Agenda

PLANNING COMMISSION REGULAR
TUESDAY, November 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 – September 10, 2024 – Regular Meeting
2. Minutes – September 24, 2024 – Work Session
3. Minutes –November 8, 2022 – Regular Meeting
4. Minutes –August 27, 2022 – Work Session
5. Subdivision – MACAA – 1025 Park Street
6. Site Plan - MACAA – 1025 Park Street

III. PLANNING COMMISSION PUBLIC HEARING

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

IV. COMMISSION'S ACTION ITEMS

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

1. Electronic Meeting Participation Policy

V. FUTURE MEETING SCHEDULE/ADJOURN

Tuesday November 26, 2024 – 5:00PM	Work Session	Capital Improvement Program (City Space)
Tuesday December 10, 2024 – 5:00 PM	Pre-Meeting	

Tuesday December 10, 2024 – 5:30 PM	Regular Meeting	Minutes Public Hearing – Capital Improvement Program Subdivision – Seminole/Hillsdale Entrance Corridor Review – Barracks Road Shopping Center Concept, 1185 Seminole Trail

Anticipated Items on Future Agendas

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

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

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

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

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

LIST OF SITE PLANS AND SUBDIVISIONS APPROVED ADMINISTRATIVELY
9/1/2024 TO 10/31/2024

1. **Preliminary Site Plans**
2. **Final Site Plans**
    a. 1301 Wetland Street – September 5, 2024
3. **Site Plan Amendments**
    a. Lochlyn Hill Phase II & III - Amendment #4 (lots 159-164) – August 2, 2024
4. **Subdivision**
    a. Sublot – 338 6 ½ Street SW – September 24, 2024 (not recorded yet)
    b. BLA 204 Raymond Avenue – October 21, 2024 (not recorded yet)

September 10, 2024, September 24, 2024, November 8, 2022 and August 27, 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 SUBDIVISION

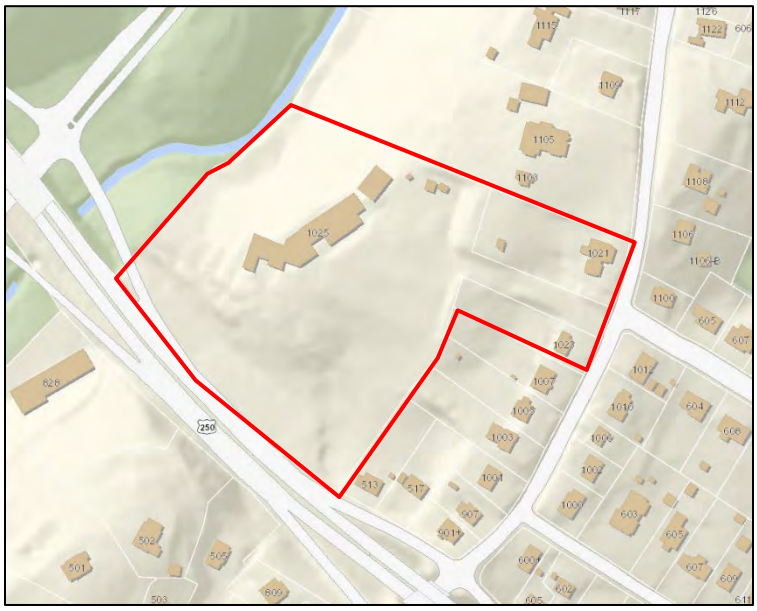
APPLICATION NUMBER: PL24-0000

DATE OF MEETING: November 12, 2024

Project Planner: Dannan O'Connell
Date of Staff Report: November 1, 2024

Applicant: Piedmont Housing Alliance
Applicant's Representative(s): Joe Medley, Timmons Group
Current Property Owner(s): Monticello Area Community Action Agency, 1023 Park Street LLC
Property Street Address: 1021, 1023, and 1025 Park Street (the "Subject Property")
Tax Map & Parcel: 470007100, 470008000, 470011000
Current Zoning Classification: Planned Unit Development (PUD), vested under rezoning approved by City Council on January 18, 2022.
Overlay District: None

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.

Summary

Joe Medley of Timmons Group, acting as agent for Piedmont Housing Alliance, is requesting approval of a major subdivision as part of the MACAA Planned Unit Development (PUD) project. Per Section 29-3, this subdivision is considered major because it involves the dedication of new public streets.

The land within the proposed major subdivision is identified on City Real Estate Tax Map 47, Parcels 7.1, 8 and 11. It has frontage on Park Street and the US 250 Bypass. The site contains approximately 9.006 acres. The applicant has submitted three (3) prior versions of the proposed plat; with each submission, staff has made a good faith effort to identify all deficiencies (if any) so that the applicant could be in a position to submit an approvable final plat to you for consideration and approval. A Final Site Plan corresponding to this subdivision has also been reviewed and deemed approvable by City staff.

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 Sections 29-160 - 29-163)**

1. Blocks: No new blocks will be created as a result of this subdivision.
2. Lots: The applicant is proposing to reconfigure the existing three (3) lots. Thirty-one (31) new lots will be created.
3. Parks, Schools, and other Public Land: No new parks or schools will be created with this subdivision. A public access easement is provided for trail access from Community Drive to the 250 Bypass (see Sheet 3).
4. Preservation of natural features and amenities: Critical slopes as defined by Section 34-1120(b)(2) are found on the site. The proposed site plan associated with the development shows the limits of critical slopes. No disturbance of critical slopes is proposed as part of the site plan.
5. Items Listed in Section 29-111(b): The applicant has submitted a proposed Final Site Plan for staff's administrative review. The documents and information referenced in Section 29-111(b) are included in the site plan that is under review, therefore they do not need to be addressed in this subdivision plat.
6. Monuments: The subdivision plat demonstrates that the following requirements of Section 29-160 have been satisfied:
    a. All boundaries (exterior and interior) of the original survey for the subdivision have monuments in accordance with the Standards & Design Manual (see Sheet 2).
    b. 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 the Street Standards for Subdivisions (Section 29-180 – 29-183)

The proposed subdivision establishes two new public streets (MACAA Drive and Community Drive). Right-of-way for these streets is dedicated to public use through this subdivision plat. Design specifications for the new public streets are contained within the associated site plan and are 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 (Sections 29-200 – 29-204)

The specific utility configurations and design details are under review by the Utilities Department as a part of the site plan review process and will be approved administratively by staff as part of final site plan approval. The utility easements as shown on this final subdivision plat have been approved by the Utilities Department. Public easements are required to be shown on a final subdivision plat; once the

approved final plat is recorded in the land records, the plat will establish as a matter of record the physical boundaries of the easement areas.

E. Compliance with applicable zoning district regulations (Sections 34-490 – 34-519) The dimensions (area, frontage, building site, etc.) of the three reconfigured lots and thirty-one new lots will, in staff's assessment, comply with the requirements of the Planned Unit Development zoning district. See Section 29-161.

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 VESMP Agent. Such improvements, facilities and treatments are identified within the final site plan, which is currently under administrative review by staff.
2. Erosion & Sediment Control: the applicant will submit an erosion and sediment control plan as part of the construction plans that are part of the site plan that is concurrently under review. This is permitted by Section 29-111(b).

Public Comments

No comments have been received.

Suggested Motions

Motion to Approve: I move to approve the final subdivision plat dated October 25, 2024 for Tax Map 47, Parcels 7.1, 8 and 11.

Motion to Deny Approval: I move to deny approval of the final subdivision plat dated April 21, 2023 for Tax Map 47, Parcels 7.1, 8 and 11, based on the following deficiencies:

Attachments

1. Final Subdivision Plat dated October 25, 2024

SURVEY NOTES:

1. PROPERTY & ZONING INFORMATION:

OWNER:	MONTICELLO AREA COMMUNITY ACTION AGENCY
REFERENCE:	D.B. 604, PG. 568
TAX MAP PARCEL:	47-7.1
PROPERTY ADDRESS:	1025 PARK STREET
AREA:	7.635 ACRES (SURVEYED) ORIGINAL
ZONED:	PUD - PLANNED UNIT DEVELOPMENT
PROPOSED USE:	

OWNER:	MONTICELLO AREA COMMUNITY ACTION AGENCY
REFERENCE:	INST. NO. 201600004608
TAX MAP PARCEL:	47-8
PROPERTY ADDRESS:	1021 PARK STREET
AREA:	0.914 ACRES (SURVEYED) ORIGINAL
ZONED:	PUD - PLANNED UNIT DEVELOPMENT
PROPOSED USE:	

OWNER:	1023 PARK STREET, LLC
REFERENCE:	INST. NO. 201500004646
TAX MAP PARCEL:	47-11
PROPERTY ADDRESS:	1023 PARK STREET
AREA:	0.467 ACRES (SURVEYED) ORIGINAL
ZONED:	PUD - PLANNED UNIT DEVELOPMENT
PROPOSED USE:	

2. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON:
   a) LAND RECORDS OBTAINED (& REFERENCED) FROM THE CLERK'S OFFICE OF CITY OF CHARLOTTESVILLE, VA;
   b) FIELD RUN (BOUNDARY) SURVEY BY THIS FIRM.
3. DIMENSIONAL ZONING REGULATIONS (PER CITY OF CHARLOTTESVILLE ORDINANCE):
   SETBACKS:
   20' FRONT SETBACKS ALONG PARK STREET
   10' SETBACKS ALONG PUD BOUNDARY
   NO OTHER INTERNAL SETBACKS WITHIN PUD
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
5. BASIS OF HORIZONTAL DATUM IS NAD83 (NA 2011),VIRGINIA STATE GRID, SOUTH ZONE.
6. BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51003C0286D, (PANEL 286 OF 575) EFFECTIVE FEBRUARY 4, 2005, THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. THE PROPERTY IS SUBJECT TO THE CRITICAL SLOPE SUBDIVISION ORDINANCE.
8. PUBLIC EASEMENTS DEPICTED HEREON ARE FOR THE CITY OF CHARLOTTESVILLE .
9. RECORDATION OF THE FINAL PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE CITY OF CHARLOTTESVILLE FOR PUBLIC RIGHT OF WAY THE PORTION OF THE PREMISES SHOWN HEREON.
10. THIS SUBDIVISION WILL BE SERVED BY PUBLIC WATER SUPPLY AND PUBLIC SEWAGE SYSTEM.

OWNER'S APPROVAL:

THE RIGHT-OF-WAY DEDICATION, BOUNDARY LINE ADJUSTMENT AND SUBDIVISION OF LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES. 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 AND BELIEF.

FOR: MONTICELLO AREA COMMUNITY ACTION AGENCY DATE

STATE OF: _____
COUNTY OR CITY OF:

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2024
BY:

NOTARY PUBLIC

MY COMMISSION EXPIRES:

OWNER'S APPROVAL:

THE RIGHT-OF-WAY DEDICATION, BOUNDARY LINE ADJUSTMENT AND SUBDIVISION OF LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES. 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 AND BELIEF.

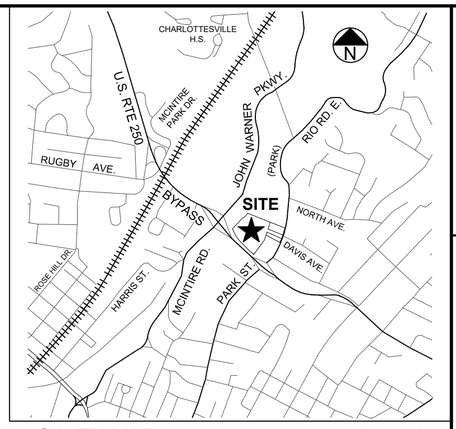
FOR: 1023 PARK STREET, LLC DATE

STATE OF: _____
COUNTY OR CITY OF:

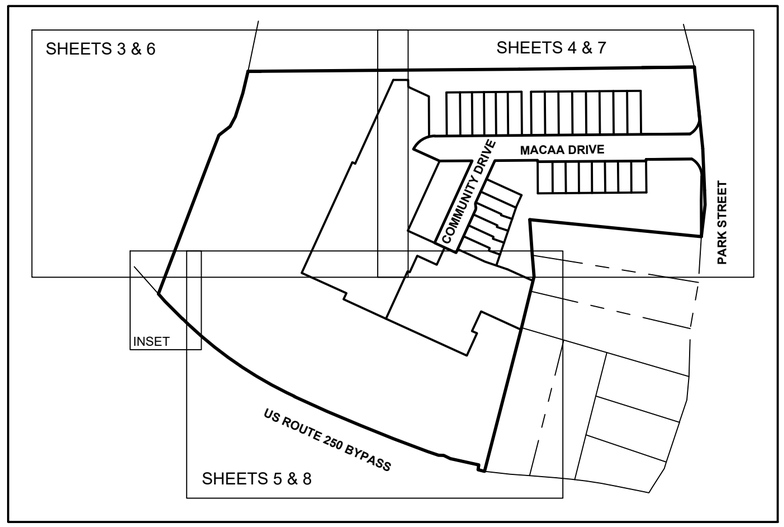
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2024
BY:

NOTARY PUBLIC

MY COMMISSION EXPIRES:



VICINITY MAP 1" = 2000'



SHEET KEY
NOT TO SCALE

AREA TABULATION:

ORIGINAL TMP 47-8		0.914 AC.
RIGHT-OF-WAY DEDICATION	-	0.160 AC.
AREA FROM TMP 47-8 TO TMP 47-7.1	-	0.513 AC.
ADJUSTED TMP 47-8	=	0.241 AC.
ORIGINAL TMP 47-11		0.467 AC.
RIGHT-OF-WAY DEDICATION	-	0.007 AC.
AREA FROM TMP 47-11 TO TMP 47-7.1	-	0.309 AC.
AREA FROM TMP 47-7.1 TO TMP 47-11	+	0.098 AC.
ADJUSTED TMP 47-11	=	0.249 AC.
ORIGINAL TMP 47-7.1		7.635 AC.
RIGHT-OF-WAY DEDICATION	-	0.450 AC.
AREA FROM TMP 47-7.1 TO TMP 47-11	-	0.098 AC.
AREA FROM TMP 47-11 TO TMP 47-7.1	+	0.309 AC.
AREA FROM TMP 47-8 TO TMP 47-7.1	+	0.513 AC.
ADJUSTED TMP 47-7.1	=	7.907 AC.

SHEET INDEX:

SHEET 1 :	COVER, NOTES
SHEET 2A :	EXISTING BOUNDARY AND EXISTING BUILDINGS
SHEET 2B :	EXISTING BOUNDARY, BOUNDARY LINE ADJUSTMENT, PROPOSED ACCESS EASEMENTS
SHEET 3 :	SUBDIVISION OF LOTS
SHEET 4 :	SUBDIVISION OF LOTS
SHEET 5 :	SUBDIVISION OF LOTS
SHEET 6 :	PROPOSED EASEMENTS (PUBLIC UTILITY, PRIVATE DRAINAGE, AND PRIVATE SWM)
SHEET 7 :	PROPOSED EASEMENTS (PUBLIC UTILITY, PRIVATE DRAINAGE, AND PRIVATE SWM)
SHEET 8 :	PROPOSED EASEMENTS (PUBLIC UTILITY, PRIVATE DRAINAGE, AND PRIVATE SWM)
SHEET 9 :	LINE & CURVE TABLES

LEGEND

(F) ⊙	PROPERTY CORNER FOUND, AS NOTED
●	PROPERTY CORNER SET
AC.	ACRES
DB.	DEED BOOK
EX.	EXISTING
INST.	INSTRUMENT NUMBER
PG.	PAGE
PID	PARCEL IDENTIFICATION
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET
TMP	TAX MAP PARCEL
W/	WITH

NEW LOT CORNERS TO BE SET AT APPROPRIATE TIME INCIDENTAL TO SITE GRADING / EARTHWORK COMPLETION.

CITY APPROVALS:

SECRETARY OF THE PLANNING COMMISSION DATE

CHAIRMAN OF THE PLANNING COMMISSION DATE

PROPOSED USE & DENSITY:

SINGLE FAMILY ATTACHED:	20 TOWNHOMES & 0 DUPLEXES
MULTI-FAMILY:	12 1-BEDROOM, 48 2-BEDROOM, & 6 3-BEDROOM UNITS
CHILDCARE FACILTY:	5,000 SF
EXISTING TO REMAIN:	2 SINGLE-FAMILY HOUSES
GROSS RESIDENTIAL DENSITY:	10.3 DWELLINGS PER ACRE
RECREATION AREA:	7,900 SF
OPEN SPACE:	159,800 SF (48% OF SITE)

OWNER(S) ADDRESSES :
MONTICELLO AREA
COMMUNITY ACTION AGENCY
1025 PARK STREET
CHARLOTTESVILLE, VA 22901

1023 PARK STREET, LLC
P.O. BOX 1467
CHARLOTTESVILLE, VA 22902

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THIS PLAT OF SUBDIVISION, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS CORRECT AND ALL THE REQUIREMENTS SET FORTH REGARDING THE PLATTING OF LAND IN THE CITY OF CHARLOTTESVILLE, VIRGINIA HAVE BEEN COMPLIED WITH.

COMMONWEALTH OF VIRGINIA
JOSEPH C. MEDLEY
Lic. No.3385
10-25-24
LAND SURVEYOR

PLAT SHOWING
MAJOR SUBDIVISION
KNOWN AS
MACAA REDEVELOPMENT
AND BEING
CITY PIDs 470007100, 470008000, & 470011000
IN THE
CITY OF CHARLOTTESVILLE, VIRGINIA

	Charlottesville, VA
DATE: DEC. 22, 2023	SCALE: As Shown
SHEET 1 OF 9	J.N.: 34577.001
DRAWN BY: JCM, TEB	CHECK BY: JCM
Last Revised: Oct. 25, 2024	

THIS DRAWING PREPARED AT THE
STAUNTON OFFICE
28 Imperial Drive | Staunton, VA 24401
TEL 540.885.0920 FAX 8540.885.0786 www.timmons.com

Site Development | Residential | Infrastructure | Technology

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

Y:\90\48226-MACAA_Redev_SUBD\DWG\48226-V-SPSUBD-v4.dwg | Plotted on 10/31/2024 12:27 PM | by Joe Medley

NAD 83 (2011)

PID 450001000
CITY OF CHARLOTTESVILLE
DB. 196, PG. 16
(ALBEMARLE CO.)

PROPERTY LINE W/ CENTER OF SCHENK'S BRANCH

IRON (F)
AT 21.17'

N35°23'27"E
37.43'

N39°31'57"E
41.68'

N50°27'26"E
18.49'

(COMPUTED
POINT, TYP)

N74°14'42"E
24.04'

N42°51'06"E
47.45'

IRON (F)

IRON (F)
(W/ PIPE)
AT 222.30'

10' SETBACK

N42°51'06"E 237.11'

IRON (F)
W/ CAP

N19°34'38"W
16.89'

VDOT MON (F)

IRON (F)
W/ CAP

N22°48'28"W
41.05'

EX. DRAINAGE EASEMENT
(FOR COMMONWEALTH OF VIRGINIA)
INST. NO. 2012003535

XC2

10' SETBACK

IRON (F)
W/ CAP

XC1

US ROUTE 250 BYPASS
VAR. WIDTH PUBLIC R/W
(COMMONWEALTH OF VA)
INST. NO. 2012003535

PID: 470007000
DOMINICK NICHOLAS CAFFERILLO
& ELAINE CONNER ALPERN
INST. NO. 150003853
(1105 PARK STREET)

S68°27'24"E 454.79'

10' SETBACK

PIPE (F)

S68°43'29"E 293.89'

PK NAIL (F)

IRON (F)

87.73'

N16°07'46"E
72.59'

20' SETBACK

15.28'

S16°08'05"W
49.72'

IRON (F)

S19°36'38"W
70.13'

PK NAIL (F)

S20°07'29"W
24.26'

PK NAIL (F)

S28°33'58"W
53.61'

PK NAIL (F)

FRAME
SHED

FRAME
SHED

2 STORY
BRICK

#1025
2 STORY BRICK

2 STORY
BLOCK

TMP 47-7.1
CITY PID 470007100
MONTICELLO AREA COMMUNITY ACTION AGENCY
DB. 604, PG. 568
7.635 AC. (ORIGINAL, SURVEYED)
ZONED: PUD

PIPE (F)
AT 60.11'

N17°55'01"E
132.22'

TMP 47-8
CITY PID 470008000
MONTICELLO AREA COMMUNITY ACTION AGENCY
INST. NO. 201600004608
0.914 AC. (ORIG.)
0.241 AC. (ADJUSTED)
ZONED: PUD

EX. HOUSE
TO REMAIN

#1021
2 STORY
STONE & FRAME

PIPE (F)

S67°45'33"E 298.52'

PIPE (F)

N65°43'29"W 297.14'

TMP 47-11
CITY PID 470011000
1023 PARK STREET, LLC
INST. NO. 201500004646
0.467 AC. (ORIG.)
0.249 AC. (ADJUSTED)
ZONED: PUD

S18°32'12"W
61.08'

EX. HOUSE
TO REMAIN

#1023
1 STORY
BRICK

IRON (F)

10' SETBACK

N62°22'37"W 289.27'

S17°44'26"W
59.70'

PID 470012000
ISAIAH M. LESTER
INST. NO. 200005380
(1007 PARK STREET)

IRON (F)

S17°25'56"W
35.97'

PIPE (F)

S35°47'40"W
25.27'

PID: 470013000
DANIEL L. BUCKMAN
INST. NO. 090003823
(1005 PARK STREET)

IRON (F)

S35°45'50"W
63.08'

IRON (F)

PID: 470014000
JONATHAN C. & MARCELLE M. ELDRIDGE
INST. NO. 170003910
(1003 PARK STREET)

PIPE (F)

10' SETBACK

S36°26'39"W 248.53'

PID: 470015000
DAVID W LAMB &
DONNA K STOLLINGS
DB. 704. PG. 400
#1001 PARK STREET

PID: 470016300
PIEDMONT HOUSING
ALLIANCE
INST. NO. 2013002369
ZONED: R-1
(513 250 BYPASS)

PID: 470016200
JAMES R. & BETTY M.
EASTON
DB. 366, PG. 127
(517 250 BYPASS)

EX. DRAINAGE EASEMENT
(FOR COMMONWEALTH
OF VIRGINIA)
INST. NO. 2012003535

IRON (F)
W/ CAP

PK NAIL (F)

XL6

XL5

IRON (F) W/CAP

XL4

XL3

XL2

IRON (F)
W/CAP

XL1

(2) IRONS (F)
W/CAP

PARK STREET
50' & VAR. WIDTH PUBLIC R/W
(SEE SURVEY NOTE X)

SCALE 1"=50'
0 50' 100'

SEE SHEET 9 FOR LINE & CURVE TABLES

THIS SHEET
PARENT PARCEL BOUNDARY OVERVIEW
WITH EXISTING STRUCTURES

COMMONWEALTH OF VIRGINIA
JOSEPH C. MEDLEY
Lic. No.3385
10-25-24
LAND SURVEYOR

PLAT SHOWING
MAJOR SUBDIVISION
KNOWN AS
MACAA REDEVELOPMENT
AND BEING
CITY PIDs 470007100, 470008000, & 470011000
IN THE
CITY OF CHARLOTTESVILLE, VIRGINIA

	Charlottesville, VA
DATE: *DEC. 22, 2023*	SCALE: *1" = 50'*
SHEET *2A* OF *9*	J.N.: *48226*
DRAWN BY: *TEB*	CHECK BY: *JCM*
Last Revised: Oct. 25, 2024	

THIS DRAWING PREPARED AT THE
STAUNTON OFFICE
28 Imperial Drive | Staunton, VA 24401
TEL 540.885.0920 FAX 8540.885.0786 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

Site Development | Residential | Infrastructure | Technology

TIMMONS GROUP

Y:\90448226-MACAA_Redev_SUBD\DWG\48226-V-SPSUBD-v4.dwg | Plotted on 10/31/2024 12:27 PM | by Joe Medley

NAD 83 (2011)

PID 450001000
CITY OF CHARLOTTESVILLE
DB. 196, PG. 16
(ALBEMARLE CO.)

PROPERTY LINE W/ CENTER OF SCHENK'S BRANCH

IRON (F)
AT 21.17'

N35°23'27"E
37.43'

N39°31'57"E
41.68'

N50°27'26"E
18.49'

(COMPUTED POINT, TYP)

N74°14'42"E
24.04'

N42°51'06"E
47.45'

IRON (F)

IRON (F)
(W/ PIPE)
AT 222.30'

10' SETBACK

N42°51'06"E 237.11'

IRON (F)
W/ CAP

N19°34'38"W
16.89'

VDOT MON (F)

IRON (F)
W/ CAP

N22°48'28"W
41.05'

XC2

10' SETBACK

IRON (F)
W/ CAP

US ROUTE 250 BYPASS
VAR. WIDTH PUBLIC R/W
(COMMONWEALTH OF VA)
INST. NO. 2012003535

XC1

PID: 470007000
DOMINICK NICHOLAS CAFFERILLO
& ELAINE CONNER ALPERN
INST. NO. 150003853
(1105 PARK STREET)

S68°27'24"E 454.79'

10' SETBACK

PIPE (F)

S68°43'29"E 293.89'

TMP 47-8
CITY PID 470008000
MONTICELLO AREA
COMMUNITY ACTION AGENCY
INST. NO. 201600004608
0.914 AC. (ORIG.)
0.241 AC. (ADJUSTED)
ZONED: PUD

PK NAIL (F)

IRON (F)

87.73'

N16°07'46"E
72.59'

20' SETBACK

15.28'

RC5
49.72'

S16°08'05"W

82.13'

IRON (F)

132.22'

N17°55'01"E

PIPE (F)
AT 60.11'

NEW PARCEL LINE

N22°54'49"E 111.93'

EX. HOUSE
TO REMAIN

P/L HEREBY
VACATED

LOT D6 | LOT D5 | LOT D4 | LOT D3 | LOT D2 | LOT D1 | LOT B8 | LOT B7 | LOT B6 | LOT B5 | LOT B4 | LOT B3 | LOT B2 | LOT B1

RIGHT OF WAY AREAS SHOWN HEREON
AS MACAA DRIVE & COMMUNITY DRIVE
ARE HEREBY DEDICATED TO THE CITY
OF CHARLOTTESVILLE FOR PUBLIC USE

S68°27'24"E 428.39'

MACAA DRIVE
44.5' R/W HEREBY DEDICATED

PIPE (F)

S67°45'33"E 298.52'

IRON (F)

RC4

N43°28'22"W
48.00'

N68°27'24"W
54.59'

COMMUNITY DRIVE
34.5' & 39.5' R/W
HEREBY DEDICATED

N68°27'24"W 71.69'

R4

N68°27'24"W 182.00'

R3

N68°27'24"W 76.39'

70.32'

RC1

S19°36'38"W
70.13'

RIGHT OF WAY
HEREBY DEDICATED
TO CITY OF
CHARLOTTESVILLE
FOR PUBLIC USE

R2

PK NAIL (F)

S20°07'29"W
24.26'

PK NAIL (F)

R1

S28°33'58"W
53.61'

PK NAIL (F)

LOT A8 | LOT A7 | LOT A6 | LOT A5 | LOT A4 | LOT A3 | LOT A2 | LOT A1

N65°43'29"W 297.14'

PIPE (F)

P/L HEREBY
VACATED

0.309 AC
FROM 47-11
TO 47-1.1

NEW
PARCEL
LINE

EX. HOUSE
TO REMAIN

S18°32'12"W
61.08'

LOT H1

200.45'

88.82'

IRON (F)

10' SETBACK

N62°22'37"W 289.27'

S17°44'26"W
59.70'

TMP 47-11
CITY PID 470011000
1023 PARK STREET, LLC
INST. NO. 201500004646
0.467 AC. (ORIG.)
0.249 AC. (ADJUSTED)
ZONED: PUD

PID 470012000
ISAIAH M. LESTER
INST. NO. 200005380
(1007 PARK STREET)

IRON (F)

S17°25'56"W
35.97'

PIPE (F)

S35°47'40"W
25.27'

IRON (F)

PID: 470013000
DANIEL L. BUCKMAN
INST. NO. 090003823
(1005 PARK STREET)

S35°45'50"W
63.08'

IRON (F)

AC1

PID: 470014000
JONATHAN C. & MARCELLE M. ELDRIDGE
INST. NO. 170003910
(1003 PARK STREET)

PIPE (F)

PARK STREET
50' & VAR. WIDTH PUBLIC R/W
(SEE SURVEY NOTE X)

10' SETBACK

S36°26'39"W 248.53'

PID: 470015000
DAVID W LAMB &
DONNA K STOLLINGS
DB. 704. PG. 400
#1001 PARK STREET

PID: 470016300
PIEDMONT HOUSING
ALLIANCE
INST. NO. 2013002369
ZONED: R-1
(513 250 BYPASS)

PID: 470016200
JAMES R. & BETTY M.
EASTON
DB. 366, PG. 127
(517 250 BYPASS)

TMP 47-7.1
CITY PID 470007100
MONTICELLO AREA COMMUNITY
ACTION AGENCY
DB. 604, PG. 568
7.635 AC. (ORIGINAL, SURVEYED)
ZONED: PUD

LOT E1 | LOT G1 | LOT F1 | LOT C1 | LOT C2 | LOT C3 | LOT C4 | LOT C5 | LOT C6

N46°32'36"E 174.44'

PRIVATE ACCESS
EASEMENT (11,914 SF)

S46°32'36"W 128.45'

N46°32'36"E 151.52'

RC2
R5
RC3

S46°32'30"W 77.11'

N46°32'30"E 77.82'

7.00" (TIE)

3.50'

S43°27'24"E
49.47'

49'

46'

N43°27'24"W
39.50'

N46°32'36"E
46.00'

S43°27'23"E 124.97'

5'
10.5'

A1

5.50" (TIE)

S43°27'24"E
134.86'

5'
10'

10' PUBLIC ACCESS
EASEMENT (4,870 SF)
DEDICATED TO THE CITY
OF CHARLOTTESVILLE

AC2
A2
A3
AC3
A4
AC4

N53°16'45"W
86.49'

S0°41'06"E 161.77'

20' PUBLIC ACCESS
EASEMENT (3,965 SF)
DEDICATED TO THE CITY
OF CHARLOTTESVILLE

20'
10'

S8°02'29"W
36.48'

7.00' (TIE C/L)

IRON (F)
W/ CAP

PK NAIL (F)

XL6
XL5
XL4
XL3
XL2
XL1

IRON (F) W/CAP
IRON (F)
W/CAP
(2) IRONS (F)
W/CAP

EASEMENT LEGEND

DENOTES PRIVATE
ACCESS EASEMENT

SCALE 1"=50'

0 50' 100'

SEE SHEET 9 FOR LINE
& CURVE TABLES

THIS SHEET
PARENT PARCEL BOUNDARY OVERVIEW WITH
BOUNDARY LINE ADJUSTMENTS, RIGHT-OF-WAY
DEDICATION AND CREATION OF ACCESS EASEMENTS

COMMONWEALTH OF VIRGINIA
JOSEPH C. MEDLEY
Lic. No.3385
10-25-24
LAND SURVEYOR

PLAT SHOWING
MAJOR SUBDIVISION
KNOWN AS
MACAA REDEVELOPMENT
AND BEING
CITY PIDs 470007100, 470008000, & 470011000
IN THE
CITY OF CHARLOTTESVILLE, VIRGINIA

	Charlottesville, VA
DATE: *DEC. 22, 2023*	SCALE: *1" = 50'*
SHEET *2B* OF *9*	J.N.: *48226*
DRAWN BY: *TEB*	CHECK BY: *JCM*
Last Revised: Oct. 25, 2024	

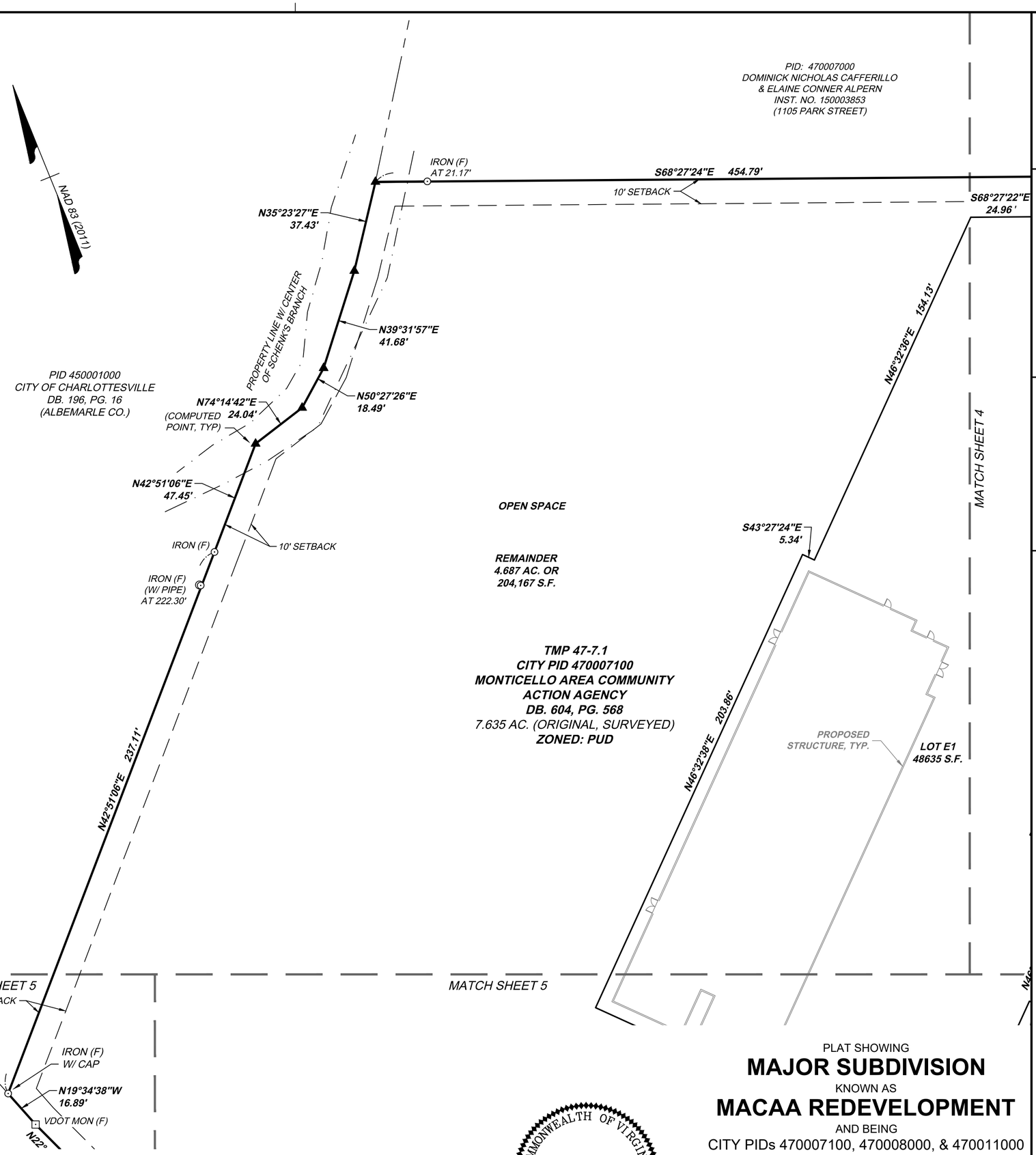
THIS DRAWING PREPARED AT THE
STAUNTON OFFICE
28 Imperial Drive | Staunton, VA 24401
TEL 540.885.0920 FAX 8540.885.0786 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

Site Development | Residential | Infrastructure | Technology

TIMMONS GROUP

Y:\90448226-MACAA_Redev_SUBD\DWG\48226-V-SPSUBD-v4.dwg | Plotted on 10/31/2024 12:27 PM | by Joe Medley



SCALE 1"=30'

0 30' 60'

SEE SHEET 9 FOR LINE & CURVE TABLES

THIS SHEET
SUBDIVISION OF LOTS

COMMONWEALTH OF VIRGINIA
JOSEPH C. MEDLEY
Lic. No.3385
10-25-24
LAND SURVEYOR

PLAT SHOWING
MAJOR SUBDIVISION
KNOWN AS
MACAA REDEVELOPMENT
AND BEING
CITY PIDs 470007100, 470008000, & 470011000
IN THE
CITY OF CHARLOTTESVILLE, VIRGINIA

	Charlottesville, VA
DATE: *DEC. 22, 2023*	SCALE: *1" = 30'*
SHEET *3* OF *9*	J.N.: *48226*
DRAWN BY: *TEB*	CHECK BY: *JCM*
Last Revised: Oct. 25, 2024	

THIS DRAWING PREPARED AT THE
STAUNTON OFFICE
28 Imperial Drive | Staunton, VA 24401
TEL 540.885.0920 FAX 8540.885.0786 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

Site Development | Residential | Infrastructure | Technology

TIMMONS GROUP

Y:\80\48226-MACAA_Redev_SUBD\DWG\48226-V-SPSUBD-v4.dwg | Plotted on 10/31/2024 12:27 PM | by Joe Medley

TMP 47-7.1
CITY PID 470007100
MONTICELLO AREA
COMMUNITY ACTION AGENCY
DB. 604, PG. 568
7.635 AC. (ORIGINAL, SURVEYED)
ZONED: PUD

PID: 470007000
DOMINICK NICHOLAS CAFFERILLO
& ELAINE CONNER ALPERN
INST. NO. 150003853
(1105 PARK STREET)

TMP 47-8
CITY PID 470008000
MONTICELLO AREA COMMUNITY
ACTION AGENCY
INST. NO. 201600004608
0.914 AC. (ORIG.)
0.241 AC. (ADJUSTED)
ZONED: PUD

NAD 83 (2011)

S68°27'24"E 454.79'
PIPE (F)
S68°43'29"E 293.89'
IRON (F)
10' SETBACK
S68°27'22"E 24.96'
S21°32'38"W 11.78'
S43°27'24"E 37.94'
REMAINDER
4.687 AC. OR
204,167 S.F.
OPEN SPACE
S16°07'46"W 72.59'
EX. HOUSE TO REMAIN
20' SETBACK
N22°54'49"E 111.93'
15.28'
RC5
49.72'
S16°08'55"W
IRON (F)
PARK STREET
50' & VAR. WIDTH PUBLIC R/W
(SEE SURVEY NOTE X)

S68°27'23"E 126.01'
S68°27'23"E 166.00'
LOT D6 1679 S.F.
LOT D5 1460 S.F.
LOT D4 1460 S.F.
LOT D3 1460 S.F.
LOT D2 1460 S.F.
LOT D1 1679 S.F.
LOT B8 1679 S.F.
LOT B7 1679 S.F.
LOT B6 1679 S.F.
LOT B5 1679 S.F.
LOT B4 1679 S.F.
LOT B3 1679 S.F.
LOT B2 1679 S.F.
LOT B1 1679 S.F.
N21°32'10"E 66.65'
N21°31'04"E 66.65'
N21°32'36"E 66.65'
N21°32'36"E 66.65'
N21°32'36"E 66.65'
S21°32'36"W 67.77'
A=8.76'
20.81'
23.00' 20.00' 20.00' 20.00' 20.00' 23.00' 16.00' 23.00' 20.00' 20.00' 20.00' 20.00' 20.00' 20.00' 23.00' 17.91'
S68°27'24"E 428.39'
24°E 428.39'
S68°27'24"E 82.13'
PROPOSED STRUCTURE, TYP.
RC4
N43°28'22"W 48.00'

MACAA DRIVE
44.5' R/W HEREBY DEDICATED

MATCH SHEET 3

N68°27'24"W 54.59'
N68°27'24"W 71.69'
R4
N68°27'24"W 182.00'
PROPOSED STRUCTURE, TYP.
R3
N68°27'24"W 76.39'
70.32'
RC1
S19°36'38"W 70.13'
IRON (F)
PARK STREET

25.00' 22.00' 22.00' 22.00' 22.00' 22.00' 22.00' 25.00'
LOT A8 1325 S.F.
LOT A7 1166 S.F.
LOT A6 1166 S.F.
LOT A5 1166 S.F.
LOT A4 1166 S.F.
LOT A3 1166 S.F.
LOT A2 1166 S.F.
LOT A1 1325 S.F.
N21°32'36"E 53.00'
S21°32'36"W 53.00'
N68°27'24"W 182.00'

COMMUNITY DRIVE
34.5' & 39.5' R/W
HEREBY DEDICATED
N46°32'36"E 128.45'
N46°32'36"E 151.52'
LOT G1 6925 S.F.
LOT E1 48635 S.F.
N43°27'24"W 49.47'
18.50'
N43°27'24"W 39.50'
21.00'
S43°27'24"E 36.00'
N46°33'08"E 31.50'
N46°32'36"E 30.50'
S43°27'24"E 3.92'
N46°32'33"E 87.36'
PROPOSED
MATCH SHEET 5

N68°27'24"W 77.11'
34.11'
PROPOSED STRUCTURE, TYP.
S43°27'25"E 65.01'
S46°32'30"W 23.00'
LOT C1 1496 S.F.
LOT C2 1340 S.F.
LOT C3 1310 S.F.
LOT C4 1323 S.F.
LOT C5 1363 S.F.
LOT C6 1565 S.F.
L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18
20.00' 2.05' 65.22' 19.89' 77.82' 20.94' 104.38' 23.82' 21.00' 19.50'
RC2 R5 RC3 7.32'
S46°32'35"W 20.96'
S46°32'30"W 20.00'
S40°48'12"W
S43°27'25"E 50.55'
6.68'
20.00'
S49°11'48"E 40.00'
S43°27'24"E 46.71'
7.47'
PIPE (F)
S35°47'40"W 25.27'
IRON (F)
63.08'

OPEN SPACE
LOT H1
20397 S.F.
EX. HOUSE TO REMAIN
20' SETBACK
N22°49'14"E 120.84'
R2
PK NAIL (F)
S20°07'29"W 24.26'
PK NAIL (F)
R1
53.61'
S28°33'58"W
PK NAIL (F)
88.82'
IRON (F)
200.45'
10' SETBACK
N62°22'37"W 289.27'
59.70'
10' SETBACK
S17°44'26"W
IRON (F)
S17°25'56"W 35.97'

TMP 47-11
CITY PID 470011000
1023 PARK STREET, LLC
INST. NO. 201500004646
0.467 AC. (ORIG.)
0.249 AC. (ADJUSTED)
ZONED: PUD

PID 470012000
ISAIAH M. LESTER
INST. NO. 200005380
(1007 PARK STREET)

PID: 470013000
DANIEL L. BUCKMAN
INST. NO. 090003823
(1005 PARK STREET)

PID: 470014000

SCALE 1"=30'
0 30' 60'

SEE SHEET 9 FOR LINE & CURVE TABLES

THIS SHEET
SUBDIVISION OF LOTS

COMMONWEALTH OF VIRGINIA
JOSEPH C. MEDLEY
Lic. No.3385
10-25-24
LAND SURVEYOR

PLAT SHOWING
MAJOR SUBDIVISION
KNOWN AS
MACAA REDEVELOPMENT
AND BEING
CITY PIDs 470007100, 470008000, & 470011000
IN THE
CITY OF CHARLOTTESVILLE, VIRGINIA

	Charlottesville, VA
DATE: *DEC. 22, 2023*	SCALE: *1" = 30'*
SHEET *4* OF *9*	J.N.: *48226*
DRAWN BY: *TEB*	CHECK BY: *JCM*
Last Revised: Oct. 25, 2024	

THIS DRAWING PREPARED AT THE
STAUNTON OFFICE
28 Imperial Drive | Staunton, VA 24401
TEL 540.885.0920 FAX 8540.885.0786 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

Site Development | Residential | Infrastructure | Technology

TIMMONS GROUP

Y:\90\48226-MACAA_Redev_SUBD\DWG\48226-V-SPSUBD-v4.dwg | Plotted on 10/31/2024 12:27 PM | by Joe Medley

MATCH SHEET 3

MATCH SHEET 4

MATCH THIS SHEET

N (F)
CAP

XC2

XC2

XC1

IRON (F)
W/ CAP

10' SETBACK

NAD 83 (2011)

TMP 47-7.1
CITY PID 470007100
MONTICELLO AREA COMMUNITY ACTION AGENCY
DB. 604, PG. 568
7.635 AC. (ORIGINAL, SURVEYED)
ZONED: PUD

OPEN SPACE

REMAINDER
4.687 AC. OR
204,167 S.F.

US ROUTE 250 BYPASS
VAR. WIDTH PUBLIC R/W
(COMMONWEALTH OF VA)
INST. NO. 2012003535

LOT E1
48635 S.F.

LOT F1
25908 S.F.

PROPOSED STRUCTURE, TYP.

N43°29'40"W 82.35'
N46°32'48"E 11.24'
N43°26'23"W 78.06'
N46°32'33"E 87.36'
S43°27'24"E 3.92'
N43°27'24"W 148.98'
S46°32'36"W 41.05'
S43°27'24"E 9.02'
S46°32'36"W 36.32'
N43°27'24"W 73.73'
S35°45'50"W 63.08'
S36°26'39"W 248.53'

N46°32'36"E 30.50'
S43°27'24"E 36.00'
N46°33'08"E 31.50'
S43°27'25"E 50.55'
6.68'
L18
20.00' 19.50'
S49°11'48"E 40.00'
20.00'
S43°27'24"E 46.71'
7.47'

IRON (F)
S17°25'56"W 35.97'
PIPE (F)
S35°47'40"W 25.27'
IRON (F)
IRON (F)
IRON (F)

10' SETBACK

PID: 470014000
JONATHAN C. &
MARCELLE M. ELDRIDGE
INST. NO. 170003910
(1003 PARK STREET)

PID: 470016300
PIEDMONT HOUSING ALLIANCE
INST. NO. 2013002369
ZONED: R-1
(513 250 BYPASS)

10' SETBACK

IRON (F) W/ CAP
XL6
PK NAIL (F)
XL5
IRON (F) W/CAP
XL4
XL3
IRON (F) W/CAP
XL2
IRON (F) W/CAP
XL1

MATCH SHEET 3

10' SETBACK

IRON (F)
W/ CAP

N19°34'38"W
16.89'

VDOT MON (F)

N22°48'28"W 41.05'

IRON (F)
W/ CAP

MATCH THIS SHEET

XC2

SEE SHEET 9 FOR LINE & CURVE TABLES

THIS SHEET
SUBDIVISION OF LOTS

SCALE 1"=30'
0 30' 60'

COMMONWEALTH OF VIRGINIA
JOSEPH C. MEDLEY
Lic. No.3385
10-25-24
LAND SURVEYOR

PLAT SHOWING
MAJOR SUBDIVISION
KNOWN AS
MACAA REDEVELOPMENT
AND BEING
CITY PIDs 470007100, 470008000, & 470011000
IN THE
CITY OF CHARLOTTESVILLE, VIRGINIA

	Charlottesville, VA
DATE: *DEC. 22, 2023*	SCALE: *1" = 30'*
SHEET *5* OF *9*	J.N.: *48226*
DRAWN BY: *TEB*	CHECK BY: *JCM*
Last Revised: Oct. 25, 2024	

THIS DRAWING PREPARED AT THE
STAUNTON OFFICE
28 Imperial Drive | Staunton, VA 24401
TEL 540.885.0920 FAX 8540.885.0786 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

Site Development | Residential | Infrastructure | Technology

TIMMONS GROUP

Y:\90\48226-MACAA_Redev_SUBD\DWG\48226-V-SPSUBD-v4.dwg | Plotted on 10/31/2024 12:27 PM | by Joe Medley

EASEMENT LEGEND

- DENOTES PRIVATE DRAINAGE EASEMENTS
- DENOTES SWM / BMP PRIVATE MAINTENANCE EASEMENT
- DENOTES SWM / BMP PRIVATE ACCESS EASEMENT
- DENOTES PRIVATE SANITARY EASEMENTS
- DENOTES LIMIT OF PUBLIC UTILITY EASEMENTS

NAD 83 (2011)

PID 450001000
CITY OF CHARLOTTESVILLE
DB. 196, PG. 16
(ALBEMARLE CO.)

PROPERTY LINE W/ CENTER OF SCHENK'S BRANCH

PID: 470007000
DOMINICK NICHOLAS CAFFERILLO
& ELAINE CONNER ALPERN
INST. NO. 150003853
(1105 PARK STREET)

IRON (F)
AT 21.17'

S68°27'24"E 454.79'

10' SETBACK

N35°23'27"E
37.43'

N39°31'57"E
41.68'

N50°27'26"E
18.49'

N74°14'42"E
24.04'

(COMPUTED POINT, TYP)

N42°51'06"E
47.45'

IRON (F)

IRON (F)
(W/ PIPE)
AT 222.30'

10' SETBACK

N42°51'06"E 237.11'

MATCH SHEET 8

10' SETBACK

IRON (F)
W/ CAP

N19°34'38"W
16.89'

VDOT MON (F)

N22°

MATCH SHEET 8

MATCH SHEET 7

10' PRIVATE
EASEMEN

20' PUBLIC U
FOR CI

LO
E

TMP 47-7.1
CITY PID 470007100
MONTICELLO AREA COMMUNITY ACTION AGENCY
DB. 604, PG. 568
7.635 AC. (ORIGINAL, SURVEYED)
ZONED: PUD

10' PRIVATE
DRAINAGE EASEMENT
(3,627 SF)

5'
10'
D6
D5
64
5'
10'
U16
U17
U15

LOT
E1

PROPOSED
STRUCTURE, TYP.

10' PRIVATE DRAINAGE
EASEMENT (3,627 SF)

10'
5'
D7
U14

20' PUBLIC UTILITY EASEMENT
FOR CITY OF CHARLOTTESVILLE
(15,411 SF)

N46°32'37"E
20.00'

20'
D3
S46°13'14"W
59.21'
U13

N43°46'46"W
22.05'

U12
D4
D3
10'
5'

N54°17'39"W

SCALE 1"=30'
0 30' 60'

SEE SHEET 9 FOR LINE & CURVE TABLES

THIS SHEET
PROPOSED EASEMENTS (PUBLIC UTILITY, PRIVATE DRAINAGE AND SWM / BMP)

COMMONWEALTH OF VIRGINIA
JOSEPH C. MEDLEY
Lic. No.3385
10-25-24
LAND SURVEYOR

PLAT SHOWING
MAJOR SUBDIVISION
KNOWN AS
MACAA REDEVELOPMENT
AND BEING
CITY PIDs 470007100, 470008000, & 470011000
IN THE
CITY OF CHARLOTTESVILLE, VIRGINIA

	Charlottesville, VA
DATE: *DEC. 22, 2023*	SCALE: *1" = 30'*
SHEET *6* OF *9*	J.N.: *48226*
DRAWN BY: *TEB*	CHECK BY: *JCM*
Last Revised: Oct. 25, 2024	

THIS DRAWING PREPARED AT THE
STAUNTON OFFICE
28 Imperial Drive | Staunton, VA 24401
TEL 540.885.0920 FAX 8540.885.0786 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

Site Development | Residential | Infrastructure | Technology

TIMMONS GROUP

Y:\90448226-MACAA_Redev_SUBD\DWG\48226-V-SPSUBD-v4.dwg | Plotted on 10/31/2024 12:27 PM | by Joe Medley

TMP 47-7.1
CITY PID 470007100
MONTICELLO AREA
COMMUNITY ACTION AGENCY
DB. 604, PG. 568
7.635 AC. (ORIGINAL, SURVEYED)
ZONED: PUD

PID: 470007000
DOMINICK NICHOLAS CAFFERILLO
& ELAINE CONNER ALPERN
INST. NO. 150003853
(1105 PARK STREET)

TMP 47-8
CITY PID 470008000
MONTICELLO AREA COMMUNITY
ACTION AGENCY
INST. NO. 201600004608
0.914 AC. (ORIG.)
0.241 AC. (ADJUSTED)
ZONED: PUD

NAD 83 (2011)

S68°27'24"E 454.79'
PIPE (F)
10' SETBACK
10' PRIVATE SANITARY EASEMENT (312 SF)
S68°43'29"E 293.89'
99.43' (TIE)
IRON (F)
S16°07'46"W 72.59'
20' PUBLIC UTILITY EASEMENT FOR CITY OF CHARLOTTESVILLE (7844 SF)
S8°39'03"W 41.62'
N87°11'41"W 31.19'
32.63' (TIE)
EX. HOUSE TO REMAIN
20' SETBACK
N68°27'23"W 300.00'
121.00'
74.56'
N22°54'49"E 111.93'
15.28'
S19°08'55"W 49.72'
RC5
10' PRIVATE DRAINAGE EASEMENT (1014 SF)
N21°20'35"E 89.59'
MATCH SHEET 6
20' PUBLIC UTILITY EASEMENT FOR CITY OF CHARLOTTESVILLE (15,411 SF)
LOT E1
LOT D6
LOT D5
LOT D4
LOT D3
LOT D2
LOT D1
LOT B8
LOT B7
LOT B6
LOT B5
LOT B4
LOT B3
LOT B2
LOT B1
S21°32'36"W 70.86'
191.91' (TIE)
S68°27'24"E 428.39'
S68°27'24"E 82.13'
D52
0.84' (TIE)
RC4
PROPOSED STRUCTURE, TYP.
IRON (F)

MACAA DRIVE
44.5' R/W HEREBY DEDICATED

PARK STREET
50' & VAR. WIDTH PUBLIC R/W
(SEE SURVEY NOTE X)

N43°28'22"W 48.00'
5.95' (TIE)
5.68' (TIE C/L ESMT)
N68°27'24"W 54.59'
N68°27'24"W 71.69'
19.54' (TIE C/L)
R4
N68°27'24"W 182.00'
PROPOSED STRUCTURE, TYP.
R3
N68°27'24"W 76.39'
70.32'
RC1
S19°36'38"W 70.13'
R2
PK NAIL (F)
S20°07'29"W 24.26'
PK NAIL (F)
S28°33'58"W 53.61'
PK NAIL (F)
88.82'
N62°22'37"W 289.27'
10' SETBACK
20' SETBACK
R1
45.80' (TIE)
EX. HOUSE TO REMAIN
(C/L)
N51°04'07"W 36.85'
10' PRIVATE SANITARY EASEMENT (368 SF)
N67°28'48"W 188.03'
DC1
D14
D15
D16
D17
DC2
D18
20' PUBLIC UTILITY EASEMENT FOR CITY OF CHARLOTTESVILLE (12,793 SF)
LOT H1
N22°49'14"E 120.84'
TMP 47-11
CITY PID 470011000
1023 PARK STREET, LLC
INST. NO. 201500004646
0.467 AC. (ORIG.)
0.249 AC. (ADJUSTED)
ZONED: PUD
LOT A8
LOT A7
LOT A6
LOT A5
LOT A4
LOT A3
LOT A2
LOT A1
N23°47'57"E 62.51'
PROPOSED STRUCTURE, TYP.
S46°32'30"W 77.11'
COMMUNITY DRIVE
34.5' & 39.5' R/W HEREBY DEDICATED
LOT C1
LOT C2
LOT C3
LOT C4
LOT C5
LOT C6
LOT G1
RC2
R5
RC3
N46°32'36"E 151.52'
20' PUBLIC UTILITY EASEMENT FOR CITY OF CHARLOTTESVILLE (15,411 SF)
10' PRIVATE DRAINAGE EASEMENT (3,627 SF)
N46°13'14"E 63.36'
S46°13'14"W 94.74'
64.66' (TIE)
D6
D5
D1
U16
U17
U15
U14
U1
D2
D7
D4
D3
U2
U13
U12
S46°13'14"W 59.21'
S57°18'29"W 73.54'
N43°24'02"W 80.96'
0.43' (TIE)
13.22' (TIE)
N43°27'24"W 39.50'
17.92' (TIE)
5.47' (TIE)
D51
D48
D50
D8
D49
D9
D47
D44
D46
D45
D42
D10
D11
D12
D20
D22
D23
D24
S43°24'02"E 172.59'
10.01'
10.00'
VAR. WIDTH SWM / BMP PRIVATE ACCESS EASEMENT (317 SF)
10' PRIVATE SANITARY EASEMENT (3353 SF)
VAR. WIDTH SWM / BMP PRIVATE MAINTENANCE EASEMENT (6,600 SF)
10' PRIVATE DRAINAGE EASEMENT (1,165 SF)
20' PUBLIC UTILITY EASEMENT FOR CITY OF CHARLOTTESVILLE (15,411 SF)
PROPOSED STRUCTURE, TYP.
U11
U10
U9
U8
U7
U6
U5
U4
D38
D41
D39
D40
D37
D36
18.54'
N43°32'41"E 99.70'
D13
D19
59.70'
10' SETBACK
10' PRIVATE DRAINAGE EASEMENT (1,670 SF)
S17°44'26"W
N37°00'06"W 46.72'
IRON (F)
S17°25'56"W 35.97'
MATCH SHEET 8
PID 470012000
ISAIAH M. LESTER
INST. NO. 200005380
(1007 PARK STREET)
PID: 470013000
DANIEL L. BUCKMAN
INST. NO. 090003823
(1005 PARK STREET)
PIPE (F)
N27°27'32"E 38.69'
S35°47'40"W 25.27'
IRON (F)
N45°31'16"W 5.44' (TIE)
PID: 470014000
JONATHAN C. & MARCELLE M. ELDRIDGE
62.30'
63.08'

EASEMENT LEGEND

- DENOTES PRIVATE DRAINAGE EASEMENTS
- DENOTES SWM / BMP PRIVATE MAINTENANCE EASEMENT
- DENOTES SWM / BMP PRIVATE ACCESS EASEMENT
- DENOTES PRIVATE SANITARY EASEMENTS
- DENOTES LIMIT OF PUBLIC UTILITY EASEMENTS

SCALE 1"=30'
0 30' 60'

SEE SHEET 9 FOR LINE & CURVE TABLES

THIS SHEET
PROPOSED EASEMENTS (PUBLIC UTILITY, PRIVATE SANITARY, PRIVATE DRAINAGE AND SWM / BMP)

COMMONWEALTH OF VIRGINIA
JOSEPH C. MEDLEY
Lic. No.3385
10-25-24
LAND SURVEYOR

PLAT SHOWING
MAJOR SUBDIVISION
KNOWN AS
MACAA REDEVELOPMENT
AND BEING
CITY PIDs 470007100, 470008000, & 470011000
IN THE
CITY OF CHARLOTTESVILLE, VIRGINIA

	Charlottesville, VA
DATE: *DEC. 22, 2023*	SCALE: *1" = 30'*
SHEET *7* OF *9*	J.N.: *48226*
DRAWN BY: *TEB*	CHECK BY: *JCM*
Last Revised: Oct. 25, 2024	

THIS DRAWING PREPARED AT THE
STAUNTON OFFICE
28 Imperial Drive | Staunton, VA 24401
TEL 540.885.0920 FAX 8540.885.0786 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

Site Development | Residential | Infrastructure | Technology

TIMMONS GROUP

Y:\90448226-MACAA_Redev_SUBD\DWG\48226-V-SPSUBD-v4.dwg | Plotted on 10/31/2024 12:27 PM | by Joe Medley

MATCH SHEET 6

MATCH SHEET 7

MATCH THIS SHEET

N (F)
CAP

XC2

EX. DRAINAGE EASEMENT
(FOR COMMONWEALTH OF VIRGINIA)
INST. NO. 2012003535

TMP 47-7.1
CITY PID 470007100
MONTICELLO AREA COMMUNITY ACTION AGENCY
DB. 604, PG. 568
7.635 AC. (ORIGINAL, SURVEYED)
ZONED: PUD

N43°46'46"W
22.05'

S57°18'29"W
73.54'

N54°17'39"W
47.66'

N43°24'02"W
80.96'

10' PRIVATE SANITARY EASEMENT (3353 SF)

10' PRIVATE DRAINAGE EASEMENT (1,165 SF)

20' PUBLIC UTILITY EASEMENT FOR CITY OF CHARLOTTESVILLE (15,411 SF)

LOT E1

PROPOSED STRUCTURE, TYP.

LOT F1

VAR. WIDTH SWM / BMP PRIVATE MAINTENANCE EASEMENT (6,600 SF)

S43°24'02"E
172.59'

10' PRIVATE SANITARY EASEMENT (795 SF)

N1°32'37"E 52.98'

N44°16'32"W
79.46'

N46°32'38"E
76.06'

10' PRIVATE DRAINAGE EASEMENT (2,559 SF)

20' PUBLIC UTILITY EASEMENT FOR CITY OF CHARLOTTESVILLE (15,411 SF)

S46°32'38"W 83.14'

N39°37'47"E 139.50'

S39°37'47"W 138.96'

N36°26'39"E 148.46'

S36°26'39"W 248.53'

IRON (F)

S17°25'56"W 35.97'

PIPE (F)

N27°27'32"E
38.69'

S35°47'40"W 25.27'

IRON (F)

N45°31'16"W
5.44' (TIE)

PID: 470014000
JONATHAN C. &
MARCELLE M. ELDRIDGE
INST. NO. 170003910
(1003 PARK STREET)

N35°45'50"E 62.30'

S35°45'50"W 63.08'

IRON (F)

S70°10'18"W
10.66' (TIE)

10' SETBACK

20' PUBLIC UTILITY EASEMENT FOR CITY OF CHARLOTTESVILLE (12,793 SF)

PID: 470016300
PIEDMONT HOUSING ALLIANCE
INST. NO. 2013002369
ZONED: R-1
(513 250 BYPASS)

100.20'

10' SETBACK

TIE ESMT. AT 40.14'
FROM SOUTHEAST COR.

