

## Agenda

### **PLANNING COMMISSION REGULAR and JOINT HEARING WITH CITY COUNCIL DOCKET TUESDAY, March 12, 2024 at 5:30 P.M. Hybrid Meeting**

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

*Beginning:* 5:00 p.m.

*Location:* (NDS Conference Room, 610 East Market Street, Charlottesville, VA 22902)

#### **II. Commission Regular Meeting**

*Beginning:* 5:30 p.m.

*Location:* (Council Chambers, 605 E. Main Street, Charlottesville, VA 22902 and Electronic/Virtual)

##### **A. COMMISSIONERS' REPORTS**

##### **B. UNIVERSITY REPORT**

##### **C. CHAIR'S REPORT**

##### **D. DEPARTMENT OF NDS**

##### **E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA**

##### **F. CONSENT AGENDA**

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

1. Minutes – October 10, 2023 – Regular Meeting
2. Minutes – August 9, 2022 – Regular Meeting
3. Site Plan/Subdivision – Flint Hill PUD

#### **III. JOINT MEETING OF COMMISSION/ COUNCIL**

*Beginning:* 6:00 p.m.

*Continuing:* until all public hearings are completed

*Format:* (i) Staff Report, (ii) Applicant, (iii) Hearing

No Scheduled Hearings

#### **IV. COMMISSION'S ACTION ITEMS**

*Beginning:* following Joint meeting

*Continuing:* until all public hearings and action items are completed

*Format:* (i) Staff Report, (ii) Applicant, (iii) Hearing (as applicable)

No Additional Items

#### **V. FUTURE MEETING SCHEDULE/ADJOURN**

| Tuesday March 26, 2024 – 5:00 PM | Work Session    | No PC work session                                 |
|----------------------------------|-----------------|----------------------------------------------------|
| Tuesday April 9, 2024 – 5:00 PM  | Pre-Meeting     |                                                    |
| Tuesday April 9, 2024 – 5:30 PM  | Regular Meeting | <u>Minutes</u><br>Entrance Corridor Review - VERVE |

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### **Anticipated Items on Future Agendas**

Site Plan –Flint Hill PUD, 240 Stribling Ave, 1613 Grove Street Extended, MACAA – Park Street

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

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

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

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



October 10, 2023 and August 9, 2022 Planning Commission  
Minutes are included as the last documents in this packet.

**CITY OF CHARLOTTESVILLE**  
**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES**  
**STAFF REPORT**



**PLANNING COMMISSION MEETING**  
**APPLICATION FOR APPROVAL OF A FINAL SITE PLAN**  
**APPLICATION NUMBER: P20-0107**  
**DATE OF MEETING: March 12, 2024**

**Project Planner:** Matt Alfele, AICP

**Date of Staff Report:** March 1, 2024

**Applicant:** Belmont Station, LLC

**Applicant's Representative(s):** Charlie Armstrong

**Current Property Owner:** Belmont Station, LLC

**Property Street Address:** 100 – 109 Keene Ct. and 304 -306 Flint Dr ("Subject Property")

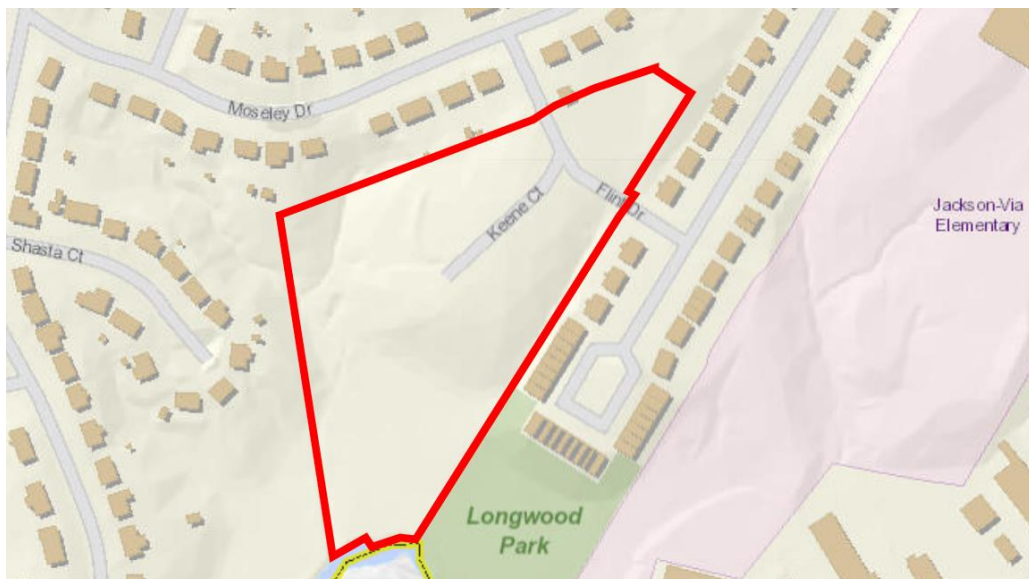
**Tax Map & Parcel:** 200259310, 200259301, 200259290, 200259280, 200259270, 200259260, 200259370, 200259380, 200259350, 200259340, 200259330, and 200259320

**Current Zoning Classification:** PUD (Planned Unit Development)

**Overlay District:** None

**Reason for Planning Commission Review:** Final site plans within a PUD shall be reviewed by the Planning Commission per Sections 34-820(d)(1) and 34-822.

**Vicinity Map**



## **Standard of Review**

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

## **Applicant's Request (Summary)**

Mr. Dustin Greene, P.E. of Roudabush, Gale & Assoc., Inc. Engineering, on behalf of Belmont Station, LLC, is seeking Planning Commission approval for the Flint Hill PUD Final Site Plan. The plan includes (53) residential dwelling units split between (16) units within multifamily buildings and (37) townhouse units with the following elements:

- (8) rows of townhouses that are three stories in height.
- (2) multifamily dwellings containing (8) units in each building with a max height of (35) feet.
- A private road to access townhouses to the northeast of Flint Drive. These lots will be landlocked as they will not have frontage on a City maintained road. City's Subdivision Ordinance section 29-161 requires every residential lot to have frontage on either a public street, or a private street within a townhouse development. Based on the layout shown within the Final Site Plan, the private street meets the requirements of section 34-390 of the zoning ordinance.
- 5.23 acres of open space.
- Sheltered 5' sidewalks located along Keene Court, Keene Court (Private), Flint Drive and Cure Drive (Private)
- A nature trail dedicated for public use to provide access to the open space and Longwood Park.
- On-street parking
- Rear loaded parking on the townhouses fronting on Flint Drive.
- No on-site parking for the two (2) multifamily dwellings at the end of Keene Court. All parking will be provided on the street and maintained by the City.
- A teardrop layout of Keene Court with stormwater treatment.
- Landscape screening as proposed in the development plan.
- No phasing. The PUD is proposed to be developed all at once.
  - *Note: if the development is not to be constructed in sections or phases, then the developer would be required to substantially complete all public streets*

*(including sidewalk, curb, gutter, extension of utility mains, and stubs of water/ sewer laterals for each lot) prior to the date on which the first building or structure would be eligible for occupancy. Subdivision Ordinance §29-260(a)(i).*

### **Site Plan Requirements**

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

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

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

The property is zoned PUD (Planned Unit Development). The project complies with all requirements of the PUD Development Plan and Proffers passed by City Council on August 3, 2020. Note the Affordable Housing portion of the proffer statement is related to the construction phase of the development and not the site plan review phase.

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

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

1. General site plan information, including but not limited to project, property, zoning, site, and traffic information: **Found on Sheets 1, 2 and 3.**
2. Existing condition and adjacent property information: **Found on Sheets 4 and 5.**
3. Phasing plan: **The project will be constructed in one phase per Sheet 1.**
4. Topography and grading: **Found on Sheets 15.**
5. Existing landscape and trees: **Found on Sheet 4.**
6. The name and location of all water features: **Found on Sheet 5.**
7. One hundred-year flood plain limits: **Found on Sheet 5.**
8. Existing and proposed streets and associated traffic information: **Found on Sheets 6, 7, 8, 9, and 32.**
9. Location and size of existing water and sewer infrastructure: **Found on Sheet 5.**
10. Proposed layout for water and sanitary sewer facilities and storm drain facilities: **Found of Sheets 12, 13, 14, 33, 35, and 36.**
11. Location of other existing and proposed utilities and utility easements: **Found of Sheets 12, 13, 14, 33, 34, 35, 36, and 37.**

12. Location of existing and proposed ingress to and egress from the property, showing the distance to the centerline of the nearest existing street intersection: **Found on Sheet 6.**
13. Location and dimensions of all existing and proposed improvements: **Found on Sheet 6 through 25.**
14. All areas intended to be dedicated or reserved for public use: **Found on Sheets 6 and 12.**
15. Landscape plan: **Found on Sheet 25.**

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

City Council granted a rezoning to PUD, waiver to the Critical Slope Ordinance, and vacation of Flint Drive and Keene Court to allow replating on August 3, 2020. The approved Development Plan, signed Proffer statement, approved ordinances, and approved resolution are attached.

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

No improvements regulated by these sections are proposed.

**Recommendation**

Staff recommends approval of the final site plan.

**Attachments**

1. Final Site Plan dated 12/21/2023.
2. Approved PUD Development Plan dated May 1, 2020.
3. Approved Rezoning Ordinance (August 3, 2020).
4. Approved Ordinance vacating and replating portions of Flint Drive and Keene Court (August 3, 2020).
5. Approved Resolution granting a Critical Slope Waiver (August 3, 2020).
6. Signed Proffer Statement dated June 26, 2020.



SITE DATA

|                    |                                                                                                                                                                                                                                                           |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNER:             | BELMONT STATION, LLC<br>142 SOUTH PANTOPS DR<br>CHARLOTTESVILLE, VA 22911                                                                                                                                                                                 |
| DEVELOPER:         | BELMONT STATION, LLC<br>142 SOUTH PANTOPS DRIVE<br>CHARLOTTESVILLE, VA 22911                                                                                                                                                                              |
| PLAN PREPARER:     | ROUDABUSH, GALE, & ASSOCIATES<br>999 SECOND STREET SE<br>CHARLOTTESVILLE, VA. 22902<br>(434)-977-0205                                                                                                                                                     |
| TAX MAP PARCEL NO: | 20-259.37, 259.38, 259.26, 259.27, 259.28, 259.29, 259.30<br>259.31, 259.32, 259.33, 259.34, 259.35, 196                                                                                                                                                  |
| PARCEL AREA:       | 9.81 ACRES                                                                                                                                                                                                                                                |
| ZONING:            | PUD                                                                                                                                                                                                                                                       |
| EXISTING USE:      | VACANT                                                                                                                                                                                                                                                    |
| PROPOSED USE:      | TOWNHOUSE/CONDOMINIUM SUBDIVISION                                                                                                                                                                                                                         |
| BUILDING HEIGHT:   | 35' MAXIMUM                                                                                                                                                                                                                                               |
| SETBACKS:          | FRONT- 0'<br>SIDE - 0'<br>REAR - 10'                                                                                                                                                                                                                      |
| AREA SUMMARIES:    | LOTS - 91,250 SF (2.09 AC)<br>PUBLIC RIGHT-OF-WAY - 37,961 SF (0.87 AC)<br>PRIVATE RIGHT-OF -WAY - 11,071 SF (0.26 AC)<br>PARCEL A - 14,422 SF (0.33 AC)<br>PARCEL B - 13,269 SF (0.30 AC)<br>OPEN SPACE - 217,221 SF (4.99 AC)<br>- 385,194 SF (8.84 AC) |

|                                             |                                                |
|---------------------------------------------|------------------------------------------------|
| MAXIMUM GROSS RESIDENTIAL DENSITY:          | 5.2 DU/1 ACRE                                  |
| MAXIMUM ALLOWABLE NUMBER OF DWELLING UNITS: | 60                                             |
| PLANNING DISTRICT:                          | FRY'S SPRING                                   |
| HUC 6TH ORDER:                              | 020802040401, JR14, RIVANNA RIVER-MEADOW CREEK |

|                    |                                                                                                                                                                                                                                                                                                                                                  |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SITE & TOPOGRAPHY: | EXISTING TOPOGRAPHY PROVIDED BY ROUDABUSH, GALE & ASSOCIATES DEC. 2018<br>NO EVIDENCE OF A BURIAL SITE WAS FOUND ON THIS PORTION OF PARCEL A1.<br>WETLANDS ARE LOCATED ON THIS SITE.<br>THIS SITE IS NOT LOCATED WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.<br>THIS SITE IS NOT LOCATED WITHIN THE WATERSHED OF A PUBLIC WATER SUPPLY RESERVOIR.  |
| BOUNDARY:          | PLAT OF RECORD - BOUNDARY LINES FOR THIS PROJECT HAVE BEEN DETERMINED BY ACTUAL FIELD SURVEYS. A SURVEY DATED DECEMBER 3RD, 2018 DETERMINED THE BOUNDARY OF ALL PARCEL'S INTERNAL TO THE SUBDIVISION. AN ADDITIONAL SURVEY DATED SEPTEMBER 5TH, 2023 WAS COMPLETED TO DETERMINE THE BOUNDARIES OF TMPS 20-259.25, 20-259.36, 20-274, AND 20-275. |

|               |                                                                                                                                                                                                                                                                                               |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| WETLANDS:     | PRELIMINARY WETLAND DELINIATION PERFORMED BY WILD GINGER FIELD SERVICES LLC 8/22/18 AND VERIFIED IN A JURISDICTIONAL DETERMINATION ISSUED BY USACOE 6/2/21                                                                                                                                    |
| DATUM:        | VERTICAL - NAVD 88; HORIZONTAL - NAD 83                                                                                                                                                                                                                                                       |
| STEEP SLOPES: | 25%+                                                                                                                                                                                                                                                                                          |
| FLOODPLAIN:   | THE DEVELOPMENT ON THE SUBJECT PROPERTY IS LOCATED WITHIN "ZONE X" AS SHOWN ON FLOOD INSURANCE MAP COMMUNITY PANNEL NUMBER 51003C0269D. EFFECTIVE DATE: FEB 4, 2005. MAPPED FLOODPLAIN ELEVATION OF: 385.75' HAS BEEN INTERPOLATED FROM TABLE5 OF THE FLOOD INSURANCE STUDY FOR MOORES CREEK. |
| MISS UTILITY  | MISS UTILITY TICKET EXTENDED ALL THE WAY THROUGH THE INTERSECTION OF MOSELEY DRIVE AND FLINT DRIVE.<br>A027500481-00A, SUBMITTED 10/01/20                                                                                                                                                     |

|         |                                                                                                                                                    |                                                                             |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| PARKING | 1 SPACE PER DRIVEWAY<br>1 SPACE PER GARAGE (N/A lots 4-9)<br>PARALLEL STREET PARKING<br>OFF-STREET PARKING CURIE DRIVE<br>PARCELS A & B - 16 UNITS | 37 SPACES<br>31 SPACES<br>21 SPACES<br>13 SPACES<br>17 SPACES<br>119 SPACES |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|

MULTIFAMILY DWELLINGS - 1 BICYCLE SPACE PER 2 UNITS  
16 UNITS, 8 SPACES REQUIRED, 10 SPACES PROVIDED

|                  |                                                                                        |
|------------------|----------------------------------------------------------------------------------------|
| IMPERVIOUS AREAS | PREDEVELOPED = 0.10 Ac (EXISTING STUB STREET FROM LONGWOOD)<br>POSTDEVELOPED = 2.34 Ac |
|------------------|----------------------------------------------------------------------------------------|

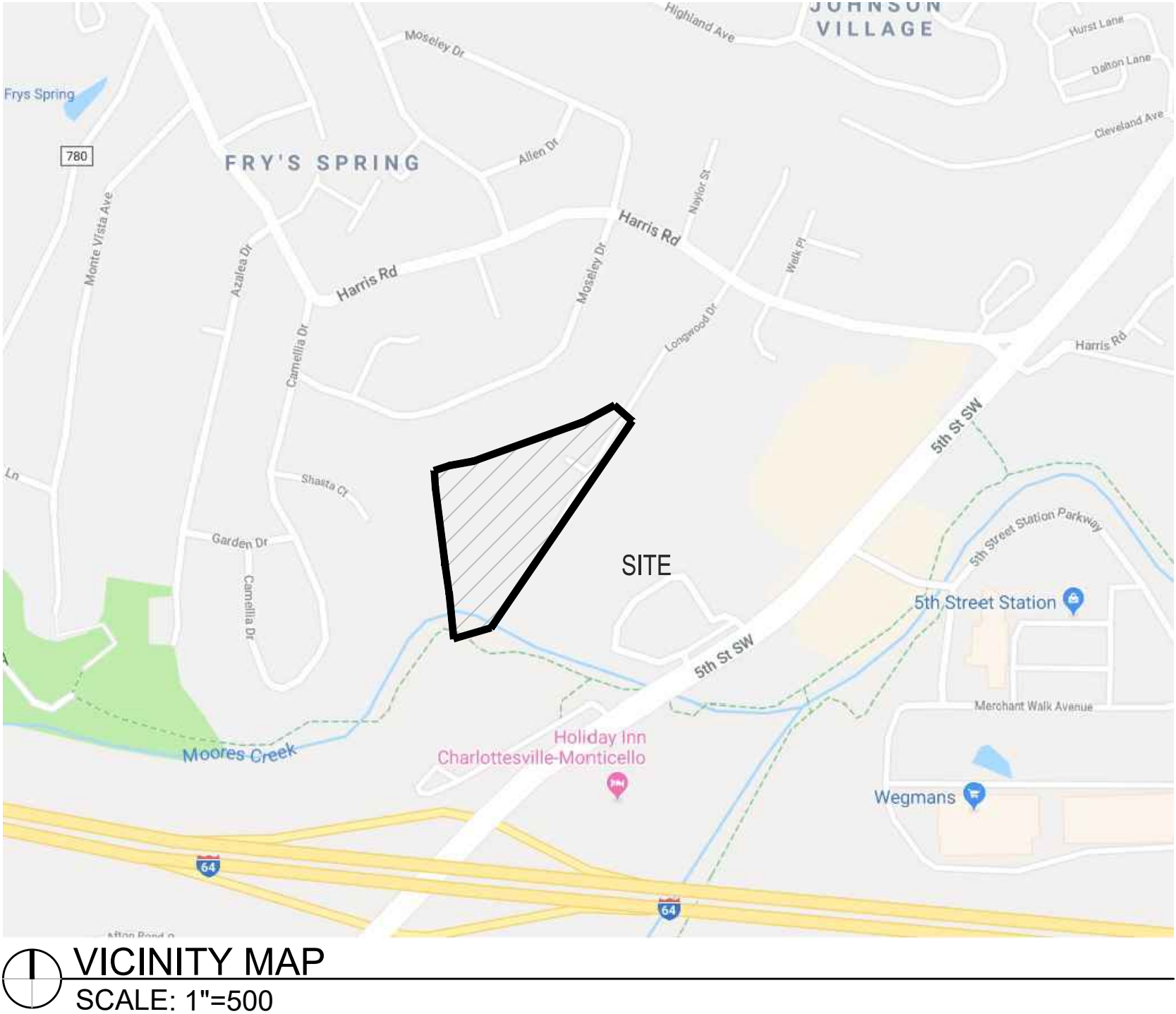
TRAFFIC STUDY:  
TOWNHOUSES TRIPS PER DAY (TPD) = 7  
37 UNITS \* 7 TPD = 259 EXTRA TPD  
LOW RISE APARTMENT TRIPS PER (TPD) = 7  
16 UNITS \* 7 TPD = 112 EXTRA TPD  
TOTAL TRIPS PER DAY = 371 EXTRA TPD  
½ TPD (185.5) ON MOSELEY DRIVE AND ½ TPD (185.5) ON LONGWOOD DRIVE)

SANITARY GPM SEWER DEMAND:  
53 UNITS @ 270 GPD = 14,310 GPD

WATER DEMAND:  
53 UNITS @ 270 GPD = 14,310 GPD  
MAX HOUR DEMAND = 2 GPM  
PEAK HOUR DEMAND = 3 GPM  
53 UNITS = 159 GPM  
Q = 11.4\*(53 UNITS)0.544  
Q = 329 GPM

|                     |                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                       |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED ADDRESSES: | LOT 14 - 114 CURIE DR<br>LOT 15 - 148 KEENE CT<br>LOT 16 - 146 KEENE CT<br>LOT 17 - 144 KEENE CT<br>LOT 18 - 142 KEENE CT<br>LOT 19 - 140 KEENE CT<br>LOT 20 - 138 KEENE CT<br>LOT 21 - 136 KEENE CT<br>LOT 22 - 134 KEENE CT<br>LOT 23 - 132 KEENE CT<br>LOT 24 - 130 KEENE CT<br>LOT 25 - 128 KEENE CT<br>LOT 26 - 126 KEENE CT | LOT 27 - 120 KEENE CT<br>LOT 28 - 118 KEENE CT<br>LOT 29 - 116 KEENE CT<br>LOT 30 - 114 KEENE CT<br>LOT 31 - 112 KEENE CT<br>LOT 32 - 110 KEENE CT<br>LOT 33 - 108 KEENE CT<br>LOT 34 - 106 KEENE CT<br>LOT 35 - 104 KEENE CT<br>LOT 36 - 102 KEENE CT<br>LOT 37 - 100 KEENE CT<br>PARCEL A - 124 KEENE CT<br>PARCEL B - 122 KEENE CT |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

FLINT HILL  
FINAL SITE PLAN  
CHARLOTTESVILLE, VIRGINIA  
TMP 18-A-54



VICINITY MAP  
SCALE: 1"=500

SHEET INDEX

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| SHEET 3  | PROFFERS                                                 | SHEET 19 | DA-1 & DA-2 POINT OF ANALYSIS        |
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STORMWATER MANAGEMENT COMPLIANCE SUMMARY

9VA25-870-63 WATER QUALITY DESIGN CRITERIA REQUIREMENTS - THE PROJECT SATISFIES THE REQUIRED REDUCTION OF ITS ANNUAL PHOSPHORUS LOAD THROUGH THE PRESERVATION OF FOREST/OPEN SPACE, AN ONSITE LEVEL 2 BIORETENTION FACILITY (PRACTICE 9), AND THE PURCHASE OF 0.60 LBS/YEAR OF OFFSITE PHOSPHOROUS NUTRIENTS CREDITS.

9VA25-870-66.B CHANNEL PROTECTION REQUIREMENTS

POINT OF ANALYSIS 1 & 2 - DISCHARGES FROM PERVIOUS OR DISCONNECTED IMPERVIOUS AREAS - 3.305.1A  
IN THE CASE WHERE PRE- AND POST-DEVELOPMENT STORMWATER RUNOFF OCCUR AS SHEET FLOW AND THE RUNOFF VOLUME AND VELOCITY WILL NOT INCREASE FROM PRE-DEVELOPMENT TO POST-DEVELOPMENT, THE PLANS, NARRATIVE, COMPUTATIONS, AND EXISTING AND PROPOSED GRADES DEMONSTRATE NO INCREASE IN THE 10-YEAR 24-HOUR POST-DEVELOPMENT RUNOFF VOLUME AND VELOCITY AS COMPARED TO THE PRE-DEVELOPMENT VOLUME AND VELOCITY.

POINT OF ANALYSIS 3 - 3.A - ENERGY BALANCE AT THE OUTFALL OF THE STORM SEWER SYSTEM.

POINT OF ANALYSIS 4 & 5 - THERE IS A DECREASE IN THE OVERALL AREA FOR SITE OUTFALL 4 & 5 WITHOUT AN INCREASE IN THE LAND COVER CONDITION. WATER QUANTITY COMPLIANCE IS MET WITHOUT ANALYSIS.

9VA25-870-66.C FLOOD PROTECTION REQUIREMENTS - THE PROJECT SATISFIES ITS REQUIRED FLOOD PROTECTION BY DISCHARGING INTO THE 100-YEAR FLOODPLAIN.

POINT OF ANALYSIS 1 & 2 - DISCHARGES FROM PERVIOUS OR DISCONNECTED IMPERVIOUS AREAS - 3.305.1A  
IN THE CASE WHERE PRE- AND POST-DEVELOPMENT STORMWATER RUNOFF OCCUR AS SHEET FLOW AND THE RUNOFF VOLUME AND VELOCITY WILL NOT INCREASE FROM PRE-DEVELOPMENT TO POST-DEVELOPMENT, THE PLANS, NARRATIVE, COMPUTATIONS, AND EXISTING AND PROPOSED GRADES DEMONSTRATE NO INCREASE IN THE 10-YEAR 24-HOUR POST-DEVELOPMENT RUNOFF VOLUME AND VELOCITY AS COMPARED TO THE PRE-DEVELOPMENT VOLUME AND VELOCITY.

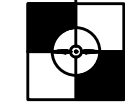
POINT OF ANALYSIS 3 - C.3.C - THE STORMWATER CONVEYANCE SYSTEM ENTERS A MAPPED FLOODPLAIN OR OTHER FLOOD-PRONE AREA, ADOPTED BY ORDINANCE, OF ANY LOCALITY. CROSS SECTIONS FROM THE OUTFALL OF THE STORM SEWER SYSTEM SHOW THAT THE STORMWATER CONVEYANCE SYSTEM CONFINES THE 10-YEAR 24-HOUR STORM EVENT WITHOUT EXPERIENCING LOCALIZED FLOODING TO THE FLOODPLAIN (LIMITS OF ANALYSIS).

POINT OF ANALYSIS 4 & 5 - THERE IS A DECREASE IN THE OVERALL AREA FOR SITE OUTFALL 4 & 5 WITHOUT AN INCREASE IN THE LAND COVER CONDITION. WATER QUANTITY COMPLIANCE IS MET WITHOUT ANALYSIS.

NOTE :

- ALL SITE-RELATED IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY FOR ANY BUILDING,UNLESS WRITTEN AGREEMENT WITH THE CITY IS COMPLETED TO LAY OUT SPECIFIC PHASING OF SITE-RELATED IMPROVEMENTS. SUCH AGREEMENT SHALL BE SIGNED BY ALL RELEVANT PARTIES AND RECORDED BY THE APPLICANT.
- PURSUANT TO STATE LAW, WHETHER OR NOT SPECIFIC IMPROVEMENTS DEPICED ON THIS SITE PLAN WILL SATISFY REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT, OR OTHER STANDARDS SET FORTH WITHIN THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC), IS SUBJECT TO REVIEW AND DETERMINATION BY THE BUILDING CODE OFFICIAL. THE SITE PLAN AGENT'S APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE ANY DETERMINATION THAT OFF-STREET PARKING, IMPROVED SURFACES, VERTICAL OR HORIZONTAL SIDEWALK CLEARANCES,PARKING SPACE DIMENSIONS AND SLOPES, OR INGRESS/EGRESS FROM PARKING TO BUILDING ENTRANCES, OR ANY OTHER IMPROVEMENTS, COMPLY WITH ADA REQUIREMENTS OR OTHER REQUIREMENTS SET FORTH WITHIN THE USBC. RELATIVE TO REQUIREMENTS OF THE ADA/ USBC, ANY DEFICIENCIES--EVEN IF APPARENT ON THIS SITE PLAN--SHALL NOT BE CONSIDERED, TREATED OR DEEMED AS HAVING BEEN APPROVED BY THE SITE PLAN AGENT. (SEE, E.G., SECTIONS 34-980, 34-982, 34-896, 34-897, 34- 977, ET AL.).
- PUBLIC ROADS MUST BE ACCEPTED BY CITY COUNCIL FOR MAINTENANCE PER SECTION 29-260(e) PLEASE COORDINATE WITH JACK DAWSON, CITY ENGINEER.
- PARCEL 200196000 IS LOCATED WITHIN THE (SFHA) SPECIAL FLOOD HAZARD AREA AND WILL REMAIN OPEN SPACE
- ALL FINAL GRADES FOR UTILITY INSTALLATION WITHIN THE (SFHA) SPECIAL FLOOD HAZARD AREA SHALL BE RESTORED TO EXISTING CONDITIONS, NO ADDED FILL.
- THE 1% CHANCE FLOOD (100-YEAR FLOODPLAIN) WILL BE STAKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. BASE FLOOD ELEVATION (BFE) 385.75' CONFIRMED.

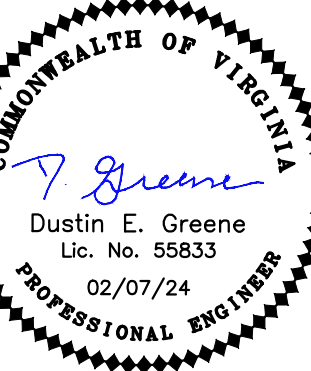
ROUDABUSH, GALE & ASSOC., INC.



A PROFESSIONAL CORPORATION  
SERVING VIRGINIA SINCE 1966  
999 SECOND ST. SE  
CHARLOTTESVILLE, VA. 22902  
PHONE 834-977-0205  
WWW.ROUDABUSH.COM

| NO.   | DATE       | BY | REVISIONS                                |
|-------|------------|----|------------------------------------------|
| III.  | 3/03/11/22 | DG | REVISIONS BASED ON DEDICATED REVIEW      |
| IV.   | 4/10/13/22 | DF | MAJOR REVISIONS TO ADDRESS ADA           |
| V.    | 5/11/30/22 | DF | MAJOR REVISIONS TO ADDRESS SWM & CLARITY |
| VI.   | 6/03/21/23 | DF | REVISIONS PER CITY COMMENTS              |
| VII.  | 7/09/11/23 | DF | REVISIONS PER CITY COMMENTS              |
| VIII. | 1/11/09/23 | DG | REVISIONS PER CITY COMMENTS              |
| IX.   | 1/12/21/23 | DG | REVISIONS PER CITY COMMENTS              |

|             |    |
|-------------|----|
| DRAFTER:    | HR |
| DESIGNER:   | DG |
| PRODUCTION: | DF |



FINAL SITE PLAN  
FLINT HILL SUBDIVISION

COVER SHEET

|        |            |
|--------|------------|
| DATE:  | 11-16-2020 |
| SCALE: |            |
| JOB:   | 17.0170    |
| WFO:   |            |

SHEET: 1 OF 38



1. SURVEYED LIMITS OF DISTURBANCE DURING CONSTRUCTION WILL BE THE POSTDEVELOPED FOREST/OPEN SPACE EASEMENT.
2. VSPFC 505.1-THE BUILDING STREET NUMBER TO BE PLAINLY VISIBLE FROM THE STREET FOR EMERGENCY RESPONDERS.
3. SFFC 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.
4. 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 ENCR OACH ON THE REQUIRED FIVE (5) FOOT RADIUS ON MATURITY OF THE LANDSCAPING.
5. VSPFC 3312.1 - AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
6. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 85, 000 LBS.
7. VSPFC 310.3, 310.5 - SMOKING TO BE ALLOWED IN ONLY DESIGNATED SPACES WITH PROPER RECEPTACLES. "NO SMOKING" SIGNS SHALL BE POSTED AT EACH BUILDING SITE AND WITHIN EACH BUILDING DURING CONSTRUCTION. SPECIALLY, SMOKING WILL ONLY BE ALLOWED OUTSIDE THE CONSTRUCTION SITE'S SAFETY FENCE.
8. VSPFC 3304.2 - WASTE DISPOSAL OF COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH WORKDAY.
9. VSPFC 3304.6 - CUTTING AND WELDING. OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CHAPTER 35, OF THE VIRGINIA STATEWIDE FIRE PREVENTION CODE, ADDRESSING WELDING AND HOTWORK OPERATIONS.
10. VSPFC 3315.1 - FIRE EXTINGUISHERS SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
11. 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.
12. 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.
13. 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.
14. PLEASE CONTACT THE REGULATORY COMPLIANCE ADMINISTRATOR AT 970-3032 WITH ANY QUESTIONS REGARDING THE GREASE TRAP OR BACKFLOW PREVENTION DEVICES.
15. CONNECTION TO LONGWOOD DRIVE SHALL BE 8-INCH ALL THE WAY TO THE EXISTING 8-INCH MAIN IN THE STREET. IF A SECTION OF 6-INCH MAIN IS FOUND OR THE EXISTING TEE IS 8X6, THIS SHALL BE REPLACED AS A PART OF THIS PROJECT SO A 8-INCH LOOP IS MADE.
16. FOR ALL NEW CONNECTIONS, IF THE CONNECTION SIZE MATCHES THE EXISTING LINE SIZE, THE CONNECTION MUST BE COMPLETED WITH CUT-IN TEE FITTINGS NOT TS&V FITTINGS. PLEASE NOTE THAT ALL WATER LINE SHUT DOWNS MUST BE COORDINATED WITH AND PERFORMED BY THE CITY, AND THE DEVELOPER MUST HAND OUT NOTICES TO AFFECTED CUSTOMERS AT LEAST 48 HOURS IN ADVANCE.

## CONTRACTOR'S CERTIFICATION STATEMENT:

THIS HAND-MARKED SET OF DRAWINGS HAS BEEN "REDLINED" TO PROVIDE ACCURATE DETAILED RECORD OF ANY SUBSTANTIVE CHANGES TO THE APPROVED DESIGN DRAWINGS. ANY ITEM NOT "REDLINED" ON THIS PLAN SET OR SUBSEQUENT PAGES SHOULD BE CONSIDERED TO BE "CONSTRUCTED IN ACCORDANCE WITH THE DESIGN AS SHOWN". SEE BELOW FOR FULL LIST OF CONTRACTOR REQUIREMENTS.

NAME TITLE DATE  
FOR: (CONTRACTOR)

## CONTRACTOR'S RECORD DRAWING REQUIREMENTS:

CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ANY CHANGES SUBSTITUTIONS, ALTERATIONS, VARIATIONS OR UNUSUAL CONDITIONS ENCOUNTERED OR IMPLEMENTED WHILE ENGAGED ON THIS PROJECT. THESE RECORDS SHALL BE IN THE FORM OF "REDLINES". "REDLINES" SHALL REFER TO THE CONTRACTOR'S HAND ANNOTATIONS USING RED COLORED PEN/PENCIL TO DEPICT ACTUAL CHANGE, SUBSTITUTION, OR CONDITION.

PRIOR TO CONTRACTOR REQUESTING PARTIAL OR FULL PAYMENT, CONTRACTOR SHALL PROVIDE THE OWNER WITH AN UP-TO-DATE **CONTRACTOR'S RECORD DRAWING**. SPECIFICALLY, THIS SET OF PLANS, ISSUED TO THE CONTRACTOR AS FINAL CONSTRUCTION DRAWINGS, SHALL BEAR THE "REDLINE" MARKINGS LISTED BELOW AS WELL AS THE CONTRACTOR (AGENT OR SUPERINTENDENT) SIGNATURE AND CERTIFICATION BELOW:

- REDLINES SHOULD ALWAYS BE ACCURATE NEAT, LEGIBLE, DATED AND REASONABLY SCALED
- ADD LARGE RED LETTERS TO TITLE SHEET WITH 'CONTRACTOR'S RECORD DRAWING' INCLUDING CONTRACTOR'S NAME, DATE, AND OTHER RELEVANT INFORMATION
- CONTRACTOR'S REPRESENTATIVE OR SUPERINTENDENT SHALL INITIAL EACH SHEET. IF A SHEET HAS NOT BEEN CHANGED AT ALL OR NO MARK HAS BEEN ADDED, LABEL THE SHEET ONLY 'NO CHANGES'
- IF A SHEET HAS BEEN CHANGED OR MODIFICATIONS HAVE BEEN ADDED, LABEL IT 'REVISED'
- USE WRITTEN EXPLANATION TO DESCRIBE CHANGES. REFER TO SPECIFIC ACTIONS INSTEAD OF REFERRING CHANGE ORDER NUMBERS OR RELATED DOCUMENTS
- USE CLEAR LETTERING
- NEVER REMOVE OLD VALUES OR DETAILS, JUST REDLINE OR "X" THROUGH THEM. IF THERE IS NO ROOM FOR THE NEW VALUE, YOU CAN GO TO THE SIDE AND REDLINE THE REPLACEMENT VALUE.
- PROVIDE THE REDLINE DETAILS OF CHANGES OR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO FABRICATION, ERECTION, INSTALLATION, LOCATION, SIZING, MATERIAL, DIMENSION, ADDITIONS, RELOCATIONS, SUBSTITUTIONS, ETC
- BE SPECIFIC WHEN MAKING NOTES TO UNDERGROUND UTILITIES, SHOWING EXACT LOCATION, DEPTH, AND MATERIAL USED (EXAMPLE: SEWER LATERALS)
- PROVIDE ALL NECESSARY INFORMATION OF CONTRACTOR'S DESIGNED SYSTEMS OR SUBSTITUTIONS
- CROSS OUT ANY PLAN REFERENCE TO "APPROVED EQUAL" AND REPLACE WITH ANY SPECIFIC INFORMATION OF VARIANCE USED DURING THE CONSTRUCTION PROCESS
- ANY CHANGES IN INVERT ELEVATIONS, GRADE MODIFICATIONS, SLOPES, AND RELATED INFORMATION ON PIPING UTILITIES, EARTHWORK, ETC. SHALL BE REDLINED.
- RECORD ALL UNEXPECTED OBSTRUCTIONS, COMPLICATING FACTORS, UNSUITABLE CONDITIONS FOUND IN THE PROJECT AREA INCLUDING ROCK, UNUSUAL TOPSOIL CONDITIONS, BURIED DEBRIS, ETC.
- ATTACH OR INCLUDE ANY SHOW DRAWINGS OR SUPPLEMENTAL INFORMATION TO THE **CONTRACTOR'S RECORD DRAWING**
- CHANGES MADE AS A RESULT OF ANY REGULATORY OR OWNER INSPECTION PROCESS
- UTILITY COVER DEPTHS DEPTHS TO BE MEASURED AND NOTED, AND VERTICAL UTILITY SEPARATIONS AT CROSSINGS TO BE MEASURED AND NOTED.

## GENERAL CONSTRUCTION NOTES

### PLAN NOTES

1. THE OWNER WILL DESIGNATE A PROJECT MANAGER TO ACT AS OWNER'S REPRESENTATIVE DURING THIS PROJECT. CONTRACTOR SHALL REPORT DIRECTLY TO THIS PROJECT MANAGER UNLESS OTHERWISE DIRECTED.
2. THE DESIGNER HAS CONDUCTED NO STUDIES DESIGNED TO DISCOVER THE PRESENCE OF ANY HAZARDOUS SUBSTANCES ON THIS PROPERTY AND ASSUMES NO RESPONSIBILITY OR LIABILITY RESULTING FROM THE PRESENCE ON ANY SUCH SUBSTANCE.
3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR THIS WORK AND PAY ALL ASSOCIATED FEES. THIS INCLUDES ALL NECESSARY PERMITS, INSPECTIONS, BONDS, AND OTHER APPROVAL RELATED ITEMS IN ACCORDANCE WITH THESE PLANS AS WELL AS LOCAL, STATE, AND FEDERAL POLICIES.
4. PAVED OR RIP RAP DITCH MAY BE REQUIRED WHEN, IN THE OPINION OF THE RESIDENT ENGINEER OR HIS DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
5. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, AND SHALL BE PROVIDED BY THE CONTRACTOR.
6. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).
7. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE VDOT ROAD AND BRIDGE STANDARDS (LATEST EDITION) AND THE VDOT ROAD AND BRIDGE SPECIFICATIONS (LATEST EDITION).

### EARTHWORK, DRAINAGE, & 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. UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS, ALL FILL MATERIALS SHALL BE COMPACTED TO 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99 METHOD A, WITHIN PLUS OR MINUS 2% OF OPTIMUM MOISTURE, FOR THE FULL WIDTH AND DEPTH OF THE FILL.
3. ALL GRADING AND IMPROVEMENTS TO BE CONFINED TO THE PROJECT AREA UNLESS OTHERWISE INDICATED.
4. ALL MATERIALS AND INSTALLATION DETAILS SHALL CONFORM TO APPLICABLE LOCAL ORDINANCES AND VDOT ROAD & BRIDGE STANDARDS (LATEST EDITION) UNLESS OTHERWISE STATED WITHIN THE PLANS..
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 PROJECT MANAGER IN THE EVENT THERE ARE ANY DISCREPANCIES BETWEEN SUCH CONDITIONS AND THOSE SHOWN ON THE PLANS AND SPECIFICATIONS.
7. IN THE EVENT THAT GRADING AS SHOWN ON THE PLANS IS NOT FEASIBLE, CONTRACTOR SHALL ADVISE THE PROJECT MANAGER AND ENGINEER BEFORE FINAL GRADING COMPLETION FOR ADVICE AND CONSENT.

### UTILITES & DRAINAGE SYSTEMS

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. THESE PLANS DO NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE OR LOCATION OF UTILITIES. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OR THE NON-EXISTENCE OF UTILITIES, AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION, CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-552-7001) AND/OR THE RESPECTIVE UTILITY COMPANIES FOR GAS, WATER, SEWER, POWER, PHONE AND CABLE. CONTRACTOR SHALL TIMELY ARRANGE TO HAVE THE VARIOUS UTILITIES LOCATED, AND TO HAVE THEM REMOVED OR RELOCATED, OR TO DETERMINE THE METHOD OF PROTECTION ACCEPTABLE TO THE RESPECTIVE OWNER, IF THE METHOD OF PROTECTION IS NOT OTHERWISE SPECIFIED. CONTRACTOR SHALL CONDUCT ITS WORK IN THE VICINITY OF EXISTING UTILITIES IN ACCORDANCE WITH THE RESPECTIVE UTILITY'S RULES AND REGULATIONS. ANY COST INCURRED FOR REMOVING, RELOCATING OR PROTECTING UTILITIES SHALL BE BORNE BY CONTRACTOR UNLESS INDICATED OTHERWISE. CONTRACTOR SHALL EXCAVATE TO LOCATE BURIED UTILITIES FAR ENOUGH IN ADVANCE OF ITS WORK TO ALLOW FOR HORIZONTAL AND/OR VERTICAL ADJUSTMENTS TO ITS WORK AND/OR THE UTILITIES. NO ADJUSTMENT IN COMPENSATION OR SCHEDULE WILL BE ALLOWED FOR DELAYS RESULTING FROM CONTRACTOR'S FAILURE TO CONTACT AND COORDINATE WITH UTILITIES.
3. WHEN THE WORK CROSSES EXISTING UTILITIES, THE EXISTING UTILITIES SHALL BE ADEQUATELY SUPPORTED AND PROTECTED FROM DAMAGE DUE TO THE WORK. ALL METHODS FOR SUPPORTING AND MAINTAINING THE EXISTING UTILITIES SHALL BE APPROVED BY THE RESPECTIVE UTILITY COMPANY AND/OR THE ENGINEER. CONTRACTOR SHALL EXERCISE CARE TO INSURE THAT THE GRADE AND ALIGNMENT OF EXISTING UTILITIES ARE MAINTAINED AND THAT NO JOINTS OR CONNECTIONS ARE DISPLACED. BACKFILL SHALL BE CAREFULLY PLACED AND COMPACTED TO PREVENT FUTURE DAMAGE OR SETTLEMENT TO EXISTING UTILITIES. ANY UTILITIES REMOVED AS PART OF THE WORK, AND NOT INDICATED TO BE REMOVED OR ABANDONED, SHALL BE RESTORED USING MATERIALS AND INSTALLATION EQUAL TO THE UTILITY'S STANDARDS.
4. CONTRACTOR SHALL NOTIFY LANDOWNERS, TENANTS AND THE PROJECT MANAGER PRIOR TO THE INTERRUPTION OF ANY SERVICES. SERVICE INTERRUPTIONS SHALL BE KEPT TO A MINIMUM AND SHALL ONLY OCCUR WITH THE KNOWLEDGE AND PERMISSION OF THE SERVICE'S OWNER OR AUTHORITY.
5. THE ADJUSTMENT OF ALL MANHOLE TOPS, WATER VALVE BOXES, GAS VALVE BOXES AND WATER METER BOXES SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
6. ALL WATER METER, VALVES AND FIRE HYDRANT ADJUSTMENTS/RELOCATIONS SHALL BE PERFORMED BY THE CONTRACTOR. CONTRACTOR SHALL KEEP A "REDLINE" SET OF PLANS DOCUMENTING ALL SUCH AS-BUILT REVISIONS.

### DRAINAGE SYSTEMS

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 PROJECT MANAGER BEFORE BEING BACKFILLED OR BURIED. THE PROJECT MANAGER 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 UNLESS NEGOTIATED OTHERWISE BEFORE PROJECT BIDDING; 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 BLOCKED OR DISRUPTED FROM THEIR PRE-CONSTRUCTION DRAINAGE PATTERNS SHALL BE SHORTENED, EXTENDED OR OTHERWISE ROUTED USING MATERIALS APPROVED BY THE ENGINEER, AND IN SUCH A WAY THAT THE NEW DRAINAGE PATTERNS ARE ACCEPTABLE TO ENGINEER AND THE PROJECT MANAGER.

### EROSION CONTROL

- 1: UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS.
- ES-2: THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
- ES-3: ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
- ES-4: A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

- ES-5: PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN REVIEWING AUTHORITY.
- ES-6: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN REVIEWING AUTHORITY.
- ES-7: ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED.
- ES-8: DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
- ES-9: THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

### LIGHTING

1. ALL PROPOSED LIGHTING WILL NOT EXCEED 3,000 LUMENS.
2. EACH OUTDOOR LUMINARIES EQUIPPED WITH A LAMP THAT EMITS 3,000 OR MORE. INITIAL LUMENS SHALL BE A FULL CUTOFF LUMINARIES AND SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING RESIDENTIAL DISTRICTS AND FROM ADJACENT ROADS.
3. ALL OUTDOOR LIGHTING SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING RESIDENTIAL DISTRICTS AND AWAY FROM ADJACENT ROADS.

| LEGEND                        |  |                                                                                      |
|-------------------------------|--|--------------------------------------------------------------------------------------|
| EXISTING INTERMEDIATE CONTOUR |  | FACE OF 25'R CURVE RADIUS                                                            |
| EXISTING INDEX CONTOUR        |  | PROPOSED TREE                                                                        |
| PROPOSED CONTOUR              |  | EXISTING WATERLINE W/ TEE                                                            |
| EXISTING EDGE OF PAVEMENT     |  | PROPOSED WATERLINE W/ TEE                                                            |
| PROPOSED EDGE OF PAVEMENT     |  | EXISTING FIRE HYDRANT                                                                |
| EXISTING CURB AND GUTTER      |  | PROPOSED FIRE HYDRANT                                                                |
| PROPOSED CURB AND GUTTER      |  | EXISTING WATER VALVE                                                                 |
| EXISTING STORM SEWER          |  | PROPOSED WATER VALVE                                                                 |
| PROPOSED STORM SEWER          |  | PROPOSED WATER METER                                                                 |
| EXISTING SANITARY SEWER       |  | HANDICAP RAMP (CG-12)                                                                |
| PROPOSED SANITARY SEWER       |  | DENOTES LOCATION OF STD. VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION |
| PROPERTY LINE                 |  | PARKING INDICATOR                                                                    |
| EASEMENT LINE                 |  | INDICATES THE NUMBER OF TYPICAL PARKING SPACES                                       |
| CENTERLINE                    |  | CRITICAL SLOPE                                                                       |
| EXISTING SPOT ELEVATION       |  | SLOPES TO BE SEEDED, MULCHED & TACKED                                                |
| PROPOSED SPOT ELEVATION       |  | PROPOSED STREET NAME SIGN                                                            |
| LIMITS OF DEMOLITION          |  | EXISTING SIGN                                                                        |
| EXISTING FLOODPLAIN           |  | PROPOSED SIGN                                                                        |
| BUILDING WALL & ROOF FRONT    |  | SANITARY MANHOLE IDENTIFIER                                                          |
| EXISTING TREE DRIP LINE       |  | STORM DRAIN STRUCTURE IDENTIFIER                                                     |
| EXISTING TREE                 |  |                                                                                      |

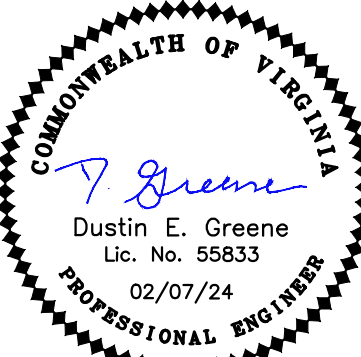
**ROUDABUSH, GALE & ASSOC., INC.**



A PROFESSIONAL CORPORATION  
SERVING VIRGINIA SINCE 1956  
600 SECOND ST. SE  
CHARLOTTESVILLE, VA 22902  
PHONE 834-977-0205  
WWW.ROUDABUSH.COM

| NO.   |   | DATE     |    | BY |    | REVISIONS                                |  |
|-------|---|----------|----|----|----|------------------------------------------|--|
| III.  | 3 | 03/11/22 | DG | DG | DG | REVISIONS BASED ON BIDDER REVIEW         |  |
| IV.   | 4 | 10/13/22 | DF | DF | DF | MAJOR REVISIONS TO ADDRESS ADA           |  |
| V.    | 5 | 11/30/22 | DF | DF | DF | MAJOR REVISIONS TO ADDRESS SWM & CLARITY |  |
| VI.   | 6 | 03/21/23 | DF | DF | DF | REVISIONS PER CITY COMMENTS              |  |
| VII.  | 7 | 06/11/23 | DF | DF | DF | REVISIONS PER CITY COMMENTS              |  |
| VIII. | 1 | 11/06/23 | DG | DG | DG | REVISIONS PER CITY COMMENTS              |  |
| IX.   | 1 | 11/22/23 | DG | DG | DG | REVISIONS PER CITY COMMENTS              |  |

DRAFTER: HR  
DESIGNER: DG  
PRODUCTION: DF



FINAL SITE PLAN

FLINT HILL SUBDIVISION

CONSTRUCTION NOTES

DATE: 11-16-2020  
SCALE:  
JOB: 17.0170  
WFO:

SHEET: **2** OF 38



ORDINANCE TO AMEND AND RE-ENACT THE ZONING MAP FOR THE CITY OF CHARLOTTESVILLE, TO RECLASSIFY CERTAIN PROPERTY FROM R-1S TO PLANNED UNIT DEVELOPMENT (“FLINT HILL PUD”)

WHEREAS, Belmont Station, LLC (“Landowner”), by its member Charlie Armstrong, has rezoning application ZM20-00001 (“Application”) seeking a change in the zoning district classification for certain land identified on the City of Charlottesville’s 2019 Tax Map 20 as Parcels 200259310, 200259301, 200259290, 200259280, 200259270, 200259260, 200259370, 200259380, 200259350, 200259340, 200259330, 200259320, and a portion of Parcel 200196000, having frontage on the unimproved portions of Flint Drive and Keene Court and, having, in the aggregate, an area of approximately 9.81 acres/ 427,323 square feet (collectively, the various parcels of land are referred to herein as the “Subject Property”), with such rezoning to be subject to certain proffered development conditions dated June 26, 2020 (“Proffers”) and submitted as part of the Application; and

WHEREAS, the purpose of the rezoning application is to allow a specific development project identified within: a written PUD Development Plan, dated May 1, 2020, the Proffers, and supplemental application materials dated May 1, 2020, describing details of a planned residential development named “Flint Hill PUD”--this development project will provide townhouse dwelling and multifamily units, with accessory dwelling units allowed, up to a total of not more than 60 dwelling units within the PUD, in the aggregate--of both single family attached (SAF) and neighborhood-scale condominium housing types (MFD). Among those housing types will be several subtypes of various square footages, widths, styles and price points; rear-alley-loaded garage townhomes, and proffered ADUs to guarantee affordability and variety; 5.01 acres of open space, effectively preserving sixty percent (60%) of existing trees, streams and sensitive topography within the PUD, including preservation of wetlands and stream buffer areas along Moore’s Creek and tributary streams 1 and 2; rear loaded parking behind units constructed on Flint Drive; sheltered 5-foot-wide sidewalks along Keene Court and Flint Drive; natural trails; and such development further subject to matters set forth within (i) a resolution of this Council granting a waiver of critical slopes regulations for the development under certain conditions, as requested in Application P20-0008, and (ii) an ordinance adopted by this Council vacating Keene Court and Flint Drive for the development under certain conditions, as requested within Application P20-0011 (collectively, the foregoing describe the specific “Project”); and

WHEREAS, a joint public hearing on the proposed rezoning of the Subject Property was held before the Planning Commission and City Council on June 9, 2020, following notice to the public and to adjacent property owners as required by law; and

WHEREAS, on June 9, 2020, following the joint public hearing, the Planning Commission voted to recommend that City Council should approve the proposed rezoning for the Project; and

WHEREAS, City Council has considered the details of the specific Project represented within: the Landowner’s various application materials; the Staff Reports relating to the application materials; comments received from the public; and the Planning Commission’s recommendation; and

WHEREAS, this Council finds and determines that the public necessity, convenience, general welfare and good zoning practice require the proposed rezoning; that both the existing zoning classification (R-1S) and the proposed PUD zoning classification (subject to the proffered development conditions) are reasonable; and that the proposed rezoning is consistent with the Comprehensive Plan; now, therefore,

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that, in order to allow the development of the Project described above within this Ordinance, the Zoning Map incorporated in Section 34-1 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, shall be and hereby is amended and reenacted as follows:

Section 34-1.Zoning District Map. Rezoning from R-1S to PUD, land identified on the City of Charlottesville’s 2020 Tax Map 20 as Parcels 200259310, 200259301, 200259290, 200259280, 200259270, 200259260, 200259370, 200259380, 200259350, 200259340, 200259330, 200259320, and a portion of Parcel 200196000, consisting, collectively, of 9.81 acres, or 427,323 square feet, subject to the PUD Development Plan dated XXX and also subject to the Proffers dated XXX, which were tendered by the Landowner in accordance with law and are hereby accepted by this City Council:

Approved Proffers

The use and development of the Subject Property shall be subject to the following development conditions voluntarily proffered by the Landowner, which conditions shall apply in addition to the regulations otherwise provided within the City’s zoning ordinance:

- There shall be a maximum of 60 residential units within the area of the Subject Property.
- Affordable Dwelling Units:
  - The Landowner shall cause a minimum 15% of the residential units constructed within the area of the Subject Property to be affordable to households having income between 25% and 60% of area median income (as defined in City Code 34-12(c) and 34-12(g)), with such affordability guaranteed for a period of at least thirty (30) years by deed restrictions recorded by the Landowner within the land records of the Charlottesville Circuit Court, which deed restrictions shall include, at a minimum, a first right of refusal for the Landowner to repurchase the property, appreciation-sharing provisions, and forgivable and/or no-interest mortgages from the Landowner or Landowner’s designee to a qualified home buyer (“Affordable Dwelling Units, or “ADUs”).
  - During home construction within the Project, the ADUs shall be provided incrementally such that at least 1 ADU shall be under construction prior to the issuance of every 10th Certificate of Occupancy. At the Landowner’s option, if the Landowner conveys to Greater Charlottesville Habitat for Humanity (“Habitat”), by recorded deed, any lot(s) within the Subject Property, then:
    - the conveyed lot(s) shall be deemed ADUs that are “under construction” as of the date of recordation of the deed of conveyance from Landowner to Habitat containing the deed restrictions referenced in paragraph 2.a., above; and
    - ii. the deed restrictions shall include a covenant requiring that, if any of the initial homeowners of the ADUs sell or otherwise transfer ownership of the ADU to a person other than Habitat or a qualifying heir, within the first thirty (30) years following issuance of a certificate of occupancy for the unit sold or transferred, then Habitat will use any appreciation-sharing proceeds from the sale or transfer of that ADU for construction of a replacement affordable dwelling unit within the City of Charlottesville and shall document such use of the appreciation-sharing proceeds, and shall make such documentation available to the City’s zoning administrator upon request.

BE IT FURTHER ORDAINED THAT, in the event the layout of the streets within the Flint Hill PUD, including, without limitation, the “teardrop” design of Keene Court (as depicted within the concept plan component of the Flint Hill PUD Development Plan) cannot be designed and constructed in accordance with provisions of applicable City ordinances and the City’s Standards and Design Manual, then the Landowner shall be required to obtain City Council’s approval of an amended PUD Development Plan, showing a different street layout, prior to obtaining any preliminary or final site plan or subdivision approval for the Project.

AN ORDINANCE CLOSING, VACATING AND DISCONTINUING PORTIONS OF FLINT DRIVE AND KEENE COURT WITHIN THE AREA OF THE PROPOSED FLINT HILL PUD

WHEREAS, as permitted by Virginia Code Sec. 15.2-2006, the owner of certain land adjacent to portions of Flint Drive and Keene Court has petitioned City Council to alter or vacate those public rights-of-way (Application P20-0011) in order to allow development of a specific development project described in rezoning application ZM20-00001, referred to as the proposed Flint Hill Planned Unit Development (together, hereinafter, the applicable portions of Flint Drive and Keene Court are referred to as the “Subject Rights-of-Way”); and,

WHEREAS, following notice to the public pursuant to Virginia Code §15.2-2006, a public hearing by the City Council was held on July 20, 2020 and,

WHEREAS, this Council finds and determines that Application P20-0011 should be conditionally granted in order to allow for development of the proposed Flint Hill PUD;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that the City hereby authorizes the vacation of the following portions of Flint Drive and Keene Court described, to wit:

- The portion of Flint Drive having frontage along the land referenced as City tax parcel identification numbers 200259380 and 200259350; and
- Keene Court, from its intersection with Moseley Drive to its terminus at the cul-de-sac that currently forms the frontage of land referenced as City tax parcel identification numbers 200259320, 200259310, 200259301, and 200259290.

PROVIDED, HOWEVER, that the vacation of the Subject Rights-of-Way is hereby expressly conditioned upon approval of the Flint Hill Planned Unit Development (“PUD”) as proposed within rezoning application ZM20-00001, and upon commencement of development of the Flint Hill PUD, as evidenced by issuance of a building permit for construction of residential dwellings within the development, within thirty-six (36) months from the date this Ordinance is approved by City Council. The landowner’s failure to commence development of the Flint Hill PUD within this specified period of time shall render vacation of the Subject Rights-of-Way, at the option of City Council, void.

RESOLUTION GRANTING A CRITICAL SLOPE WAIVER FOR A DEVELOPMENT PROJECT DESCRIBED IN REZONING APPLICATION ZM20 -00001 (“FLINT HILL PLANNED UNIT DEVELOPMENT”)

WHEREAS, Belmont Station, LLC (“Landowner”), by its member Charlie Armstrong, has filed three related applications (“Applications”): one seeking a rezoning (Application ZM18- 00003) in order to change the zoning district classification for property identified on the City of Charlottesville’s 2019 Tax Map 20 as Parcels 200259310, 200259301, 200259290, 200259280, 200259270, 200259260, 200259370, 200259380, 200259350, 200259340, 200259330, 200259320, and a portion of Parcel 200196000 (collectively, the various parcels are referred to herein as the “Subject Property”); the second, a request for a critical slope waiver (Application P20-0008), to allow for the specific development project described in the rezoning application (“Project”); and the third (Application P20-0011), to request vacation of Keene Court and Flint Drive to accommodate the Project; and

WHEREAS, the purpose of the rezoning application is to allow construction of a specific planned residential development within the Subject Property, described and referred to within an Ordinance of City Council approving Application ZM20-00001, and this specific Project cannot be developed without City Council’s approval of the requested Critical Slopes Waiver; and

WHEREAS, on June 9, 2020, the Planning Commission considered the requested Critical Slope waiver and voted to recommend that the Critical Slopes Waiver be granted; and

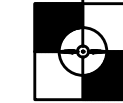
WHEREAS, based on the representations, information, and materials included within the materials submitted by the Landowner with its various Applications, including its Application for a Critical Slopes Waiver; and upon consideration of the information and analysis set forth within the Staff Report(s), the factors set forth in City Code §34-1120(b), this City Council finds and determines pursuant to City Code Sec. 34-1120(b)(6)(d).(i) that the benefits of allowing disturbance of critical slopes in connection with the Project outweigh the public benefits of the undisturbed slopes;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, THAT the request by the Landowner for a waiver of the critical slopes requirements (Application P20-0008) is GRANTED for and in connection with the above- referenced Project, subject to the Landowner’s compliance with the following conditions in its use and development of the Land for construction of the Project:

Critical Slope Waiver Conditions

- The Applicant shall design SWM measures to provide as much water quality treatment on site as the Applicant deems practical given the constraints of the site, with a minimum of 75% of the required treatment occurring on site.
- The Applicant shall provide chain link supported silt fence above critical slope areas for enhanced protection of slopes during construction.
- In the onsite biofilter the Applicant shall provide an additional one foot depth of gravel sump across the bottom of the biofilter, above and beyond what is required in standard design, to provide the opportunity for additional stormwater storage and potential for additional infiltration and groundwater recharge.

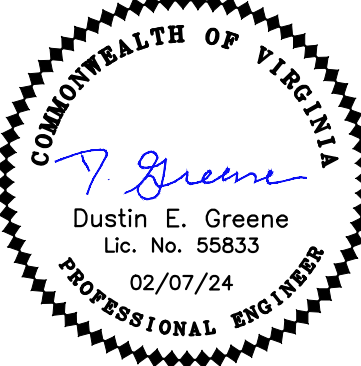
ROUDABUSH, GALE & ASSOC., INC.



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CHARLOTTESVILLE, VA 22902  
PHONE 834-977-0205  
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| REVISIONS |            | REVISIONS BASED ON |                                          | REVISIONS |            |
|-----------|------------|--------------------|------------------------------------------|-----------|------------|
| NO.       | DATE       | BY                 | REVISIONS TO ADDRESS ADA                 | NO.       | DATE       |
| I.        | 3/03/11/22 | DG                 | MAJOR REVISIONS TO ADDRESS ADA           | IV.       | 4/10/13/22 |
| II.       | 4/10/13/22 | DF                 | MAJOR REVISIONS TO ADDRESS SWM & CLARITY | V.        | 5/11/30/22 |
| III.      | 5/11/30/22 | DF                 | REVISIONS PER CITY COMMENTS              | VI.       | 6/03/21/23 |
| IV.       | 6/03/21/23 | DF                 | REVISIONS PER CITY COMMENTS              | VII.      | 7/08/11/23 |
| V.        | 7/08/11/23 | DF                 | REVISIONS PER CITY COMMENTS              | VIII.     | 1/11/08/23 |
| VI.       | 1/11/08/23 | DG                 | REVISIONS PER CITY COMMENTS              | IX.       | 1/12/21/23 |
| VII.      | 1/12/21/23 | DG                 | REVISIONS PER CITY COMMENTS              |           |            |

|             |    |
|-------------|----|
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| DESIGNER:   | DG |
| PRODUCTION: | DF |



FINAL SITE PLAN  
FLINT HILL SUBDIVISION

PROFFERS

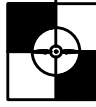
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| SCALE: |            |
| JOB:   | 17.0170    |
| WFO:   |            |

SHEET: 3 OF 38



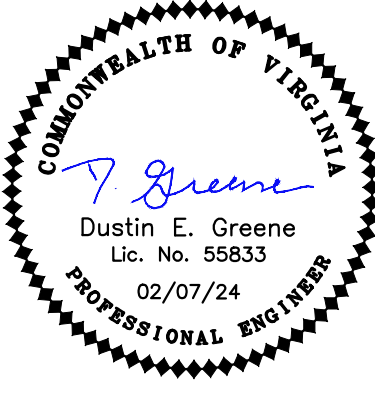
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| REVISIONS |            |    |
|-----------|------------|----|
| NO.       | DATE       | BY |
| III.      | 3.03/11/22 | DG |
| IV.       | 4.10/13/22 | DF |
| V.        | 5.11/30/22 | DF |
| VI.       | 6.03/21/23 | DF |
| VII.      | 7.08/11/23 | DF |
| VIII.     | 1.11/09/23 | DG |
| IX.       | 1.12/21/23 | DG |

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| DRAFTER:    | HR |
| DESIGNER:   | DG |
| PRODUCTION: | DF |



FINAL SITE PLAN  
FLINT HILL SUBDIVISION

TREE SURVEY

DATE: 11-16-2020  
SCALE: 17.0170  
WFO:  
SHEET: 4 OF 38



- 1

PARCEL 200259210  
SHOWALTER, JONATHAN M & CARLEIGH W  
ZONE: R-1S
- 2

PARCEL 200259220  
WILSON, JEFFREY M & RUTHANN L  
ZONE: R-1S
- 3

PARCEL 200259230  
WICKLINE, HAROLD E  
ZONE: R-1S
- 4

PARCEL 200259240  
MORRIS, AMOS E JR & MILDRED K  
ZONE: R-1S
- 5

PARCEL 200259250  
SPENCER, JOYCE P  
ZONE: R-1S
- 6

PARCEL 200259360  
OAKLEY, JUDITH A  
ZONE: R-1S
- 7

PARCEL 21A099800  
GAO, JIABING  
ZONE: R-1S
- 8

PARCEL 21A099700  
HAYES, CHARLES W & ROSEMARY A  
ZONE: R-1S
- 9

PARCEL 21A099500  
MADER, JANINE CLAIRE  
ZONE: R-1S
- 10

PARCEL 21A138000  
NEIGHBORHOOD INVESTMENTS, LLC  
ZONE: R-2
- 11

PARCEL 200277000  
GOODSON, STANLEY A & BRENDA M TR  
ZONE: R-2
- 12

PARCEL 200276100  
NEIGHBORHOOD INVESTMENTS, LLC  
ZONE: R-2
- 13

PARCEL 200276000  
NEIGHBORHOOD INVESTMENTS, LLC  
ZONE: R-2
- 14

PARCEL 200275000  
CARVER, ADRIANA R  
ZONE: R-2
- 15

PARCEL 200274000  
NEIGHBORHOOD INVESTMENTS, LLC  
ZONE: R-2
- 16

PARCEL 200273000  
GOODSON, BRENDA M & STANLEY A TR  
ZONE: R-2
- 17

PARCEL 200272000  
NEIGHBORHOOD INVESTMENTS, LLC  
ZONE: PUD
- 18

PARCEL 200271400  
BUSTOS, FRANCIS P & CHRISTINA C  
ZONE: PUD

- 19

PARCEL 200271300  
ARMSTRONG, JOSHUA & ANNALEE  
ZONE: PUD
- 20

PARCEL 200271200  
MCCONNELL, JUSTIN R & HEATHER M  
ZONE: PUD
- 21

PARCEL 200271100  
RUTKOWSKI, AUGUST J & MELANIE  
ZONE: PUD
- 22

PARCEL 200270400  
GOPALAN, VARUN & NARAYAN, SHILPA M  
ZONE: PUD
- 23

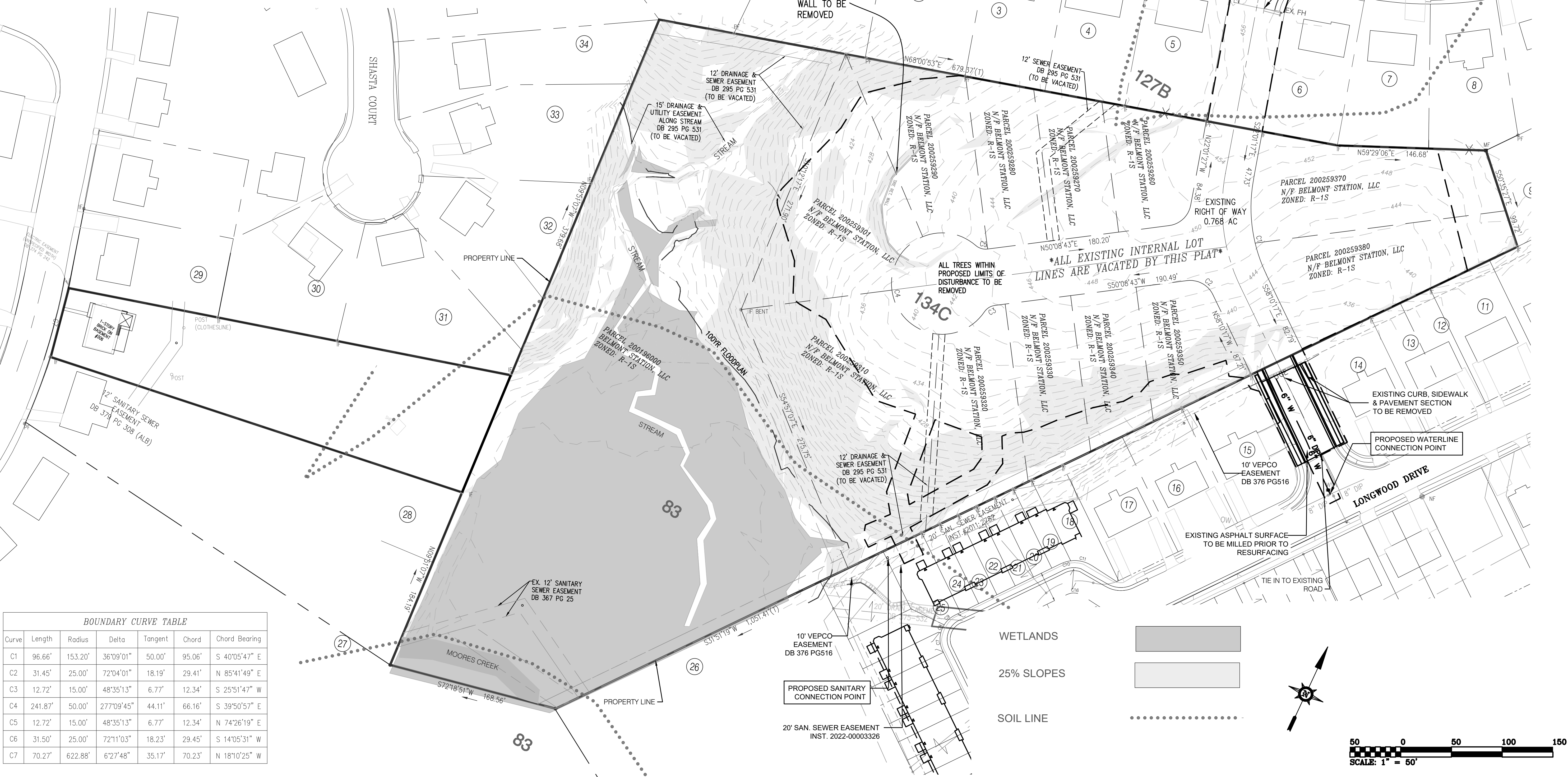
PARCEL 200270300  
ISAAC, SHAUN L & KRISTA M  
ZONE: PUD
- 24

PARCEL 200270200  
METZGER, JUSTIN C & MAUREEN J  
ZONE: PUD
- 25

PARCEL 200270100  
SOUBRA, CHARIF P  
ZONE: PUD
- 26

PARCEL 200278000  
CITY OF CHARLOTTESVILLE  
ZONE: R-2

| BOUNDARY CURVE TABLE |         |         |            |         |        |               |
|----------------------|---------|---------|------------|---------|--------|---------------|
| Curve                | Length  | Radius  | Delta      | Tangent | Chord  | Chord Bearing |
| C1                   | 96.66'  | 153.20' | 36°09'01"  | 50.00'  | 95.06' | S 40°05'47" E |
| C2                   | 31.45'  | 25.00'  | 72°04'01"  | 18.19'  | 29.41' | N 85°41'49" E |
| C3                   | 12.72'  | 15.00'  | 48°35'13"  | 6.77'   | 12.34' | S 25°51'47" W |
| C4                   | 241.87' | 50.00'  | 277°09'45" | 44.11'  | 66.16' | S 39°50'57" E |
| C5                   | 12.72'  | 15.00'  | 48°35'13"  | 6.77'   | 12.34' | N 74°26'19" E |
| C6                   | 31.50'  | 25.00'  | 72°11'03"  | 18.23'  | 29.45' | S 14°05'31" W |
| C7                   | 70.27'  | 622.88' | 6°27'48"   | 35.17'  | 70.23' | N 18°10'25" W |



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REVISIONS

| NO.  | DATE       | BY | REVISIONS BASED ON/OTHER COMMENTS        |
|------|------------|----|------------------------------------------|
| III  | 3/03/11/22 | DG | MAJOR REVISIONS TO ADDRESS ADA           |
| IV   | 4/10/13/22 | DF | MAJOR REVISIONS TO ADDRESS SWM & CLARITY |
| V    | 5/11/30/22 | DF | REVISIONS PER CITY COMMENTS              |
| VI   | 6/03/21/23 | DF | REVISIONS PER CITY COMMENTS              |
| VII  | 7/08/11/23 | DF | REVISIONS PER CITY COMMENTS              |
| VIII | 1/11/03/23 | DG | REVISIONS PER CITY COMMENTS              |
| IX   | 1/12/21/23 | DG | REVISIONS PER CITY COMMENTS              |

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DESIGNER: DG  
PRODUCTION: DF

COMMONWEALTH OF VIRGINIA

Dustin E. Greene  
Lic. No. 55833  
02/07/24  
PROFESSIONAL ENGINEER

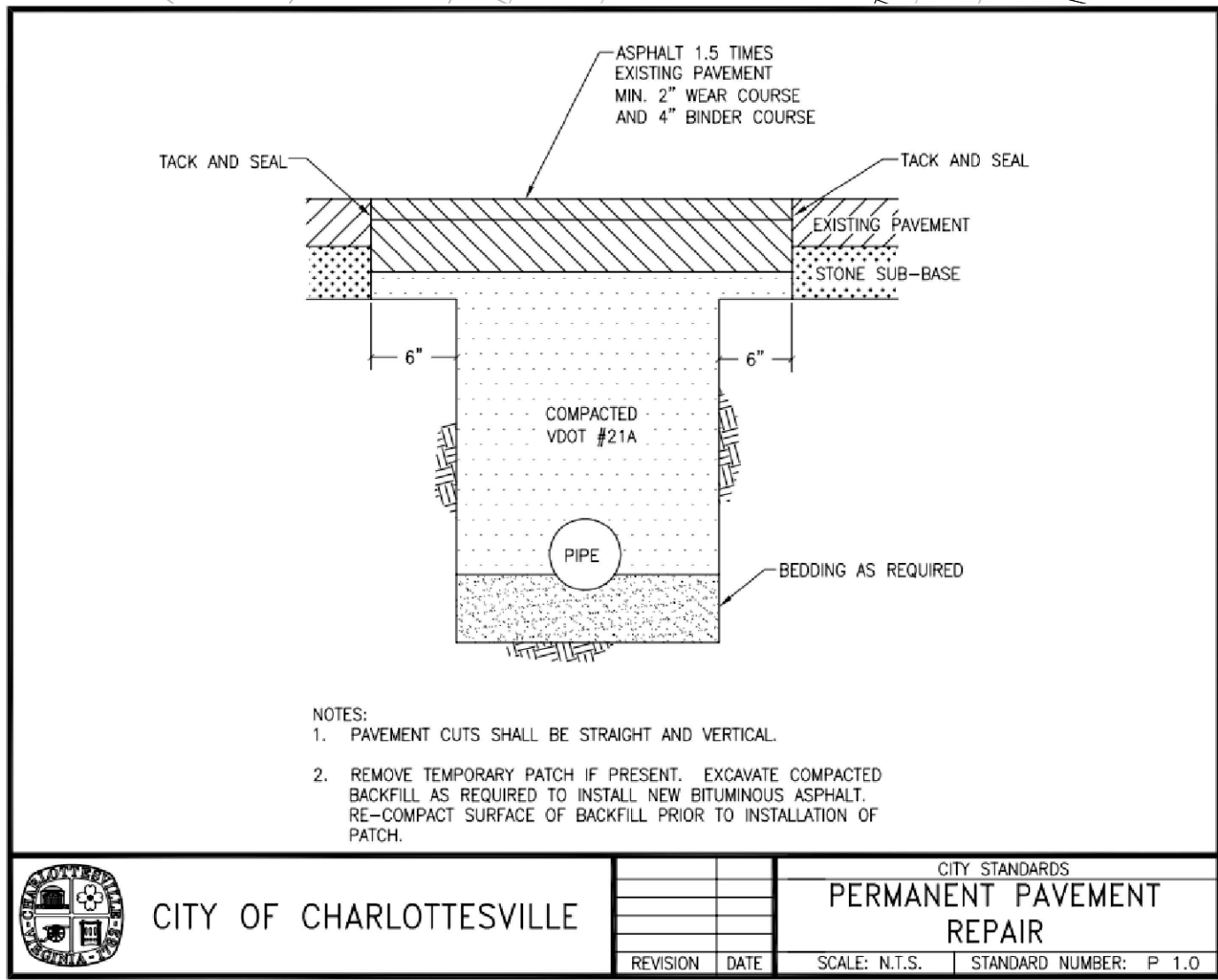
FINAL SITE PLAN  
FLINT HILL SUBDIVISION

EXISTING CONDITIONS &  
DEMOLITION PLAN

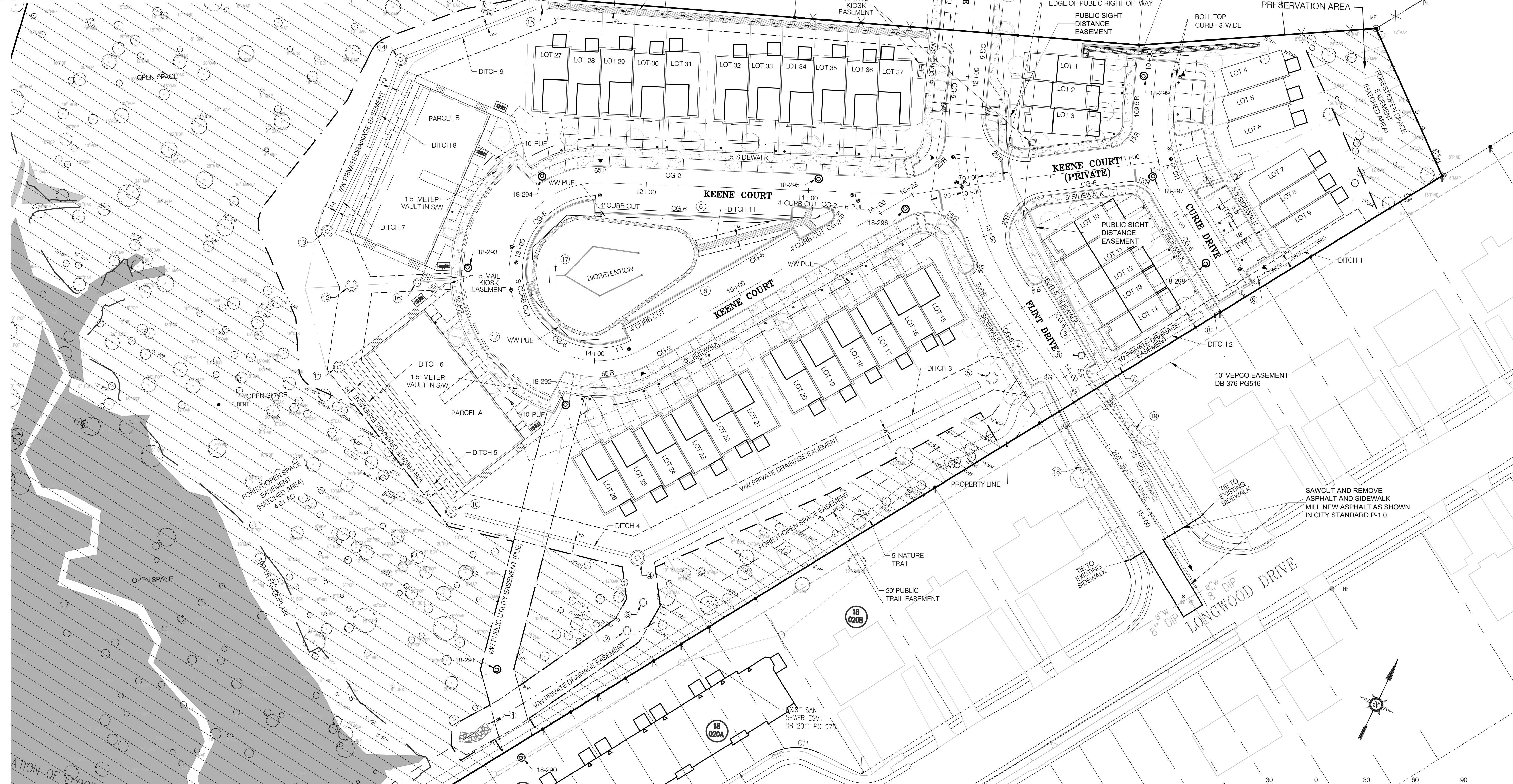
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SCALE: 1"=50'  
JOB: 17.0170  
WFO:  
SHEET: 5 OF 38

Q:\2023\17.0170A Flint Hill Site Development Plan\DWG\01\_Sheets\5 EXISTING CONDITIONS.dwg, 2/6/2024 3:00:56 PM, DWG To PDF.pc3





| CITY OF CHARLOTTESVILLE   |      | CITY STANDARDS |                        |
|---------------------------|------|----------------|------------------------|
| PERMANENT PAVEMENT REPAIR |      | REPAIR         |                        |
| REVISION                  | DATE | SCALE: N.T.S.  | STANDARD NUMBER: P 1.0 |



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| REVISIONS |            |
|-----------|------------|
| NO.       | DATE       |
| III       | 3/03/11/22 |
| IV        | 4/10/13/22 |
| V         | 5/11/30/22 |
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| IX        | 11/22/23   |

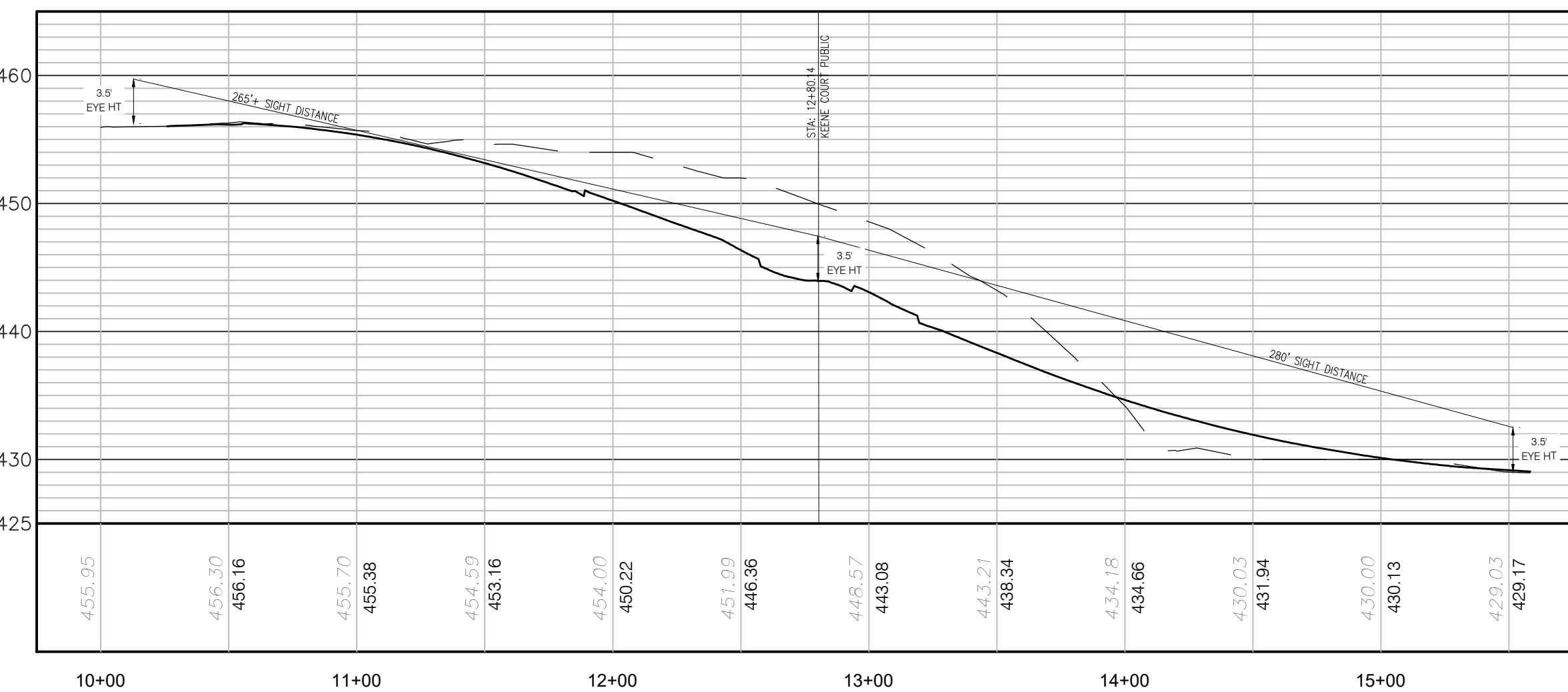
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| DESIGNED: | DG |
| PRODUCED: | DF |

COMMONWEALTH OF VIRGINIA  
Dustin E. Greene  
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02/07/24  
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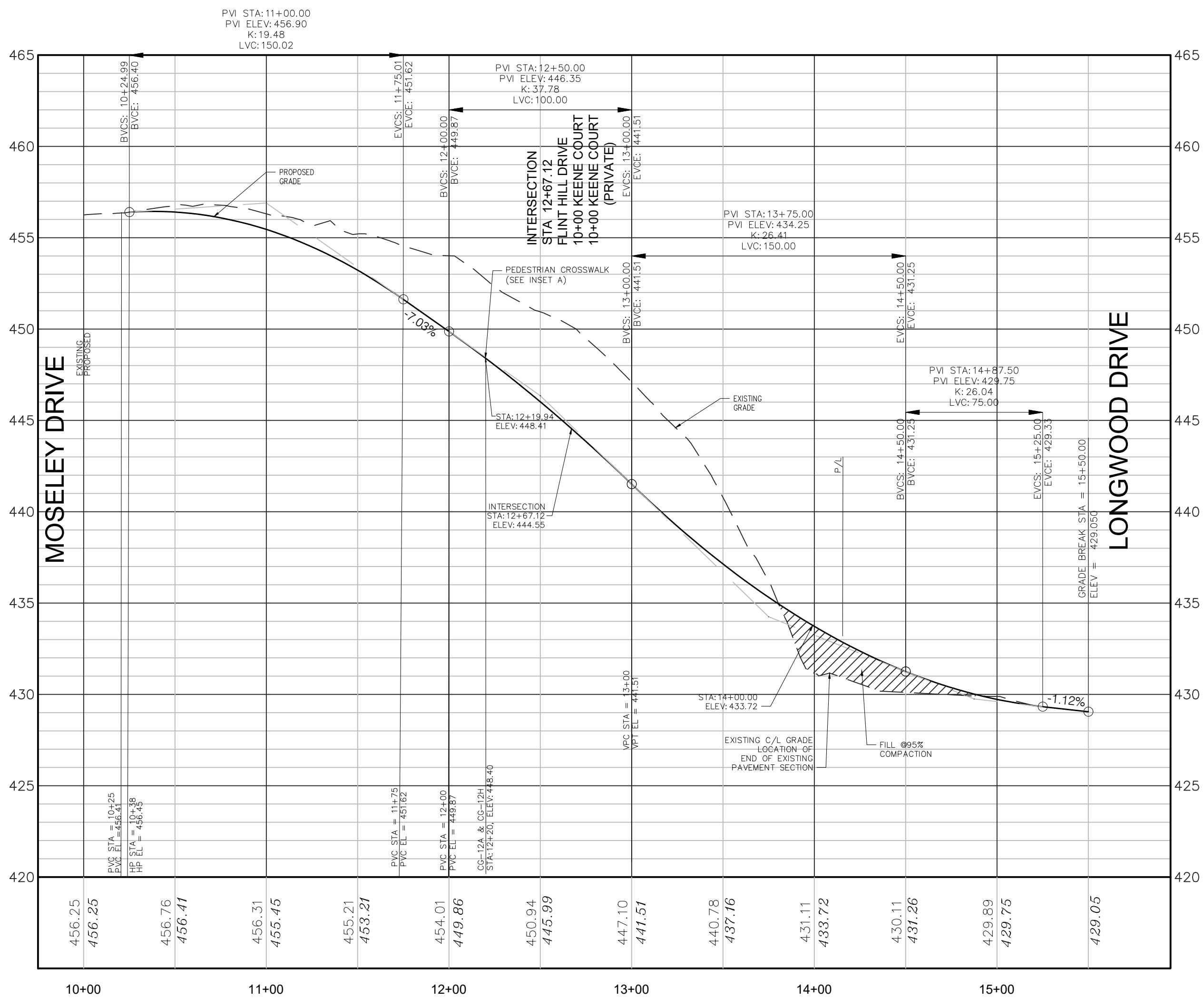
FINAL SITE PLAN  
FLINT HILL SUBDIVISION  
LAYOUT PLAN

|        |            |
|--------|------------|
| DATE:  | 11-16-2020 |
| SCALE: | 17.0170    |
| WFO:   |            |





KEENE COURT (PRIVATE) @ FLINT DRIVE  
SDL - 268'  
SDR = 232'

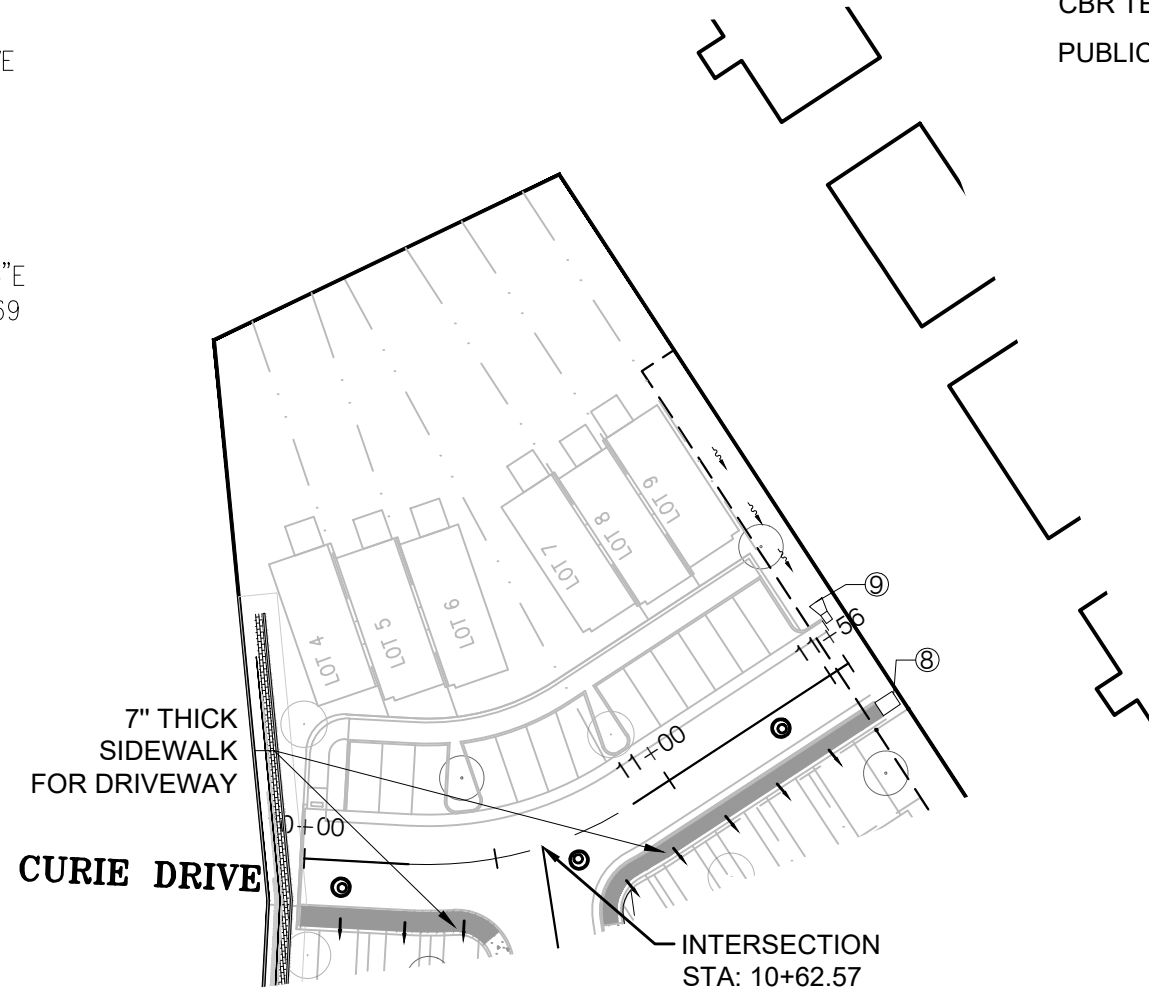


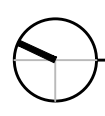
SHEET: **7** OF 38



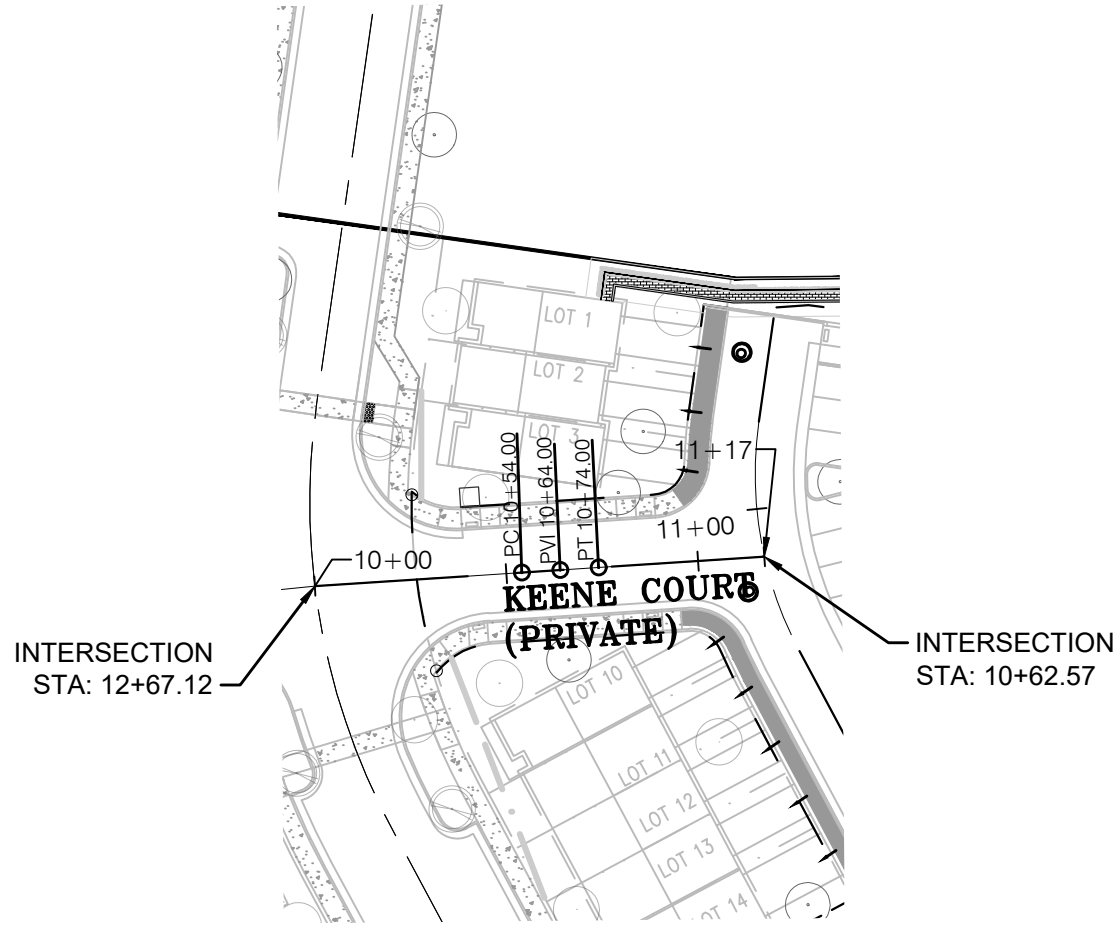
Q:\2023\170170A - Flint Hill\Site Development Plan\DWG\01\_Sheets\08 Curie Drive & Keene Court private Road Plan & Profiles.dwg, 3/17/2024 12:24:08 PM, DWG To PDF.pc3

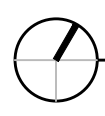
HORIZONTAL CURVE  
Δ = 36°14'14"  
T = 35.34  
R = 108.00  
L = 68.31  
C = 67.17  
CD = S40° 01' 34"E  
PI STA = 10+62.69

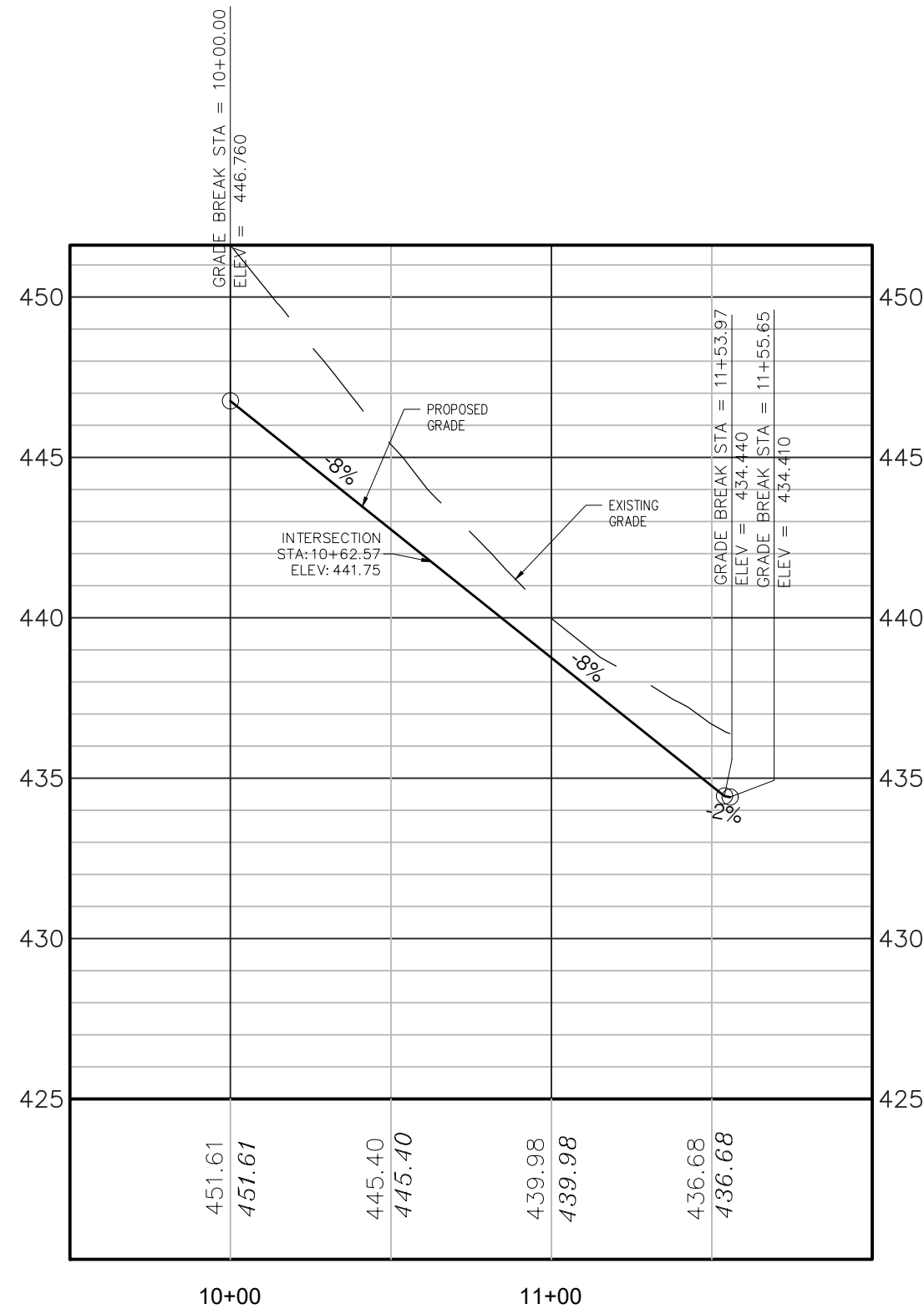
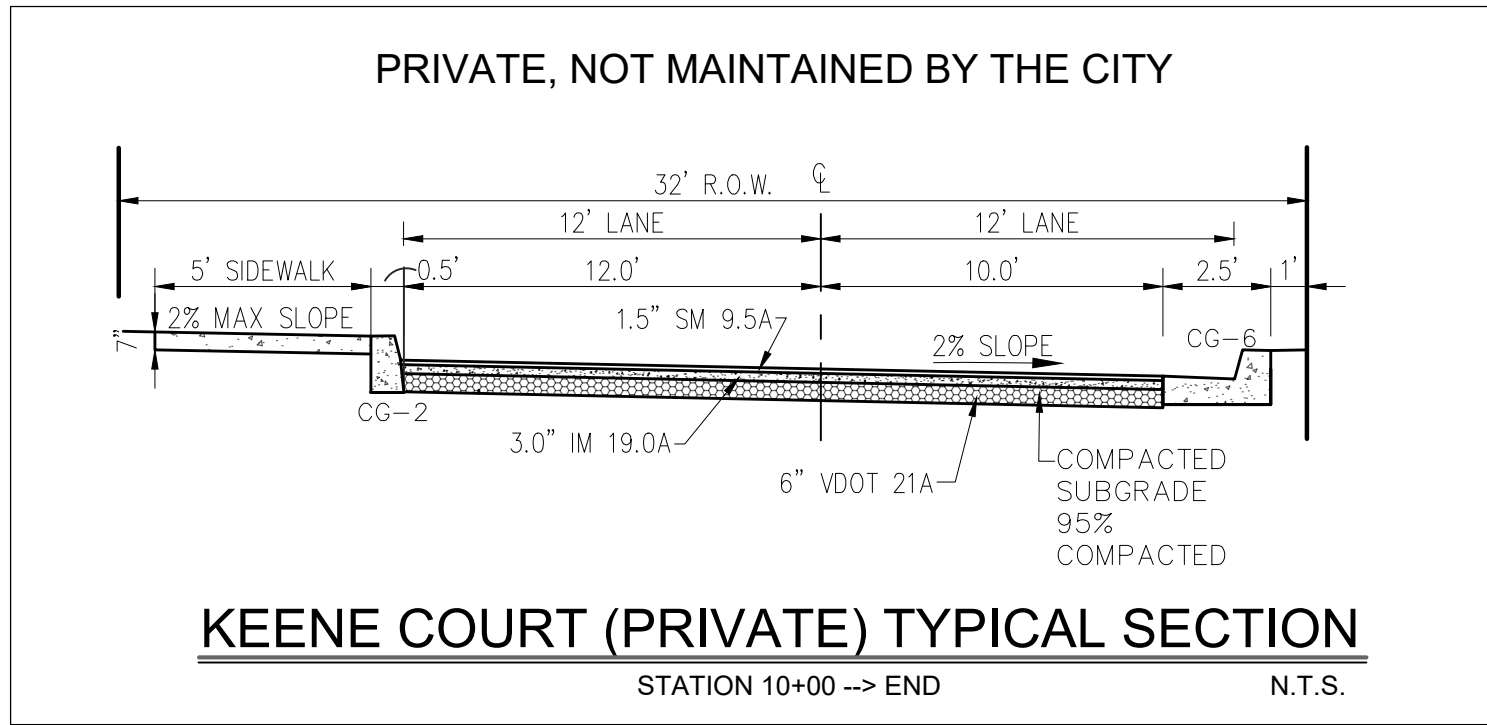
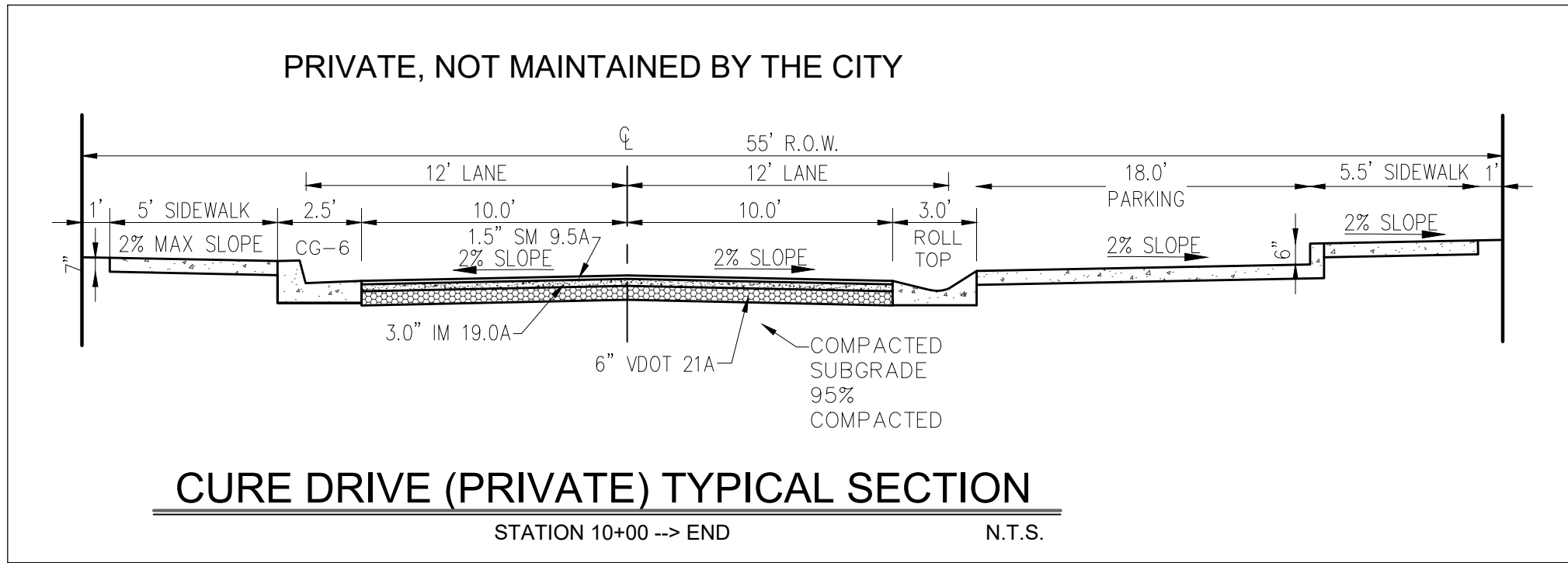


 **CURIE DRIVE (PRIVATE)** SSAR STANDARDS: ADT UP TO 400 - DESIGN SPEED 20 MPH; MIN PAVEMENT WIDTH=24';MAXIMUM GRADE = 10%  
1"=50'

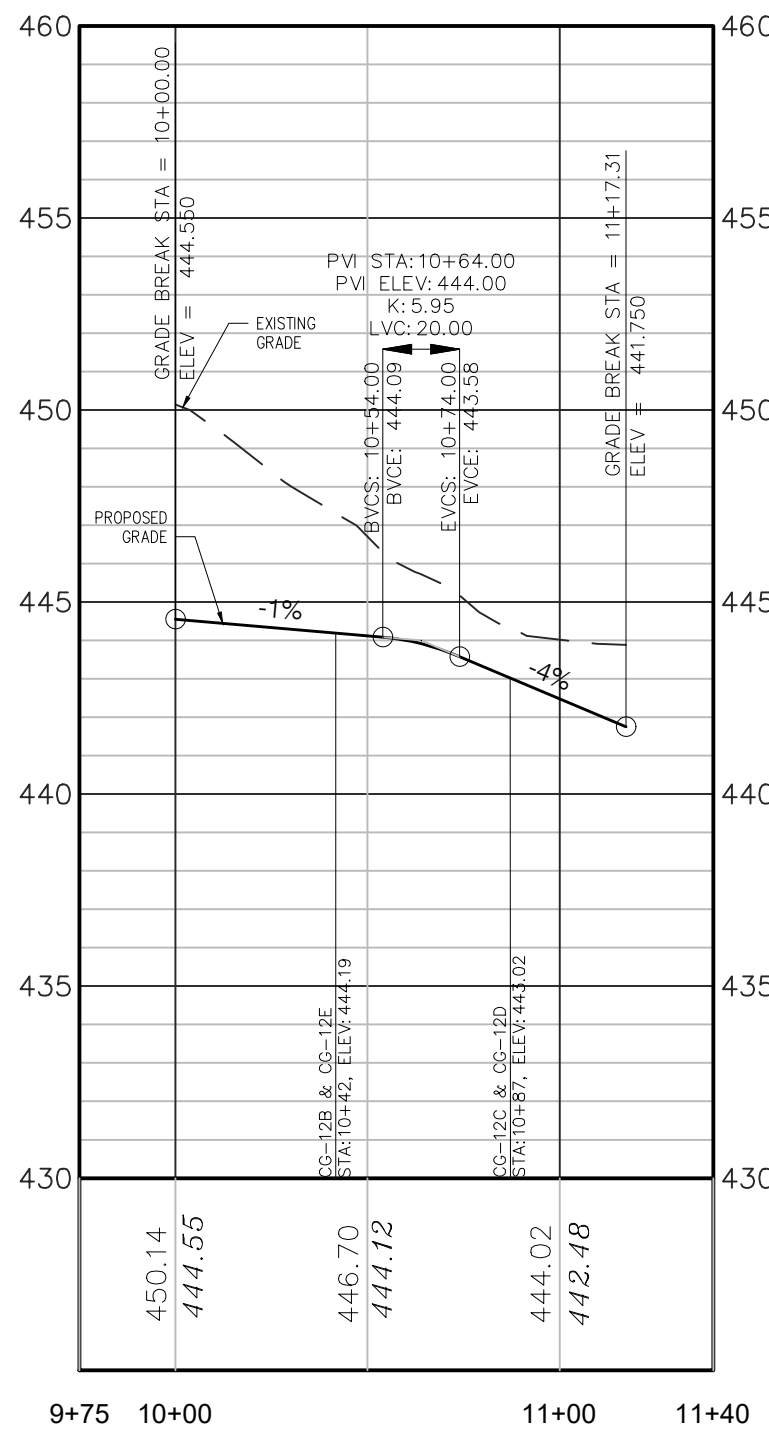
NOTE:  
CBR TEST RESULTS FROM SOIL SAMPLES AT EACH PROPOSED SUBGRADE ELEVATION WILL BE SUBMITTED TO  
PUBLIC WORKS ENGINEERING FOR REVIEW BEFORE ROAD CONSTRUCTION.



 **KEENE COURT (PRIVATE)** SSAR STANDARDS: ADT UP TO 400 - DESIGN SPEED 20 MPH; MIN PAVEMENT WIDTH=24';MAXIMUM GRADE = 10%  
1"=50'



**CURIE DRIVE (PRIVATE)**  
SCALE: (H) 1"= 50' | (V) 1" = 10'



**KEENE COURT (PRIVATE)**  
SCALE: (H) 1"= 50' | (V) 1" = 10'

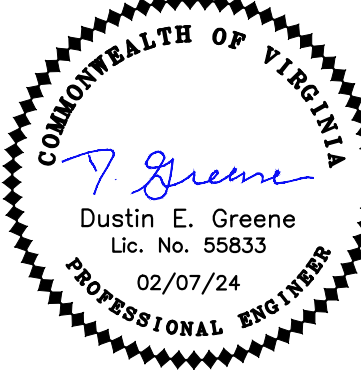
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| REVISIONS |            | REVISIONS BASED ON |    | REVISIONS TO ADDRESS AIA       |         |
|-----------|------------|--------------------|----|--------------------------------|---------|
| NO.       | DATE       | BY                 | DG | REVISIONS TO ADDRESS AIA       | CLARITY |
| III.      | 3.03/11/22 | DG                 | DF | MAJOR REVISIONS TO ADDRESS AIA |         |
| IV.       | 4.10/13/22 | DF                 | DF | MAJOR REVISIONS TO ADDRESS AIA |         |
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| VI.       | 6.03/21/23 | DF                 | DF | REVISIONS PER CITY COMMENTS    |         |
| VII.      | 7.08/11/23 | DF                 | DF | REVISIONS PER CITY COMMENTS    |         |
| VIII.     | 1.11/09/23 | DG                 | DG | REVISIONS PER CITY COMMENTS    |         |
| IX.       | 1.12/21/23 | DG                 | DG | REVISIONS PER CITY COMMENTS    |         |

DRAFTER: HR  
DESIGNER: DG  
PRODUCTION: DF

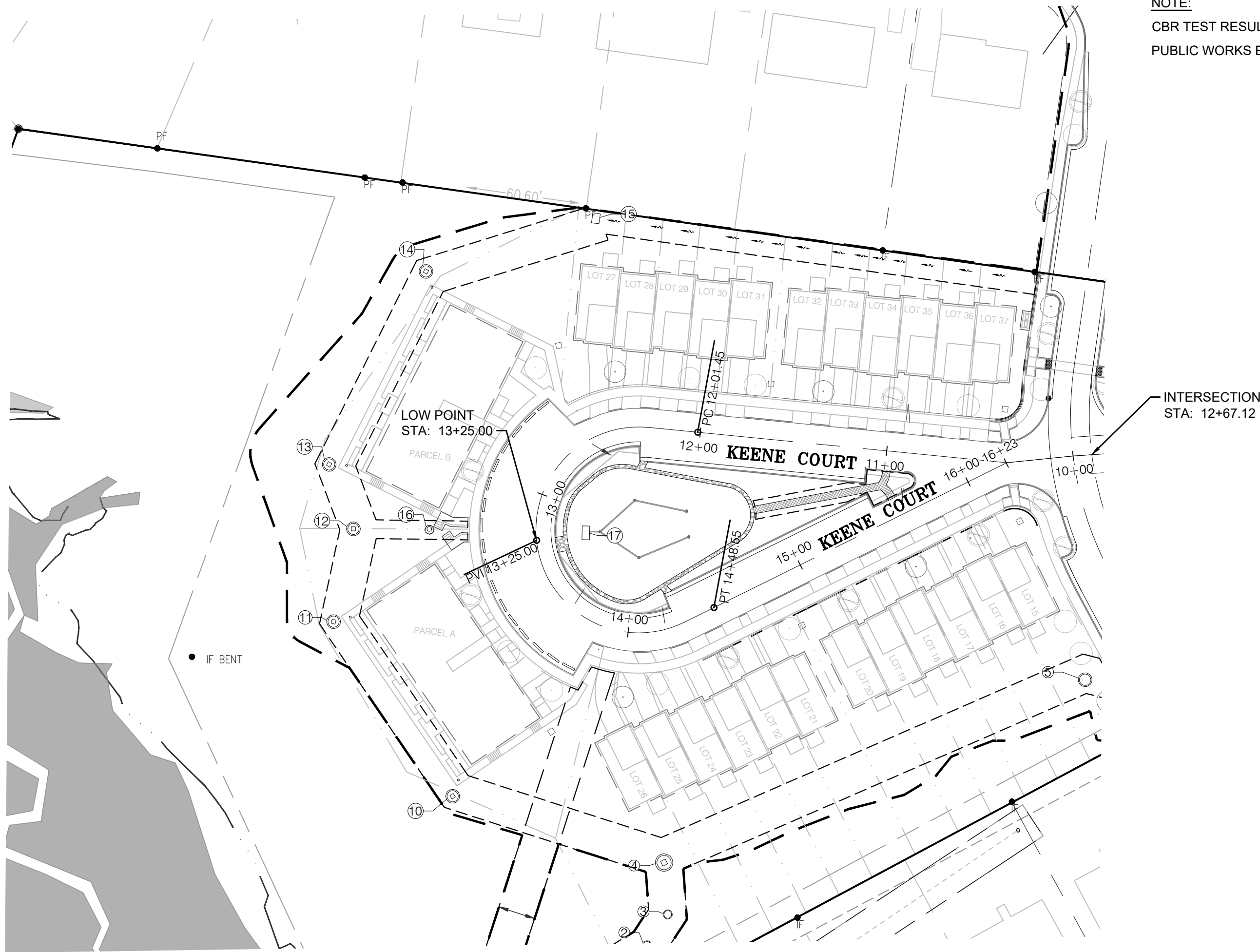


FINAL SITE PLAN  
FLINT HILL SUBDIVISION  
**CURIE DRIVE & KEENE COURT**  
**PRIVATE ROAD PLAN & PROFILES**

DATE: 11-16-2020  
SCALE:  
JOB: 17.0170  
WFO:

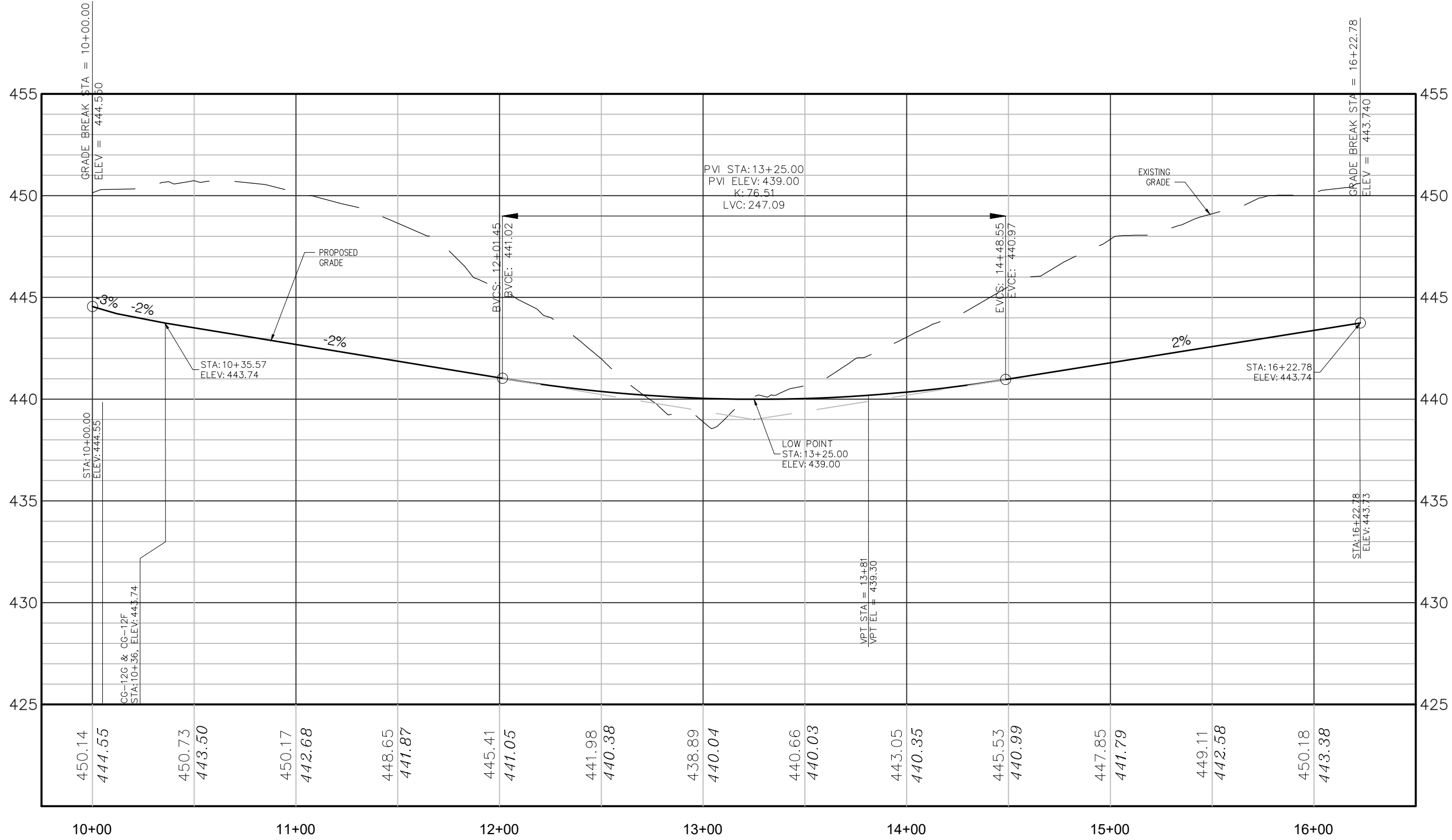
SHEET: **8** OF 38





1"=50'

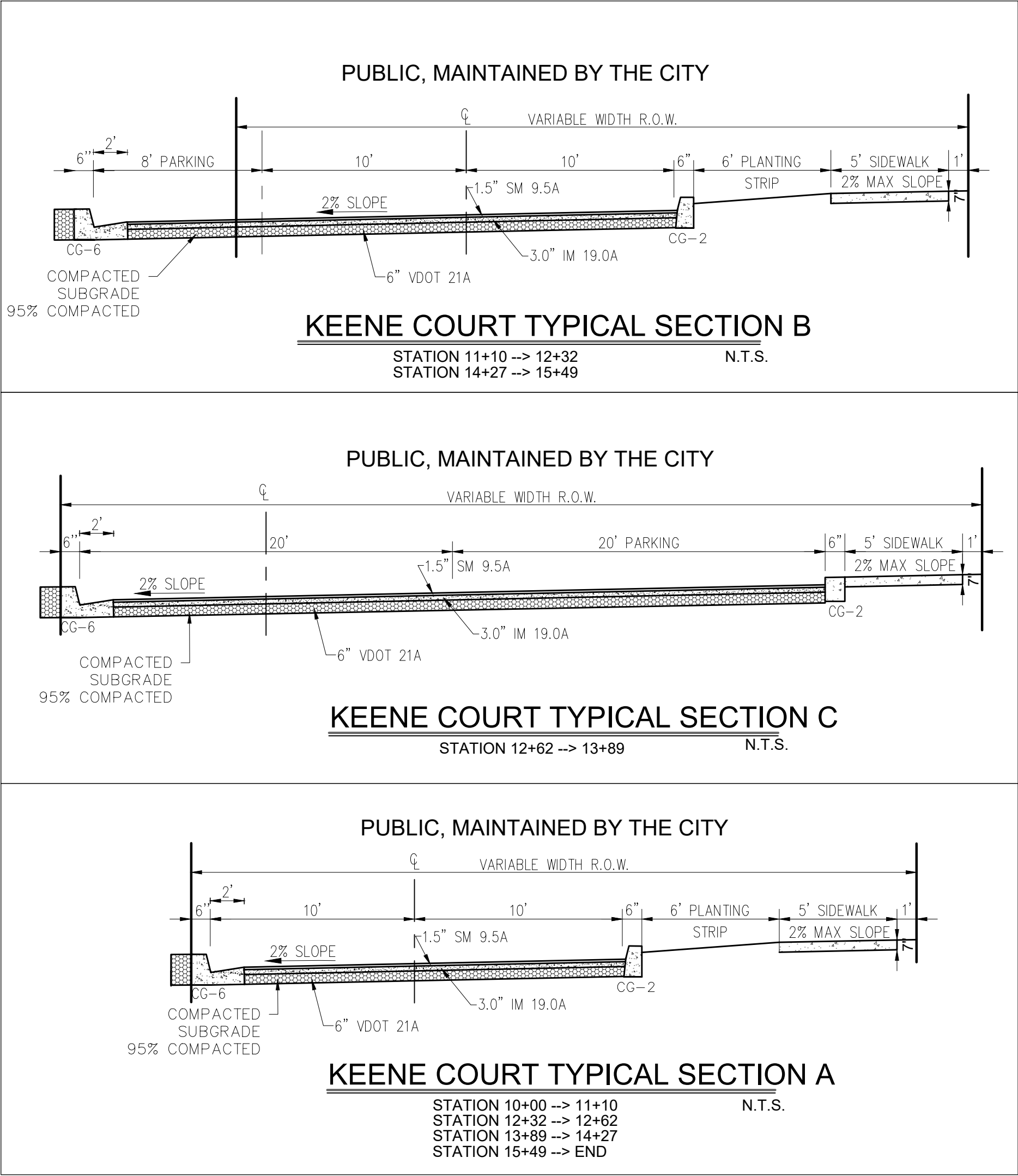
KEENE COURT (PUBLIC) SSAR STANDARDS: ADT UP TO 400 - DESIGN SPEED 20 MPH; ONE WAY TRAFFIC - MIN PAVEMENT WIDTH=20'-MAXIMUM GRADE = 10%



1"= 10'

KEENE COURT (PUBLIC)

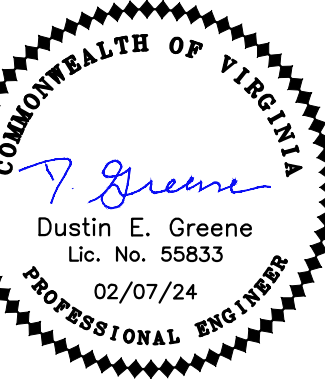
NOTE:  
CBR TEST RESULTS FROM SOIL SAMPLES AT EACH PROPOSED SUBGRADE ELEVATION WILL BE SUBMITTED TO  
PUBLIC WORKS ENGINEERING FOR REVIEW BEFORE ROAD CONSTRUCTION.



