Develop policies and programs that support canopy coverage, tree preservation, and the Urban Forest Management Plan
- Install green infrastructure and shade structures
- Formalize procedure for opening cooling centers
- Drinking fountains & water stations in public areas
- Update City's tree guide to reflect future conditions
- Develop guideline for extreme heat outdoor safety
- Additional resources to support UFMP

Sample Implementation Project

Description of project. Calls out prioritization of neighborhoods with greater exposure to urban heat. Alignment with other plans/programs.

Staff and partners required for implementation; level of staff effort required

2. Install green infrastructure and shade structures along main pedestrian corridors, at transit stops, and in urban parks and other public spaces, prioritizing locations most impacted by urban heat. Engage residents in locations of greater urban heat island in the design of neighborhood-level projects. Align with the Mobility Plan, the Comprehensive Plan update, and City capital improvement programs and priorities.	Lead	NDS, OS
	Internal Partner(s)	PWD, CAT, P&R
	Staff Effort Required	High
	Funding Source	Capital, Grants

Already Initiated

Potential sources of funding

Project initiation timeline

Community Actions

Community Actions

- » Download the OSHA-NIOSH Heat Safety Tool to monitor unsafe heat conditions. This CDC HeatRisk Mapping tool is another tool for assessing local heat exposure with safety recommendations. Educate yourself about Heat Safety and how to recognize the signs of heat stress and heat stroke.
- » A list of Charlottesville-area heat resources has been compiled here.
- » Check out Charlottesville's Heat Mitigation and Adaptation Guidebook for information about what community members and developers can do to decrease Urban Heat Islands and manage extreme heat.
- » The Jefferson Area Board for Aging's Senior Cool Care Program supports community members aged 60 and over with free fans and window or portable air conditioning units for those who are not eligible through the Department of Social Services. Contact the Senior Helpline at (434) 817-5244 to request support.
- » The Charlottesville Utilities Department runs an Energy Saving Trees Program, giving away free native trees to Charlottesville Gas customers twice each year.
- » ReLeaf C'ville is a local nonprofit that distributes trees, hosts tree plantings, and trains youth to combat urban heat and declining tree canopy in vulnerable neighborhoods through their Green Team.

Many of the tree-related actions found in the Biodiversity strategy are applicable here too!

Working Together to Build Regional Resilience

Strategy	Priority Projects	Timeframe
Communications & Information	Provide user-friendly, locally-relevant information about how to prepare for natural hazards and climate risks.	1 – 3 years
	Launch a communications campaign using a diverse set of messaging tools to ensure inclusive and broad reach.	1 – 3 years
	Align emergency alert protocols across local agencies.	1 – 3 years
	Invest in improvements to real-time data reporting.	1 – 3 years
	Strengthen relationships with local media outlets.	3 – 5 years
Community Training & Partnerships	Reconstitute a Community Emergency Response Team (CERT)	1 – 3 years
Emergency Response Capacity	Ensure access to satellite communications, citizen band, and ham radio.	3 – 5 years
Transportation	Build systems for communication and coordination across transit agencies.	1 – 3 years
	Identify and improve vulnerable transportation infrastructure	3 – 5 years
	Increase capacity to operate transit fleets and fleet vehicles in extreme weather	3 – 5 years
	Enable resource sharing between organizations in extreme weather to maintain infrastructure and access.	5 – 10 years
Urban Heat	Create a protocol and procedure for opening cooling (and warming) centers.	1 – 3 years
Urban Stormwater	Assess stormwater infrastructure adequacy to handle higher rainfall projections.	1 – 3 years

PC Specific Questions & Next Steps

We are looking for your feedback guided by these questions:

- Are there any major strategy topic areas missing that belong in this plan?
- Is this plan adequately bringing the lens of climate change preparedness to the City's Comprehensive Plan and other planning efforts?

Looking Ahead: Next Steps

- Public Comment Period – open thru mid-November
- November 16 – City Council Work Session
- January 12 – Planning Commission Public Hearing
- February 15 – City Council Public Hearing

Thank you!

Questions?

Emily Irvine, Climate Program Manager
City of Charlottesville, Office of Sustainability
irvinees@charlottesville.gov