C/L ESMT FROM FOUND IRON
N57°04'07"E
34.35'

20' PUBLIC UTILITY EASEMENT FOR CITY OF CHARLOTTESVILLE (756 SF)

IRON (F)
W/ CAP

10' SETBACK

NAD 83 (2011)

US ROUTE 250 BYPASS
VAR. WIDTH PUBLIC R/W
(COMMONWEALTH OF VA)
INST. NO. 2012003535

EX. DRAINAGE EASEMENT
(FOR COMMONWEALTH
OF VIRGINIA)
INST. NO. 2012003535

IRON (F)
W/ CAP

XL6

PK NAIL (F)

XL5

IRON (F) W/CAP

XL4

10.11' (TIE)

XL3

10.06' (TIE)

IRON (F)
W/CAP

XL2

IRON (F)
W/CAP

XL1

MATCH SHEET 6

10' SETBACK

IRON (F)
W/ CAP

N19°34'38"W
16.89'

VDOT MON (F)

N22°48'28"W 41.05'

IRON (F)
W/ CAP

MATCH THIS SHEET

XC2

EASEMENT LEGEND

- DENOTES PRIVATE DRAINAGE EASEMENTS
- DENOTES SWM / BMP PRIVATE MAINTENANCE EASEMENT
- DENOTES SWM / BMP PRIVATE ACCESS EASEMENT
- DENOTES PRIVATE SANITARY EASEMENTS
- DENOTES LIMIT OF PUBLIC UTILITY EASEMENTS

SEE SHEET 9 FOR LINE & CURVE TABLES

THIS SHEET
PROPOSED EASEMENTS (PUBLIC UTILITY, PRIVATE DRAINAGE AND SWM / BMP)

SCALE 1"=30'
0 30' 60'

COMMONWEALTH OF VIRGINIA
JOSEPH C. MEDLEY
Lic. No.3385
10-25-24
LAND SURVEYOR

PLAT SHOWING
MAJOR SUBDIVISION
KNOWN AS
MACAA REDEVELOPMENT
AND BEING
CITY PIDs 470007100, 470008000, & 470011000
IN THE
CITY OF CHARLOTTESVILLE, VIRGINIA

	Charlottesville, VA
DATE: *DEC. 22, 2023*	SCALE: *1" = 30'*
SHEET *8* OF *9*	J.N.: *48226*
DRAWN BY: *TEB*	CHECK BY: *JCM*
Last Revised: Oct. 25, 2024	

THIS DRAWING PREPARED AT THE
STAUNTON OFFICE
28 Imperial Drive | Staunton, VA 24401
TEL 540.885.0920 FAX 8540.885.0786 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

Site Development | Residential | Infrastructure | Technology

TIMMONS GROUP

Y:\90448226-MACAA_Redev_SUBD\DWG\48226-V-SPSUBD-v4.dwg | Plotted on 10/31/2024 12:27 PM | by Joe Medley

EXISTING PROPERTY

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
XC1	2801.50'	241.38'	120.76'	4°56'12"	N45°34'45"W	241.31'
XC2	666.50'	229.94'	116.12'	19°45'59"	N33°13'44"W	228.80'

LINE TABLE

LINE	BEARING	LENGTH
XL1	N55°07'13"W	11.03'
XL2	N29°03'16"E	8.36'
XL3	N55°41'33"W	48.86'
XL4	N41°15'14"W	12.18'
XL5	N66°10'43"W	8.91'
XL6	N49°08'57"W	19.70'

RIGHT-OF-WAY

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
RC1	33.50'	35.38'	19.54'	60°30'22"	N8°09'47"W	33.76'
RC2	4.73'	2.35'	1.20'	28°30'18"	S31°32'34"W	2.33'
RC3	10.78'	5.49'	2.81'	29°11'45"	N31°32'34"E	5.43'
RC4	40.00'	43.85'	24.42'	62°49'02"	N80°08'06"E	41.69'
RC5	33.50'	30.88'	16.64'	52°48'58"	N55°05'42"E	29.80'

LINE TABLE

LINE	BEARING	LENGTH
R1	S21°42'42"W	61.48'
R2	S23°20'40"W	39.44'
R3	S21°32'36"W	2.50'
R4	S21°32'36"W	2.50'
R5	N16°32'37"E	5.98'

ACCESS EASEMENT

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
AC1	5.00'	13.43'	21.52'	153°50'23"	S33°27'48"W	9.74'
AC2	5.00'	12.07'	13.15'	138°21'55"	S41°12'02"W	9.35'
AC3	15.00'	34.12'	32.40'	130°19'09"	S37°10'39"W	27.22'
AC4	5.00'	2.13'	1.08'	24°23'22"	N65°28'06"W	2.11'

LINE TABLE

LINE	BEARING	LENGTH
A1	S46°32'36"W	64.50'
A2	N69°37'01"W	36.03'
A3	S27°58'56"E	27.39'
A4	N77°39'47"W	50.67'

PUBLIC UTILITY EASEMENT

LINE TABLE

LINE	BEARING	LENGTH
U1	S43°24'02"E	54.89'
U2	N43°24'02"W	54.76'
U3	S1°32'37"W	69.53'
U4	N43°24'02"W	24.35'
U5	S46°34'17"W	11.36'
U6	N43°27'23"W	20.00'
U7	N46°34'17"E	11.38'
U8	N43°24'02"W	27.53'
U9	S46°32'37"W	6.00'
U10	N43°27'23"W	20.00'
U11	N46°32'37"E	6.00'
U12	N1°32'37"E	11.23'
U13	S43°46'46"E	18.49'
U14	N46°13'14"E	73.32'
U15	N43°27'23"W	24.83'
U16	N46°32'37"E	29.33'
U17	S43°27'23"E	24.66'

PRIVATE SANITARY EASEMENT

LINE TABLE

LINE	BEARING	LENGTH
S18	N43°27'24"W	214.12'

DRAINAGE / SWM / BMP PRIVATE MAINENANCE (AND ACCESS) EASEMENT

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
DC1	20.50'	6.89'	3.48'	19°15'00"	N78°05'04"W	6.86'
DC2	10.50'	5.62'	2.88'	30°39'57"	N83°47'33"W	5.55'

LINE TABLE

LINE	BEARING	LENGTH
D1	S49°53'58"W	51.37'
D2	S47°57'31"W	74.21'
D3	S24°42'42"E	15.87'
D4	S64°12'56"E	36.50'
D5	S43°03'41"E	123.17'
D6	N72°39'26"E	20.94'
D7	S70°41'28"E	55.55'
D8	S42°32'41"E	20.07'
D9	S46°34'57"W	14.64'
D10	S43°27'24"E	82.85'
D11	N46°18'38"E	7.55'
D12	N5°26'01"W	19.54'
D13	N38°19'01"E	117.23'
D14	S59°55'52"E	10.41'
D15	S68°27'24"E	13.15'
D16	S30°04'08"W	10.11'
D17	N68°27'24"W	11.65'
D18	N59°55'52"W	4.67'

LINE TABLE

LINE	BEARING	LENGTH
D19	S38°19'01"W	104.56'
D20	S5°26'01"E	20.37'
D21	S46°18'38"W	12.44'
D22	S43°27'24"E	7.04'
D23	S46°32'36"W	44.00'
D24	N43°27'24"W	8.64'
D25	S47°01'13"W	15.05'
D26	N42°58'47"W	5.65'
D27	S36°40'51"W	41.96'
D28	S51°09'35"W	49.17'
D29	S53°00'11"W	60.93'
D30	S54°43'32"W	78.77'
D31	N35°16'28"W	10.00'
D32	N54°43'32"E	78.62'
D33	N53°00'11"E	60.62'
D34	N51°09'35"E	47.74'
D35	N36°40'51"E	57.66'
D36	N43°27'24"W	72.45'

LINE TABLE

LINE	BEARING	LENGTH
D37	S48°38'43"W	7.71'
D38	S4°19'14"E	14.39'
D39	S85°40'46"W	8.67'
D40	N43°27'24"W	2.11'
D41	N4°19'14"W	13.47'
D42	N43°27'22"W	92.51'
D43	N46°32'38"E	10.00'
D44	S43°27'22"E	89.47'
D45	N48°38'43"E	5.01'
D46	N43°27'24"W	40.37'
D47	N46°32'36"E	44.00'
D48	S43°27'24"E	40.10'
D49	N46°30'47"E	4.92'
D50	N42°52'30"W	20.14'
D51	N22°39'57"W	12.30'
D52	N6°38'06"W	11.82'

THIS SHEET
LINE TABLES AND CURVE TABLES

COMMONWEALTH OF VIRGINIA
JOSEPH C. MEDLEY
Lic. No.3385
10-25-24
LAND SURVEYOR

PLAT SHOWING
MAJOR SUBDIVISION
KNOWN AS
MACAA REDEVELOPMENT
AND BEING
CITY PIDs 470007100, 470008000, & 470011000
IN THE
CITY OF CHARLOTTESVILLE, VIRGINIA

	Charlottesville, VA
DATE: *DEC. 22, 2023*	SCALE: *N/A*
SHEET 9 OF 9	J.N.: *48226*
DRAWN BY: *TEB*	CHECK BY: *JCM*
Last Revised: Oct. 25, 2024	

THIS DRAWING PREPARED AT THE
STAUNTON OFFICE
28 Imperial Drive | Staunton, VA 24401
TEL 540.885.0920 FAX 8540.885.0786 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

Site Development | Residential | Infrastructure | Technology

TIMMONS GROUP

Y:\90448226-MACAA_Redev_SUBD\DWG\48226-V-SPSUBD-v4.dwg | Plotted on 10/31/2024 12:27 PM | by Joe Medley

CITY OF CHARLOTTESVILLE

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES

STAFF REPORT

PLANNING COMMISSION MEETING

APPLICATION FOR APPROVAL OF A FINAL SITE PLAN

APPLICATION NUMBER: P22-0059

DATE OF MEETING: November 12, 2024

Project Planner: Dannan O'Connell
Date of Staff Report: November 1, 2024

Applicant: Piedmont Housing Alliance
Applicant's Representative(s): Jonathan Showalter, Timmons Group
Current Property Owner(s): Monticello Area Community Action Agency, 1023 Park Street LLC
Property Street Address: 1021, 1023, and 1025 Park Street (the "Subject Property")
Tax Map & Parcel: 470007100, 470008000, 470011000
Current Zoning Classification: Planned Unit Development (PUD), vested under rezoning approved by City Council on January 18, 2022.
Overlay District: None
Reason for Planning Commission Review: Final site plan reflects the proposed development of a property that is the subject of a Planned Unit Development per Sections 34-820(d) 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)

Jonathan Showalter of Timmons Group, on behalf of the Piedmont Housing Alliance, is seeking Planning Commission approval for the MACAA PUD Final Site Plan. This final site plan proposes residential redevelopment of the existing MACAA school site. On January 18, 2022, City Council approved Zoning Map Amendment ZM21-00003 rezoning the Subject Property to Planned Unit Development, subject to a PUD Development Plan and proffers. As per the City's Zoning Ordinance, Planning Commission shall review this final site plan because it reflects the proposed development of property that is subject to a Planned Unit Development.

Site Plan Requirements

A. Compliance with the City's Erosion and Sediment Control ordinance (Chapter 10)
Staff has determined that this final site plan complies with the City's Erosion and Sediment Control ordinance. An Erosion and Sediment Control plan is required for this project and is included within the proposed Final Site Plan.

B. Compliance with applicable Planned Unit Development (PUD) District zoning regulations (Sections 34-490 thru 34-519)
The Subject Property is vested under the previous Zoning Ordinance's Planned Unit Development District regulations per the approved rezoning and PUD Development Plan. The project complies with all requirements of the PUD District and conforms to the approved PUD Development Plan (see Attachment 3).

C. Compliance with general standards for site plans (Sections 34-827 thru 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 Sheet 1.**
2. Existing condition and adjacent property information: **Found on Sheets 10 thru 12.**
3. Phasing plan: **The project will be constructed in one phase per Sheet 1.**
4. Topography and grading: **Found on Sheets 41 thru 44.**

5. Existing landscaping and trees: **Found on Sheets 10 thru 12.**
6. The name and location of all water features: **N/A.**
7. One hundred-year flood plain limits: **N/A.**
8. Existing and proposed streets and associated traffic information: **Found on Sheets 4 and 34 thru 35.**
9. Location and size of existing water and sewer infrastructure: **Found on Sheets 10 thru 12.**
10. Proposed layout for water and sanitary sewer facilities and storm drain facilities: **Found of Sheets 37 thru 40.**
11. Location of other existing and proposed utilities and utility easements: **Found on Sheets 37 thru 40.**
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 31.**
13. Location and dimensions of all existing and proposed improvements: **Found on Sheets 31 thru 34.**
14. All areas intended to be dedicated or reserved for public use: **Found on Sheets 31 thru 34.**
15. Landscape plan: **Found on Sheets 64 thru 67.**
16. Where deemed appropriate by the director due to intensity of development:
    a. Estimated traffic generation figures for the site based upon current ITE rates: **Found on Sheet 1.**
    b. Estimated vehicles per day: **Found on Sheet 1.**

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

The Rezoning granted by City Council on January 18, 2022 includes the following conditions (See Attachment 2), which are provided on **Sheet 2** of the final site plan:

1. Relocation of the entrance into the Subject Property to align with Davis Avenue east of Park Street (**Found on Sheet 31**);

2. Removal of fencing and vegetation, and maintenance of vegetation, to improve sight distance for vehicles exiting the Subject Property to turn onto Park Street (**Found on Sheet 31**);

3. Elimination of the driveway directly accessing Park Street on Parcel 47000800

(1021 Park Street) (**Found on Sheet 31**);

4. Installation of a "right-out only" direction curb island at the exit from the Subject Property onto Park Street to prevent left turns out of the driveway onto Park Street (**Found on Sheet 31**);

5. Relocation of the existing pedestrian crosswalk across Park Street in accordance with the new entrance alignment, connecting the southern end of the driveway into the Subject Property with the southern end of Davis Avenue. The new pedestrian crosswalk shall consist of high-visibility pavement markings, ADA curb ramps, and advanced signage (**Found on Sheet 31**);

6. The Landowners shall dedicate to the City, at no cost, a permanent public easement for pedestrian and bicycle access in the general locations shown on the Application Plan, as will be determined with specificity during the site planning process and shown on the final approved site for the Subject Property and on the subdivision plat or separate easement plat, providing pedestrian and bicycle access from the public right-of-way/sidewalk system within the development through the Subject Property to the U.S. Route 29/250 Bypass multi-modal trail (**Found on Sheet 33**);

Note that the preceding "Affordable Housing Units" portion of the proffer statement shall be verified during project construction and is not related to site plan approval.

In addition the PUD Rezoning, City Council approved a Sidewalk Waiver on June 3, 2024 (Attachment 4) to permit the proposed road layout depicted in the Final Site Plan and PUD Development Plan.

E. Compliance with Additional Standards for Specific Uses (Sections 34-930 - 34-937)
The proposed on-site dumpsters comply with the requirements of Section 34-932. No other improvements regulated by these sections are proposed.

Public Comments Received

Site Plan Conference Required by Z.O. Sec. 34-821
The applicant held a virtual site plan conference on Wednesday, September 21, 2022 beginning at 10:00 AM using the Zoom webinar platform. Property owners and occupants within 500 feet were notified of the meeting per Section 34-41(c)(2).

Recommendation

Staff recommends approval of the final site plan.

Attachments

1. Final Site Plan dated October 10, 2024
2. Approved PUD Rezoning Ordinance dated January 18, 2022
3. Approved PUD Development Plan dated November 15, 2021
4. Approved Sidewalk Waiver dated June 3, 2024

MACAA REDEVELOPMENT

1021, 1023, 1025 PARK STREET

CITY OF CHARLOTTESVILLE, VIRGINIA

10/19/2023

SITE DATA:

TAX MAP PARCEL AND OWNER INFO:
PARCEL 470007100
MONTICELLO AREA COMMUNITY ACTION AGENCY
1025 PARK STREET
CHARLOTTESVILLE, VA 22901

PARCEL 470008000
MONTICELLO AREA COMMUNITY ACTION AGENCY
1021 PARK STREET
CHARLOTTESVILLE, VA 22901

PARCEL 470011000
1023 PARK STREET, LLC
1023 PARK STREET
CHARLOTTESVILLE, VA 22901

TOTAL SITE AREA: 9.315 ACRES

EXISTING IMPERVIOUS AREA: 1.89 ACRES

PROPOSED IMPERVIOUS AREA: 3.10 ACRES

LIMITS OF DISTURBANCE: 5.18 ACRES

SOURCE OF SURVEY, BOUNDARY, AND TOPOGRAPHY: TIMMONS GROUP
28 IMPERIAL DRIVE
STAUNTON, VA 24401
KRISTOPHER L. CAISTER, L.S.
(540) 885-0920
CONDUCTED: 05/11/2021

THE PROPERTY IS LOCATED IN ZONE X AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP NUMBER 5100300296D, DATED 2-4-2006

HORIZONTAL DATUM REFERENCE: NAD83

VERTICAL DATUM REFERENCE: NAVD88

MISS UTILITY TICKET NUMBER: B115301350-00B
SUBMITTED 6/2/2021

CURRENT USE: CHILDCARE FACILITY

PROPOSED USE: SINGLE-FAMILY ATTACHED: 28 TOWNHOMES & 0 DUPLEXES
MULTI-FAMILY: 12 1-BEDROOM, 48 2-BEDROOM, & 6 3-BEDROOM UNITS
CHILDCARE FACILITY: 5,000 SF
EXISTING TO REMAIN: 2 SINGLE-FAMILY HOUSES

GROSS RESIDENTIAL DENSITY: 10.3 DWELLING UNITS PER ACRE

RECREATION AREA: 7,900 SF

OPEN SPACE: 159,800 SF (48% OF SITE)

ZONING: PUD (PLANNED USE DEVELOPMENT)

SETBACKS: 20' FRONT SETBACKS ALONG PARK STREET
10' SETBACKS ALONG PUD BOUNDARY
NO OTHER INTERNAL SETBACKS WITHIN PUD

ADJACENT PARCEL EXISTING USES:
470016300 (513 250 BYPASS) - RESIDENTIAL
470016200 (517 250 BYPASS) - RESIDENTIAL
470014000 (1003 PARK ST) - RESIDENTIAL
470013000 (1005 PARK ST) - RESIDENTIAL
470012000 (1007 PARK ST) - RESIDENTIAL
470007000 (1105 PARK ST) - RESIDENTIAL
450001000 (345 250 BYPASS) - CITY PARK

IMPACTED ADJACENT PARCELS:
470016300
BRADLEY R & JESSICA TAYLOR
1016 HAYRAKE LN
CHARLOTTESVILLE, VA 22903

MAXIMUM ALLOWABLE BUILDING HEIGHT:
TOWNHOMES & DUPLEXES: MAXIMUM 35 FT WITHIN 75 FT OF R-1 RESIDENTIAL ZONES
APARTMENTS: MAXIMUM 35 FT WITHIN 75 FT OF R-1 RESIDENTIAL ZONES

PARKING REQUIRED: 143, PER APPROVED PUD DEVELOPMENT PLAN

PARKING PROVIDED: 155 SPACES

ADA PARKING REQUIRED FOR AFFORDABLE HOUSING: MINIMUM 1 SPACE PER 25 SPACES (AT LEAST 1 VAN ACCESSIBLE SPACE)
MINIMUM 6 SPACES PER BUILDING

ADA PARKING PROPOSED: 12 (INCLUDING 4 VAN ACCESSIBLE SPACES)

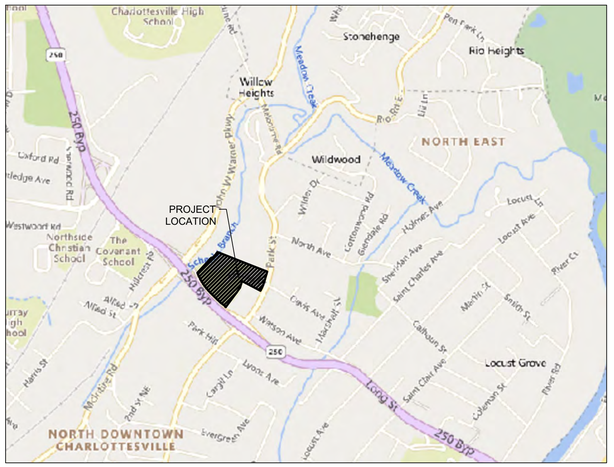
BICYCLE PARKING PROVIDED: 14 OUTDOOR SPACES (7 RACKS)
30 INDOOR SPACES - BUILDING A BASEMENT BIKE STORAGE ROOM
36 INDOOR SPACES - BUILDING B BASEMENT BIKE STORAGE ROOM
80 TOTAL SPACES PROVIDED

LOCATION OF PROPOSED FIRE HYDRANTS:
1. ADJACENT TO BUILDING A
2. ADJACENT TO BUILDING B
3. ALONG MACAA DRIVE ADJACENT TO LOT B4

PROJECT TIMING: THE ANTICIPATED START DATE FOR THE PROJECT IS LATE 2024. CONSTRUCTION ACTIVITIES ARE ANTICIPATED TO LAST APPROXIMATELY 18 MONTHS.

PUBLIC UTILITY NOTES:

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



VICINITY MAP

SCALE: 1" = 1,000'

Sheet List Table

Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.01	PROFFERS
C1.00	NOTES & DETAILS
C1.01	ROAD SECTIONS
C1.02	NOTES & DETAILS
C1.03	NOTES & DETAILS
C1.04	NOTES & DETAILS
C1.05	NOTES & DETAILS
C2.00	OVERALL PLAN
C2.01	EXISTING CONDITIONS & DEMOLITION PLAN
C2.02	EXISTING CONDITIONS & DEMOLITION PLAN
C2.03	EXISTING CONDITIONS & DEMOLITION PLAN
C3.00	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
C3.01	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
C3.02	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
C3.03	EROSION AND SEDIMENT CONTROL PLAN - PHASE I
C3.04	EROSION AND SEDIMENT CONTROL PLAN - PHASE I
C3.05	EROSION AND SEDIMENT CONTROL PLAN - PHASE I
C3.06	EROSION AND SEDIMENT CONTROL PLAN - PHASE II
C3.07	EROSION AND SEDIMENT CONTROL PLAN - PHASE II
C3.08	EROSION AND SEDIMENT CONTROL PLAN - PHASE II
C3.09	EROSION AND SEDIMENT CONTROL PLAN - PHASE III
C3.10	EROSION AND SEDIMENT CONTROL PLAN - PHASE III
C3.11	EROSION AND SEDIMENT CONTROL PLAN - PHASE III
C3.12	EROSION AND SEDIMENT CONTROL PLAN - PHASE IV
C3.13	EROSION AND SEDIMENT CONTROL PLAN - PHASE IV
C3.14	EROSION AND SEDIMENT CONTROL PLAN - PHASE IV
C3.15	EROSION AND SEDIMENT CONTROL PLAN - PHASE V
C3.16	EROSION AND SEDIMENT CONTROL PLAN - PHASE V
C3.17	EROSION AND SEDIMENT CONTROL PLAN - PHASE V
C4.00	LAYOUT PLAN
C4.01	LAYOUT PLAN
C4.02	LAYOUT PLAN
C4.03	SIGNAGE AND STRIPING PLAN
C4.04	SIGNAGE AND STRIPING PLAN
C4.05	PARKING & ACCESSIBLE ROUTE PLAN
C4.06	UTILITY PLAN
C4.07	UTILITY PLAN
C4.08	UTILITY PLAN
C4.09	UTILITY CALCULATIONS
C5.00	GRADING & DRAINAGE PLAN
C5.01	GRADING & DRAINAGE PLAN
C5.02	GRADING & DRAINAGE PLAN
C5.03	DETAILED GRADING PLAN
C5.04	DETAILED GRADING PLAN
C5.05	DETAILED GRADING PLAN
C6.00	PRE-DEVELOPED DRAINAGE AREA MAP
C6.01	POST-DEVELOPED DRAINAGE AREA MAP
C6.02	STORMWATER SUMMARY & QUALITY PLAN
C6.03	STORMWATER MANAGEMENT CALCULATIONS
C6.04	STORMWATER MANAGEMENT DETAILS
C6.05	INLET DRAINAGE AREA MAP
C7.00	DRAINAGE PROFILES
C7.01	DRAINAGE PROFILES
C7.02	UTILITY PROFILES
C7.03	UTILITY PROFILES
C7.04	UTILITY PROFILES
C7.05	UTILITY PROFILES
C8.00	ROAD PROFILES
C8.01	ROAD PROFILES
C8.02	ROAD PROFILES
C8.03	ROAD PROFILES
C8.04	ROAD PROFILES
L1.00	OVERALL LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN
L2.00	LANDSCAPE NOTES AND DETAILS
L3.00	SITE LIGHTING AND PHOTOMETRIC PLAN
L3.01	SITE LIGHTING AND PHOTOMETRIC PLAN
L4.00	LIGHTING CUT SHEETS

TOTAL SHEETS = 70

OWNER:

MONTICELLO AREA COMMUNITY ACTION AGENCY
1025 PARK STREET
CHARLOTTESVILLE, VA 22901
CONTACT: JULIANA ARSALI
434-295-3171
JARSALI@MACAA.ORG

APPLICANT:

PIEDMONT HOUSING ALLIANCE
682 BERKMAR CIRCLE
CHARLOTTESVILLE, VA 22901
CONTACT: ERNECIA COLES
434-422-4869
ECOLES@PIEDMONTHOUSING.ORG

ENGINEER OF RECORD:

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

Fire Hydrant Test Report sm 300586257

Location: 617 Davis Avenue
Date of Test: 09-28-2021 Time: 8:30 (am)
Performed by: (list all) 09-28-2021 Mark Shifflett, Anthony Pullaro, Sebastien Rodriguez, John Scott

	Hydrant ID:	Location:	Pipe Size	Nozzle Size (in)	Pressure Static	Pressure Res.	Flow (gpm)	Duration (min:sec)
Residual Hydrant:	09010	*617 Davis Ave*	8	2.5	89	75		
Flow Hydrant #1	09015	*Intersection of Davis Ave and Marshall St*	8	2.5			1121	5.00
Flow Hydrant #2	09000	*Rt 250 Bypass Ramp*	10	2.5			1324	5.00
Flow Hydrant #3	09030	*Intersection of North Ave and Wilder Dr*	8	2.5			1000	5.00
Flow Hydrant #4				2.5				
Flow Hydrant #5				2.5				
Special Instructions:								

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



Table 4-1: Trip Generation Summary – MACAA Site

LAND USE	ITE CODE	AMOUNT	UNITS	WEEKDAY ADT	AM PEAK HOUR IN	AM PEAK HOUR OUT	AM PEAK HOUR TOTAL	PM PEAK HOUR IN	PM PEAK HOUR OUT	PM PEAK HOUR TOTAL
Proposed Development										
Low-Rise Residential	220	94	Units	670	10	35	45	35	21	56
Day Care Center	565	4,703	Sq. Ft	224	28	24	52	24	28	52
TOTAL				894	38	59	97	59	49	108

SOURCE: Institute of Transportation Engineers' *Trip Generation Manual* 10th Edition (2017)

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. #
Underground Detention	N/A	N/A	38.041944	-78.472225	4.49	2.88	1.61	0.00	020802040401	
TOTAL LOD (AC)			4.96							
TOTAL P REMOVED BY BMP'S (LBS)			0							
TOTAL P CREDITS PURCHASED (LBS)			3.27							
TOTAL P CREDITED TO PROJECT (LBS)			3.27							
TOTAL P REQUIRED (LBS)			3.27							
*LAND DISTURBING #										
* SWM BOND RELEASE DATE										

* TO BE ENTERED BY CITY OF CHARLOTTESVILLE STAFF

* OFFSITE NUTRIENT CREDIT PURCHASE WILL BE UTILIZED TO MEET STORMWATER QUALITY REQUIREMENTS

APPROVALS

DIRECTOR OF NEIGHBORHOOD DEVELOPMENT SERVICES

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/25/2024	CITY COMMENTS
09/06/2024	DUPLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE N/A

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
COVER SHEET

JOB NO. 48226
SHEET NO. C0.00

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

S:\10348\48226-PHA_MACAA_Site_PUD\DWG\Sheet\CD\48226-C0.0-COVER.dwg | Plotted on 10/31/2024 10:42 AM | by Kevin Flynn

BEFORE THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA
IN RE: PETITION FOR REZONING (City Application No. ZM21-00003)
STATEMENT OF PROFFER CONDITIONS
TAX MAP PARCELS (TMP) 470007100, 470008000, 470011000

ZMA Number and Name:	21-0003 PHA-MACAA PUD REDEVELOPMENT
Subject Property:	TMP 470007100 (1025 Park Street) TMP 470008000 (1021 Park Street) TMP 470011000 (1023 Park Street)
Owners:	Monticello Area Community Action Agency (MACAA) and 1023 Park Street, LLC
Applicant:	Piedmont Housing Alliance (PHA)
Date of Proffer Signature:	December 23, 2021
ZMA Request:	9.32 acres to be rezoned from R-1 Residential to Planned Unit Development

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

The undersigned Virginia nonstock corporation and Virginia limited liability company are the owners of land subject to the above-referenced rezoning petition (the "Subject Property"). The owners, represented by the rezoning applicant, Piedmont Housing Alliance (the "Applicant"), seeks to amend the current zoning of the Subject Property to Planned Unit Development (PUD), subject to certain voluntary development conditions set forth below.

The Owner hereby proffers and agrees that, if the Subject Property is rezoned as requested, Subject Property will be developed in general accordance with, and the Owner will abide by, the approved *MACAA Redevelopment Planned Unit Development Submission PROPOSED LAND USE PLAN*, dated September 3, 2021, last revised November 15, 2021, prepared by BRW Architects (the "Application Plan"), and that the Subject Property shall also be subject to, and the Owner will abide by, the following conditions:

1. **AFFORDABLE HOUSING**:

(a) A minimum of eighty percent (80%) of the residential units built on the Subject Property will be affordable dwelling units (ADUs), as defined below.

(b) Affordability for rental dwelling units shall be defined as dwelling units that are affordable to households with incomes at not more than eighty percent (80%) of the Area Medium Income and that are committed to remain affordable for not less than thirty (30) years from the date of the issuance of the last certificate of occupancy for multi-family buildings on the Subject Property. The affordability covenants of this subparagraph (b) shall be recorded in the City land records as deed restrictions in form and substance consistent with the requirements of Virginia Housing as to each affected lot or parcel.

(c) Each for-sale ADU shall be affordable over a term of not less than thirty (30) years from the date of the recordation of the deed transferring the ADU to the first homeowner. Affordability shall be ensured by means of deed restrictions, which shall provide the seller a right of first refusal to repurchase each ADU and which shall provide that, if the right of first refusal is not exercised by the seller, then any sale of the ADU to a purchaser with household income greater than 60% of the Charlottesville Area Median Income ("AMI") shall require profit-sharing and reinvestment of net proceeds from sale of the unit into at least one new ADU in the City. For purposes of this proffer 1(c), "affordability" means dwelling units that are affordable to households with incomes of not more than sixty percent (60%) of the Charlottesville AMI; the administration of the for-sale ADUs shall in other respects be governed by the provisions of City Code §34-12 (c) and §34-12(g).

2. **TRANSPORTATION IMPROVEMENTS:** Prior to the approval of a certificate of occupancy for the first unit, the Applicant shall construct road improvements at the intersection of Park Street and Davis Avenue as shown on the plan entitled, MACAA PUD DEVELOPMENT PLAN, dated September 3, 2021, last revised November 15, 2021, prepared by Timmons Group, specifically:

(i) Relocation of the entrance into the Subject Property to align with Davis Avenue east of Park Street;
(ii) Removal of fencing and vegetation, and maintenance of vegetation, to improve sight distance for vehicles exiting the Subject Property to turn onto Park Street;
(iii) Elimination of the driveway directly accessing Park Street on Parcel 47000800 (1021 Park Street);
(iv) Installation of a right out only direction curb island at the exit from the Subject Property onto Park Street to prevent left turns out of the driveway onto Park Street; and

(v) Relocation of the existing pedestrian crosswalk across Park Street in accordance with the new entrance alignment, connecting the southern end of the driveway into the Subject Property with the southern end of Davis Avenue; the new pedestrian crosswalk shall consist of high-visibility pavement markings, ADA curb ramps, and advanced signage.

3. **PEDESTRIAN/BICYCLE ACCESS EASEMENT:** At the request of the City, and which may be a condition to the issuance of the first certificate of occupancy, the Owners shall dedicate to the City at no cost a permanent public easement for pedestrian and bicycle access in the general locations shown on the Application Plan, as will be determined with specificity during the site planning process and shown on the final approved site plan for the Subject Property and on the subdivision plat or separate easement plat, providing pedestrian and bicycle access from the public right-of-way / sidewalk system within the development through the Subject Property to the U.S. Route 29/250 Bypass multi-modal trail.

(Signature Page Immediately Follows)

WHEREFORE, the undersigned Owners stipulate and agree that the use and development of the Subject Property shall be in conformity with the conditions hereinabove stated and request that the Subject Property be rezoned as requested, in conformance with the Zoning Ordinance of the City of Charlottesville.

Respectfully submitted this 23rd day of December, 2021.

OWNERS:

MONTICELLO AREA COMMUNITY ACTION AGENCY,
a Virginia nonstock corporation

By: Juliana Cia Arsali
Name: Juliana Arsali
Title: Board of Directors, Chair

1023 PARK STREET, LLC,
a Virginia limited liability company

By
Name: Andrew T. Dowlen
Title: Manager

PHA - MACAA Rezoning Proffers PC Submission 11-15-2021 Clean(46483229.1)

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

REVISION DESCRIPTION	DATE
CITY COMMENTS	10/19/2023
CITY COMMENTS	12/29/2023
CITY COMMENTS	03/13/2024
DUPLEX/TOWNHOME REVISION	09/06/2024
CITY COMMENTS	09/06/2024

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE N/A

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
PROFFERS

JOB NO. 48226
SHEET NO. C0.01

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

S:\103\48226-PHA_MACAA_Site_Pl\DWG\Sheet\C0\48226-C0.0-COVER.dwg | Plotted on 10/10/2024 12:11 PM | by Kevin Flynn

GENERAL NOTES:

UTILITIES

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

EROSION CONTROL & WORK AREA PROTECTION AND MAINTENANCE

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

EARTHWORK AND SITE CONDITIONS

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

CONCRETE AND ASPHALT

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

DRAINAGE

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

VEGETATION

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

TRAFFIC AND SIGNAGE

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

MISCELLANEOUS

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INSPECTIONS, BONDS, AND OTHER APPROVAL RELATED ITEMS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, LOCAL, STATE, AND FEDERAL POLICIES. CONTACT FOR CITY STREET/SIDEWALK CUT PERMITS, PLEASE CALL (434) 970-3361.
2. THE CONTRACTOR WILL BE REQUIRED TO PLACE "DEAR NEIGHBOR" DOOR HANGER NOTIFICATIONS ON THE FRONT DOOR OF ALL RESIDENCES AFFECTED BY THE CONSTRUCTION AND "SIDEWALK" SAFETY SIGNS AT EACH LOCATION WITH WORKING CREWS. THIS SHALL BE DONE PRIOR TO ANY WORK STARTING.
3. RETAINING WALLS WITH A MAX HEIGHT OF 12" OR LESS SHALL BE POURED IN CONTINUITY WITH THE SIDEWALK. WALLS WITH A MAX HEIGHT GREATER THAN 12" SHALL BE SEGMENTAL BLOCK WALLS.

GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS FOR AS BUILT DOCUMENTATION, AS REQUIRED BY THE LOCALITY. THIS INCLUDES, BUT IS NOT LIMITED TO, TESTING, INSTALLATION DOCUMENTATION, SURVEY, ETC. ALL REQUIREMENTS SHALL BE DISCUSSED WITH THE LOCALITY PRIOR TO BEGINNING CONSTRUCTION.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS AND STANDARDS.
3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT THE ENGINEER AND VERIFY THE APPROVAL OF THE PLANS BY ALL FEDERAL, STATE AND LOCAL AGENCIES.
4. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATERLINES, ETC, PRIOR TO CONSTRUCTION.
5. UPON DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR FOUNDATIONS, SUBGRADES, OR OTHER ROADWAY CONSTRUCTION PURPOSES, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER. THESE AREAS SHALL BE EXCAVATED BELOW PLAN GRADE AS DIRECTED BY THE OWNER, BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED IN ACCORDANCE WITH CURRENT.
6. ALL STORM SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH VDOT I AND I LD-94 (D) 121.13.
7. ALL RCP STORM SEWER PIPE SHALL BE REINFORCED TONGUE AND GROVE CONCRETE PIPE IN ACCORDANCE WITH ASTM-C-76. PIPE SHALL BE MINIMUM CLASS III OR GREATER IN ACCORDANCE WITH CURRENT VDOT STANDARDS AND SPECIFICATIONS.
8. IF PRE-CAST UNITS ARE TO BE USED CERTIFICATION AND VDOT STAMP WILL BE REQUIRED ON ALL UNITS.
9. ALL CONCRETE SHALL BE VDOT CLASS A4 (4,000 PSI), UNLESS OTHERWISE NOTED.
10. DESIGN CHANGES, SPECIFIED MATERIALS CHANGES AND/OR FIELD CHANGES FROM THE APPROVED PLANS NEED TO BE RESUBMITTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE REVISED PLANS AND/OR THE DRAINAGE CALCULATIONS, WHICH MUST BE SUBMITTED AND APPROVED BY THE ENGINEER.
11. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT, AND/OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL MISS UTILITY OF CENTRAL VIRGINIA AT 1-800-552-7001.
12. THE INSTALLATION OF SEWER, WATER, AND GAS MAINS (INCLUDING SERVICE LATERALS AND SLEEVES) SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF AGGREGATE BASE COURSE.
13. A PRIME COAT SEAL BETWEEN THE AGGREGATE BASE AND BITUMINOUS CONCRETE WILL BE REQUIRED AT THE RATE OF 0.30 GALLONS PER SQUARE YARD (REC-250 PRIME COAT) PER VDOT STANDARDS AND SPECIFICATIONS.
14. THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECAST WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS.
15. THE OWNERS REPRESENTATIVE SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT THE OWNER FOR INSPECTION FOR THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
16. ALL VEGETATION AND ORGANIC MATERIAL MATERIAL IS TO BE REMOVED FROM THE PROPOSED PAVEMENT LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.
17. CERTIFICATION AND SOURCE OF MATERIALS ARE TO BE SUBMITTED TO THE OWNER FOR ALL MATERIALS AND BE IN ACCORDANCE WITH THE ROAD AND BRIDGE SPECIFICATIONS, AND ROAD AND BRIDGE STANDARDS.
18. ALL NEW HANDICAP ACCESSIBLE REQUIREMENTS ON-SITE AND WITHIN ALL NEW STRUCTURES SHALL COMPLY WITH THE 2006 UNIFORM STATEWIDE BUILDING CODE, 2006 VIRGINIA CONSTRUCTION CODE, AND ICC/ANSI A117.1-03.
19. HORIZONTAL AND VERTICAL SIGHT DISTANCES SHALL BE FREE OF PARKED VEHICLES.
20. THIRD PARTY INSPECTORS WILL NEED TO BE ON-SITE DURING ROAD AND CONSTRUCTION TO DOCUMENT THAT THE ROAD WAS CONSTRUCTED ACCORDING TO THE CURRENT VERSION OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS. REPORTS, SHALL BE SENT TO THE ENGINEERING DEPARTMENT FOR REVIEW AS CONSTRUCTION PROGRESSES. FURTHERMORE, THE AN INSPECTOR ROM THE ENGINEERING DEPARTMENT NEEDS TO BE CONTACTED NO MORE THAN 24 HOURS IN ADVANCE OF ROAD CONSTRUCTION.

FIRE DEPARTMENT

1. BUILDING STREET NUMBERS SHALL BE PLAINLY VISIBLE FROM STREET.
2. A KNOXBOX KEY BOX SHALL BE MOUNTED TO THE SIDE OF THE FRONT OR MAIN ENTRANCE.
3. AN ELEVATOR KEYBOX WILL BE REQUIRED.
4. OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13.5'.
5. AN APPROVED WATER SUPPLY DURING CONSTRUCTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON SITE.
6. IF THE FLOOR LEVEL OF THE HIGHEST STORY IS MORE THAN 30' ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS, THEN A CLASS I STANDPIPE SYSTEM MUST BE INSTALLED IN ADDITION TO THE SPRINKLER SYSTEM.
7. WHERE A BUILDING HAS BEEN CONSTRUCTED TO A HEIGHT GREATER THAN 50' OR FOUR STORIES, AT LEAST ONE TEMPORARY LIGHTED STAIRWELL SHALL BE PROVIDED UNLESS OR MORE PERMANENT STAIR ARE ERECTED AS THE CONSTRUCTION PROGRESSES.
8. BUILDINGS FOUR OR MORE STORIES IN HEIGHT SHALL BE PROVIDED WITH NOT LESS THAN ONE STANDPIPE FOR USE DURING CONSTRUCTION. SUCH STANDPIPES SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40' IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS. SUCH STANDPIPE SHALL BE PROVIDED WITH FIRE DEPARTMENT HOSE CONNECTIONS AT ACCESSIBLE LOCATIONS ADJACENT TO USABLE STAIRS. SUCH STANDPIPES SHALL BE EXTENDED AS CONSTRUCTION PROGRESSES TO WITHIN ONE FLOOR OF THE HIGHEST POINT OF CONSTRUCTION HAVING SECURED DECKING OR FLOORING. INSTALLATION OF THE STANDPIPE SYSTEM SHALL BEGIN AT THE 2ND FLOOR LEVEL.
9. SMOKING TO BE ALLOWED IN ONLY DESIGNATED SPACES WITH PROPER RECEPTACLES. "NO SMOKING" SIGNS SHALL BE POSTED AT EACH BUILDING SITE AND WITHIN EACH BUILDING DURING CONSTRUCTION.
10. WASTE DISPOSAL OF COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH WORKDAY.
11. CUTTING AND WELDING. OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CHAPTER 35, OF THE VIRGINIA STATEWIDE FIRE PREVENTION CODE, ADDRESSING WELDING AND HOTWORK OPERATIONS.
12. FIRE EXTINGUISHERS SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE BEEN ACCUMULATED.
13. REQUIRED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED WITHIN 100' OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 85,000LBS.
14. A PERMIT IS REQUIRED FOR FIRE LINE INSTALLATION. A DETAILED DRAWING (2 SETS) SHOWING FITTINGS AND THRUST BLOCKS MUST BE SUBMITTED WITH THE PERMIT APPLICATION. ONCE INSTALLED, THE FIRE LINE REQUIRES A VISUAL INSPECTION AND A PRESSURE TEST INSPECTION BY THE FIRE MARSHALL'S OFFICE.
15. FIRE HYDRANTS, FIRE PUMP TEST HEADER, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL REMAIN CLEAR AND UNOBSTRUCTED BY LANDSCAPING, PARKING OR OTHER OBJECTS. LANDSCAPING IN THE AREA OF THESE ITEMS SHALL BE OF THE TYPE THAT WILL NOT ENCROACH ON THE REQUIRED FIVE FOOT RADIUS ON MATURITY OF THE LANDSCAPING.
16. THERE SHALL BE NO SMOKING OR VAPING WITHIN THE CONSTRUCTION SAFETY FENCE. SHOULD ANYONE FROM THE FIRE MARSHAL'S OFFICE WITNESS SMOKING/VAPING WITHIN THE CONSTRUCTION SITE, A 24 HOUR STOP WORK ORDER FROM THE CITY BUILDING OFFICIAL MAY BE REQUESTED.
17. DUMPSTERS, BUILDING MATERIALS, AND CONSTRUCTION DEBRIS SHALL BE KEPT A MINIMUM OF 30 FEET AWAY FROM THE BUILDINGS UNDER CONSTRUCTION.
18. NO VEHICLES/MACHINERY OF ANY TYPE, CONSTRUCTION MATERIALS OR DEBRIS, OR DUMPSTERS SHALL BE PARKED, PLACED, OR STORED IN FRONT OF OR WITHIN 15' OF A FIRE HYDRANT.
19. MAINTAIN A MINIMUM CLEAR WIDTH OF 20' ON ALL FIRE ACCESS ROADS AT ALL TIMES. NO VEHICLES/MACHINERY OF ANY TYPE, CONSTRUCTION MATERIALS OR DEBRIS, OR DUMPSTERS SHALL BE PARKED, PLACED, OR STORED IN FRONT OF OR WITHIN THE 20' WIDTH.

SITE PLAN LEGEND

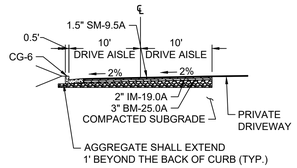
EXISTING

- PROPERTY LINE
- POST/BOLLARD
- SIGN
- BUMPER BLOCK
- TRAFFIC CONTROL BOX
- UNKNOWN MANHOLE
- STORM SEWER
- STORM SEWER MANHOLE
- CATCH BASIN
- SANITARY SEWER
- SANITARY SEWER MANHOLE
- WATER LINE
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- GAS LINE
- GAS METER
- GAS MARKER
- COMMUNICATIONS/TELEPHONE LINE
- TELEPHONE/COMMUNICATIONS MANHOLE
- COMMUNICATIONS VAULT
- ELECTRIC LINE
- ELECTRIC MANHOLE
- ELECTRIC PULLBOX
- ELECTRIC METER
- UTILITY POLE
- DECIDUOUS TREE
- GUARDRAIL
- EXISTING TREE LINE
- FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
- SURVEY CONTROL POINT

PROPOSED

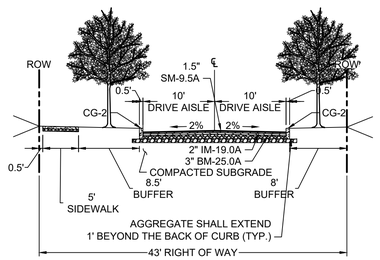
- PROPERTY LINE
- WATER
- GAS
- STORM
- ROOF DRAIN
- SANITARY
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- FIRE HYDRANT
- FDC
- METER
- SETBACK
- WATER VALVE
- BOLLARD
- STREET SIGN
- FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
- SITE LIGHT
- UTILITY POL

ROAD CROSS SECTION
ROAD F
(25 MPH DESIGN SPEED, PRIVATE ROAD)



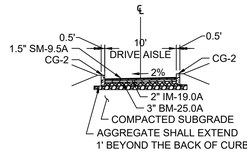
ROAD F CROSS SECTION
No Scale

ROAD CROSS SECTION
ROAD C STA. 11+75 - 12+15
(25 MPH DESIGN SPEED, PUBLIC ROAD)



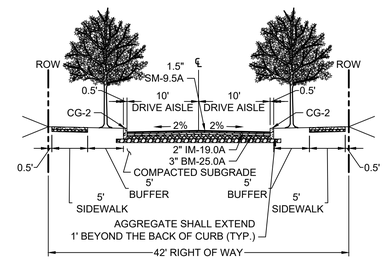
ROAD C CROSS SECTION
No Scale

ROAD CROSS SECTION
ROAD B
(25 MPH DESIGN SPEED, PRIVATE ROAD)



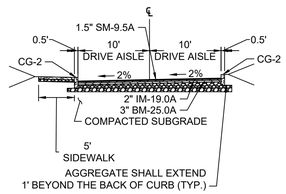
ROAD B CROSS SECTION
No Scale

ROAD CROSS SECTION
MACAA DRIVE STA. 10+60 - 14+60
(25 MPH DESIGN SPEED, PUBLIC ROAD)



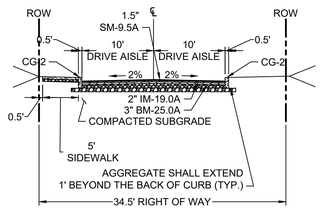
MACAA DRIVE CROSS SECTION
No Scale

ROAD CROSS SECTION
ROAD D
(25 MPH DESIGN SPEED, PRIVATE ROAD)



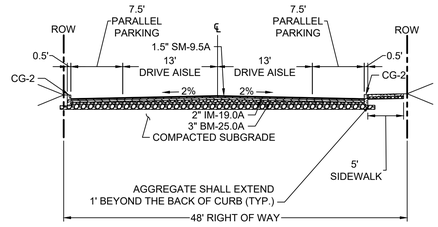
ROAD D CROSS SECTION
No Scale

ROAD CROSS SECTION
ROAD C STA. 10+00 - 10+50
(25 MPH DESIGN SPEED, PUBLIC ROAD)



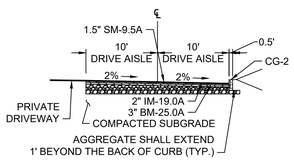
ROAD C CROSS SECTION
No Scale

ROAD CROSS SECTION
MACAA DRIVE STA. 14+95 - 16+10
(25 MPH DESIGN SPEED, PRIVATE ROAD)



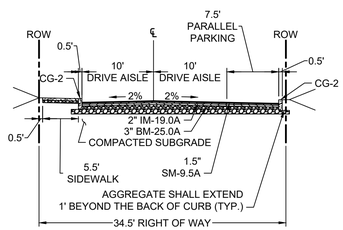
MACAA DRIVE CROSS SECTION
No Scale

ROAD CROSS SECTION
ROAD E STA. 10+00 - 13+60
(25 MPH DESIGN SPEED, PRIVATE ROAD)



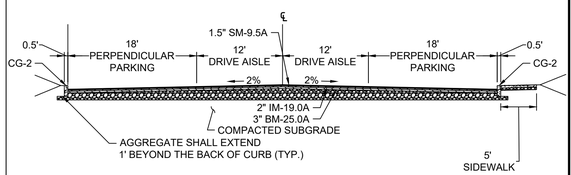
ROAD E CROSS SECTION
No Scale

ROAD CROSS SECTION
ROAD C STA. 10+50 - 11+00
(25 MPH DESIGN SPEED, PUBLIC ROAD)



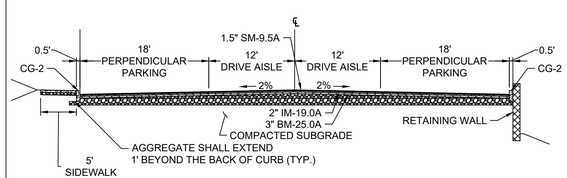
ROAD C CROSS SECTION
No Scale

ROAD CROSS SECTION
MACAA DRIVE STA. 16+50 - 18+65
(PRIVATE PARKING LOT)



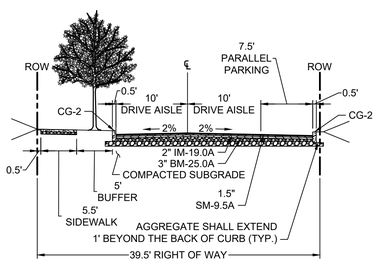
MACAA DRIVE CROSS SECTION
No Scale

ROAD CROSS SECTION
ROAD E STA. 14+00 - 15+20
(PRIVATE PARKING LOT)



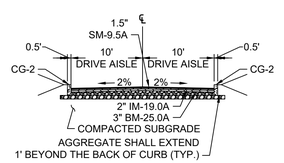
ROAD E CROSS SECTION
No Scale

ROAD CROSS SECTION
ROAD C STA. 11+00 - 11+75
(25 MPH DESIGN SPEED, PUBLIC ROAD)



ROAD C CROSS SECTION
No Scale

ROAD CROSS SECTION
ROAD A
(25 MPH DESIGN SPEED, PRIVATE ROAD)



ROAD A CROSS SECTION
No Scale

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/15/2024	CITY COMMENTS
09/06/2024	DURELEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
ROAD SECTIONS

JOB NO. 48226
SHEET NO. C1.01

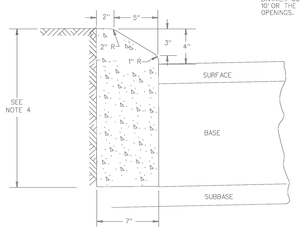
These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS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

S:\105\48226-PHA_MACAA_Site_PUD\DWG\Sheet\CD\48226-C1.0 NOTES & DETAILS.dwg | Plotted on 10/10/2024 12:11 PM | by Kevin Flynn

CG-3

NOTES:

1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4000 PSI IF PRECAST.
3. CURB HAVING A RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) WILL BE PAID FOR AS RADIAL CURB.
4. THE DEPTH OF CURB MAY BE REDUCED AS MUCH AS 3" (13" DEPTH) OR INCREASED AS MUCH AS 3" (19" DEPTH) IN ORDER THAT THE BOTTOM OF CURB WILL COINCIDE WITH THE TOP OF A COURSE OF THE PAVEMENT SUBSTRUCTURE; OTHERWISE THE DEPTH IS TO BE 16" AS SHOWN. NO ADJUSTMENT IN THE PRICE BID IS TO BE MADE FOR A DECREASE OR AN INCREASE IN DEPTH.
5. CG-3 IS TO BE USED ON ROADWAYS MEETING THE REQUIREMENTS FOR CG-7 AS SHOWN IN APPENDIX A OF THE VDOT ROAD DESIGN MANUAL.
6. WHEN THIS STANDARD IS TO BE TIED INTO EXISTING BARRIER CURB, THE TRANSITION IS TO BE MADE WITHIN 10' OR THE CHANGE IN STANDARDS MADE AT REGULAR OPENINGS.

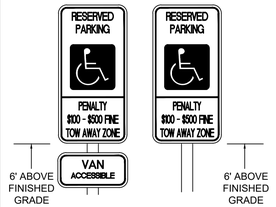


REV. 9/06
201.02

STANDARD 4" CURB
VIRGINIA DEPARTMENT OF TRANSPORTATION

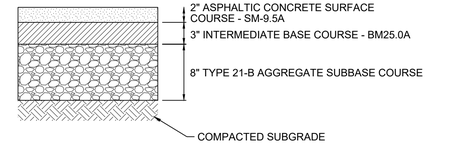
SPECIFICATION REFERENCE
105
502

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



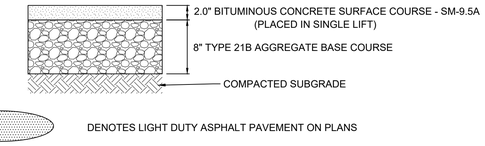
SPACES SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS AS RESERVED FOR PHYSICALLY DISABLED PERSONS. PROVIDE ONE (1) R-7-8 SIGN AT EACH PARKING SPACE INDICATED ON SITE PLAN. SIGN SHALL BE ALUMINUM (PAINTED WHITE) WITH GREEN LETTERS AND INTERNATIONAL WHEELCHAIR SYMBOL. SIGN SHALL BE PLACED ON STEEL POST 1-1/2" O PAINTED BLACK SET IN MIN. 2' OF CONCRETE.

ADA PARKING SIGNS
No Scale



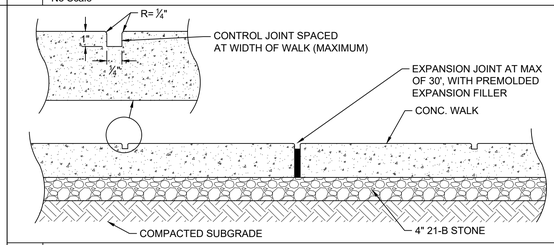
DENOTES HEAVY DUTY ASPHALT PAVEMENT ON PLANS

HEAVY DUTY ASPHALT PAVEMENT SECTION
No Scale



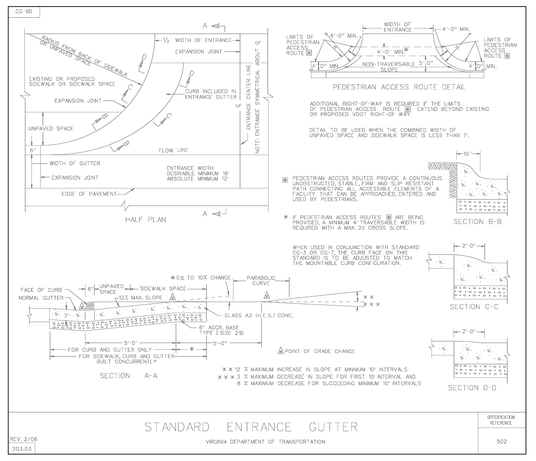
DENOTES LIGHT DUTY ASPHALT PAVEMENT ON PLANS

LIGHT DUTY ASPHALT PAVEMENT SECTION
No Scale



CONCRETE SIDEWALK JOINT DETAIL
No Scale

CG-90

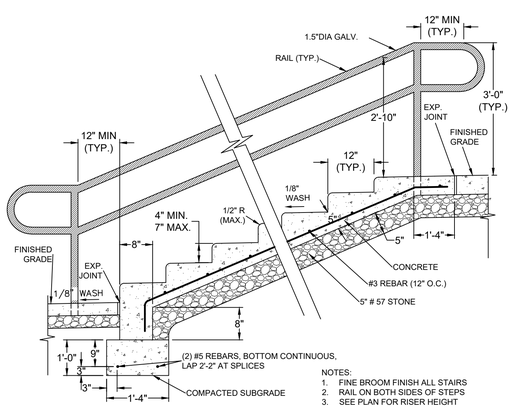


STANDARD ENTRANCE GUTTER
VIRGINIA DEPARTMENT OF TRANSPORTATION

REV. 2/06
203.03

SPECIFICATION REFERENCE
502

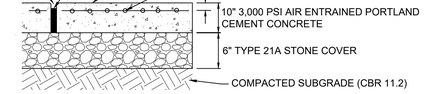
VDOT CG-9D ENTRANCE
No Scale



NOTES:
1. FINE BROOM FINISH ALL STAIRS
2. RAIL ON BOTH SIDES OF STEPS
3. SEE PLAN FOR RISER HEIGHT

EXTERIOR STAIRS
No Scale

EXPANSION JOINT WITH PREMOLDED EXPANSION FILLER, "ZIP STRIP" OR EQUIV., SEAL WITH SILICONE SEALANT



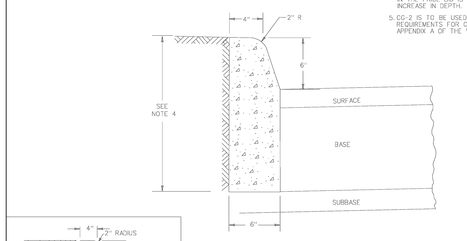
DENOTES CONCRETE SERVICE AREA PAVEMENT ON PLANS

HEAVY DUTY CONCRETE SECTION
No Scale

CG-2

NOTES:

1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4000 PSI IF PRECAST.
3. CURB HAVING A RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) WILL BE PAID FOR AS RADIAL CURB.
4. THE DEPTH OF CURB MAY BE REDUCED AS MUCH AS 3" (15" DEPTH) OR INCREASED AS MUCH AS 3" (21" DEPTH) IN ORDER THAT THE BOTTOM OF CURB WILL COINCIDE WITH THE TOP OF A COURSE OF THE PAVEMENT SUBSTRUCTURE; OTHERWISE THE DEPTH IS TO BE 18" AS SHOWN. NO ADJUSTMENT IN THE PRICE BID IS TO BE MADE FOR A DECREASE OR AN INCREASE IN DEPTH.
5. CG-2 IS TO BE USED ON ROADWAYS MEETING THE REQUIREMENTS FOR CG-6 AS SHOWN IN APPENDIX A OF THE VDOT ROAD DESIGN MANUAL.



STANDARD 6" CURB
VIRGINIA DEPARTMENT OF TRANSPORTATION

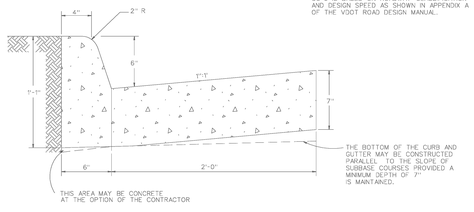
REV. 9/06
201.01

SPECIFICATION REFERENCE
105
502

CG-6

NOTES:

1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4000 PSI IF PRECAST.
3. COMBINATION CURB & GUTTER HAVING A RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) SHALL BE PAID FOR AS RADIAL COMBINATION CURB & GUTTER.
4. FOR USE WITH STABILIZED, OPEN-GRADED DRAINAGE LAYER, THE BOTTOM OF THE CURB AND GUTTER SHALL BE CONSTRUCTED PARALLEL TO THE SLOPE OF SUBBASE COURSES PROVIDED AND TO THE DEPTH OF THE PAVEMENT.
5. ALLOWABLE CRITERIA FOR THE USE OF CG-6 IS BASED ON ROADWAY CLASSIFICATION AND DESIGN SPEED, AS SHOWN IN APPENDIX A OF THE VDOT ROAD DESIGN MANUAL.