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| REVISIONS |            | REVISIONS BASED ON DEDICATED REVIEW |                                          |
|-----------|------------|-------------------------------------|------------------------------------------|
| NO.       | DATE       | BY                                  | REVISIONS TO ADDRESS ADA                 |
| I.        | 3/03/11/22 | DG                                  | MAJOR REVISIONS TO ADDRESS ADA           |
| II.       | 4/10/13/22 | DF                                  | MAJOR REVISIONS TO ADDRESS SWM & CLARITY |
| III.      | 5/11/30/22 | DF                                  | REVISIONS PER CITY COMMENTS              |
| IV.       | 6/03/21/23 | DF                                  | REVISIONS PER CITY COMMENTS              |
| V.        | 7/08/11/23 | DF                                  | REVISIONS PER CITY COMMENTS              |
| VI.       | 11/09/23   | DG                                  | REVISIONS PER CITY COMMENTS              |
| VII.      | 1/12/21/23 | DG                                  | REVISIONS PER CITY COMMENTS              |

|             |    |
|-------------|----|
| DRAFTER:    | HR |
| DESIGNER:   | DG |
| PRODUCTION: | DF |

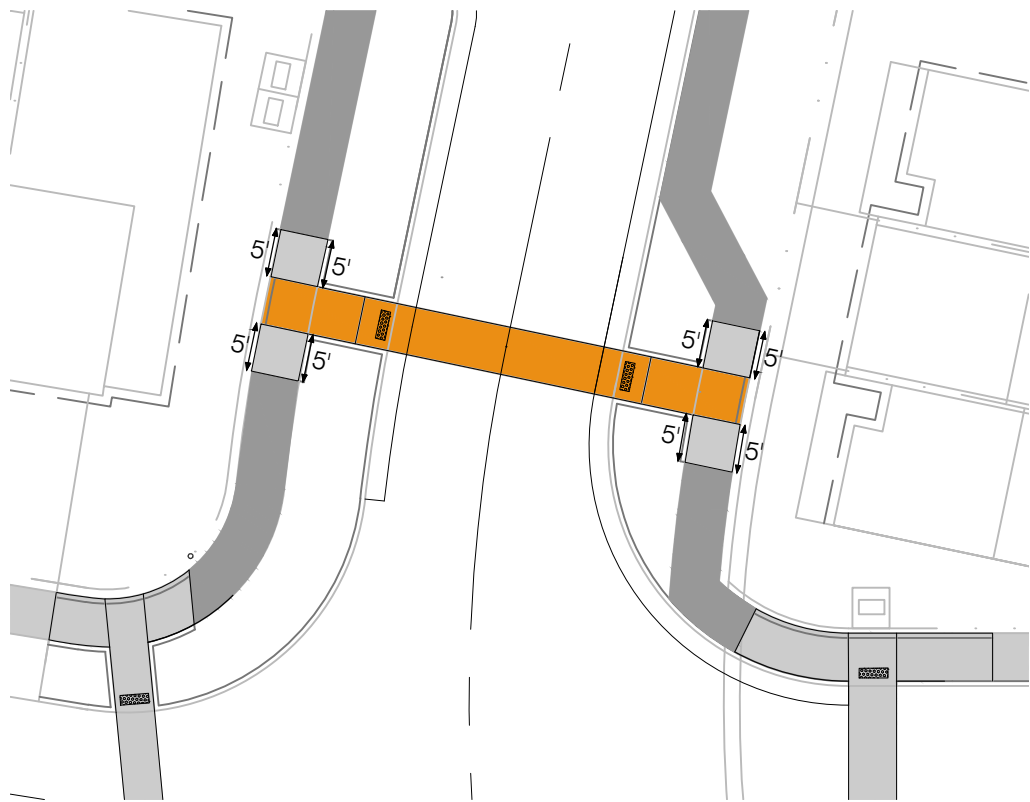


FINAL SITE PLAN  
FLINT HILL SUBDIVISION  
KEENE COURT ROAD PLAN &  
PROFILE

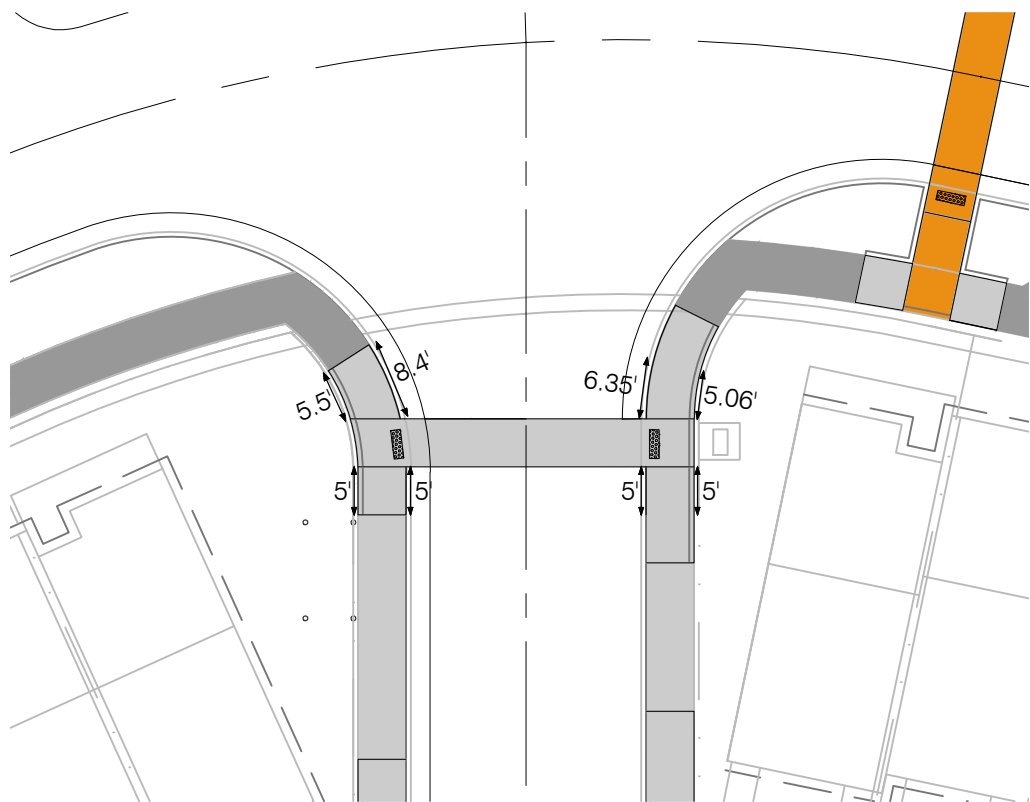
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| DATE:  | 11-16-2020 |
| SCALE: |            |
| JOB:   | 17.0170    |
| WFO:   |            |



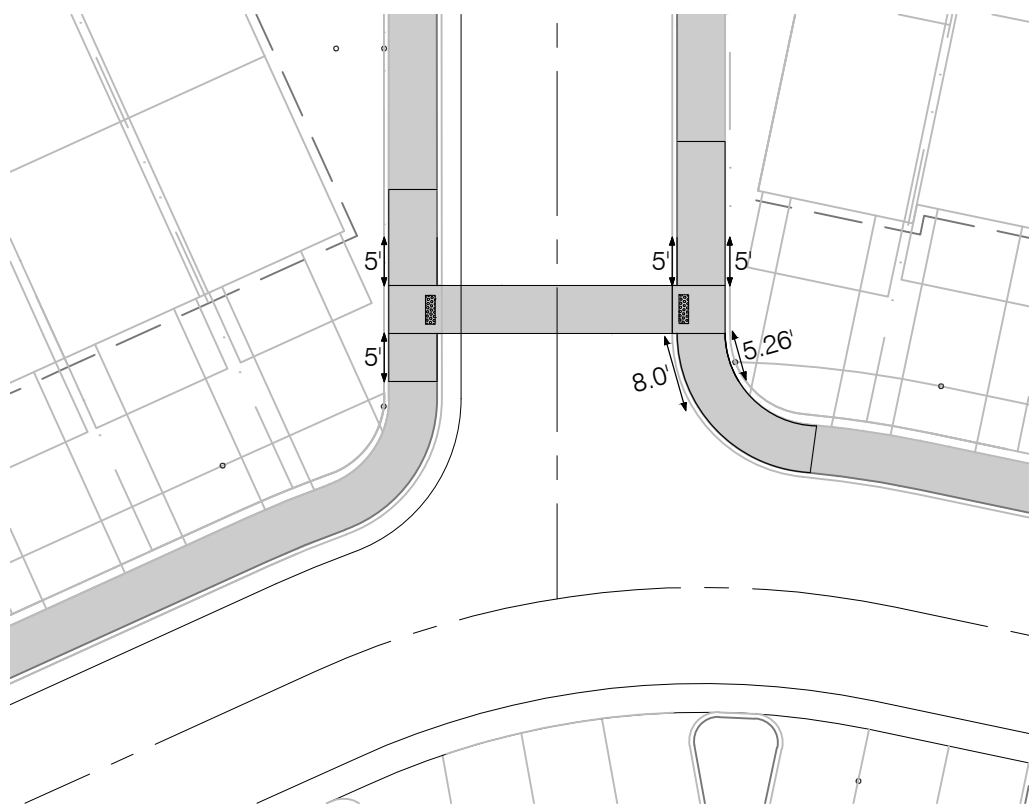
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PEDESTRIAN CROSSING - H to A  
1"=20'



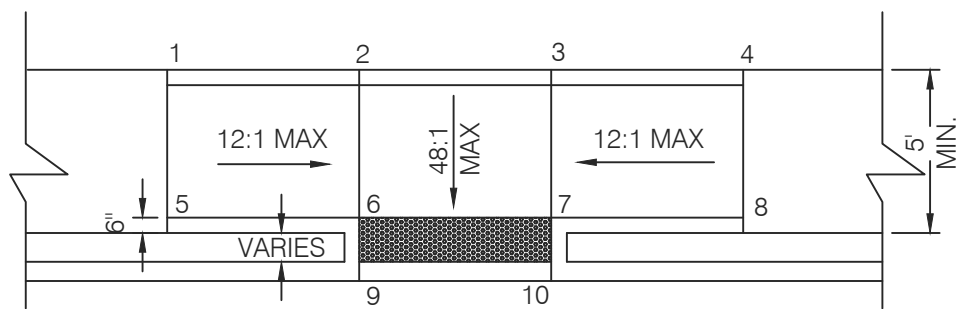
PEDESTRIAN CROSSING - B to E  
1"=20'



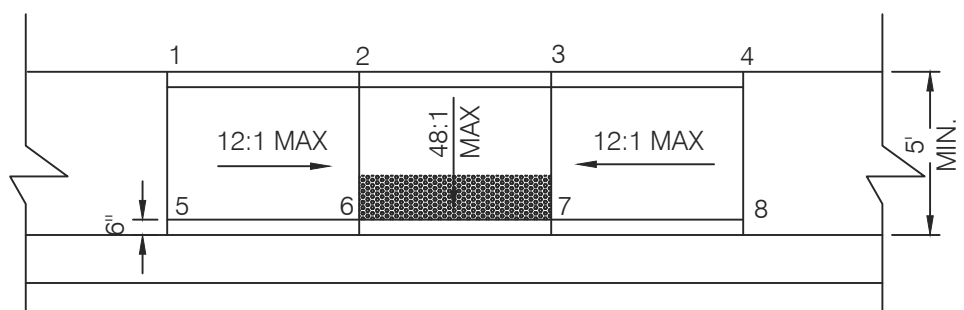
PEDESTRIAN CROSSING - C to D  
1"=20'



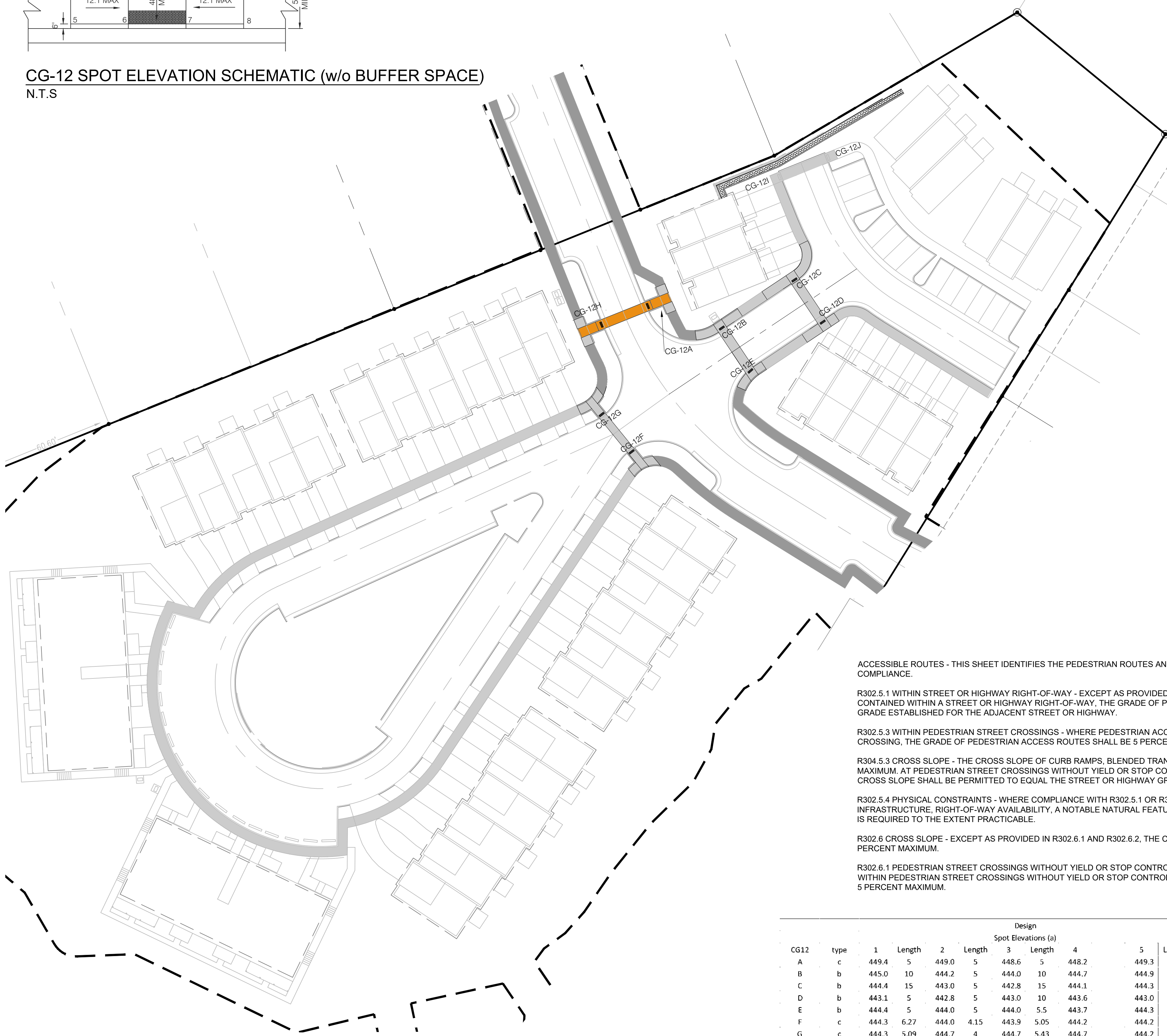
PEDESTRIAN CROSSING - G to F  
1"=20'



CG-12 SPOT ELEVATION SCHEMATIC (w/ BUFFER SPACE)  
N.T.S



CG-12 SPOT ELEVATION SCHEMATIC (w/o BUFFER SPACE)  
N.T.S



- CONFORMS TO ADA RUNNING GRADE AND CROSS SLOPE REQUIREMENTS
- CONFORMS TO PROWAG R302.5.1
- CONFORMS TO PROWAG R302.5.4 - TO THE EXTENT PRACTICABLE

ACCESSIBLE ROUTES - THIS SHEET IDENTIFIES THE PEDESTRIAN ROUTES AND THE APPLICABLE PORTIONS OF PROWAG THAT ADDRESS ADA COMPLIANCE.

R302.5.1 WITHIN STREET OR HIGHWAY RIGHT-OF-WAY - EXCEPT AS PROVIDED IN R302.5.3, WHERE PEDESTRIAN ACCESS ROUTES ARE CONTAINED WITHIN A STREET OR HIGHWAY RIGHT-OF-WAY, THE GRADE OF PEDESTRIAN ACCESS ROUTES SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY.

R302.5.3 WITHIN PEDESTRIAN STREET CROSSINGS - WHERE PEDESTRIAN ACCESS ROUTES ARE CONTAINED WITHIN A PEDESTRIAN STREET CROSSING, THE GRADE OF PEDESTRIAN ACCESS ROUTES SHALL BE 5 PERCENT MAXIMUM.

R304.5.3 CROSS SLOPE - THE CROSS SLOPE OF CURB RAMPS, BLENDED TRANSITIONS, AND TURNING SPACES SHALL BE 2 PERCENT MAXIMUM. AT PEDESTRIAN STREET CROSSINGS WITHOUT YIELD OR STOP CONTROL AND AT MIDBLOCK PEDESTRIAN STREET CROSSINGS, THE CROSS SLOPE SHALL BE PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE.

R302.5.4 PHYSICAL CONSTRAINTS - WHERE COMPLIANCE WITH R302.5.1 OR R302.5.2 IS NOT PRACTICABLE DUE TO EXISTING TERRAIN OR INFRASTRUCTURE, RIGHT-OF-WAY AVAILABILITY, A NOTABLE NATURAL FEATURE, OR SIMILAR EXISTING PHYSICAL CONSTRAINTS, COMPLIANCE IS REQUIRED TO THE EXTENT PRACTICABLE.

R302.6 CROSS SLOPE - EXCEPT AS PROVIDED IN R302.6.1 AND R302.6.2, THE CROSS SLOPE OF PEDESTRIAN ACCESS ROUTES SHALL BE 2 PERCENT MAXIMUM.

R302.6.1 PEDESTRIAN STREET CROSSINGS WITHOUT YIELD OR STOP CONTROL - WHERE PEDESTRIAN ACCESS ROUTES ARE CONTAINED WITHIN PEDESTRIAN STREET CROSSINGS WITHOUT YIELD OR STOP CONTROL, THE CROSS SLOPE OF THE PEDESTRIAN ACCESS ROUTE SHALL BE 5 PERCENT MAXIMUM.

|      |      | Design              |        |       |        |       |        |       |       |        |       |        |       |        |       |       |       |
|------|------|---------------------|--------|-------|--------|-------|--------|-------|-------|--------|-------|--------|-------|--------|-------|-------|-------|
|      |      | Spot Elevations (a) |        |       |        |       |        |       |       |        |       |        |       |        |       |       |       |
| CG12 | type | 1                   | Length | 2     | Length | 3     | Length | 4     | 5     | Length | 6     | Length | 7     | Length | 8     | 9     | 10    |
| A    | c    | 449.4               | 5      | 449.0 | 5      | 448.6 | 5      | 448.2 | 449.3 | 5      | 448.9 | 5      | 448.5 | 5      | 448.1 | 448.7 | 448.4 |
| B    | b    | 445.0               | 10     | 444.2 | 5      | 444.0 | 10     | 444.7 | 444.9 | 11     | 444.0 | 5      | 443.9 | 5      | 444.6 |       |       |
| C    | b    | 444.4               | 15     | 443.0 | 5      | 442.8 | 15     | 444.1 | 444.3 | 15     | 442.9 | 5      | 442.7 | 22     | 444.0 |       |       |
| D    | b    | 443.1               | 5      | 442.8 | 5      | 443.0 | 10     | 443.6 | 443.0 | 5      | 442.7 | 5      | 442.9 | 10     | 443.7 |       |       |
| E    | b    | 444.4               | 5      | 444.0 | 5      | 444.0 | 5.5    | 443.7 | 444.3 | 5      | 443.9 | 5      | 443.9 | 8.4    | 443.6 |       |       |
| F    | c    | 444.3               | 6.27   | 444.0 | 4.15   | 443.9 | 5.05   | 444.2 | 444.2 | 5.55   | 443.9 | 4      | 443.8 | 5.02   | 444.1 | 443.6 | 443.5 |
| G    | c    | 444.3               | 5.09   | 444.7 | 4      | 444.7 | 5.43   | 444.7 | 444.2 | 6.38   | 444.4 | 4      | 444.4 | 5.21   | 444.6 | 444.0 | 444.0 |
| H    | c    | 448.3               | 5      | 448.6 | 5      | 449.0 | 5      | 449.3 | 448.2 | 5      | 448.5 | 5      | 448.9 | 5      | 449.3 | 448.4 | 448.7 |
| I    | b    | 445.8               | 5      | 446.2 | 5      | 446.3 | 5      | n/a   | 445.7 | 5      | 446.1 | 5      | 446.2 | 5      | n/a   |       |       |
| J    | b    | n/a                 |        | 446.3 | 5      | 446.2 | 5      | 445.8 | n/a   |        | 446.2 | 5      | 446.1 | 5      | 445.7 |       |       |

ADA ROUTES & APPLICABLE PROWAG STANDARDS  
1"=30'

PURSUANT TO STATE LAW, WHETHER OR NOT SPECIFIC IMPROVEMENTS DEPICTED ON THIS SITE PLAN WILL SATISFY REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT, OR OTHER STANDARDS SET FORTH WITHIN THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC), IS SUBJECT TO REVIEW AND DETERMINATION BY THE BUILDING CODE OFFICIAL. THE SITE PLAN AGENT'S APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE ANY DETERMINATION THAT OFF-STREET PARKING, IMPROVED SURFACES, VERTICAL OR HORIZONTAL SIDEWALK CLEARANCES, PARKING SPACE DIMENSIONS AND SLOPES, OR INGRESS/EGRESS FROM PARKING TO BUILDING ENTRANCES, OR ANY OTHER IMPROVEMENTS, COMPLY WITH ADA REQUIREMENTS OR OTHER REQUIREMENTS SET FORTH WITHIN THE USBC. RELATIVE TO REQUIREMENTS OF THE ADA/USBC, ANY DEFICIENCIES—EVEN IF APPARENT ON THIS SITE PLAN—SHALL NOT BE CONSIDERED, TREATED OR DEEMED AS HAVING BEEN APPROVED BY THE SITE PLAN AGENT. (SEE, E.G., SECTIONS 34-980, 34-982, 34-896, 34-897, 34-977, ET AL.).

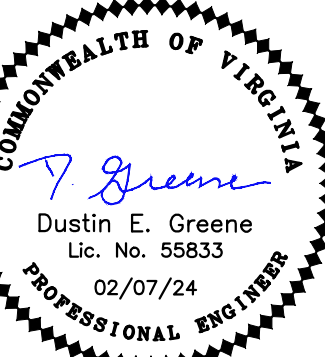
ROUDABUSH, GALE & ASSOC., INC.

A PROFESSIONAL CORPORATION  
SERVING VIRGINIA SINCE 1966

900 SECOND ST. SE  
CHARLOTTEVILLE, VA 22902  
PHONE 834-977-0205  
WWW.ROUDABUSH.COM

| REVISIONS |            | REVISIONS BASED ON |                                          | REVISIONS |            |
|-----------|------------|--------------------|------------------------------------------|-----------|------------|
| NO.       | DATE       | BY                 | REVISIONS                                | NO.       | DATE       |
| III.      | 3/03/11/22 | DG                 | MAJOR REVISIONS TO ADDRESS ADA           | III.      | 3/03/11/22 |
| IV.       | 4/10/13/22 | DF                 | MAJOR REVISIONS TO ADDRESS SWM & CLARITY | IV.       | 4/10/13/22 |
| V.        | 5/11/30/22 | DF                 | REVISIONS PER CITY COMMENTS              | V.        | 5/11/30/22 |
| VI.       | 6/03/21/23 | DF                 | REVISIONS PER CITY COMMENTS              | VI.       | 6/03/21/23 |
| VII.      | 7/08/11/23 | DF                 | REVISIONS PER CITY COMMENTS              | VII.      | 7/08/11/23 |
| VIII.     | 11/08/23   | DG                 | REVISIONS PER CITY COMMENTS              | VIII.     | 11/08/23   |
| IX.       | 1/12/21/23 | DG                 | REVISIONS PER CITY COMMENTS              | IX.       | 1/12/21/23 |

|             |    |
|-------------|----|
| DRAFTER:    | HR |
| DESIGNER:   | DG |
| PRODUCTION: | DF |



FINAL SITE PLAN  
FLINT HILL SUBDIVISION  
ADA ROUTES & DETAILS

DATE: 11-16-2020  
SCALE:  
JOB: 17.0170  
WFO:  
SHEET: 10 OF 38



## GENERAL NOTES:

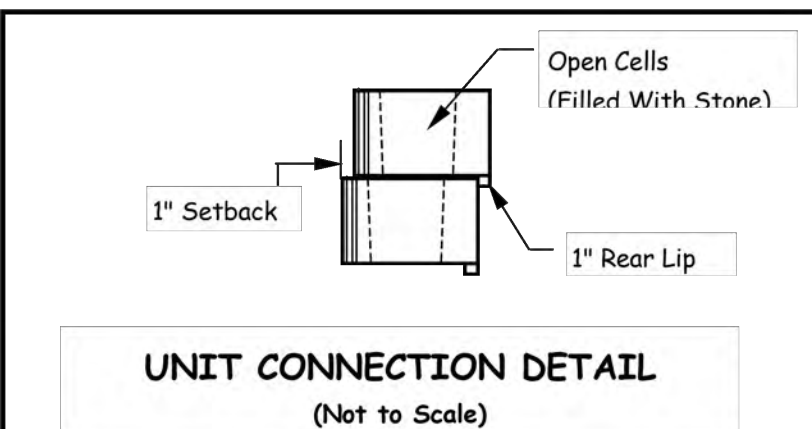
- 1.0 STRIP VEGETATIVE AND ORGANIC SOIL FROM THE WALL AND GEOGRID ALIGNMENT.
- 2.0 BENCH CUT ALL EXCAVATED SLOPES.
- 3.0 DO NOT EXCAVATE BEYOND EXCAVATION LINES SHOWN ON PLAN UNLESS DIRECTED BY THE GEOTECHNICAL ENGINEER TO REMOVE UNSUITABLE SOIL.
- 4.0 CONTRACTOR SHALL ENSURE TEMPORARY EXCAVATIONS ARE STABLE AND PROVIDE EXCAVATION SUPPORT IF NEEDED.
- 5.0 GEOTECHNICAL ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN PARAMETERS.
- 6.0 LEVELING PAD SHALL CONSIST OF COMPACTED VDOT NO. 21A STONE OR 1/2" CRUSHED STONE AND SHALL BE A MINIMUM 6-INCH THICK LAYER WITH A MINIMUM WIDTH OF 24 INCHES.

- 7.0 A 4-INCH-DIAMETER SLOTTED DRAINAGE PIPE SHALL BE INSTALLED BEHIND THE WALL AND CONNECT TO WEEPHOLES INSTALLED AT THE BASE OF THE WALL (20 FEET ON CENTER) AND EXTEND BEYOND THE FINAL GRADE TO DAYLIGHT (SEE DRAIN DETAIL).
- 8.0 DRAINAGE AGGREGATE AND UNIT (CORE) FILL SHALL CONSIST OF CLEAN ANGULAR GRAVEL (VDOT NO. 57 STONE), MEETING THE FOLLOWING GRADATION AS DETERMINED IN ACCORDANCE WITH ASTM D-422.

| STIEVE SIZE | PERCENTAGE PASSING |
|-------------|--------------------|
| 1-1/2 INCH  | 100                |
| 1 INCH      | 95-100             |
| 1/2 INCH    | 25-60              |
| NO. 4       | 0-10               |
| NO. 8       | 0-5                |

- 9.0 GEOGRIDS SHALL BE LAYD HORIZONTALLY ON COMPACTED BACKFILL FOR THE REQUIRED GEOGRID LENGTH (GL) IN THE TENSILE STRENGTH DIRECTION (PERPENDICULAR TO WALL FACE) NOTED ON THE WALL PROFILE. THE GEOGRID SHALL BE PLACED WITHIN ONE INCH OF THE FRONT FACE OF THE UNIT BELOW AND EXTEND HORIZONTALLY OVER COMPACTED FILL.
- 10.0 ANCHOR DIAMOND PRO UNITS MOLDED DIMENSIONS SHALL BE 8 INCHES HIGH BY 18 INCHES LONG BY 12 INCHES DEEP AND SHALL NOT DIFFER MORE THAN ± 1/8 INCH IN ANY DIMENSION.
- 11.0 A 1-INCH SETBACK PER UNIT (REAR LIP) SHALL BE MAINTAINED FOR PROPER BATTER (I.E. DEGREE CANT FROM VERTICAL).
- 12.0 GEOGRIDS SHALL BE PLACED WITHIN 1 INCH OF THE FRONT FACE OF THE UNITS AND GEOGRIDS PULLED TIGHT (AFTER PLACEMENT OF THE NEXT COURSE OF BLOCK UNITS) TO REMOVE SLACK AND TO INTEGRATE GEOGRIDS AND UNITS.
- 13.0 FIELD ADJUSTMENTS OF BLOCK ALIGNMENT MAY BE MADE ON NON-REINFORCEMENT LAYERS WITH THE USE OF SHIMS OR ASPHALT SHINGLES TO RAISE ONE COURSE OF BLOCK BY A MAXIMUM OF 1/4 INCH VERTICAL HEIGHT.

- 14.0 STABILIZED AGGREGATE SHALL CONSIST OF THE FOLLOWING:  
DESIGN 28-DAY COMPRESSIVE STRENGTH 1,500 PSI NON-AIR  
WATER/CEMENT RATIO (L/B/LBS) 0.41  
AIR VOIDS 25%  
CEMENT  
PORTLAND TYPE 1 CEMENT 200 LBS, S6 = 3.15  
FLY ASH 200 LBS  
AGGREGATES  
COARSE AGGREGATES, NO. 8 OR NO. 57 STONE 2,500 LBS, S6 = 2.62  
RODDED UNIT WEIGHT 98.88 PCF  
WATER, MAXIMUM TOTAL 166 LBS, S6 = 1.00  
OPTIONAL ADMIXTURE  
POSSOLITH 100 X R-RETARDER 8 OZ/CUBIC YARD
- 15.0 ALL OTHER ENGINEERED FILL SHALL BE PLACED IN 8-INCH LIFTS AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM STANDARD PROCTOR DENSITY (ASTM D-698) AND WITHIN ± 3 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. COMPACTION TESTS SHALL BE PERFORMED AS THE WALL IS INSTALLED. COMPACTION WITHIN 3 FEET OF THE WALL SHALL BE LIMITED TO HAND-OPERATED EQUIPMENT.
- 16.0 A VIBRATORY PLATE TAMPER SHALL BE USED TO DENSIFY NO. 57 STONE. COMPACTION TESTS CAN BE WAIVED WHERE NO. 57 STONE IS USED AS REINFORCED FILL.
- 17.0 CONTRACTOR SHALL SLOPE SITE GRADES TO DIRECT SURFACE RUNOFF AWAY FROM WALL AT END OF EACH DAY TO AVOID WATER DAMAGING THE WALL WHILE UNDER CONSTRUCTION.
- 18.0 ANY SURFACE DRAINAGE FEATURES, FINISH GRADING, PAVEMENT, OR TURF SHALL BE INSTALLED IMMEDIATELY AFTER THE WALL IS COMPLETED.
- 19.0 IF SITE AND SOIL CONDITIONS, WALL GEOMETRY, OR WALL LOADING ARE DIFFERENT THAN THE DRAWINGS AND THE DESIGN PARAMETERS, THE CONTRACTOR MUST CONTACT THE WALL DESIGN ENGINEER PRIOR TO PROCEEDING WITH THE CONSTRUCTION OF THE WALL.
- 20.0 DETAIL FOR PEDESTRIAN GUARD POSTS AT THE TOP OF THE WALL IS PROVIDED FOR PLACEMENT OF POSTS BEHIND THE WALL.



UNIT CONNECTION DETAIL  
(Not to Scale)

## DESIGN PARAMETERS:

1. BUILDING CODES: 2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC) AND 2018 INTERNATIONAL BUILDING CODE (IBC).
2. THE WALL PROFILES ARE BASED ON THE GRADING PLAN, SHEET NO. 16 OF 37, DATED MAY 24, 2023, PREPARED BY ROUDABUSH, GALE & ASSOCIATES.
3. WALL DETAILS SHOWN ON THIS PLAN ARE FOR ANCHOR DIAMOND PRO SEGMENTAL RETAINING WALL (SRW) UNITS MEETING THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA) CRITERIA FOR SRW WALL SYSTEMS. ENGINEERING ANALYSTS BASED ON USE OF STRATAGRID S6200 GEOGRIDS. OTHER COMPATIBLE GEOGRIDS MAY BE SUBSTITUTED WITH THE APPROVAL OF THE WALL DESIGN ENGINEER.
5. THE DESIGN OF THE SEGMENTAL RETAINING WALL (SRW) ASSUMES THE FOLLOWING PARAMETERS:  
SOIL CONDITIONS SOIL Type UNIT WEIGHT (PCF) FRICTION ANGLE Φ (DEG) COHESION (PSF)  
REINFORCED FILL Stabilized Aggregate 120 40 0  
RETAINED SOIL SM, ML or MH 120 28 0  
FOUNDATION SOIL SM, ML or MH 120 28 100

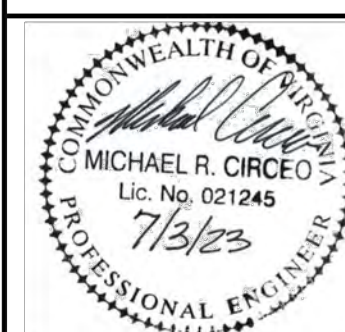
4. USE STABILIZED AGGREGATE IN THE REINFORCED ZONE BEHIND THE SEGMENTAL RETAINING WALLS TO LIMIT EXCAVATION IN PLACE OF ENGINEERED FILL IN REINFORCED FILL ZONE.

DO NOT USE HIGH PLASTICITY CLAY (GH-MH), ROOTS OR TOPSOIL IN REINFORCED ZONE. ANY SOFT, SATURATED SOIL ENCOUNTERED IN SUBGRADE SHALL BE UNDERCUT AND REPLACED WITH CRUSHED STONE TO STABILIZE THE FOUNDATION SUBGRADE OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

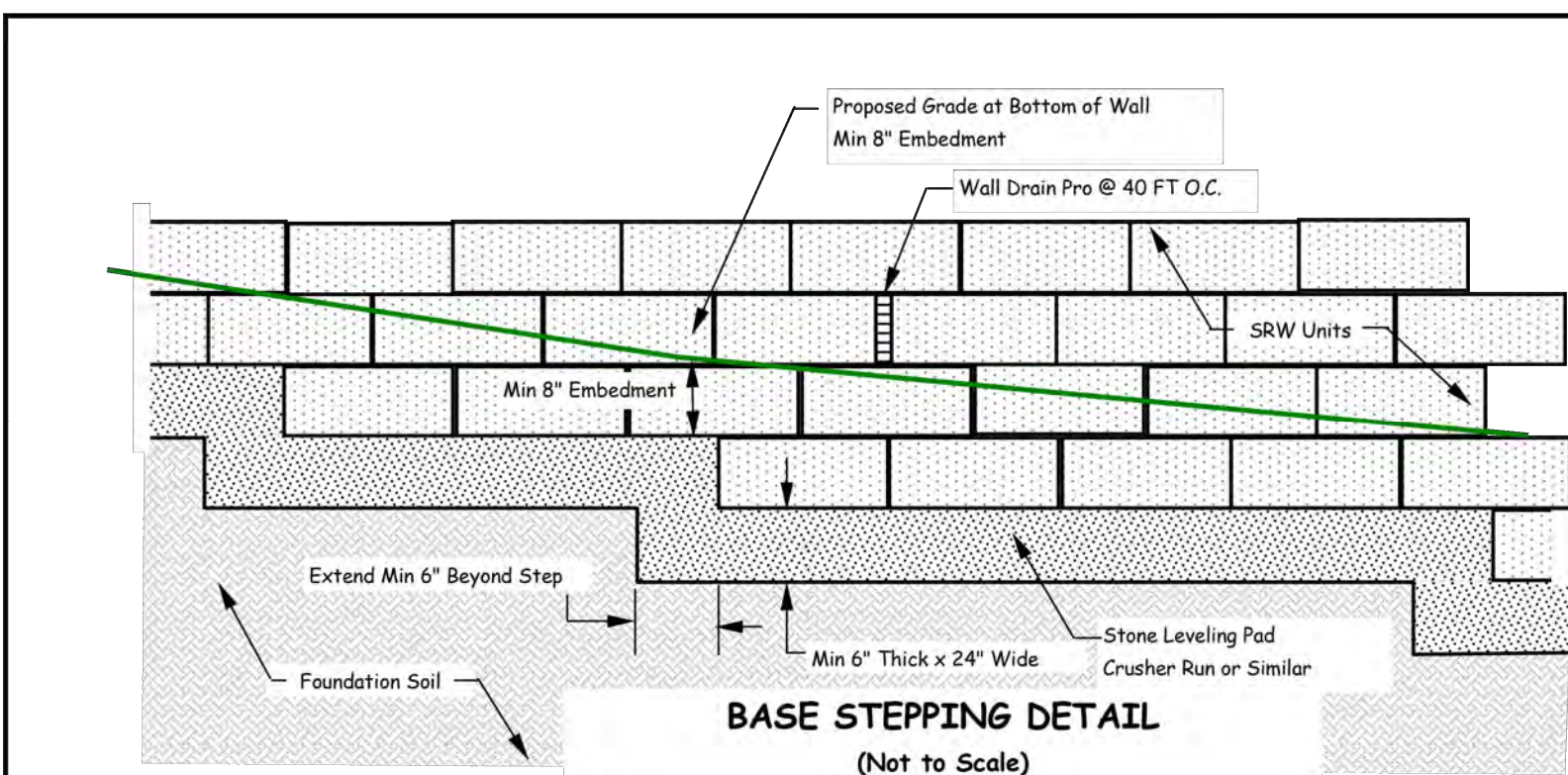
WALL A - MAX. WALL HEIGHT (INCLUDING EMBEDMENT) = 10.67 FEET

FRONT SLOPE = LEVEL  
BACKSLOPE BEHIND THE WALL = LEVEL  
SURCHARGE AT TOP OF WALL = NONE

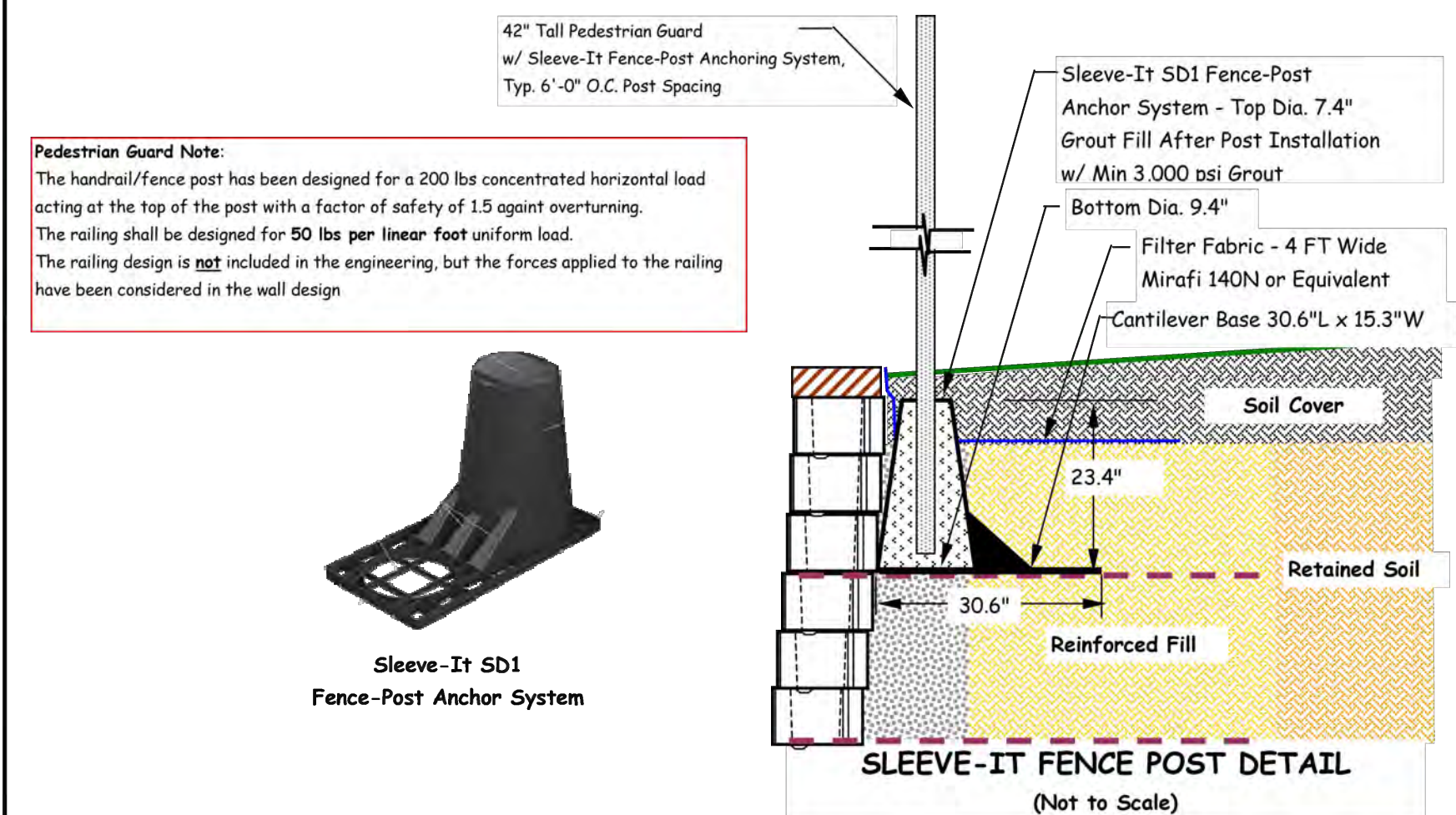
MIN FACTOR OF SAFETY (SLIDING) = 1.5  
MIN FACTOR OF SAFETY (OVERTURNING) = 2.0  
MIN FACTOR OF SAFETY (BEARING CAPACITY) = 2.0  
q = DESIGN SOIL BEARING PRESSURE = 900 PSF TO 1,800 PSF  
(SEE NOTE ON WALL PROFILES)



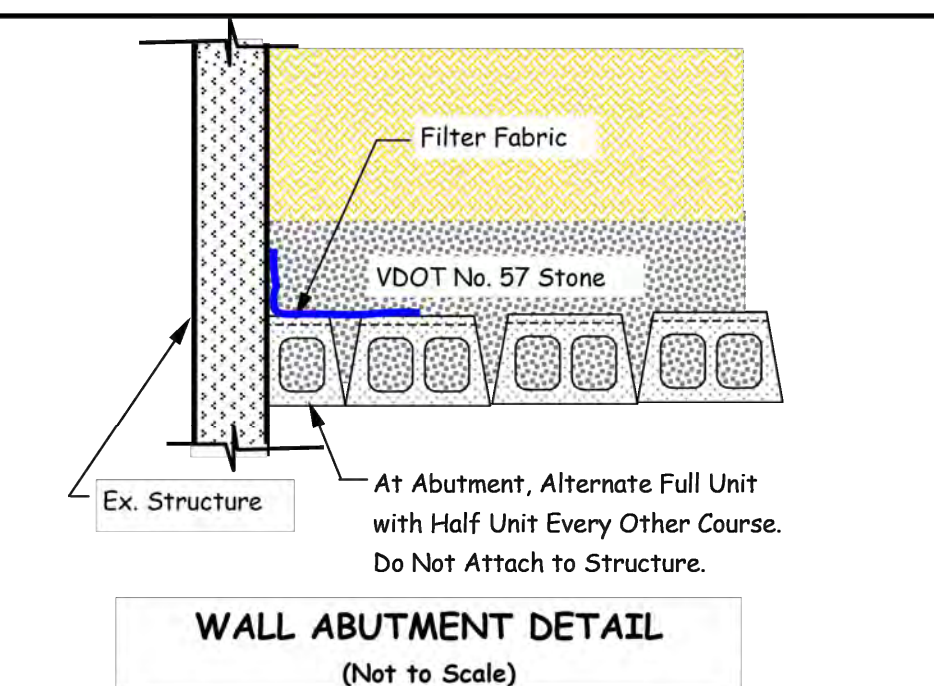
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|-------------------------------------------------------------|----------|-----------------------------------------------------------------------------------------------|---------|
| Flint Hill Subdivision<br>City of Charlottesville, Virginia |          |                                                                                               |         |
| Circeo Geotechnical Engineering, P.C.                       |          | CIRCEO GEOTECH<br>5956 Buckland Mill Road<br>Roanoke, Virginia 24019<br>Phone: (540) 366-2379 |         |
| Scale:                                                      | N/A      | Project No.                                                                                   | RW-2981 |
| Date:                                                       | 07/03/23 | Sheet                                                                                         | 2 of 6  |
| Revision:                                                   | ---      |                                                                                               |         |



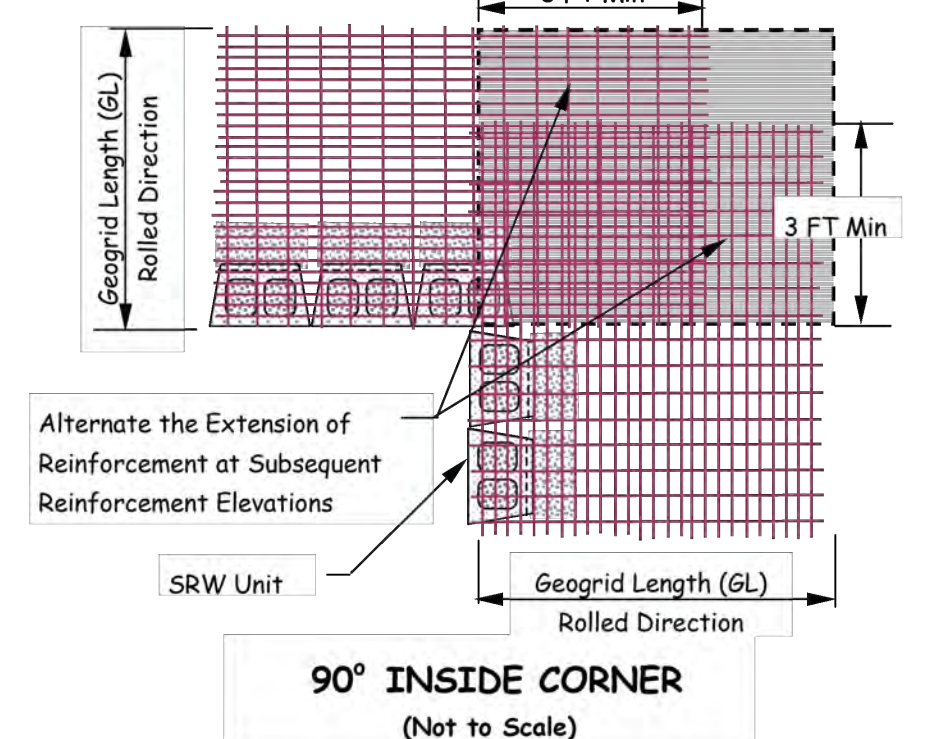
BASE STEPPING DETAIL  
(Not to Scale)



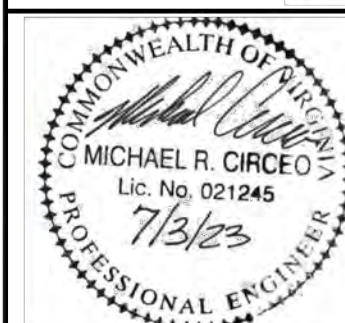
SLEEVE-IT FENCE POST DETAIL  
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WALL ABUTMENT DETAIL  
(Not to Scale)

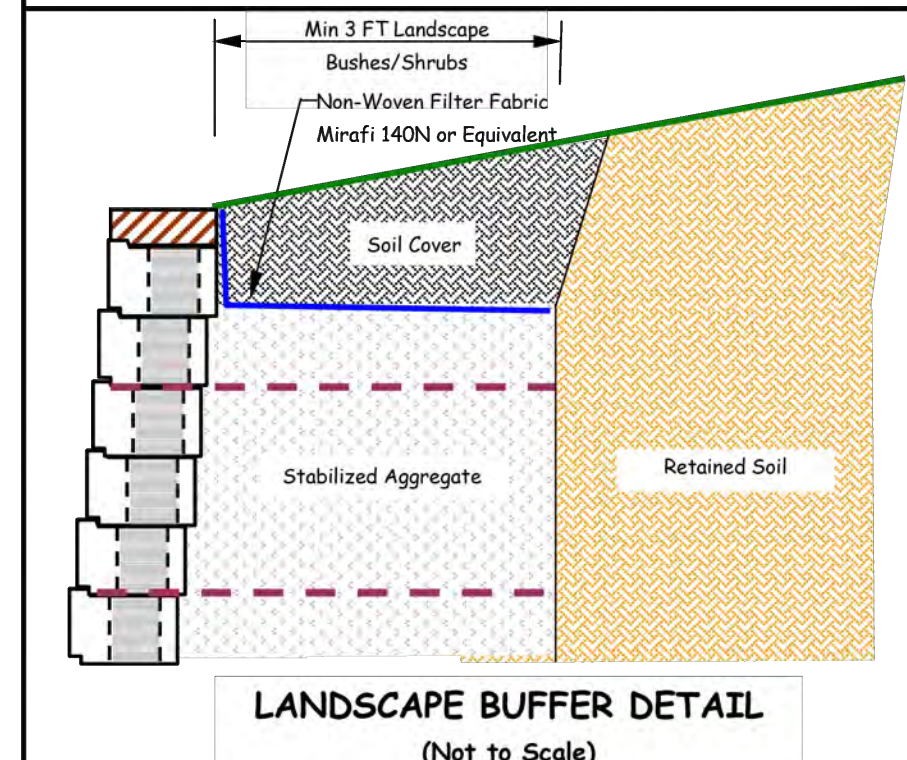


90° INSIDE CORNER  
(Not to Scale)



|                                                             |          |                                                                                               |         |
|-------------------------------------------------------------|----------|-----------------------------------------------------------------------------------------------|---------|
| Flint Hill Subdivision<br>City of Charlottesville, Virginia |          |                                                                                               |         |
| Circeo Geotechnical Engineering, P.C.                       |          | CIRCEO GEOTECH<br>5956 Buckland Mill Road<br>Roanoke, Virginia 24019<br>Phone: (540) 366-2379 |         |
| Scale:                                                      | N/A      | Project No.                                                                                   | RW-2981 |
| Date:                                                       | 07/03/23 | Sheet                                                                                         | 4 of 6  |
| Revision:                                                   | ---      |                                                                                               |         |

TYPICAL RETAINING WALL CROSS SECTION  
USING STABILIZED AGGREGATE  
(Not to Scale)

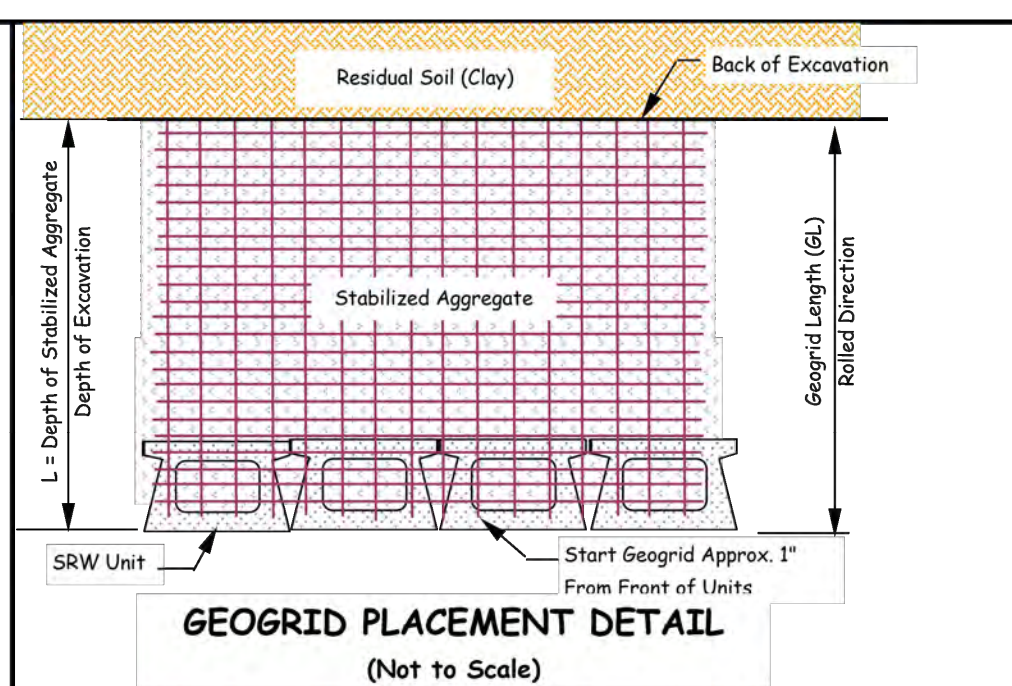


LANDSCAPE BUFFER DETAIL  
(Not to Scale)

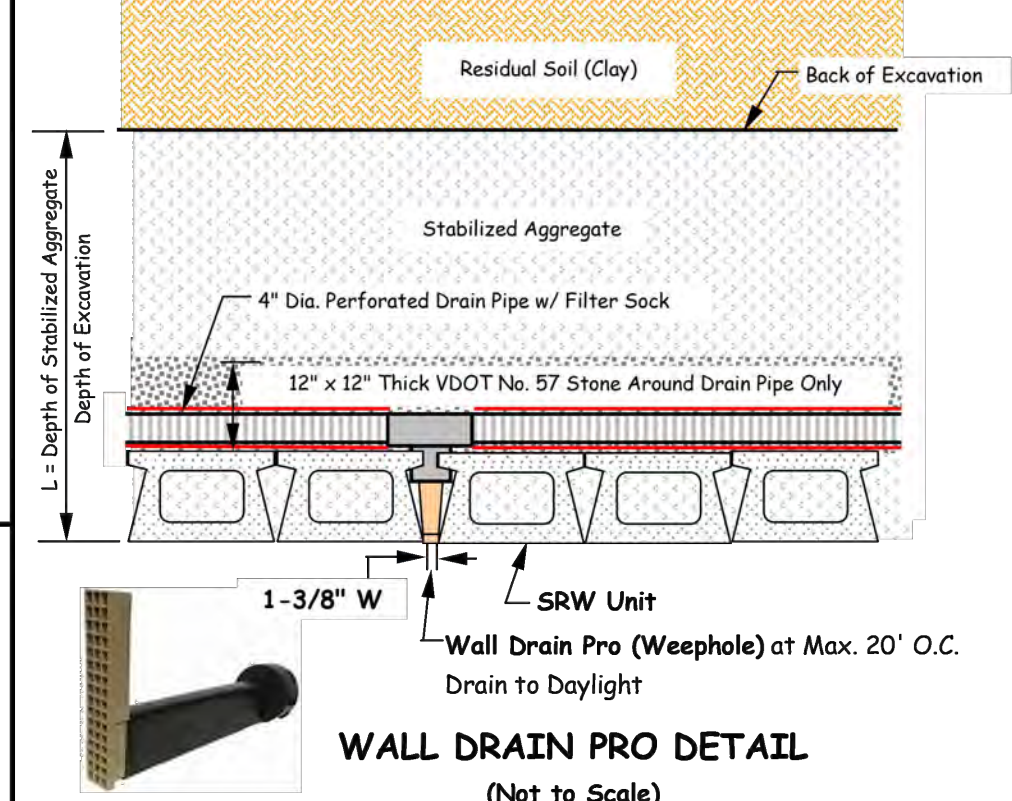
## STABILIZED AGGREGATE MIX DESIGN

STABILIZED AGGREGATE SHALL CONSIST OF THE FOLLOWING:

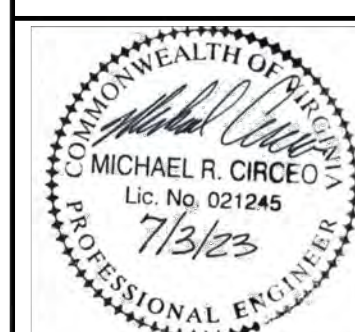
|                                    |                                                                                               |
|------------------------------------|-----------------------------------------------------------------------------------------------|
| DESIGN 28-DAY COMPRESSIVE STRENGTH | 1,500 PSI NON-AIR                                                                             |
| WATER/CEMENT RATIO (L/B/LBS)       | 0.41                                                                                          |
| AIR VOIDS                          | 25%                                                                                           |
| CEMENT                             | PORTLAND TYPE 1 CEMENT 200 LBS, S6 = 3.15<br>FLY ASH 200 LBS                                  |
| AGGREGATES                         | COARSE AGGREGATES, NO. 8 OR NO. 57 STONE 2,520 LBS, S6 = 2.62<br>RODDED UNIT WEIGHT 98.88 PCF |
| WATER                              | WATER, MAXIMUM TOTAL 166 LBS, S6 = 1.00                                                       |
| OPTIONAL ADMIXTURE                 | POSSOLITH 100 X R-RETARDER 8 OZ/CUBIC YARD                                                    |



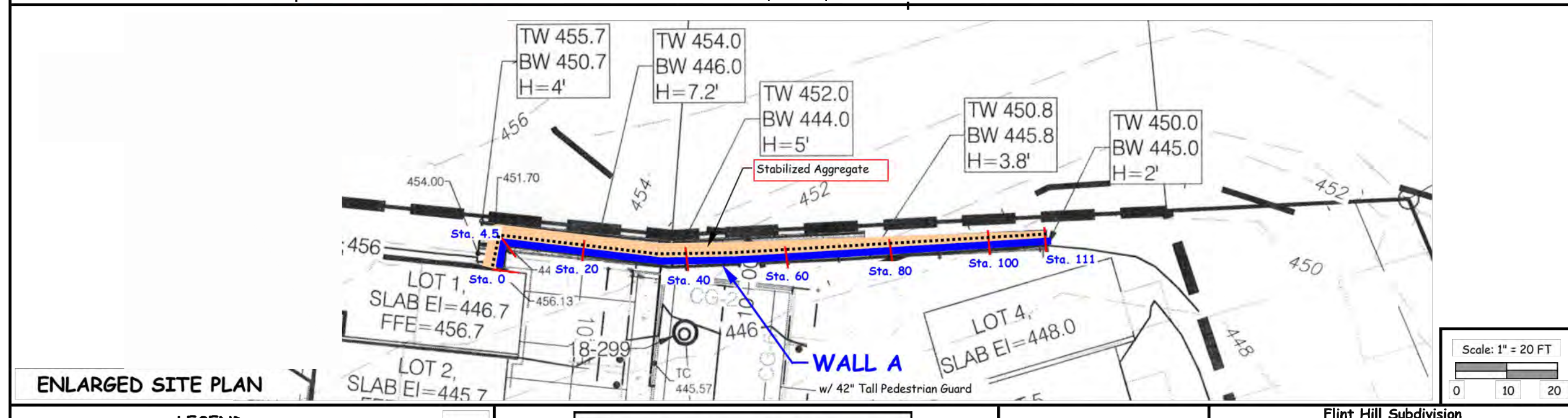
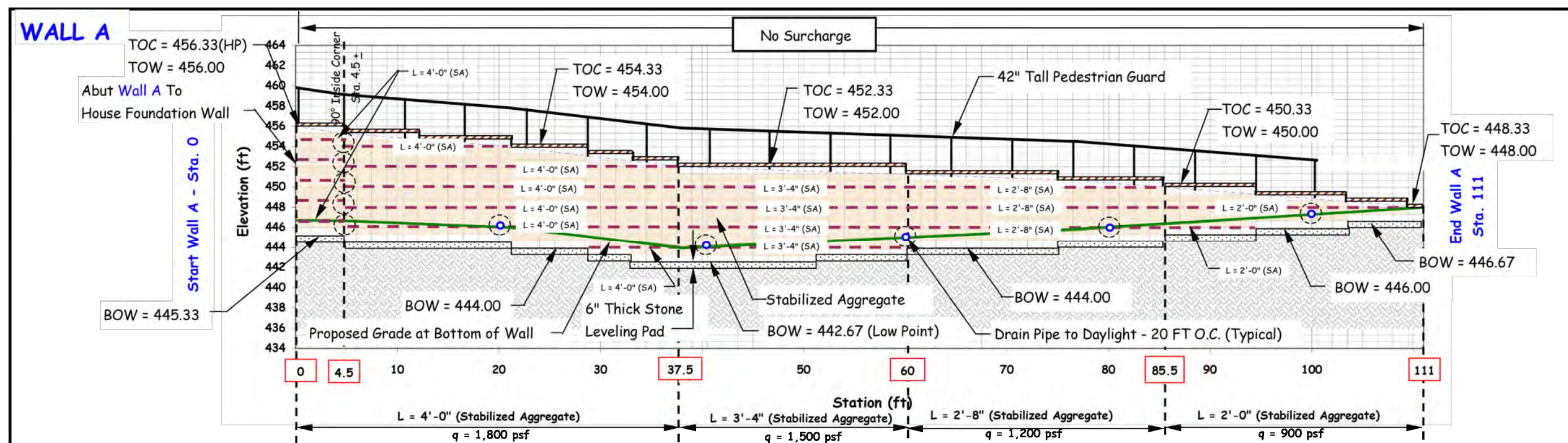
GEOGRID PLACEMENT DETAIL  
(Not to Scale)



WALL DRAIN PRO DETAIL  
(Not to Scale)



|                                                             |          |                                                                                               |         |
|-------------------------------------------------------------|----------|-----------------------------------------------------------------------------------------------|---------|
| Flint Hill Subdivision<br>City of Charlottesville, Virginia |          |                                                                                               |         |
| Circeo Geotechnical Engineering, P.C.                       |          | CIRCEO GEOTECH<br>5956 Buckland Mill Road<br>Roanoke, Virginia 24019<br>Phone: (540) 366-2379 |         |
| Scale:                                                      | N/A      | Project No.                                                                                   | RW-2981 |
| Date:                                                       | 07/03/23 | Sheet                                                                                         | 3 of 6  |
| Revision:                                                   | ---      |                                                                                               |         |



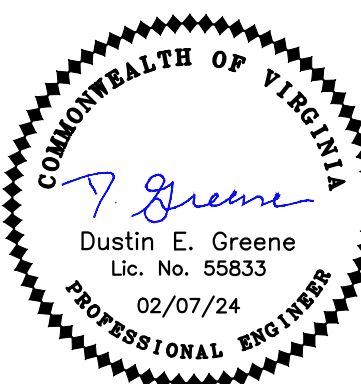
|                                                             |                        |                                                                                               |         |
|-------------------------------------------------------------|------------------------|-----------------------------------------------------------------------------------------------|---------|
| Flint Hill Subdivision<br>City of Charlottesville, Virginia |                        |                                                                                               |         |
| Circeo Geotechnical Engineering, P.C.                       |                        | CIRCEO GEOTECH<br>5956 Buckland Mill Road<br>Roanoke, Virginia 24019<br>Phone: (540) 366-2379 |         |
| Scale:                                                      | 1" = 10' H, 1" = 10' V | Project No.                                                                                   | RW-2981 |
| Date:                                                       | 07/03/23               | Sheet                                                                                         | 5 of 6  |
| Revision:                                                   | ---                    |                                                                                               |         |

ROUDABUSH, GALE & ASSOC., INC.

A PROFESSIONAL CORPORATION  
SERVING VIRGINIA SINCE 1956  
909 SECOND ST. SE  
CHARLOTTEVILLE, VA 22902  
PHONE 834-977-0205  
WWW.ROUDABUSH.COM

| REVISIONS |            |    |                                          |
|-----------|------------|----|------------------------------------------|
| NO.       | DATE       | BY | REVISIONS BASED ON                       |
| III       | 3/03/1/22  | DG | MAJOR REVISIONS TO ADDRESS ADA           |
| IV        | 4/10/13/22 | DF | MAJOR REVISIONS TO ADDRESS SWM & CLARITY |
| V         | 5/11/30/22 | DF | REVISIONS PER CITY COMMENTS              |
| VI        | 6/03/21/23 | DF | REVISIONS PER CITY COMMENTS              |
| VII       | 7/08/11/23 | DF | REVISIONS PER CITY COMMENTS              |
| VIII      | 11/03/23   | DG | REVISIONS PER CITY COMMENTS              |
| IX        | 11/12/23   | DG | REVISIONS PER CITY COMMENTS              |

DRAFTER: HR  
DESIGNER: DG  
PRODUCTION: DF



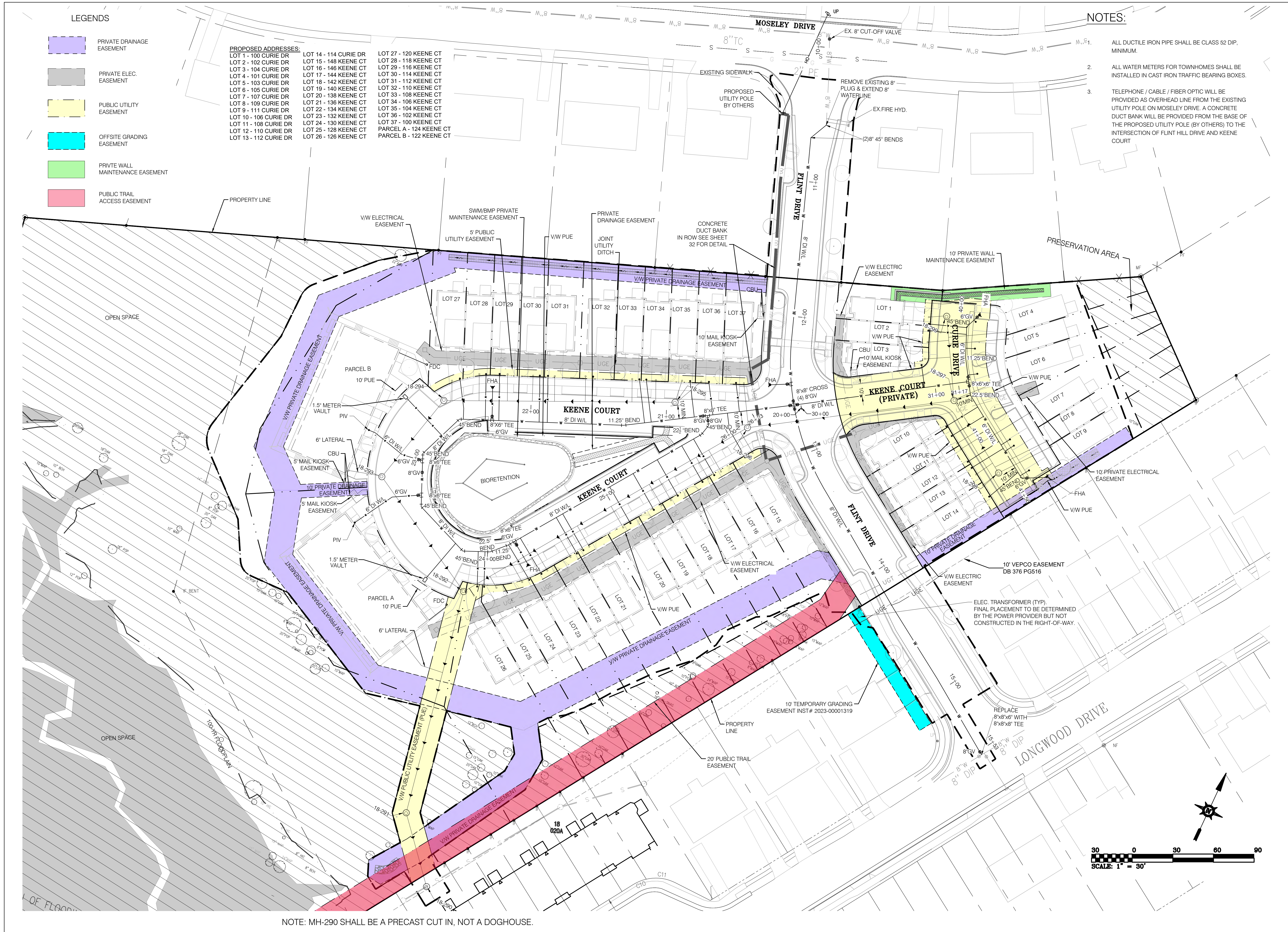
FINAL SITE PLAN  
FLINT HILL SUBDIVISION

SITE RETAINING WALL

|        |            |
|--------|------------|
| DATE:  | 11-16-2020 |
| SCALE: |            |
| JOB:   | 17.0170    |
| WFO:   |            |
| SHEET: | 11 OF 38   |



Q:\2023\170170A Flint Hill Site Development Plan\DWG\01\_Sheets\12\_Utility Plan.dwg, 3/1/2024 10:53:35 PM, DWG To PDF.pc3



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| REVISIONS |            |
|-----------|------------|
| NO.       | DATE       |
| III       | 3/03/11/22 |
| IV        | 4/10/13/22 |
| V         | 5/11/30/22 |
| VI        | 6/03/21/23 |
| VII       | 7/08/11/23 |
| VIII      | 11/03/23   |
| IX        | 11/22/23   |

| REVISIONS BASED ON/REVIEW |            |
|---------------------------|------------|
| BY                        | DATE       |
| DG                        | 3/03/11/22 |
| DF                        | 4/10/13/22 |
| DF                        | 5/11/30/22 |
| DF                        | 6/03/21/23 |
| DF                        | 7/08/11/23 |
| DG                        | 11/03/23   |
| DG                        | 11/22/23   |

| REVISIONS TO ADDRESS ADA |            |
|--------------------------|------------|
| BY                       | DATE       |
| HR                       | 3/03/11/22 |
| DG                       | 4/10/13/22 |
| DF                       | 5/11/30/22 |

| REVISIONS PER CITY COMMENTS |            |
|-----------------------------|------------|
| BY                          | DATE       |
| DF                          | 6/03/21/23 |
| DF                          | 7/08/11/23 |
| DG                          | 11/03/23   |
| DG                          | 11/22/23   |

DRAFTER: HR  
DESIGNER: DG  
PRODUCTION: DF

COMMONWEALTH OF VIRGINIA  
Dustin E. Greene  
Lic. No. 55833  
02/07/24  
PROFESSIONAL ENGINEER

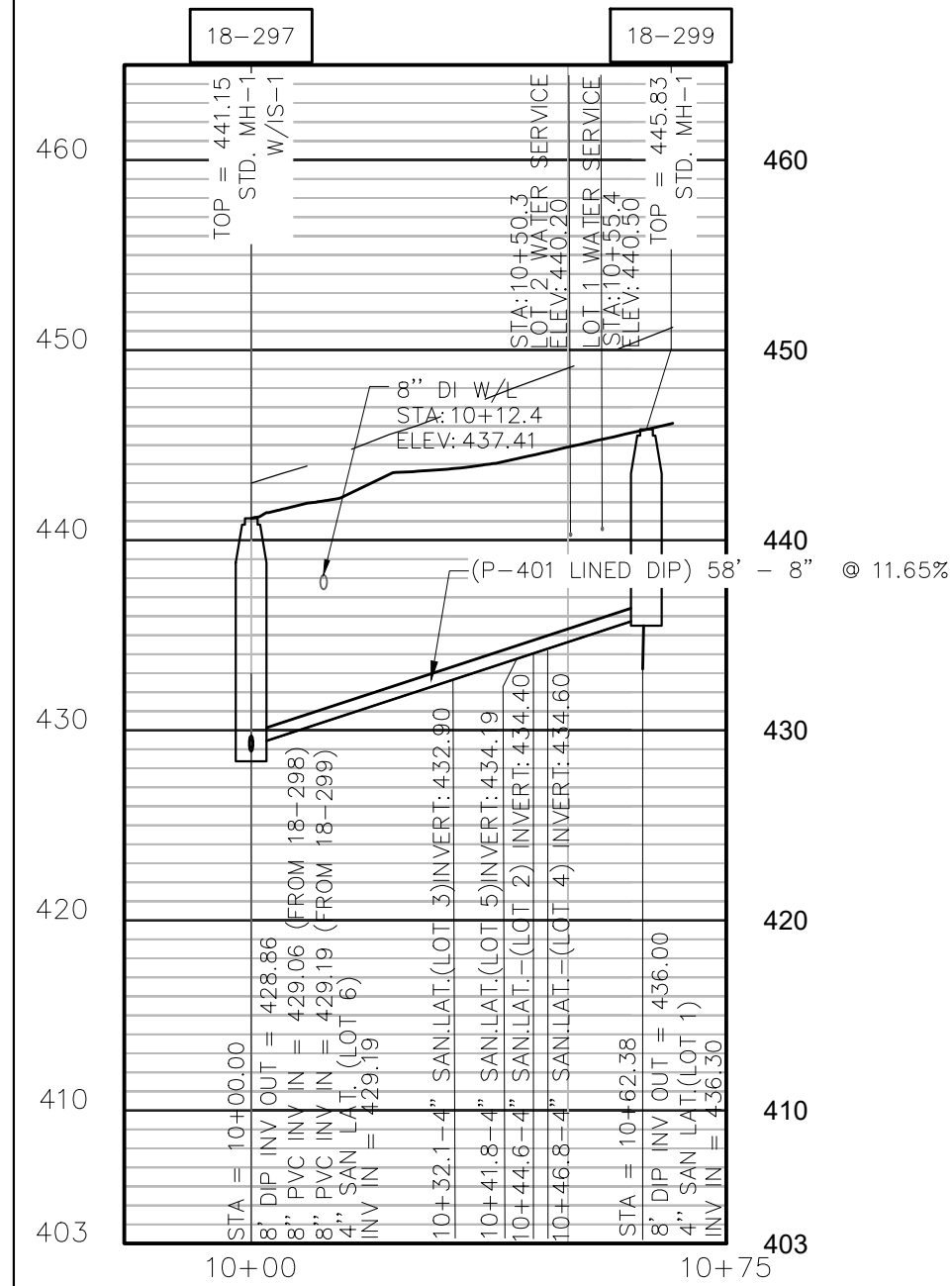
FINAL SITE PLAN  
FLINT HILL SUBDIVISION

UTILITY PLAN

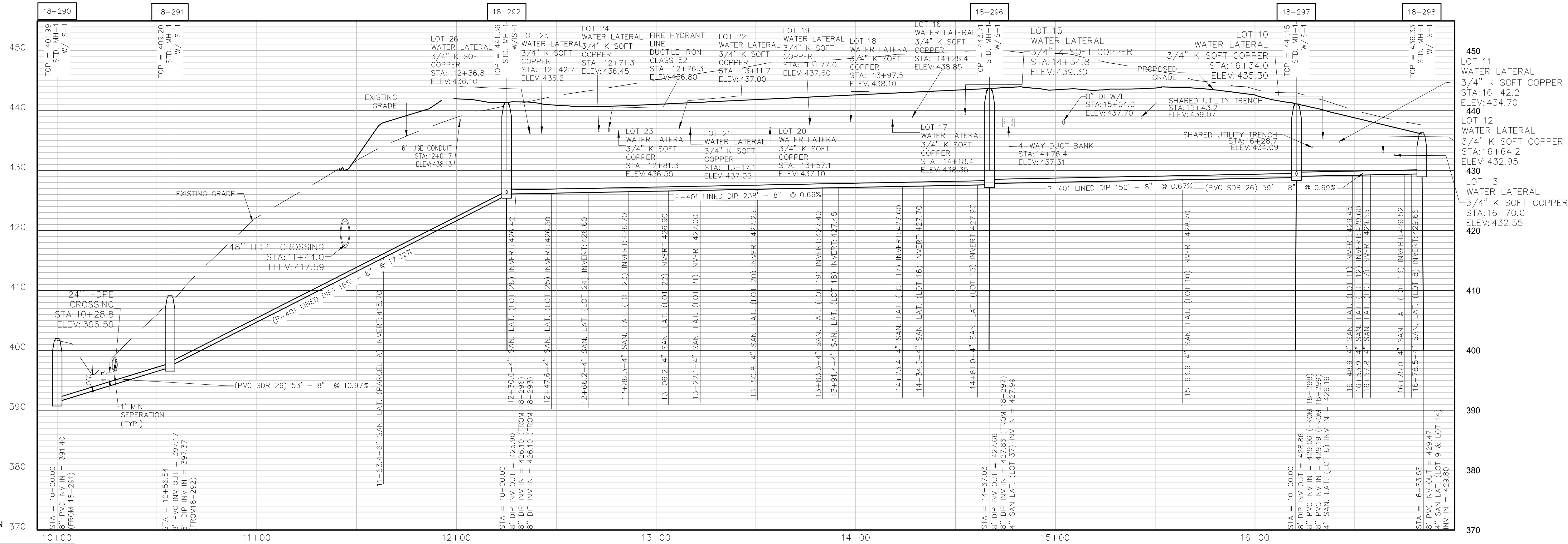
|        |            |
|--------|------------|
| DATE:  | 11-16-2020 |
| SCALE: | 17.0170    |
| WFO:   |            |

**12** OF 38





NOTE :1.5' MIN SEPARATION BETWEEN DOMESTIC W/L SANITARY MAIN  
1.0' MIN SEPARATION BETWEEN STORM SEWER AND SANITARY MAIN  
1.5' MIN SEPARATION BETWEEN SANITARY MAIN AND WATER



## SANITARY SEWER PROFILE 18-297 TO 18-299

H SCALE: 1"= 30'

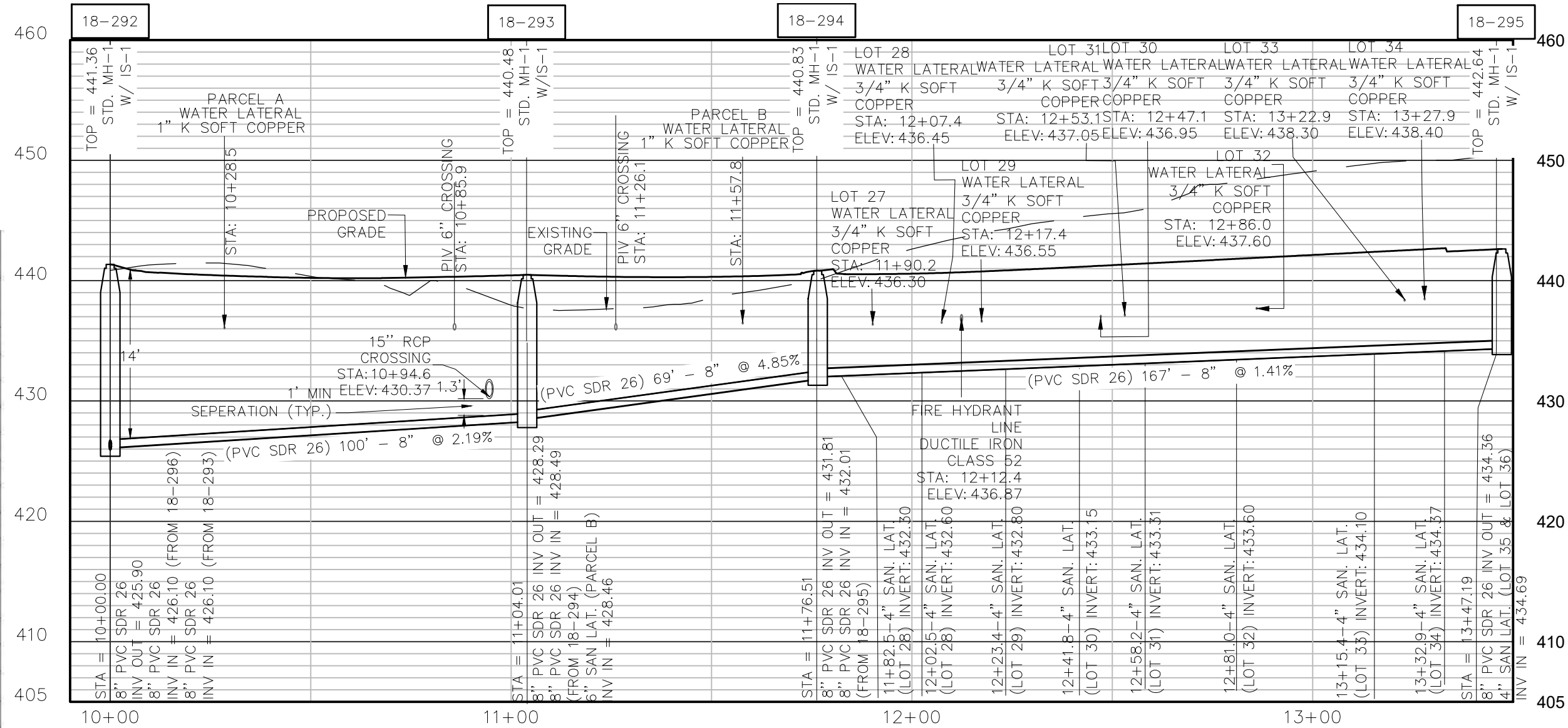
V SCALE: 1"= 10'

NOTES:

1. MH 18-290 SHALL BE PRECAST CUT-IN MH.

NOTES:

1. ALL LATERALS SHALL BE LEFT 3' FROM BASEMENT FLOOR ELEVATION.

[illegible]

NOTE :1.5' MIN SEPARATION BETWEEN DOMESTIC W/L SANITARY MAIN  
1.0' MIN SEPARATION BETWEEN STORM SEWER AND SANITARY SEWER

## SANITARY SEWER PROFILE 18-292 TO 18-295

H SCALE: 1"= 30'

V SCALE: 1"= 10'

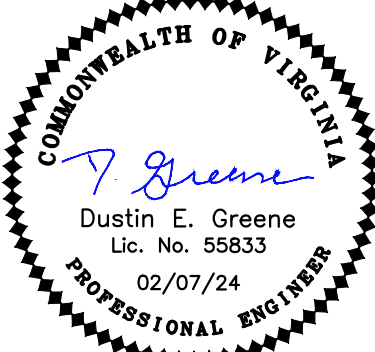


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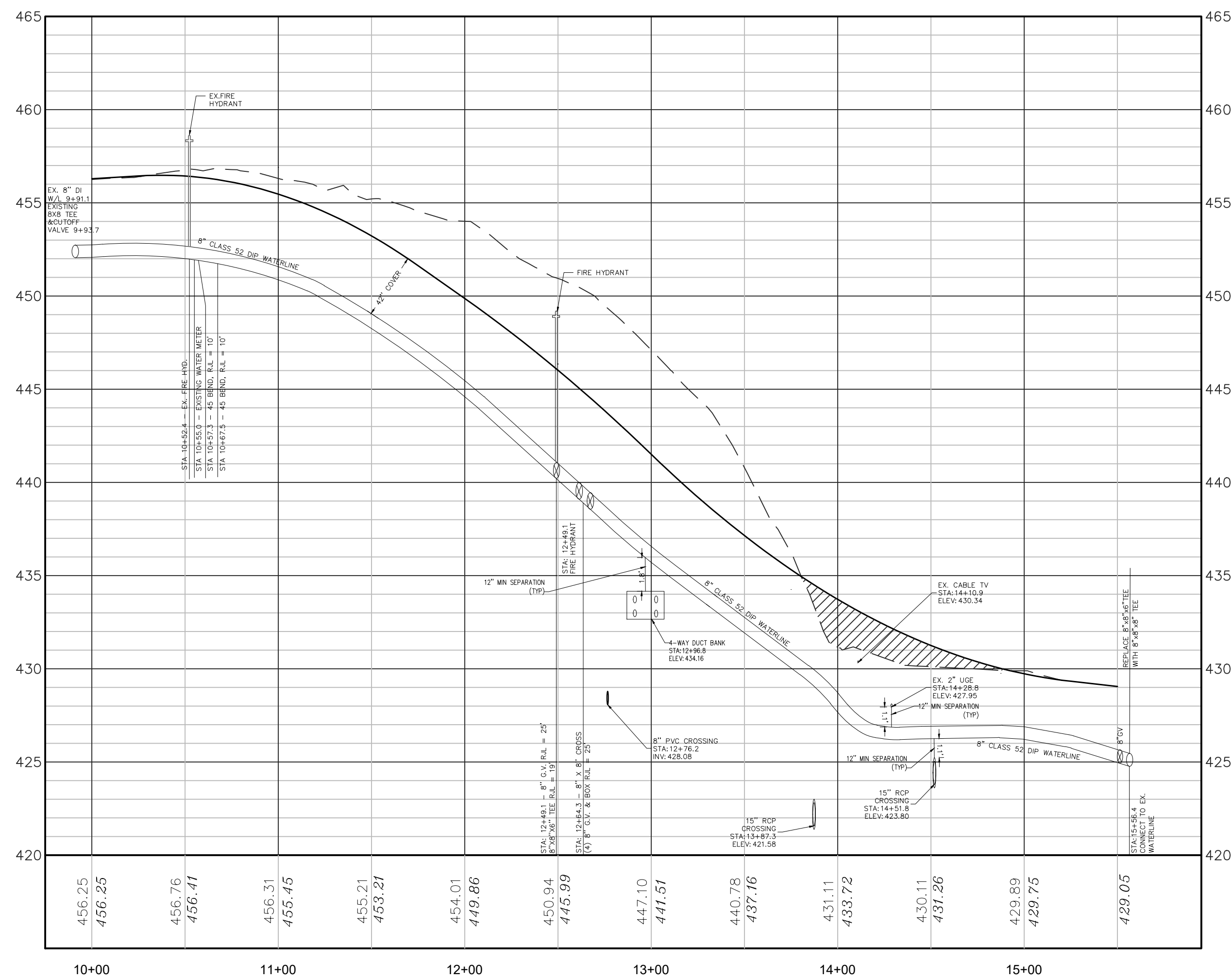
| REVISIONS |             |    | REVISIONS BASED ON COMMENTS              |
|-----------|-------------|----|------------------------------------------|
| NO        | DATE        | BY |                                          |
| III.      | 3. 03/11/22 | DG | MAJOR REVISIONS TO ADDRESS ADA           |
| IV.       | 4. 10/13/22 | DF | MAJOR REVISIONS TO ADDRESS SNM & CLARITY |
| V.        | 5. 11/30/22 | DF | REVISIONS PER CITY COMMENTS              |
| VI.       | 6. 03/21/23 | DF | REVISIONS PER CITY COMMENTS              |
| VII.      | 7. 08/11/23 | DF | REVISIONS PER CITY COMMENTS              |
| VIII.     | 1. 11/08/23 | DG | REVISIONS PER CITY COMMENTS              |
| IX.       | 1. 12/21/23 | DG | REVISIONS PER CITY COMMENTS              |

|             |    |
|-------------|----|
| DRAFTER:    | HR |
| DESIGNER:   | DG |
| PRODUCTION: | DF |



|                                                             |            |                               |  |
|-------------------------------------------------------------|------------|-------------------------------|--|
| <b>FINAL SITE PLAN</b><br><b>FLINT HILL SUBDIVISION</b>     |            | <b>SANITARY SEWER PROFILE</b> |  |
| DATE:                                                       | 11-16-2020 |                               |  |
| SCALE:                                                      |            |                               |  |
| JOB:                                                        | 17.0170    |                               |  |
| WPO:                                                        |            |                               |  |
| <span style="font-size: 48pt; font-weight: bold;">13</span> |            |                               |  |
| SHEET:                                                      |            | OF 38                         |  |

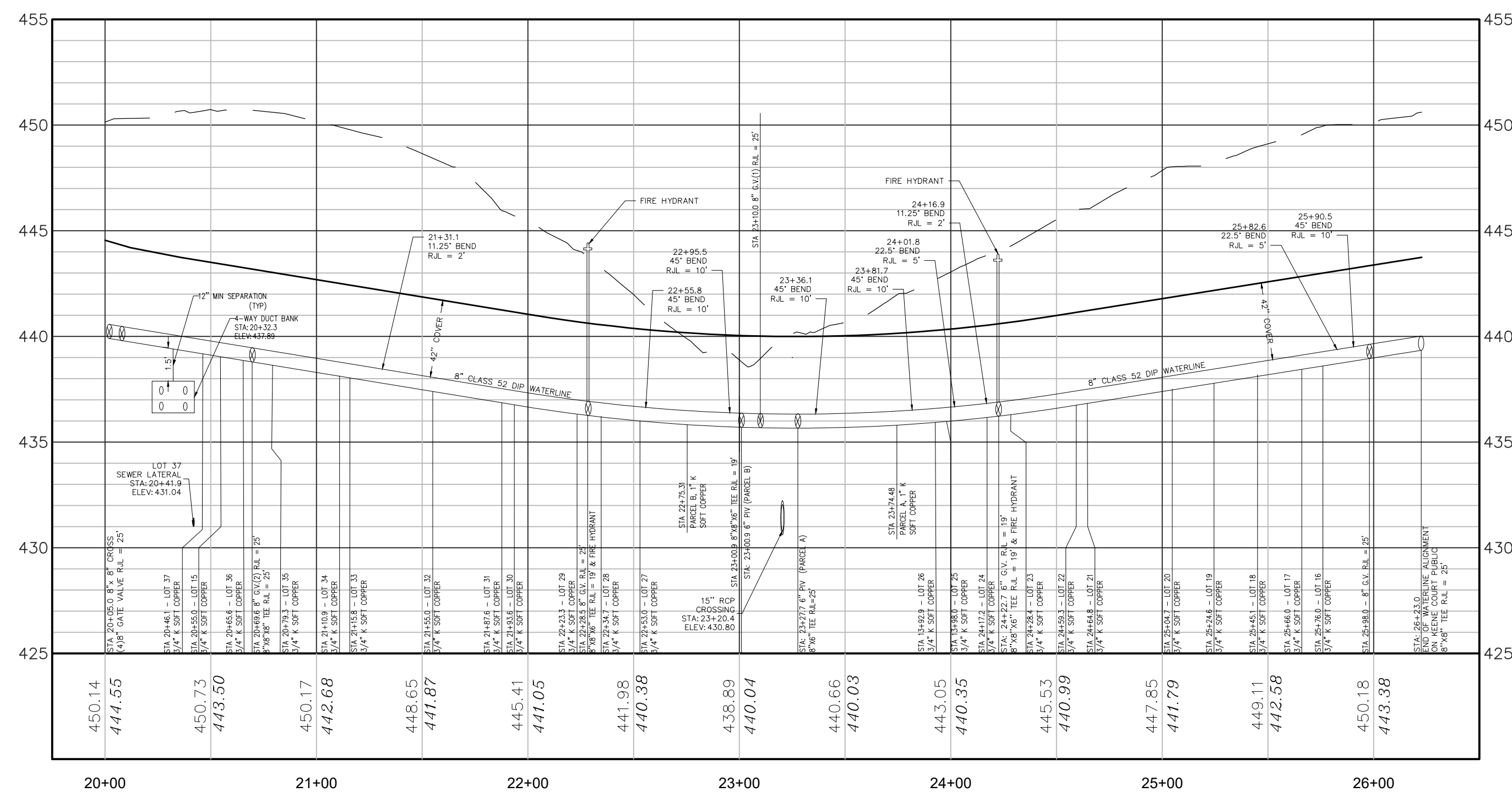




## FLINT DRIVE WATER PROFILE

H SCALE: 1"= 50'  
V SCALE: 1"= 5'

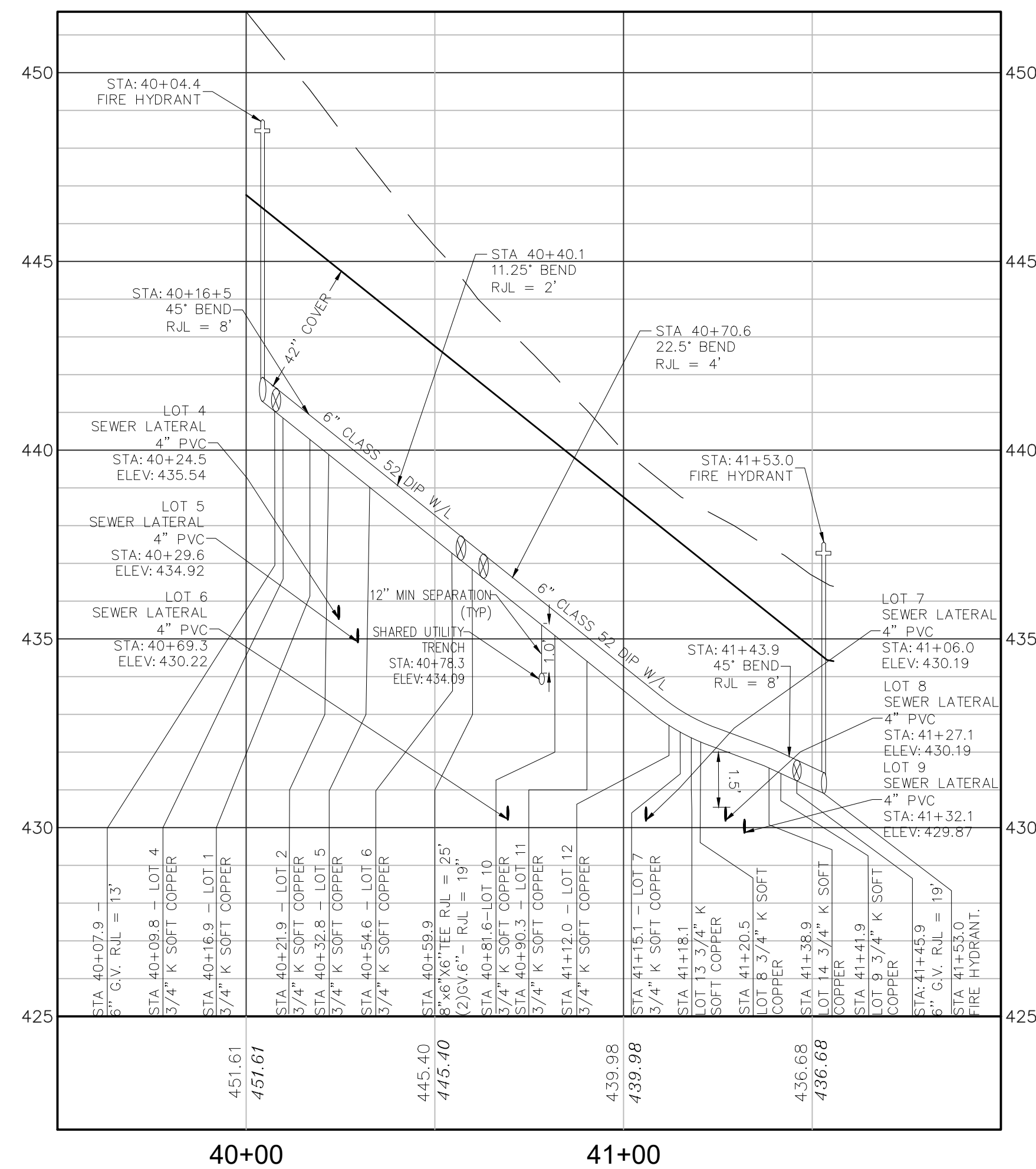
NOTE: 1.5' MIN SEPARATION BETWEEN DOMESTIC W/L SANITARY MAIN  
1.0' MIN SEPARATION BETWEEN STORM SEWER AND SANITARY MAIN  
1.5' MIN SEPARATION BETWEEN SANITARY MAIN AND WATER  
1.0' MIN SEPARATION BETWEEN UTILITY MAIN AND DUCT BANK  
DIG TEST PIT AT STA 14+91 TO FIND 6" DIP WATERLINE  
CUT 6" DIP AND ADD A 6" TO 8" INCREASER  
EXISTING CABLE TV LINE WAS FOUND AT 6" BELOW THE EXISTING GRADE  
EXISTING ELECTRICAL CONDUIT WAS FOUND AT 27" BELOW EXISTING GRADE



## KEENE COURT WATER PROFILE

H SCALE: 1"= 50'  
V SCALE: 1"= 5'

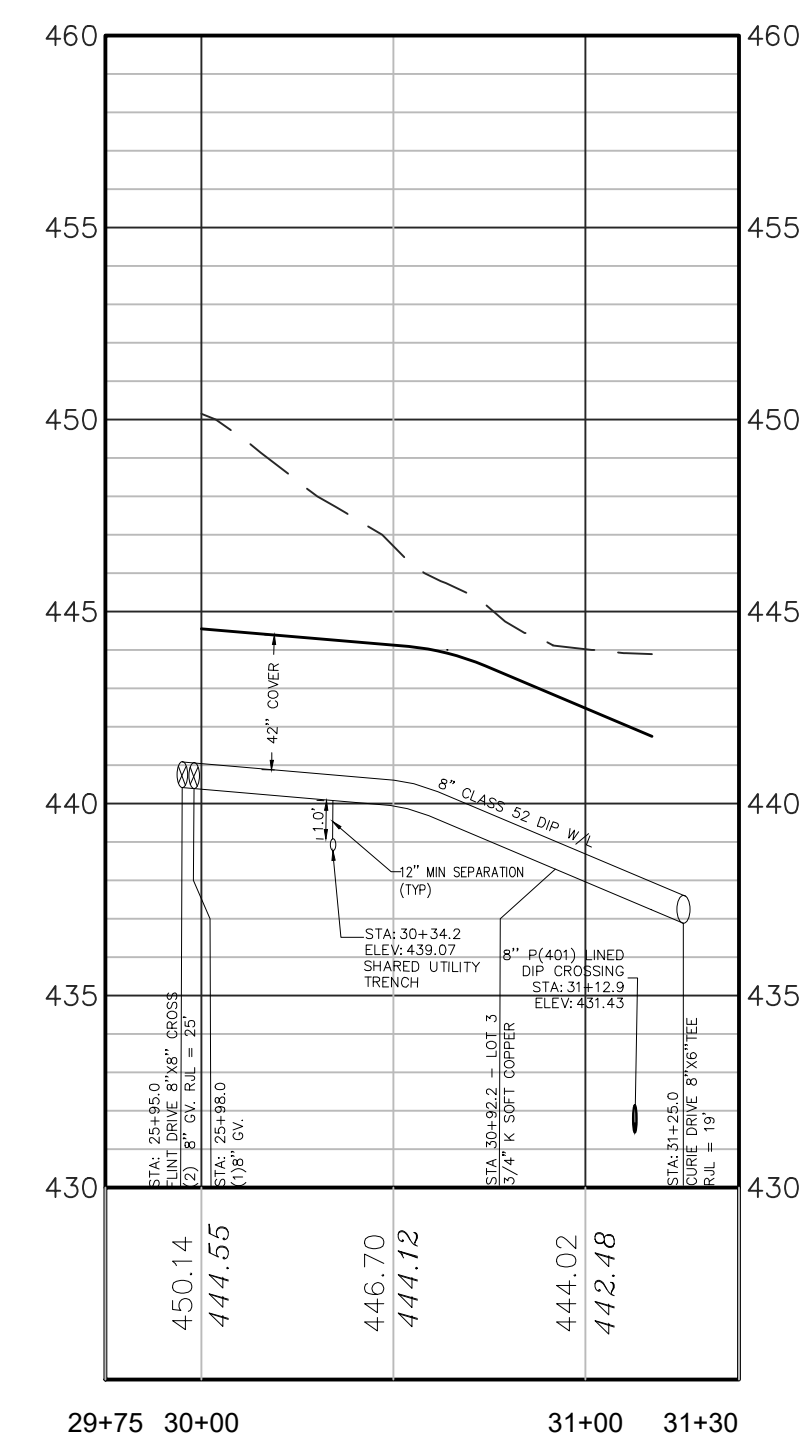
NOTE: 1.5' MIN SEPARATION BETWEEN DOMESTIC W/L SANITARY MAIN  
1.0' MIN SEPARATION BETWEEN STORM SEWER AND SANITARY MAIN  
1.5' MIN SEPARATION BETWEEN SANITARY MAIN AND WATER  
1.0' MIN SEPARATION BETWEEN UTILITY MAIN AND DUCT BANK



## CURIE DRIVE WATER PROFILE

H SCALE: 1"= 30'  
V SCALE: 1"= 3'

NOTE: 1.5' MIN SEPARATION BETWEEN DOMESTIC W/L SANITARY MAIN  
1.0' MIN SEPARATION BETWEEN STORM SEWER AND SANITARY MAIN  
1.5' MIN SEPARATION BETWEEN SANITARY MAIN AND WATER  
1.0' MIN SEPARATION BETWEEN UTILITY MAIN AND DUCT BANK



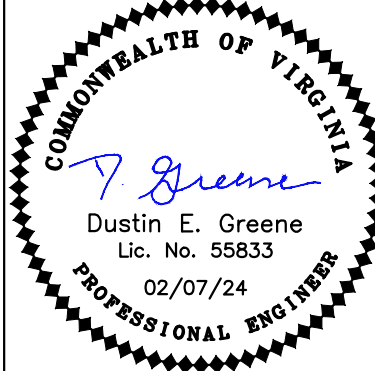
## KEENE COURT (PRIVATE) WATER PROFILE

H SCALE: 1"= 50'  
V SCALE: 1"= 5'

NOTE: 1.5' MIN SEPARATION BETWEEN DOMESTIC W/L SANITARY MAIN  
1.0' MIN SEPARATION BETWEEN STORM SEWER AND SANITARY MAIN  
1.5' MIN SEPARATION BETWEEN SANITARY MAIN AND WATER  
1.0' MIN SEPARATION BETWEEN UTILITY MAIN AND DUCT BANK

| REVIEWS                                  |             |    |
|------------------------------------------|-------------|----|
| NO.                                      | DATE        | BY |
| III.                                     | 3, 03/11/22 | DG |
| MAJOR REVISIONS TO ADDRESS ADA           |             |    |
| IV                                       | 4, 10/13/22 | DF |
| MAJOR REVISIONS TO ADDRESS SWM & CLARITY |             |    |
| V.                                       | 5, 11/30/22 | DF |
| REVISIONS PER CITY COMMENTS              |             |    |
| VI.                                      | 6, 03/21/23 | DF |
| REVISIONS PER CITY COMMENTS              |             |    |
| VII.                                     | 7, 08/11/23 | DF |
| REVISIONS PER CITY COMMENTS              |             |    |
| VIII.                                    | 8, 11/08/23 | DF |
| REVISIONS PER CITY COMMENTS              |             |    |
| IX.                                      | 1, 12/21/23 | DG |
| REVISIONS PER CITY COMMENTS              |             |    |

|             |    |
|-------------|----|
| DRAFTER:    | HR |
| DESIGNER:   | DG |
| PRODUCTION: | DF |

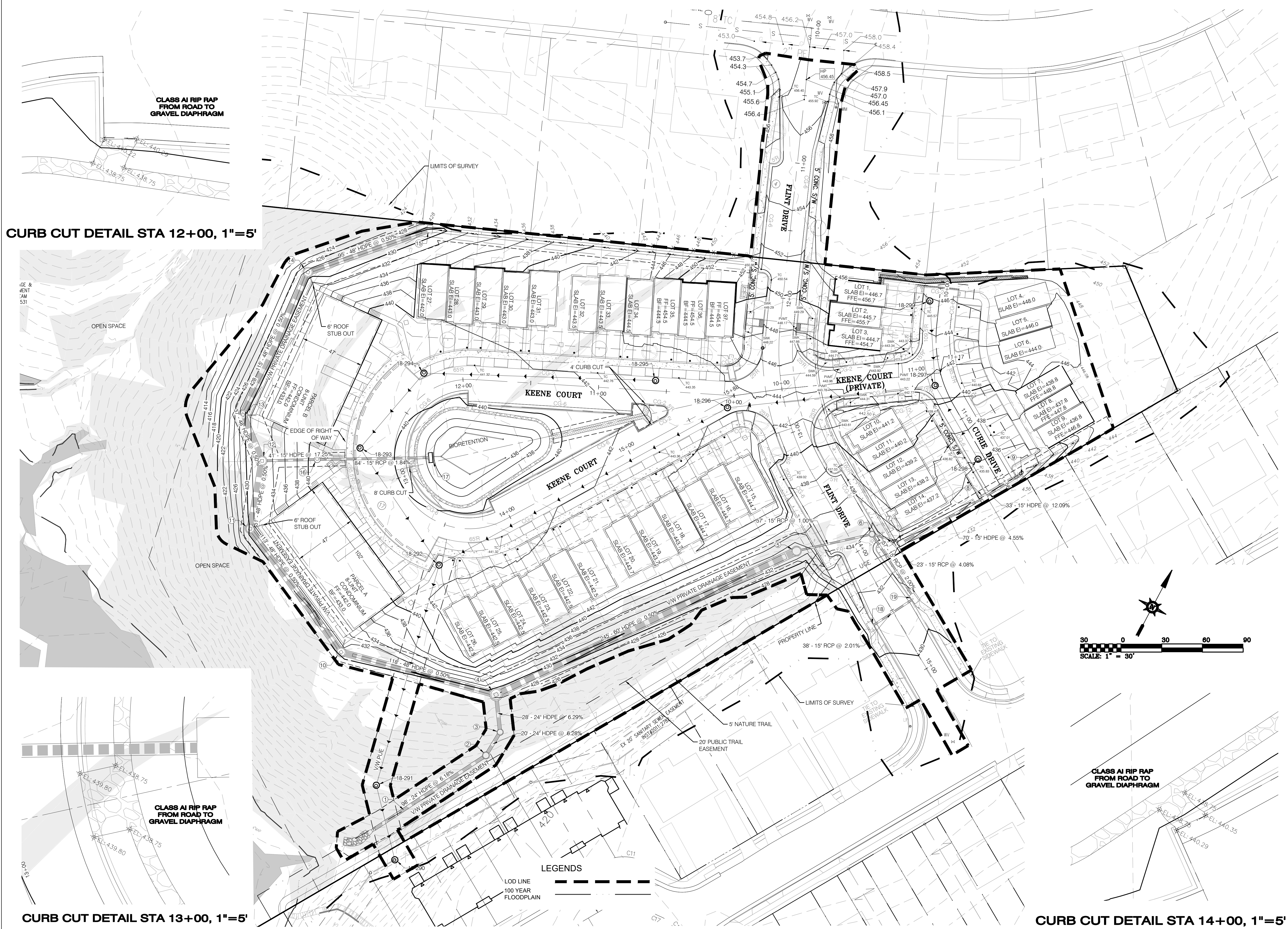


FINAL SITE PLAN  
FLINT HILL SUBDIVISION  
WATER LINE PROFILES

|                                                                              |            |
|------------------------------------------------------------------------------|------------|
| DATE:                                                                        | 11-16-2020 |
| SCALE:                                                                       |            |
| JOB:                                                                         | 17.0170    |
| WPO:                                                                         |            |
| <div style="text-align: center; font-size: 2em; font-weight: bold;">14</div> |            |
| SHEET:                                                                       | OF 38      |



Q:\2022\170170A Flint Hill Site Development Plan\DWG\01\_Sheets\15 Grading Plan.dwg, 3/17/2024 1:12:43 PM, DWG To PDF.pc3



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| REVISIONS |            |
|-----------|------------|
| NO.       | DATE       |
| III       | 3.03/11/22 |
| IV        | 4.10/13/22 |
| V         | 5.11/30/22 |
| VI        | 6.03/21/23 |
| VII       | 7.08/11/23 |
| VIII      | 1.11/09/23 |
| IX        | 1.12/21/23 |

| BY | REVISIONS BASED ON                       |
|----|------------------------------------------|
| DG | MAJOR REVISIONS TO ADDRESS ADA           |
| DF | MAJOR REVISIONS TO ADDRESS SWM & CLARITY |
| DF | REVISIONS PER CITY COMMENTS              |
| DF | REVISIONS PER CITY COMMENTS              |
| DG | REVISIONS PER CITY COMMENTS              |
| DG | REVISIONS PER CITY COMMENTS              |

DRAFTER: HR

DESIGNER: DG

PRODUCTION: DF

FINAL SITE PLAN

FLINT HILL SUBDIVISION

GRADING PLAN

|        |            |
|--------|------------|
| DATE:  | 11-16-2020 |
| SCALE: |            |
| JOB:   | 17.0170    |
| WFO:   |            |

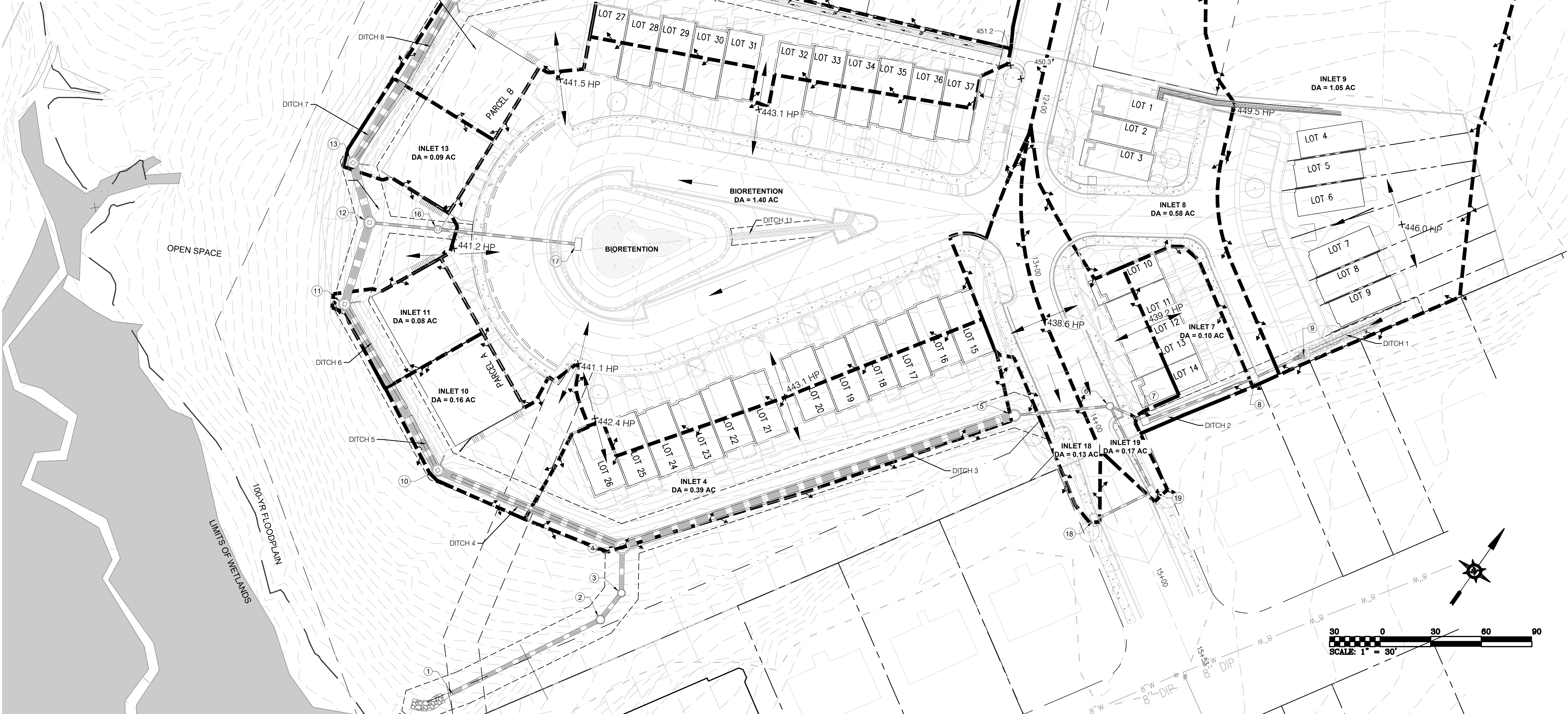
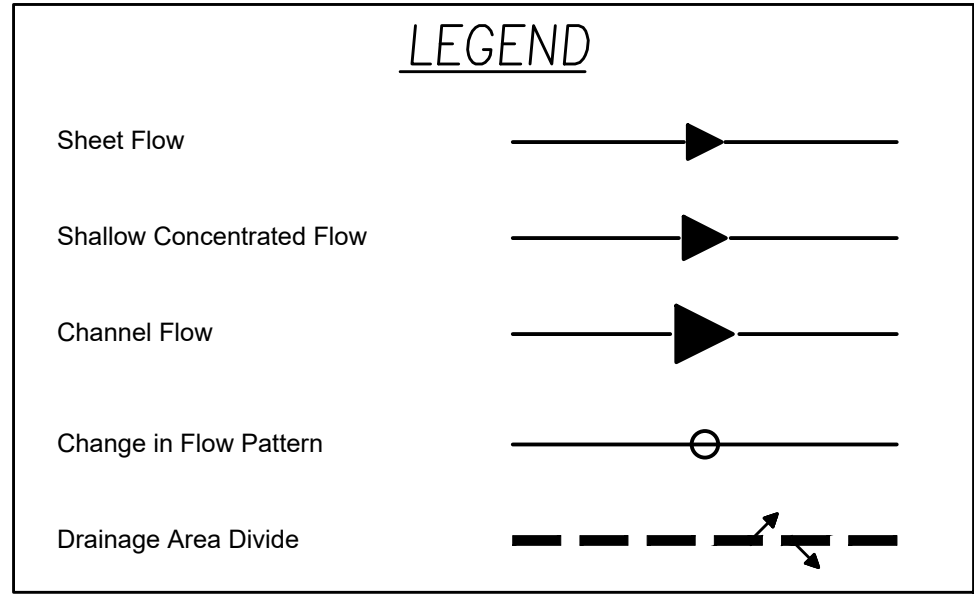
SHEET:

15

OF 38



Q:\2022\170170A Flint Hill\Site Development Plan\DWG\01\_Sheets\16 Inlet and Ditch Drainage Areas.dwg, 3/17/2024 1:17:30 PM, DWG to PDF, pc3



| LD-204 Stormwater Inlet Computations |            |              |                |             |      |        |           |             |             |         |            |              |              |                |                     |               |              | Sag Inlets Only |            |                |             |      |        |
|--------------------------------------|------------|--------------|----------------|-------------|------|--------|-----------|-------------|-------------|---------|------------|--------------|--------------|----------------|---------------------|---------------|--------------|-----------------|------------|----------------|-------------|------|--------|
| Structure Number                     | Inlet Type | Curb Opening | Catchment Area | Runoff Coef | CA   | Sum CA | Intensity | Q Catchment | Q carryover | Q Total | Mannings N | Gutter Slope | Pave X-slope | Gutter X-slope | Total Gutter Spread | Depth at Curb | % Efficiency | Q Intercepted   | Q Bypassed | Midpoint Depth | Curb Height | D/H  | Spread |
| 1                                    | 2          | 3            | 4              | 5           | 6    | 7      | 8         | 9           | 10          | 11      | 12         | 13           | 14           | 15             | 16                  | 17            | 18           | 19              | 20         | 21             | 22          | 23   | 24     |
| (ft)                                 |            | (ft)         | (ac)           |             |      |        | (in/hr)   | (cfs)       | (cfs)       | (cfs)   |            | (%)          | (%)          | (%)            | (ft)                | (ft)          |              | (cfs)           | (cfs)      | (ft)           | (ft)        |      | (ft)   |
| ST-8                                 | DI-3A      | 4.00         | 0.58           | 0.63        | 0.37 |        | 4.0       | 1.48        |             | 1.44    | 0.012      |              | 0.020        | 0.083          |                     |               | 100%         | 1.44            | 0.00       | 0.1            | -           | -    | 4.82   |
| ST-19                                | DI-3B      | 6            | 0.17           | 0.79        | 0.13 |        | 4.0       | 0.54        | 0.013       | 0.01    | 0.020      | 0.083        |              |                | 2.43                | 0.34          | 100%         | 0.54            | 0.00       |                | -           | -    |        |
| ST-18                                | DI-3B      | 6            | 0.13           | 0.76        | 0.10 |        | 4.0       | 0.40        | 0.013       | 0.01    | 0.020      | 0.083        |              |                | 1.89                | 0.32          | 100%         | 0.07            | 0.33       |                | -           | -    |        |
| ST-4                                 | DI-1       |              | 0.39           | 0.50        | 0.20 |        | 4.0       | 0.78        |             | 0.78    | 0.300      |              | 0.330        | 0.33           |                     |               | 100%         | 0.78            | 0.00       | 0.1            | -           | -    | 2.75   |
| ST-10                                | YD         |              | 0.16           | 0.56        | 0.09 |        | 4.0       | 0.36        | 0.36        | 0.300   |            | 0.330        | 0.33         |                |                     |               | 100%         | 0.36            | 0.00       | 0.06           | -           | -    | 2.52   |
| ST-11                                | YD         |              | 0.08           | 0.75        | 0.06 |        | 4.0       | 0.24        |             | 0.24    | 0.300      |              | 0.330        | 0.33           |                     |               | 100%         | 0.24            | 0.00       | 0.04           | -           | -    | 2.44   |
| ST-13                                | YD         |              | 0.09           | 0.77        | 0.07 |        | 4.0       | 0.28        |             | 0.28    | 0.300      |              | 0.330        | 0.33           |                     |               | 100%         | 0.28            | 0.00       | 0.05           | -           | -    | 2.46   |
| ST-14                                | YD         |              | 0.18           | 0.53        | 0.10 |        | 4.0       | 0.38        | 0.38        | 0.300   |            | 0.330        | 0.33         |                |                     |               | 100%         | 0.38            | 0.00       | 0.08           | -           | -    | 2.53   |
| ST-15                                | DI-3C      | 4            | 0.25           | 0.56        | 0.14 |        | 4.0       | 0.56        |             | 0.56    | 0.300      |              | 0.330        | 0.33           |                     |               | 100%         | 0.56            | 0.00       | 0.13           | -           | -    | 0.38   |
| 11+09                                | CURB CUT   | 4            | 0.23           | 0.80        | 0.18 |        | 4.0       | 0.74        |             | 0.74    | 0.013      | 0.02         | 0.020        | 0.083          | 2.62                | 0.35          | 82%          | 0.61            | 0.13       |                | -           | -    |        |
| 12+32                                | CURB CUT   | 4            | 0.21           | 0.80        | 0.17 |        | 4.0       | 0.67        |             | 0.67    | 0.013      | 0.02         | 0.020        | 0.083          |                     |               | 100%         | 0.80            | 0.00       | 0.25           | 0.5         | 0.5  | 6.30   |
| 13+30                                | CURB CUT   | 8            | 0.48           | 0.80        | 0.38 |        | 4.0       | 1.54        |             | 1.54    | 0.013      | 0.02         | 0.020        | 0.083          |                     |               | 100%         | 1.54            | 0.00       | 0.28           | 0.5         | 0.58 | 7.48   |
| 13+30                                | CURB CUT   | 8            | 0.48           | 0.80        | 0.38 |        | 7.9       | 3.05        |             | 3.05    | 0.013      | 0.02         | 0.020        | 0.083          |                     |               | 100%         | 3.05            | 0.00       | 0.38           | 0.5         | 0.72 | 11.72  |
| 14+27                                | CURB CUT   | 4            | 0.10           | 0.90        | 0.09 |        | 4.0       | 0.41        | 0.013       | 0.02    | 0.020      | 0.083        |              |                |                     |               | 100%         | 0.41            | 0.00       | 0.21           | 0.5         | 0.43 | 4.06   |
| 15+49                                | CURB CUT   | 4            | 0.19           | 0.80        | 0.15 |        | 4.0       | 0.61        |             | 0.61    | 0.013      | 0.02         | 0.020        | 0.083          |                     |               | 92%          | 0.56            | 0.05       | 0.16           | 0.5         | 0.32 | 1.94   |

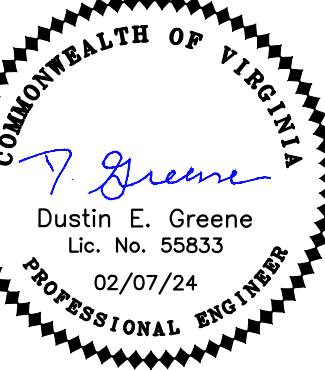
NOTE: DI-1 AND YD SIDE SLOPES HAVE A MANNING N OF 0.3 BECAUSE THERE IS GRASS AROUND THE DROP INLETS.

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| REVISIONS |            | REVISIONS BASED ON/DATE/REVIEWER |                                          |
|-----------|------------|----------------------------------|------------------------------------------|
| NO.       | DATE       | BY                               | DG                                       |
| III.      | 3.03/17/22 | DG                               | MAJOR REVISIONS TO ADDRESS ADA           |
| IV.       | 4.10/13/22 | DF                               | MAJOR REVISIONS TO ADDRESS SWM & CLARITY |
| V.        | 5.11/30/22 | DF                               | REVISIONS PER CITY COMMENTS              |
| VI.       | 6.03/21/23 | DF                               | REVISIONS PER CITY COMMENTS              |
| VII.      | 7.08/11/23 | DF                               | REVISIONS PER CITY COMMENTS              |
| VIII.     | 1.11/09/23 | DG                               | REVISIONS PER CITY COMMENTS              |
| IX.       | 1.12/21/23 | DG                               | REVISIONS PER CITY COMMENTS              |

DRAFTER: HR  
DESIGNER: DG  
PRODUCTION: DF



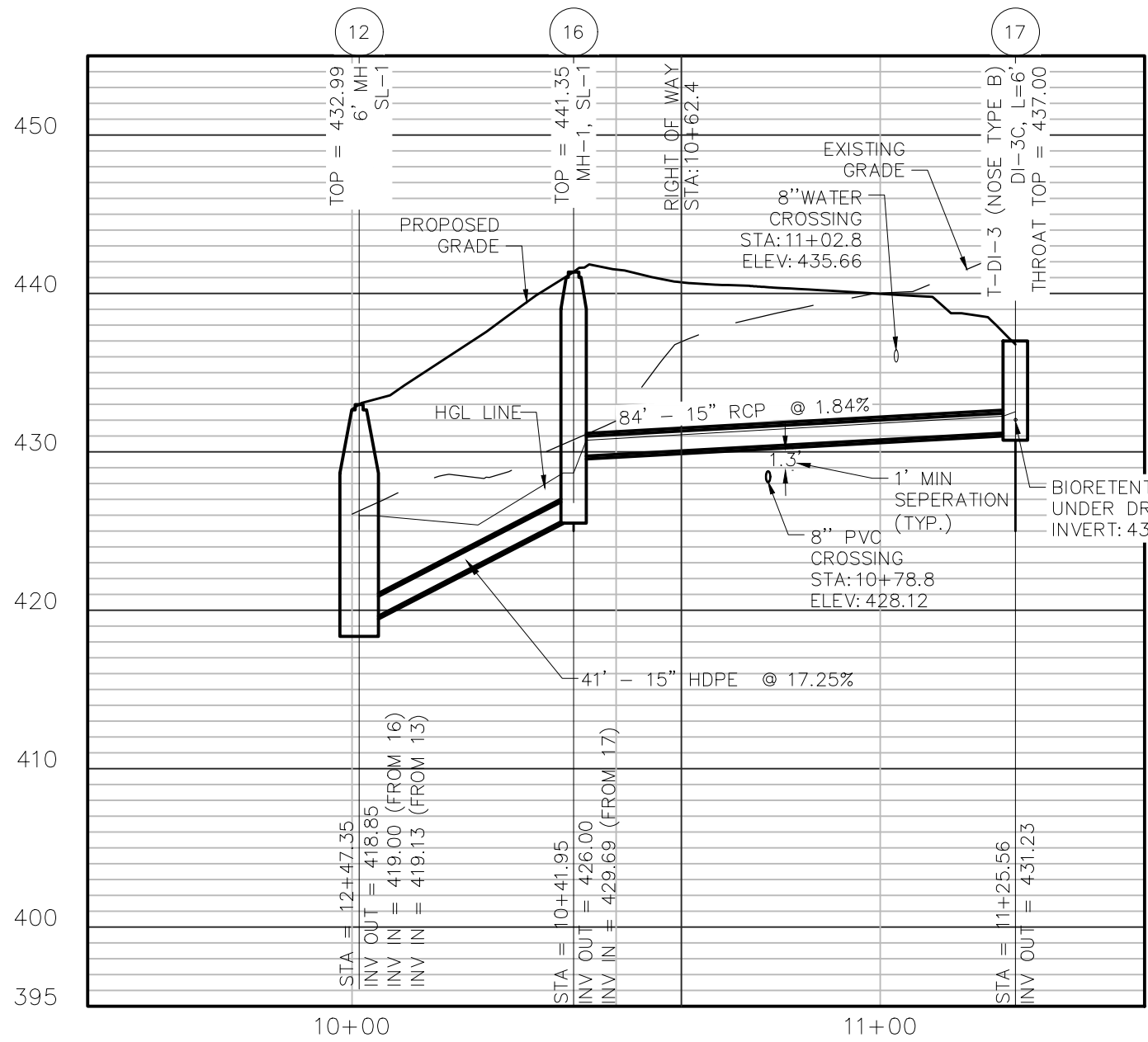
FINAL SITE PLAN  
FLINT HILL SUBDIVISION  
INLET AND DITCH DRAINAGE  
AREA MAP

DATE: 11-16-2020  
SCALE: 1" = 30'  
JOB: 17.0170  
WFO:



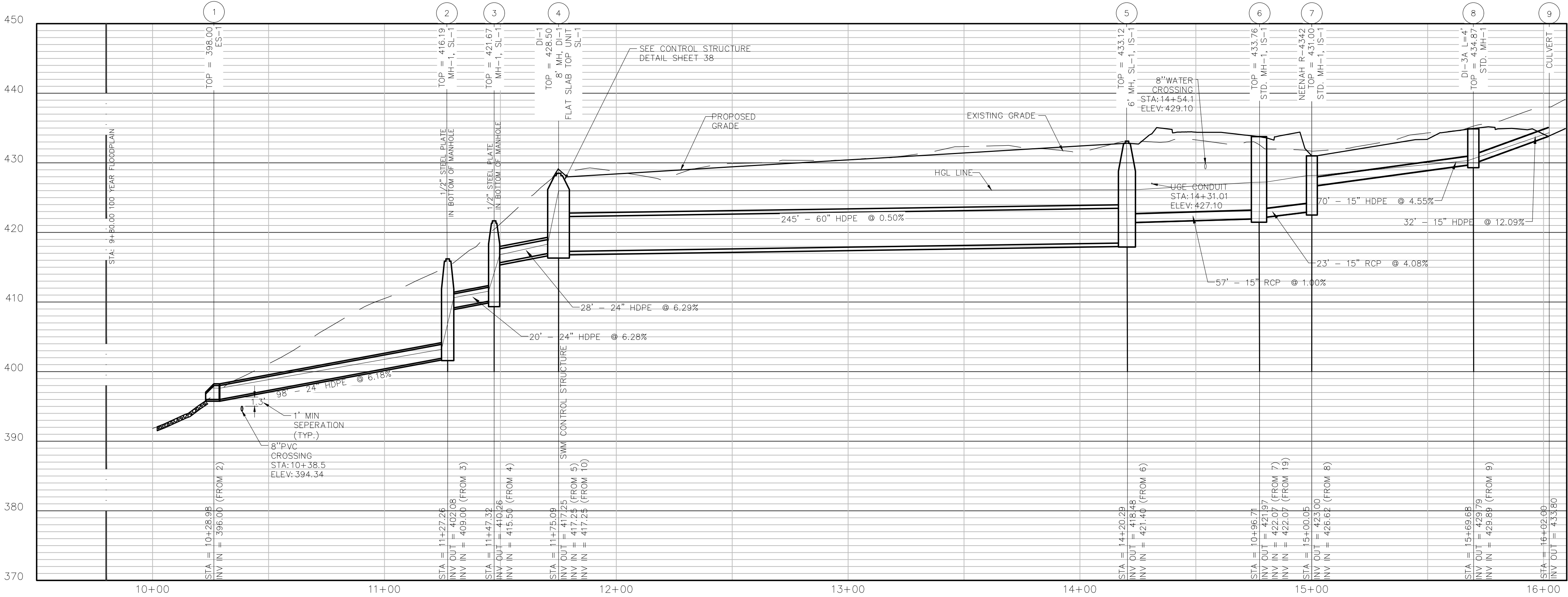
BIORETENTION MH (17-12) PROFILE

H SCALE: 1"= 30'  
V SCALE: 1"= 10'



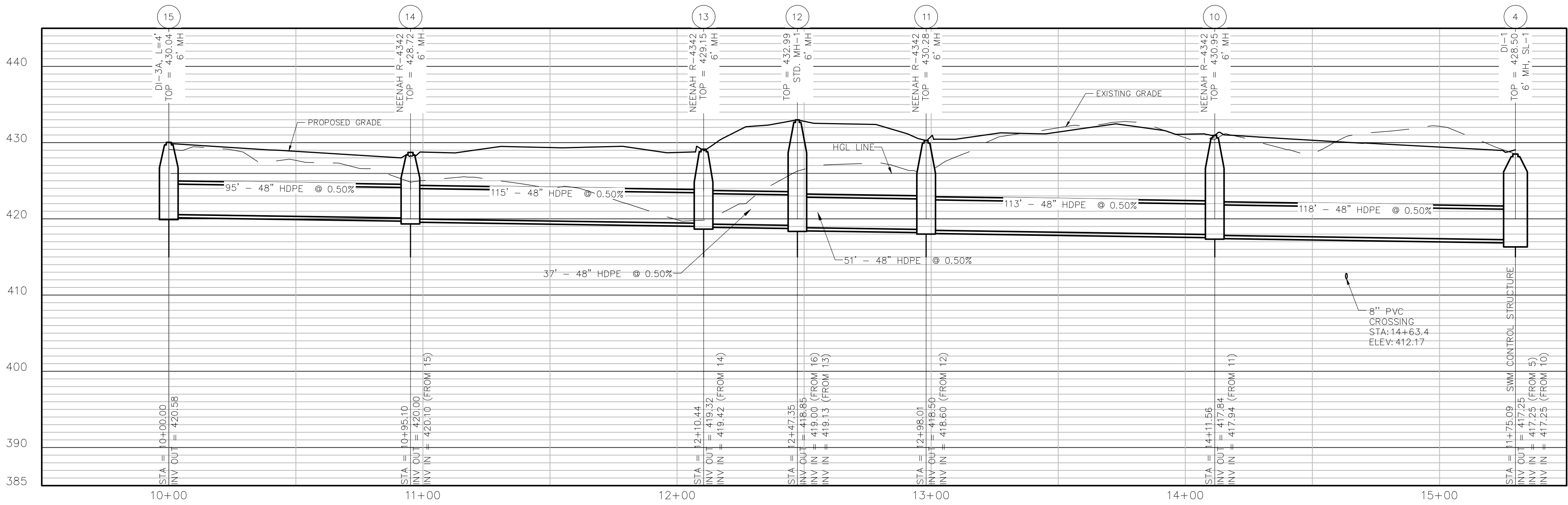
OUTFALL PROFILE (MH 9 - 1)

H SCALE: 1"= 30'  
V SCALE: 1"= 10'



MH 15-4

H SCALE: 1"= 30'  
V SCALE: 1"= 10'



229 CALCULATIONS

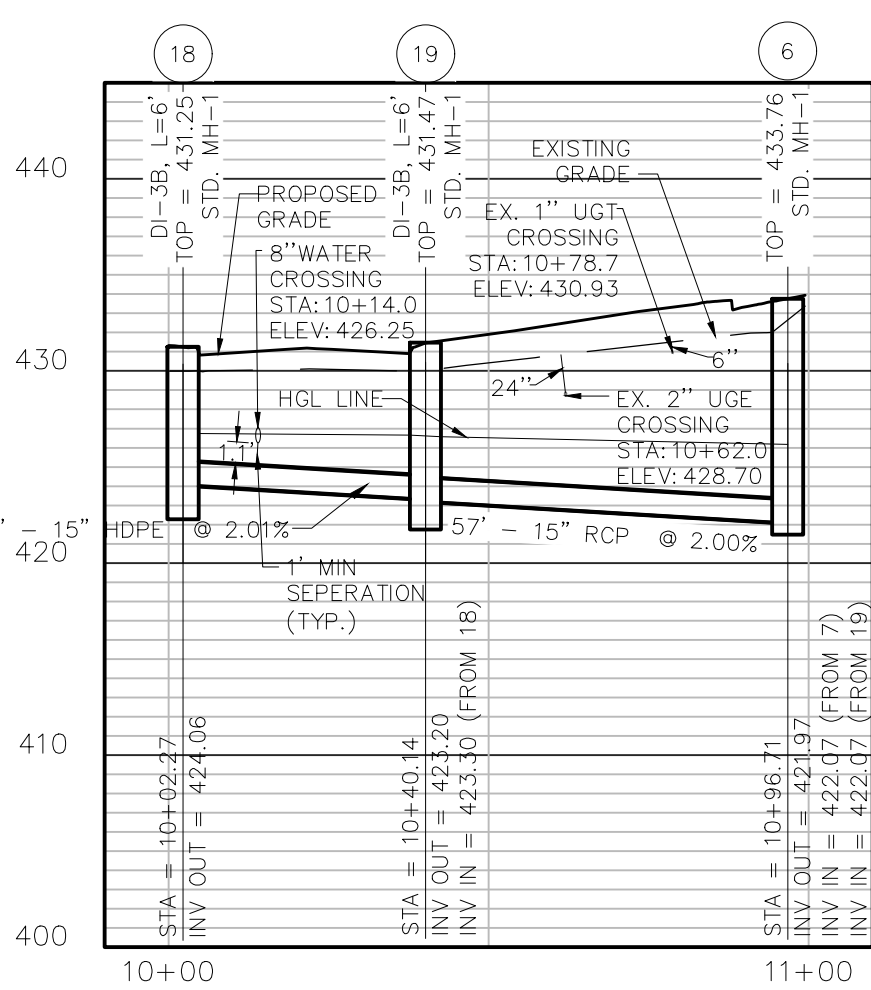
| FROM POINT | TO POINT | DA (ACRES) | C    | CA   |        | Tc MINUTES | RAINFALL IN/HR | RUN-OFF CFS | INVERT UPPER | INVERT LOWER | LENGTH FEET | SLOPE % | DAM. INCHES | CAPACITY CFS | VELOCITY F.P.S. | FLOW TIME MIN. | REMARKS |
|------------|----------|------------|------|------|--------|------------|----------------|-------------|--------------|--------------|-------------|---------|-------------|--------------|-----------------|----------------|---------|
|            |          |            |      | INCR | ACCUM. |            |                |             |              |              |             |         |             |              |                 |                |         |
| 18         | 19       | 0.13       | 0.78 | 0.10 | 0.10   | 5.00       | 8.67           | 0.66        | 424.06       | 423.30       | 38.00       | 2.01%   | 15          | 7.93         | 3.06            | 0.16           |         |
| 9          | 8        | 0.17       | 0.79 | 0.13 | 0.13   | 5.16       | 9.61           | 0.89        | 423.20       | 422.07       | 57.00       | 2.00%   | 15          | 7.91         | 4.22            | 0.23           |         |
| 9          | 8        | 1.05       | 0.47 | 0.49 | 0.49   | 8.00       | 5.81           | 2.87        | 433.80       | 429.89       | 32.00       | 12.09%  | 15          | 18.46        | 11.25           | 0.05           |         |
| 8          | 7        | 0.58       | 0.63 | 0.37 | 0.86   | 8.05       | 5.80           | 4.98        | 429.79       | 426.02       | 70.00       | 4.55%   | 15          | 11.94        | 9.44            | 0.12           |         |
| 7          | 6        | 0.10       | 0.72 | 0.07 | 0.93   | 8.17       | 5.77           | 5.37        | 423.00       | 422.07       | 23.00       | 4.08%   | 15          | 11.30        | 9.29            | 0.04           |         |
| 5          | 5        | 0.00       | 0.00 | 0.00 | 1.07   | 5.39       | 6.54           | 6.96        | 421.97       | 421.40       | 57.00       | 1.00%   | 15          | 7.60         | 7.02            | 0.14           |         |
| 5          | 4        | 0.00       | 0.00 | 0.00 | 1.01   | 15.22      | 4.52           | 6.92        | 418.48       | 417.25       | 245.00      | 0.50%   | 60          | 159.85       | 4.00            | 1.02           |         |
| 17         | 16       | 1.40       | 0.72 | 1.01 | 1.01   | 15.00      | 4.55           | 4.58        | 431.23       | 429.59       | 84.00       | 1.84%   | 15          | 7.59         | 6.43            | 0.22           |         |
| 16         | 12       | 0.00       | 0.00 | 0.00 | 1.01   | 15.22      | 4.52           | 4.55        | 428.00       | 419.00       | 41.00       | 17.25%  | 15          | 23.24        | 14.64           | 0.05           |         |
| 15         | 14       | 0.25       | 0.53 | 0.13 | 0.13   | 8.00       | 5.81           | 0.77        | 420.58       | 420.10       | 95.00       | 0.50%   | 48          | 87.98        | 2.13            | 0.74           |         |
| 14         | 13       | 0.18       | 0.53 | 0.10 | 0.23   | 8.74       | 5.64           | 1.28        | 420.00       | 419.42       | 115.00      | 0.50%   | 48          | 88.37        | 2.49            | 0.77           |         |
| 13         | 12       | 0.09       | 0.77 | 0.07 | 0.30   | 9.51       | 5.47           | 1.63        | 419.32       | 419.13       | 37.00       | 0.50%   | 48          | 87.98        | 2.66            | 0.23           |         |
| 12         | 11       | 0.00       | 0.00 | 0.00 | 1.31   | 15.28      | 4.51           | 5.89        | 418.85       | 418.60       | 51.00       | 0.50%   | 48          | 87.98        | 3.92            | 0.22           |         |
| 11         | 10       | 0.08       | 0.75 | 0.06 | 1.37   | 15.45      | 4.48           | 6.12        | 418.50       | 417.94       | 113.00      | 0.50%   | 48          | 87.98        | 3.95            | 0.48           |         |
| 10         | 4        | 0.16       | 0.96 | 0.09 | 1.45   | 15.96      | 4.42           | 6.43        | 417.84       | 417.25       | 118.00      | 0.50%   | 48          | 87.98        | 4.02            | 0.49           |         |
| 4          | 3        | 0.39       | 0.92 | 0.00 | 2.52   | 16.45      | 4.36           | 10.98       | 417.25       | 415.50       | 28.00       | 6.28%   | 24          | 49.15        | 12.58           | 0.04           |         |
| 3          | 2        | 0.00       | 0.00 | 0.00 | 2.52   | 16.48      | 4.35           | 10.97       | 410.26       | 409.00       | 20.00       | 6.28%   | 24          | 49.11        | 12.57           | 0.03           |         |
| 2          | 1        | 0.00       | 0.00 | 0.00 | 2.52   | 16.51      | 4.35           | 10.96       | 402.08       | 396.00       | 98.00       | 6.18%   | 24          | 48.72        | 12.50           | 0.13           |         |

347 CALCULATIONS

| INLET STATION | OUTLET H2O ELEV | OUTLET PIPE DIA. | DISCHARGE | OUTLET PIPE LENGTH | FRICTION SLOPE | FRICTION LOSS | OUTLET PIPE VEL | CONTRACT LOSSES | INLET PIPE DISCHARGE | INLET PIPE VELOCITY | > EXPAN. LOSS | INLET EXP. LOSS | SKEW FACTOR | > BEND LOSS | TOTAL HD. LOSS | INFLOW INC. 30% | IN SHAPING DEC. 50% | FINAL HEAD | UPSTREAM ELEV. | RIM ELEV. |
|---------------|-----------------|------------------|-----------|--------------------|----------------|---------------|-----------------|-----------------|----------------------|---------------------|---------------|-----------------|-------------|-------------|----------------|-----------------|---------------------|------------|----------------|-----------|
| 19            | 426.08          | 15               | 0.90      | 57                 | 0.0002         | 0.01          | 4.23            | 0.07            | 0.69                 | 3.92                | 2.72          | 0.08            | 0.70        | 0.17        | 0.33           | 0.17            | 0.50                | 426.58     | 431.24         | 431.20    |
| 18            | 426.58          | 15               | 0.89      | 38                 | 0.0001         | 0.00          | 3.92            | 0.06            |                      |                     | 0.00          | 0.00            |             | 0.00        | 0.06           | 0.03            | 0.10                | 426.68     | 431.00         | 430.95    |
| 7             | 427.20          | 15               | 5.93      | 23                 | 0.0084         | 0.19          | 9.36            | 0.34            | 5.52                 | 9.74                | 53.78         | 0.52            | 0.47        | 0.69        | 1.74           | 0.87            | 0.87                | 428.07     | 431.00         | 431.00    |
| 8             | 428.07          | 15               | 5.52      | 70                 | 0.0073         | 0.51          | 9.74            | 0.37            | 3.05                 | 11.46               | 34.97         | 0.71            |             | 0.00        | 1.59           | 0.80            | 0.80                | 428.87     | 428.97         | 434.87    |
| 9             | 430.89          | 15               | 3.05      | 32                 | 0.0022         | 0.07          | 11.46           | 0.51            |                      |                     | 0.00          | 0.00            |             | 0.00        | 0.58           | 0.29            | 0.87                | 431.76     | 433.80         | 433.80    |
| 5             | 425.97          | 60               | 7.53      | 245                | 0.0000         | 0.00          | 4.10            | 0.07            | 7.61                 | 4.56                | 34.69         | 0.11            | 0.10        | 0.03        | 0.21           | 0.11            | 0.11                | 426.06     | 433.76         | 433.76    |
| 6             | 426.08          | 15               | 7.61      | 57                 | 0.0139         | 0.79          | 4.56            | 0.08            | 5.93                 | 9.36                | 55.52         | 0.48            | 0.66        | 0.90        | 2.25           | 1.12            | 1.12                | 427.20     | 433.80         | 433.80    |
| 16            | 425.97          | 15               | 5.12      | 41                 | 0.0063         | 0.26          | 15.17           | 0.89            | 5.15                 | 6.57                | 33.87         | 0.23            | 0.66        | 0.44        | 1.83           | 0.91            | 2.74                | 426.71     | 431.35         | 441.35    |
| 17            | 428.71          | 15               | 5.15      | 84                 | 0.0054         | 0.53          | 6.57            | 0.17            |                      |                     | 0.00          | 0.00            |             | 0.00        | 0.70           | 0.35            | 1.05                | 428.76     | 437.00         | 437.00    |
| 13            | 425.97          | 48               | 1.71      | 37                 | 0.0000         | 0.00          | 2.70            | 0.03            | 1.46                 | 2.58                | 3.78          | 0.04            | 0.55        | 0.06        | 0.12           | 0.06            | 0.18                | 426.15     | 429.15         | 429.15    |
| 14            | 425.97          | 48               | 1.46      | 115                | 0.0000         | 0.00          | 2.58            | 0.03            | 0.67                 | 2.21                | 1.92          | 0.03            | 0.40        | 0.03        | 0.08           | 0.04            | 0.12                | 426.09     | 428.50         | 428.50    |
| 15            | 425.97          | 48               | 0.87      | 95                 | 0.0000         | 0.00          | 2.21            | 0.02            |                      |                     | 0.00          | 0.00            |             | 0.00        | 0.02           | 0.01            | 0.03                | 426.00     | 430.04         | 430.04    |
| 10            | 425.97          | 48               | 7.14      | 118                | 0.0000         | 0.00          | 4.15            | 0.07            | 6.73                 | 4.07                | 27.39         | 0.09            | 0.47        | 0.12        | 0.28           | 0.14            | 0.42                | 426.39     | 430.95         | 430.95    |
| 11            | 425.97          | 48               | 6.73      | 113                | 0.0000         | 0.00          | 4.07            | 0.06            | 6.52                 | 4.04                | 26.36         | 0.09            | 0.47        | 0.12        | 0.27           | 0.14            | 0.41                | 426.38     | 430.28         | 430.28    |
| 12            | 425.97          | 48               | 6.52      | 51                 | 0.0000         | 0.00          | 4.04            | 0.06            | 5.12                 | 15.17               | 77.69         | 1.25            | 0.40        | 1.43        | 2.74           | 0.82            | 1.37                | 428.17     | 432.99         | 432.99    |
| 2             | 397.60          | 24               | 12.10     | 98                 | 0.0029         | 0.28          | 12.87           | 0.84            | 12.11                | 12.95               | 156.80        | 0.91            | 0.38        | 0.99        | 2.82           | 1.41            | 4.24                | 403.98     | 416.19         | 416.19    |
| 3             | 410.60          | 24               | 12.11     | 20                 | 0.0029         | 0.06          | 12.95           | 0.65            | 12.12                | 12.95               | 157.01        | 0.91            | 0.36        | 0.94        | 2.56           | 1.28            | 3.84                | 410.37     | 421.67         | 421.67    |
| 4             | 417.10          | 24               | 12.12     | 28                 | 0.0029         | 0.08          | 12.95           | 0.85            | 7.14                 | 4.15                | 29.65         | 0.09            | 0.61        | 0.16        | 0.98           | 0.30            | 0.49                | 419.25     | 428.50         | 428.50    |

CB 18- MH 6

H SCALE: 1"= 30'  
V SCALE: 1"= 10'



FINAL SITE PLAN  
FLINT HILL SUBDIVISION

STORM PROFILE & CALCULATIONS

DATE: 11-16-2020  
SCALE: 1"= 30'  
JOB: 17.0170  
WFO: 17.0170  
SHEET: 17 OF 38

ROUDABUSH, GALE & ASSOC., INC.  
A PROFESSIONAL CORPORATION  
SERVING VIRGINIA SINCE 1956  
909 SECOND ST. SE  
CHARLOTTEVILLE, VA 22902  
PHONE 834-977-0005  
WWW.ROUDABUSH.COM

| REVISIONS |            |    |                                          |
|-----------|------------|----|------------------------------------------|
| NO.       | DATE       | BY | REVISIONS BASED ON/DESCRIPTION           |
| III.      | 3.03/11/22 | DG | MAJOR REVISIONS TO ADDRESS ADA           |
| IV.       | 4.10/13/22 | DF | MAJOR REVISIONS TO ADDRESS SWM & CLARITY |
| V.        | 5.11/30/22 | DF | REVISIONS PER CITY COMMENTS              |
| VI.       | 6.03/21/23 | DF | REVISIONS PER CITY COMMENTS              |
| VII.      | 7.08/11/23 | DF | REVISIONS PER CITY COMMENTS              |
| VIII.     | 1.11/09/23 | DG | REVISIONS PER CITY COMMENTS              |
| IX.       | 1.12/21/23 | DG | REVISIONS PER CITY COMMENTS              |

DRAFTER: HR  
DESIGNER: DG  
PRODUCTION: DF

COMMONWEALTH OF VIRGINIA  
Dustin E. Greene  
Lic. No. 55833  
02/07/24  
PROFESSIONAL ENGINEER



| CITY OF CHARLOTTESVILLE-OUTFALL TABULATION CHART |                   |                        |                   |            |                              |    |          |          |          |           |            |                       |                     |            |                              |    |          |          |          |           |            |                       |                     |
|--------------------------------------------------|-------------------|------------------------|-------------------|------------|------------------------------|----|----------|----------|----------|-----------|------------|-----------------------|---------------------|------------|------------------------------|----|----------|----------|----------|-----------|------------|-----------------------|---------------------|
| 9VAC25-870-66:                                   |                   |                        |                   | EXISTING   |                              |    |          |          |          |           |            |                       |                     | PROPOSED   |                              |    |          |          |          |           |            |                       |                     |
| Outfall Designation                              | LOA Designation   | Receiving Channel Type | Compliance Method | DA (Acres) | Offsite Contribution (Acres) | CN | Tc (min) | Q1 (CFS) | Q2 (CFS) | Q10 (CFS) | Q100 (CFS) | Runoff Volume (Vr/RV) | Runoff Volume Units | DA (Acres) | Offsite Contribution (Acres) | CN | Tc (min) | Q1 (CFS) | Q2 (CFS) | Q10 (CFS) | Q100 (CFS) | Runoff Volume (Vr/RV) | Runoff Volume Units |
| 1                                                | D                 | Natural                | D                 | 1.60       | 0                            | 55 | 5        | 0.25     | 0.85     | 3.54      | 10.55      | 1,220                 | cuft                | 0.17       | 0                            | 61 | 5        | 0.09     | 0.18     | 0.53      | 1.35       | 218                   | cuft                |
| 2                                                | D                 | Natural                | D                 | 0.35       | 0                            | 55 | 5        | 0.05     | 0.18     | 0.77      | 2.31       | 261                   | cuft                | 0.04       | 0                            | 61 | 5        | 0.02     | 0.04     | 0.12      | 0.32       | 44                    | cuft                |
| 3                                                | B.3.A (EB) C.1,3C | Natural                | B.3.A (EB) C.1,3C | 2.08       | 0.89                         | 55 | 5.2      | 0.31     | 1.09     | 4.55      | 13.6       | 1,568                 | cuft                | 3.69       | 0.89                         | 85 | 5        | 0.64     | -        | 30.21     | 49.80      | 21,824                | cuft                |
| 4                                                | B.1.A, 4A         | Manmade                | B.1.A, 4A         | 0.15       | 0                            | 91 | 5        | 0.61     | 0.77     | 1.23      | 2.11       | 1133                  | cuft                | 0.12       | 0                            | 92 | 5        | 0.50     | 0.63     | 1.00      | 1.7        | 958                   | cuft                |
| 5                                                | B.1.A, 4A         | Manmade                | B.1.A, 4A         | 0.04       | 0                            | 98 | 5        | 0.18     | 0.21     | 0.32      | 0.53       | 392                   | cufr                | 0.02       | 0                            | 98 | 5        | 0.09     | 0.11     | 0.16      | 0.27       | 218                   | cuft                |

Rivanna River Nutrient Bank  
December 7, 2023  
Belmont Station, LLC  
Mr. Keith Lancaster, Via  
Email: klancaster@southern-development.com  
Dustin Greene, PE  
Roudabush, Gale & Associates, Inc  
dgreene@roudabush.com

Certificate No. James-039

Re: Availability and Pricing of required phosphorous offset credits and associated nitrogen credits ("Nutrient Credits") from the Rivanna River Nutrient Offset Trading Bank for the following project:

Project Information:  
Purchaser: Belmont Station, LLC  
Purchaser Address: 142 South Pantops Dr. Charlottesville, VA 22911  
Site Address: Adjacent to 304 Flint Dr. Charlottesville, VA 22901  
Jurisdiction: City of Charlottesville, Virginia  
Project Name: Flint Hill  
Pin or Tax ID Number of Property: 200259370, 200259380, 200259350, 200259340, 200259330, 200259320, 200259310, 200259301, 200259290, 200259280, 200259270, and 200259260  
Number of Credits required: .66 lbs/yr  
Name and title of Authorized person: Keith Lancaster  
Engineer name: Dustin Greene, PE

Dear Keith and Dustin

This letter is to confirm the availability to your project (referenced above) of authorized Nutrient Credits sufficient to meet the your above referenced estimated requirements of Nutrient Credits at our Rivanna River nutrient offset credit bank facility (the "Bank"). The Bank has been registered with the Virginia Department of Environmental Quality (DEQ). These Nutrient Credits are generated and managed under the terms of the Reduction Implementation Plan for the Bank dated November 2017, which was authorized by (DEQ) on September 5, 2018.

The Bank has been authorized to provide Nutrient Credits for use in the James River watershed. These credits are transferable to those entities regulated under DEQ's Storm Water Management program in accordance with VA Code 62.1-44.15:27.

The sale price for .66 pound of phosphorous is \$9,900.00. This pricing is valid through January 15, 2024.

Sincerely,  
Thomas James Ross II  
540-687-0171 (cell)

Rivanna River Nutrient Offset Bank, 31 Garrett Street, Warrenton, Virginia 20186

GENERAL STORMWATER NARRATIVE

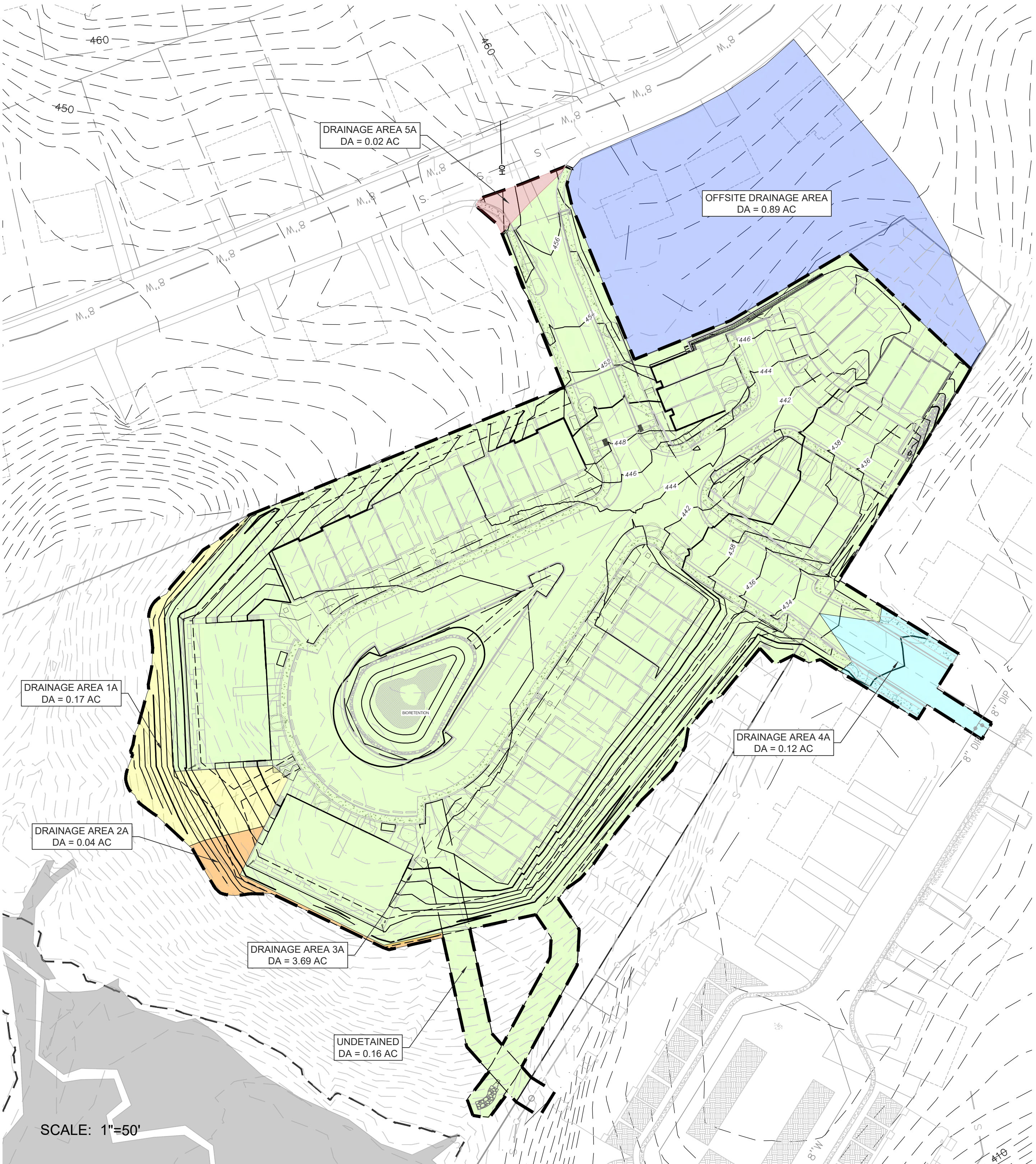
GENERAL STORMWATER COMPLIANCE FOR WATER QUALITY IS ACHIEVED THROUGH THE PRESERVATION OF OPEN SPACE, AN ONSITE, LEVEL 2 BIORETENTION, AND THE PURCHASE OFF SITE CREDITS.

STORMWATER RUNOFF FROM THE 4 POST-DEVELOPED DRAINAGE AREAS IS CLASSIFIED AS SHEET FLOW OR CONCENTRATED FLOW TO A STORMWATER CONVEYANCE CHANNEL. TWO OF THE OUTFALLS 1A & 2A LEAVE THE SITE AS SHEET FLOW. COMPLIANCE IS DEMONSTRATED THROUGH BY REDUCTION OF THE 10-YR STORM VOLUME & VELOCITY.

OUTFALL 3 IS ROUTED THROUGH A STORMWATER DETENTION FACILITY BEFORE DISCHARGING CONCENTRATED FLOW INTO A NATURAL CHANNEL. COMPLIANCE IS ACHIEVED BY REDUCING THE 1-YR STORM USING ENERGY BALANCE METHODOLOGY.

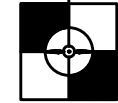
OUTFALL 4 LEAVES AS CONCENTRATED FLOW TO A MANMADE CHANNEL, THE GUTTER PAN. A REDUCTION IN THE AREA TO THIS OUTFALL IS REDUCED BY 20%. COMPLIANCE IS NOT EVALUATED BASED ON THE REDUCTION IN THE SIZE OF THE DRAINAGE AREA.

OUTFALL 5 LEAVES AS CONCENTRATED FLOW TO A MANMADE CHANNEL, THE GUTTER PAN. A REDUCTION IN THE AREA TO THIS OUTFALL IS REDUCED BY 50%. COMPLIANCE IS NOT EVALUATED BASED ON THE REDUCTION IN THE SIZE OF THE DRAINAGE AREA.



POA 1 - 4 - POST-DEVELOPED

ROUDABUSH, GALE & ASSOC., INC.

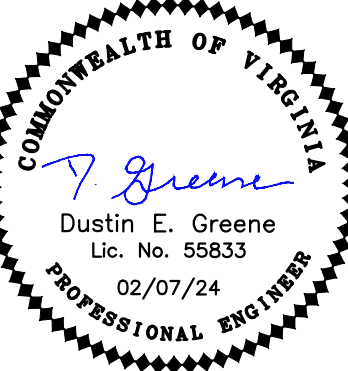


A PROFESSIONAL CORPORATION  
SERVING VIRGINIA SINCE 1986  
600 SECOND ST. SE  
CHARLOTTESVILLE, VA 22902  
PHONE 834-977-0205  
WWW.ROUDABUSH.COM

REVISIONS

| NO.   | DATE       | BY | REVISIONS BASED ON/DATE/REVIEW           |
|-------|------------|----|------------------------------------------|
| III.  | 3/03/11/22 | DG | MAJOR REVISIONS TO ADDRESS ADA           |
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| VIII. | 1/1/09/23  | DG | REVISIONS PER CITY COMMENTS              |
| IX.   | 1/1/22/23  | DG | REVISIONS PER CITY COMMENTS              |

DRAFTER: HR  
DESIGNER: DG  
PRODUCTION: DF



FINAL SITE PLAN  
FLINT HILL SUBDIVISION  
POSTDEVELOPED  
POINT OF ANALYSIS MAP

DATE: 11-16-2020  
SCALE: 17.0170  
WFO:

SHEET: 18 OF 38



| CITY OF CHARLOTTESVILLE-OUTFALL TABULATION CHART |                 |                        |                   |            |                              |    |          |           |                       |                     |            |                              |    |          |           |                       |                     |
|--------------------------------------------------|-----------------|------------------------|-------------------|------------|------------------------------|----|----------|-----------|-----------------------|---------------------|------------|------------------------------|----|----------|-----------|-----------------------|---------------------|
| 9VAC25-870-66:                                   |                 |                        |                   | EXISTING   |                              |    |          |           |                       |                     | PROPOSED   |                              |    |          |           |                       |                     |
| Outfall Designation                              | LOA Designation | Receiving Channel Type | Compliance Method | DA (Acres) | Offsite Contribution (Acres) | CN | Tc (min) | Q10 (CFS) | Runoff Volume (Vr/RV) | Runoff Volume Units | DA (Acres) | Offsite Contribution (Acres) | CN | Tc (min) | Q10 (CFS) | Runoff Volume (Vr/RV) | Runoff Volume Units |
| 1                                                | D               | Natural                | D                 | 1.60       | 0                            | 55 | 5        | 3.54      | 7,405                 | cuft                | 0.17       | 0                            | 61 | 5        | 0.53      | 1,045                 | cuft                |
| 2                                                | D               | Natural                | D                 | 0.35       | 0                            | 55 | 5        | 0.77      | 1,612                 | cuft                | 0.04       | 0                            | 61 | 5        | 0.12      | 261                   | cuft                |

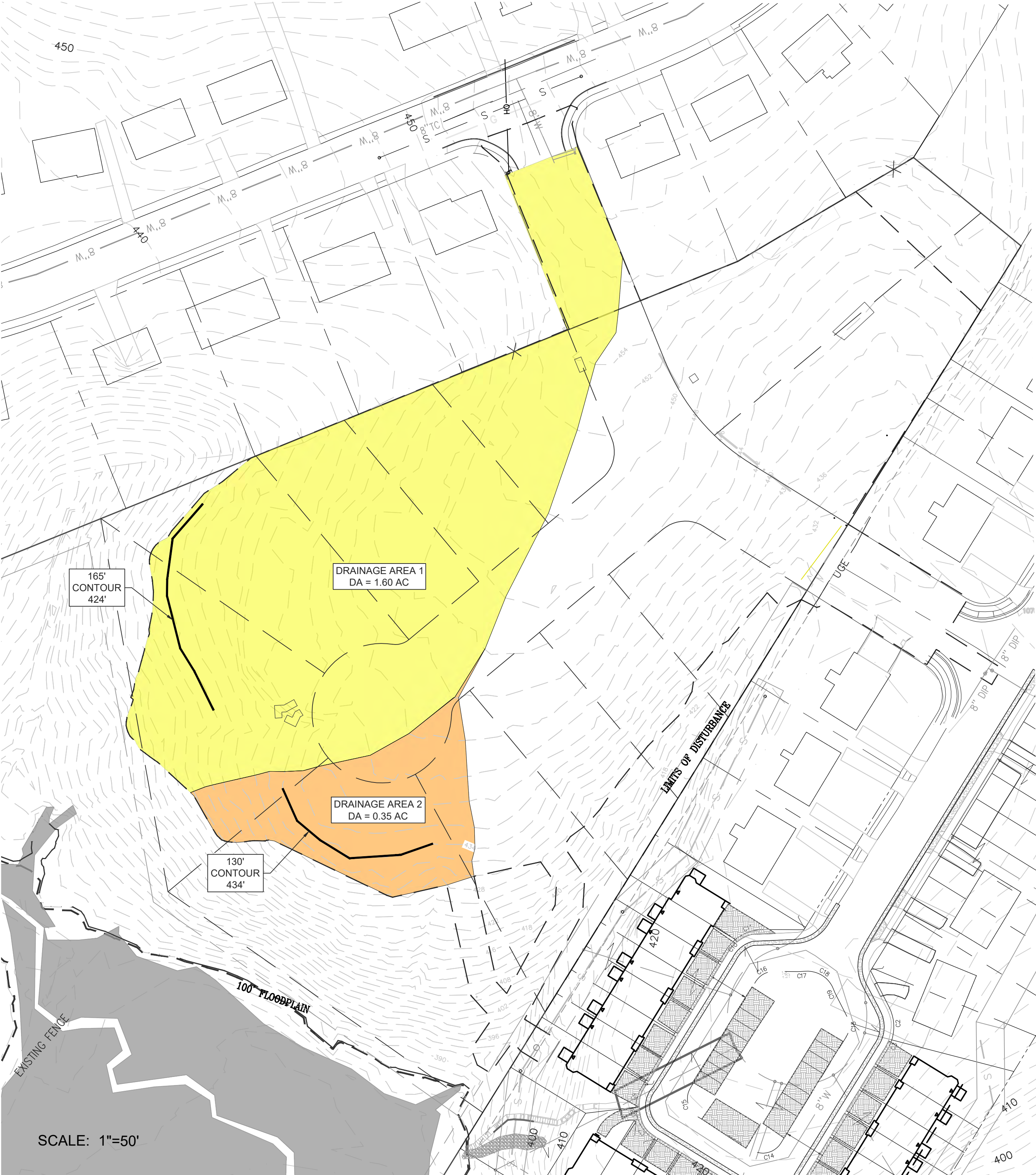
STORMWATER MANAGEMENT COMPLIANCE SUMMARY

9VA25-870-66.B CHANNEL PROTECTION REQUIREMENTS

POINT OF ANALYSIS 1 & 2 - DISCHARGES FROM PERVIOUS OR DISCONNECTED IMPERVIOUS AREAS - 3.305.1A  
IN THE CASE WHERE PRE- AND POST-DEVELOPMENT STORMWATER RUNOFF OCCUR AS SHEET FLOW AND THE RUNOFF VOLUME AND VELOCITY WILL NOT INCREASE FROM PRE-DEVELOPMENT TO POST-DEVELOPMENT, THE PLANS, NARRATIVE, COMPUTATIONS, AND EXISTING AND PROPOSED GRADES DEMONSTRATE NO INCREASE IN THE 10-YEAR 24-HOUR POST-DEVELOPMENT RUNOFF VOLUME AND VELOCITY AS COMPARED TO THE PRE-DEVELOPMENT VOLUME AND VELOCITY.

9VA25-870-66.C FLOOD PROTECTION REQUIREMENTS

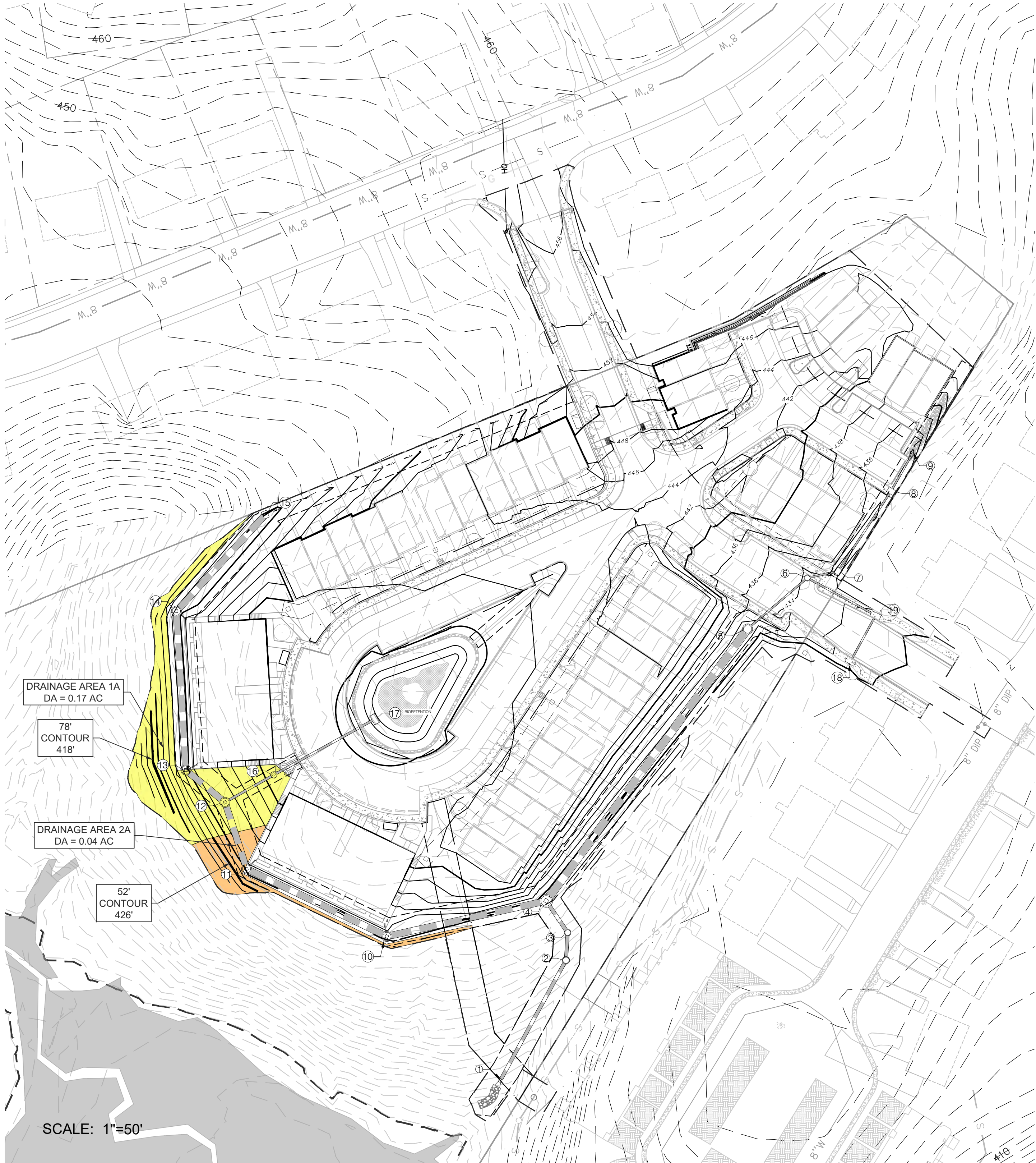
POINT OF ANALYSIS 1 & 2 - DISCHARGES FROM PERVIOUS OR DISCONNECTED IMPERVIOUS AREAS - 3.305.1A  
IN THE CASE WHERE PRE- AND POST-DEVELOPMENT STORMWATER RUNOFF OCCUR AS SHEET FLOW AND THE RUNOFF VOLUME AND VELOCITY WILL NOT INCREASE FROM PRE-DEVELOPMENT TO POST-DEVELOPMENT, THE PLANS, NARRATIVE, COMPUTATIONS, AND EXISTING AND PROPOSED GRADES DEMONSTRATE NO INCREASE IN THE 10-YEAR 24-HOUR POST-DEVELOPMENT RUNOFF VOLUME AND VELOCITY AS COMPARED TO THE PRE-DEVELOPMENT VOLUME AND VELOCITY.



POA 1 & 2 - PRE-DEVELOPMENT

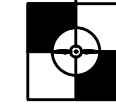
| 3.305.1A DISCHARGES OF SHEET FLOW FROM PERVIOUS OR DISCONNECTED IMPERVIOUS AREAS |                     |                    |      |       |                     |      |      |                            |   |           |                  |              |                  |                           |   |                                                                                             |
|----------------------------------------------------------------------------------|---------------------|--------------------|------|-------|---------------------|------|------|----------------------------|---|-----------|------------------|--------------|------------------|---------------------------|---|---------------------------------------------------------------------------------------------|
| Outfall #                                                                        | Sheet Flow (Y or N) | Pre-developed area | q10  | rv10  | Post-developed Area | Q10  | RV10 | No Increase in RV (Y or N) | L | d         | n                | S            | v                | No Increase in v (Y or N) |   |                                                                                             |
| 1<br>1A                                                                          | Y                   | 1.60               | 3.54 | 7,405 |                     | 0.17 | 0.53 | 1,045                      | Y | 165<br>78 | 0.0400<br>0.0200 | 0.10<br>0.10 | 0.1000<br>0.1000 | 0.54<br>0.35              | Y | Satisfies 3.305.1A GM FOR SHEET FLOW WITH NO INCREASE IN VOLUME AND NO INCREASE IN VELOCITY |
| 2<br>2A                                                                          | Y                   | 0.35               | 0.77 | 1,612 |                     | 0.04 | 0.12 | 261                        | Y | 130<br>52 | 0.0140<br>0.0080 | 0.10<br>0.10 | 0.2500<br>0.2500 | 0.44<br>0.30              | Y | Satisfies 3.305.1A GM FOR SHEET FLOW WITH NO INCREASE IN VOLUME AND NO INCREASE IN VELOCITY |

- Notes
- Based on Guidance Memo 22-2012
  - Peak flows and RV calculated using HydroCAD
  - V calculated by varying d until Q calculated using Manning's Eq. equals Q from HydroCAD



POA 1 & 2 - POST-DEVELOPED

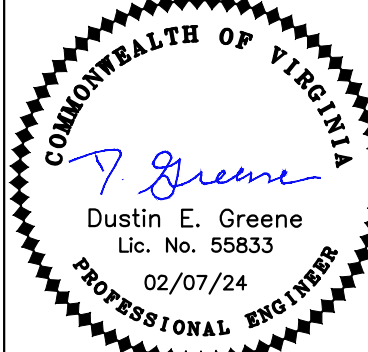
ROUDABUSH, GALE & ASSOC., INC.



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PHONE 834-977-0205  
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| REVISIONS |            | REVISIONS BASED ON DEDICATED REVIEW |                                          |
|-----------|------------|-------------------------------------|------------------------------------------|
| NO.       | DATE       | BY                                  | REVISIONS TO ADDRESS ADA                 |
| III       | 3.03/11/22 | DG                                  | MAJOR REVISIONS TO ADDRESS ADA           |
| IV        | 4.10/13/22 | DF                                  | MAJOR REVISIONS TO ADDRESS SWM & CLARITY |
| V         | 5.11/30/22 | DF                                  | REVISIONS PER CITY COMMENTS              |
| VI        | 6.03/21/23 | DF                                  | REVISIONS PER CITY COMMENTS              |
| VII       | 7.08/11/23 | DF                                  | REVISIONS PER CITY COMMENTS              |
| VIII      | 1.11/09/23 | DG                                  | REVISIONS PER CITY COMMENTS              |
| IX        | 1.12/21/23 | DG                                  | REVISIONS PER CITY COMMENTS              |

|             |    |
|-------------|----|
| DRAFTER:    | HR |
| DESIGNER:   | DG |
| PRODUCTION: | DF |



FINAL SITE PLAN  
FLINT HILL SUBDIVISION  
DA-1 & DA-2  
POINT OF ANALYSIS

|        |            |
|--------|------------|
| DATE:  | 11-16-2020 |
| SCALE: |            |
| JOB:   | 17.0170    |
| WFO:   |            |

SHEET: 19 OF 38



| CITY OF CHARLOTTESVILLE-OUTFALL TABULATION CHART |                   |                        |                   |            |                              |    |          |          |          |           |            |                       |                     |            |                              |    |          |          |          |           |            |                       |                     |
|--------------------------------------------------|-------------------|------------------------|-------------------|------------|------------------------------|----|----------|----------|----------|-----------|------------|-----------------------|---------------------|------------|------------------------------|----|----------|----------|----------|-----------|------------|-----------------------|---------------------|
| 9VAC25-870-66:                                   |                   |                        |                   | EXISTING   |                              |    |          |          |          |           |            |                       |                     | PROPOSED   |                              |    |          |          |          |           |            |                       |                     |
| Outfall Designation                              | LOA Designation   | Receiving Channel Type | Compliance Method | DA (Acres) | Offsite Contribution (Acres) | CN | Tc (min) | Q1 (CFS) | Q2 (CFS) | Q10 (CFS) | Q100 (CFS) | Runoff Volume (Vr/RV) | Runoff Volume Units | DA (Acres) | Offsite Contribution (Acres) | CN | Tc (min) | Q1 (CFS) | Q2 (CFS) | Q10 (CFS) | Q100 (CFS) | Runoff Volume (Vr/RV) | Runoff Volume Units |
| 3                                                | B.3.A (EB) C.1,3C | Natural                | B.3.A (EB) C.1,3C | 2.08       | 0.89                         | 55 | 5.2      | 0.31     | 1.09     | 4.55      | 13.6       | 1,568                 | cuft                | 3.69       | 0.89                         | 85 | 5        | 0.64     | -        | 30.21     | 49.80      | 21,824                | cuft                |

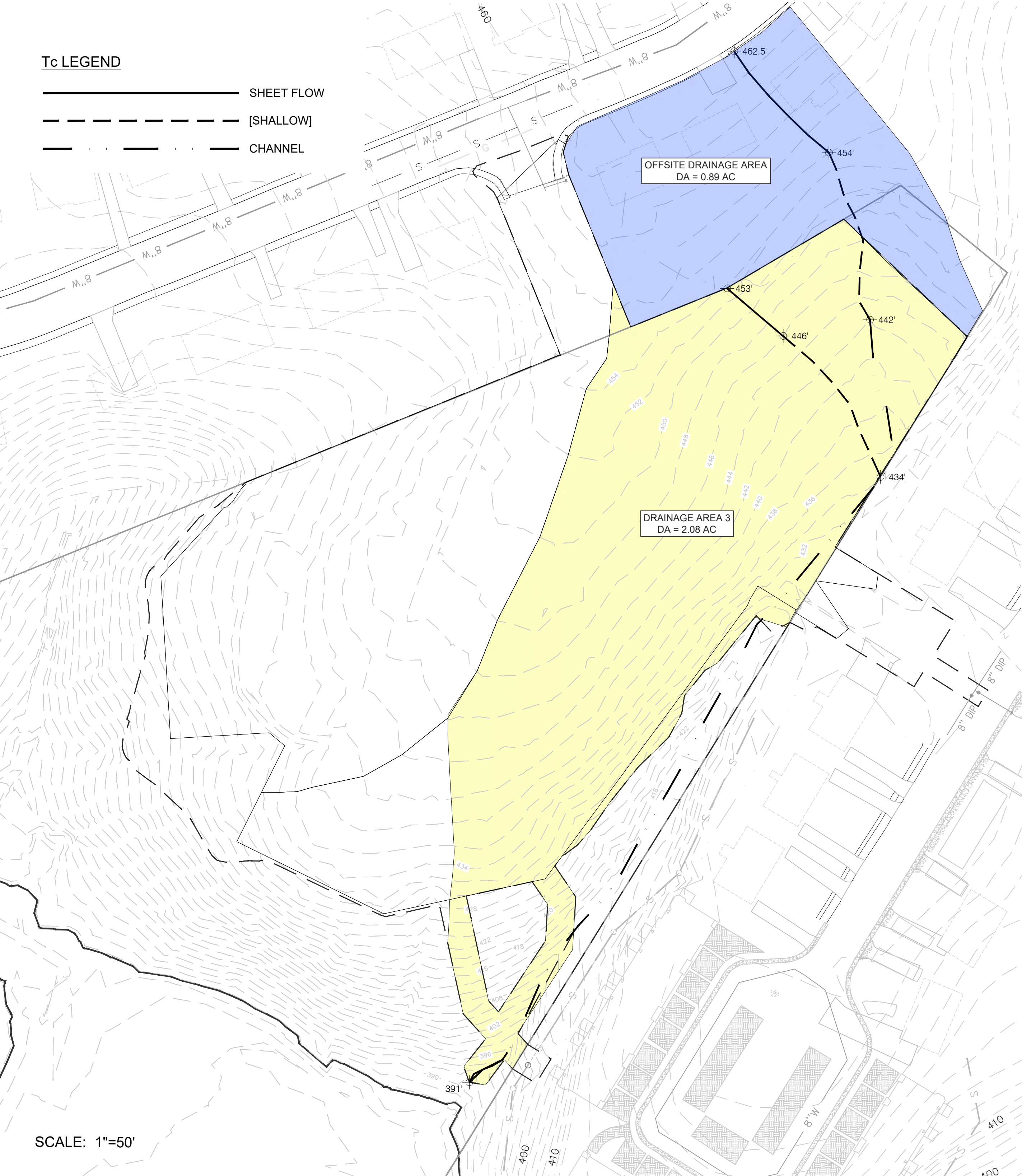
STORMWATER MANAGEMENT COMPLIANCE SUMMARY

9VAC25-870-66.B CHANNEL PROTECTION REQUIREMENTS

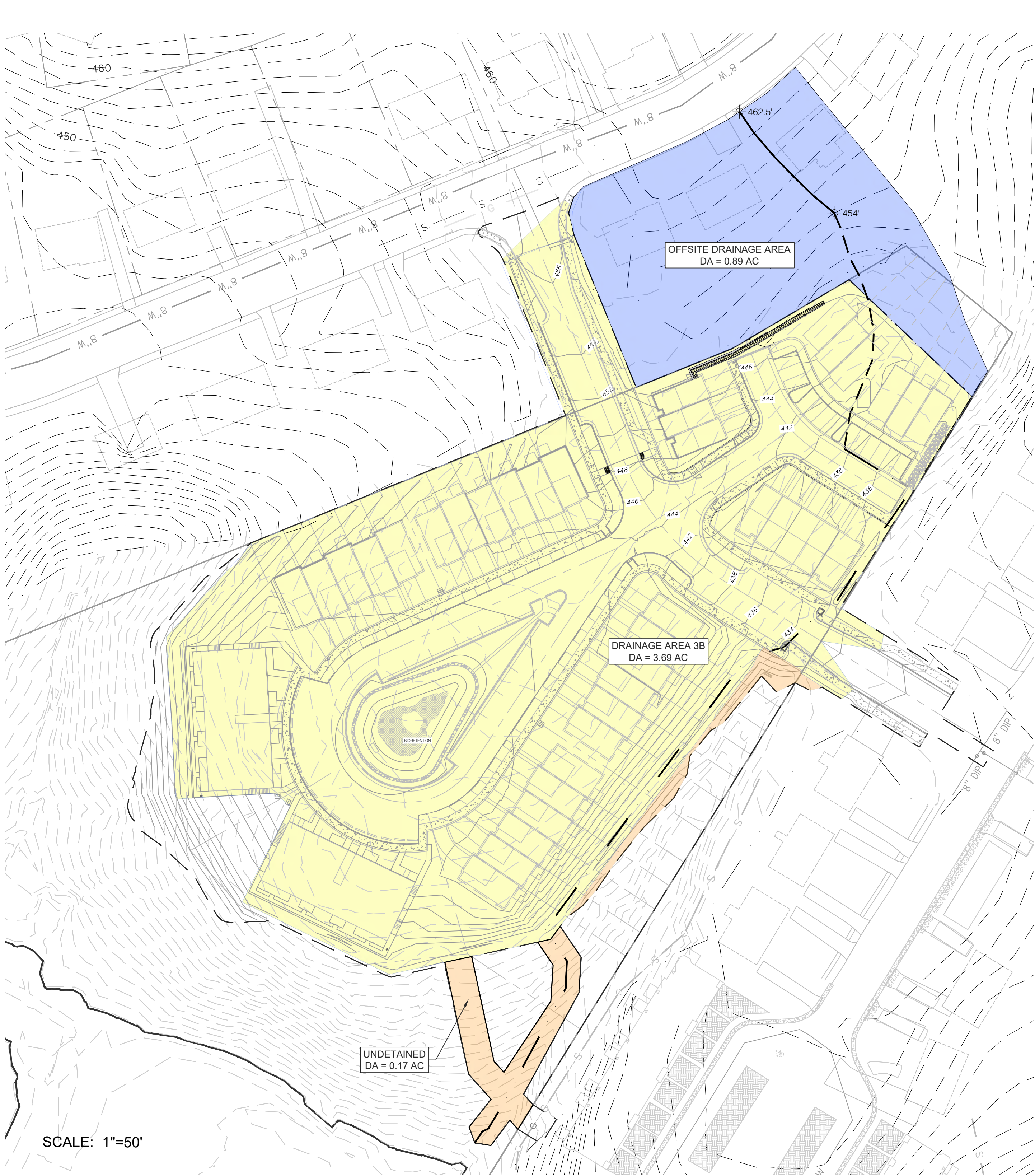
POINT OF ANALYSIS 3 - 3.A - ENERGY BALANCE AT THE OUTFALL OF THE STORM SEWER SYSTEM.

9VAC25-870-66.C FLOOD PROTECTION REQUIREMENTS

POINT OF ANALYSIS 3 - C.3.C - THE STORMWATER CONVEYANCE SYSTEM ENTERS A MAPPED FLOODPLAIN OR OTHER FLOOD-PRONE AREA, ADOPTED BY ORDINANCE, OF ANY LOCALITY. CROSS SECTIONS FROM THE OUTFALL OF THE STORM SEWER SYSTEM SHOW THAT THE STORMWATER CONVEYANCE SYSTEM CONFINES THE 10-YEAR 24-HOUR STORM EVENT WITHOUT EXPERIENCING LOCALIZED FLOODING TO THE FLOODPLAIN (LIMITS OF ANALYSIS).



POA 3 - PRE-DEVELOPMENT



POA 3 - POST-DEVELOPED

9VAC25-870-66 WATER QUANTITY CANNEL PROTECTION CHANNEL PROTECTION B.3.A

$Q1(Allowable) = [IF * Q1(Pre-Site) * RV1(Pre-Site) * DA(Pre) / RV1(Dev-Site) * DA(Dev) + Q1(Offsite)]$

$IF = 0.80$

$Q1(Pre-Site) = 0.31 \text{ cfs}$

$RV1(Pre-Site) = 1,568 \text{ cuft}$

$DA(Pre) = 2.08 \text{ Ac}$

$RV1(Dev-Site) = 21,824 \text{ cuft}$

$DA(Dev) = 3.69 \text{ Ac}$

$Q1(Offsite) = 0.81 \text{ cfs}$

$Q1(Allowable) = [0.80 * 0.31 \text{ cfs} * (1,568 \text{ cuft} * 2.08 \text{ Ac}) / (21,824 \text{ cuft} * 3.69 \text{ Ac})] + 0.81 \text{ cfs}$

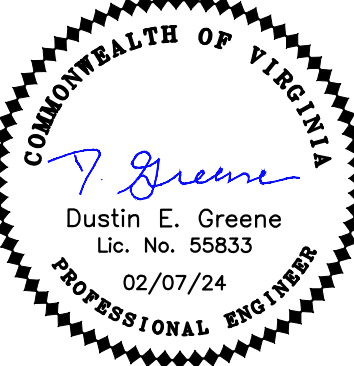
$Q1(Allowable) = 0.82 \text{ cfs}$

$Q1(POST) = 0.64 \text{ cfs}$  **OK**

REVISIONS

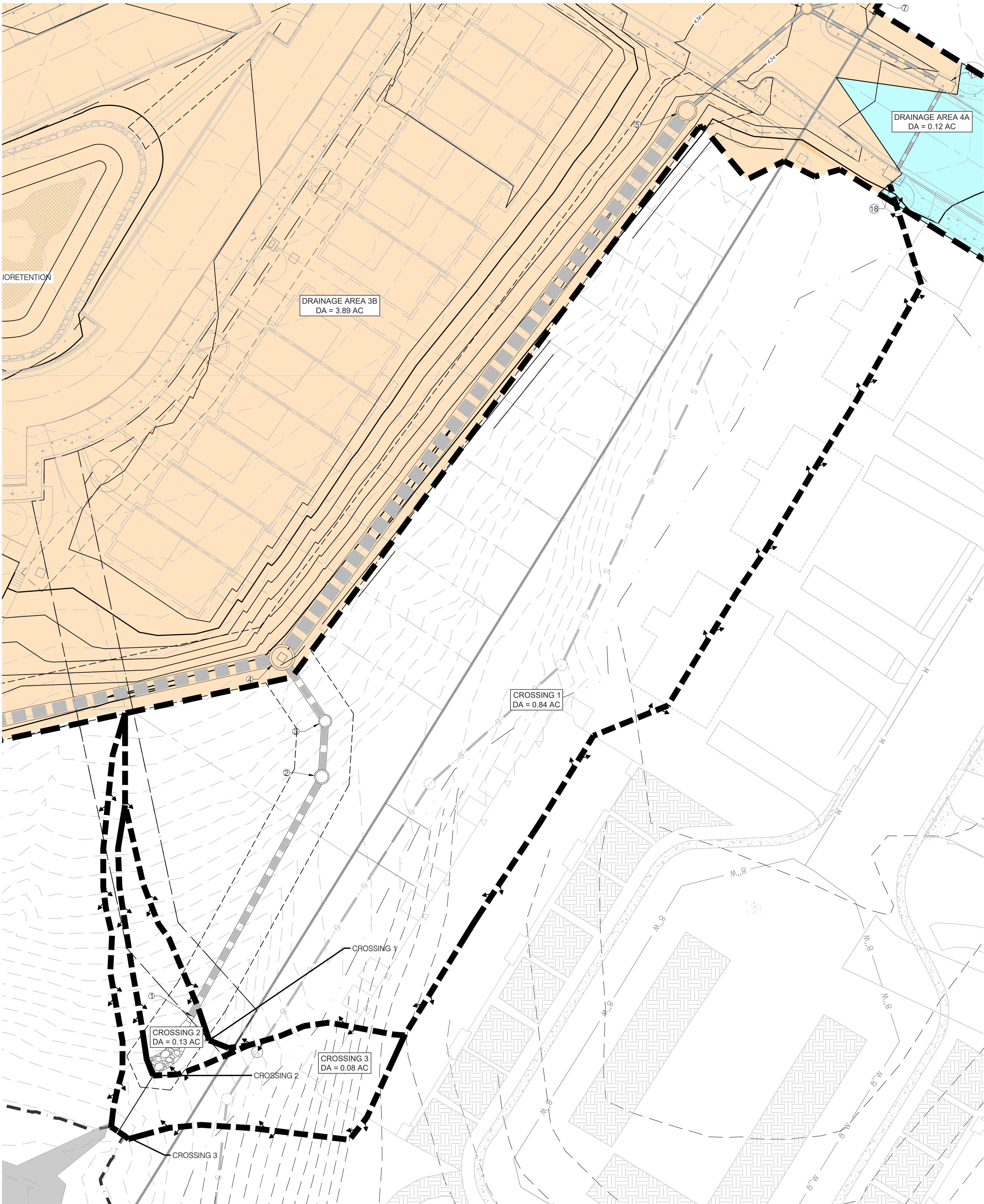
| NO.   | DATE       | BY | REVISIONS BASED ON/REVIEW                |
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| DRAFTER:    | HR |
| DESIGNER:   | DG |
| PRODUCTION: | DF |





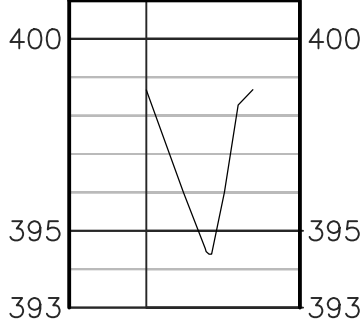
Q:\2022\17070A Flint Hill Site Development Plan\240205Site Development Plan\DWG\01\_Sheets\21 Flood Protection point of analysis 3.dwg, 2/5/2024 11:48:00 AM, DWG To PDF.p3



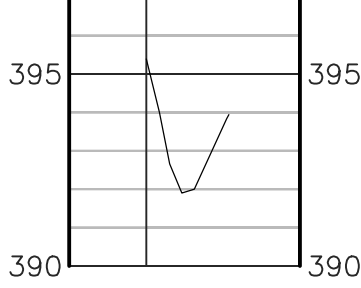
POA 3 - POST-DEVELOPMENT FLOOD PROTECTION TO MAPPED FLOODPLAIN

SCALE: 1"=20'

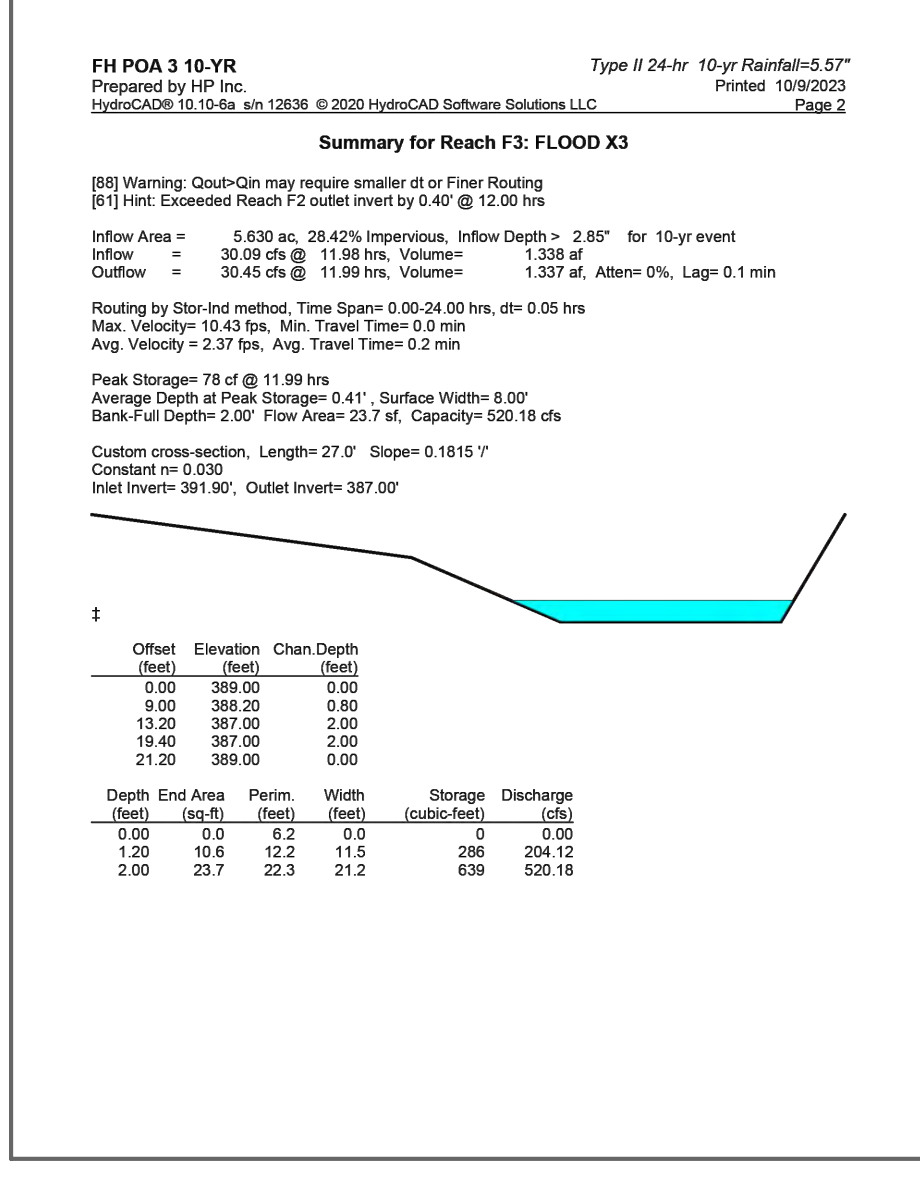
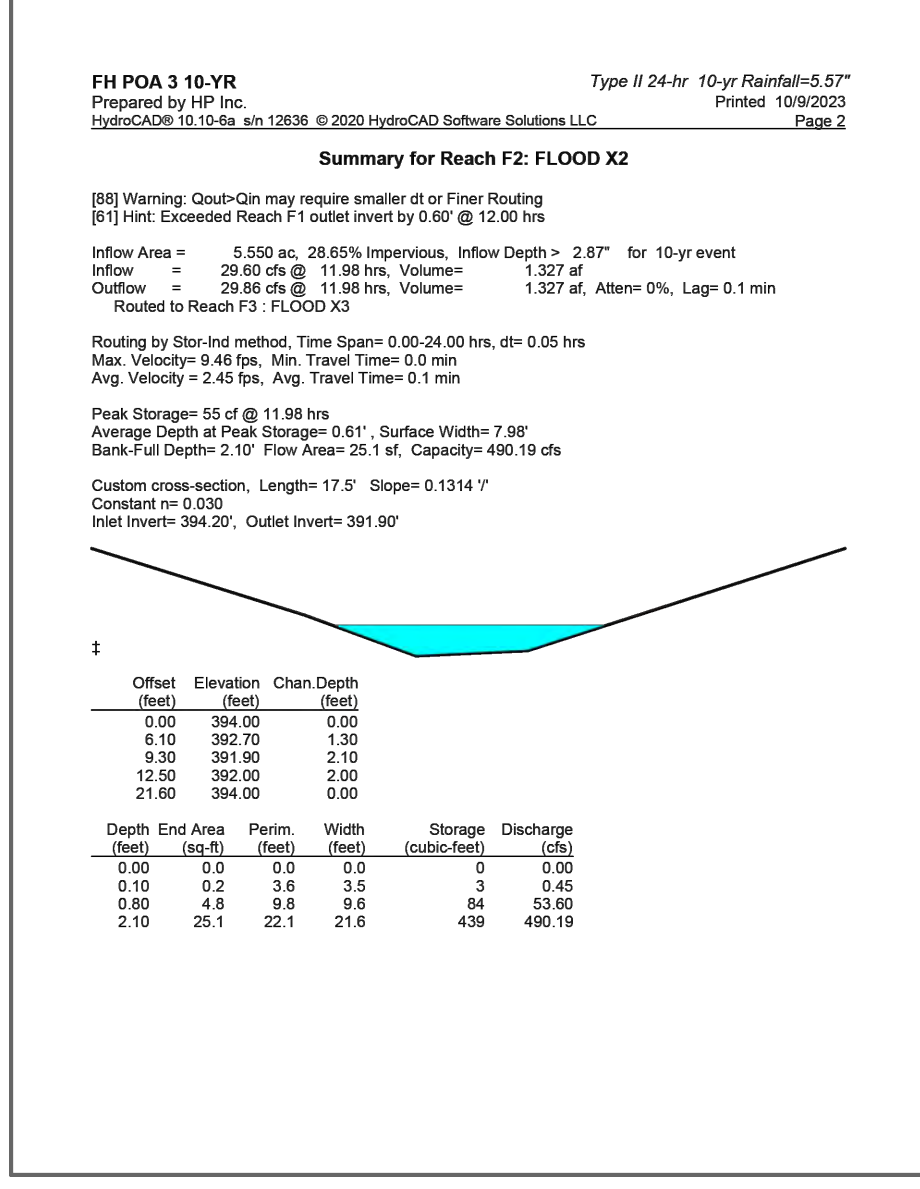
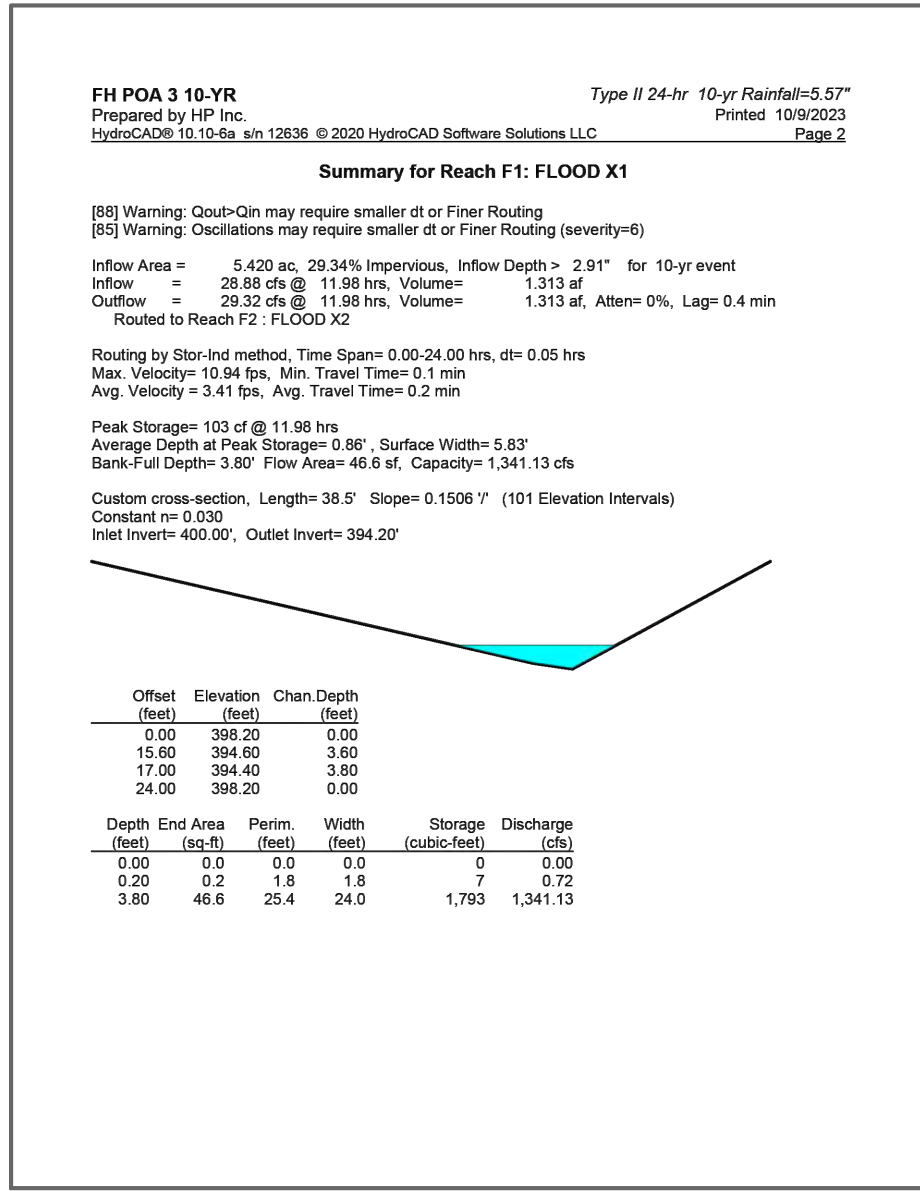
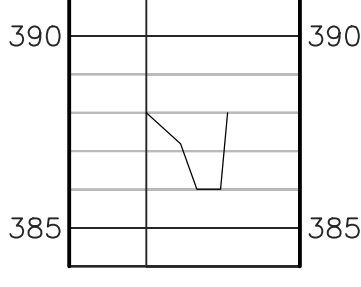
1ST CROSSING Profile  
HORIZ. SCALE: 1"=50'  
VERT. SCALE: 1"=5'



2ND CROSSING Profile  
HORIZ. SCALE: 1"=50'  
VERT. SCALE: 1"=5'



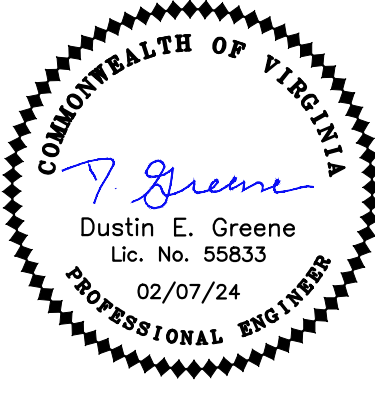
3RD CROSSING Profile  
HORIZ. SCALE: 1"=50'  
VERT. SCALE: 1"=5'



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| REVISIONS |            | REVISIONS BASED ON/DATE/REVIEW |                                          |
|-----------|------------|--------------------------------|------------------------------------------|
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| VIII.     | 1/11/09/23 | DG                             | REVISIONS PER CITY COMMENTS              |
| IX.       | 1/12/21/23 | DG                             | REVISIONS PER CITY COMMENTS              |

|             |    |
|-------------|----|
| DRAFTER:    | HR |
| DESIGNER:   | DG |
| PRODUCTION: | DF |



FINAL SITE PLAN  
FLINT HILL SUBDIVISION  
FLOOD PROTECTION  
POINT OF ANALYSIS 3

|        |            |
|--------|------------|
| DATE:  | 11-16-2020 |
| SCALE: |            |
| JOB:   | 17.0170    |
| WFO:   |            |
| SHEET: | 21 OF 38   |



Q:\2022\170170A Flint Hill\Site Development Plan\DWG\01\_Sheets\22 DA-4 POINT OF ANALYSIS.dwg, 2/5/2024 11:48:56 AM, DWG To PDF.pct

| CITY OF CHARLOTTESVILLE-OUTFALL TABULATION CHART |                  |                        |                   |            |                              |    |          |          |          |           |            |                       |                     |            |                              |    |          |          |          |           |            |                       |                     |
|--------------------------------------------------|------------------|------------------------|-------------------|------------|------------------------------|----|----------|----------|----------|-----------|------------|-----------------------|---------------------|------------|------------------------------|----|----------|----------|----------|-----------|------------|-----------------------|---------------------|
| 9VAC25-870-66:                                   |                  |                        |                   | EXISTING   |                              |    |          |          |          |           |            | PROPOSED              |                     |            |                              |    |          |          |          |           |            |                       |                     |
| Outfall Designation                              | LOA Designation  | Receiving Channel Type | Compliance Method | DA (Acres) | Offsite Contribution (Acres) | CN | Tc (min) | Q1 (CFS) | Q2 (CFS) | Q10 (CFS) | Q100 (CFS) | Runoff Volume (Vr/RV) | Runoff Volume Units | DA (Acres) | Offsite Contribution (Acres) | CN | Tc (min) | Q1 (CFS) | Q2 (CFS) | Q10 (CFS) | Q100 (CFS) | Runoff Volume (Vr/RV) | Runoff Volume Units |
| 4                                                | 20% DA REDUCTION | Manmade                | 20% DA REDUCTION  | 0.15       | 0                            | 91 | 5        | 0.61     | 0.77     | 1.23      | 2.11       | 1,133                 | cuft                | 0.12       | 0                            | 92 | 5        | 0.50     | 0.63     | 1.00      | 1.70       | 958                   | cuft                |

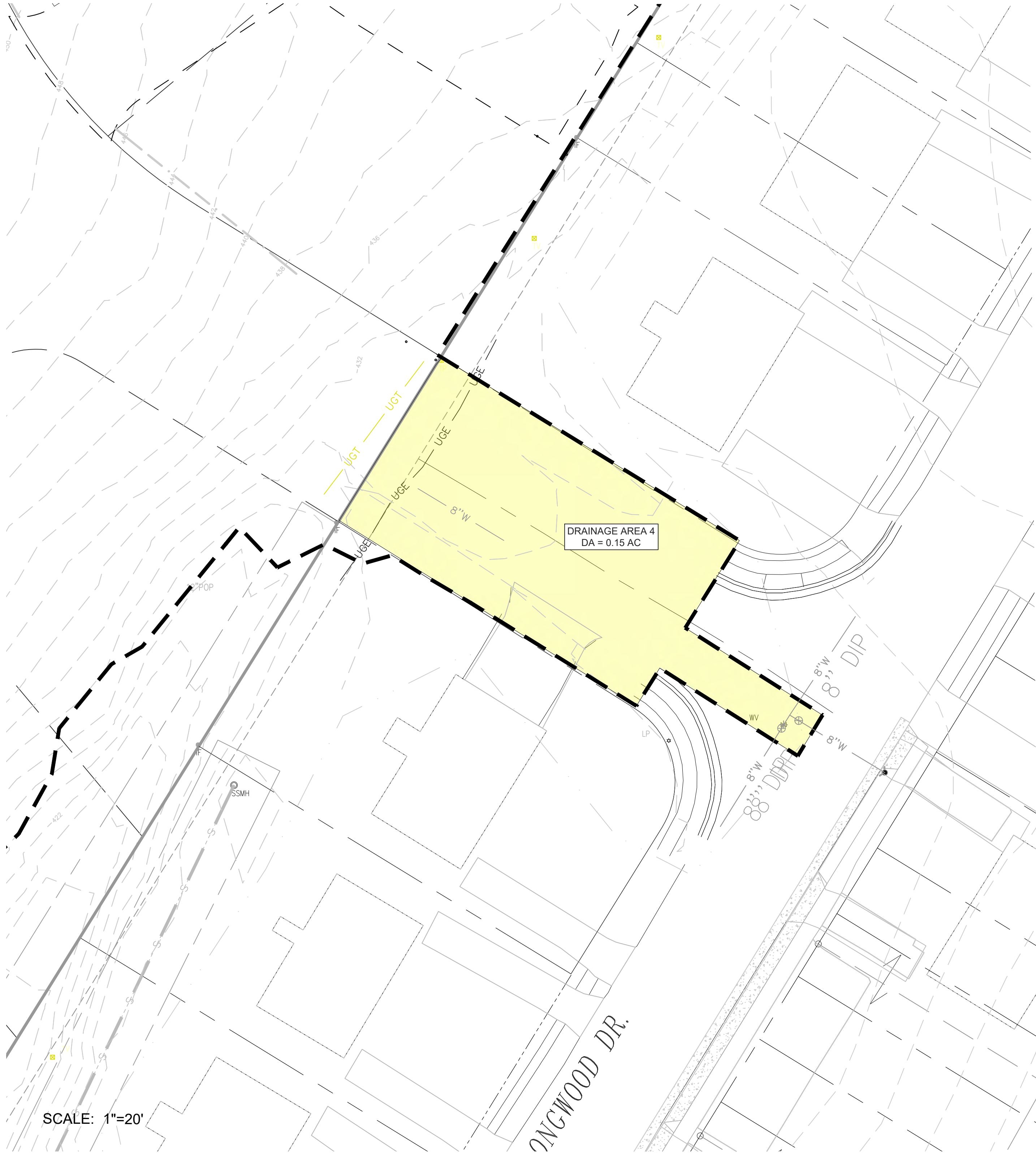
STORMWATER MANAGEMENT COMPLIANCE SUMMARY

9VA25-870-66.B CHANNEL PROTECTION REQUIREMENTS

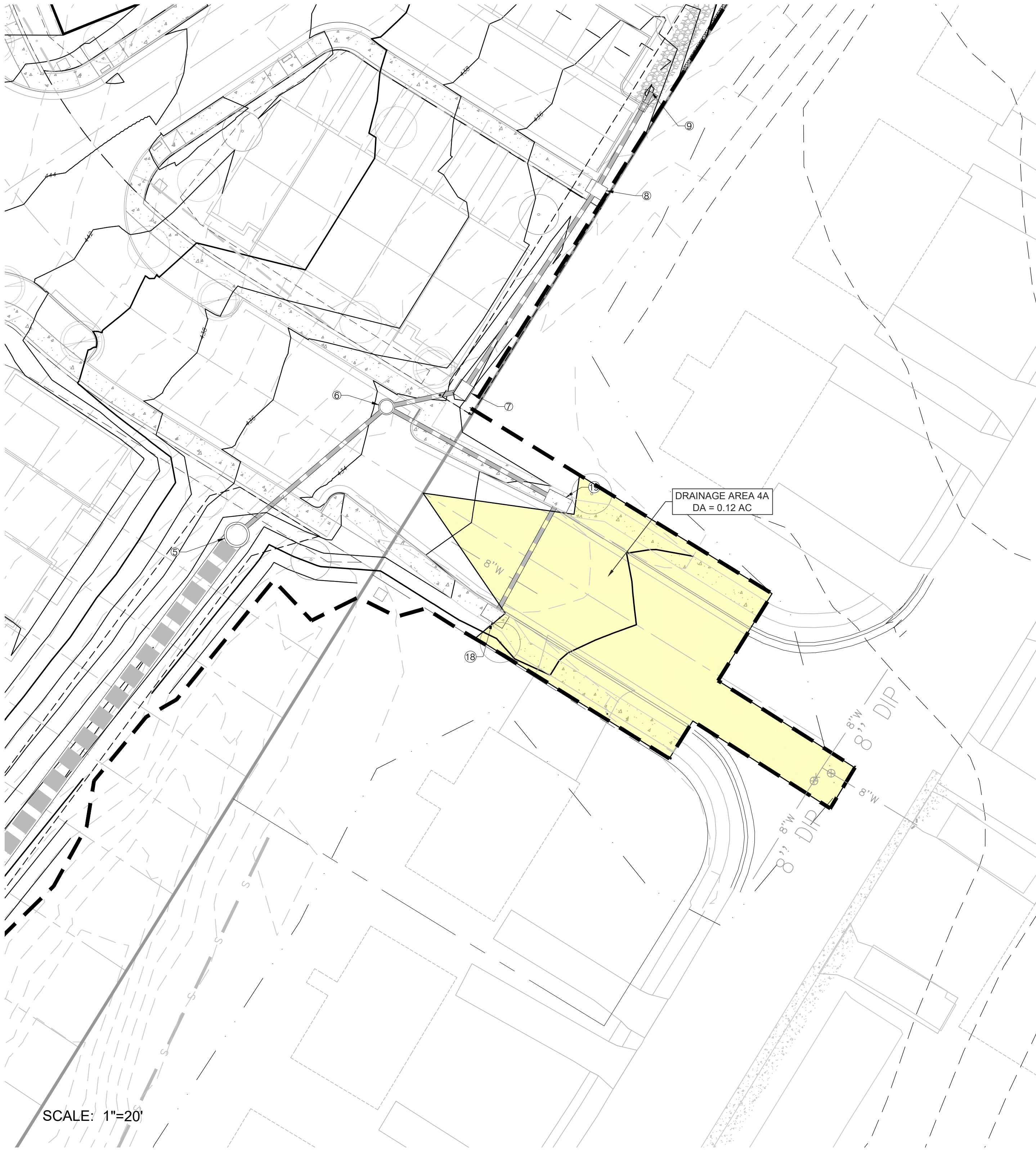
POINT OF ANALYSIS 4 - THERE IS A DECREASE IN THE OVERALL AREA FOR SITE OUTFALL 4 WITHOUT AN INCREASE IN THE LAND COVER CONDITION. WATER QUANTITY COMPLIANCE IS MET WITHOUT ANALYSIS.

9VA25-870-66.C FLOOD PROTECTION REQUIREMENTS

POINT OF ANALYSIS 4 - THERE IS A DECREASE IN THE OVERALL AREA FOR SITE OUTFALL 4 WITHOUT AN INCREASE IN THE LAND COVER CONDITION. WATER QUANTITY COMPLIANCE IS MET WITHOUT ANALYSIS.

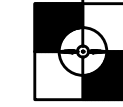


POA 4 - PRE-DEVELOPMENT



POA 4 - POST-DEVELOPED

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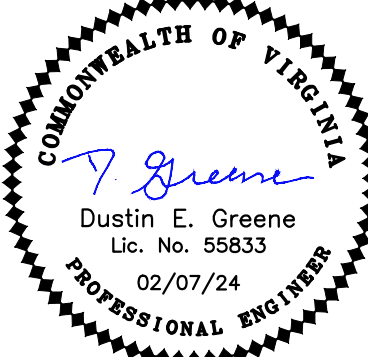


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REVISIONS

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DRAFTER: HR  
DESIGNER: DG  
PRODUCTION: DF



FINAL SITE PLAN  
FLINT HILL SUBDIVISION

DA-4 POINT OF ANALYSIS

DATE: 11-16-2020  
SCALE: 17.0170  
JOB: 17.0170  
WFO:

SHEET: 22 OF 38



|                |           |         |           |          |                                                  |    |   |      |      |      |      |     |      |      |          |    |   |      |      |      |      |     |      |  |  |  |  |  |
|----------------|-----------|---------|-----------|----------|--------------------------------------------------|----|---|------|------|------|------|-----|------|------|----------|----|---|------|------|------|------|-----|------|--|--|--|--|--|
|                |           |         |           |          | CITY OF CHARLOTTESVILLE-OUTFALL TABULATION CHART |    |   |      |      |      |      |     |      |      |          |    |   |      |      |      |      |     |      |  |  |  |  |  |
| 9VAC25-870-66: |           |         |           | EXISTING |                                                  |    |   |      |      |      |      |     |      |      | PROPOSED |    |   |      |      |      |      |     |      |  |  |  |  |  |
| 5              | B.1.A, 4A | Manmade | B.1.A, 4A | 0.04     | 0                                                | 98 | 5 | 0.18 | 0.21 | 0.32 | 0.53 | 392 | cufr | 0.02 | 0        | 98 | 5 | 0.09 | 0.11 | 0.16 | 0.27 | 218 | cuft |  |  |  |  |  |

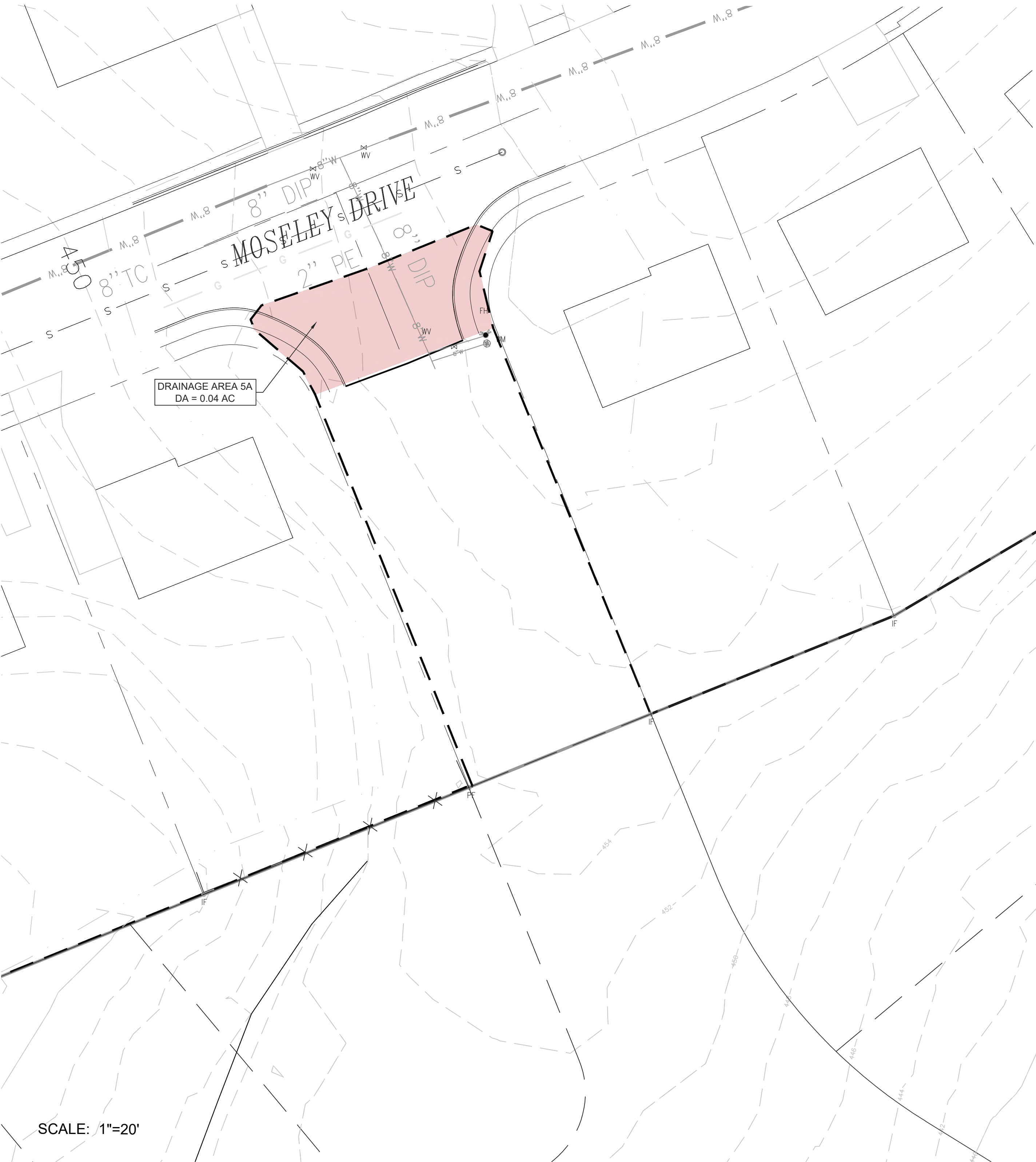
STORMWATER MANAGEMENT COMPLIANCE SUMMARY

9VA25-870-66.B CHANNEL PROTECTION REQUIREMENTS

POINT OF ANALYSIS 5 - THERE IS A DECREASE IN THE OVERALL AREA FOR SITE OUTFALL 5 WITHOUT AN INCREASE IN THE LAND COVER CONDITION. WATER QUANTITY COMPLIANCE IS MET WITHOUT ANALYSIS.

9VA25-870-66.C FLOOD PROTECTION REQUIREMENTS

POINT OF ANALYSIS 5 - THERE IS A DECREASE IN THE OVERALL AREA FOR SITE OUTFALL 5 WITHOUT AN INCREASE IN THE LAND COVER CONDITION. WATER QUANTITY COMPLIANCE IS MET WITHOUT ANALYSIS.

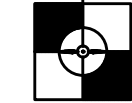


POA 5 - PRE-DEVELOPMENT



POA 5 - POST-DEVELOPED

**ROUDABUSH, GALE & ASSOC., INC.**

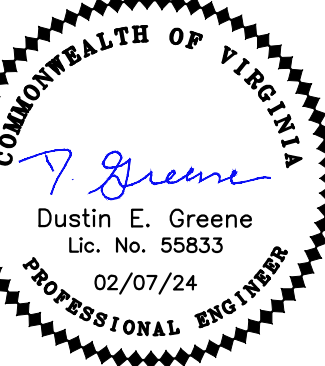


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| IX.   | 1.12/21/23 | DG | REVISIONS PER CITY COMMENTS              |

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|-------------|----|
| DRAFTER:    | HR |
| DESIGNER:   | DG |
| PRODUCTION: | DF |



FINAL SITE PLAN  
FLINT HILL SUBDIVISION  
DA-5 POINT OF ANALYSIS

|        |            |
|--------|------------|
| DATE:  | 11-16-2020 |
| SCALE: |            |
| JOB:   | 17.0170    |
| WFO:   |            |

SHEET **23** OF 38



Project Name:

Flint Hill

Date:

2/28/2024

CLEAR ALL

data input cells

constant values

calculation cells

final results

BMP Design Specifications List: 2013 Draft Stds & Specs

Site Information

Post-Development Project (Treatment Volume and Loads)

Land Cover (acres)

|                                                                                                     | A Soils | B Soils | C Soils | D Soils | Totals |
|-----------------------------------------------------------------------------------------------------|---------|---------|---------|---------|--------|
| Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land            | 0.32    | 2.01    |         | 2.28    | 4.61   |
| Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed               | 0.01    | 2.26    |         |         | 2.27   |
| Impervious Cover (acres)                                                                            |         | 2.32    |         |         | 2.32   |
| * Forest/Open Space areas must be protected in accordance with the Virginia Runoff Reduction Method |         |         |         |         | 9.20   |

Constants

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

Runoff Coefficients (Rv)

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

Post-Development Requirement for Site Area

|                                    |      |
|------------------------------------|------|
| TP Load Reduction Required (lb/yr) | 2.70 |
|------------------------------------|------|

| Site Results (Water Quality Compliance) |        |        |        |        |        |            |
|-----------------------------------------|--------|--------|--------|--------|--------|------------|
| Area Checks                             | D.A. A | D.A. B | D.A. C | D.A. D | D.A. E | AREA CHECK |
| FOREST/OPEN SPACE (ac)                  | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | OK.        |
| IMPERVIOUS COVER (ac)                   | 0.99   | 0.00   | 0.00   | 0.00   | 0.00   | OK.        |
| IMPERVIOUS COVER TREATED (ac)           | 0.99   | 0.00   | 0.00   | 0.00   | 0.00   | OK.        |
| MANAGED TURF AREA (ac)                  | 0.41   | 0.00   | 0.00   | 0.00   | 0.00   | OK.        |
| MANAGED TURF AREA TREATED (ac)          | 0.41   | 0.00   | 0.00   | 0.00   | 0.00   | OK.        |
| AREA CHECK                              | OK.    | OK.    | OK.    | OK.    | OK.    |            |

|                                          |        |
|------------------------------------------|--------|
| Site Treatment Volume (ft <sup>3</sup> ) | 10,303 |
|------------------------------------------|--------|

| Runoff Reduction Volume and TP By Drainage Area     |        |        |        |        |        |       |
|-----------------------------------------------------|--------|--------|--------|--------|--------|-------|
|                                                     | D.A. A | D.A. B | D.A. C | D.A. D | D.A. E | TOTAL |
| RUNOFF REDUCTION VOLUME ACHIEVED (ft <sup>3</sup> ) | 2,969  | 0      | 0      | 0      | 0      | 2,969 |
| TP LOAD AVAILABLE FOR REMOVAL (lb/yr)               | 2.33   | 0.00   | 0.00   | 0.00   | 0.00   | 2.33  |
| TP LOAD REDUCTION ACHIEVED (lb/yr)                  | 2.10   | 0.00   | 0.00   | 0.00   | 0.00   | 2.10  |
| TP LOAD REMAINING (lb/yr)                           | 0.24   | 0.00   | 0.00   | 0.00   | 0.00   | 0.24  |
|                                                     |        |        |        |        |        |       |
| NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)            | 15.33  | 0.00   | 0.00   | 0.00   | 0.00   | 15.33 |

| Total Phosphorus                              |      |
|-----------------------------------------------|------|
| FINAL POST-DEVELOPMENT TP LOAD (lb/yr)        | 6.47 |
| TP LOAD REDUCTION REQUIRED (lb/yr)            | 2.70 |
| TP LOAD REDUCTION ACHIEVED (lb/yr)            | 2.10 |
| TP LOAD REMAINING (lb/yr):                    | 4.38 |
| REMAINING TP LOAD REDUCTION REQUIRED (lb/yr): | 0.60 |

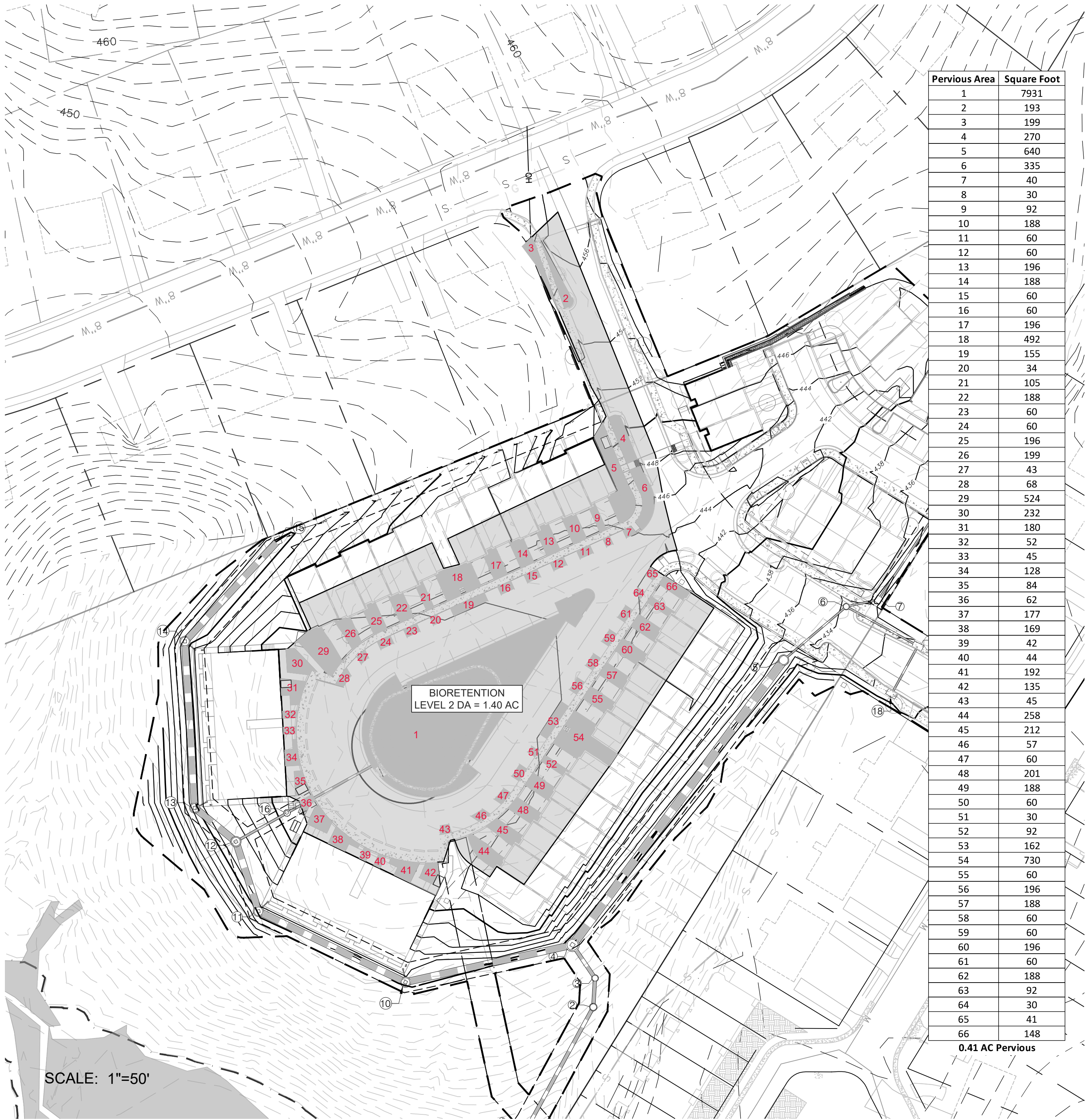
| Total Nitrogen (For Information Purposes)        |       |
|--------------------------------------------------|-------|
| POST-DEVELOPMENT LOAD (lb/yr)                    | 46.31 |
| NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)         | 15.33 |
| REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr) | 30.98 |

#### Drainage Area A

| Drainage Area A Land Cover (acres) |         |         |         |         |        |               |
|------------------------------------|---------|---------|---------|---------|--------|---------------|
|                                    | A Soils | B Soils | C Soils | D Soils | Totals | Land Cover Rv |
| Forest/Open Space (acres)          |         |         |         |         | 0.00   | 0.00          |
| Managed Turf (acres)               |         | 0.41    |         |         | 0.41   | 0.20          |
| Impervious Cover (acres)           |         | 0.99    |         |         | 0.99   | 0.95          |
| Total                              |         |         |         |         | 1.40   |               |

#### 6. Bioretention (RR)

|                                                                               |    |      |      |   |       |     |       |    |      |      |      |      |      |
|-------------------------------------------------------------------------------|----|------|------|---|-------|-----|-------|----|------|------|------|------|------|
| 6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9) | 40 |      |      | 0 | 0     | 0   | 0     | 25 | 0.00 | 0.00 | 0.00 | 0.00 | None |
| 6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)                       | 80 | 0.41 | 0.99 | 0 | 2,969 | 742 | 3,712 | 50 | 0.00 | 2.33 | 2.10 | 0.23 |      |

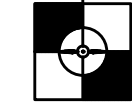


#### ① BIORETENETION (LEVEL 2) - POST-DEVELOPED

| CITY OF CHARLOTTESVILLE-LAND DISTURBANCE MS4 REPORTING CHART |                 |                |           |            |               |              |               |                 |              |                          |
|--------------------------------------------------------------|-----------------|----------------|-----------|------------|---------------|--------------|---------------|-----------------|--------------|--------------------------|
| BMP TYPE                                                     | PRACTICE (1-15) | LEVEL (1 or 2) | LATITUDE  | LONGITUDE  | TOTAL DA (AC) | IMP. DA (AC) | PERV. DA (AC) | P REMOVED (LBS) | 12 DIG. HUC. | *SWM MAINT. AGR. INST. # |
| BIORETENTION                                                 | 9               | 2              | 38.012874 | -78.508389 | 1.40          | 0.99         | 0.41          | 2.10            | 20802040402  |                          |
| UNDERGROUND DETENTION                                        | -               | -              | 38.012612 | -78.508287 | 4.58          | 1.45         | 3.13          | N/A             | 20802040402  |                          |
| TOTAL LOD (AC)                                               |                 |                | 4.26      |            |               |              |               |                 |              |                          |
| TOTAL P REMOVED BY BMP'S (LBS)                               |                 |                | 2.10      |            |               |              |               |                 |              |                          |
| TOTAL P CREDITS PURCHASED (LBS)                              |                 |                | 0.60      |            |               |              |               |                 |              |                          |
| TOTAL P CREDITED TO PROJECT (LBS)                            |                 |                | 2.70      |            |               |              |               |                 |              |                          |
| TOTAL P REQUIRED (LBS)                                       |                 |                | 2.70      |            |               |              |               |                 |              |                          |
| *LAND DISTURBING #                                           |                 |                |           |            |               |              |               |                 |              |                          |
| * SWM BOND RELEASE DATE                                      |                 |                |           |            |               |              |               |                 |              |                          |

\* TO BE ENTERED BY CITY OF CHARLOTTESVILLE STAFF

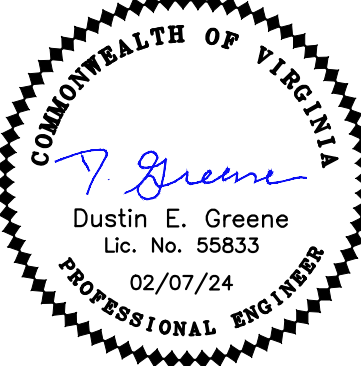
ROUDABUSH, GALE & ASSOC., INC.



A PROFESSIONAL CORPORATION  
SERVING VIRGINIA SINCE 1966  
600 SECOND ST. SE  
CHARLOTTEVILLE, VA 22902  
PHONE 804-977-0205  
WWW.ROUDABUSH.COM

| REVISIONS |            |    |
|-----------|------------|----|
| NO.       | DATE       | BY |
| III.      | 3.03/11/22 | DG |
| IV.       | 4.10/13/22 | DF |
| V.        | 5.11/30/22 | DF |
| VI.       | 6.03/21/23 | DF |
| VII.      | 7.08/11/23 | DF |
| VIII.     | 1.11/09/23 | DG |
| IX.       | 1.12/21/23 | DG |

|             |    |
|-------------|----|
| DRAFTER:    | HR |
| DESIGNER:   | DG |
| PRODUCTION: | DF |



FINAL SITE PLAN  
FLINT HILL SUBDIVISION  
BMP VRRM AND  
DRAINAGE AREA MAP

|        |            |
|--------|------------|
| DATE:  | 11-16-2020 |
| SCALE: |            |
| JOB:   | 17.0170    |
| WFO:   |            |

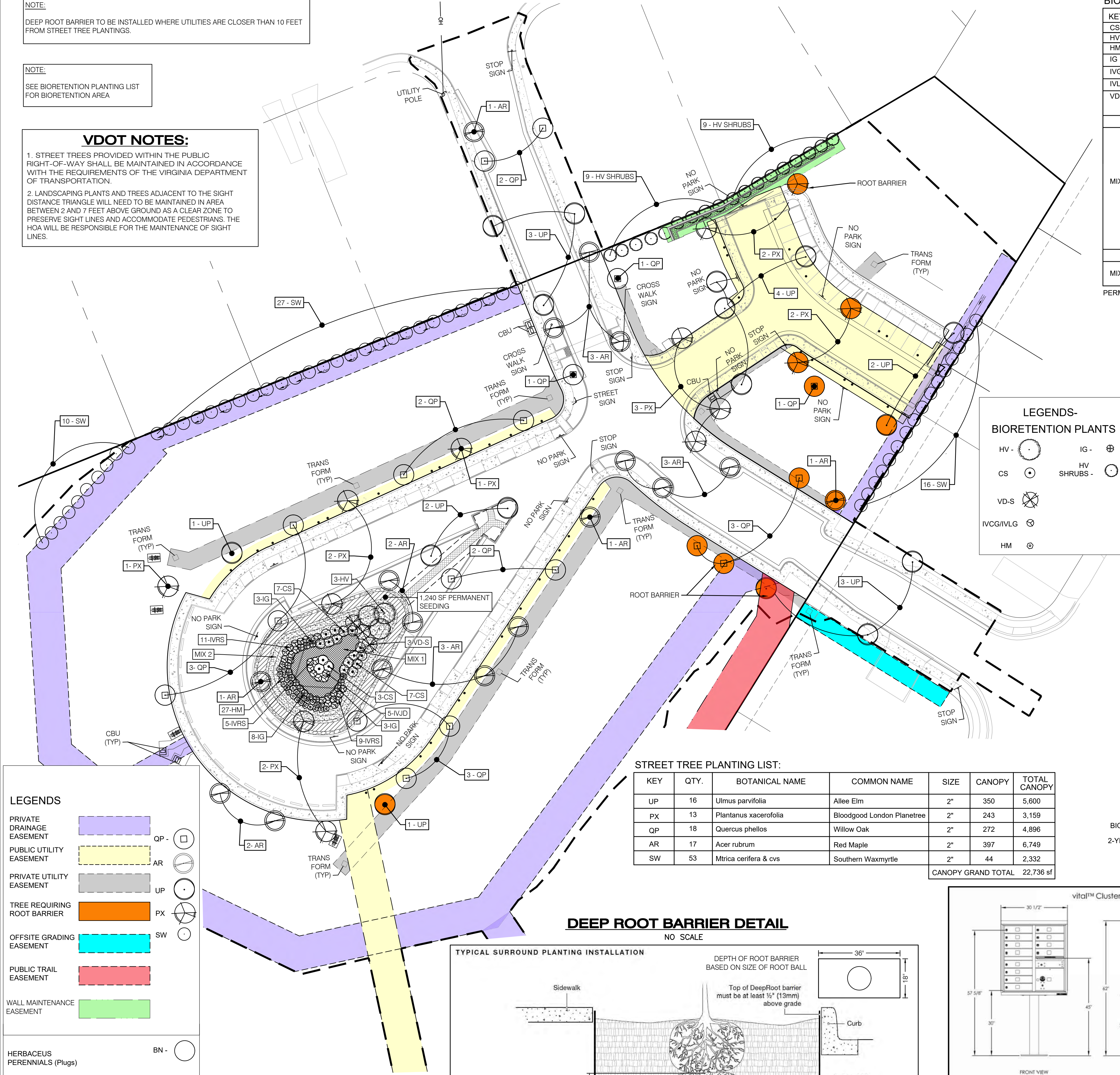


Q:\2022\170170A Flint Hill\Site Development Plan\DWG\01\_Sheets\25 Landscape Signage Plan.dwg, 3/1/2024 1:39:19 PM, DWG To PDF.pc3

NOTE:  
DEEP ROOT BARRIER TO BE INSTALLED WHERE UTILITIES ARE CLOSER THAN 10 FEET FROM STREET TREE PLANTINGS.

NOTE:  
SEE BIORETENTION PLANTING LIST FOR BIORETENTION AREA

**VDOT NOTES:**  
1. STREET TREES PROVIDED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.  
2. LANDSCAPING PLANTS AND TREES ADJACENT TO THE SIGHT DISTANCE TRIANGLE WILL NEED TO BE MAINTAINED IN AREA BETWEEN 2 AND 7 FEET ABOVE GROUND AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS. THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SIGHT LINES.



**LEGENDS**

PRIVATE DRAINAGE EASEMENT (Purple dashed line)

PUBLIC UTILITY EASEMENT (Yellow dashed line)

PRIVATE UTILITY EASEMENT (Grey dashed line)

TREE REQUIRING ROOT BARRIER (Orange solid line)

OFFSITE GRADING EASEMENT (Cyan solid line)

PUBLIC TRAIL EASEMENT (Red solid line)

WALL MAINTENANCE EASEMENT (Green solid line)

HERBACEUS PERENNIALS (Plugs) (BN - symbol)

OP - symbol

AR - symbol

UP - symbol

PX - symbol

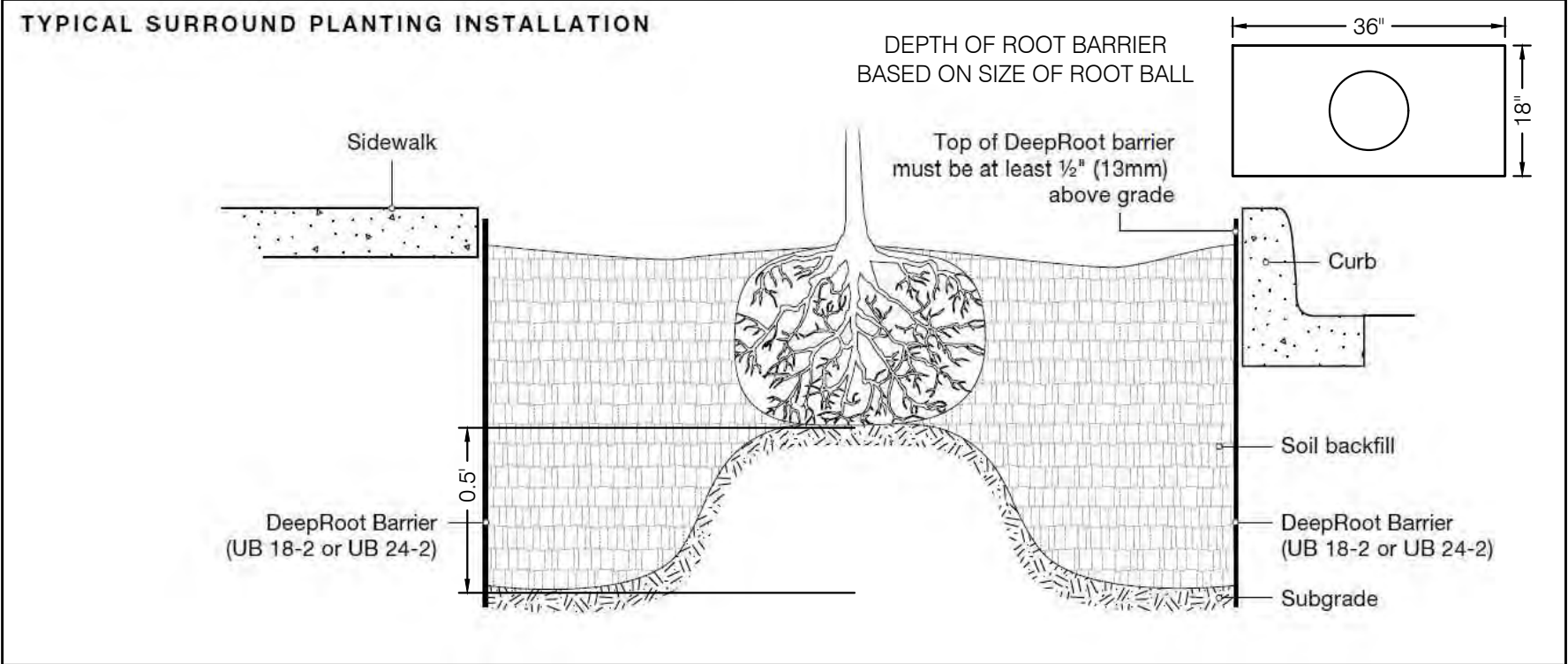
SW - symbol

STREET TREE PLANTING LIST:

| KEY                | QTY. | BOTANICAL NAME        | COMMON NAME                | SIZE | CANOPY | TOTAL CANOPY |
|--------------------|------|-----------------------|----------------------------|------|--------|--------------|
| UP                 | 16   | Ulmus parvifolia      | Allee Elm                  | 2"   | 350    | 5,600        |
| PX                 | 13   | Plantanus xacerofofia | Bloodgood London Planetree | 2"   | 243    | 3,159        |
| QP                 | 18   | Quercus phellos       | Willow Oak                 | 2"   | 272    | 4,896        |
| AR                 | 17   | Acer rubrum           | Red Maple                  | 2"   | 397    | 6,749        |
| SW                 | 53   | Mtrica cerifera & cvs | Southern Waxmyrtle         | 2"   | 44     | 2,332        |
| CANOPY GRAND TOTAL |      |                       |                            |      |        | 22,736 sf    |

DEEP ROOT BARRIER DETAIL

NO SCALE



BIORETENTION PLANTING LIST:

| KEY   | QTY.    | BOTANICAL NAME                                         | COMMON NAME                           | SIZE          | NOTE                                                 |
|-------|---------|--------------------------------------------------------|---------------------------------------|---------------|------------------------------------------------------|
| CS    | 19      | CORNUS SERICEA 'BAILEVI'                               | BAILEY RED TWIG DOWOOD                | 24-36" HT.    | INTERSPERCED<br>THROUGH<br>FEMALE<br>PLANTINGS       |
| HV    | 7       | HAMAMELIS VIRGINIANA                                   | COMMON WITCHHAZEL                     | 3-4' HT.      |                                                      |
| HM    | 26      | HIBISCUS MOSCHEUTOS                                    | CRIMSON-EYED ROSE-MALLOW              | 15-18" HT.    |                                                      |
| IG    | 27      | ILEX GLABRA "SHAMROCK"                                 | SHAMROCK INKBERRY HOLLY               | 24-36" HT.    |                                                      |
| IVGG  | 5       | ILEX VERTICILLATA "LITTLE GOBLIN GUY"                  | LITTLE GOBLIN GUY WINTERBERRY         | 24-36" HT.    |                                                      |
| IVLG  | 24      | IIEX VERTICILLATA "RED SPRITE"                         | LITTLE GOBLIN WINTERBERRY             | 24-36" HT.    |                                                      |
| VD-S  | 5       | VIBURNUM DENTATUM 'SYNNESTVEDT'                        | CHICAGO LUSTRE ARROW<br>WOOD VIBURNUM | 24-36" HT.    |                                                      |
| MIX 1 | 31      | ANDROPOGON VIRGINICUS                                  | BROOMEDGE BLUESTEM                    | #1 GAL. CONT. | 24"<br>O.C.(GROUPS<br>OF 5 OR<br>MORE BY<br>SPECIES) |
|       | 43      | ASTER NOVAE-ANGLIAE                                    | NEW ENGLAND ASTER                     |               |                                                      |
|       | 41      | CHASMANTHIUM LATIFOLIUM                                | RIVER OATS                            |               |                                                      |
|       | 47      | ECHINACEA PURPUREA                                     | PURPLE CONEFLOWER                     |               |                                                      |
|       | 31      | ELYMUS VIRGINICUS                                      | VIRGINIA WILDRYE                      |               |                                                      |
|       | 47      | EUPATORIUM PURPUREUM                                   | JOE PYE WEED                          |               |                                                      |
|       | 33      | IRIS VERSICOLOR                                        | NORTHERN BLUE FLAG                    |               |                                                      |
|       | 31      | JUNCUS INFLEXUS "BLUE ARROWS"                          | BLUE ARROWS RUSH                      |               |                                                      |
|       | 37      | MONARDA DIDYMA                                         | SCARLET BEEBALM                       |               |                                                      |
|       | 31      | PYCNANTHEMUM TENUIFOLIUM                               | NARROWLEAF MOUNTAINMINT               |               |                                                      |
| MIX 2 | 1.6 lbs | ERNST SEEDS RAIN GARDEN MIX<br>ERNMX-180 OR EQUIVALENT |                                       | 20 LBS/ACRE   |                                                      |

PERMANENT SEEDING SHALL COMPLY WITH 3.32 PERMANENT SEEDING VESCH

2-YR COVERAGE COMPLIANCE CALCULATIONS  
TREE/SHRUB COVERAGE:

1. SHRUBS

- A) CS: HEIGHT OF AFTER 2 YEARS = 4'  
RATIO OF WIDTH TO HEIGHT = 1.0  
AREA AFTER 2 YEARS = 4 SF  
TOTAL AREA OF CANOPY = 76 SF
- B) HV: HEIGHT OF AFTER 2 YEARS = 5'  
RATIO OF WIDTH TO HEIGHT = 1.0  
AREA AFTER 2 YEARS = 5 SF  
TOTAL AREA OF CANOPY = 35 SF
- C) HM: HEIGHT OF AFTER 2 YEARS = 3'  
RATIO OF WIDTH TO HEIGHT = 0.6  
AREA AFTER 2 YEARS = 1.8 SF  
TOTAL AREA OF CANOPY = 47 SF
- D) IG: HEIGHT OF AFTER 2 YEARS = 4'  
RATIO OF WIDTH TO HEIGHT = 1.0  
AREA AFTER 2 YEARS = 4 SF  
TOTAL AREA OF CANOPY = 108 SF
- E) IVJD: HEIGHT OF AFTER 2 YEARS = 4'  
RATIO OF WIDTH TO HEIGHT = 1.0  
AREA AFTER 2 YEARS = 4 SF  
TOTAL AREA OF CANOPY = 20 SF
- F) IVRS: HEIGHT OF AFTER 2 YEARS = 3'  
RATIO OF WIDTH TO HEIGHT = 1.0  
AREA AFTER 2 YEARS = 3 SF  
TOTAL AREA OF CANOPY = 96 SF
- G) VD-S: HEIGHT OF AFTER 2 YEARS = 4'  
RATIO OF WIDTH TO HEIGHT = 0.9  
AREA AFTER 2 YEARS = 3.6 SF  
TOTAL AREA OF CANOPY = 18 SF

3. PERENNIALS

- HEIGHT OF AFTER 2 YEARS = 3'  
RATIO OF WIDTH TO HEIGHT = 0.90  
AREA AFTER 2 YEARS = 2.7 SF  
TOTAL AREA OF CANOPY = 1004 SF

4. SEED MIX

3,170 SF  
TOTAL COVERAGE = 4,574 SF  
BIORETEENTION SURFACE AREA = 2,004 SF  
2-YR COVERAGE PROVIDED = 4,574 SF

STREET TREE REQUIREMENTS  
PROPOSED WITH THIS PLAN

@ 1 TREE / 40 LINEAR FEET FRONTAGE

FLINT DRIVE SEGMENT 1- NORTHEAST

190 LINEAR FEET OF FRONTAGE / 40 = 4.8 TREES REQUIRED  
5.0 TREES PROVIDED

FLINT DRIVE SEGMENT 1- NORTHWEST

195 LINEAR FEET OF FRONTAGE / 40 = 4.9 TREES REQUIRED  
6.0 TREES PROVIDED

FLINT DRIVE SEGMENT 1- SOUTHEAST

200 LINEAR FEET OF FRONTAGE / 40 = 5.0 TREES REQUIRED  
5.0 TREES PROVIDED

FLINT DRIVE SEGMENT 1- SOUTHWEST

222 LINEAR FEET OF FRONTAGE / 40 = 5.6 TREES REQUIRED  
6.0 TREES PROVIDED

KEENE COURT

741 LINEAR FEET OF FRONTAGE / 40 = 18.5 \* 2 = 37.0 TREES REQUIRED  
35.0 TREES PROVIDED

CURIE DRIVE

156 LINEAR FEET OF FRONTAGE / 40 = 3.9 \* 2 = 7.8 TREES REQUIRED  
10.0 TREES PROVIDED

TREE CANOPY REQUIREMENTS:

20% TREE CANOPY REQUIREMENTS FOR DEVELOPMENT SITE ZONED FOR RESIDENTIAL USE AT A DENSITY LESS THAN 10 UNITS PER ACRE. 4.94 ACRES OF THE TOTAL AREA FOR FOREST/OPEN SPACE HAS BEEN DETERMINED TO QUALIFY FOR THE 1.5 BONUS FACTOR WHERE EXISTING TREE CANOPY MUST HAVE A CALIPER OF AT LEAST 8 INCHES.

8.48 \* 20% = 1.70 AC REQUIRED  
4.94 AC \* 1.5 + 0.54 AC STREET TREES + 0.05 AC BIORETENTION = 8.00 AC PROVIDED

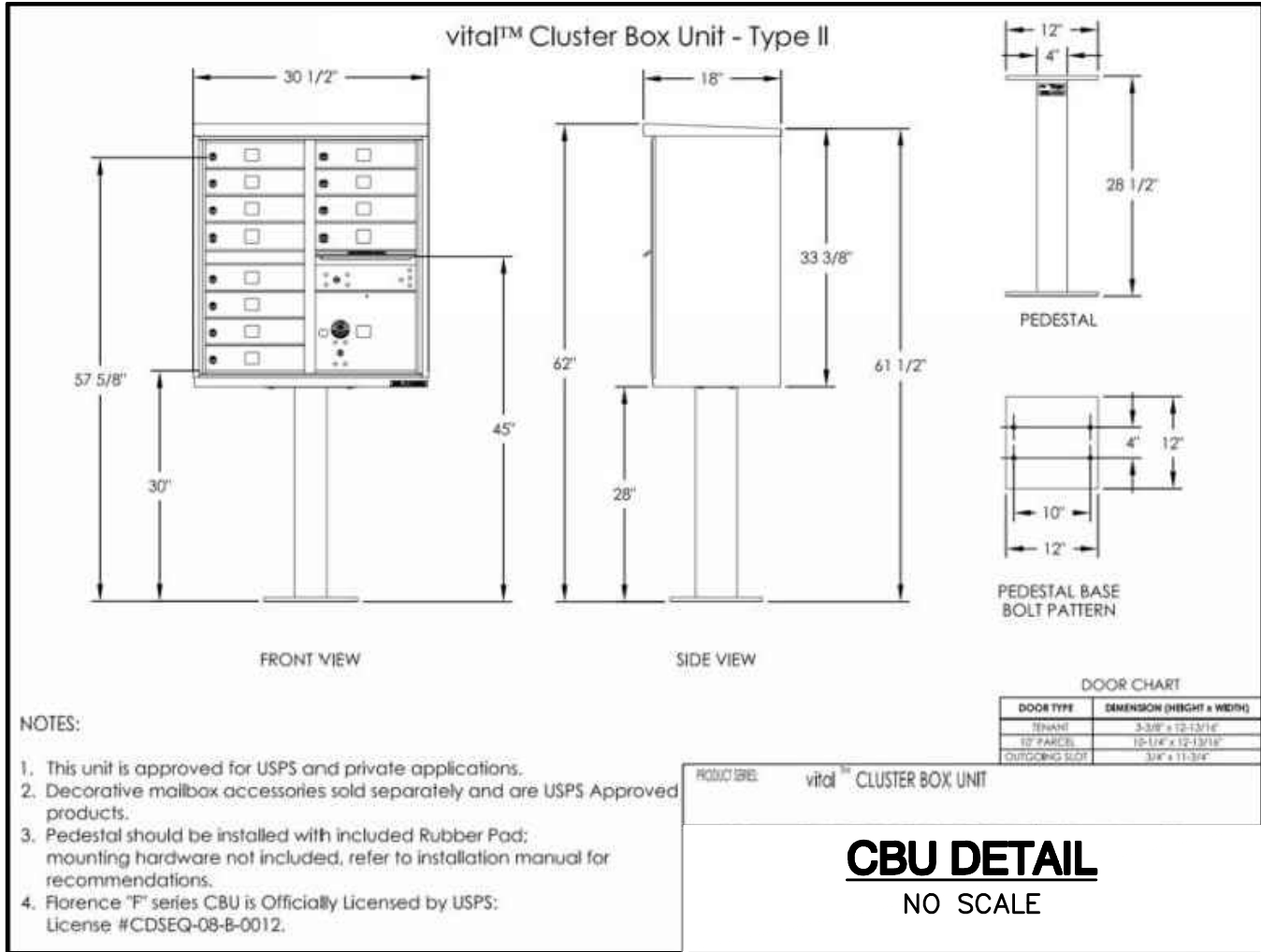
LARGE STREET TREES SHALL BE PLANTED EVERY 40' ON CENTER

SIGN DETAILS:

| SIGN       | QTY. |
|------------|------|
| STOP SIGN  | 05   |
| NO PARKING | 10   |
| CROSSWALK  | 02   |

NOTES:

- THE PLANNED UNIT DEVELOPMENT (PUD) SHALL BE IN SUBSTANTIAL CONFORMITY TO THIS PUD DEVELOPMENT PLAN, SUBJECT TO CHANGES AND REVISIONS COINCIDENT WITH THE LAND USE PLANNING, CIVIL ENGINEERING, ARCHITECTURE, AND, THE REGULATORY APPROVAL PROCESS, WHICH WILL RESULT IN SOME PLAN MODIFICATION.
- THERE WILL BE A MINIMUM OF TWO DIFFERENT TYPES OF HOUSES IN THIS DEVELOPMENT.
- SIDEWALKS 5' MINIMUM WIDTH AS SHOWN.
- PLANTING STRIPS BETWEEN ROAD AND SIDEWALK 4' MINIMUM EXCEPT ADJACENT TO PARALLEL PARKING. PLANTING STRIPS BETWEEN SIDEWALK AND BUILDING 10'-20' TYPICAL.
- ALL TREES TO BE SELECTED FROM THE CHARLOTTESVILLE MASTER TREE LIST.
- NATURE TRAIL PRECISE LOCATION TO BE FIELD LOCATED IN COORDINATION WITH PARKS AND RECREATION.
- OUTDOOR LIGHTING TO BE PROVIDED BY LAMPOST WITH PHOTOCELLS. OUTDOOR LIGHTING SHALL BE LESS THAN 3000 LUMENS

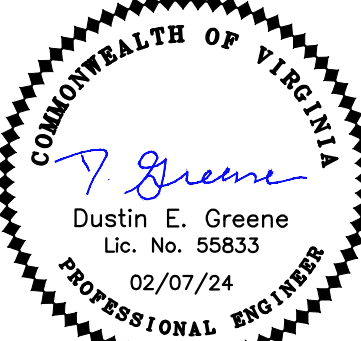


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A PROFESSIONAL CORPORATION  
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909 SECOND ST. SE  
CHARLOTTESVILLE, VA 22902  
PHONE 834-977-0205  
WWW.ROUDABUSH.COM

| REVISIONS                                |  | BY | DATE       |
|------------------------------------------|--|----|------------|
| REVISIONS BASED ON: OWNER REVIEW         |  | DG | 3/03/11/22 |
| MAJOR REVISIONS TO ADDRESS ADA           |  | DF | 4/10/13/22 |
| MAJOR REVISIONS TO ADDRESS SWM & CLARITY |  | DF | 5/11/30/22 |
| REVISIONS PER CITY COMMENTS              |  | DF | 6/03/21/23 |
| REVISIONS PER CITY COMMENTS              |  | DF | 7/09/11/23 |
| REVISIONS PER CITY COMMENTS              |  | DG | 11/09/23   |
| REVISIONS PER CITY COMMENTS              |  | DG | 11/12/23   |

DRAWN BY: HR  
DESIGNER: DG  
PRODUCTION: DF



FINAL SITE PLAN  
FLINT HILL SUBDIVISION

LANDSCAPE & SIGNAGE PLAN

DATE: 11-16-2020  
SCALE:  
JOB: 17.0170  
TWO:

SHEET: 25 OF 38



EROSION AND SEDIMENT CONTROL MINIMUM STANDARDS

1. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.CONTRACTOR SHALL ESTABLISH A STABILIZED SITE, AND NOT ALLOW ANY EROSION OR SEDIMENT TO EXIT.

2. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE. SOIL STOCKPILE AREAS SHALL BE SURROUNDED BY SILT FENCE. AND ANY ADDITIONAL MEASURES NECESSARY TO PROVIDE ADEQUATE EROSION CONTROL PROTECTION.

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

4. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE. CONTRACTOR SHALL INSTALL AND MAKE FUNCTIONAL ALL SEDIMENT TRAPS, DIVERSION DITCHES, AND OTHER E&SC MEASURES INTENDED TO TRAP SEDIMENT, PRIOR TO ANY LAND DISTURBING ACTIVITY.

5. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AFTER INSTALLATION AND AFTER EACH RAINFALL EVENT.

6. SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN. THE SEDIMENT TRAP IS SIZED FOR THE ENTIRE CONTRIBUTING AREA.

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 (3.0) ACRES. SEE SIZING TABLE FOR DIMENSIONS.

B. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT BASIN SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA. THE OUTFALL SYSTEM SHALL, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A TWENTY-FIVE YEAR STORM OF 24-HOUR DURATION. RUNOFF COEFFICIENTS USED IN RUNOFF CALCULATIONS SHALL CORRESPOND TO A BARE EARTH CONDITION OR THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS UTILIZED. THE SEDIMENT TRAP IS SIZED BASED ON BARE SOIL CONDITIONS AND THE TRAP DRAINAGE AREA IS LESS THAN THREE (3.0) ACRES. THE DRAINAGE AREA INCLUDES THE ENTIRE CONTRIBUTING AREA.

7. CUT AND FILL SLOPES SHALL BE DESIGNED AND 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. THIS APPLIES TO THE PROPOSED AREA AROUND THE PROPOSED SEDIMENT TRAP.

8. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE. SITE RUN-OFF WILL BE PICKED-UP W/ MAN-MADE DITCHES, AND CONVEYED TO APPROVED E&S MEASURES.

9. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED. CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE OR OTHER PROTECTION IF THIS OCCURS.

10.ALL STORM SEWER INLETS THAT ARE MADE 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. INLETS SHALL BE PROTECTED WITH INLET PROTECTION TO PREVENT SEDIMENT FROM ENTERING THE PIPES.

11.BEFORE NEWLY CONSTRUCTED STORM WATER 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. APPLICABLE TO PERIMETER SILT FENCE AND THE CONVEYANCE CHANNELS DRAINING INTO THE PROPOSED SEDIMENT TRAP.

12.WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NON-ERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NON-ERODIBLE COVER MATERIALS. THERE ARE NO LIVE WATERCOURSES ONSITE.

13.WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NON-ERODIBLE MATERIAL SHALL BE PROVIDED. THERE ARE NO LIVE WATERCOURSES ONSITE.

14.ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET. THERE ARE NO LIVE WATERCOURSES ONSITE.

15.THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED. THERE ARE NO LIVE WATERCOURSES ONSITE.

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

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

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

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

D. MATERIAL USED FOR BACK FILLING 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.

THIS APPLIES TO ALL UTILITY INSTALLATION OPERATIONS INCLUDING WATER, SEWER, POWER, CABLE OR GAS.

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

18.ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION. CONTRACTOR SHALL STABILIZE SITE, AND OBTAIN INSPECTOR APPROVAL PRIOR TO REMOVING ANY E&SC MEASURES.

19.PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORM WATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA:

ALL CONCENTRATED RUN-OFF IS DIRECTED TO THE STORMWATER TREATMENT FACILITY. FROM THERE, STORM EVENTS WILL BE CAPTURED AND CONVEYED TO THE DOWNSTREAM STORM SEWER.

A. CONCENTRATED STORM WATER RUNOFF LEAVING A DEVELOPMENT SITE SHALL BE DISCHARGED DIRECTLY INTO AN ADEQUATE NATURAL OR MAN-MADE RECEIVING CHANNEL, PIPE OR STORM SEWER SYSTEM. FOR THOSE SITES WHERE RUNOFF IS DISCHARGED INTO A PIPE OR PIPE SYSTEM, DOWNSTREAM STABILITY ANALYSES AT THE OUTFALL OF THE PIPE OR PIPE SYSTEM SHALL BE PERFORMED. ALL RUN-OFF IS CONVEYED TO THE EXISTING STORMWATER INLETS & STORM SEWER SYSTEM.

B. ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED USING THE VSMF CHANNEL PROTECTION: CRITERIA. STORMWATER DISCHARGES ARE CLASSIFIED INTO ONE OF THREE TYPES OF CHANNELS.