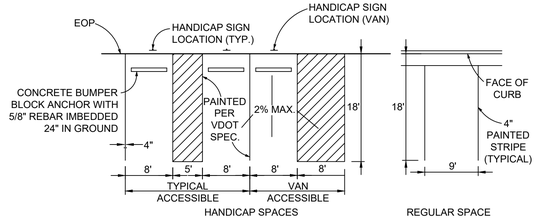


COMBINATION 6" CURB & GUTTER
VIRGINIA DEPARTMENT OF TRANSPORTATION

REV. 9/06
201.03

SPECIFICATION REFERENCE
105
502

TYPICAL PARKING SPACE DETAILS
No Scale



COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/27/2024	CITY COMMENTS
09/06/2024	DURLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE
05/31/22

DRAWN BY
K. FLYNN

DESIGNED BY
K. FLYNN

CHECKED BY
J. SHOWALTER

SCALE

TIMMONS GROUP

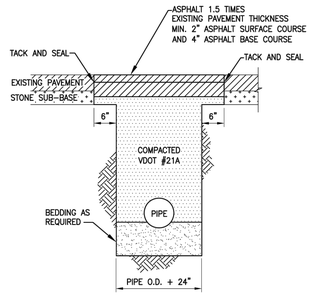
MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
NOTES & DETAILS

JOB NO.
48226

SHEET NO.
C1.02

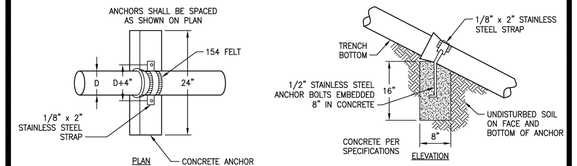
These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS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

S:\10348226-PHA_MACAA_Site_PUD\DWG\Sheet\CD48226-C1.0 NOTES & DETAILS.dwg | Plotted on 10/10/2024 12:11 PM | by Kevin Flynn



CITY OF CHARLOTTESVILLE

REVISION	DATE	CITY STANDARDS
		PERMANENT PAVEMENT REPAIR
		SCALE: N.T.S. STANDARD NUMBER: PR-1



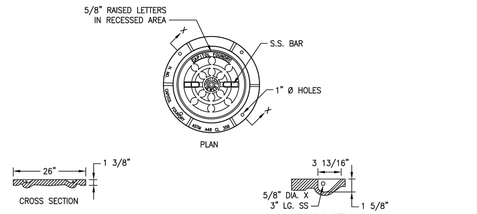
CONCRETE ANCHOR
FOR SLOPES OVER 20%

NOTES:

1. SIDES AND BOTTOM OF CONCRETE ANCHOR TO BE POURED AGAINST UNDISTURBED EARTH.
2. SPACING OF ANCHORS:
   SLOPES:
   20% – 35%: <36 FEET CENTER-TO-CENTER
   OVER 35%: <16 FEET CENTER-TO-CENTER

CITY OF CHARLOTTESVILLE

REVISION	DATE	CITY STANDARDS
		CONCRETE ANCHOR
		SCALE: N.T.S. STANDARD NUMBER: WW 6.0

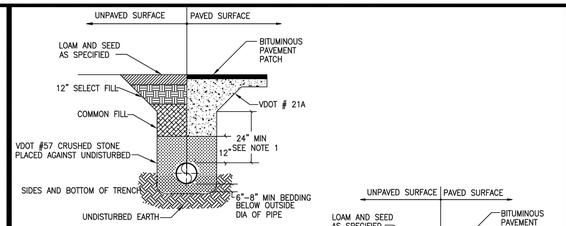


NOTES:

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

CITY OF CHARLOTTESVILLE

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

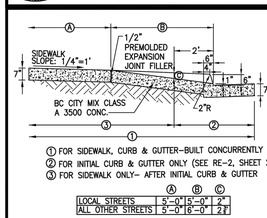


NOTES:

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

CITY OF CHARLOTTESVILLE

REVISION	DATE	CITY STANDARDS
	JAN 2012	PIPE TRENCHING AND BEDDING – TYPICAL
		SCALE: N.T.S. STANDARD NUMBER: WW 1.0



SECTION A–A

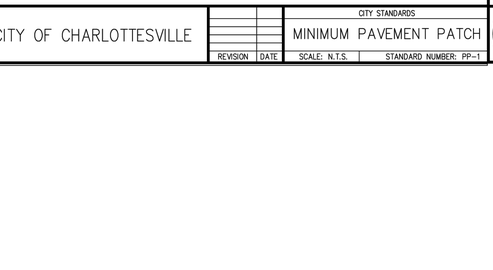
NOTES:

1. STANDARD RESIDENTIAL ENTRANCES SHALL BE:
   SINGLE ENTRANCE: 10'
   DOUBLE ENTRANCE: 20'
   NOT INCLUDING 5' VERTICAL TRANSITIONS.
2. MINIMUM 20' SEPARATION BETWEEN DRIVEWAYS (CITY CODE SECTION 34-976)



CITY OF CHARLOTTESVILLE

REVISION	DATE	CITY STANDARDS
		STANDARD ENTRANCE WITH 5' MONOLITHIC SIDEWALK AND CURB
		SCALE: N.T.S. STANDARD NUMBER: RE-1

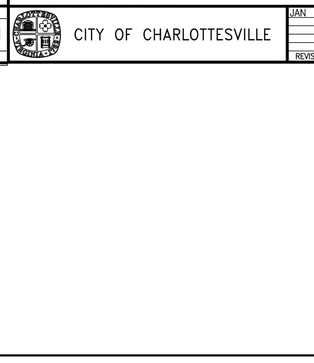


NOTES:

1. TEMPORARY PAVEMENT REPAIR WILL BE REQUIRED IF PERMANENT PAVEMENT REPAIR CAN NOT BE PERFORMED WITHIN 24 HOURS OF TRENCH BACKFILLING.
2. PAVEMENT CUTS SHALL BE STRAIGHT AND VERTICAL.
3. CONTRACTOR SHALL MAINTAIN THE TEMPORARY REPAIR UNTIL PERMANENT PAVEMENT REPAIR IS MADE.

CITY OF CHARLOTTESVILLE

REVISION	DATE	CITY STANDARDS
		TEMPORARY PAVEMENT REPAIR
		SCALE: N.T.S. STANDARD NUMBER: P 1.1

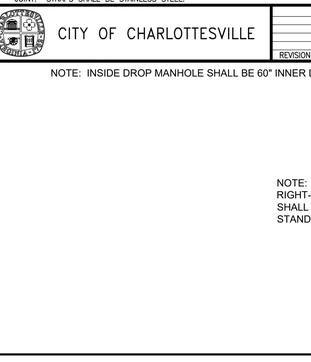


NOTES:

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

CITY OF CHARLOTTESVILLE

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



NOTES:

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

CITY OF CHARLOTTESVILLE

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

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

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

SECTION A–A

ISOMETRIC VIEW

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

CITY OF CHARLOTTESVILLE

REVISION	DATE	CITY STANDARDS
		STANDARD ENTRANCE ACROSS SIDEWALK CURB & GUTTER (SHEET 1 OF 2)
		SCALE: N.T.S. STANDARD NUMBER: RE-2

CITY OF CHARLOTTESVILLE

REVISION	DATE	CITY STANDARDS
		MINIMUM PAVEMENT PATCH
		SCALE: N.T.S. STANDARD NUMBER: PP-1

CITY OF CHARLOTTESVILLE

REVISION	DATE	CITY STANDARDS
	JAN 2011	CLEANOUT DETAIL
		SCALE: N.T.S. STANDARD NUMBER: WW 5.1

NOTES:

1. INTERIOR DROP CONNECTIONS MAY ONLY BE INSTALLED WHERE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.
2. INLET OPENING SHALL BE CORE-DRILLED. VOID AROUND OUTSIDE OF PIPE TO BE COMPLETELY FILLED WITH NON-SHRINK GROUT. PIPE INLET OPENING WITHIN "CONE" SECTION IS NOT ACCEPTABLE.
3. ONLY ONE INTERIOR DROP CONNECTION MAY BE INSTALLED PER 48" DIAMETER MANHOLE.
4. HEIGHT OF VERTICAL STACK SHALL NOT BE LESS THAN TWO FEET.
5. DROP STACK TO BE DUCTILE IRON OR SDR 35 PVC PIPE CONNECTED TO DROP FITTING WITH STANDARD GASKETED JOINT. PIPE SIZE OF DROP STACK SHALL MATCH INCOMING PIPE.
6. VERTICAL STACK WILL BE STRAPPED TO MANHOLE AT EACH PIPE JOINT. STRAPS SHALL BE STAINLESS STEEL.
7. SHAPE INVERT AS NEEDED TO PROVIDE SMOOTH TRANSITION FROM DROP CONNECTION DISCHARGE POINT TO MANHOLE INVERT.
8. DROP STACK SHALL NOT BE INSTALLED WITHIN 60" OF MANHOLE STEPS.
9. AMERICAN DUCTILE IRON PIPE CAN FURNISH 4"–64" PROTECTO 401 CERAMIC EPOXY–LINED DUCTILE IRON PIPE AND FITTINGS. THIS THIRD–PART–DESIGNED AND –APPLIED LINING IS AMINE–CURED WITH NOVALAC AND CERAMIC QUARTZ PIGMENT FOR AN APPROXIMATELY 40–MIL–THICK, HIGH–BUILD LINING.
10. ALL 4"–16" FASTITE FITTINGS ARE FUSION–BONDED–EPOXY LINED AND COATED. FUSION–BONDED EPOXY IS FURNISHED IN ACCORDANCE WITH AWWA C116.

CITY OF CHARLOTTESVILLE

REVISION	DATE	CITY STANDARDS
		INTERIOR DROP MANHOLE
		SCALE: N.T.S. STANDARD NUMBER: WW 2.3

NOTE: INSIDE DROP MANHOLE SHALL BE 60" INNER DIAMETER

NOTE: FOR CONCRETE ELEMENTS IN THE RIGHT-OF-WAY, MINIMUM 4,000 PSI CONCRETE SHALL BE USED, PER CHARLOTTESVILLE STANDARDS AND DESIGN MANUAL 12.6.3

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
05/31/2024	CITY COMMENTS
09/06/2024	DURELEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE

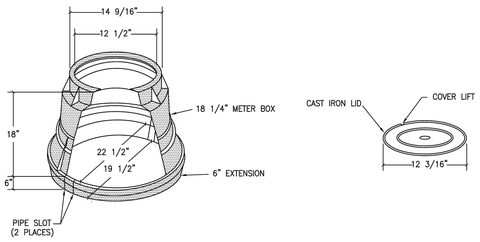
TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
NOTES & DETAILS

JOB NO. 48226
SHEET NO. C1.03

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

S:\11834\48226-PHA_MACAA_Site_PUD\DWG\Sheet\CD\48226-C1.0 NOTES & DETAILS.dwg | Plotted on 10/10/2024 12:11 PM | by Kevin Flynn



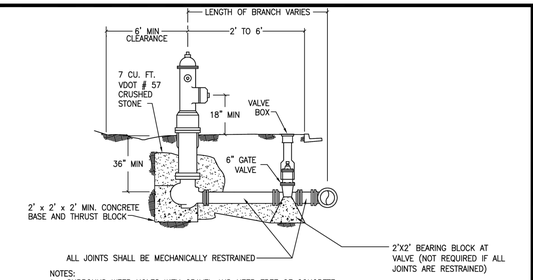
CARSON 2200 SERIES

NOTES:
1. UNPAVED AREAS (PREFERRED LOCATION): PLASTIC BROOKS 2200 SERIES WITH 6" EXTENSION OR APPROVED EQUAL.
2. PAVED AREAS (ALTERNATE LOCATION): CAST IRON BINGHAM AND TAYLOR NO. 6015-B OR APPROVED EQUAL. USE 6" OF BRICK AND/OR BLOCK TO INCREASE DEPTH TO 24".
3. LID MUST BE CAST TO ACCEPT AN ITRON, INC. WATER ERT METER MODULE.

CITY OF CHARLOTTESVILLE

REVISION	DATE	JULY 2011

CITY STANDARDS
METER BOX – 5/8" AND 1" METERS
SCALE: N.T.S. STANDARD NUMBER: W 6.0

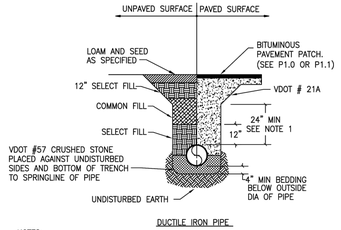


NOTES:
1. SURROUND WEEP HOLES WITH GRAVEL AND KEEP FREE OF CONCRETE.
2. MAINTAIN A 3' MIN. COVER FROM THE MAIN TO THE FIRE HYDRANT (INCLUDING DITCHES).
3. FINISHED GRADE SHALL SLOPE AWAY FROM THE FIRE HYDRANT AND VALVE BOX.
4. GATE VALVE SHALL NOT BE PLACED WITHIN THE DITCH LINES.
5. IF GROUNDWATER IS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

CITY OF CHARLOTTESVILLE

REVISION	DATE	JAN 2012

CITY STANDARDS
FIRE HYDRANT – TYPICAL
SCALE: N.T.S. STANDARD NUMBER: W 3.0



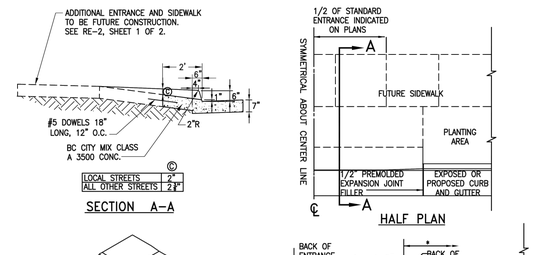
DUCTILE IRON PIPE

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

CITY OF CHARLOTTESVILLE

REVISION	DATE	FEB 2012

CITY STANDARDS
PIPE TRENCH UNIVERSAL STANDARD SUBGRADE – TYPICAL
SCALE: N.T.S. STANDARD NUMBER: W 1.0



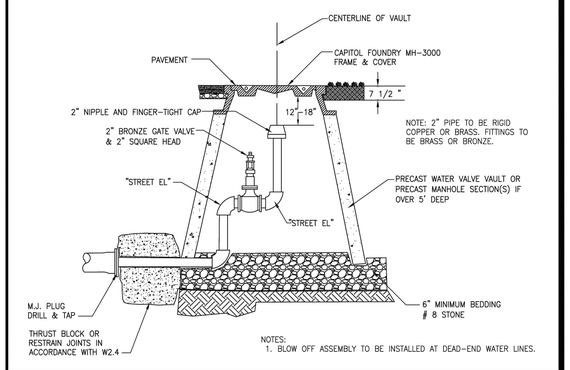
NOTE: STANDARD RESIDENTIAL ENTRANCES SHALL BE:
SINGLE ENTRANCE: 10' WITH CURB
12' WITH SHOULDER & DITCH
DOUBLE ENTRANCE: 20'

* 3' MIN. TO ADJACENT PROPERTY

CITY OF CHARLOTTESVILLE

REVISION	DATE	

CITY STANDARDS
STANDARD ENTRANCE ACROSS CURB & GUTTER ONLY
(SHEET 2 OF 2)
SCALE: N.T.S. STANDARD NUMBER: RE–2

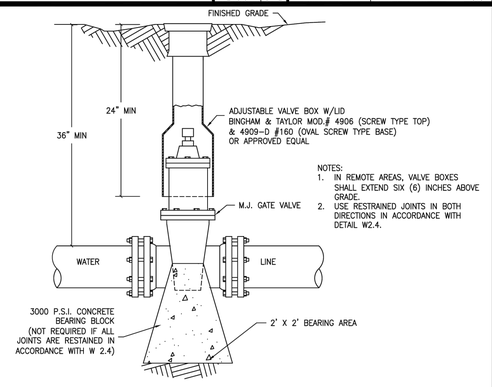


NOTES:
1. BLOW OFF ASSEMBLY TO BE INSTALLED AT DEAD–END WATER LINES.

CITY OF CHARLOTTESVILLE

REVISION	DATE	JAN 2012

CITY STANDARDS
BLOW OFF ASSEMBLY
SCALE: N.T.S. STANDARD NUMBER: W 8.2

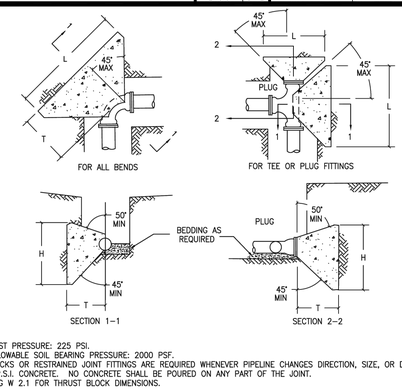


NOTES:
1. IN REMOTE AREAS, VALVE BOXES SHALL EXTEND SIX (6) INCHES ABOVE GRADE.
2. USE RESTRAINED JOINTS IN BOTH DIRECTIONS IN ACCORDANCE WITH DETAIL W2.4.

CITY OF CHARLOTTESVILLE

REVISION	DATE	JULY 2011

CITY STANDARDS
GATE VALVE – TYPICAL
SCALE: N.T.S. STANDARD NUMBER: W 4.0

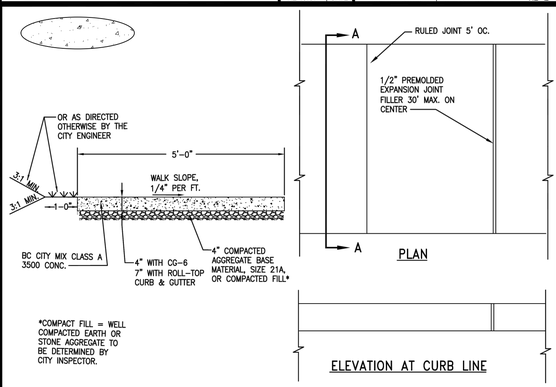


NOTES:
1. MAXIMUM TEST PRESSURE: 225 PSI.
2. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF.
3. THRUST BLOCKS OR RESTRAINED JOINT FITTINGS ARE REQUIRED WHENEVER PIPELINE CHANGES DIRECTION, SIZE, OR DEAD–ENDS.
4. USE 3000 P.S.I. CONCRETE. NO CONCRETE SHALL BE POURED ON ANY PART OF THE JOINT.
5. SEE DRAWING W 2.1 FOR THRUST BLOCK DIMENSIONS.

CITY OF CHARLOTTESVILLE

REVISION	DATE	JULY 2011

CITY STANDARDS
CONCRETE THRUST BLOCKS
SCALE: N.T.S. STANDARD NUMBER: W 2.0

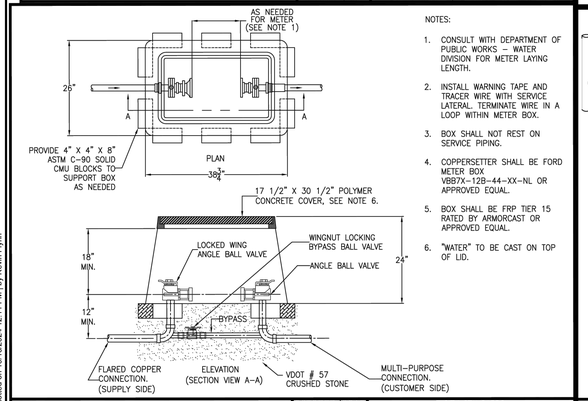


*COMPACT FILL = WELL COMPACTED EARTH OR STONE AGGREGATE TO BE DETERMINED BY CITY INSPECTOR.

CITY OF CHARLOTTESVILLE

REVISION	DATE	

CITY STANDARDS
STANDARD SIDEWALK WITHOUT CURB
SCALE: N.T.S. STANDARD NUMBER: SW–1

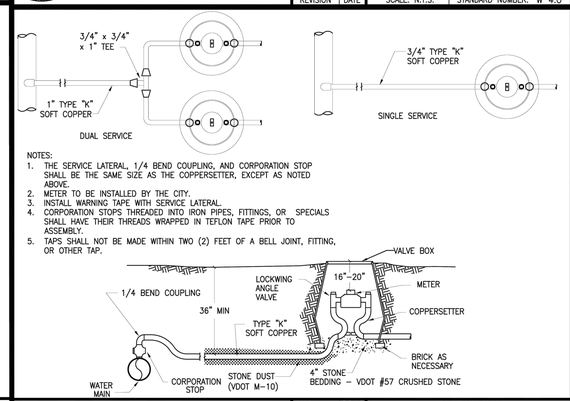


NOTES:
1. CONSULT WITH DEPARTMENT OF PUBLIC WORKS – WATER DIVISION FOR METER LAYING LENGTH.
2. INSTALL WARNING TAPE AND TRACER WIRE WITH SERVICE LATERAL. TERMINATE WIRE IN A LOOP WITHIN METER BOX.
3. BOX SHALL NOT REST ON SERVICE PIPING.
4. COPPERSETTER SHALL BE FORD METER BOX VBB7X–12B–44–XX–NL OR APPROVED EQUAL.
5. BOX SHALL BE FRP TIER 15 RATED BY ARMORCAST OR APPROVED EQUAL.
6. "WATER" TO BE CAST ON TOP OF LID.

CITY OF CHARLOTTESVILLE

REVISION	DATE	OCTOBER 2015

CITY STANDARDS
METER BOX 1.5" AND 2" METERS
SCALE: N.T.S. STANDARD NUMBER: W 6.2



NOTES:
1. THE SERVICE LATERAL, 1/4 BEND COUPLING, AND CORPORATION STOP SHALL BE THE SAME SIZE AS THE COPPERSETTER, EXCEPT AS NOTED ABOVE.
2. METER TO BE INSTALLED BY THE CITY.
3. INSTALL WARNING TAPE WITH SERVICE LATERAL.
4. CORPORATION STOPS THREADED INTO IRON PIPES, FITTINGS, OR SPECIALS SHALL HAVE THEIR THREADS WRAPPED IN TEFLON TAPE PRIOR TO ASSEMBLY.
5. TAPS SHALL NOT BE MADE WITHIN TWO (2) FEET OF A BELL JOINT, FITTING, OR OTHER TAP.

CITY OF CHARLOTTESVILLE

REVISION	DATE	JAN 2012

CITY STANDARDS
SERVICE LATERAL – TYPICAL
SCALE: N.T.S. STANDARD NUMBER: W 5.0

PIPE SIZE	DEGREE OF BEND	BEND (FT) L	BEND (FT) H	BEND (FT) T	MIN. PIPE COVER (FT)	TEE AND PLUG (FT) L	TEE AND PLUG (FT) H	TEE AND PLUG (FT) T	MIN. PIPE COVER (FT)
4" & 6"	90	3.00	2.50	3.01	3	2.00	2.30	2.50	3
	45	2.00	2.30	2.60					
	22 1/2	1.50	2.00	2.50					
	11 1/4	1.50	2.00	2.50					
8" & 10"	90	4.50	3.50	3.20	3	3.20	3.00	3.00	3
	45	3.00	2.70	2.80					
	22 1/2	2.00	2.00	2.70					
	11 1/4	1.70	2.00	2.70					
12" & 14"	90	7.30	4.00	3.60	4	4.30	4.00	2.80	4
	45	4.50	3.60	3.00					
	22 1/2	3.30	2.60	2.90					
	11 1/4	1.80	2.30	2.90					
16" & 18"	90	10.70	4.50	3.40	5	6.30	4.60	3.80	5
	45	6.50	4.00	3.00					
	22 1/2	4.50	3.30	3.00					
	11 1/4	2.80	2.70	3.00					

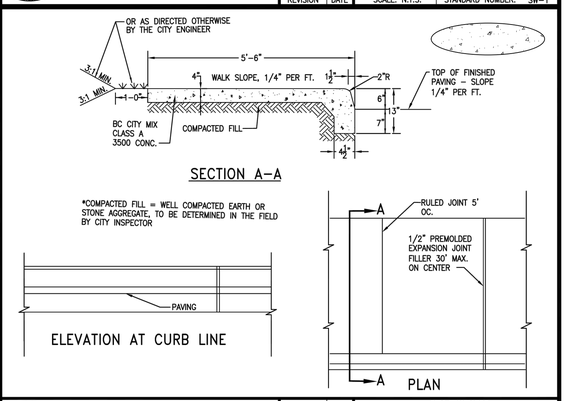
REFERENCE DRAWING 2.0 FOR DIMENSION LOCATIONS

NOTES:
1. MAXIMUM TEST PRESSURE: 225 PSI.
2. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF.
3. USE MINIMUM 3000 P.S.I. CONCRETE.
4. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR VERIFICATION OF ADEQUACY OF ALL THRUST BLOCKS.

CITY OF CHARLOTTESVILLE

REVISION	DATE	JULY 2011

CITY STANDARDS
CONCRETE THRUST BLOCK DIMENSIONS
SCALE: N.T.S. STANDARD NUMBER: W 2.1



CITY OF CHARLOTTESVILLE

REVISION	DATE	

CITY STANDARDS
STANDARD SIDEWALK MONOLITHIC WITH CURB
SCALE: N.T.S. STANDARD NUMBER: SW–2

NOTE: CURRENT CITY STANDARD 2" METER SETTER IS MCDONALD 720B712WFFF 775

NOTE: FOR CONCRETE ELEMENTS IN THE RIGHT-OF-WAY, MINIMUM 4,000 PSI CONCRETE SHALL BE USED, PER CHARLOTTESVILLE STANDARDS AND DESIGN MANUAL 12.6.3

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/06/2024	CITY COMMENTS
09/06/2024	DUR.EX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
NOTES & DETAILS

JOB NO. 48226
SHEET NO. C1.04

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

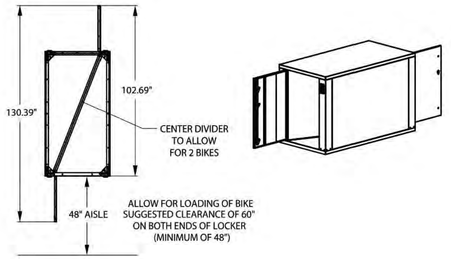
S:\105\48226-PHA_MACAA_Site_PUD\DWG\Sheet\CD\48226-C1.0 NOTES & DETAILS.dwg | Plotted on 10/10/2024 12:11 PM | by Kevin Flynn

BELSON OUTDOORS

627 Amersale Drive
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

Model # DL1002FP — **Dimension Sheet**

STEEL BIKE LOCKER | DIVIDED 2 DOOR UNIT



www.belson.com

HUNTCO SITE FURNISHINGS

Bike racks, lockers, benches and architectural site furnishings since 1980.
Tradition & Innovation

PHONE 503.224.8700 · FAX 503.274.2056 · EMAIL Sales@Huntco.com · WEB Huntco.com · TWITTER @huntcosupply · MAIL P.O. Box 10388 Portland, Or. 97296-0388

×2

THE STAPLE

The ever-classic "Staple" style bike rack is Portland City Code approved. Lock it up!

CONSTRUCTION/ MATERIAL OPTIONS
- 2" Sch. 40 Round Steel Pipe (shown)
- 1.5" Sch. 40 Round Steel Pipe
- 2" x 2" Square Steel Tubing (Pipecutter Proof)
- 5/8" x 2 1/2" Steel Flat Bar (Pipecutter Proof)
- Steel Flanges (Varies)

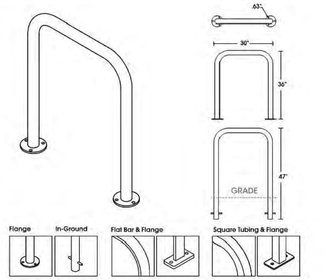
DIMENSIONS
- 30" Length
- 5.5" Width
- 36" Height
- Custom Size Height/Length

MOUNTING OPTIONS
- Flange Mount (Shown) (6) .63" Mounting Holes
- In-Ground 11" Leg Extensions

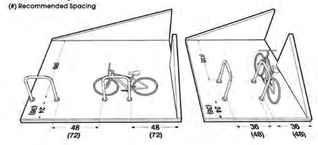
FINISH OPTIONS
- 1304 Stainless Steel #4 Satin Finish
- 316 Stainless Steel #4 Satin Finish (available at additional cost)
- Hot Dipped Galvanized
- Powder Coating
- Thermoplastic Coating

ADDITIONAL OPTIONS
- Flange Cover (available at addtl. cost, round pipe only)

Manufactured in the Pacific Northwest

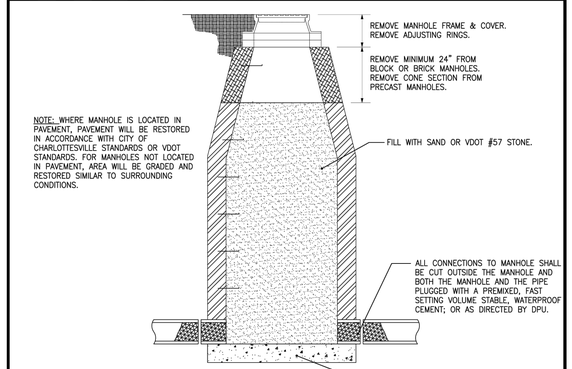


RECOMMENDED LAYOUT



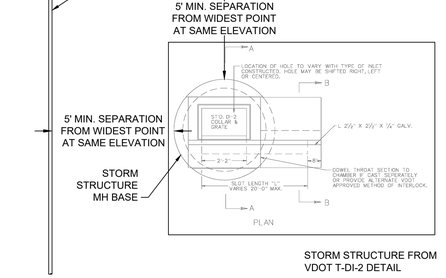
NOTES:
"Bike" is 70"
Minimum Spacing
(#) Recommended Spacing

CONTRACTOR:
JOB:
NOTES:



CITY OF CHARLOTTESVILLE

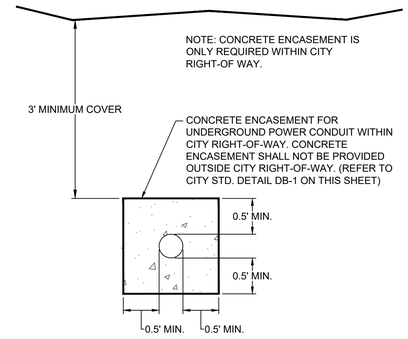
REVISION	DATE	CITY STANDARDS
	JULY 2011	MANHOLE ABANDONMENT
		SCALE: N.T.S. · STANDARD NUMBER: WW 7.0



STORM STRUCTURE FROM VDOT T-DI-2 DETAIL

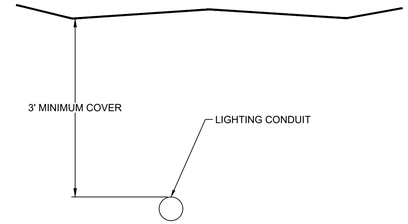
UTILITY SPACING DETAIL

No Scale



TYPICAL UNDERGROUND POWER CONDUIT SECTION INSIDE ROW

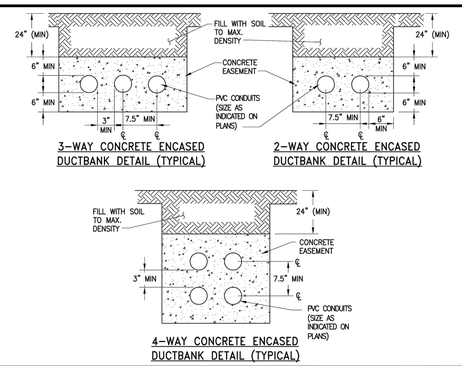
SCALE: 1" = 1'-0"



NOTE: PROVIDE MINIMUM 1' VERTICAL SEPARATION AT UTILITY CROSSINGS

TYPICAL UNDERGROUND POWER CONDUIT SECTION OUTSIDE ROW

SCALE: 1" = 1'-0"



CITY OF CHARLOTTESVILLE

REVISION	DATE	CITY STANDARDS
		UTILITY DUCTBANK DETAIL
		SCALE: N.T.S. · STANDARD NUMBER: DB-1

NOTE: THE MINIMUM COVER FOR THE CITY OF CHARLOTTESVILLE UTILITY DUCTBANK DETAIL HAS BEEN REVISED TO 36".

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
04/12/2024	CITY COMMENTS
09/06/2024	DURLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE

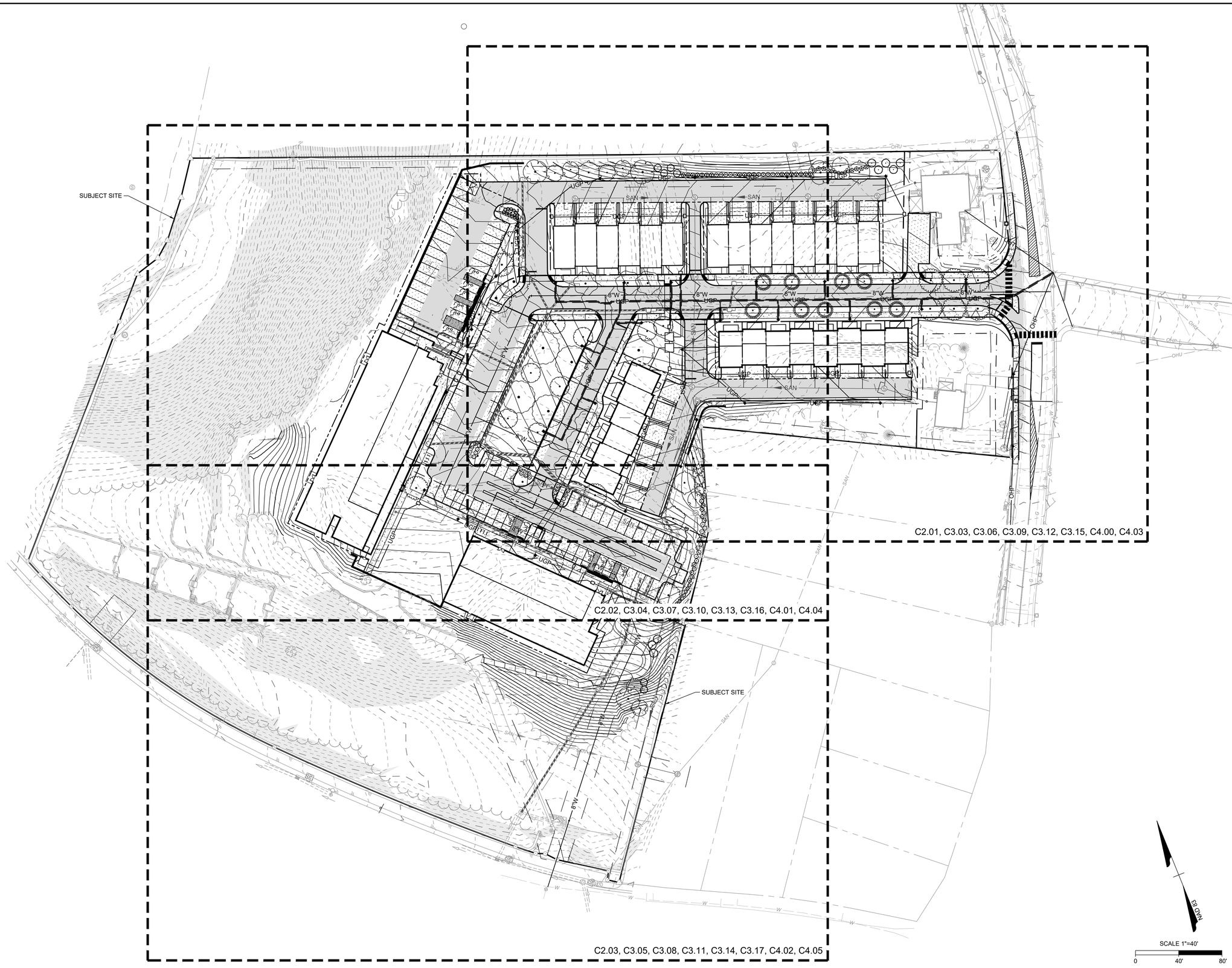
TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
NOTES & DETAILS

JOB NO. 48226
SHEET NO. C1.05

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

S:\11053\48226-PHA_MACAA_Site_PUD\DGN\Sheet\C3\48226-C1.0 NOTES & DETAILS.dwg | Plotted on 10/10/2024 12:11 PM | by Kevin Flynn



COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/13/2024	CITY COMMENTS
09/06/2024	DURLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
OVERALL PLAN

JOB NO. 48226
SHEET NO. C2.00

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

S:\1839\48226-PHA_MACAA_Site_PUD\DWG\Sheet\CD\48226-C2.00-OVERALL.dwg | Plotted on 10/10/2024 12:12 PM | by Kevin Flynn

LEGEND

- REMOVE ASPHALT
- REMOVE CONCRETE
- REMOVE BUILDING
- REMOVE UNDERGROUND UTILITIES
- REMOVE STONE PATH
- REMOVE TREES
- REMOVE TREE
- SAWCUT
- CRITICAL SLOPES
- STEEP SLOPES
- TREE LINE

PID: 470007000
DOMINICK NICHOLAS CAFFERILLO
&
ELAINE CONNER ALPERN
INST. NO. 150003853
#1105 PARK STREET

PID: 470008000
CHARLOTTESVILLE
ACTION ALLIANCE
INST. NO. 160004608
#1021 PARK STREET

PID: 470011000
1023 PARK STREET, LLC
INST. NO. 150004646
#1023 PARK STREET

PID: 470046000
BRUCE JR & MARIANNE
WILLIAMSON
DB. 1117, PG. 967
#1100 PARK STREET

PID: 470045200
SANDRA W. EVERTON
TRUSTEE
INST. NO. 180000043
#1012 PARK STREET

PID: 470012000
ISAIAH M LESTER
INST. NO. 200005380
#1007 PARK STREET

PID: 470013000
DANIEL L BUCKMAN

#1021
2 STORY
STONE & FRAME

#1023
1 STORY
BRICK

MACAA DRIVE

PARK STREET

DAVIS AVE.

MATCHLINE - SEE SHEET C2.03

MATCHLINE - SEE SHEET C2.02

60' TEMPORARY CONSTRUCTION EASEMENT

COORDINATE RELOCATION OF OVERHEAD POWER LINES WITH DOMINION

REMOVE OHP & RELOCATE OVERHEAD UTILITES

REMOVE WATER METER AND EXISTING LATERAL, PER CITY STANDARD; CONFIRM WATER METER IS NOT ACTIVE PRIOR TO REMOVAL

REMOVE OHP & RELOCATE OVERHEAD UTILITIES

RELOCATE EXISTING WATER METER. REMOVE EXISTING LATERAL TO MAIN, PER CITY STANDARD

REMOVE OHP & RELOCATE OVERHEAD UTILITIES

SCALE 1"=20'
0 20' 40'

KEVIN E. FLYNN
Lic. No. 53836
10/10/24
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/14/2024	CITY COMMENTS
09/06/2024	DURELEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

FINAL SITE PLAN

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE 1" = 20'

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA

EXISTING CONDITIONS & DEMOLITION PLAN

JOB NO. 48226
SHEET NO. C2.01

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

S:\1108\48226-PHA_MACAA_Site_PUD\DWG\Sheet\C3\48226-C2-2-DEMO.dwg | Plotted on 10/11/2024 12:13 PM | by Kevin Flynn

LEGEND

- REMOVE ASPHALT
- REMOVE CONCRETE
- REMOVE BUILDING
- REMOVE UNDERGROUND UTILITIES
- REMOVE STONE PATH
- REMOVE TREES
- REMOVE TREE
- SAWCUT
- CRITICAL SLOPES
- STEEP SLOPES
- TREE LINE

MATCHLINE - SEE SHEET C2.03

MATCHLINE - SEE SHEET C2.01

PID: 470007100
MONTICELLO AREA COMMUNITY ACTION AGENCY
DB. 533, PG. 235
DB. 604, PG. 568
ZONED: R-1
7.59 AC. (ORIGINAL RECORD)

PID: 470014000
JONATHAN R & MARCELLE M BRIDGE
INST. #170003910
#1003 PARK STREET

SCALE 1"=20'
0 20' 40'

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
04/26/2024	DUPLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE 1" = 20'

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA

EXISTING CONDITIONS & DEMOLITION PLAN

JOB NO. 48226
SHEET NO. C2.02

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

S:\103\48226-PHA, MACAA, Site_Re\DDWG\Sheet\C2\48226-C2.2-DEMO.dwg | Plotted on 10/10/2024 12:13 PM | by Kevin Flynn

LEGEND

- REMOVE ASPHALT
- REMOVE CONCRETE
- REMOVE BUILDING
- REMOVE UNDERGROUND UTILITIES
- REMOVE STONE PATH
- REMOVE TREES
- REMOVE TREE
- SAWCUT
- CRITICAL SLOPES
- STEEP SLOPES
- TREE LINE

REMOVE OVERHANG
REMOVE WOOD WALL
REMOVE 8" PVC DAYLIGHT INV=439.51
REMOVE STONE STEPS 3 TREADS 4 RISERS
REMOVE CONC SWLK
REMOVE SHRUB LINE
REMOVE SHRUB LINE
REMOVE 15" CMP INV=429.17
SAWCUT (TYP.)
48" OAK
10" DEC
CL DOOR FFE=431.89 (THRESHOLD)
CL DOOR FFE=431.54 (THRESHOLD)
CONC
EP
15" CMP
STONE WALL
STONE WALL (W) 2'
BROKEN ASPHALT
STONE STEPS (TYP.)
MATCHLINE - SEE SHEET C2.02
PID: 470014000
JONATHAN C & MARCELLE M ELDRIDGE
INST. NO. 170003910
#1003 PARK STREET
X. DRAINAGE EASEMENT FOR COMMONWEALTH OF VIRGINIA) INST. NO. 2012003535
MHS TOP=409.57 INV IN=[UNABLE TO MEASURE] INV OUT=400.39 18" CLAY (NW) (POSSIBLE SINK HOLE OR CAVE IN)
MHS TOP=408.41 INV IN=[2] 24-48" CLAY (SE) INV OUT=400.47 18" CLAY (NW) (VISUAL FLOW DIFFERS FROM INVERT DATA SHOWN)
POSSIBLE ABANDONED SSWR LINE
04-132 TOP=413.26 INV IN=402.17 [TOP OF PIPE] 6" CLAY (SW) INV IN=399.56 18" CLAY (NW) INV IN=[1.50 DROP] 8" CLAY (NE) INV OUT=400.06 18" CLAY (SE) (VISUAL FLOW DIFFERS FROM INVERT DATA SHOWN)
MHS 04-132A TOP=427.80 INV. IN=421.66' 8" T.C. INV. OUT=421.60' 8" T.C.
PID: 470016300 BRADLEY R TAYLOR DB. 1113, PG. 115 #513 250 BYPASS
PID: 470016200 JAMES R & BETTY M EASTON DB. 366, PG. 127 #517 250 BYPASS
ABANDON MANHOLES IN ACCORDANCE WITH CITY STANDARD DETAIL WW7.0
DISCONNECT & ABANDON PORTION OF PIPE
REMOVE PORTION OF WALL
DISCONNECT & ABANDON EXISTING PIPE CONN. TO MH
CONC. CASING AT SPRING HEAD
24" CLAY INV=404.85
ROCK ARMOR
MHD TOP=409.43 INV IN=403.33 18" RCP (SE) INV OUT=403.15 24" HDPE (SW)
REMOVE PORTION OF EXISTING WALL
N55°41'03"W 42.86'
S38°48'58"W 246.83'
N43°03'44"W 229.80'
R=686.50' L=229.94' T=116.12' Δ=19°45'59" CB=N33°13'44"W C=228.80'
R=360.50' L=241.38' T=120.76' Δ=38°21'12" CB=N45°34'45"W C=241.31'
ROUTE 250
ASPHALT SWLK
IRON (F)
FILTERRA BIOFILTER TOP=407.15
4" CREPE MYRTLE
27" RCP
SD CURB INLET W/ GRATE TOP=406.15 INV IN=398.80 27" RCP (SE) INV OUT=396.85 27" RCP (NW)
SD CURB INLET W/ GRATE TOP=411.80 INV IN=401.55 24" HDPE (NE) INV IN=401.50 24" HDPE (SE) INV OUT=401.43 27" RCP (NW)
FILTERRA BIOFILTER TOP=412.75
SD CURB INLET TOP=413.83 INV IN=402.96 24" HDPE (SE) INV OUT=402.89 24" HDPE (NW)
FILTERRA BIOFILTER TOP=414.00
04-127 TOP=414.08 INV IN=407.85 6" CLAY (SW) INV OUT=407.26 6" CLAY (NE)
PK NAIL
12" CI CVL
2" PE
SAN
W
G
SCALE 1"=20'
0 20' 40'
NAD 83

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
02/29/2024	CITY COMMENTS
07/17/2024	CITY COMMENTS
09/06/2024	DUPLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE 1" = 20'

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
EXISTING CONDITIONS & DEMOLITION PLAN

JOB NO. 48226
SHEET NO. C2.03

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

S:\10\48226-PHA_MACAA_Site_PUD\DWG\Sheet\CD\48226-C2.2-DEMO.dwg | Plotted on 10/10/2024 12:13 PM | by Kevin Flynn

EROSION AND SEDIMENT CONTROL NARRATIVE:

PROJECT DESCRIPTION
THIS PROJECT INCLUDES THE DEMOLITION OF THE EXISTING BUILDINGS AND INFRASTRUCTURE ON SITE FOLLOWED BY THE CONSTRUCTION OF AN AFFORDABLE HOUSING APARTMENT BUILDINGS, CHILDCARE FACILITY, TOWNHOMES, PARKING, ROADS, AND ASSOCIATED SITE WORK. THE LIMITS OF DISTURBANCE IS 5.18 ACRES.

ADJACENT PROPERTY
THE NORTHERN AND EASTERN PROPERTY LINES ARE BOUNDED BY RESIDENTIAL PARCELS AND PARK STREET. THE SOUTHERN PROPERTY LINE IS BOUND US ROUTE 250 AND THE WESTERN PROPERTY LINE IS BOUND BY FORESTED AREA AND SCHENKS BRANCH.

EXISTING SITE CONDITIONS
THIS SITE CONSISTS OF THE MONTICELLO AREA COMMUNITY ACTION AGENCY (MACAA). THE SITE IS CURRENTLY A MIX OF DEVELOPED AREA AND FORESTED AREA. THE SITE HAS MULTIPLE BUILDINGS, PARKING, AND A DRIVE LANE CONNECTING TO PARK STREET. SLOPES VARY ACROSS THE SITE RANGING FROM 0% TO 90%, WITH SEVERAL EXISTING RETAINING WALLS.

OFF-SITE AREAS
NO OFF-SITE AREAS BEYOND THE LIMITS OF DISTURBANCE WILL BE IMPACTED.

CRITICAL EROSION AREAS
EARLY ESTABLISHMENT AND PROPER MAINTENANCE OF PERIMETER CONTROLS WILL PROVIDE SEDIMENTATION CONTROL. ALL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH BLANKET MATTING. CONTRACTOR SHALL NOT IMPACT ADJACENT CRITICAL SLOPE AREAS OUTSIDE THE LIMITS OF DISTURBANCE. CARE SHALL BE TAKEN TO MINIMIZE DISTURBANCE TO CRITICAL SLOPES DURING ABANDONMENT OF EXISTING SANITARY SEWER LINE ON WEST SIDE OF SITE.

EROSION AND SEDIMENT CONTROL MEASURES
UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE CURRENT ADDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. THE MINIMUM STANDARDS OF THE VESCH SHALL BE ADHERED TO UNLESS OTHERWISE WAIVED OR APPROVED BY A VARIANCE BY LOCAL AUTHORITIES HAVING JURISDICTION.

CONTRACTOR TO LOCATE FUEL STORAGE, RAIN GAUGES, WASH RACK, PAINT AND MASONRY WASHOUTS, CONSTRUCTION WASTE STORAGE AND SANITARY FACILITIES AS NEEDED WITHIN THE LOD. CONTRACTOR TO CONFIRM ALL LOCATIONS WITH THE CITY E&S INSPECTOR.

STORMWATER RUNOFF CONSIDERATIONS
THIS PROJECT INCLUDES A NEW AFFORDABLE HOUSING APARTMENT BUILDINGS, TOWNHOUSES, PARKING, ROADS AND ASSOCIATED SITE IMPROVEMENTS ON THE EXISTING PARCEL FOR MACAA LOCATED AT 1025 PARK STREET, CHARLOTTESVILLE, VA 22901. THE PROPOSED BUILDING AND IMPROVEMENTS IMPROVEMENTS ARE LOCATED TO THE SOUTH AND WEST OF THE EXISTING BUILDINGS. THE LIMITS OF DISTURBANCE IS 5.18 ACRES.
STORMWATER QUANTITY REQUIREMENTS ARE MET THROUGH THE USE OF A PROPOSED UNDERGROUND STORAGE FACILITY. WATER QUALITY REQUIREMENTS WILL BE MET THROUGH THE PURCHASE OF OFFSITE NUTRIENT CREDITS.

STRUCTURAL PRACTICES:
1. TEMPORARY CONSTRUCTION ENTRANCE - 3.02 A TEMPORARY CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT THE LOCATION INDICATED ON THE PLANS. IT IS IMPERATIVE THAT THIS MEASURE BE MAINTAINED THROUGHOUT CONSTRUCTION. ITS PURPOSE IS TO REDUCE THE AMOUNT OF MUD TRANSPORTED ONTO PAVED PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF.
   1.1. MAINTENANCE OF TEMPORARY CONSTRUCTION ENTRANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR THE WASHING AND REWORKING OF EXISTING STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. THE USE OF WATER TRUCKS TO REMOVE MATERIALS DROPPED, WASHED, OR TRACKED ONTO ROADWAYS WILL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES.
3. SILT FENCE BARRIER - 3.05 SILT FENCE SEDIMENT BARRIERS SHAL L BE INSTALLED DOWNSLOPE OF AREAS WITH MINIMAL GRADES TO FILTER SEDIMENT-LADEN RUNOFF FROM SHEET FLOW AS INDICATED. ITS PURPOSE IS TO INTERCEPT SMALL AMOUNTS OF SEDIMENT FROM DISTURBED AREAS AND PREVENT SEDIMENT FROM LEAVING THE SITE.
   3.1. MAINTENANCE OF SILT FENCE BARRIER - SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. 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.
4. STORM DRAIN INLET PROTECTION - 3.07 STONE FILTERS SHALL BE PLACED AT THE INLET OF ALL DRAINAGE STRUCTURES AS INDICATED ON PLANS. ITS PURPOSE IS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAINAGE SYSTEM PRIOR TO PERMANENT STABILIZATION.
   4.1. MAINTENANCE OF STORM DRAIN INLET PROTECTION - THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT WILL NOT RODE. STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
5. CULVERT INLET PROTECTION - 3.08 A SEDIMENT FILTER LOCATED AT THE INLET TO STORM SEWER CULVERTS WHICH PREVENTS SEDIMENT FROM ENTERING, ACCUMULATING IN AND BEING TRANSFERRED BY THE CULVERTS. IT PROVIDED EROSION CONTROL AT CULVERTS DURING THE PHASE OF A PROJECT WHERE ELEVATIONS AND DRAINAGE PATTERNS ARE CHANGING, CAUSING ORIGINAL MEASURES TO BE INEFFECTIVE.
6. DIVERSION DIKE - 3.09 A TEMPORARY RIDGE OF COMPACTED SOIL TO DIVERT WATER FROM A CERTAIN AREA.
7. TEMPORARY RIGHT-OF-WAY DIVERSION - 3.11 A RIDGE OF COMPACTED SOIL OR LOOSE ROCK OR GRAVEL CONSTRUCTED ACROSS DISTURBED RIGHTS-OF-WAY AND SIMILAR SLOPING AREAS.
8. SEDIMENT TRAP - 3.13 A TEMPORARY BARRIER OF DAM WITH A CONTROLLED STORMWATER RELEASE TO DETAIN SEDIMENT-LADEN RUNOFF FROM DISTURBED AREAS IN "WET" AND "DRY" STORAGE LONG ENOUGH FOR THE MAJORITY OF THE SEDIMENT TO SETTLE OUT.
   8.1. MAINTENANCE OF SEDIMENT TRAP - INSPECT TRAP EMBANKMENT WEEKLY TO ENSURE IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED DURING CONSTRUCTION ACTIVITIES. ADDITIONALLY THE TRAP SHALL BE CHECKED AFTER EVERY RAINFALL EVENT. ONCE THE SEDIMENT TRAP HAS REACHED THE DESIGNATED CLEANOUT LEVEL IT SHALL BE REMOVED AND PROPERLY DISPOSED OF.
9. TEMPORARY SLOPE DRAIN - 3.15 A FLEXIBLE TUBING OR CONDUIT, USED BEFORE PERMANENT DRAINAGE STRUCTURES ARE IN STALLED INTENDED TO CONDUCT CONCENTRATED RUNOFF SAFELY FROM THE TOP TO THE BOTTOM OF A DISTURBED SLOPE WITHOUT CAUSING EROSION ON OR BELOW THE SLOPE..
10. OUTLET PROTECTION - 3.18 THE INSTALLATION OF RIPRAP CHANNEL SECTIONS AND/OR STILLING BASINS BELOW STORM DRAIN OUTLETS TO REDUCE EROSION AND UNDER-CUTTING FROM SCOURING AT OUTLETS AND TO REDUCE FLOW VELOCITIES BEFORE STORMWATER ENTERS RECEIVING CHANNELS BELOW THESE OUTLETS.
11. ROCK CHECK DAMS - 3.20 SMALL TEMPORARY STONE DAMS CONSTRUCTED ACROSS A SWALE OR DRAINAGE DITCH.
12. DUST CONTROL - 3.39 DUST CONTROL IS TO BE USED THROUGH THE SITE IN AREAS SUBJECT TO SURFACE AND AIR MOVEMENT.

VEGETATIVE PRACTICES:
1. TOPSOIL (TEMPORARY STOCKPILE) - 3.30 TOPSOIL SHALL BE STRIPPED FROM AREAS TO BE GRADED AND STOCKPILED FOR LATER SPREADING. STOCKPILE LOCATIONS SHALL BE LOCATED ONSITE AND SHALL BE STABILIZED WITH TEMPORARY SILT FENCE AND VEGETATION.
2. TEMPORARY SEEDING - 3.31 ALL DENUDED AREAS WHICH WILL BE LEFT DORMANT FOR MORE THAN 30 DAYS SHALL BE SEEDED WITH FAST GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING OF THOSE AREAS. SELECTION OF THE SEED MIXTURE SHALL DEPEND ON THE TIME OF YEAR IT IS APPLIED.
3. PERMANENT SEEDING - 3.32 FOLLOWING GRADING ACTIVITIES, ESTABLISH PERENNIAL VEGETATIVE COVER BY PLANTING SEED TO REDUCE EROSION, STABILIZE DISTURBED AREAS, AND ENHANCE NATURAL BEAUTY.
4. SOIL STABILIZATION BLANKETS & MATTING - 3.36 A PROTECTIVE COVERING BLANKET OR SOIL STABILIZATION MAT SHALL BE INSTALLED ON PREPARED PLANTING AREAS OF CHANNELS TO PROTECT AND PROMOTE VEGETATION ESTABLISHMENT AND REINFORCE ESTABLISHED TURF.

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

EROSION AND SEDIMENT CONTROL MAINTENANCE
THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF ALL E&SC MEASURES INDICATED ON SHEETS C3.03 - C3.20 MONITORING REPORTS SHALL BE KEPT WITHIN THE SWPPP BINDER BY THE RESPONSIBLE LAND DISTURBER (RLD).

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

SEQUENCE OF INSTALLATION
PHASE I - SHEETS C3.03, C3.04, & C3.05
1. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE CITY OF CHARLOTTESVILLE E&S INSPECTOR, CONTRACTOR, OWNER, AND ENGINEER.
2. PRIOR TO BEGINNING WORK, CONTRACTOR SHALL STAKE/FLAG THE LIMITS OF DISTURBANCE.
3. INSTALL INLET PROTECTION AND PERIMETER MEASURES: SILT FENCE, SAFETY FENCE, AND TREE PROTECTION.
4. INSPECT SILT FENCE DAILY TO ENSURE THAT IT IS FUNCTIONING PROPERLY. ADDITIONAL MEASURES OR MODIFICATIONS TO EXISTING MEASURES MAY BE REQUESTED BY CITY INSPECTOR TO ENSURE THAT SEDIMENT LADEN RUNOFF IS PREVENTED FROM LEAVING THE SITE.

PHASE II - SHEETS C3.06, C3.07, & C3.08
1. AFTER ALL E&SC ITEMS SHOWN ON THE PHASE I E&SC PLAN ARE INSTALLED AND INSPECTED BY THE CITY E&S INSPECTOR, CONTRACTOR MAY BEGIN PHASE II WORK.
2. PRIOR TO INSTALLATION OF SEDIMENT TRAP #1, INSTALL PIPES 101, 103, & 105 AND MANHOLES 102, 104, & 106; INSTALL TEMPORARY TOPS ON STRUCTURES 104 & 106. PRIOR TO INSTALLATION OF SEDIMENT TRAP #2, INSTALL PROPOSED SANITARY SEWER TRUNK LINE FROM MH 04-354 TO MH 04-352, WITH TEMPORARY MANHOLE TOPS AS NECESSARY TO MAINTAIN GRADING. INSTALL TEMPORARY WATER-TIGHT TOP ON MH 04-353.
3. TO ENSURE THERE IS NO DAMAGE TO STORMWATER PIPES 101, 103, AND 105, THESE PIPES SHALL BE CCTV'D AT THE FOLLOWING INSTANCES TO ENSURE THERE IS NO DAMAGE TO THE PIPES: AFTER THE INSTALLATION OF SEDIMENT TRAP #1, WHICH WILL TAKE PLACE DURING A DRY WEATHER PERIOD OF 5 BUSINESS DAYS; PRIOR TO CONNECTING TO THE UNDERGROUND DETENTION FACILITY; AFTER REMOVING SEDIMENT TRAP #1, WHICH WILL TAKE PLACE DURING A DRY WEATHER PERIOD OF 5 BUSINESS DAYS; ANYTIME WORK IS DONE WITHIN THE VICINITY OF THE PIPE SYSTEM.
4. DISTURBING A MINIMAL AMOUNT OF SURFACE AND DEMOLISHING A MINIMAL AMOUNT OF PAVEMENT, EXCAVATE SEDIMENT TRAPS #1 & 2 AND INSTALL DIVERSION DIKES, EARTHEN DIKES, TEMPORARY SLOPE DRAINS, AND OUTLET PROTECTION.
5. INSPECT SILT FENCE, DIVERSION DIKES, AND SEDIMENT TRAPS DAILY TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. ADDITIONAL MEASURES OR MODIFICATIONS TO EXISTING MEASURES MAY BE REQUESTED BY CITY INSPECTOR TO ENSURE THAT SEDIMENT LADEN RUNOFF IS PREVENTED FROM LEAVING THE SITE.