B.1 "MANMADE STORMWATER CONVEYANCE SYSTEM" MEANS A PIPE, DITCH, VEGETATED SWALE, OR OTHER STORMWATER CONVEYANCE SYSTEM CONSTRUCTED BY MAN EXCEPT FOR RESTORED STORMWATER CONVEYANCE SYSTEMS OR,

B.1.a. THE MANMADE STORMWATER CONVEYANCE SYSTEM SHALL CONVEY THE POST-DEVELOPMENT PEAK FLOW RATE FROM THE TWO-YEAR EVENT WITHOUT CAUSING EROSION OF THE SYSTEM DETENTION OF THE STORMWATER OR DOWNSTREAM IMPROVEMENTS MAY BE INCORPORATED INTO THE APPROVED LAND-DISTURBING ACTIVITY TO MEET THIS CRITERIA AT THE DISCRETION OF THE STORMWATER PROGRAM ADMINISTRATIVE AUTHORITY.

B.1.b. THE PEAK DISCHARGE REQUIREMENTS FOR CONCENTRATED STORMWATER FLOW TO NATURAL STORMWATER CONVEYANCE SYSTEMS SHALL BE MET.

$$Q_{developed} \leq I.F. * (Q_{pre-dev.} * RV_{pre-dev.}) / RV_{developed}$$

I.F. = 0.8 FOR SITES > 1 ACRE; I.F. = 0.9 FOR SITES <= 1 ACRES

UNDER NO CONDITION SHALL  $Q_{developed} > Q_{pre-dev.}$

NOR SHALL  $Q_{developed}$  BE REQUIRED TO BE LESS THAN THAT  $Q_{forest} * RV_{forest} / RV_{developed}$

OR IN ACCORDANCE WITH ANOTHER METHODOLOGY THAT IS DEMONSTRATED BY THE VSMF AUTHORITY TO ACHIEVE EQUIVALENT RESULTS AND IS APPROVED BY THE BOARD.

1.1."NATURAL STORMWATER CONVEYANCE SYSTEM" MEANS THE MAIN CHANNEL OF A NATURAL STREAM AND THE FLOOD-PRONE AREA ADJACENT TO THE MAIN CHANNEL OR,

1.2."RESTORED STORMWATER CONVEYANCE SYSTEM" MEANS A STORMWATER CONVEYANCE SYSTEM THAT HAS BEEN DESIGNED AND CONSTRUCTED USING NATURAL CHANNEL DESIGN CONCEPTS. RESTORED STORMWATER CONVEYANCE SYSTEMS INCLUDE THE MAIN CHANNEL AND THE FLOOD-PRONE AREA ADJACENT TO THE MAIN CHANNEL.

1.2.a. THE DEVELOPMENT SHALL BE CONSISTENT, IN COMBINATION WITH OTHER STORMWATER RUNOFF, WITH THE DESIGN PARAMETERS OF THE RESTORED STORMWATER CONVEYANCE SYSTEM THAT IS FUNCTIONING IN ACCORDANCE WITH THE DESIGN OBJECTIVES.

1.2.b. THE PEAK DISCHARGE REQUIREMENTS FOR CONCENTRATED STORMWATER FLOW TO NATURAL STORMWATER CONVEYANCE SYSTEMS SHALL BE MET. SEE 19(B)(1)(b).

EROSION AND SEDIMENT CONTROL NARRATIVE

CONTRACTOR SHALL OBTAIN LAND DISTURBANCE PERMIT FROM THE CITY OF CHARLOTTESVILLE PRIOR TO BEGINNING CONSTRUCTION. A PRECONSTRUCTION MEETING WITH THE ENGINEER, THE CERTIFIED LAND DISTURBER, AND THE ENVIRONMENTAL INSPECTOR MAY ALSO BE REQUIRED. ALLOW 72 HOURS FOR COORDINATION AND SCHEDULING OF PRE-CONSTRUCTION MEETING.

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT UP TO (60) TOWNHOUSES DISTRIBUTED WITHIN EIGHT ROWS. AND TWO MULTIFAMILY AFFORDABLE DWELLING CONDOMINIUMS. THE PROPOSED DEVELOPMENT PROPOSES TO RE-PLAT THE RIGHTS-OF-WAY FOR FLINT DRIVE AND KEENE COURT. ROAD IMPROVEMENTS INVOLVE CONNECTING LONGWOOD DRIVE AND MOSELY DRIVE. FLINT DRIVE AND KEENE COURT ARE UNIMPROVED PLATTED ROADS WITH SUBDIVIDED LOTS OF RECORD THAT HAVE NEVER BEEN DEVELOPED.

EXISTING SITE CONDITIONS

THE SITE IS MOSTLY WOODED WITH SOME SMALL CONTRIBUTING GRASS COVERED AREAS AND AN EXISTING TIRE RETAINING WALL. THE EXISTING SITE AND CONTRIBUTING WATERSHED'S RUNOFF FLOWS TO A WETLAND AREA BEFORE REACHING MOORES CREEK. THE SITE HAS 2.65 AC OF STEEP SLOPES THAT MAKE UP ABOUT 27% OF THE SITE. PROPOSED SEDIMENT TRAPS WILL ULTIMATELY RECEIVE ALL OF THE DISTURBED AREA RUNOFF WITH THE EXCEPTION OF THE PERIMETER LOCATIONS. THE INSTALLATION AND MAINTENANCE OF THE SEDIMENT TRAP, DIVERSION, SILT FENCE AND INLET PROTECTION THROUGHOUT CONSTRUCTION IS CRITICAL TO PREVENTING SEDIMENT-LADEN RUNOFF FROM EXITING THE SITE. SELECTIVE CLEARING AND GRUBBING OPERATIONS, ESPECIALLY AS RELATING TO THE PERIMETER, WILL ENHANCE THE ABILITY TO CONTROL AND DIRECT STORMWATER EFFECTIVELY TO THE APPROPRIATE OUTFALL LOCATIONS.

ADJACENT AREAS

PROPERTIES ALONG THE WESTERN SIDE OF LONGWOOD DRIVE AND THE UNDEVELOPED RIGHT-OF-WAY BORDERS THE SITE FROM THE EAST. PROPERTIES ALONG THE SOUTHEASTERN SIDE OF MOSELEY DRIVE AND THE UNDEVELOPED RIGHT-OF-WAY BORDERS THE SITE FROM THE WEST. THE SOUTHERN AND WESTERN SIDES OF THE PROJECT AREA ARE BORDERED BY MOORES CREEK AND A WETLAND AREA. THE SITE IS BORDERED TO THE NORTH BY TMP 21A-99.5.

OFF-SITE AREAS

NO CONSTRUCTION OUTSIDE THE LIMITS OF CLEARING AND GRADING SHOWN IS REQUIRED. ANY SURPLUS OR SHORTAGE SHALL BE BROUGHT TO OR OBTAINED FROM A SITE WITH APPROVED E&S MEASURES IN PLACE. ALL EXCESS MATERIAL SHALL BE HAULED TO AN APPROVED SITE WITH ADEQUATE EROSION CONTROL PROTECTION. THE SITE IS LOCATED WITHIN AN ESTABLISHED DEVELOPMENT AREA, AND THERE ARE A NUMBER OF ADJACENT RESIDENCES. THE VISUAL AND ENVIRONMENTAL IMPACTS ASSOCIATED WITH THIS PLAN ARE EXPECTED TO BE MINIMAL TO THE ADJACENT LAND OWNERS. THE RIGHT-OF-WAY TO THE SOUTH IS UNDEVELOPED.

SOILS

83 - TOCCOA - FINE SANDY LOAM

TOCCOA SOIL IS SHALLOW ALLUVIUM DERIVED FROM IGNEOUS ROCK. THE SOIL IS WELL DRAINED WITH A LOW RUNOFF POTENTIAL. THE DEPTH TO WATER TABLE IS BETWEEN 36 AND 60 INCHES. THE SOIL GROUP CONSISTS OF MOSTLY FLOODPLAIN AND IS IN HYDROLOGIC GROUP A. PERMEABILITY IS MODERATELY HIGH TO HIGH AND WATER CAPACITY IS MODERATE.

134C - GLENELG - URBAN LAND COMPLEX - 7 TO 15% SLOPES

GLENELG SOIL IS CONSISTS RESIDIUM WEATHERED FROM MICA SCHIST. ROCK. THE SOIL IS WELL DRAINED WITH A MEDIUM RUNOFF POTENTIAL. THE DEPTH TO WATER TABLE IS MORE THAN 80 INCHES. THE HYDROLOGIC GROUP IS B PERMEABILITY IS MODERATE. AND WATER CAPACITY IS MODERATE.

CRITICAL EROSION AREAS

PARTICULAR CARE SHALL BE TAKEN ON NOT ALLOWING CONCENTRATED FLOWS OVER THE CRITICAL SLOPES AREAS. CONCENTRATED FLOWS NEED TO REMAIN NON EROISIVE INTO THE WETLAND AREA AT ALL TIMES. .

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 VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION. THE MINIMUM STANDARDS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS SHALL BE ADHERED TO UNLESS OTHERWISE WAIVED OR APPROVED BY A VARIANCE.

MANAGEMENT STRATEGIES

20.CONSTRUCTION WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.

21.INSTALL CONSTRUCTION ENTRANCE AND PERIMETER EC MEASURES INCLUDING DIVERSIONS AND SEDIMENT TRAPS.

22.SEDIMENT TRAPPING MEASURES WILL BE INSTALLED AS THE FIRST STEP IN CONSTRUCTION AND WILL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.

23.TEMPORARY SEEDING OR OTHER STABILIZATION WILL FOLLOW IMMEDIATELY AFTER GRADING.

24.THE JOB SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES.

25.WITHIN 30 DAYS AFTER BEING NOTIFIED BY THE EROSION AND SEDIMENT CONTROL ADMINISTRATOR, THE TEMPORARY EROSION AND SEDIMENT CONTROLS CAN BE CLEANED UP OR REMOVED, AND ANY SEDIMENT TRAPS CAN BE CLEANED OUT OR CONVERTED TO PERMANENT STORMWATER MANAGEMENT FACILITIES.

PERMANENT STABILIZATION

ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH STRAW & SEEDING IMMEDIATELY FOLLOWING FINISHED GRADING. SEEDING SHALL BE DONE WITH KENTUCKY 31 TALL FESCUE IN ACCORDANCE TO STANDARD AND SPECIFICATION 3.32. PERMANENT SEEDING, OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. ANY FERTILIZER AND LIME APPLICATIONS SHALL BE IN ACCORDANCE WITH SOIL TEST RESULTS. ALL SEEDED AREAS WILL BE STRAW MULCHED TO PROTECT AGAINST RILL EROSION AND TO PRESERVE SOIL MOISTURE THAT WILL ENHANCE SEED GERMINATION. CRIMPING, PUNCH ROLLER-TYPE ROLLERS, OR TRACK WALKING MAY BE USED TO INCORPORATE STRAW MULCH INTO THE SOIL ON SLOPES IF STRAW IS TO BE USED.

MAINTENANCE

IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND AFTER EACH RAINFALL RUNOFF PRODUCING EVENT. THE FOLLOWING ITEMS WILL BE CHECKED IN PARTICULAR:

1. THE CONSTRUCTION ENTRANCE SHALL BE CHECKED DAILY FOR SOIL BUILDUP. IF THE ENTRANCE BECOMES CLOGGED WITH SOIL AND FAILS TO PREVENT TRANSPORTATION OF SOIL ONTO THE ROADWAY, ADDITIONAL STONE OR REPLACEMENT OF STONE, WILL BE REQUIRED.

2. SILT FENCE SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE RESULTING FROM END RUNS AND UNDERCUTTING. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.

3. DIVERSIONS SHALL BE INSPECTED AFTER EVERY STORM AND REPAIRS MADE TO THE DITCH, FLOW CHANNEL, OUTLET, OR SEDIMENT TRAPPING FACILITY AS NECESSARY. ONCE EVERY TWO WEEKS, WHETHER A STORM EVENT HAS OCCURRED OR NOT, THE MEASURE SHALL BE INSPECTED AND REPAIRS MADE IF NEEDED. DAMAGES CAUSED BY CONSTRUCTION TRAFFIC OR OTHER ACTIVITY MUST BE REPAIRED BEFORE THE END OF EACH WORKING DAY.

4. STORMWATER CONVEYANCE CHANNELS:

4.1. GRASS LINED CHANNELS - DURING THE INITIAL ESTABLISHMENT, GRASS LINED CHANNELS SHOULD BE REPAIRED IMMEDIATELY AND RE-ESTABLISHED IF NECESSARY. AFTER GRASS HAS BECOME ESTABLISHED, THE CHANNEL SHOULD BE CHECKED PERIODICALLY TO DETERMINE IF THE GRASS IS

WITHSTANDING FLOW VELOCITIES WITHOUT DAMAGE. IF THE CHANNEL IS TO BE MOWED, IT SHOULD BE DONE IN A MANNER THAT IT WILL NOT DAMAGE THE GRASS.

4.2. RIPRAP-LINED CHANNELS - RIPRAP LINED CHANNELS SHOULD BE CHECKED PERIODICALLY TO ENSURE THE SCOUR IS NOT OCCURRING BENEATH FABRIC UNDERLINING OF THE RIPRAP LAYER. THE CHANNEL SHOULD ALSO BE CHECKED TO DETERMINE THE STONES ARE NOT DISLODGED BY LARGE FLOWS.

4.3. IF SEDIMENT IS DEPOSITED IN A GRASS-LINED CHANNEL, IT SHOULD BE REMOVED PROMPTLY TO PREVENT DAMAGE TO THE GRASS. SEDIMENT DEPOSITED IN A RIPRAP CHANNEL SHOULD BE REMOVED WHEN IT REDUCES THE CAPACITY OF THE CHANNEL.

5. ALL SEEDED AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RE-SEEDED AS NEEDED.

CALCULATIONS

PLEASE REFER TO THE DETAILS, STORM SEWER AND HYDRAULIC CALCULATIONS FOR THE PERFORMANCE OF THE STORM SEWER, DITCHES, AND SEDIMENT TRAP. ALSO REFER TO THE WATER QUALITY CALCULATIONS FOR COMPLIANCE WITH THE VRRM REGULATIONS AND THE CORRESPONDING WATER QUALITY COMPUTATIONS.

CONSTRUCTION SEQUENCE

PHASE 1

1. PRIOR TO ANY LAND DISTURBANCE, CONTRACTOR TO HAVE SURVEYOR FLAG PHASE 1 CLEARING LIMITS. NO CLEARING OR GRADING IS ALLOWED OUTSIDE OF PHASE 1 LIMITS UNTIL THE PHASE IS COMPLETE.

2. INSTALL CONSTRUCTION ENTRANCE, CHAIN LINKED SILT FENCE AND TREE PROTECTION FENCING. \*INITIAL ESTABLISHMENT OF CONTROLS\*

3. INSTALL SANITARY SEWER FROM MH 18-290 TO 18-292.

4. INSTALL STORM SEWER FROM STR 1 TO STR 7 AND STR 4 TO STR 10.

5. CONTRACTOR TO INSTALL SEDIMENT TRAP 1 DIVERSION DIKES 1 AND 2 AND STOCKPILE TOP SOIL AS SHOWN.

6. CONTRACTOR SHOULD CARE AS TO PROVIDE THE SEDIMENT TRAP WEIRS DO NOT BYPASS STR 4. CREATE A HORSESHOE FILL BERM ON THE DOWNHILL SIDE OF STR 4 SO NO BYPASSING WILL OCCUR.

7. CONTRACTOR MAY VARY THE LOCATION OF TEMPORARY STOCKPILES IF WORKED OUT IN THE FIELD WITH CITY OF CHARLOTTESVILLE E&SC INSPECTOR. CONTRACTOR TO GET THE STOCKPILE LOCATIONS ON FINAL GRADE BEFORE STOCKPILING TOPSOIL.

8. CONTRACTOR SHALL COORDINATE INSPECTIONS AS REQUIRED BY CITY OF CHARLOTTESVILLE PRIOR TO ADVANCING TO PHASE 2.

PHASE 2

1. PRIOR TO ANY LAND DISTURBANCE FOR PHASE 2, CONTRACTOR TO HAVE SURVEYOR FLAG REMAINING LIMITS OF DISTURBANCE.

2. INSTALL CHAIN LINKED SILT FENCE AND TREE PROTECTION FENCING AS SHOWN IN PHASE 2. CLEARING AND GRUBBING SHALL FIRST BE LIMITED TO THE AREAS NECESSARY TO BUILD SEDIMENT TRAPS 2 AND 3. THE TRAPS SHALL BE MADE FUNCTIONAL PRIOR TO OVERLOT GRADING ABOVE PRACTICES. STOCKPILE AREAS SHALL BE PREPARED WITH THE INSTALLATION OF SILT FENCE AROUND THE LOWER PERIMETER.

3. INSTALL CHAIN LINKED SILT FENCE AND TREE PROTECTION FENCING AS SHOWN IN PHASE 2.

4. BUILD REMAINING STORM SEWER INFRASTRUCTURE.

5. CLEARING AND GRUBBING SHALL FIRST BE LIMITED TO THE AREAS NECESSARY TO BUILD SEDIMENT TRAPS 2 AND 3. THE TRAPS SHALL BE MADE FUNCTIONAL PRIOR TO OVERLOT GRADING ABOVE PRACTICES. STOCKPILE AREAS SHALL BE PREPARED WITH THE INSTALLATION OF SILT FENCE AROUND THE LOWER PERIMETER.

6. RETAINING WALL IMMEDIATELY ADJACENT TO TMP 20-259.36 TO BE BUILT. SEE SHEET 11 FOR RETAINING WALL CONSTRUCTION SEQUENCING.

7. STARTING FROM THE EXISTING FILL AREAS FROM PHASE 1, BRING THE SITE UP TO PHASE 2 GRADES AND MAINTAIN DIVERSION DIKES TO ALL SEDIMENT TRAPS AS SHOWN.

8. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS ACHIEVED. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AY FINAL GRADE, BUT WILL REMAIN DORMANT FOR MORE THAN 14 DAYS.

9. CONTRACTOR SHALL COORDINATE INSPECTIONS AS REQUIRED BY CITY OF CHARLOTTESVILLE PRIOR TO ADVANCING TO PHASE 3.

PHASE 3

1. INSTALL SANITARY SEWER AS SHOWN. EXTEND SANITARY LATERALS AS NECESSARY. REPLACE CHAIN LINK SILT FENCE AND TREE PROTECTION FENCING AS NEEDED.

2. MAKE WATER LINE CONNECTIONS ON EACH END OF FLINT DRIVE AND INSTALL WATER LINE AS SHOWN. INSTALL DOMESTIC CONNECTIONS AS NEEDED. EXTEND UNDERGROUND UTILITIES AS SHOWN. BRING SITE TO FINAL GRADE IN AREAS WHERE TOWNHOUSE AND CONDOMINIUMS ARE PROPOSED.

3. CONTRACTOR TO BRING ROAD TO SUB GRADE ELEVATION AND EXTEND BASE PAVING, PARKING AND SIDEWALK TO SERVE THE LOTS TO BE BUILT.

4. GRADE PARCEL AND TOWNHOUSES TO PAD GRADE.

5. CONDOMINIUMS CAN BE BUILT ONCE THERE IS NO MORE THAN 100' OF FLOW PERPENDICULAR TO THE SILT FENCE BEHIND THE UNITS.

7. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS ACHIEVED. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AY FINAL GRADE, BUT WILL REMAIN DORMANT FOR MORE THAN 14 DAYS.

8. CONTRACTOR SHALL COORDINATE INSPECTIONS AS REQUIRED BY CITY OF CHARLOTTESVILLE PRIOR TO ADVANCING TO PHASE 4.

PHASE 4

1. CONDOMINIUMS CAN BE BUILT ONCE THERE IS NO MORE THAN 100' OF FLOW PERPENDICULAR TO THE SILT FENCE BEHIND THE UNITS.

2. CUT DITCHES INTO INLETS AS SHOWN.

3. SEDIMENT TRAP 1 CAN BE REMOVED ONCE UPHILL STABILIZATION HAS TAKEN PLACE AND WITH THE APPROVAL OF THE CITY'S E&SC INSPECTOR. CONTRACTOR MAY BUILD LOTS 21 THROUGH 26 ONCE SEDIMENT TRAP 1 HAS BEEN REMOVED.

4. SEDIMENT TRAP 2 CAN BE REMOVED ONCE UPHILL STABILIZATION HAS TAKEN PLACE AND WITH THE APPROVAL OF THE CITY'S E&SC INSPECTOR. CONTRACTOR MAY BUILD MAY BUILT LOTS 27 THROUGH 31 ONCE SEDIMENT TRAP 2 HAS BEEN REMOVED.

5. ONCE UPHILL AREAS ARE STABILIZED AND CURB AND SIDEWALK HAVE BEEN INSTALLED AROUND SEDIMENT TRAP 3 IT CAN BE REMOVED WITH THE APPROVAL OF THE CITY'S E&SC INSPECTOR. ONCE THIS TRAP HAS BEEN REMOVED, BUILD LOTS 10 TO 14.

7. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS ACHIEVED. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AY FINAL GRADE, BUT WILL REMAIN DORMANT FOR MORE THAN 14 DAYS.

8. UPON COMPLETION OF THE GRADING OPERATIONS AND AS THE SITE IS BEGINNING TO STABILIZE, BEGIN FINAL ROAD CONSTRUCTION.

9. SEDIMENT TRAP 4 IS TO BE DEWATERED TO THE SEDIMENT TRAP 3 AND CONVERTED TO A BIORETENTION FILTER. EXCAVATED MATERIAL SHALL BE DEPOSITED IN SEDIMENT TRAP 3 OR REMOVED TO A SITE WITH AN APPROVED VSMF.

10.ONCE UPHILL AREAS ARE STABILIZED AND CURB AND SIDEWALK HAVE BEEN INSTALLED AROUND SEDIMENT TRAP 3 IT CAN BE REMOVED WITH THE APPROVAL OF THE CITY'S E&SC INSPECTOR. ONCE THIS TRAP HAS BEEN REMOVED, BUILD LOTS 10 TO 14.

11.AFTER THE SITE IS FULLY STABILIZED OBTAIN PERMISSION PERMISSION FROM THE E&SC INSPECTOR TO REMOVE ALL EXTERIOR MEASURES.

ROUDABUSH, GALE & ASSOC., INC.

A PROFESSIONAL CORPORATION  
SERVING VIRGINIA SINCE 1986

600 SECOND ST. SE  
CHARLOTTESVILLE, VA 22902  
PHONE 804-977-0205  
WWW.ROUDABUSH.COM

| REVISIONS |            | REVISIONS BASED ON/DATE/REVISION |                                          |
|-----------|------------|----------------------------------|------------------------------------------|
| NO.       | DATE       | BY                               | REVISIONS BASED ON/DATE/REVISION         |
| III.      | 3/03/11/22 | DG                               | MAJOR REVISIONS TO ADDRESS ADA           |
| IV.       | 4/10/13/22 | DF                               | MAJOR REVISIONS TO ADDRESS SWM & CLARITY |
| V.        | 5/11/30/22 | DF                               | REVISIONS PER CITY COMMENTS              |
| VI.       | 6/03/21/23 | DF                               | REVISIONS PER CITY COMMENTS              |
| VII.      | 7/08/11/23 | DF                               | REVISIONS PER CITY COMMENTS              |
| VIII.     | 1/11/08/23 | DG                               | REVISIONS PER CITY COMMENTS              |
| IX.       | 1/12/21/23 | DG                               | REVISIONS PER CITY COMMENTS              |

|             |    |
|-------------|----|
| DRAFTER:    | HR |
| DESIGNER:   | DG |
| PRODUCTION: | DF |

|                        |            |
|------------------------|------------|
| FINAL SITE PLAN        |            |
| FLINT HILL SUBDIVISION |            |
| E&S NARRATIVE          |            |
| DATE:                  | 11-16-2020 |
| SCALE:                 |            |
| JOB:                   | 17.0170    |
| WFO:                   |            |
| 26                     |            |
| SHEET:                 | OF 38      |



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**DESIGN OF INLET PROTECTION FROM A ROUND EFFLUENT SPILLING FULL**  
**MINIMUM TAILWATER CONDITION ( $T_w = 0.5$  DIAMETER)**

The nomogram relates the following variables:

- Spill Diameter,  $D_s$**  (ft): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 150, 200, 300, 400, 500, 600, 700, 800, 900, 1000.
- Spill Depth,  $H_s$**  (ft): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 150, 200, 300, 400, 500, 600, 700, 800, 900, 1000.
- Spill Velocity,  $V_s$**  (ft/sec): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 150, 200, 300, 400, 500, 600, 700, 800, 900, 1000.
- Spill Angle,  $\alpha$**  (deg): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 150, 200, 300, 400, 500, 600, 700, 800, 900, 1000.
- Spill Length,  $L_s$**  (ft): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 150, 200, 300, 400, 500, 600, 700, 800, 900, 1000.
- Spill Volume,  $V_s$**  (cu ft): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 150, 200, 300, 400, 500, 600, 700, 800, 900, 1000.
- Spill Area,  $A_s$**  (sq ft): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 150, 200, 300, 400, 500, 600, 700, 800, 900, 1000.
- Spill Weight,  $W_s$**  (lb): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 150, 200, 300, 400, 500, 600, 700, 800, 900, 1000.
- Spill Mass,  $M_s$**  (lb): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 150, 200, 300, 400, 500, 600, 700, 800, 900, 1000.
- Spill Energy,  $E_s$**  (ft-lb): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 150, 200, 300, 400, 500, 600, 700, 800, 900, 1000.
- Spill Momentum,  $M_s$**  (lb-sec): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 150, 200, 300, 400, 500, 600, 700, 800, 900, 1000.
- Spill Force,  $F_s$**  (lb): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 150, 200, 300, 400, 500, 600, 700, 800, 900, 1000.
- Spill Pressure,  $P_s$**  (lb/sq ft): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 150, 200, 300, 400, 500, 600, 700, 800, 900, 1000.
- Spill Stress,  $S_s$**  (lb/sq ft): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 150, 200, 300, 400, 500, 600, 700, 800, 900, 1000.
- Spill Strain,  $\epsilon_s$**  (in/in): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 150, 200, 300, 400, 500, 600, 700, 800, 900, 1000.
- Spill Displacement,  $\delta_s$**  (in): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 150, 200, 300, 400, 500, 600, 700, 800, 900, 1000.
- Spill Deflection,  $\Delta_s$**  (in): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 150, 200, 300, 400, 500, 600, 700, 800, 900, 1000.
- Spill Rotation,  $\theta_s$**  (deg): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 150, 200, 300, 400, 500, 600, 700, 800, 900, 1000.
- Spill Torsion,  $T_s$**  (lb-in): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 150, 200, 300, 400, 500, 600, 700, 800, 900, 1000.
- Spill Bending Moment,  $M_s$**  (lb-in): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 150, 200, 300, 400, 500, 600, 700, 800, 900, 1000.
- Spill Shear Force,  $V_s$**  (lb): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 150, 200, 300, 400, 500, 600, 700, 800, 900, 1000.
- Spill Axial Force,  $P_s$**  (lb): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 150, 200, 300, 400, 500, 600, 700, 800, 900, 1000.
- Spill Torsional Moment,  $T_s$**  (lb-in): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 150, 200, 300, 400, 500, 600, 700, 800, 900, 1000.
- Spill Bending Stress,  $\sigma_s$**  (lb/sq in): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 150, 200, 300, 400, 500, 600, 700, 800, 900, 1000.
- Spill Shear Stress,  $\tau_s$**  (lb/sq in): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 150, 200, 300, 400, 500, 600, 700, 800, 900, 1000.
- Spill Axial Stress,  $\sigma_s$**  (lb/sq in): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 150, 200, 300, 400, 500, 600, 700, 800, 900, 1000.
- Spill Torsional Stress,  $\tau_s$**  (lb/sq in): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 150, 200, 300, 400, 500, 600

**TREE PROTECTION FENCE - CHAIN LINK**

CHAIN LINK FENCE

DRIPLINE

CRZ

TREE PROTECTION FENCE AT CRZ

MAXIMUM (10'-0")

DRIPLINE (VARIES)

LIMITS OF CRITICAL ROOT ZONE

1" DBH=1/2" RADIUS OF THE CRITICAL ROOT ZONE

Typical Signage (See Detail Sheet xxx)

Tension Bar Opt.

10' Max

4'-0" Min

4'-0" Min

Post

Ground Surface

Pipe 2" O.C. Chain Link Fence

**TREES 8" DBH AND SMALLER:**

CRITICAL ROOT ZONE

6'-0" DIA. FOR 6" DBH TREE

3" RADIUS

**DETERMINING THE CRITICAL ROOT ZONE**

THE CRITICAL ROOT ZONE OF A TREE IS THE ZONE IN WHICH THE MAJORITY OF ITS ROOTS ARE LOCATED. THE CRITICAL ROOT ZONE OF A TREE IS DETERMINED BY THE SPECIES OF THE TREE, THE TRUNK DIAMETER OF THE TREE, AND THE SPREAD OF THE CANOPY. THE CRITICAL ROOT ZONE OF A TREE IS DETERMINED BY THE SPECIES OF THE TREE, THE TRUNK DIAMETER OF THE TREE, AND THE SPREAD OF THE CANOPY. THE CRITICAL ROOT ZONE OF A TREE IS DETERMINED BY THE SPECIES OF THE TREE, THE TRUNK DIAMETER OF THE TREE, AND THE SPREAD OF THE CANOPY.

NOTE: IN ALL CASES, THE CRITICAL ROOT ZONE OF A TREE SHALL BE DETERMINED BY THE SPECIES OF THE TREE, THE TRUNK DIAMETER OF THE TREE, AND THE SPREAD OF THE CANOPY. THE CRITICAL ROOT ZONE OF A TREE SHALL BE DETERMINED BY THE SPECIES OF THE TREE, THE TRUNK DIAMETER OF THE TREE, AND THE SPREAD OF THE CANOPY.

THE CRITICAL ROOT ZONE OF A TREE IS DETERMINED BY THE SPECIES OF THE TREE, THE TRUNK DIAMETER OF THE TREE, AND THE SPREAD OF THE CANOPY.

**POST AND FENCE DETAIL**

**CITY OF CHARLOTTESVILLE**

|          |      |
|----------|------|
| REVISION | DATE |
|          |      |
|          |      |
|          |      |

**TREE PROTECTION DETAIL - CHAIN LINK FENCE**

SCALE: N.T.S. STANDARD NUMBER: 100-1

REVISED: 10-1-80

EC-2 blanket/matting shall be Model S150 as manufactured by North American Green, or approved equal. EC-3 blanket/matting shall be Model C350 as manufactured by North American Green, or approved equal.



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LEGEND

CE = CONSTRUCTION ENTRANCE, 3.02

SFF = WIRE BACKED SILT FENCE, 3.05

DIP = DROP INLET PROTECTION, 3.07

DD = TEMPORARY DIVERSION DIKE, 3.09

ST = SEDIMENT TRAP, 3.13

OP = OUTLET PROTECTION, 3.18

TS = TEMPORARY SEEDING, 3.31

PS = PERMANENT SEEDING, 3.32

MU = MULCHING, 3.35

DC = DUST CONTROL, 3.39

TP = TREE PROTECTION FENCE, 3.38

DRAINAGE DIVIDE

CE

SSF

DIP

DD

ST

OP

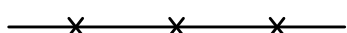
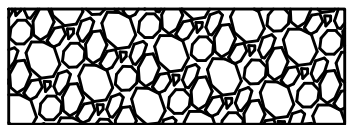
TS

PS

MU

DC

TP



SHEETS OF 4'X8'X1/2" EXTERIOR PLYWOOD OR EQUIVILANT

6" ABOVE RISER CREST ELEVATION

4'

8'

POSTS MIN. SIZE 4" SQUARE OR 2" ROUND, SET AT LEAST 3" INTO THE GROUND

WOODEN BAFFLES DETAIL

NOT TO SCALE

EROSION & SEDIMENT CONTROL NARRATIVE

PHASE 1

"CITY FIELD INSPECTION"

- PRIOR TO ANY LAND DISTURBANCE, CONTRACTOR TO HAVE SURVEYOR FLAG PHASE 1 CLEARING LIMITS. NO CLEARING OR GRADING IS ALLOWED OUTSIDE OF PHASE 1 LIMITS UNTIL THE PHASE IS COMPLETE.
- INSTALL CONSTRUCTION ENTRANCE, CHAIN LINKED SILT FENCE AND TREE PROTECTION FENCING. "INITIAL ESTABLISHMENT OF CONTROLS"
- INSTALL SANITARY SEWER FROM MH 18-290 TO 18-292.
- INSTALL STORM SEWER FROM STR 1 TO STR 7 AND STR 4 TO STR 10.
- CONTRACTOR TO INSTALL SEDIMENT TRAP 1 DIVERSION DIKES 1 AND 2 AND STOCKPILE TOP SOIL AS SHOWN.
- CONTRACTOR SHOULD CARE AS TO PROVIDE THE SEDIMENT TRAP WEIRS DO NOT BYPASS STR 4. CREATE A HORSESHOE FILL BERM ON THE DOWNHILL SIDE OF STR 4 SO NO BYPASSING WILL OCCUR.
- CONTRACTOR MAY VARY THE LOCATION OF TEMPORARY STOCKPILES IF WORKED OUT IN THE FIELD WITH CITY OF CHARLOTTESVILLE E&S INSPECTOR. CONTRACTOR TO GET THE STOCKPILE LOCATIONS ON FINAL GRADE BEFORE STOCKPILING TOPSOIL.
- CONTRACTOR SHALL COORDINATE INSPECTIONS AS REQUIRED BY CITY OF CHARLOTTESVILLE PRIOR TO ADVANCING TO PHASE 2.

NOTE: 12" GRAVEL DROP INLET PROTECTION FOR STR 4 SHOULD EXTEND 1' BEYOND EACH SIDE OF THE WEIR OF SEDIMENT TRAP 1 TO ENSURE THAT THERE IS NO CONCENTRATED BYPASS FLOW FOR ALL PHASES SEDIMENT TRAP 1 IS PRESENT.

NOTE: EFFLUENT FROM SEDIMENT-LADEN WATER SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.

CHAIN LINK SILT FENCE

EXISTING SURFACE

PLASTIC TREE PROTECTION FENCE

CRITICAL SLOPES

1.0'

2.0'

SURVEY STAKED LOD

LIMITS OF DISTURBANCE DETAIL

NOT TO SCALE

NOTE: LIMITS OF DISTURBANCE SHALL BE STAKED BY SURVEYOR. TREE PROTECTION SHALL BE PLACED 1' OFF OF THE LIMITS OF DISTURBANCE. WIRE SUPPORTED SILT FENCE (SUPER SILT FENCE) SHALL BE PLACED 3' OFF OF LIMITS OF DISTURBANCE WHEREVER THE LATEST EROSION AND SEDIMENT CONTROL HANDBOOK DICTATES THAT SILT FENCE SHOULD BE PLACED. CRITICAL SLOPES OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL NOT BE DISTURBED.

SOIL STOCKPILES ARE MOSTLY FOR TOPSOIL AS THIS SITE WILL REQUIRE MOSTLY FILL MATERIAL. TOPSOIL MAY BE USED IN NON-STRUCTURAL FILL AREAS TO INCLUDE FRONT, BACK AND SIDE YARDS.

SEDIMENT LADEN WATER FROM TEMPORARY SEDIMENT TRAPS SHALL BE PUMPED TO AN APPROVED STRUCTURE.

WRITTEN AUTHORIZATION MUST BE ACQUIRED FROM THE VSMP ADMINISTRATOR BEFORE REMOVAL OF A SEDIMENT TRAP.

ALL DIVERSIONS AND STORMWATER CONVEYANCE CHANNELS SHALL BE ARMORED WITH CLASS A1 RIP RAP AS THEY ENTER SEDIMENT TRAPS AS SHOWN.

CONSTRUCTION TRAFFIC WILL NOT BE ALLOWED ALONG THE LONGWOOD DRIVE ENTRANCE UNTIL PHASE 4 WITH THE CONSTRUCTION OF THE CURB, SIDEWALK AND SUBBASE.

30 0 30 60 90

1"=30'

NOTE: DDA AND DDB ARE TO MEET BEHIND STRUCTURE 7, CREATING A BERM BEHIND THE INLET SO THAT THERE IS NO STORMWATER BYPASS

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A PROFESSIONAL CORPORATION  
SERVING VIRGINIA SINCE 1956  
909 SECOND ST. SE  
CHARLOTTESVILLE, VA 22902  
PHONE 834-977-0205  
WWW.ROUDABUSH.COM

| REVISIONS |            |
|-----------|------------|
| NO.       | DATE       |
| I.        | 3/03/11/22 |
| II.       | 4/10/13/22 |
| III.      | 5/11/30/22 |
| IV.       | 6/03/21/23 |
| V.        | 7/08/11/23 |
| VI.       | 1/11/09/23 |
| VII.      | 1/12/21/23 |

|             |    |
|-------------|----|
| DRAFTER:    | HR |
| DESIGNER:   | DG |
| PRODUCTION: | DF |

FINAL SITE PLAN  
FLINT HILL SUBDIVISION  
EROSION CONTROL PLAN PHASE 1

|        |            |
|--------|------------|
| DATE:  | 11-16-2020 |
| SCALE: |            |
| JOB:   | 17.0170    |
| WFO:   |            |
| SHEET: | 28 OF 38   |



EROSION & SEDIMENT CONTROL NARRATIVE

PHASE 2

1. PRIOR TO ANY LAND DISTURBANCE FOR PHASE 2, CONTRACTOR TO HAVE SURVEYOR FLAG REMAINING LIMITS OF DISTURBANCE.
2. INSTALL CHAIN LINKED SILT FENCE AND TREE PROTECTION FENCING AS SHOWN IN PHASE 2. CLEARING AND GRUBBING SHALL FIRST BE LIMITED TO THE AREAS NECESSARY TO BUILD SEDIMENT TRAPS 2 AND 3. THE TRAPS SHALL BE MADE FUNCTIONAL PRIOR TO OVERLOT GRADING ABOVE PRACTICES. STOCKPILE AREAS SHALL BE PREPARED WITH THE INSTALLATION OF SILT FENCE AROUND THE LOWER PERIMETER.
3. INSTALL CHAIN LINKED SILT FENCE AND TREE PROTECTION FENCING AS SHOWN IN PHASE 2.
4. BUILD REMAINING STORM SEWER INFRASTRUCTURE.
5. CLEARING AND GRUBBING SHALL FIRST BE LIMITED TO THE AREAS NECESSARY TO BUILD SEDIMENT TRAPS 2 AND 3. THE TRAPS SHALL BE MADE FUNCTIONAL PRIOR TO OVERLOT GRADING ABOVE PRACTICES. STOCKPILE AREAS SHALL BE PREPARED WITH THE INSTALLATION OF SILT FENCE AROUND THE LOWER PERIMETER.
6. RETAINING WALL IMMEDIATELY ADJACENT TO TMP 20-259.36 TO BE BUILT. SEE SHEET 11 FOR RETAINING WALL CONSTRUCTION SEQUENCING.
7. STARTING FROM THE EXISTING FILL AREAS FROM PHASE 1, BRING THE SITE UP TO PHASE 2 GRADES AND MAINTAIN DIVERSION DIKES TO ALL SEDIMENT TRAPS AS SHOWN.
8. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS ACHIEVED. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AY FINAL GRADE, BUT WILL REMAIN DORMANT FOR MORE THAN 14 DAYS.
9. CONTRACTOR SHALL COORDINATE INSPECTIONS AS REQUIRED BY CITY OF CHARLOTTESVILLE PRIOR TO ADVANCING TO PHASE 3.

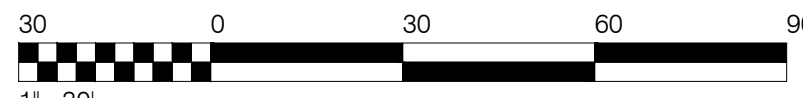
NOTE: 12" GRAVEL DROP INLET PROTECTION FOR STR 7 AND 14 SHOULD EXTEND 1' BEYOND EACH SIDE OF THE WEIR OF SEDIMENT TRAP 2 AND 3 TO ENSURE THAT THERE IS NO CONCENTRATED BYPASS FLOW FOR ALL PHASES SEDIMENT TRAP 2 AND 3 ARE PRESENT.

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

WRITTEN AUTHORIZATION MUST BE ACQUIRED FROM THE VSMP ADMINISTRATOR BEFORE REMOVAL OF A SEDIMENT TRAP.

ALL DIVERSIONS AND STORMWATER CONVEYANCE CHANNELS SHALL BE ARMORED WITH CLASS A1 RIP RAP AS THEY ENTER SEDIMENT TRAPS AS SHOWN.

CONSTRUCTION TRAFFIC WILL NOT BE ALLOWED ALONG THE LONGWOOD DRIVE ENTRANCE UNTIL PHASE 4 WITH THE CONSTRUCTION OF THE CURB, SIDEWALK AND SUBBASE.



LEGEND

CE = CONSTRUCTION ENTRANCE, 3.02

SFF = WIRE BACKED SILT FENCE, 3.05

DIP = DROP INLET PROTECTION, 3.07

IP = INLET PROTECTION, 3.07

CIP = CILVERT INLET PROTECTION, 3.08

DD = TEMPORARY DIVERSION DIKE, 3.09

ST = SEDIMENT TRAP, 3.13

OP = OUTLET PROTECTION, 3.18

TS = TEMPORARY SEEDING, 3.31

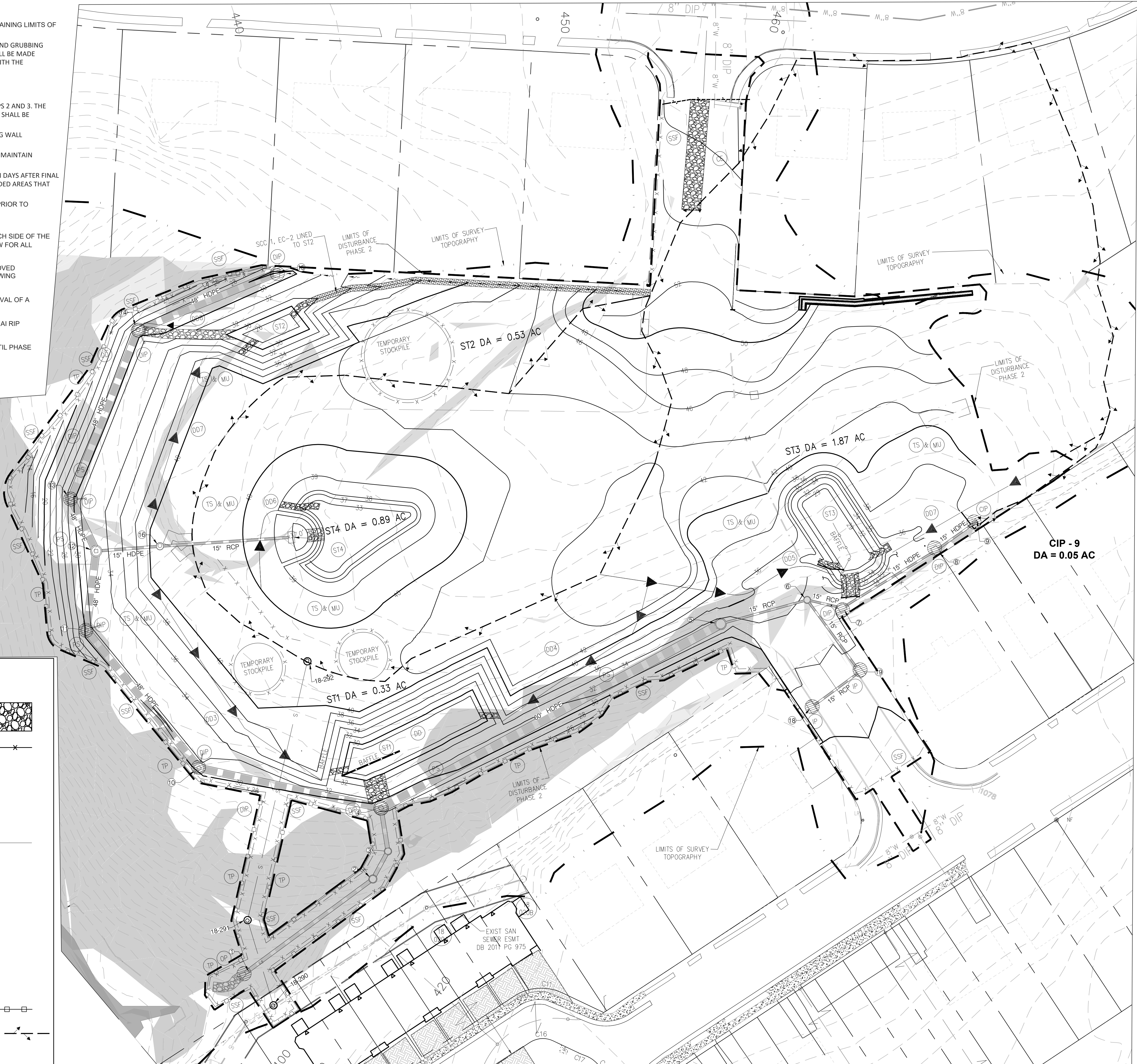
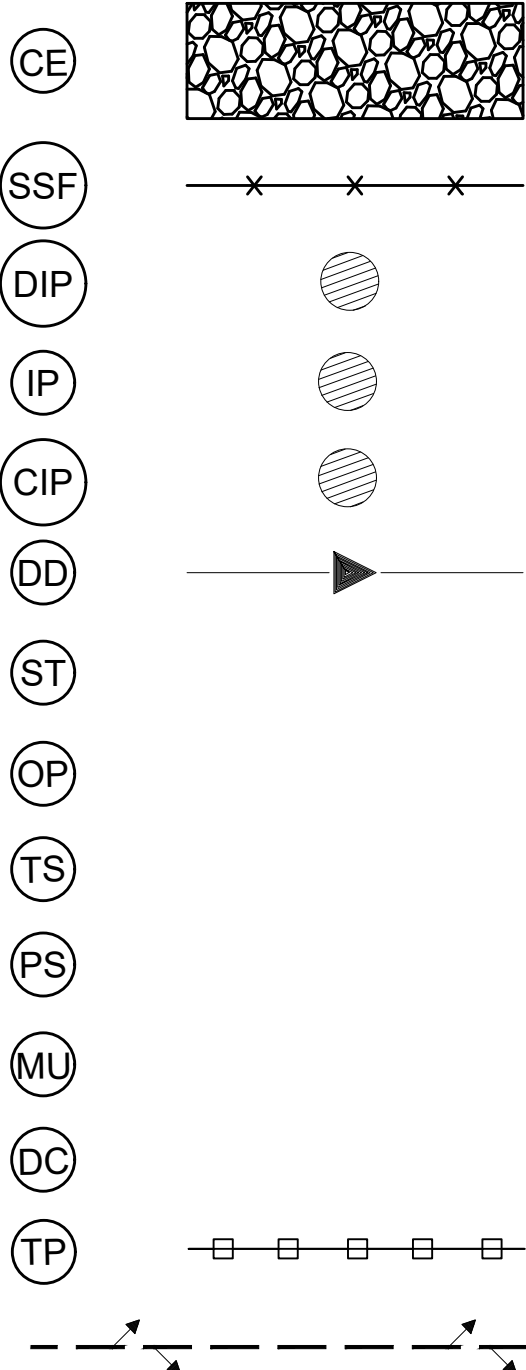
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DRAINAGE DIVIDE



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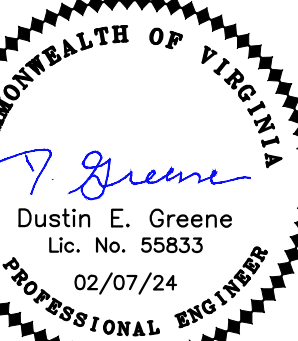
900 SECOND ST. SE  
CHARLOTTEVILLE, VA 22902

PHONE 834-977-0005  
WWW.ROUDABUSH.COM

REVISIONS

| NO.   | DATE       | BY | REVISIONS BASED ON/DATE/REVIEW           |
|-------|------------|----|------------------------------------------|
| III.  | 3/03/11/22 | DG | MAJOR REVISIONS TO ADDRESS ADA           |
| IV.   | 4/10/13/22 | DF | MAJOR REVISIONS TO ADDRESS SWM & CLARITY |
| V.    | 5/11/30/22 | DF | REVISIONS PER CITY COMMENTS              |
| VI.   | 6/03/21/23 | DF | REVISIONS PER CITY COMMENTS              |
| VII.  | 7/08/11/23 | DF | REVISIONS PER CITY COMMENTS              |
| VIII. | 11/03/23   | DG | REVISIONS PER CITY COMMENTS              |
| IX.   | 11/22/23   | DG | REVISIONS PER CITY COMMENTS              |

DRAWER: HR  
DESIGNER: DG  
PRODUCTION: DF



FINAL SITE PLAN

FLINT HILL SUBDIVISION

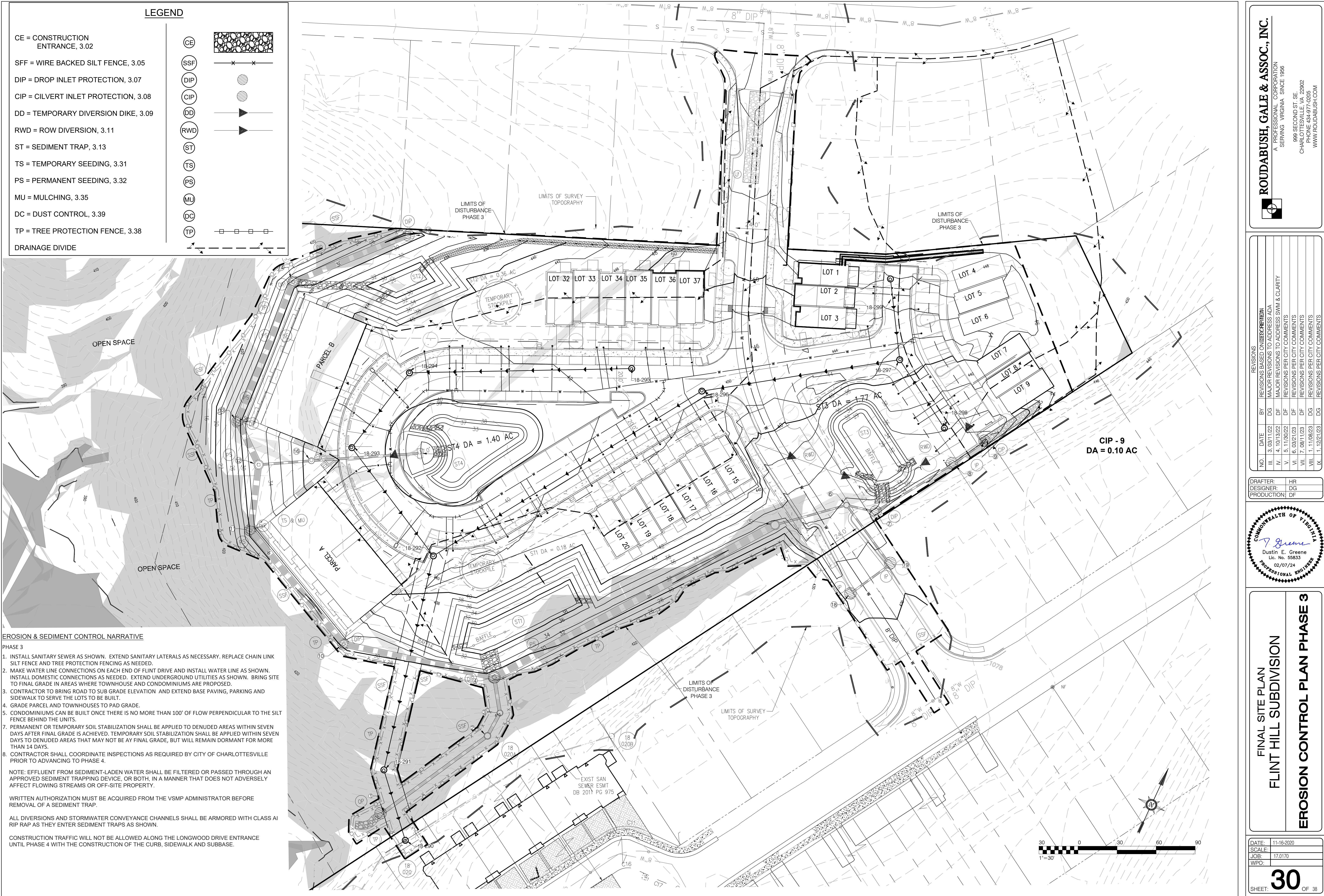
EROSION CONTROL PLAN PHASE 2

DATE: 11-16-2020  
SCALE: 17.0170  
JOB: 17.0170  
WFO: 17.0170

SHEET 29 OF 38



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EROSION & SEDIMENT CONTROL NARRATIVE

PHASE 4

1. CONDOMINIUMS CAN BE BUILT ONCE THERE IS NO MORE THAN 100' OF FLOW PERPENDICULAR TO THE SILT FENCE BEHIND THE UNITS.
2. CUT DITCHES INTO INLETS AS SHOWN.
3. SEDIMENT TRAP 1 CAN BE REMOVED ONCE UPHILL STABILIZATION HAS TAKEN PLACE AND WITH THE APPROVAL OF THE CITY'S E&SC INSPECTOR. CONTRACTOR MAY BUILD LOTS 21 THROUGH 26 ONCE SEDIMENT TRAP 1 HAS BEEN REMOVED.
4. SEDIMENT TRAP 2 CAN BE REMOVED ONCE UPHILL STABILIZATION HAS TAKEN PLACE AND WITH THE APPROVAL OF THE CITY'S E&SC INSPECTOR. CONTRACTOR MAY BUILD MAY BUILT LOTS 27 THROUGH 31 ONCE SEDIMENT TRAP 2 HAS BEEN REMOVED.
5. ONCE UPHILL AREAS ARE STABILIZED AND CURB AND SIDEWALK HAVE BEEN INSTALLED AROUND SEDIMENT TRAP 3 IT CAN BE REMOVED WITH THE APPROVAL OF THE CITY'S E&SC INSPECTOR. ONCE THIS TRAP HAS BEEN REMOVED, BUILD LOTS 10 TO 14.
7. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS ACHIEVED. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDDED AREAS THAT MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT FOR MORE THAN 14 DAYS.
8. UPON COMPLETION OF THE GRADING OPERATIONS AND AS THE SITE IS BEGINNING TO STABILIZE, BEGIN FINAL ROAD CONSTRUCTION.
9. SEDIMENT TRAP 4 IS TO BE DEWATERED TO THE SEDIMENT TRAP 3 AND CONVERTED TO A BIORETENTION FILTER. EXCAVATED MATERIAL SHALL BE DEPOSITED IN SEDIMENT TRAP 3 OR REMOVED TO A SITE WITH AN APPROVED VSMP.
10. ONCE UPHILL AREAS ARE STABILIZED AND CURB AND SIDEWALK HAVE BEEN INSTALLED AROUND SEDIMENT TRAP 3 IT CAN BE REMOVED WITH THE APPROVAL OF THE CITY'S E&SC INSPECTOR. ONCE THIS TRAP HAS BEEN REMOVED, BUILD LOTS 10 TO 14.
11. AFTER THE SITE IS FULLY STABILIZED OBTAIN PERMISSION FROM THE E&SC INSPECTOR TO REMOVE ALL EXTERIOR MEASURES.

NOTE: EFFLUENT FROM SEDIMENT-LADEN WATER SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.

WRITTEN AUTHORIZATION MUST BE ACQUIRED FROM THE VSMP ADMINISTRATOR BEFORE REMOVAL OF A SEDIMENT TRAP.

ALL DIVERSIONS AND STORMWATER CONVEYANCE CHANNELS SHALL BE ARMORED WITH CLASS A1 RIP RAP AS THEY ENTER SEDIMENT TRAPS AS SHOWN.

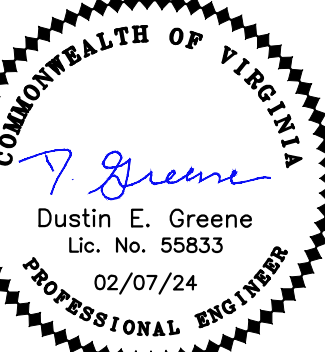


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CHARLOTTEVILLE, VA 22902  
PHONE 834-977-0205  
WWW.ROUDABUSH.COM

| REVISIONS |            | REVISIONS BASED ON DIBER REVIEW |                                          |
|-----------|------------|---------------------------------|------------------------------------------|
| NO.       | DATE       | BY                              | DESCRIPTION                              |
| III.      | 3.03/11/22 | DG                              | MAJOR REVISIONS TO ADDRESS ADA           |
| IV.       | 4.10/13/22 | DF                              | MAJOR REVISIONS TO ADDRESS SWM & CLARITY |
| V.        | 5.11/30/22 | DF                              | REVISIONS PER CITY COMMENTS              |
| VI.       | 6.03/21/23 | DF                              | REVISIONS PER CITY COMMENTS              |
| VII.      | 7.08/11/23 | DF                              | REVISIONS PER CITY COMMENTS              |
| VIII.     | 1.11/08/23 | DG                              | REVISIONS PER CITY COMMENTS              |
| IX.       | 1.12/21/23 | DG                              | REVISIONS PER CITY COMMENTS              |

DRAFTER: HR  
DESIGNER: DG  
PRODUCTION: DF



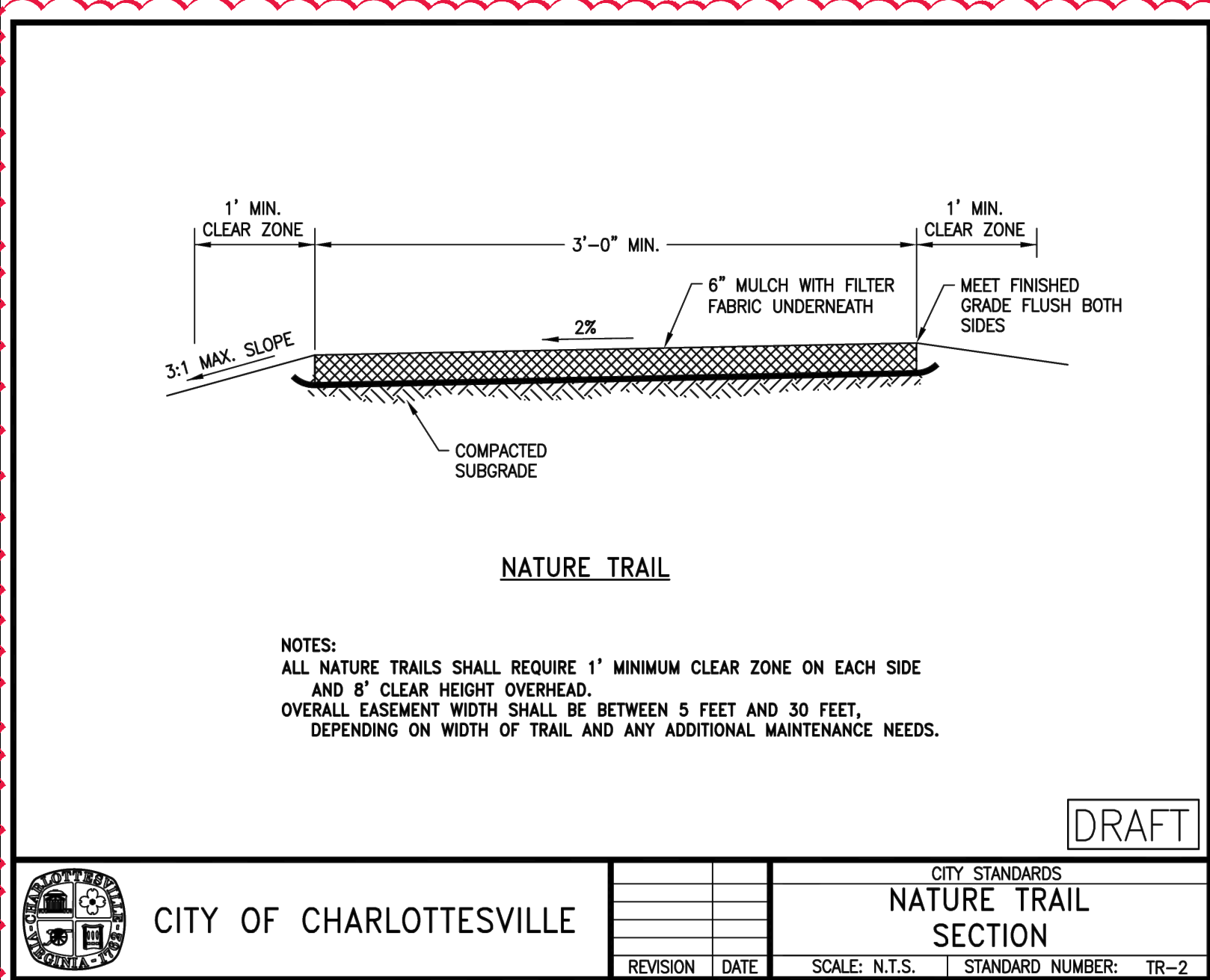
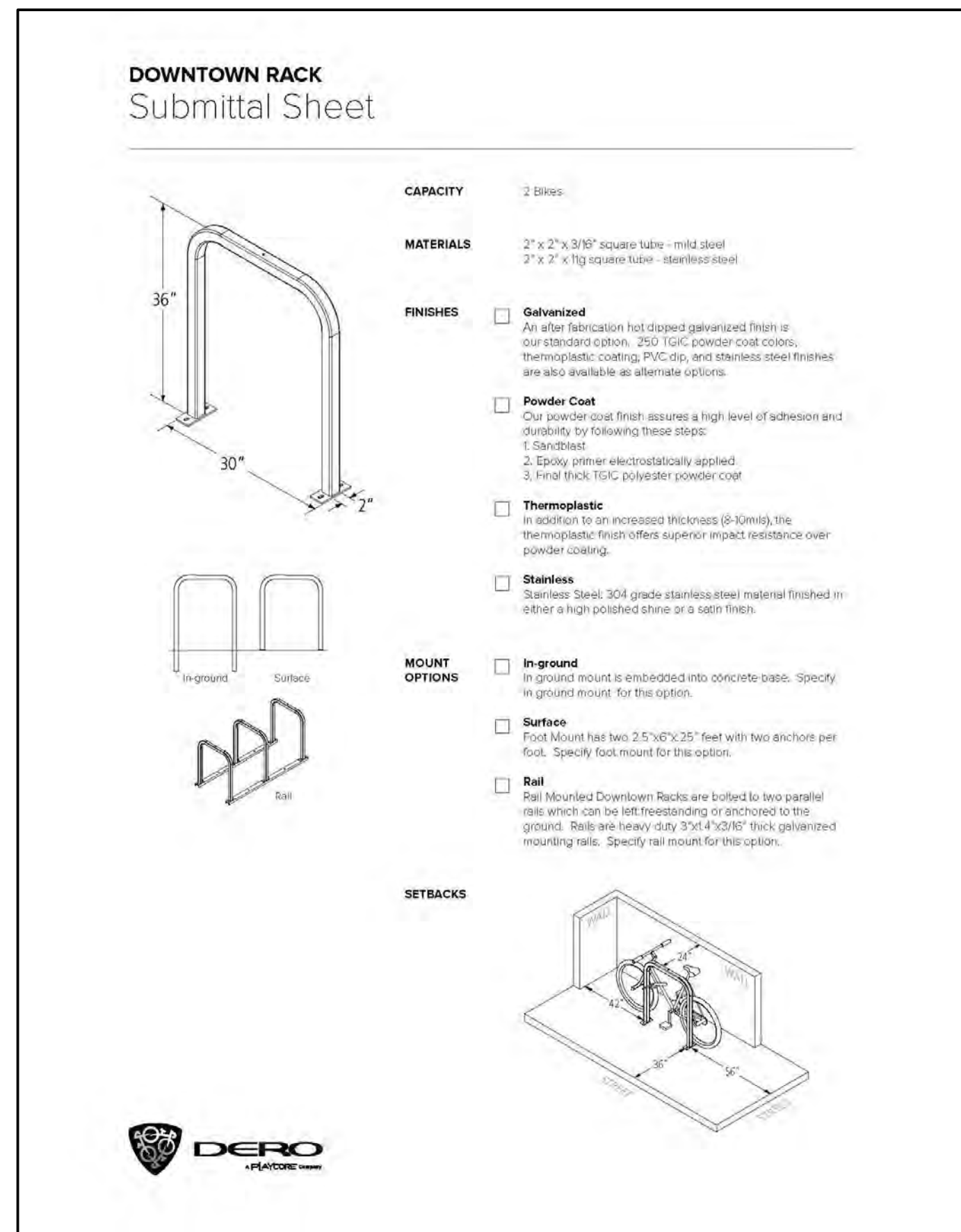
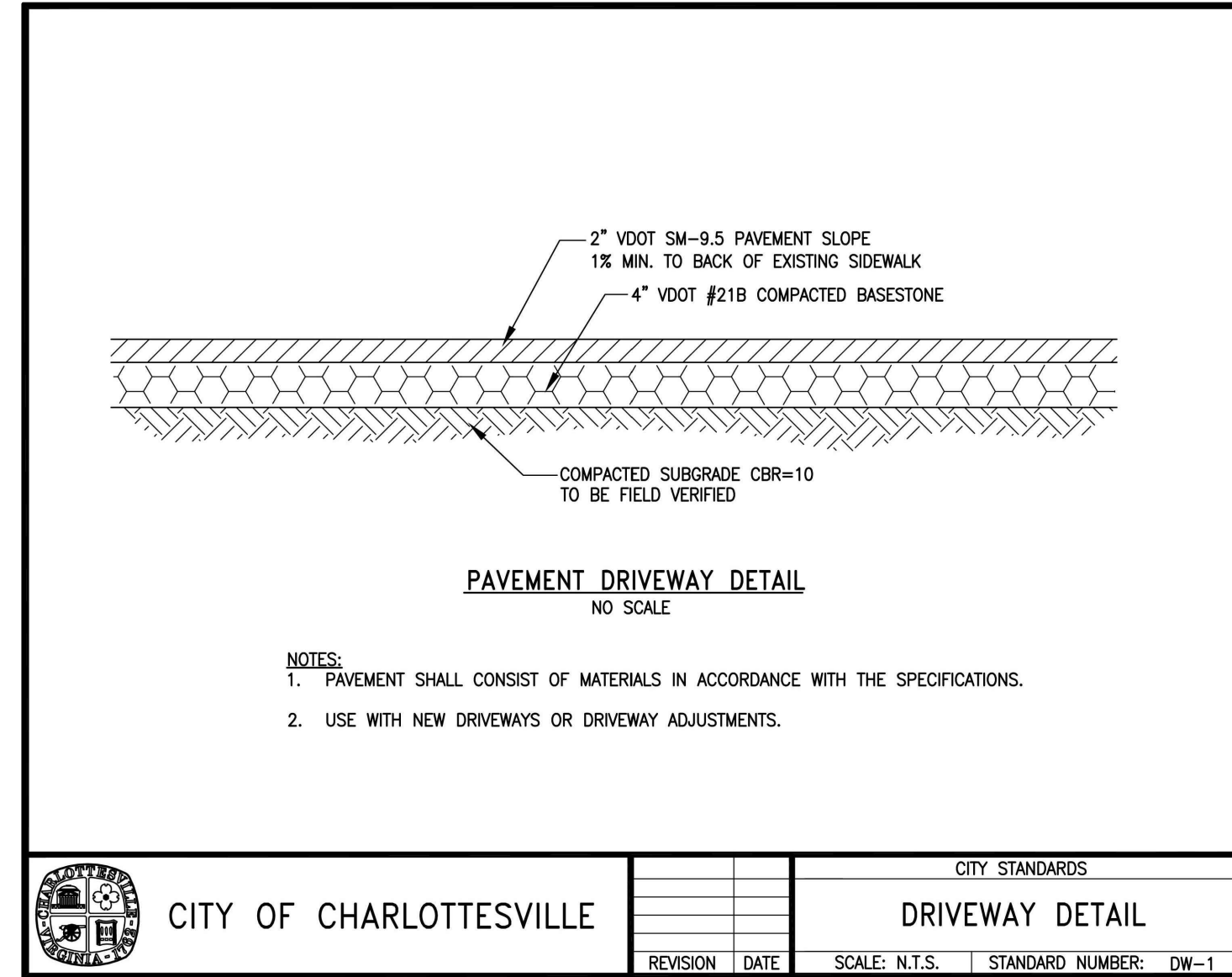
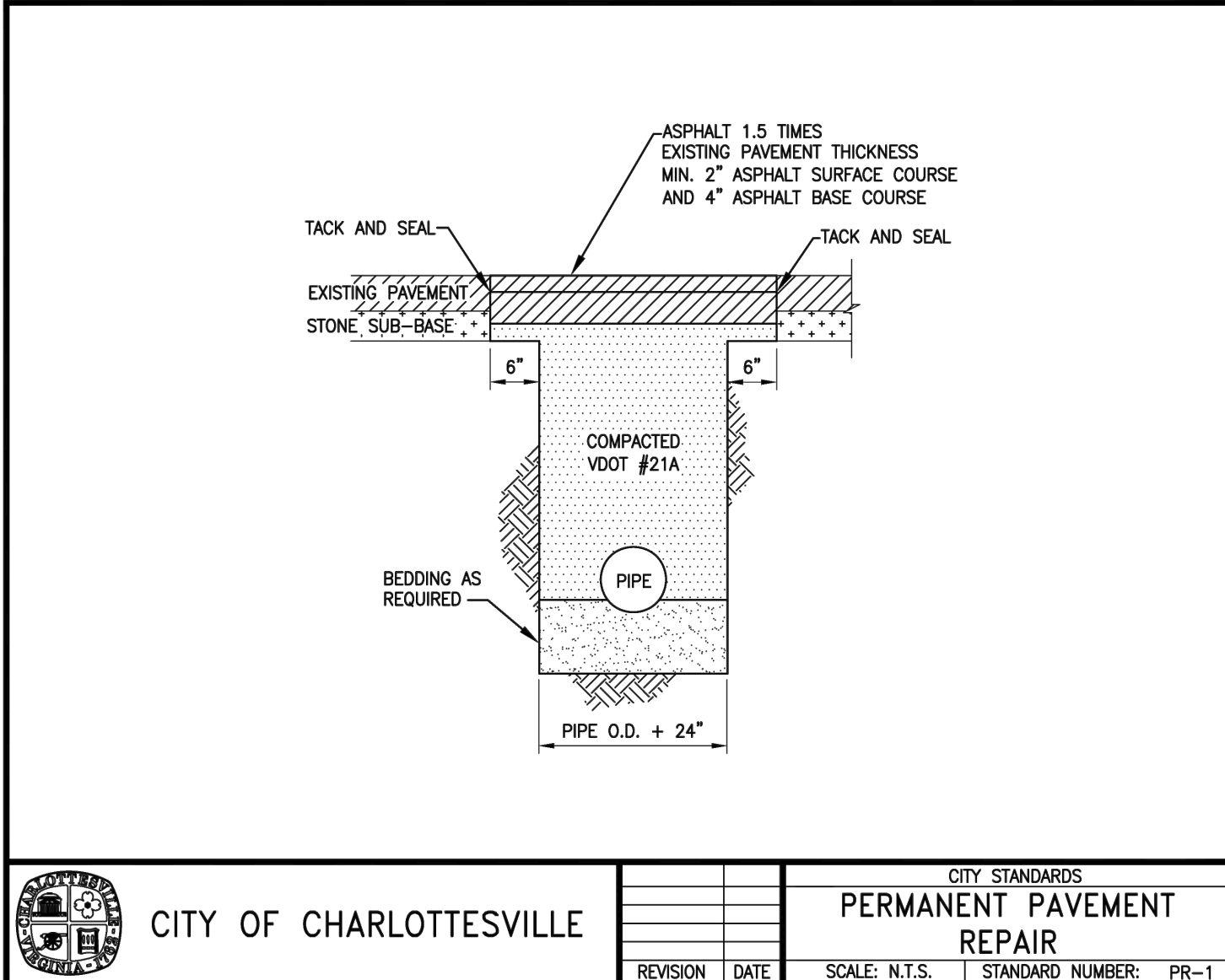
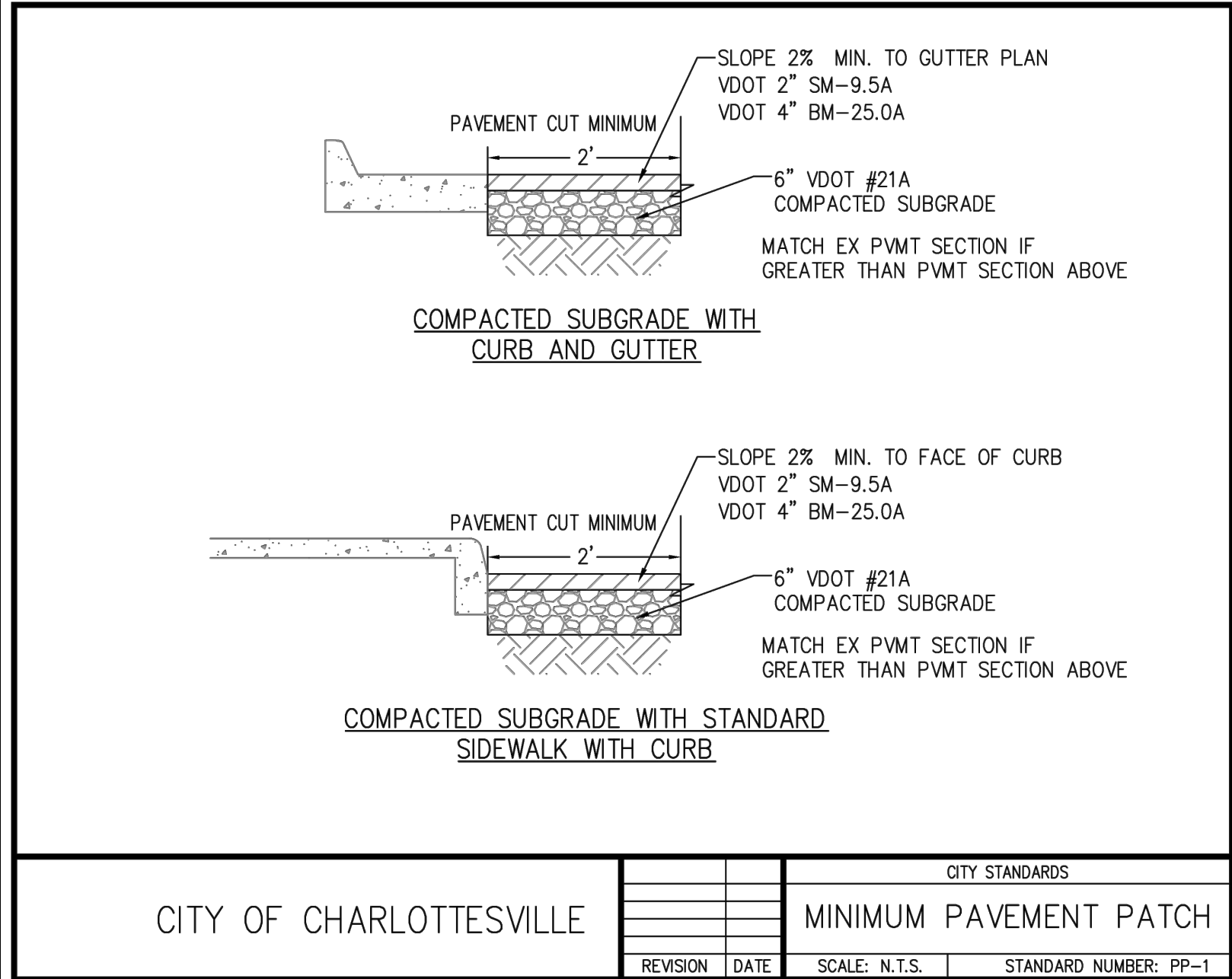
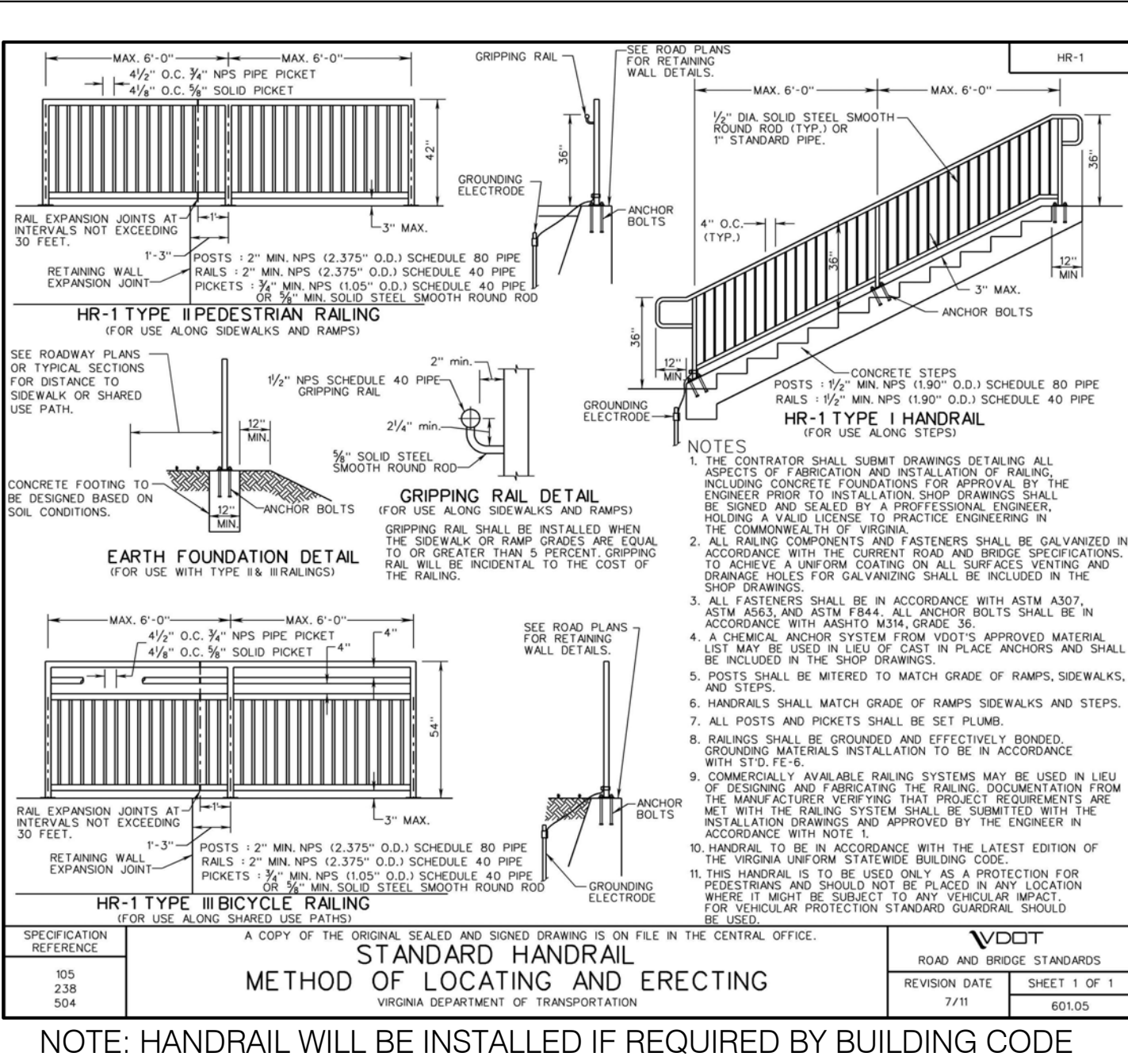
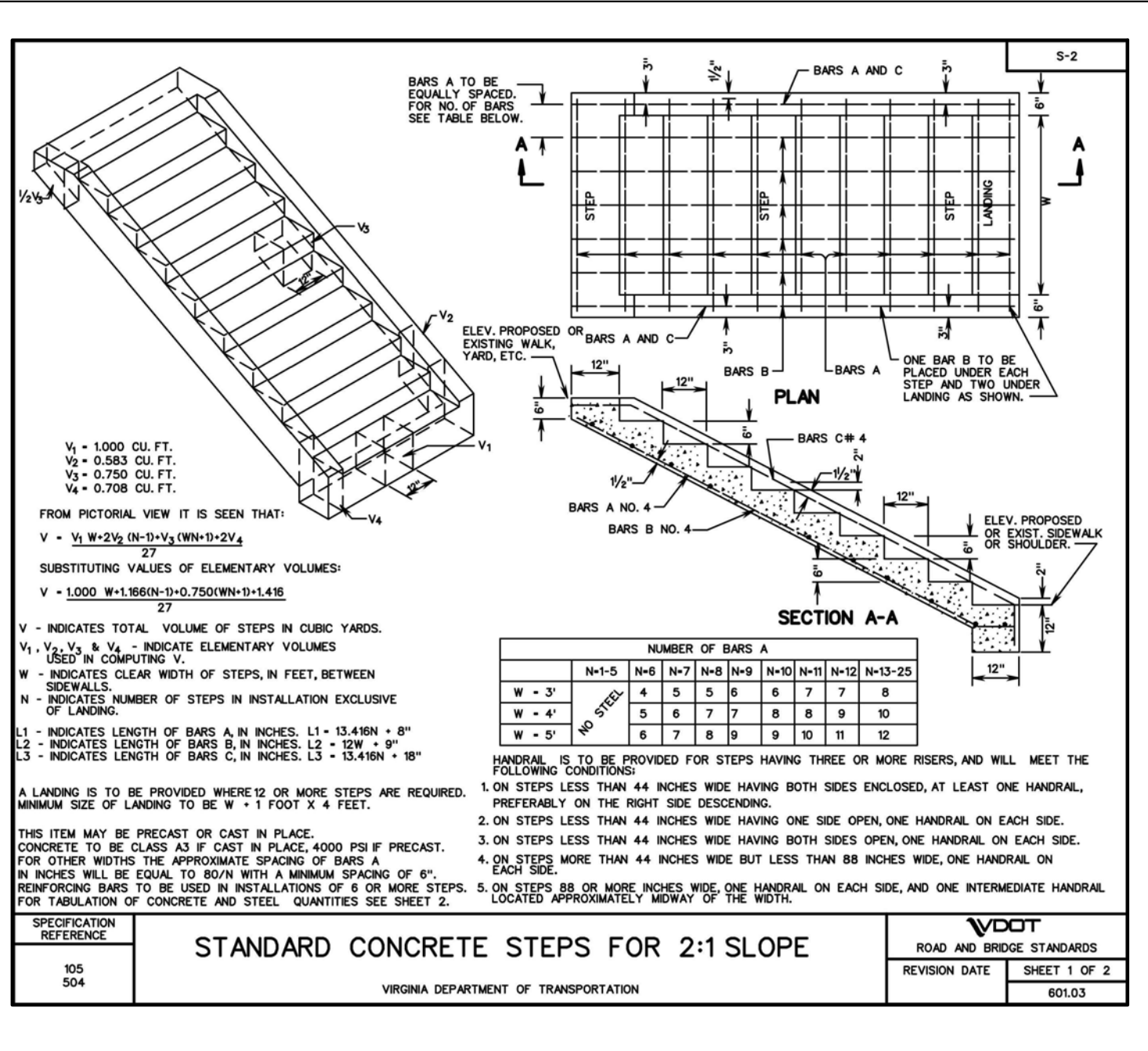
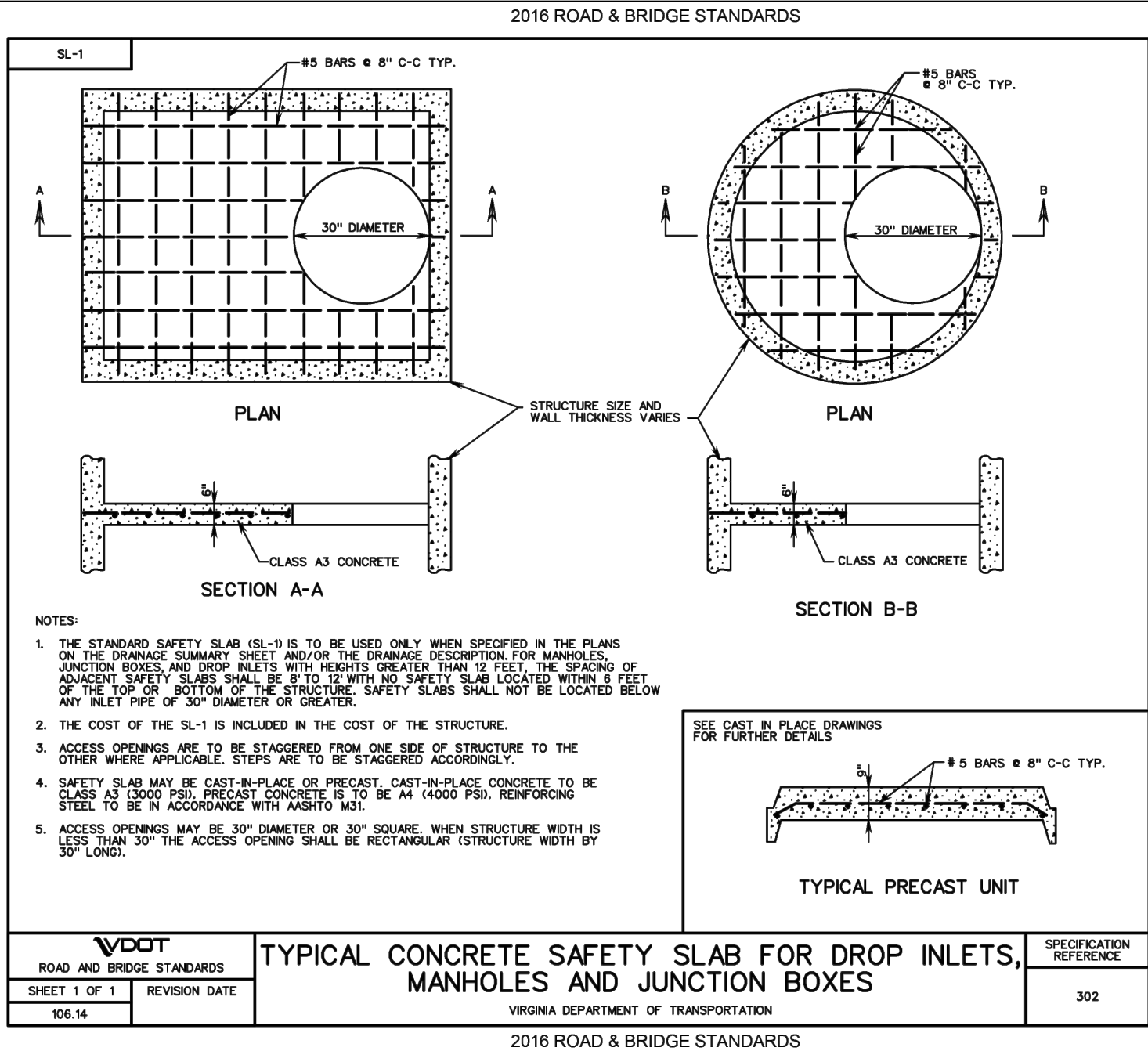
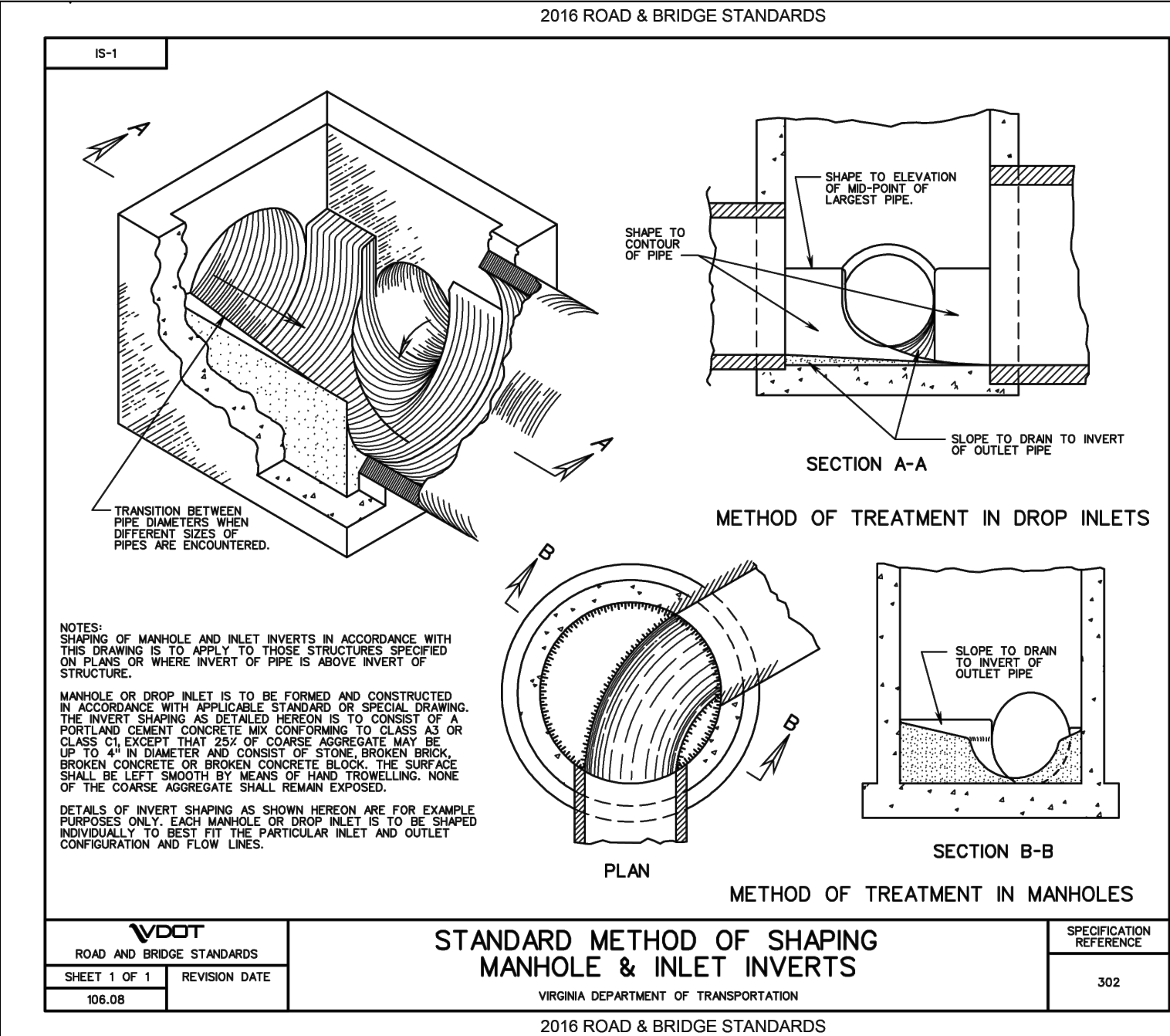
FINAL SITE PLAN  
FLINT HILL SUBDIVISION  
EROSION CONTROL PLAN PHASE 4

DATE: 11-16-2020  
SCALE: 17.0170  
WFO: 31  
SHEET: 31 OF 38









NOTE: NATURAL, NATURE TRAIL IS TO BE FIELD LOCATED SO THAT IT DOES NOT REQUIRE ANY TREES TO BE REMOVED.  
IN NO CASE SHALL THE TRAIL BE LOCATED AT THE BOTTOM OF THE EXISTING STREAM BED.

**ROUDABUSH, GALE & ASSOC., INC.**  
A PROFESSIONAL CORPORATION  
980 SECOND ST. SE  
CHARLOTTEVILLE, VA 22902  
PHONE 844-977-0205  
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| REVISIONS |            | REVISIONS BASED ON |                                          | REVISIONS |            |
|-----------|------------|--------------------|------------------------------------------|-----------|------------|
| NO.       | DATE       | BY                 | DESCRIPTION                              | NO.       | DATE       |
| III       | 3/03/11/22 | DG                 | MAJOR REVISIONS TO ADDRESS ADA           | IV        | 4/10/13/22 |
| V         | 5/11/03/22 | DF                 | MAJOR REVISIONS TO ADDRESS SWM & CLARITY | VI        | 6/03/21/23 |
| VII       | 7/08/11/23 | DF                 | REVISIONS PER CITY COMMENTS              | VIII      | 1/10/22/23 |
| IX        | 1/12/21/23 | DG                 | REVISIONS PER CITY COMMENTS              |           |            |

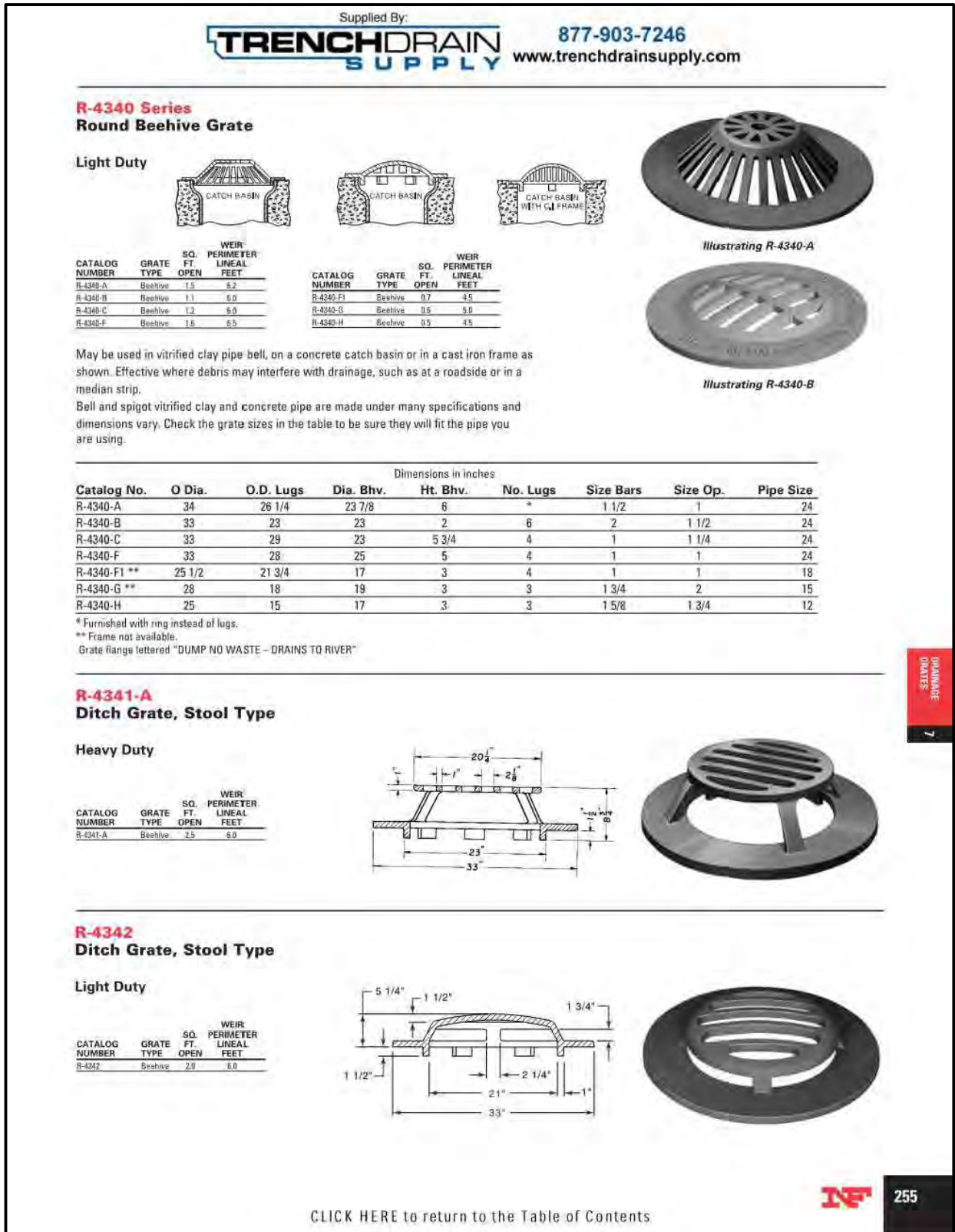
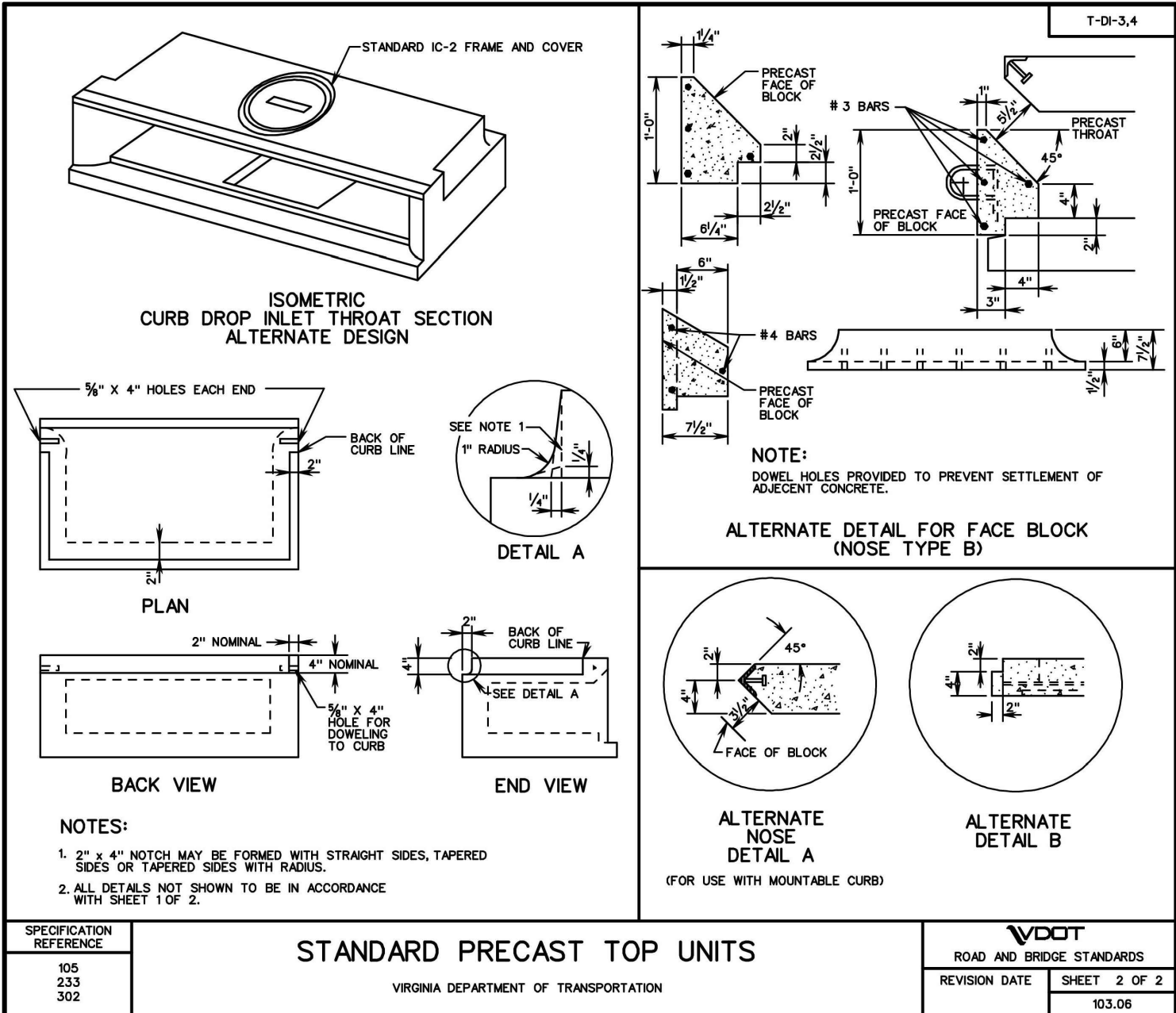
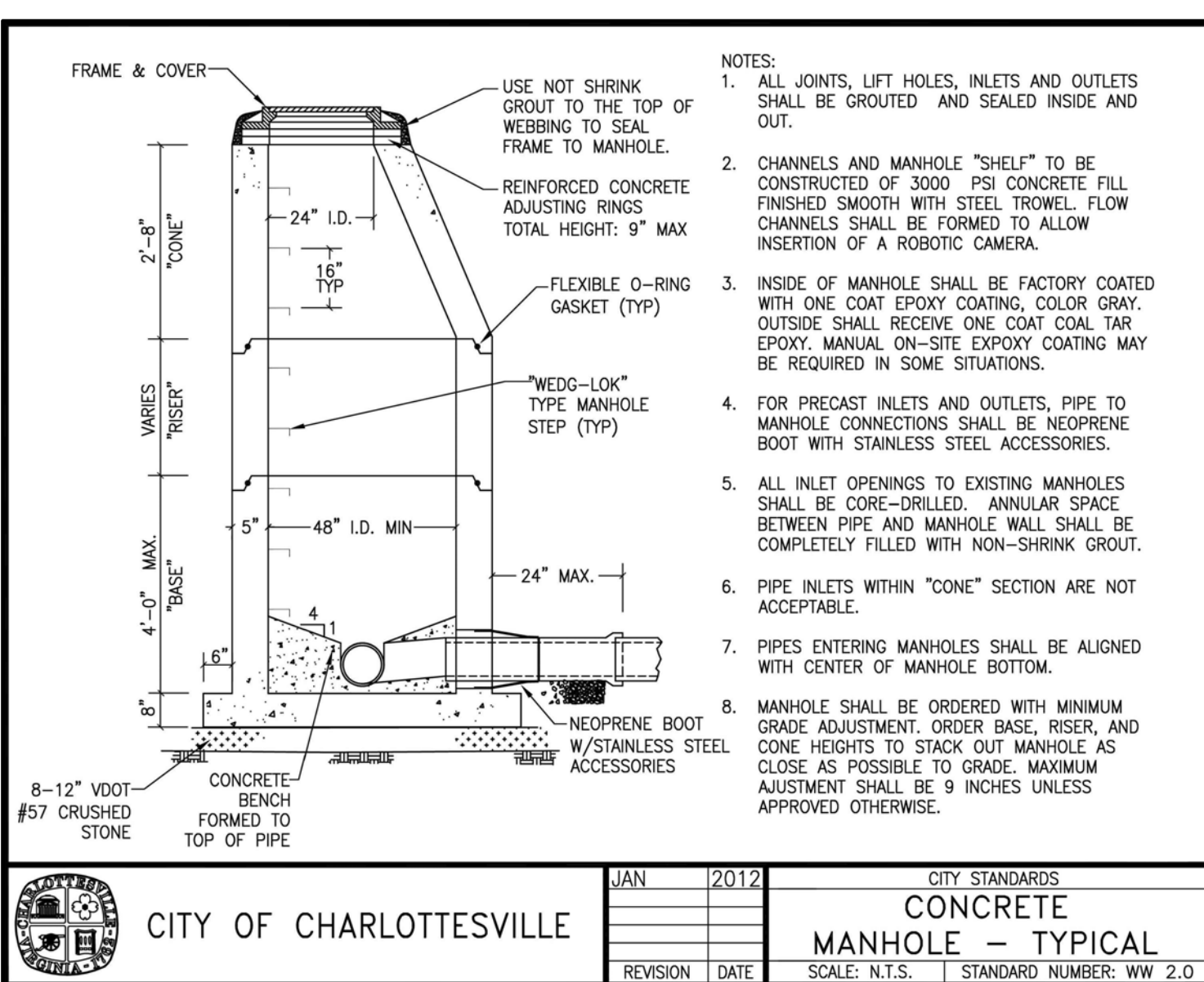
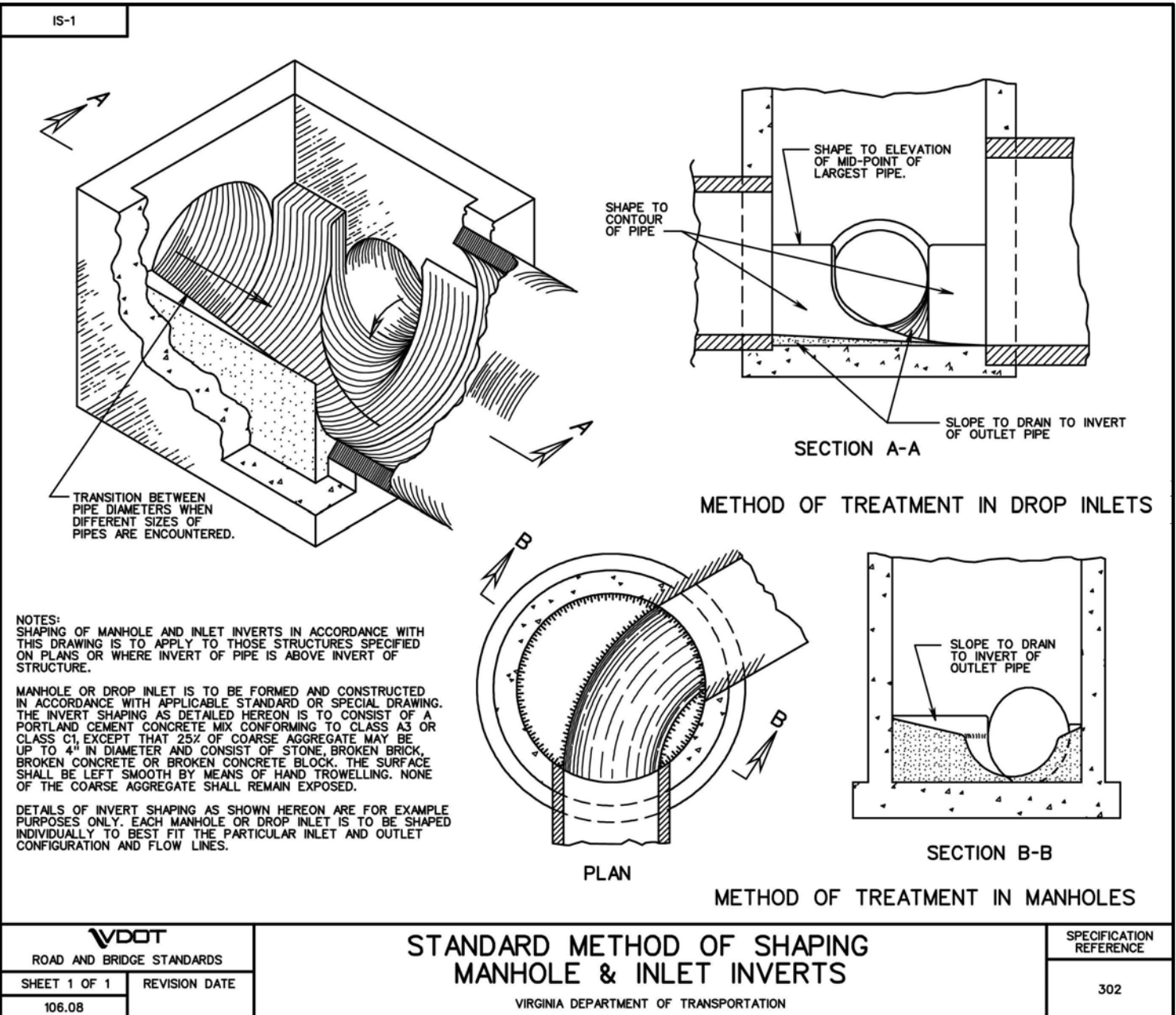
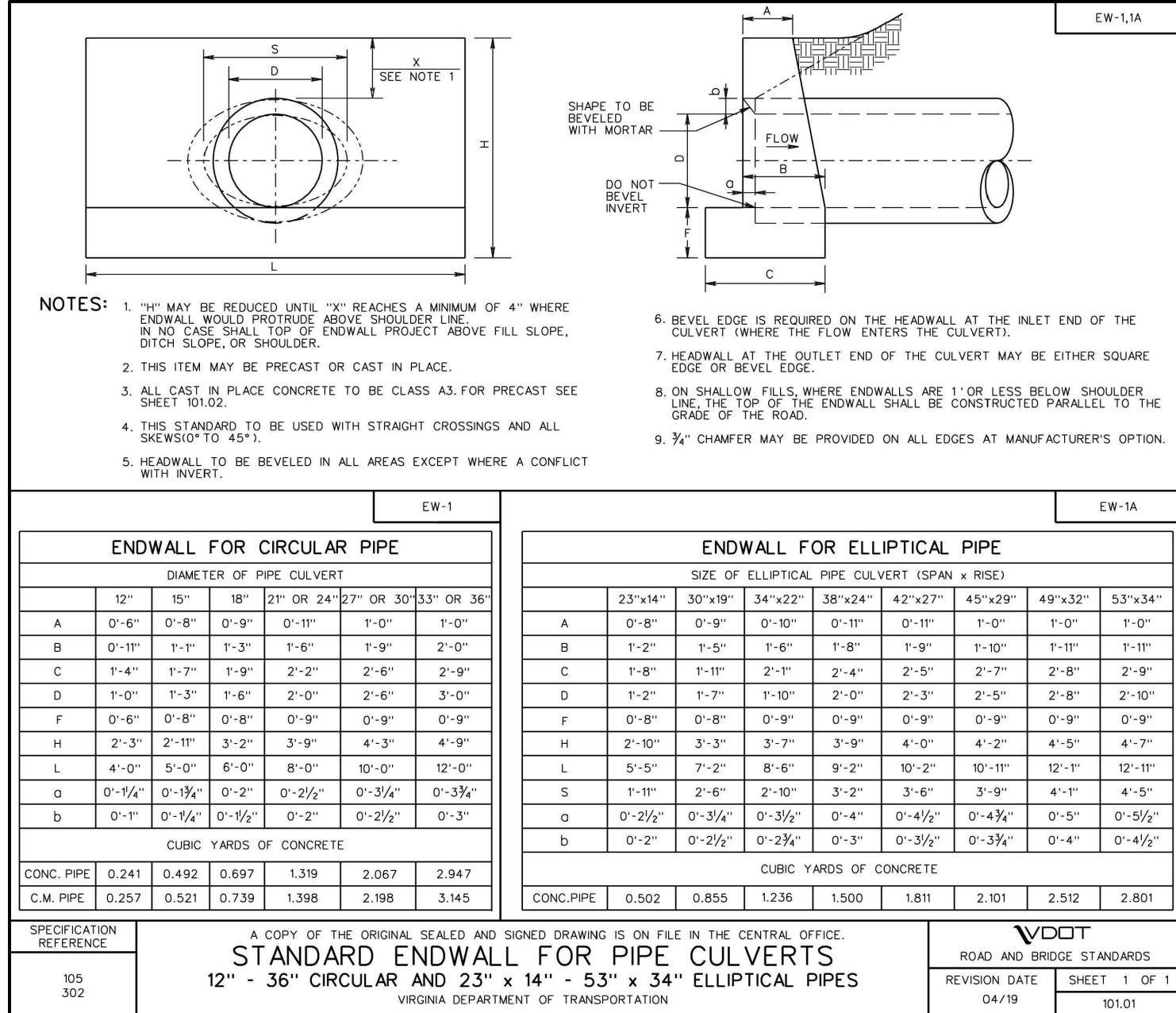
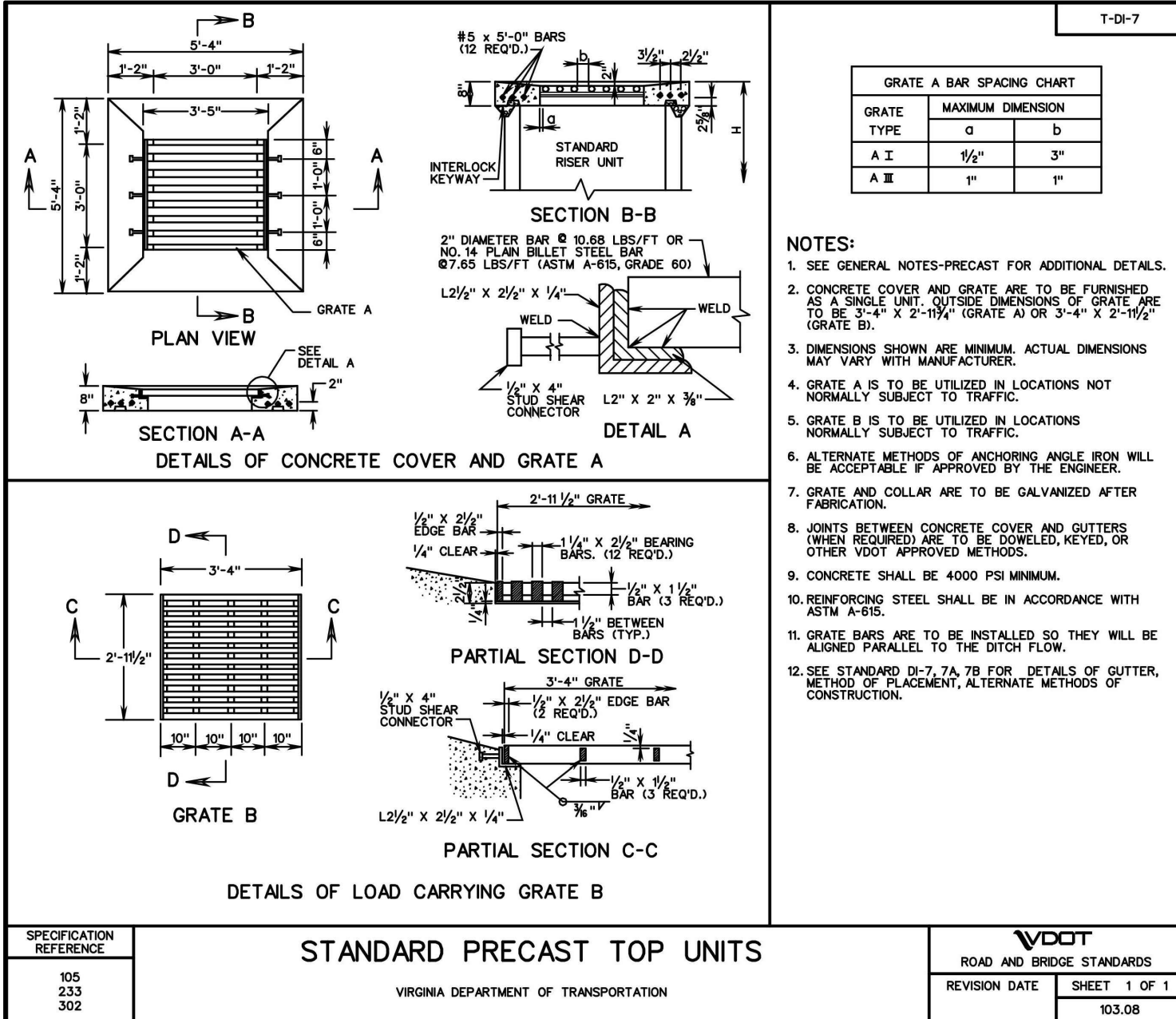
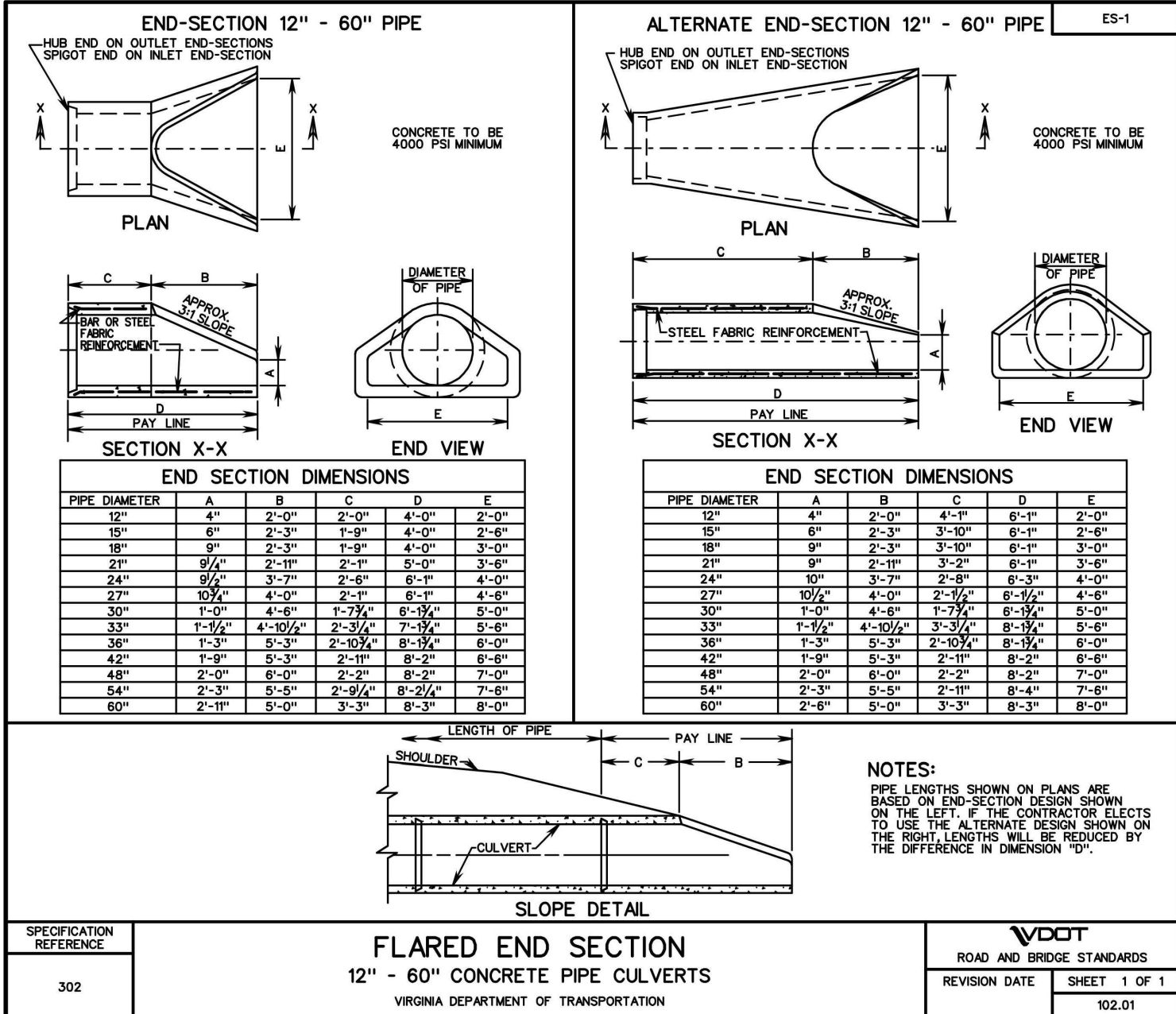
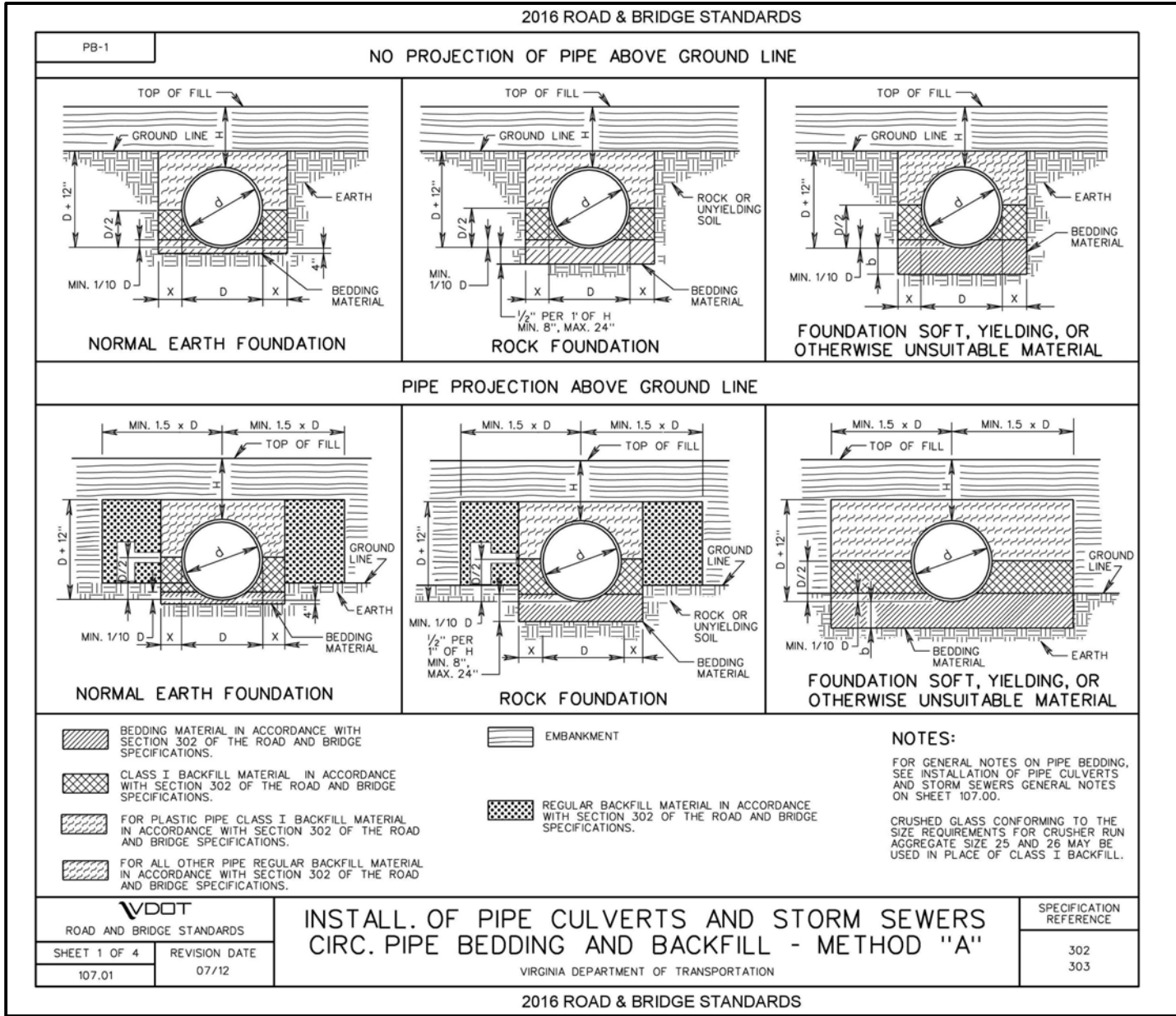
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| DESIGNER:   | DG |
| PRODUCTION: | DF |

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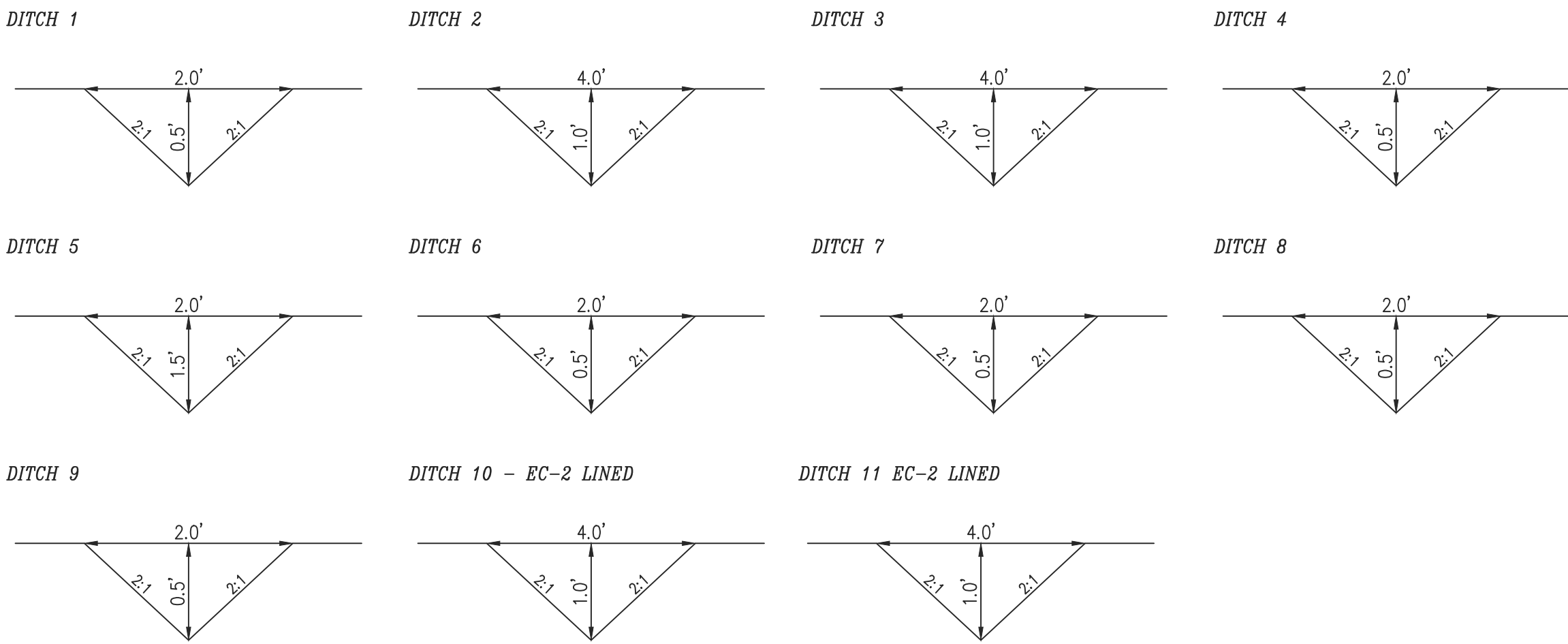
**FINAL SITE PLAN**  
**FLINT HILL SUBDIVISION**  
**SITE DETAILS**

|        |            |
|--------|------------|
| DATE:  | 11-16-2020 |
| SCALE: |            |
| JOB:   | 17.0170    |
| WFO:   |            |
| SHEET: | 33 OF 38   |





| Ditch | Area (Ac) | C factor | Slope % | Tc | Q2 (cfs) | V2 (fps) | Q10 (cfs) | d10 (ft) | Ditch d (ft) | Lining |
|-------|-----------|----------|---------|----|----------|----------|-----------|----------|--------------|--------|
| 1     | 0.12      | 0.55     | 14.00   | 5  | 0.24     | 3.32     | 0.37      | 0.22     | 0.50         | Grass  |
| 2     | 0.10      | 0.72     | 5.50    | 5  | 0.27     | 2.34     | 0.40      | 0.27     | 1.00         | Grass  |
| 3     | 0.39      | 0.57     | 2.00    | 5  | 0.75     | 2.23     | 1.13      | 0.48     | 1.00         | Grass  |
| 4     | 0.10      | 0.30     | 2.00    | 5  | 0.11     | 1.38     | 0.17      | 0.24     | 0.50         | Grass  |
| 5     | 0.03      | 0.50     | 2.00    | 5  | 0.06     | 1.17     | 0.08      | 0.18     | 0.50         | Grass  |
| 6     | 0.03      | 0.50     | 2.00    | 5  | 0.06     | 1.17     | 0.08      | 0.18     | 0.50         | Grass  |
| 7     | 0.03      | 0.50     | 2.00    | 5  | 0.06     | 1.17     | 0.08      | 0.18     | 0.50         | Grass  |
| 8     | 0.03      | 0.50     | 2.00    | 5  | 0.06     | 1.17     | 0.08      | 0.18     | 0.50         | Grass  |
| 9     | 0.10      | 0.30     | 2.00    | 5  | 0.11     | 1.38     | 0.17      | 0.24     | 0.50         | Grass  |
| 10    | 0.25      | 0.64     | 14.00   | 5  | 0.59     | 4.36     | 0.86      | 0.30     | 1.00         | EC-2   |
| 11    | 0.42      | 0.80     | 2.00    | 5  | 1.23     | 5.02     | 1.87      | 0.40     | 1.00         | EC-2   |



NOTE: DITCH SLOPES ARE MAXIMUM VALUES

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CHARLOTTEVILLE, VA 22902

PHONE 844-977-0205

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|-------|------------|----|------------------------------------------|
| III.  | 3/03/11/22 | DG | MAJOR REVISIONS TO ADDRESS AIA           |
| IV.   | 4/10/13/22 | DF | MAJOR REVISIONS TO ADDRESS SWM & CLARITY |
| V.    | 5/11/30/22 | DF | REVISIONS PER CITY COMMENTS              |
| VI.   | 6/03/21/23 | DF | REVISIONS PER CITY COMMENTS              |
| VII.  | 7/08/11/23 | DF | REVISIONS PER CITY COMMENTS              |
| VIII. | 11/10/22/3 | DG | REVISIONS PER CITY COMMENTS              |
| IX.   | 11/12/21/3 | DG | REVISIONS PER CITY COMMENTS              |

DRAWER: HR

DESIGNER: DG

PRODUCTION: DF

**COMMONWEALTH OF VIRGINIA**

Dustin E. Greene

Lic. No. 55833

PROFESSIONAL ENGINEER

**FINAL SITE PLAN**

**FLINT HILL SUBDIVISION**

**STORM DETAILS**

DATE: 11-16-2020

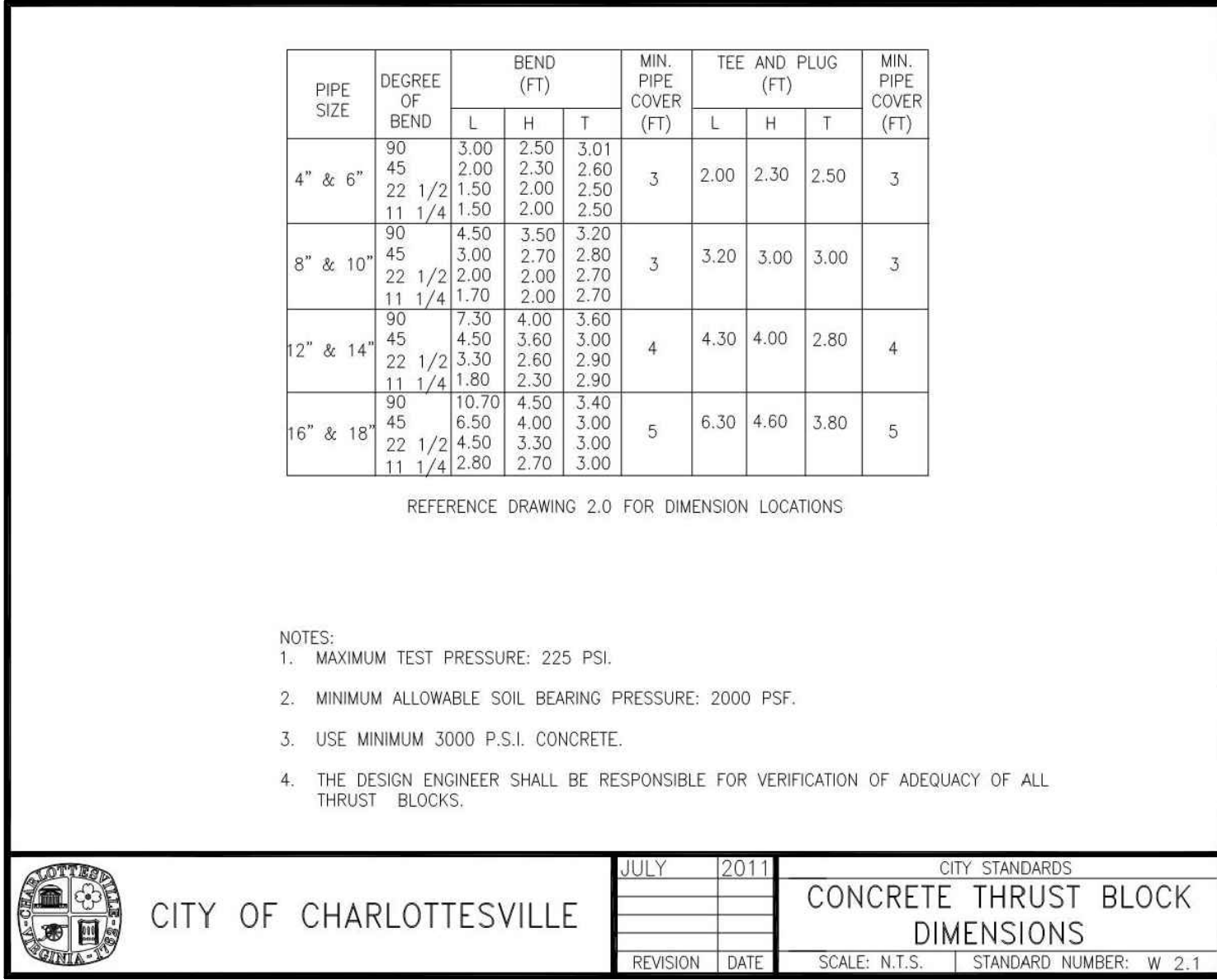
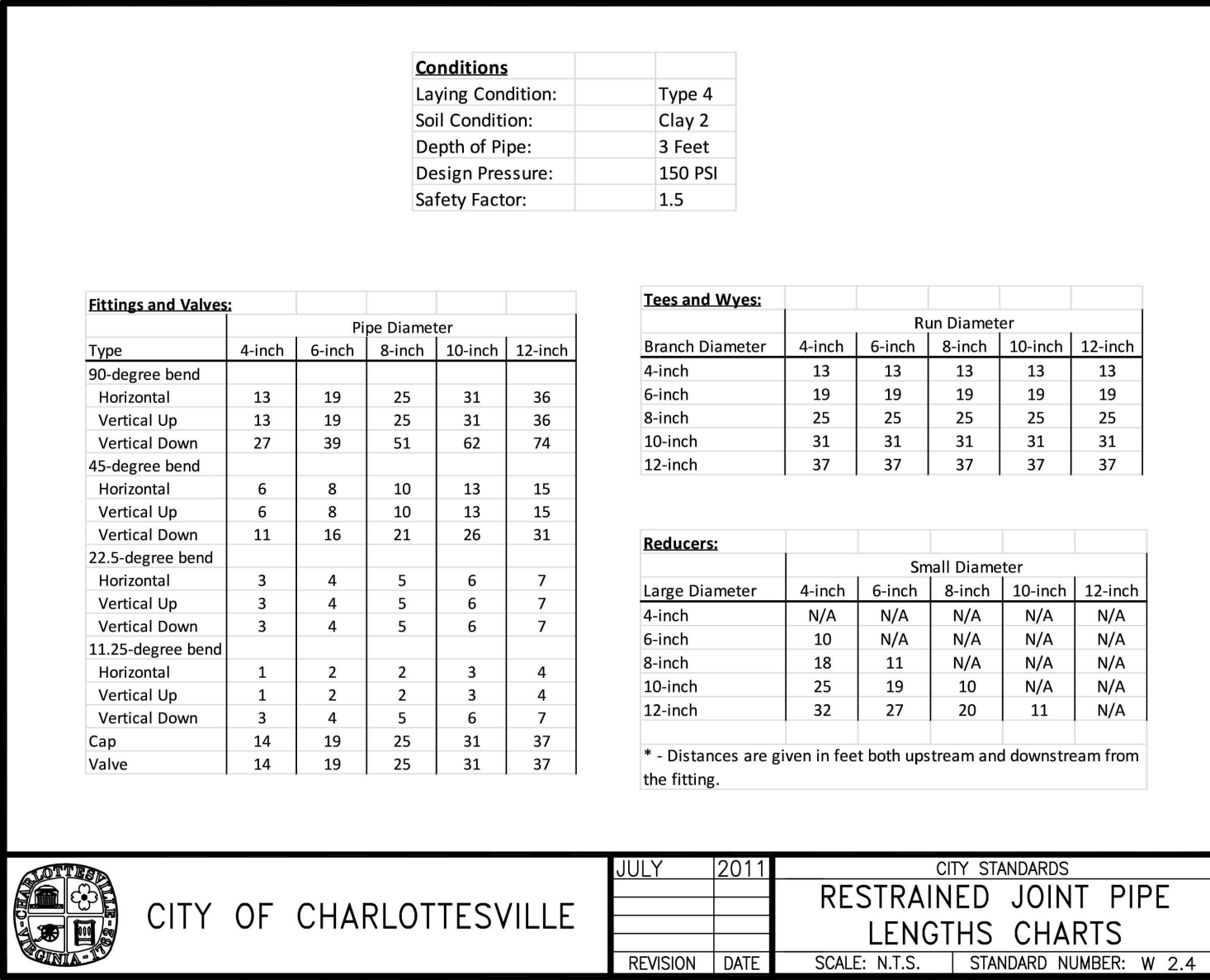
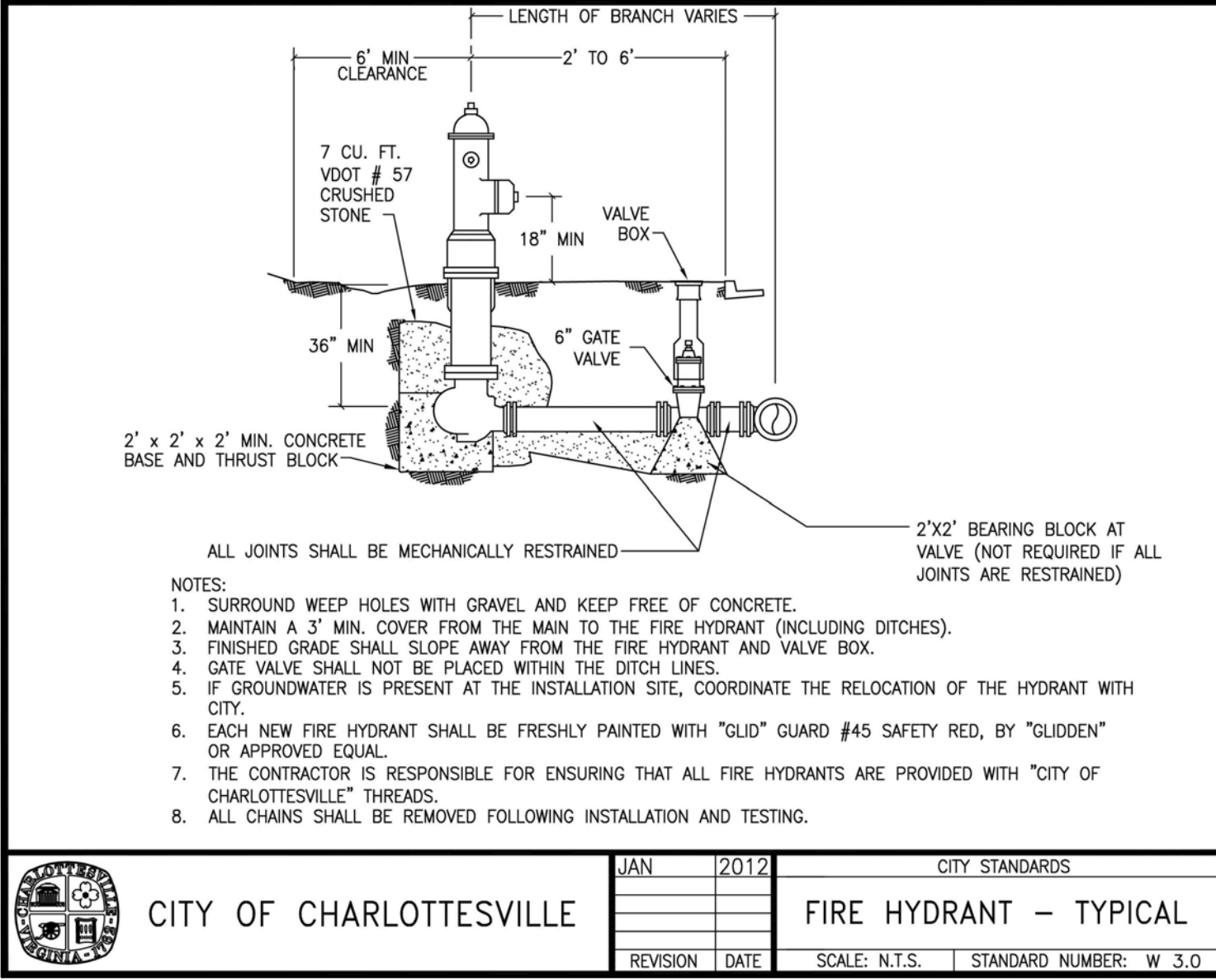
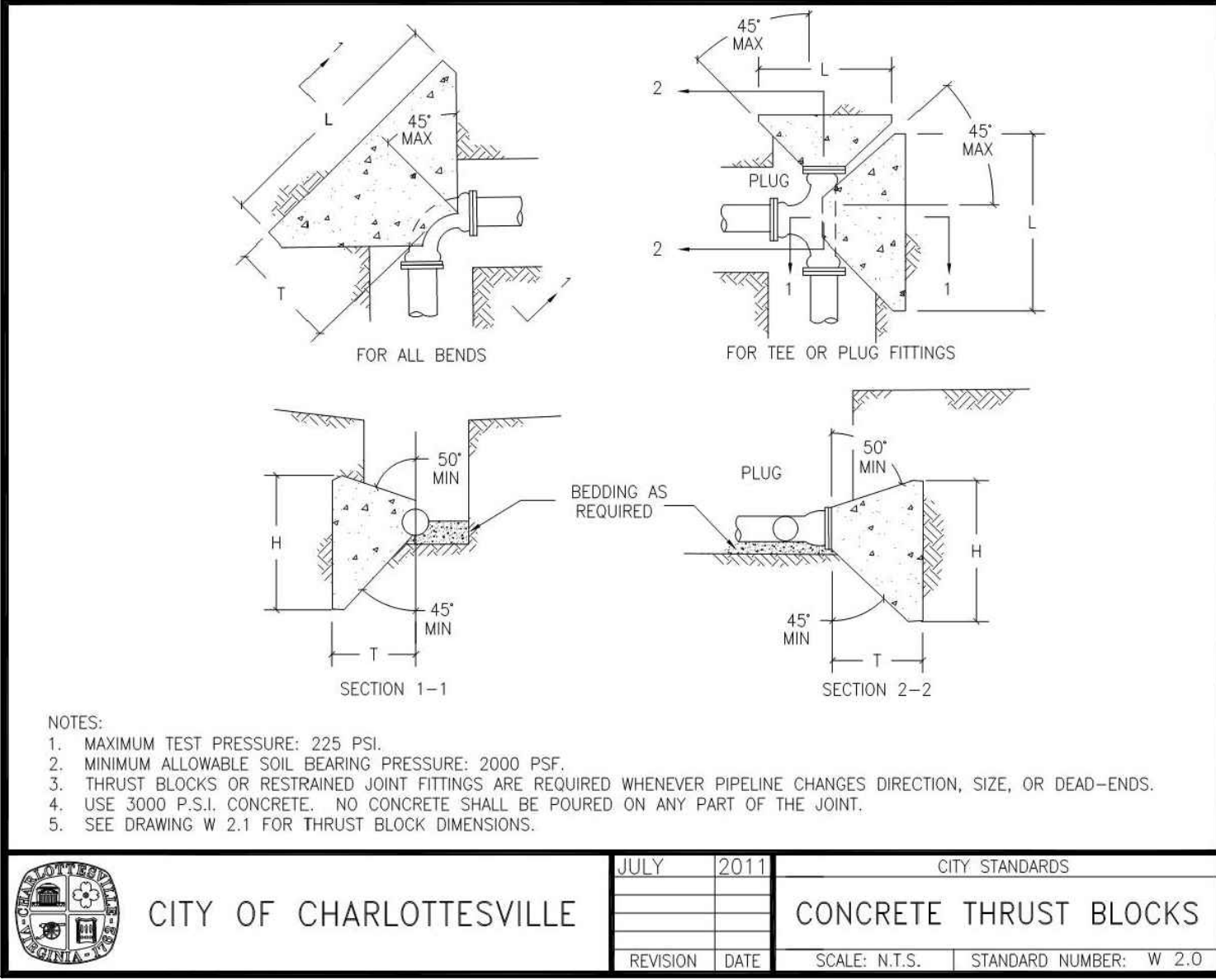
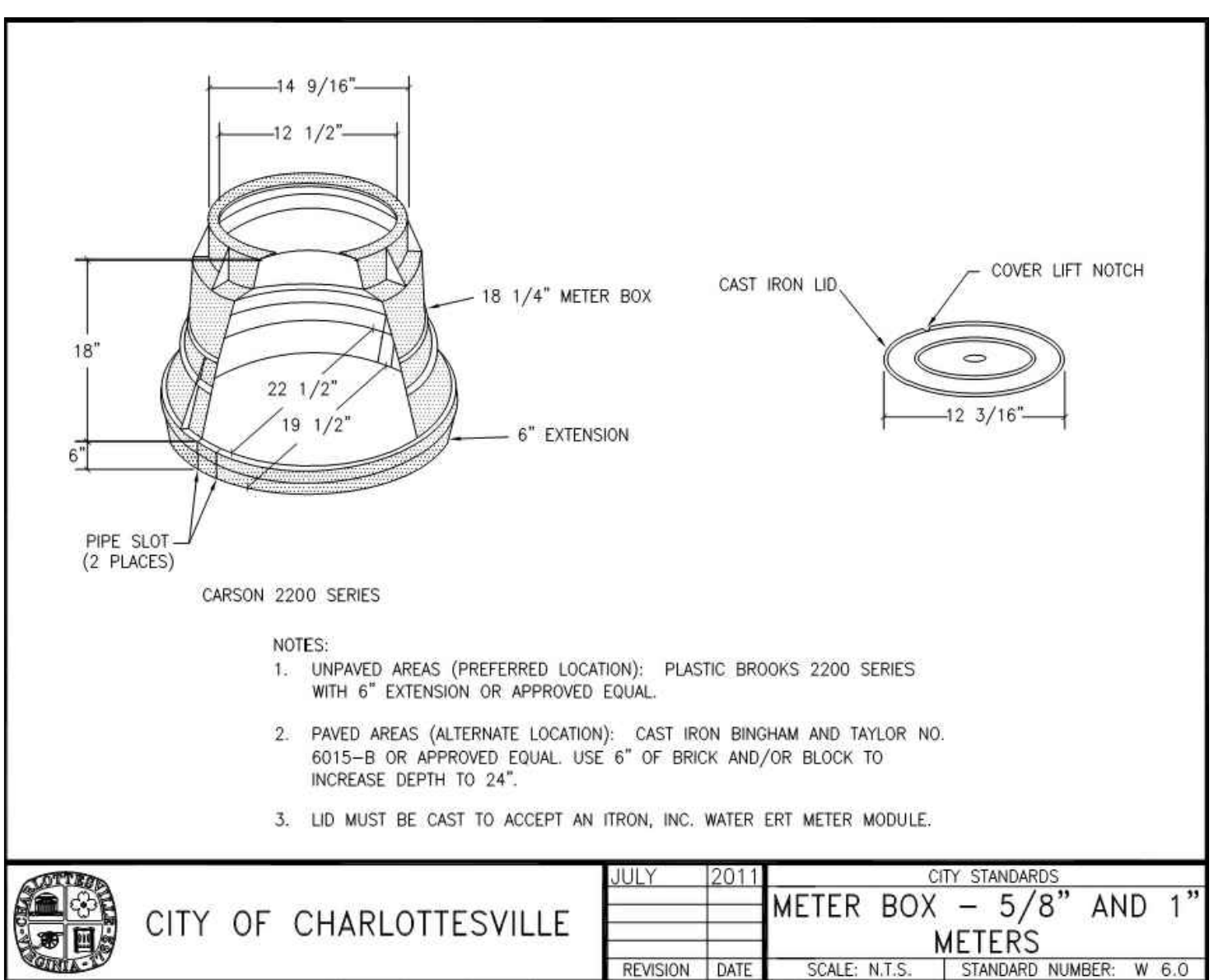
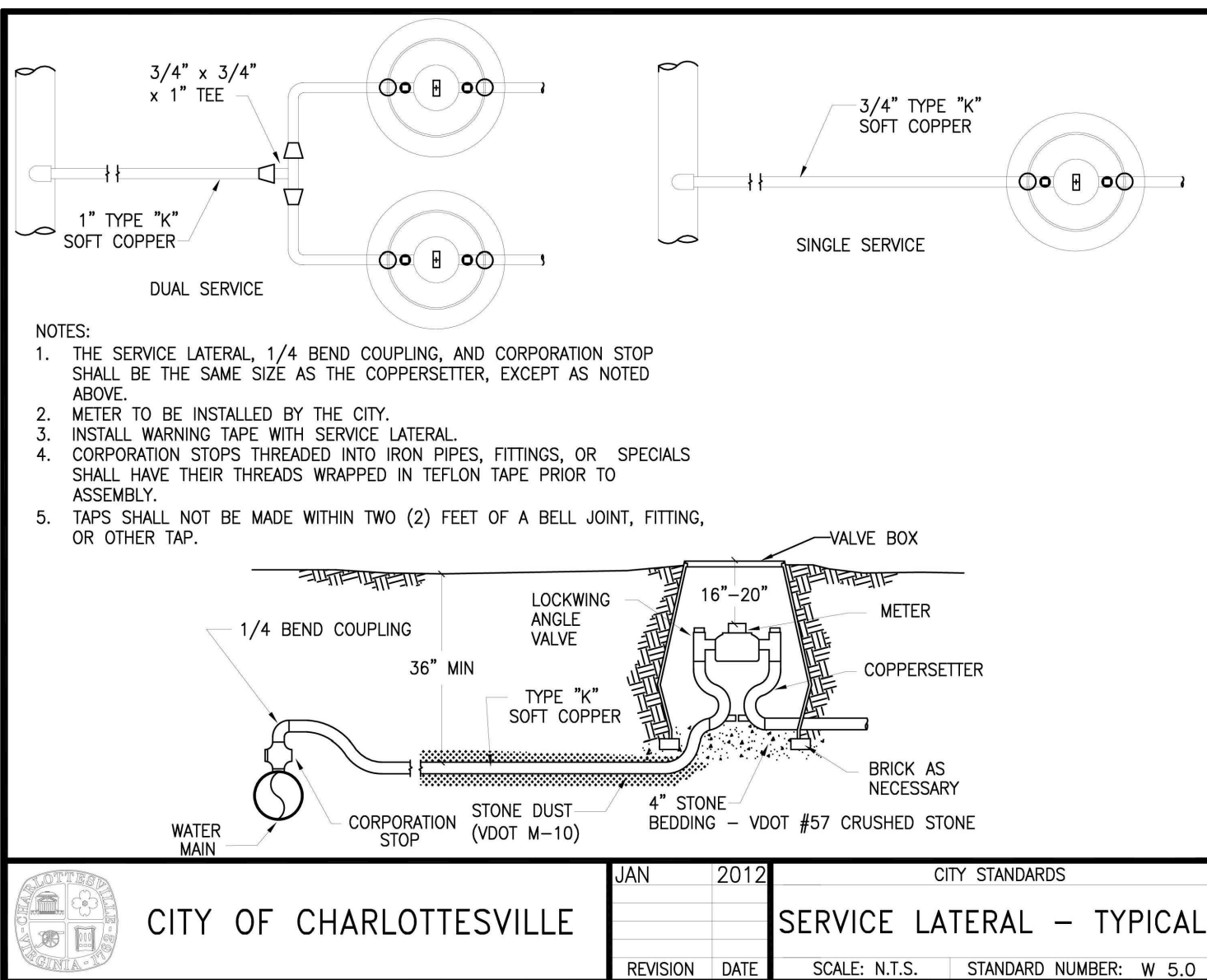
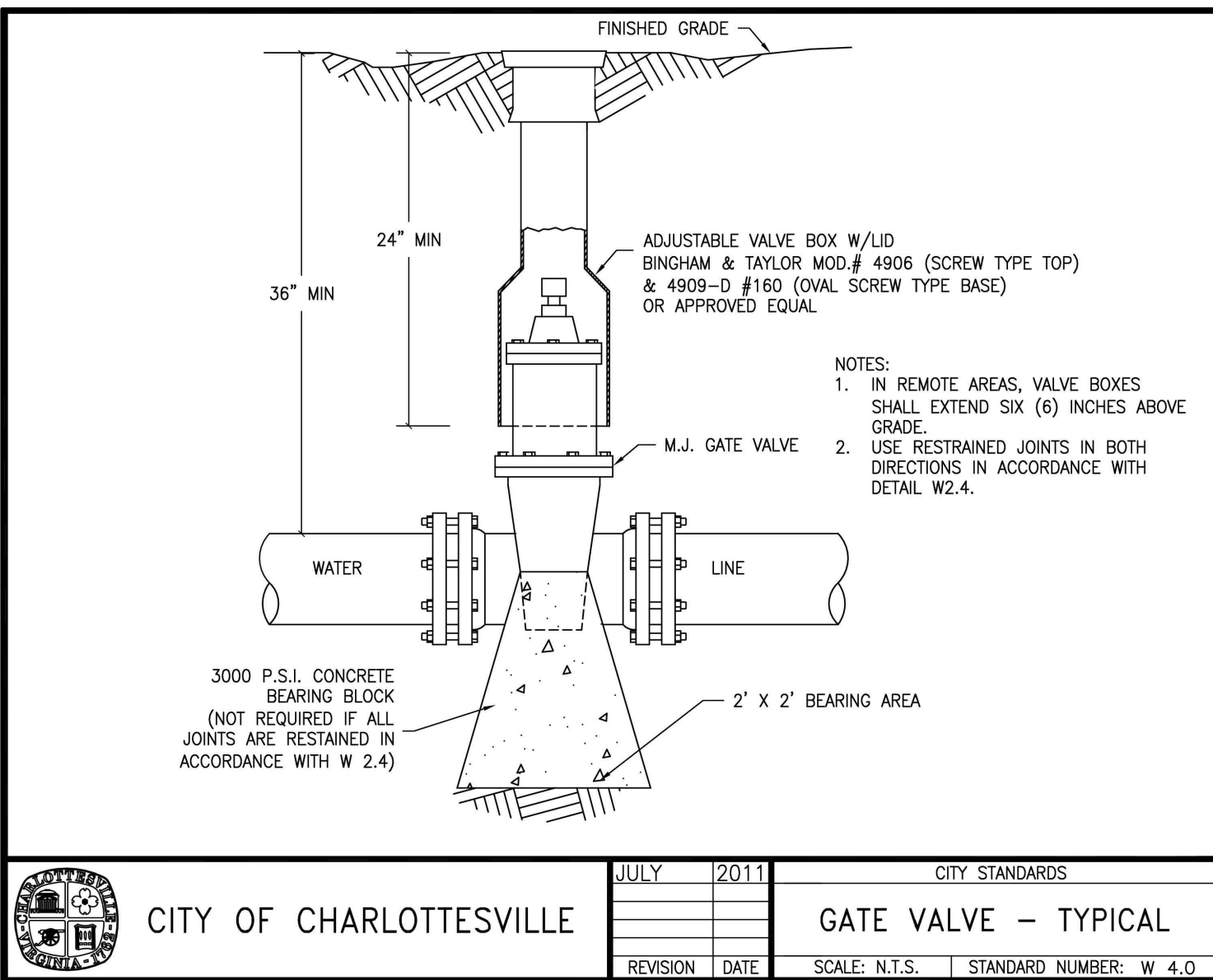
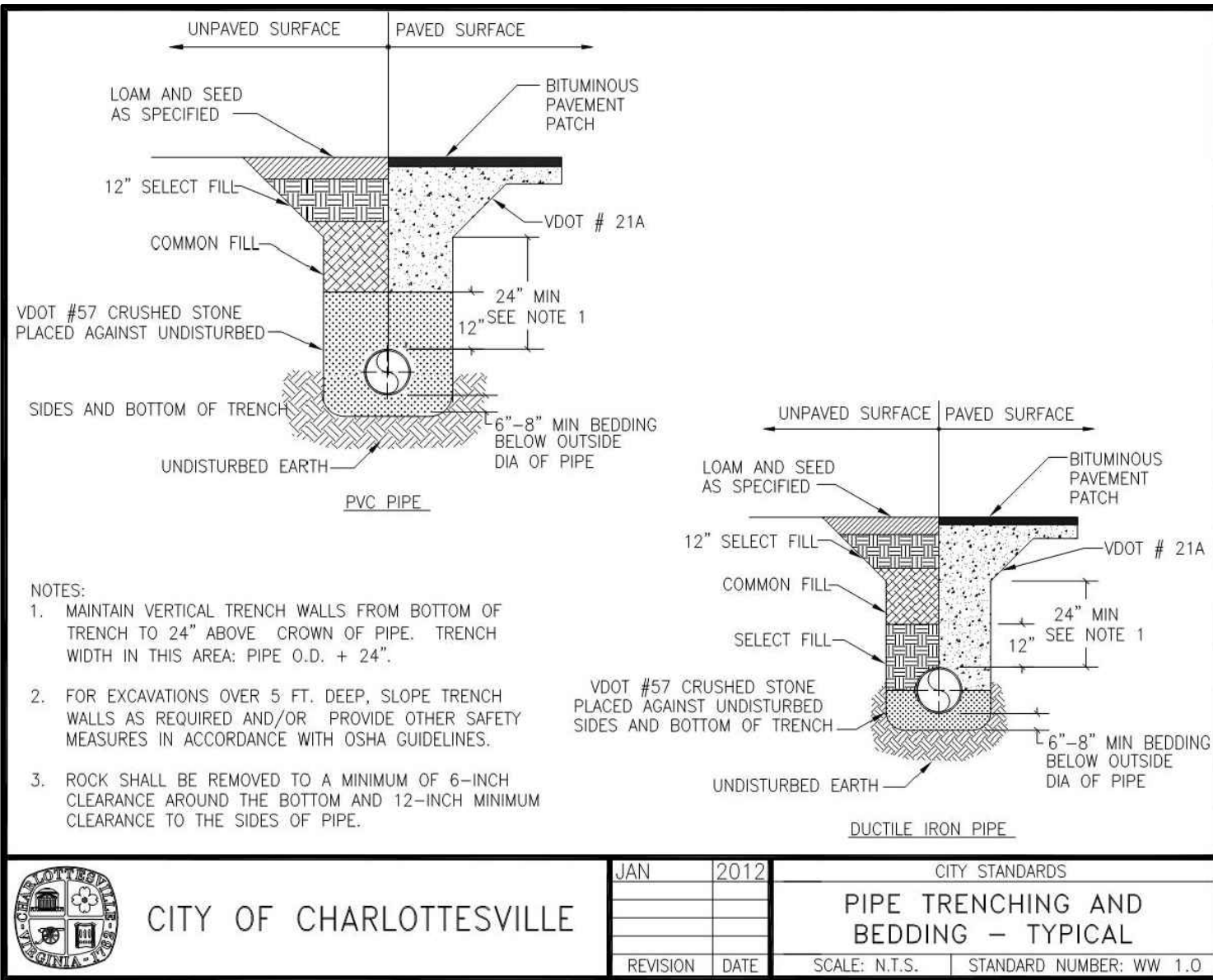
SCALE: 1"=10'

JOB: 17.0170

WFO:

SHEET: 34 OF 38





**-sizing Water Service Lines and Meters**

**CITY OF CHARLOTTESVILLE**

**Water Customer Data Sheet**

Customer Belmont Station, LLC Address 142 South Pantops Dr  
Building Address 122 Keene Court, 124 Keene Court Zip Code 22903  
Subdivision Flint Hill Subdivision Lot No. Parcel A Blk. No.  
Type of Occupancy Multifamily Condominium

| Fixture                             | Fixture Value<br>60 psi | No. of<br>Fixtures | Fixture<br>Value |
|-------------------------------------|-------------------------|--------------------|------------------|
| Bathtub                             | 8                       | x 8 =              | 64               |
| Bedpan Washers                      | 10                      | x 0 =              | 0                |
| Bidet                               | 2                       | x 0 =              | 0                |
| Dental Unit                         | 2                       | x 0 =              | 0                |
| Drinking Fountain - Public          | 2                       | x 0 =              | 0                |
| Kitchen Sink                        | 2.2                     | x 8 =              | 17.6             |
| Lavatory                            | 1.5                     | x 0 =              | 0                |
| Showerhead (Shower Only)            | 2.5                     | x 4 =              | 10               |
| Service Sink                        | 4                       | x 1 =              | 4                |
| Toilet - Flush Valve                | 35                      | x 0 =              | 0                |
| - Tank Type                         | 4                       | x 16 =             | 64               |
| Urinal - Pedestal Flush Valve       | 35                      | x 0 =              | 0                |
| - Wall Flush Valve                  | 16                      | x 0 =              | 0                |
| Wash Sink (Each Set of Faucets)     | 4                       | x 0 =              | 0                |
| Dishwasher                          | 2                       | x 8 =              | 16               |
| Washing Machine                     | 6                       | x 8 =              | 48               |
| Hose (50 ft Wash Down) - 1/2 in.    | 5                       | x 0 =              | 0                |
| - 5/8 in.                           | 10                      | x 2 =              | 20               |
| - 3/4 in.                           | 12                      | x 0 =              | 0                |
| <b>Combined Fixture Value Total</b> |                         |                    | <b>243.6</b>     |

Customer Peak Demand From Fig. 4-2 or 4-3 x Press. Factor = **33.0** gpm

Add Irrigation - N/A Sections\* x 1.16 or 0.40+ = **0** gpm

2 Hose Bibs x Fixture Value x 1.09 Press. Factor = **21.8** gpm

Added Fixed Load = **0** gpm

**TOTAL FIXED DEMAND** = **54.8** gpm

\* 100 ft² area = 1 section  
+ Spray Systems- Use 1.16; Rotary systems- Use 0.40

**Figure 4-5 Water customer data sheet**

I have a 1.5" water meter positive displacement meter for both condo units. Maximum continuous flow - 100 GPM

**-sizing Water Service Lines and Meters**

**CITY OF CHARLOTTESVILLE**

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Building Address 122 Keene Court, 124 Keene Court Zip Code 22903  
Subdivision Flint Hill Subdivision Lot No. Parcel B Blk. No.  
Type of Occupancy Multifamily Condominium

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|-------------------------------------|-------------------------|--------------------|------------------|
| Bathtub                             | 8                       | x 8 =              | 64               |
| Bedpan Washers                      | 10                      | x 0 =              | 0                |
| Bidet                               | 2                       | x 0 =              | 0                |
| Dental Unit                         | 2                       | x 0 =              | 0                |
| Drinking Fountain - Public          | 2                       | x 0 =              | 0                |
| Kitchen Sink                        | 2.2                     | x 8 =              | 17.6             |
| Lavatory                            | 1.5                     | x 0 =              | 0                |
| Showerhead (Shower Only)            | 2.5                     | x 4 =              | 10               |
| Service Sink                        | 4                       | x 1 =              | 4                |
| Toilet - Flush Valve                | 35                      | x 0 =              | 0                |
| - Tank Type                         | 4                       | x 16 =             | 64               |
| Urinal - Pedestal Flush Valve       | 35                      | x 0 =              | 0                |
| - Wall Flush Valve                  | 16                      | x 0 =              | 0                |
| Wash Sink (Each Set of Faucets)     | 4                       | x 0 =              | 0                |
| Dishwasher                          | 2                       | x 8 =              | 16               |
| Washing Machine                     | 6                       | x 8 =              | 48               |
| Hose (50 ft Wash Down) - 1/2 in.    | 5                       | x 0 =              | 0                |
| - 5/8 in.                           | 10                      | x 2 =              | 20               |
| - 3/4 in.                           | 12                      | x 0 =              | 0                |
| <b>Combined Fixture Value Total</b> |                         |                    | <b>243.6</b>     |

Customer Peak Demand From Fig. 4-2 or 4-3 x Press. Factor = **33.0** gpm

Add Irrigation - N/A Sections\* x 1.16 or 0.40+ = **0** gpm

2 Hose Bibs x Fixture Value x 1.09 Press. Factor = **21.8** gpm

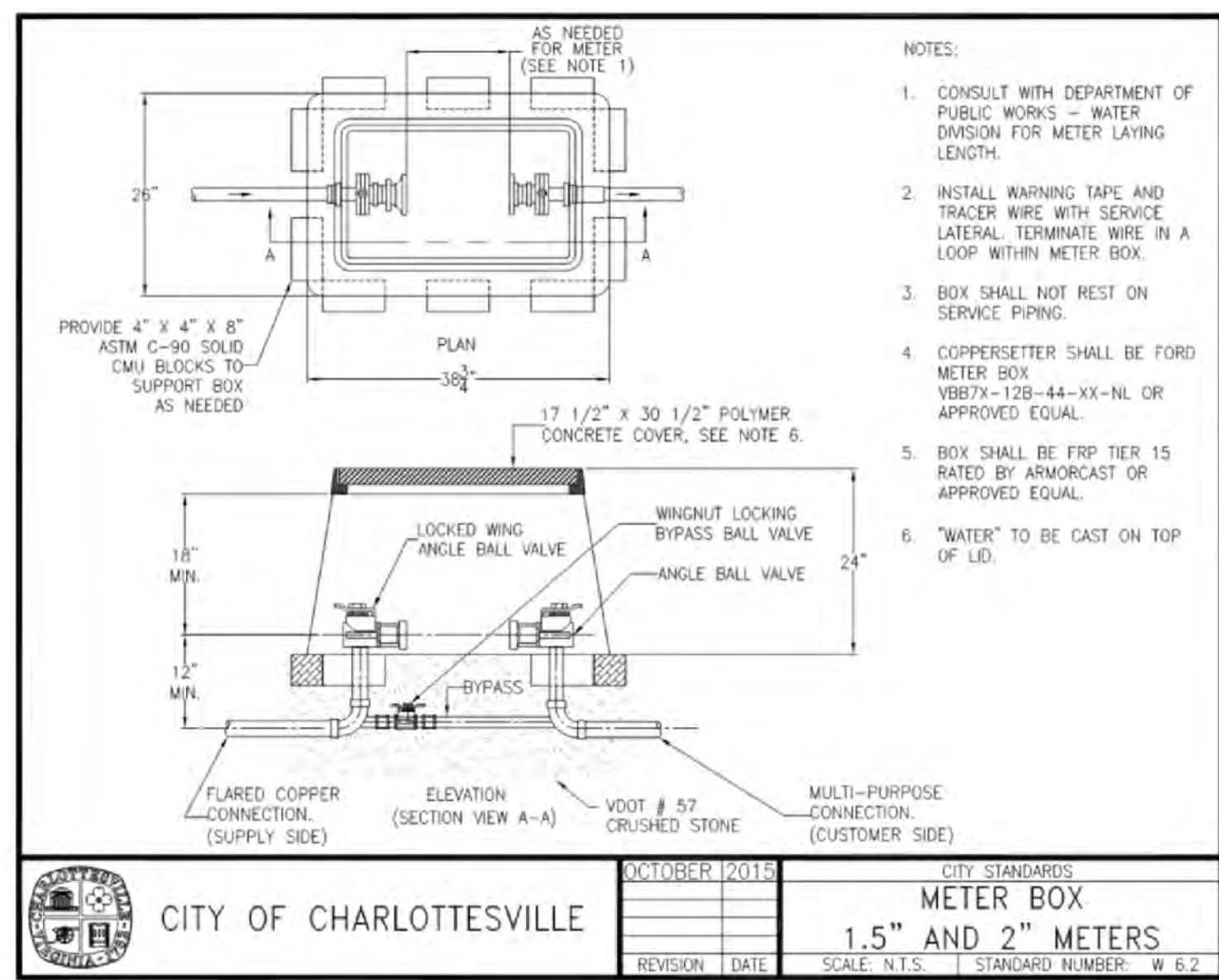
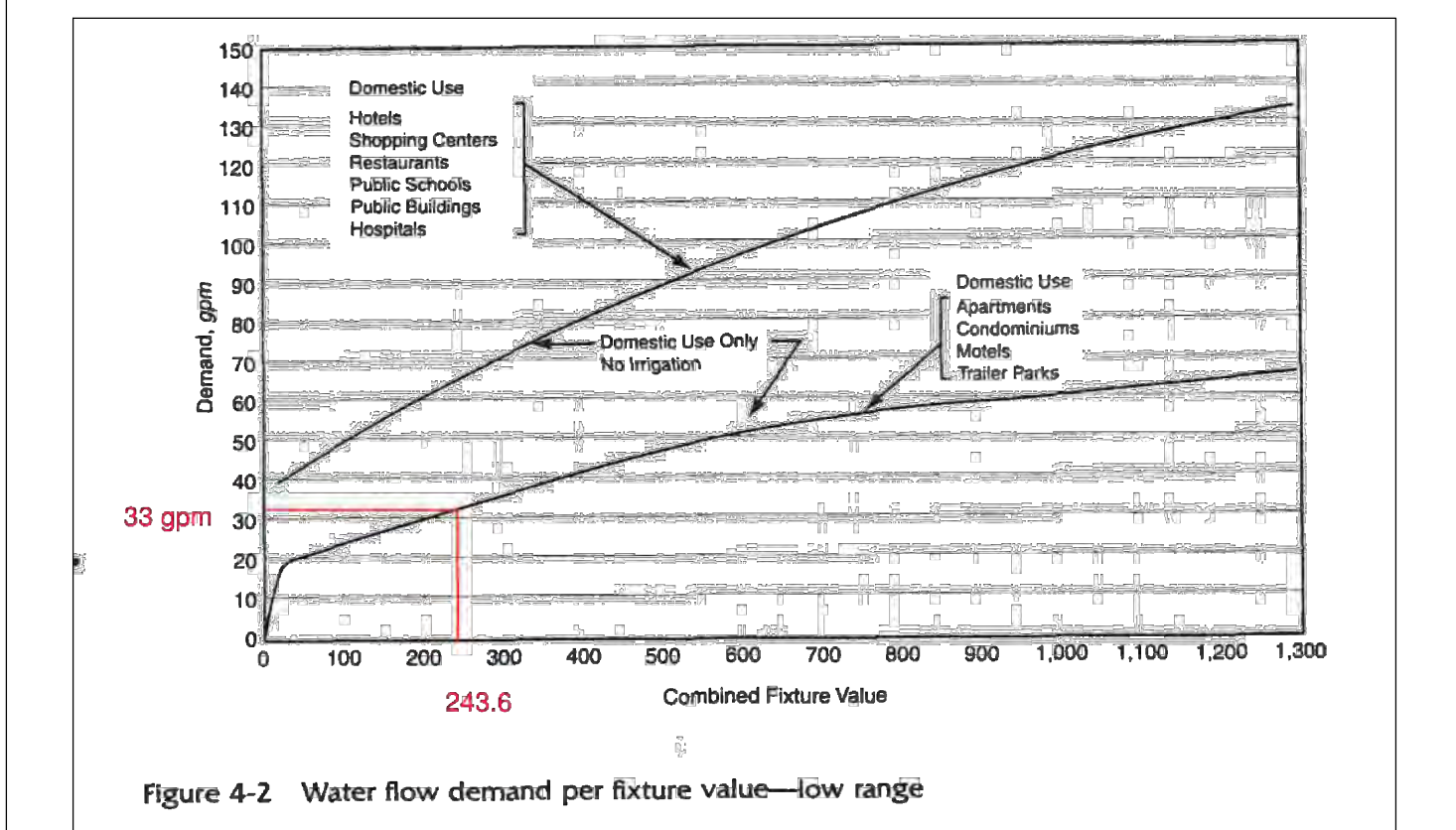
Added Fixed Load = **0** gpm

**TOTAL FIXED DEMAND** = **54.8** gpm

\* 100 ft² area = 1 section  
+ Spray Systems- Use 1.16; Rotary systems- Use 0.40

**Figure 4-5 Water customer data sheet**

I have a 1.5" water meter positive displacement meter for both condo units. Maximum continuous flow - 100 GPM



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| III  | 3/03/11/22 | DG | MAJOR REVISIONS TO ADDRESS ADA |                          |
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| V    | 5/11/30/22 | DF | REVISIONS PER CITY COMMENTS    |                          |
| VI   | 6/03/21/23 | DF | REVISIONS PER CITY COMMENTS    |                          |
| VII  | 7/08/11/23 | DF | REVISIONS PER CITY COMMENTS    |                          |
| VIII | 1/11/08/23 | DG | REVISIONS PER CITY COMMENTS    |                          |
| IX   | 1/12/21/23 | DG | REVISIONS PER CITY COMMENTS    |                          |

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**COMMONWEALTH OF VIRGINIA**

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02/07/24  
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**FINAL SITE PLAN**

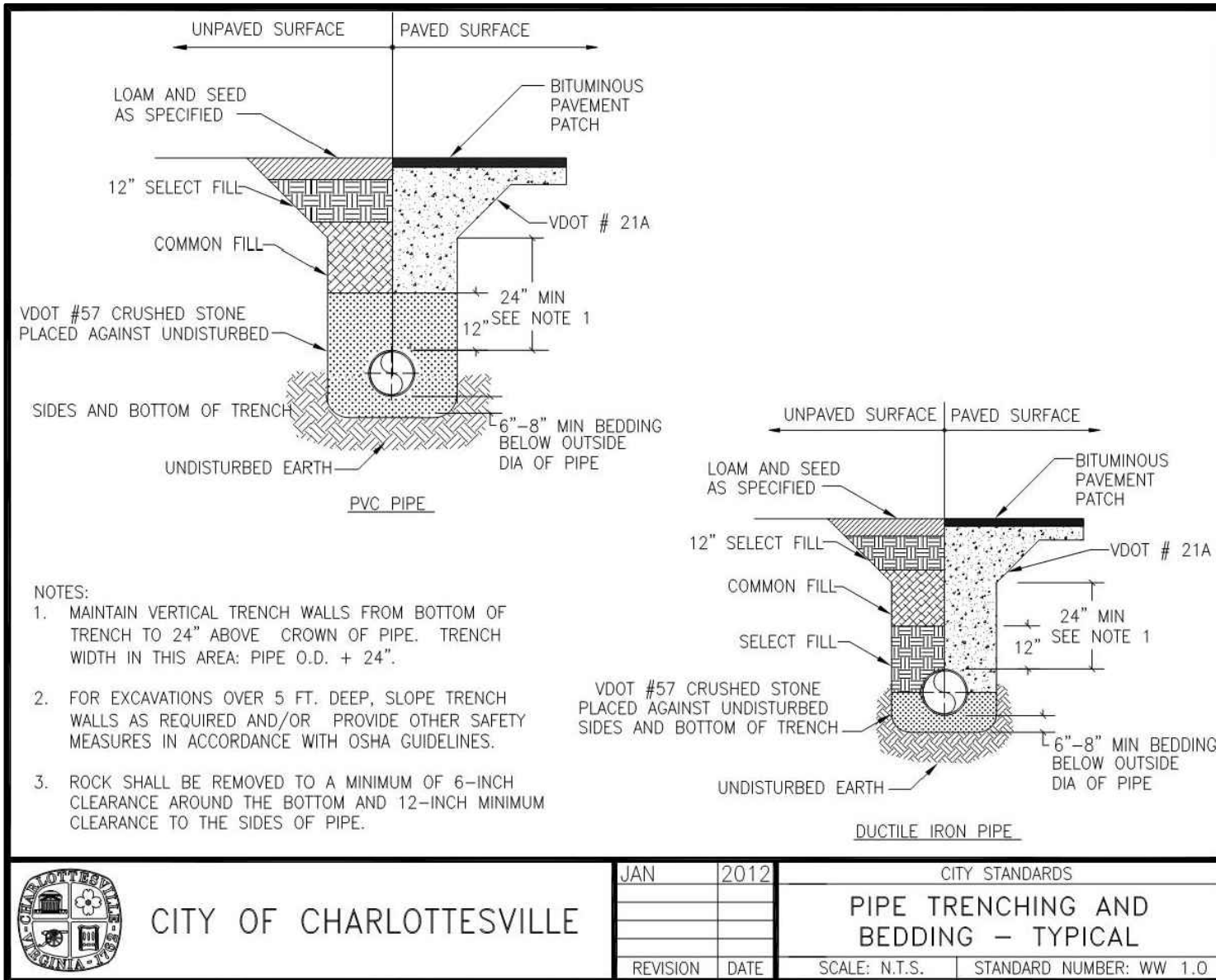
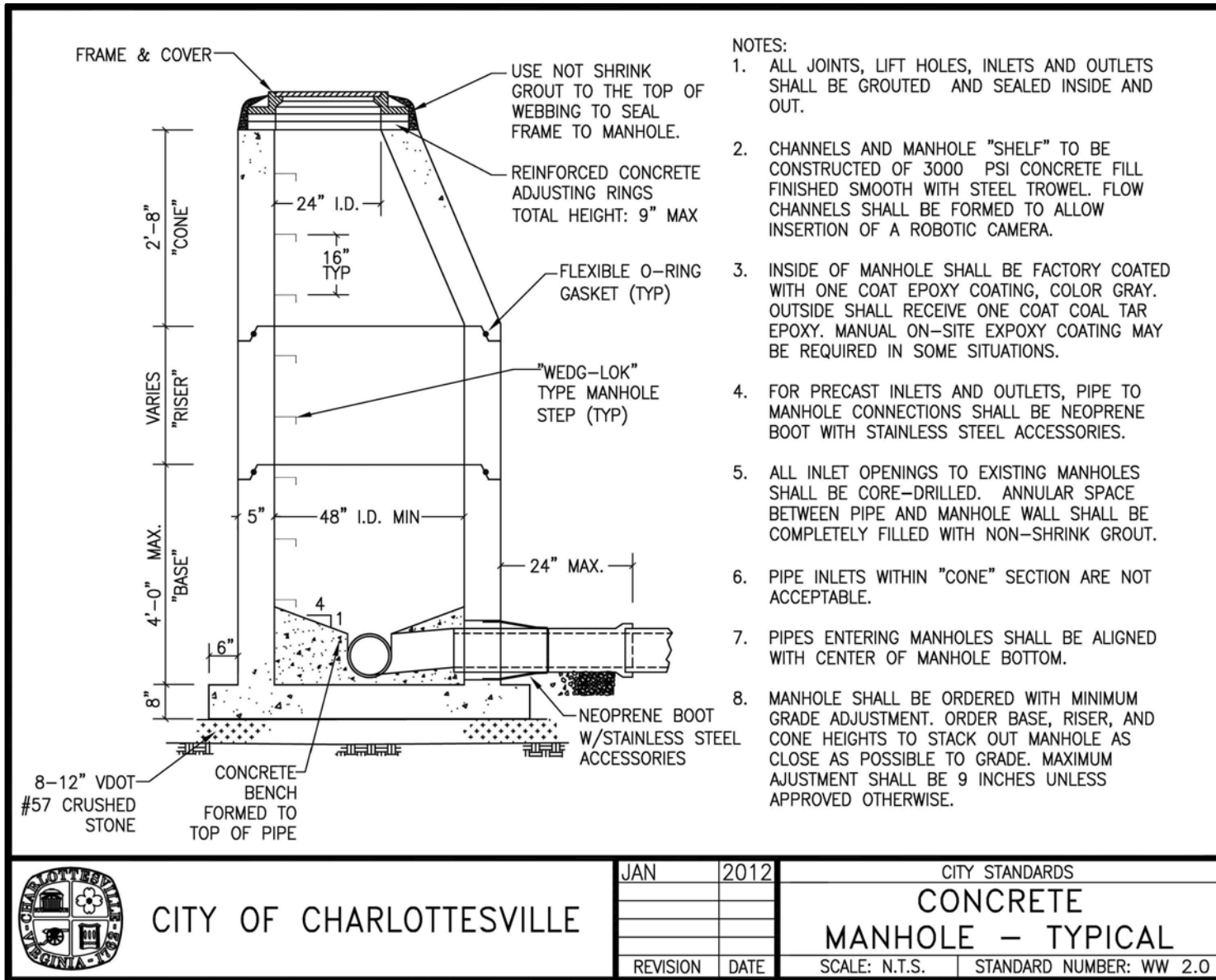
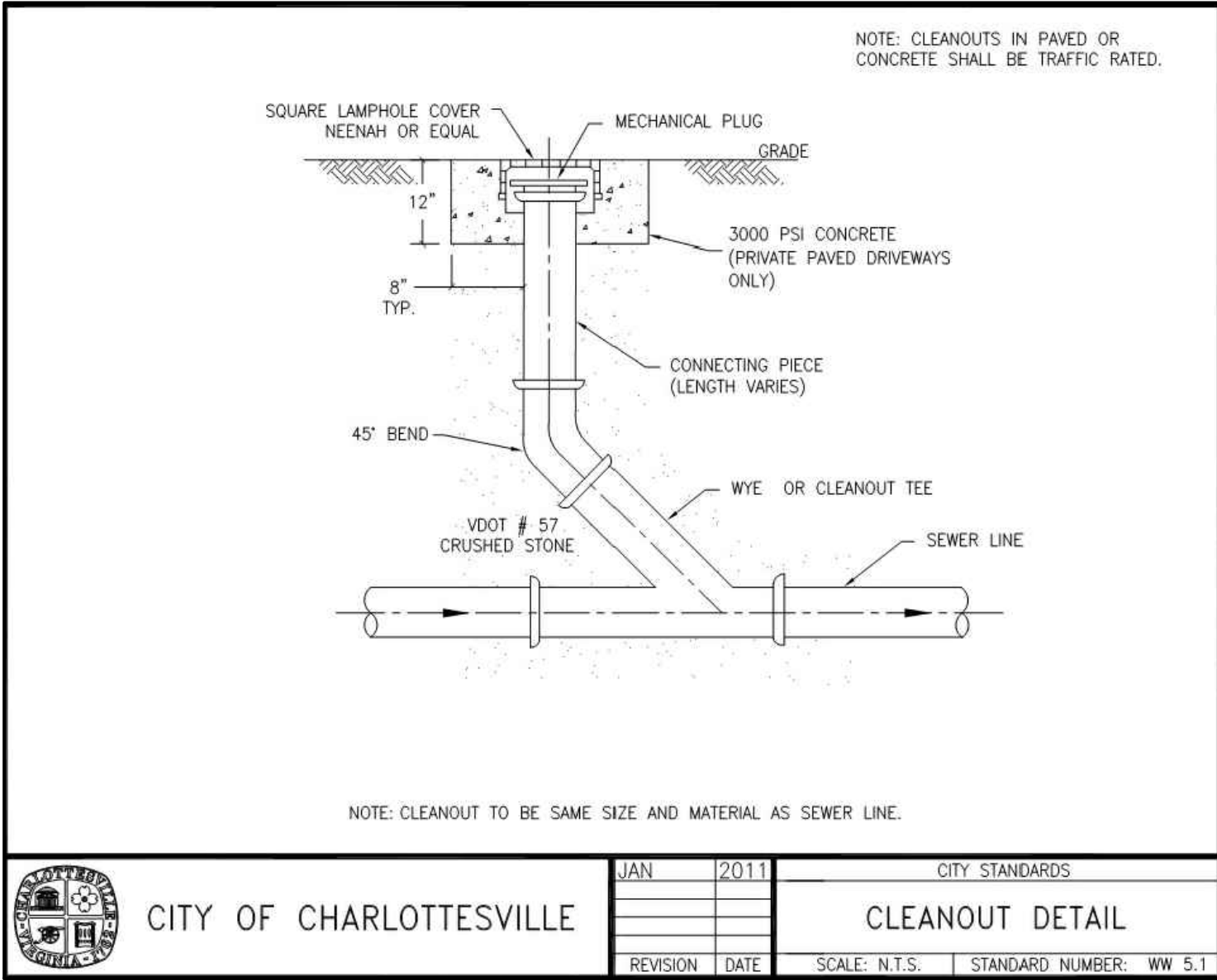
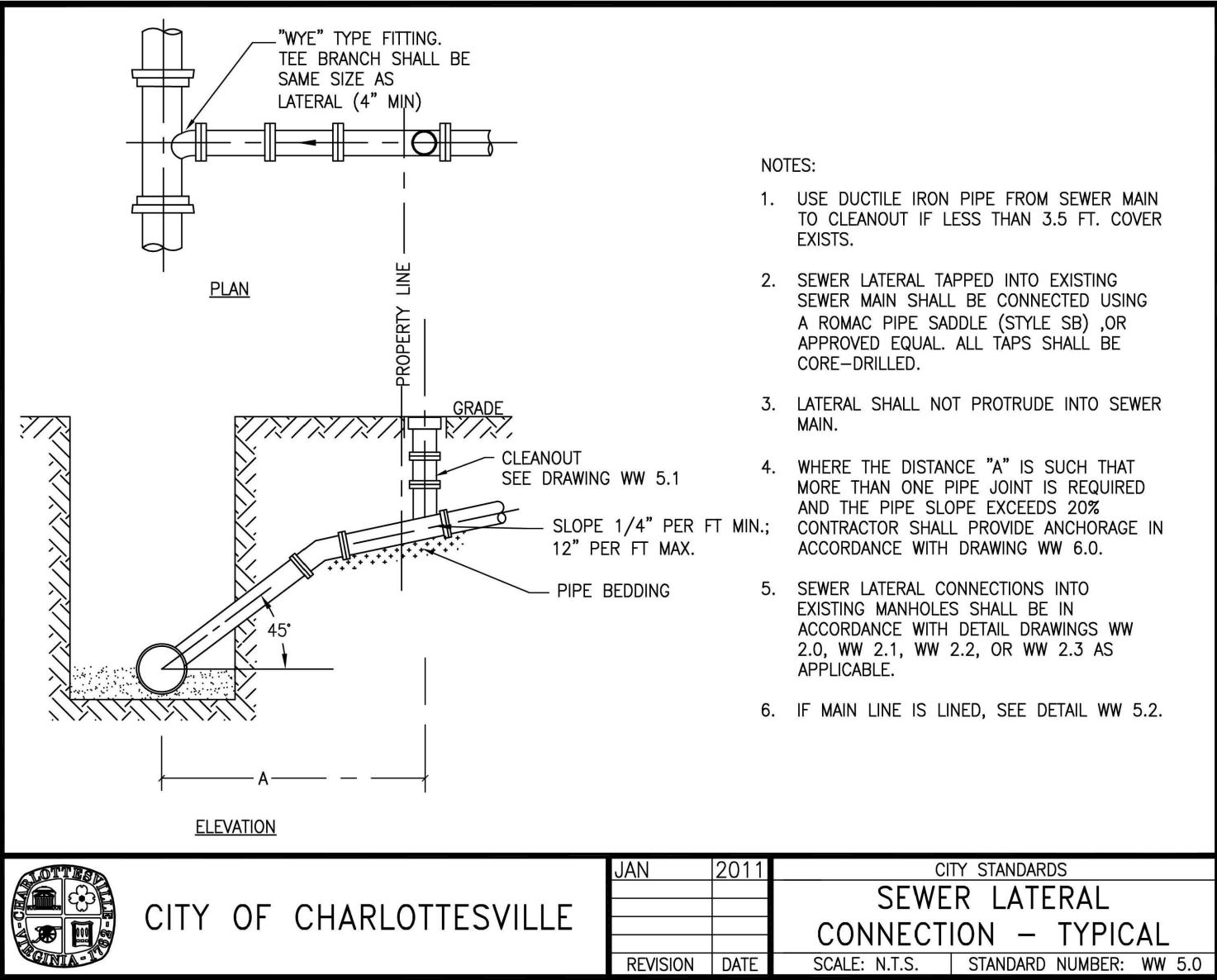
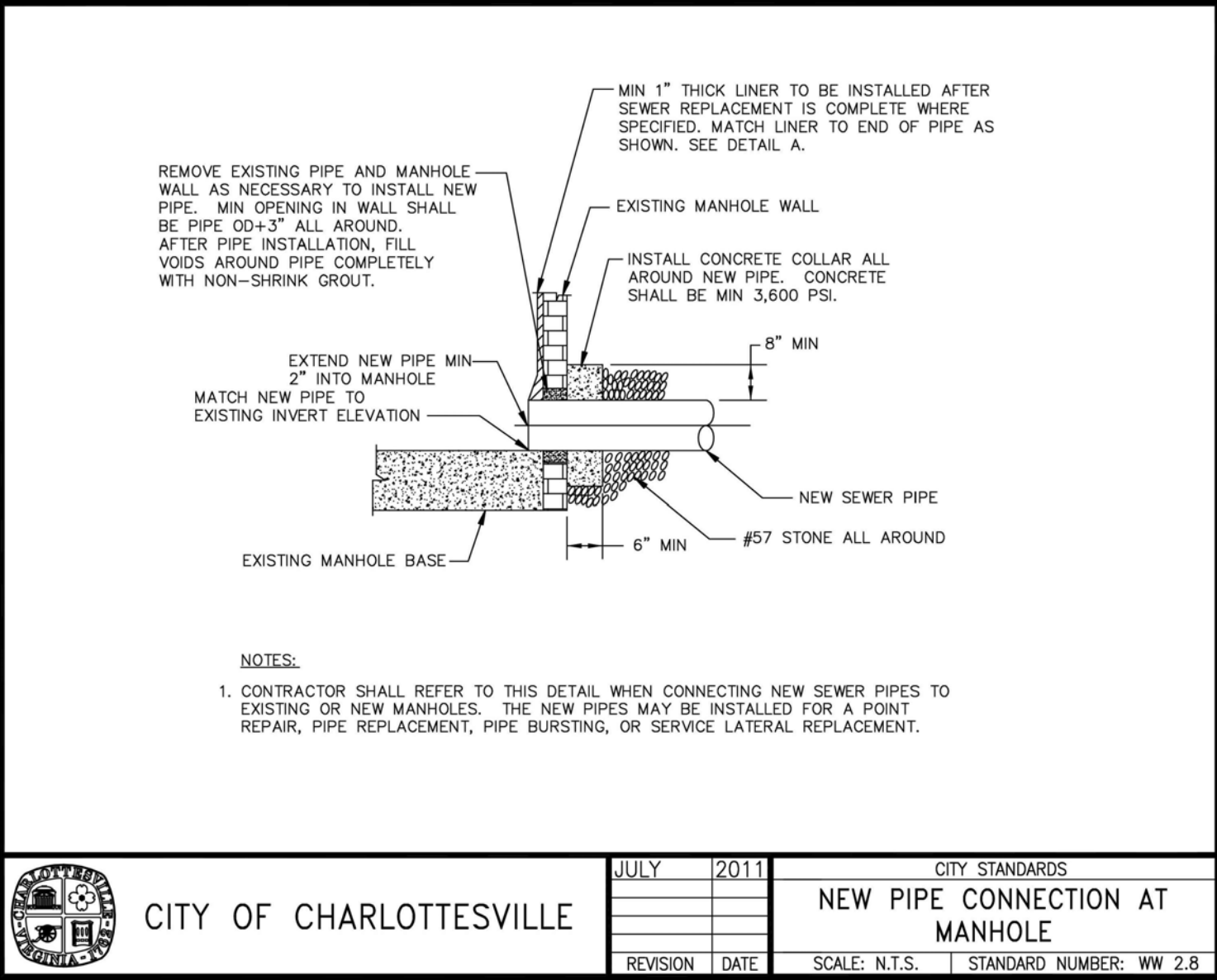
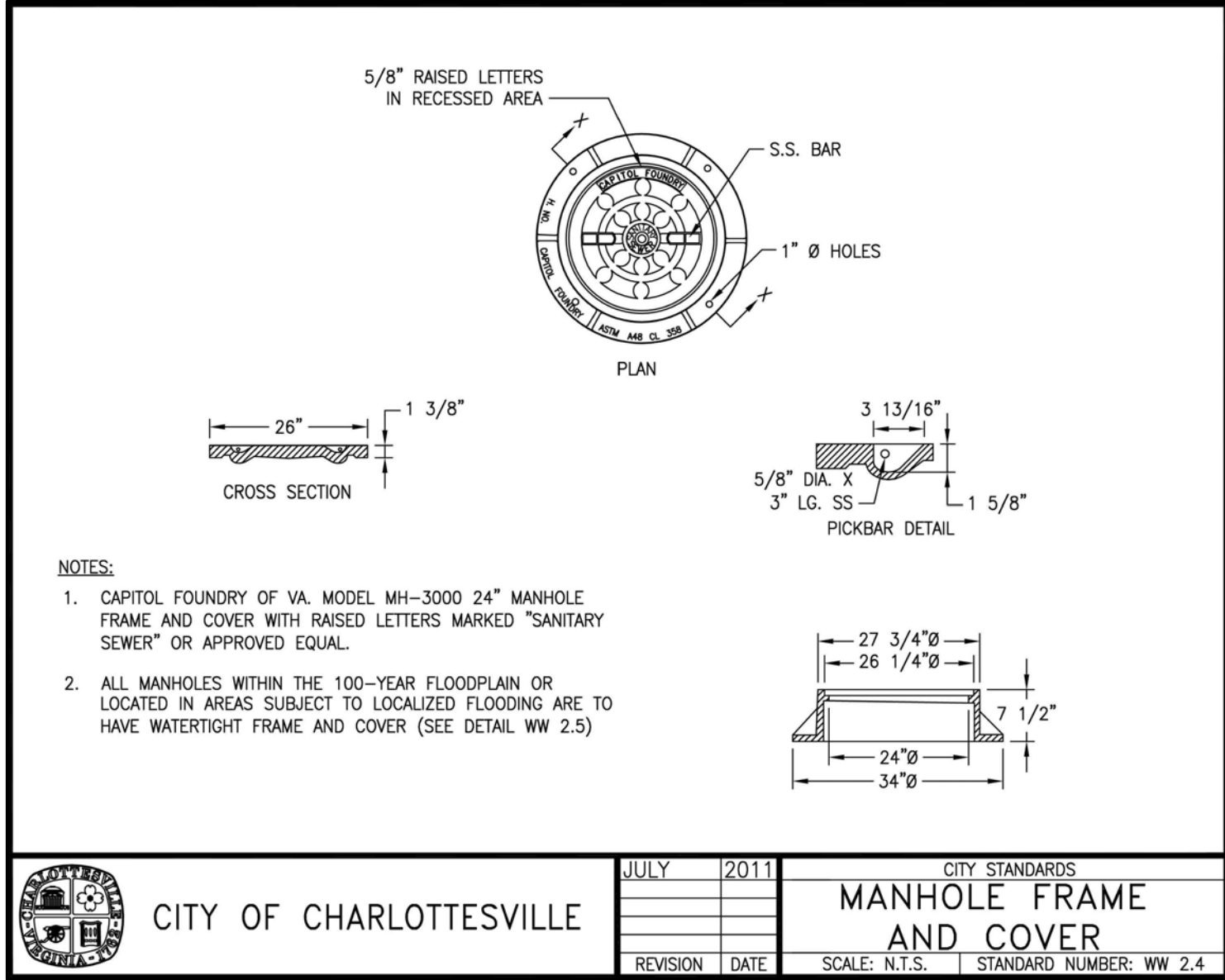
**FLINT HILL SUBDIVISION**

**WATER DETAILS**

DATE: 11-16-2020  
SCALE: 17.0170  
JOB: 17.0170  
WFO: 17.0170

**35** OF 38





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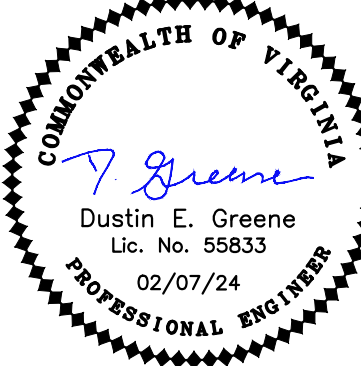
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| III.      | 3/03/11/22 | DG                                  | MAJOR REVISIONS TO ADDRESS ADA           |
| IV.       | 4/10/13/22 | DF                                  | MAJOR REVISIONS TO ADDRESS SWM & CLARITY |
| V.        | 5/11/30/22 | DF                                  | REVISIONS PER CITY COMMENTS              |
| VI.       | 6/03/21/23 | DF                                  | REVISIONS PER CITY COMMENTS              |
| VII.      | 7/08/11/23 | DF                                  | REVISIONS PER CITY COMMENTS              |
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DESIGNER: DG  
PRODUCTION: DF



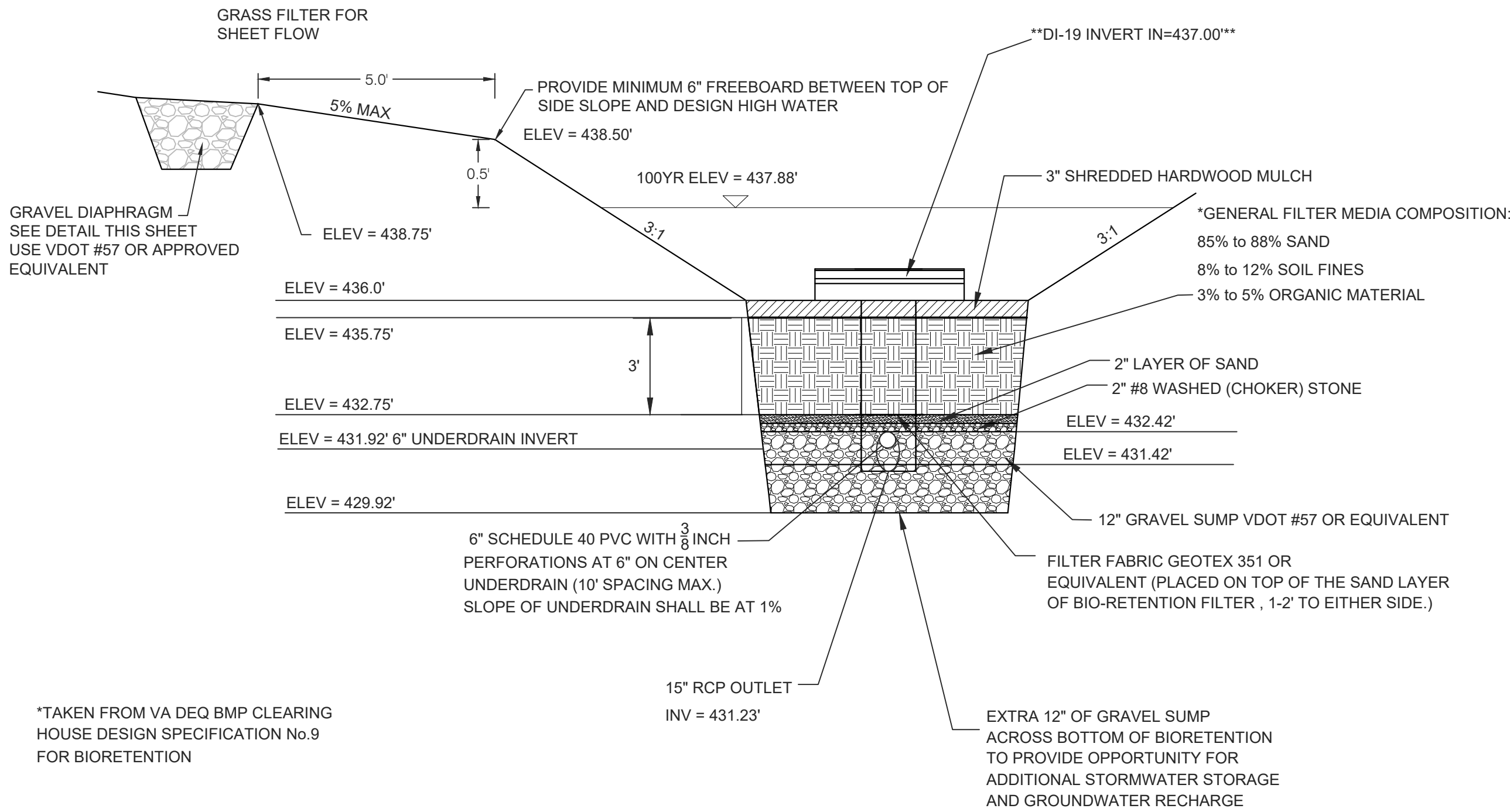
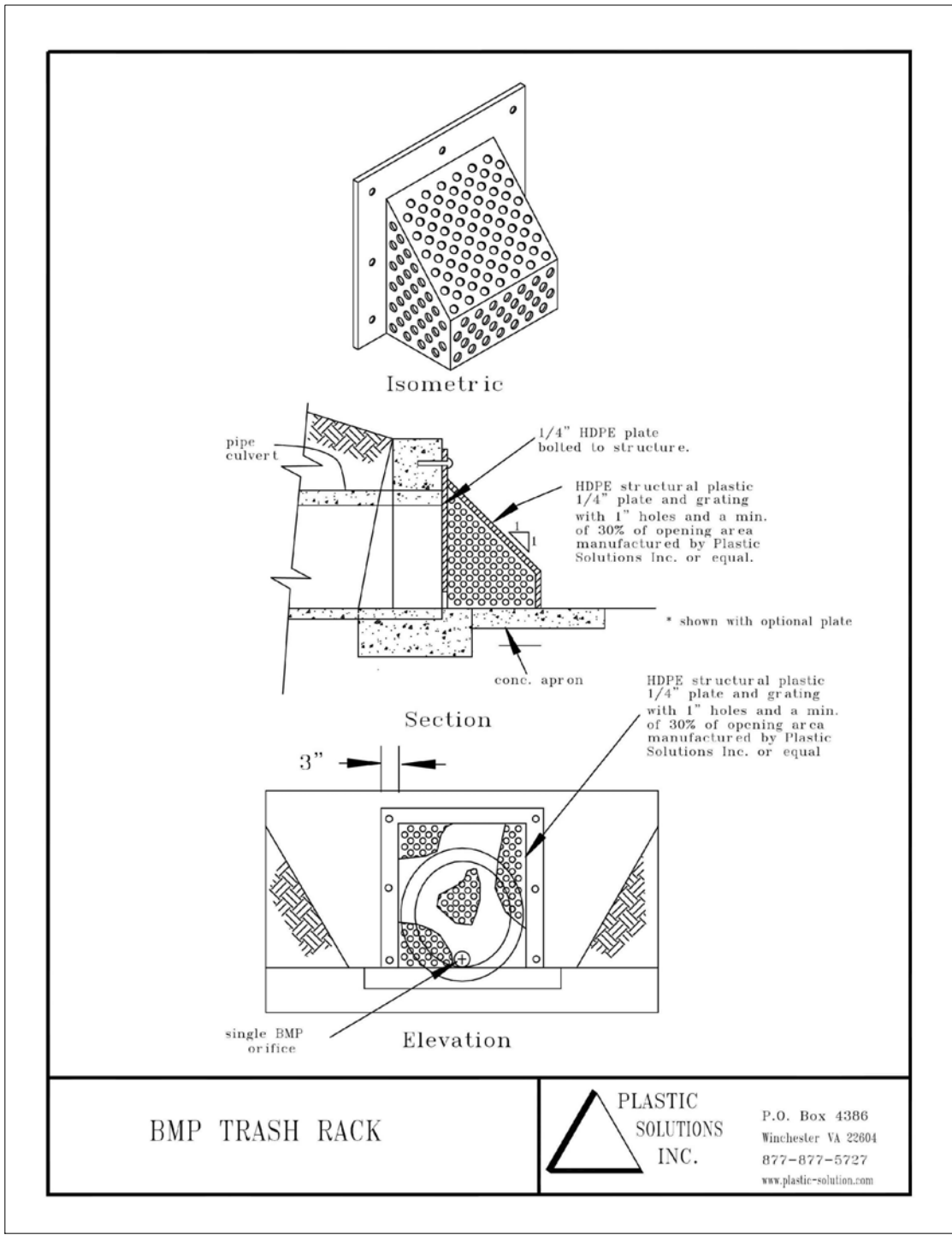
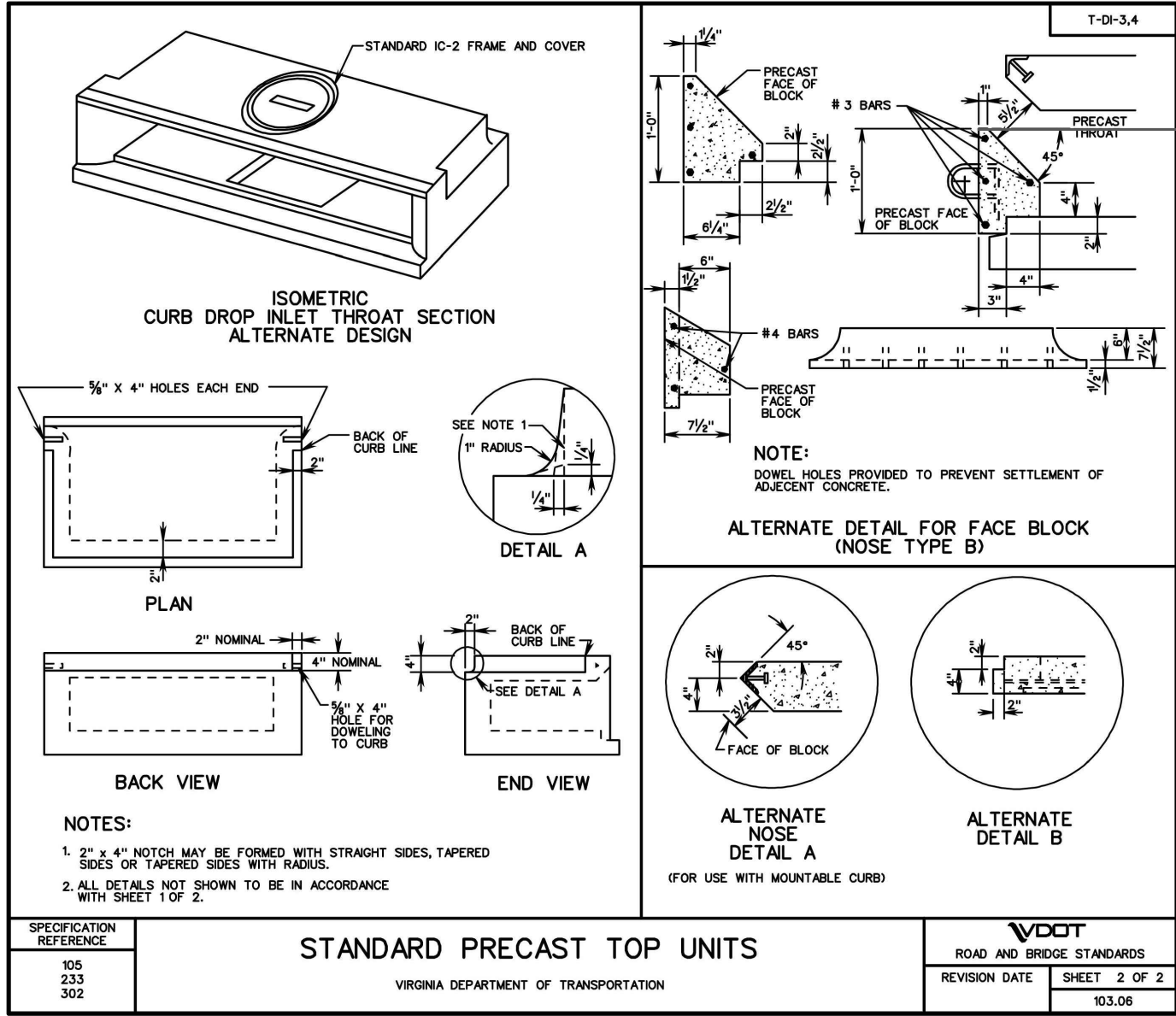
FINAL SITE PLAN  
FLINT HILL SUBDIVISION

SANITARY DETAILS

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SCALE: 17.0170  
JOB: 17.0170  
WFO: 17.0170

SHEET 36 OF 38





## BIORETENTION DETAIL

### SECTION 9: MAINTENANCE

#### 9.1. Maintenance Agreements

The Virginia Stormwater Management regulations (4 VAC 50-60) specify the circumstances under which a maintenance agreement must be executed between the owner and the VSMP authority, and sets forth inspection requirements, compliance procedures if maintenance is neglected, notification of the local program upon transfer of ownership, and right-of-entry for local program personnel.

- All bioretention practices must include a long term maintenance agreements consistent with the provisions of the VSMP regulations, and must include the recommended maintenance tasks and a copy of an annual inspection checklist.
- When micro-scale bioretention practices are applied on private residential lots, homeowners should be educated regarding their routine maintenance needs by being provided a simple document that explains their purpose and routine maintenance needs.
- A deed restriction, drainage easement or other mechanism enforceable by the VSMP authority must be in place to help ensure that rain gardens and bioretention filters are maintained and not converted or disturbed, as well as to pass the knowledge along to any subsequent owners.
- The mechanism should, if possible, grant authority for the VSMP authority to access the property for inspection or corrective action.

#### 9.2. First Year Maintenance Operations

Successful establishment of bioretention areas requires that the following tasks be undertaken in the first year following installation:

- Initial inspections.** For the first 6 months following construction, the site should be inspected at least twice after storm events that exceed 1/2 inch of rainfall.
- Spot Reseeding.** Inspectors should look for bare or eroding areas in the contributing drainage area or around the bioretention area, and make sure they are immediately stabilized with grass cover.
- Fertilization.** One-time, spot fertilization may be needed for initial plantings.
- Watering.** Watering is needed once a week during the first 2 months, and then as needed during first growing season (April-October), depending on rainfall.
- Remove and replace dead plants.** Since up to 10% of the plant stock may die off in the first year, construction contracts should include a care and replacement warranty to ensure that vegetation is properly established and survives during the first growing season following construction. The typical thresholds below which replacement is required are 85% survival of plant material and 100% survival of trees.

#### 9.3. Maintenance Inspections

It is highly recommended that a spring maintenance inspection and cleanup be conducted at each bioretention area. The following is a list of some of the key maintenance problems to look for:

- Check to see if 75% to 90% cover (mulch plus vegetative cover) has been achieved in the bed, and measure the depth of the remaining mulch.
- Check for sediment buildup at curb cuts, gravel diaphragms or pavement edges that prevents flow from getting into the bed, and check for other signs of bypassing.
- Check for any winter- or salt-killed vegetation, and replace it with hardier species.
- Note presence of accumulated sand, sediment and trash in the pre-treatment cell or filter beds, and remove it.
- Inspect bioretention side slopes and grass filter strips for evidence of any rill or gully erosion, and repair it.
- Check the bioretention bed for evidence of mulch flotation, excessive ponding, dead plants or concentrated flows, and take appropriate remedial action.

- Check inflow points for clogging, and remove any sediment.
- Look for any bare soil or sediment sources in the contributing drainage area, and stabilize them immediately.
- Check for clogged or slow-draining soil media, a crust formed on the top layer, inappropriate soil media, or other causes of insufficient filtering time, and restore proper filtration characteristics.

Example maintenance inspection checklists for Bioretention areas can be accessed in Appendix C of Chapter 9 of the *Virginia Stormwater Management Handbook* (2010).

#### 9.4. Routine and Non-Routine Maintenance Tasks

Maintenance of bioretention areas should be integrated into routine landscape maintenance tasks. If landscaping contractors will be expected to perform maintenance, their contracts should contain specifics on unique bioretention landscaping needs, such as maintaining elevation differences needed for ponding, proper mulching, sediment and trash removal, and limited use of fertilizers and pesticides. A customized maintenance schedule must be prepared for each bioretention facility, since the maintenance tasks will differ depending on the scale of bioretention, the landscaping template chosen, and the type of surface cover. A generalized summary of common maintenance tasks and their frequency is provided in **Table 9.8**.

The most common non-routine maintenance problem involves standing water. If water remains on the surface for more than 48 hours after a storm, adjustments to the grading may be needed or underdrain repairs may be needed. The surface of the filter bed should also be checked for accumulated sediment or a fine crust that builds up after the first several storm events. There are several methods that can be used to rehabilitate the filter (try the easiest things first, as listed below):

- Open the underdrain observation well or cleanout and pour in water to verify that the underdrains are functioning and not clogged or otherwise in need of repair. The purpose of this check is to see if there is standing water all the way down through the soil. If there is standing water on top, but not in the underdrain, then there is a clogged soil layer. If the underdrain and stand pipe indicates standing water, then the underdrain must be clogged and will need to be snaked.
- Remove accumulated sediment and till 2 to 3 inches of sand into the upper 8 to 12 inches of soil.
- Install sand wicks from 3 inches below the surface to the underdrain layer. Sand wicks can be installed by excavating or augering (using a tree auger or similar tool) down to the gravel storage zone to create vertical columns which are then filled with a clean open-graded coarse sand material (coarse sand mix similar to the gradation used for the soil media). A sufficient number of wick drains of sufficient dimension should be installed to meet the design dewatering time for the facility.
- Last resort - remove and replace some or all of the soil media.

Table 9.8. Suggested Annual Maintenance Activities for Bioretention

| Maintenance Tasks                                                       | Frequency                   |
|-------------------------------------------------------------------------|-----------------------------|
| • Mowing of grass filter strips and bioretention turf cover             | At least 4 times a year     |
| • Spot weeding, erosion repair, trash removal, and mulch raking         | Twice during growing season |
| • Add reinforcement planting to maintain desired the vegetation density |                             |
| • Remove invasive plants using recommended control methods              | As needed                   |
| • Stabilize the contributing drainage area to prevent erosion           |                             |
| • Spring inspection and cleanup                                         |                             |
| • Supplement mulch to maintain a 3 inch layer                           | Annually                    |
| • Prune trees and shrubs                                                |                             |
| • Remove sediment in pre-treatment cells and inflow points              | Once every 2 to 3 years     |
| • Replace the mulch layer                                               | Every 3 years               |

### SEDIMENT TRAP/BIORETENTION CONVERSION

- CONVERSION FROM A SEDIMENT TRAP TO THE PERMANENT FACILITY SHOULD BE COMPLETED AFTER FINAL STABILIZATION AND APPROVAL FROM THE APPROPRIATE EROSION AND SEDIMENT CONTROL AUTHORITY.
- THE ELEVATION OF THE PRECAST THROAT FOR SEDIMENT TRAP 4 SHOULD BE SET AT 437.0'.
- THE BOTTOM OF SEDIMENT TRAP 4 IS 433.0', WHICH IS APPROXIMATELY 2' ABOVE THE BOTTOM OF THE BIORETENTION BASIN.
- SEDIMENT AND OTHER DEBRIS SHOULD BE REMOVED TO A CONTAINED SPOIL AREA. ANY REGRADING OF THE TRAP MAY BE NECESSARY TO ACHIEVE THE FINAL DESIGN GRADES AND TO PROVIDE AN ADEQUATE TOPSOIL LAYER TO PROMOTE FINAL STABILIZATION.
- FINAL MODIFICATIONS TO THE RISER STRUCTURE SHOULD BE CAREFULLY INSPECTED FOR WATERTIGHT CONNECTIONS AND COMPLIANCE WITH THE APPROVED PLANS.
- FINAL LANDSCAPING AND STABILIZATION SHOULD BE PERFORMED AS SHOWN ON SHEET 25.

### BIORETENTION INSPECTION POINTS

- WHEN THE FACILITY IS EXCAVATED AND GRADED, PRIOR TO INSTALLATION OF STONE LAYER, UNDERDRAINS, GEOTEXTILE, OR FILTER MEDIA
- WHEN STONE SUMP LAYER AND UNDERDRAIN ARE PLACED, PRIOR TO THE PEA GRAVEL LAYER
- PLACEMENT OF FILTER MEDIA AND MATERIAL VERIFICATION
- INSTALLATION OF PLANTS AND MULCH
- SETTING OF OVERFLOW INVERT
- CONNECTION OF THE UNDERDRAIN TO THE STORM SYSTEM
- FINAL COMPLETION

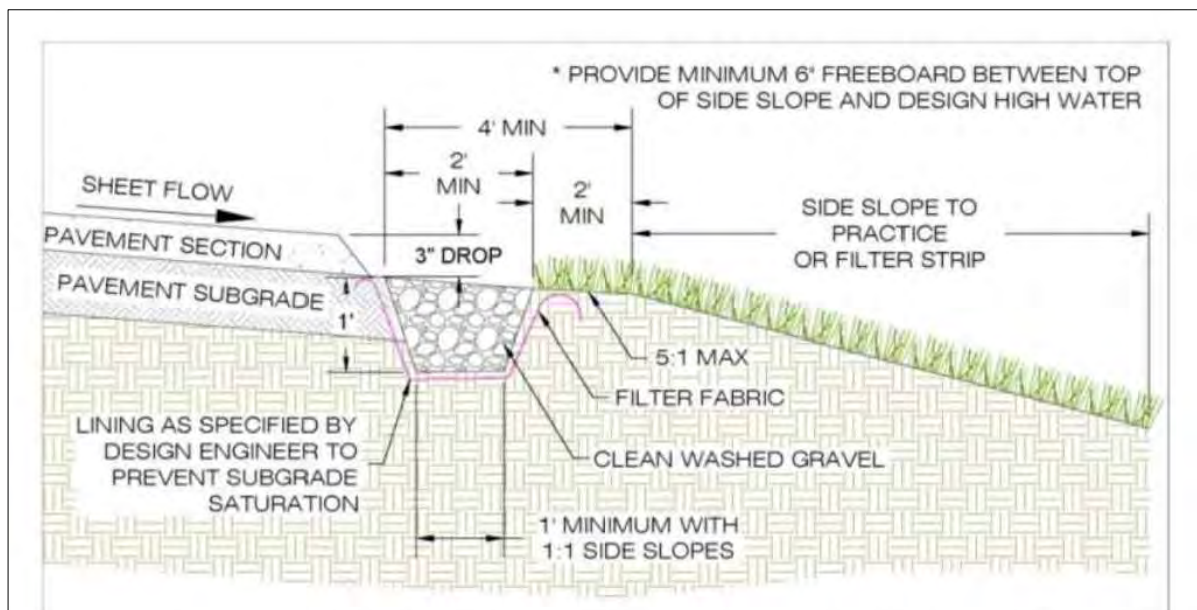


Figure 9.8 - Pretreatment - Gravel Diaphragm for Sheet Flow from Impervious or Pervious

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IV. 4/10/13/22 DF MAJOR REVISIONS TO ADDRESS SWM & CLARITY

V. 5/11/30/22 DF REVISIONS PER CITY COMMENTS

VI. 6/03/21/23 DF REVISIONS PER CITY COMMENTS

VII. 7/08/11/23 DF REVISIONS PER CITY COMMENTS

VIII. 1/11/09/23 DG REVISIONS PER CITY COMMENTS

IX. 1/12/21/23 DG REVISIONS PER CITY COMMENTS

DRAWER:

HR

DESIGNER:

DG

PRODUCTION:

DF

COMMONWEALTH OF VIRGINIA

Dustin E. Greene

Lic. No. 55833

02/07/24

PROFESSIONAL ENGINEER

FINAL SITE PLAN

FLINT HILL SUBDIVISION

SWM DETAILS

DATE:

11-16-2020

SCALE:

AS SHOWN

JOB:

17.0170

WFO:

17.0170

SHEET:

37

OF 38







Flint Hill  
PUD Development Plan  
MAY 1, 2020

Approved August 3, 2020

TABLE OF CONTENTS  
PUD Development Plan (Sec 34-517)

This PUD Development Plan (Pages 1 through 8) meets the requirements of Charlottesville City Code Section 34-517(a). The below table of contents lists PUD requirements and references where in the PUD Development Plan the requirements are illustrated or described.

Contents:

34-517(a)(1) A survey plat describing and depicting the entire land area to be included within the PUD development site, including identification of present ownership, existing zoning district classification(s) of the parcel(s) to be included within the PUD.

Page 2: Existing Conditions

34-517(a)(2) A narrative statement of how the objectives described within section 34-490 are met by the proposed PUD.

Page 2: Narrative

34-517(a)(3) A conceptual development plan, supporting maps, and written or photographic data and analysis which show:

a. Location and size of existing water and sanitary and storm sewer facilities and easements;

Page 2: Existing Conditions

b. Layout for proposed water and sanitary sewer facilities and storm drainage facilities;

Page 4: Land Use Plan

c. Location of other proposed utilities;

Page 4: Land Use Plan

d. Location of existing and proposed ingress and egress from the development;

Page 4: Land Use Plan

e. Location and size of existing and proposed streets;

Page 4: Land Use Plan

f. Location of existing and proposed pedestrian and bicycle improvements, including connections to nearby schools;

Page 4: Land Use Plan. Note: City sidewalks and bicycle lanes provide pedestrian and bicycle connectivity to Jackson Via elementary school Via Longwood Drive and Harris Road.

g. An inventory, by tax map parcel number and street address, of all adjacent parcels within a five hundred-foot radius of the perimeter of the PUD, indicating the existing zoning district classification of each.

Page 1: Cover Page

h. A site inventory of the significant natural, environmental and cultural features of a site, including at a minimum: historic landmarks contained on any state or federal register; vegetation; existing trees of eight-inch caliper or greater; wetlands, topography, shown at intervals of five (5) feet or less, critical slopes, and other, similar characteristics or features, and a plan for preserving, protecting, utilizing and/or incorporating such features into the design and function of the proposed PUD.

Page 2: Existing Conditions; and

Page 3: Environmental Features; and

Page 4: Land Use Plan

34-517(a)(4) A proposed land use plan. Such plan will identify:

a. Proposed land uses and their general locations, including without limitation, building and setbacks;

Page 4 : Land Use Plan; and

Pages 5-6: Use Matrix

b. Proposed densities of proposed residential development;

Page 8: Proffers

c. Location and acreage of required open space;

Page 4: Land Use Plan

d. Square footage for non-residential uses;

Non-residential uses are not proposed.

e. Maximum height of buildings and structures in area of PUD.

Page 7: Narrative

34-517(a)(5) A general landscape plan which focuses on the general location and type of landscaping to be used within the project as well as the special buffering treatment proposed between project land uses and adjacent zoning districts;

Page 4: Land Use Plan.

34-517(a)(6) Phasing plan if needed. Each phase shall individually meet the requirements of this section.

Phasing is not proposed.

34-517(a)(7) A statement from the city public utilities department verifying whether water and sewer infrastructure capacity does or does not exist for the proposed land use(s).

In a previous application a statement was provided from the city public utilities department that water and sewer infrastructure capacity does exist for the proposed uses. Water is available via a 6" water main in Flint Drive off of Longwood Drive and an 8" water main in Flint Drive off of Moseley Drive. Sanitary sewer is available via an 8" sewer line behind lots along Longwood Drive.

34-517(a)(8) A statement from the fire marshal verifying whether adequate fire flow service does or does not exist for the proposed land use(s).

The fire flow tests have been provided and approved by the fire marshal.

500' radius for adjacent properties

| Owner                                 | Address                | City / State       | ZIP   | Property Address    |
|---------------------------------------|------------------------|--------------------|-------|---------------------|
| WHITE, CLARA R                        | 601 MOSELEY DRIVE      | CHARLOTTESVILLE VA | 22903 | 601 MOSELEY DRIVE   |
| WINKLER, CHARLES M                    | 603 MOSELEY DRIVE      | CHARLOTTESVILLE VA | 22903 | 603 MOSELEY DR      |
| WINKLER, CHARLES M                    | 603 MOSELEY DRIVE      | CHARLOTTESVILLE VA | 22903 | 605 MOSELEY DR      |
| ROGERS, JOHN & BARBARA C, TR          | 607 MOSELEY DRIVE      | CHARLOTTESVILLE VA | 22903 | 607 MOSELEY DR      |
| DUNN, JOYCE S, LIFE ESTATE            | 101 HILTON DR          | CHARLOTTESVILLE VA | 22903 | 101 HILTON DR       |
| CAMPBELL, TODD B & PAULA B            | 609 MOSELEY DRIVE      | CHARLOTTESVILLE VA | 22903 | 609 MOSELEY DR      |
| SMART, HAROLD R & SUE R               | 100 HILTON DRIVE       | CHARLOTTESVILLE VA | 22903 | 100 HILTON DR       |
| EDGEComb, TIMOTHY A & NICOLE L        | 611 MOSELEY DR         | CHARLOTTESVILLE VA | 22903 | 611 MOSELEY DR      |
| COHEE, MARK W & AMY                   | 613 MOSELEY DR         | CHARLOTTESVILLE VA | 22903 | 613 MOSELEY DR      |
| DEMAS, JAMES N & SUSAN E, TRUSTEES    | 617 MOSELEY DRIVE      | CHARLOTTESVILLE VA | 22903 | 617 MOSELEY DR      |
| OAKLEY, JUDITH A                      | 534 MOSELEY DRIVE      | CHARLOTTESVILLE VA | 22903 | 534 MOSELEY DR      |
| KNIERM, R SCOTT & KAREN H             | 1704 KENWOOD LANE      | CHARLOTTESVILLE VA | 22901 | 615 MOSELEY DR      |
| SPENCER, JOYCE P                      | 600 MOSELEY DR         | CHARLOTTESVILLE VA | 22903 | 600 MOSELEY DR      |
| MOSLEY GARDENS, LLC                   | 660 HUNTERS PL STE 101 | CHARLOTTESVILLE VA | 22911 | 304 FLINT DR        |
| MILLS, AARON L & LINDA K BLUM         | 620 MOSELEY DRIVE      | CHARLOTTESVILLE VA | 22903 | 620 MOSELEY DR      |
| MORRIS, AMOS E JR & MILDRED K         | 602 MOSELEY DRIVE      | CHARLOTTESVILLE VA | 22903 | 602 MOSELEY DR      |
| MOSLEY GARDENS, LLC                   | 660 HUNTERS PL STE 101 | CHARLOTTESVILLE VA | 22911 | 306 FLINT DR        |
| WICKLINE, HAROLD E                    | 604 MOSELEY DR         | CHARLOTTESVILLE VA | 22903 | 604 MOSELEY DR      |
| DEGROAT, DONNA L                      | 618 MOSELEY DRIVE      | CHARLOTTESVILLE VA | 22903 | 618 MOSELEY DR      |
| MAHN, BETTY H                         | 616 MOSELEY DRIVE      | CHARLOTTESVILLE VA | 22903 | 616 MOSELEY DR      |
| WILSON, JEFFREY M & RUTHANN L         | 606 MOSELEY DRIVE      | CHARLOTTESVILLE VA | 22903 | 606 MOSELEY DR      |
| GOODSON, STANLEY A & BRENDA M TR      | 32 CATTAIL LOOP        | ZION CROSSROADS VA | 22942 | 119 LONGWOOD DR     |
| STRAMPE, JASON TIMOTHY                | 614 MOSELEY DR         | CHARLOTTESVILLE VA | 22903 | 614 MOSELEY DR      |
| SHOWALTER, JONATHAN M & CARLEIGH W    | 608 MOSELEY DR         | CHARLOTTESVILLE VA | 22903 | 608 MOSELEY DR      |
| MOSLEY GARDENS, LLC                   | 660 HUNTERS PL STE 101 | CHARLOTTESVILLE VA | 22911 | 101 KEENE CT        |
| FOX, JONATHAN M & LAURA L             | 4202 SW SUMMERBROOK ST | BENTONVILLE AR     | 72712 | 612 MOSELEY DR      |
| BRIGHTMAN, ANN M                      | 610 MOSELEY DRIVE      | CHARLOTTESVILLE VA | 22903 | 610 MOSELEY DR      |
| NEIGHBORHOOD INVESTMENTS, LLC         | 810 CATALPA CT         | CHARLOTTESVILLE VA | 22903 | 121-A LONGWOOD DR   |
| MOSLEY GARDENS, LLC                   | 660 HUNTERS PL STE 101 | CHARLOTTESVILLE VA | 22911 | 103 KEENE CT        |
| NEIGHBORHOOD INVESTMENTS, LLC         | 810 CATALPA CT         | CHARLOTTESVILLE VA | 22903 | 121-B LONGWOOD DR   |
| MOSLEY GARDENS, LLC                   | 660 HUNTERS PL STE 101 | CHARLOTTESVILLE VA | 22911 | 105 KEENE CT        |
| CARVER, ADRIANA R                     | 123 LONGWOOD DRIVE #A  | CHARLOTTESVILLE VA | 22903 | 123 LONGWOOD DR A&B |
| MOSLEY GARDENS, LLC                   | 660 HUNTERS PL STE 101 | CHARLOTTESVILLE VA | 22911 | 107 KEENE CT        |
| SCOTT, VICTORIA L                     | 118 LONGWOOD DR APT B  | CHARLOTTESVILLE VA | 22903 | 118 LONGWOOD DR     |
| MOSLEY GARDENS, LLC                   | 660 HUNTERS PL STE 101 | CHARLOTTESVILLE VA | 22911 | 109 KEENE CT        |
| MOSLEY GARDENS, LLC                   | 660 HUNTERS PL STE 101 | CHARLOTTESVILLE VA | 22911 | 100 KEENE CT        |
| MOSLEY GARDENS, LLC                   | 660 HUNTERS PL STE 101 | CHARLOTTESVILLE VA | 22911 | 102 KEENE CT        |
| NEIGHBORHOOD INVESTMENTS, LLC         | 810 CATALPA CT         | CHARLOTTESVILLE VA | 22903 | 125 LONGWOOD DR     |
| FORLOINES, ELLEND                     | 1296 KENWOOD LN        | CHARLOTTESVILLE VA | 22901 | 122-A LONGWOOD DR   |
| MOSLEY GARDENS, LLC                   | 660 HUNTERS PL STE 101 | CHARLOTTESVILLE VA | 22911 | 104 KEENE CT        |
| MOSLEY GARDENS, LLC                   | 660 HUNTERS PL STE 101 | CHARLOTTESVILLE VA | 22911 | 106 KEENE CT        |
| GOODSON, BRENDA M & STANLEY A TR      | 32 CATTAIL LOOP        | ZION CROSSROADS VA | 22942 | 127 LONGWOOD DR     |
| NEIGHBORHOOD INVESTMENTS, LLC         | 810 CATALPA CT         | CHARLOTTESVILLE VA | 22903 | 129 LONGWOOD DR     |
| MOSLEY GARDENS, LLC                   | 660 HUNTERS PL STE 101 | CHARLOTTESVILLE VA | 22911 | 108 KEENE CT        |
| VAUGHAN, WARREN & HELEN (ESCHEATED)   | GARDEN DRIVE           | CHARLOTTESVILLE VA | 22903 | 0 GARDEN DR         |
| NEIGHBORHOOD INVESTMENTS, LLC         | 810 CATALPA CT         | CHARLOTTESVILLE VA | 22903 | 130-A LONGWOOD DR   |
| CITY OF CHARLOTTESVILLE               | P O BOX 911            | CHARLOTTESVILLE VA | 22902 | 0 LONGWOOD DR       |
| YENOVKIAN, JOHN & JANET W             | 338 CAMELLIA DRIVE     | CHARLOTTESVILLE VA | 22903 | 338 CAMELLIA DR     |
| BONNER, LANE                          | 620 PLANTATION CT      | CHARLOTTESVILLE VA | 22903 | 307 CAMELLIA DR     |
| MOORE, JOHN B, JR                     | 262 YANCEY MILL RD     | CROZET VA          | 22932 | 505-A MOSELEY DR    |
| BEVERLY, ANDREW J & SUE A             | 504-B MOSELEY DRIVE    | CHARLOTTESVILLE VA | 22903 | 504-B MOSELEY DR    |
| MOORE, JOHN B, JR                     | 262 YANCEY MILL RD     | CROZET VA          | 22932 | 505-B MOSELEY DR    |
| COOK, GORDON M                        | 506-A MOSELEY DRIVE    | CHARLOTTESVILLE VA | 22903 | 506-A MOSELEY DR    |
| HAWK, KYLE M & LAURA W                | 509 MOSELEY DR         | CHARLOTTESVILLE VA | 22903 | 509 MOSELEY DR      |
| LIN, DAJUN & SIYING LIU               | 506-B MOSELEY DR       | CHARLOTTESVILLE VA | 22903 | 506-B MOSELEY DR    |
| CAMPBELL, MOLLY M & EVAN F            | 508-A MOSELEY DR       | CHARLOTTESVILLE VA | 22903 | 508-A MOSELEY DR    |
| GODDIN, NORMA & CHARLES TRUSTEES      | 511 MOSELEY DRIVE      | CHARLOTTESVILLE VA | 22903 | 511 MOSELEY DR      |
| OWEN, ARCHBALD D & MARGARET G CO TR   | 41 COTTONWOOD DR       | BARBOURSVILLE VA   | 22923 | 513 MOSELEY DR      |
| EDDY, DOUG & HEATHER                  | 508-B MOSELEY DR       | CHARLOTTESVILLE VA | 22903 | 508-B MOSELEY DR    |
| NEIGHBORHOOD INVESTMENTS, LLC         | 810 CATALPA CT         | CHARLOTTESVILLE VA | 22903 | 105-A LONGWOOD DR   |
| NEIGHBORHOOD INVESTMENTS, LLC         | 810 CATALPA CT         | CHARLOTTESVILLE VA | 22903 | 105-B LONGWOOD DR   |
| HUGUS, TONIA                          | 112 HILTON DRIVE       | CHARLOTTESVILLE VA | 22903 | 112 HILTON DR       |
| MAURER, GEOFFREY W & KELLY S          | 517 MOSELEY DR         | CHARLOTTESVILLE VA | 22903 | 517 MOSELEY DR      |
| PAYUIC, DAVOR & ZINKA                 | 519 MOSELEY DRIVE      | CHARLOTTESVILLE VA | 22903 | 519 MOSELEY DR      |
| NEIGHBORHOOD INVESTMENTS, LLC         | 810 CATALPA CT         | CHARLOTTESVILLE VA | 22903 | 107 LONGWOOD DR     |
| LAUER, LYNETTE R                      | 110 HILTON DRIVE       | CHARLOTTESVILLE VA | 22903 | 110 HILTON DR       |
| MCCLAFFERTY, CHARLES L JR & DEBRA H   | 106 HILTON DR          | CHARLOTTESVILLE VA | 22903 | 106 HILTON DR       |
| COLE, ROBERT E & LOUISE RAMSEY        | 108 HILTON DRIVE       | CHARLOTTESVILLE VA | 22903 | 108 HILTON DR       |
| NEIGHBORHOOD INVESTMENTS, LLC         | 810 CATALPA CT         | CHARLOTTESVILLE VA | 22903 | 104 LONGWOOD DR     |
| STEVENSON, DONALD III & LEAH STODDARD | 514 MOSELEY DRIVE      | CHARLOTTESVILLE VA | 22903 | 514 MOSELEY DR      |
| NEIGHBORHOOD INVESTMENTS, LLC         | 810 CATALPA CT         | CHARLOTTESVILLE VA | 22903 | 109 LONGWOOD DR     |
| HAYES, CHARLES W & ROSEMARY A         | 516 MOSELEY DRIVE      | CHARLOTTESVILLE VA | 22903 | 516 MOSELEY DR      |
| NEIGHBORHOOD INVESTMENTS, LLC         | 810 CATALPA CT         | CHARLOTTESVILLE VA | 22903 | 111 LONGWOOD DR     |
| NEIGHBORHOOD INVESTMENTS, LLC         | 810 CATALPA CT         | CHARLOTTESVILLE VA | 22903 | 106-A LONGWOOD DR   |
| NEIGHBORHOOD INVESTMENTS, LLC         | 810 CATALPA CT         | CHARLOTTESVILLE VA | 22903 | 106-B LONGWOOD DR   |
| GAO, JIABING                          | 518 MOSELEY DRIVE      | CHARLOTTESVILLE VA | 22903 | 518 MOSELEY DR      |
| NEIGHBORHOOD INVESTMENTS, LLC         | 810 CATALPA CT         | CHARLOTTESVILLE VA | 22903 | 113 LONGWOOD DR     |
| NEIGHBORHOOD INVESTMENTS, LLC         | 810 CATALPA CT         | CHARLOTTESVILLE VA | 22903 | 108 LONGWOOD DR     |
| NEIGHBORHOOD INVESTMENTS, LLC         | 810 CATALPA CT         | CHARLOTTESVILLE VA | 22903 | 115-A LONGWOOD DR   |
| NEIGHBORHOOD INVESTMENTS, LLC         | 810 CATALPA CT         | CHARLOTTESVILLE VA | 22903 | 110 LONGWOOD DR     |
| NEIGHBORHOOD INVESTMENTS, LLC         | 810 CATALPA CT         | CHARLOTTESVILLE VA | 22903 | 115-B LONGWOOD DR   |
| NEIGHBORHOOD INVESTMENTS, LLC         | 810 CATALPA CT         | CHARLOTTESVILLE VA | 22903 | 117 LONGWOOD DR     |
| NEIGHBORHOOD INVESTMENTS, LLC         | 810 CATALPA CT         | CHARLOTTESVILLE VA | 22903 | 112 LONGWOOD DR     |
| SHAFFER, JASON                        | 11806 FARMBOROUGH RD   | HUNTERSVILLE NC    | 28078 | 202 CAMELLIA DR     |
| NEIGHBORHOOD INVESTMENTS, LLC         | 810 CATALPA CT         | CHARLOTTESVILLE VA | 22903 | 114-A LONGWOOD DR   |
| BARNETT, ROBERT & AUDRA J HOKS        | 204 CAMELLIA DRIVE     | CHARLOTTESVILLE VA | 22903 | 204 CAMELLIA DR     |
| THOMAS, CRYSTAL                       | 16 APPLE GROVE TR      | GORDONSVILLE VA    | 22942 | 116 LONGWOOD DR     |
| MORRIS, CARLTON & ROBERTA S           | 206 CAMELLIA DRIVE     | CHARLOTTESVILLE VA | 22903 | 206 CAMELLIA DR     |
| HETTINGER, LUCAS A & MEGHAN S         | 102 CHRISTA CT         | CHARLOTTESVILLE VA | 22903 | 102 CHRISTA CT      |
| MARKS, EMERSON R JR & LAURA E         | 104 CHRISTA CT         | CHARLOTTESVILLE VA | 22903 | 104 CHRISTA CT      |
| REIDEL-BICKNELL, JEFFREY J & ANJA C   | 105 CHRISTA CT         | CHARLOTTESVILLE VA | 22903 | 105 CHRISTA CT      |
| COLLTON, MEGHAN & ANDREW WOLFMAN      | 106 CHRISTA CT         | CHARLOTTESVILLE VA | 22903 | 106 CHRISTA CT      |
| WYATT, MELISSA C & JAMI               | 107 CHRISTA CT         | CHARLOTTESVILLE VA | 22903 | 107 CHRISTA CT      |
| CREEDON, JAMES E & SHARON O           | 108 CHRISTA CT         | CHARLOTTESVILLE VA | 22903 | 108 CHRISTA CT      |
| GARDNER, CHARLES S & FRANCES P        | 326 CAMELLIA DRIVE     | CHARLOTTESVILLE VA | 22903 | 326 CAMELLIA DR     |

| Owner                               | Address                       | City / State       | ZIP   | Property Address  |
|-------------------------------------|-------------------------------|--------------------|-------|-------------------|
| CHAMBERS, TIMOTHY & SARAH MOORE     | 324 CAMELLIA DRIVE            | CHARLOTTESVILLE VA | 22903 | 324 CAMELLIA DR   |
| BROWN, JAMES C & IDA S              | 322 CAMELLIA DRIVE            | CHARLOTTESVILLE VA | 22903 | 322 CAMELLIA DR   |
| IRANI, MICHAEL                      | 105 TRIPPER COURT             | CHARLOTTESVILLE VA | 22903 | 320 CAMELLIA DR   |
| MOEWIBER, LLC                       | 5168 ROLLING RD               | SCOTTSDALE VA      | 24590 | 318 CAMELLIA DR   |
| ABBOTT, BETTY D TRUSTEE             | 316 CAMELLIA DRIVE            | CHARLOTTESVILLE VA | 22903 | 316 CAMELLIA DR   |
| BARRY, MICHAEL R & KATHERINE E      | 314 CAMELLIA DR               | CHARLOTTESVILLE VA | 22903 | 314 CAMELLIA DR   |
| SHEPARD, BETTY Y                    | 312 CAMELLIA DR               | CHARLOTTESVILLE VA | 22903 | 312 CAMELLIA DR   |
| MC DADE, LAURIE & DAVID HANNAH      | 310 CAMELLIA DRIVE            | CHARLOTTESVILLE VA | 22903 | 310 CAMELLIA DR   |
| SRVA, MOHAMMED AL & AMJAD A SLY     | 308 CAMELLIA DR               | CHARLOTTESVILLE VA | 22903 | 308 CAMELLIA DR   |
| DENOBLE, MARK &                     | 309 CAMELLIA DR               | CHARLOTTESVILLE VA | 22903 | 309 CAMELLIA DR   |
| HISTAND, D MERRILL & JOANNE E       | 315 CAMELLIA DRIVE            | CHARLOTTESVILLE VA | 22903 | 315 CAMELLIA DR   |
| SCHNEIDER, RICHARD L & PORTIA L     | 325 CAMELLIA DR               | CHARLOTTESVILLE VA | 22903 | 325 CAMELLIA DR   |
| DRUMHELLER, ARTHUR C & LULA B       | 327 CAMELLIA DRIVE            | CHARLOTTESVILLE VA | 22903 | 327 CAMELLIA DR   |
| MELESH, PATRICIA S                  | 5 WORDEN CT                   | ANNAPOLIS MD       | 21401 | 329 CAMELLIA DR   |
| MC CAULEY, JESSE R JR & MARY T      | 331 CAMELLIA DRIVE            | CHARLOTTESVILLE VA | 22903 | 331 CAMELLIA DR   |
| BOBKO, RYAN P &                     | 333 CAMELLIA DR               | CHARLOTTESVILLE VA | 22903 | 333 CAMELLIA DR   |
| SCHROEDER, JUSTIN & LAUREN          | 336 CAMELLIA DR               | CHARLOTTESVILLE VA | 22903 | 336 CAMELLIA DR   |
| BEACH, DANIEL &                     | 334 CAMELLIA DR               | CHARLOTTESVILLE VA | 22903 | 334 CAMELLIA DR   |
| CAMELLIA GROUP, LLC                 | 709 ST CLAIR AVE              | CHARLOTTESVILLE VA | 22902 | 332 CAMELLIA DR   |
| STEPHENS, ALVIS BELT JR & BETTY H   | 330 CAMELLIA DRIVE            | CHARLOTTESVILLE VA | 22903 | 330 CAMELLIA DR   |
| RITTER, JUSTIN A & MELISSA M        | 328 CAMELLIA DR               | CHARLOTTESVILLE VA | 22903 | 328 CAMELLIA DR   |
| POOLE, WILLIAM B & JOAN H           | 340 CAMELLIA DRIVE            | CHARLOTTESVILLE VA | 22903 | 340 CAMELLIA DR   |
| UMBERGER, ERIN A                    | P O BOX 253                   | IVY VA             | 22945 | 337 CAMELLIA DR   |
| CONLEY, EVELYN M                    | 335 CAMELLIA DRIVE            | CHARLOTTESVILLE VA | 22903 | 335 CAMELLIA DR   |
| SHIPP, JAMES A, JR                  | 3003 SAYRE RD                 | FAIRFAX VA         | 22031 | 303 CAMELLIA DR   |
| PROFFITT, MARIA S                   | 305 CAMELLIA DRIVE            | CHARLOTTESVILLE VA | 22903 | 305 CAMELLIA DR   |
| BELMONT STATION, LLC                | 170 S PANTOPS DR              | CHARLOTTESVILLE VA | 22911 | 306 CAMELLIA DR   |
| COLEMAN, REBECCA A & PATRICK J      | 304 CAMELLIA DR               | CHARLOTTESVILLE VA | 22903 | 304 CAMELLIA DR   |
| STEPHENS, JULIAN                    | 302 CAMELLIA DR               | CHARLOTTESVILLE VA | 22903 | 302 CAMELLIA DR   |
| GREEN, CLARENCE W & TERESA A        | 300 CAMELLIA DRIVE            | CHARLOTTESVILLE VA | 22903 | 300 CAMELLIA DR   |
| SULLIVAN, PATRICK M &               | 218 CAMELLIA DR               | CHARLOTTESVILLE VA | 22903 | 218 CAMELLIA DR   |
| MC CURDY, CHARLES W & SHARON        | 216 CAMELLIA DRIVE            | CHARLOTTESVILLE VA | 22903 | 216 CAMELLIA DR   |
| AMT, MICHELLE L & AMY V OGDEN       | 214 CAMELLIA DR               | CHARLOTTESVILLE VA | 22903 | 214 CAMELLIA DR   |
| BULLOCK, DOLORES S                  | 212 CAMELLIA DRIVE            | CHARLOTTESVILLE VA | 22903 | 212 CAMELLIA DR   |
| KIRBY, MARY H & JOSEPH P            | 106 SHASTA CT                 | CHARLOTTESVILLE VA | 22903 | 106 SHASTA CT     |
| PANCRATIO, JOSEPH & ANNI ADAMS      | 5812 GALLANT FOX LN           | PLANO TX           | 75093 | 110 SHASTA CT     |
| ERKSA, DENNIS V & SANDRA G          | 112 SHASTA COURT              | CHARLOTTESVILLE VA | 22903 | 112 SHASTA CT     |
| PRYSBY, NICOLE D &                  | 114 SHASTA CT                 | CHARLOTTESVILLE VA | 22903 | 114 SHASTA CT     |
| DUNN, WILLIAM W & SALLY P, TRUSTEES | 225 CARRSBROOK DR             | CHARLOTTESVILLE VA | 22901 | 116 SHASTA CT     |
| PARR, JOHN H & ALTHA M, TR          | 2806 BROOKMERE RD             | CHARLOTTESVILLE VA | 22901 | 115 SHASTA CT     |
| MOON, WILLIAM F JR & HAZEL A        | 113 SHASTA COURT              | CHARLOTTESVILLE VA | 22903 | 113 SHASTA CT     |
| WAHL, MARTIN & LYNN                 | 489 CORTE MADERA AVE          | CORTE MADERA CA    | 94925 | 111 SHASTA CT     |
| MUSSIO, MICHAEL J & ANGELA M        | 2420 CHILHAM PLACE            | POTOMAC MD         | 20854 | 109 SHASTA CT     |
| FRANCK, JOHN W & CHARLENE H         | 107 SHASTA COURT              | CHARLOTTESVILLE VA | 22903 | 107 SHASTA CT     |
| FENDIG, ELIOT R                     | 106 SHASTA COURT              | CHARLOTTESVILLE VA | 22903 | 105 SHASTA CT     |
| HANDLEY, LUKE                       | 103 SHASTA CT                 | CHARLOTTESVILLE VA | 22903 | 103 SHASTA CT     |
| WEBBER, DAVID J                     | 1213 HAZEL ST                 | CHARLOTTESVILLE VA | 22902 | 105 GARDEN DR     |
| AKHTAR, JABEEN &                    | 107 GARDEN DR                 | CHARLOTTESVILLE VA | 22903 | 107 GARDEN DR     |
| TAMANG, SANTEE & NIM S              | 215 CAMELLIA DR               | CHARLOTTESVILLE VA | 22903 | 215 CAMELLIA DR   |
| JENSEN, ARNOLD W & MARIANNE S       | 213 CAMELLIA DRIVE            | CHARLOTTESVILLE VA | 22903 | 213 CAMELLIA DR   |
| NEIGHBORHOOD INVESTMENTS, LLC       | 810 CATALPA CT                | CHARLOTTESVILLE VA | 22903 | 130-B LONGWOOD DR |
| CHIANG, TZU-YING                    | 1001-13 CHESTNUT ST UNIT 401W | PHILADELPHIA PA    | 19107 | 102-LONGWOOD DR D |
| BUSTOS, FRANCIS P & CHRISTINA C     | 131 LONGWOOD DR               | CHARLOTTESVILLE VA | 22903 | 131 LONGWOOD DR   |
| NEIGHBORHOOD DEVELOPMENT, INC       | 810 CATALPA CT                | CHARLOTTESVILLE VA | 22903 | 0 LONGWOOD DR     |
| MADER, JANINE CLAIRE                | 512 MOSELEY DRIVE             | CHARLOTTESVILLE VA | 22903 | 512 MOSELEY DR    |
| SASSDRAGON, LLC                     | 977 SEMINOLE TR #354          | CHARLOTTESVILLE VA | 22901 | 0 NAYLOR ST       |
| SASSDRAGON, LLC                     | 977 SEMINOLE TR #354          | CHARLOTTESVILLE VA | 22901 | 2619 NAYLOR ST    |
| SASSDRAGON, LLC                     | 977 SEMINOLE TR #354          | CHARLOTTESVILLE VA | 22901 | 2623 NAYLOR ST    |
| SASSDRAGON, LLC                     | 977 SEMINOLE TR #354          | CHARLOTTESVILLE VA | 22901 | 2627 NAYLOR ST    |
| SASSDRAGON, LLC                     | 977 SEMINOLE TR #354          | CHARLOTTESVILLE VA | 22901 | 2631 NAYLOR ST    |
| SMITH, THOMAS M                     | 2108 TWYMAN RD                | CHARLOTTESVILLE VA | 22903 | 103 LONGWOOD DR A |
| METZGER, JUSTIN C & MAUREEN J       | 137 ALMERE AVE                | CHARLOTTESVILLE VA | 22902 | 103 LONGWOOD DR B |
| CRICKENBERGER, CYRUS DANIEL & NANCY | 510 MOSELEY DRIVE             | CHARLOTTESVILLE VA | 22903 | 510 MOSELEY DR    |
| NEIGHBORHOOD INVESTMENTS, LLC       | 810 CATALPA CT                | CHARLOTTESVILLE VA | 22903 | 120-A LONGWOOD DR |
| NEIGHBORHOOD INVESTMENTS, LLC       | 810 CATALPA CT                | CHARLOTTESVILLE VA | 22903 | 120-B LONGWOOD DR |
| NEIGHBORHOOD DEVELOPMENT, INC       | 810 CATALPA CT                | CHARLOTTESVILLE VA | 22903 | 126 LONGWOOD DR C |
| NEIGHBORHOOD INVESTMENTS, LLC       | 810 CATALPA CT                | CHARLOTTESVILLE VA | 22903 | 128-B LONGWOOD DR |
| NEIGHBORHOOD INVESTMENTS, LLC       | 810 CATALPA CT                | CHARLOTTESVILLE VA | 22903 | 128-A LONGWOOD DR |
| NEIGHBORHOOD DEVELOPMENT, INC       | 810 CATALPA CT                | CHARLOTTESVILLE VA | 22903 | 128-LONGWOOD DR B |
| NEIGHBORHOOD DEVELOPMENT, INC       | 810 CATALPA CT                | CHARLOTTESVILLE VA | 22903 | 126 LONGWOOD DR A |
| NEIGHBORHOOD INVESTMENTS, LLC       | 810 CATALPA CT                | CHARLOTTESVILLE VA | 22903 | 124-B LONGWOOD DR |
| NEIGHBORHOOD INVESTMENTS, LLC       | 810 CATALPA CT                | CHARLOTTESVILLE VA | 22903 | 124-A LONGWOOD DR |
| FORLONES, ELLEN D                   | 1296 KENWOOD LN               | CHARLOTTESVILLE VA | 22901 | 122-B LONGWOOD DR |
| NEIGHBORHOOD INVESTMENTS, LLC       | 810 CATALPA CT                | CHARLOTTESVILLE VA | 22903 | 114-B LONGWOOD DR |
| MC CONNELL, JUSTIN R & HEATHER M    | 6107 BILOT CT                 | JEFFERSONTOWN VA   | 22724 | 135 LONGWOOD DR   |
| ARMSTRONG, JOSHUA & ANNALIEE        | 133 LONGWOOD DR               | CHARLOTTESVILLE VA | 22903 | 133 LONGWOOD DR   |
| RUTKOWSKI, AUGUST J & MELANIE       | 137 LONGWOOD DR               | CHARLOTTESVILLE VA | 22903 | 137 LONGWOOD DR   |
| GOPALAN, VARUN &                    | 139 LONGWOOD DR               | CHARLOTTESVILLE VA | 22903 | 139 LONGWOOD DR   |
| ISAAC, SHAUN L & KRISTA M           | 1411 LONGWOOD DR              | CHARLOTTESVILLE VA | 22903 | 141 LONGWOOD DR   |
| METZGER, JUSTIN C & MAUREEN J       | 137 ALMERE AVE                | CHARLOTTESVILLE VA | 22902 | 143 LONGWOOD DR   |
| SOLBERG, CHARLE P                   | 146 LONGWOOD DR               | CHARLOTTESVILLE VA | 22903 | 146 LONGWOOD DR   |
| ABBOTT, STEPHEN & SOPHIA E          | 151 LONGWOOD DR               | CHARLOTTESVILLE VA | 22903 | 151 LONGWOOD DR   |
| AYAT, BAHAR                         | 1214 STONEGATE WY             | CHROZET VA         | 22332 | 153 LONGWOOD DR   |
| CHON, JEE JIN                       | 155 LONGWOOD DR               | CHARLOTTESVILLE VA | 22903 | 155 LONGWOOD DR   |
| HOCKENBERGER, BRITT & MARJETTA      | 157 LONGWOOD DR               | CHARLOTTESVILLE VA | 22903 | 157 LONGWOOD DR   |
| PRICE, ALEXANDER B                  | 5311 NE 86TH ST               | SEATTLE WA         | 98115 | 155 LONGWOOD DR   |
| METZGER, JUSTIN C & MAUREEN J       | 137 ALMERE AVE                | CHARLOTTESVILLE VA | 22902 | 154 LONGWOOD DR   |
| HATHAWAY, PHILIP                    | 152 LONGWOOD DR               | CHARLOTTESVILLE VA | 22903 | 152 LONGWOOD DR   |
| BONILLA, JOSE R                     | 150 LONGWOOD DR               | CHARLOTTESVILLE VA | 22903 | 150 LONGWOOD DR   |
| SPEZIA, KEVIN M                     | 140 LONGWOOD DR               | CHARLOTTESVILLE VA | 22903 | 140 LONGWOOD DR   |
| SAVEROT, PIERRE                     | 6400 FREDERICKSBURG RD        | BARBOURSVILLE VA   | 22923 | 142 LONGWOOD DR   |
| COLBURN, JENNIFER B                 | 144 LONGWOOD DR               | CHARLOTTESVILLE VA | 22903 | 144 LONGWOOD DR   |
| STEWART, MARY                       | 572 BURCHS CREEK RD           | CHROZET VA         | 22932 | 138 LONGWOOD DR   |
| ZUO, ZHAYI                          | 2070 BROWNSTONE LN            | CHARLOTTESVILLE VA | 22901 | 136 LONGWOOD DR   |
| GRYMES, JOHN R, IV                  | 134 LONGWOOD DR               | CHARLOTTESVILLE VA | 22903 | 134 LONGWOOD DR   |
| DAVIS, STEPHEN L                    | 132 LONGWOOD DR               | CHARLOTTESVILLE VA | 22903 | 132 LONGWOOD DR   |



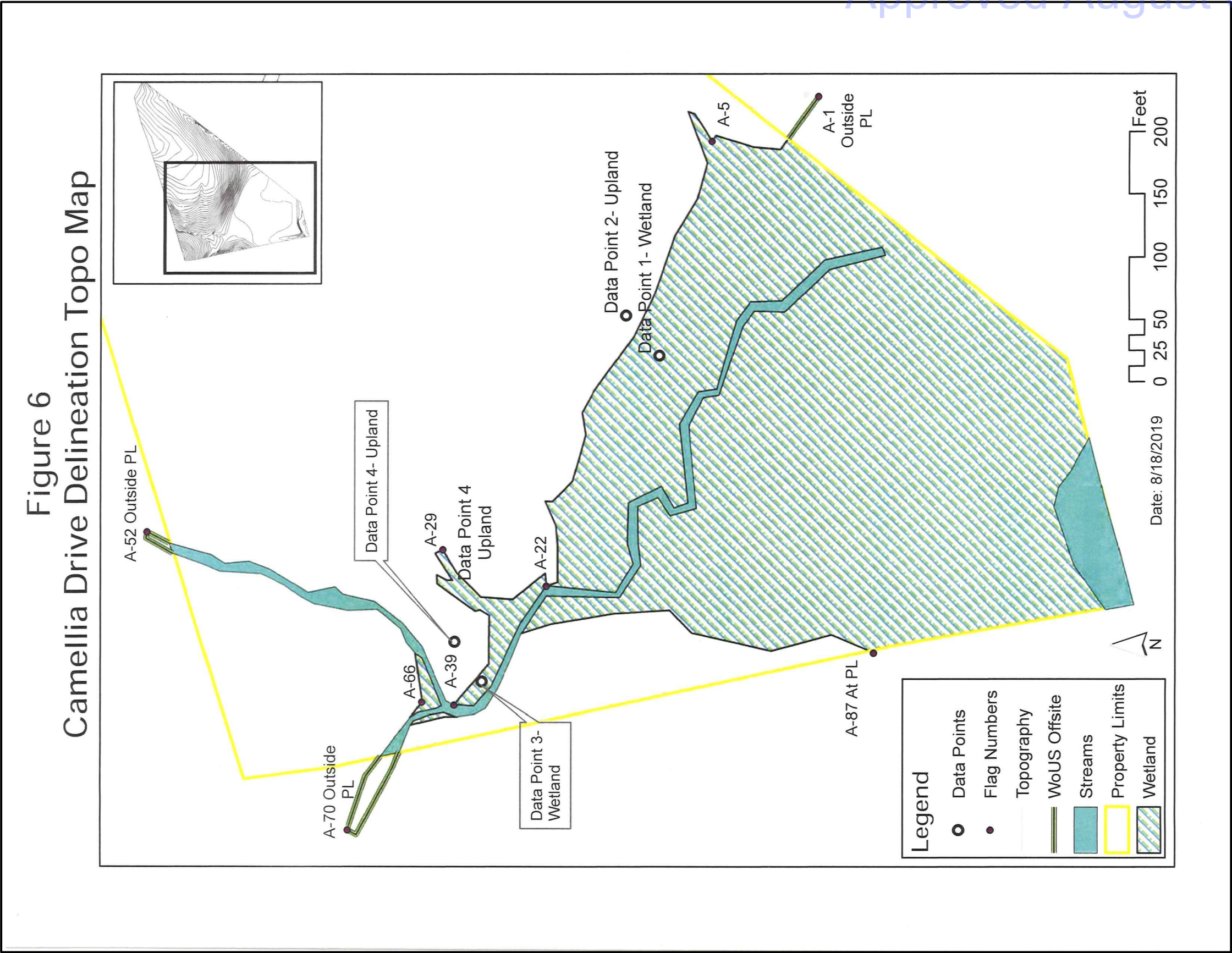
# Existing Conditions

Approved August 3, 2020





Approved August 3, 2020



SOURCE: BY ECOMETRICS ON BEHALF OF WILD GINGER FIELD SERVICES, DATED, AUGUST 20, 2019



Land Use Plan

Approved August 3, 2020





Matrix of Use Types–Flint Hill PUD

Approved August 3, 2020

| Matrix Use Legend |                        |
|-------------------|------------------------|
| A =               | Ancillary use          |
| B =               | by-right use           |
| P =               | provisional use permit |
| S =               | special use permit     |
| T =               | temporary use permit   |

| Use Types                                                   | Flint Hill PUD | Existing Zoning - R-1S (for reference) |
|-------------------------------------------------------------|----------------|----------------------------------------|
| RESIDENTIAL AND RELATED USES                                |                |                                        |
| Accessory apartment, internal                               | P              | P                                      |
| Accessory apartment, external                               | P              | P                                      |
| Accessory buildings, structures and uses                    | B              | B                                      |
| Adult assisted living                                       |                |                                        |
| 1—8 residents                                               | B              | B                                      |
| Greater than 8 residents                                    |                |                                        |
| Adult day care                                              |                |                                        |
| Amateur radio antennas, to a height of 75 ft.               | B              | B                                      |
| Bed-and-breakfast:                                          |                |                                        |
| Homestay                                                    | B              | B                                      |
| B & B                                                       |                |                                        |
| Inn                                                         |                |                                        |
| Boarding: fraternity and sorority house                     |                |                                        |
| Boarding house (rooming house)                              |                |                                        |
| Convent/monastery                                           | S              | S                                      |
| Criminal justice facility                                   |                |                                        |
| Dwellings:                                                  |                |                                        |
| Multifamily                                                 | B              |                                        |
| Single-family attached                                      | B              |                                        |
| Single-family detached                                      | B              | B                                      |
| Rowhouse/Townhouse                                          | B              |                                        |
| Two-family                                                  | B              |                                        |
| Family day home                                             |                |                                        |
| 1—5 children                                                | B              | B                                      |
| 6—12 children                                               | S              | S                                      |
| Home occupation                                             | P              | P                                      |
| Manufactured home park                                      |                |                                        |
| Night watchman's dwelling unit, accessory to industrial use |                |                                        |
| Nursing homes                                               |                |                                        |
| Occupancy, residential                                      |                |                                        |
| 3 unrelated persons                                         | B              | B                                      |
| 4 unrelated persons                                         | B              | B                                      |
| Residential density (developments)                          |                |                                        |
| Maximum of 60 units in the PUD                              | B              |                                        |
| 22—43 DUA                                                   |                |                                        |
| 44—64 DUA                                                   |                |                                        |
| 65—87 DUA                                                   |                |                                        |
| 88—200 DUA                                                  |                |                                        |
| Residential treatment facility                              |                |                                        |
| 1—8 residents                                               | B              | B                                      |
| 8+ residents                                                |                |                                        |
| Shelter care facility                                       |                |                                        |
| Single room occupancy facility                              |                |                                        |
| Temporary family health care structure                      | T              | T                                      |

| Use Types                                                                              | Flint Hill PUD | FLINT HILL<br>Existing Zoning - R-1S (for reference) |
|----------------------------------------------------------------------------------------|----------------|------------------------------------------------------|
| NON-RESIDENTIAL: GENERAL and MISC. COMMERCIAL                                          |                |                                                      |
| Access to adjacent multifamily, commercial, industrial or mixed-use development or use |                |                                                      |
| Accessory buildings, structures and uses                                               |                |                                                      |
| Amusement center                                                                       |                |                                                      |
| Amusement enterprises (circuses, carnivals, etc.)                                      |                |                                                      |
| Amusement park (putt-putt golf; skateboard parks, etc.)                                |                |                                                      |
| Animal boarding/grooming/kennels:                                                      |                |                                                      |
| With outside runs or pens                                                              |                |                                                      |
| Without outside runs or pens                                                           |                |                                                      |
| Animal shelter                                                                         |                |                                                      |
| Art gallery:                                                                           |                |                                                      |
| GFA 4,000 SF or less                                                                   |                |                                                      |
| GFA up to 10,000 SF                                                                    |                |                                                      |
| Art studio, GFA 4,000 SF or less                                                       |                |                                                      |
| Art workshop                                                                           |                |                                                      |
| Assembly (indoor)                                                                      |                |                                                      |
| Arena, stadium (enclosed)                                                              |                |                                                      |
| Auditoriums, theaters                                                                  |                |                                                      |
| Houses of worship                                                                      | B              | B                                                    |
| Assembly (outdoor)                                                                     |                |                                                      |
| Amphitheater                                                                           |                |                                                      |
| Stadium (open)                                                                         |                |                                                      |
| Temporary (outdoor church services, etc.)                                              | T              | T                                                    |
| Assembly plant, handcraft                                                              |                |                                                      |
| Assembly plant                                                                         |                |                                                      |
| Automobile uses:                                                                       |                |                                                      |
| Gas station                                                                            |                |                                                      |
| Parts and equipment sales                                                              |                |                                                      |
| Rental/leasing                                                                         |                |                                                      |
| Repair/servicing business                                                              |                |                                                      |
| Sales                                                                                  |                |                                                      |
| Tire sales and recapping                                                               |                |                                                      |
| Bakery, wholesale                                                                      |                |                                                      |
| GFA 4,000 SF or less                                                                   |                |                                                      |
| GFA up to 10,000 SF                                                                    |                |                                                      |
| Banks/ financial institutions                                                          |                |                                                      |
| Bowling alleys                                                                         |                |                                                      |
| Car wash                                                                               |                |                                                      |
| Catering business                                                                      |                |                                                      |
| Cemetery                                                                               | S              | S                                                    |
| Clinics:                                                                               |                |                                                      |
| Health clinic (no GFA limit)                                                           |                |                                                      |
| Health clinic (up to 10,000 SF, GFA)                                                   |                |                                                      |
| Health clinic (up to 4,000 SF, GFA)                                                    |                |                                                      |



Matrix of Use Types–Flint Hill PUD

Approved August 3, 2020

| Use Types                                                                                                         |                | FLINT HILL                             |
|-------------------------------------------------------------------------------------------------------------------|----------------|----------------------------------------|
|                                                                                                                   | Flint Hill PUD | Existing Zoning - R-1S (for reference) |
| Public health clinic                                                                                              |                |                                        |
| Veterinary (with outside pens/runs)                                                                               |                |                                        |
| Veterinary (without outside pens/runs)                                                                            |                |                                        |
| Clubs, private                                                                                                    | S              | S                                      |
| Communications facilities and towers:                                                                             |                |                                        |
| Antennae or microcells mounted on existing towers established prior to 02/20/01                                   | B              | B                                      |
| Attached facilities utilizing utility poles or other electric transmission facilities as the attachment structure | B              | B                                      |
| Attached facilities not visible from any adjacent street or property                                              | B              | B                                      |
| Attached facilities visible from an adjacent street or property                                                   |                |                                        |
| Alternative tower support structures                                                                              |                |                                        |
| Monopole tower support structures                                                                                 |                |                                        |
| Guyed tower support structures                                                                                    |                |                                        |
| Lattice tower support structures                                                                                  |                |                                        |
| Self-supporting tower support structures                                                                          |                |                                        |
| Contractor or tradesman's shop, general                                                                           |                |                                        |
| Crematorium (independent of funeral home)                                                                         |                |                                        |
| Data center                                                                                                       |                |                                        |
| Daycare facility                                                                                                  | S              | S                                      |
| Dry cleaning establishments                                                                                       |                |                                        |
| Educational facilities (non-residential)                                                                          |                |                                        |
| Elementary                                                                                                        | S              | S                                      |
| High schools                                                                                                      | S              | S                                      |
| Colleges and universities                                                                                         | S              | S                                      |
| Artistic up to 4,000 SF, GFA                                                                                      |                |                                        |
| Artistic up to 10,000 SF, GFA                                                                                     |                |                                        |
| Vocational, up to 4,000 SF, GFA                                                                                   |                |                                        |
| Vocational, up to 10,000 SF, GFA                                                                                  |                |                                        |
| Electronic gaming café                                                                                            |                |                                        |
| Funeral home (without crematory)                                                                                  |                |                                        |
| GFA 4,000 SF or less                                                                                              |                |                                        |
| GFA up to 10,000 SF                                                                                               |                |                                        |
| Funeral homes (with crematory)                                                                                    |                |                                        |
| GFA 4,000 SF or less                                                                                              |                |                                        |
| GFA up to 10,000 SF                                                                                               |                |                                        |
| Golf course                                                                                                       |                |                                        |
| Golf driving range                                                                                                |                |                                        |
| Helipad                                                                                                           |                |                                        |
| Hospital                                                                                                          |                |                                        |
| Hotels/motels:                                                                                                    |                |                                        |
| Up to 100 guest rooms                                                                                             |                |                                        |
| 100+ guest rooms                                                                                                  |                |                                        |
| Laundromats                                                                                                       |                |                                        |
| Libraries                                                                                                         |                | B                                      |
| Manufactured home sales                                                                                           |                |                                        |

| Use Types                                                                                                                     |                | FLINT HILL                             |
|-------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------------------|
|                                                                                                                               | Flint Hill PUD | Existing Zoning - R-1S (for reference) |
| Microbrewery                                                                                                                  |                |                                        |
| Mobile food units                                                                                                             |                |                                        |
| Movie theaters, cineplexes                                                                                                    |                |                                        |
| Municipal/governmental offices, buildings, courts                                                                             | S              | S                                      |
| Museums:                                                                                                                      |                |                                        |
| Up to 4,000 SF, GFA                                                                                                           |                |                                        |
| Up to 10,000 SF, GFA                                                                                                          |                |                                        |
| Music halls                                                                                                                   |                |                                        |
| Offices:                                                                                                                      |                |                                        |
| Business and professional                                                                                                     |                |                                        |
| Medical                                                                                                                       |                |                                        |
| Philanthropic institutions/agencies                                                                                           |                |                                        |
| Property management                                                                                                           |                |                                        |
| Other offices (non-specified)                                                                                                 |                |                                        |
| Outdoor storage, accessory                                                                                                    |                |                                        |
| Parking:                                                                                                                      |                |                                        |
| Parking garage                                                                                                                |                |                                        |
| Surface parking lot                                                                                                           | A              |                                        |
| Surface parking lot (more than 20 spaces)                                                                                     | A              |                                        |
| Temporary parking facilities                                                                                                  | A              |                                        |
| Photography studio                                                                                                            |                |                                        |
| Photographic processing; blueprinting                                                                                         |                |                                        |
| Radio/television broadcast stations                                                                                           |                |                                        |
| Recreational facilities:                                                                                                      |                |                                        |
| Indoor: health/sports clubs; tennis club; swimming club; yoga studios; dance studios, skating rinks, recreation centers, etc. |                | B                                      |
| Outdoor: Parks, playgrounds, ball fields and ball courts, swimming pools, picnic shelters, etc.                               | B              | B                                      |
| Outdoor: Parks, playgrounds, ball fields and ball courts, swimming pools, picnic shelters, etc. (private)                     | B              | S                                      |
| Restaurants:                                                                                                                  |                |                                        |
| Dance hall/all night                                                                                                          |                |                                        |
| Drive-through windows                                                                                                         |                |                                        |
| Fast food                                                                                                                     |                |                                        |
| Full service                                                                                                                  |                |                                        |
| 24-hour                                                                                                                       |                |                                        |
| Taxi stand                                                                                                                    |                |                                        |
| Towing service, automobile                                                                                                    |                |                                        |
| Technology-based businesses                                                                                                   |                |                                        |
| Transit facility                                                                                                              |                |                                        |
| Utility facilities                                                                                                            | S              | S                                      |
| Utility lines                                                                                                                 | B              | B                                      |

Matrix Use Legend

|     |                        |
|-----|------------------------|
| A = | Ancillary use          |
| B = | by-right use           |
| P = | provisional use permit |
| S = | special use permit     |
| T = | temporary use permit   |



Narrative per Sec. 34–517(2)

Narrative Project Description  
Flint Hill PUD  
MAY 1, 2020

Approved August 3, 2020

Flint Hill is a PUD on Flint Drive adjacent to the Longwood PUD. The PUD is intended to provide increased density and housing affordability, and meets the objectives in Sec. 34-490 of the Planned Unit Development ordinance as follows:

1.