PHASE III - SHEETS C3.09, C3.10, & C3.11
1. AFTER ALL E&SC ITEMS SHOWN ON THE PHASE II E&SC PLAN ARE INSTALLED AND INSPECTED BY THE CITY E&S INSPECTOR, CONTRACTOR MAY BEGIN SITE DEMOLITION AND ROUGH GRADING.
2. INSTALL CONNECTION FROM PROPOSED SANITARY SEWER OUTFALL TO MH 04-132 PRIOR TO REMOVING PORTION OF EXISTING PIPE 04-129 - 04-130, WITH TEMPORARY MANHOLE TOPS AS NECESSARY TO MAINTAIN GRADING. CONTRACTOR TO DETERMINE ACCESS PATH(S) TO EXISTING SANITARY SEWER TO BE ABANDONED/DEMOLISHED THAT DOES NOT DISTURB EXISTING GROUND COVER. IF EXISTING GROUND COVER IS TO BE DISTURBED, ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH CITY E&S INSPECTOR PRIOR TO DISTURBANCE. IF THE LIMITS OF DISTURBANCE ARE INCREASED BEYOND WHAT IS SHOWN ON THE APPROVED PLANS, A SITE PLAN AMENDMENT WILL BE REQUIRED TO BE SUBMITTED TO THE CITY OF CHARLOTTESVILLE FOR REVIEW & APPROVAL.
3. AFTER DEMOLITION AND ROUGH GRADING ARE COMPLETE, STABILIZE DISTURBED AREAS WITH TEMPORARY SEEDING AND MULCHING.
4. AFTER ROUGH GRADING IS COMPLETE, CONTRACTOR SHALL CONTACT CITY OF CHARLOTTESVILLE INSPECTOR FOR ON-SITE PRE-CONSTRUCTION MEETING PRIOR TO CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES. BEGIN INSTALLATION OF SWM A.
5. CONSTRUCT BUILDINGS A & B; SITE PERIMETER RETAINING WALLS ADJACENT TO BUILDING B PARKING, DAYCARE PLAY AREA, AND ROAD F; REMAINING STORMWATER CONVEYANCE PIPES, INLETS, AND MANHOLES EXCEPT PIPES 303, 305, & 307, INLETS 304 & 308, AND MANHOLE 306; MACAA DR, ROAD C, ROAD D, AND PORTION OF ROAD E; AND ASSOCIATED UTILITIES AND SITE FEATURES.
6. INSTALL INLET PROTECTION AS THE STORM SYSTEM IS CONSTRUCTED AND BECOMES OPERATIONAL.
7. AFTER MACAA DR ENTRANCE AT PARK ST IS INSTALLED, RELOCATE CONSTRUCTION ENTRANCE.
8. FINE GRADE PROJECT AREAS WHERE WORK IS COMPLETED DURING THIS PHASE. APPLY PERMANENT SOIL STABILIZATION WITHIN SEVEN DAYS AFTER FINAL GRADE IS ACHIEVED.
9. ALL STORMWATER PIPING AND STRUCTURES SHALL BE INSPECTED FOR SILT/SEDIMENT. IF PRESENT, SILT/SEDIMENT SHALL BE CLEANED OUT OF THE SYSTEM TO THE SATISFACTION OF THE CITY E&S INSPECTOR.
10. INSPECT SILT FENCE, DIVERSION DIKES, AND SEDIMENT TRAPS DAILY TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. ADDITIONAL MEASURES OR MODIFICATIONS TO EXISTING MEASURES MAY BE REQUESTED BY CITY INSPECTOR TO ENSURE THAT SEDIMENT LADEN RUNOFF IS PREVENTED FROM LEAVING THE SITE.

PHASE IV - SHEETS C3.12, C3.13, & C3.14
1. PRIOR TO THE REMOVAL OF SEDIMENT TRAP #1, ALL CONTRIBUTING DRAINAGE AREAS MUST BE STABILIZED AND INSPECTED BY THE CITY OF CHARLOTTESVILLE E&S INSPECTOR. ADDITIONALLY, TO ENSURE THERE IS NO DAMAGE TO STORMWATER PIPES 101, 103, AND 105; THEY SHALL BE CCTV'D.
2. REMOVE SEDIMENT TRAP #1, WHICH WILL TAKE PLACE DURING A DRY WEATHER PERIOD OF 5 BUSINESS DAYS, AND FINE GRADE AREA. MULCH AND SEED ALL AREAS TO BE GRASS IN FINAL CONDITION AS SOON AS FINAL GRADE IS ACHIEVED.
3. INSTALL SEDIMENT TRAP #3. INSTALL SITE PERIMETER RETAINING WALL ADJACENT TO ROAD E AND ROUGH GRADE REMAINING PORTION OF ROAD E AND ASSOCIATED LOTS.
4. INSPECT SILT FENCE, DIVERSION DIKES, AND SEDIMENT TRAPS DAILY TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. ADDITIONAL MEASURES OR MODIFICATIONS TO EXISTING MEASURES MAY BE REQUESTED BY CITY INSPECTOR TO ENSURE THAT SEDIMENT LADEN RUNOFF IS PREVENTED FROM LEAVING THE SITE.
5. NOTE, E&S PHASE IV REFLECTS THE INFRASTRUCTURE, BUILDINGS, AND SITE WORK INCLUDED IN THE INITIAL OCCUPANCY PHASE OF THE DEVELOPMENT AGREEMENT.

PHASE V - SHEETS C3.15, C3.16, & C3.17
1. BEGIN CONSTRUCTION OF REMAINING BUILDINGS AND ROADS.
2. PRIOR TO REMOVAL OF SEDIMENT TRAP #2, ROAD F TOWNHOME SLABS MUST BE POURED AND THE CONTRIBUTING DRAINAGE TO SEDIMENT TRAP #2 MUST BE STABILIZED TO THE SATISFACTION OF THE CITY OF CHARLOTTESVILLE E&S INSPECTOR. REMOVE SEDIMENT TRAP #2 AND FINE GRADE AREA.
3. AFTER THE REMOVAL OF SEDIMENT TRAP #2, INSTALL PIPES 303, 305, & 307, INLETS 304 & 308, AND MANHOLE 306. INSTALL ADDITIONAL INLET PROTECTION AS THE STORM SYSTEM IS CONSTRUCTED AND BECOMES OPERATIONAL.
4. PRIOR TO REMOVAL OF SEDIMENT TRAP #3, ROAD E TOWNHOME AND DUPLEX SLABS MUST BE POURED AND THE CONTRIBUTING DRAINAGE TO SEDIMENT TRAP #3 MUST BE STABILIZED TO THE SATISFACTION OF THE CITY OF CHARLOTTESVILLE E&S INSPECTOR. REMOVE SEDIMENT TRAP #3, INSTALL SANITARY MH 13 AND PIPE 13-8, AND FINE GRADE AREA.
5. FINE GRADE PROJECT AREA. APPLY PERMANENT SOIL STABILIZATION WITHIN SEVEN DAYS AFTER FINAL GRADE IS ACHIEVED.
6. AFTER CONSTRUCTION ENTRANCE IS REMOVED, INSTALL PORKCHOP ISLAND AT INTERSECTION OF MACAA DR & PARK ST.
7. ALL STORMWATER PIPING AND STRUCTURES SHALL BE INSPECTED FOR SILT/SEDIMENT. IF PRESENT, SILT/SEDIMENT SHALL BE CLEANED OUT OF THE SYSTEM TO THE SATISFACTION OF THE CITY E&S INSPECTOR.
8. MULCH AND SEED ALL AREAS TO BE GRASS IN FINAL CONDITION AS SOON AS FINAL GRADE IS ACHIEVED. PREVIOUSLY PAVED AREAS SHALL BE ROTOTILLED WITH 6" OF AMENDED TOP SOIL PRIOR TO PERMANENT SEEDING BEING APPLIED.
9. ONCE CONSTRUCTION IS COMPLETE AND ALL CONTRIBUTING DRAINAGE AREAS ARE STABILIZED, EROSION AND SEDIMENT CONTROL MEASURES CAN BE REMOVED UPON APPROVAL FROM THE CITY E&S INSPECTOR.

MINIMUM STANDARDS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

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

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

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

SOILS INFORMATION:

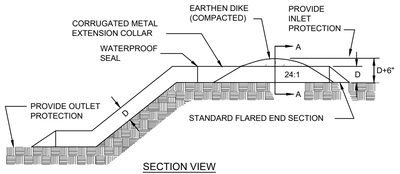
48E - PHILOMONT SANDY LOAM, 25 TO 45 PERCENT SLOPES, VERY STONY. MORE THAN 80 INCHES TO RESTRICTIVE FEATURES, WELL DRAINED. HYDROLOGIC SOIL GROUP: A

121B - CULPEPER, 2 TO 7 PERCENT SLOPES. 40 TO 79 INCHES TO LITHIC BEDROCK, 40 TO 79 INCHES TO PARALITHIC BEDROCK, WELL DRAINED. HYDROLOGIC SOIL GROUP: B

121C - CULPEPER, 7 TO 15 PERCENT SLOPES. 40 TO 79 INCHES TO PARALITHIC BEDROCK, 40 TO 79 INCHES TO LITHIC BEDROCK, WELL DRAINED. HYDROLOGIC SOIL GROUP: B

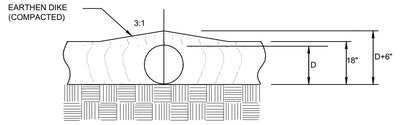
GENERAL EROSION AND SEDIMENT CONTROL NOTES:

ES-1: UNLESS OTHERWISE INDICATED, CONSTRUCT AND MAINTAIN ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL H



SECTION VIEW

NOTE: SEDIMENT MAY BE CONTROLLED AT OUTLET IF UPLAND PONDING WILL CREATE PROBLEMS



SECTION A - A

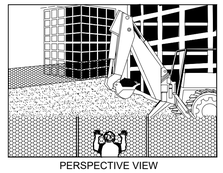
NOTE: PROVIDE RIPRAP ARMORING ON THE EARTHEN DIKE AROUND THE INLET TO PREVENT POTENTIAL SCOURING.

TSD

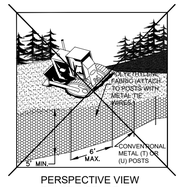
3.15-1

TEMPORARY SLOPE DRAIN

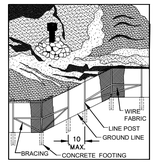
No Scale



PERSPECTIVE VIEW



PERSPECTIVE VIEW
PLASTIC FENCE



PERSPECTIVE VIEW
METAL FENCE

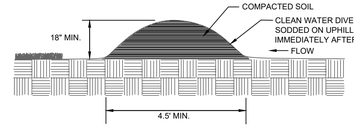
SAF

3.10

SAFETY FENCE

No Scale

TEMPORARY RIGHT-OF-WAY DIVERSIONS

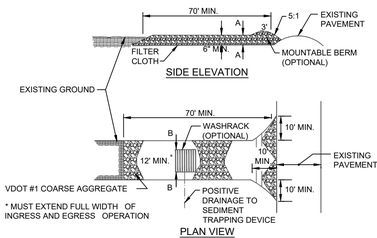


CWD DD

3.09-1

TEMPORARY DIVERSION DIKE

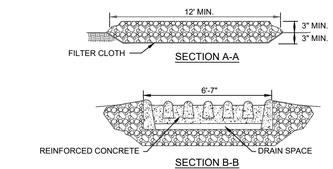
No Scale



SIDE ELEVATION

* MUST EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION

PLAN VIEW



SECTION A-A

SECTION B-B

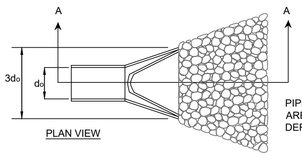
CE

3.02

STONE CONSTRUCTION ENTRANCE

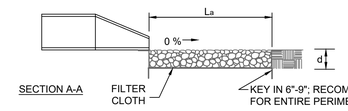
No Scale

PIPE OUTLET CONDITIONS

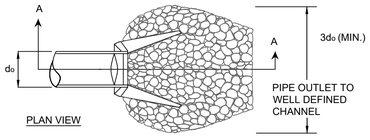


PLAN VIEW

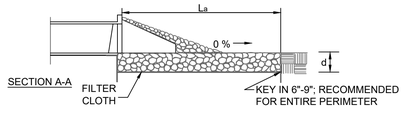
PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL



SECTION A-A



PLAN VIEW



SECTION A-A

NOTES:
1. APRON LINING MAY BE RIPRAP, GROUTED RIPRAP, GABION BASKET, OR CONCRETE.
2. L_a IS THE LENGTH OF THE RIPRAP APRON AS CALCULATED USING PLATES 3.18-3 AND 3.18-4.
3. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER, BUT NOT LESS THAN 6 INCHES.

OP

3.18-1

OUTLET PROTECTION

No Scale

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

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

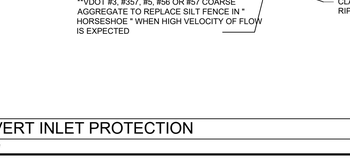
TS

3.31

TEMPORARY SEEDING PLANT MATERIALS

No Scale

TEMPORARY RIGHT-OF-WAY DIVERSIONS



TYPICAL GRAVEL STRUCTURE

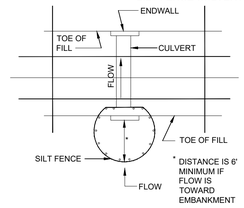
RWD

3.11-1

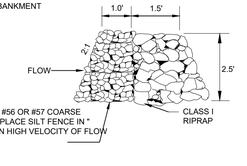
TEMPORARY RIGHT-OF-WAY DIVERSION

No Scale

SILT FENCE CULVERT INLET PROTECTION



**OPTIONAL STONE COMBINATION



**VDOT #3, #357, #5, #56 OR #57 COARSE AGGREGATE TO REPLACE SILT FENCE IN " HORSESHOE " WHEN HIGH VELOCITY OF FLOW IS EXPECTED

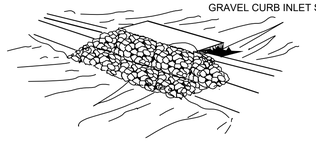
CIP

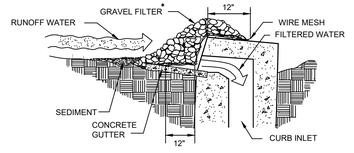
3.08-1

CULVERT INLET PROTECTION

No Scale

GRAVEL CURB INLET SEDIMENT FILTER





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

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

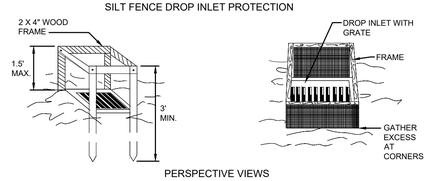
IP

3.07- 6

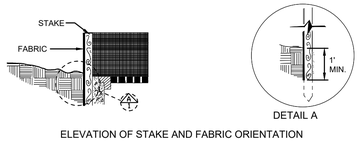
STORMWATER INLET PROTECTION

No Scale

SILT FENCE DROP INLET PROTECTION



PERSPECTIVE VIEWS



ELEVATION OF STAKE AND FABRIC ORIENTATION

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

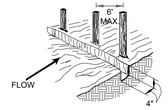
IP

3.07-1

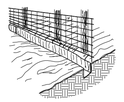
STORM DRAIN INLET PROTECTION

No Scale

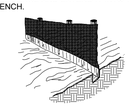
1. SET POSTS AND EXCAVATE A 4"X4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.



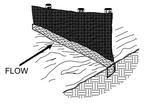
2. STAPLE WIRE FENCING TO THE POSTS.



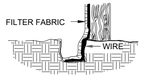
3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



EXTENSION OF FABRIC AND WIRE INTO THE TRENCH.



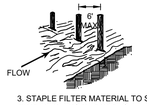
SSF

3.05-1

SILT FENCE (WITH WIRE SUPPORT)

No Scale

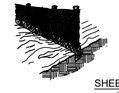
1. SET THE STAKES.



2. EXCAVATE A 4"X 4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.



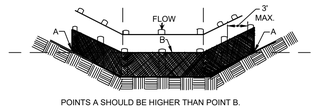
3. STAPLE FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



SHEET FLOW INSTALLATION
(PERSPECTIVE VIEW)



POINTS A SHOULD BE HIGHER THAN POINT B.

DRAINAGEWAY INSTALLATION
(FRONT ELEVATION)

SF

3.05-2

SILT FENCE (W/O WIRE SUPPORT)

No Scale

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/01/2024	CITY COMMENTS
09/06/2024	DURLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

DATE: 05/31/22
DRAWN BY: K. FLYNN
DESIGNED BY: K. FLYNN
CHECKED BY: J. SHOWALTER
SCALE:

TIMMONS GROUP

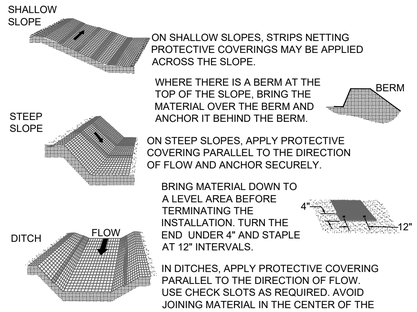
MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

JOB NO. 48226
SHEET NO. C3.01

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

S:\103\48226-PHA_MACAA_Site_PUD\DWG\Sheet\C3\48226-C3.0-ECND.dwg | Plotted on 10/10/2024 3:55 PM | by Kevin Flynn

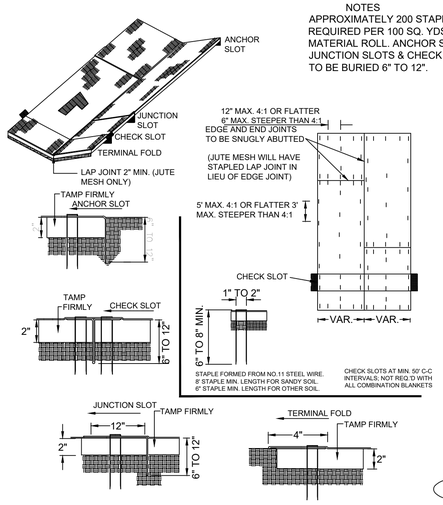
TYPICAL ORIENTATION OF VESCH TREATMENT - 1 SOIL (STABILIZATION BLANKET)



BM 3.36-1

SOIL STABILIZATION BLANKET (TREATMENT-1)

No Scale



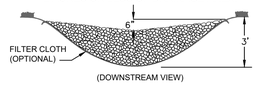
NOTES
APPROXIMATELY 200 STAPLES REQUIRED PER 100 SQ. YDS. OF MATERIAL ROLL. ANCHOR SLOTS, JUNCTION SLOTS & CHECK SLOTS TO BE BURIED 6" TO 12".

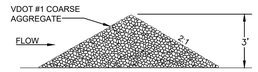
BM 3.36-2

SOIL STABILIZATION BLANKET (TREATMENT-1)

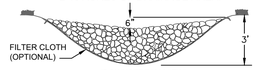
No Scale

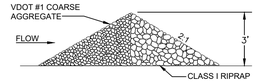
2 ACRES OR LESS OF DRAINAGE AREA:



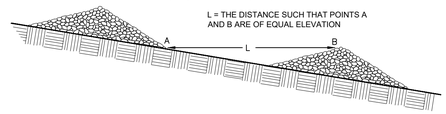


2-10 ACRES OF DRAINAGE AREA:





SPACING BETWEEN CHECK DAMS



CD 3.20-1

ROCK CHECK DAM

No Scale

TABLE 3.32-D
SITE SPECIFIC SEEDING MIXTURES FOR PIEDMONT AREA

MINIMUM CARE LAWN	TOTAL LBS. PER ACRE
COMMERCIAL OR RESIDENTIAL	175-200 LBS.
KENTUCKY 31 OR TURF-TYPE TALL FESCUE	90-100%
IMPROVED PERENNIAL RYEGRASS	0-5%
KENTUCKY BLUEGRASS	0-5%
GENERAL SLOPE (3:1 OR LESS)	
KENTUCKY 31 FESCUE	128 LBS.
RED TOP GRASS	2 LBS.
SEASONAL NURSE CROP *	20 LBS.
	150 LBS.
LOW-MAINTENANCE SLOPE (STEEPER THAN 3:1)	
KENTUCKY 31 FESCUE	108 LBS.
RED TOP GRASS	2 LBS.
SEASONAL NURSE CROP *	20 LBS.
CROWNVETCH **	20 LBS.
	150 LBS.

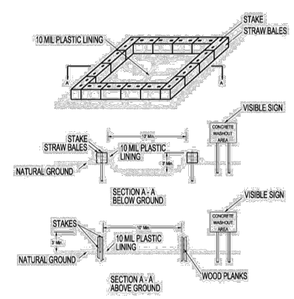
* USE SEASONAL NURSE CROP IN ACCORDANCE WITH SEEDING DATES AS STATED BELOW:
FEBRUARY 16TH THROUGH APRIL..... ANNUAL RYE
MAY 1ST THROUGH AUGUST 15TH..... FOXTAIL MILLET
AUGUST 16TH THROUGH OCTOBER..... ANNUAL RYE
NOVEMBER THROUGH FEBRUARY 15TH..... WINTER RYE

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

PS 3.32

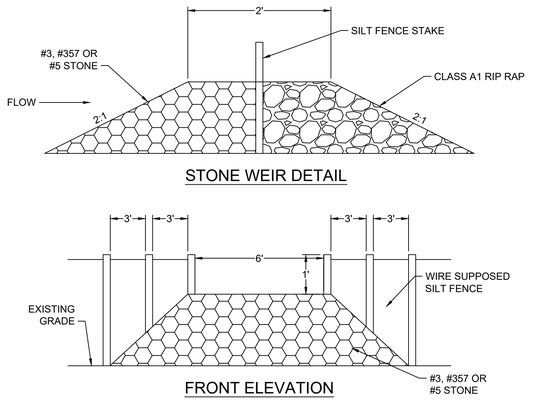
PERMANENT SEEDING MIX FOR PIEDMONT AREA

No Scale



CONCRETE WASHOUT AREA

No Scale



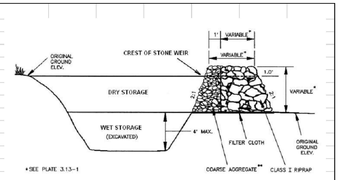
NOTE: SILT FENCE BREAK TO BE PLACED AT LOW POINT IN FENCE LINE

SILT FENCE BREAK

No Scale

Sediment Trap #1 Design

Drainage Area (Acres) (<3)		2.40	
Trap Volumes:			
Elevation (ft)	Area (sf)	Volume (CY)	
413	1251		
414	1643	53.6	
415	2096	69.2	
416	2575	86.5	
417	3078	104.7	
418	3607	123.8	
		437.8	
Wet Storage:			
Wet Storage Required (CY) (67*DA)		161.1	
Bottom of Stone Weir (ft)		416.0	
Wet Sorage Provded at This Elevation (CY		209.3	
Slope of Wet Storage Sides		2:1	
Dry Storage:			
Dry Storage Required (CY) (67*DA)		161.1	
Crest of Stone Weir		418.0	
Dry Storage Provided at This Elevation (CY		228.5	
Slope of Dry Storage Sides		2:1	



**Coarse aggregate shall be VDOT #3, #357 or #5

Weir Length (ft) (6xDA)	14.4
Bottom of Trap Elevation (ft)	413
Bottom Trap Dimensions:	85X15
Top of Dam Elevation (ft)	419
Top Width of Dam (ft)	4
Top Trap Dimensions	106x40

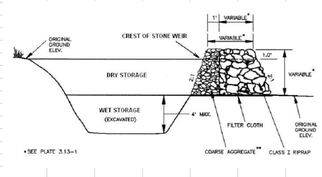
ST1 3.13

SEDIMENT TRAP #1

No Scale

Sediment Trap #2 Design

Drainage Area (Acres) (<3)		1.72	
Trap Volumes:			
Eelevation (ft)	Area (SF)	Volume (CY)	
443	733		
444	946	31.1	
445	1184	39.4	
446	1448	48.7	
447	1737	59.0	
448	2208	73.1	
		251.3	
Wet Storage:			
Wet Storage Required (CY) (67*DA)		115.0	
Bottom of Stone Weir (ft)		446.0	
Wet Sorage Provded at This Elevation (CY		119.3	
Slope of Wet Storage Sides		2:1	
Dry Storage:			
Dry Storage Required (CY) (67*DA)		115.0	
Crest of Stone Weir		448.0	
Dry Storage Provded at This Elevation (CY		132.0	
Slope of Dry Storage Sides		2:1	



**Coarse aggregate shall be VDOT #3, #357 or #5

Weir Length (ft) (6xDA)	10.3
Bottom of Trap Elevation (ft)	443
Bottom Trap Dimensions:	27X0
Top of Dam Elevation (ft)	449
Top Width of Dam (ft)	4
Top Trap Dimensions	51x55

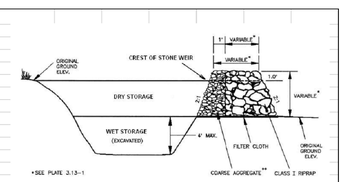
ST2 3.13

SEDIMENT TRAP #2

No Scale

Sediment Trap #3 Design

Drainage Area (Acres) (<3)		1.42	
Trap Volumes:			
Eelevation (ft)	Area (SF)	Volume (CY)	
450	562		
451	829	25.8	
452	1121	36.1	
453	1438	47.4	
454	1780	59.6	
455	2145	72.7	
		241.5	
Wet Storage:			
Wet Storage Required (CY) (67*DA)		95.0	
Bottom of Stone Weir (ft)		453.0	
Wet Sorage Provded at This Elevation (CY		109.3	
Slope of Wet Storage Sides		2:1	
Dry Storage:			
Dry Storage Required (CY) (67*DA)		95.0	
Crest of Stone Weir		455.0	
Dry Storage Provided at This Elevation (CY		132.3	
Slope of Dry Storage Sides		2:1	



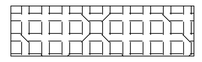
**Coarse aggregate shall be VDOT #3, #357 or #5

Weir Length (ft) (6xDA)	8.5
Bottom of Trap Elevation (ft)	450
Bottom Trap Dimensions:	10X58
Top of Dam Elevation (ft)	456
Top Width of Dam (ft)	4
Top Trap Dimensions	34x81

ST3 3.13

SEDIMENT TRAP #3

No Scale



STANDARD ORANGE VINYL OR PLASTIC CONSTRUCTION FENCE ATTACHED TO POSTS (PRE-WEATHERED WOOD, GALVANIZED STEEL, IRON OR THICK PVC PLASTIC), AT LEAST 40" ABOVE FINISH GRADE WITH SPAN BETWEEN POSTS NO GREATER THAN 6' ON CENTER. EVERY NINTH POST SHALL CONTAIN A WARNING SIGN THAT CLEARLY IDENTIFIES THE FENCE AS A TREE PROTECTION FENCE.

NO SCALE

TP 3.38

TREE PROTECTION

No Scale

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
05/31/2024	DURELEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

FINAL SITE PLAN

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE

TIMMONS GROUP

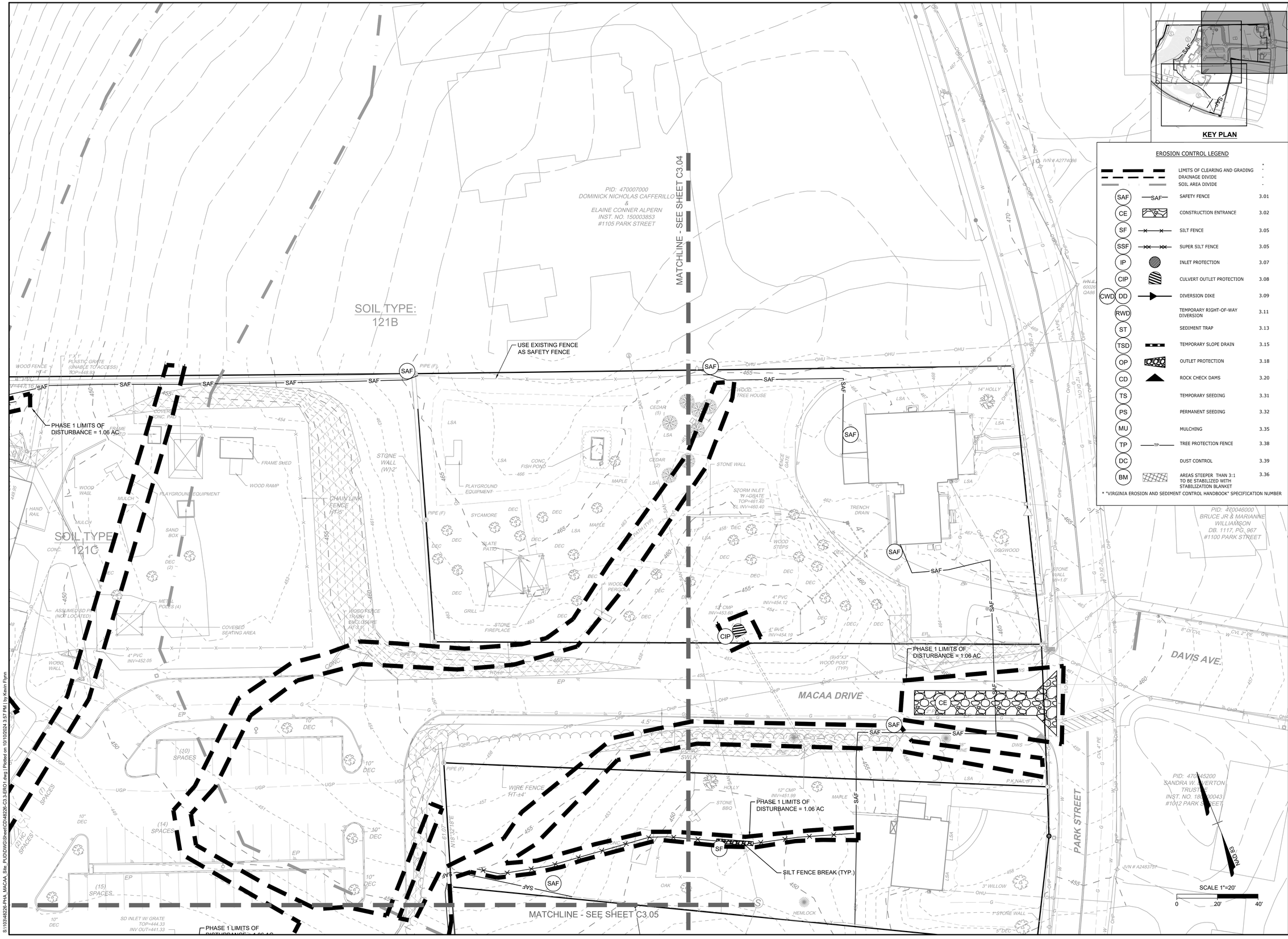
MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA

EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

JOB NO. 48226
SHEET NO. C3.02

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

S:\11834\48226-PHA_MACAA_Site_PUD\DWG\Sheet\CD48226-C3.0-ECND.dwg | Plotted on 10/10/2024 3:55 PM | by Kevin Flynn



KEY PLAN

EROSION CONTROL LEGEND

		LIMITS OF CLEARING AND GRADING	*
		DRAINAGE DIVIDE	-
		SOIL AREA DIVIDE	-
SAF	SAF	SAFETY FENCE	3.01
CE		CONSTRUCTION ENTRANCE	3.02
SF		SILT FENCE	3.05
SSF		SUPER SILT FENCE	3.05
IP		INLET PROTECTION	3.07
CIP		CULVERT OUTLET PROTECTION	3.08
CWD DD		DIVERSION DIKE	3.09
RWD		TEMPORARY RIGHT-OF-WAY DIVERSION	3.11
ST		SEDIMENT TRAP	3.13
TSD		TEMPORARY SLOPE DRAIN	3.15
OP		OUTLET PROTECTION	3.18
CD		ROCK CHECK DAMS	3.20
TS		TEMPORARY SEEDING	3.31
PS		PERMANENT SEEDING	3.32
MU		MULCHING	3.35
TP	TP	TREE PROTECTION FENCE	3.38
DC		DUST CONTROL	3.39
BM		AREAS STEEPER THAN 3:1 TO BE STABILIZED WITH STABILIZATION BLANKET	3.36

* "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" SPECIFICATION NUMBER

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/25/2024	CITY COMMENTS
09/06/2024	DURLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

FINAL SITE PLAN

DATE: 05/31/22
DRAWN BY: K. FLYNN
DESIGNED BY: K. FLYNN
CHECKED BY: J. SHOWALTER
SCALE: 1"=20'

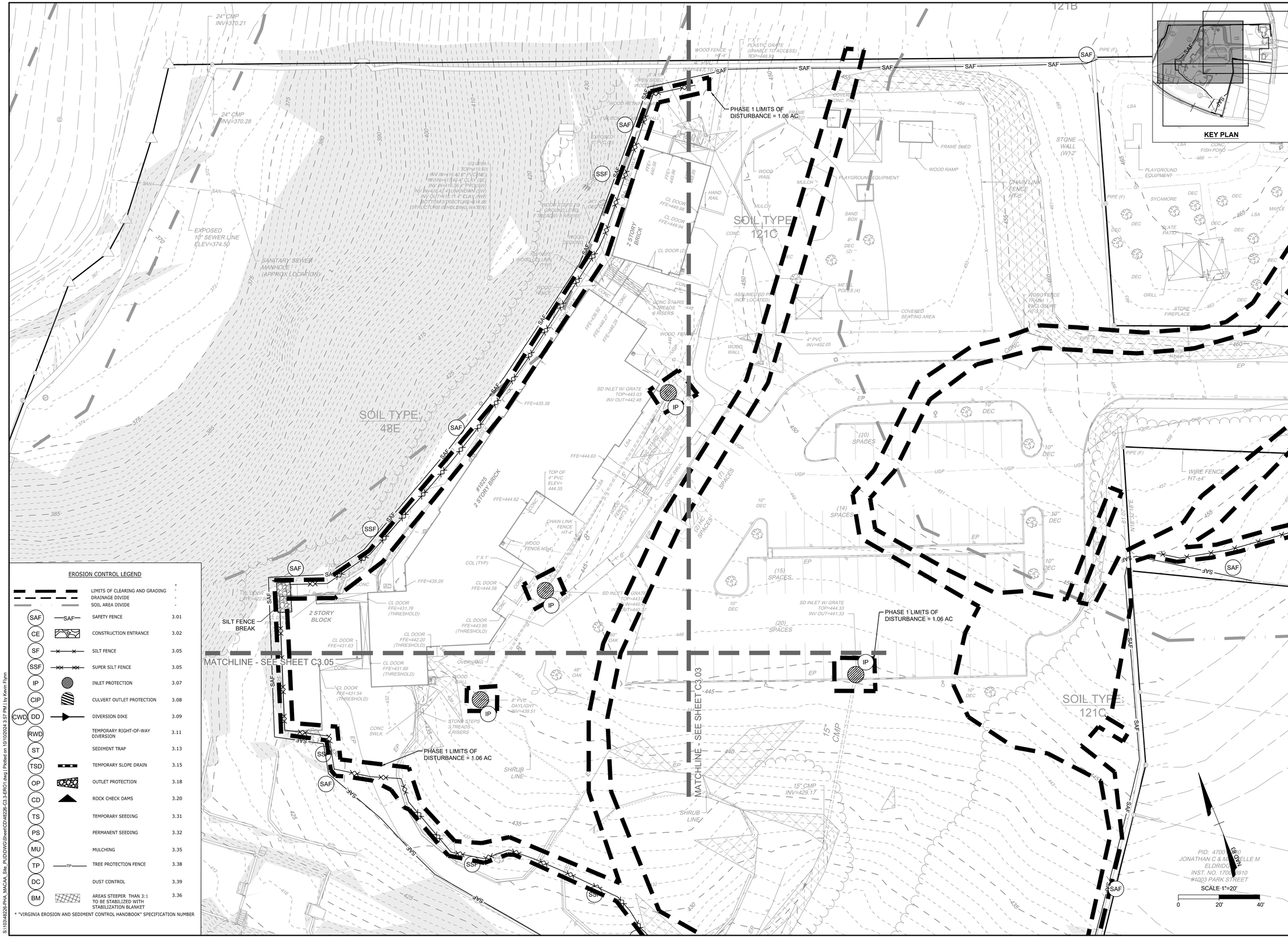
TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
EROSION AND SEDIMENT CONTROL PLAN - PHASE I

JOB NO. 48226
SHEET NO. C3.03

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

S:\11005\48226-PHA_MACAA_Site_Pud\DGN\Sheet\CIV\48226-C3.3-ERO1.dwg | Plotted on 10/10/2024 3:57 PM | by Kevin Flynn



EROSION CONTROL LEGEND

		LIMITS OF CLEARING AND GRADING	-
		DRAINAGE DIVIDE	-
		SOIL AREA DIVIDE	-
SAF	SAF	SAFETY FENCE	3.01
CE		CONSTRUCTION ENTRANCE	3.02
SF		SILT FENCE	3.05
SSF		SUPER SILT FENCE	3.05
IP		INLET PROTECTION	3.07
CIP		CULVERT OUTLET PROTECTION	3.08
CWD DD		DIVERSION DIKE	3.09
RWD		TEMPORARY RIGHT-OF-WAY DIVERSION	3.11
ST		SEDIMENT TRAP	3.13
TSD		TEMPORARY SLOPE DRAIN	3.15
OP		OUTLET PROTECTION	3.18
CD		ROCK CHECK DAMS	3.20
TS		TEMPORARY SEEDING	3.31
PS		PERMANENT SEEDING	3.32
MU		MULCHING	3.35
TP	TP	TREE PROTECTION FENCE	3.38
DC		DUST CONTROL	3.39
BM		AREAS STEEPER THAN 3:1 TO BE STABILIZED WITH STABILIZATION BLANKET	3.36

* "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" SPECIFICATION NUMBER

S:\110\48226-PHA_MACAA_Site_PUD\DWG\Sheet\C3\48226-C3.3-ERO1.dwg | Plotted on 10/10/2024 3:57 PM | by Kevin Flynn

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/22/2024	CITY COMMENTS
09/06/2024	DURELEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE 1"=20'

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
EROSION AND SEDIMENT CONTROL PLAN - PHASE I

JOB NO. 48226
SHEET NO. C3.04

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

PHASE 1 LIMITS OF DISTURBANCE = 1.06 AC

PHASE 1 LIMITS OF DISTURBANCE = 1.06 AC

MATCHLINE - SEE SHEET C3.04

ROUTE 250

SOIL TYPE: 121C

PID: 470014000
JONATHAN C & MARCELLE M ELDRIDGE
INST. NO. 170003910
#1003 PARK STREET

PID: 470016300
BRADLEY R TAYLOR
DB. TH3, PG. 115
#513 250 BYPASS

EX. DRAINAGE EASEMENT
(FOR COMMONWEALTH OF VIRGINIA)
INST. NO. 201203635

CL DOOR FFE=431.89 (THRESHOLD)

CL DOOR FFE=431.54 (THRESHOLD)

CONC SWLK.

OVERHANG

WOOD WALL

STONE STEPS 3 TREADS 4 RISERS

8" PVC DAYLIGHT INV=439.51

48" OAK

10" DEC

SHRUB LINE

15" CMP

15" CMP INV=429.17

SHRUB LINE

SD CURB INLET W/ GRATE
TOP=406.15
INV IN=398.80 27" RCP (SE)
INV OUT=396.85 27" RCP (NW)

FILTERRA BIOFILTER TOP=407.15

4" CREPE MYRTLE

MHD
TOP=409.43
INV IN=403.33 18" RCP (SE)
INV OUT=403.15 24" HDPE (SW)

24" CLAY
INV=404.85

SD CURB INLET W/ GRATE
TOP=411.80
INV IN=401.55 24" HDPE (NE)
INV IN=401.50 24" HDPE (SE)
INV OUT=401.43 27" RCP (NW)

FILTERRA BIOFILTER TOP=412.75

12" CI CVL

SD CURB INLET
TOP=413.83
INV IN=402.96 24" HDPE (SE)
INV OUT=402.89 24" HDPE (NW)

FILTERRA BIOFILTER TOP=414.00

KEY PLAN

SCALE 1"=20'
0 20' 40'

EROSION CONTROL LEGEND

		LIMITS OF CLEARING AND GRADING	*
		DRAINAGE DIVIDE	*
		SOIL AREA DIVIDE	*
SAF	SAF	SAFETY FENCE	3.01
CE		CONSTRUCTION ENTRANCE	3.02
SF		SILT FENCE	3.05
SSF		SUPER SILT FENCE	3.05
IP		INLET PROTECTION	3.07
CIP		CULVERT OUTLET PROTECTION	3.08
CWD DD		DIVERSION DIKE	3.09
RWD		TEMPORARY RIGHT-OF-WAY DIVERSION	3.11
ST		SEDIMENT TRAP	3.13
TSD		TEMPORARY SLOPE DRAIN	3.15
OP		OUTLET PROTECTION	3.18
CD		ROCK CHECK DAMS	3.20
TS		TEMPORARY SEEDING	3.31
PS		PERMANENT SEEDING	3.32
MU		MULCHING	3.35
TP	TP	TREE PROTECTION FENCE	3.38
DC		DUST CONTROL	3.39
BM		AREAS STEEPER THAN 3:1 TO BE STABILIZED WITH STABILIZATION BLANKET	3.36

* "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" SPECIFICATION NUMBER

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
02/29/2024	CITY COMMENTS
05/03/2024	CITY COMMENTS
09/06/2024	DURLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE 05/31/22

DRAWN BY K. FLYNN

DESIGNED BY K. FLYNN

CHECKED BY J. SHOWALTER

SCALE 1"=20'

TIMMONS GROUP

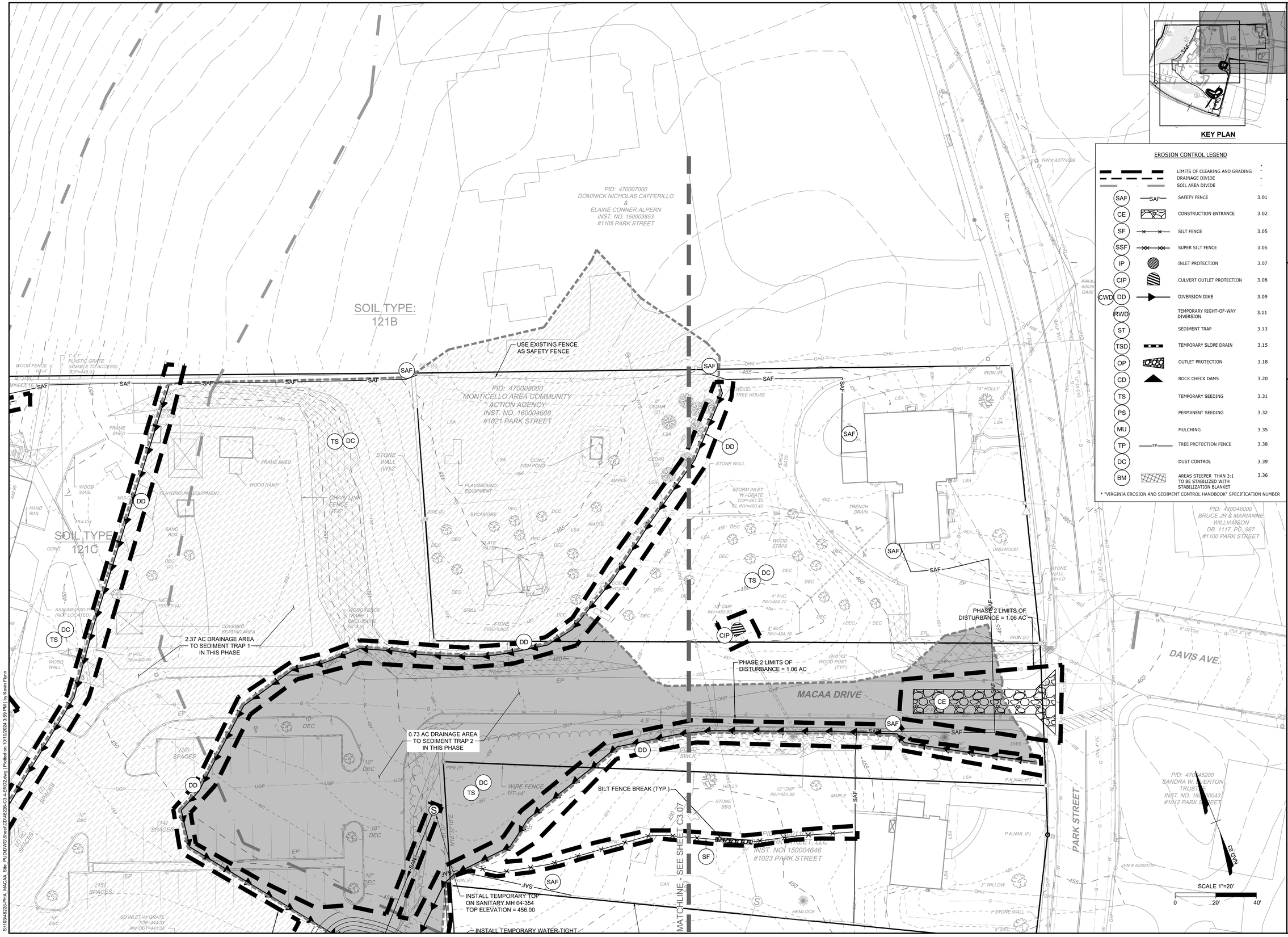
MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
EROSION AND SEDIMENT CONTROL PLAN - PHASE I

JOB NO. 48226

SHEET NO. C3.05

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

S:\105\48226-PHA_MACAA_Site_PUD\DWG\Sheet\CD\48226-C3.3-ERO1.dwg | Plotted on 10/10/2024 3:58 PM | by Kevin Flynn



KEY PLAN

EROSION CONTROL LEGEND

		LIMITS OF CLEARING AND GRADING	-
		DRAINAGE DIVIDE	-
		SOIL AREA DIVIDE	-
SAF	SAF	SAFETY FENCE	3.01
CE		CONSTRUCTION ENTRANCE	3.02
SF		SILT FENCE	3.05
SSF		SUPER SILT FENCE	3.05
IP		INLET PROTECTION	3.07
CIP		CULVERT OUTLET PROTECTION	3.08
CWD DD		DIVERSION DIKE	3.09
RWD		TEMPORARY RIGHT-OF-WAY DIVERSION	3.11
ST		SEDIMENT TRAP	3.13
TSD		TEMPORARY SLOPE DRAIN	3.15
OP		OUTLET PROTECTION	3.18
CD		ROCK CHECK DAMS	3.20
TS		TEMPORARY SEEDING	3.31
PS		PERMANENT SEEDING	3.32
MU		MULCHING	3.35
TP	TP	TREE PROTECTION FENCE	3.38
DC		DUST CONTROL	3.39
BM		AREAS STEEPER THAN 3:1 TO BE STABILIZED WITH STABILIZATION BLANKET	3.36

* "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" SPECIFICATION NUMBER

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/22/2024	CITY COMMENTS
09/06/2024	DUP.REV.TO VINHOME REVISION
09/06/2024	CITY COMMENTS

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE 1"=20'

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
EROSION AND SEDIMENT CONTROL PLAN - PHASE II

JOB NO. 48226
SHEET NO. C3.06

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

S:\1005\48226-PHA_MACAA_Site_PUD\DWG\Sheet\ID\48226-C2-4-ERO2.dwg | Plotted on 10/10/2024 4:39 PM | by Kevin Flynn

PHASE 2 LIMITS OF DISTURBANCE = 1.06 AC

2.37 AC DRAINAGE AREA TO SEDIMENT TRAP 1 IN THIS PHASE

0.73 AC DRAINAGE AREA TO SEDIMENT TRAP 2 IN THIS PHASE

PHASE 2 LIMITS OF DISTURBANCE = 1.06 AC

MATCHLINE - SEE SHEET C3.06

MATCHLINE - SEE SHEET C3.08

SEDIMENT TRAP 2
1.72 AC MAX. DRAINAGE AREA
TOTAL STORAGE REQUIRED: 230.0 CY
TOTAL STORAGE PROVIDED: 251.3 CY
TOP OF TRAP = 449

INSTALL TEMPORARY TOP ON SANITARY MH 04-354 TOP ELEVATION = 456.00

INSTALL TEMPORARY WATER-TIGHT TOP ON SANITARY MH 04-353 TOP ELEVATION = 449.10

EARTHEN DIKE

SILT FENCE BREAK (TYP.)

SOIL TYPE: 48E

SOIL TYPE: 121C

PID: 470007100
MONTICELLO AREA COMMUNITY ACTION AGENCY
DB. 533, PG. 235
DB. 604, PG. 568
ZONED: R-1
7.59 AC. (ORIGINAL RECORD)

EXPOSED 10" SEWER LINE ELEV=374.50

SANITARY SEWER MANHOLE (APPROX LOCATION)

2 STORY BRICK

2 STORY BLOCK

SD INLET W/ GRATE TOP=445.03 INV OUT=442.48

SD INLET W/GRATE TOP=444.33 INV OUT=441.33

15" CMP INV=429.17

8" PVC DAYLIGHT INV=439.51

14" PVC (INV=482.05

1'-X'-1' PLASTIC GRATE (UNABLE TO ACCESS) TOP=448.93

KEY PLAN

EROSION CONTROL LEGEND

		LIMITS OF CLEARING AND GRADING	
		DRAINAGE DIVIDE	
		SOIL AREA DIVIDE	
SAF	SAF	SAFETY FENCE	3.01
CE	CE	CONSTRUCTION ENTRANCE	3.02
SF	SF	SILT FENCE	3.05
SSF	SSF	SUPER SILT FENCE	3.05
IP	IP	INLET PROTECTION	3.07
CIP	CIP	CULVERT OUTLET PROTECTION	3.08
CWD DD	DD	DIVERSION DIKE	3.09
RWD		TEMPORARY RIGHT-OF-WAY DIVERSION	3.11
ST		SEDIMENT TRAP	3.13
TSD	TSD	TEMPORARY SLOPE DRAIN	3.15
OP	OP	OUTLET PROTECTION	3.18
CD	CD	ROCK CHECK DAMS	3.20
TS		TEMPORARY SEEDING	3.31
PS		PERMANENT SEEDING	3.32
MU		MULCHING	3.35
TP	TP	TREE PROTECTION FENCE	3.38
DC		DUST CONTROL	3.39
BM		AREAS STEEPER THAN 3:1 TO BE STABILIZED WITH STABILIZATION BLANKET	3.36

* "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" SPECIFICATION NUMBER

SCALE 1"=20'
0 20' 40'

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/22/2024	CITY COMMENTS
09/06/2024	DURELEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE 1"=20'

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
EROSION AND SEDIMENT CONTROL PLAN - PHASE II

JOB NO. 48226
SHEET NO. C3.07

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

S:\10348\48226-PHA_MACAA_Site_Pl\DWG\Sheet\CD48226-C3.4-ERO2.dwg | Plotted on 10/10/2024 3:59 PM | by Kevin Flynn

MATCHLINE - SEE SHEET C3.07

SEDIMENT TRAP 2
1.72 AC MAX. DRAINAGE AREA
TOTAL STORAGE REQUIRED: 230.0 CY
TOTAL STORAGE PROVIDED: 251.3 CY
TOP OF TRAP = 449

INSTALL TEMPORARY TOP ON SANITARY MH 04-352
TOP ELEVATION = 447.00

EARTHEN DIKE

21" TSD

INSTALL TEMPORARY TOPS ON INLETS 104 & 106. SEE PROFILES FOR ADDITIONAL INFORMATION

SEDIMENT TRAP 1
2.40 AC MAX. DRAINAGE AREA
TOTAL STORAGE REQUIRED: 322.2 CY
TOTAL STORAGE PROVIDED: 437.6 CY
TOP OF TRAP = 419

EARTHEN DIKE

21" TSD

PHASE 2 LIMITS OF DISTURBANCE = 1.06 AC

CLASS 1 RIPRAP OUTLET PROTECTION
WIDTH 1 = 7'
WIDTH 2 = 7'
LENGTH = 20'
DEPTH = 24"

PID: 470014000
JONATHAN C & MARCELLE M ELDRIDGE
INST. NO. 170003910
#1003 PARK STREET

PID: 470016300
BRADLEY R TAYLOR
DB. 1113, PG. 115
#513 250 BYPASS

EX. DRAINAGE EASEMENT (FOR COMMONWEALTH OF VIRGINIA) INST. NO. 2012003535

ROUTE 250

SD CURB INLET W/ GRATE
TOP=406.15
INV IN=398.80 27" RCP (SE)
INV OUT=396.85 27" RCP (NW)

FILTERRA BIOFILTER
TOP=407.15

MHD
TOP=409.43
INV IN=403.33 18" RCP (SE)
INV OUT=403.15 24" HDPE (SW)

24" CLAY
INV=404.85

SD CURB INLET W/ GRATE
TOP=411.80
INV IN=401.55 24" HDPE (NE)
INV IN=401.50 24" HDPE (SE)
INV OUT=401.43 27" RCP (NW)

FILTERRA BIOFILTER
TOP=412.75

SD CURB INLET
TOP=413.83
INV IN=402.96 24" HDPE (SE)
INV OUT=402.89 24" HDPE (NW)

FILTERRA BIOFILTER
TOP=414.00

15" CMP
INV=429.17

8" PVC DAYLIGHT INV=439.51

SCALE 1"=20'
0 20' 40'

KEY PLAN

EROSION CONTROL LEGEND

		LIMITS OF CLEARING AND GRADING	-
		DRAINAGE DIVIDE	-
		SOIL AREA DIVIDE	-
SAF	SAF	SAFETY FENCE	3.01
CE		CONSTRUCTION ENTRANCE	3.02
SF		SILT FENCE	3.05
SSF		SUPER SILT FENCE	3.05
IP		INLET PROTECTION	3.07
CIP		CULVERT OUTLET PROTECTION	3.08
CWD DD		DIVERSION DIKE	3.09
RWD		TEMPORARY RIGHT-OF-WAY DIVERSION	3.11
ST		SEDIMENT TRAP	3.13
TSD		TEMPORARY SLOPE DRAIN	3.15
OP		OUTLET PROTECTION	3.18
CD		ROCK CHECK DAMS	3.20
TS		TEMPORARY SEEDING	3.31
PS		PERMANENT SEEDING	3.32
MU		MULCHING	3.35
TP	TP	TREE PROTECTION FENCE	3.38
DC		DUST CONTROL	3.39
BM		AREAS STEEPER THAN 3:1 TO BE STABILIZED WITH STABILIZATION BLANKET	3.36

* "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" SPECIFICATION NUMBER

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
02/29/2024	CITY COMMENTS
07/23/2024	CITY COMMENTS
09/06/2024	DURELEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE 1"=20'

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
EROSION AND SEDIMENT CONTROL PLAN - PHASE II

JOB NO. 48226
SHEET NO. C3.08

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

S:\103\48226-PHA_MACAA_Site_Pl\CIVIL\DWG\Sheet\C3D\48226-C3.4-ERO2.dwg | Plotted on 10/10/2024 4:00 PM | by Kevin Flynn



KEY PLAN

EROSION CONTROL LEGEND

		LIMITS OF CLEARING AND GRADING	*
		DRAINAGE DIVIDE	-
		SOIL AREA DIVIDE	-
SAF	SAF	SAFETY FENCE	3.01
CE		CONSTRUCTION ENTRANCE	3.02
SF		SILT FENCE	3.05
SSF		SUPER SILT FENCE	3.05
IP		INLET PROTECTION	3.07
CIP		CULVERT OUTLET PROTECTION	3.08
CWD DD		DIVERSION DIKE	3.09
RWD		TEMPORARY RIGHT-OF-WAY DIVERSION	3.11
ST		SEDIMENT TRAP	3.13
TSD		TEMPORARY SLOPE DRAIN	3.15
OP		OUTLET PROTECTION	3.18
CD		ROCK CHECK DAMS	3.20
TS		TEMPORARY SEEDING	3.31
PS		PERMANENT SEEDING	3.32
MU		MULCHING	3.35
TP	TP	TREE PROTECTION FENCE	3.38
DC		DUST CONTROL	3.39
BM		AREAS STEEPER THAN 3:1 TO BE STABILIZED WITH STABILIZATION BLANKET	3.36

* "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" SPECIFICATION NUMBER

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/13/2024	CITY COMMENTS
09/06/2024	DUP.REV.TO WNHOME REVISION
09/06/2024	CITY COMMENTS

FINAL SITE PLAN

DATE	05/31/22
DRAWN BY	K. FLYNN
DESIGNED BY	K. FLYNN
CHECKED BY	J. SHOWALTER
SCALE	1"=20'
JOB NO.	48226
SHEET NO.	C3.09

TIMMONS GROUP

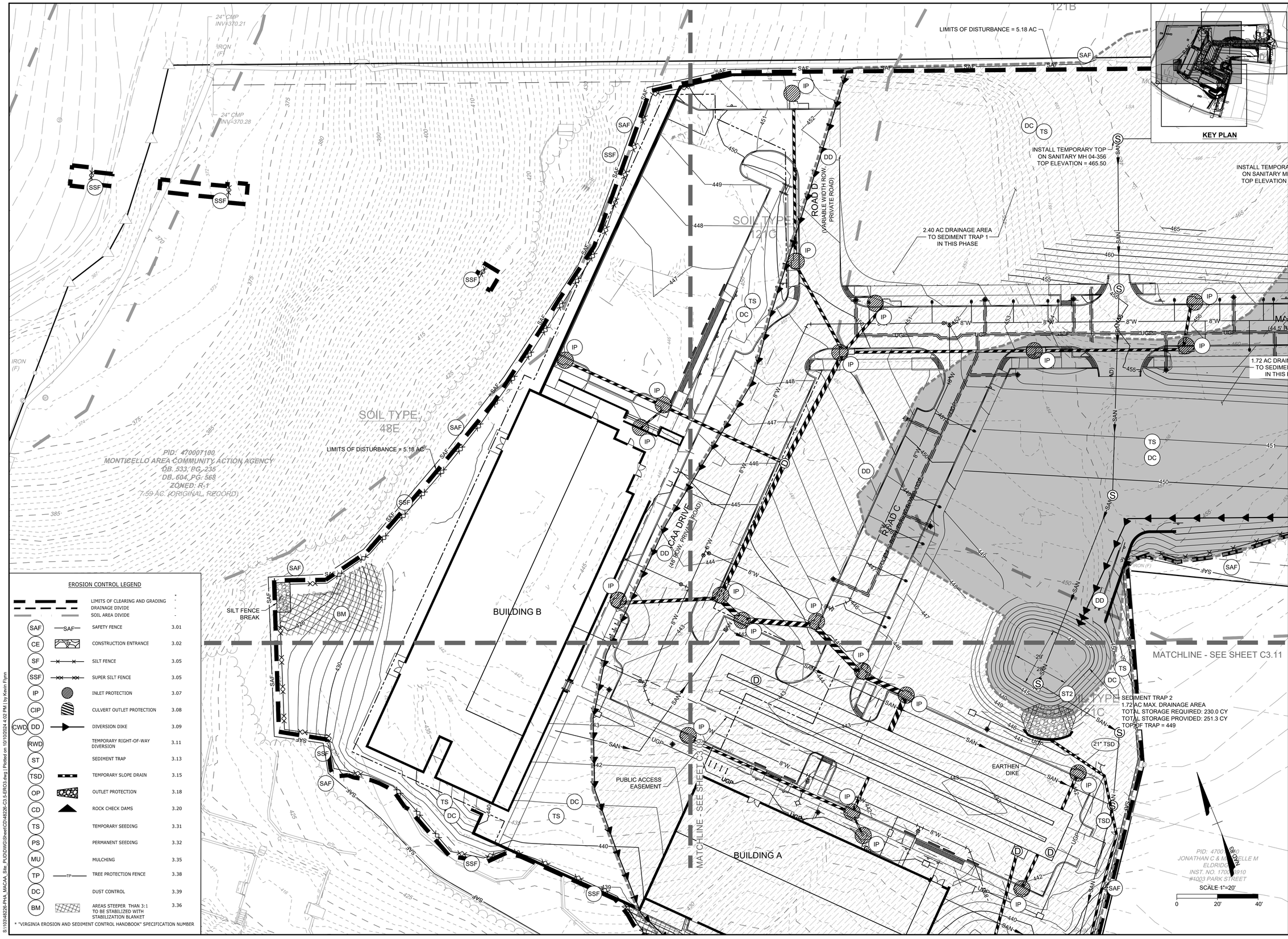
MACAA REDEVELOPMENT

CHARLOTTESVILLE, VIRGINIA

EROSION AND SEDIMENT CONTROL PLAN - PHASE III

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

S:\10048226.PHA_MACAA_Site_PUD\DWG\Sheet\CD\48226-03.5-ERC3.dwg | Plotted on 10/10/2024 4:02 PM | by Kevin Flynn



EROSION CONTROL LEGEND

		LIMITS OF CLEARING AND GRADING	-
		DRAINAGE DIVIDE	-
		SOIL AREA DIVIDE	-
SAF	SAF	SAFETY FENCE	3.01
CE		CONSTRUCTION ENTRANCE	3.02
SF		SILT FENCE	3.05
SSF		SUPER SILT FENCE	3.05
IP		INLET PROTECTION	3.07
CIP		CULVERT OUTLET PROTECTION	3.08
CWD DD		DIVERSION DIKE	3.09
RWD		TEMPORARY RIGHT-OF-WAY DIVERSION	3.11
ST		SEDIMENT TRAP	3.13
TSD		TEMPORARY SLOPE DRAIN	3.15
OP		OUTLET PROTECTION	3.18
CD		ROCK CHECK DAMS	3.20
TS		TEMPORARY SEEDING	3.31
PS		PERMANENT SEEDING	3.32
MU		MULCHING	3.35
TP	TP	TREE PROTECTION FENCE	3.38
DC		DUST CONTROL	3.39
BM		AREAS STEEPER THAN 3:1 TO BE STABILIZED WITH STABILIZATION BLANKET	3.36

* "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" SPECIFICATION NUMBER

S:\100\48226-PHA_MACAA_Site_PUD\DWG\Sheet\C3\48226-C3.5-ERC3.dwg | Plotted on 10/10/2024 4:02 PM | by Kevin Flynn

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/25/2024	CITY COMMENTS
09/06/2024	DURLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