To encourage developments of equal or higher quality than otherwise required by the strict application of zoning district regulations that would otherwise govern;

*This proposal is of equal or higher quality than otherwise required by the strict application of zoning district regulations that currently govern because it proposes to provide higher density and more affordable housing options than would be built on the existing platted, but unbuilt, 13 parcels that make up the project. If built by-right, the existing 13 parcels would be large single-family homes on large lots that cost substantially more than what will be provided in the proposed PUD. In addition to the natural increase in affordability provided by townhomes versus single-family homes, the developer is proffering additional deed-restricted affordable housing that will remain affordable even if the market prices of other homes rise.*

*The PUD also proposes a large parcel of open space along Moore's Creek for preservation, conservation, and/or passive recreation uses, and proposes to construct a pocket park or rain garden in a central open space within the PUD.*
2.

To encourage innovative arrangements of buildings and open spaces to provide efficient, attractive, flexible and environmentally sensitive design;

*The proposed arrangement of buildings avoids the large areas of steep slopes, avoids the riparian areas along Moore's creek, builds on an upland area already subdivided for development long ago, and preserves large areas of open space providing efficient, attractive, flexible and environmentally sensitive design.*
3.

To promote a variety of housing types, or within a development containing only a single housing type, to promote inclusion of houses of various sizes;

*The development will provide both single family attached and neighborhood-scale condominium housing types. Among those housing types will be several subtypes of various square footages, widths, styles and price points; rear-alley-loaded garage townhomes; and proffered ADUs to guarantee affordability and variety.*
4.

To encourage the clustering of single-family dwellings for more efficient use of land and preservation of open space;

*The proposed PUD clusters the new housing on approximately 4 upland acres of the site and preserves approximately half the site.*
5.

To provide for developments designed to function as cohesive, unified projects.

*The proposed PUD will be cohesive and unified in its form and function, and will have a homeowners association to assure its long-term success.*
6.

To ensure that a development will be harmonious with the existing uses and character of adjacent property, and/or consistent with patterns of development noted with respect to such adjacent property;

*The project will have building sizes very similar to what was built in the adjacent Longwood PUD. The PUD also causes 306 Camellia Drive to remain as a large 1-acre lot, consistent with development patterns along that street. Maximum building height in the PUD shall be 35'.*
7.

To ensure preservation of cultural features, scenic assets and natural features such as trees, streams and topography.

*The proposed PUD preserves the trees, streams, and sensitive topography on roughly half of the site, a significant achievement in a development that also provides appropriate density and significant affordability.*
8.

To provide for coordination of architectural styles internally within the development as well as in relation to adjacent properties along the perimeter of the development; and

*The proposed PUD will have coordinated architectural styles, governed by an Architectural Review Board that is part of the homeowners association.*
9.

To provide for coordinated linkages among internal buildings and uses, and external connections, at a scale appropriate to the development and adjacent neighborhoods;

*The proposed PUD provides coordinated road and pedestrian linkages via a new road and sidewalks that will connect Moseley Drive to Longwood Drive. The PUD will also provide for trail connections to Moore's Creek and the adjacent Longwood Park owned by the City.*
10.

To facilitate access to the development by public transit services or other single-vehicle-alternative services, including, without limitation, public pedestrian systems.

*The proposed PUD will have the public pedestrian systems mentioned above. It is located only one block from Charlottesville Area Transit (CAT) Route 4. In addition, the construction of the road and new sidewalks on Flint Drive will connect Moseley Drive to Longwood Drive, allowing pedestrians, particularly students that live on Garden Dr, Camellia Dr, Shasta Ct, Hilton Dr, and Moseley Dr, to walk to Jackson Via Elementary School and the Food Lion shopping center on neighborhood streets, spending less time walking along Harris Rd, a busier street.*



**Proffer Conditions**

BEFORE THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA IN RE: PETITION FOR REZONING (City Application No. ZM20-00001) STATEMENT OF FINAL PROFFER CONDITIONS  
For the Flint Hill PUD Dated as of June 26, 2020

Approved August 3, 2020

TO THE HONORABLE MAYOR AND MEMBERS OF THE COUNCIL OF THE CITY OF CHARLOTTESVILLE:

The undersigned limited liability company is the owner of land subject to the above-referenced rezoning petition ("Subject Property"). The Owner/Applicant seeks to amend the current zoning of the property subject to certain voluntary development conditions set forth below. In connection with this rezoning application, the Owner/Applicant seeks approval of a PUD as set forth within a PUD Development Plan, pages 1 through 8, dated May 1, 2020.

The use and development of the Subject Property shall be subject to the following development conditions voluntarily proffered by the Landowner, which conditions shall apply in addition to the regulations otherwise provided within the City's zoning ordinance:

1. There shall be a maximum of 60 residential units within the area of the Subject Property.
2. Affordable Dwelling Units:
  - a. The Landowner shall cause a minimum 15% of the residential units constructed within the area of the Subject Property to be affordable to households having income between 25% and 60% of area median income (as defined in City Code 34-12(c) and 34-12(g)), with such affordability guaranteed for a period of at least thirty (30) years by deed restrictions recorded by the Landowner within the land records of the Charlottesville Circuit Court, which deed restrictions shall include, at a minimum, a first right of refusal for the Landowner to repurchase the property, appreciation-sharing provisions, and forgivable and/or no- interest mortgages from the Landowner or Landowner's designee to a qualified home buyer ("Affordable Dwelling Units, or "ADUs").
  - b. During home construction within the Project, the ADUs shall be provided incrementally such that at least 1 ADU shall be under construction prior to the issuance of every 10th Certificate of Occupancy. At the Landowner's option, if the Landowner conveys to Greater Charlottesville Habitat for Humanity ("Habitat"), by recorded deed, any lot(s) within the Subject Property, then:
    - i. the conveyed lot(s) shall be deemed ADUs that are "under construction" as of the date of recordation of the deed of conveyance from Landowner to Habitat containing the deed restrictions referenced in paragraph 2.a., above; and
    - ii. the deed restrictions shall include a covenant requiring that, if any of the initial homeowners of the ADUs sell or otherwise transfer ownership of the ADU to a person other than Habitat or a qualifying heir, within the first thirty (30) years following issuance of a certificate of occupancy for the unit sold or transferred, then Habitat will use any appreciation-sharing proceeds from the sale or transfer of that ADU for construction of a replacement affordable dwelling unit within the City of Charlottesville and shall document such use of the appreciation-sharing proceeds, and shall make such documentation available to the City's zoning administrator upon request.

WHEREFORE, the undersigned Owner(s) stipulate and agree that the use and development of the Subject Property shall be in conformity with the conditions hereinabove stated, and requests that the Subject Property be rezoned as requested, in accordance with the Zoning Ordinance of the City of Charlottesville.

Respectfully submitted this 26th day of June, 2020.

Owner:  
Belmont Station, LLC

Owner's Address:  
142 South Pantops Drive Charlottesville, VA 22911

By:   
Charles Armstrong, Member



SUPPLEMENTAL INFORMATION REQUESTED BY STAFF  
IN ADDITION TO PUD DEVELOPMENT PLAN CONTENTS

Approved August 3, 2020

**OWNER:**  
BELMONT STATION, LLC

**DEVELOPER:**  
BELMONT STATION, LLC

**DESIGN:**  
ROUDABUSH, GALE & ASSOCIATES

**SOURCE OF BOUNDARY SURVEY:**  
PLAT OF RECORD

**SOURCE OF TOPOGRAPHY:**  
EXISTING TOPOGRAPHY PROVIDED BY ROUDABUSH, GALE & ASSOCIATES DEC, 2018

THE PROPERTY IS LOCATED IN ZONE X AS SHOWN ON FEDERAL EMERGENCY  
MANAGEMENT AGENCY FLOOD INSURANCE MAP NUMBER 51003C0288D,  
DATED 02-04-2055

**MAXIMUM BUILDING HEIGHT:**  
35' IN HEIGHT

**DENSITY:**  
5.3 UNITS/ACRE

**CURRENT USE:**  
VACANT LOTS

**PROPOSED USE:**  
UP TO 37 RESIDENTIAL TOWNHOMES & 16 CONDOMINIUM DWELLING UNITS: 53 TOTAL UNITS  
(MAX DENSITY OF 60 UNITS PER PROFFERS TO ALLOW FLEXIBILITY AND POTENTIAL FOR  
ACCESSORY APARTMENTS)

**OPEN SPACE OWNERSHIP:**  
ALL OPEN SPACE TO BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION

**LIGHTING:**  
NO LIGHTING FIXTURES SHALL EXCEED 3000 LUMENS.

**BUILDING SETBACKS:**  
FRONT: 0'  
SIDE: 0'  
REAR: 10'  
\*10' MIN BETWEEN ROWS OF TOWNHOUSES  
18' MINIMUM DRIVEWAY LENGTH

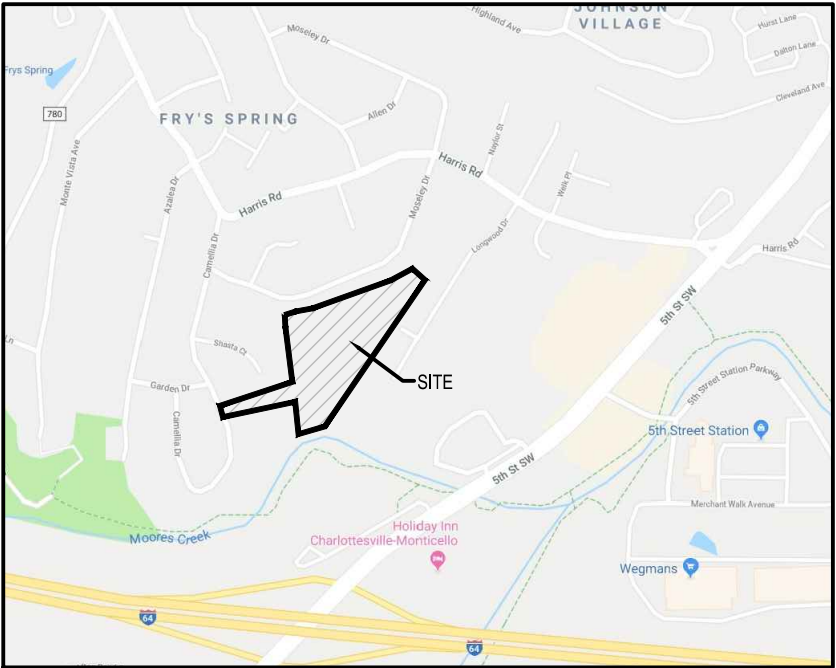
**LAND USE SUMMARY**

|                            |                   |
|----------------------------|-------------------|
| TOTAL SITE AREA:           | 9.81 Ac. (100%)   |
| 306 CAMILIA DR             | ±0.97 Ac. (9.9%)  |
| LOT AREA:                  | ±2.86 Ac. (29.2%) |
| RIGHT-OF-WAY AREA:         | ±0.85 Ac. (8.7%)  |
| PRIVATE RIGHT-OF-WAY AREA: | ±0.12 Ac. (1.1%)  |
| OPEN SPACE AREA:           | ±5.01 Ac. (51.1%) |

306 CAMILIA DRIVE TO REMAIN R-1S

**TRAFFIC STUDY:**  
RESIDENTIAL CONDOMINIUM/TOWNHOUSE TRIPS PER DAY (TPD) = 7  
MAXIMUM DENSITY 60 UNITS \* 7 TPD = 420 EXTRA TPD  
½ TPD (210) ON MOSELEY DRIVE AND ½ TPD (210) ON LONGWOOD DRIVE  
ITE (230) RESIDENTIAL CONDOMINIUM/TOWNHOMES R² = 0.76  
Ln(T) = 0.80Ln(X)+0.26, NUMBER OF UNITS, AM PEAK HOUR WEEKDAY  
T = 34 TRIP PER DAY

Vicinity Map



SCALE 1" = 500'

SHEET INDEX

1. COVER
2. CRITICAL SLOPES PLAN
3. FIRE TRUCK AUTOTURN 1
4. FIRE TRUCK AUTOTURN 2
5. FIRE TRUCK AUTOTURN 3
6. FIRE TRUCK AUTOTURN 4
7. LANDSCAPE PLAN
8. MASSING PLAN I
9. MASSING PLAN II
10. MASSING PLAN III
11. OPEN SPACE PLAN
12. PARKING PLAN
13. PEDESTRIAN PLAN
14. PRELIMINARY BMP PLAN
15. PRELIMINARY PLAT
16. TREE SURVEY
17. TREE SURVEY
18. TREE SURVEY
19. UTILITY PLAN
20. LOD EXHIBIT



Critical Slope Map: Zoning



(34-1120(b)(2))  
DEFINITION OF CRITICAL SLOPE. A CRITICAL SLOPE IS ANY SLOPE WHOSE GRADE IS 25% OR GREATER AND:  
A. A PORTION OF THE SLOPE HAS A HORIZONTAL RUN OF GREATER THAN TWENTY (20) FEET AND ITS TOTAL AREA IS SIX THOUSAND (6,000) SQUARE FEET OR GREATER; AND  
B. A PORTION OF THE SLOPE IS WITHIN TWO HUNDRED (200) FEET OF ANY WATERWAY AS IDENTIFIED ON THE MOST CURRENT CITY TOPOGRAPHICAL MAPS MAINTAINED BY THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES.  
0.33 AC OF CRITICAL SLOPE DISTURBANCE  
0.18 AC DISTURBANCE FOR PUBLIC INFRASTRUCTURE

NOTE: THE LIMITS OF DISTURBANCE SHALL BE STAKED BY A LICENSED SURVEYOR. TREE PROTECTION FENCING SHALL BE APPLIED 1' OFF OF LIMITS OF DISTURBANCE WITH WIRE SUPPORTED SILT FENCE 3' OFF OF THE LIMITS OF DISTURBANCE. SEE SHEET 20 FOR DETAILS.  
ENERGY DISSIPATER OUTLET SHALL NOT RELEASE FLOW ABOVE CRITICAL SLOPES.

Critical Slope Map: Subdivision

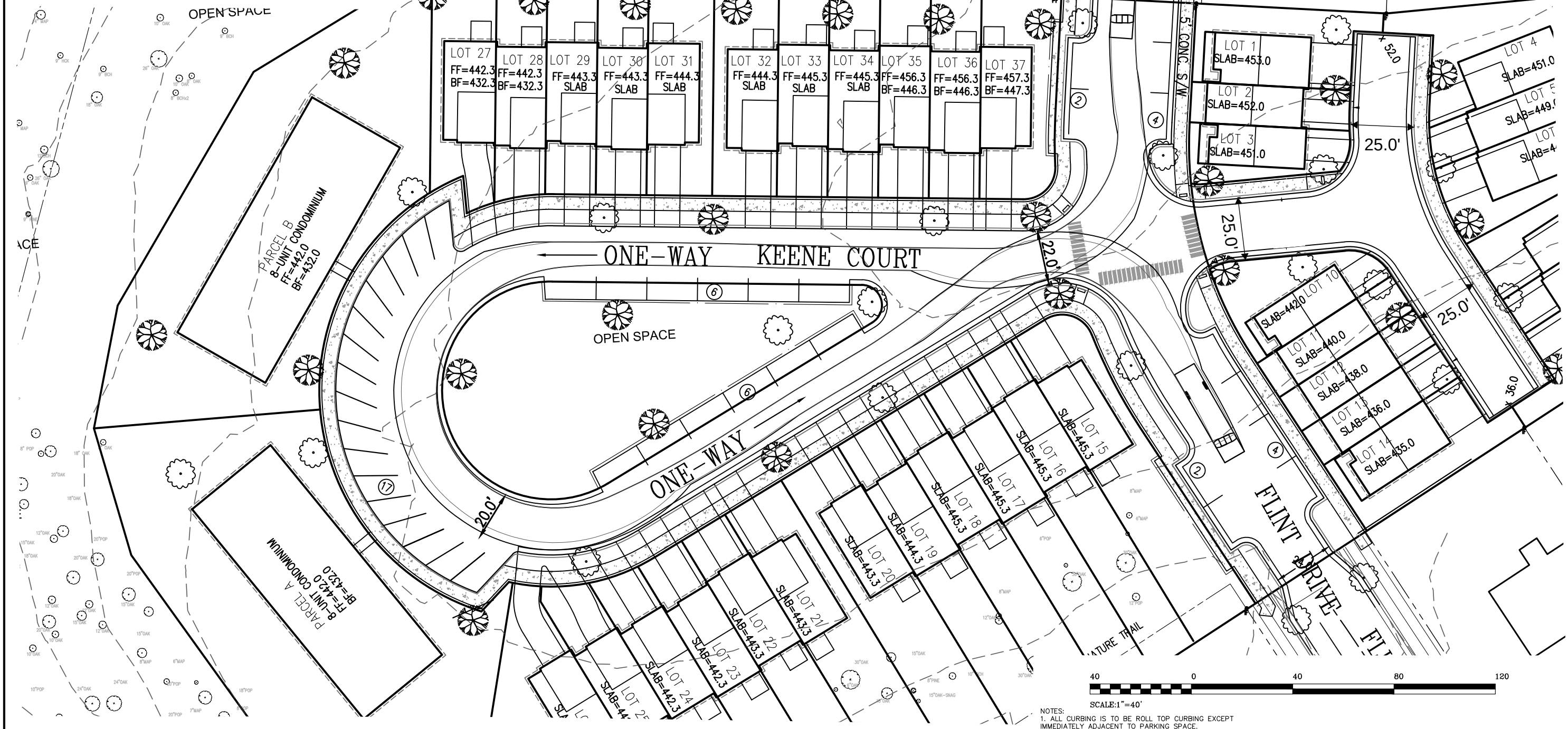


(29-3)  
CRITICAL SLOPE REFERS TO THE PORTION OF A LOT THAT HAS A GRADE IN EXCESS OF TWENTY-FIVE (25) PERCENT.  
0.47 AC OF CRITICAL SLOPE DISTURBANCE  
0.25 AC DISTURBANCE FOR PUBLIC INFRASTRUCTURE

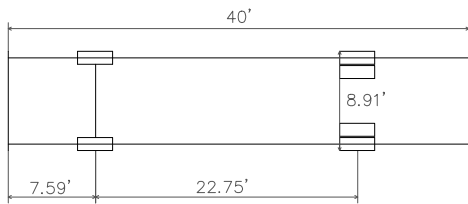
LINETYPE LEGEND  
LIMITS OF DISTURBANCE  
DISTURBED CRITICAL SLOPES



Approved August 3, 2020



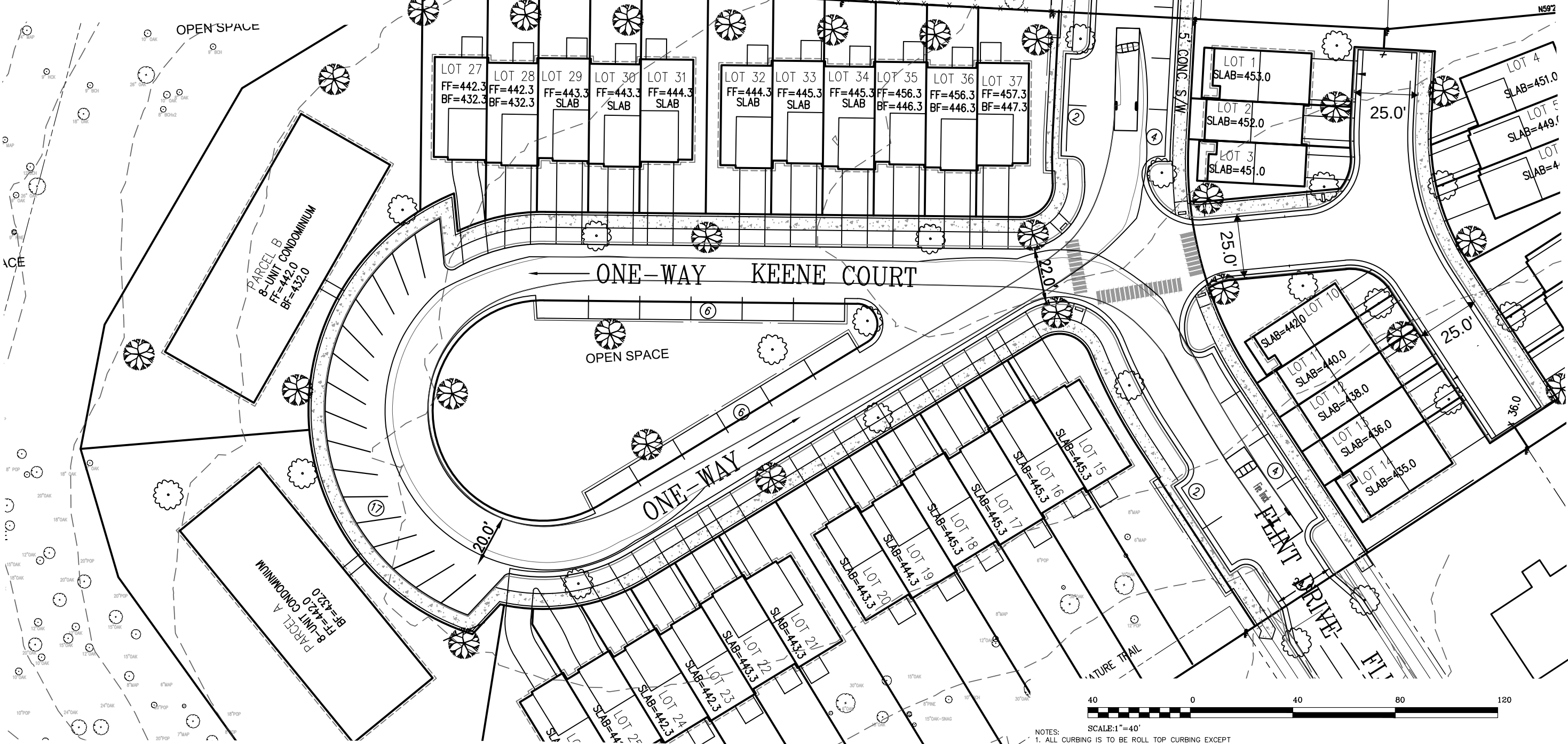




Firetruck Autoturn 2

Approved August 3, 2020

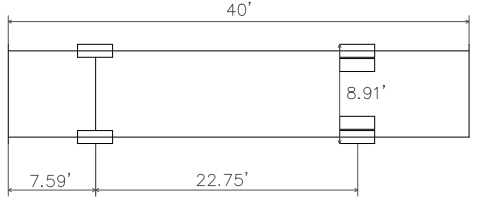
Fire Truck  
Overall Length 40.0ft  
Overall Width 8.91ft  
Overall Body Height 10.59ft  
Min Body Ground Clearance 1.02ft  
Track Width 8.91ft  
Lock-to-lock time 4s  
Max Steering Angle (Virtual) 40.0°



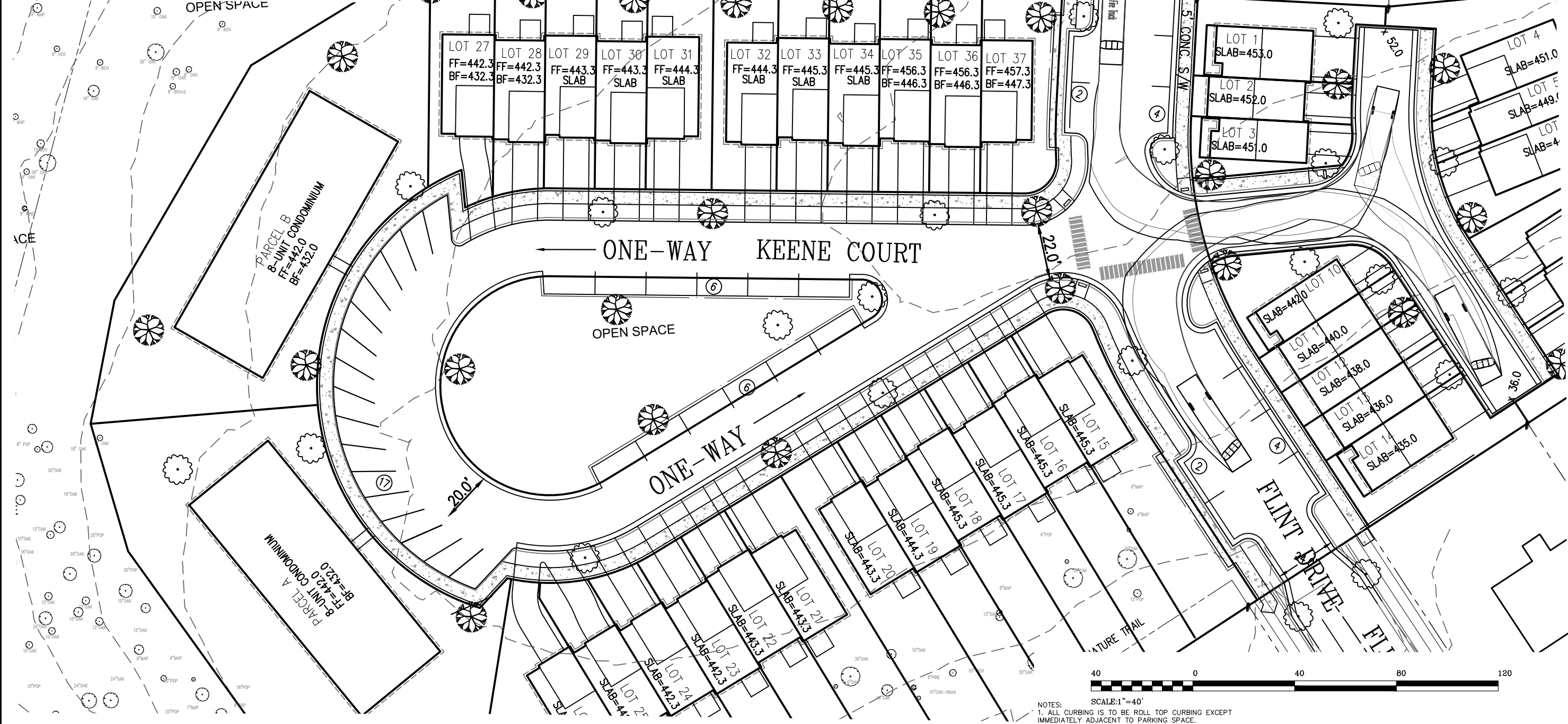


Firetruck Autoturn 3

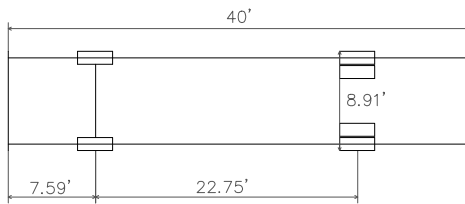
Approved August 3, 2020



Fire Truck  
Overall Length 40.0ft  
Overall Width 8.91ft  
Overall Body Height 10.59ft  
Min Body Ground Clearance 1.02ft  
Track Width 8.91ft  
Lock-to-lock time 4s  
Max Steering Angle (Virtual) 40.0°



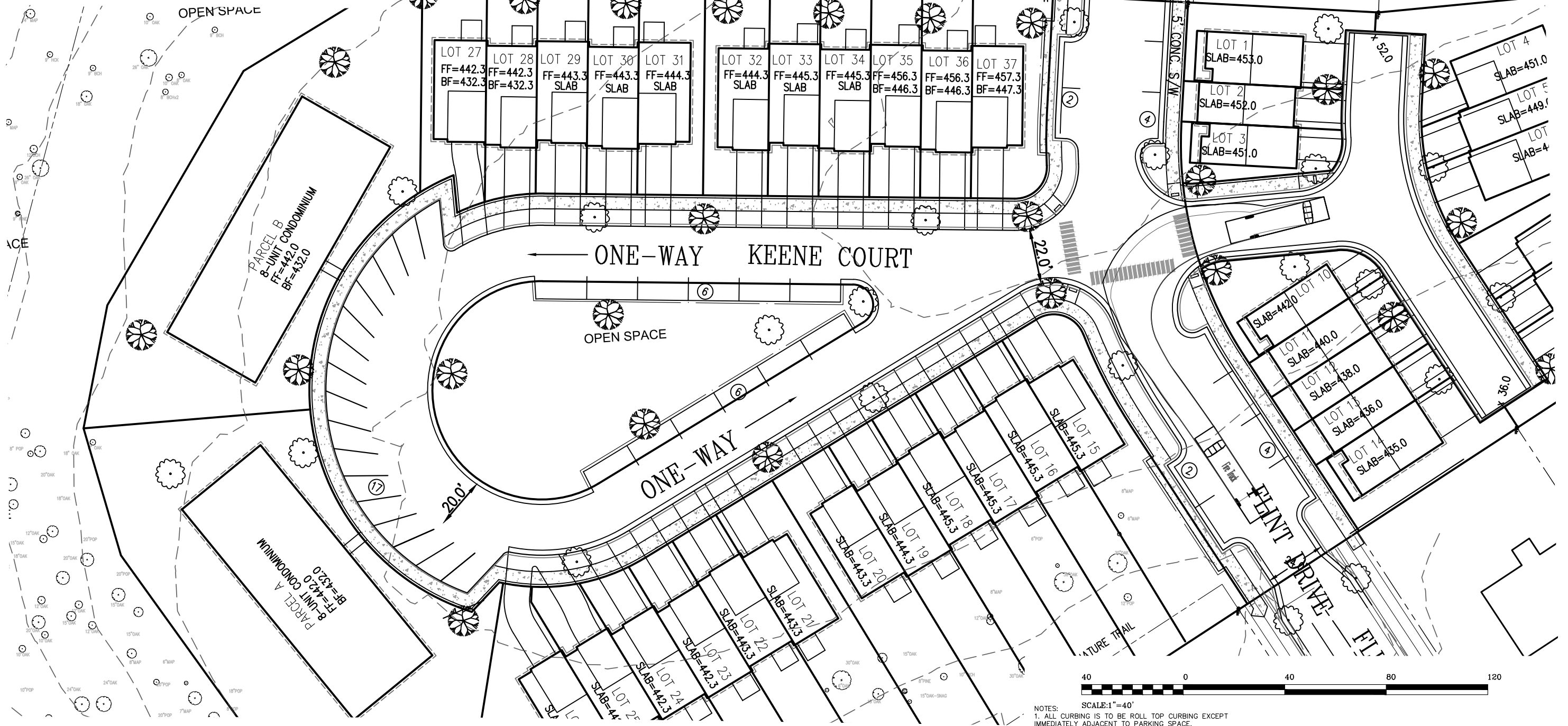




## Firetruck Autoturn 4

Approved August 3, 2020

Fire Truck  
Overall Length 40.0ft  
Overall Width 8.91ft  
Overall Body Height 10.59ft  
Min Body Ground Clearance 1.02ft  
Track Width 8.91ft  
Lock-to-lock time 4s  
Max Steering Angle (Virtual) 40.0°



NOTES:  
1. ALL CURBING IS TO BE ROLL TOP CURBING EXCEPT IMMEDIATELY ADJACENT TO PARKING SPACE.

SCALE: 1"=40'

MAY 1, 2020

Flint Hill  
Charlottesville, Virginia

Roudabush, Gale & Associates, Inc.  
Charlottesville, Virginia



Landscape Plan

Approved August 12, 2020

- Notes:
1. The Planned Unit Development (PUD) shall be in substantial conformity to this PUD Development Plan, subject to changes and revisions coincident with the land use planning, civil engineering, architecture, and, the regulatory approval process, which will result in some plan modification.
  2. There will be a minimum of two different types of houses in this development.
  3. Sidewalks 5' minimum width as shown.
  4. Planting strips between road and sidewalk 4' minimum except adjacent to parallel parking. Planting strips between sidewalk and building 10'-20' typical.
  5. All trees to be selected from the Charlottesville Master Tree List.
  6. Nature trail precise location to be field located in coordination with Parks and Recreation.



| Key                | Quantity | Botanical Name          | Common Name        | Size / Cal. | Canopy | Total Canopy | Remarks |
|--------------------|----------|-------------------------|--------------------|-------------|--------|--------------|---------|
| CANOPY TREES       |          |                         |                    |             |        |              |         |
| CO                 | 21       | Celtis laevigata        | Hackberry          | 2"          | 572    | 12,012       |         |
| TP                 | 30       | Liriodendron tulipifera | Tulip Polplar      | 2"          | 387    | 11,610       |         |
| QP                 | 16       | Quercus phellos         | Willow Oak         | 2"          | 370    | 5,920        |         |
| SW                 | 71       | Mtrica cerifera & cvs   | Southern Waxmyrtle | 2"          | 44     | 3,124        |         |
| Canopy Grand Total |          |                         |                    |             |        | 32,666       |         |









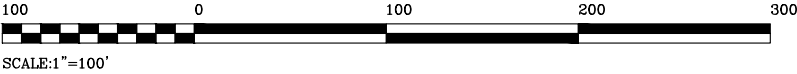
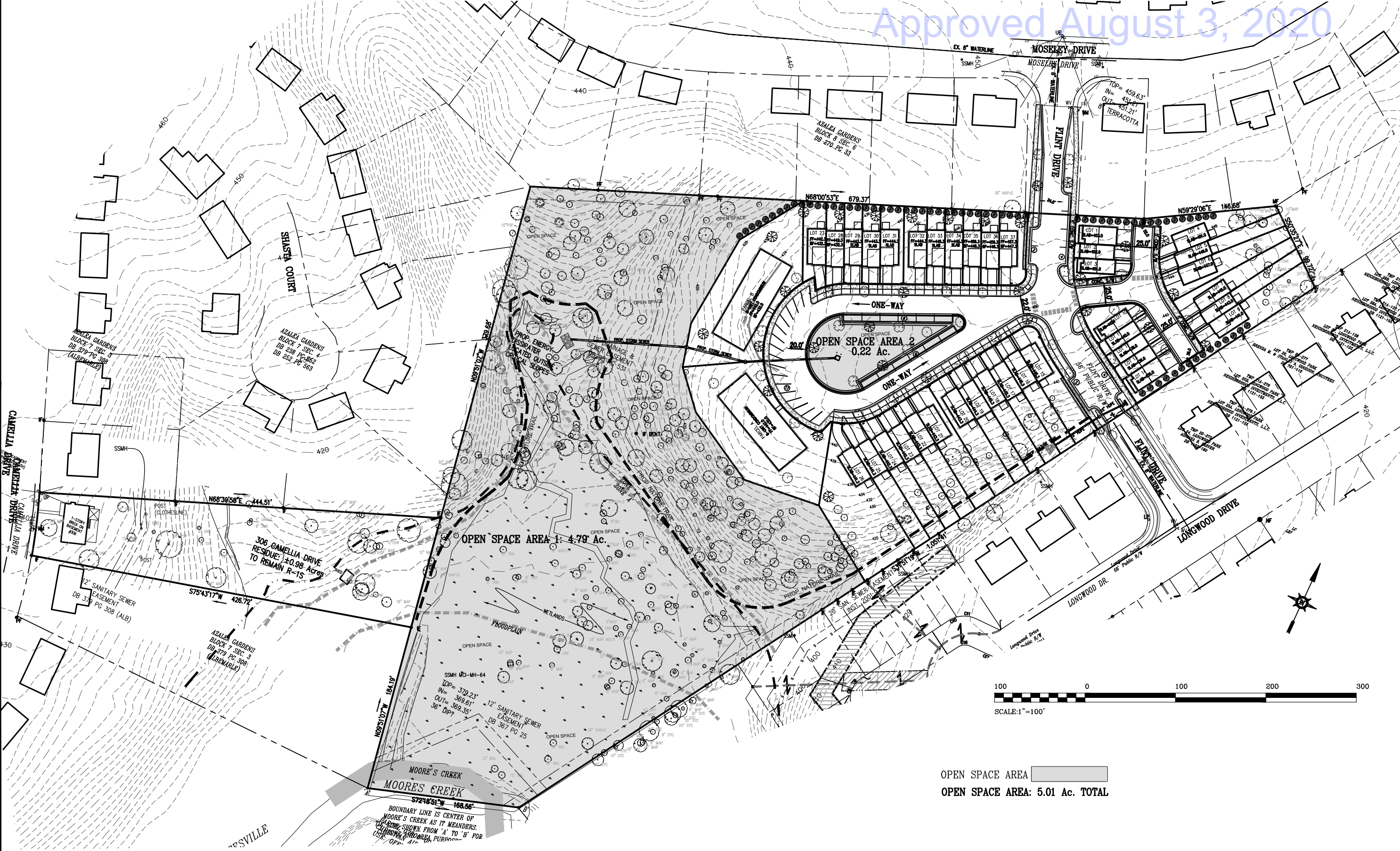






Open Space Plan

Approved August 3, 2020



OPEN SPACE AREA  
OPEN SPACE AREA: 5.01 Ac. TOTAL



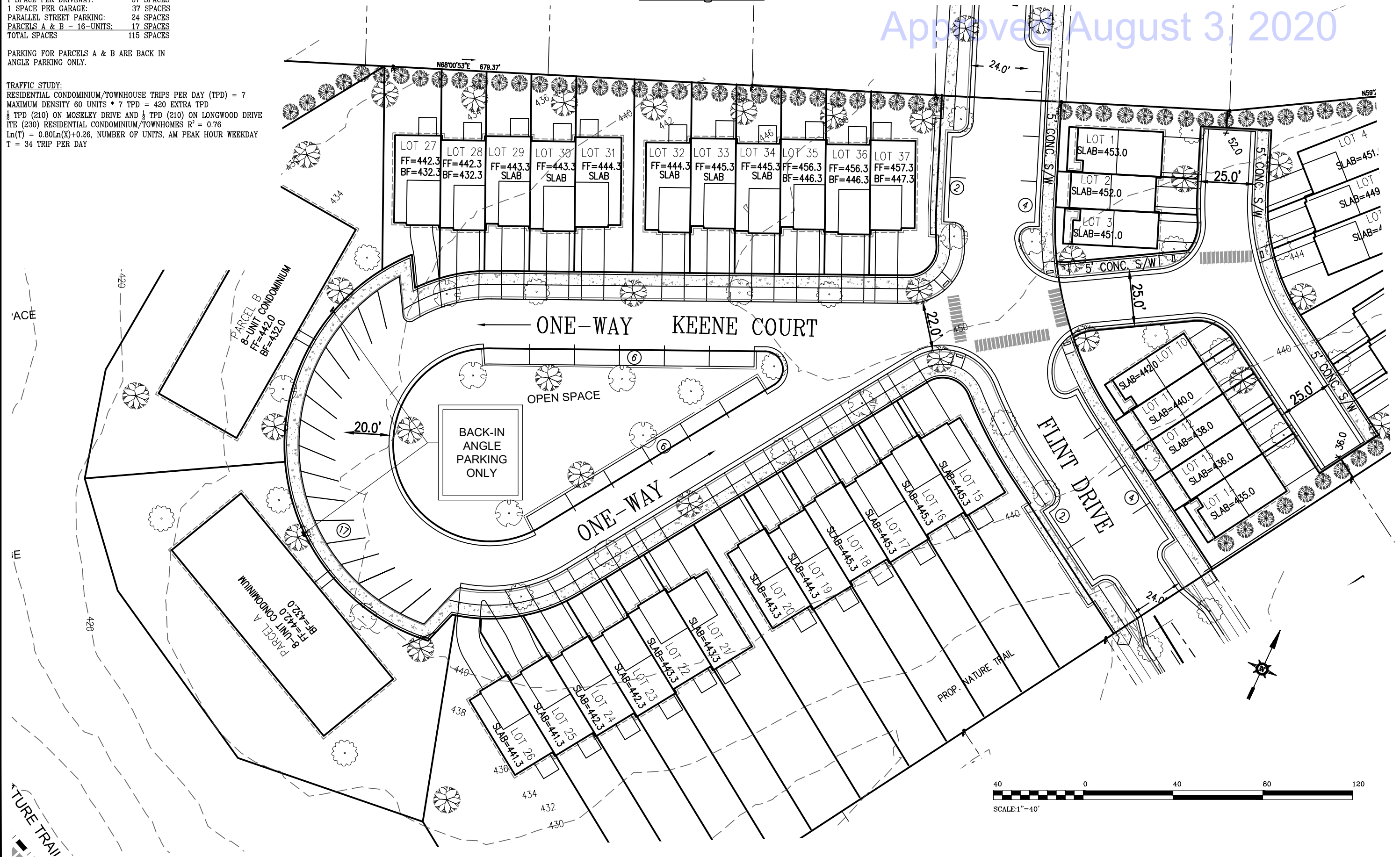
**PARKING PLAN**  
 1 SPACE PER DRIVEWAY: 37 SPACES  
 1 SPACE PER GARAGE: 37 SPACES  
 PARALLEL STREET PARKING: 24 SPACES  
 PARCELS A & B - 16-UNITS: 17 SPACES  
 TOTAL SPACES: 115 SPACES

PARKING FOR PARCELS A & B ARE BACK IN ANGLE PARKING ONLY.

**TRAFFIC STUDY:**  
 RESIDENTIAL CONDOMINIUM/TOWNHOUSE TRIPS PER DAY (TPD) = 7  
 MAXIMUM DENSITY 60 UNITS \* 7 TPD = 420 EXTRA TPD  
 $\frac{1}{2}$  TPD (210) ON MOSELEY DRIVE AND  $\frac{1}{2}$  TPD (210) ON LONGWOOD DRIVE  
 ITE (230) RESIDENTIAL CONDOMINIUM/TOWNHOMES  $R^2 = 0.76$   
 $\ln(T) = 0.80\ln(X) + 0.26$ , NUMBER OF UNITS, AM PEAK HOUR WEEKDAY  
 $T = 34$  TRIP PER DAY

## Parking Plan

Approved August 3, 2020





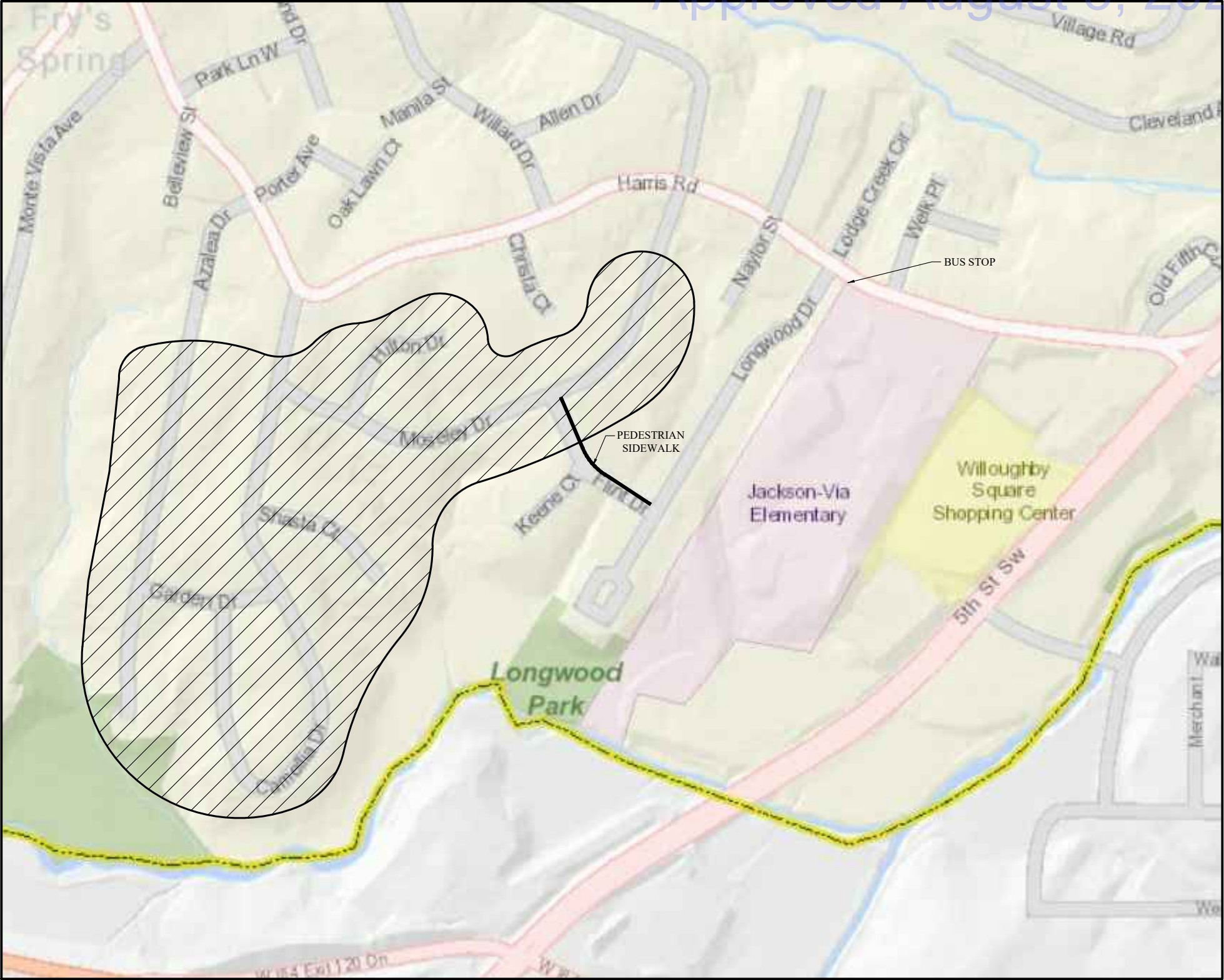
Pedestrian System

Approved August 3, 2020

PEDESTRIAN ACCESS FROM AZALEA DRIVE AND SURROUNDING NEIGHBORHOOD

THE CONNECTION OF MOSELEY DR AND LONGWOOD DR WILL DECREASE THE AMOUNT OF TIME THAT MANY STUDENTS WILL SPEND ON HARRIS ROAD WHILE WALKING TO JACKSON-VIA ELEMENTARY SCHOOL. THERE ARE APPROXIMATELY 130 HOUSES THAT RESIDE IN THE SHADED AREA PROVIDED ON THIS SHEET.

THE CLOSEST BUS STOP IS AT THE INTERSECTION OF LONGWOOD DRIVE AND HARRIS ROAD. CTS ROUTE 4 IS APPROXIMATELY 1,400 FT AWAY FROM THIS PLANNED UNIT DEVELOPMENT.





Preliminary BMP/Stormwater Management Plan

Project Name:

Flint Hill

Date:

12/23/2019

CLEAR ALL

data input cells

constant values

calculation cells

final results

BMP Design Specifications List: 2013 Draft Stds & Specs

Site Information

Post-Development Project (Treatment Volume and Loads)

Land Cover (acres)

|                                                                                          | A Soils | B Soils | C Soils | D Soils | Totals |
|------------------------------------------------------------------------------------------|---------|---------|---------|---------|--------|
| Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land | 3.84    | 2.07    |         |         | 5.91   |
| Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed    |         | 2.07    |         |         | 2.07   |
| Impervious Cover (acres)                                                                 |         | 2.03    |         |         | 2.03   |
|                                                                                          |         |         |         |         | 10.01  |

\* Forest/Open Space areas must be protected in accordance with the Virginia Runoff Reduction Method

Constants

|                                  |      |
|----------------------------------|------|
| Annual Rainfall (inches)         | 43   |
| Target Rainfall Event (inches)   | 1.00 |
| Total Phosphorus (TP) EMC (mg/L) | 0.25 |
| Total Nitrogen (TN) EMC (mg/L)   | 1.86 |
| Target TP Load (lb/acre/yr)      | 0.41 |
| Pj (unitless correction factor)  | 0.90 |

Runoff Coefficients (Rv)

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

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)

1.56

Drainage Area A

| Drainage Area A Land Cover (acres) |         |         |         |         |        |               |
|------------------------------------|---------|---------|---------|---------|--------|---------------|
|                                    | A Soils | B Soils | C Soils | D Soils | Totals | Land Cover Rv |
| Forest/Open Space (acres)          |         |         |         |         | 0.00   | 0.00          |
| Managed Turf (acres)               |         | 0.54    |         |         | 0.54   | 0.20          |
| Impervious Cover (acres)           |         | 1.20    |         |         | 1.20   | 0.95          |
| Total                              |         |         |         |         | 1.74   |               |

| 6. Bioretention (RR)                                                          |    |      |      |   |       |       |       |    |      |      |      |      |
|-------------------------------------------------------------------------------|----|------|------|---|-------|-------|-------|----|------|------|------|------|
| 6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9) | 40 | 0.54 | 1.20 | 0 | 1,812 | 2,718 | 4,530 | 25 | 0.00 | 2.84 | 1.56 | 1.28 |
| 6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)                       | 80 |      |      | 0 | 0     | 0     | 0     | 50 | 0.00 | 0.00 | 0.00 | 0.00 |

STORMWATER NARRATIVE:

THE WATER QUANTITY PORTION WILL USE THE ENERGY BALANCE EQUATION TO PROVIDE CHANNEL PROTECTION AND FLOOD PROTECTION. THE TOTAL DISTURBED LAND AREA FOR THE PROJECT IS 4.10 AC WHICH INCLUDES THE ROADS TO BE BUILT TO MOSELEY DRIVE AND LONGWOOD DRIVE. THERE WILL BE THREE DISCHARGE POINTS FOR THIS DEVELOPMENT AND ALL POINTS WILL BE SHOWN TO PROVIDE AN ADEQUATE CHANNEL TO THE 100-YR FLOODPLAIN.

THE WATER QUALITY PORTION OF THE DEVELOPMENT WILL USE A LEVEL 1 BIOFILTER AT THE CENTER OF THE OPEN SPACE IN THE CUL-DE-SAC AREA AND/OR OTHER APPROVED PRACTICES AS NECESSARY. THE APPLICANT WILL TREAT AS MUCH OF THE STORMWATER ON SITE AS IS TECHNICALLY AND ECONOMICALLY FEASIBLE, AS DETERMINED BY THE APPLICANT, WITHIN REASON, BUT THE SWM CONCEPT DOES NOT PRECLUDE THE PURCHASE OF NUTRIENT CREDITS IF THAT BECOMES NECESSARY.

IN THE SCENARIO PROVIDED ABOVE WE WOULD BE PRODUCING 1.56 LBS/YR OF PHOSPHOROUS AND TREATING 100% ONSITE OF PHOSPHOROUS. OTHER BMP METHODS WILL BE EXPLORED BY THE APPLICANT AND COULD RESULT IN HIGHER ONSITE TREATMENT.

Approved August 3, 2020

Site Results (Water Quality Compliance)

Area Checks

|                                | D.A. A | D.A. B | D.A. C | D.A. D | D.A. E | AREA CHECK |
|--------------------------------|--------|--------|--------|--------|--------|------------|
| FOREST/OPEN SPACE (ac)         | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | OK.        |
| IMPERVIOUS COVER (ac)          | 1.20   | 0.00   | 0.00   | 0.00   | 0.00   | OK.        |
| IMPERVIOUS COVER TREATED (ac)  | 1.20   | 0.00   | 0.00   | 0.00   | 0.00   | OK.        |
| MANAGED TURF AREA (ac)         | 0.54   | 0.00   | 0.00   | 0.00   | 0.00   | OK.        |
| MANAGED TURF AREA TREATED (ac) | 0.54   | 0.00   | 0.00   | 0.00   | 0.00   | OK.        |
| AREA CHECK                     | OK.    | OK.    | OK.    | OK.    | OK.    |            |

Site Treatment Volume (ft<sup>3</sup>)

9,007

Runoff Reduction Volume and TP By Drainage Area

|                                                     | D.A. A | D.A. B | D.A. C | D.A. D | D.A. E | TOTAL |
|-----------------------------------------------------|--------|--------|--------|--------|--------|-------|
| RUNOFF REDUCTION VOLUME ACHIEVED (ft <sup>3</sup> ) | 1,812  | 0      | 0      | 0      | 0      | 1,812 |
| TP LOAD AVAILABLE FOR REMOVAL (lb/yr)               | 2.85   | 0.00   | 0.00   | 0.00   | 0.00   | 2.85  |
| TP LOAD REDUCTION ACHIEVED (lb/yr)                  | 1.56   | 0.00   | 0.00   | 0.00   | 0.00   | 1.56  |
| TP LOAD REMAINING (lb/yr)                           | 1.28   | 0.00   | 0.00   | 0.00   | 0.00   | 1.28  |

NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)

|  |       |      |      |      |      |       |
|--|-------|------|------|------|------|-------|
|  | 13.02 | 0.00 | 0.00 | 0.00 | 0.00 | 13.02 |
|--|-------|------|------|------|------|-------|

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)

5.66

TP LOAD REDUCTION REQUIRED (lb/yr)

1.56

TP LOAD REDUCTION ACHIEVED (lb/yr)

1.56

TP LOAD REMAINING (lb/yr)

4.10

REMAINING TP LOAD REDUCTION REQUIRED (lb/yr)

0.00

\*\* TARGET TP REDUCTION EXCEEDED BY 0.01 LB/YEAR \*\*

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)

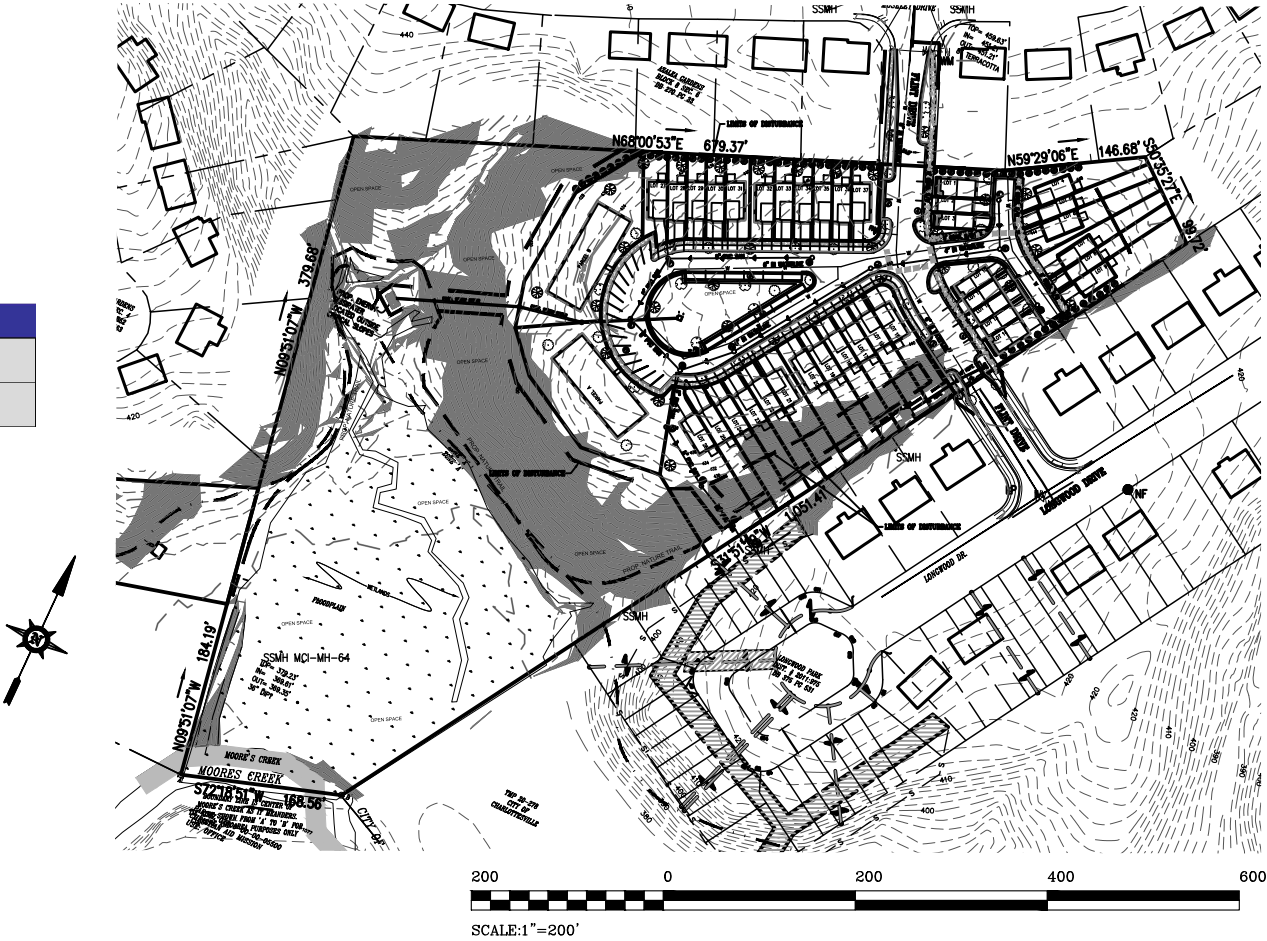
40.49

NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)

13.02

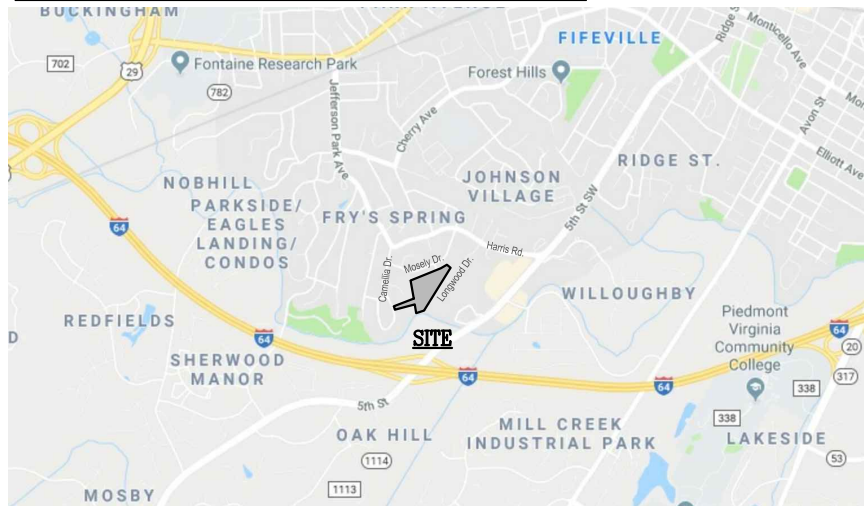
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)

27.47

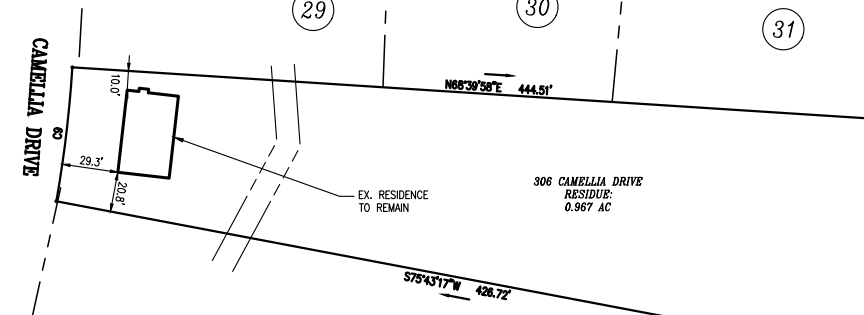




| Curve Table |         |         |            |         |         |               |
|-------------|---------|---------|------------|---------|---------|---------------|
| Curve       | Length  | Radius  | Delta      | Chord   | Tangent | Chord Bearing |
| C1          | 20.35'  | 12.50'  | 93°17'48"  | 18.18'  | 13.24'  | S 18°58'15" W |
| C2          | 35.36'  | 77.50'  | 26°08'27"  | 35.05'  | 17.99'  | N 52°32'54" E |
| C3          | 224.95' | 92.00'  | 140°05'43" | 172.96' | 253.42' | S 27°18'56" E |
| C4          | 59.18'  | 77.50'  | 43°45'18"  | 57.76'  | 31.12'  | N 55°32'35" E |
| C5          | 21.73'  | 12.50'  | 99°36'43"  | 19.10'  | 14.79'  | N 83°28'16" E |
| C6          | 41.35'  | 205.74' | 11°30'50"  | 41.28'  | 20.74'  | S 52°28'47" E |
| C6          | 20.04'  | 205.74' | 5°34'51"   | 20.03'  | 10.03'  | S 24°53'13" E |
| C7          | 159.07' | 43.00'  | 211°57'13" | 82.68'  | 150.19' | N 40°21'27" W |
| C8          | 20.67'  | 8.00'   | 148°02'47" | 15.38'  | 27.94'  | S 40°21'27" E |
| C9          | 70.27'  | 622.88' | 6°27'48"   | 70.23'  | 35.17'  | N 18°10'25" W |
| C10         | 96.58'  | 152.00' | 36°24'19"  | 94.96'  | 49.98'  | S 40°02'33" E |
| C11         | 4.41'   | 13.00'  | 19°25'09"  | 4.38'   | 2.22'   | N 69°17'59" E |
| C12         | 13.83'  | 18.50'  | 42°49'02"  | 13.51'  | 7.25'   | N 7°10'26" W  |
| C13         | 14.16'  | 121.50' | 6°40'31"   | 14.15'  | 7.09'   | S 25°14'42" E |
| C14         | 56.92'  | 90.00'  | 36°14'14"  | 55.98'  | 29.45'  | S 40°01'34" E |
| C15         | 19.82'  | 18.24'  | 62°15'54"  | 18.86'  | 11.01'  | N 89°46'17" W |
| C16         | 9.40'   | 18.50'  | 29°06'02"  | 9.30'   | 4.80'   | S 45°02'24" W |



VICINITY MAP  
SCALE: 1" = 2,000'



#### OWNER'S APPROVAL

THE DIVISION OF THE LAND DESCRIBED IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, TRUSTEES, OR PROPRIETORS. ANY REFERENCE TO FUTURE POTENTIAL DEVELOPMENT IS TO BE DEEMED AS THEORETICAL ONLY. ALL STATEMENTS AFFIXED TO THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY SUBDIVISION AGENT

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHAIR, CITY PLANNING COMMISSION

BELMONT STATION, LLC  
170 S. PANTOPS DRIVE  
CHARLOTTESVILLE, VA 22911  
434-245-0894

COMMONWEALTH OF VIRGINIA -  
CITY/COUNTY OF: \_\_\_\_\_  
TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_

REG. NO.: \_\_\_\_\_

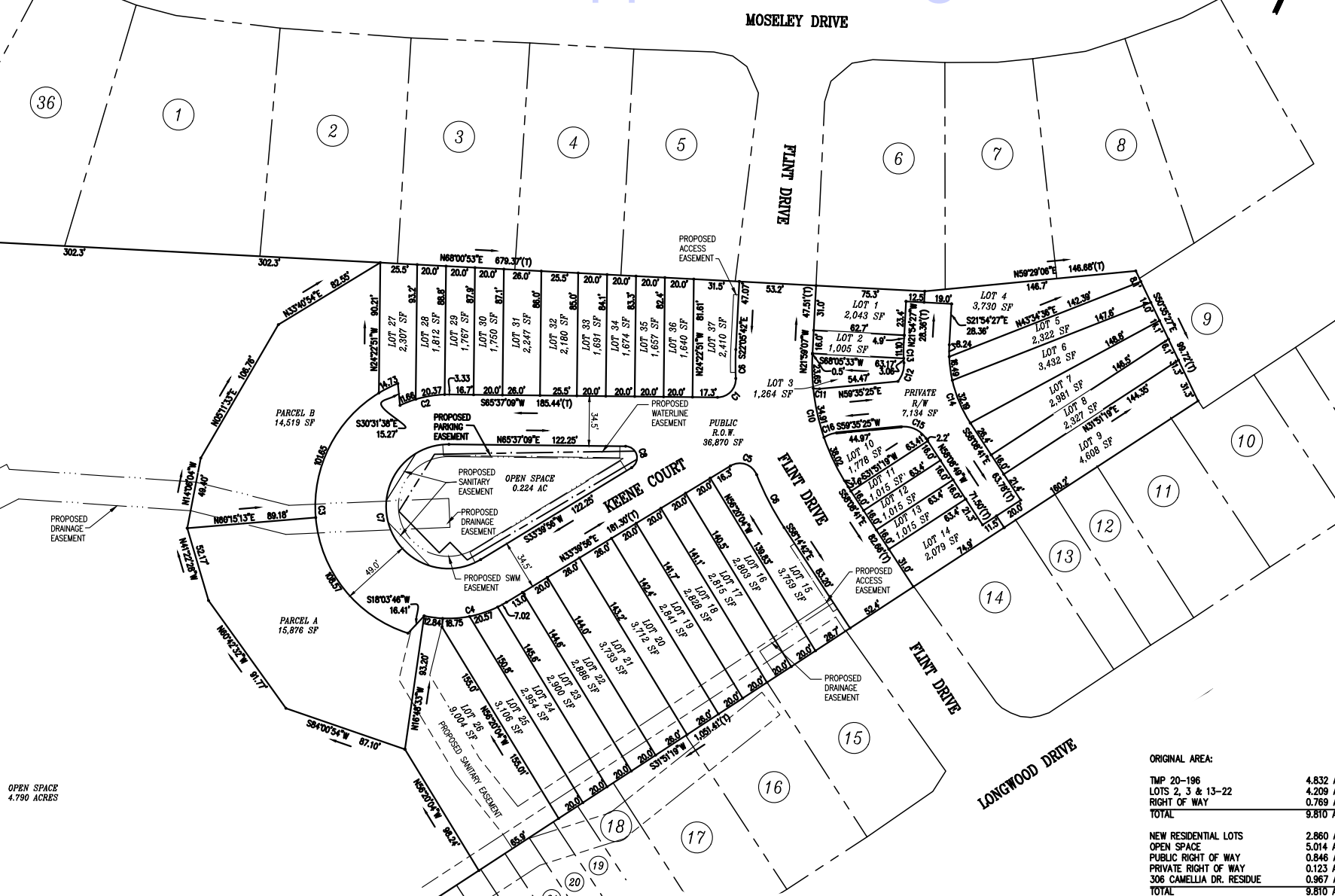
MY COMMISSION EXPIRES: \_\_\_\_\_

## Preliminary Plat

100 0 100 200 300

SCALE: 1"=100'

Approved August 3, 2020



|                          |          |
|--------------------------|----------|
| ORIGINAL AREA:           |          |
| TMP 20-196               | 4.832 AC |
| LOTS 2, 3 & 13-22        | 4.209 AC |
| RIGHT OF WAY             | 0.769 AC |
| TOTAL                    | 9.810 AC |
| NEW RESIDENTIAL LOTS     |          |
| OPEN SPACE               | 2.860 AC |
| PUBLIC RIGHT OF WAY      | 5.014 AC |
| PRIVATE RIGHT OF WAY     | 0.848 AC |
| 306 CAMELLIA DR. RESIDUE | 0.123 AC |
| TOTAL                    | 0.967 AC |

1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY SHOWN HEREON.
2. OWNER OF RECORD: BELMONT STATION, LLC
3. SOURCE OF TITLE: INSTRUMENT NUMBER 2019:355.
4. THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, EXCEPT FOR A PORTION THAT APPEARS TO FALL IN ZONE "AE" AS SHOWN ON FEMA MAP NO 51003C02690. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.
5. BOUNDARY DATA SHOWN IS TAKEN FROM A BOUNDARY SURVEY PREPARED BY ROUDABUSH, GALE AND ASSOCIATES DATED DECEMBER 3, 2018.
6. SUBJECT PARCEL IS ZONED R-1S.
7. SETBACKS PER CURRENT ZONING ARE: 25' FRONT, 10' SIDE AND 25' REAR.
8. PROPOSED USE IS RESIDENTIAL TOWNHOMES.
9. ALL PROPERTY CORNERS WILL BE MONUMENTED WITH IRON PINS UNLESS NOTED OTHERWISE.
10. WATERLINE AND SANITARY SEWER EASEMENTS ARE PUBLIC AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF CHARLOTTESVILLE UTILITIES DIVISION.
11. ALL DRAINAGE EASEMENTS ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION TO BE NAMED AT A LATER DATE.
12. STORM WATER MANAGEMENT EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION TO BE NAMED AT A LATER DATE.
13. KEENE COURT AND FLINT DRIVE ARE PUBLIC RIGHTS OF WAY AND SHALL BE DEDICATED TO PUBLIC USE.
14. EACH PARCEL CREATED BY THIS SUBDIVISION PLAT CONTAINS A BUILDING SITE THAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTESVILLE'S ZONING, WATER PROTECTION AND SUBDIVISION ORDINANCES.

- |   |                                                                      |    |                                                                   |    |                                                                     |
|---|----------------------------------------------------------------------|----|-------------------------------------------------------------------|----|---------------------------------------------------------------------|
| 1 | PARCEL 200259210<br>SHOWALTER, JONATHAN M & CARLEIGH W<br>ZONE: R-1S | 10 | PARCEL 21A138000<br>NEIGHBORHOOD INVESTMENTS, LLC<br>ZONE: R-2    | 19 | PARCEL 200271300<br>ARMSTRONG, JOSHUA & ANNALIE<br>ZONE: PUD        |
| 2 | PARCEL 200259220<br>WILSON, JEFFREY M & RUTHANN L<br>ZONE: R-1S      | 11 | PARCEL 200277000<br>GOODSON, STANLEY A & BRENDA M TR<br>ZONE: R-2 | 20 | PARCEL 200271200<br>MCCONNELL, JUSTIN R & HEATHER M<br>ZONE: PUD    |
| 3 | PARCEL 200259230<br>WICKLINE, HAROLD E<br>ZONE: R-1S                 | 12 | PARCEL 200276100<br>NEIGHBORHOOD INVESTMENTS, LLC<br>ZONE: R-2    | 21 | PARCEL 200271100<br>RUTKOWSKI, AUGUST J & MELANIE<br>ZONE: PUD      |
| 4 | PARCEL 200259240<br>MORRIS, AMOS E JR & MILDRED K<br>ZONE: R-1S      | 13 | PARCEL 200276000<br>NEIGHBORHOOD INVESTMENTS, LLC<br>ZONE: R-2    | 22 | PARCEL 200270400<br>GOPALAN, VARUN & NARAYAN, SHILPA M<br>ZONE: PUD |
| 5 | PARCEL 200259250<br>SPENCER, JOYCE P<br>ZONE: R-1S                   | 14 | PARCEL 200275000<br>CARVER, ADRIANA R<br>ZONE: R-2                | 23 | PARCEL 200270300<br>ISAAC, SHAUN L & KRISTA M<br>ZONE: PUD          |
| 6 | PARCEL 200259360<br>OAKLEY, JUDITH A<br>ZONE: R-1S                   | 15 | PARCEL 200274000<br>NEIGHBORHOOD INVESTMENTS, LLC<br>ZONE: R-2    | 24 | PARCEL 200270200<br>METZGER, JUSTIN C & MAUREEN J<br>ZONE: PUD      |
| 7 | PARCEL 21A099800<br>GAO, JIABING<br>ZONE: R-1S                       | 16 | PARCEL 200273000<br>GOODSON, BRENDA M & STANLEY A TR<br>ZONE: R-2 | 25 | PARCEL 200270100<br>SOUBRA, CHARIF P<br>ZONE: PUD                   |
| 8 | PARCEL 21A099700<br>HAYES, CHARLES W & ROSEMARY A<br>ZONE: R-1S      | 17 | PARCEL 200272000<br>NEIGHBORHOOD INVESTMENTS, LLC<br>ZONE: PUD    | 26 | PARCEL 200278000<br>CITY OF CHARLOTTESVILLE<br>ZONE: R-2            |
| 9 | PARCEL 21A099500<br>MADER, JANINE CLAIRE<br>ZONE: R-1S               | 18 | PARCEL 200271400<br>BUSTOS, FRANCIS P & CHRISTINA C<br>ZONE: PUD  | 27 | PARCEL 200196000<br>MEADORS, GEORGE S JR & FRANCES B<br>ZONE: R-1S  |

Flint Hill  
Charlottesville, Virginia

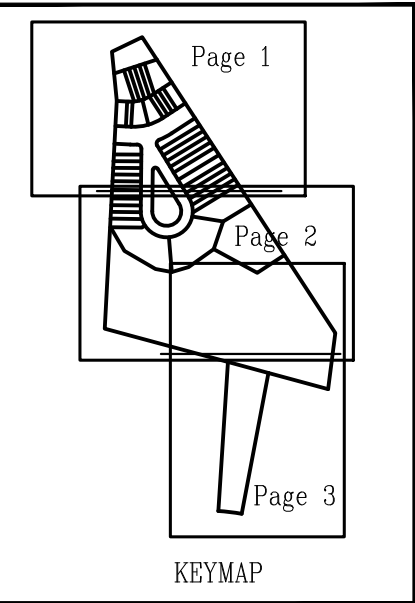
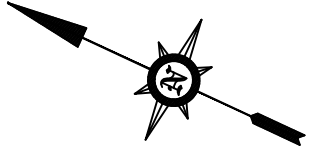
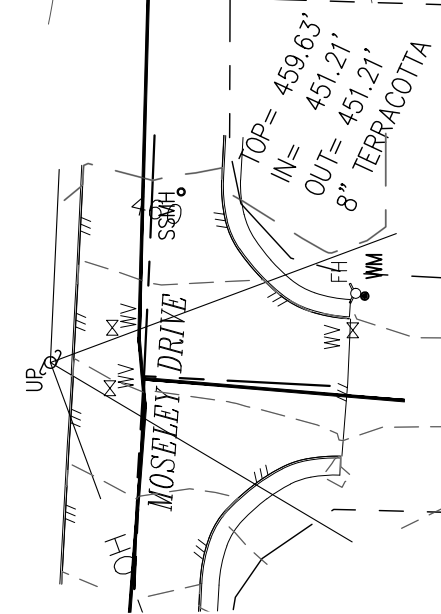
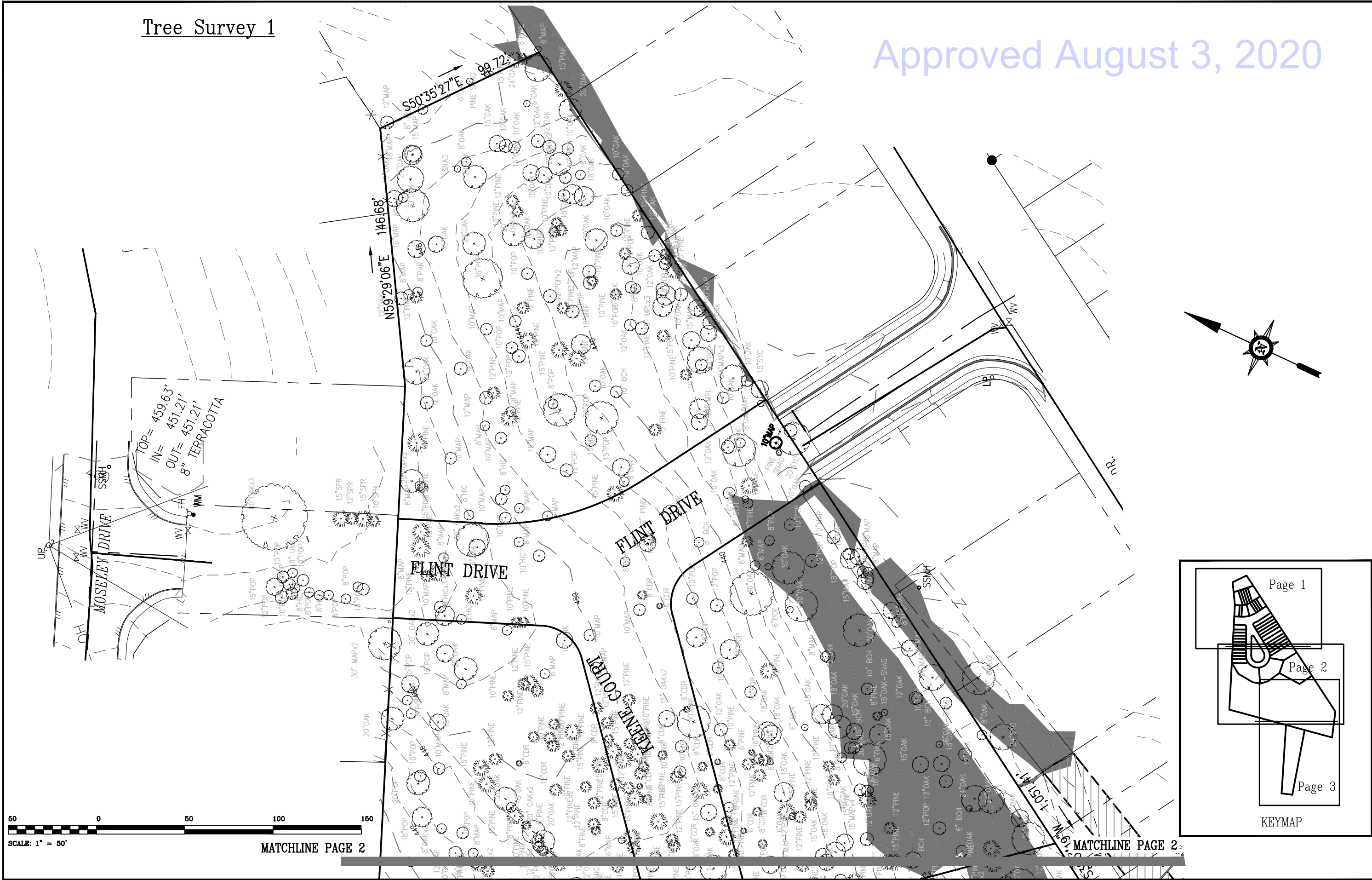
Roudabush, Gale & Associates, Inc.  
Charlottesville, Virginia

MAY 1, 2020

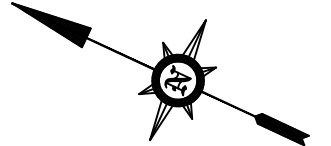


Tree Survey 1

Approved August 3, 2020







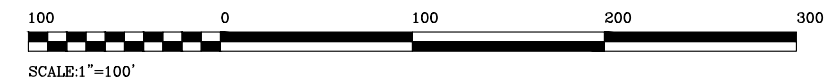






# Utility Plan

Approved August 3, 2020



MAY 1, 2020

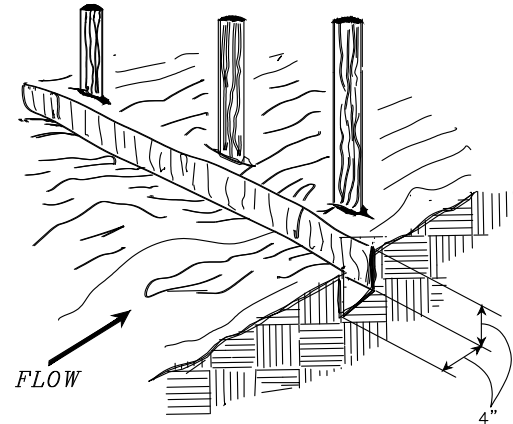
Flint Hill  
Charlottesville, Virginia

Roudabush, Gale & Associates, Inc.  
Charlottesville, Virginia

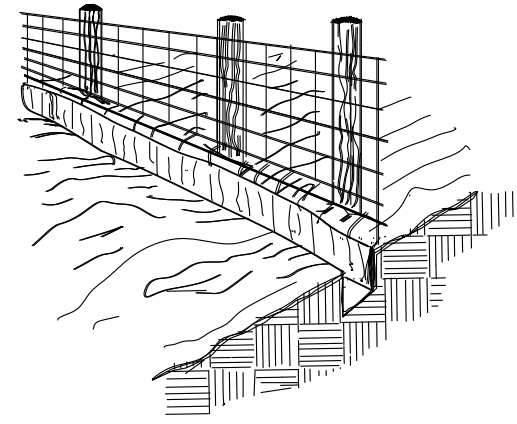


Approved August 3, 2020

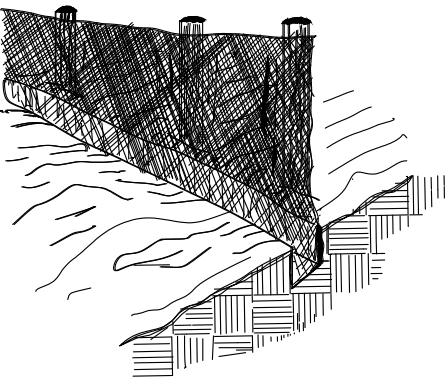
1. SET POSTS AND EXCAVATE A 4"x4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.



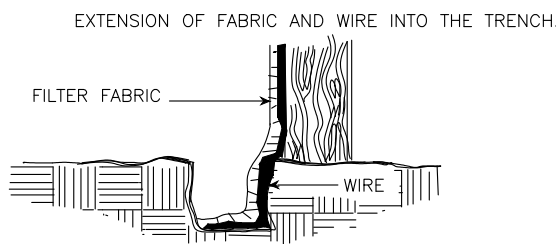
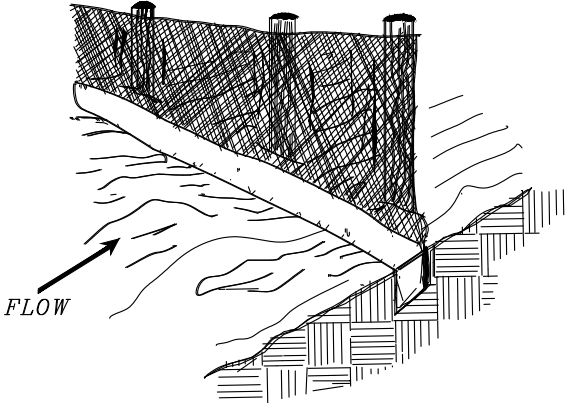
2. STAPLE WIRE FENCING TO THE POSTS.



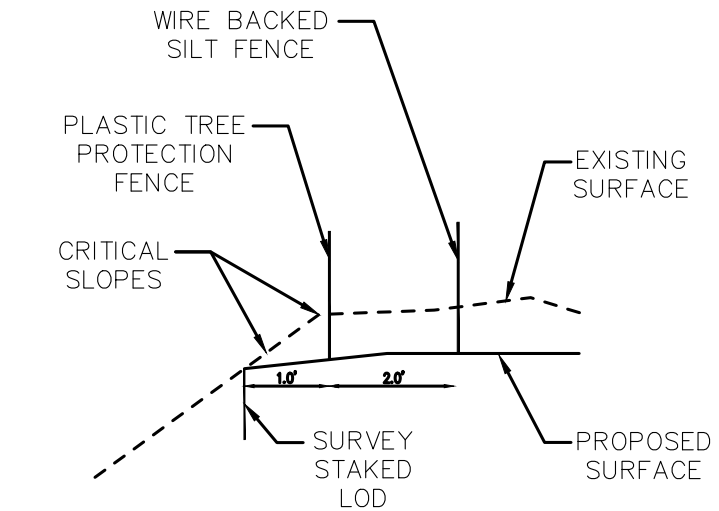
3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

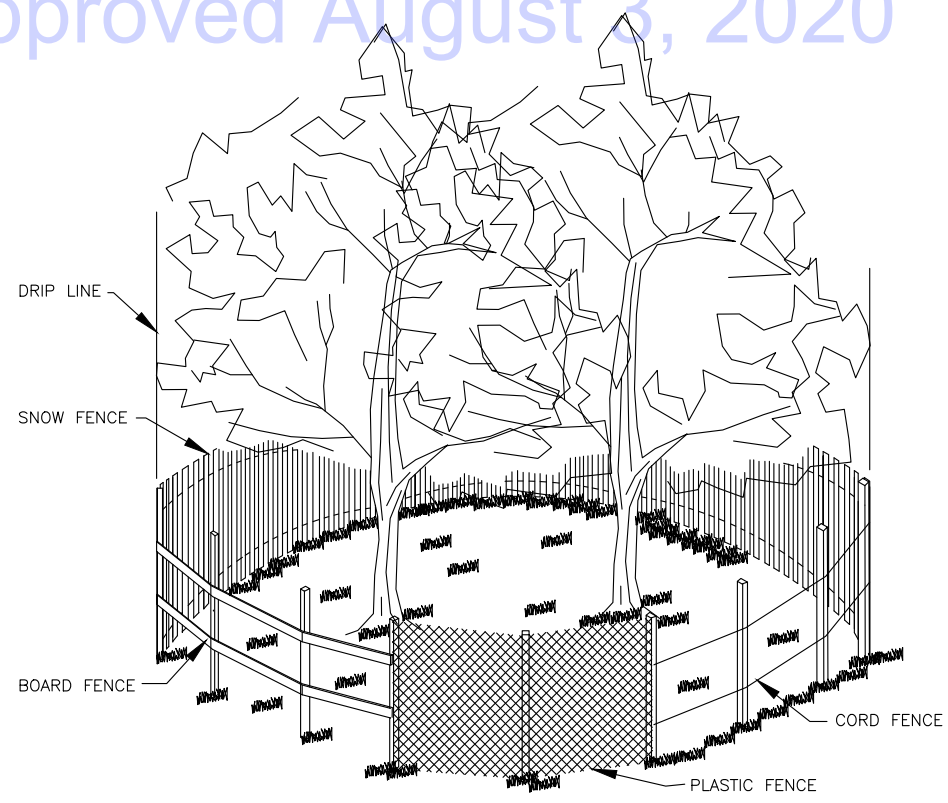


WIRE BACKED SILT FENCE DETAIL (3-05-A1)  
NOT TO SCALE

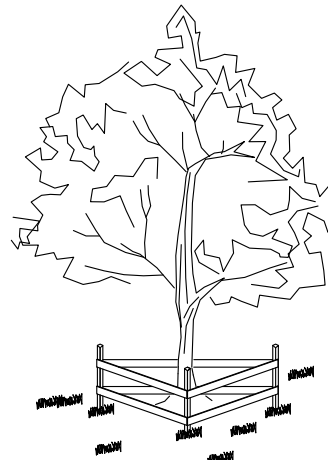


LIMITS OF DISTURBANCE DETAIL  
NOT TO SCALE

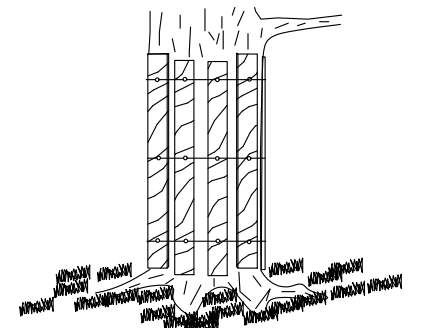
NOTE: LIMITS OF DISTURBANCE SHALL BE STAKED BY SURVEYOR. TREE PROTECTION SHALL BE PLACED 1' OFF OF THE LIMITS OF DISTURBANCE. WIRE SUPPORTED SILT FENCE (SUPER SILT FENCE) SHALL BE PLACED 3' OFF OF LIMITS OF DISTURBANCE WHEREVER THE LATEST EROSION AND SEDIMENT CONTROL HANDBOOK DICTATES THAT SILT FENCE SHOULD BE PLACED. CRITICAL SLOPES OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL NOT BE DISTURBED.



CORRECT METHODS OF TREE FENCING



TRIANGULAR BOARD FENCE  
(placed at dripline)



CORRECT TRUNK ARMORING

TREE PROTECTION FENCING DETAIL (3-38-2)  
NOT TO SCALE

\*REFERENCE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) FOR DETAILS REGARDING INDIVIDUAL CONTROL MEASURES.



**ORDINANCE**  
**TO AMEND AND RE-ENACT THE ZONING MAP FOR THE CITY OF CHARLOTTESVILLE,**  
**TO RECLASSIFY CERTAIN PROPERTY FROM R-1S TO PLANNED UNIT DEVELOPMENT**  
**(“FLINT HILL PUD”)**

**WHEREAS**, Belmont Station, LLC (“Landowner”), by its member Charlie Armstrong, has rezoning application ZM20-00001 (“Application”) seeking a change in the zoning district classification for certain land identified on the City of Charlottesville’s 2019 Tax Map 20 as Parcels 200259310, 200259301, 200259290, 200259280, 200259270, 200259260, 200259370, 200259380, 200259350, 200259340, 200259330, 200259320, and a portion of Parcel 200196000, having frontage on the unimproved portions of Flint Drive and Keene Court and, having, in the aggregate, an area of approximately 9.81 acres/ 427,323 square feet (collectively, the various parcels of land are referred to herein as the “Subject Property”), with such rezoning to be subject to certain proffered development conditions dated June 26, 2020 (“Proffers”) and submitted as part of the Application; and

**WHEREAS**, the purpose of the rezoning application is to allow a specific development project identified within: a written PUD Development Plan, dated May 1, 2020, the Proffers, and supplemental application materials dated May 1, 2020, describing details of a planned residential development named “Flint Hill PUD”—this development project will provide townhouse dwelling and multifamily units, with accessory dwelling units allowed, up to a total of not more than 60 dwelling units within the PUD, in the aggregate—of both single family attached (SAF) and neighborhood-scale condominium housing types (MFD). Among those housing types will be several subtypes of various square footages, widths, styles and price points; rear-alley-loaded garage townhomes, and proffered ADUs to guarantee affordability and variety; 5.01 acres of open space, effectively preserving sixty percent (60%) of existing trees, streams and sensitive topography within the PUD, including preservation of wetlands and stream buffer areas along Moore’s Creek and tributary streams 1 and 2; rear loaded parking behind units constructed on Flint Drive; sheltered 5-foot-wide sidewalks along Keene Court and Flint Drive; natural trails; and such development further subject to matters set forth within (i) a resolution of this Council granting a waiver of critical slopes regulations for the development under certain conditions, as requested in Application P20-0008, and (ii) an ordinance adopted by this Council vacating Keene Court and Flint Drive for the development under certain conditions, as requested within Application P20-0011 (collectively, the foregoing describe the specific “Project”); and

**WHEREAS**, a joint public hearing on the proposed rezoning of the Subject Property was held before the Planning Commission and City Council on June 9, 2020, following notice to the public and to adjacent property owners as required by law; and

**WHEREAS**, on June 9, 2020, following the joint public hearing, the Planning Commission voted to recommend that City Council should approve the proposed rezoning for the Project; and

**WHEREAS**, City Council has considered the details of the specific Project represented within: the Landowner’s various application materials; the Staff Reports relating to the application materials; comments received from the public; and the Planning Commission’s recommendation; and

**WHEREAS**, this Council finds and determines that the public necessity, convenience, general welfare and good zoning practice require the proposed rezoning; that both the existing zoning classification (R-1S) and the proposed PUD zoning classification (subject to the proffered development conditions) are reasonable; and that the proposed rezoning is consistent with the Comprehensive Plan; now, therefore,

**BE IT ORDAINED** by the Council of the City of Charlottesville, Virginia that, in order to allow the development of the Project described above within this Ordinance, the Zoning Map incorporated in



Section 34-1 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, shall be and hereby is amended and reenacted as follows:

*Section 34-1. Zoning District Map.* Rezoning from R-1S to PUD, land identified on the City of Charlottesville's 2020 Tax Map 20 as Parcels 200259310, 200259301, 200259290, 200259280, 200259270, 200259260, 200259370, 200259380, 200259350, 200259340, 200259330, 200259320, and a portion of Parcel 200196000, consisting, collectively, of 9.81 acres, or 427,323 square feet, subject to the PUD Development Plan dated XXX and also subject to the Proffers dated XXX, which were tendered by the Landowner in accordance with law and are hereby accepted by this City Council:

### **Approved Proffers**

The use and development of the Subject Property shall be subject to the following development conditions voluntarily proffered by the Landowner, which conditions shall apply in addition to the regulations otherwise provided within the City's zoning ordinance:

1. There shall be a maximum of 60 residential units within the area of the Subject Property.
2. Affordable Dwelling Units:
  - a. The Landowner shall cause a minimum 15% of the residential units constructed within the area of the Subject Property to be affordable to households having income between 25% and 60% of area median income (as defined in City Code 34-12(c) and 34-12(g)), with such affordability guaranteed for a period of at least thirty (30) years by deed restrictions recorded by the Landowner within the land records of the Charlottesville Circuit Court, which deed restrictions shall include, at a minimum, a first right of refusal for the Landowner to repurchase the property, appreciation-sharing provisions, and forgivable and/or no-interest mortgages from the Landowner or Landowner's designee to a qualified home buyer ("Affordable Dwelling Units, or "ADUs").
  - b. During home construction within the Project, the ADUs shall be provided incrementally such that at least 1 ADU shall be under construction prior to the issuance of every 10th Certificate of Occupancy. At the Landowner's option, if the Landowner conveys to Greater Charlottesville Habitat for Humanity ("Habitat"), by recorded deed, any lot(s) within the Subject Property, then:
    - i. the conveyed lot(s) shall be deemed ADUs that are "under construction" as of the date of recordation of the deed of conveyance from Landowner to Habitat containing the deed restrictions referenced in paragraph 2.a., above; and
    - ii. the deed restrictions shall include a covenant requiring that, if any of the initial homeowners of the ADUs sell or otherwise transfer ownership of the ADU to a person other than Habitat or a qualifying heir, within the first thirty (30) years following issuance of a certificate of occupancy for the unit sold or transferred, then Habitat will use any appreciation-sharing proceeds from the sale or transfer of that ADU for construction of a replacement affordable dwelling unit within the City of Charlottesville and shall document such use of the appreciation-sharing proceeds, and shall make such documentation available to the City's zoning administrator upon request.

**BE IT FURTHER ORDAINED THAT**, in the event the layout of the streets within the Flint Hill PUD, including, without limitation, the "teardrop" design of Keene Court (as depicted within the concept plan component of the Flint Hill PUD Development Plan) cannot be designed and constructed in accordance with provisions of applicable City ordinances and the City's Standards and Design Manual, then the Landowner shall be required to obtain City Council's approval of an



amended PUD Development Plan, showing a different street layout, prior to obtaining any preliminary or final site plan or subdivision approval for the Project.

Approved by Council  
August 3, 2020

A handwritten signature in cursive script that reads "Kyna Thomas".

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Kyna Thomas, CMC  
Clerk of Council



**AN ORDINANCE  
CLOSING, VACATING AND DISCONTINUING  
PORTIONS OF FLINT DRIVE AND KEENE COURT  
WITHIN THE AREA OF THE PROPOSED FLINT HILL PUD**

**WHEREAS**, as permitted by Virginia Code Sec. 15.2-2006, the owner of certain land adjacent to portions of Flint Drive and Keene Court has petitioned City Council to alter or vacate those public rights-of-way (Application P20-0011) in order to allow development of a specific development project described in rezoning application ZM20-00001, referred to as the proposed Flint Hill Planned Unit Development (together, hereinafter, the applicable portions of Flint Drive and Keene Court are referred to as the “Subject Rights-of-Way”); and,

**WHEREAS**, following notice to the public pursuant to Virginia Code §15.2-2006, a public hearing by the City Council was held on July 20, 2020 and,

**WHEREAS**, this Council finds and determines that Application P20-0011 should be conditionally granted in order to allow for development of the proposed Flint Hill PUD;

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Charlottesville, Virginia that the City hereby authorizes the vacation of the following portions of Flint Drive and Keene Court described, to wit:

- (1) The portion of Flint Drive having frontage along the land referenced as City tax parcel identification numbers 200259380 and 200259350; and
- (2) Keene Court, from its intersection with Moseley Drive to its terminus at the cul-de-sac that currently forms the frontage of land referenced as City tax parcel identification numbers 200259320, 200259310, 200259301, and 200259290.

**PROVIDED, HOWEVER**, that the vacation of the Subject Rights-of-Way is hereby expressly conditioned upon approval of the Flint Hill Planned Unit Development (“PUD”) as proposed within rezoning application ZM20-00001, and upon commencement of development of the Flint Hill PUD, as evidenced by issuance of a building permit for construction of residential dwellings within the development, within thirty-six (36) months from the date this Ordinance is approved by City Council. The landowner’s failure to commence development of the Flint Hill PUD within this specified period of time shall render vacation of the Subject Rights-of-Way, at the option of City Council, void.

Approved by Council  
August 3, 2020



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Kyna Thomas, CMC  
Clerk of Council



**RESOLUTION  
GRANTING A CRITICAL SLOPE WAIVER  
FOR A DEVELOPMENT PROJECT DESCRIBED IN  
REZONING APPLICATION ZM20-00001 (“FLINT HILL PLANNED UNIT  
DEVELOPMENT”)**

**WHEREAS**, Belmont Station, LLC (“Landowner”), by its member Charlie Armstrong, has filed three related applications (“Applications”): one seeking a rezoning (Application ZM18-00003) in order to change the zoning district classification for property identified on the City of Charlottesville’s 2019 Tax Map 20 as Parcels 200259310, 200259301, 200259290, 200259280, 200259270, 200259260, 200259370, 200259380, 200259350, 200259340, 200259330, 200259320, and a portion of Parcel 200196000 (collectively, the various parcels are referred to herein as the “Subject Property”); the second, a request for a critical slope waiver (Application P20-0008), to allow for the specific development project described in the rezoning application (“Project”); and the third (Application P20-0011), to request vacation of Keene Court and Flint Drive to accommodate the Project; and

**WHEREAS**, the purpose of the rezoning application is to allow construction of a specific planned residential development within the Subject Property, described and referred to within an Ordinance of City Council approving Application ZM20-00001, and this specific Project cannot be developed without City Council’s approval of the requested Critical Slopes Waiver; and

**WHEREAS**, on June 9, 2020, the Planning Commission considered the requested Critical Slope waiver and voted to recommend that the Critical Slopes Waiver be granted; and

**WHEREAS**, based on the representations, information, and materials included within the materials submitted by the Landowner with its various Applications, including its Application for a Critical Slopes Waiver; and upon consideration of the information and analysis set forth within the Staff Report(s), the factors set forth in City Code §34-1120(b), this City Council finds and determines pursuant to City Code Sec. 34-1120(b)(6)(d.) (i) that the benefits of allowing disturbance of critical slopes in connection with the Project outweigh the public benefits of the undisturbed slopes;

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Charlottesville, **THAT** the request by the Landowner for a waiver of the critical slopes requirements (Application P20-0008) is **GRANTED** for and in connection with the above-referenced Project, subject to the Landowner’s compliance with the following conditions in its use and development of the Land for construction of the Project:

Critical Slope Waiver Conditions

1. The Applicant shall design SWM measures to provide as much water quality treatment on site as the Applicant deems practical given the constraints of the site, with a minimum of 75% of the required treatment occurring on site.



2. The Applicant shall provide chain link supported silt fence above critical slope areas for enhanced protection of slopes during construction.
3. In the onsite biofilter the Applicant shall provide an additional one foot depth of gravel sump across the bottom of the biofilter, above and beyond what is required in standard design, to provide the opportunity for additional stormwater storage and potential for additional infiltration and groundwater recharge.

Approved by Council  
August 3, 2020

A handwritten signature in cursive script that reads "Kyna Thomas".

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Kyna Thomas, CMC  
Clerk of Council



BEFORE THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA  
IN RE: PETITION FOR REZONING (City Application No. ZM20-00001)  
STATEMENT OF FINAL PROFFER CONDITIONS  
For the Flint Hill PUD  
Dated as of June 26, 2020

TO THE HONORABLE MAYOR AND MEMBERS OF THE COUNCIL OF THE CITY OF CHARLOTTESVILLE:

The undersigned limited liability company is the owner of land subject to the above-referenced rezoning petition ("Subject Property"). The Owner/Applicant seeks to amend the current zoning of the property subject to certain voluntary development conditions set forth below. In connection with this rezoning application, the Owner/Applicant seeks approval of a PUD as set forth within a PUD Development Plan, pages 1 through 8, dated May 1, 2020.

The use and development of the Subject Property shall be subject to the following development conditions voluntarily proffered by the Landowner, which conditions shall apply in addition to the regulations otherwise provided within the City's zoning ordinance:

1. There shall be a maximum of 60 residential units within the area of the Subject Property.
2. Affordable Dwelling Units:
  - a. The Landowner shall cause a minimum 15% of the residential units constructed within the area of the Subject Property to be affordable to households having income between 25% and 60% of area median income (as defined in City Code 34-12(c) and 34-12(g)), with such affordability guaranteed for a period of at least thirty (30) years by deed restrictions recorded by the Landowner within the land records of the Charlottesville Circuit Court, which deed restrictions shall include, at a minimum, a first right of refusal for the Landowner to repurchase the property, appreciation-sharing provisions, and forgivable and/or no-interest mortgages from the Landowner or Landowner's designee to a qualified home buyer ("Affordable Dwelling Units, or "ADUs").
  - b. During home construction within the Project, the ADUs shall be provided incrementally such that at least 1 ADU shall be under construction prior to the issuance of every 10th Certificate of Occupancy. At the Landowner's option, if the Landowner conveys to Greater Charlottesville Habitat for Humanity ("Habitat"), by recorded deed, any lot(s) within the Subject Property, then:
    - i. the conveyed lot(s) shall be deemed ADUs that are "under construction" as of the date of recordation of the deed of conveyance from Landowner to Habitat containing the deed restrictions referenced in paragraph 2.a., above; and
    - ii. the deed restrictions shall include a covenant requiring that, if any of the initial homeowners of the ADUs sell or otherwise transfer ownership of the ADU to a person other than Habitat or a qualifying heir, within the first thirty (30) years following issuance of a certificate of occupancy for the unit sold or transferred, then Habitat will use any appreciation-sharing proceeds from the sale or transfer of that ADU for construction of a replacement affordable dwelling unit within the City of Charlottesville and shall document such use of the appreciation-sharing proceeds, and shall make such documentation available to the City's zoning administrator upon request.

WHEREFORE, the undersigned Owner(s) stipulate and agree that the use and development of the Subject Property shall be in conformity with the conditions hereinabove stated, and requests that the Subject Property be rezoned as requested, in accordance with the Zoning Ordinance of the City of Charlottesville.

Respectfully submitted this 26th day of June, 2020.

Owner:  
Belmont Station, LLC

Owner's Address:  
142 South Pantops Drive  
Charlottesville, VA 22911

By:   
Charles Armstrong, Member



**CITY OF CHARLOTTESVILLE**  
**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES**  
**STAFF REPORT**



**PLANNING COMMISSION MEETING**  
**APPLICATION FOR APPROVAL OF A MAJOR SUBDIVISION**  
**APPLICATION NUMBER: P22-0019**  
**DATE OF MEETING: March 12, 2024**

**Project Planner:** Matt Alfele, AICP

**Date of Staff Report:** March 1, 2024

**Applicant:** Belmont Station, LLC

**Applicant's Representative(s):** Charlie Armstrong

**Current Property Owner:** Belmont Station, LLC

**Property Street Address:** 100 – 109 Keene Ct. and 304 -306 Flint Dr ("Subject Property")

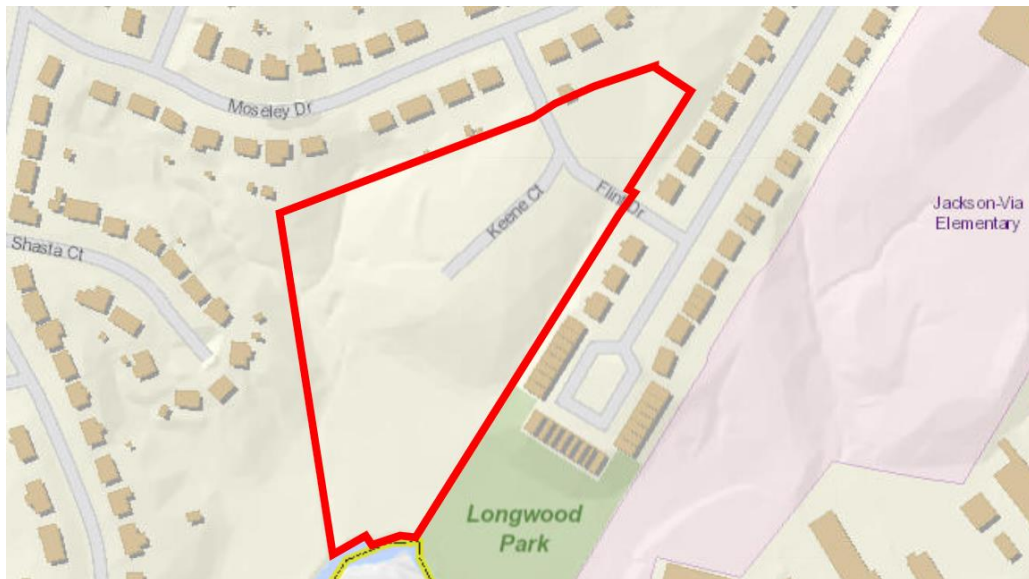
**Tax Map & Parcel:** 200259310, 200259301, 200259290, 200259280, 200259270, 200259260, 200259370, 200259380, 200259350, 200259340, 200259330, and 200259320

**Current Zoning Classification:** PUD (Planned Unit Development)

**Overlay District:** None

**Reason for Planning Commission Review:** Major Subdivisions shall be reviewed by the Planning Commission per Sections 29-80.

**Vicinity Map**





**Standard of Review**

Subdivisions are reviewed for compliance with City codes and standards, in accordance with procedures prescribed by Virginia Code 15.2-2259 and standards and design requirements specified within the City's subdivision, zoning, and water protection ordinances and the City's Standards and Design manual. The Planning Commission is the "subdivision agent" for the purpose of reviewing and approving a proposed final subdivision plat for a major subdivision.

As "subdivision agent" the Planning Commission is performing an administrative function, and there are only two possible actions: (1) Approval – if the proposed subdivision meets all applicable requirements, the Planning Commission must approve it, or (2) if the Planning Commission determines that the proposed subdivision does not meet all applicable requirements, then the Planning Commission must disapprove the plat, and must articulate specific reasons why the subdivision does not meet the requirements – with reference to specific laws, ordinances, and regulations.

**Applicant's Request (Summary)**

Tyler Jamison, of Roudabush, Gale & Assoc., Inc., on behalf of Belmont Station, LLC, is seeking Planning Commission approval for the Flint Hill PUD Major Subdivision. The plan includes (53) residential dwelling units split between (16) units within multifamily buildings and (37) townhouse units with the following elements:

- (8) rows of townhouses that are three stories in height.
- (2) multifamily dwellings containing (8) units in each building with a max height of (35) feet.
- A private road to access townhouses to the northeast of Flint Drive. These lots will be landlocked as they will not have frontage on a City maintained road. City's Subdivision Ordinance section 29-161 requires every residential lot to have frontage on either a public street, or a private street within a townhouse development. Based on the layout shown within the Final Site Plan, the private street meets the requirements of section 34-390 of the zoning ordinance.
- 5.23 acres of open space.
- Sheltered 5' sidewalks located along Keene Court, Keene Court (Private), Flint Drive and Cure Drive (Private)
- A nature trails dedicated for public use to provide access to the open space and Longwood Park.
- On-street parking
- Rear loaded parking on the townhouses fronting on Flint Drive.



- No on-site parking for the two (2) multifamily dwellings at the end of Keene Court. All parking will be provided on the street and maintained by the City.
- A teardrop layout of Keene Court with stormwater treatment.
- Landscape screening as proposed in the development plan.
- No phasing. The PUD is proposed to be developed all at once.
  - Note: if the development is not to be constructed in sections or phases, then the developer would be required to substantially complete all public streets (including sidewalk, curb, gutter, extension of utility mains, and stubs of water/ sewer laterals for each lot) prior to the date on which the first building or structure would be eligible for occupancy. Subdivision Ordinance §29-260(a)(i).

### **Subdivision Requirements**

**A. Section 29-140 requires all subdivision plats and supporting materials to be in accordance with:**

1. Applicable provisions of the Virginia Code
2. The Water Protection Ordinance, Chapter 10 City Code
3. The Fire Prevention Code, Chapter 12 City Code
4. Utilities Ordinance, Chapter 31 City Code
5. Zoning Ordinance, Chapter 34 City Code
6. Charlottesville's Standards and Design manual
7. Subdivision Ordinance, Chapter 29 City Code, and other applicable City ordinances

**B. Compliance with design standards and improvements per Section 29-160 – 29-163)**

1. Blocks: The proposed subdivision is in compliance with the design standards.
2. Lots: The applicant is proposing to subdivide the existing twelve (12) lots into forty-two (42) lots that include residential units, open space, private roads, and a stormwater facility.
3. Parks, Schools, and other Public Lands: No new parks or schools will be created with this subdivision. The open space of the PUD will connect and provide public access to Longwood Park.
4. Preservation of natural features and amenities: The applicant is providing open space as required by the section 34-493 of the PUD ordinance and their development plan. They are also preserving a wooded area through a deed on the northern edge of the development as per their PUD development plan.
5. Items Listed in Section 29-111(b): The applicant has submitted a proposed final site plan for approval by the Planning Commission. The site plan will be processed at the same meeting as the subdivision plat.



6. Monuments: The subdivision plat demonstrates that the following requirements of section 29-160 has been satisfied:

- i. All boundaries (exterior and interior) of the original survey for the subdivision have monuments in accordance with the Standards & Design Manual (Sheets V3 and V4).
- ii. The applicant has verified that these monuments will be set prior to recordation of the subdivision plat, or prior to conveyance of lots with reference to this plat.

**C. Compliance with Street Standards for Subdivisions (Section 29-180 -29-183)**

The proposed subdivision includes the reconfiguration of two existing unimproved public streets (Flint Drive and Keene Court). The layout is consistent with the PUD development plan that City Council passed on August 3, 2020. In addition, the applicant will be providing two private roads (Keene Court Private and Curie Drive) per the required plan. Design specifications for the new public and private streets are contained within the associated site plan and were reviewed by the Public Works/Engineering Department. It is anticipated that the roads will be constructed and accepted by the City following Final Site Plan approval.

**D. Compliance with utility Standards for Subdivisions (Section 29-200 – 29-204)**

The specific utility configurations and design details were reviewed by the Utilities Department as part of the site plan review process and will be approved as part of that process. The utility easements as shown on this subdivision plat have been approved by the Utilities Department. Public easements are shown on the subdivision plat and have been reviewed by the Planner. Once the approved plat is recorded in the land records, the plat will establish as a matter of record the physical boundaries of the easement areas and deeds will be prepared and executed.

**E. Compliance with applicable zoning district regulations (Section 34-350 – 34-420)**

The proposed subdivision complies with the PUD requirements and the approved development plan requirements.

**F. Compliance with the Water Protection Ordinance (City Code Chapter 10).**

Per Section 29-202 every development must be designed to achieve state and local requirements for post-development stormwater management, including measures addressing both the quantity and quality of stormwater, as set forth within Chapter 10 of the City Code (Water Protection).



1. Stormwater Management Plan: A stormwater management concept has been submitted in the final site plan along with the final plat materials, as required by Section 29-111(a)(2). The applicant has also submitted a proposed final Stormwater Management Plan for consideration by the City's VSMP Agent. Such improvements, facilities, and treatment are identified within the final site plan.
2. Erosion & Sediment Control: The applicant has submitted an erosion and sediment control plan as part of the construction plan that is part of the final site plan.

### **Recommendation**

Staff recommends approval of the major subdivision.

### **Attachments**

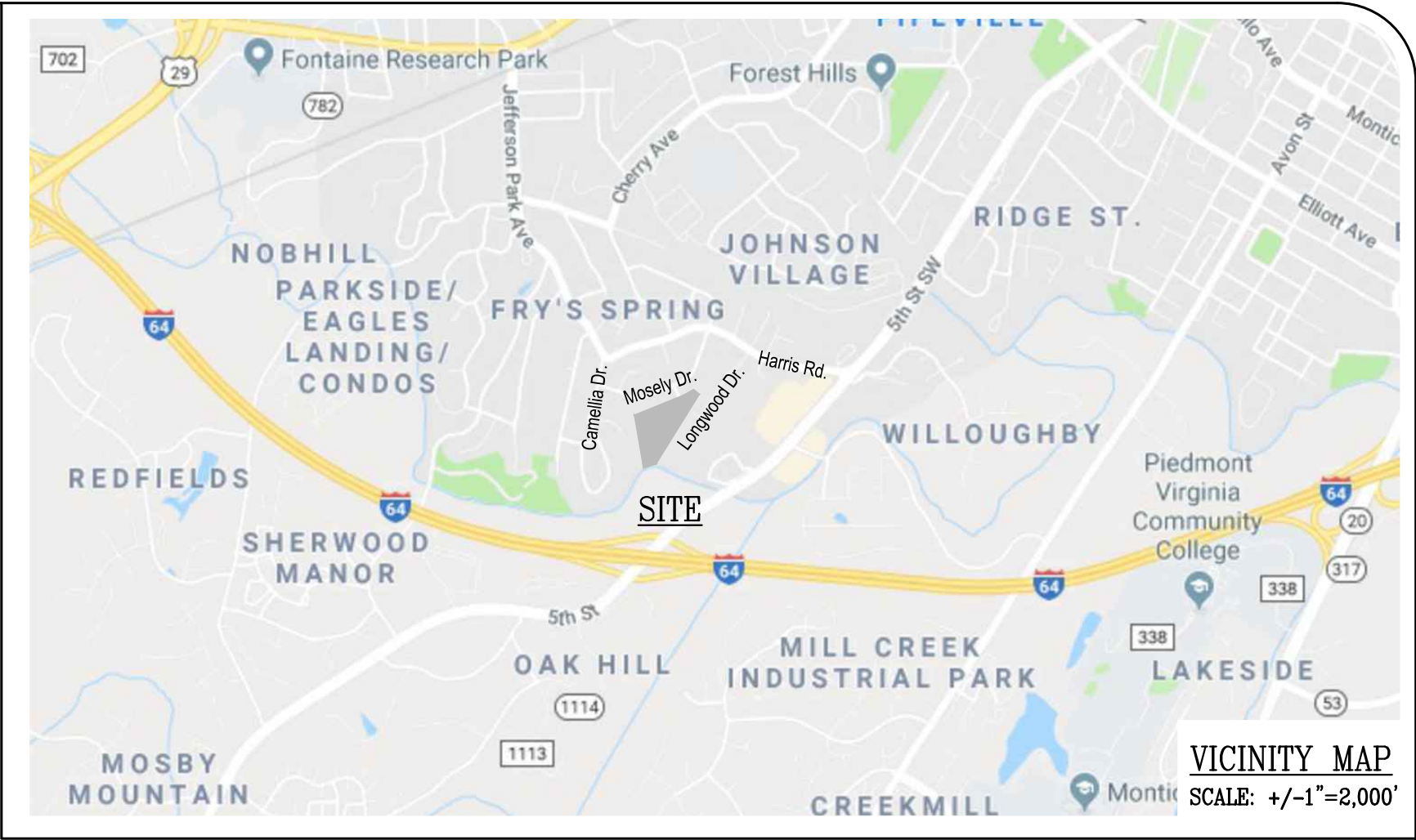
1. Final Subdivision Plat dated 2/29/2024.