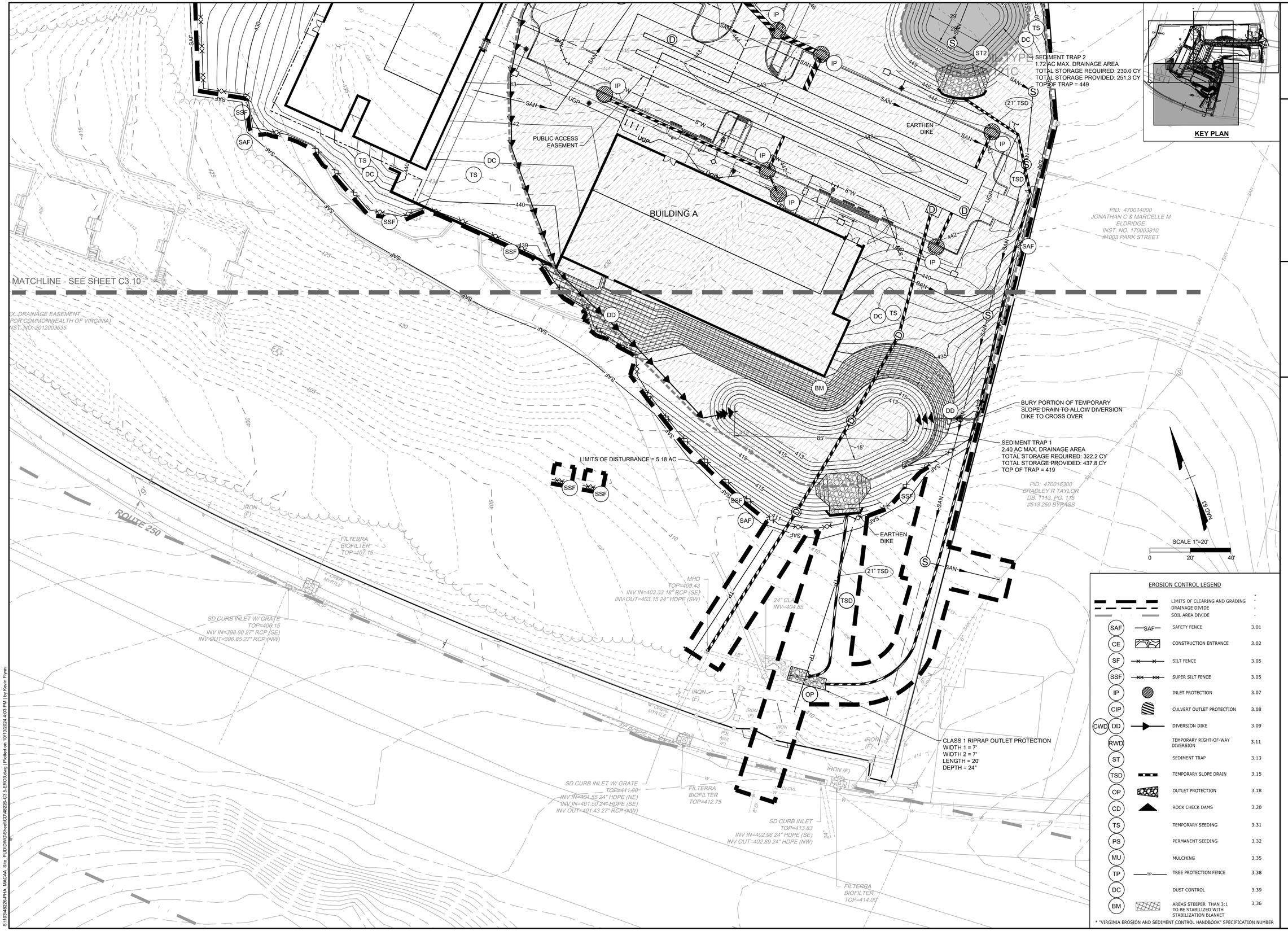
DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE 1"=20'

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
EROSION AND SEDIMENT CONTROL PLAN - PHASE III

JOB NO. 48226
SHEET NO. C3.10

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



COMMONWEALTH OF VIRGINIA
KEVIN E FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
02/29/2024	CITY COMMENTS
07/23/2024	CITY COMMENTS
09/06/2024	DURLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE 1"=20'

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
EROSION AND SEDIMENT CONTROL PLAN - PHASE III

JOB NO. 48226
SHEET NO. C3.11

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

S:\105\48226-PHA_MACAA_Site_PUD\DWG\Sheet\C3\48226-C3.5-ERO3.dwg | Plotted on 10/10/2024 4:03 PM | by Kevin Flynn



KEY PLAN

EROSION CONTROL LEGEND

		LIMITS OF CLEARING AND GRADING	*
		DRAINAGE DIVIDE	-
		SOIL AREA DIVIDE	-
SAF	SAF	SAFETY FENCE	3.01
CE		CONSTRUCTION ENTRANCE	3.02
SF		SILT FENCE	3.05
SSF		SUPER SILT FENCE	3.05
IP		INLET PROTECTION	3.07
CIP		CULVERT OUTLET PROTECTION	3.08
CWD DD		DIVERSION DIKE	3.09
RWD		TEMPORARY RIGHT-OF-WAY DIVERSION	3.11
ST		SEDIMENT TRAP	3.13
TSD		TEMPORARY SLOPE DRAIN	3.15
OP		OUTLET PROTECTION	3.18
CD		ROCK CHECK DAMS	3.20
TS		TEMPORARY SEEDING	3.31
PS		PERMANENT SEEDING	3.32
MU		MULCHING	3.35
TP	TP	TREE PROTECTION FENCE	3.38
DC		DUST CONTROL	3.39
BM		AREAS STEEPER THAN 3:1 TO BE STABILIZED WITH STABILIZATION BLANKET	3.36

* "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" SPECIFICATION NUMBER

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
02/29/2024	CITY COMMENTS
05/31/2024	CITY COMMENTS
09/06/2024	DURLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

FINAL SITE PLAN

DATE: 05/31/22
DRAWN BY: K. FLYNN
DESIGNED BY: K. FLYNN
CHECKED BY: J. SHOWALTER
SCALE: 1"=20'

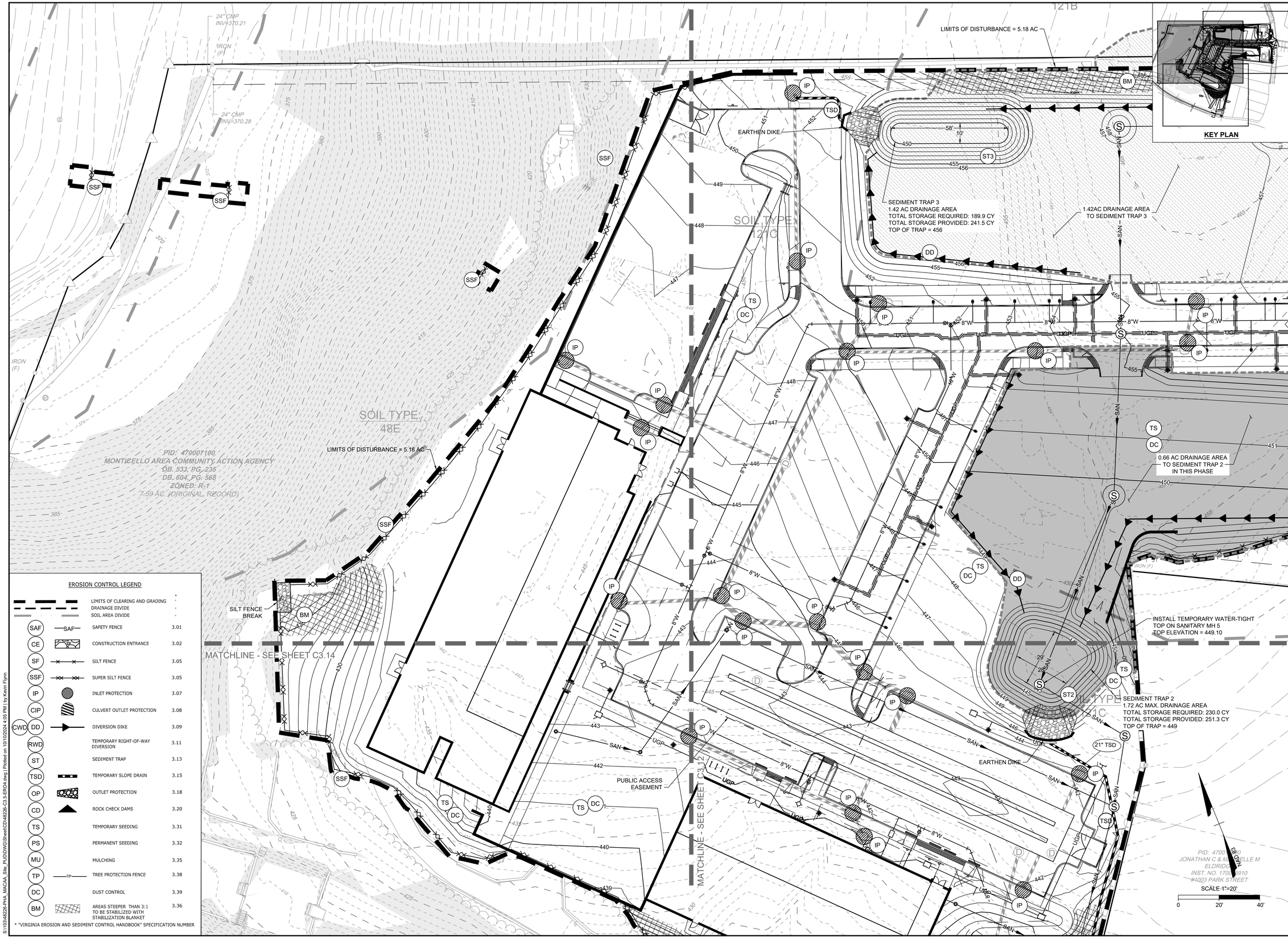
TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
EROSION AND SEDIMENT CONTROL PLAN - PHASE IV

JOB NO. 48226
SHEET NO. C3.12

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

S:\103\48226-PHA_MACAA_Site_Pl\DWG\Sheet\CD48226-C3.12-EPC04.dwg | Plotted on 10/10/2024 4:04 PM | by Kevin Flynn



EROSION CONTROL LEGEND

		LIMITS OF CLEARING AND GRADING	-
		DRAINAGE DIVIDE	-
		SOIL AREA DIVIDE	-
SAF	SAF	SAFETY FENCE	3.01
CE		CONSTRUCTION ENTRANCE	3.02
SF		SILT FENCE	3.05
SSF		SUPER SILT FENCE	3.05
IP		INLET PROTECTION	3.07
CIP		CULVERT OUTLET PROTECTION	3.08
CWD DD		DIVERSION DIKE	3.09
RWD		TEMPORARY RIGHT-OF-WAY DIVERSION	3.11
ST		SEDIMENT TRAP	3.13
TSD		TEMPORARY SLOPE DRAIN	3.15
OP		OUTLET PROTECTION	3.18
CD		ROCK CHECK DAMS	3.20
TS		TEMPORARY SEEDING	3.31
PS		PERMANENT SEEDING	3.32
MU		MULCHING	3.35
TP	TP	TREE PROTECTION FENCE	3.38
DC		DUST CONTROL	3.39
BM		AREAS STEEPER THAN 3:1 TO BE STABILIZED WITH STABILIZATION BLANKET	3.36

* "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" SPECIFICATION NUMBER

S:\10348226-PHA_MACAA_Site_PUD\DWG\Sheet\C3\48226-C3.5-ERO4.dwg | Plotted on 10/10/2024 4:05 PM | by Kevin Flynn

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/27/2024	CITY COMMENTS
09/06/2024	DURLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE 1"=20'

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
EROSION AND SEDIMENT CONTROL PLAN - PHASE IV

JOB NO. 48226
SHEET NO. C3.13

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

MATCHLINE - SEE SHEET C3.13

SEDIMENT TRAP 2
1.72 AC MAX. DRAINAGE AREA
TOTAL STORAGE REQUIRED: 230.0 CY
TOTAL STORAGE PROVIDED: 251.3 CY
TOP OF TRAP = 449

KEY PLAN

EARTHEN DIKE

PUBLIC ACCESS EASEMENT

LIMITS OF DISTURBANCE = 5.18 AC

CLASS 1 RIPRAP OUTLET PROTECTION
WIDTH 1 = 7'
WIDTH 2 = 7'
LENGTH = 20'
DEPTH = 24"

EX. DRAINAGE EASEMENT (FOR COMMONWEALTH OF VIRGINIA) INST. NO. 201200353S

PID: 470014000
JONATHAN C & MARCELLE M ELDRIDGE
INST. NO. 170003910
#1003 PARK STREET

PID: 470016300
BRADLEY R TAYLOR
DB. 1143, PG. 115
#513 250 BYPASS

ROUTE 250

SD CURB INLET W/ GRATE
TOP=406.15
INV IN=398.80 27" RCP (SE)
INV OUT=396.85 27" RCP (NW)

FILTERRA BIOFILTER TOP=407.15

MHD
TOP=403.43
INV IN=403.33 18" RCP (SE)
INV OUT=403.15 24" HDPE (SW)

24" CUL
INV=404.85

SD CURB INLET W/ GRATE
TOP=411.80
INV IN=401.55 24" HDPE (NE)
INV IN=401.50 24" HDPE (SE)
INV OUT=401.43 27" RCP (NW)

FILTERRA BIOFILTER TOP=412.75

SD CURB INLET
TOP=413.83
INV IN=402.96 24" HDPE (SE)
INV OUT=402.89 24" HDPE (NW)

FILTERRA BIOFILTER TOP=414.00

SCALE 1"=20'
0 20' 40'

EROSION CONTROL LEGEND

		LIMITS OF CLEARING AND GRADING	*
		DRAINAGE DIVIDE	-
		SOIL AREA DIVIDE	-
SAF	SAF	SAFETY FENCE	3.01
CE		CONSTRUCTION ENTRANCE	3.02
SF		SILT FENCE	3.05
SSF		SUPER SILT FENCE	3.05
IP		INLET PROTECTION	3.07
CIP		CULVERT OUTLET PROTECTION	3.08
CWD DD		DIVERSION DIKE	3.09
RWD		TEMPORARY RIGHT-OF-WAY DIVERSION	3.11
ST		SEDIMENT TRAP	3.13
TSD		TEMPORARY SLOPE DRAIN	3.15
OP		OUTLET PROTECTION	3.18
CD		ROCK CHECK DAMS	3.20
TS		TEMPORARY SEEDING	3.31
PS		PERMANENT SEEDING	3.32
MU		MULCHING	3.35
TP	TP	TREE PROTECTION FENCE	3.38
DC		DUST CONTROL	3.39
BM		AREAS STEEPER. THAN 3:1 TO BE STABILIZED WITH STABILIZATION BLANKET	3.36

* "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" SPECIFICATION NUMBER

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
02/29/2024	CITY COMMENTS
07/23/2024	CITY COMMENTS
09/06/2024	DURLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE 1"=20'

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
EROSION AND SEDIMENT CONTROL PLAN - PHASE IV

JOB NO. 48226
SHEET NO. C3.14

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

S:\103\48226-PHA_MACAA_Site_PL\DWG\[SheetID#48226-C3.s-ERO4.dwg] | Plotted on 10/10/2024 4:05 PM | by Kevin Flynn



KEY PLAN

EROSION CONTROL LEGEND

		LIMITS OF CLEARING AND GRADING	*
		DRAINAGE DIVIDE	-
		SOIL AREA DIVIDE	-
SAF	SAF	SAFETY FENCE	3.01
CE		CONSTRUCTION ENTRANCE	3.02
SF		SILT FENCE	3.05
SSF		SUPER SILT FENCE	3.05
IP		INLET PROTECTION	3.07
CIP		CULVERT OUTLET PROTECTION	3.08
CWD DD		DIVERSION DIKE	3.09
RWD		TEMPORARY RIGHT-OF-WAY DIVERSION	3.11
ST		SEDIMENT TRAP	3.13
TSD		TEMPORARY SLOPE DRAIN	3.15
OP		OUTLET PROTECTION	3.18
CD		ROCK CHECK DAMS	3.20
TS		TEMPORARY SEEDING	3.31
PS		PERMANENT SEEDING	3.32
MU		MULCHING	3.35
TP	TP	TREE PROTECTION FENCE	3.38
DC		DUST CONTROL	3.39
BM		AREAS STEEPER THAN 3:1 TO BE STABILIZED WITH STABILIZATION BLANKET	3.36

* "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" SPECIFICATION NUMBER

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

REVISION DESCRIPTION	DATE
CITY COMMENTS	10/19/2023
CITY COMMENTS	02/29/2024
CITY COMMENTS	04/12/2024
DURLEX/TOWNHOME REVISION	09/06/2024
CITY COMMENTS	09/06/2024

DATE: 05/31/22
DRAWN BY: K. FLYNN
DESIGNED BY: K. FLYNN
CHECKED BY: J. SHOWALTER
SCALE: 1"=20'

TIMMONS GROUP

MACAA REDEVELOPMENT

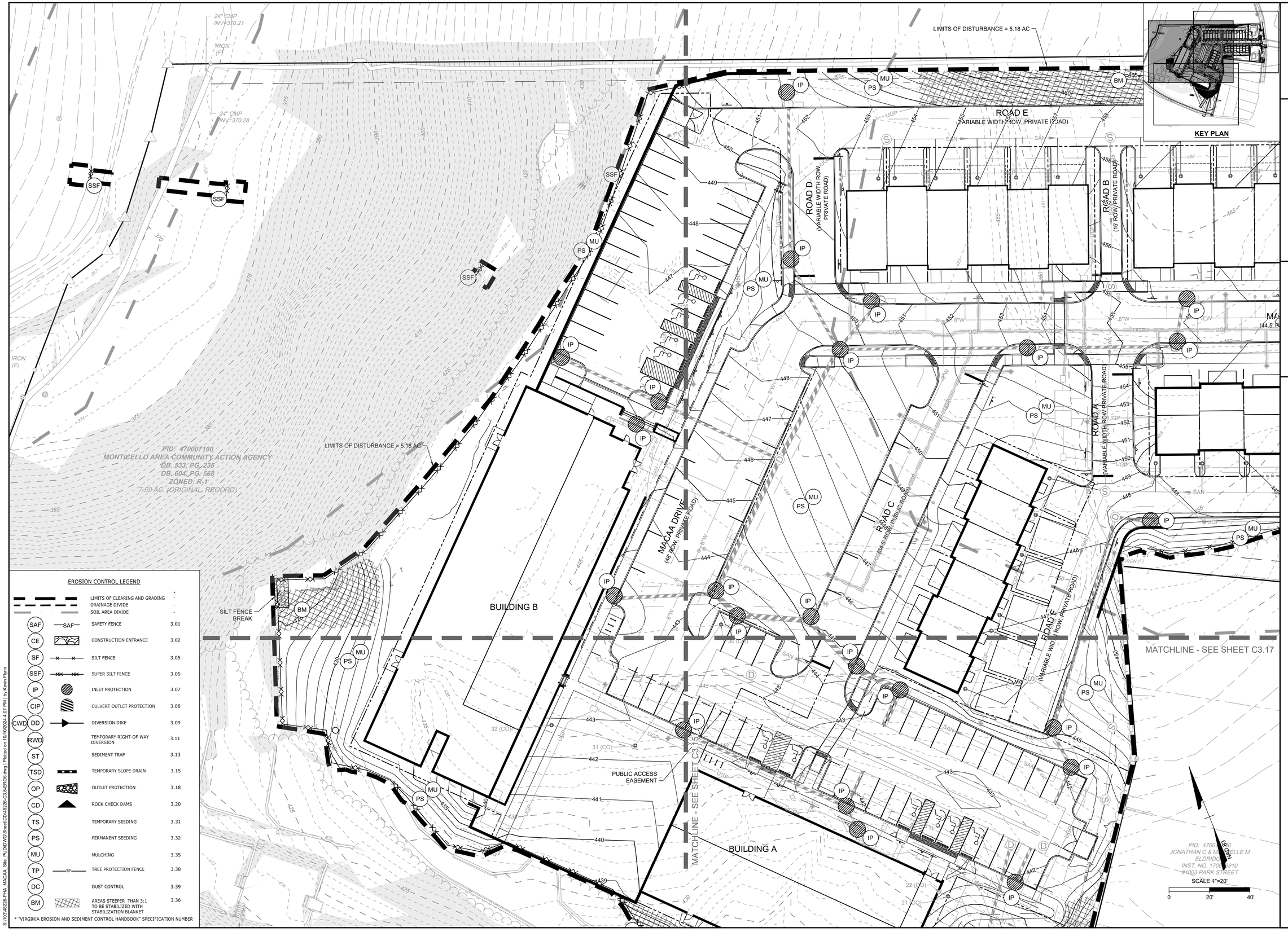
CHARLOTTESVILLE, VIRGINIA

EROSION AND SEDIMENT CONTROL PLAN - PHASE V

JOB NO. 48226
SHEET NO. C3.15

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

S:\10\48226-PHA_MACAA_Site_PUD\DWG\Sheet\C3\48226-C3.8-ERC6.dwg | Plotted on 10/10/2024 4:06 PM | by Kevin Flynn



EROSION CONTROL LEGEND

		LIMITS OF CLEARING AND GRADING	*
		DRAINAGE DIVIDE	-
		SOIL AREA DIVIDE	-
SAF	SAF	SAFETY FENCE	3.01
CE		CONSTRUCTION ENTRANCE	3.02
SF		SILT FENCE	3.05
SSF		SUPER SILT FENCE	3.05
IP		INLET PROTECTION	3.07
CIP		CULVERT OUTLET PROTECTION	3.08
CWD DD		DIVERSION DIKE	3.09
RWD		TEMPORARY RIGHT-OF-WAY DIVERSION	3.11
ST		SEDIMENT TRAP	3.13
TSD		TEMPORARY SLOPE DRAIN	3.15
OP		OUTLET PROTECTION	3.18
CD		ROCK CHECK DAMS	3.20
TS		TEMPORARY SEEDING	3.31
PS		PERMANENT SEEDING	3.32
MU		MULCHING	3.35
TP	TP	TREE PROTECTION FENCE	3.38
DC		DUST CONTROL	3.39
BM		AREAS STEEPER THAN 3:1 TO BE STABILIZED WITH STABILIZATION BLANKET	3.36

* "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" SPECIFICATION NUMBER

S:\103\48226-PHA_MACAA_Site_Pl\DWG\Sheet\C2D\48226-C3.8-ERO6.dwg | Plotted on 10/10/2024 4:07 PM | by Kevin Flynn

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
02/29/2024	CITY COMMENTS
08/12/2024	CITY COMMENTS
09/06/2024	DUR.REV./TOWNHOME REVISION
09/06/2024	CITY COMMENTS

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE 1"=20'

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
EROSION AND SEDIMENT CONTROL PLAN - PHASE V

JOB NO. 48226
SHEET NO. C3.16

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

MATCHLINE - SEE SHEET C3.16

BUILDING A

PUBLIC ACCESS EASEMENT

LIMITS OF DISTURBANCE = 5.18 AC

PID: 470014000
JONATHAN C & MARCELLE M ELDRIDGE
INST. NO. 170003910
#1003 PARK STREET

PID: 470016300
BRADLEY R TAYLOR
DB. T143, PG. 115
#513 250 BYPASS

EX. DRAINAGE EASEMENT
(FOR COMMONWEALTH OF VIRGINIA)
INST. NO. 2012003535

ROUTE 250

FILTERRA BIOFILTER TOP=407.15

4" CREPE MYRTLE

SD CURB INLET W/ GRATE
TOP=406.15
INV IN=398.80 27" RCP (SE)
INV OUT=396.85 27" RCP (NW)

NHD
TOP=403.43
INV IN=403.33 18" RCP (SE)
INV OUT=403.15 24" HDPE (SW)

24" CLAY
INV=404.85

SD CURB INLET W/ GRATE
TOP=411.80
INV IN=401.55 24" HDPE (NE)
INV IN=401.50 24" HDPE (SE)
INV OUT=401.43 27" RCP (NW)

FILTERRA BIOFILTER TOP=412.75

SD CURB INLET
TOP=413.83
INV IN=402.96 24" HDPE (SE)
INV OUT=402.89 24" HDPE (NW)

FILTERRA BIOFILTER TOP=414.00

IRON (F)

PK NAIL (F)

KEY PLAN

SCALE 1"=20'
0 20' 40'

EROSION CONTROL LEGEND

		LIMITS OF CLEARING AND GRADING	*
		DRAINAGE DIVIDE	-
		SOIL AREA DIVIDE	-
SAF	SAF	SAFETY FENCE	3.01
CE		CONSTRUCTION ENTRANCE	3.02
SF		SILT FENCE	3.05
SSF		SUPER SILT FENCE	3.05
IP		INLET PROTECTION	3.07
CIP		CULVERT OUTLET PROTECTION	3.08
CWD DD		DIVERSION DIKE	3.09
RWD		TEMPORARY RIGHT-OF-WAY DIVERSION	3.11
ST		SEDIMENT TRAP	3.13
TSD		TEMPORARY SLOPE DRAIN	3.15
OP		OUTLET PROTECTION	3.18
CD		ROCK CHECK DAMS	3.20
TS		TEMPORARY SEEDING	3.31
PS		PERMANENT SEEDING	3.32
MU		MULCHING	3.35
TP	TP	TREE PROTECTION FENCE	3.38
DC		DUST CONTROL	3.39
BM		AREAS STEEPER THAN 3:1 TO BE STABILIZED WITH STABILIZATION BLANKET	3.36

* "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" SPECIFICATION NUMBER

COMMONWEALTH OF VIRGINIA
KEVIN E FLYNN
Lic. No 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
02/29/2024	CITY COMMENTS
07/31/2024	DUR.BX/TOWNHOME REVISION
09/06/2024	DUR.BX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE 1"=20'

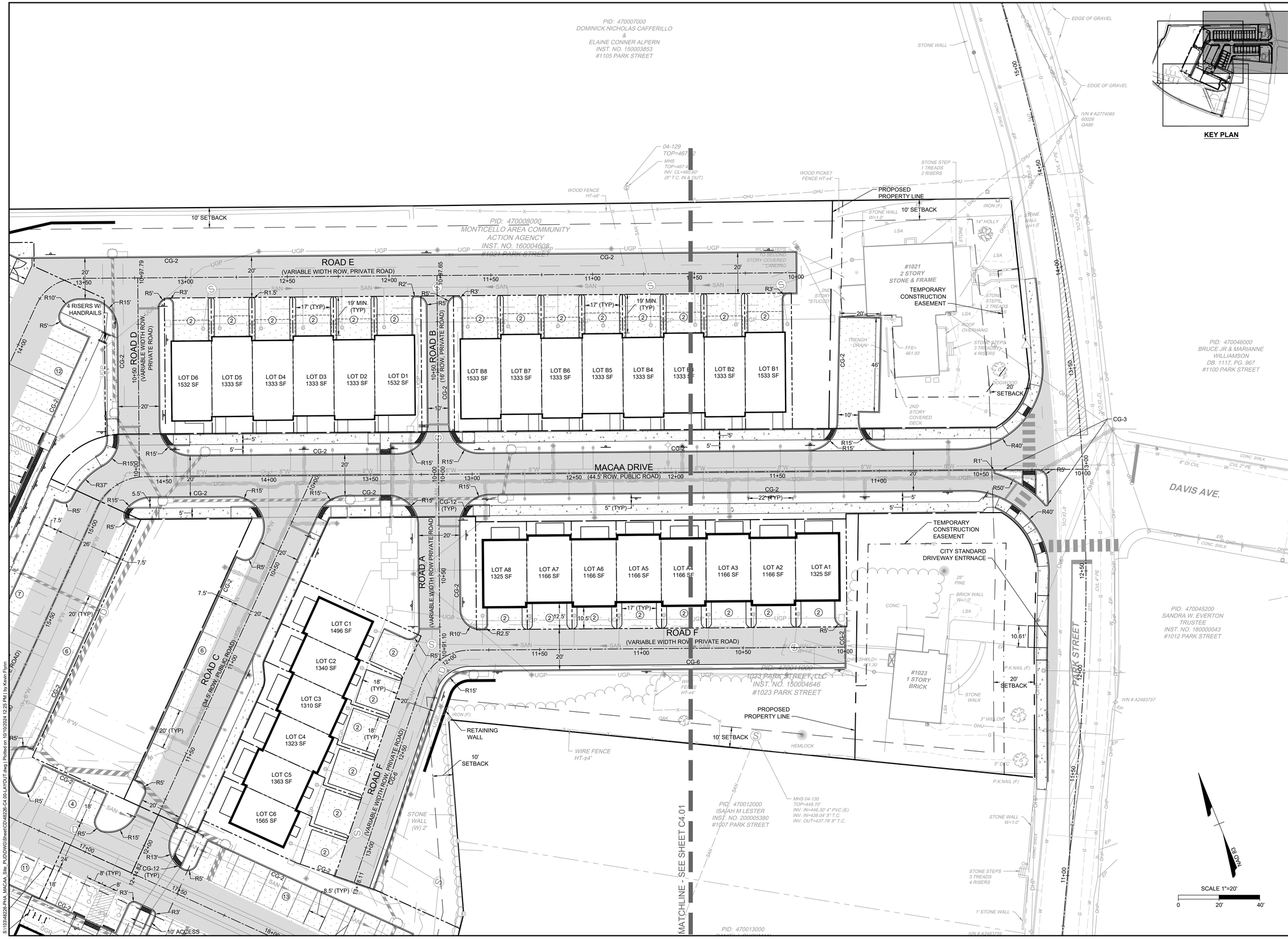
TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
EROSION AND SEDIMENT CONTROL PLAN - PHASE V

JOB NO. 48226
SHEET NO. C3.17

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

S:\10\48226-PHA_MACAA_Site_PUD\DWG\Sheet\CD\48226-C3.8-ERC0k.dwg | Plotted on 10/10/2024 4:07 PM | by Kevin Flynn



KEY PLAN

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
02/29/2024	CITY COMMENTS
07/01/2024	CITY COMMENTS
09/06/2024	DURELEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

FINAL SITE PLAN

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE 1"=20'

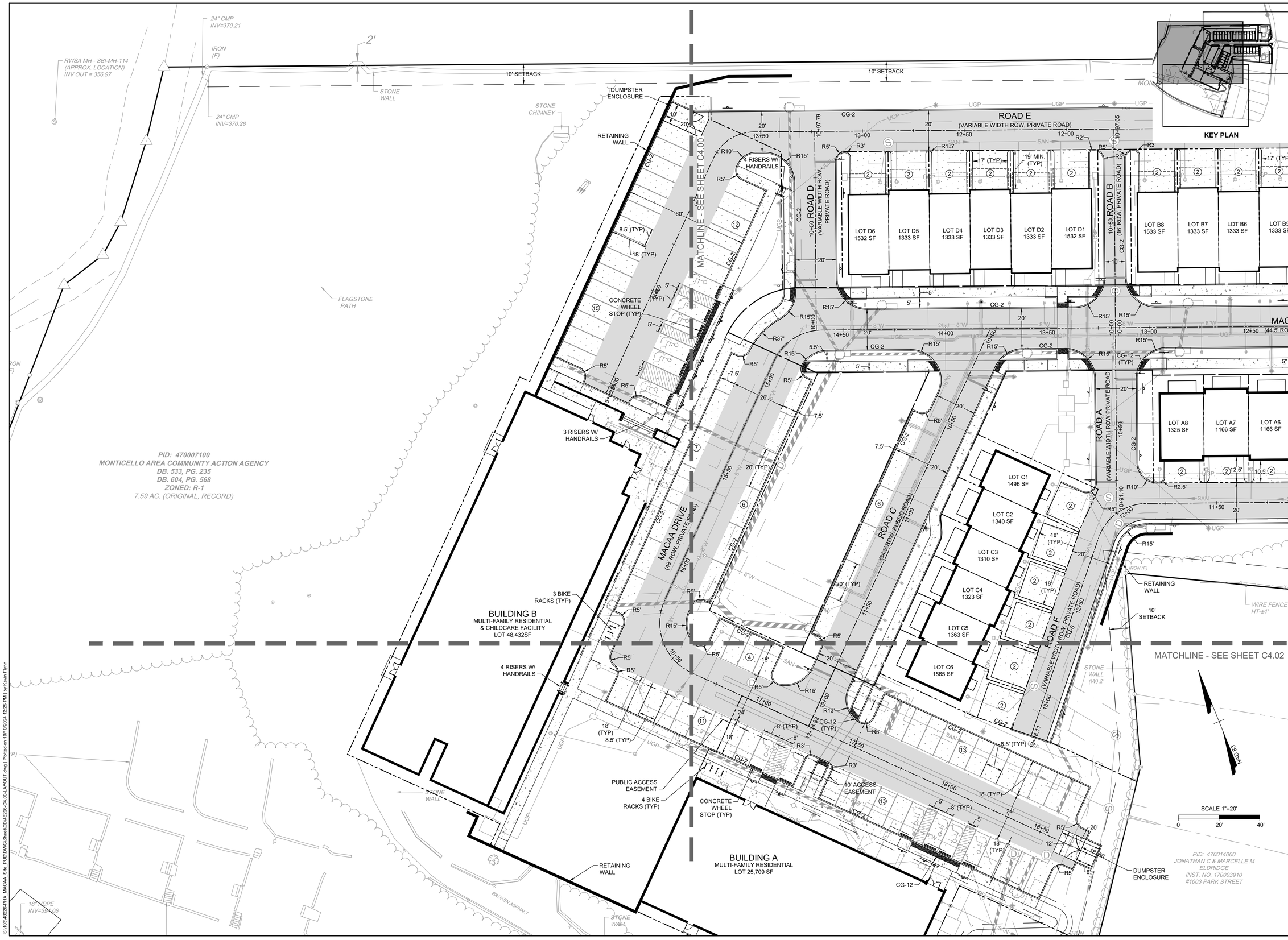
TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
LAYOUT PLAN

JOB NO. 48226
SHEET NO. C4.00

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

S:\10348228-Prtfl_MACAA_Site_Pl\DWG\Sheet\CD-48226-C4.00-LAYOUT.dwg | Plotted on 10/10/2024 12:25 PM | by Kevin Flynn



COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

REVISION DESCRIPTION	DATE
CITY COMMENTS	10/19/2023
CITY COMMENTS	02/29/2024
CITY COMMENTS	04/26/2024
DURLEX/TOWNHOME REVISION	09/06/2024
CITY COMMENTS	09/06/2024

DATE	05/31/22
DRAWN BY	K. FLYNN
DESIGNED BY	K. FLYNN
CHECKED BY	J. SHOWALTER
SCALE	1"=20'

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
LAYOUT PLAN

JOB NO.	SHEET NO.
48226	C4.01

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

S:\10348\48226-PHA_MACAA_Site_PUD\DWG\Sheet\C0\48226-C4.00-LAYOUT.dwg | Plotted on 10/10/2024 12:28 PM | by Kevin Flynn

BUILDING A
MULTI-FAMILY RESIDENTIAL
LOT 25,709 SF

LOT C6
1565 SF

4 RISERS W/ HANDRAILS

PUBLIC ACCESS EASEMENT

4 BIKE RACKS (TYP)

CONCRETE WHEEL STOP (TYP)

10' ACCESS EASEMENT

RETAINING WALL

DUMPSTER ENCLOSURE

5' (TYP)

10' SETBACK

5' TRAIL CONNECTION TO EXISTING ASPHALT PATH W/ 10' ACCESS EASEMENT

PROP. 20' EASEMENT ON EXISTING PATH

TEMPORARY CONSTRUCTION EASEMENT

MATCHLINE - SEE SHEET C4.01

STONE STEPS (TYP)

EX. DRAINAGE EASEMENT (FOR COMMONWEALTH OF VIRGINIA) INST. NO. 201200535

PID: 470014000
JONATHAN C & MARCELLE M ELDRIDGE
INST. NO. 170003910
#1003 PARK STREET

PID: 470016300
BRADLEY R TAYLOR
DB. 1113, PG. 115
#513 250 BYPASS

PID: 470016300
BRADLEY R TAYLOR
DB. 1113, PG. 115
#513 250 BYPASS
ZONING: R-1

PID: 470016200
JAMES R & BETTY M EASTON
DB. 366, PG. 127
#517 250 BYPASS

ROUTE 250

ASPHALT SWLK

STONE WALL (W) 2'

CONC. CASING AT SPRING HEAD

ROCK ARMOR

IRON (F)

PK NAIL (F)

4" CREPE MYRTLE

12" CI CVL

6" DI

2" PE

BROKEN ASPHALT

KEY PLAN

SCALE 1"=20'
0 20' 40'

NAD 83

KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA
48226

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

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
02/29/2024	CITY COMMENTS
07/17/2024	CITY COMMENTS
09/06/2024	DUR.EX./TOWNHOME REVISION
09/06/2024	CITY COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE 1"=20'

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
LAYOUT PLAN

JOB NO. 48226
SHEET NO. C4.02

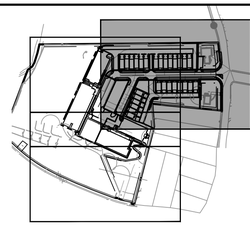
These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS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

S:\105\48226-PHL_MACAA_Site_PUD\DWG\Sheet\CD\48226-C4.00-LAYOUT.dwg | Plotted on 10/10/2024 12:25 PM | by Kevin Flynn

STRIPING AND SIGNAGE LEGEND

1. 4" DOUBLE YELLOW STRIPE, TYPE B CLASS I
2. 4" WHITE STRIPE, TYPE B CLASS I
3. 24" WHITE STOP BAR, TYPE B, CLASS I
4. 4" SINGLE YELLOW LINE GORE MARKINGS, TYPE B, CLASS I
5. 4" SINGLE WHITE LINE GORE MARKINGS, TYPE B, CLASS I
6. 4'X4' INTERNATIONAL SYMBOL OF ACCESSIBILITY, TYPE B, CLASS I
7. 2' BARS WITH 2' GAPS

A. R1-1, "STOP" SIGN
B. R5-1, "DO NOT ENTER" SIGN
C. R6-2, "ONE WAY" SIGN
D. R7-1, "NO PARKING ANYTIME" SIGN
R7-201aP, "TOW AWAY ZONE" PLAQUE
E. R7-1L, "NO PARKING ANYTIME" LEFT ARROW SIGN
R7-201aP, "TOW AWAY ZONE" PLAQUE
F. R7-1R, "NO PARKING ANYTIME" RIGHT ARROW SIGN
R7-201aP, "TOW AWAY ZONE" PLAQUE
G. R7-8, "RESERVED PARKING FOR PERSONS WITH DISABILITIES" SIGN
H. R7-8P, "RESERVED PARKING FOR PERSONS WITH DISABILITIES VAN ACCESS" SIGN
I. R7-VP1, "TOW-AWAY ZONE PENALTY $100-$500 FINE" PLACARD



KEY PLAN

ROAD E
(VARIABLE WIDTH ROW, PRIVATE ROAD)

ROAD D
(VARIABLE WIDTH ROW, PRIVATE ROAD)

ROAD B
(16' ROW, PRIVATE ROAD)

MACAA DRIVE
(44.5' ROW, PUBLIC ROAD)

ROAD A
(VARIABLE WIDTH ROW PRIVATE ROAD)

ROAD F
(VARIABLE WIDTH ROW, PRIVATE ROAD)

ROAD C
(34.5' ROW, PUBLIC ROAD)

ROAD F
(VARIABLE WIDTH ROW, PRIVATE ROAD)

DAVIS AVE.

PARK STREET

RECTANGULAR RAPID-FLASHING BEACON (RRFB) & SOLAR-POWERED FLASHING ADVANCE WARNING SIGN

PID: 470007000
DOMINICK NICHOLAS CAFFERILLO
&
ELAINE CONNER ALPERN
INST. NO. 150003853
#1105 PARK STREET

PID: 470008000
MONTICELLO AREA COMMUNITY ACTION AGENCY
INST. NO. 160004608
#1021 PARK STREET

PID: 470046000
BRUCE JR & MARIANNE WILLIAMSON
DB. 1117, PG. 867
#1100 PARK STREET

PID: 470045200
SANDRA W. EVERTON
TRUSTEE
INST. NO. 180000043
#1012 PARK STREET

PID: 470011000
1023 PARK STREET, LLC
INST. NO. 150004646
#1023 PARK STREET

PID: 470012000
ISAIAH M LESTER
INST. NO. 200005380
#1007 PARK STREET

PID: 470013000

#1021
2 STORY
STONE & FRAME

#1023
1 STORY
BRICK

MATCHLINE - SEE SHEET C4.04

SCALE 1"=20'
0 20' 40'

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
04/04/2024	CITY COMMENTS
09/06/2024	DUPLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE 1"=20'

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
SIGNAGE AND STRIPING PLAN

JOB NO. 48226
SHEET NO. C4.03

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

S:\1603\48226-PHA_MACAA_Site_PUD\DWG\Sheet\CD\48226-C4.03-SIGNAGE PLAN.dwg | Plotted on 10/10/2024 12:26 PM | by Kevin Flynn

STRIPING AND SIGNAGE LEGEND

1. 4" DOUBLE YELLOW STRIPE, TYPE B CLASS I
2. 4" WHITE STRIPE, TYPE B CLASS I
3. 24" WHITE STOP BAR, TYPE B, CLASS I
4. 4" SINGLE YELLOW LINE GORE MARKINGS, TYPE B, CLASS I
5. 4" SINGLE WHITE LINE GORE MARKINGS, TYPE B, CLASS I
6. 4'X4' INTERNATIONAL SYMBOL OF ACCESSIBILITY, TYPE B, CLASS I
7. 2' BARS WITH 2' GAPS

A. R1-1, "STOP" SIGN
B. R5-1, "DO NOT ENTER" SIGN
C. R6-2, "ONE WAY" SIGN
D. R7-1, "NO PARKING ANYTIME" SIGN
R7-201aP, "TOW AWAY ZONE" PLAQUE
E. R7-1L, "NO PARKING ANYTIME" LEFT ARROW SIGN
R7-201aP, "TOW AWAY ZONE" PLAQUE
F. R7-1R, "NO PARKING ANYTIME" RIGHT ARROW SIGN
R7-201aP, "TOW AWAY ZONE" PLAQUE
G. R7-8, "RESERVED PARKING FOR PERSONS WITH DISABILITIES" SIGN
H. R7-8P, "RESERVED PARKING FOR PERSONS WITH DISABILITIES VAN ACCESS" SIGN
I. R7-VP1, "TOW-AWAY ZONE PENALTY $100-$500 FINE" PLACARD

PID: 470007100
MONTICELLO AREA COMMUNITY ACTION AGENCY
DB. 533, PG. 235
DB. 604, PG. 568
ZONED: R-1
7.59 AC. (ORIGINAL, RECORD)

PID: 470008000
MONTICELLO AREA COMMUNITY ACTION AGENCY
INST. NO. 160004608
#1021 PARK STREET

PID: 470014000
JONATHAN C & MARCELLE M ELDRIDGE
INST. NO. 170003910
#1003 PARK STREET

KEY PLAN

ROAD E (VARIABLE WIDTH ROW, PRIVATE ROAD)
ROAD D (VARIABLE WIDTH ROW, PRIVATE ROAD)
ROAD B (16' ROW, PRIVATE ROAD)
MACAA DRIVE (44.5' ROW, PUBLIC ROAD)
ROAD A (VARIABLE WIDTH ROW PRIVATE ROAD)
MACAA DRIVE (48' ROW, PRIVATE ROAD)
ROAD C (34.5' ROW, PUBLIC ROAD)
ROAD F (VARIABLE WIDTH ROW, PRIVATE ROAD)
MATCHLINE - SEE SHEET C4.03
BUILDING A
BUILDING B
PUBLIC ACCESS EASEMENT
STONE CHIMNEY
STONE WALL
FLAGSTONE PATH
BROKEN ASPHALT
WIRE FENCE HT-44'
IRON (F)
OAK
SCALE 1"=20'
0 20' 40'
NAD 83

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
02/29/2024	CITY COMMENTS
05/31/2024	CITY COMMENTS
09/06/2024	DURLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

FINAL SITE PLAN

DATE: 05/31/22
DRAWN BY: K. FLYNN
DESIGNED BY: K. FLYNN
CHECKED BY: J. SHOWALTER
SCALE: 1"=20'

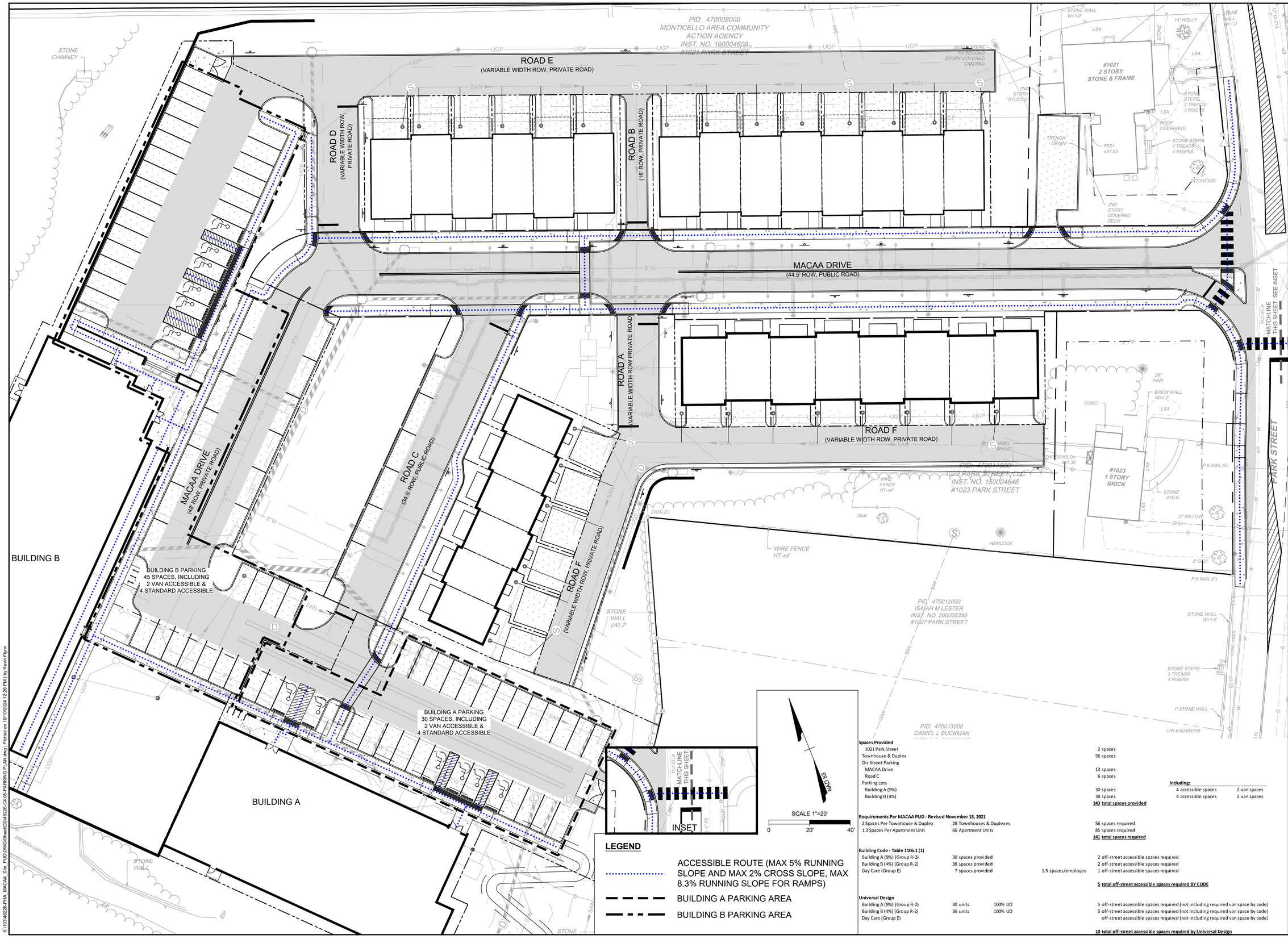
TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
SIGNAGE AND STRIPING PLAN

JOB NO. 48226
SHEET NO. C4.04

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

S:\10\48226-PHA_MACAA_Site_PUD\DWG\Sheet\C04\48226-C4.03-SIGNAGE PLAN.dwg | Plotted on 10/10/2024 12:28 PM | by Kevin Flynn



LEGEND

- ACCESSIBLE ROUTE (MAX 5% RUNNING SLOPE AND MAX 2% CROSS SLOPE, MAX 8.3% RUNNING SLOPE FOR RAMPS)
- BUILDING A PARKING AREA
- BUILDING B PARKING AREA

Spaces Provided

1021 Park Street		2 spaces	
Townhouse & Duplex		56 spaces	
On-Street Parking			
MACAA Drive		13 spaces	
Road C		6 spaces	
Parking Lots			Including:
Building A (9%)		30 spaces	4 accessible spaces 2 van spaces
Building B (4%)		38 spaces	4 accessible spaces 2 van spaces
		143 total spaces provided	

Requirements Per MACAA PUD - Revised November 15, 2021

2 Spaces Per Townhouse & Duplex	28 Townhouses & Duplexes	56 spaces required
1.3 Spaces Per Apartment Unit	66 Apartment Units	85 spaces required
		141 total spaces required

Building Code - Table 1106.1 (1)

Building A (9%) (Group R-2)	30 spaces provided		2 off-street accessible spaces required
Building B (4%) (Group R-2)	38 spaces provided		2 off-street accessible spaces required
Day Care (Group E)	7 spaces provided	1.5 spaces/employee	1 off-street accessible spaces required
			5 total off-street accessible spaces required BY CODE

Universal Design

Building A (9%) (Group R-2)	30 units	100% UD	5 off-street accessible spaces required (not including required van space by code)
Building B (4%) (Group R-2)	36 units	100% UD	5 off-street accessible spaces required (not including required van space by code)
Day Care (Group E)			off-street accessible spaces required (not including required van space by code)
			10 total off-street accessible spaces required by Universal Design

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/13/2024	CITY COMMENTS
09/06/2024	DUPLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE 1"=20'

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
PARKING & ACCESSIBLE ROUTE PLAN

JOB NO. 48226
SHEET NO. C4.05

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

S:\1839\48226-PHA_MACAA_Site_PUD\DWG\Sheet\CD\48226-C4.05-PARKING PLAN.dwg | Plotted on 10/10/2024 12:26 PM | by Kevin Flynn

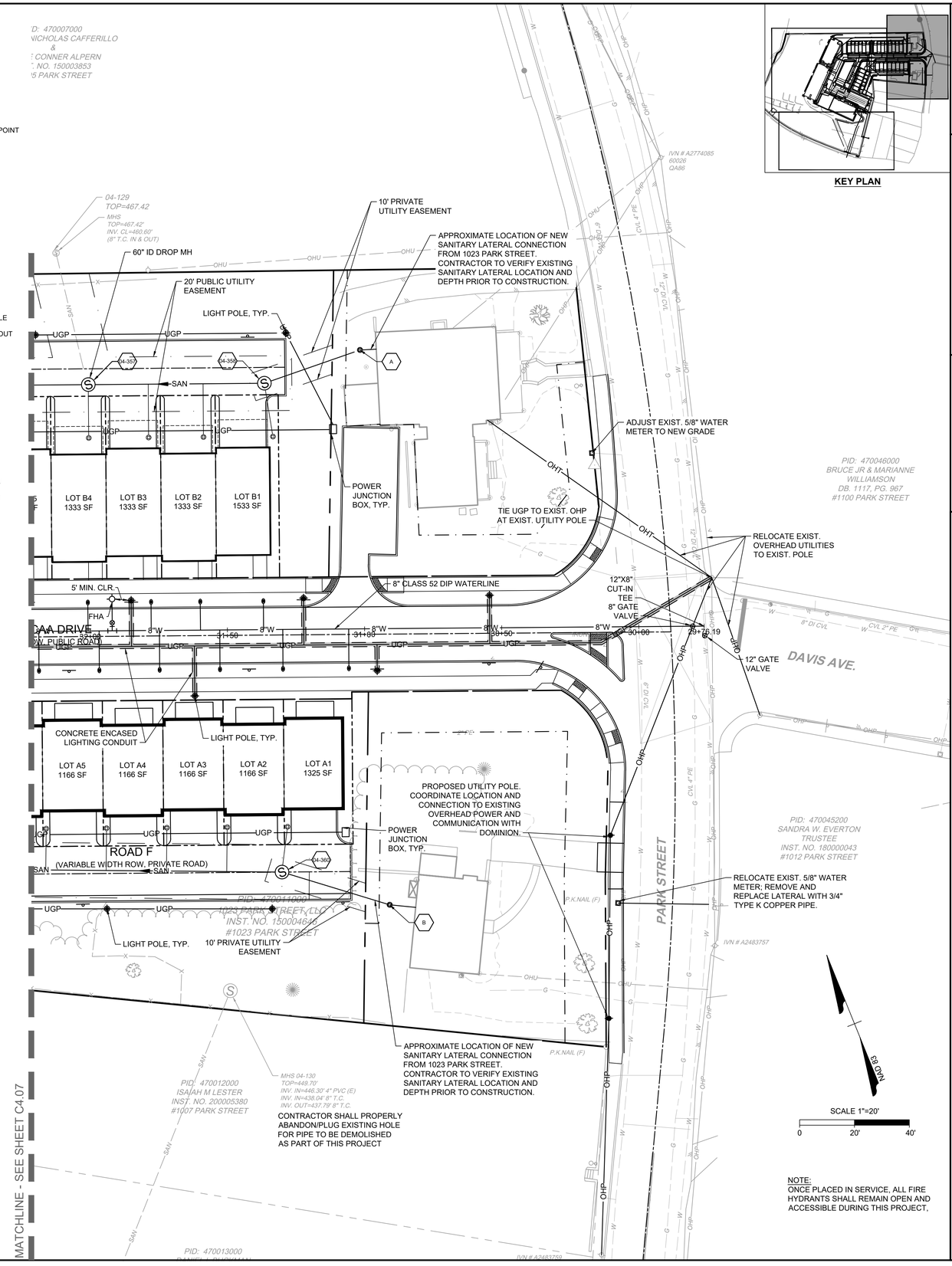
SITE PLAN LEGEND

EXISTING

- PROPERTY LINE
- POST/BOLLARD
- SIGN
- BUMPER BLOCK
- TRAFFIC CONTROL BOX
- UNKNOWN MANHOLE
- STORM SEWER
- STORM SEWER MANHOLE
- CATCH BASIN
- SANITARY SEWER
- SANITARY SEWER MANHOLE
- WATER LINE
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- GAS LINE
- GAS METER
- GAS MARKER
- COMMUNICATIONS/TELEPHONE LINE
- TELEPHONE/COMMUNICATIONS MANHOLE
- COMMUNICATIONS VAULT
- ELECTRIC LINE
- ELECTRIC MANHOLE
- ELECTRIC PULLBOX
- ELECTRIC METER
- UTILITY POLE
- DECIDUOUS TREE
- GUARDRAIL
- EXISTING TREE LINE
- FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
- SURVEY CONTROL POINT

PROPOSED

- PROPERTY LINE
- WATER
- GAS
- STORM
- ROOF DRAIN
- SANITARY
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- FIRE HYDRANT
- FDC
- METER
- SETBACK
- WATER VALVE
- BOLLARD
- STREET SIGN
- FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
- SITE LIGHT
- UTILITY POLE
- TOP OF CURB



COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/21/2024	CITY COMMENTS
09/06/2024	DUR.EX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

DATE
05/31/22

DRAWN BY
K. FLYNN

DESIGNED BY
K. FLYNN

CHECKED BY
J. SHOWALTER

SCALE
1"=20'

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
UTILITY PLAN

JOB NO.
48226

SHEET NO.
C4.06

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

S:\10348\48226-PHA_MACAA_Ste_Pl\DGN\GIS\Sheet\CD\48226-C4.06-UTILITY PLAN.dwg | Plotted on 10/10/2024 12:27 PM | by Kevin Flynn

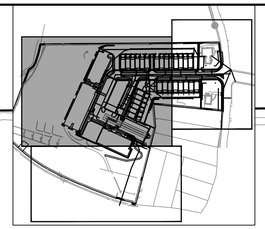
SITE PLAN LEGEND

EXISTING

- PROPERTY LINE
- POST/BOLLARD
- SIGN
- BUMPER BLOCK
- TRAFFIC CONTROL BOX
- UNKNOWN MANHOLE
- STORM SEWER
- STORM SEWER MANHOLE
- CATCH BASIN
- SANITARY SEWER
- SANITARY SEWER MANHOLE
- WATER LINE
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- GAS LINE
- GAS METER
- GAS MARKER
- COMMUNICATIONS/TELEPHONE LINE
- TELEPHONE/COMMUNICATIONS MANHOLE
- COMMUNICATIONS VAULT
- ELECTRIC LINE
- ELECTRIC MANHOLE
- ELECTRIC PULLBOX
- ELECTRIC METER
- UTILITY POLE
- DECIDUOUS TREE
- GUARDRAIL
- EXISTING TREE LINE
- FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
- SURVEY CONTROL POINT

PROPOSED

- PROPERTY LINE
- WATER
- GAS
- STORM
- ROOF DRAIN
- SANITARY
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- FIRE HYDRANT
- FDC
- METER
- SETBACK
- WATER VALVE
- BOLLARD
- STREET SIGN
- FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
- SITE LIGHT
- UTILITY POLE
- TC — TOP OF CURB



KEY PLAN

RWSA MH - SBI-MH-114 (APPROX. LOCATION) INV OUT = 356.97

IRON (F)

STORM STRUCTURE MANHOLE BASE SHOWN FOR INFORMATIONAL PURPOSES ONLY, TYPICAL

PID: 470008000
MONTICELLO AREA COMMUNITY ACTION AGENCY
INST. NO. 160004606
#1021 PARK STREET

LIGHTING CONDUIT

ROAD E (VARIABLE WIDTH ROW, PRIVATE ROAD)

ROAD D (VARIABLE WIDTH ROW, PRIVATE ROAD)

ROAD B (16' ROW, PRIVATE ROAD)

ROAD A (VARIABLE WIDTH ROW/PRIVATE ROAD)

ROAD F (VARIABLE WIDTH ROW, PRIVATE ROAD)

MACAA DRIVE (45' ROW, PRIVATE ROAD)

POWER JUNCTION BOX, TYP.

CONCRETE ENCASEMENT (TYP)

LIGHT POLE, TYP.

LOT D6 1532 SF
LOT D5 1333 SF
LOT D4 1333 SF
LOT D3 1333 SF
LOT D2 1333 SF
LOT D1 1532 SF
LOT B8 1533 SF
LOT B7 1333 SF
LOT B6 1333 SF
LOT A8 1325 SF
LOT A7 1166 SF
LOT C1 1496 SF
LOT C2 1340 SF
LOT C3 1310 SF
LOT C4 1323 SF
LOT C5 1363 SF
LOT C6 1565 SF

8"x8" TEE
45°+22.5° HORIZ. BEND
90° HORIZ. BENDS
8" GATE VALVE
22.5° HORIZ. BEND
DUPLEX & TOWNHOME ELECTRICAL TRANSFORMERS
PUBLIC UTILITY EASEMENT
2" TYPE K COPPER DOMESTIC WATER LINE (BACKFLOW PREVENTER WITHIN BUILDING)
2" DOMESTIC WATER METER W6.2 COMPOSITE BOX
2" TYPE K COPPER COMMERCIAL WATER LINE (BACKFLOW PREVENTER WITHIN BUILDING)
1.5" COMMERCIAL WATER METER
6" FIRELINE
PIV
2" TYPE K COPPER WATER LINE
2" CORP STOP
8" CLASS 52 DIP WATERLINE
8"X6" TEE AND VALVE
30 (CO)
45° HORIZ. BEND
20' PUBLIC UTILITY EASEMENT
32 (CO)
31 (CO)
CLEANOUT (TYP)
PUBLIC ACCESS EASEMENT
FREESTANDING FDC, SEE MEP PLANS FOR ADDITIONAL INFORMATION
FHA
BUILDING B
BUILDING B ELECTRICAL TRANSFORMER
BUILDING A
2" TYPE K COPPER WATER LINE
2" WATER METER W6.2 COMPOSITE BOX
2" TYPE K COPPER WATER LINE (BACKFLOW PREVENTER WITHIN BUILDING)
POWER JUNCTION BOX, TYP.
22 (CO)
CLEANOUT (TYP)
21 (CO)
BUILDING A ELECTRICAL TRANSFORMER
FDC
STORM STRUCTURE MANHOLE BASE SHOWN FOR INFORMATIONAL PURPOSES ONLY, TYPICAL
20' PUBLIC UTILITY EASEMENT
STORM STRUCTURE MANHOLE BASE SHOWN FOR INFORMATIONAL PURPOSES ONLY, TYPICAL

MATCHLINE - SEE SHEET C4.06

MATCHLINE - SEE SHEET C4.08

PID: 470014000
JONATHAN C MARCELLE M ELDRIDGE
INST. NO. 170000010
#1003 PARK STREET

SCALE 1"=20'
0 20' 40'

NOTE:
ONCE PLACED IN SERVICE, ALL FIRE HYDRANTS SHALL REMAIN OPEN AND ACCESSIBLE DURING THIS PROJECT.

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
02/29/2024	CITY COMMENTS
05/31/2024	DUPLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

DATE	05/31/22
DRAWN BY	K. FLYNN
DESIGNED BY	K. FLYNN
CHECKED BY	J. SHOWALTER
SCALE	1"=20'

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
UTILITY PLAN

JOB NO. 48226
SHEET NO. C4.07

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

S:\110\48226-PHA_MACAA_Site_PUD\DWG\Sheet\C3\48226-C4.06-UTILITY PLAN.dwg | Plotted on 10/10/2024 12:27 PM | by Kevin Flynn

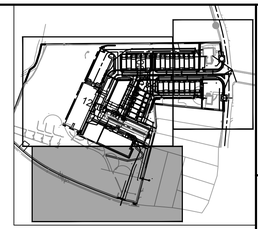
SITE PLAN LEGEND

EXISTING

- PROPERTY LINE
- POST/BOLLARD
- SIGN
- BUMPER BLOCK
- TRAFFIC CONTROL BOX
- UNKNOWN MANHOLE
- STORM SEWER
- STORM SEWER MANHOLE
- CATCH BASIN
- SANITARY SEWER
- SANITARY SEWER MANHOLE
- WATER LINE
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- GAS LINE
- GAS METER
- GAS MARKER
- COMMUNICATIONS/TELEPHONE LINE
- TELEPHONE/COMMUNICATIONS MANHOLE
- COMMUNICATIONS VAULT
- ELECTRIC LINE
- ELECTRIC MANHOLE
- ELECTRIC PULLBOX
- ELECTRIC METER
- UTILITY POLE
- DECIDUOUS TREE
- GUARDRAIL
- EXISTING TREE LINE
- FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
- SURVEY CONTROL POINT

PROPOSED

- PROPERTY LINE
- WATER
- GAS
- STORM
- ROOF DRAIN
- SANITARY
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- FIRE HYDRANT
- FDC
- METER
- SETBACK
- WATER VALVE
- BOLLARD
- STREET SIGN
- FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
- SITE LIGHT
- UTILITY POLE
- TC — TOP OF CURB



KEY PLAN

MATCHLINE - SEE SHEET C4.07

EX. DRAINAGE EASEMENT
(FOR COMMONWEALTH OF VIRGINIA)
INST. NO. 201200353S

ROUTE 250

IRON (F)

MHS
TOP=409.57
INV IN=(UNABLE TO MEASURE)
INV OUT=400.39 18" CLAY (NW)
(POSSIBLE SINK HOLE OR CAVE IN)

MHS
TOP=408.41
INV IN=400.21 18" CLAY (SE)
INV OUT=400.37 18" CLAY (NW)
(VISUAL FLOW DIFFERS FROM INVERT DATA SHOWN)

ABANDON MANHOLES IN ACCORDANCE WITH CITY STANDARD DETAIL WW7.0

POSSIBLE ABANDONED SSWR LINE

45° HORIZ. BEND

8" CLASS 52 DIP WATERLINE

38+80

39+50

40+00

40+50

41+00

41+37.16

8"W

SAN

MHS 04-132A
TOP=427.80'
INV. IN=421.68' 8" T.C.
INV. OUT=421.60' 8" T.C.

04-132
TOP=415.06
INV IN=402.17 (TOP OF PIPE) 6" CLAY (SW)
INV IN=399.96 18" CLAY (NW)
INV IN=411.50 (DROP) 8" CLAY (N)
INV OUT=400.06 18" CLAY (SE)
(VISUAL FLOW DIFFERS FROM INVERT DATA SHOWN)

20' PUBLIC UTILITY EASEMENT

04-335

CONNECTION TO EXISTING SANITARY SEWER MANHOLE

04-132

PID: 470016300
BRADLEY R TAYLOR
DB. 1113, PG. 115
#513 250 BYPASS

PID: 470016200
JAMES R & BETTY M EASTON
DB. 366, PG. 127.
#517 250 BYPASS

BLOW OFF ASSEMBLY AND VALVE

8" GATE VALVE

12" GATE VALVE

12"X8" CUT-IN TEE

12" CI CVL

8" DI

2" PE

PK NAIL (F)

04-127
TOP=414.08
INV IN=407.85 6" CLAY (SW)
INV OUT=407.26 6" CLAY (NE)

NOTE:
ONCE PLACED IN SERVICE, ALL FIRE HYDRANTS SHALL REMAIN OPEN AND ACCESSIBLE DURING THIS PROJECT.

NAD 83

SCALE 1"=20'
0 20' 40'

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
02/29/2024	CITY COMMENTS
07/15/2024	CITY COMMENTS
09/06/2024	DUR.EX./TOWNHOME REVISION
09/06/2024	CITY COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE: 05/31/22
DRAWN BY: K. FLYNN
DESIGNED BY: K. FLYNN
CHECKED BY: J. SHOWALTER
SCALE: 1"=20'

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
UTILITY PLAN

JOB NO. 48226
SHEET NO. C4.08

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

S:\1039\48226-PHA_MACAA_Site_Re\DWG\Sheet\C2\48226-C4.08-UTILITY PLAN.dwg | Plotted on 10/10/2024 12:27 PM | by Kevin Flynn

BUILDING A NEEDED FIRE FLOW CALCULATIONS

GSF:	41,043 SF
CONSTRUCTION TYPE:	V-A
FIRE FLOW AREA (TABLE 18.4.5.2.1):	39,601 - 43,400 SF
FIRE FLOW (GPM):	5,500
SPRINKLER:	NFPA13R - STANDARD
% REDUCTION (TABLE 18.4.5.3.2):	75%
REDUCTION:	-4,125 GPM NEEDED
FIRE FLOW (GMP):	1,375

BUILDING B NEEDED FIRE FLOW CALCULATIONS

GSF:	58,290 SF
CONSTRUCTION TYPE:	V-A
FIRE FLOW AREA (TABLE 18.4.5.2.1):	55,701 - 60,200 SF
FIRE FLOW (GPM):	6,500
SPRINKLER:	NFPA13R - STANDARD
% REDUCTION (TABLE 18.4.5.3.2):	75%
REDUCTION:	-4,875 GPM
NEEDED FIRE FLOW (GMP):	1,625

WATER MAXIMUM HOUR DEMAND

BASED ON NUMBER OF RESIDENTIAL UNITS
$Q_{MAX} = 11.4 * N^{0.455}$
N = TOTAL NUMBER OF RESIDENTIAL UNITS
BUILDING A = 30 UNITS
BUILDING B = 36 UNITS
TOTAL = 66 UNITS
$Q_{MAX} = 11.4 * (66)^{0.544} = 111$ GPM

BASED ON NUMBER OF CONNECTIONS
$Q_{MAX} = 2$ GPM * CONNECTION
BUILDING A RESIDENTIAL: 208 FIXTURES
BUILDING B RESIDENTIAL: 258 FIXTURES
BUILDING B DAYCARE: 16 FIXTURES
TOTAL: 482 FIXTURES
$Q_{MAX} = 2$ GPM * 482 FIXTURES = 964 GPM

Q_{MAX} = 964 GPM

WATER PEAK HOUR DEMAND

$Q_{PEAK} = 1.5 * Q_{MAX}$
$Q_{PEAK} = 1.5 * 964$ GPM = 1,446 GPM

SANITARY SEWER DEMAND

BUILDING A
MAXIMUM DAILY FLOW
MULTIFAMILY: 90 PEOPLE * (80 GALLONS / PERSON / DAY) = 7,200 GPD
BUILDING A TOTAL: 7,200 GPD

TYPICAL DAILY FLOW
MULTIFAMILY: 90 PEOPLE * (65 GALLONS / PERSON / DAY) = 5,850 GPD
BUILDING A TOTAL: 5,850 GPD

BUILDING B
MAXIMUM DAILY FLOW
MULTIFAMILY: 101 PEOPLE * (80 GALLONS / PERSON / DAY) = 8,080 GPD
DAY SCHOOL: 5,000 SF / (35 SF / PERSON) * (17 GALLONS / STUDENT / DAY) = 2,429 GPD
BUILDING B TOTAL: 10,509 GPD

TYPICAL DAILY FLOW
MULTIFAMILY: 101 PEOPLE * (65 GALLONS / PERSON / DAY) = 6,565 GPD
DAY SCHOOL: 5,000 SF / (35 SF / PERSON) * (11 GALLONS / STUDENT / DAY) = 1,572 GPD
BUILDING B TOTAL: 8,137 GPD

SIZING WATER SERVICE LINES AND METERS

CITY OF CHARLOTTESVILLE
Water Customer Data Sheet

Customer MACAA Address
Building Address MACAA REDEVELOPMENT - Building A Zip Code
Subdivision MACAA REDEVELOPMENT Lot No. Blk. No.
Type of Occupancy Residential

Fixture	Fixture Value 60 psi		No. of Fixtures		Fixture Value
Bathtub	8	x	30	=	240
Bedpan Washers	10	x		=	
Bidet	2	x		=	
Dental Unit	2	x		=	
Drinking Fountain - Public	2	x		=	
Kitchen Sink	2.2	x	31	=	68.2
Lavatory	1.5	x	56	=	84
Showerhead (Shower Only)	2.5	x		=	
Service Sink	4	x	3	=	12
Toilet – Flush Valve	35	x		=	
- Tank Type	4	x	56	=	224
Urinal – Pedestal Flush Valve	35	x		=	
- Wall Flush Valve	16	x		=	
Wash Sink (Each Set of Faucets)	4	x		=	
Dishwasher	2	x		=	
Washing Machine	6	x	30	=	180
Hose (50 ft Wash Down) - 1/2 in.	5	x		=	
- 5/8 in.	9	x		=	
- 3/4 in.	12	x	2	=	24
Combined Fixture Value Total				=	832.2

Customer Peak Demand From Fig. 4 –2 or 4 –3 x Press. Factor 58 gpm * 1.25 = 72.5 gpm
Add Irrigation - ____ Sections* x 1.16 or 0.40+ = 0 gpm
- 3 Hose Bibs x Fixture Value x 1.25 Press. Factor (5) = 18.75 gpm
Added Fixed Load = 0 gpm
TOTAL FIXED DEMAND = 91.25 gpm

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

Domestic Water Meter = 2"
Domestic Water Service Pipe = 2"
Sewer Lateral = 6"

Figure 4-5 Water customer data sheet

Source: AWWA M22 Sizing Water Service Lines and Meters (Jan. 2004)
Copyright 2004, American Water Works Association

SIZING WATER SERVICE LINES AND METERS

CITY OF CHARLOTTESVILLE
Water Customer Data Sheet

Customer MACAA Address
Building Address MACAA REDEVELOPMENT - Building B Residential Zip Code
Subdivision MACAA REDEVELOPMENT Lot No. Blk. No.
Type of Occupancy Residential

Fixture	Fixture Value 60 psi		No. of Fixtures		Fixture Value
Bathtub	8	x	36	=	288
Bedpan Washers	10	x		=	
Bidet	2	x		=	
Dental Unit	2	x		=	
Drinking Fountain - Public	2	x		=	
Kitchen Sink	2.2	x	38	=	83.6
Lavatory	1.5	x	70	=	105
Showerhead (Shower Only)	2.5	x	3	=	7.5
Service Sink	4	x		=	
Toilet – Flush Valve	35	x		=	
- Tank Type	4	x	71	=	284
Urinal – Pedestal Flush Valve	35	x		=	
- Wall Flush Valve	16	x		=	
Wash Sink (Each Set of Faucets)	4	x		=	
Dishwasher	2	x	1	=	2
Washing Machine	6	x	37	=	222
Hose (50 ft Wash Down) - 1/2 in.	5	x		=	
- 5/8 in.	9	x		=	
- 3/4 in.	12	x	2	=	24
Combined Fixture Value Total				=	1016

Customer Peak Demand From Fig. 4 –2 or 4 –3 x Press. Factor 61 gpm * 1.25 = 76.25 gpm
Add Irrigation - ____ Sections* x 1.16 or 0.40+ = 0 gpm
- 3 Hose Bibs x Fixture Value x 1.25 Press. Factor (5) = 18.75 gpm
Added Fixed Load = 0 gpm
TOTAL FIXED DEMAND = 95 gpm

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

Domestic Water Meter = 2"
Domestic Water Service Pipe = 2"
Sewer Lateral = 6"

Figure 4-5 Water customer data sheet

Source: AWWA M22 Sizing Water Service Lines and Meters (Jan. 2004)
Copyright 2004, American Water Works Association

SIZING WATER SERVICE LINES AND METERS

CITY OF CHARLOTTESVILLE
Water Customer Data Sheet

Customer MACAA Address
Building Address MACAA REDEVELOPMENT - Building B Daycare Zip Code
Subdivision MACAA REDEVELOPMENT Lot No. Blk. No.
Type of Occupancy Commercial

Fixture	Fixture Value 60 psi		No. of Fixtures		Fixture Value
Bathtub	8	x		=	
Bedpan Washers	10	x		=	
Bidet	2	x		=	
Dental Unit	2	x		=	
Drinking Fountain - Public	2	x		=	
Kitchen Sink	2.2	x	6	=	13.2
Lavatory	1.5	x	4	=	6
Showerhead (Shower Only)	2.5	x		=	
Service Sink	4	x		=	
Toilet – Flush Valve	35	x		=	
- Tank Type	4	x	4	=	16
Urinal – Pedestal Flush Valve	35	x		=	
- Wall Flush Valve	16	x		=	
Wash Sink (Each Set of Faucets)	4	x		=	
Dishwasher	2	x	1	=	2
Washing Machine	6	x	1	=	6
Hose (50 ft Wash Down) - 1/2 in.	5	x		=	
- 5/8 in.	9	x		=	
- 3/4 in.	12	x		=	
Combined Fixture Value Total				=	43.2

Customer Peak Demand From Fig. 4 –2 or 4 –3 x Press. Factor 43 gpm * 1.25 = 53.75 gpm
Add Irrigation - ____ Sections* x 1.16 or 0.40+ = 0 gpm
- 1 Hose Bibs x Fixture Value x 1.25 Press. Factor (5) = 6.25 gpm
Added Fixed Load = 0 gpm
TOTAL FIXED DEMAND = 60 gpm

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

Domestic Water Meter = 1 1/2"
Domestic Water Service Pipe = 2"
Sewer Lateral = 6"

Figure 4-5 Water customer data sheet

Source: AWWA M22 Sizing Water Service Lines and Meters (Jan. 2004)
Copyright 2004, American Water Works Association

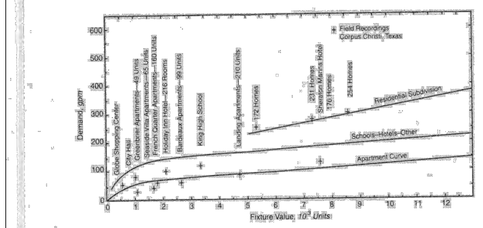


Figure 4-1 Peak flow demand of typical customer categories

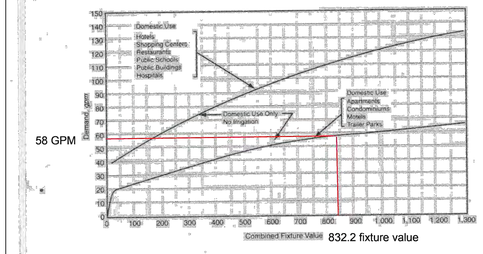


Figure 4-2 Water flow demand per fixture value—low range

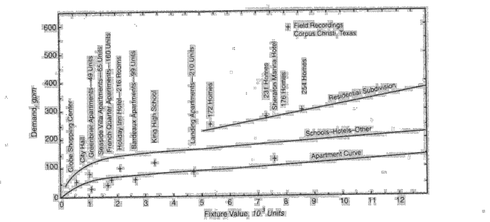


Figure 4-1 Peak flow demand of typical customer categories

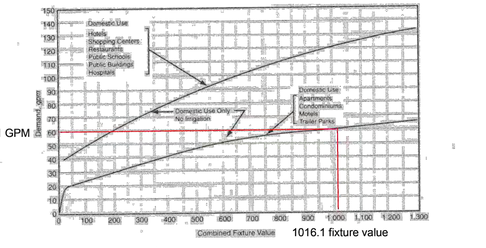


Figure 4-2 Water flow demand per fixture value—low range

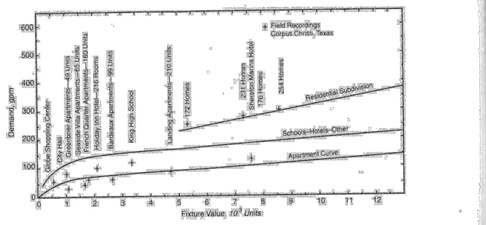


Figure 4-1 Peak flow demand of typical customer categories

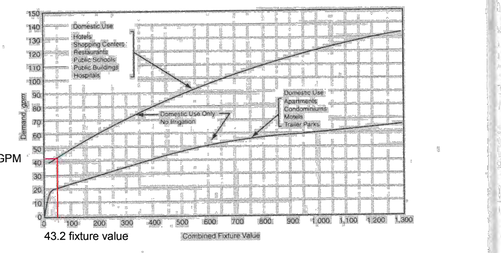


Figure 4-2 Water flow demand per fixture value—low range

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/06/2024	CITY COMMENTS
09/06/2024	DUPLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE

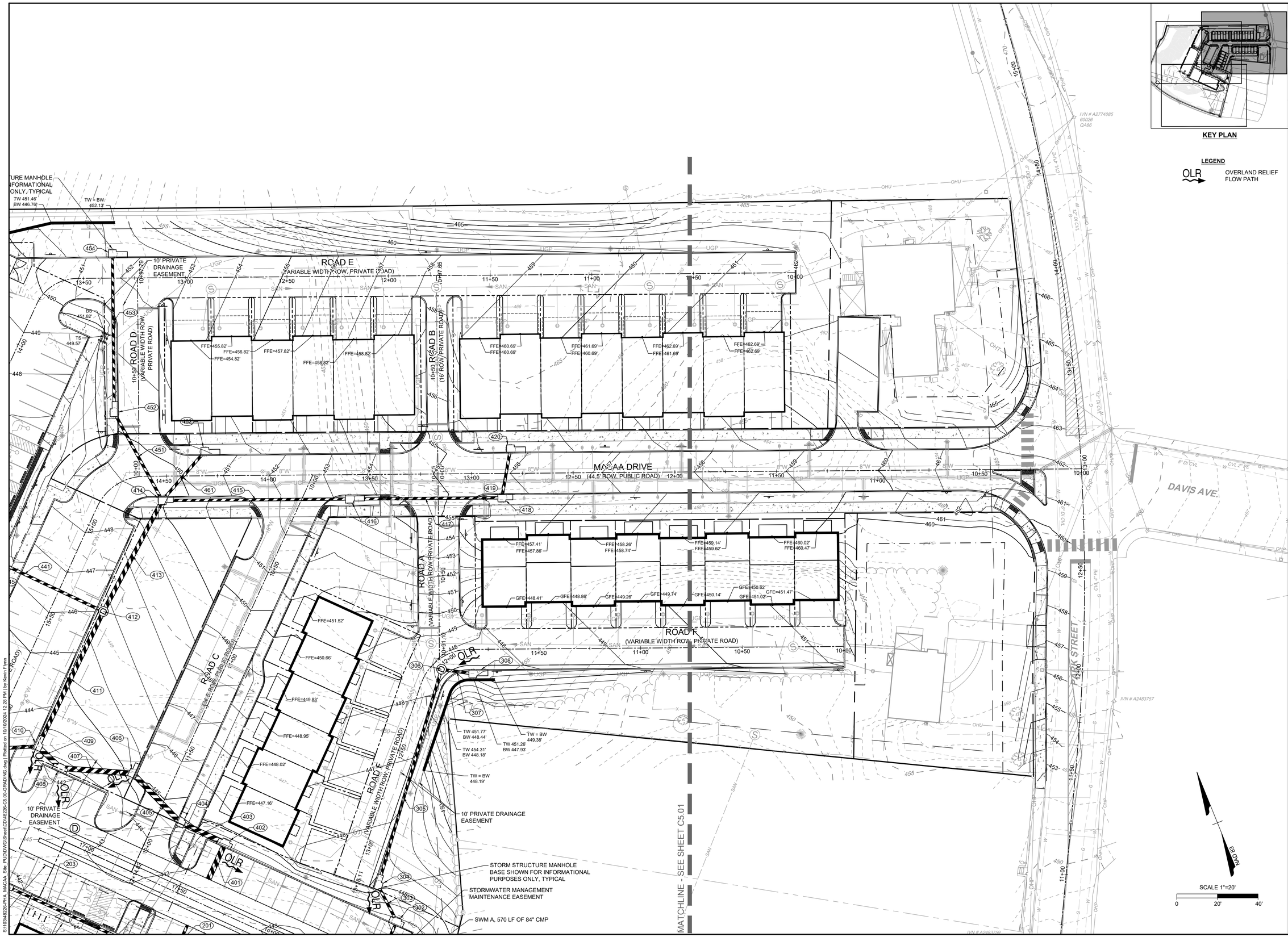
TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
UTILITY CALCULATIONS

JOB NO. 48226
SHEET NO. C4.09

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

S:\103\48226-PHA_MACAA_Site_PUD\DWG\Sheet\C0148226-C4.09-UTILITY CALCULATIONS.dwg | Plotted on 10/10/2024 12:27 PM | by Kevin Flynn



KEY PLAN

LEGEND

OLR — OVERLAND RELIEF FLOW PATH

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
02/29/2024	CITY COMMENTS
07/31/2024	CITY COMMENTS
09/06/2024	DUPLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE 1"=20'

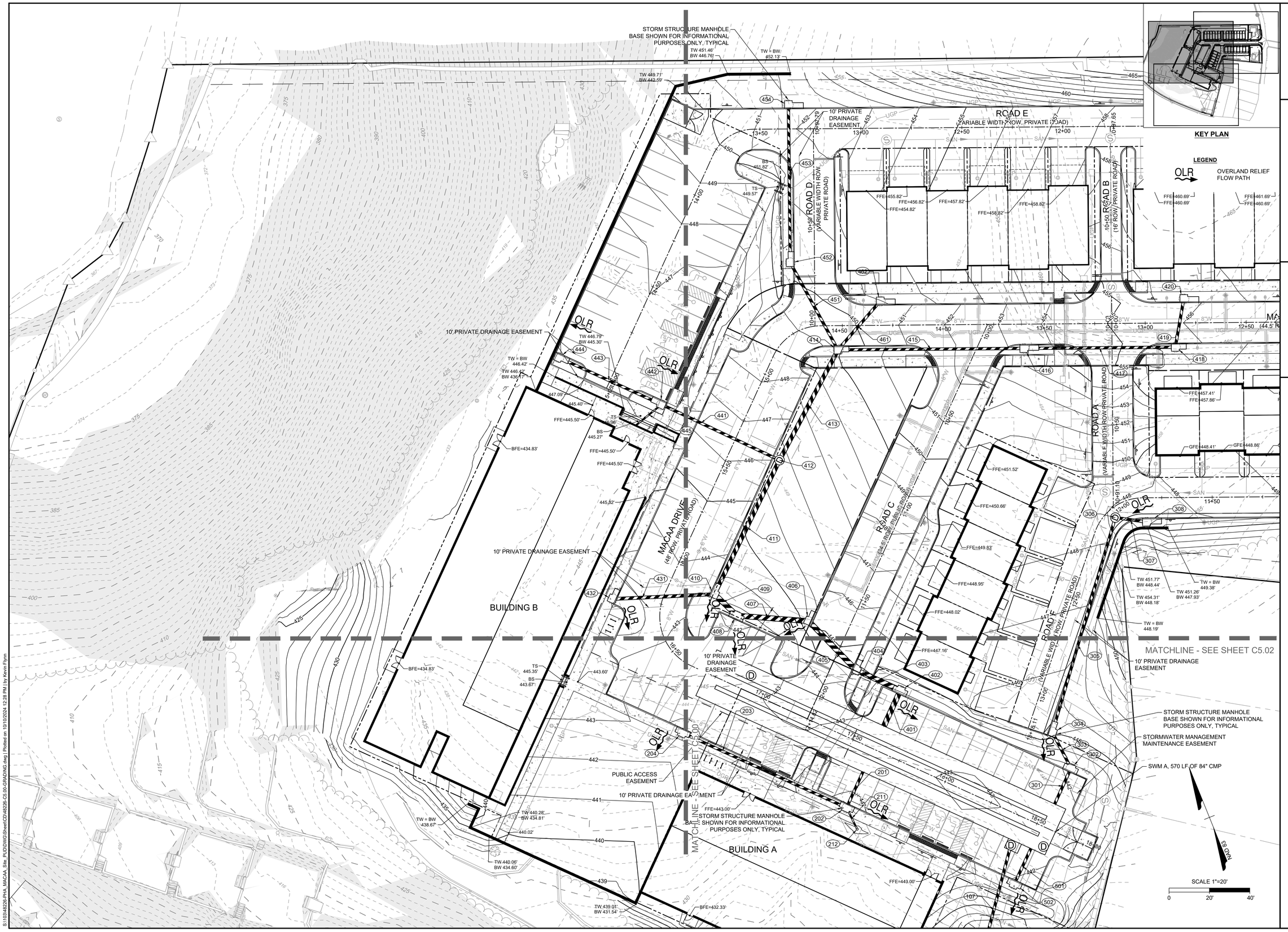
TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
GRADING & DRAINAGE PLAN

JOB NO. 48226
SHEET NO. C5.00

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

S:\105\48226-PHA_MACAA_Site_PUD\DWG\Sheet\CD-48226-C5.00-GRADING.dwg | Plotted on 10/11/2024 12:28 PM | by Kevin Flynn



COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/27/2024	CITY COMMENTS
09/06/2024	DURLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE 1"=20'

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
GRADING & DRAINAGE PLAN

JOB NO. 48226
SHEET NO. C5.01

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

S:\10348226-PHA_MACAA_Site_PUD\DWG\Sheet\C0348226-C5.00-GRADING.dwg | Plotted on 10/10/2024 12:28 PM | by Kevin Flynn

MATCHLINE - SEE SHEET C5.01

BUILDING A

ROUTE 250

10' PRIVATE DRAINAGE EASEMENT

PUBLIC ACCESS EASEMENT

10' PRIVATE DRAINAGE EASEMENT

STORMWATER MANAGEMENT MAINTENANCE EASEMENT

SWM A, 570 LF OF 84" CMP

STORM STRUCTURE MANHOLE BASE SHOWN FOR INFORMATIONAL PURPOSES ONLY, TYPICAL

BFE=434.83'

BFE=432.33'

FFE=443.00'

FFE=447.16'

TW 440.28'
BW 434.81'

TW = BW
438.67'

TW 440.05'
BW 434.60'

TW 439.01'
BW 431.54'

TS
445.35'
BS
443.67'

443.60'

440.02'

32 (CO)

31 (CO)

22 (CO)

21 (CO)

OLR

OVERLAND RELIEF FLOW PATH

KEY PLAN

LEGEND

SWALE CROSS-SECTION A-A

EXISTING SITE WALL TO REMAIN

2:1

2:1

2'

1.5'

SCALE 1"=20'

0 20' 40'

NAD 83

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
02/29/2024	CITY COMMENTS
08/23/2024	DUR.REX/TOWNHOME REVISION
09/06/2024	DUR.REX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

DATE
05/31/22

DRAWN BY
K. FLYNN

DESIGNED BY
K. FLYNN

CHECKED BY
J. SHOWALTER

SCALE
1"=20'

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
GRADING & DRAINAGE PLAN

JOB NO.
48226

SHEET NO.
C5.02

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

S:\103\48226-PHA_MACAA_Site_Pc\DDW\GIS\Sheet\C07-48226-C5.00-GRADING.dwg | Plotted on 10/10/2024 12:28 PM | by Kevin Flynn



TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

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

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
LICENSE NO. 035836
PROFESSIONAL ENGINEER
10/10/24

MACAA REDEVELOPMENT

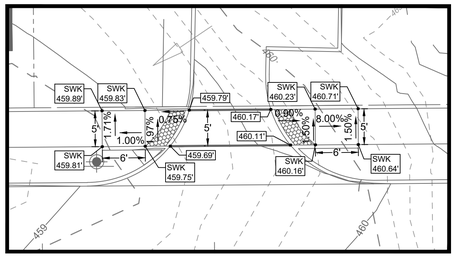
CHARLOTTESVILLE, VIRGINIA

DETAILED GRADING PLAN

JOB NO.	SHEET NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
48226	C5.03	1"=20'	J. SHOWALTER	K. FLYNN	K. FLYNN	05/31/22

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/13/2024	CITY COMMENTS
09/06/2024	DUPLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

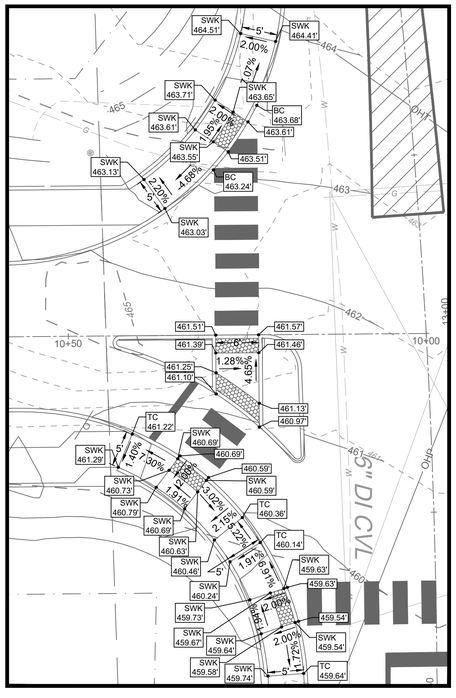
These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS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



NOTES:
1. PROPOSED CONTOUR LINES ARE FOR REFERENCE ONLY. RAMPS SHALL BE CONSTRUCTED BASED ON SPOT ELEVATIONS SHOWN.
2. RUNNING SLOPE OF ROAD IN VICINITY OF INSET 6 IS APPROXIMATELY 4.56%.

GRADING INSET 6 DETAIL

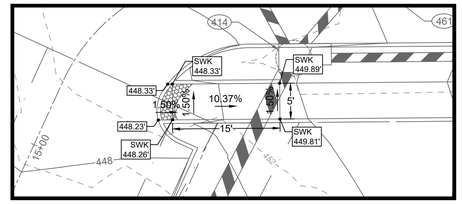
1" = 10'



NOTES:
1. PROPOSED CONTOUR LINES ARE FOR REFERENCE ONLY. RAMPS SHALL BE CONSTRUCTED BASED ON SPOT ELEVATIONS SHOWN.
2. RUNNING SLOPE OF ROAD IN VICINITY OF INSET 7 IS APPROXIMATELY 6.54%.

GRADING INSET 7 DETAIL

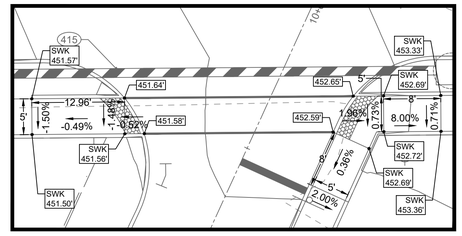
1" = 10'



NOTES:
1. PROPOSED CONTOUR LINES ARE FOR REFERENCE ONLY. RAMPS SHALL BE CONSTRUCTED BASED ON SPOT ELEVATIONS SHOWN.
2. RUNNING SLOPE OF ROAD IN VICINITY OF INSET 3 IS APPROXIMATELY 1.85%.

GRADING INSET 3 DETAIL

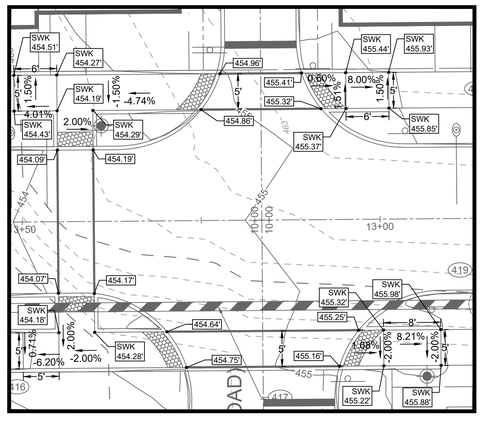
1" = 10'



NOTES:
1. PROPOSED CONTOUR LINES ARE FOR REFERENCE ONLY. RAMPS SHALL BE CONSTRUCTED BASED ON SPOT ELEVATIONS SHOWN.
2. RUNNING SLOPE OF ROAD IN VICINITY OF INSET 4 IS APPROXIMATELY 2.56%.

GRADING INSET 4 DETAIL

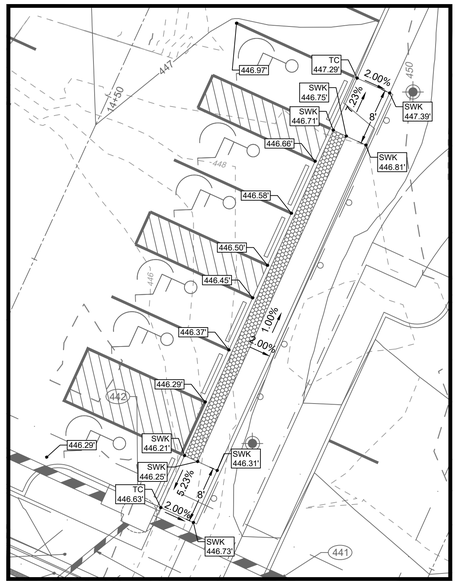
1" = 10'



NOTES:
1. PROPOSED CONTOUR LINES ARE FOR REFERENCE ONLY. RAMPS SHALL BE CONSTRUCTED BASED ON SPOT ELEVATIONS SHOWN.
2. RUNNING SLOPE OF ROAD IN VICINITY OF INSET 5 IS APPROXIMATELY 2.79%.

GRADING INSET 5 DETAIL

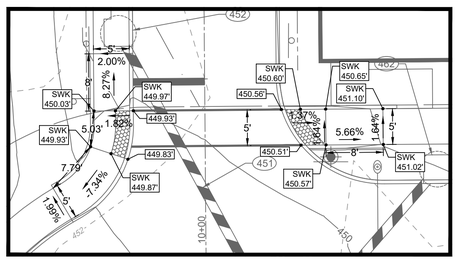
1" = 10'



NOTES:
1. PROPOSED CONTOUR LINES ARE FOR REFERENCE ONLY. RAMPS SHALL BE CONSTRUCTED BASED ON SPOT ELEVATIONS SHOWN.
2. RUNNING SLOPE OF ROAD IN VICINITY OF INSET 1 IS APPROXIMATELY 0.93%.

GRADING INSET 1 DETAIL

1" = 10'



NOTES:
1. PROPOSED CONTOUR LINES ARE FOR REFERENCE ONLY. RAMPS SHALL BE CONSTRUCTED BASED ON SPOT ELEVATIONS SHOWN.
2. RUNNING SLOPE OF ROAD IN VICINITY OF INSET 2 IS APPROXIMATELY 3.28%.

GRADING INSET 2 DETAIL

1" = 10'

NAD 83

SCALE 1"=10'
0 10' 20'

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/22/2024	CITY COMMENTS
09/06/2024	DURLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE AS SHOWN

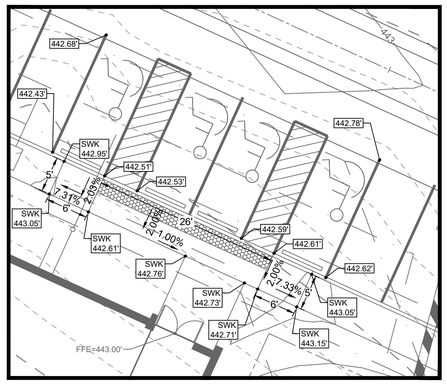
TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
DETAILED GRADING PLAN

JOB NO. 48226
SHEET NO. C5.04

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

S:\10\48226-PHA_MACAA_Site_PUD\DWG\Sheet\C3\48226-C5.03-DETAILED_GRADING.dwg | Plotted on 10/10/2024 12:31 PM | by Kevin Flynn

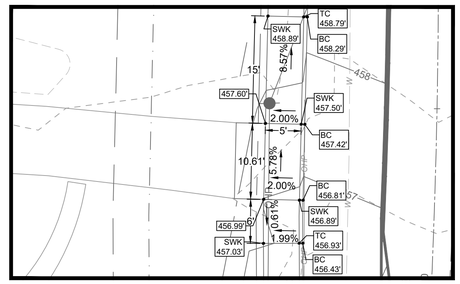


NOTES:

1. PROPOSED CONTOUR LINES ARE FOR REFERENCE ONLY. RAMPS SHALL BE CONSTRUCTED BASED ON SPOT ELEVATIONS SHOWN.
2. RUNNING SLOPE OF ROAD IN VICINITY OF INSET 10 IS APPROXIMATELY 0.98%.

GRADING INSET 10 DETAIL

1" = 10'

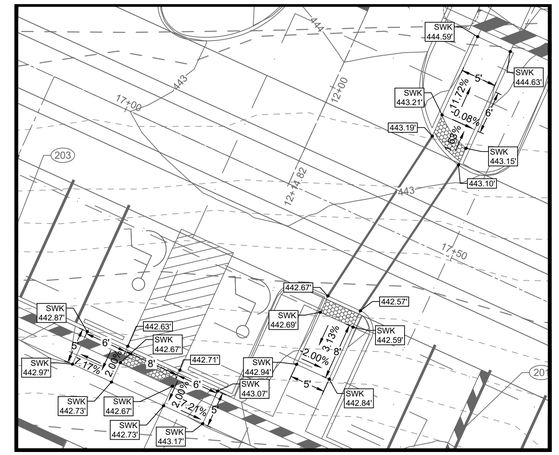


NOTES:

1. PROPOSED CONTOUR LINES ARE FOR REFERENCE ONLY. RAMPS SHALL BE CONSTRUCTED BASED ON SPOT ELEVATIONS SHOWN.
2. RUNNING SLOPE OF ROAD IN VICINITY OF INSET 8 IS APPROXIMATELY 5.71%.

GRADING INSET 8 DETAIL

1" = 10'



NOTES:

1. PROPOSED CONTOUR LINES ARE FOR REFERENCE ONLY. RAMPS SHALL BE CONSTRUCTED BASED ON SPOT ELEVATIONS SHOWN.
2. RUNNING SLOPE OF ROAD IN VICINITY OF INSET 9 IS APPROXIMATELY 2.33%.

GRADING INSET 9 DETAIL

1" = 10'

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
02/29/2024	CITY COMMENTS
03/13/2024	CITY COMMENTS
09/06/2024	DUR.EX./TOWNHOME REVISION
09/06/2024	CITY COMMENTS

DATE: 05/31/22
DRAWN BY: K. FLYNN
DESIGNED BY: K. FLYNN
CHECKED BY: J. SHOWALTER
SCALE: AS SHOWN

TIMMONS GROUP

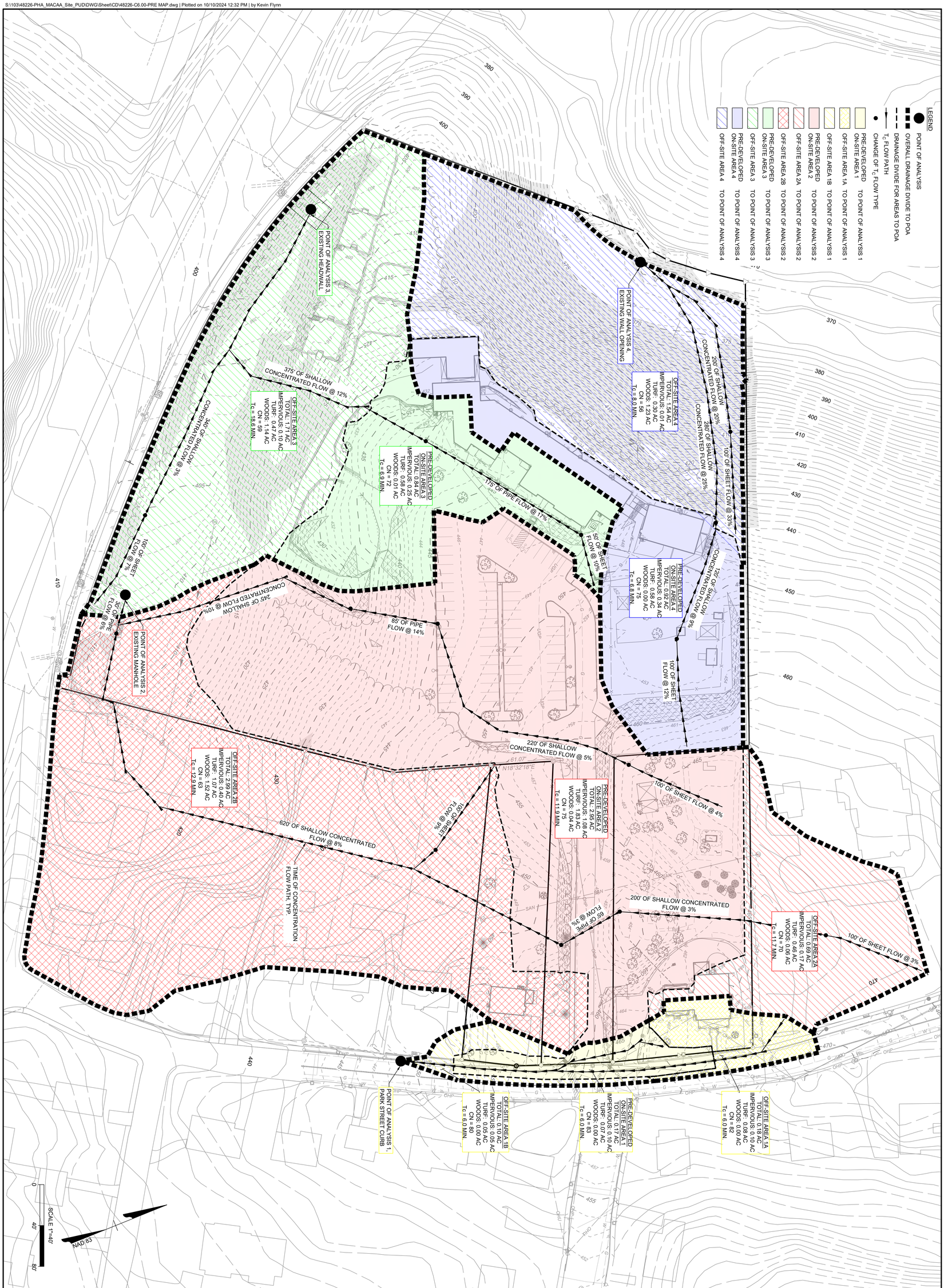
MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA

DETAILED GRADING PLAN

JOB NO. 48226
SHEET NO. C5.05

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

S:\10\48226-PHA_MACAA_Site_PUD\DWG\Sheet\C0\48226-C5.03-DETAILED_GRADING.dwg | Plotted on 10/10/2024 12:31 PM | by Kevin Flynn



TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

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

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
LICENSED PROFESSIONAL ENGINEER
No. 035836
10/10/24

JOB NO.	48226
SHEET NO.	C6.00

MACAA REDEVELOPMENT

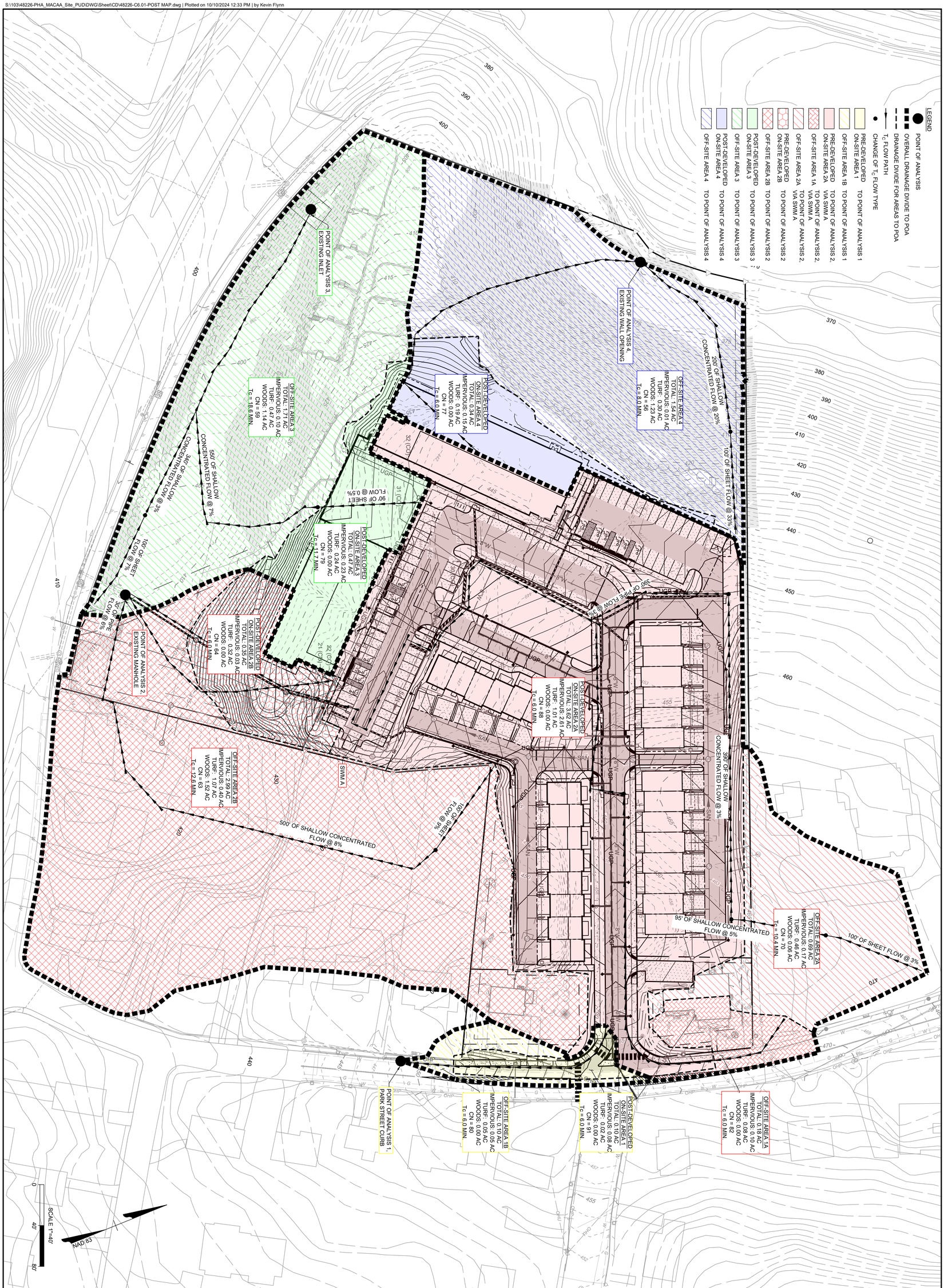
CHARLOTTESVILLE, VIRGINIA

PRE-DEVELOPED DRAINAGE AREA MAP

SCALE	1"=40'
CHECKED BY	J. SHOWALTER
DESIGNED BY	K. FLYNN
DRAWN BY	K. FLYNN
DATE	05/31/22

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/13/2024	CITY COMMENTS
09/06/2024	DUPLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

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



TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

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

KEVIN E. FLYNN
Lic. No. 043838
PROFESSIONAL ENGINEER
10/10/24
COMMONWEALTH OF VIRGINIA

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/13/2024	CITY COMMENTS
09/06/2024	DUPLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

MACAA REDEVELOPMENT

CHARLOTTESVILLE, VIRGINIA

POST-DEVELOPED DRAINAGE AREA MAP

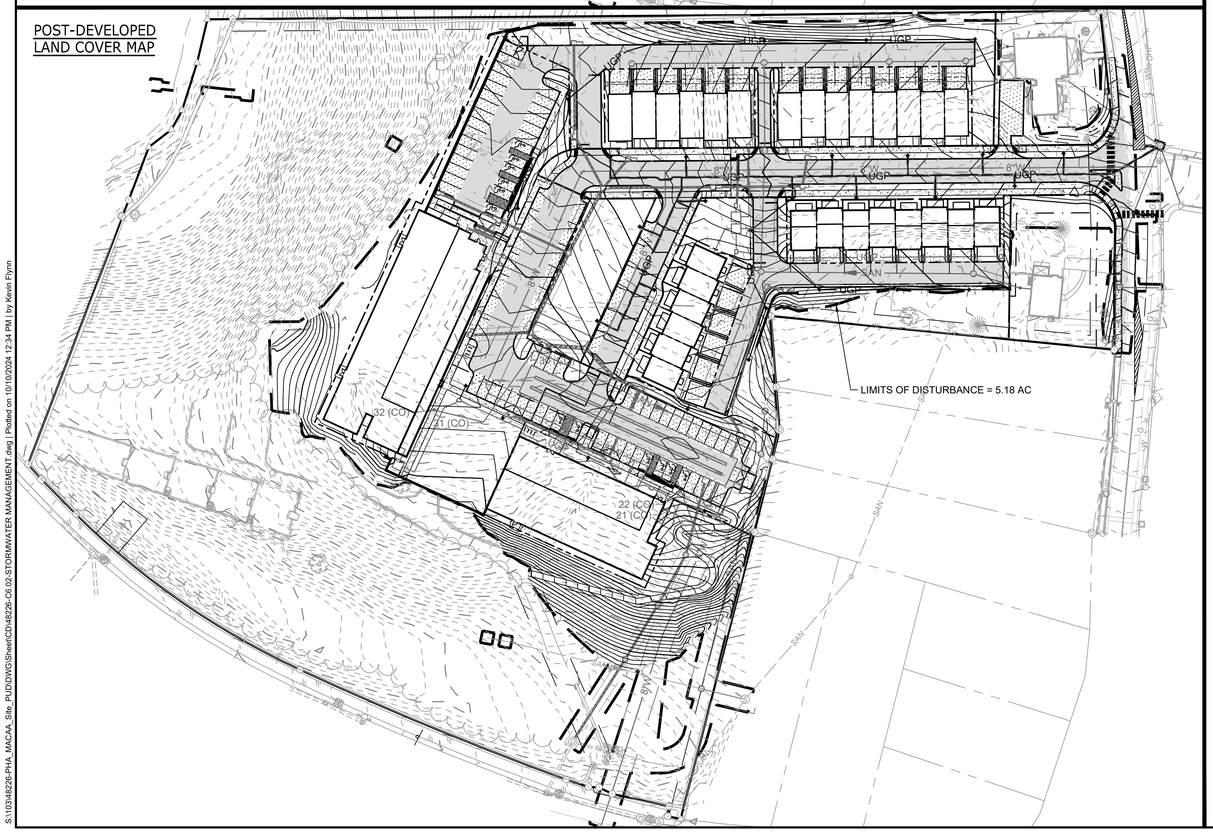
JOB NO.	SHEET NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
48226	C6.01	1"=40'	J. SHOWALTER	K. FLYNN	K. FLYNN	05/31/22

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

PRE-DEVELOPED
LAND COVER MAP



POST-DEVELOPED
LAND COVER MAP



Project Introduction

This project includes the redevelopment of an existing childcare facility into new townhouses, duplexes, two new multi-family apartment buildings including a childcare facility, roads and parking areas, and associated site improvements. The limits of disturbance is 5.18 acres. The project has 4 Points of Analysis.

Point of Analysis 1 is located along the existing Park Street curb line, downhill from the limits of disturbance. Runoff 1 leaves the site as channel flow along the curb in both the pre- and post-developed condition. A portion of off-site drainage area that flows to Point of Analysis 1 in the pre-developed condition will be shifted to Point of Analysis 2 in the post-developed condition. In the post-developed condition, MACAA Drive will be dedicated to public right-of-way, so the disturbed area will no longer be part of the subject site parcel. Channel protection criteria are met with the Energy Balance equation, and flood protection is met by ensuring the 10-year post-developed flow rate does not exceed the pre-developed condition. For the purposes of stormwater calculations, Point of Analysis 1 serves as the Site Outfall for the contributing drainage area.

Point of Analysis 2 is located at the existing manhole near the southeast corner of the site. Runoff leaves site through an existing 24" HDPE pipe, which drains to the Route 250 storm network, in the pre- and post-developed condition. A portion of off-site drainage area that flows to Point of Analysis 1 in the pre-developed condition will be shifted to Point of Analysis 2 in the post-developed condition. Portions of the on-site areas draining to Points of Analysis 3 & 4 in the pre-developed condition will be shifted to Point of Analysis 2 in the post-developed condition. This project proposes an underground detention system, SWM A, to control the runoff in the post-developed condition. Channel protection criteria are met with the Energy Balance equation, and flood protection is met by ensuring the 10-year post-developed flow rate does not exceed the pre-developed condition. For the purposes of stormwater calculations, Point of Analysis 2 serves as the Site Outfall for the contributing drainage area.

Point of Analysis 3 is located at the existing headwall near the southwest corner of the site. Runoff leaves site through an existing 18" HDPE pipe, which drains to the Route 250 storm network, in the pre- and post-developed condition. A portion of the on-site area draining to Point of Analysis 3 in the pre-developed condition will be shifted to Point of Analysis 2 in the post-developed condition. Channel protection criteria are met with the Energy Balance equation, and flood protection is met by ensuring the 10-year post-developed flow rate does not exceed the pre-developed condition. For the purposes of stormwater calculations, Point of Analysis 3 serves as the Site Outfall for the contributing drainage area.

Point of Analysis 4 is located at an existing opening at a low point in the existing stone wall on the west side of the site. Runoff drains directly to Schenks Branch, where it leaves the site in the pre- and post-developed condition. A portion of the on-site area draining to Point of Analysis 4 in the pre-developed condition will be shifted to Point of Analysis 2 in the post-developed condition. Channel protection criteria are met with the Energy Balance equation, and flood protection is met by ensuring the 10-year post-developed flow rate does not exceed the pre-developed condition. For the purposes of stormwater calculations, Point of Analysis 4 serves as the Site Outfall for the contributing drainage area.

Water quality requirements will be met through the purchase of offsite nutrient credits.

Analysis

Water Quality:
Within the limits of disturbance, in the pre-developed condition, there are 0.05 acres of forest, 3.46 acres of managed turf, and 1.67 acres of impervious cover. In the post-developed condition, there will be 0.00 acres of forest, 2.34 acres of managed turf, and 2.84 acres of impervious cover. Per the Virginia Runoff Reduction Spreadsheet, this will require that 3.27 lbs of phosphorous be removed per year.

The water quality of the project will be provided through the purchase of offsite nutrient credits.

Water Quantity:
The site was analyzed utilizing HydroCAD Stormwater Modeling Software to compare the pre- and post-peak flows for the site outfall. Compliance with Virginia channel protection requirements was met through demonstrating that the downstream channels do not experience erosion.

Peak Flow Analysis, Site Outfall 1/Point of Analysis 1
In the post-developed condition, runoff from Point of Analysis 1 will leave the site as channel flow along the existing Park Street curb line. Channel Protection requirements are met with the Energy Balance Equation, in accordance with 9VAC-870-66 B.1.a. The flow rates in the post-developed condition to not exceed the pre-developed flow rates, in accordance with 9VAC25-870-66 C.1.

$Q_{Developed} \leq 0.80 * (Q_{Pre\text{-}Developed} * RV_{Pre\text{-}Developed} / RV_{Developed} + Q_{Pre\text{-}Developed\ Off\text{-}Site}$
$0.57 \leq 0.80 * (0.43\ CFS * 0.021\ Ac\text{-}ft) / (0.018\ Ac\text{-}ft) + 0.66\ CFS = 1.06\ CFS$

1.30 (Post-Developed Q_{10}) ≤ 2.72 (Pre-Developed Q_{10})

Peak Flow Analysis, Point of Analysis 2
In the post-developed condition, runoff from Point of Analysis 2 will leave the site via an existing 24" pipe. Channel Protection requirements are met with the Energy Balance Equation, in accordance with 9VAC-870-66 B.1.a. The flow rates in the post-developed condition to not exceed the pre-developed flow rates, in accordance with 9VAC25-870-66 C.1.

$Q_{Developed} \leq 0.80 * (Q_{Pre\text{-}Developed} * RV_{Pre\text{-}Developed} / RV_{Developed} + Q_{Pre\text{-}Developed\ Off\text{-}Site}$
$3.13 \leq 0.80 * (3.73\ CFS * 0.218\ Ac\text{-}ft) / (0.559\ Ac\text{-}ft + 0.014\ Ac\text{-}ft) + 2.02\ CFS = 3.16\ CFS$

19.28 (Post-Developed Q_{10}) ≤ 19.49 (Pre-Developed Q_{10})

Peak Flow Analysis, Point of Analysis 3
In the post-developed condition, runoff from Point of Analysis 3 will leave the site via an existing 18" pipe. Channel Protection requirements are met with the Energy Balance Equation, in accordance with 9VAC-870-66 B.1.a. The flow rates in the post-developed condition to not exceed the pre-developed flow rates, in accordance with 9VAC25-870-66 C.1.

$Q_{Developed} \leq 0.80 * (Q_{Pre\text{-}Developed} * RV_{Pre\text{-}Developed} / RV_{Developed} + Q_{Off\text{-}Site}$
$0.99 \leq 0.80 * (1.18\ CFS * 0.058\ Ac\text{-}ft) / (0.048\ Ac\text{-}ft) + 0.33\ CFS = 1.44\ CFS$

4.65 (Post-Developed Q_{10}) ≤ 5.45 (Pre-Developed Q_{10})

Peak Flow Analysis, Point of Analysis 4
In the post-developed condition, runoff from Point of Analysis 4 will leave the site via an existing opening at a low point in the existing stone wall on the west side of the site. Channel Protection requirements are met with the Energy Balance Equation, in accordance with 9VAC-870-66 B.1.a. The flow rates in the post-developed condition to not exceed the pre-developed flow rates, in accordance with 9VAC25-870-66 C.1.

$Q_{Developed} \leq 0.80 * (Q_{Pre\text{-}Developed} * RV_{Pre\text{-}Developed} / RV_{Developed} + Q_{Off\text{-}Site}$
$0.89 \leq 0.80 * (1.53\ CFS * 0.076\ Ac\text{-}ft) / (0.031\ Ac\text{-}ft) + 0.25\ CFS = 3.25\ CFS$

5.26 (Post-Developed Q_{10}) ≤ 7.67 (Pre-Developed Q_{10})

Water Quantity Conclusion

Based on the pre-development values and calculations compared to the post-development values for each of the four Points of Analysis, the proposed Stormwater Management plan satisfies channel protection and flood protection requirements.