APPROVED FOR RECORDATION:

SIGNATURE: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY SUBDIVISION AGENT

SIGNATURE: \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIR, CITY PLANNING COMMISSION



STATEMENT OF CONSENT:

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LANDS, PARCELS 259.26, 259.27, 259.28, 259.29, 259.301, 259.31, 259.32, 259.33, 259.34, 259.35, 259.37 AND 259.38 AS SHOWN ON TAX MAP 20 IN THE CITY OF CHARLOTTESVILLE, VIRGINIA IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

\_\_\_\_\_  
BELMONT STATION, LLC.  
142 S PANTOPS DR.  
CHARLOTTESVILLE VA, 22911

COMMONWEALTH OF VIRGINIA –  
CITY/COUNTY OF: \_\_\_\_\_  
TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

REG. NO.: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

LEGEND:

- IF IRON PIN FOUND
- MF CONCRETE MONUMENT FOUND
- PF PIPE FOUND
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- SBL BUILDING SETBACK LINE
- V/W VARIABLE WIDTH
- (T) TOTAL LENGTH OF BOUNDARY LINE SEGMENT

AREA CALCUTLATIONS:

EXISTING LOTS (VACATED):

|                      |           |    |            |
|----------------------|-----------|----|------------|
| TMP 20–259.26        | + 9,715   | SF | (0.223 AC) |
| TMP 20–259.27        | + 9,106   | SF | (0.209 AC) |
| TMP 20–259.28        | + 10,499  | SF | (0.241 AC) |
| TMP 20–259.29        | + 14,767  | SF | (0.339 AC) |
| TMP 20–259.301       | + 21,999  | SF | (0.505 AC) |
| TMP 20–259.31        | + 202,272 | SF | (4.644 AC) |
| TMP 20–259.32        | + 15,378  | SF | (0.353 AC) |
| TMP 20–259.33        | + 10,761  | SF | (0.247 AC) |
| TMP 20–259.34        | + 9,366   | SF | (0.215 AC) |
| TMP 20–259.35        | + 10,151  | SF | (0.233 AC) |
| TMP 20–259.37        | + 19,473  | SF | (0.447 AC) |
| TMP 20–259.38        | + 18,255  | SF | (0.419 AC) |
| ROAD RIGHT OF WAY    | + 33,452  | SF | (0.768 AC) |
| TOTAL EXISITING AREA | 385,194   | SF | (8.843 AC) |

NEW LOTS (TO BE CREATED):

|                      |           |    |            |
|----------------------|-----------|----|------------|
| NEW LOTS (1–37)      | + 91,250  | SF | (2.095 AC) |
| PRIVATE RIGHT OF WAY | + 11,071  | SF | (0.254 AC) |
| PUBLIC RIGHT OF WAY  | + 37,961  | SF | (0.871 AC) |
| OPEN SPACE 1         | + 208,871 | SF | (4.795 AC) |
| OPEN SPACE 2         | + 8,350   | SF | (0.192 AC) |
| PARCEL A             | + 14,422  | SF | (0.331 AC) |
| PARCEL B             | + 13,269  | SF | (0.305 AC) |
| TOTAL NEW AREA       | 385,194   | SF | (8.843 AC) |

NOTES:

- THIS PLAT HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF SEPTEMBER 22, 2023 AT 8:00 AM.
- THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AREA, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, EXCEPT FOR A PORTION THAT FALLS IN ZONE "AE" AS SHOWN ON FEMA MAP NO 51003C0269D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005. THE GRAPHICAL REPRESENTATION OF THE FLOOD ZONES SHOWN ON THIS PLAT HAS BEEN DETERMINED USING TOPOGRAPHIC DATA COLLECTED BY AN ACTUAL FIELD SURVEY AS WELL AS THE MAPPED FLOODPLAIN ELEVATION OF 385.75' WHICH HAS BEEN INTERPOLATED FROM TABLE 5 OF THE FLOOD INSURANCE STUDY FOR MOORES CREEK.
- BOUNDARY DATA SHOWN IS TAKEN FROM A BOUNDARY SURVEY PREPARED BY ROUDABUSH, GALE AND ASSOCIATES DATED DECEMBER 3, 2018.
- SUBJECT PARCEL IS ZONED PUD WITH PROFFER ZM20–00001.
- BUILDING SETBACKS: FRONT – 0', SIDE – 0', REAR – 10'.
- ALL PROPERTY CORNERS WILL BE MONUMENTED WITH IRON PINS UNLESS NOTED OTHERWISE.
- PUBLIC UTILITY EASEMENTS (PUE) AND SIGHT DISTANCE EASEMENTS ARE PUBLIC AND DEDICATED TO THE CITY OF CHARLOTTESVILLE.
- DRAINAGE EASEMENTS NOTED AS PRIVATE SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- STORM WATER MANAGEMENT EASEMENTS ARE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- KEENE COURT AND FLINT DRIVE ARE PUBLIC RIGHTS OF WAY AND SHALL BE DEDICATED TO PUBLIC USE.
- EACH PARCEL CREATED BY THIS SUBDIVISION PLAT CONTAINS A BUILDING SITE THAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTESVILLE'S ZONING, WATER PROTECTION AND SUBDIVISION ORDINANCES.
- NO PLACES OF HUMAN BURIAL HAVE BEEN OBSERVED DURING THE PROCESS OF THIS SURVEY.
- CURIE DRIVE AND THE PORTION OF KEENE COURT SHOWN HEREON AS PRIVATE ARE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
- MAIL KIOSK EASEMENTS ARE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. THESE EASEMENTS ARE FOR THE MAINTENANCE OF THE CLUSTER BOX UNIT(CBU) AS WELL AS TO PROVIDE PUBLIC ACCESS TO THE CBU.
- PLAT HAS BEEN PREPARED BY TYLER JAMISON

SHEET INDEX:

- V1 COVER SHEET
- V2 EXISTING CONDITIONS
- V3 LOT LAYOUT
- V4 LOT LAYOUT
- V5 FOREST/OPEN SPACE EASEMENT
- V6 PUBLIC UTILITY, PUBLIC TRAIL ACCESS, & MAIL KIOSK EASEMENTS
- V7 PUBLIC UTILITY, MAIL KIOSK, & SIGHT DISTANCE EASEMENTS
- V8 PRIVATE DRAINAGE, SWM/BMP, & ELECTRIC EASEMENTS
- V9 PRIVATE DRAINAGE, SWM/BMP, ELECTRIC, & WALL MAINTENANCE EASEMENTS

|        |                 |
|--------|-----------------|
| DATE:  | 01-19-2022      |
| REV:   | 06-20-2022      |
| REV:   | 12-08-2023      |
| REV:   | 02-07-2024      |
| REV:   | 02-29-2024      |
| SCALE: | N/A             |
| JOB:   | 17.0170         |
| FILE:  | CIVIL PROJECTS  |
| SHEET: | <b>V1</b> OF V9 |

SUBDIVISION PLAT  
FLINT HILL SUBDIVISION  
TAX MAP 20 PARCELS 259.26,259.27,259.28,259.29,  
259.301,259.31,259.32,259.33,259.34,259.35,259.37,&259.38  
CITY OF CHARLOTTESVILLE, VIRGINIA  
COVER SHEET

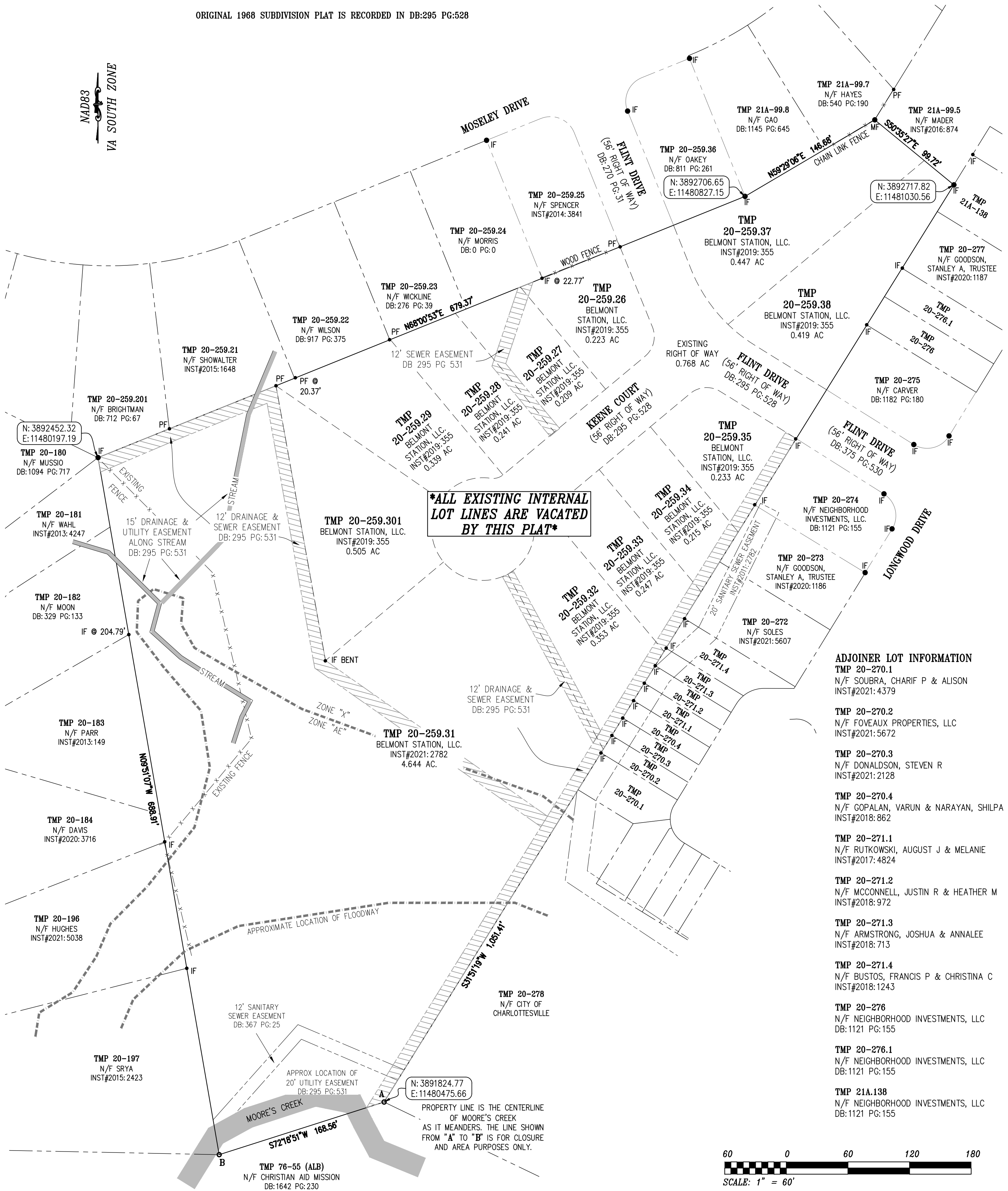


**ROUDABUSH, GALE & ASSOCIATES, INC.**  
**ENGINEERS, SURVEYORS AND LAND PLANNERS**  
**A PROFESSIONAL CORPORATION**  
**SERVING VIRGINIA SINCE 1956**  
PHYSICAL - 999 SECOND ST. SE, SUITE 201, CHARLOTTESVILLE, VIRGINIA 22902  
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM



ORIGINAL 1968 SUBDIVISION PLAT IS RECORDED IN DB:295 PG:528

NAD83  
VA SOUTH ZONE



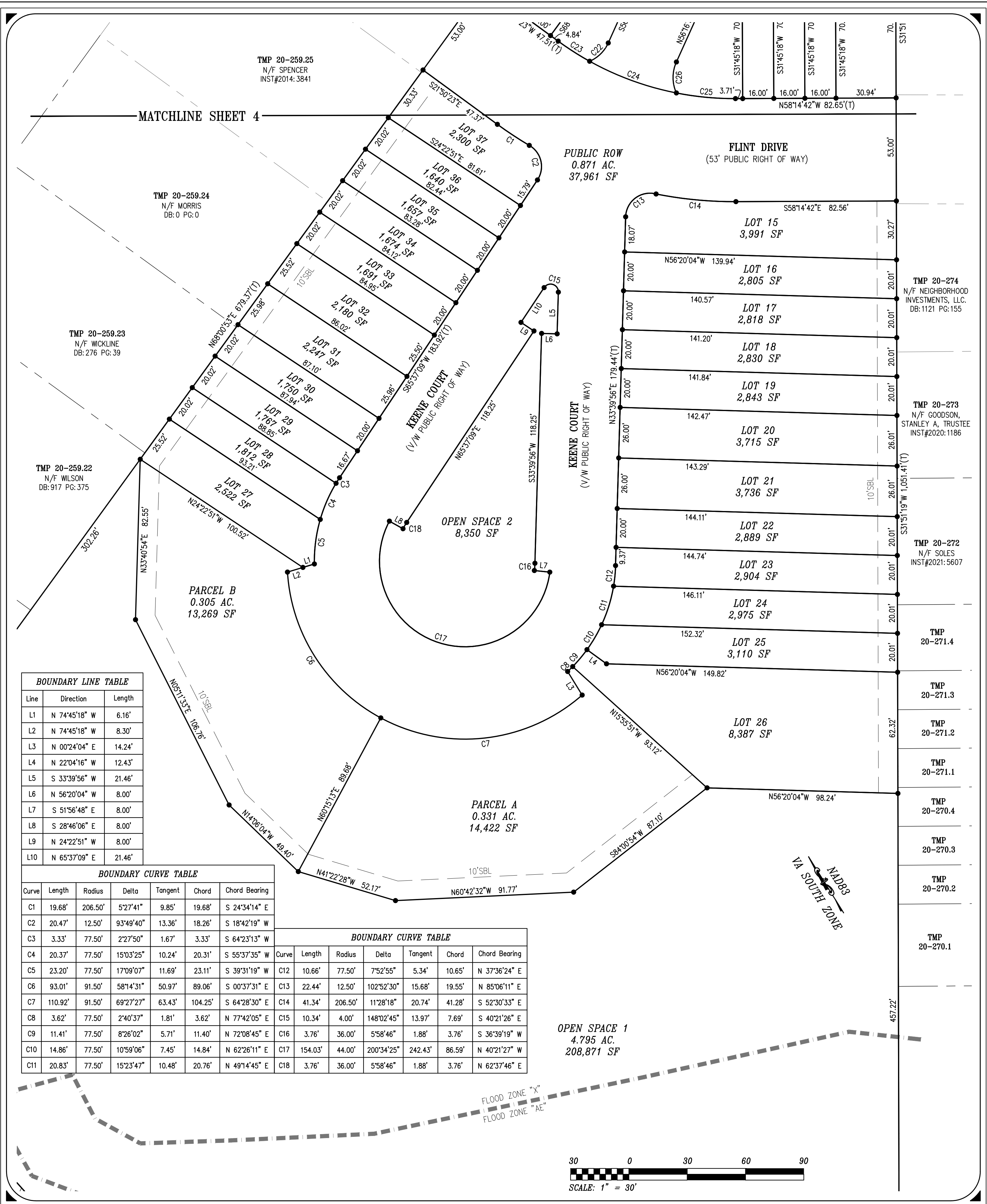
|        |                |
|--------|----------------|
| DATE:  | 01-19-2022     |
| REV:   | 06-20-2022     |
| REV:   | 12-08-2023     |
| REV:   | 02-07-2024     |
| REV:   | 02-29-2024     |
| SCALE: | 1"=60'         |
| JOB:   | 17.0170        |
| FILE:  | CIVIL PROJECTS |
| SHEET: | V2 OF V9       |

SUBDIVISION PLAT  
FLINT HILL SUBDIVISION  
TAX MAP 20 PARCELS 259.26,259.27,259.28,259.29,  
259.301,259.31,259.32,259.33,259.34,259.35,259.37,&259.38  
CITY OF CHARLOTTESVILLE, VIRGINIA  
EXISTING CONDITIONS



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PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM





| BOUNDARY LINE TABLE |               |        |
|---------------------|---------------|--------|
| Line                | Direction     | Length |
| L1                  | N 74°45'18" W | 6.16'  |
| L2                  | N 74°45'18" W | 8.30'  |
| L3                  | N 00°24'04" E | 14.24' |
| L4                  | N 22°04'16" W | 12.43' |
| L5                  | S 33°39'56" W | 21.46' |
| L6                  | N 56°20'04" W | 8.00'  |
| L7                  | S 51°56'48" E | 8.00'  |
| L8                  | S 28°46'06" E | 8.00'  |
| L9                  | N 24°22'51" W | 8.00'  |
| L10                 | N 65°37'09" E | 21.46' |

| BOUNDARY CURVE TABLE |         |         |           |         |         |               |
|----------------------|---------|---------|-----------|---------|---------|---------------|
| Curve                | Length  | Radius  | Delta     | Tangent | Chord   | Chord Bearing |
| C1                   | 19.68'  | 206.50' | 5°27'41"  | 9.85'   | 19.68'  | S 24°34'14" E |
| C2                   | 20.47'  | 12.50'  | 93°49'40" | 13.36'  | 18.26'  | S 18°42'19" W |
| C3                   | 3.33'   | 77.50'  | 2°27'50"  | 1.67'   | 3.33'   | S 64°23'13" W |
| C4                   | 20.37'  | 77.50'  | 15°03'25" | 10.24'  | 20.31'  | S 55°37'35" W |
| C5                   | 23.20'  | 77.50'  | 17°09'07" | 11.69'  | 23.11'  | S 39°31'19" W |
| C6                   | 93.01'  | 91.50'  | 58°14'31" | 50.97'  | 89.06'  | S 00°37'31" E |
| C7                   | 110.92' | 91.50'  | 69°27'27" | 63.43'  | 104.25' | S 64°28'30" E |
| C8                   | 3.62'   | 77.50'  | 2°40'37"  | 1.81'   | 3.62'   | N 77°42'05" E |
| C9                   | 11.41'  | 77.50'  | 8°26'02"  | 5.71'   | 11.40'  | N 72°08'45" E |
| C10                  | 14.86'  | 77.50'  | 10°59'06" | 7.45'   | 14.84'  | N 62°26'11" E |
| C11                  | 20.83'  | 77.50'  | 15°23'47" | 10.48'  | 20.76'  | N 49°14'45" E |

| BOUNDARY CURVE TABLE |         |         |            |         |        |               |
|----------------------|---------|---------|------------|---------|--------|---------------|
| Curve                | Length  | Radius  | Delta      | Tangent | Chord  | Chord Bearing |
| C12                  | 10.66'  | 77.50'  | 7°52'55"   | 5.34'   | 10.65' | N 37°36'24" E |
| C13                  | 22.44'  | 12.50'  | 102°52'30" | 15.68'  | 19.55' | N 85°06'11" E |
| C14                  | 41.34'  | 206.50' | 11°28'18"  | 20.74'  | 41.28' | S 52°30'33" E |
| C15                  | 10.34'  | 4.00'   | 148°02'45" | 13.97'  | 7.69'  | S 40°21'26" E |
| C16                  | 3.76'   | 36.00'  | 5°58'46"   | 1.88'   | 3.76'  | S 36°39'19" W |
| C17                  | 154.03' | 44.00'  | 200°34'25" | 242.43' | 86.59' | N 40°21'27" W |
| C18                  | 3.76'   | 36.00'  | 5°58'46"   | 1.88'   | 3.76'  | N 62°37'46" E |

DATE: 01-19-2022  
REV: 06-20-2022  
REV: 12-08-2023  
REV: 02-07-2024  
REV: 02-29-2024  
SCALE: 1"=30'  
JOB: 17.0170  
FILE: CIVIL PROJECTS

V3

OF V9

SUBDIVISION PLAT  
FLINT HILL SUBDIVISION  
TAX MAP 20 PARCELS 259.26,259.27,259.28,259.29,  
259.301,259.31,259.32,259.33,259.34,259.35,259.37,&259.38  
CITY OF CHARLOTTESVILLE, VIRGINIA

LOT LAYOUT

COMMONWEALTH OF VIRGINIA  
BRIAN D JAMISON  
No. 3334  
02-29-2024  
LAND SURVEYOR

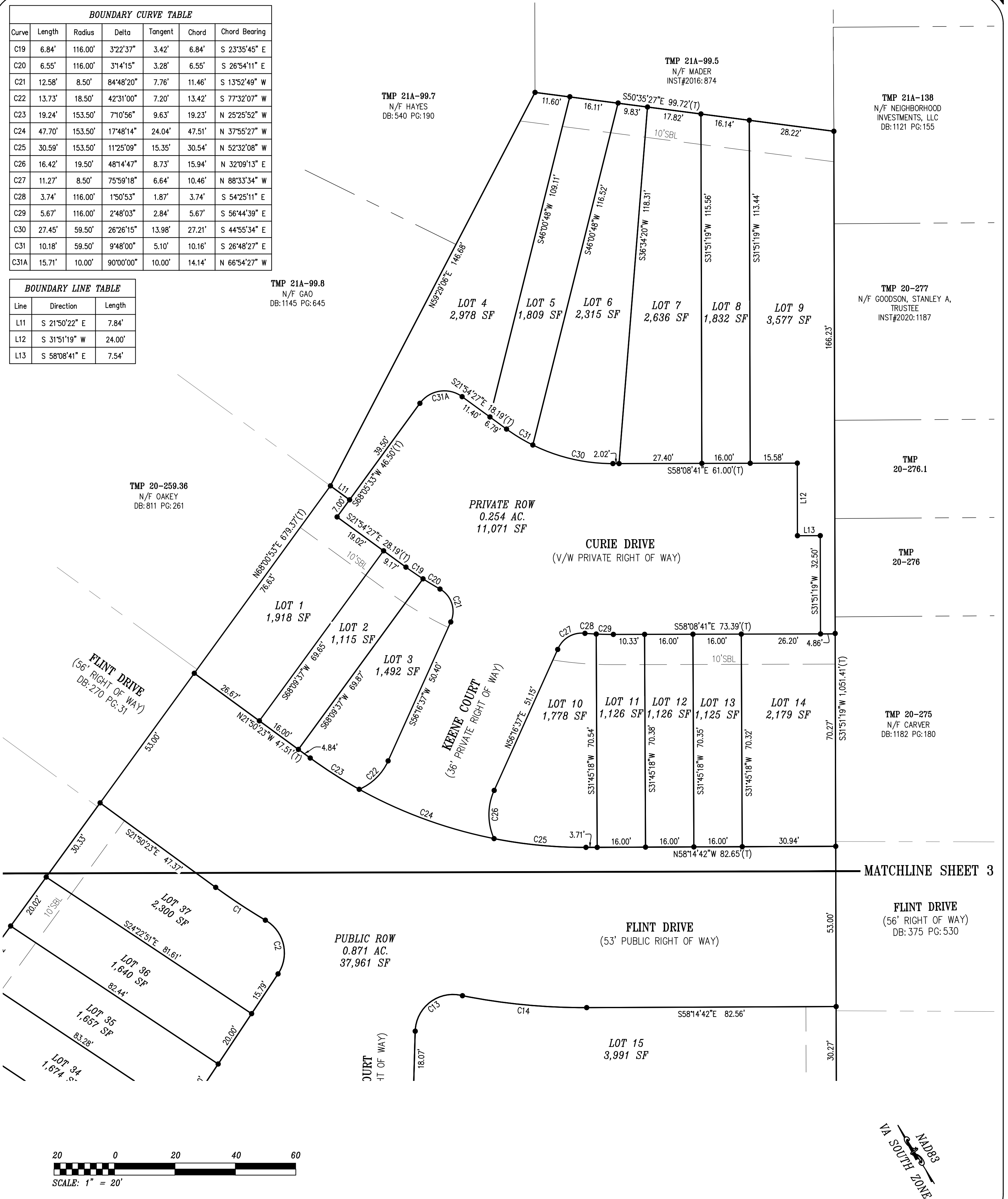
ROUDABUSH, GALE & ASSOCIATES, INC.  
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PHYSICAL - 999 SECOND ST. SE, SUITE 201, CHARLOTTESVILLE, VIRGINIA 22902  
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM



| BOUNDARY CURVE TABLE |        |         |           |         |        |               |
|----------------------|--------|---------|-----------|---------|--------|---------------|
| Curve                | Length | Radius  | Delta     | Tangent | Chord  | Chord Bearing |
| C19                  | 6.84'  | 116.00' | 3°22'37"  | 3.42'   | 6.84'  | S 23°35'45" E |
| C20                  | 6.55'  | 116.00' | 3°14'15"  | 3.28'   | 6.55'  | S 26°54'11" E |
| C21                  | 12.58' | 8.50'   | 84°48'20" | 7.76'   | 11.46' | S 13°52'49" W |
| C22                  | 13.73' | 18.50'  | 42°31'00" | 7.20'   | 13.42' | S 77°32'07" W |
| C23                  | 19.24' | 153.50' | 7°10'56"  | 9.63'   | 19.23' | N 25°25'52" W |
| C24                  | 47.70' | 153.50' | 17°48'14" | 24.04'  | 47.51' | N 37°55'27" W |
| C25                  | 30.59' | 153.50' | 11°25'09" | 15.35'  | 30.54' | N 52°32'08" W |
| C26                  | 16.42' | 19.50'  | 48°14'47" | 8.73'   | 15.94' | N 32°09'13" E |
| C27                  | 11.27' | 8.50'   | 75°59'18" | 6.64'   | 10.46' | N 88°33'34" W |
| C28                  | 3.74'  | 116.00' | 1°50'53"  | 1.87'   | 3.74'  | S 54°25'11" E |
| C29                  | 5.67'  | 116.00' | 2°48'03"  | 2.84'   | 5.67'  | S 56°44'39" E |
| C30                  | 27.45' | 59.50'  | 26°26'15" | 13.98'  | 27.21' | S 44°55'34" E |
| C31                  | 10.18' | 59.50'  | 9°48'00"  | 5.10'   | 10.16' | S 26°48'27" E |
| C31A                 | 15.71' | 10.00'  | 90°00'00" | 10.00'  | 14.14' | N 66°54'27" W |

| BOUNDARY LINE TABLE |               |        |
|---------------------|---------------|--------|
| Line                | Direction     | Length |
| L11                 | S 21°50'22" E | 7.84'  |
| L12                 | S 31°51'19" W | 24.00' |
| L13                 | S 58°08'41" E | 7.54'  |



|        |                |
|--------|----------------|
| DATE:  | 01-19-2022     |
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| REV:   | 12-08-2023     |
| REV:   | 02-07-2024     |
| REV:   | 02-29-2024     |
| SCALE: | 1"=20'         |
| JOB:   | 17.0170        |
| FILE:  | CIVIL PROJECTS |
| SHEET: | V4 OF V9       |

SUBDIVISION PLAT  
FLINT HILL SUBDIVISION  
TAX MAP 20 PARCELS 259.26,259.27,259.28,259.29,  
259.301,259.31,259.32,259.33,259.34,259.35,259.37,&259.38  
CITY OF CHARLOTTESVILLE, VIRGINIA

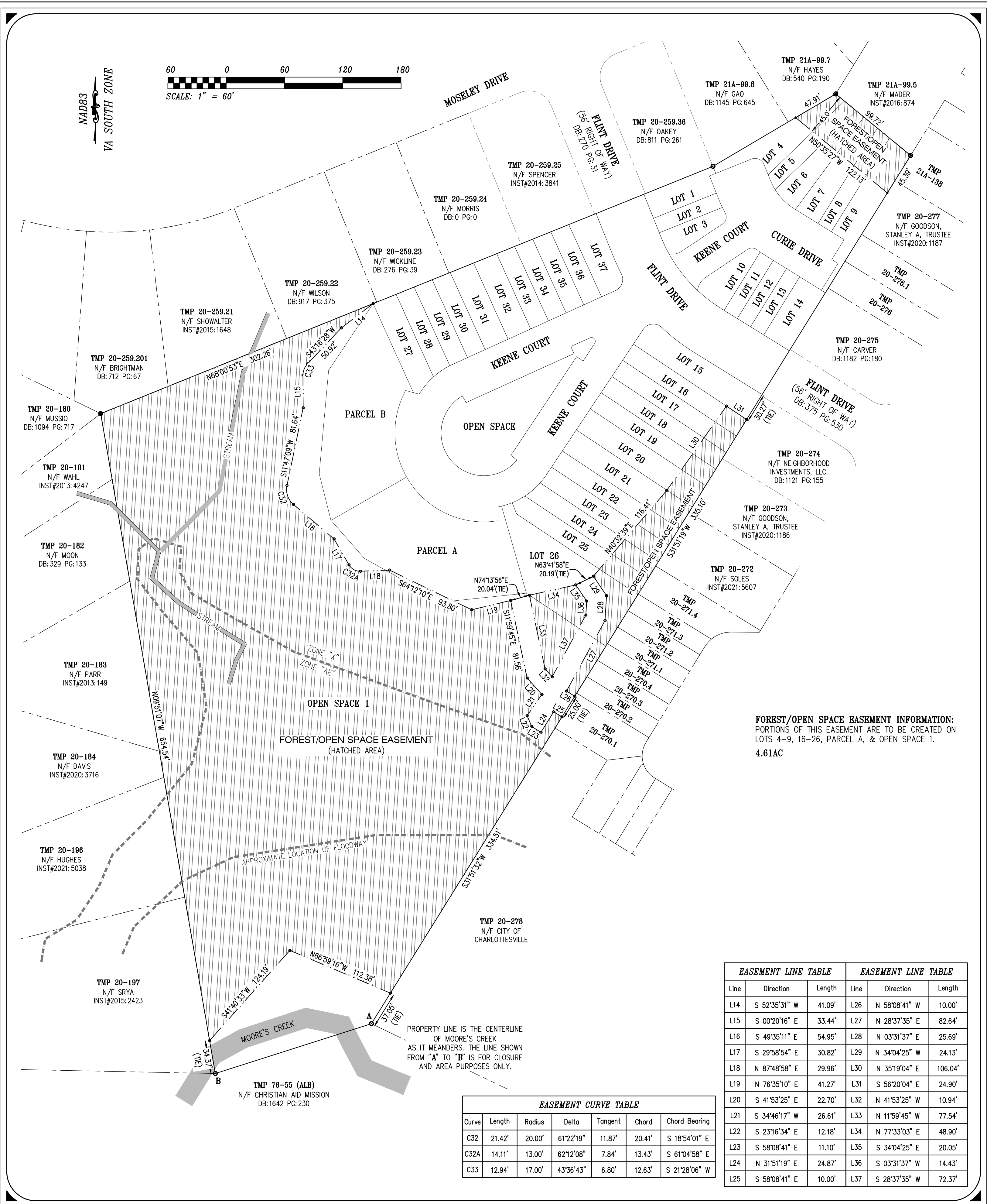
LOT LAYOUT



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PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM





**FOREST/OPEN SPACE EASEMENT INFORMATION:**  
PORTIONS OF THIS EASEMENT ARE TO BE CREATED ON  
LOTS 4-9, 16-26, PARCEL A, & OPEN SPACE 1.  
4.61AC

| EASEMENT LINE TABLE |               |        | EASEMENT LINE TABLE |               |         |
|---------------------|---------------|--------|---------------------|---------------|---------|
| Line                | Direction     | Length | Line                | Direction     | Length  |
| L14                 | S 52°35'31" W | 41.09' | L26                 | N 58°08'41" W | 10.00'  |
| L15                 | S 00°20'16" E | 33.44' | L27                 | N 28°37'35" E | 82.64'  |
| L16                 | S 49°35'11" E | 54.95' | L28                 | N 03°31'37" E | 25.69'  |
| L17                 | S 29°58'54" E | 30.82' | L29                 | N 34°04'25" W | 24.13'  |
| L18                 | N 87°48'58" E | 29.96' | L30                 | N 35°19'04" E | 106.04' |
| L19                 | N 76°35'10" E | 41.27' | L31                 | S 56°20'04" E | 24.90'  |
| L20                 | S 41°53'25" E | 22.70' | L32                 | N 41°53'25" W | 10.94'  |
| L21                 | S 34°46'17" W | 26.61' | L33                 | N 11°59'45" W | 77.54'  |
| L22                 | S 23°16'34" E | 12.18' | L34                 | N 77°33'03" E | 48.90'  |
| L23                 | S 58°08'41" E | 11.10' | L35                 | S 34°04'25" E | 20.05'  |
| L24                 | N 31°51'19" E | 24.87' | L36                 | S 03°31'37" W | 14.43'  |
| L25                 | S 58°08'41" E | 10.00' | L37                 | S 28°37'35" W | 72.37'  |

| EASEMENT CURVE TABLE |        |        |           |         |        |               |
|----------------------|--------|--------|-----------|---------|--------|---------------|
| Curve                | Length | Radius | Delta     | Tangent | Chord  | Chord Bearing |
| C32                  | 21.42' | 20.00' | 61°22'19" | 11.87'  | 20.41' | S 18°54'01" E |
| C32A                 | 14.11' | 13.00' | 62°12'08" | 7.84'   | 13.43' | S 61°04'58" E |
| C33                  | 12.94' | 17.00' | 43°36'43" | 6.80'   | 12.63' | S 21°28'06" W |

DATE: 01-19-2022  
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REV: 02-29-2024  
SCALE: 1"=60'  
JOB: 17.0170  
FILE: CIVIL PROJECTS

V5

SHEET: OF V9

SUBDIVISION PLAT  
FLINT HILL SUBDIVISION  
TAX MAP 20 PARCELS 259.26, 259.27, 259.28, 259.29,  
259.301, 259.31, 259.32, 259.33, 259.34, 259.35, 259.37, & 259.38  
CITY OF CHARLOTTESVILLE, VIRGINIA  
FOREST/OPEN SPACE EASEMENT

COMMONWEALTH OF VIRGINIA  
BRIAN D JAMISON  
No. 3334  
02-29-2024  
LAND SURVEYOR

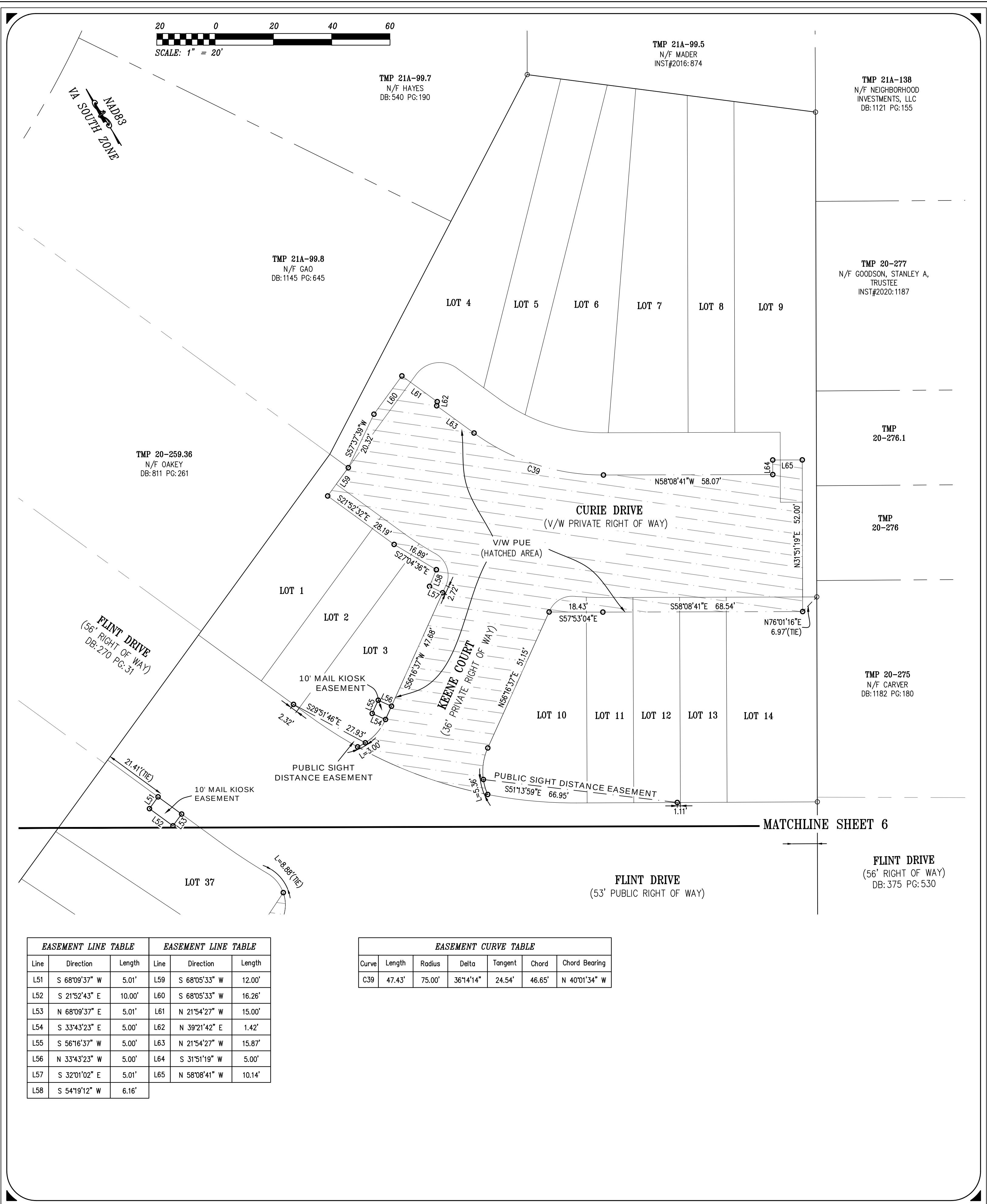
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| EASEMENT LINE TABLE |               |        | EASEMENT LINE TABLE |               |        |
|---------------------|---------------|--------|---------------------|---------------|--------|
| Line                | Direction     | Length | Line                | Direction     | Length |
| L51                 | S 68°09'37" W | 5.01'  | L59                 | S 68°05'33" W | 12.00' |
| L52                 | S 21°52'43" E | 10.00' | L60                 | S 68°05'33" W | 16.26' |
| L53                 | N 68°09'37" E | 5.01'  | L61                 | N 21°54'27" W | 15.00' |
| L54                 | S 33°43'23" E | 5.00'  | L62                 | N 39°21'42" E | 1.42'  |
| L55                 | S 56°16'37" W | 5.00'  | L63                 | N 21°54'27" W | 15.87' |
| L56                 | N 33°43'23" W | 5.00'  | L64                 | S 31°51'19" W | 5.00'  |
| L57                 | S 32°01'02" E | 5.01'  | L65                 | N 58°08'41" W | 10.14' |
| L58                 | S 54°19'12" W | 6.16'  |                     |               |        |

| EASEMENT CURVE TABLE |        |        |           |         |        |               |
|----------------------|--------|--------|-----------|---------|--------|---------------|
| Curve                | Length | Radius | Delta     | Tangent | Chord  | Chord Bearing |
| C39                  | 47.43' | 75.00' | 36°14'14" | 24.54'  | 46.65' | N 40°01'34" W |

DATE: 01-19-2022  
REV: 06-20-2022  
REV: 12-08-2023  
REV: 02-07-2024  
REV: 02-29-2024  
SCALE: 1"=20'  
JOB: 17.0170  
FILE: CIVIL PROJECTS

V7

OF V9

SUBDIVISION PLAT  
FLINT HILL SUBDIVISION  
TAX MAP 20 PARCELS 259.26,259.27,259.28,259.29,  
259.301,259.31,259.32,259.33,259.34,259.35,259.37,&259.38  
CITY OF CHARLOTTESVILLE, VIRGINIA

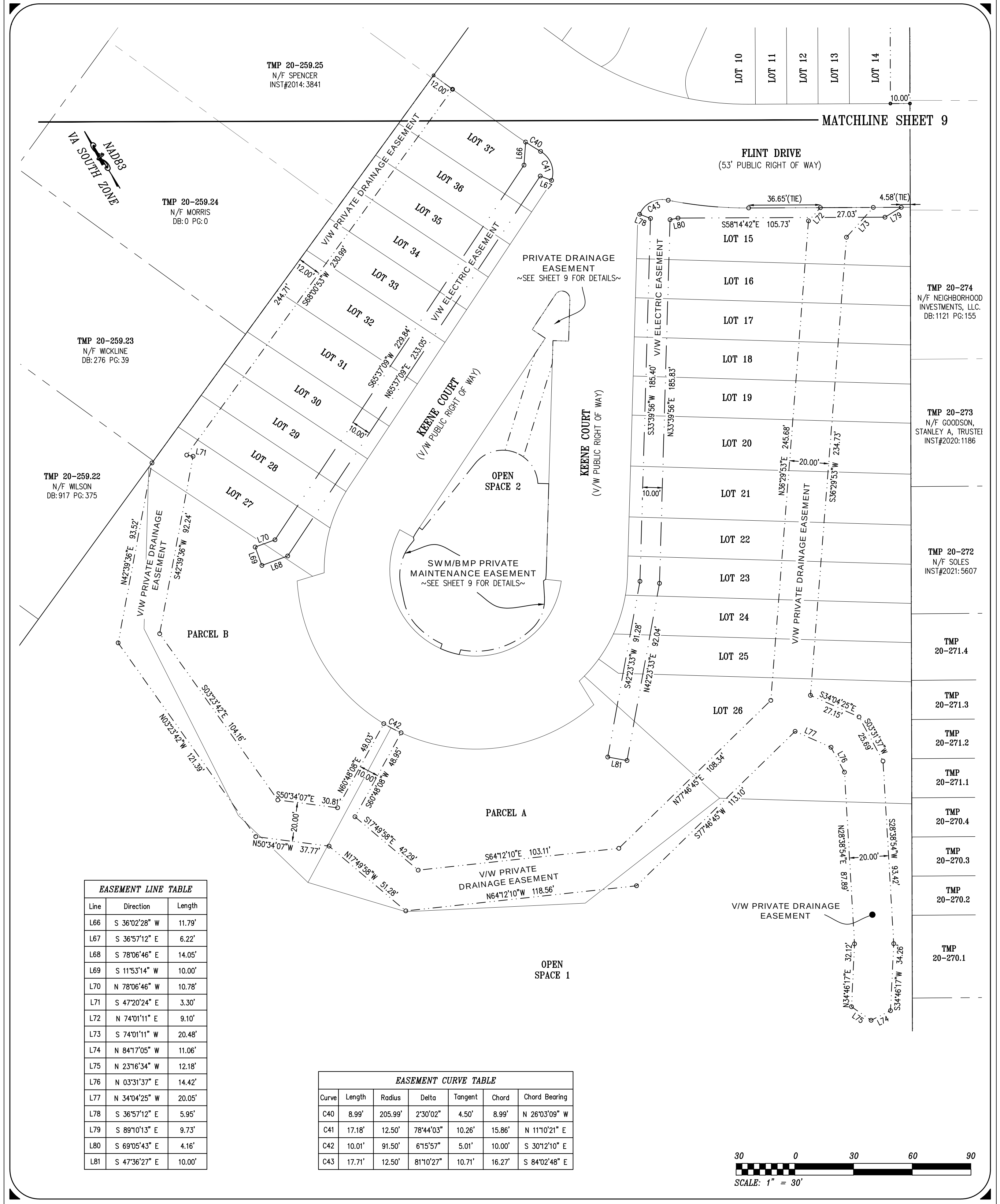
PUBLIC UTILITY, MAIL KIOSK, & SIGHT DISTANCE EASEMENTS

COMMONWEALTH OF VIRGINIA  
BRIAN D JAMISON  
No. 3334  
02-29-2024  
LAND SURVEYOR

ROUDABUSH, GALE & ASSOCIATES, INC.  
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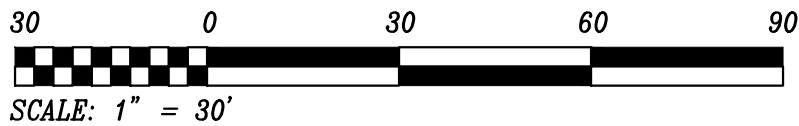
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PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM





| EASEMENT LINE TABLE |               |        |
|---------------------|---------------|--------|
| Line                | Direction     | Length |
| L66                 | S 36°02'28" W | 11.79' |
| L67                 | S 36°57'12" E | 6.22'  |
| L68                 | S 78°06'46" E | 14.05' |
| L69                 | S 11°53'14" W | 10.00' |
| L70                 | N 78°06'46" W | 10.78' |
| L71                 | S 47°20'24" E | 3.30'  |
| L72                 | N 74°01'11" E | 9.10'  |
| L73                 | S 74°01'11" W | 20.48' |
| L74                 | N 84°17'05" W | 11.06' |
| L75                 | N 23°16'34" W | 12.18' |
| L76                 | N 03°31'37" E | 14.42' |
| L77                 | N 34°04'25" W | 20.05' |
| L78                 | S 36°57'12" E | 5.95'  |
| L79                 | S 89°10'13" E | 9.73'  |
| L80                 | S 69°05'43" E | 4.16'  |
| L81                 | S 47°36'27" E | 10.00' |

| EASEMENT CURVE TABLE |        |         |           |         |        |               |
|----------------------|--------|---------|-----------|---------|--------|---------------|
| Curve                | Length | Radius  | Delta     | Tangent | Chord  | Chord Bearing |
| C40                  | 8.99'  | 205.99' | 2°30'02"  | 4.50'   | 8.99'  | N 26°03'09" W |
| C41                  | 17.18' | 12.50'  | 78°44'03" | 10.26'  | 15.86' | N 11°10'21" E |
| C42                  | 10.01' | 91.50'  | 6°15'57"  | 5.01'   | 10.00' | S 30°12'10" E |
| C43                  | 17.71' | 12.50'  | 81°10'27" | 10.71'  | 16.27' | S 84°02'48" E |



DATE: 01-19-2022  
REV: 06-20-2022  
REV: 12-08-2023  
REV: 02-07-2024  
REV: 02-29-2024  
SCALE: 1"=30'  
JOB: 17.0170  
FILE: CIVIL PROJECTS

V8

OF V9

SUBDIVISION PLAT  
FLINT HILL SUBDIVISION  
TAX MAP 20 PARCELS 259.26,259.27,259.28,259.29,  
259.301,259.31,259.32,259.33,259.34,259.35,259.37,&259.38  
CITY OF CHARLOTTESVILLE, VIRGINIA

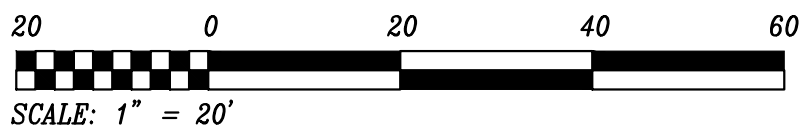
PRIVATE DRAINAGE, SWM/BMP, & ELECTRIC EASEMENTS

COMMONWEALTH OF VIRGINIA  
BRIAN D JAMISON  
No. 3334  
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NAD83  
VIA SOUTH ZONE

TMP 21A-99.7  
N/F HAYES  
DB: 540 PG: 190

TMP 21A-99.5  
N/F MADER  
INST#2016: 874

TMP 21A-138  
N/F NEIGHBORHOOD  
INVESTMENTS, LLC  
DB: 1121 PG: 155

TMP 21A-99.8  
N/F GAO  
DB: 1145 PG: 645

TMP 20-277  
N/F GOODSON, STANLEY A,  
TRUSTEE  
INST#2020: 1187

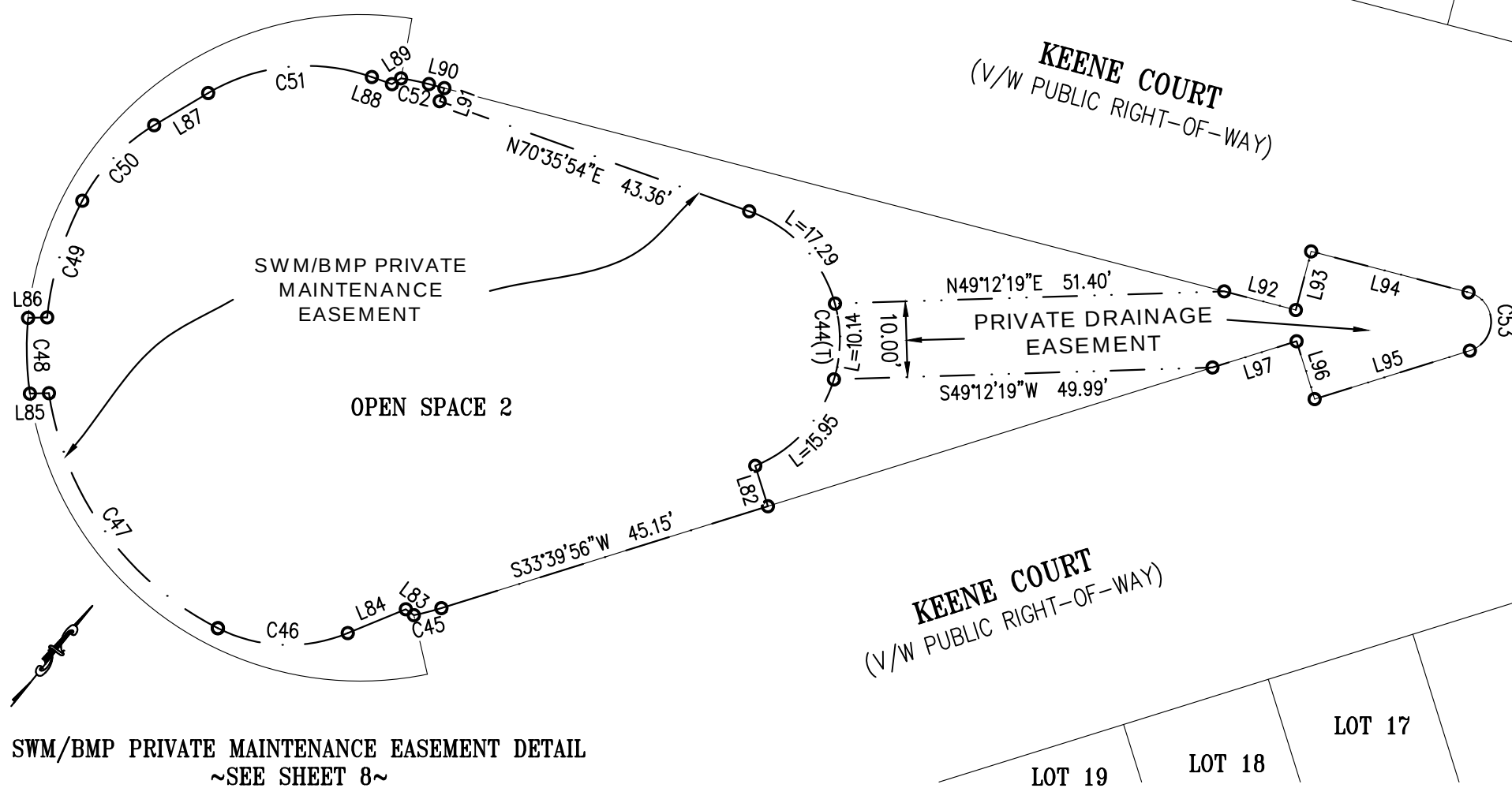
TMP 20-259.36  
N/F OAKLEY  
DB: 811 PG: 261

TMP  
20-276.1

TMP  
20-276

TMP 20-275  
N/F CARVER  
DB: 1182 PG: 180

MATCHLINE SHEET 8



| EASEMENT LINE TABLE  |               |        | EASEMENT LINE TABLE |               |        | EASEMENT LINE TABLE |               |        |
|----------------------|---------------|--------|---------------------|---------------|--------|---------------------|---------------|--------|
| Line                 | Direction     | Length | Line                | Direction     | Length | Line                | Direction     | Length |
| L82                  | S 56°20'04" E | 5.59'  | L89                 | N 18°25'48" E | 1.43'  | L96                 | N 56°20'04" W | 8.00'  |
| L83                  | S 87°30'38" W | 1.32'  | L90                 | N 65°37'09" E | 2.10'  | L97                 | S 33°39'56" W | 11.63' |
| L84                  | S 28°40'53" W | 8.29'  | L91                 | S 19°24'06" E | 1.83'  | L98                 | N 31°45'18" E | 4.52'  |
| L85                  | S 49°38'33" W | 2.52'  | L92                 | N 65°37'09" E | 9.77'  | L99                 | N 36°23'15" W | 9.66'  |
| L86                  | N 49°38'33" E | 2.52'  | L93                 | N 24°22'51" W | 8.00'  | L100                | N 68°09'37" E | 6.14'  |
| L87                  | N 20°13'35" E | 8.30'  | L94                 | N 65°37'09" E | 21.46' |                     |               |        |
| L88                  | N 70°35'54" E | 2.81'  | L95                 | S 33°39'56" W | 21.46' |                     |               |        |
| EASEMENT CURVE TABLE |               |        |                     |               |        |                     |               |        |
| Curve                | Length        | Radius | Delta               | Tangent       | Chord  | Chord Bearing       |               |        |
| C44(T)               | 43.38'        | 18.00' | 138°04'59"          | 46.99'        | 33.62' | S 40°21'37" E       |               |        |
| C45                  | 3.76'         | 36.00' | 5°58'46"            | 1.88'         | 3.76'  | S 36°39'19" W       |               |        |
| C46                  | 17.70'        | 20.50' | 49°27'37"           | 9.44'         | 17.15' | S 53°10'06" W       |               |        |
| C47                  | 39.71'        | 41.50' | 54°49'26"           | 21.52'        | 38.21' | N 74°41'22" W       |               |        |
| C48                  | 10.02'        | 44.00' | 13°03'00"           | 5.03'         | 10.00' | N 40°21'27" W       |               |        |
| C49                  | 16.20'        | 41.50' | 22°21'44"           | 8.20'         | 16.09' | N 22°15'23" W       |               |        |
| C50                  | 13.93'        | 25.50' | 31°18'06"           | 7.14'         | 13.76' | N 04°34'32" E       |               |        |
| C51                  | 22.42'        | 25.50' | 50°22'19"           | 11.99'        | 21.70' | N 45°24'44" E       |               |        |
| C52                  | 3.76'         | 36.00' | 5°58'46"            | 1.88'         | 3.76'  | N 62°37'46" E       |               |        |
| C53                  | 10.34'        | 4.00'  | 148°02'45"          | 13.97'        | 7.69'  | S 40°21'26" E       |               |        |
| C54                  | 11.40'        | 18.50' | 35°19'16"           | 5.89'         | 11.22' | S 81°07'59" W       |               |        |
| C55                  | 9.26'         | 75.00' | 7°04'26"            | 4.64'         | 9.25'  | S 54°36'28" E       |               |        |
| C56                  | 7.76'         | 8.49'  | 52°22'18"           | 4.17'         | 7.49'  | S 79°37'01" W       |               |        |

|        |                |
|--------|----------------|
| DATE:  | 01-19-2022     |
| REV:   | 06-20-2022     |
| REV:   | 12-08-2023     |
| REV:   | 02-07-2024     |
| REV:   | 02-29-2024     |
| SCALE: | 1"=20'         |
| JOB:   | 17.0170        |
| FILE:  | CIVIL PROJECTS |
| SHEET: | V9 OF V9       |

SUBDIVISION PLAT  
FLINT HILL SUBDIVISION  
TAX MAP 20 PARCELS 259.26, 259.27, 259.28, 259.29,  
259.301, 259.31, 259.32, 259.33, 259.34, 259.35, 259.37, & 259.38  
CITY OF CHARLOTTESVILLE, VIRGINIA  
PRIVATE DRAINAGE, SWM/BMP, ELECTRIC,  
& WALL MAINTENANCE EASEMENTS



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**PLANNING COMMISSION REGULAR MEETING**  
**October 10, 2023 – 5:30 P.M.**  
**Hybrid Meeting**

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

***Beginning:*** 5:00 PM

***Location:*** NDS Conference Room

**Members Present:** Chairman Mitchell, Commissioner Schwarz, Commissioner d’Oronzio, Commissioner Solla-Yates, Commissioner Stolzenberg, Commissioner Habbab, Commissioner Palmer

**Staff Present:** Patrick Cory, Missy Creasy, James Freas, Matt Alfele, Dannan O’Connell, Ryan Franklin, Sam Sanders, Kyna Thomas

Chair Mitchell called the meeting to order. No questions were raised concerning 630 Cabell or the consent agenda. Concerning the Verve PUD application, Commissioner Stolzenberg asked if there is a way to place a sidewalk on Montebello. Mr. Alfele noted there is a wall that would not allow for a connected sidewalk. Chair Mitchell clarified that the height and massing needs to be addressed tonight. Mr. Alfele also noted clarity on PUD requirements, and it is not an SUP so no are conditions allowed. Chair Mitchell asked about the density conflict in the proposal, and it was noted it would be clarified. Commissioner Stolzenberg asked about a proffer statement, and it was noted that there was not one. The applicant has chosen not to submit one. The Chair asked that a member ask legal staff during the meeting about the enforceability of the affordable housing funding notation. There was a brief discussion on the removal of the IPP request. There were several scenarios discussed. Chair Mitchell noted that there would be four actions on the Verve PUD application and the order in which those needed to occur was discussed. Commissioner Solla-Yates asked what can be done about the height/massing tonight and there was a brief discussion on ways it could be looked at. Commissioner Stolzenberg asked about the long wall - could ERB make recommendations for breaking up the wall with openings. It was noted that it would be very limited and need to conform to guidelines. It was noted that the ERB can look at building details and screening.

Concerning the Development Code and Map, the chair reviewed the resolution, text, map and corridor overlay. We have everything in front of us to make a determination. Mr. Freas noted that there are a few items for discussion this evening and provided an overview of the materials provided.

Commissioner Schwarz asked if the building on Stadium Road could be developed as a one big office building, and it could. Commissioner Habbab asked if the critical slope waiver could be tied to public good and it was noted that it needs to be tied to environmental impacts. Mr. Freas noted the new ordinance provides more support for that. Commissioner Solla-Yates asked if it could be conditional to the tree canopy provided in the document and it was noted that it could.

**COMMISSION REGULAR MEETING – Meeting called to order by Chairman Mitchell at 5:35 PM.**

***Beginning:*** 5:30 PM

***Location:*** City Hall Chambers

**A. COMMISSIONER’S REPORT**

**Commissioner Stolzenberg** – We had one meeting of the MPO Technical Committee. We mostly discussed the public engagement so far for moving towards the 2040/2050 long-range transportation plan. The outlined survey received a fair number of responses of an unrepresentative sample of the community. They did outreach at events to try to improve that. They are going to present a full report on public engagement soon. We also



discussed the VDOT pipeline projects on Ivy Road and on Barracks Road. The hope is it to make those have better facilities including for bike/pedestrian. Barracks Road will be a problem, especially at the interchange. That process is ongoing. We will eventually have proposed projects come out of them in time to submit for smart scale.

**Commissioner Solla-Yates** – No Report

**Commissioner Schwarz** – No Report

**Commissioner d’Oronzio** – The HAC met on the 13<sup>th</sup> of last month, 20<sup>th</sup> of last month, and the 4<sup>th</sup> of this month. All those meetings focused heavily on zoning and anti-displacement. We produced some work product that has been moved towards the Planning Commission and some interim stuff that we are working on that, depending on if and when we move forward with this, may come to us or may go directly to Council. The TJPDC met on Thursday for their monthly meeting. There is not much to report there. There are many interim updates from things, approval of prior financials, and an agreement to accept and look at a proposal for universal broadband in the counties.

**Commissioner Habbab** – I had 3 meetings. The first meeting was the Citizen Transportation Advisory Committee. We met September 20<sup>th</sup>. We had a presentation on community outreach results from the moving towards 2050. The public input from the outreach is being analyzed and compiled with other outreach efforts, such as the Albemarle County Comp Plan and information from Cville Plans Together to get a more comprehensive approach. We will be getting a report when this analysis is complete. There is a strong preference on prioritizing multimodal projects rather than traffic congestion reduction and roadway improvements with no preference between work or not work destinations. We also received a presentation on the Smartscale Program. It does not look favorable towards the projects that we want to look at funding like multimodal bike and pedestrian smaller projects. The next meeting was the Neighborhood Leaders meeting. We met September 21<sup>st</sup>. There were specific questions from Sam Sanders (City Manager) and Steven Hicks (Deputy City Manager) that went back and forth with the community leaders and neighborhood leaders. The Tree Commission met October 3<sup>rd</sup>. We received great news. We were awarded \$300,000 through the Inflation Reduction Act that will help us do another canopy study with on the ground analysis and inventory of both public and private properties. It will help us get another good look at our urban forest and see what direction that we are going. Work on the Downtown Mall Tree Replacement Plan will start soon. The contractor was selected, and the contract is going to be awarded. It will start 30 days after that. Invasives work will supposedly start at Fry Springs tomorrow with Goatbusters, the goat company. RX Fire (other contractor) will be mulching and doing some chemical treatment at Forest Hills, Azalea, Rivanna Trail from Jordan Park to 5<sup>th</sup> Street Station. I believe that most of that work is now complete. An RFP for invasive control contractors is out to bid. That would be for a prescribed fire at Ragged Mountain. We think that it might go to RX Fire. We have an RFP out for tree planting with a deadline for having trees planted by December 15<sup>th</sup>. It will be about 180 trees at some schools, parks, and some vacancies around town. RELEAF is going to be doing some planting in the Rose Hill Neighborhood of about 75 trees. The Charlottesville Area Tree Stewards will be planting about 20 trees at Rives Park.

## **B. UNIVERSITY REPORT**

**Commissioner Palmer** – No Report

## **C. CHAIR’S REPORT**

**Chairman Mitchell** – Commissioner d’Oronzio is replacing Commissioner Solla-Yates on the TJPDC. Commissioner Stolzenberg is replacing me on LUPEC. There are a couple of other openings. We’re going to



hold off on those other openings until we get a new planning commissioner. The Parks & Recreation Board met. We are beginning our work on the Capital Improvement Budget. When I last talked about this last month, the request has gone up \$1.3 million. The instructions that we're getting from the City Manager's Office for us at Parks & Recreation and all other departments is that the request should be based on a legal need or a safety requirement. That is what we have been focusing on. We have a new deputy director for Recreation by the name of Avery Watkins. We're still down 12 FTEs. We still have those vacancies. We have been getting them filled. They are still out there. We are still looking to outsource the operations of our public golf course. There are about 4 different companies that are interested in doing that. We're still working through the applications of the companies that are willing to do that. We are beginning work on the Master Plan. I believe that there is a presentation from the consultant at the next Parks & Recreation meeting later this month.

#### **D. DEPARTMENT OF NDS**

**Missy Creasy, NDS Deputy Director** – At this point, we do not have a meeting scheduled for October. That could change as time goes on. We will see how that goes. We have been deep in putting together materials to continue your discussion over the last couple of weeks.

#### **E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA**

**John Hossack** – I would like to discuss the matter of Commissioner Stolzenberg and the cash purchase of 1115 Park St in August for \$899K. This purchase was completed by an anonymous LLC but multiple private sources indicated that Commissioner Stolzenberg is the new owner. He has confirmed this.

There are two possible scenarios of concern.

1. He has been telling, by extension of the drafting of the zoning ordinance, that people in the vicinity of this house that their standard city plots of 0.1 to 0.3 ac are not appropriate and ought to be “by right” upzoned to as much as 6 units per 2500 sq ft. This equates to about 0.01 ac. Now, we find that the commissioner bought a 2-acre lot – purportedly for a single-family housing situation. Really, is it possible to conceive of something more hypocritical?

2. Alternatively, the house is demolished and replaced with multiple R-B compatible apartments. This would obviously add very high valuation to the property and yield very significant personal profit. Why did the commissioner think it acceptable to purchase this property, confidentially, during this upzoning discussion and before any critical final vote that may create an immediate spike in market valuation?

The purchase was made with an anonymous LLC. We were not intended to find out – until months later when a regular disclosure is filed – presumably long after the code passed out of planning commission hands.

**Kimber Hawkey** – This appears to be a serious conflict of interest, especially for Commissioner Stolzenberg, who has been such a radical proponent of the upzoning program. It is very upsetting to hear, given that he was one of the ones who was publishing the GIS facts for residents, who dare to speak out against the FLUM on social media, trying to shame people.

#### **F. CONSENT AGENDA**

1. Minutes – August 8, 2023 – Regular Meeting
2. Minutes – April 12, 2022 – Regular Meeting

**Commissioner Solla-Yates – Motion to approve August 2023 Minutes – Second by Commissioner d’Oronzio – Motion passes 6-0.**

**Commissioner Solla-Yates – Motion to approve April 2022 Minutes – Second by Commissioner Stolzenberg - Motion passes 4-0, with 2 abstentions.**

Meeting was recessed until 6:00 PM and the start of the public hearings.



The Planning Commission was called back to order at 6:00 PM.

**Commissioner Stolzenberg** – It is true. After 5 years of being on this Commission and being told by certain members of the public that my opinion should hold lesser weight as a renter, I have become a homeowner. At Mr. Hossack’s request, the City Attorney has rendered a legal opinion on my conflict of interest. He writes “It is my legal opinion that no conflict of interest exists, which would require Mr. Stolzenberg to recuse himself from a vote on the new zoning ordinance nor is he required to make a disclosure prior to voting on the proposed new zoning ordinance. I have concluded that Mr. Stolzenberg does not have an interest in the transaction within the meaning of the Code of Virginia 2.23112.” I am a homeowner like the 4 of you right now.

## II. JOINT MEETING OF COMMISSION AND COUNCIL

*Beginning:* 6:00 PM

*Continuing:* Until all public hearings are complete

*Format:* (i) Staff Report, (ii) Applicant, (iii) Hearing, (iv) Discussion and Motion

1. **1.ZM23-0005 – 630 Cabell Avenue** - On October 10, 2023, the Planning Commission and City Council will conduct a Joint Public Hearing for a Rezoning application for property located at 630 Cabell Avenue and identified in the City’s land records as Tax Map and Parcel (“TMP”) No. 050155000 (the “Subject Property”). Following the Joint Public Hearing, it is the intention of the Planning Commission to vote on whether to recommend approval of the Rezoning. The owner, Neighborhood Investments CA LLC, has submitted a Rezoning application pursuant to Charlottesville City Code Section 34-41 to change the existing zoning of the Subject Property from Multifamily Residential (“R-3”) and Two-Family Residential University (“R-2U”) to Multifamily Residential (“R-3”) only. The applicant is proposing a multifamily building with up to five units through new construction. The Subject Property is approximately 0.62 acres with road frontage on Cabell Avenue. The Comprehensive Land Use Map designates the Subject Property area as Higher Intensity Residential. Additional information pertaining to this application (ZM23-0005) may be viewed online at [www.charlottesville.gov/agenda](http://www.charlottesville.gov/agenda). Persons interested in this application may also contact NDS Planner Dannan O’Connell by email at ([oconnelld@charlottesville.gov](mailto:oconnelld@charlottesville.gov)) or by telephone (434-970-3991).

### i. Staff Report

**Dannan O’Connell, City Planner** – I am introducing an application from Mitchell Matthews on behalf of Neighborhood Investments CA LLC for a zoning map amendment for 630 Cabell Avenue. This property was recently expanded via a boundary line adjustment to incorporate 1200 additional square feet from a neighboring property that is zoned University to Family Residential. The applicant is proposing to rezone this additional area from R-2U to Multi-family Residential, which is R-3. That would make the entire subject property a uniform R-3 zoning. Multi-family Residential density of up to 21 dwelling units per acre is allowable in the R-3 district by right. Density higher than that is allowable with an approved special use permit. However, Multi-family development is not allowed within the R-2U district. Since it is not allowed, the 1200-square foot portion of the subject property cannot be used to calculate allowable residential density. The maximum number of units permitted by right in the R-3 zoned portion of the property would be 12. Rezoning the R-2U zoned portion would increase the lot acreage enough to permit one additional multi-family unit by right on the subject property. The applicant is proposing to construct a 5-unit multi-family building on the subject property adjacent to the existing 8-unit apartment complex. That would give the subject property a total of 13 units, which would equal a residential density of 21. The Comprehensive Plan Future Land Use Map designated 630 Cabell Avenue as higher intensity residential. The intent of this designation is to provide opportunities for higher density multi-family focused development. The proposed use does conform to this category. An additional 5-unit multi-family



building would increase the number of dwelling units on the property to 13, which is the minimum target of the higher intensity residential designation. The new building has a proposed height of 5 stories, which is acceptable under this designation given the height of the surrounding structures and the change in grade from the street level to the rear of the parcel. Staff finds the rezoning of the subject property would be consistent with existing patterns of development to the south, east, and west and an acceptable transition to the existing single-family dwelling to the north.

**Commissioner Stolzenberg** – When we had a preliminary discussion on this, there was talk of a potential setback waiver being needed. Did they decide that wasn't necessary?

**Mr. O'Connell** – I believe that the sidewalk waiver couldn't be granted because it was a rezoning. The applicant, currently, is not considering a waiver or a use permit for that.

## ii. Applicant Presentation

**Kevin Riddle, Applicant** – We're presenting this application on behalf of Neighborhood Investments. Most of you recall our preliminary discussion a few months ago.

### Next Slide

Here we lay out the reasons for the application. It is straightforward. There is a small portion of the site at the northeast that is zoned R-2U. It is about 1200 square feet. If that goes to an R-3 designation, it will allow the density to slightly increase. By right, the owner can have 5 additional dwellings on the property instead of just four. Because of the grades on the property, the site descends rapidly from the street down. The foundations necessary for the kind of conjoined townhouses up above, the foundations below would be retaining walls or enclosing storage space. We thought that it would be a better use if an apartment could be found down there.

### Next Slide

This is an aerial view of the site.

### Next Slide

This is the current zoning designations of the site.

### Next Slide

This is the draft ordinance. You can see that the vision for this neighborhood is that much of this street would go to RX-3, which is basically the counterpart to the current R-3. We think that rezoning this little sliver makes sense considering future considerations.

### Next Slide

This is the survey.

### Next Slide

You can see the R-2U portion.

### Next Slide

We have highlighted it here in red so you can see what part we're proposing to be rezoned.

### Next Slide

You can see here the outline to the left (to the south of the existing building). That is the outline that we are proposing now. The existing parking behind the existing building would also extend to the south. The new



parking that we're introducing to support the new housing would be accessed from the same existing location. No new curb cuts are necessary and no new interruptions to the sidewalk.

#### **Next Slide**

Here are the conditions on site. The larger picture on the lower right is where we would propose the new building be located. The smaller pictures give you different perspectives of the existing apartment building.

#### **Next Slide**

Here are the surrounding buildings.

#### **Next Slide**

This is the level at the parking level. Residents who are living in this apartment could step out of their cars, walk up a walk into a courtyard that would be to the south of the apartment. It could comfortably accommodate 3 residents as we have it designed now.

#### **Next Slide**

This is the level at Cabell Avenue. We're up a couple of stories. There would be some steps down that would access the townhouses that are the lower townhouses. There are steps that climb up to the upper-level townhouses.

#### **Next Slide**

This is an overall site plan that gives you a roof view. You can clearly see here more of the proposed plantings and trees that would be there.

#### **Next Slide**

Here is a building section. That helps you appreciate the difference in grade that we have. Cabell Avenue is to the left and the parking level is to the right.

#### **Next Slide**

Here are some elevations to show what we have in mind. This is the Cabell Avenue elevation. You can see that the entries, while modest, they are easy to identify. The ones to the left of each of the townhouses and above would have a canopy wrapping them on two sides, making them legible. There would be doors that are there to the lower right of each volume that would access the townhouses below.

#### **Next Slides**

These are the side, rear, and other side elevations. You can see down where there would be that small courtyard that would allow those in the lower apartment to not feel quite as subterranean.

#### **Next Slide**

This is the site as it exists now.

#### **Next Slide**

This is the site with the proposed building. This is going to help, in its modest way (civic realm), to create better street engagement. We will plant trees, providing shade and comfort. The entries are reasonably legible. There would be walkways leading to them.

#### **Next Slides**

This is the site from a slightly different vantage, looking at it front on from across Cabell Avenue. Here is the proposed project.



**Commissioner Stolzenberg** – Looking at these elevations, they seem a little short on windows. That front elevation maybe wouldn't even meet our new transparency requirements. Is there something driving that?

**Mr. Riddle** – I honestly haven't checked it against what the opening or transparency regulations are in the coming draft. It hadn't occurred to me that it seemed to have too little in the way of windows. I suppose that we could re-evaluate it. As stated in the application, there is not going to be any design review of this building. It is not in a BAR district. It is not in an entrance corridor. I will check those regulations. I would not want to be out of compliance with those.

**Commissioner Stolzenberg** – You won't be subject to those regulations if you're doing if this is approved under the current ordinance. I am asking more as a general question as I think about transparency requirements.

**Mr. Riddle** – All I can say is that it looks Ok to me.

**Councilor Pinkston** – How many units will be in this development?

**Mr. Riddle** – There will be 5 units.

**Councilor Pinkston** – The existing structure will not be touched.

**Mr. Riddle** – No.

**Mayor Snook** – As I understand it, the part that is being rezoned is on the opposite side of the lot from where the work is going to be done. What is going on there?

**Mr. Riddle** – It is one entire parcel. It had been two. The owner had them consolidated. Once they were consolidated, the sliver that is R-2U, it can't be counted as a part of the total acreage toward our density calculation as an R-3 property.

**Mayor Snook** – It is just to get the R-3 density calculation right.

**Mr. Riddle** – It is to get the acreage to the point where another dwelling can be included. In our opinion, it ends up looking like a discrepancy that there is this little piece that is not zoned like the rest.

**Mayor Snook** – Is there a dividing line between lots that is being adjusted? Is it one big parcel? Is it already divided?

**Mr. Riddle** – It is all a single parcel, the one that we have been looking at in the slides. It is just a small portion of it at the northeast. It is a split zone site.

**Mayor Snook** – All you are doing is adjusting the boundary line of the split.

**Mr. Riddle** – The property boundary would remain the same. It is where we have the division between zoning districts that we propose to change.

**Commissioner Stolzenberg** – We're not going to go back to having a split zoning in the new map.

### **iii. Public Hearing**

No Public Comments



#### iv. Commission Discussion and Motion

**Motion – Commissioner Habbab – I move to recommend approval of this application to rezone the Subject Property from R-3 and R-2U to R-3, on the basis that the proposal would service the interests of the general public and good zoning practice. Second by Commissioner d’Oronzio. Motion passes 6-0.**

2. **CP23-00002 – VERVE Charlottesville PUD - Code of Virginia, § 15.2-2232 Review: 409 Stadium Road** The applicant is requesting an amendment to the November 4, 1996 vacation of the Woodrow Street Right of Way (ROW) along with a request to zone the closed portion to PUD. Woodrow Street is an unimproved paper street that bisects the Subject Property and is used mainly for off-street parking for the existing residential units.  
Several public utility lines such as sanitary, water, and gas run through Woodrow Street and will need to be relocated as part of the proposed development. Pursuant to Virginia Code Section 15.2-2232 and Charlottesville City Code Sec. 34-28, the Planning Commission will review these facilities and public street vacation to determine if the general location, character and extent of the proposed alterations are substantially in accord with the City’s currently adopted Comprehensive Plan or part thereof.
3. **ZM23-00004, ZT23-09-02, P23-0055, P23-0058 – VERVE Charlottesville PUD Subtext Acquisitions, LLC (“Applicant”), on behalf of Woodrow Apartments, LLC; Woodrow Too, LLC; and 1709 JPA LLC, (“Owner”) is requesting a Zoning Map Amendment and Zoning Text Amendment pursuant to Sections 34-41 and 34-490 – 519 of the Code of the City of Charlottesville (“Code”) for properties (“Subject Property”):**  
Parcel Number: 160008000, 1705 Jefferson Park Avenue, Charlottesville, VA 22903  
Parcel Number: 160005000, 106-114 Stadium Road, Charlottesville, VA 22903  
Parcel Number: 160004000, 100 Stadium Road, Charlottesville, VA 22903  
Parcel Number: 160003000, 102 Stadium Road, Charlottesville, VA 22903  
Parcel Number: 160002000, 104 Stadium Road, Charlottesville, VA 22903  
Parcel Number: 160001000, 409 Stadium Road, Charlottesville, VA 22903;  
The applicant is proposing to rezone the Subject Property from Multifamily Residential (“R-3”) to Planned Unit Development (“PUD”) with a Development Plan and removal of the Individually Protected Property (IPP) designation from 104 Stadium Road. The application and development plan includes a commitment to affordable housing; parking requirements; a use matrix including a maximum dwelling units per acre (“DUA”); yard and height regulations; open space; and landscaping. The applicant is proposing to redevelop the Subject Property and replace the existing (62) residential units (spread between nine different buildings) with one building containing between (524) to (550) residential units. The proposed building will have a height range of (75) feet to (135) feet and stories that range from (5) to (12). In addition, the proposed PUD includes improved pedestrian and bicycle circulation along Stadium Road, Emmet Street, and Jefferson Park Avenue and road improvements to Montebello Circle.  
The Subject Property is approximately 3.3 acres with road frontage on Jefferson Parke Avenue, Stadium Road, Emmet Street, and Montebello Circle. The Comprehensive Land Use Map designates this area in the Urban Mixed-Use Corridor. The Subject Property is zoned Residential Multifamily (R-3) (104 Stadium Road is zoned R-3H and is an IPP) with an Entrance Corridor Overlay. This application may be viewed online at <http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services> or a copy is on file in the Department of Neighborhood Development Services, 2nd Floor of City Hall, 610 East Main Street. Persons interested in this SUP request may contact NDS Planner Matt Alfele by e-mail ([alfelem@charlottesville.gov](mailto:alfelem@charlottesville.gov)) or by telephone (434-970-3636).

For the applicant to implement the PUD Plan, they will need additional approvals from City Council. These approvals include:



**Application P23-0055** - A Critical Slope Waiver per City Code Section 34-516(c) (P23-0055). Critical Slopes exist on the Subject Property along the Montebello Circle frontage and will be impacted by the proposed development.

**Application P23-0058** - A Sidewalk Waiver per City Code Section 29-182(j)(5) for a portion of Montebello Circle (P23-0058). The applicant's development plan calls for fire access improvements to Montebello Circle, but due to site constraints is requesting a waiver for sidewalk along approximately 300 feet of frontage.

**Amendment to "An Ordinance Authorizing the Sale of Certain City-Owned Property Located at 409 Stadium Road" adopted May 2, 2011** – The applicant is proposing to amend the ordinance authorizing the sale of city-owned property located at 409 stadium road to allow for development.

#### **i. Staff Report**

**Matt Alfele, City Planner** – You will be holding a joint public hearing and making a series of recommendations to City Council as it relates to a proposed redevelopment on parcels located at the intersection of Jefferson Park Avenue, Emmet Street, Stadium Road, and Montebello Circle. Although the general concept of the development being proposed is no more complicated than other multi-family developments presented to this body, the actions that need to take need to take place by Planning Commission and City Council are more intricate than other discretionary procedures brought forward in recent memory. The applicant, Subtext Acquisitions LLC, on behalf of the owners, Woodrow Apartments LLC, Woodrow II LLC, and 1709 LLC is requesting a zoning map amendment and a zoning text amendment pursuant to Section 34-41 and Section 34-90 through 34-519 of the city zoning code for properties located at 1705 Jefferson Park Avenue, 106 through 114 Stadium Road, 100 Stadium Road, 102 Stadium Road, 104 Stadium Road, and 409 Stadium Road, referred to as the Subject Property. The applicant is proposing to rezone the Subject Property from Multi-family residential (R3) to Planned Unit Development, with a development plan and the removal of the Individually Protected Property (IPP Designation) from 104 Stadium Road. The application and development plan includes a commitment to affordable housing, parking, and a use matrix including a maximum dwelling units per acre, yard & height regulations, open space, and landscaping. The applicant is proposing to redevelop the Subject Property to replace the existing 62 residential units, which are spread between 9 different buildings, with one building containing between 524 and 550 residential units. The proposed building will have a height range of (75)

feet to (135) feet and stories that range from (5) to (12). In addition, the proposed PUD includes improved pedestrian and bicycle circulation along Stadium Road, Emmet Street, and Jefferson Park Avenue and road improvements to Montebello Circle. For the applicant to implement the PUD Plan, they will need additional approvals from City Council. These approvals include Application P23-0055, a critical slope waiver. The applicant is requesting a waiver from Section 34-112b of the city critical slope ordinance as part of the plan to redevelop the Subject Property. The proposed development impacts critical slopes. The proposed development proposes critical slopes to be impacted by built structures, footprint of a building, and structured parking. Existing critical slopes area located on the property include 0.74 acres or 14 percent of the site that will be 100 percent disturbed. They also need approval of Application P23-0058, a sidewalk waiver. The applicant's development plan calls for fire access improvements to Montebello Circle. Due to site constraints, it is requiring a waiver from the sidewalk requirement for approximately 300 feet along the northern edge of Montebello Circle. Also, an amendment to an ordinance authorizing the sale of certain city-owned property located at 409 Stadium Road. This isn't before you tonight. Council needs to act on this for the development to go forward. With this amendment to that sale of property at 409 Stadium Road, the applicant is proposing to amend the ordinance authorizing the sale of city-owned property located at 409 Stadium Road to allow for development. The May 2, 2011, ordinance contains the following 3 conditions that the applicant is petitioning City Council to remove.

**Condition 1** – The property shall be landscaped and maintained as a green space.



**Condition 2** – The purchaser shall consent to the adjoining property, which is tax map parcel 16002000, being designated as an Individually Protected Property under the city code section 34-274.

**Condition 3** – There shall be no further development or permanent structure placed upon the property, including parking facilities.

Tonight, there will be a Code of Virginia 15.2-2232 review. The applicant is requesting an amendment to the November 4, 1996 vacation of Woodrow Street Right-of-Way, along with a request to zone the closed portion to Planned Unit Development. Woodrow Street is an unimproved paper street that bisects the Subject Property and is mainly used for off-street parking for the existing residential units serving public utility lines, such as sanitary, water, and gas that run through Woodrow Street. It will need to be relocated as part of the proposed development. The November 4<sup>th</sup>, 1996 ordinance contains the following conditions that the applicant is petitioning City Council to remove.

**Condition 1** – The adjoining property owners, excluding the City of Charlottesville, shall provide for storm water connections to Jefferson Park Avenue from the east side of Woodrow Street as part of the Jefferson Park Avenue sidewalk construction.

**Condition 2** – All adjoining property owners, excluding the city, shall enter into a joint access and maintenance agreement with respect to the vacated area. Such an agreement shall preclude the building of additional units on the vacated area.

In addition to the actions that are being requested, City Council and BAR have already taken the following actions. On June 5<sup>th</sup>, 2023, City Council passed a resolution granting approval of a CoA to demolish the stone house and gardens at 104 Stadium Road with the following conditions.

**Condition 1** – Building and gardens to be documented thoroughly through photographs and measured drawings according to the Historic American Building Standards. Information should be retained by the City of Charlottesville Department of Neighborhood Development Services and the Virginia Department of Historic Resources.

**Condition 2** – Approval of a design review CoA for new construction on the parcel as an element of the proposed multi-block development to ensure that the building is not demolished without an appropriate and city approved redevelopment in the issue of a site plan and building permit for construction of such replacement.

**Condition 3** – After the forgoing conclusions are accomplished, if IPP designation has not previously been removed by the appropriate actions of Council, whether before or after demolition, but no later than 30 days after demolition, the applicant requests City Council indicate a zoning ordinance amendment per City Code 34-274 to delete the property from the protected property list by zoning text and map amendment.

On September 19<sup>th</sup>, 2023, the BAR held a meeting related to removal of the IPP designation from 104 Stadium Road. At that meeting, they recommended City Council deny the request to remove the IPP. They also recommended two conditions should the rezoning move forward. I would like to note that with rezonings, unlike SUPs, they cannot be conditioned. When the Planning Commission completes the public hearing and deliberates of the proposed development, they consider the following motions in this order.

**Action One** – The Comprehensive Plan compliance for Woodrow Street (CP23-00002). Discussed in the pre-meeting, the proposed resolution for that section was left blank in case the Planning Commission wanted to enter their own findings. Staff has created a new resolution that fills in a finding when you get to that. Staff did not provide a recommendation but is making a recommendation now on this portion. Per code, the Code of Virginia 15.2-2232 review of the applicant's request to amend the November 4<sup>th</sup>, 1996, ordinance vacating Woodrow Street Right of Way, which was requested as part of a zoning map amendment and zoning text amendment application ZM23-00004 and ZT23-0902, staff finds that it is not in substantial accord with the City of Charlottesville's Comprehensive Plan.

**Action Two** – The Zoning Map Amendment to rezone the Subject Property from R-3 multi-family residential to Planned Unit Development with a development plan.

**Action Three** – Zoning Text Amendment to remove 104 Stadium Road as an Individually Protected Property from the City of Charlottesville zoning code.

**Action Four** – Critical Slope Waiver Recommendation.



**Commissioner Habbab** – With the IPP, we now have a CoA so that the house can be demolished from Council.

**Mr. Alfele** – The applicant has a CoA to demolish the house. There are conditions based on that CoA.

**Commissioner Habbab** – Did they record the house and do all the conditions that were listed in the resolution?

**Mr. Alfele** – I do not have that information if any of the conditions have been met.

**Commissioner Solla-Yates** – I have some concerns that we could add additional requirements as part of the IPP, requiring mitigation and salvage. Is that accurate?

**Mr. Alfele** – I don't think that you can write any conditions. It is still a rezoning. It is an all or nothing.

**Commissioner Stolzenberg** – Will those conditions attached to the CoA to demolish go away once it is no longer an IPP and doesn't need a CoA to demolish?

**Mr. Alfele** – I believe 'yes.' You're removing it, it would no longer have the IPP designation.

**Ms. Creasy** – It is a very good issue to bring up. There are several actions that you all take. There are several actions that Council takes. Coming up with all the different questions and permutations is very helpful as we move forward. That would be something that would move to that level and relate to the timing of the actions that Council would need to make.

**Commissioner Stolzenberg** – Are we on a 'shot clock' for the IPP?

**Mr. Alfele** – The Planning Commission did initiate the zoning text amendment.

**Commissioner Stolzenberg** – It is a flaw in the way that we handle demolitions of IPPs. We give them a CoA to approve them, attach conditions, and say that we need to remove it as an IPP because the house won't be there anymore. What is staff's opinion in approving this IPP now in conjunction with the PUD rather than later after there is a site plan submitted? Is it to avoid all the headaches in the meantime in that site plan review?

**Mr. Alfele** – It is opening a path of clarity for the applicant. You are going down a heavy lift of site plan where you still have this hanging over your head that you could not produce the development because of the IPP.

**Commissioner Stolzenberg** – We can say a zoning amendment takes effect at X date. Can you do it to say that it takes effect when it is demolished? It can only happen when it is demolished in accord with the conditions.

**Mr. Alfele** – I don't know. That is a good question.

**Commissioner Stolzenberg** – I did have a question about the lack of a proffer statement. While there are implicit proffers in the PUD development plan, do those still have legal effect as a proffer without that proffer statement?

**Mr. Alfele** – I will speak to the role when planners are looking at site plans and related to a development plan. It is sometimes referred to as a proffered development plan. The applicant has chosen not to provide a proffer statement. They are still putting forward a PUD plan of development. That plan of development includes layout of buildings, general landscape plan, a use matrix, setbacks, height restrictions, and all the things that you would find in a development plan. They have included a commitment to affordable housing at the 34-12 requirement.



It is about \$2 million. They have put on their development plan a commitment to provide a cash-in-lieu of \$4 million. I would defer to legal counsel. I don't have a good answer as far as how that statement on a development plan differs from that statement being provided in a proffer statement.

**Ryan Franklin, Deputy City Attorney** – I would take that under advisement to give a good legal counsel. There is currently no formal voluntary proffer that has been issued. I would look at the PUD overall with what is being presented as you move forward in your review.

**Commissioner Stolzenberg** – Assuming that they stick to the offer, it is for 2 times the amount that would be required by 34-12. It seems to me that looking at the use matrix here, there are allowed uses besides residential that would not be their intent. They could develop it as an office building with this form or even a 12-story parking garage with this form. Am I right, if that was the case, 34-12 would not require any affordable housing and twice of that would be nothing?

**Mr. Alfele** – If there is not a residential component, 34-12 talks about the residential component of a mixed-use development or residential development in just itself. I see the path that you are going down. That is a risk. It is a small risk. There are other things within the development plan that speak to it being a residential development. PUD development plans that used to come before that have been adopted were very loose on information. They were just a site plan proffered as a development plan. There has been a switch to try to get applicants to think of it more of 'you're creating your own zoning district.' You are creating these rules that when a site plan is submitted, we are using that development plan as the zoning instrument for the private property to make sure it meets those things. Even though there are other uses that I don't think would be adverse uses for that area, I don't think that they are highly likely to correspond to other aspects that are also in that development that have been put forward.

**Commissioner Habbab** – I remember reading the report that there was transparency with the unit counts. Do we have more clarity on that?

**Mr. Alfele** – When staff produced the report, there were some inconsistencies. Density was one. Density for this location has not been a concern, even on the high end. We have districts that allow 200 DUA. They put that in their use matrix. They were maxing out their density. The applicant has said that they are willing to make some of these changes to have that match their maximum density of 550, to put house of worship in their use matrix to make sure that they don't run afoul of uses that you can't proffer out in Virginia and clarifying the setbacks so that would be clear. These are the kinds of things that we, as staff, want to make sure are clear. When we get a site plan, we're not having to come before this body again to go 'we are not sure what this means.' The applicant has stated that they are willing to make those changes before this goes to City Council. In staff's opinion, these changes that they are proposing would not elevate it to requiring another public hearing. They would be made in between. Some of the more substantive things (height, massing, etc.) you need to talk about tonight might go beyond that. To what you brought up, that density can be squared and put them at their maximum density and not have the higher density in their use matrix.

**Commissioner Palmer** – Is this an entrance corridor?

**Mr. Alfele** – It is. They are not asking to be removed from the entrance corridor. Any site plan would need a CoA from the ERB.

**Commissioner Stolzenberg** – There is a reference in the packet about intersection improvements to Stadium & Emmet and Stadium & JPA. The applicant is in discussion about it. Can you give us an update about those discussions and how they pertain to this application?



**Mr. Alfele** – There is not much to give. The applicant is willing to continue those conversations. They have separated it from this application. Tying it to the application would push them way out. It would take some very intense discussions and some finding finances to do what they were proposing to improve those intersections. I don't think that they are opposed to it. Timewise, it is not going to line up with what they're wanting to do with the rezoning request.

**Commissioner Schwarz** – In their materials, it mentioned that the modifications they are making to the slip lane between Emmet and JPA would not allow tractor trailers. Is that going to be a problem? Do we have a truck route that we have in the city?

**Mr. Alfele** – The only thing that I can say is that the city traffic engineer did review it. He didn't have any real concerns along that line.

## ii. Applicant Presentation

**Valerie Long, Applicant** – Since the work session in June, you gave us some good feedback on the design issues. We're excited to be here tonight and share those with you.

I thought that I would touch on some of the high points of the public benefits of the project. One benefit is the tremendous increase in the number of new homes that would be provided primarily for students in this location that is a prime location immediately adjacent to Grounds for high density student housing. Our affordable housing commitment, as has been mentioned, is just over \$4 million or whatever the ultimate site plan would require under the existing affordable housing ordinance. The applicant is committed to pay twice that amount. Our goal with putting that commitment on the plan is set instead of in a separate proffer statement is to keep it all in one place so it is very clear. You don't have to make sure you remember to track down where the proffer statement is. It goes with the project. It is on the face of the plans. If Council were to adopt the PUD plan and the rezoning, that statement would be binding just like all the other binding statements on that plan. I believe that the \$4 million cash offer is easily the largest from any private developer. It might even be in the range of twice or three times what others have offered. This is a much larger project as well. The project would also propose to make significant improvements to the bicycle and pedestrian infrastructure around the property, including improvements and additions of sidewalks, bike lanes, bike racks, an indoor bicycle storage room, an enhanced transit stop. The bike lanes are raised bike lanes. There is still room for street trees around it, which help a lot with the quality of the bike and pedestrian infrastructure. We're proposing improvements to Montebello Avenue, including a sidewalk along a portion of it to provide safe pedestrian access to and from the project and to Stadium Road. We will be making improvements to the road itself to accommodate the fire and rescue apparatus. That was some feedback we received from the fire & rescue staff that is necessary to be able to serve the building but will also help improve access for the fire & rescue equipment to other properties along Montebello. We are also adding curb and gutter along Montebello that will help capture a lot of the runoff from the properties to the south of Montebello that currently run over the edge of the street, run down the critical slopes, and down into that intersection. There will be improvements to the public realm. We are planning to have an on-site coffee shop or deli that would be open to the public and residents of the building that will provide a lot of engagement at the streetscape. The project includes walk up units from the street. Along Emmet Street, JPA, and Stadium Road, people would walk into their units from the sidewalk there. It would help a lot with activating that streetscape and making it a lively area.

**Neil Reardon, Applicant** –

## Next Slide

This slide summarizes several things that Ms. Long has already covered, particularly the project proposals, height, and the affordable housing component that she outlined.



**Next Slide**

With the Future Land Use Map, I am noting that it is the urban mixed-use corridor. Highlighted there are the parcels that are part of this project.

**Next Slide**

The site is an amazing site. It is in this nook here but surrounded on the north and west by UVA Grounds.

**Next Slide**

This is the site a little closer. This is an assemblage of several parcels.

**Next Slide**

The site sits down in a bowl. This is it from the northeast. With a birdseye view, you can see it with parts of Grounds there on the right.

**Next Slide**

Here is the site again with a little more context from the northwest.

**Next Slide**

To summarize what we heard in the feedback, we heard to build to the edges of the site. The prior proposal at that time had greater setbacks, more of the density concentrated towards the middle of the site with 2 courtyards. You said to build less parking. That is a change we have made in this. You will see that. You said that this was an ideal location for high density housing. We thought that was great. That is the main component of the project. This is an ideal spot for the density. That is at the north and west of the site. Lastly, we focused on the public realm, the streetscape improvements, and building to the edge is one of the ways that we do that.

**Next Slide**

This is a diagram about the site in that depressed bowl and the low grade. How do we shape that site? Your feedback was very helpful for us in shaping those forces. On the lower left, you see that diagram we had before you back in June. On the lower right-hand side, this is how we have shaped that to the current project proposal.

**Next Slide**

This is the diagram again where we started. There were a couple of large courtyards: one on the north and one on the south. Generally, we weren't building to the edges the way we are in the current proposal.

**Next Slide**

You can see that we have pushed things out to the edges. This helps us define that streetscape design on all 3 sides of the project. When I say the 3 sides, on the right-hand side the western perimeter (Stadium Road), the one in the foreground (Emmet Street), and on the left-hand side (JPA). We build to those edges. What that allowed us to do is concentrate more open space on the southern and central parts of the site.

**Next Slide**

With respect to height, it is a varied approach. We have concentrated the density at the northwest part of the site. There are several points of modulation, where we step back the massing to what would be considered 10 stories if measured from Stadium Road on the west and a shorter component on the east where we are 5 stories above our parking podium. There are lots of grade changes with respect to the site. This varied approach comes from the northeast corner, a 2- and 3- story building to an 8- story building, to a 5- story building, and to a 12- story building at points. On the back side facing Montebello, because the grade is so high there, it ends up being about a 3- story volume at the southern, central part of the site that faces Montebello.



**Next Slide**

Going through the plan, building to the edges, and minimizing setbacks. You can see at all sides how we are doing that at each perimeter.

**Next Slide**

We're allowing for this open space in this zone in the south-central part of the site. That is where we have greater setbacks.

**Next Slide**

Concentrating that density and those two leaders are pointing to the parts of the project that are the tallest, the 12 stories.

**Next Slide**

There are unit entry walk-ups on all sides in addition to the 4 points that this is pointing toward. There are also unit terraces on the southern side of the property. Those don't face the street. These other ones do face the street. That is important for the public realm in addition to having several main building entries as well.

**Next Slide**

That street edge design is important. As mentioned, starting from each street, and working our way towards the building, we have a raised bike lane, a planting zone, then the sidewalk, and then the interface with the building, which usually involves a unit walk-up entry.

**Next Slide**

We are attempting to minimize the number of curb cuts. We have identified the best opportunities for this. You can see those 4 locations. Some of them have to do with parking access and some of them have to do with service. We have concentrated those where they most make sense, which you can see is not at the corners or at Emmet.

**Next Slide**

The component here is a semi-retail use as the coffee shop at the main entry here. The main entry is at the northwest corner. Our vehicular drop off and point of entry is on the west-central side of the site. We have a secondary entry along JPA about 3 levels down at JPA. That curb cut down there is the major point of ingress for vehicles to the parking.

**Next Slide**

This is a big project. We need a lot of bike racks. You need a lot of good public realm interface. Not only are we planning for bike racks out in the boulevard for visitors, but there are also bike racks in the building as well. We are looking at a specific entry point for residents where they can enter and exit with their bicycles. With the transit shelter location, this is currently a bus stop. This would be in that location where the bus currently stops but upgraded.

**Next Slide**

Here is that zoomed in in that JPA southeastern portion of the site where you can start to see how the transit shelter looks with bike racks adjacent to the sidewalk behind it and the bike lane behind it. It is important to eliminate conflicts, best practices how that is being done in modern street design.

**Next Slide**

One of the things we were asked by staff was to increase the width of Montebello for proper fire access width. It is just shy of 20 feet. If you look closely, there is a yellow sliver in there. That is the area where we are expanding that ever so slightly.



**Next Slide**

Major areas of open space concentration include the center courtyard, the western courtyard, and the southern setback along Montebello.

**Next Slide**

With landscaping and tree coverage, we are required to replant. We're meeting those standards with these zones that are pointed up.

**Next Slide**

Coming back to what we started with the site, the opportunities for the massing within that site where we were in June and where we are at today.

**Next Slide**

There you see the mass that they are in.

**Next Slides – Renderings**

This is a bird's eye view from the northwest. You can see the main entry in the lower left of the screen. That would be a major point of entry for everyone but mainly the primary route for anybody coming from UVA Grounds.

**Next Slide**

Zooming in a little bit on that approach, here is what it would look like with that median area, that triangular zone of green that is near where the slip lanes happen at the northwest part of the site. You're starting to see some peeling on the side of the building. It is a lot of building. You can see what we are doing architecturally here where we're tapering back creating massing and scale that breaks down this major façade that faces the approach to the building.

**Next Slide**

Here is what I want to focus on in getting down to the most important part of the experience in the building is that interface at the ground level. That is what people feel and take away from when they are in the public realm and experiencing a building. This is that major entry at the northwest part of the site where we would have that active coffee shop/retail use and a plaza that cascades down to the left to the east with a major canopy announcing entry.

**Next Slide**

Here it is again. You can see it better where we have an overhang. There is a little bit of a promenade between there and where the vehicular drop off is to the south. You can see the street design of the raised bike lane, the median of trees, and the ample sidewalk.

**Next Slide**

We're looking westward on Emmet. You can start to see the walk-ups on the left and that cascading terrace coming down from that major entry point where there would be that coffee shop/retail space.

**Next Slide**

Even further coming east and looking west on Emmet, you can see that this is heavily wooded and hilled to the right across the street. We are building right to that edge. We're holding that urban line on it, which creates a pleasant urban condition of sidewalk/boulevard that really defines the space. It is cool with the hill across the side across the street.



**Next Slide**

This is the northeast corner of the site where JPA meets Emmet. This is where the slip lane comes by. You can see there that we are at the curb continuing the raised bike lane. We're having a bicycle entry at this point in the building. There are also walk-ups coming as we come around this corner. We switch down in scale at this point.

**Next Slide**

This illustrates the undulation, the massing, and the material that happened from this vantage point where there are a lot of different volumes. This was the area where we were able to modulate the massing of the building, stepping down, and creating different volumes in the architecture.

**Next Slide**

This is a view straight on from across the street on JPA where you see that 2- to 3- story volume behind the trees there, a major entry point in the black part of the façade there and the major point of parking entry to the left of that.

**Next Slide**

I want to focus on Montebello. This is where most of the questions were from staff and a few of our clarifications. With the condition here at the southwest corner of the site, we wanted to provide an existing photograph to illustrate the grade change coming down. This is at the corner of Montebello and Stadium.

**Next Slide**

This is another picture of the existing conditions to set the framework for this. This is looking west on Montebello from where that circle starts. Right now, it is just vegetation. To the right of this, there is a vehicle barrier. Stormwater is coming over the top and it is heavily overgrown. There are vines growing on power lines. This area needs a lot of cleanup.

**Next Slide**

With the sidewalk waiver, we are proposing a sidewalk from an egress point of the southern courtyard there to the west to Stadium Road. The area to the east of there, we are not proposing sidewalk. The reason for that is that has become a very steep slope. We are widening Montebello a little bit and providing curb and gutter there in this yellow sliver on the north side of Montebello. To widen that further with a sidewalk is very difficult due to needing to modify grading.

**Next Slide**

In addition to the 20-foot width increase to meet that request and adding the curve and gutter, the third component that was asked for was a zone to access the side of the building for fire access. We are not going to plant that with higher vegetation and trees to keep that zone open per that request. That entire curve and the north side of Montebello is getting that new curb and gutter to handle storm water, not only from the public right of way but from the properties to the south that could be headed downhill and to the north onto this project's property.

**Next Slide**

There was a pinch point identified on Montebello where staff was not sure that there would be a 20-foot clear zone if the fire truck proceeded south on Montebello. It would be serving our property to the north. This is really south of this proposed property. It does maintain a 20-foot clear zone. That is what this diagram is illustrating.

**Next Slide**

With respect to the critical slope, there is an area here where we are mostly not modifying grading. That is pointed to there. That is that open zone that was requested for fire access. There is an area over to the right,



which we are not modifying grade at all but replanting. Both areas are being replanted, some with low level plantings, some with trees.

#### **Next Slide**

Clarifying some setbacks coming out of the staff report, these points here are where it varies. There is no continuous setback. That is the definitive number at each location.

#### **Next Slide**

What does this look like and feel like with respect to the grade changes on Montebello? You can see here where the 12-story volume is on the right, intermediate courtyard, and the 5-story volume you see in orange in the middle. What that ends up being is about 3 or 4 stories with respect to Montebello. There is a downhill zone in between it where the grade changes again. We're slightly modifying the grade there. There is about 100 feet between the face of the building. The public right of way is about 25 feet. You can get a picture here of the modulation in massing and height through this sectional diagram, including the buildings to the west.

#### **Next Slide**

This is a zoomed in version of this. This illustrates that 25-foot right of way. That now has 20 feet of pavement within it and the setbacks on each side creating a situation where there is about 100 feet between buildings.

#### **Next Slide**

This is a before picture looking eastward on Montebello.

#### **Next Slide**

This would be the proposed plan from that same vantage point. You can see the low-level plantings on the left and some of the higher trees proposed elsewhere.

#### **Next Slides**

I wanted to end on a couple of renderings.

**Commissioner Habbab** – How wide was the area dedicated to the street trees? It did not look consistent around the property. It shrunk and expanded.

**Mr. Reardon** – It is not consistent. Part of that is due to the undulating nature of the perimeter property line. It curves. What we have tried to do is work with a module of 7 to 8 feet for the sidewalk, 5 to 6 feet for that planted intermediate zone between the raised bike lane and the sidewalk, and about 6 feet for the raised bike lane. It does change. We would love for that to be more consistent. In a site plan like this, we worked with those modules. They do diminish and expand from those dimensions.

**Commissioner Solla-Yates** – The staff report notes 3.3 acres with no commercial usage. Why is there nothing?

**Ms. Long** – There are plans for a coffee shop or a deli establishment inside the building. That is one of the more technical questions or comments that we have discussed with staff about clarifying that issue going forward.

**Commissioner Stolzenberg** – When you say inside the building, is that not facing the street like the interior of the lobby?

**Ms. Long** – In the lobby, it would be accessible from the street as well and open to the public. We will clarify that.

**Commissioner Solla-Yates** – Can you talk about trees?



**Ms. Long** – There will be street trees around the perimeter. They will be in the area where the critical slopes are now that will be replanted right behind that 5-story wing of the building. That is the area that Mr. Reardon was saying would be left with lower plantings at the request of the fire and rescue department. All the standard landscaping regulations from the site plan ordinance would apply and be replanted.

**Commissioner Solla-Yates** – Is there any wiggle room on the Montebello side? That is part of a good transition to a lower scale area. Planting some trees there would do a lot of good.

**Ms. Long** – We would do as much as we can in that area that is outside of the no tree planting area that fire & rescue has asked that we set aside for no trees. With other areas, we are happy to work on details of additional plantings along that area. It is a steep grade.

**Mr. Reardon** – We are meeting the replanting requirement with the trees that are planted on the Boulevard (Montebello) side and the trees that are not planted on the Boulevard side. It is a mix between those two. We didn't want to overplant the backside as proposed. We did think that it was important for good urban design to have that shade canopy on the Boulevard side, on the east, north, and south or east, north, and west of the property. We're getting our tree count up using that. Then planting the slopes appropriately with a mix of ground cover, low-level plantings, and upper trees where we can.

**Commissioner Solla-Yates** – To my understanding, many of the concerns from the public and from staff are about design. What are the options to break up the vertical mass and emphasize width and not height on Montebello? Can you comment on that?

**Mr. Reardon** – With the width on Montebello, are you meaning a setback width?

**Commissioner Solla-Yates** – Horizontal lines instead of vertical lines.

**Mr. Reardon** – To be honest, we have more shaping to do of that portion of the building. There is a strong horizontal line there, not to say that there could not be stronger vertical lines there. We would very much welcome that design feedback.

**Chairman Mitchell** – Are you suggesting that it be something like this at Montebello? What are you asking?

**Commissioner Solla-Yates** – I am looking for design options to emphasize horizontality and not verticality.

**Mr. Reardon** – That would be the reason we started with the massing of the materiality change on a horizontal basis here at this time. As to where that happens, I don't think we would be fully committed to how it is shown today. There is some shaping there that could be done. It is a 3- to 4- story volume at this point. One of the things that we like to do is good architectural design. Don't divide that in half. That is why you are seeing that base condition right now with the tan color and a wider volume above it to try to make that recede now.

**Commissioner Stolzenberg** – I love the idea of raised bike lanes. It looks like it is about 6 feet in width. The guidelines for 2-way bike lanes are 12 feet with 8 feet at train points. Is this a one-way?

**Mr. Reardon** – That is correct. What we are doing on our side of the Boulevard is redoing that one-way bike lane. This would serve the one-way traffic on our side of the street. I have been involved in a lot of projects where it is done piecemeal, project by project. That is one of the ways to achieve a greater goal of having safer bike lanes. It is to build it as part of the project rather than try to build both sides of the street at the same time. It is a 6-foot width for one-way traffic. That one-way traffic could be described as clockwise.



**Commissioner Stolzenberg** – It is right next to the curb. What is the thought about putting the landscape buffer on the ‘not road’ side of it? I feel that if I was riding on it, I would be worried about falling into the street.

**Mr. Reardon** – They are done both ways. As a person who rides a bike to work, I have experienced both conditions. One way to think about this is that it does severely enhance the pedestrian condition when separated. Just the fact that it is more than a stripe that delineates the walking zone from the biking zone is a strong reason for arranging it the way we are. It also provides an opportunity for greater shade canopy of both and better tree health for those trees in the boulevard. For those reasons, that is why it is proposed as it is.

**Commissioner Stolzenberg** – It almost seems like the ideal would be landscape buffers between both. In some places, you might have the room to put that in and not others. You mentioned a few curb cuts. I appreciate the limiting of them. Are you planning on designing them as standard curb cuts?

**Mr. Reardon** – It is an excellent question because there is so much grade change on this site. They are at relatively flat zones pertaining to how you enter the building. The JPA one, for example, is a standard 2-way curb cut (24 feet) with the proper radii for entry points. The cross slope is minimal in these locations. It is worth noting that the service ones are less than 24 feet in width. They are a one-way exit or enter. The park share entry is an entry and an exit on its own. Those will have minimal cross slope at the points where it crosses the sidewalk.

**Commissioner Stolzenberg** – With the sidewalks, I see what you’re saying about there being a giant cliff there and you don’t want to build all the way around the curve. It is interesting that you are building it to the stairs to get into your courtyard. On the opposite side of the street, there is a sidewalk. It doesn’t start until another a few dozen feet past that. Is it totally impractical to build that up to where the sidewalk starts on the other side?

**Mr. Reardon** – There is a bunch of existing contexts there in addition to that. It is a one-way street going east and then south. There is parking on-street on the south of Montebello for a portion until you get to the curve and then again after the curve. That sidewalk is what I would call a ‘door zone’ for that parking. It is very minimal in width. I suspect that it is not very safe as a pedestrian. It is there as a buffer between the wall for a crash zone. It is strange how that happens. The limitation is adding an additional sidewalk all the way around the corner would get us nowhere. Eventually, there is a sight wall as you come around the corner with a property to the south where I describe the pinch point zone. That would interrupt the connection of such sidewalk even if it was to be possible.

**Commissioner Stolzenberg** – It seems like you would want to push people across the street to that existing sidewalk. I wonder if you could work with the property owner across the street. That would make me feel a lot better about the waiver. It would create that connection for all those student apartments that are on the east side of Montebello further down. They’re not walking in the middle of the street.

**Mr. Reardon** – A pedestrian coming north on Montebello Circle proceeding and then eventually west on their way to Grounds. What does that pedestrian route look like now and in the future?

**Commissioner Stolzenberg** – Right now, it ends in the middle of the street. We have your use matrix. You have some questionable things in there. You have parking garages as by right rather than an accessory use. You have surface parking lot as by right rather than accessory use. That tells me that you could build a 12-story parking garage. You might make a lot of money on football game days. What is the thinking there?

**Ms. Long** – We certainly don’t have any intentions to build anything other than what is proposed. That is what the PUD plan says. As we understand, the PUD ordinance is to be like a zoning ordinance. We even showed all



the same uses and tried to keep anything that was relatively consistent. Remove things that are not. If it would provide the Commission with more comfort to remove several of those uses, we are happy to do so. There is little interest in any office buildings these days. A deck there would be very expensive without the accompanying revenue from the units. They want to make sure that the deck is permitted with the multi-family units.

**Commissioner Stolzenberg** – For things like offices, I don't know that I feel strongly removing those entirely. You are going to have a leasing office there. Parking garages is by right rather than an accessory. You have a few things that are statutorily required that are missing. It would be great to see a 'mini mart' in addition to or rather than that coffee shop. There is a coffee shop across the street. If this gets approved, we're going to have a lot of conversations about exterior appearance.

**Commissioner Schwarz** – There is a note about moving the power lines. I imagine those power lines must be moved for the fire department. Are you just going to fill the substandard sidewalk with power lines?

**Mr. Reardon** – You're talking about the power lines on Montebello. Those are overgrown. Those will be part of a relocation plan that we would work with the utility provider. I don't think it is possible to bury them where they are right now. There are several utility relocations to work through with the utility providers sitewide.

**Commissioner Schwarz** – You're hearing my concern. Typically, they are moved across the street.

**Mr. Reardon** – Here, there may not be an opportunity potentially on either side of the street. That would be a logistical component we have not yet worked through with the utility provider. We plan to do so.

**Commissioner Stolzenberg** – Can you speak to the intersection improvements that we discussed? I get that the timing doesn't line up right. What are your intentions in terms of pursuing that? Are you going to get those to turn to T intersections to make life better for your tenants? Are you only going to do it if the city pays for it?

**Mr. Reardon** – At this point, we are interested in that conversation first with city staff and the proper process for it. There is a plan that was initially discussed about how to do that and the improvements to both intersections. Those triangular zones that are created by the slip lanes could be very much improved. Our goal would be to go through the PUD right now. On a parallel path, pursue a conversation with city staff first and then other necessary parties if that were to be a project.

**Chairman Mitchell** – Montebello is the piece that gives me the greatest amount of concern. That is the piece that gave NDS the greatest amount of concern. How many stories is that?

**Mr. Reardon** – There are 5 stories that are exposed. I would describe the first level as a garden level fully below what is Montebello. Montebello, as we are looking here, increases in height as we go east. It goes downhill as it goes towards Stadium. It is lower down there. With what we are looking at right here, it is about 3.5 stories from where that gray car is from that Montebello vantage point but 5 stories of exposed dwelling units there with windows: a story and a half being at garden level.

**Chairman Mitchell** – What is it at the Stadium Road intersection?

**Mr. Reardon** – That is about 11 stories. The staff report is consistent with that as well.

**Chairman Mitchell** – That is UVA on the other side.

**Mr. Reardon** – That is correct. It is 11 stories to Montebello.



**Chairman Mitchell** – We go from 5 up to 11.

**Mr. Reardon** – There is a different volume to the right of the courtyard. There is this open courtyard, which is down at garden level at that point from Montebello.

**Chairman Mitchell** – Was that a design issue, functional issue? What was your thinking?

**Mr. Reardon** – We wanted to concentrate the height at the north and west part of the site. That was the best place for it. We felt, after studying a variety of ways, that it was far better at those northwestern points than at the east side of the site. It is most efficient to build a portion of the building at a greater height and a portion at a lesser height. They are 2 different construction types. Concentrating the volume in one place or the other was a necessary part of the project is what we concluded. To do that on the east side was a more difficult scenario to fit it in. The site is lower on the east side. That drove it. It is about 30 to 40 feet lower over there. That, in addition to the context of greater height on the hill to the west and hill to the south and taller buildings on UVA Grounds, contextually we made the decision that was a better location for height and density.

**Commissioner Habbab** – What was the logic of 12 stories? Was it finances or construction type?

**Mr. Reardon** – It was a little bit of both. It works with the construction type in a good way. That is a ‘sweet spot’ for density on the one construction type. The 5 stories is a ‘sweet spot’ for a different construction type; that and the different components in massing. There are many things driving it. It was construction type and efficiency in funds.

**Councilor Puryear** – I was concerned about the height. I am still not satisfied with the answer and how they are going to address the electrical wiring issue. They are not at a point where they can address that at this point.

**Mr. Reardon** – One other thing pertaining to height that I maybe didn’t mention. The primary thing I didn’t mention is that we want that open space there in the southern courtyard and putting more density on the perimeter of the project is what the Planning Commission guided us towards. It was wise to create that open space on the south. Hopefully, that further elaborates on what I mentioned earlier.

**Commissioner Stolzenberg** – Can you say that any sidewalks you put in will have a wide enough ADA compliant path without utility poles blocking it?

**Mr. Reardon** – At this point, there are lots of utility poles on the site. We are reconstructing all these boulevards. Where will all that go? I wish that I could say that we’re not going to have a utility pole in any of these boulevards. There might have to be a negotiation or plan an approach where that is figured out. That is a detailed process further down the line. Our goal would be that boulevard is clean of those things. That is a project goal.

**Councilor Puryear** – Your goal is to put them underground.

**Mr. Reardon** – The goal would be to put them underground with the public realm improvements and investment in doing the public realm in a meaningful way here. That needs to be the goal for the project. We want to bury them.

**Councilor Pinkston** – In terms of parking, are you providing some parking? If so, what is your rationale, basis, or criteria upon which a person would be able to have a car?



**Mr. Reardon** – The parking is about 400 stalls proposed in the project. That is noted in the staff report.

**Councilor Pinkston** – With 525 units, do you have a sense of how many human beings will be in there?

**Dylan Lambur, Applicant** – Depending on the unit mix, it is going to be somewhere between 1300 and 1500 residents. We had some feedback earlier about parking and potentially providing less the last time we met. We brought that down from somewhere around 50 percent per bed to 25 percent. This is where we are now.

**Mayor Snook** – Looking at the staff analysis, they have identified a couple of things that relate to the overall density of the development and the scale of the project. Since that report was generated, have there been any further discussions or any effort to deal with that concern. I am interested in, as we look at several different regulations that this set of buildings would violate. Why a certain number? Why not something that comports with the various numbers that are already in existence?

**Ms. Long** – The existing zoning is R-3. The by right density is 21 units per acre. There is an option to go up to 87 units per acre with a special use permit. Given the Comprehensive Plan designation for the property for urban mixed-use in that location contemplates much higher density. We think the location adjacent to Grounds and how walkable it is to almost everything, it really can support a much higher density. I know the designers were trying to maximize the number of units and bedrooms to accommodate as many homes in the property as possible but also ensuring that there is space to provide the necessary open space and appropriate setbacks from Montebello and incorporate all the other amenities that we have described. The goal was to achieve a much higher density.

**Mayor Snook** – As a general proposition, I like idea of having a denser development there. The question is how much denser. If we are looking at 12 stories versus 10 stories or 550 units versus 400 units. I don't know where the tradeoffs come in terms of cost. I might be able to figure out, to some extent, where the tradeoffs are perceived by the neighborhood. A 12-story building is going to be 20 to 25 feet higher than a 10-story building and therefore more of an impact on the neighbors. Why 12 stories and not 14 stories? How did these numbers get picked? Why are those numbers picked?

**Ms. Long** – What we have tried to do is concentrate the massing away from where there are neighbors. The original massing diagram had much taller buildings on JPA. When we had a community meeting, the residents, who live along JPA, had some concerns about the height of the building on that side. Their comment was to move the density away. We heard the same thing from the Planning Commission work session. Try to concentrate the density away from the neighbors. Even along Montebello, the building that is the closest to it horizontally is a 5-story building at that location. There are 2 owner occupied homes on Montebello: one on the corner towards the bend in the road and another one to the south. There are student rentals on the side of Montebello closest to Stadium; not that those are not also important to be sensitive to. We are trying to provide the lowest building height adjacent towards the owner-occupied homes on Montebello and push the taller areas of massing towards the University away from neighbors, residential neighbors to the extent possible. There are a lot of challenges as Mr. Reardon indicated with the changes in grade. On the JPA site, it is 8 stories. It shifts as the grade moves. Up at the corner, there is a 3-story building with one story below grade. We tried to be sensitive as much as possible to the height of the buildings near the actual residents who live there and make it taller towards the University side where it would have less of an impact on any residents.

**Councilor Puryear** – What did the residents on Montebello share with you? You told us what the residents on the Oakhurst side said.

**Ms. Long** – They had similar concerns. The original version of the massing had a much taller wing of the building closer to Montebello.



**Councilor Puryear** – Is that why you lowered it?

**Ms. Long** – That's correct.

**Councilor Puryear** – Have you spoken to them since you made that change?

**Ms. Long** – We had the community meeting before we made that change. That was a large driver of that change.

**Councilor Puryear** – You haven't met with them since you made the change.

**Ms. Long** – We haven't met with them since making the change. I believe that they might be here tonight. They will probably have some feedback on that. We have tried to be sensitive to the feedback.

**Councilor Puryear** – I think you should meet with them. I know that you're happy to do it. Their homes are being impacted. If this development moves forward, you, your firm, and the architects need to feel that you're doing the best thing by the current residents. I looked at the information that we just saw about parking. I don't know how you came up with those numbers. If you are looking at units that are 2 and 3 bedrooms, you're going to have at least 2 cars. You are saying that those units are going to only have one car. That is not even realistic. As much as you want Charlottesville to be a walkable city and as much as people are concerned about the carbon footprint, we need to be realistic. I am one person in a house with one car. When there was more than one of us in that home, we had more than one car. If you are looking at apartments and condos, most people have 2 cars. To say that this unit is only going to have one car and you're going to have over 500 units in this building with 400 cars, that is not realistic. I understand your intent. When we are building and when we are considering about what we are doing moving forward, we need to be realistic as to what is happening now and what is happening by the time this building is finished. This building isn't going to be finished in 2050 when everybody wants to be carbon neutral. It is going to be finished well before then. What are you doing? What does that mean for 2025 and 2026?

**Ms. Long** – Thank you for the feedback and your comments. It is very helpful. On almost every project that we work on, there is a balance between ensuring that there is enough parking to accommodate all the residents or employees, whatever the use is but not more than is needed, particularly with structure parking. The cost of each space is so significant. You don't want to build more than you need. With this location, given its proximity, the hope is that it will be very attractive to students who do not have a car or do not want to have a car or can't afford to have a car. They could live there and walk to their classes. They can walk to the grocery store, hospital, and to lots of other places. It will be on the bus lane. It will accommodate bicycles, scooters, and all those things. I don't think that I even mentioned that there would be space for scooter parking. With this location, the hope is that it is the students who don't want to have to deal with a car, pay for a car that this will be an attractive location as a result. We know that there will be students who have cars, regardless even if they put them in the garage and leave them there and only use them on the weekends. We're trying to find the right balance to ensure there is enough but not too many.

**Councilor Puryear** – That is a good hope. We need to deal in practicality and reality. If there is a child at UVA that can't afford a car, it may also dictate that they can't afford to live in your building.

**Mayor Snook** – I had asked a series of questions. We worked on answers for some of them and some were supposed to be forthcoming. Why this scale?



**Mr. Lambur** – How we looked at laying out the site from a massing standpoint and what we were considering after our first neighborhood meeting, the feedback from the neighbors on JPA, looking at that and bringing that scale down, it was previously 9 or 10 stories. After talking to the people on Montebello, we're bringing that down to 5 stories, which is a wood structure, and pushing it back. We're somewhere around 70 feet off our own property line and then another 50 feet to those houses making sure we're respecting both neighbors on those sides. The next step is how we are creating what the Planning Commission asked for in terms of an urban, pedestrian, walkable, and active space that is pushed up to the street and is exciting for the residents. This is the gateway to Grounds. We want that to be exciting. That is why we have the coffee shop here. We want a lot of activity. How do you achieve that, while still respecting the neighbors to the east and south? What we did was take that density and push it up to where we want the activity. Part of that is 12 stories that gets us the density that we sacrifice on bringing it down to 8 stories on the east and 5 stories on the south. The other part of that is how we are building a cost-effective building. The 8 stories is a wood building. It is hard for me to say I can take the 12-story and knock 2 stories off it and add it to JPA. The building on JPA is type 1 construction. That gets significantly more expensive. That is the balancing act. We feel that between respecting the neighbors on JPA and bringing that down, that allows us to have a wood building, which is more cost-effective and pushes the density up. The feedback has always been that we want to see density, height, and activity up at that main intersection.

**Mayor Snook** – You're expecting to have wood construction on the Montebello and JPA side and steel and concrete construction on the University facing side.

**Mr. Lambur** – That is correct.

**Mayor Snook** – When I looked at some of the pictures that you were showing, the pictures from the northwest side, coming around Emmet Street, I found that image to be jarring. This is a look that in Charlottesville we're expecting to have to get used to, to a greater extent than we are now. I will say that, not only in relation to this project, but to what has been proposed for other areas as well. We're talking about having 8- and 10-story buildings at several places in the entrance ways to the city. I am not sure that I find that a very inviting look for the city. One of the things that concerns me, even though that angle isn't facing any residents, I have this question about whether that is a good idea. I haven't thought about it enough to have an opinion. I am seeking feedback from you all as to where your tradeoff points have come so we can begin to figure out when it gets to Council, what we think about it.

Councilor Payne is going to be participating remotely due to being sick.

**Motion to allow Councilor Payne to participate remotely – Councilor Puryear – Second by Councilor Pinkston – Motion passes 3-0. Councilor Payne was allowed to participate in the meeting remotely.**

**Councilor Payne** – With all the references to the Future Land Use Map, future zoning, and those documents, in the inclusionary zoning, there is a per unit calculation for payment in lieu. In the most conservative estimate, that payment would come out to over \$6 million. I say that being the most conservative because that would be at the lower end of the maximum units you can build rather than the highest end. That doesn't factor into the height bonus that would also likely be triggered. How did you land on that \$4 million number and what you decided to contribute to a payment in lieu?

**Mr. Lambur** – We understand there is an affordable housing issue. We want to do everything we can to try to help resolve that. From our perspective, affordable housing units located in a student housing project is not the most ideal situation. Based on the unit calculation that is in the current ordinance, I believe that it came out to about the \$2 million number of what would be required. We believe that doubling that helps the city and helps us do our part to contributing to resolve the issue. It wasn't based on a calculation. It was because we



understand that this is a real issue. We have talked to several different people about it. We don't feel like it is the right solution to put the units in the building. We feel that the fee in lieu could be used in a more impactful way. I don't know what the financing situation is with the city. In talking to other municipalities, with the fee in lieu situation, you can leverage that. You can leverage that 5 or 10 times. The \$4 million that we are contributing could be \$20 or \$40 million of actual development. If you look at that, we would be providing maybe 50 or 55 units in the building. If you lever that \$4 million, that gets you to 20 or 40. If it is \$150,000 a unit, you are now looking at 130 to 250 affordable units that you could potentially build with that fee in lieu. That is the rationale of how we thought about it.

**Councilor Payne** – I am not asking about why affordable units wouldn't be built in the development, but rather the calculation for what the payment in lieu is under the most conservative assumptions. It is below what is in those draft documents.

**Councilor Pinkston** – In terms of this parking piece, the number of spots that are being provided, it sounds like there was a conversation that happened at an earlier Planning Commission meeting. If you all would mind sharing about your thought process. I see the rationale. I am not going to comment on my views about this. That is not what we're supposed to be doing here.

**Commissioner Stolzenberg** – The earlier proposal had a staggering amount of parking. What you find, especially with students, is that the number of cars is like a 'gas.' It will grow to fit the available space for it. The more cars you have, the more trips you have, the more impact on traffic at that intersection, and the more impact on climate and on climate emissions. This is a prime spot. It is steps away from Engineers Row where all the engineers work. It is right up the hill from Central Grounds. It is possible to live there without a car. My feeling is that minimizing the number of spots would reduce that impact to the city, to everyone else, to the neighbors, and to everyone who must drive along there. It won't lead to an overflow parking impact on anyone either. All the neighborhoods around there are permit parking that these students won't be eligible for. You will often find students, where they do have cars, they tend to have one per household because they all pile into that roommate's car when they need to go to the grocery store options here. UVA does have far-flung parking options for the sorts of students who like to have a car on hand to go home over breaks. They can rent a spot from them at JPJ and take a bus right there. They don't need to be parked on site.

**Councilor Pinkston** – The number that was mentioned was 25 percent. According to this, it is 50 percent. The total required parking spaces, by some standard, was 782. What is being provided is 400, which is 50 percent, not 25 percent.

**Mr. Franklin** – I would like to give a little more of an answer to Commissioner Stolzenberg's question. It seems like what is being presented is a cash in lieu under the affordable dwelling unit ordinance. There has been no proffer statement in the staff report, which is generally customary that one is presented in applications before you. I know that Ms. Long suggested that you treat this as if there was a proffer statement here. I would recommend there is some confusion in terms of what she is relaying and what is presented before you for review. The city attorney's office would recommend that you evaluate this cash-in-lieu statement as you would for other applications with other cash-in-lieu statements for required affordable dwelling units that warrant compliance.

**Commissioner Stolzenberg** – What is happening here is that they are promising to double the cash-in-lieu that would be required. Are you saying that we should not consider that a binding offer?

**Mr. Franklin** – You would consider it as you normally would if there were applications in the past that would exceed the minimum requirement for the cash-in-lieu.



**Chairman Mitchell** – The proffer is that if they go by the calculations, it is going to be \$2.8 million. If you go by what is in their development document, it is approaching \$4.2 million, which is a lot more. Are we allowed to honor their development document as we consider the application with the assumption that the development document will guide what they must do?

**Mr. Franklin** – Is it the position of the applicant that is what you would like for us to look at the development document?

**Ms. Long** – That was our intention. If it would resolve any confusion or doubt, we are happy to coordinate with the city attorney's office and NDS on a specific, separate proffer statement that would state the exact same thing if that would resolve the question. Our intent was to make it simpler and have it all in one place. The zoning ordinance provides that when the PUD is approved, that becomes the zoning regulations and things are binding. Our intent was to put that right on the cover page of the PUD plan set to demonstrate that commitment. If that creates concerns, we're happy to put it in a separate proffer statement. We certainly want it to be binding.

**Mr. Franklin** – From the cover sheet, this is all going towards the cash-in-lieu under the affordable dwelling 34-12, not necessarily as the separate. That is why there is some confusion.

**Ms. Long** – The reason for specifically referencing Section 34-12 of the ordinance is because that is based on the final site plan in terms of it is based on the size of the building. There is a formula in 34-12 that is based on the final plan. Right now, we can estimate using the Office of Community Solutions worksheet for what that would be based on what they plan to build. That could shift slightly as the project goes through design review, entrance corrido, site plan, etc. We wanted to say that whatever it ends up being, we run the worksheet again for 34-12. Whatever that final number is in terms of the cash-in-lieu that would be owed, they would pay twice that. We were trying to do that so we didn't commit to a hard figure that we would end up paying less than we should if the building was slightly different.

Meeting was recessed for 5 minutes before the start of the public hearing.

### iii. Public Hearing

**Ellen Contini Morava** (225 Montebello Circle) – City Code 34-90 defines the following objectives of a PUD district: 1. To encourage development of equal or higher quality than otherwise required by the strict application of zoning district regulations that would otherwise govern. Current zoning regulations, especially the lenient allowances of an SUP give developers lots of leeway. This project is not of equal or higher quality than other student high-rises that have already been approved through the SUP process. Its huge scale, excessive height, and unattractive appearance make it lower in quality. 2. To encourage innovative arrangements of buildings and open spaces to provide efficient, attractive, flexible, and environmentally sensitive design. We concur with a statement on page 23 of the city staff report. Staff does not find the proposed development to be designed in a particularly innovative arrangement regarding building placement, open space, or environmentally sensitive design. Objective 6: To ensure that a development will be harmonious with the existing uses and character of adjacent property and/or consistent with patterns of development noted with respect to each adjacent property. As noted by the city staff report, this project is not harmonious with the residential patterns of development along Montebello Circle. Although some properties on Montebello Circle are rented to students, others are single-family homes, and none are taller than 3 stories. Objective 7: To ensure preservation of cultural features, scenic aspects, and natural features, such as streams, trees, and topography. This project will reduce existing mature tree canopy, already insufficient in our neighborhood. Newly planted trees will take at least 10 years to provide meaningful shade. The Tree Commission is concerned about the loss of tree canopy in the city. Objective 8: To provide for coordination of architectural styles internally with the development and in relation to adjacent properties along the perimeter of the development. The proposed architectural style is not only



inconsistent with that of the neighborhood but with Charlottesville in general. Objective 9: To provide for coordinated linkages among internal buildings and uses and external connections at a scale appropriate to the development and adjacent neighborhoods. The scale of this project is vastly different from even the largest developments in the adjacent neighborhood.

**Matthew Gillikin** – I am here to speak on behalf of Livable Cville. We wholeheartedly support this development. This is an exciting opportunity for the city. This is exactly where student housing should go. In this corridor and in this parcel, this might be the perfect spot on that corridor for this. I want to remind you all that this is primarily about housing for people. This isn't about parking, architecture, and massing. This is about people having homes. This would probably provide about 1000 more UVA students homes than the site currently allows. That will allow people in other communities in Charlottesville to have homes. The funding that is being offered, where it settles out, will help pay for something like 501 Cherry, by the affordable housing fund contribution. There are people here at this location, people elsewhere in the city, and people who need homes that are income restricted. All those groups will benefit from this development. This is a location in a corridor that students themselves have said that this is where they want to live. That is worth listening to. They have said that they want to live here in part because it will reduce displacement in places like 10<sup>th</sup> & Page and Fifeville. By adding this much housing at this spot, it is a part of the many tools needed to help address the homelessness issues in Charlottesville. More housing will help improve our vacancy rate. It will help stabilize rents and provide opportunities for people to be rehoused elsewhere in the city as more units become available elsewhere in the city. I hope that you will support this.