WATER QUALITY ANALYSIS

SITE DATA
PRE DEVELOPED AREA
FOREST/OPEN SPACE = 0.05 ACRES
MANAGED TURF = 3.46 ACRES
IMPERVIOUS = 1.67 ACRES

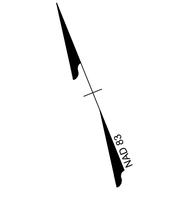
PRE DEVELOPED LOAD (TP) (LB/YR) = 5.27

POST DEVELOPED AREA
FOREST/OPEN SPACE = 0.00 ACRES
MANAGED TURF = 2.34 ACRES
IMPERVIOUS = 2.84 ACRES

POST DEVELOPED LOAD (TP) (LB/YR) = 7.63
MAXIMUM PERCENT REDUCTION REQUIRED FOR REDEVELOPMENT = 20%

TOTAL LOAD REDUCTION REQUIRED (LB/YR) = 3.29 LB/YR

3.29 LB/YR REMAINING REMOVAL REQUIRED NUTRIENT CREDITS TO BE PURCHASED FROM A DEQ-APPROVED NUTRIENT CREDIT BANK IN ACCORDANCE WITH VIRGINIA CODE 62.1-44.15:35



SCALE 1"=60'
0 60' 120'

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/13/2024	CITY COMMENTS
09/06/2024	DURLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE 1"=60'

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
STORMWATER SUMMARY & QUALITY PLAN

JOB NO. 48226
SHEET NO. C6.02

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

S:\10348226-PHA_MACAA_Site_PUD\DWG\Sheet\C0348226-C6.02-STORMWATER MANAGEMENT.dwg | Plotted on 10/10/2024 12:24 PM | by Kevin Flynn

WATER QUANTITY - POINT OF ANALYSIS 1 (TO PARK STREET)

DRAINAGE AREA ANALYSIS (PRE-DEVELOPED)

PRE-DEVELOPED ON-SITE AREA 1
AREA = 0.17 ACRES
IMPERVIOUS = 0.10 ACRES
MANAGED TURF = 0.07 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	0.43	0.021
10 YEAR	1.05	

OFF-SITE AREA 1A
AREA = 0.18 ACRES
IMPERVIOUS = 0.10 ACRES
MANAGED TURF = 0.08 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	0.44	0.021
10 YEAR	1.09	

OFF-SITE AREA 1B
AREA = 0.10 ACRES
IMPERVIOUS = 0.05 ACRES
MANAGED TURF = 0.05 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	0.22	0.011
10 YEAR	0.58	

COMBINED FLOW AT POINT OF ANALYSIS 1

	Q (CFS)
1 YEAR	1.09
10 YEAR	2.72

CHANNEL PROTECTION (ENERGY BALANCE):

$Q_{DEVELOPED} \leq 0.80 * (Q_{PRE\text{-}DEVELOPED} * RV_{PRE\text{-}DEVELOPED}) / RV_{DEVELOPED} + Q_{OFF\text{-}SITE}$

OK 0.57 CFS ≤ 0.80 * (0.43 CFS * 0.021 AC-FT) / (0.018 AC-FT) + 0.66 CFS
= 1.06 CFS

FLOOD PROTECTION:

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

OK 1.30 CFS (POST-DEVELOPED Q_{10}) ≤ 2.72 CFS (PRE-DEVELOPED Q_{10})

DRAINAGE AREA ANALYSIS (POST-DEVELOPED)

POST-DEVELOPED ON-SITE AREA 1
AREA = 0.10 ACRES
IMPERVIOUS = 0.08 ACRES
MANAGED TURF = 0.02 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

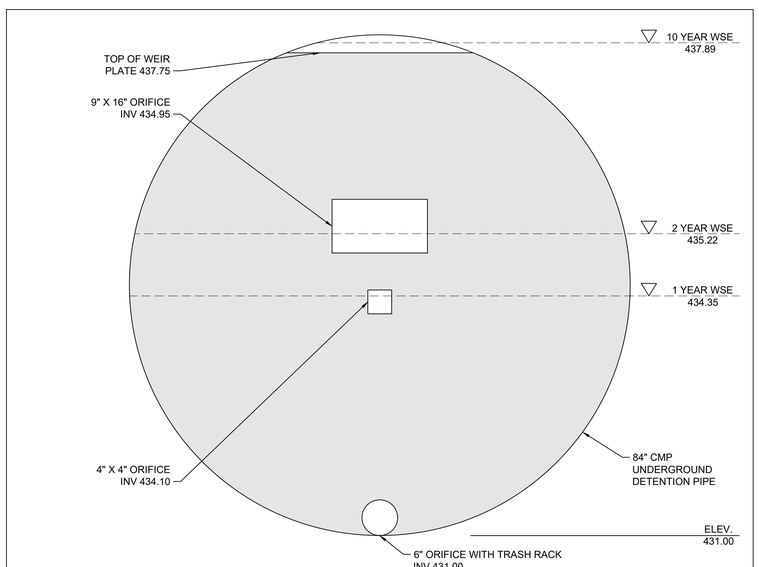
	Q (CFS)	V (AC-FT)
1 YEAR	0.35	0.018
10 YEAR	0.72	

OFF-SITE AREA 1B
AREA = 0.10 ACRES
IMPERVIOUS = 0.05 ACRES
MANAGED TURF = 0.05 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	0.22	0.011
10 YEAR	0.58	

COMBINED FLOW AT POINT OF ANALYSIS 1

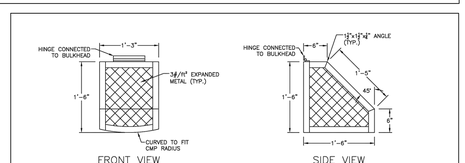
	Q (CFS)
1 YEAR	0.57
10 YEAR	1.30



SWM A WEIR PLATE SECTION DETAIL

DETENTION SYSTEM INSPECTION/MAINTENANCE SCHEDULE:

1. INSPECT PIPE SYSTEM BOTH UPSTREAM AND DOWNSTREAM OF WEIR PLATE CONTROL STRUCTURE FOR SEDIMENT BUILDUP ON A YEARLY BASIS.
2. INSPECT WEIR PLATE CONTROL STRUCTURE FOR CLOGGED ORIFICES ON A YEARLY BASIS. IF ANY CONTROL ORIFICES ARE CLOGGED, REMOVE DEBRIS.
3. EACH DETENTION PIPE SHALL BE CLEANED OUT ANNUALLY, OR MORE FREQUENTLY IF ANNUAL INSPECTION/CLEANING SHOWS MORE SEDIMENT THAN ANTICIPATED.



TRASH RACK DETAIL
-(1) REQUIRED-

-TRASH RACK TO BE HOT DIPPED GALVANIZED AFTER FABRICATION.
-TRASH RACK TO BE WELDED AT ALL INTERSECTIONS.

WATER QUANTITY - POINT OF ANALYSIS 2 (TO EXISTING MANHOLE)

DRAINAGE AREA ANALYSIS (PRE-DEVELOPED)

PRE-DEVELOPED ON-SITE AREA 2
AREA = 2.95 ACRES
IMPERVIOUS = 1.08 ACRES
MANAGED TURF = 1.83 ACRES
WOODED = 0.04 ACRES
Tc = 11.9 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	3.73	0.218
10 YEAR	960	

OFF-SITE AREA 2A
AREA = 0.69 ACRES
IMPERVIOUS = 0.17 ACRES
MANAGED TURF = 0.46 ACRES
WOODED = 0.06 ACRES
Tc = 11.7 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	0.67	0.042
10 YEAR	2.44	

OFF-SITE AREA 2B
AREA = 2.99 ACRES
IMPERVIOUS = 0.40 ACRES
MANAGED TURF = 1.07 ACRES
WOODED = 1.52 ACRES
Tc = 12.9 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	1.35	0.112
10 YEAR	7.54	

COMBINED FLOW AT POINT OF ANALYSIS 1

	Q (CFS)
1 YEAR	5.68
10 YEAR	19.49

CHANNEL PROTECTION (ENERGY BALANCE):

$Q_{DEVELOPED} \leq 0.80 * (Q_{PRE\text{-}DEVELOPED} * RV_{PRE\text{-}DEVELOPED}) / RV_{DEVELOPED} + Q_{OFF\text{-}SITE}$

OK 3.13 CFS ≤ 0.80 * (3.73 CFS * 0.218 AC-FT) / (0.559 AC-FT + 0.014 AC-FT) + 2.02 CFS
= 3.16 CFS

FLOOD PROTECTION:

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

OK 19.28 CFS (POST-DEVELOPED Q_{10}) ≤ 19.49 CFS (PRE-DEVELOPED Q_{10})

DRAINAGE AREA ANALYSIS (POST-DEVELOPED)

POST-DEVELOPED ON-SITE AREA 2A
AREA = 3.62 ACRES
IMPERVIOUS = 2.61 ACRES
MANAGED TURF = 1.01 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	11.38	0.559
10 YEAR	24.81	

OFF-SITE AREA 2A
AREA = 0.69 ACRES
IMPERVIOUS = 0.17 ACRES
MANAGED TURF = 0.46 ACRES
WOODED = 0.06 ACRES
Tc = 10.4 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	0.70	0.042
10 YEAR	2.54	

OFF-SITE AREA 1A
AREA = 0.18 ACRES
IMPERVIOUS = 0.10 ACRES
MANAGED TURF = 0.08 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	0.44	0.021
10 YEAR	1.09	

FLOW VIA SWM A

	Q (CFS)
1 YEAR	1.80
10 YEAR	11.60

POST-DEVELOPED ON-SITE AREA 2B
AREA = 0.35 ACRES
IMPERVIOUS = 0.03 ACRES
MANAGED TURF = 0.32 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	0.25	0.014
10 YEAR	1.19	

OFF-SITE AREA 2B
AREA = 2.99 ACRES
IMPERVIOUS = 0.40 ACRES
MANAGED TURF = 1.07 ACRES
WOODED = 1.52 ACRES
Tc = 12.6 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	1.35	0.112
10 YEAR	7.54	

COMBINED FLOW AT POINT OF ANALYSIS 1

	Q (CFS)
1 YEAR	3.13
10 YEAR	19.28

WATER QUANTITY - POINT OF ANALYSIS 3 (TO EXISTING INLET)

DRAINAGE AREA ANALYSIS (PRE-DEVELOPED)

PRE-DEVELOPED ON-SITE AREA 3
AREA = 0.84 ACRES
IMPERVIOUS = 0.25 ACRES
MANAGED TURF = 0.58 ACRES
WOODED = 0.01 ACRES
Tc = 6.9 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	1.15	0.058
10 YEAR	3.77	

OFF-SITE AREA 3
AREA = 1.71 ACRES
IMPERVIOUS = 0.10 ACRES
MANAGED TURF = 0.47 ACRES
WOODED = 1.14 ACRES
Tc = 18.6 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	0.33	0.045
10 YEAR	2.85	

COMBINED FLOW AT POINT OF ANALYSIS 3

	Q (CFS)
1 YEAR	1.22
10 YEAR	5.45

CHANNEL PROTECTION (ENERGY BALANCE):

$Q_{DEVELOPED} \leq 0.80 * (Q_{PRE\text{-}DEVELOPED} * RV_{PRE\text{-}DEVELOPED}) / RV_{DEVELOPED} + Q_{OFF\text{-}SITE}$

OK 0.99 CFS ≤ 0.80 * (1.18 CFS * 0.058 AC-FT) / (0.048 AC-FT) + 0.33 CFS
= 1.44 CFS

FLOOD PROTECTION:

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

OK 4.65 CFS (POST-DEVELOPED Q_{10}) ≤ 5.45 CFS (PRE-DEVELOPED Q_{10})

DRAINAGE AREA ANALYSIS (POST-DEVELOPED)

POST-DEVELOPED ON-SITE AREA 3
AREA = 0.47 ACRES
IMPERVIOUS = 0.23 ACRES
MANAGED TURF = 0.24 ACRES
WOODED = 0.00 ACRES
Tc = 11.7 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	0.81	0.048
10 YEAR	2.21	

OFF-SITE AREA 3
AREA = 1.71 ACRES
IMPERVIOUS = 0.10 ACRES
MANAGED TURF = 0.47 ACRES
WOODED = 1.14 ACRES
Tc = 18.6 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	0.33	0.045
10 YEAR	2.85	

COMBINED FLOW AT POINT OF ANALYSIS 3

	Q (CFS)
1 YEAR	0.99
10 YEAR	4.65

WATER QUANTITY - POINT OF ANALYSIS 4 (TO EXISTING WALL OPENING)

DRAINAGE AREA ANALYSIS (PRE-DEVELOPED)

PRE-DEVELOPED ON-SITE AREA 4
AREA = 0.92 ACRES
IMPERVIOUS = 0.34 ACRES
MANAGED TURF = 0.58 ACRES
WOODED = 0.00 ACRES
Tc = 6.8 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	1.53	0.076
10 YEAR	4.55	

OFF-SITE AREA 4
AREA = 1.54 ACRES
IMPERVIOUS = 0.01 ACRES
MANAGED TURF = 0.30 ACRES
WOODED = 1.23 ACRES
Tc = 8.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	0.25	0.030
10 YEAR	3.19	

COMBINED FLOW AT POINT OF ANALYSIS 3

	Q (CFS)
1 YEAR	1.70
10 YEAR	7.67

CHANNEL PROTECTION (ENERGY BALANCE):

$Q_{DEVELOPED} \leq 0.80 * (Q_{PRE\text{-}DEVELOPED} * RV_{PRE\text{-}DEVELOPED}) / RV_{DEVELOPED} + Q_{OFF\text{-}SITE}$

OK 0.89 CFS ≤ 0.80 * (1.53 CFS * 0.076 AC-FT) / (0.031 AC-FT) + 0.25 CFS
= 3.25 CFS

FLOOD PROTECTION:

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

OK 5.26 CFS (POST-DEVELOPED Q_{10}) ≤ 7.67 CFS (PRE-DEVELOPED Q_{10})

DRAINAGE AREA ANALYSIS (POST-DEVELOPED)

POST-DEVELOPED ON-SITE AREA 4
AREA = 0.34 ACRES
IMPERVIOUS = 0.15 ACRES
MANAGED TURF = 0.19 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	0.65	0.031
10 YEAR	1.81	

OFF-SITE AREA 4
AREA = 1.54 ACRES
IMPERVIOUS = 0.01 ACRES
MANAGED TURF = 0.30 ACRES
WOODED = 1.23 ACRES
Tc = 8.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	0.25	0.030
10 YEAR	3.19	

COMBINED FLOW AT POINT OF ANALYSIS 3

	Q (CFS)
1 YEAR	0.89
10 YEAR	5.26

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), 1-yr On-Site	Runoff Volume Units	DA (Acres)	Offsite Contribution (Acres)	CN	Tc (min)	Q1 (CFS)	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)	Runoff Volume (Vr/RV), 1-yr On-Site	Runoff Volume Units
Point of Analysis 1	Point of Analysis 1	Manmade	B.1.a	0.17	0.28	83	6.0	1.09	1.49	2.72	5.07	0.021	Ac-ft	0.10	0.10	91	6.0	0.57	0.75	1.30	2.33	0.018	Ac-ft
Point of Analysis 2	Point of Analysis 2	Manmade	B.1.a	2.95	3.68	75	11.9	5.68	8.80	19.49	42.35	0.218	Ac-ft	3.97	3.86	86	6.0*	3.13	5.44	19.28	80.76	0.573	Ac-ft
Point of Analysis 3	Point of Analysis 3	Manmade	B.1.a	0.84	1.71	72	9.6	1.22	2.05	5.45	13.36	0.058	Ac-ft	0.47	1.71	79	6.0	0.99	1.71	4.65	11.51	0.048	Ac-ft
Point of Analysis 4	Point of Analysis 4	Manmade	B.1.a	0.92	1.54	75	6.8	1.70	2.94	7.67	18.47	0.076	Ac-ft	0.34	1.54	77	6.0	0.89	1.78	5.26	13.42	0.031	Ac-ft
TOTAL				4.88	7.21									4.88	7.21								

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

COMMONWEALTH OF VIRGINIA
KEVIN E FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/14/2024	CITY COMMENTS
09/06/2024	DUPLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE

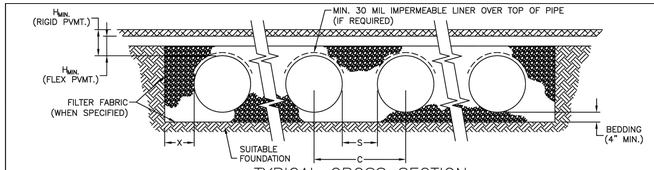
TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
STORMWATER MANAGEMENT CALCULATIONS

JOB NO. 48226
SHEET NO. C6.03

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

S:\105\48226-PHL_MACAA_Site_PUD\DWG\Sheet\CD\48226-C6.02-STORMWATER MANAGEMENT.dwg | Plotted on 10/10/2024 12:34 PM | by Kevin Flynn



TYPICAL CROSS SECTION

1. ALL CORRUGATED METAL PIPE (CMP) SHALL BE THE DIAMETER, CORRUGATION SIZE, AND GAUGE SPECIFIED ON THE PLANS. CORRUGATED STEEL PIPE WITH A METALLIC COATING SHALL CONFORM TO AASHTO M36 AND/OR ASTM A760. CORRUGATED STEEL PIPE WITH A POLYMER COATING SHALL CONFORM TO AASHTO M245 AND/OR ASTM A762. CORRUGATED ALUMINUM ALLOY PIPE SHALL CONFORM TO AASHTO M196 AND/OR ASTM B745. ALL RISERS AND STUBS ARE 16-GAUGE WITH A 2½" X ½" CORRUGATION UNLESS OTHERWISE NOTED. FITTINGS SHALL MEET THE MINIMUM DESIGN REQUIREMENTS OF ASTM A998 FOR THE BURIAL DEPTH SHOWN ON THE PLANS.

2. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR THEIR AGENT TO RESEARCH AND IMPLEMENT APPLICABLE SAFETY, HAZARD, AND HEALTH REGULATIONS; AND OBTAIN THE NECESSARY APPROVALS, CONSENTS OR PERMITS FROM APPLICABLE AGENCIES, PRIVATE LANDOWNERS, OR PUBLIC ROAD AUTHORITIES.

3. THE CONTRACTOR SHALL BE ADVISED THAT CORRUGATED METAL PIPE IS FLEXIBLE AND THEREFORE DERIVES STRUCTURAL STABILITY FROM THE STRENGTH AND RELATIVE STIFFNESS OF THE SURROUNDING BACKFILL MATERIAL. THE RESULTING SOIL-CULVERT INTERACTION SYSTEM DEFINES THE ABILITY OF THE FLEXIBLE PIPE TO WITHSTAND ANTICIPATED LOADS.

4. PIPE BEDDING AND EMBEDMENT SHALL BE SELECT GRANULAR MATERIALS MEETING THE REQUIREMENTS OF AASHTO M145 FOR A-1, A-2 AND A-3 CLASSIFICATIONS. WELL-GRADED EMBEDMENT MATERIALS SHALL BE FREE OF ORGANICS, ROCK FRAGMENTS LARGER THAN THREE INCHES, AND FROZEN LUMPS. APPLICATIONS THAT INVOLVE PERFORATED PIPE FOR RETENTION PURPOSES SHALL BE BEDDED AND BACKFILLED WITH A CLEAN, OPEN-GRADED, ANGULAR STONE WITH A SIZE DISTRIBUTION BETWEEN 0.75 AND 2 INCHES. OPEN-GRADED EMBEDMENT MATERIALS REQUIRE THE USE OF A FILTER FABRIC TO ELIMINATE THE POTENTIAL OF SOIL MIGRATION FROM ADJACENT SOILS.

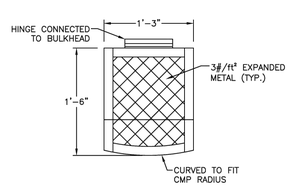
5. ALL CMP SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, THE MANUFACTURER'S RECOMMENDATIONS, ASTM A798 FOR CORRUGATED STEEL PIPE OR ASTM B788 FOR CORRUGATED ALUMINUM ALLOY PIPE, AND/OR SECTION 26 OF THE AASHTO LRFD BRIDGE CONSTRUCTION SPECIFICATIONS. IN GENERAL, BEDDING SHALL BE A MINIMUM OF 4 INCHES IN DEPTH AND LEFT LOOSELY PLACED UNDER AND ROUGHLY SHAPED TO THE MIDDLE-THIRD OF THE PIPE SPAN, AND THE EMBEDMENT SHALL BE INSTALLED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES AND COMPACTED TO A MINIMUM 90% AASHTO T99 STANDARD PROCTOR DENSITY. EMBEDMENT SHALL BE RAISED EVENLY, AS DESCRIBED BELOW, WITH A MAXIMUM SIDE-TO-SIDE DIFFERENTIAL OF 24 INCHES OR ONE-THIRD OF THE PIPE DIAMETER, WHICHEVER IS LESS. SELECT EMBEDMENT MATERIALS SHALL EXTEND ABOVE THE PIPE A MINIMUM DISTANCE OF ONE-EIGHTH THE DIAMETER OR 12 INCHES, WHICHEVER IS GREATER.

6. PUBLISHED INSTALLATION STANDARDS REFERENCED ABOVE SHALL BE SUPPLEMENTED WITH THE FOLLOWING INSTRUCTIONS TO ACCOUNT FOR THE PRESENCE OF MANIFOLDS AND PARALLEL PIPE RUNS: THE BACKFILL OPERATION SHALL COMMENCE AND PROGRESS EVENLY ON BOTH SIDES OF THE MANIFOLD AND ALONGSIDE THE PIPE RUNS SIMULTANEOUSLY. IN THIS MANNER, THE OVERALL BACKFILL OPERATION SHALL PROGRESS IN THE DIRECTION OF THE PIPE RUNS AND TOWARDS THE OPPOSITE MANIFOLD, WHERE CARE IS AGAIN TAKEN TO ENSURE THE BACKFILLING IS DONE EVENLY. PERIMETER BACKFILL MUST BE BROUGHT UP EVENLY AS WELL, AND EXTENDED HORIZONTALLY TO STABLE AND/OR UNDISTURBED TRENCH WALLS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THE HAUNCH REGIONS OF THE PIPE ARE COMPLETELY FILLED AND PROPERLY COMPACTED. FILLING THE INSIDE HAUNCH REGIONS OF THE MANIFOLD BETWEEN STUBS IS MORE CHALLENGING AND WILL REQUIRE ADDITIONAL CARE.

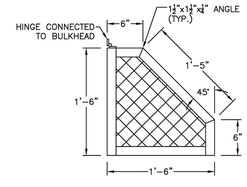
7. NO EQUIPMENT SHALL BE OPERATED ON THE SYSTEM UNTIL A MINIMUM OF 12 INCHES OF COVER HAS BEEN ESTABLISHED, AT WHICH TIME ONLY WALK-BEHIND COMPACTION EQUIPMENT AND SMALL SPREADING EQUIPMENT MAY BE USED. EXCAVATORS MUST BE LOCATED OFF THE BED, AND DUMP TRUCKS SHALL NOT DUMP STONE DIRECTLY ON TO THE BED.

8. PROVIDE MINIMUM 30 MIL IMPERMEABLE LINER DRAPED OVER TOP HALF OF PIPE (LATERALS AND MANIFOLDS) TO PREVENT ANY PARKING LOT SEEPAGE FROM ENTERING THE TOP HALF OF THE PIPE, BUT ALLOWING DRAINAGE BETWEEN PIPES. LINER REQUIRES MINIMUM 2" BACKFILL CUSHION AROUND PIPE.

DIAMETER (in)	Standard Spacing			H_{min} (ft)
	S (ft)	C (ft)	X (ft)	
24"	1.0	3.0	2.0	1.00
30"	1.25	3.75	2.0	1.00
36"	1.5	4.5	2.0	1.00
42"	1.75	5.25	2.0	1.00
48"	2.0	6.0	2.0	1.00
54"	2.25	6.75	2.0	1.00
60"	2.5	7.5	2.0	1.00
66"	2.75	8.25	2.0	1.00
72"	3.0	9.0	2.0	1.00
78"	3.0	9.5	2.0	1.00
84"	3.0	10.0	2.0	1.00
90"	3.0	10.5	2.0	1.00
96"	3.0	11.0	2.0	1.00
102"	3.0	11.5	2.0	1.25
108"	3.0	12.0	2.0	1.25
114"	3.0	12.5	2.0	1.25
120"	3.0	13.0	2.0	1.25
126"	3.0	13.5	2.0	1.50
132"	3.0	14.0	2.0	1.50
138"	3.0	14.5	2.0	1.50
144"	3.0	15.0	2.0	1.50



FRONT VIEW

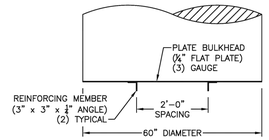


SIDE VIEW

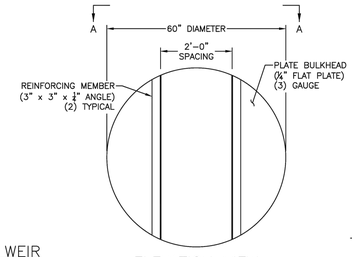
TRASH RACK DETAIL
–(1) REQUIRED–

–TRASH RACK TO BE HOT DIPPED GALVANIZED AFTER FABRICATION.
–TRASH RACK TO BE WELDED AT ALL INTERSECTIONS.

THE FLAT BULKHEAD PLATE SHALL BE WELDED TO THE PIPE WALL FOR THE FULL PERIPHERY OF THE PIPE.



SECTION A–A



ELEVATION VIEW

BULKHEAD & WEIR REINFORCEMENT DETAIL
–(3) REQUIRED–

–ALL 60" PIPE IS 14 GAUGE, 5" X 1" CORRUGATION,, ALUMINIZED TYPE 2.
–DASHED LINES INDICATES WELD.
–USE NECESSARY CONNECTING BANDS.
–ALL REINFORCEMENT SHALL MEET ASTM A998.

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/13/2024	CITY COMMENTS
09/06/2024	DURLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
STORMWATER MANAGEMENT DETAILS

JOB NO. 48226
SHEET NO. C6.04

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

S:\11934\48226-PHA_MACAA_Site_PUD\DWG\Sheet\CD\48226-C6.02-STORMWATER MANAGEMENT.dwg | Plotted on 10/10/2024 12:34 PM | by Kevin Flynn



TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

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

KEVIN E FLYNN
LICENSE NO. 039838
PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA
10/10/2024

MACAA REDEVELOPMENT

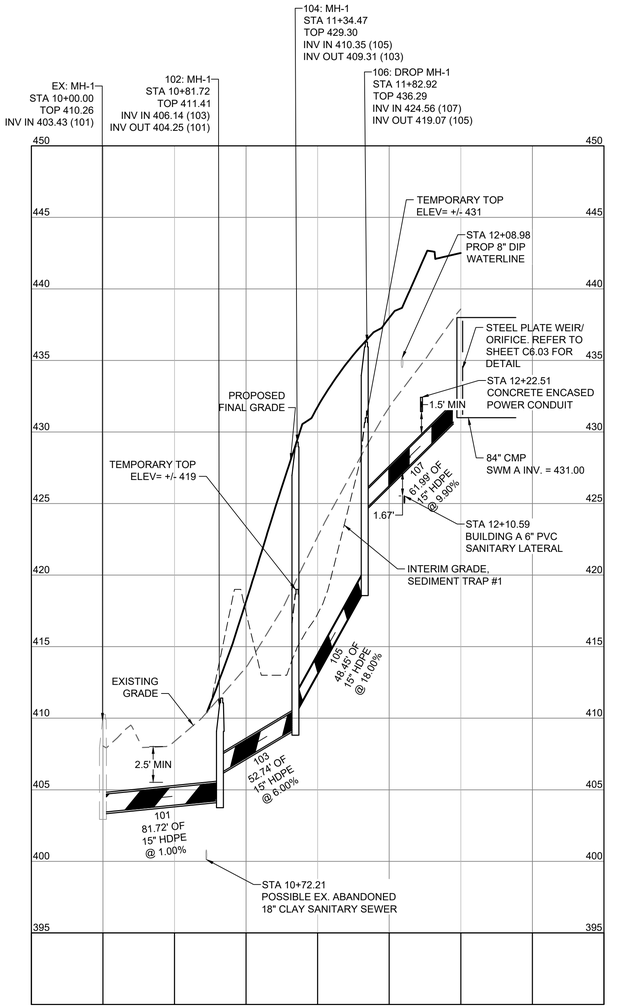
CHARLOTTESVILLE, VIRGINIA

INLET DRAINAGE AREA MAP

SHEET NO.	C6.05
JOB NO.	48226
SCALE	1"=40'
CHECKED BY	J. SHOWALTER
DESIGNED BY	K. FLYNN
DRAWN BY	K. FLYNN
DATE	05/31/22

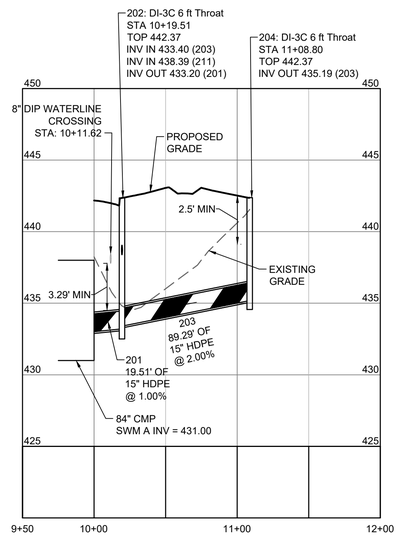
DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/13/2024	CITY COMMENTS
09/06/2024	DUPLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

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



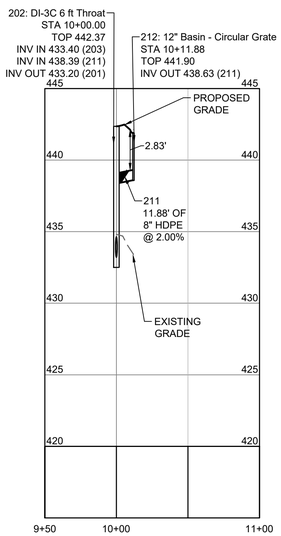
SWM A - EX MH

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



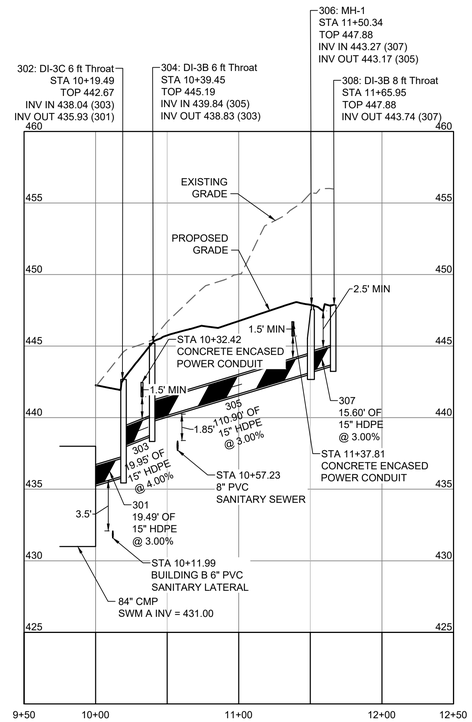
STR 206 - SWM A

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



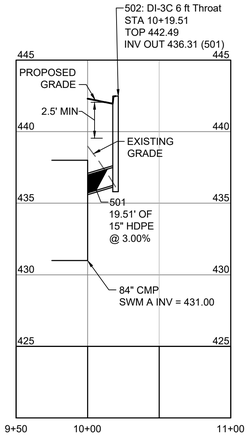
STR 212 - STR 202 PROFILE

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



STR 308 - SWM A

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



STR 502 - SWM A

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

NOTE: ALL STORM PIPES WITHIN THE RIGHT OF WAY SHALL BE RCP CLASS III PIPE.

NOTES:

STORMWATER PIPES 101, 103, AND 105 SHALL BE CCTV'D AT THE FOLLOWING INSTANCES TO ENSURE THERE IS NO DAMAGE TO THE PIPES:

1. AFTER THE INSTALLATION OF SEDIMENT TRAP #1, WHICH WILL TAKE PLACE DURING A DRY WEATHER PERIOD OF 5 BUSINESS DAYS.
2. PRIOR TO CONNECTING TO THE UNDERGROUND DETENTION FACILITY.
3. AFTER REMOVING SEDIMENT TRAP #1, WHICH WILL TAKE PLACE DURING A DRY WEATHER PERIOD OF 5 BUSINESS DAYS.
4. ANYTIME WORK IS DONE WITHIN THE VICINITY OF THE PIPE SYSTEM.



COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
02/29/2024	CITY COMMENTS
04/03/2024	CITY COMMENTS
09/06/2024	DURLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE AS SHOWN

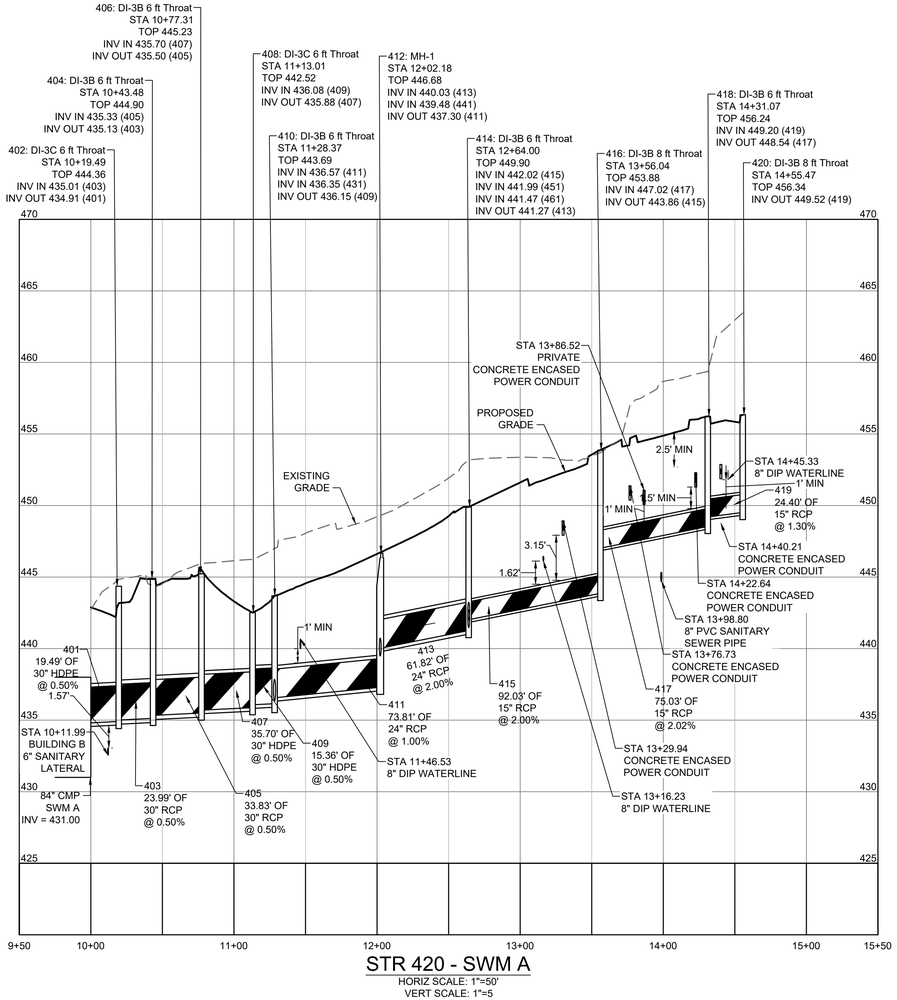
TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
DRAINAGE PROFILES

JOB NO. 48226
SHEET NO. C7.00

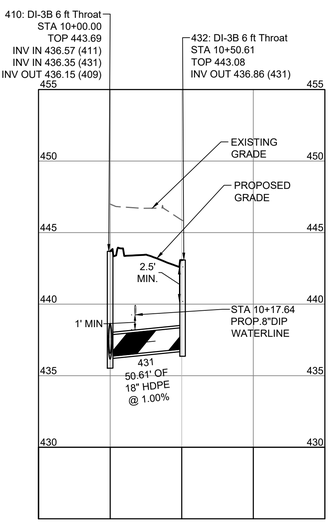
These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS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

S:\1103\48226-PHA_MACAA_Site_PLI\DWG\SI\Sheet\CD\48226-C7.00-STORM PROFILES.dwg | Plotted on 10/10/2024 12:35 PM | by Kevin Flynn



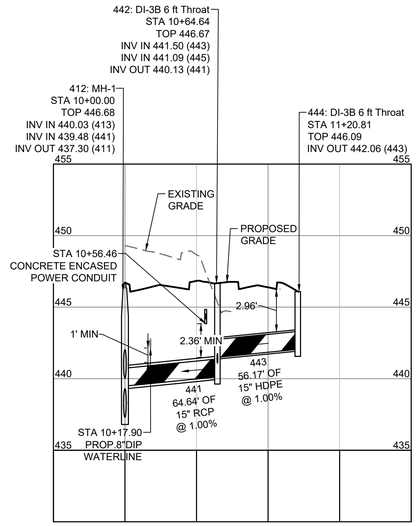
STR 420 - SWM A

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



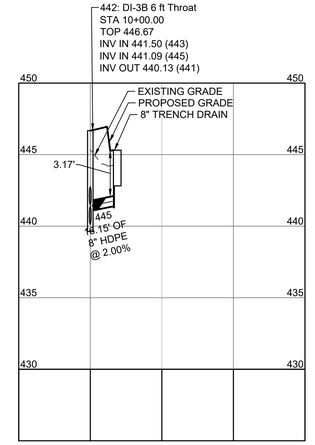
STR 410 - STR 432

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



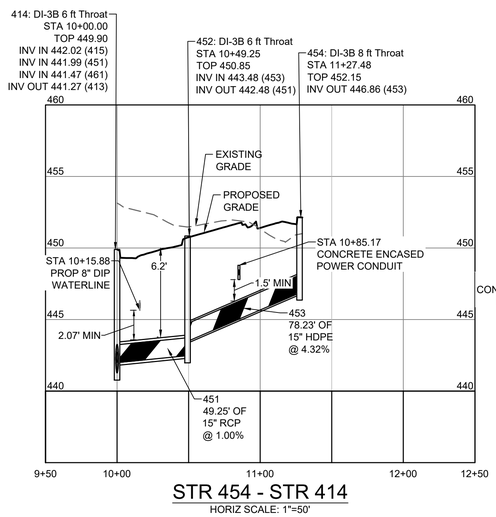
STR 444 - STR 412

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



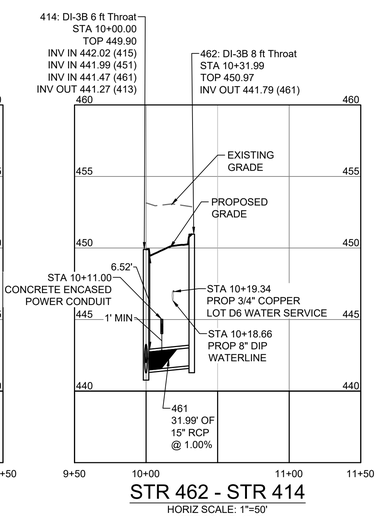
STR 446 - STR 442 PROFILE

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



STR 454 - STR 414

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



STR 462 - STR 414

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

NOTE: ALL STORM PIPES WITHIN THE RIGHT OF WAY SHALL BE RCP CLASS III PIPE.

5
0
0 50
PROFILE SCALE

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
05/31/2024	CITY COMMENTS
09/06/2024	DUPLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

DATE
05/31/22

DRAWN BY
K. FLYNN

DESIGNED BY
K. FLYNN

CHECKED BY
J. SHOWALTER

SCALE
AS SHOWN

TIMMONS GROUP

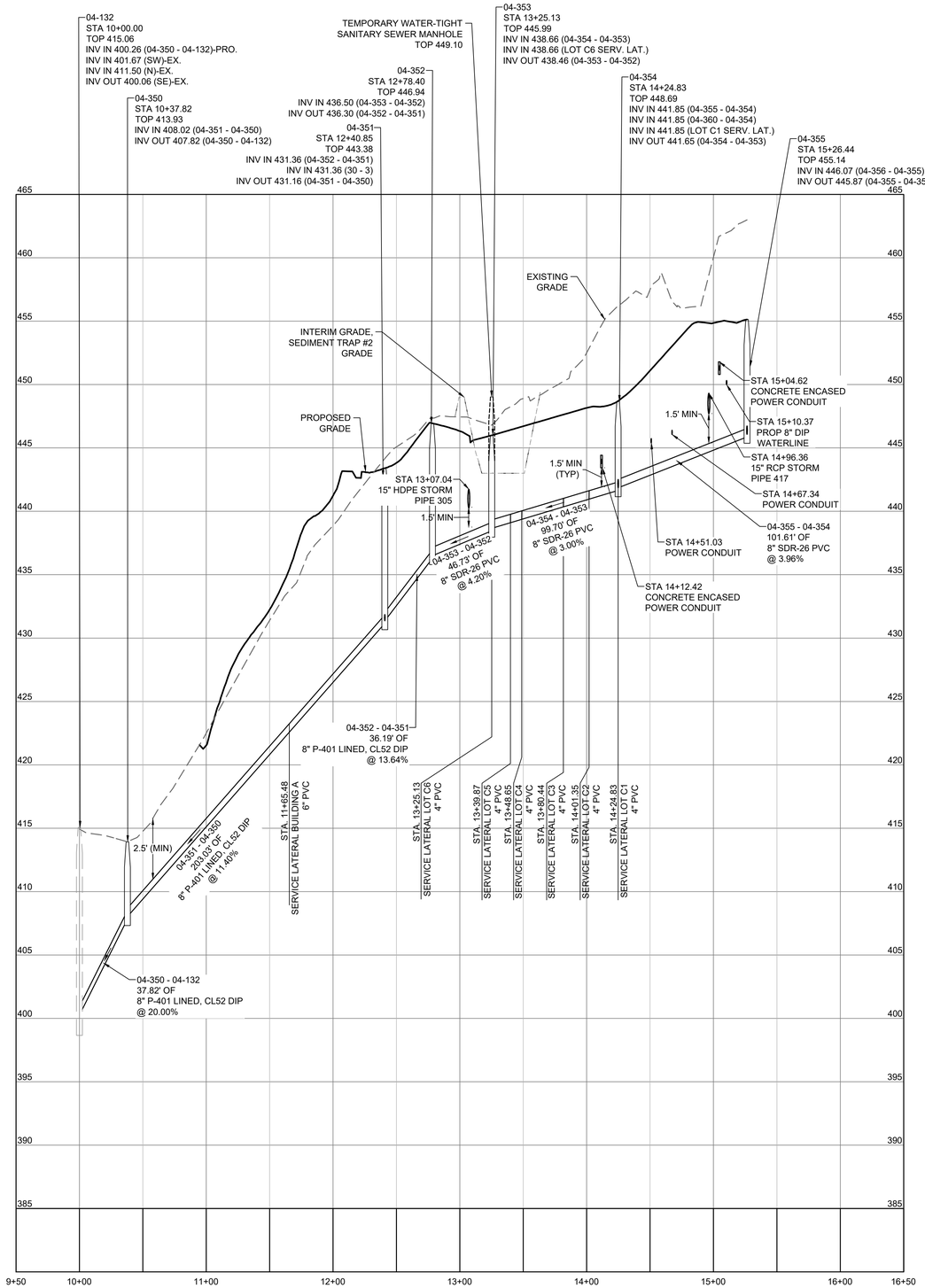
MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
DRAINAGE PROFILES

JOB NO.
48226

SHEET NO.
C7.01

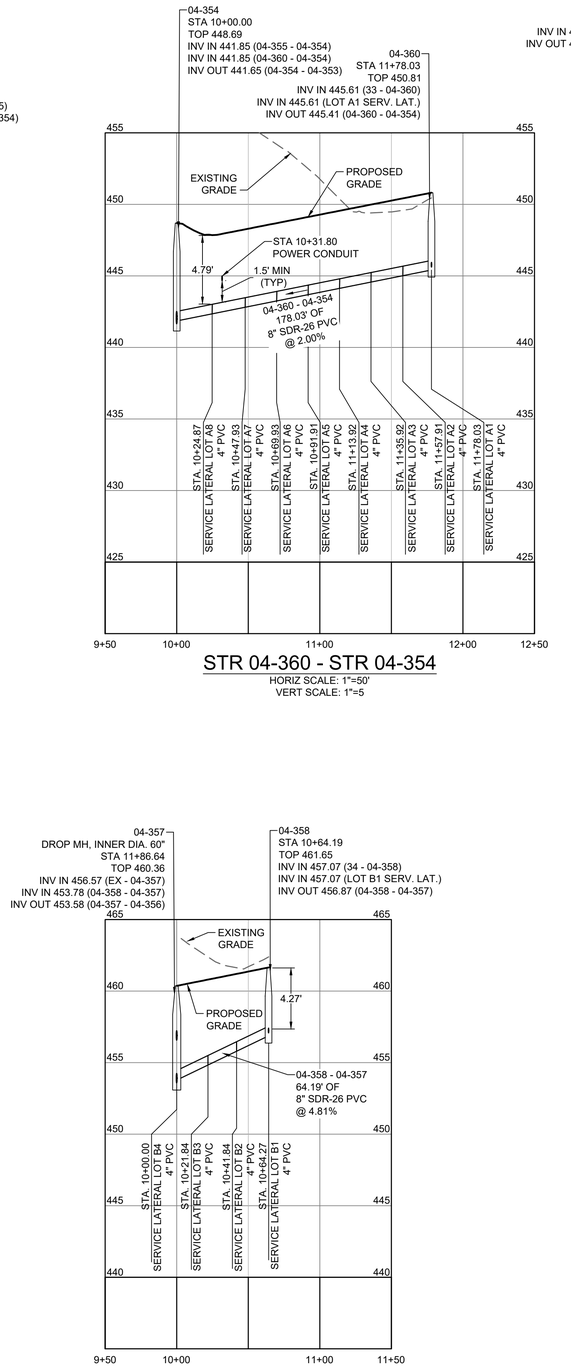
These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS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

S:\105\48226-PHA_MACAA_Ste_Pl\DD\WS\Sheet\CD\48226-C7.06-STORM PROFILES.dwg | Plotted on 10/10/2024 12:55 PM | by Kevin Flynn



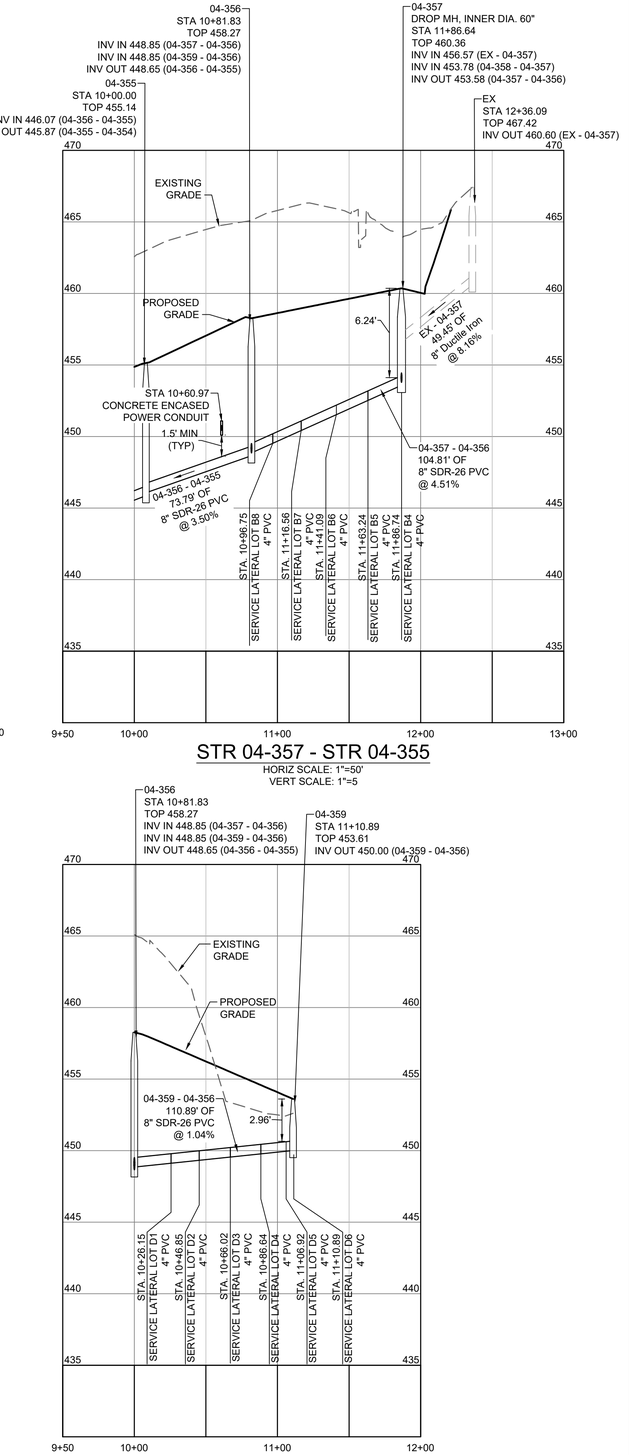
STR 04-355 - STR 04-132

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



STR 04-360 - STR 04-354

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



STR 04-357 - STR 04-355

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

STR 04-358 - STR 04-357

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

STR 04-359 - STR 04-356

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

5
0
0 50
PROFILE SCALE

COMMONWEALTH OF VIRGINIA
KEVIN E FLYNN
Lic. No 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

REVISION DESCRIPTION	DATE
CITY COMMENTS	10/19/2023
CITY COMMENTS	12/29/2023
CITY COMMENTS	03/27/2024
DURLEX/TOWNHOME REVISION	09/06/2024
CITY COMMENTS	09/06/2024

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE AS SHOWN

TIMMONS GROUP

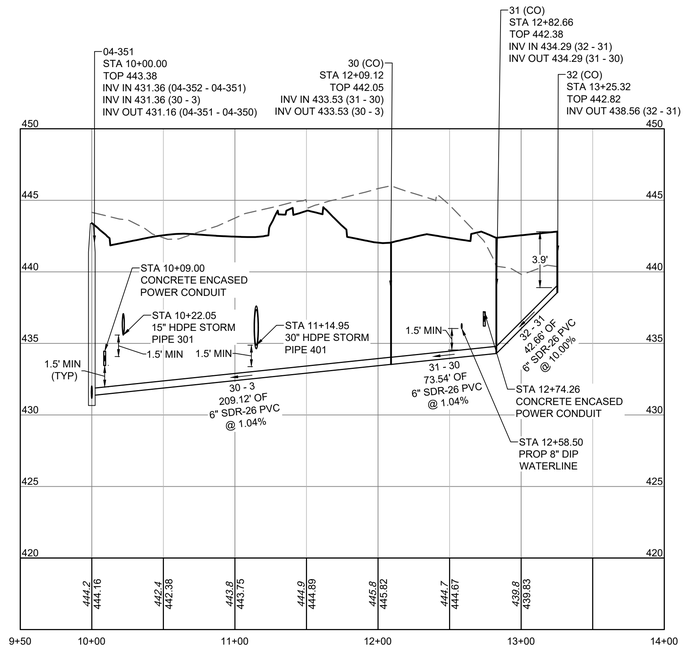
MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
UTILITY PROFILES

JOB NO. 48226
SHEET NO. C7.02

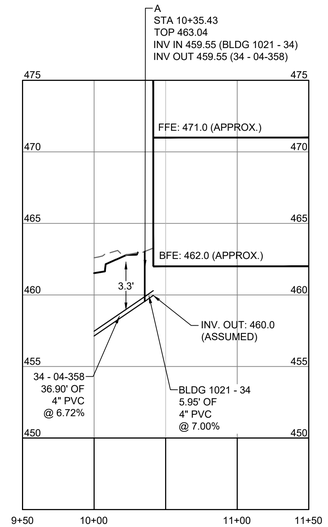
These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS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

S:\10348\48226-PHA_MACAA_Site_PUD\DWG\Sheet\C07\48226-C7.02-UTILITY PROFILES.dwg | Plotted on 10/10/2024 12:35 PM | by Kevin Flynn

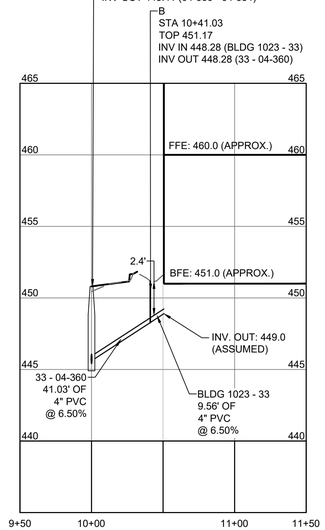
NOTE: LOCATIONS OF NEW SANITARY LATERAL CONNECTIONS AND ELEVATIONS OF 1021 PARK STREET AND 1023 PARK STREET ARE APPROXIMATE. CONTRACTOR TO VERIFY EXISTING SANITARY LATERAL LOCATIONS AND DEPTH PRIOR TO CONSTRUCTION



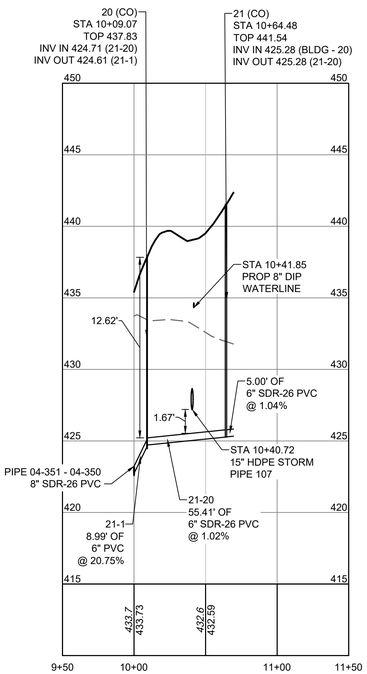
STR 32 - STR 04-351
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



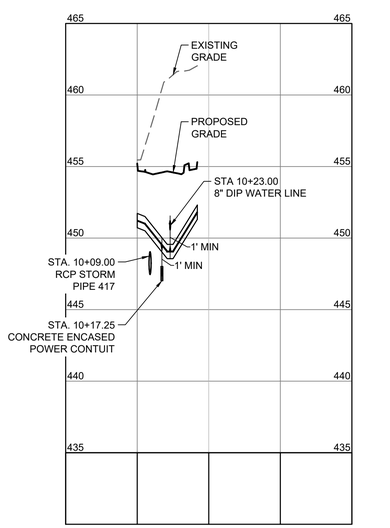
1021 PARK ST. SSWR PROFILE
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



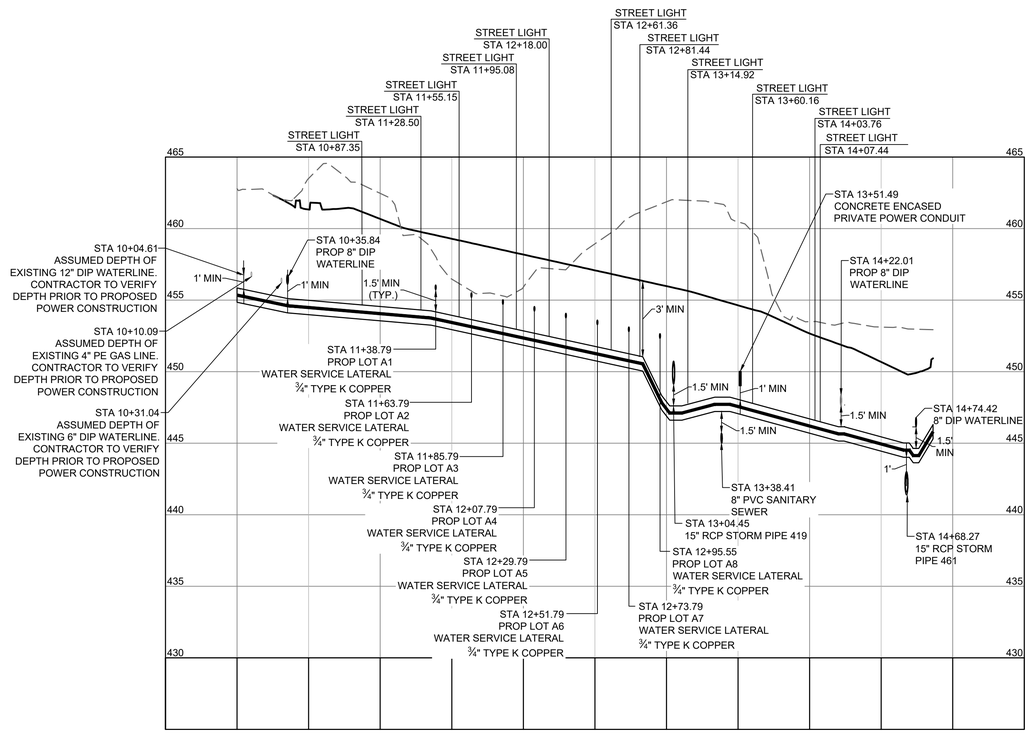
1023 PARK ST. SSWR PROFILE
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



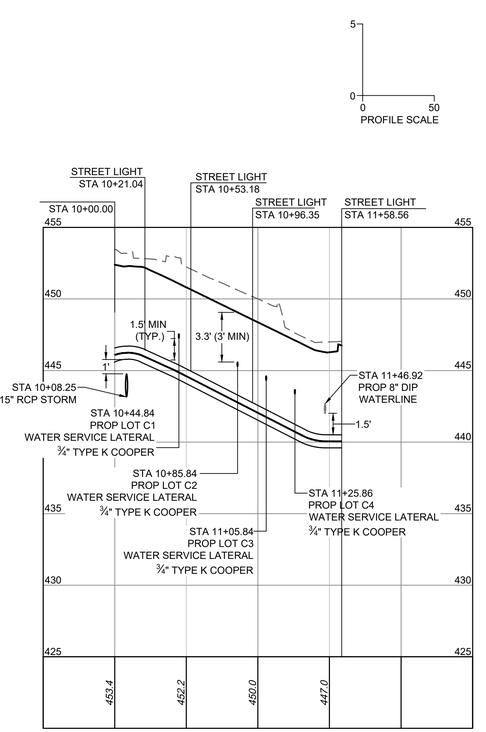
STR 20 - PIPE 04-351 - 04-350
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



UCP MACAA DR CROSSING PROFILE
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



UGP MACAA DR PROFILE
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



ROAD C LIGHTING CONDUIT PROFILE
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/13/2024	DUPLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE: 05/31/22
DRAWN BY: K. FLYNN
DESIGNED BY: K. FLYNN
CHECKED BY: J. SHOWALTER
SCALE: AS SHOWN

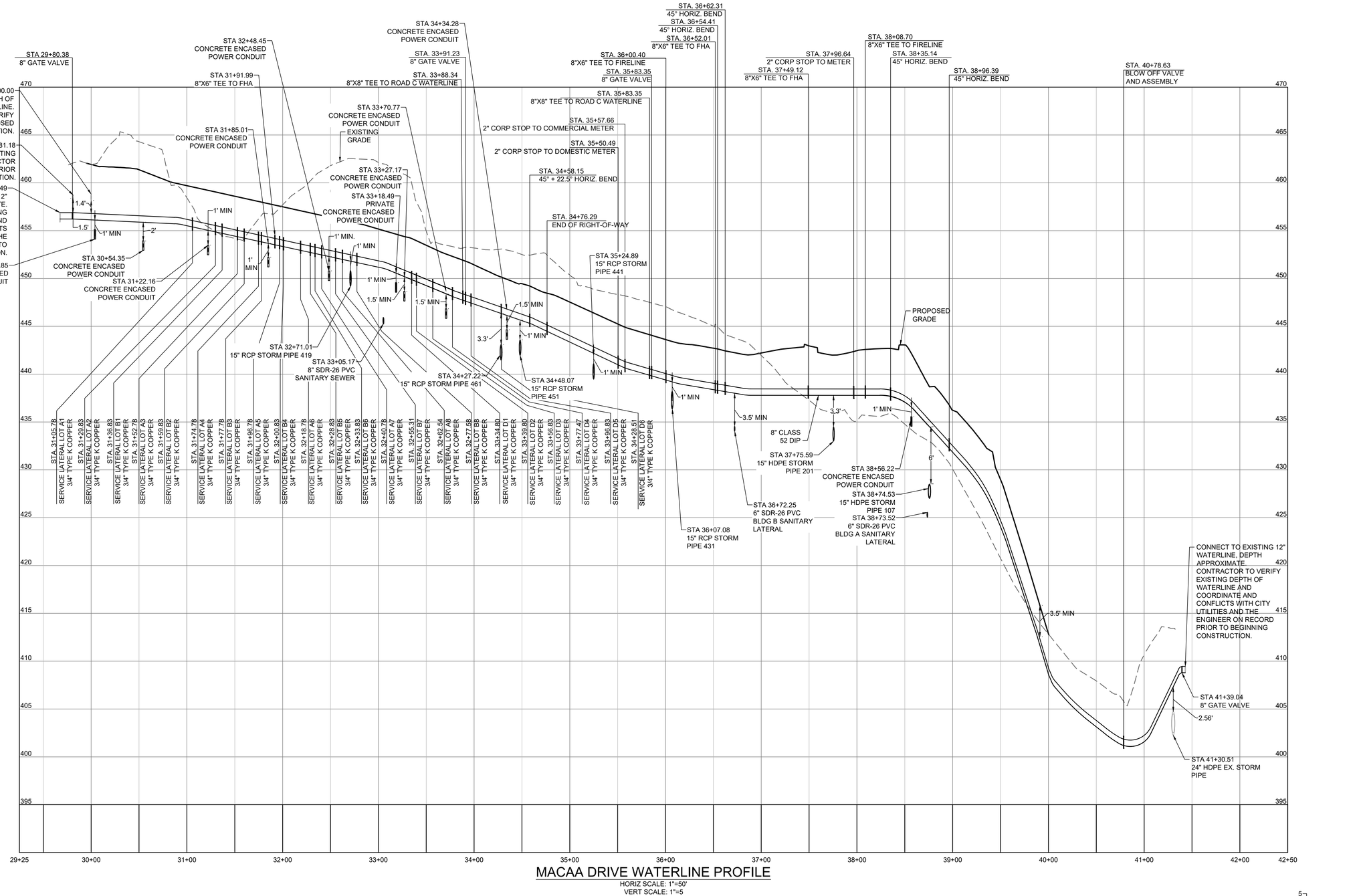
TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
UTILITY PROFILES

JOB NO. 48226
SHEET NO. C7.03

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

S:\103\48226-PHA_MACAA_Site_Pu\DDW\GIS\Sheet\CD\48226-C7.02-UTILITY PROFILES.dwg | Plotted on 10/10/2024 12:35 PM | by Kevin Flynn