**Bobbie Williams** (108 Oakhurst) – The 100 Stadium Road project is not compatible with the Comprehensive Plan. Goal 3: Objectives for mixed-use areas. Protect and enhance the existing distinct identities of the city's neighborhoods and places. Please note on the city staff report. Staff is concerned with the scale of the project and how it transitions to the established lower density residential neighborhood along Montebello Circle. Staff believes the scale of the development could have an impact on the surrounding neighborhood, specifically the south of the subject property. Especially problematic is the proposed height of this project. In the city staff report, the city's Comprehensive Plan envisions a maximum height of 8 stories along Stadium Road and Emmet Street that transitions down to 5 stories within the high-density residential area along Montebello Circle. Staff finds the proposed height would not conform to the city's Comprehensive Plan. The proposed rezoning does not align with 2021 Future Land Use Map as it relates to height. The proposal would allow a height that is 34 feet higher than the maximum height allowed, which is 101 feet within any of the city's zoning districts. Comprehensive Plan Goal 7: Entrance corridors. Ensure that the quality of development in Charlottesville's designated entrance corridor overlay district is compatible with the city's requirements and standards. With the adjacent neighborhood's historic architectural and cultural resources, the position of this project where the Fontaine Avenue corridor meets the major access route 29 north and right across the street from UVA, a world heritage site, makes it more of an eyesore. It will degrade the environment of nearby Montebello House built in 1820, appearing on the National Register of Historic Places. This is another example of a high-density high-rise that will not add any affordable housing. Please reject this PUD application.

**Brandon Collins** – I am chiming in to encourage you all to support this project. It makes a ton of sense. As a previous speaker said, it is the right project for the perfect location. It is close to UVA with high density. Charlottesville continues to grow. It rises to the challenge of providing density in appropriate areas. This project will reduce student housing pressure on other neighborhoods close to UVA, such as 10<sup>th</sup> & Page, Rose Hill, Fifeville, and allow for affordable housing development and reducing displacement in those neighborhoods. Overall, this fits the goals of the Comprehensive Plan. It is to allow appropriate development with students near UVA in areas that haven't shared any of the burden of that growth over the past 100-200 years. This is a great project. The parking strategy makes sense. It balances the future need to reduce carbon emissions. Nobody wants UVA students bringing a lot of cars. If we build more parking, they are going to fill it up. UVA students are capable of living in this prime location to access a major university that is a working university. It is not just



a historical site. It is a place where people come to learn. Thousands of people are joining our community. They should live close to their university. I encourage you to support this project.

**Bonnie Riley** (116 Oakhurst) – My home shares a property with the University of Virginia. Thomas Jefferson was a gifted architect and was inspired by the Greek and Roman classical principles in designing UVA a symbol of democracy, learning, and permanence. UVA is one 25 UNESCO World Heritage Sites in the United States visited by people from around the world. Across the street from UVA is the VERVE site, a proposed, colossal, charmless apartment complex that will tower everything around it. UVA's strategic plan includes housing all second-year students by 2030. Because of this, 5000 UVA students will not need off-ground housing in the not-too-distant future. Universities and colleges in the US are bracing themselves for a big decline in admissions starting in 2025. That has been named the enrollment cliff. The cause is the significant drop in the birth rate that began with the Great Recession of 2008. Many colleges and universities are already seeing a decline in college applications due to fewer young people wishing to start their lives with massive student debt. The VERVE project plans to house 1500 students. Other recently approved projects on JPA plan to house another 500 students, the UVA Brandon Avenue apartments will house 900 students by next fall. I understand that a housing complex will be built at this site. The question is how big does this complex need to be? Please carefully consider this and reduce the size of this project to be more harmonious and in keeping with the surroundings of this significant location in Charlottesville.

**Natalie Oschrein** (531 Caroline) – I enjoyed both presentations tonight. I applaud the Planning Commission for moving the Cabell Avenue in-fill projects through. The VERVE is another exciting project. I applaud the general mission here. What species of trees have been considered? I hope they are those with tap roots instead of fibrous roots or weak trunks, so they don't disrupt the sidewalks for as long as possible. I agree with Commissioner Stolzenberg's question about placement of the street trees. Fitting them between the bikes and the cars with peds on the inside of that offers the most protection for bikers. It would be nice to see a rendering of the street section at an elevation as if you were on the sidewalk walking down JPA in front of the building so we could see the road-tree-elevated bike lane sidewalk cross-section. That would be helpful. Great job on elevating the bike lane. Would it be possible to have that small commercial area as a convenience store? The area is a food desert. It would be nice to have easy access to the bread, milk, tomatoes, and beer that these students will want and saving them a trip to Barracks Road. That would be useful. With parking, first-year students are already not allowed to have cars on Grounds. It is not a stretch to imagine that upper class students will not want or need cars especially if great bike or bus infrastructure is offered. I did not have a car during my 4 years at UVA. Several friends and classmates did not either. Most people remember college as the best years of their lives. Perhaps, it is the only time they lived in a walkable community. That is something that we should encourage. Concentrating students at the top of JPA near school prevents them from expanding into other neighborhoods like 10<sup>th</sup> & Page, Grady, Fifeville, etc. preserving affordable housing in those neighborhoods for families and making it easier for those residents to remain in their homes.

**Anne Blenheim** (116 Observatory) – I am holding up this picture. Where would you rather walk? In a neighborhood that has this. It reminds me of buildings that you can see when you drive out of New York. It is a bleak and ugly landscape. You're doing harm. You are obliterating a neighborhood, important green space. If you're going to build this project, reduce the mass by a third and make the setbacks further back. You're going to destroy about a half dozen mature sweet gums on the Stadium side. It takes at least 10 years to provide meaningful shade. We're at a time of unprecedented global warming. It is not certain that trees that are planted will survive. There are many factors to consider here. I hope that the plan, as it is now, is rejected.

**John Hossack** – I am not reflexively against appropriate, high-density housing. In accordance with the prior speakers, I believe this project is too big and too tall.



**Kevin Hildebrand** (Cherry Avenue) – I happened to have lived at 104 Woodrow Street in 1979 and 1980. I was sorry to hear that the Council overruled the BAR’s determination that it should not be torn down. I realize that is a fight that has already been fought. Having seen what they are proposing to do on this site, I can understand why this English cottage would be out of scale with what they are putting around it. I had not envisioned anything near this height on this site. I was assuming something stepping up from 4 stories to 6 stories to 8 stories as you got further away from this corner. I thought that this little cottage would be the perfect amenity to the site, to be a small restaurant, small café, small market that had the lovely garden to the side that could attract people walking to and from the University, the stadium, or to class. I understand that is not possible. What I would ask is that you not eliminate the criteria that the Council established, to document this house and put it on record for future architectural concerns. I would also ask that you not eliminate the sidewalk requirement along Montebello Circle. It is a difficult condition at best now. The sidewalk there now is 2 feet, 11 inches wide, according to the applicant’s own diagrams. That does not meet any kind of ADA standard for width on a sidewalk. If there is some way that they could either widen that sidewalk to a usable width or incorporate a full sidewalk on the opposite side and somehow create that as a utility trench to conceal the overhead wiring as the University has done next to the tennis courts. At what point does the Woodrow Street property get transferred from the city to the developer for development? As I understand it, the right-of-way has not been vacated. It is still city property even though it is being used as private property. I am curious as to what process will be used to make that transfer. I want to ensure that an equitable price is established for that land. That money can be used to improve other roadways and sidewalks within the city.

**Kimber Hawkey** – I appreciate Councilor Puryear’s comments. The sanity of her comments starkly contrasts what we heard from the city’s traffic planners regarding the JPA projects going in, who said, despite the addition of hundreds of cars, they don’t plan on expanding the roads. Bikes, cars, scooters, trucks, and walkers will all share the road. They said that they wouldn’t do any traffic studies because they didn’t need those facts. They were implementing a philosophy. That is not only bad planning but negligent regarding public safety. Few developers have felt that affordable housing “right” for their building. For the past 20 years, we have heard about intent and all the empty promises from developers to provide affordable housing. This has not been realized. We have been left with a hotel, million-dollar luxury townhouses, and ineffective contributions to the affordable housing fund. The city says that there is nothing we can do about it. You can’t enforce intentions. What is the legally binding written commitment to which the applicant will be held accountable? Throwing money at the housing fund has been an ineffective producer of concrete affordable housing units over the past 20 years. Please remove other uses. That is how we ended up with a hotel on Ridge Street rather than affordable housing. It is impossible to have faith in proffers because the city has a history of not enforcing those legal proffers. I am wondering how this commitment is any different from previous false promises that have been made. Why is the city giving their land for UVA customers who make UVA a multi-million-dollar business? Homes for UVA people need to be provided by UVA on its own land with its own money. Years ago, Mayor Edwards downzoned these areas to protect the neighborhood from UVA encroachment. UVA has enough money and land to house its customers. It should be made to do so. We should not be greenlighting these inappropriate monoliths.

**Charlie Henley** (500 Court Square) – As a participant in the Charlottesville housing market, the idea of dense student housing at this site soaking up 1000/1500 students worth of demand, reducing pressure in the city further from the University sounds very good to me. Looking at the map Charlottesville, this site looks ideal among all sites as a location for dense, student housing. For the health of the overall Charlottesville housing market, it seems to me that as much student housing as possible should go in this site.

#### **iv. Commissioner Discussion and Motions**

**Chairman Mitchell** – There are 4 things that we need to decide on. The first is whether the amendment to the vacation of Woodrow is in compliance with the Comp Plan. We have a couple of resolutions, couple competing



resolutions that staff will guide us through. The second thing is removing the IPP from 401 Stadium Road. The third would be the rezoning PUD. The last would be the critical slope waiver.

**Mr. Alfele** – I want to read into the record. The two resolutions that I passed out to you had one additional change. It should state “resolution of the Charlottesville Planning Commission for Woodrow Street CP23-00002 Comprehensive Plan review in accordance with Code of Virginia 15.2.2232.” I left out some words. You’re not communicating those actions tonight. You will communicate them at your next meeting. You can deliberate on this project. It is very hard to break it up and think about it in little chunks. I know you want to think about it in whole but do think about it in the actions you need to take tonight. This first action is Comprehensive Code Compliance to amend the November 4, 1996 ordinance vacating Woodrow Street right-of-way. In 1994 City Council did close the Woodrow Street right-of-way. They put conditions on it that the plat needed to be recorded and could not be recorded until the conditions were met. What you’re doing here tonight is determining if amending that ordinance complies with the Comprehensive Plan or not. It does not change Woodrow Street being closed. That action was already taken. Does amending it to remove the conditions that would allow development of residential units in the abandoned area comply with the Comprehensive Plan? You have in front of you, in that ordinance that I handed out, staff’s findings on whether it does or it does not. Staff’s recommendation is that it does not. This will be your time to deliberate on that and then come back with a motion.

**Commissioner Solla-Yates** – Did you say recommending instead of communicating?

**Mr. Alfele** – That is correct. There are 2 actions. As this body finding whether it is substantial in accord with the city’s Comprehensive Plan. You are going to communicate your findings to City Council. You did this recently where you took action. We came back at the next meeting to make sure that we had your findings correct and communicate those findings to City Council.

**Chairman Mitchell** – We will vote one way or the other tonight. If we vote that it is in accord, we will have to review the same document.

**Mr. Alfele** – At your next meeting, you will review that. That will be communicated to City Council.

**Chairman Mitchell** – If we vote that it is not in accord, it will be the same thing.

**Commissioner Solla-Yates** – Either way, does one of these need to be read into the record?

**Mr. Alfele** – If you find that the findings that staff has provided are the findings you agree with, you can read them into the record. If and during your deliberation, you have additional or different findings that you want to include in your resolution, that is what you can do. What you have in front of you is to help you from what staff has found. Our recommendation is that it is not in substantial accord. We outline from the city code comprehensive land use, urban form, and historic culture, and cultural preservation, the objective for residential areas. By amending it, increased house size, contextual infill within existing residential neighborhoods by providing a large building on the property, by preserving the 1996 ordinance, and adopting the preservation of the character. By keeping the 1996 ordinance, it would be in accord. By amending the 96 ordinance, it would not be in accord.

**Mr. Franklin** – The primary task before you is that you’re making a decision whether the relocation of the utilities and the vacation of Woodrow Street, if these conditions were removed, based upon the approved amendment to this 1996 ordinance, would be in substantial accord or not in substantial accord with the Comprehensive Plan or part thereof shortly thereafter, which discussion will bring. You will compile a list of findings similarly as you did the last time with written reasons that you will communicate to the City Council.



**Motion (Comprehensive Plan) – Commissioner Solla-Yates –** I move that we accept resolution of the Charlottesville Planning Commission recommending Woodrow Street CP23-00002 Comprehensive Plan review findings to the Charlottesville City Council in accordance with code of Virginia 15.2-2232 whereas this Planning Commission held a public hearing on October 10, 2023 to conduct a code of Virginia 15.2-2232 review of the applicant’s request to amend the November 4, 1996 ordinance, vacating Woodrow Street right-of-way, which was requested as part of a zoning map amendment and zoning text amendment application, those being ZM23-00004 and ZT23-09-02 application, which was submitted to the Planning Commission for the specific 2232 review on September 26, 2023. Proper notice of this 2232 review was published as required by law, including but not limited to Code of Virginia 15.2-2204. Now therefore and be it further resolved that this Planning Commission confirms that amending the November 4, 1996 ordinance vacating Woodrow Street ROW to permit the proposed planned unit as described in ZMA application ZM23-00004 and ZTA application ZT23-09-02 is substantially in accord with the city’s Comprehensive Plan or parts thereof as amended.

1. Amending the November 4, 1996 ordinance vacating Woodrow Street to allow residential units within the vacated area serves the Comprehensive Plan land use urban form and historic and cultural preservation objectives for residential areas by increasing opportunities to develop diverse housing options near schools, parks, shopping districts, and employment centers
2. Amending the 1996 ordinance will open up a portion of the subject property for development that is currently prohibited. This development would contribute to Chapter 5 Housing Goal 2-diverse housing throughout the city of the city’s Comprehensive Plan

Now therefore adopted by this Planning Commission this 10<sup>th</sup> day of October 2023. Second by Commissioner d’Oronzio.

**Discussion following second of motion.**

**Commissioner Palmer** – This is a very technical aspect of the overall PUD plan. If you’re looking for a reason not to move forward with the PUD, this voting against the resolution would make sense. If you’re voting for it, it doesn’t mean you’re necessarily voting for the PUD. That is an important point. You could make the argument that vacating the right-of-way does make sense. It would be a more creative development. UVA doesn’t have a position on this. I will leave it in your hand to debate the technical aspects of that.

**Commissioner d’Oronzio** – Looking at that ordinance, the 2 conditions that were put into it are essentially rendered mute by moving forward with this.

**Commissioner Stolzenberg** – Woodrow Street is steep in parts. Do we know if it is above the 10 percent grade limit and if it would even be possible to make it an accepted city street?

**Mr. Alfele** – I don’t know if it is or not. Based on when it was platted, I don’t know if that would even come into consideration.

**Commissioner Stolzenberg** – Does that only apply for newly platted streets?

**Mr. Alfele** – Yes when you are creating a new street.

**Commissioner Stolzenberg** – There are conditions on the previous vacation resolution from Council. Is it possible to put conditions on this?

**Mr. Alfele** – You are only looking at the Comprehensive Plan aspect. You’re not putting conditions on it.



**Commissioner Stolzenberg** – We're only looking at the Comprehensive Plan aspect of removing all the conditions.

**Mr. Franklin** – The proposal is to remove both conditions as presented. The consideration before you is whether accepting both those conditions being removed. That would be in substantial accord or not substantial accord with the Comprehensive Plan.

**Motion passes 6-0.**

## **PUD Application**

**Commissioner Palmer** – There is a lot here in this large development. I will make the caveat that there is no official position by the University on this development. It is good to hear the bed count of 1500. I did want to help you guys understand on Grounds what some of our housing developments are in terms of beds. Alderman Road is about 2000 beds. McCormick Road (First Year) is about 1600. Lambeth is about 800 beds. Brandon Avenue is about 900 beds plus the private housing in that vicinity. This puts a lot of beds in one place. I will note that we tend to build buildings in a landscape and provide as much green space as we can. Understanding the constraints of this site, that may not make that possible. Compared to what we saw before, the buffer with Montebello seems to be improved. All the parking access being on JPA probably makes more sense. Stadium Road, because it is not signalized at Emmet, could be problematic if they had a lot of cars in and out of there. It is great to see the bike racks and transit and better pedestrian and bike amenities. Woodrow Street provides that quiet route that pedestrians and bikes need around that area. With that going away, it is necessary for that to be on JPA. The height is scary. The 5-story aspect of it works well in the context of the city or the area. There is no context for 12 stories. The loss of the stone building seems to be a done deal. While I think they were trying to respond to us by putting the street wall against the street, losing some green space along the public right-of-ways is a bad thing in my opinion. There is no real porosity in the building. There are no green interventions along the way. There is a strategic desire to house all our second years by 2030. I don't know how many we already house. I think it is on the order of 50 to 60 percent. If the class is 5000, we house around 2000 to 2500 on Grounds. When you're thinking of the number of students that this would be impacting versus what UVA is trying to do and if there would be enough demand.

**Commissioner Habbab** – I want to thank the applicant for bringing this before us. I know that it is a lot of work. The way that I look at parking Ok is for me. It is student housing. In our new draft, we're taking out parking minimums. We could leave it up to the applicant. If we're comfortable with the way that the non-proffer proffer is written, that is Ok for me. Having that greenscape on Emmet was more appropriate the way it was first presented to us during the work session. I would rather have that space in the public realm rather than a privatized terrace that is hidden from the public view. The greenscape that we have now for the fire department that was in the rear is on a steep slope. It didn't seem like it was usable. I don't have an issue with density. My concern is the massing with the long wall of solid almost nothing and 12 stories that face Emmet and Stadium, not as much as the 5 stories on Montebello. When you're looking at 5 stories and it is 3 above street grade and the house next to it is on a hill, it is not as concerning as that 12 stories that you can see from that house. It will just be this wall in the distance. It goes beyond anything we have in our draft ordinance. A minor note on that is ensuring that we have enough space for trees to grow tall to maximize their potential and help hide some of that massing. I know that buffer that we have shrinks and expands. I want to make sure we have enough width there, if we decide to move forward with some sort of massing, that we can hide it.

**Chairman Mitchell** – It would helpful if we could look at that slide with the house to make your point.

**Commissioner Habbab** – I believe the 5 stories on Montebello, we can address in the ERB. My understanding is that with the Entrance Review Board, we cannot chip away at massing. Whatever is approved, we must stay



at that height. If you look at that house, you can see the difference of scale and the impact on the whole neighborhood where you have those 12 stories right on Emmet. Montebello is right there. You can imagine standing there and as far up as you can see is this wall of building.

**Commissioner Solla-Yates** – The number that jumped out to me as I was looking at this material and speaking with the residents about the issues is 12. That is a number that we haven't seen a lot in Charlottesville. We don't have a good place to think about that number. I am hearing that is a very economical number. That is a number that makes sense for concrete construction. I am looking at our Comprehensive Plan. Our number is 8. We allow up to 10 stories. In our most intensive areas, we don't allow 12 stories anywhere in the city in our Comprehensive Plan. It makes me worry about our Comprehensive Plan if the market realities and our policies are not 'talking.' That worries me. Seeing that disconnect between what is in our Comprehensive Plan and what is in this proposal concerns me. I worry that we must accept physical reality at some level. As a planner, that always concerns me. We need to make some space for 12-story buildings in this city if we want buildings that make financial sense, buildings that make structural sense, buildings that can provide affordable housing and decent living. If we want to do those things, we must decide on a place to put those things. I cannot think of a better place than here.

**Commissioner d'Oronzio** – Commissioner Solla-Yates, in his commentary on the 12 stories versus 10 stories versus the appropriateness of the Comprehensive Plan, my instinct is that the Comprehensive Plan, as we are repeatedly told, is an aspirational document, a guidance document. We have ultimate goals that these particulars underline them, like building height, are supposed to foster. In this case, one can argue that the height does assist in fostering those things. I feel that we need to be guided by the Comprehensive Plan but not commanded by it. They are guidelines. We need to 'keep our eye on the prize.' That tends to have me fall on the side that I am Ok with the height. With the parking, we need to let the people who building student housing determine what they think is necessary for parking based on their experience and practices. By way of disclosure, I lived 2 blocks from this when I was in graduate school at UVA. I had off-street parking, I parked my car, and I walked. Traffic is going to get worse whether we approve this or not. It is going to get a lot worse before we can 'strongarm' some money to improve the road and whatever traffic improvement we need. I like the idea of taking the pressure off the neighborhoods with this that seems to be a perfect fit. Is there a better place to build student housing in the city of Charlottesville? The answer to that question is 'no.'

**Commissioner Stolzenberg** – This is probably the absolute best site in the city to put a bunch of students to live close to where they want to be, to classes, to be able to walk like they did as a first year without a car. The density is entirely appropriate and beneficial, to displace students from the neighborhoods we often talk about (10<sup>th</sup> & Page, Fifeville, the outskirts of where students are). It will have a meaningful impact even in the JPA neighborhood. In all those buildings that are houses in form, have been for years occupied by students. There is nowhere else for them to go. The more you corral them in, the more they empty out of other places. I am Ok with 12 stories in height. I agree with Commissioner Solla-Yates. There is a reason why you see 12 stories in State College and Madison. It is how you justify jumping to that higher cost of concrete and steel without it all being absorbed in that huge marginal cost of an eighth story and you spread it out a little bit. Where this project runs into trouble is the length and not the height. It is a long building. That is also the problem with West Main buildings. It is not the height. It is the length. A building should ideally be taller than it is wide. I don't think we're going to get that far. We are going to need to do a lot of work in fixing this elevation and that big, long wall. That is within the envelope that we would be approving here. My understanding is that the ERB does have the power to do that. It is going to take some work. That is going to be both modulation and certainly in cladding choices. This corner facing The Lawn with the alternating black and white is awful. Just a note on the UVA second-year plan, there was an article in Cav Daily. One way that they are planning on freeing up the beds for second-year students is by potentially kicking off some upper classmen out of the residential colleges. It means we won't get have as many new off-Grounds beds freed up. My hope is that they go with a high building scenario plan. This will do a lot to contribute to that need. One thing that greatly concerns me in this is that in-



lieu payment amount. It is a lot lower than the new ordinance. The way we have moved the height around on this site, to push the height away from Gildersleeve Wood and away from Montebello makes sense and averages out to what we said in the Comp Plan. If this is denied, you end up building fewer units, paying more, and that height gets evened out into 8 stories. I don't see how that benefits anyone. You are making it difficult to say that this is good. You're pulling from the past requirements and not the new ones that are imminent. I appreciate the offer to go higher. With the intersections, those slip lanes are terrible. Those intersections are terrible for bike and pedestrian safety, bad for cars, and just awful. If you guys were saying 'yes' we will absolutely make those intersections good again, that would be great, but you're not. I can't rely on that. That is where your green space is going to come from. Right now, it is islanded off by these unnecessary slip lanes and streets in the way. If you free those up, that is a huge amount of green space. Another way to do that would be to vacate that and rearrange these buildings. That is not likely. I lean towards reluctantly supporting this. I am enthusiastic about it happening. I would love to see this project happen with this many units, beds, and getting places to live for all these students.

**Commissioner Schwarz** – This is tough. This will be more convenient than most of the dorms for the students. There is no better place to have people without cars in the city. You need to rethink that coffee shop. The only reason I needed a car in school was to go to the grocery store. That is probably the same for most students. The neighbors bring up a good point. Staff brought it up in what a PUD is meant for. This isn't special or innovative. It is just more. You won't be able to do it under the existing code. You won't be able to do under the new code. In that sense, you are creating a new zoning code. That is the need for the PUD. There is nothing that you have done that makes this a better project because it is a PUD. You have given us the benefit of a whole lot of students in one great location for students, which is why this is very difficult. Twelve stories don't bother me as much as the fact that it is 12 stories that extends for so far. It is a big, long wall. You can 'dress it up' as many different ways as you want to. It did not work on The Standard. I don't think that it is going to work here aesthetically. That is the balance. Is it worth the benefit to the rest of the city have, what is going to be a very big struggle to make an aesthetically pleasing project at an important place in the city? Do I think that there is a qualitative difference between 12 stories and 8 stories to the people that live on Montebello? Not really. It is going to be an unfortunate situation for them no matter what as being next to a large building. I like to think that being next to a large building is not a bad thing. That is not a shared opinion amongst the public. The nice thing this does is that it puts the 5 stories next to Montebello. It does create some more airspace for that neighborhood. I was hoping to have an opinion at the end of this. I am still stuck. It is a tradeoff for the rest of the city for something that is uncomfortable as you presented it.

**Chairman Mitchell** – I would echo what Commission Habbab, Commissioner Palmer, and Commissioner Stolzenberg said about the things that I like about it. The location is ideal. The density doesn't bother me. I am grateful for \$4.2 million going into the Housing Fund. I like what you are doing with the roads, the bike improvements, the pedestrian improvements, the curbs, and the gutters. Parking is right on target. We want to get to carbon neutral. We need to get out of cars. UVA students are the ideal people to get out of cars. I agree that a minimart or something like that where the students can get food is better than a coffee shop. The building is big. It is a lot of building. We did talk about, and staff suggested some leveling or some setbacks. I am not bothered by the 12 stories that much. I am bothered by the perception of that and the view that gives. Staff did talk about some step backs and some leveling. I had a brief conversation with the applicant about some ideas that might help with that. If the applicant is comfortable talking about the ideas of leveling and setbacks, I would like to ask the applicant to share those ideas.

**Mr. Reardon** – The idea that was brought about is a tapering back of the building near the southwest corner of the massing. Is that the suggestion that you would like to speak on that?

**Chairman Mitchell** – That is a good start.



**Mr. Reardon** – We would be able to explore those things. As a matter of process, I don't know that it is solvable in a public meeting. We would welcome the opportunity for that feedback. I don't know how that plays out in terms of a timeline or process with the specifics.

**Commissioner Stolzenberg** – The step back along Montebello isn't the thing that would help the most. That corner of Montebello is student housing. It almost seems where you want a step down is in the middle of that big, long wall so it creates 2 separate towers. I don't know if that is difficult because of where the elevators and stairs are. To me, that would almost be much more effective.

**Mr. Reardon** – Stairs and elevators are the challenge. That is why you are seeing the linear arrangement of that 12-story that bends along the western and northern part of the site. That is why we are where we're at right now. With separating things into 2 completely different massings that are separate from one another is a challenging way to achieve what is essentially one building.

**Commissioner Stolzenberg** – A question for the Commission is whether we think that these issues can be addressed during the ERB review.

**Chairman Mitchell** – The counsel that we have gotten from the City Attorney and from NDS is that the height is something staff wants us to make a call one way or the other tonight. We possibly could work on the architectural issues later.

**James Freas, NDS Director** – I believe that you can work on the architectural issues later. As we think about the new zoning ordinance, one of the things it does reasonably well is anticipate this issue of long, tall buildings being a problem and incorporate requirements within there for, not it has the option for breaking up buildings, it also has the option anticipating that there is desire to not break up buildings of including essentially courtyard features along a frontage that creates space and at least create that sense of a set of multiple buildings along the front.

**Commissioner Habbab** – Is that something we would be able to do during the ERB? Is that something we can't do?

**Ms. Creasy** – Typically, the box is established.

**Commissioner Habbab** – We're dealing with the materials. No step backs, no carving out of courtyards.

**Commissioner Stolzenberg** – There are, theoretically, materials where they can make it work. It is going to be very hard for them. If they decide to modulate, maybe it will become easier with materials of their choice.

**Mr. Alfele** – In the ERB capacity, you are going to be reacting to a design put in front of you. It is not necessarily doing a design with them. They are hearing some of this stuff and they are trying to meet the guidelines of the ERB. It is what they put in front of you as a final design for that CoA.

**Ms. Long** – Generally speaking, the concept is to make this image, the one that you have expressed concerns about the massing, look more like the view that we have shown from the opposite corner. That massing on that side is the one that you have concerns about, particularly, the buildings towards the right. The concept would be that they could work on a design that would make the northwest corner along Stadium and Emmet be more variable like that and have a few notches in the building and break up the massing that way.

**Mr. Reardon** – What you're looking at right now is that angle from the northeast. There are several points at which the building steps down and tapers as we go west to east along Emmet. What we would be proposing is



almost an inverse there of what you see. We tapered from 12 to 10 and down. We would be proposing an inverse tapering here where we would start at 12 and then taper down as the building proceeds southernly along Stadium. That is an achievable working solution to the concerns we have heard here tonight to move forward with a revision.

**Chairman Mitchell** – That does feel better. How do we do that? Do we incorporate their commitment to make those revisions? They haven't changed the box. They have switched it around.

**Ms. Creasy** – That is very different than what you are being presented with. Unless they have drawings that they want to exchange, it would be hard for you to understand what you are voting on.

**Commissioner Stolzenberg** – It gives me some pain to chop off dozens of units like that in a way that I am not sure will even help that much with the length upside. It will help some.

**Mr. Reardon** – When we understand the feedback, that adds to designing on the spot. That may not be the most productive use of time now. I think we understand where you are. As a matter of process, we could return to this meeting with revised drawings next month as a potential solution. We could proceed to the ERB.

**Chairman Mitchell** – If you would like to defer until next month, that is your option. We can proceed with voting on a recommendation.

**Mr. Franklin** – As a point of order, for a rezoning, it is a 'yes' as presented, a 'no,' or a deferral if you need more time to modify it.

**Commissioner Schwarz** – When the new zoning is passed, how far along do they have to be 'grandfathered' in?

**Mr. Franklin** – We don't yet know what the new zoning would be. It has been proposed. We prefer not to apply it upon what those conditions would be.

**Commissioner Stolzenberg** – We talked about the site plans in process that haven't gotten preliminary site plan approval will be granted a grace period where they can keep working on it. Will that also be true for discretionary things like this?

**Mr. Freas** – This is a question of vesting. Whatever the new zoning, will this project be vested under the existing zoning if it was to be approved? My understanding is that if it was to be approved by Council before the new zoning is adopted, it would be vested because that approval would represent a significant government action.

**Commissioner Schwarz** – Let's say it gets delayed a little bit and Council passes the new zoning before they get a chance to come in to present to Council. We're potentially cutting it close.

**Mr. Freas** – I don't know the answer. The conversation we have had to date has been about site plans that are in review process. This is different.

**Commissioner d'Oronzio** – The Planning Commission's review, approval, or other action doesn't quite get to the threshold of significant government action.

**Commissioner Stolzenberg** – If we were to make a recommendation tonight, nothing is stopping them from making changes before they go to Council in that direction of a less intense project.



**Mr. Freas** – If it is going in the less intensive direction, you're advertising a public hearing that remains valid and those changes can be made.

**Chairman Mitchell** – We could vote tonight. If they decided to reduce it slightly, Council could accept that reduction and follow our recommendation to embrace their alterations.

**Mr. Franklin** – We would have to evaluate how slight, whether that would be significant enough that it would be substantial enough to defer or must reconsider. We don't know right now.

**Ms. Long** – We appreciate your indulgences in our challenges. The challenge is that we have contractual obligations with the current owners and because we have already been spending so long on it, it becomes challenging. What we are happy to do is commit to making the changes that we have discussed tonight, including the modifications to the building façade to address your concerns. We have a good understanding of what your concerns are, what you are looking for. It sounded like the types of changes that Mr. Reardon described would potentially address your concerns. We must come back next month or at least that is when the action on the substantial accord review 2232 review will be finalized. We are happy to commit to making the changes we have discussed, including with the building design before we go to Council. We understand the chances of Council probably approving it as is based on your feedback and comments tonight probably fairly low. If there is a way that we could get your action tonight with the support based on the changes we have described, we are happy to do that. If that is not going to happen, we would prefer to come back in a month with our new drawings. For all the reasons you have discussed, it is a challenge. We are trying to understand how to navigate this. What would maybe help us and perhaps address your concerns would be a recommendation for approval subject to our plans being revised to address the comments. That could move it forward to Council. I don't see that as a condition of approval. It is just a recommendation. Council would know your recommendation that it is based on that suggestion. We could move forward that way.

**Mr. Franklin** – The City Attorney's Office would be a little uncomfortable with having a subject to because that seems to be a condition when this is generally a rezoning of a 'yes,' 'no,' or deferral on the complete application.

Chairman Mitchell conducted a straw poll with the commissioners.

**Commissioner Palmer** – Twelve stories is problematic

**Commissioner Habbab** – I agree with Commissioner Palmer. I don't see it matching some of the PUD requirements of ensuring it will be harmonious with adjacent properties and encouraging innovative arrangements. I appreciate the building modifications. Until I see them, I can't say 'yes.'

**Commissioner Solla-Yates** – I don't love the aesthetics that we are seeing tonight. I believe that the powers of the ERB could adjust the aesthetics. It could proceed tonight.

**Commissioner d'Oronzio** – I will almost always defer to my colleagues in matters of aesthetics when it comes to buildings. A part of the scale on this is innovative.

**Commissioner Stolzenberg** – The aesthetic concerns can be addressed. I know that step back suggestion is the best way to do it. The arrangement of buildings is clearly pushing things around to address the context of the neighborhood. I would recommend approval tonight.



**Commissioner Schwarz** – The benefit to the rest of the city outweighs some of my concerns. I would hope that they have heard the concerns.

**Motion to Approve PUD – Commissioner Stolzenberg** – I move to recommend that City Council should approve ZM23-00004, on the basis that approval of the proposed PUD Development is consistent with the City’s adopted Comprehensive Plan and will serve the public necessity, convenience, general welfare, and good zoning practice. Second by Commissioner d’Oronzio. Motion passes 5-1.

### **IPP Designation Removal**

**Commissioner Stolzenberg** – It is really frustrating to me we have this process to have conditions on demolitions, but then must remove it as an IPP, which gets rid of the demolitions. The whole timing is broken. I don’t think they’re going to demolish it, leave it as nothing without something to replace it. All this would probably be resolved if they simply proffered that they would do the conditions of surveying the house.

**Chairman Mitchell** – I thought I read something that there was going to be some sort of homage to the facility by using the stone.

**Commissioner Habbab** – Why do we need to take action on this now?

**Commissioner Stolzenberg** – The idea is that if they start going through the site plan review process, they will have to go to the BAR instead.

**Mr. Alfele** – The design review body because of the IPP would be in place. If the IPP is not removed, it would be the BAR. You go down that road of producing a site plan and still do not have all your zoning taken care of before you are producing those site plan documents.

**Chairman Mitchell** – By approving the PUD, we have acknowledged that this is going to go away. My recollection is that they are intending to use a lot of the stone to scatter around the building as an homage to the thing. We need to get these guys ‘a nod’ that they’re going to do the documentation that already exists in the approval that is here.

**Motion to Remove IPP – Commissioner Stolzenberg** – I move to recommend that City Council should approve ZT23-09-02 to remove 104 Stadium Road from the list of Individually Protected Property within the City of Charlottesville’s Zoning Code Article II, Division 2, Section 34-273(b) on the basis that approval is consistent with the City adopted Comprehensive Plan and will serve the public necessity, convenience, general welfare, and good zoning practice. Second by Commissioner d’Oronzio. Motion passes 6-0.

### **Critical Slope Waiver**

**Motion to Approve Critical Slope Waiver – Commissioner Solla-Yates** – I move to recommend approval of the critical slope waiver for tax map and parcels 160008000, 160005000, 160004000, 160003000, 160002000, and 160001000 as requested with conditions based on:

**Finding One** – The benefits of allowing the disturbance outweigh the benefits afforded by the existing undisturbed critical slope for Section 34-1120b.6.d.i and recommend conditions as stated in the packet  
Second by Commissioner Stolzenberg. Motion passes 6-0

#### **Recommended Conditions**

**1.** The applicant shall work with the City’s Urban Forester to identify, remove, and mitigate invasive plant materials within the Critical Slopes.



**2. The applicant will work with a local arborist to study and document trees within the Critical Slope area to determine if any can be preserved.**

**a. These documents shall be provided to the City's Urban Forester and the Neighborhood Development Services' Planner.**

**b. Should the study identify any tree(s) for preservation, the applicant shall work with the City's Urban Forester during site plan review to create a tree protection/preservation plan. The applicant shall perform all protection/preservation measures as identified in this plan. The tree preservation/protection plan will include a monitoring program to ensure compliance throughout the construction period. The plan shall also include provisions, such as easements, deed restrictions, or other legally binding measures to ensure preservation of the trees in perpetuity.**

**3. Any tree with a six inch or greater caliper that is removed from the Critical Slope area shall be replaced at a 3:1 ratio. The replacement tree(s) shall:**

**a. Have a two inch or greater caliper at planting.**

**b. Be in the general area from where the original tree was removed. Allowances for alternative locations may be granted by the Site Plan Agent if:**

**i. The planting location will interfere with fire safety as identified by the Assistant Fire Marshal; or**

**ii. The planting location will restrict establishment of a healthy mature tree canopy as determined by the City's Urban Forester.**

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

Meeting was recessed for 5 minutes.

### **III. COMMISSION'S ACTION ITEMS**

*Continuing:* until all action items are concluded

1. Charlottesville Development Code and Zoning Map Deliberation (if needed)

**Mr. Freas** – Let's go through the highlighted items that I had a question or would like deliberation on. We can discuss if there are any further items that commissioners would like to add in.

On page 1, the first highlighted item was a recommendation from Code Studio. We had put in 35 feet as the height where we're looking at more than one unit according to the edited item. This is in Section 2.2.2b, which would be the RA district. Code Studio's recommendation is, if there is an interest in seeing flat roofs within this district, then 40 feet is the appropriate number. If you want to leave open the possibility of a flat roof.

**Commissioner Stolzenberg** – The height limit is 3 stories. Does 3 stories and a flat roof really need 40 feet?

**Mr. Freas** – That was the recommendation.

**Commissioner Habbab** – Is it a roof pergala or an elevator shaft or staircase access?

**Commissioner Stolzenberg** – I think it is fine to encourage variation in heights.

**Mr. Freas** – The same issue is on page 2. It is in the RB district.

On page 7, item 29, we wanted some clarity on where we arrived at as a group on this question of entry features. There was a discussion with the Commission. If everyone recalls this section of the ordinance, this is talking about once we're requiring entrances. Do we have the entry features, or do we simply have a more general set of rules that govern providing a covered, identifiable space that is at the same floor height?



**Commissioner Schwarz** – Just take out the elevation from it. It is whatever the floor height ends up being for the ground floor.

**Mr. Freas** – The note from Code Studio on this is the different entrances. They simply provide examples and ensure the usability of the space.

**Commissioner Stolzenberg** – I am happy leaving the separate visualizations in there even if they are redundant and could be worked around by going with that one. The suggestion about leaving the floor height up to the individual ones.

**Commissioner Habbab** – Can you give me a quick summary of what we're talking about?

**Mr. Freas** – We're talking about the entry features.

**Commissioner Schwarz** – If you look at the regulations for all of those, there is a section called Covered Entry. Basically, you could do whatever you want and let it be a covered entry. None of the regulations are binding. My concern was that some plan reviewer is going to look at that and see someone do a non-compliant porch and tell them that they must fix this, when, in fact, it is compliant. If we left the diagrams in for the sake of giving people examples of what they can do, maybe you title each one of those other ones as recommended and then required on the covered entry. It should be sort of language like 'this is suggested form.' Personally, I would rather take them out because it is confusing.

**Commissioner Stolzenberg** – With 2.10.13, it starts with page 15 (non-redline version).

**Commissioner Habbab** – We have these covered entries.

**Commissioner Schwarz** – You could do a covered entry. It says 'if you have a covering, it must be a minimum of 4 feet wide or one foot wider than the entry itself. It must extend 3 feet out from the face of the building.' There are some regulations further down the page that describe what it must be. My recommendation is to either get rid of all of them or to mark them as 'suggested' versus 'required' so it is clear for the architect or the developer and for the plan reviewer.

**Commissioner Stolzenberg** – With that 3C part, an entry feature must meet all the standards of one of the following infre options. That is maybe the part that is where we introduce extra clarity. It feels clear to me. With the covered entry, if you meet the requirements of any individual one, you have met covered entry. In fact, covered entry is easier than all the others. In a sense, covered entry is the only one we need because you can do all the others. The idea is that we illustrate that you can also have a porch and a raised entry.

**Commissioner Schwarz** – My concern is that somebody is going to do a porch that isn't quite long enough to meet the requirements even though it does meet the requirements of covered entry. It is going to be kicked back. It is just a little confusing.

**Mr. Freas** – Help me understand that concern. What does that look like?

**Commissioner Schwarz** – I think that the porch must be a certain percentage width of the building. I know that you can make an exception. It becomes an extra step that seems unnecessary. They do a porch that isn't quite the right percentage length. It still meets the requirements of a covered entry.



**Commissioner Stolzenberg** – Staff says that is a porch and it is not 30 percent. It is 25 percent of the width. This says that it is a covered entry. It just looks like a porch.

**Commissioner Schwarz** – I don't want to assume that staff is going to do that. I feel that it might have happened in the past for similar things when there isn't clarity in the code.

**Mr. Freas** – It appears as I read this that the applicant is the one identifying which entry feature. I am not mandating. The language literally says, 'must see all the standards of the one of the following entry features.' The decision is up to the applicant as to which one they are meeting.

**Commissioner Schwarz** – If you think it is going to work out that way, that they can do a non-compliant thing that looks like a porch but isn't quite exactly as that describes but still meets the requirements of covered entry. If that is not going to be a hangup during the review, then this is a non-issue. It bothers me that there are requirements in the code that aren't really requirements.

**Commissioner Stolzenberg** – One suggestion for clarity would be to move covered entry to be first to show that is the broadest one.

**Commissioner Schwarz** – Or suggested examples. The 'fussy' one is the forecourt. I am worried that someone is not going to have the right depth or something or the right wall height. This is an unimportant thing.

**Commissioner Habbab** – It gives good examples of what you could do. We should leave them because of the examples that they provide. It becomes on the order of the language. We could have the applicant figure it out. They must follow the depth that it is saying. If it is a porch, it must be 30 percent. If it is not, they must label it as a covered entry by themselves.

**Commissioner Stolzenberg** – One clarification that would be useful is the idea of getting rid of the floor elevation requirement there since it is already in the code in each district. It is 2-1 (47, 48, 49). It is the finished floor elevation parts, just removing each of those from each of the types since they are specified in the zoning districts.

**Mr. Freas** – We are trying to make sure we capture this precisely on the off-chance that you guys do vote tonight so that we're very clear on what is being voted on and not at risk of voting on something and then us transcribing it incorrectly from what is decided.

**Commissioner Stolzenberg** – I could say 'under porch,' it is C. Under 'raised entry' it is C, 'recessed entry' it is C, and 'covered entry' is A.

**Mr. Freas** – I think that I have it. I am removing all finished floor elevation lines from each example.

Item 49 is Section 471b- 'applicability'-This is about transitions and where they are required. Where we are requiring transitions across a right of way across a street. This was suggested for your consideration that would not require a transition where the street is over a certain width. I am open as to what that width is. There was not one provided in that comment when it came in. The idea is that if it is a wide street, why do we need a transition across that street?

**Commissioner Stolzenberg** – One way to address that would be to start the transition distance at the opposing lot line. If it was next door without a street, it would start at the lot line.



**Commissioner Schwarz** – I don't want to do that because what the first 2 examples that come to mind are West Street where this transition is a good thing. It forces a 3-story height on West Street. With Montebello, I tried to look at that and tried to diagram it out. I got confused. We need that transition up on Montebello if we have CX-5 along JPA. West Street is 41 feet wide. When I measure Montebello, it is 31 feet. I don't know what streets CADRE was worried about. I know one person on CADRE who would have been worried about West Street. For further reference, JPA is about 70 feet wide. Preston is over 100 feet wide, and Ridge is about 80 feet wide. Those are the streets I think this might apply to.

**Mr. Freas** – That is probably accurate; maybe a number like 80.

**Commissioner Schwarz** – With JPA, we have CX-5 on one side. What is on the other side? Is that going to require a transition?

**Mr. Freas** – JPA is the same on both sides. Where this issue comes up is close to downtown. You see it at 6<sup>th</sup> Street. It is along one side of Friendship Court and down along IX. You have RA on one side of the street. You have 8 on the other side.

**Commissioner Schwarz** – I think those people would really appreciate a transition.

**Mr. Freas** – That is one of the examples of why we put this across the street transition in place. There are several of them around the city. We could disregard this comment entirely or we could establish a high number that makes sense from your perspective.

**Commissioner Schwarz** – I vote to disregard it until it becomes an issue.

**Commissioner Stolzenberg** – A number slightly lower than JPA seems right. JPA seems too wide to have a transition across.

**Commissioner Solla-Yates** – I like the number of 50.

**Commissioner Schwarz** – Is 50 sufficient? I think that this is probably coming out of areas that we still would want the transition to be. With Preston, we have both sides of the street that are the same.

**Mr. Freas** – It is a relatively rare occurrence where we have a significant differential across the street.

**Commissioner d'Oronzio** – Should we be making a distinction between right of way, which is how it is written because the right of way is usually larger and not necessarily a visual cue.

**Commissioner Schwarz** – It is easier to measure.

**Commissioner d'Oronzio** – If we are saying right of way, it is where the right of way is. How is it phrased here?

**Commissioner Schwarz** – I think that we should 'can' this until it becomes an issue.

**Mr. Freas** – We do have the ability to do a special exception.

**Commissioner Stolzenberg** – Why don't we just say 75 feet? That is probably not very many besides JPA.



**Commissioner d’Oronzio** – We’re trying to manufacture something here without sufficient data and contemplation.

The Commission decide to wait until later to address.

**Commissioner Stolzenberg** – We briefly spoke last time. There is a church that wants to expand. It is in CX-3. It is next to RB. You can do a church that is the same height and setbacks in RB. Since it is CX-3, it requires a transition. They are being punished for being in that higher zone. If they were still RB, they would have been able to do it more flexibly. The suggested language that I received is “transitions are not required when a project in the higher intensity district meets the height, building setback, and use requirements of the abutting lower intensity district.”

**There was consensus on the Planning Commission for this change.**

**Mr. Freas** – I am going to insert that where we were going to insert the other one. We are good with the language. I am going to insert it in 471b (applicability) so it will be item #3 under that table. It does work in that section based on the wording.

**Commissioner Schwarz** – We talked about architectural elements and vertical encroachments. I thought that we talked about those being taller than the safety barrier or parapet height. They are still listed at 3 feet. I thought that we talked about moving those to 10 feet. The section that I am looking at is for the step backs. I have a feeling that it probably didn’t get changed in the overall height.

**Mr. Freas** – You were looking at the step back section. Are you looking at the step back section that is being added into item #50?

**Commissioner Schwarz** – The vertical encroachment should be 10 feet instead of 3 feet and to carry that change into the encroachments to overall height.

**Commissioner d’Oronzio** – I would suggest the following change for Section 2. The first sentence stays the same. The second sentence through nonprofit organization: “a right of first refusal to purchase (because it may not necessarily be repurchasing) the home upon its first resale.” Delete the last sentence there. Continue the second sentence: “in accordance with the requirements of the ADU Manual.”

**Commissioner Stolzenberg** – How are we approving the ADU Manual? I recall that it was going to be approved at the same time.

**Mr. Freas** – It will have to be adopted by Council.

**Commissioner d’Oronzio** – If we should make an approval tonight, we’re going to say, ‘approved with the trailing ADU Manual.’

**Mr. Freas** – On the ADU Manual and the Procedures Manual, those both require Council approval. Does the Planning Commission also need to be making recommendations on those or formally as part of their recommendation?

**Sharon Pandek, Legal Counsel** – Not tonight. Your point is well-taken that they don’t have to be in this resolution tonight. It would be useful for them to make recommendations to Council.



**Commissioner d'Oronzio** – We will have some later. We will edit the ADU Manual appropriately. What about taking up any other possible things like this possible overlay that we're talking about? Can we make a recommendation with the new district?

**Mr. Freas** – I met with Commissioner d'Oronzio in his capacity representing the Housing Advisory Committee today. We talked about a new district/base district that mirrors the RA district that we have proposed but tamps it down for these anti-displacement areas. It is consistent with what was proposed in the Comprehensive Plan for those areas. We don't yet have language for that. We outlined it in good detail today. It was a conversation today. What we are trying to address is the comments raised by Council at the last meeting. Does the Planning Commission act on this conceptually this evening and provide a recommendation to the Council based on the conceptual? Do we wait and put together the language and put this as part of the Planning Commission's recommendation tonight? Does the Planning Commission move forward? This is a decision for you guys but with legal guidance as to what is allowed of my 3 options. Does Planning Commission move forward with the resolution before you this evening and Council takes this item up? So that we're clear, we have before us tonight the corridor overlay, which you guys had already indicated an interest in pursuing. This is a separate neighborhood overlay that is essentially consistent with what was laid out in the Comprehensive Plan for sensitive community areas.

**Ms. Pandek** – This is a conservative view based on procedural and notice issues. I think that you could approve recommendations tonight with respect to the zoning ordinance and the map, much along the lines of your Attachment A, as you just discussed. You could say that in addition, the Planning Commission makes the following recommendation conceptually about the district and send that up. I am thinking that is the best way to proceed with it. There is going to be a question once we get the language written whether it is within the provisions that were shipped down to you by the Council when initiated. Whether it can go forward or whether that item might have to come back to the Commission. You could make a recommendation on conceptual language. I am not sure whether it will be in a form that the Council can take it up without taking further action, including perhaps sending it back down to you. I need to see the language. I am familiar with the language. We have worked on the language on the neighborhood overlay district. I have a better feel about that one.

**Commissioner d'Oronzio** – We could make a recommendation on moving forward with the zoning ordinance as being presented. In addition, we have a new zoning district and/or overlay that we would like you to consider as well.

**Ms. Pandek** – We need to 'flesh out' some of the concepts. Simply saying that we also have this new district, in my opinion, is not sufficient to do anything more than take it up later.

**Mr. Freas** – We would describe what the contents are even if we don't have the language if we were to act this evening. The other option is that we schedule another meeting for next week.

**Commissioner d'Oronzio** – Conceptually, I have difficulty saying, 'let's move forward with this with a pending district and/or overlay,' which might be a significant portion of this.

**Commissioner Stolzenberg** – What you guys are talking about is the Comprehensive Plan sensitive areas.

**Mr. Freas** – That is correct, but with some modifications based on the conversation today.

**Commissioner Schwarz** – Let's talk about it tonight. If we're comfortable with it, we move on. If we are not comfortable with it, we don't.

**Commissioner d'Oronzio** – What are we moving on with?



**Mr. Freas** – There are 2 options. There is the option tonight to include a resolution that goes on to Council that describes conceptually what that district would look like with some detail. The other option is that we discuss it this evening. If there is a sense amongst the Commission that you would like to move forward with, but you want to see the language, we would have to schedule a meeting for next week and present the language. You guys would take your vote next week.

**Ms. Pandek** – The third option is that it is handled outside of the current set of recommendations.

**Commissioner d'Oronzio** – I am opposed to that third option. We're going to send a conception of a zoning district and/or overlay to Council having not reviewed the precise language. We're going to recommend that they do something about it. They're going to take it up from the word 'go,' and develop it, build it, and approve it, or send it back to us for consideration. We need to get ourselves straight. I want a whole code, not a code full of holes. It seems we're leaving a substantial hold of a very important matter that has not frankly gotten the attention that it needs to get. I think we are shortchanging the process.

**Commissioner Schwarz** – Can we go through the rest of the items on this? At the end, we can hear what the idea is.

**Mr. Freas** – We have done everything that was sent by email. We have one additional item, which was a good 'catch.' I have noted that one, which was the architectural elements from 3 to 10 on the encroachment. We have the one here that we just did with the ADU ordinance. Are there any other ones?

**Commissioner Schwarz** – With 73c, Mr. Freas added in 'due consideration will be given to the cost of compliance with proposed conditions, as well as the goals of the Comprehensive Plan.'

**Commissioner Solla-Yates** – I did have one issue. With 224b1 (bonus affordable dwelling unit), I thought that we agreed that the base would be 3.5. This is in the RC District. The discussion, as I recall, was that there was concern that requiring affordable units in RC would eliminate naturally occurring affordable housing. The compromise was 3.5 by right to allow some naturally occurring affordable housing.

**Commissioner d'Oronzio** – This is related to the stacked townhouses issue. This was also related to income.

**Mr. Freas** – We said 3.5 rather than 4.

**Commissioner d'Oronzio** – The base was 3.5. The affordable dwelling unit was 4.

**Commissioner Stolzenberg** – We are leaving the height limit in feet as is with the modification here and only changing the base to 3.5.

**Mr. Freas** – The first several pages of that document are the ones that you guys discussed in previous meetings. We have all the map changes that you guys made and decisions over the last several days. Please let us know if there is one that is not. We have 2 additional map changes for your consideration. We will talk about the first one now. The second one ties in with the corridor overlay.

**Commissioner Solla-Yates** – I don't love that we have so much RX-3 facing RX-5. We have a lot of RX-5 facing RX-3 because we have that big cutout in the middle along Grady.

**Mr. Freas** – I am a big proponent of 'like' facing 'like.' I don't think that differentiation is large enough that I am concerned about it.



**Commissioner Stolzenberg** – The historic and large Preston Court Apartments are right in the middle there.

**Commissioner Solla-Yates** – What I would propose is where there are long roads facing RX-5 to RX-3, just make it all RX-5 on both sides of those long roads.

**Commissioner Stolzenberg** – Preston Circle is a historic neighborhood with some owner-occupied houses in the northern part of that. I recall that we ‘haggled’ over it. Commissioner Schwarz wanted to add the Kappa Alpha House on the corner on Rugby and the other one behind it and a couple along Grady.

**Commissioner Schwarz** – It was a simple shape. It made sense. We can start going parcel by parcel if we want to. I don’t want to drag this out. You have RX-5, instead of being across the street from RX-3, it is right next to RX-3. It isn’t a big deal.

**Commissioner d’Oronzio** – I am not sure the RX-3 versus RX-5 is ‘dislike’ and ‘dislike.’

**Commissioner Schwarz** – There is a little more dislike with the RX-5 to the RA. We have a transition from RX-5 to RA. There are some owner-occupied houses in there. It is an intact neighborhood that hasn’t been overrun by students.

**Mr. Freas** – The first decision is: Do you want to make a change? If there is a consensus in the Commission to make a change, then let’s dive into specific parcels.

**Commissioner Stolzenberg** – I don’t have strong feelings. I didn’t argue the point last time too much. I feel that the Kappa Alpha House and the one behind it on Rugby would be fine as RX-5. That is where I would personally make a change.

**Commissioner d’Oronzio** – Are we discussing the RX-3 portion on the side of Grady Avenue? Does that go to RX-5? Is that the decision we are trying to make?

**Chairman Mitchell** – Why don’t we change it all to RX-5?

**Commissioner Schwarz** – Do the rest of you want to change it? If you want to change it, we will change it.

**Commissioner Stolzenberg** – We’re talking mostly about fraternity and sorority houses or apartments already there and probably won’t change. I am a little wary of trying to map it here.

**Commissioner Schwarz** – With RX-3, someone can redevelop the fraternity. I don’t feel strongly either way. If we want to line Grady with RX-5, I am fine with that. I just want to put in some sort of protection for that neighborhood, some sort of transition as you get further north.

**Commissioner Habbab** – Developers do have the bonus as an option.

**Commissioner Stolzenberg** – We have not created a way to tap into that bonus with in lieu payments, which would be critical for a fraternity house. I don’t know how you even do this with a fraternity house since that is all one unit.

**Chairman Mitchell** – It seems like there is not a strong opinion either way.



**Mr. Freas** – There is a parcel that the University has identified for construction of affordable housing at the intersection of 10<sup>th</sup> Street and Wertland. That property is going to be transferred into the UVA Foundation and therefore subject to our zoning. A portion of that parcel is in the campus district. The parcel is intended for the University. It would no longer be the appropriate zoning district. We're looking at 'heading' this off by making all this parcel into CX-8, which is what the other map shows. You guys have already proposed this whole area to be up to CX-8. It will be one parcel. They are submitting a boundary line adjustment and they're transferring it to the Foundation. In the way that the ordinance is constructed, there is a line in Article I that says that zoning district boundaries automatically snap to the closest parcel. We might have been able to argue that zoning district line snapped to the property line. I would want to get into that with our legal counsel. That's what line is there, intended to do. It is to deal with an understanding that the zoning district lines are intended to run on parcel lines. They don't always precisely match up.

**Ms. Creasy** – There are 2 separate things that must take place.

**Mr. Freas** – This last map change has to do with the overlay district. We are proposing to take Preston Avenue and Cherry Avenue. Cherry Avenue is CX-3. Make the length of Preston Avenue CX-3 and applying this overlay district. It would basically say that you must get a special exception permit to get additional height in these districts. To get that additional height, you must do 2 of the things on that list at the bottom and have a community meeting. We are setting up an opportunity for a conversation with the community and a decision by Planning Commission and Council on a proposed package of neighborhood or community-oriented benefits.

**Commissioner Schwarz** – If somebody wanted to do an affordability bonus, is that not part of this?

**Mr. Freas** – Right now, with the affordability bonus, someone could still just do that. That's not part of this. As this is set up, it downzones the district into CX-3, which gives you all the rights and entitlements to CX-3. Someone could just do the affordability bonus and pop up to 5 as this is proposed.

**Commissioner Schwarz** – If they do the special exception, they go to 7 stories. They would be required to do 10 percent of the units at 60 percent AMI. They must pick 2 of these other things.

**Mr. Freas** – We could add that in. It is not built into this as presented.

**Commissioner Schwarz** – Any district that is not RA, RB, or RC 10 percent of the units must be 60 percent AMI.

**Mr. Freas** – That is always baked in. We have set this up as an 'either/or.'

**Commissioner Schwarz** – The only thing I would want to change on this is the local art installation. I would get rid of that. Someone is going to put a mural on a building and think that they did something.

**Mr. Freas** – It still must be approved by Planning Commission and Council.

**Commissioner Stolzenberg** – It is a way to engage the community that may or may not be sufficient to have gotten you this. It is still discretionary.

**Commissioner Solla-Yates** – In general, specific, measurable things are things that we can fight in court. With affordable housing, 20 percent affordable units with 60 percent AMI. Affordable units must meet the requirements. There must be at least 2 affordable units as part of the proposal. I am recommending 20 percent instead of 25 percent because it is simpler math. It is more feasible. For B, just adding the sentence 'no less than 2500 square feet.' For C, adding the sentence 'no less than 2500 square feet.' For D, adding the sentence 'no



less than 2500 square feet.’ For E, no less than 2500 square feet. For F, ‘at least lead certified or comparable quality.’

**Commissioner Stolzenberg** – I would rather make that something off the LID checklist.

**Commissioner Solla-Yates** – For G, ‘of durable materials and with the participation of a public art authority.’ For H, ‘of similar quality cost and/or condition.’

**Chairman Mitchell** – The only thing I am confused about is F.

**Commissioner Stolzenberg** – In this one, a vague reference to including lead certification, passive house, and low impact design elements. The building envelope is sustainable. I am thinking that stormwater things are sustainable. Those both sound good to me. ‘Including but not limited to lead certification, passive house, low impact design.’ Are we getting rid of all the low impact design references in the code?

**Chairman Mitchell** – Are you comfortable with what we’re giving you?

**Commissioner Schwarz** – If we didn’t have these square footage requirements in here, we would have the right to determine that what they are providing is insufficient.

**Mr. Freas** – Yes. I like the specificity. That is the right direction to move.

**Commissioner Stolzenberg** – Standards and Design Manual low impact development standards. Most of those are good. The H clarification doesn’t seem strictly necessary to me. Costing all these things is a little ambiguous. The idea is to just give the Council the flexibility there.

**Commissioner Habbab** – I feel that G should be up to the community. If the community benefits and they want something, they should be able to say that’s what they want instead of us having to rely on some certifier.

**Commissioner d’Oronzio** – We’re going to mark art for the ages. This art with your building is going to stay there for 100 years.

**Commissioner Stolzenberg** – I would like to add 20 percent at 60 percent AMI. I would also like to have an option for deeper AMI or deeper affordability levels like 10 percent at 40 percent AMI. It is twice the difference between market rate and 60 percent AMI. It gives you that incentive for deeper affordability.

**Mr. Freas** – It is certainly possible. I can check with RKG or our consultant for this work to run these permutations through the model to see what spits out.

**Commissioner Stolzenberg** – I imagine that they will say 25 percent 60 percent AMI doesn’t spit anything out. I assume the idea is we’re pushing people to incorporate some LI HTC element or PHA element into their project.

**Mr. Freas** – We have a friendly amendment of 20 percent on that here.

Based on the level of discussion, I am inclined to say that we need to go ahead and capture all this and bring it back to a subsequent meeting.

**Chairman Mitchell** – It is the right thing to do. Let’s get it right.



**Commissioner Stolzenberg** – Are you thinking about that on this item or because of Commissioner d’Oronzio’s item?

**Mr. Freas** – A little bit of both. The changes that we just made were non-substantive but not huge. I feel comfortable with this item getting to a conclusion tonight.

**Chairman Mitchell** – That is what I am suggesting. If we can do a conceptual recommendation of what Commissioner d’Oronzio is saying, I didn’t get a sense that you all wanted to do that.

**Commissioner d’Oronzio** – I am opposed to that. We need to give them a whole ordinance, not an ordinance full of holes. This anti-displacement is a big deal. It is important. Saying that we have this other idea is not the way to go.

**Chairman Mitchell** – Let’s meet one-hour next week to ‘crank’ out that last piece before making a recommendation.

**Commissioner Solla-Yates** – Can we briefly talk about what it is?

**Mr. Freas** – Commissioner Solla-Yates, I did not catch all your edits. We need to look at some of those. I agree with the direction you’re going in. I want to look at some of the numbers that you suggested. Let’s wrap up the corridors. Are there any other comments on those?

**Ms. Pandak** – Commissioner Solla-Yates, I did not understand ‘at least 2500 square feet’ if these are to be community based.

**Commissioner Solla-Yates** – The idea is to have something measurable. An issue that we have run into in the past is that a developer will say that they have basically done it. We say that we can’t measure it, so we guess that you did.

**Mr. Freas** – The notion with the neighborhood with the anti-displacement oriented towards the neighborhood, the conversation we had today was to create a version of the RA district. In that district, it would be one unit by right, it would retain the existing building bonus for an additional one unit, and it would allow up to 6 units if all the bonus units were affordable. It is the exact same model as we have put forward in the other residential districts. It has a base of one, retain the existing building bonus of an additional one, and the affordability is the same as the RA district.

**Commissioner d’Oronzio** – The idea of the additional one with preserving the structure is accessory units.

**Mr. Freas** – Our starting point is the areas identified in the Comprehensive Plan.

**Chairman Mitchell** – The objective is to agree on the verbiage and agree on the boundaries the next time we meet.

**Mr. Freas** – It was also suggested that some of the dimensional standards that define the massing of buildings that can be built within this district might also be tamped down (footprint, width, or something along those lines).

**Commissioner Habbab** – It gives the same concern that I had before about essentially downzoning instead of communities.



**Commissioner d'Oronzio** – You still have the six. You can go to six.

**Commissioner Habbab** – It is a negative on their generational wealth building.

**Commissioner d'Oronzio** – What this is informed by, in part, is that there is no debate in the anti-displacement zones about the preference. The preference is over on the side of 'preserve my neighborhood' over the wealth issue. I preserve the neighborhood; I am wealthy in my community.

**Mr. Freas** – What is meant by 'preserve the neighborhood?'

**Chairman Mitchell** – Preserve the culture, preserve the composition.

**Commissioner Stolzenberg** – That is the tricky part. The only thing worth preserving is the four. Did you guys get to watch the Council meeting the other day? It was an interesting discussion. It was framed as we want to do something in the interim, while we do small area plans, extensive engagement, and figure out our real long-term plan. Do we take the risk of for a couple of years we don't let people tap into that wealth or the risk of the neighborhood changed a lot in that time. The overwhelming desire is to go to the risk that you don't tap into the wealth because that is less permanent and can be undone. I walked up 5<sup>th</sup> Street the other day. You look at houses. They have these huge additions on the back. They have undergone change under the restrictive R-1 zoning that they are in currently. In this world, the downzoning that we are proposing, or the lack of upzoning doesn't necessarily protect any of that neighborhood change from happening. It only potentially says the form can't change so much. Every time it does, it must be for expensive single-family housing that is going to change the makeup of the community. My worry is that it is not so simple of a tradeoff as they made it seem the other day. What we are doing is exacerbating the problem that we now have. I don't think it matters that much. That is going to be the most economically profitable use.

**Mr. Freas** – I have publicly stated and agree with many of the things you just said. Those were points that I was making today. The one thing that I think is somewhat better about what we're talking about is that at least we have created the opportunity for doing accessory apartments. One of the points you made is exactly one of the things that I have been concerned about. Under what is happening under the Comprehensive Plan approach, we have eliminated all other options but to build an expensive single-family house. That bothered me. I do believe that we should be creating options for 3-unit buildings. To take away that option is moving us counterproductively. There are 2 things that I think are better. One is that we have the accessory apartment option. It doesn't have to be an affordable unit. Two is the idea that we're still going up to six. That is going to be a nonprofit project. We know that because it is basically going to be 5 affordable units and 1 market rate unit. It is going to be all affordable units. It is in there as an option.

**Commissioner d'Oronzio** – This will provide the 'breathing space' for us to go neighborhood to neighborhood.

**Mr. Freas** – We have a toolkit that is broader than zoning.

**Commissioner Stolzenberg** – I would feel better if it was 2 accessory units. If it was up to 3, which if we tamp down on size standards, are going to be by nature small and more affordable. It would still be requiring the existing dwelling space.

**Ms. Pandek** – As an attorney, I get nervous about the use of downzoning. To my knowledge, you're not downzoning any property that is currently zoned. When you talked about reductions, you were talking about reductions of proposed increases. That is not a downzone. Downzoning has a really specific designation under state law. When you start saying to people 'we're down zoning you,' you're not down zoning them. It makes for



anxiety that is unnecessary. I want to tell you that because it is a message, you're sending out there that people will interpret in different ways that are not necessarily positive.

**Commissioner d'Oronzio** – No use of the word downzoning or sensitive communities, anti-displacement zones, and level of upzoning. We're still upzoning.

**Ms. Pandek** – That is a better way to say it. Mr. Freas, the consultant, and I have worked closely trying to make sure that your intents are consistent with what can be done under zoning law in the state of Virginia. When I mentioned to you that something is iffy, that what we have worked hard, particularly on this quarter concept, is to make sure that it is well within the boundaries of what can be done in Virginia.

**Commissioner Schwarz** – The changes go from one to two if you have the existing structure up to 6. What if it was two, as a base, to three with the existing structure up to six. It is still less than RA. It would allow someone to put in a duplex if the house that is existing is kept.

**Commissioner d'Oronzio** – You have a decent sized lot, I buy the old house, I leave the existing structure, and I build a duplex of 1500 square feet a pop, and start charging \$3000 a side.

**Commissioner Stolzenberg** – You will find few decent size lots.

**Commissioner d'Oronzio** – The point is to be anti-displacement. We need to write it up and look at it.

**Commissioner Habbab** – The other concern that I have is that we're hoping that we change it in the future. If that doesn't happen, and 30 years from now, it ends up in the negative, which is not guaranteed.

**Commissioner d'Oronzio** – What I would suggest is to write it up, look at it, and argue about the text we have in front of us. That gives us the time to let it 'cook' for a little bit, get some data on it, and get it organized in a proper way since we have already decided that we're 'punting.'

**Chairman Mitchell** – If we meet, we should probably meet next Thursday.

**Mr. Freas** – For this section, it is at least conceptually simple and already laid out. We should be able to get it to you quickly.

**Motion – Commissioner Schwarz – I move that we continue this deliberation on Wednesday, the 18<sup>th</sup> at 5:00 PM in Council Chambers. Second by Commissioner d'Oronzio. Motion passes 6-0.**

The meeting was adjourned at 11:24 PM.



## PLANNING COMMISSION REGULAR MEETING

August 9, 2022 – 5:30 P.M.

Hybrid Meeting

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

***Beginning:*** 5:00 PM

***Location:*** Hybrid Meeting

**Members Present:** Commissioner Lahendro, Commissioner Stolzenberg, Chairman Solla-Yates, Commissioner Habbab, Commissioner Russell, Commissioner Mitchell

**Members Absent:** Commissioner Dowell

**Staff Present:** Patrick Cory, Missy Creasy, James Freas, Remy Trail, Rob Hubbard, Sam Sanders

Chair Solla-Yates called the meeting to order at 5:00pm and began by asking for questions concerning agenda items. Commissioner Lahendro asked about the format for the meeting and overview was provided. Chair Solla-Yates asked if there were any comments on the minutes and there were none. Commissioner Stolzenberg asked for the schedule for moving forward with the diagnostic report and that was provided. No additional comments were provided in the premeeting after 5:20.

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

***Beginning:*** 5:30 PM

***Location:*** City Space

#### A. COMMISSIONER'S REPORT

**Commissioner Lahendro** – The Board of Architectural Review met July 19<sup>th</sup>. We had a very busy meeting. We had 9 Certificates of Appropriateness to review. We approved all of them. We also approved a motion recommending that City Council approve the Individual Property designation for the former Trinity Episcopal Church, which is now owned by Dairy Holdings. That will hopefully be moving forward. The Tree Commission met August 2<sup>nd</sup>. Tim Beatley, a professor in the Department of Urban and Environmental Planning at UVA gave a very good presentation on innovative tree conservation and cities. A couple of things came out to me that existing mature trees are exponentially more important to the environment and human health than replacing them with new trees. Several US cities have ordinances that allow relief from zoning requirements to preserve existing trees when they're important. I have a list of those cities if it would be helpful. Krystal Riddervolt, manager of the city's environmental sustainability division made a presentation on her department's responsibilities and current projects. An RFP for the Mall tree study has been reviewed by the Tree Commission and will soon be issued. The RELEAF/Cville Committee part of the Tree Commission has been working with Charlottesville High School to create a volunteer student group to assist in tree planting efforts in the city; a way of getting better participation by city residents to start planting trees. They also had a tree education booth recently at the African American Cultural Arts Festival in Washington Park. New nominations for tree conservation designation of street trees will be going soon to City Council.

**Commissioner Mitchell** – No Report

**Commissioner Stolzenberg** – No Report

**Commissioner Russell** – No Report



**Commissioner Habbab** – The Citizen Transportation Advisory Committee met on July 20<sup>th</sup>. We went over 3 things. The first being an update on the smart scale applications. What was presented to us, except the Fifth Street Station, that we decided to take out for further exploration. We looked at an interactive map that VDOT had. You can go online and check potential safety improvements across the area. We had an update on the Regional Transit Vision Plan. The follow-up from that is that the Charlottesville MPO is putting together a 2050 long-range Transit Vision Plan technical working group. I believe a commissioner is going to be a part of that working group.

## **B. UNIVERSITY REPORT**

No University Report

## **C. CHAIR'S REPORT**

**Chairman Solla-Yates** – I would like to discuss our annual appointment of a nomination committee to consider a new chair and vice-chair. Considering the tenure of who we have, I believe the best choices would be Commissioner Mitchell and Commissioner Stolzenberg.

### **i. Appointment of Nominating Committee**

Commissioners Stolzenberg and Mitchell were nominated to name the new Chair and Vice-Chair.

### **ii. Member Resolutions**

Resolutions for Commissioners Dowell and Lahendro from Charlottesville City Council and Charlottesville Planning Commission were read into the record by Chairman Solla-Yates.

## **D. DEPARTMENT OF NDS**

**Missy Creasy, NDS Deputy Director** – I will give the highlights of some of the meetings that are coming up. We will have more to come for the rest of the meeting. We have our regular September meeting that will be on the 13<sup>th</sup>. On September 27<sup>th</sup>, that is a joint work session with City Council where we will be discussing the diagnostic report. At that point, we will have the public comments that have been received by the end of August. That will be combined into a report. The goal of that meeting will be to work on moving forward to the drafting step of the project. We also have a steering committee meeting on August 29<sup>th</sup>. I know that Commissioner Stolzenberg noted that he might be available for that. If not, I am sure we can find a commissioner that will be able to support that meeting. (Commissioner Lahendro volunteered to continue going to the steering committee meeting). We have a couple of milestones going on with that. We also have a 'road show' on this report that is going to different groups. That is another way that we're getting out the word and gathering comments, in addition to what people submit. We understand at this point that we will be maintaining this meeting type status into the Fall. Plan on the next couple of meetings being in this similar format.

## **E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA**

**Genevieve Keller** – I came for 3 reasons tonight. The first and most important was to join you in honoring my former colleagues Mr. Lahendro and Ms. Dowell. For several years, I sat between them. What was said tonight about the both of them is so true. I ask you to not forget their legacy and their wisdom and things that they said. You have exceptional people joining you, they won't be Ms. Dowell and Mr. Lahendro. Sometimes in the past, we have lost the wisdom of former commissioners. We need to have that collective wisdom. I haven't finished



my review of the diagnostics and I appreciate you for being where you are now. I would like to ask you to look at how you're trying to streamline slopes and entrance corridors. I know that there is a real need and desire to streamline what staff does. I am sympathetic to that. I also think there is a role for the public. Sometimes the entrance corridor or slopes are the only ways that the public gets to know about a project. I would ask to try to think of ways to keep the public involved. I don't know if that means putting it on the Consent Agenda or having a small committee of 2 of you that are working with staff. There are times when I let down on the slope ordinance, particularly for the firehouse. I felt there was a community need for the firehouse. People like Kay Slaughter spoke about the need for a slope ordinance. Slopes are more than managing water. We live in the Virginia Piedmont. It is part of our identity. It is not aesthetics. We don't want to be retaining walls. Think of some ways to keep this going.

**Bill Emory** – With removing critical slopes reviewed from the zoning ordinance and making it technical staff reviews, I believe it is very important the continued involvement of the Planning Commission and Council. It keeps those affected (residents of Charlottesville), who elected councilors, in the loop. Critical slopes are more than technical staff review of stormwater. If you look at the ordinance, there are things other than water that can be considered by Council when granting a waiver, like large stands of trees, rock outcroppings, slopes greater than 60 percent. You want to continue to incorporate those things. There are several undisclosed environmental 'superstars' that work for the city of Charlottesville. There are those people out there. It is my observation that the culture of city management does not support the environment and views topography as a nuisance. The fire station needed to be built. I made a motion to approve it October 13, 2009. My motion included conditions with finding another 237 feet somewhere in the Moores Creek watershed and daylight streams and pipes. That 237 feet doesn't need to be contiguous and doesn't need to be on the property. The CEO of Charlottesville argued against me. The lawyer of Charlottesville argued against me. Engineering staff belittled me. It is important to make this a place that is worth caring about. Part of that is to be able to walk on the street from Woolen Mills to Downtown and not be in the sun the whole time. We had a plan for that in 1975. Where are the networks, the green ring, the biphilic city that supports the residents?

## **F. CONSENT AGENDA**

### **1. Minutes – July 12, 2022 – Regular Meeting**

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

**Motion to Approve the Consent Agenda – Commissioner Russell – Second by Commissioner Stolzenberg.  
Motion passes 6-0.**

## **III. JOINT MEETING OF COMMISSION AND COUNCIL**

*Beginning:* 6:00 PM

*Continuing:* Until all public hearings are complete

*Format:* (i) Staff Report, (ii) Applicant Presentation (iii) Hearing, (iv) Commission Discussion and Recommendation

*None Scheduled for This Meeting*

## **IV. COMMISSION'S ACTION ITEMS**

Continuing: until all actions items are concluded

### **1. Charlottesville Zoning and Diagnostic Report – Discussion**

## **Staff Report and Presentation**



**James Freas, NDS Director –**

**Next Slide – Agenda**

We're going to introduce the overall topic again. We will go through the draft report. We will talk about our engagement process, and we will move into discussion. What I am looking for tonight from members of the Planning Commission and from Council is guidance. What are your remaining questions? Where are the things that we need to clarify? Where are the things we could expand upon? The public comment period is going to run through the end of the month. We're going to be moving to update this draft report into a final draft to take to the Planning Commission and Council. What we hear from you and the public is going to be reflected in that final draft going forward.

**Next Slide**

This is the third step in the Cville Plans Together process. We have the Affordable Housing Plan that was adopted in March 2021, the Comprehensive Plan from November 2021. We are now moving into our updated zoning ordinance.

**Next Slide – What is Zoning**

Everybody here has a good idea. Zoning is the set of regulations and tools that define the buildings that can be built, building space as opposed to open space, and how land can be used. Can we have brickyards in residential neighborhoods? It is one of the initial questions that zoning asks for us.

**Next Slide – Comp Plan and Zoning Relationship**

Our Comprehensive Plan, small area plans, and affordable housing plan are under the umbrella of the Comprehensive Plan. The zoning ordinance is intended to implement those planning documents. It is one of our primary tools for that purpose, along with our budget, our CIP budget, and other actions that the city takes.

**Next Slide – What does it mean to 'rewrite' zoning?**

There are 3 major things that we are looking to get out of this. The first thing is supporting the Comprehensive Plan for implementation and the other plans that we have. It is also addressing various challenges and problems that we have identified over time with this existing zoning ordinance. This is creating a new zoning ordinance that is easier to read and apply. That is true for everyone and staff. Most importantly, it is true for the public. We want a zoning ordinance that is going to be a document someone can readily refer to and understand what they can do with their property or what could possibly happen in their neighborhood or at the end of the street. Some sections of the zoning ordinance will be completely rewritten. With some sections, we might adapt or utilize existing text and bring that forward. When we come forward for the adoption of the plan, we will be considering potential changes to the land use map as well as we go through this learning and engagement process. Are there changes that make sense within the Comprehensive Plan that we would bring forward in conjunction with the zoning ordinance? I should note there may also be changes to other ordinances that make sense when we get to that stage. That would be parallel and complimentary to this new zoning ordinance.

**Next Slide – Land Use Vision from Comp Plan**

When we talk about implementing the Comprehensive Plan, we're talking about the vision from the Comprehensive Plan. We're talking about affordable housing, addressing inequities, walkable, people-focused, protecting the natural environment, and working with our existing urban design, historic preservation in pursuit of these other goals.

**Next Slide – Land Use Chapter**

When we look at the goals and the strategies of the plan, there are a lot of words that need to be highlighted: walkability, climate change, context sensitive design, transitions, scale, and use, reducing approval times. These



are all key words from the strategies that make up the Land Use Chapter and all things that should be reflected in the zoning ordinance as we move forward.

### **Next Slides – Zoning Process: Overview**

We are approaching the end of the first part of this, which is identifying the zoning ordinance changes that are needed to be consistent with implementing our Comprehensive Plan and proposing an approach to getting there. We did some of the building modeling. Housing market outcomes is coming, along with an inclusionary zoning ordinance. We should have that report available for the public next week.

Following September, we're going to move into drafting the zoning ordinance itself. We are aiming to maintain this schedule shown here of having a public version of that draft zoning ordinance available in early 2023. Depending on where we get, we may release it in 3 pieces: One being the districts and uses, two being the standards, and three being process and procedures. We will move into the adoption phase. We are aiming for Spring 2023. I will note that Spring runs through June 21<sup>st</sup>.

### **Next Slide – Timeline**

This is the graphic of the overall schedule.

### **Next Slide – Diagnostic and Approach Report Overview**

This is the overview of the report. As noted, the document identifies issues with the current zoning ordinance and our proposed approach. Notably, we don't have a draft zoning map. We don't have a draft zoning text. The first body of response that we are getting is through this high level, conceptual plan of the zoning ordinance. Our comment period is going to end at the end of this month. We will then be preparing for the meeting at end of September.

### **Next Slide – Document Outline**

I am going to highlight the 3 main parts of the report. We have the affordable housing section, residential district testing section, and better zoning standards section.

### **Next Slides – Zone for More Affordable Housing**

There are significant housing challenges within the city. There are some quotes from the Affordable Housing Plan and the Comprehensive Plan that speak to what we need to do within the zoning ordinance towards addressing these issues.

The core ideas that are presented in this report are allowing more units on every lot, creating, or allowing more rental and ownership options within what you can do on a lot. We are talking about different building types and different configurations of ownership and land. We're talking about creating zoning incentives and adoption of an inclusionary zoning policy and creating a toolkit to avoid displacing at-risk communities. There have been several comments when we talk about protecting this or preventing displacement as construing that as somehow protecting these vulnerable communities from change. That is not what we are talking about. There will be opportunities for redevelopment in these communities. How do we protect the people who live within that neighborhood from displacement? How do we create opportunities for the people who live in that neighborhood to continue to live in that neighborhood? We know that experiencing gentrification is what happens when people are pushed out. They no longer can afford to live within the community. That is the issue we are trying to address. This is not about preventing development or redevelopment in those neighborhoods. It is about making sure there is an opportunity for the people who live in a given neighborhood to be able to stay in that neighborhood.

### **Next Slide – Zone for More Affordable Housing**



Inclusionary zoning is an aspect or a part of our zoning ordinance that would require projects meeting a certain threshold of size to include affordable units within the project. Part of the report that we will be releasing next week is digging deep into real estate market conditions so we can understand what the extent of public benefit is because the affordable units are essentially public benefit. What is the extent of public benefit that we can extract from these projects without effectively ‘killing’ the projects themselves? We are seeking the greatest level of affordability that is market viable. We are aiming for 60 percent AMI. That is what we want to get to. We must see what the market can support. The financial analysis is being conducted and will be released next week. Two other principles that I want to highlight here are the bottom two. One is ensuring that our program aligns with fair housing principles. That is one of the things that we hear a lot. How do we ensure where there might be disparities in the rental of market rate units in terms of biases and how decisions are made as to who to rent to? We don’t want those biases to exist in any units. We want to make sure that they don’t exist within the affordable units. In the affordable units, there is an opportunity to take a stronger hand in ensuring that there is no bias in who gets to live in a household. The other key thing that we are aiming for here is to ensure that the units that are created through this program are affordable as long as possible into perpetuity if we can get to it. That will be a big change from where we are today. That is to ensure that we are always adding, not trying to make up for lost units in the past. You can think about inclusionary zoning in some respects as a bunch of ‘knobs and dials,’ where you require greater affordability. You might need to drop something else to get there. That is the balancing act that we will see when this comes forward.

### **Next Slides – Residential District Testing**

What that section is looking at is what is the maximum development potential of lots that represent essentially typical lots across the city with a note about the suburban curvilinear street lots. What we want to emphasize though is not necessarily the likely development on each one of these lots. What we are trying to understand with this: What is the maximum potential? What does that teach us about what these standards potentially need to be as we are considering the building types and the standards that would be applied within the zoning ordinance. What is important to remember is that each lot is unique. It is going to be a lot of characteristics that drive the development potential of a given lot. One of the reasons that we didn’t look at near streets to a certain extent was recognizing that is another site condition, which in many cases is going to limit what can be developed on the site or might enhance what can be developed on the site. Mostly, we are focused on these standard lots and what could be done there. All these factors limit what can happen. There are financial considerations. That is the topic of the report that we are releasing next week.

This is an example of one of the pages, showing a maximum development potential on a corner lot.

### **Next Slide – Better Zoning Standards**

This gets into a lot of real technical zoning details. The zoning districts section of this chapter are the recommended changes around consolidating the number of zoning districts and improving how the ordinance handles issues like height, setbacks, lot size, and similar standards. We had some questions about those things. We will dive into some of those specifics later. What we are aiming for is a consistent set of standards that also offers a degree of flexibility. How can we consolidate the uses that we have within our existing ordinance? Simplify the uses defined and consider more modern uses, which our ordinance is missing a few. The site standards are a recommended set of changes to address our goals within the Comprehensive Plan around historic preservation and environmental protection. This includes incentives for keeping existing buildings, tree protection, bicycle parking, and what I expect will be an in-depth conversation around reducing or eliminating car parking requirements. Our administration section has recommended changes to improve and expedite the review process, particularity around the clarity of the review criteria. What does it take to get something approved? Are we being clear about what that means and what it takes? The idea of more by right development is addressed in this section and updating the ordinance to reflect changes in state law. We received several recommended changes, around including more illustrations, more tables, and graphics, using plain language drafting so that the ordinance is understandable to your everyday resident of the city.



### **Next Slide – Objectives of the Engagement Process**

Much of this was already covered. We are following the goals and objectives of the Comprehensive Plan in our Community Engagement Chapter.

### **Next Slide – Outreach & Engagement**

We are using a variety of engagement methods. We have received a great deal of virtual engagement in the last couple of weeks. We are expanding our in-person engagement. We have done 2 popup tables at events this summer. We have several presentations to neighborhood associations and groups coming up over the next several weeks, and email, social media available. This is our event at the Ting Pavilion. We had approximately 200 people come through, which was a pretty good turnout for late June. It was a very good event. I know that there were a lot of good conversations.

### **Next Slide – Share Your Comments**

Here are some of the ways that people can engage with this process going forward. We are closing out the comment period on this document on August 31<sup>st</sup>. This process isn't going to end. At the end of the summer, there will be plenty of opportunities for continued comments. We will continue to accept comments. Getting them in by the end of August 31<sup>st</sup> means that they are more likely to be read and potentially reflected within the finalized report.

**Commissioner Stolzenberg** – In determining what is in scope and what is out of scope for these tangentially related things, in the diagnostic report, it seems that some things were separate from zoning but seemed in scope. In the appendix and layer, it seemed less in scope. If we were to make changes to the critical slopes ordinance and put stuff into the water protection ordinance, I would hope that we would make those additions at the same time.

**Mr. Freas** – We would need to do that simultaneously.

**Commissioner Stolzenberg** – With the SADM (Standards & Design Manual) stuff, would that be in scope? Is that separate?

**Mr. Freas** – That is a good question. I am not sure of the answer. That is something we should investigate.

**Commissioner Stolzenberg** – With subdivision, we talk about zoning lots versus legal lots, is it safe to assume that those changes will be made at the same time?

**Mr. Freas** – That is correct.

In your packets, there was a memo. The goal of this memo was to answer some of the questions that we received from commissioners in the month of July. As I was looking at this today, I purposely did not include your questions in this memo. I thought I would itemize it and group things together. Some of the answers seem like they imply that there is a question everyone can see. I apologize for that. There were questions raised around the entrance corridor rules. The proposal that is in the report is not to get rid of the entrance corridor rules outright, but to incorporate them into the base zoning requirements and remove the review process that you guys engage in currently. There is no proposed change to the BAR (Board of Architectural Review) process.

**Commissioner Mitchell** – It looks like you are attempting to remove some of these discretions that the ECRB would have on these. It would be a more technical review. The entrance corridor review is a review of not just whether a window meets the proper tint, but it is also a review of whether this is consistent with our culture, the



aesthetics of our culture, if it is consistent with the politics of our city. Is it consistent with Jeffersonian architecture? I worry that if we begin leaning on, moving towards black and white, we lose some of the aesthetic concerns that the architects here suggested that we ought to have. Maybe a compromise that the architects here recommended was that taking it away from the ECRB is that you at least show us the math and put it in the Consent Agenda so that we can review it. People who are smart about that stuff see something that might be inconsistent with the cultural aesthetics, they can bring it up for review. We can review that as a board.

**Commissioner Lahendro** – One of my concerns is staff being overworked. It is maybe the result of the last couple of years when staff was overworked. What I experienced in the Tree Commission and site plan reviews, that things were being missed and just handled administratively and finding out later there were problems. I don't want that to get to the point where we're not able to second guess a decision made by staff. We do represent the opportunity for the public. I am looking for transparency. I want there to be transparency and the opportunity to still question the decision made by the staff. However, we can build that into the administrative review process, let us see in a Consent Agenda, let the public see it in a Consent Agenda through the packet materials ahead of time. Give the opportunity for someone to say, 'wait a minute.'

**Commissioner Habbab** – I completely agree. The opportunity for public comment is an important one as part of the ERB. Does the BAR not want to do it? Why is that not being considered?

**Ms. Creasy** – One of the comments that has been made to that effect. The BAR works with different guidelines. It would be a shift in mindset, which the Commission already must do to go from ERB to Planning Commission. It is a similar concern.

**Commissioner Mitchell** – I will give an example of one of the debates that we had over an entrance corridor review. There was Emmet Street and University Boulevard and the hotel that burned down. There was a raging debate on that because of the technical components. It was an aesthetic question. It was whether we needed to have something more Jeffersonian or something more contemporary. These are the kinds of debates that you can't make technical debates. These are the kinds of debates that people who are closer to the people who talk to us every day, who are advising the politicians. This is the kind of input that we must provide you guys with.

**Commissioner Stolzenberg** – If you were to codify the guidelines, what stays and what is lost? Something like that, as I recall, was red brick versus black brick. They came to us. You could do either. We had a whole argument about whether to be Jeffersonian or modern. How does that work at a staff level? I am assuming that something as extremely just aesthetic as red versus black would be either set in advance and never vary or you discard that choice entirely.

**Mr. Freas** – You would have to have a set of identified design guidelines for the corridor.

**Commissioner Stolzenberg** – That could be a set of potentially allowed colors.

**Commissioner Mitchell** – The thing that I could get comfortable with is that we must recommend what the set of guidelines would be for that corridor. If we must do that and you would agree to the guidelines that we recommend, I could easily get comfortable with that.

**Commissioner Lahendro** – I know from experience with the BAR and those guidelines that there are a lot of gray areas. There is a lot of gray area that is contextual. It is evaluated in context of what else is on that block. What else is on that corner? That is something that architects deal with all the time. It changes from one block to another because the context changes. There is a lot of gray area. I don't see what the issue is that the BAR can't also do corridor reviews. It is a different set of guidelines. They are smart enough to use the other guidelines. I don't think that is a huge hangup.



**Commissioner Mitchell** – We are in the middle of making significant changes. Why not add this to the list of changes?

**Commissioner Lahendro** – They are used to dealing with contextual gray areas. I see that as a strong possibility.

**Commissioner Stolzenberg** – I feel that if we're going to keep discretionary review, it should be the BAR's problem. I think that they are capable of putting on different hats, just as much as we are capable of different hats. They are more capable of evaluating aesthetic concerns.

**Commissioner Habbab** – I agree with that. Part of reviewing ERB applications is that you end up with these possibilities for interesting open spaces in reaction to some of our comments of trying to make it scale appropriate or material appropriate. You might lose out on all these intricacies by making this just technical.

**Commissioner Lahendro** – Materials change, techniques change, and the architectural principles change over time. If you have a set of guidelines, you are stuck in one place that does not allow any gray area.

**Commissioner Stolzenberg** – There is some advantage or disadvantage to having discretionary review in everything. It becomes a 'crapshoot' of: Will they like my red or black? Will it be a gray area? Will they see no gray at all? It does create a lot of ambiguity when you say, 'here is a design.' People, for completely aesthetic reasons, say 'no, I don't like that,' or 'change this, change that.' It can create this long feedback cycle. How many times does the BAR defer something on average until they come to an agreement?

**Commissioner Lahendro** – It happens with the BAR where personal opinions start coming into it when you don't have a guideline that is defending or backing it up. We must remind each other of that. It is not black and white. The BAR is used to working with that. It must be a defensible position that has some basis in the guidelines.

**Mr. Freas** – What Commissioner Stolzenberg is getting at is that the reason this appears is not a question around who does it, so much as that discretionary review creates another degree of uncertainty and another length of time and process delay. That is the issue that this is raising,

**Commissioner Stolzenberg** – In terms of that gray aesthetic area stuff, would Jeff Werner (Preservation Planner) be able to make aesthetic judgments and require changes like that? I trust him as much as BAR does. At least, you are not so deep into the letter of the rule or guideline. There needs to be some way for the public to act to do something if they think they are wrong. I wonder if the appropriate mechanism would be something like the current BAR appeal process where if either the project proposer or a member of the community doesn't like the BAR decision, they can make an appeal to Council. You can imagine a system where people would be notified that an entrance corridor determination was made by staff. If they thought it was wrong, they could appeal it to the ECRB or Council.

**Commissioner Lahendro** – It could depend on an administrative review. What typically happens now is that Mr. Werner gives on the Consent Agenda the administrative reviews that he has done, what the issues were, how he reviewed it, and what his decisions were, and gives the BAR the opportunity to pull it from the Consent Agenda if they have issues with it. If the applicant is saying 'no I don't agree with Mr. Werner's opinion,' the BAR could look at it. There is always the appeal process after that.

**Commissioner Stolzenberg** – A problem with the idea of the Consent Agenda is that the Consent Agenda doesn't mean anything. To pull something from the Consent Agenda, anyone can do it and it becomes a regular



agenda item. It is not creating a presumption of correctness. Maybe that sort of thing would be enough. When somebody appeals a BAR decision to Council, it is up to the appellant to say that the BAR was wrong and didn't comply with the guidelines to get a determination in their favor. If the staff made a determination, the BAR could pull it from the Consent Agenda and reject the determination. The onus would be on saying that staff was wrong.

**Commissioner Lahendro** – We have never hesitated to pull something from the Consent Agenda.

**Commissioner Stolzenberg** – It doesn't make the whole thing less ambiguous, less likely to result in a whole cycle.

**Commissioner Lahendro** – There is transparency, which I have been fighting for.

**Commissioner Russell** – I have been looking through the Comprehensive Plan. In terms of public transparency, the Comprehensive Plan articulates an entrance corridor process existing and those entrance corridors being things we value. I am hesitant about taking it out of any kind of discretionary review. I have always maintained that it is more appropriate to go through the BAR, and not the Planning Commission as the entrance corridor review board. Whether it is on the Consent Agenda or not, I don't know if it saves staff any time. They are still doing the reports and they are still making the staff recommendations. There is subjectivity that should be discussed.

**Mayor Snook** – I am dubious of Council's skill in architecture. I tend to defer to people who know more than I do. That is one of the reasons why I value the opinions of many of you. I am not anxious to have more things come to Council.

**Commissioner Mitchell** – Do the ECRB rulings go to Council? Is it only a discussion of the ECRB?

**Ms. Creasy** – The current process is that it comes to the Planning Commission.

**Commissioner Mitchell** – We can rewrite it so that it goes to the BAR. The BAR's decision is it, as it is now with us. It comes to us, and our decision is the decision.

**Ms. Creasy** – Potentially. That part doesn't have an appeal. A BAR application does have an appeal process.

**Commissioner Mitchell** – We can just transfer the rules as it exists for us over to the BAR, as someone has suggested.

**Chairman Solla-Yates** – In terms of streamlining in greater clarity, which I think is a good thing, something that I have seen Mr. Werner produce in the past is a palette of good ideas. It could be materials or color. That sort of resource could be helpful, either to guide staff, the applicant, and to inform the public. This is what is considered acceptable. That can be debated. Maybe we will agree that nothing is acceptable. I suspect that with some basic ideas, we can find broad agreement. That might be helpful.

**Commissioner Stolzenberg** – My worry with pushing this to the BAR, as it is now, is that it effectively makes every entrance corridor just as rigorous an architectural review district as all the current architectural review districts. Maybe the BAR is more likely to litigate a lot of those small details and take several meetings, months, and months to issue a certificate of appropriateness. We, with our lack of aesthetic expertise, is less likely to be hung up on a lot of those sorts of things.

**Commissioner Russell** – Why have them if we can't evaluate them?



**Commissioner Stolzenberg** – That is the point. Entrance corridors themselves are watered down review districts. That's why they don't go to the BAR. If we move them to the BAR, there needs to be some change in the onus of what needs to be decided. If there is an assumption that staff was right in making their recommendation and there needs to be some significant problem to override that, it could be as simple as maybe a super-majority of the BAR to reject the CoA. It could be something like an appeal process to send it to the BAR in the first place that someone must say 'wait a second, this isn't good.' You could get community members potentially appealing everything. We don't see that from BAR to Council right now. When something is appealed from the BAR to Council, Council says 'we're not the architecture experts. We assume the BAR is right. You better have a good reason to come to us and they are wrong.' If you had something like that step, from staff to BAR, that would make me feel like we are still streamlining the process while still allowing for that subjective, aesthetic judgment where it is needed.

**Mr. Freas** – We will make some changes. You guys can judge where we landed.

At its root, the concern around critical slopes is that the analysis that we are asked to do on the waivers is very much a technical stormwater analysis. That is the direction that waiver process takes us. My limited experience of critical slopes, in the time that I have been here, what I have frequently heard from engineering is that we're not at that stage yet. We're at an earlier stage of the review process. The developer hasn't done the analysis necessary to do this kind of work. Engineering doesn't provide a comment, we move on, and you guys provide a recommendation to Council. An interesting comment was made earlier about the non-technical aspect of critical slopes. We all inherently recognize the value of protecting critical slopes. That is not what is an issue here. At what stage in the development process does it make sense to do this review? Our argument to date has been that the stage of the development process where this makes sense is during the stormwater review because of the nature of that waiver process. An interesting comment was made about the nature of critical slopes in terms of how the alternative might be a lot of retaining walls around town. That is a different 'character' for the community. There is some role played by this ordinance to prevent that. Frankly, I need to investigate that more and understand it. What fundamentally changes for me though is the nature of the waiver process in any event. The waiver process that we have right now is out of step with the point at which a development is when it comes to you guys and to City Council for a special permit. I know that critical slope is referred to as a waiver. It functions like a special permit. That is at the point most development projects bring that waiver request forward.

**Commissioner Mitchell** – I am a stickler for protecting these slopes and protecting these streams at the base. A couple of things that immediately come to mind. The fire station was one. The other is the work that we did on South First Street for affordable housing. I wasn't around for the fire station. I was in the middle of South First Street. We were not ready to grant the waiver based on the technical review. It was not where it needed to be. They had to get a LI HTC approval. The importance of doing that outweighed the potential danger that we could not come to terms with the developer. It is important that the politicians and the public, with our recommendations, remain involved in making that decision, making the political trade-off. Do we protect the streams, critical slopes? I desperately want to do that. I want to make certain that the low-income people have a place to live, and we continue to support public housing. Is there a way to make this discretionary, but make it discretionary at the stormwater management decision point?

**Mr. Freas** – I was thinking of going the other way. The critical slope waiver, as written, asks you to make that balancing act. The language of the sections asks you to balance other public benefits against the potential damage to the slope. It then asks you to do this technical analysis as part of that decision. What I am currently wondering is to strip out the technical analysis. We are hardly using it. Maybe it is a values judgment.

**Commissioner Mitchell** – If we do that, how do we protect these slopes?



**Mr. Freas** – We already have the stormwater requirements. They already require that stormwater be managed. That is built into our stormwater ordinance. I don't know the history. I don't know when the critical slopes ordinance was adopted. It predates the stormwater ordinance. At the time we adopted the critical slope with that requirement, we didn't have a stormwater ordinance that provided that protection. We now have a stormwater ordinance that provides that protection that you are speaking about. Maybe what we are really talking about is stepping back the critical slopes decision to one that is more balancing values.

**Commissioner Russell** – You could have a project meet all the stormwater requirements. If it has massive retaining walls that make the streetscape uninviting and it is not a place that you want to be, I don't think that is a decision that is fair to put on engineering staff.

**Commissioner Habbab** – That makes sense to me. You're basically taking out what we already recommend every time we get a staff report about all the recommendations on what to do with the super-fence all that stuff. We disturb the critical slopes based on that give-and-take between what it takes away and what the project provides.

**Commissioner Stolzenberg** – You're suggesting that we do the same review that we do now, except skipping the part where we add conditions.

**Mr. Freas** – There might still be conditions. We have also rolled this in so that it looks like a typical special permit. We treat it like a special permit, but we call it a waiver. It brings that all together. There might be conditions attached to it. I don't know what they would be. I am going on something that I just started thinking about.

**Commissioner Stolzenberg** – The retaining wall is a good point. I feel like it is a problem that is broader than critical slopes. You can have a slope that is not close to a waterway and then it is not critical. If you look at that JPA project, there is that giant retaining wall that is 12 feet tall and half a block long. It is not because of a slope. I wonder if that needs to be addressed in some other kind of guideline development rule.

**Mr. Freas** – Right now, above a certain height of a retaining wall triggers a building permit. Could there be additional zoning regulations strictly speaking about retaining walls?

**Commissioner Russell** – To what degree do steep slopes also protect our tree cover? That is not part of a discretionary review. Is that at risk?

**Commissioner Stolzenberg** – It is one of those standard conditions.

**Commissioner Mitchell** – We look at what happens to the canopy when looking at the critical slopes. That is always a part of the discussion.

**Commissioner Stolzenberg** – We always require 3-to-1 tree replacement on the slope. What is that discretionary decision become if it is not how we protect our waterways? Is this adequate? Is the value of this important?

**Commissioner Lahendro** – I have been on 64. I see what they are doing in Albemarle County on Pantops Mountain with these incredible retaining walls and what they did with that 5<sup>th</sup> Street Center development. Just because you can does not mean that you should. They are awful that they changed the whole nature of the topography, of the land. They created these artificial environments. You could do the same thing for managing



stormwater on a site. It is expensive. Maybe the development should be more attuned to the site and be more responsive to the site. I don't know what that looks like in a regulation.

**Commissioner Stolzenberg** – That almost makes it sound like it should be an aesthetic review for projects with some significant amount of grading. It seems like what we are looking for or what we seem to be talking about is aesthetic review. You need to be late enough to have a rendering at that point and somehow hold them to it.

**Mr. Freas** – There is also the environmental values that you are going to be balancing as well. What we are stripping out is that technical analysis of stormwater flow and how you're going to capture/treat.

**Mayor Snook** – In the 2.5 years I have been on City Council, there have been several times when critical slope waivers have come before us. I can't remember more than 5 minutes total discussion of the merits of the issues. I think we tend to defer to those who have looked at it before. It sounds like it is important that someone who knows what they are doing be the arbiter of these kinds of things. I have yet to see one that said that City Council needed to be the arbiter.

**Chairman Solla-Yates** – I would like to encourage a focus on health and safety as we talk about this as an issue. It is complex and there are many issues. We're strongest when we stand on health and safety. We often talk about trails at this step. Often, there is a connection to trails plan and that conversation happens then. That linkage is important. Having trails as part of the conversation is important. I am concerned that this might be duplicative with other forms of aesthetic review or better addressed with other forms of aesthetic review. It might be helpful to look at that.

**Commissioner Habbab** – It makes sense pushing that technical stuff back. When you think of a design process, they might come to us earlier in the process to make sure that they can disturb the critical slopes. It makes sense to do that. We don't want to wait until they have the stormwater done, when it is too late to change things. I don't know if it is an aesthetic process. It takes into consideration environmental. Conditioning not just massing and height.

**Commissioner Russell** – I am having some concern with everything with aesthetic being this blanket thing and being a bad thing that someone else should be worried about. There are things like with health and safety in good design and environmental protection that are more than just aesthetic.

**Commissioner Stolzenberg** – Are our designated critical slopes up to date? I assume that when we first did this, we did some sort of topographic analysis to make sure.

**Mr. Freas** – That would need to be part of looking at critical slopes again. The other place where there is a lot of time spent is in contesting whether something is a critical slope.

**Ms. Creasy** – There are 2 different definitions between the subdivision and the zoning ordinance. We must maintain 2 separate maps. We must evaluate both. There could be some assistance there.

**Mr. Freas** – There were a few questions from commissioners around height. It is a complex topic. There is some information on pages 63 and 64 on different mechanisms for measuring height. One of the ideas that is proposed is to essentially have a contextual requirement built in that would say that the district might allow a height of a certain number of stories and feet. If the neighboring buildings are lower, there would be a reset down closer to that lower height. An example I give is that this height standard might be 50 feet. If the buildings around average out at 30 feet, the height requirement might drop down to 40 feet. That raises issues of measuring those other buildings. You might need to do it by story and then assign the feet. There are technical



complications around that. This is about creating essentially an automated mechanism within the zoning ordinance that addresses contextual consistency with the surrounding context.

**Commissioner Habbab** – Would that change over time if the neighborhood builds up? You can then just go back and build up more.

**Mr. Freas** – That is why you set it higher. You don't set it to match. You set it higher so that you have now created a mechanism that also allows that to evolve. It regulates the pace of evolution.

**Commissioner Habbab** – My only concern is that we have this ambitious Comprehensive Plan of increasing all this housing. I don't know what that would do to that.

**Commissioner Russell** – It would balance some of the fear that residents have that there is going to be massive structures popping up, moving over neighbors. That is a helpful tool. Sometimes, we are looking at a project and saying 'well this does really seem too high for this neighborhood. The zoning allows for it. I guess that it is Ok.' That idea makes a lot of sense.

**Commissioner Lahendro** – On the surface, it makes a lot of sense. I can see the complications coming quick. What is the context? Is it within 50 feet, 100 feet? Is it right on the street? Is it going to be back from the street? When one goes 10 feet higher, how soon before you can build the next one 10 feet higher than that?

**Commissioner Stolzenberg** – I see some value in contextual heights. I agree with Commissioner Habbab that we need to do it carefully so as not to essentially override all other height recommendations. On our mixed-use corridors, most of those are very thin corridors that we are hoping to put the bulk of the new housing on to minimize disruption within neighborhoods. The more you put there, the less pressure there is within neighborhoods. If you force that to be too contextual to the differently designated neighborhoods next door, you lose that. There is value in things like bulk planes. At the same time, I look at 600 West Main Street that was built around 2 preserved historic houses on one lot. Next door, 600 West Main Street, Phase II, that we approved, how that is shaping up in the BAR. It is subject to the post 2015 contextual zoning that we put in on West Main. It is going to be fewer units, even though it is a bigger lot with no preserved houses. It should just be a big rectangle. It is shorter, it has weird step-backs in the back. Step-backs have their purpose aesthetically at times. They also are bad from a climate change perspective. It means more heat loss. It means you have more walls and joints for rain to come in. In that case, it is facing the railroad track and a neighborhood beyond that. I like the concept of bulk planes in general. Depending on how you implement it can be problematic.

**Mr. Freas** – I should note that between zoning districts, there is proposed language about transitions. This contextual rule would be within zoning districts. Everything you said about bulk planes potentially applies in that conversation about what those rules look like that manage transitions.

**Commissioner Stolzenberg** – If you have a medium-intensity zone that is current 2-story houses, you are effectively saying that nobody can redevelop that into what we recommended as the height limit of 4 stories until someone does a 3-story first, which is likely to not be economically viable because you are barely increasing the intensity on the site.

**Mayor Snook** – The one thought that I had is consistent with what Commissioner Stolzenberg just said. I haven't studied it in sufficient detail to have anything more. I am thinking about what is likely to happen with what our new zoning is going to look like. It is going to be more intense than what we have now. We want to keep it with some sense of scale and how that is worded. I share the concern that I am not sure how we get from where we are now economically to where we think we probably want to be. I want to make sure that the pros in this draft and ordinance is sufficiently flexible that gets us there.



**Chairman Solla-Yates** – I have a couple of concerns on this item. Height is a huge issue in terms of aesthetics and in terms of affordability. If you want to raise prices, reduce height. It is extremely powerful. I am concerned about the friction between our affordable housing goals, equity goals, and additional height regulations. Any way we can consider that tradeoff critically in context. There might be a useful difference between different kinds of frontages. A frontage on a busy road or busy corridor could be different than a frontage of a utility corridor or a railroad track. If we are a little more precise in what kinds of frontages we care about, that might be helpful and give us a more useful result. There has been a lot of discussion about frontage on public housing and rear frontage on public housing in West Haven. That has inspired a lot of this conversation. We have many kinds of places in Charlottesville. I am thinking about the Rt. 29 area. How do we want to consider those relationships? Is that a priority of preservation? Is that an area where we can be a little more open and flexible? I would encourage taking a context sensitive approach when we think about these rules.

**Commissioner Stolzenberg** – Are we moving on from height or moving on from contextual height? With contextual height, Austin has notoriously onerous context requirements. In the few places that they do have high density zoning, if it is like 150 feet from a single-family house, even if that single-family house is zoned high density, it limits the height to something extremely low. Contextual height can make sense. It is easy to do poorly. It undermines the whole idea. I feel strongly that when we're talking about height. We're regulating it because of its impacts on other people, on other properties, and people walking by. I do not see that health and safety benefit, or any sort of externality related to number of floors. If we have a 50-foot building and it has 5 floors or 3 floors, that seems to have the same impacts visually on everyone else. Where this really becomes something, I am skeptical of is within General Residential. That 2.5-story limit we were talking about is still 35 feet when we discussed it last year. 2.5 stories at 35 feet means 14-foot ceiling heights.

**Mr. Freas** – You are not required to build 14-foot ceilings.

**Commissioner Stolzenberg** – You should either reduce the height limit to be a normal size 2.5-story building. I would say 'why are we reducing our height limits in the middle of the housing crisis?' If we're going to leave it 35 feet, particularly if you add affordability, you should be allowed to have 3 or 3.5 stories, which would fit with 10-foot ceiling heights. In the text, it says the building code lets you down to 7-foot, eight.

**Ms. Creasy** – It is going to depend on what the definition of height is because where you take height on houses or is the midpoint peak of the roof. Everyone already gets a bonus. That is another step to that must be considered.

**Commissioner Stolzenberg** – That is a good point. I will depend on that. If we're going to do both, let's not end up in a scenario where your height limit is so much more than your floor limit that you're either telling people that your height limit is lower, or you need to have soaring ceiling heights.

**Mr. Freas** – The height limit is affordable. It is saying that you can build 4 stories or up to a certain number of feet. You are capped by both. You could choose to do a 2-story building. You could choose to do a 4-story building within something less than whatever the height requirement is on that section.

**Commissioner Stolzenberg** – I get that you could build a shorter building with normal ceiling heights. I don't know why we benefit from the idea of allowing that extra height but only if you do it by increasing your ceiling heights.

**Mr. Freas** – I see what you mean. What it is offering is flexibility to the developer to decide what kind of project they want to build. If you just do stories, you now must define story. How do you account for atriums and these kinds of spaces that people can create within their space that could lead to buildings that are taller



than what people are anticipating or expecting in a 4-story building. That is why it is helpful to have the absolute height cap in feet. What I like about stories, is that it is predictable for the public, and it is easily measurable by the public. They said that they are going to build a 4-story building. I can look at it and it is a 4-story building. I can't verify that is 40 or 45 feet. When we just set a height cap, we might inadvertently be creating an incentive to cram to try to put more floors in. That maybe a good thing. In a mixed-use district, I want that first floor retail space to be at least 15 feet. What I have seen is a developer, who doesn't want to put in retail on the first floor, build that as a 10-foot-tall space. They then say 'I am just not able to rent it out. Can I convert it over to residential?'

**Commissioner Stolzenberg** – That is a good point. I would suggest that we should directly regulate the nature of ground floor spaces in mixed-use areas, especially if we are going to allow residential. I would say that if cramming is a good thing. That means you can get more floor area, units, and habitable space for people to live in in the same building. If I am the person next door, their concern about height is the shadow that is going to fall on them, or their view being blocked. That is the same no matter how many floors there are. Separately, they might have a concern about density. That is separately addressed in our plan. Within that height, I would suggest that more habitable space is a good thing. Your point about the ground floor is very well taken.

**Mr. Freas** – In modern construction, we tend to build to the use that we're building to right now. I like to think about the longevity of buildings and their convertibility. Modern office space requires higher floor to ceiling heights than residential because you must introduce it into that inner floor space all the network connectivity. If you are looking at lab space, you're talking about major space between floors. I like to think about the longevity of these buildings. I don't want to mandate a floor height. The buildings can convert between uses over the course of a 100-year lifespan.

With density, we are talking about removing strict dwelling unit per acre requirements. It is more about defining the box. You get to figure out how many units you put in the box. In that instance, thinking about floor heights and number of stories becomes more important. We might not want to throw that one out if we are getting rid of dwelling units per acre.

**Chairman Solla-Yates** – I am recalling that in the 2018 process, a big reason why we started talking about heights was inspired by the bonus height assessment, which found that the first 3 stories very affordable, 4<sup>th</sup> story pretty affordable. Anything above a 5<sup>th</sup> story is concrete and expensive.

**Mr. Freas** – That is right. You're changing materials as you go up. It is very rare to see buildings that are 7 or 8 stories because your material cost has skyrocketed. Your return on that cost hasn't skyrocketed sufficiently to cover it. That is how it has been explained to me.

**Commissioner Lahendro** – I would argue that is changing daily.

**Commissioner Stolzenberg** – I think what you're saying is let's make sure we 'play' to those building code affordability drivers. If it is something like a 45-foot height limit, we want to allow that 4<sup>th</sup> story that you can still do with wood. Fewer means more expensive.

**Mr. Freas** – The question that was asked here was whether we could find further ways of illustrating the challenges and tradeoffs with parking. We will investigate that. There are various exercises that you can do. Taking a typical lot and being tasked with laying out a building and then providing the parking for it according to some requirement and recognizing that you don't have sufficient land area to work with. We all know that parking can end up being a greater limiting factor on the number of units that a lot can accommodate than the zoning otherwise would indicate. We're looking at reducing parking requirements as a starting point. We want to continue to be open to and considering the notion of even eliminating minimum parking requirements. It is



always important to note when we say that we're not eliminating parking. We're not saying that you can't do parking. Most developers will do parking. We know that the Downtown district has no minimum parking requirement. Each of these buildings has been constructed with some degree of parking. We also know that when you have a conversation about eliminating the minimum parking requirement, that means that you also need to think about having a more robust parking management program. Managing on-street parking or other available public parking resources in a more active way, whether that is with pricing or time or both together in some configuration.

**Commissioner Mitchell** – I am not as worried about residential parking as I am about public parking. We want Charlottesville to be a destination, a place that people from Crozet drive into. We want the people from Crozet to drive to the Downtown Mall. The county is beginning to develop nodes where they are going to have their own little downtown mall scenarios where people don't have to drive into Charlottesville. One of the reasons that people don't want to drive into Charlottesville is because parking is difficult. Parking management is going to be important for bringing people into Charlottesville. I would ask you to think about parking management so we can keep people coming in from outside the city.

**Mr. Freas** – The rule of thumb with parking management is that you're aiming for 80 percent occupancy. At 80 percent occupancy, you are making good use of your investment in parking. You're making good use of all the money you're spending with your maintenance of that parking lot. There is always going to be availability. At 80 percent occupancy, that means you have 20 percent available. When people come, they're always going to find a space. Parking is one of those hot-button issues because there is a perception of parking availability that doesn't always match the reality of parking availability.

**Commissioner Habbab** – I agree with trying to find ways to reduce parking. What is our parking occupancy?

**Mr. Freas** – I don't know.

**Commissioner Stolzenberg** – I support eliminating parking requirements. I don't have illusions that will end up in some massive reduction in how much parking is built. Developers are going to fit as much parking as they possibly can. The more we can explore creative ways to help them get that parking in a tighter space while reducing impervious surface, the better. I was happy to see transit parking in here and learn that it is allowed right now, just doesn't count towards the minimums. If there are no minimums or if they are much lower then, it doesn't matter if they count or not. If you have a 2-bedroom apartment and you both have cars, a tandem parking spot isn't that inconvenient. The convenience falls on you privately and not the public. If there are other things like that that we could add into the ordinance to make it easier to cram that stuff in more and not have extra asphalt, that would be great.

**Mayor Snook** – I shared Commissioner Mitchell's dichotomy between the residential and the downtown as 2 different problems. When we get around to drawing zoning maps, we need to keep in mind where we are going to be running transit lines. That must be a part of the decision of where to put greater density.

**Chairman Solla-Yates** – A lot of people talk to me about parking. The main concerns I am hearing about are impacts on how the sensitive areas, equity impacts, and how this is going to interface with affordable housing development. My hope is that we will allow more affordable housing development. Clarity on that would be helpful. If we could get some revenue for parking, it would be lovely.

**Mr. Freas** – One of the popular ideas that is out there in this space is about reducing or eliminating parking minimums and parking benefit districts, which is the notion that once you require people to pay for parking, that is how you put a residential parking permit in the neighborhood. You're now regulating the number of cars that can park on the street. You try and match that to the number of available spaces. The parking benefit district



part of that is that people pay for that residential parking pass is rolled back into the district. It is used to pay for sidewalk improvements, street trees, and the things that make for a nice walking environment within the neighborhood. You're taking that money and you're rolling it back into the neighborhood to support the walkability of the neighborhood.

**Commissioner Stolzenberg** – In thinking about parking permit areas, our ordinance is about commuter parking. Is that idea of rethinking those in scope here?

**Mr. Freas** – Potentially. This becomes one of those questions. If we feel that the only way to move forward in what we are proposing is if we address this, then yes.

**Commissioner Stolzenberg** – In the past, we have heard from the Starr Hill Neighborhood Association that they did not want residential parking permits, even though they have a real commuter parking problem because it is so onerous to get the permits themselves. I have heard from 10<sup>th</sup> & Page that people are spilling over from Dairy Central, who are going to the market there and want to avoid that lot where they have plenty of parking. Unless there is some way to fix the problem on residential streets, people have real concerns.

**Mr. Freas** – As noted, they have exceeded the minimum parking requirement on that site. In my experience in going there, I have never not been able to find a parking space in the lot. I have seen that people are parking on the side streets. A minimum parking requirement doesn't necessarily solve the problem of people parking on the side streets. That is demonstrable repeatedly because we don't control where people go.

The only other thing on this section is the EV parking. We are proposing to require conduits to be installed. The other part of doing EV parking is that you must provide the electrical infrastructure. We can't require that. There are many good reasons to not do it as well. That is a building code issue. Our belief is that it is covered under the building code. If it is in the building code, it can't be in the zoning.

With frontages, we didn't know what your question was (Chairman Solla-Yates). We responded that they are highly variable downtown. We recognize that one of the issues that needs to be greater consistency and predictability around what the frontage requirements are. Homes behind homes is something that we're talking about allowing within this zoning ordinance. That is an important idea. It creates more opportunities for more types of ownership.

There was a question about aging in place. We believe that the proposals in this zoning ordinance promote the idea of aging in place. As we diversify the housing types available within our array of neighborhoods, we're creating more opportunities for somebody who wishes to downsize or move to single-floor living to be able to stay within the neighborhood and move into a new home that meets their needs at whatever age they are at. I think that is an idea most of you are familiar with.

**Commissioner Stolzenberg** – With frontage maximums, The Standard and The Flats have very long frontages. We have tried to break up the massing architecturally. I think that some cities have explored just limiting the frontage of your lot. Maybe part of the problem with that is we already have these large lots. If we put in a subdivision ordinance, it really doesn't help. They are already assembled. Is that something you have thought about?

**Mr. Freas** – Not in the context of this ordinance. It is something I have worked on in previous ordinances. We can look at that.

We are proposing to include an amenity space requirement. We propose that over 4 units.



**Commissioner Stolzenberg** – As currently constituted in the code, those amenity space requirements are very onerous, specifically in R-3. It makes R-3 impossible to do anything that isn't a very large apartment building. The worst part is that there is probably some requirement for indoor. If there are 2-bedroom units or more, there is child-space requirements. If you are building a 4-plex, where are you putting an indoor playroom? From a project perspective, when you add those requirements, you are making things more expensive by requiring this shared space or a yard. From a public morals perspective (that part of our charge), you are encouraging people to turn inward into these private spaces rather than going out and using parks and public amenities and supporting the development of those. In the diagnostic, it went back and forth. In places, it talked about a pedestrian or public amenity requirement. It does make sense probably for larger projects that are larger than house scale. If it is amenities that are private and directed at people who live there, I feel that should be up to the market to provide how much people want those on-site amenities.

**Mr. Freas** – With residential testing, the sense that I got back was that we didn't necessarily need to look at lots on curvilinear streets in a more suburban setting. For the purposes of this testing, we had done what we needed to do. What I need to hear from this commission is whether it would be helpful to you to see an example on a curvilinear street.

**Commissioner Lahendro** – It would. It is only for perception. When you look through the draft and see every lot a grid lot, you think that this doesn't have anything to do with my neighborhood, my lot form. You make up your own reason why. In my opinion, it hasn't been tested. It hasn't been looked at. When it talks about on grid patterns, putting 11 cars on the street for getting this percentage of coverage, and putting 11 cars on a street in these neighborhoods with curvilinear streets and narrow streets, it is not feasible. I am wondering if it needs to be tested. Should it be included? Should it be looked at for a perception issue?

**Commissioner Stolzenberg** – How onerous would that be for you guys to add?

**Mr. Freas** – I will need to check.

**Commissioner Mitchell** – What do you think? I read through it. Do you agree or disagree?

**Mr. Freas** – There is something to be said for the perception aspect of this, the notion that those neighborhoods of the city aren't somehow included or analyzed. I don't think they haven't been analyzed. We haven't done a test lot in that nature. I am going to find out what it would take to do a couple test cases looking at medium and large lots. I don't there are any that would qualify in the small lot category. I don't want to do too many test conditions. I don't want to do outside the curve/inside the curve. We will look at it and find out what kind of time factor we are looking at to do it.

I will note that based on public comments, here are some of the things we are already looking at doing. One of the things that I want to clarify is that on the Future Land Use Map, it references the General Residential and the Medium Intensity Residential being house-scaled buildings. We are not abandoning that principle. I think it was word choice in this document that suggested there would be a house-scaled set of districts or zoning district and a medium intensity zoning district. They were struggling to come up with names. It also suggests the idea of doing more to define what we mean by house scale. That is something that we are going to take up in the future editing of the document. Tree preservation is an important issue. I am all about trees and the value that they bring. That is not even a question mark for me. We need to do some more discussion. We need to devote some more work column inches on that document, on that topic. It is the same thing with climate change. It was pointed that the word 'climate change' doesn't show up in the report. It is prominently in the Comprehensive Plan. It is clearly an important issue. We need to refer to that as well. There still seems to be a lot of expectation in the comments that we were getting that we were proposing to change or remove the BAR process. We are not making any changes to the BAR review process. There were a lot of comments about stormwater. That is



reiterating the point that it is a separate section of the ordinance. Currently, we are not proposing any changes to those stormwater provisions. That is what we currently have.

**Commissioner Habbab** – I know that we talk about tree preservation. We might not have the legal ability, could we add trees instead of just preserve? Is there a way to encourage that? I know from the canopy studies that we do; the canopy is continually shrinking. Instead of keeping it where it is, start to build back up where we were.

**Mr. Freas** – That is more than a zoning issue. It is a challenging topic. One of the places where we are losing a lot of canopies is on the remaining large undeveloped parcels that have a lot of trees. That is part of where we are losing canopy. We had a meeting this morning where staff and I had a conversation around trees and what the issues are. Amongst the things that we noted is that we have a lot of standards for trees that could be updated. Right now, we are operating under the state enabling legislation as to what we are allowed to do for preservation or requirements of tree canopy on any given site that is subject to a site plan review. We have already ‘maxed’ out what we are allowed to do under the state requirement. We can do more to define how a tree that is being preserved is protected during the construction and ultimately the building on the site. We have some standards that give canopy credit to things like boxwoods and other shrubs that shouldn’t be in there. There are a lot of things that parallel to zoning as part of our development review process that we can look at. Outside of zoning is what investments do we have the capacity to make on planting street trees or planting more trees on public land? We can control the fate of the trees.

**Chairman Solla-Yates** – Is there any way we can spend money to solve problems? Can we preserve slopes? Can we protect trees by spending money? If the zoning is trying to preserve these things, why don’t we buy them?

**Commissioner Stolzenberg** – At the intersection of zoning, SADM, and Streets That Work, I am thinking about east-west streets in Belmont that have wide rights of way. Can we require that the trees be added to the right-of-way just as we would require that sidewalks be built rather than street trees within the parcel, potentially including changes to that right-of-way where you dig bulb out of asphalt and put a tree in there. That gets tricky where you would be potentially removing parking. There are streets where there would still be room for parking even on the outside of the bulb out. I think developers would not love the idea of having to pay for the bulb out but be happy to save that land within their parcel. The tree is dedicated to us, we get to keep it, and maintain it. It provides shade on the sidewalk if it is on the north sidewalk since it is on the street side.

**Commissioner Lahendro** – How feasible is it, in terms of my recommendation/suggestion? How many of those lots, developed 60 to 73 percent lot coverage, will it take before we start losing more tree canopy? I know that is an incredibly difficult question to answer because how many trees are on a lot to begin with. I am thinking about these areas with large lots and where we have the most tree coverage in the city. We started allowing that kind of coverage to happen. I don’t want to depend upon the goodwill of the landowners to save the trees. They are looking for the best financial return for developing that lot 73 percent.

**Mr. Freas** – It is not just developers. The part of the issue is the ability to control what people do with the trees on their property. We know that people take down trees all the time irrespective of development.

**Commissioner Lahendro** – When we allow 73 percent coverage to start happening, everyone can now do that. How long before the tree canopy starts disappearing even more? That concerns me; the unexpected collateral effects of looking for the greatest density. I would rather go up than out to protect the number of trees, to protect the separation.



**Mr. Freas** – One of the other ideas we have talked about is also giving a little more flexibility on things like setbacks where somebody is doing that to protect a tree. To protect an existing tree on a site, you need to protect the space all the way out to the drip line. That is a big land area. If I have a setback on the other side of the building that is forcing me this way and I don't have any flexibility on that, we need to have the ability to prioritize our values. We can go a couple of feet this way and get out of the drip line of this tree. If can have that kind of space, that is helpful.

**Commissioner Lahendro** – In the presentation, the Tree Commission saw the zoning ordinance allowing some flexibility to keep the large canopy trees. I would love to see something like that be in the ordinance.

**Commissioner Stolzenberg** – There is also an interesting intersection with parking stuff there. If you look at the 73 percent lot coverage, most of that lot coverage isn't the buildings. It is the parking and driveways to get to the parking. I wonder if there becomes a point where we start to think about parking maximums or tree cover requirements that are superior to and above any parking requirements that we keep. We say you can't just cover your whole lot with asphalt because there needs to be some trees. At the very least, you need to put a canopy tree in the middle of it and shade the parking.

## Public Comments

**Martha Smysmer** (Rutledge Avenue) – On the subject of the tree coverage, I have seen throughout town in different places where trees have grown big and gorgeous. They are pushing up sidewalks and corrupting the roadway. I don't know the answer to that. It needs some careful thought and evaluation. I don't know if we are allowed to have ordinances to limit what homeowners cut down. I was curious what was considered a small lot. In the zoning overall, I would hope that we would find ways to discourage these big developer projects from taking over neighborhoods. There is nothing in the concept of the FLUM that does that. That is a grave exposure for our city, which we value for its beauty and its charm. I am in favor of affordable housing. I have written letters for using city property in many places to do that. It is an important consideration. I love the idea of testing the concepts. People I have been talking to are concerned that there are few illustrations of what some of these major changes would look like. The testing can get us one step closer to having those illustrations. It seemed to me with the changes or the questions of existing processes that it would be to flowchart those. The last thing was the aging in place. We are oversimplifying the experience of the seniors in the community.

**Vicki Metcalf** (Tree Commission) – We would be very concerned about any changes that would weaken critical slopes protection. A waiver decision involves weighing the public benefits of the undisturbed slope. That would include tree canopy. It is not just a technical decision to be made by staff. It should be made by the Planning Commission with public notice and an opportunity for public input.

**Bill Emory** – The Tree Commission has been advocating, educating, and advising regarding the necessity of tree canopy since 2011. Despite the commission's faithful and relentless work, the canopy coverage is decreasing at a time when we have an ever-increasing need for the services the trees provide. The actions of leadership and departments have failed to stem the continued loss of tree canopy. We must adopt additional strategies. I have 2 recommendations that I hope you will consider. Incentivize property owners to create tree canopy. Provide a credit to property owners based on their parcel's canopy coverage. Credit can be used to reduce the stormwater utility fee on that same property. This recommendation would need to be balanced so that the water resources protection plan continues to receive the funding stream necessary to do its work. Strengthen code items related to the establishment, maintenance, and extension of the urban forest. This is an important quality of life issue. For example, require 50 percent canopy coverage. It makes sense. I understand that the diagnostic and approach report first step towards a new draft zoning ordinance is coverage of urban forestry management issues. Additions must be contemplated and incorporated. I would recommend that you listen to the tree commission.



**Benjamin Heller** – It is great to reduce the amount of parking required. That reduces costs, construction. Our affordable housing problems have a lot to do with the cost of housing production. We want to reduce car ownership. If you reduce parking requirements and you don't reduce car ownership, you're giving up the environmental benefits and you are externalizing costs onto streets. I hope that whatever you do with respect to parking recognizes that risk of externalizing the cost to neighborhoods by moving cars onto streets. That is dealing with it through residential parking permit programs. It is an important thing to consider. We don't want to have the same number of cars, same amount of driving moved from behind a building to on the street.

**K. Bishop** – It is hard to address a comment to the diagnostic report without knowing the consensus is around this question. In R-1 zoning, there is a resident requirement to exploit increased density/units. When the zoning rewrite happens, is the thought process that General Residential sensitive will continue to have those residency requirements from a homeowner?

## **V. ADJOURNMENT**

The meeting was adjourned at 8:00 PM