MACAA DRIVE WATERLINE PROFILE

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

5
0
0 50
PROFILE SCALE

KEVIN E. FLYNN
Lic. No. 53836
10/10/24
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
48226

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

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/13/2024	CITY COMMENTS
09/06/2024	DUPLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE AS SHOWN

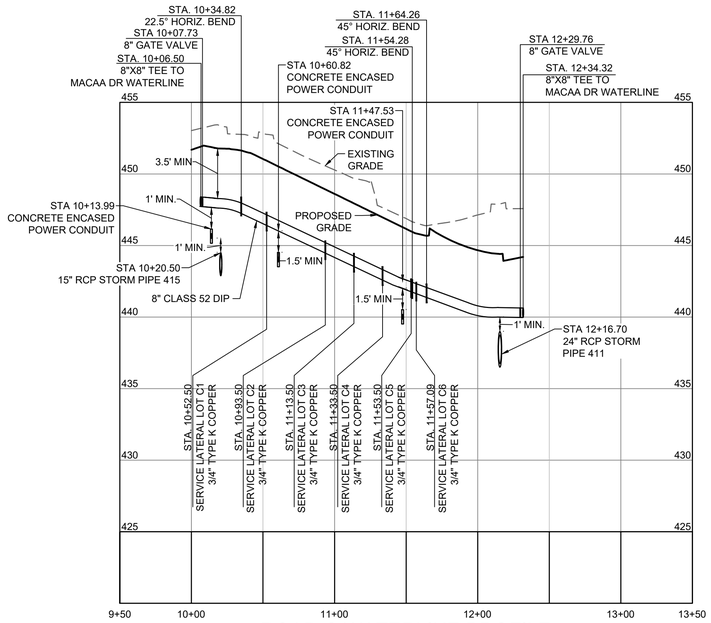
TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
UTILITY PROFILES

JOB NO. 48226
SHEET NO. C7.04

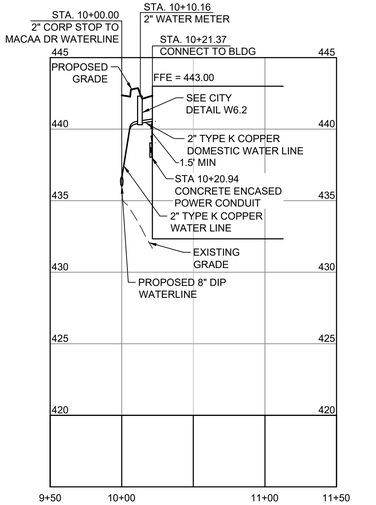
These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS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

S:\1839\48226-PHA_MACAA_Site_PUD\DWG\Sheet\CD\48226-C7 02-UTILITY PROFILES.dwg | Plotted on 10/10/2024 12:38 PM | by Kevin Flynn



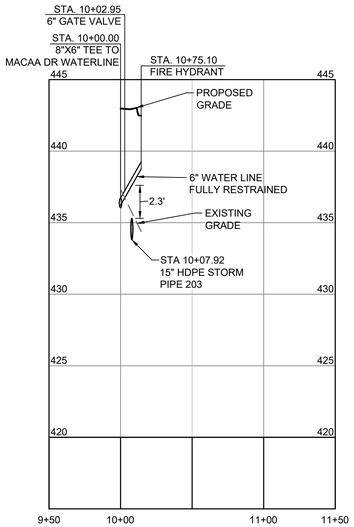
ROAD C WATERLINE PROFILE

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



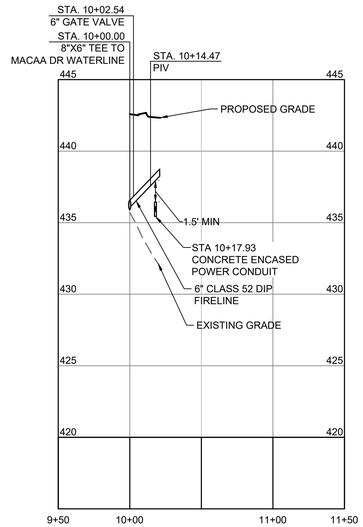
BUILDING A WATER METER PROFILE

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



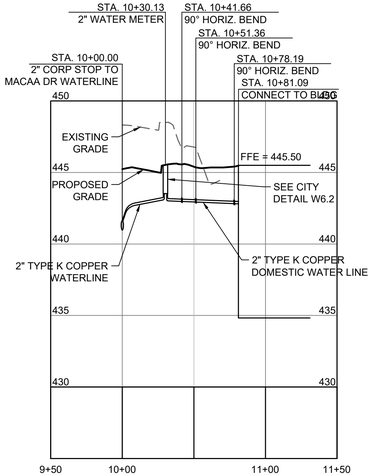
BUILDING A FHA PROFILE

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



BUILDING A FIRELINE PROFILE

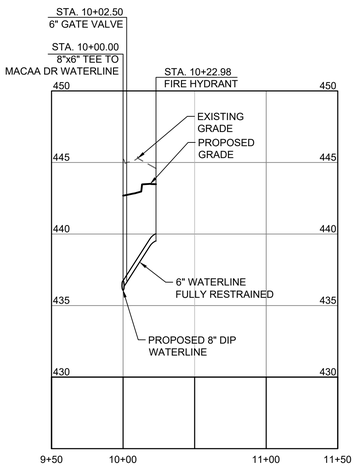
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



BUILDING B DOMESTIC WATER METER PROFILE

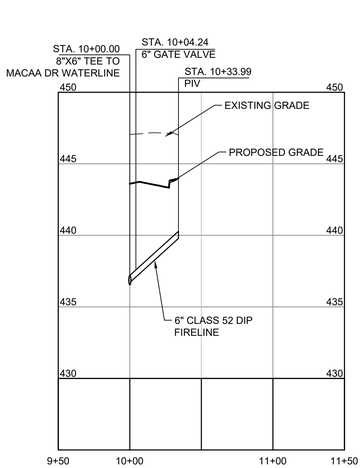
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5

STA. 10+43.71



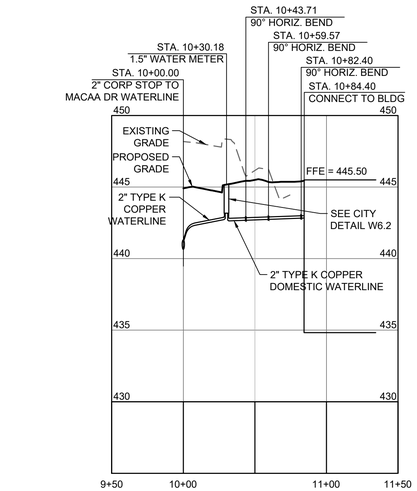
BUILDING B FHA PROFILE

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



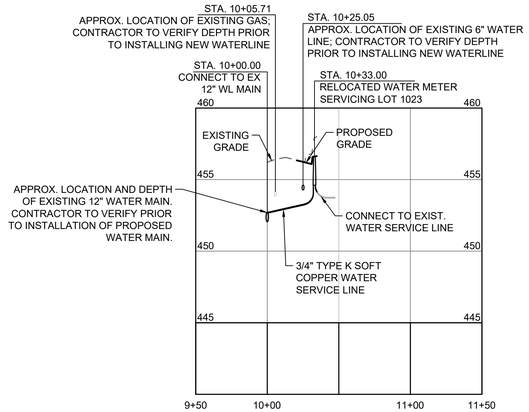
BUILDING B FIRELINE PROFILE

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



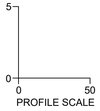
BUILDING B COMMERCIAL WATER METER PROFILE

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

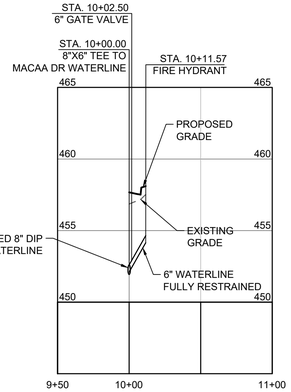


1023 WATER METER RELOCATION

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

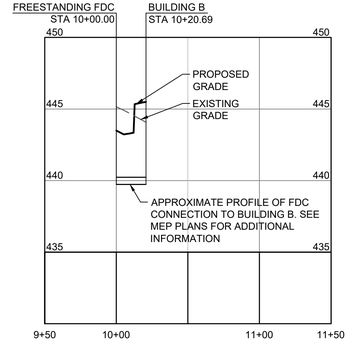


PROFILE SCALE



PROFILE - MACAA DR FHA

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



BUILDING B FDC PROFILE

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

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/13/2024	CITY COMMENTS
09/06/2024	DURLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE AS SHOWN

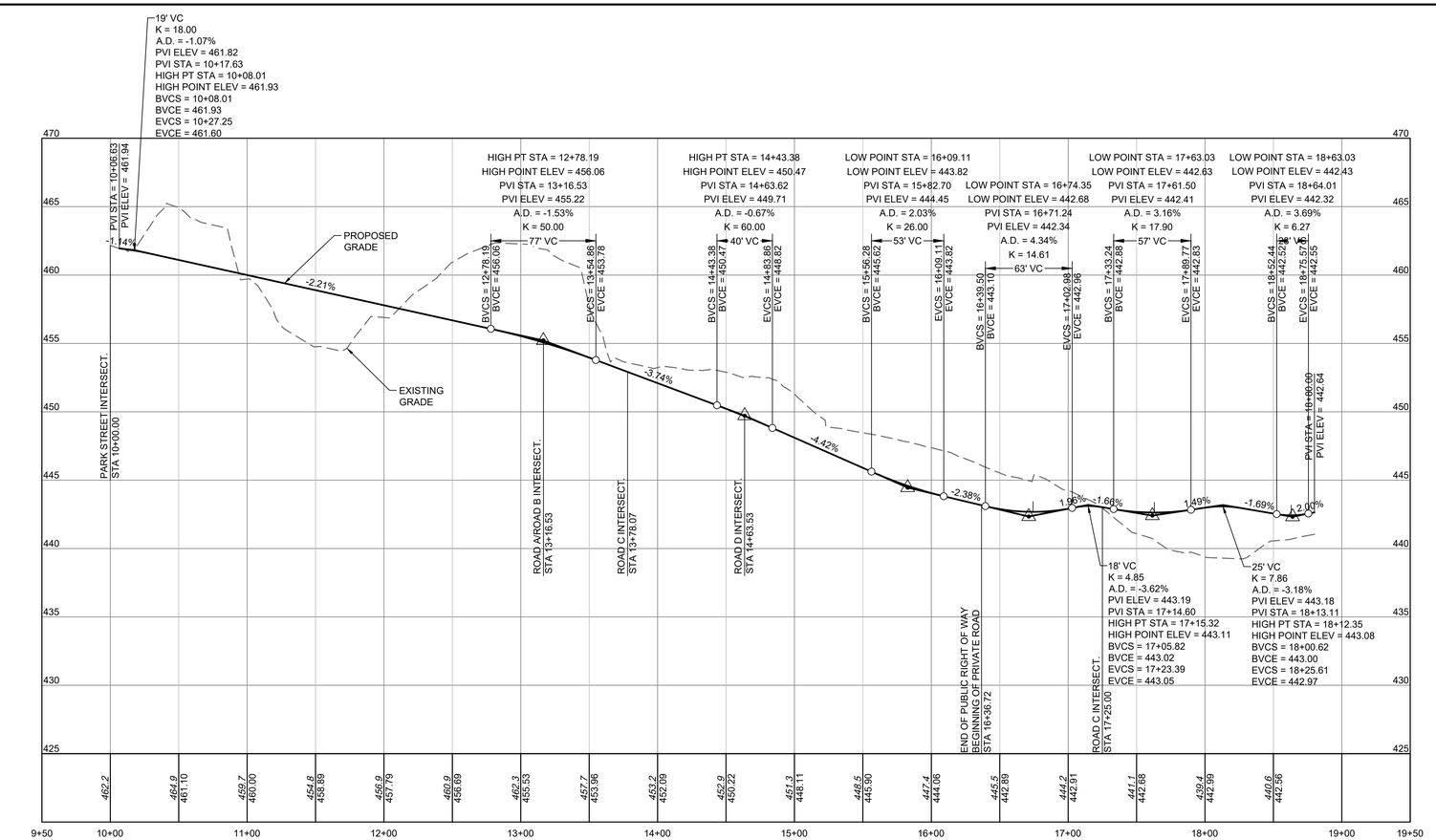
TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
UTILITY PROFILES

JOB NO. 48226
SHEET NO. C7.05

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

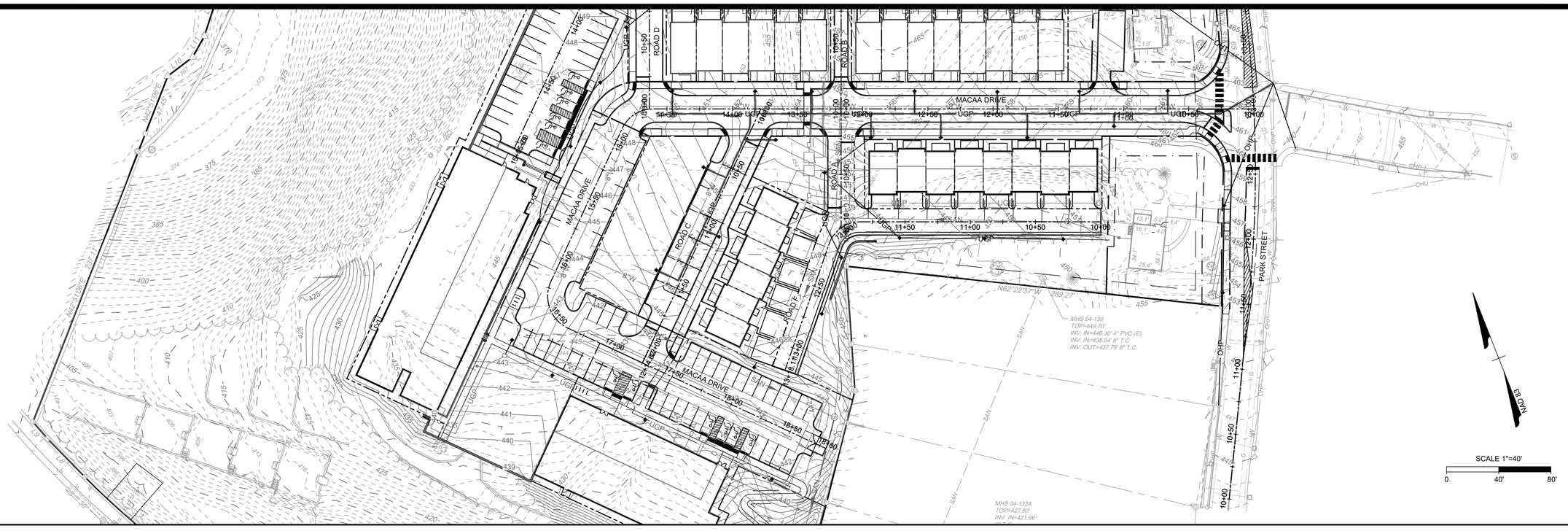
S:\110\48226-PHA_MACAA_Ste_Pl\DD\DWG\Sheet\C3\48226-C7.02-UTILITY PROFILES.dwg | Plotted on 10/10/2024 12:35 PM | by Kevin Flynn



MACAA DRIVE (PUBLIC/PRIVATE) PROFILE

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

PROFILE SCALE
0 5
0 50



TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
ROAD PROFILES

JOB NO. 48226
SHEET NO. C8.00

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

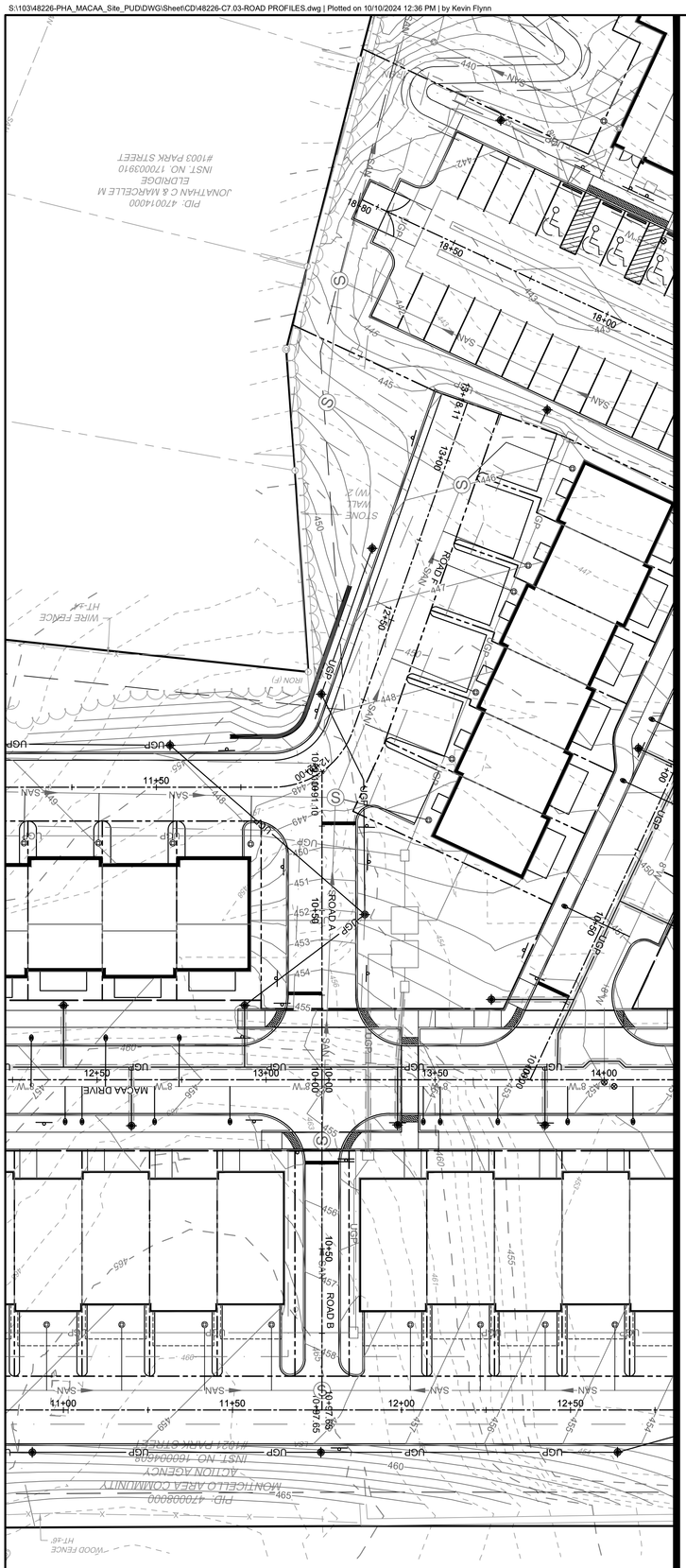
FINAL SITE PLAN

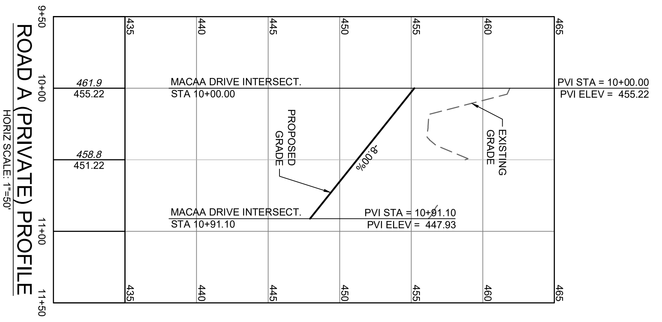
DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/01/2024	CITY COMMENTS
09/06/2024	DURELEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

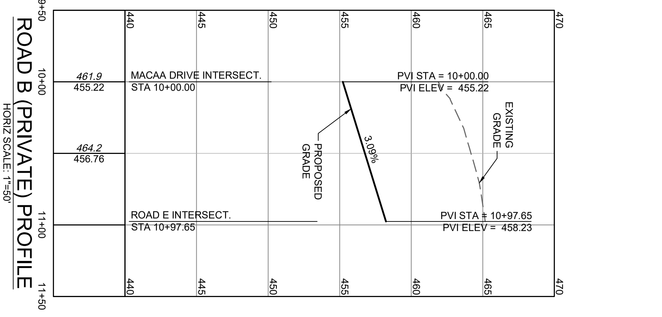
DATE 05/31/22
DRAWN BY K. FLYNN
DESIGNED BY K. FLYNN
CHECKED BY J. SHOWALTER
SCALE AS SHOWN

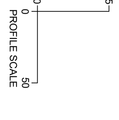
These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS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

S:\18348\48226-PHA_MACAA_Site_PUD\DWG\Sheet\CD\48226-C7.03-ROAD PROFILES.dwg | Plotted on 10/10/2024 12:36 PM | by Kevin Flynn









TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

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

KEVIN E. FLYNN
Lic. No. 55836
PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA
10/10/2024

SHEET NO. C8.01

JOB NO. 48226

MACAA REDEVELOPMENT

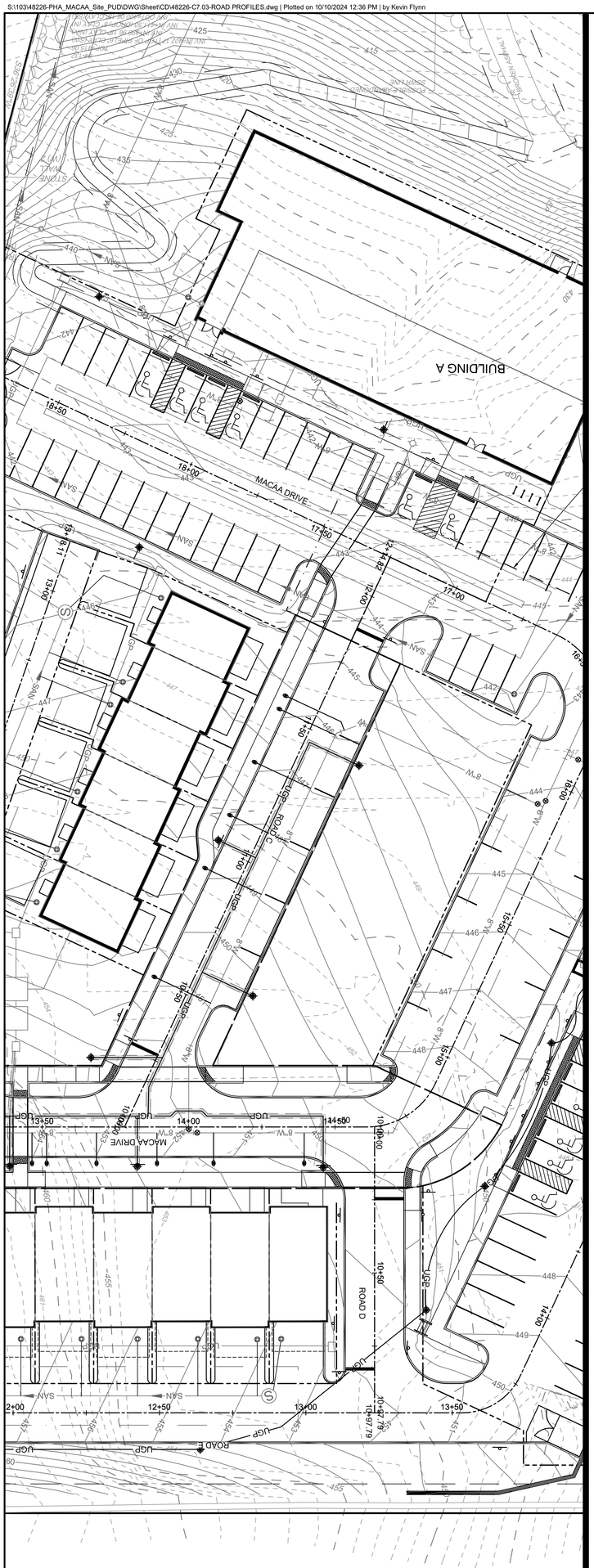
CHARLOTTESVILLE, VIRGINIA

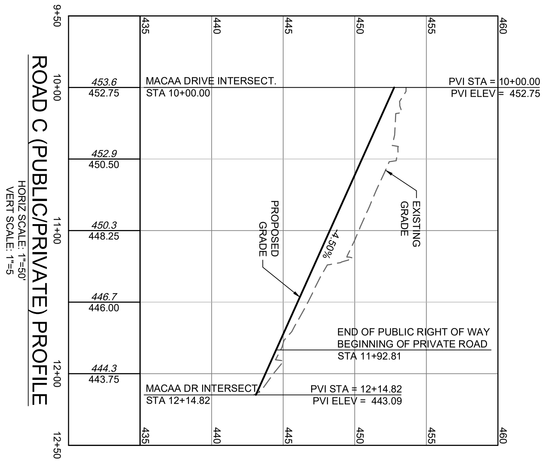
ROAD PROFILES

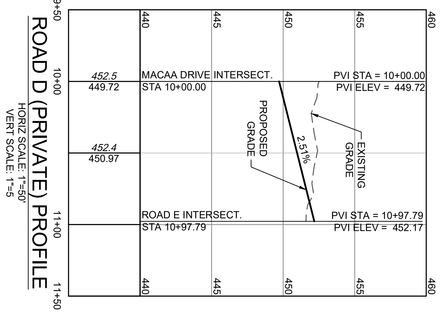
SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
AS SHOWN	J. SHOWALTER	K. FLYNN	K. FLYNN	05/31/22

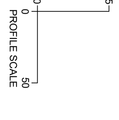
DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/13/2024	CITY COMMENTS
09/06/2024	DUPLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

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









TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

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

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 053838
PROFESSIONAL ENGINEER
10/10/2024

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/13/2024	CITY COMMENTS
09/06/2024	DUPLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

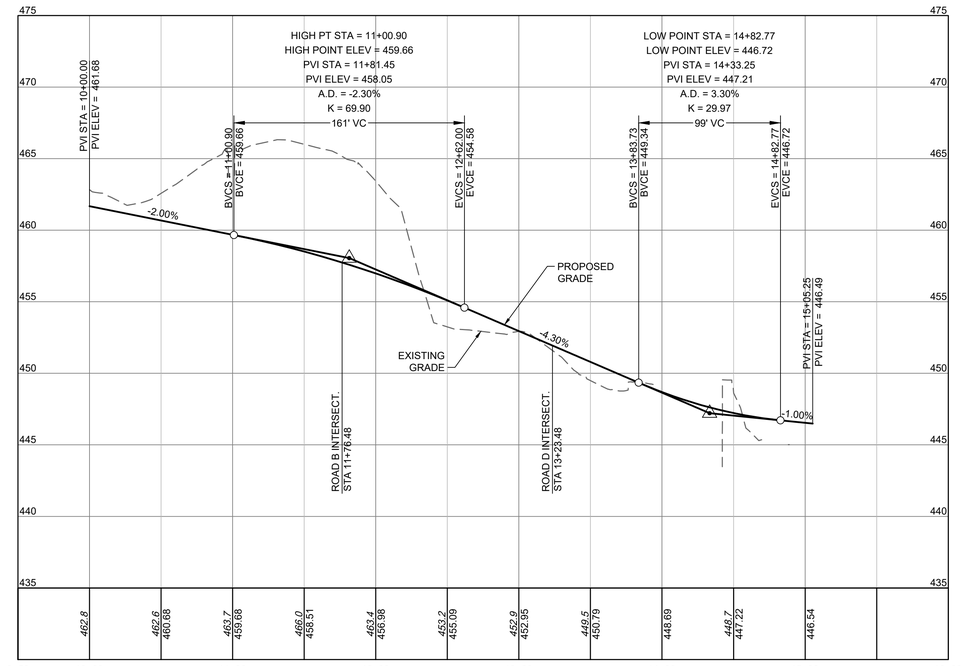
MACAA REDEVELOPMENT

CHARLOTTESVILLE, VIRGINIA

ROAD PROFILES

SHEET NO.	JOB NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
C8.02	48226	AS SHOWN	J. SHOWALTER	K. FLYNN	K. FLYNN	05/31/22

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



ROAD E (PRIVATE) PROFILE

HORIZ SCALE: 1"=50'

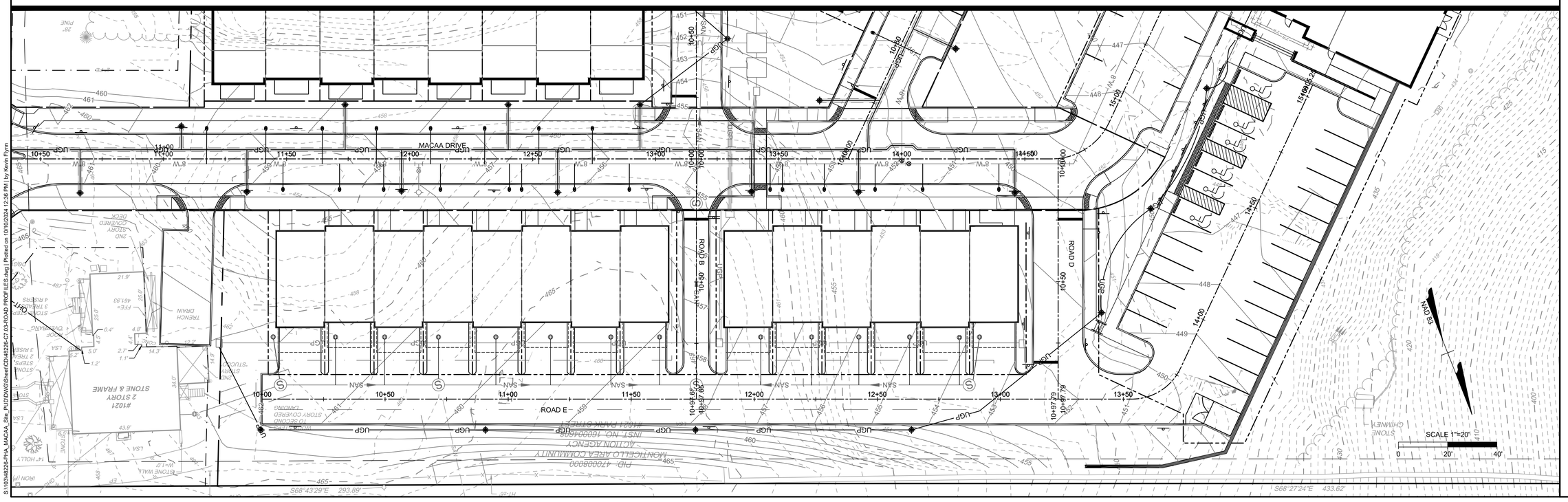
VERT SCALE: 1"=5

5

0

0 50

PROFILE SCALE



COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53836
10/10/24
PROFESSIONAL ENGINEER
48226

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
01/12/2024	CITY COMMENTS
09/06/2024	DUR.EX./TOWNHOME REVISION
09/06/2024	CITY COMMENTS

DATE: 05/31/22

DRAWN BY: K. FLYNN

DESIGNED BY: K. FLYNN

CHECKED BY: J. SHOWALTER

SCALE: AS SHOWN

TIMMONS GROUP

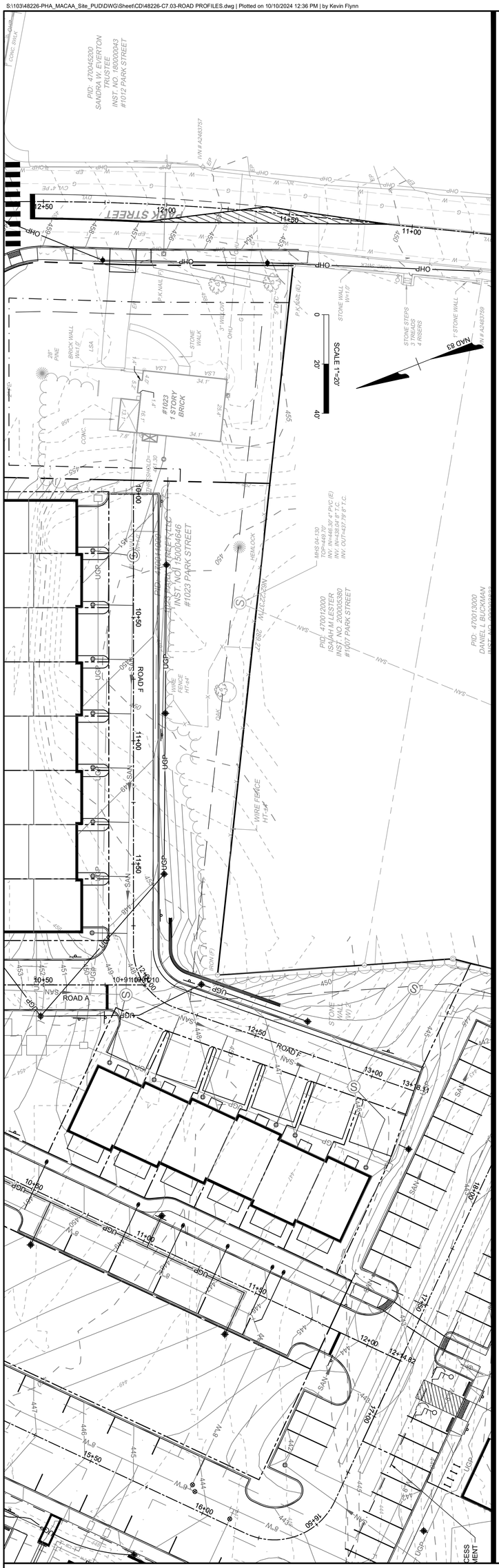
MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
ROAD PROFILES

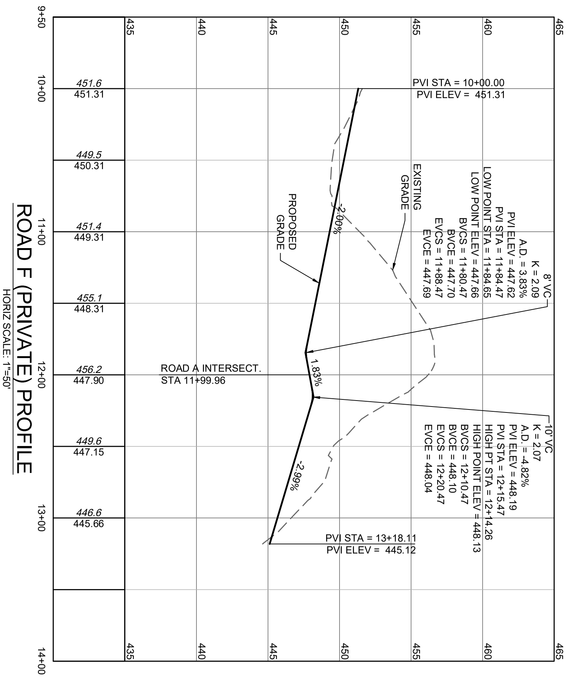
JOB NO. 48226

SHEET NO. C8.03

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

S:\10\48226-PHA_MACAA_Site_PUD\DWG\Sheet\C3\48226-C7.03-ROAD PROFILES.dwg | Plotted on 10/10/2024 12:36 PM | by Kevin Flynn





TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

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

COMMONWEALTH OF VIRGINIA
KEVIN E. FLYNN
Lic. No. 53838
PROFESSIONAL ENGINEER
10/10/24
2-2-23

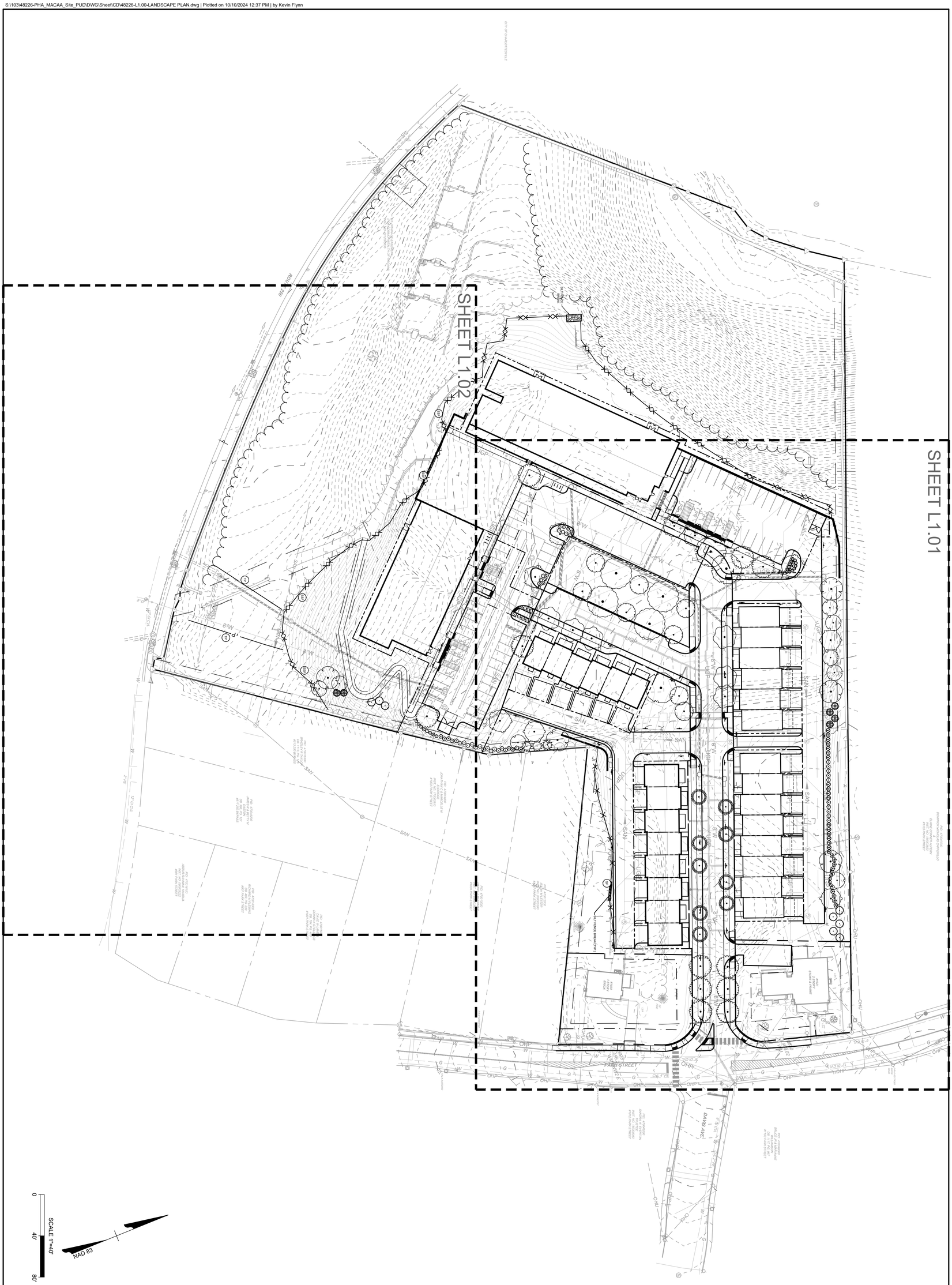
DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/13/2024	CITY COMMENTS
09/06/2024	DUPLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
ROAD PROFILES

SHEET NO.	JOB NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
C8.04	48226	AS SHOWN	J. SHOWALTER	K. FLYNN	K. FLYNN	05/31/22

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

S:\103\48226-PHA_MACAA_Site_PUD\DWG\Sheet\CD\48226-L1.00-LANDSCAPE PLAN.dwg | Plotted on 10/10/2024 12:37 PM | by Kevin Flynn



TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

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

COMMONWEALTH OF VIRGINIA
SCOTT W. WILEY
No. 1629
LANDSCAPE ARCHITECT
10/10/2024

SHEET NO.	L1.00
JOB NO.	48226
SCALE	1"=40'
CHECKED BY	S. WILEY
DESIGNED BY	M. RACHNER
DRAWN BY	M. RACHNER
DATE	05/26/22

MACAA REDEVELOPMENT

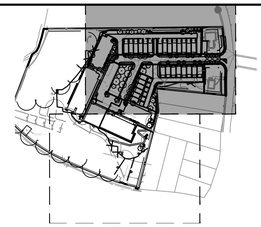
CHARLOTTESVILLE, VIRGINIA

OVERALL LANDSCAPE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/13/2024	CITY COMMENTS
09/06/2024	DUPLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

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

DOMINICK NICHOLAS CAFFERILLO
&
ELAINE CONNER ALPERN
INST. NO. 150003853
#1105 PARK STREET



KEY PLAN

PLANT KEY	
CODE	BOTANICAL NAME
TREES	
AME LAE	AMELANCHIER LAEVIS
CEL LVI	CELTIS LAEVIGATA
CLA KEN	CLADRASTIS KENTUKEA
NYS SYL	NYSSA SYLVATICA
PLA OCC	PLATANUS OCCIDENTALIS
PLA COL	PLATANUS X ACERIFOLIA 'COLUMBIA'
QUE BIC	QUERCUS BICOLOR
QUE PHE	QUERCUS PHELLOS
TIL BOU	TILIA CORDATA 'PNI 6025' GREENSPIRE
ULM ALL	ULMUS PARVIFOLIA `ALLEE`
EVERGREEN TREES	
CRY JAP	CRYPTOMERIA JAPONICA
ILE AME	ILEX OPACA
JUN EAS	JUNIPERUS VIRGINIANA
SHRUBS	
FOT GAR	FOTHERGILLA GARDENII
HYD QUE	HYDRANGEA QUERCIFOLIA
ILE INK	ILEX GLABRA `COMPACTA`
ILE WIN	ILEX VERTICILLATA
ILE RED	ILEX VERTICILLATA `RED SPRITE`
PHY OPU	PHYSOCARPUS OPULIFOLIUS `DART`S GOLD`
RHO CAT	RHODODENDRON CATAWBIENSE `ALBUM`
VIB NUD	VIBURNUM NUDUM 'WINTERTHUR'

SCREENING SEGMENT #1
436'
(1) PLA OCC
(4) JUN EAS
(18) VIB NUD
(10) RHO CAT
(5) CRY JAP
(8) PHY OPU
(6) ILE INK
(4) CLA KEN
(2) CEL LVI
(1) CLA KEN
(1) CEL LVI
(1) PLA OCC
ROAD E
ROAD D
ROAD B
ROAD A
ROAD C
ROAD F
PARKING LOT #1
PARKING LOT #2
BUILDING B
(14) ILE RED
(1) QUE BIC
(2) QUE PHE
(2) QUE BIC
(2) TIL BOU
(4) ULM ALL
(6) NYS SYL
(9) AME LAE
(6) QUE PHE
M A C A A D R I V E
(2) NYS SYL
(1) TIL BOU
(4) PLA COL
(3) ULM ALL
(3) ILE WIN
(3) FOT GAR
(4) ILE WIN
(4) FOT GAR
(1) QUE PHE
(2) QUE BIC
(4) FOT GAR
(4) ILE WIN
(1) QUE PHE
(6) RHO CAT
(1) CLA KEN
(6) HYD QUE
(1) QUE BIC
SCREENING SEGMENT #2
EXISTING VEGETATION TO COUNT TOWARDS SCREENING REQ.
SILT FENCE BREAK (TYP.)
EXISTING OAK TO COUNT TOWARDS SCREENING REQ.
EXISTING HEMLOCK TO COUNT TOWARDS SCREENING REQ.
(1) CEL LVI
(3) ILE AME
(1) PLA OCC
96'
#102'; 2 STORY STONE & FRAME
#1023 1 STORY BRICK
PARK STREET
PID: 470014000
ISAIAH M LESTER
INST. NO. 200005380
#1007 PARK STREET
470013000
DANIEL L BUCKMAN
INST. NO. 080003823
PARK STREET
SF
HEMLOCK
28" PINE
3" WILLOW
6" DBL
CVL 4" PE
2" PE
LSA
OHU
UGP
SAN
OHP
8"W
GAS
SCALE 1"=20'
0
20'
40'
MATCHLINE - SHEET L1.01
MATCHLINE - SHEET L1.02

COMMONWEALTH OF VIRGINIA
SCOTT W. WILEY
No. 1629
10/10/2024
LANDSCAPE ARCHITECT

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
02/29/2024	CITY COMMENTS
05/24/2024	CITY COMMENTS
09/06/2024	DUPLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

DATE 05/26/22
DRAWN BY M. RACHNER
DESIGNED BY M. RACHNER
CHECKED BY S. WILEY
SCALE 1"=20'

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
LANDSCAPE PLAN

JOB NO. 48226
SHEET NO. L1.01

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

S:\10348226-PHA_MACAA_Site_AUD\DWG\Sheet\CD\48226-L1.00-LANDSCAPE PLAN.dwg | Plotted on 10/10/2024 12:37 PM | by Kevin Flynn

MATCHLINE - SHEET L1.01

MATCHLINE - SHEET L1.02

BUILDING A

(1) QUE PHE

(4) HYD QUE
(6) RHO CAT
(8) ILE INK

PID: 470014000
JONATHAN C & MARCELLE M ELDRIDGE
INST. NO. 170003910
#1003 PARK STREET

22 (CO)
21 (CQ)

165'

SCREENING SEGMENT #2

(3) CRY JAP
(2) JUN EAS
(1) CEL LVI
(2) CLA KEN

PID: 470016300
BRADLEY R TAYLOR
DB. 1113, PG. 115
#513 250 BYPASS

PID: 470016200
JAMES R & BETTY M EASTON
DB. 366, PG. 127
#517 250 BYPASS

PID: 470016300
RICHARD M FLEMING
DB. 469, PG. 239
#907 PARK STREET

PID: 470016100
ABDUR-RAHMAN, KHADIJA
INST. NO. 080003222
#901 PARK STREET

SSF

TP

IRON (F)

PK NAIL (F)

"CREPE MYRTLE

12" CI CVL

8" DI

2" PE

KEY PLAN

PLANT KEY	
CODE	BOTANICAL NAME
TREES	
AME LAE	AMELANCHIER LAEVIS
CEL LVI	CELTIS LAEVIGATA
CLA KEN	CLADRASTIS KENTUKEA
NYS SYL	NYSSA SYLVATICA
PLA OCC	PLATANUS OCCIDENTALIS
PLA COL	PLATANUS X ACERIFOLIA 'COLUMBIA'
QUE BIC	QUERCUS BICOLOR
QUE PHE	QUERCUS PHELLOS
TIL BOU	TILIA CORDATA 'PNI 6025' GREENSPIRE
ULM ALL	ULMUS PARVIFOLIA `ALLEE`
EVERGREEN TREES	
CRY JAP	CRYPTOMERIA JAPONICA
ILE AME	ILEX OPACA
JUN EAS	JUNIPERUS VIRGINIANA
SHRUBS	
FOT GAR	FOTHERGILLA GARDENII
HYD QUE	HYDRANGEA QUERCIFOLIA
ILE INK	ILEX GLABRA `COMPACTA`
ILE WIN	ILEX VERTICILLATA
ILE RED	ILEX VERTICILLATA `RED SPRITE`
PHY OPU	PHYSOCARPUS OPULIFOLIUS `DART`S GOLD`
RHO CAT	RHODODENDRON CATAWBIENSE `ALBUM`
VIB NUD	VIBURNUM NUDUM 'WINTERTHUR'

NAD 83

SCALE 1"=20'

0 20' 40'

COMMONWEALTH OF VIRGINIA
SCOTT W. WILEY
No. 1629
10/10/2024
LANDSCAPE ARCHITECT

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

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/22/2024	CITY COMMENTS
09/06/2024	DUR.EX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE: 05/26/22
DRAWN BY: M. RACHNER
DESIGNED BY: M. RACHNER
CHECKED BY: S. WILEY
SCALE: 1"=20'

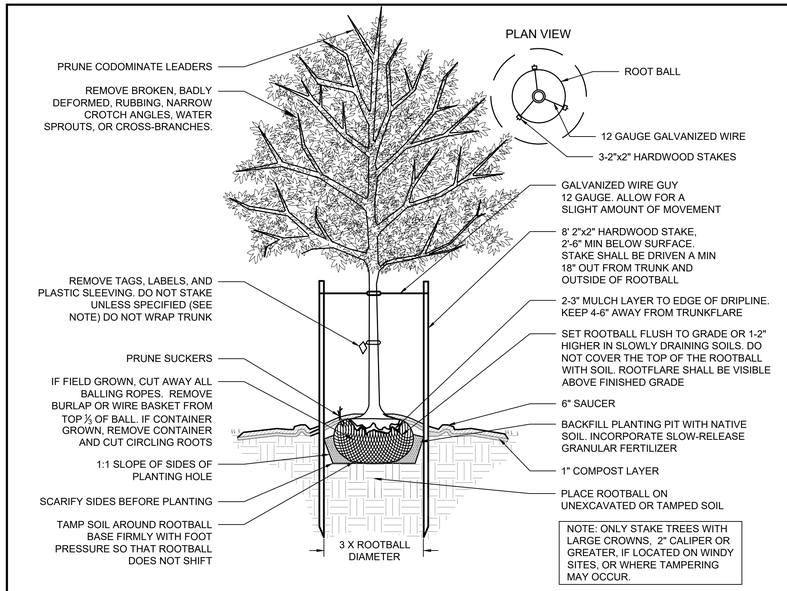
TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
LANDSCAPE PLAN

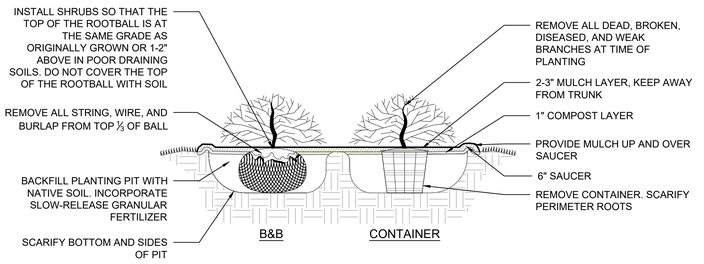
JOB NO. 48226
SHEET NO. L1.02

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

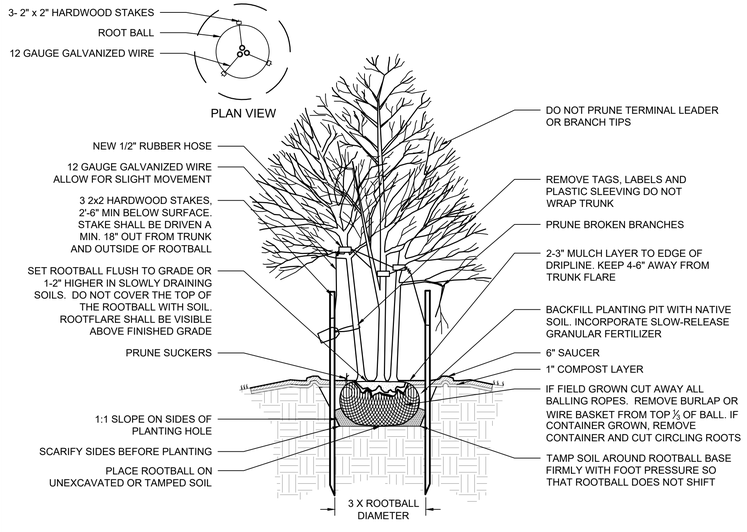
S:\1003\48226-PHA_MACAA_Site_PUD\DWG\Sheet(CD)\48226-L1.00-LANDSCAPE PLAN.dwg | Plotted on 10/10/2024 12:38 PM | by Kevin Flynn



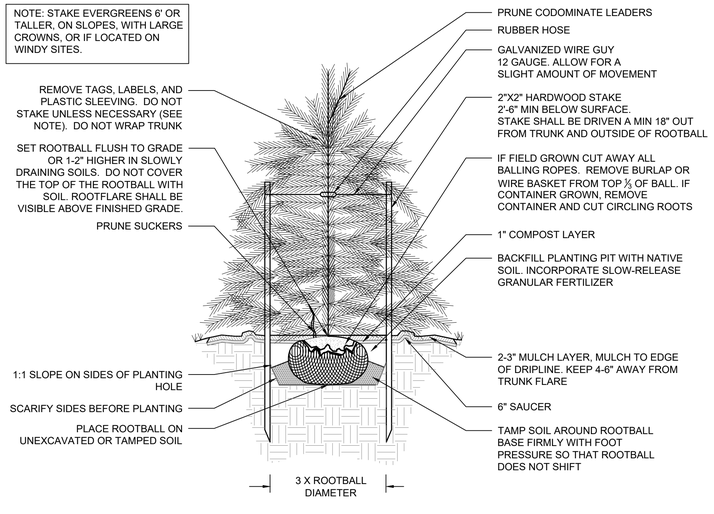
1 DECIDUOUS TREE - STAKING SPECIFIED
NOT TO SCALE



2 SHRUB PLANTING
NOT TO SCALE



3 MULTI-STEM TREE - STAKING SPECIFIED
NOT TO SCALE



4 EVERGREEN TREE - STAKING SPECIFIED
NOT TO SCALE

GENERAL NOTES

PRE-CONSTRUCTION

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING "MISS UTILITY" AT 1.800.552.7001 FOR LOCATION OF ALL UTILITY LINES.TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
- VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING, PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
- PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON PLANS. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON AVAILABILITY TO THE LANDSCAPE ARCHITECT, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
- PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS.
- SOIL TESTS SHALL BE PERFORMED TO DETERMINE SOIL CHARACTER AND QUALITY. NECESSARY SOIL AMENDMENTS SHALL BE PERFORMED PER TEST RESULTS TO ENSURE PLANT HEALTH.

CONSTRUCTION/INSTALLATION

- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK"
- LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
- INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.

INSPECTIONS/GUARANTEE

- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
- ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. DEFECTS RESULTING FROM NEGLECT BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTORS CONTROL ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR.
- PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
- REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.

PLANT SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	CANOPY
TREES						
AME LAE	9	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	2.5" CAL.	B&B	60 SF
CEL LVI	5	CELTIS LAEVIGATA	SUGAR HACKBERRY	2.5" CAL.	B&B	651SF
CLA KEN	8	CLADRASTIS KENTUKEA	AMERICAN YELLOWWOOD	2" CAL.	B&B	254SF
NYS SYL	8	NYSSA SYLVATICA	SOUR GUM	2.5" CAL.	B&B	151SF
PLA OCC	3	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2.5" CAL.	B&B	1362SF
PLA COL	4	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	2.5" CAL.	B&B	329SF
QUE BIC	6	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL.	B&B	339SF
QUE PHE	11	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	B&B	419SF
TIL BOU	3	TILIA CORDATA 'PNI 6025' GREENSPIRE	GREENSPIRE LINDEN	2.5" CAL.	B&B	329SF
ULM ALL	7	ULMUS PARVIFOLIA `ALLEE`	ALLEE LACEBARK ELM	2.5" CAL.	B&B	423SF
EVERGREEN TREES						
CRY JAP	8	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	6`-8` HT.	B&B	215SF
ILE AME	3	ILEX OPACA	AMERICAN HOLLY	6`-8` HT.	B&B	98SF
JUN EAS	6	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6`-8` HT.	B&B	28SF
CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
SHRUBS						
FOT GAR	11	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	24" HT./SPRD.	CONTAINER	
HYD QUE	10	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	24" HT./SPRD.	CONTAINER	
ILE INK	14	ILEX GLABRA `COMPACTA`	COMPACT INKBERRY	24" HT./SPRD.	CONTAINER	
ILE WIN	11	ILEX VERTICILLATA	WINTERBERRY	24" HT./SPRD.	CONTAINER	
ILE RED	14	ILEX VERTICILLATA `RED SPRITE`	RED SPRITE WINTERBERRY	24" HT./SPRD.	CONTAINER	
PHY OPU	8	PHYSOCARPUS OPULIFOLIUS `DART`S GOLD`	DART`S GOLD NINEBARK	24" HT./SPRD.	CONTAINER	
RHO CAT	22	RHODODENDRON CATAWBIENSE `ALBUM`	WHITE CATAWBA RHODODENDRON	24" HT./SPRD.	CONTAINER	
VIB NUD	18	VIBURNUM NUDUM 'WINTERTHUR'	WINTERTHUR VIBURNUM	24" HT./SPRD.	CONTAINER	

TREE COVER CALCULATIONS
** per Sec. 34-869 of the City of Charlottesville Ordinance.*

SITE AREA	REQUIREMENT	CALCULATION	REQUIRED QUANTITY	PROVIDED QUANTITY
7.6 AC (GROSS SITE AREA) OR 330,925.32 SF	20% COVER	330,925.32 SF x .20 = 66,185 SF	66,185 SF	120,200 SF(EXISTING) + 24,997 SF (PROPOSED) = 145,197 SF

STREET TREE REQUIREMENTS
** per Sec. 34-870 of the City of Charlottesville Ordinance.*

STREET	LENGTH	REQUIREMENTS	CALCULATIONS	REQUIRED	PROVIDED
MACAA DRIVE	479 LF	1 LG TREE PER 40 LF	(479/40)*2 = 23.95	24 LG TREES	28 LG TREES
ROAD C	168 LF	1 LG TREE PER 40 LF	(168.5/40)*2 = 8.4	9 LG TREES	10 LG TREES

S-2 SCREENING REQUIREMENTS
** per Sec. 34-871 of the City of Charlottesville Ordinance.*

SCREENING SEGMENT	LENGTH	LARGE TREES (REQUIRED/PROVIDED)	MEDIUM TREES (REQUIRED/PROVIDED)	EVERGREEN TREES (REQUIRED/PROVIDED)	SHRUBS (REQUIRED/PROVIDED)
SEGMENT #1	436 LF	5 / 5	5 / 5	9 / 9	44 / 44
SEGMENT #2	261 LF	3 / 3	3 / 3	5 / 5	26 / 29

INTERIOR PARKING LOT LANDSCAPE AREA REQUIREMENTS
** per Sec. 34-873-(d)(1) of the City of Charlottesville Ordinance.*

PARKING LOT	REQUIREMENT	PARKING LOT AREA	CALCULATIONS	REQUIRED	PROVIDED
PARKING LOT #1	5% GROSS PARKING AREA	7,621 SF	7,621 x .05 = 381.05 SF	382 SF	585 SF
PARKING LOT #2	5% GROSS PARKING AREA	12,347 SF	12,347 x .05 = 617.35 SF	618 SF	1,425 SF

INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS
** per Sec. 34-873(d)(2) of the City of Charlottesville Ordinance.*

PARKING LOT	REQUIREMENT	PARKING LOT SPACES	CALCULATIONS	REQUIRED	PROVIDED
PARKING LOT #1	1 LARGE TREE & 3 SHRUBS PER 8 PARKING SPACES	27 PARKING SPACES	27/8 = 3.375 3.375*3 = 10.125	4 LARGE TREES & 11 SHRUBS	4 LARGE TREES & 14 SHRUBS
PARKING LOT #2	1 LARGE TREE & 3 SHRUBS PER 8 PARKING SPACES	41 PARKING SPACES	41/8 = 5.125 5.125*3 = 15.375	6 LARGE TREES & 16 SHRUBS	6 LARGE TREES & 20 SHRUBS

COMMONWEALTH OF VIRGINIA
SCOTT W. WILEY
No. 1629
10/10/2024
LANDSCAPE ARCHITECT

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
04/23/2024	CITY COMMENTS
09/06/2024	DUR.EXT.TOWNHOME REVISION
09/06/2024	CITY COMMENTS

DATE 05/26/22
DRAWN BY M. RACHNER
DESIGNED BY M. RACHNER
CHECKED BY S. WILEY
SCALE N/A

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
LANDSCAPE NOTES AND DETAILS

JOB NO. 48226
SHEET NO. L2.00

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

S:\11034\226-PHA_MACAA_Site_PUD\DWG\Sheet\CD\48226-L2.00 LANDSCAPE NOTES AND DETAILS.dwg | Plotted on 10/10/2024 12:38 PM | by Kevin Flynn

LIGHTING NOTES

- OUTDOOR LUMINAIRES MUST BE FULL CUTOFF FIXTURES (SEC. 34-1003(A)).
- NO OUTDOOR LUMINAIRE SITUATED OUTSIDE OF A PUBLIC RIGHT OF WAY AND WITHIN OR IMMEDIATELY ADJACENT TO ANY LOW DENSITY RESIDENTIAL DISTRICT SHALL BE MOUNTED OR PLACED AT A LOCATION MORE THAN TWELVE (12) FEET IN HEIGHT (SEC.34-1003(c)(1)).
- NO OUTDOOR LUMINAIRE SHALL BE MOUNTED OR PLACED AT A LOCATION THAT IS MORE THAN TWENTY (20) FEED IN HEIGHT (SEC. 34-1003(c)(2)).

Plan View
Scale- 1" = 40ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking and Drive Way	+	3.1 fc	16.2 fc	0.3 fc	54.0:1	10.3:1
Property Line 1	+	1.0 fc	5.7 fc	0.1 fc	57.0:1	10.0:1
Property Line 2	+	0.5 fc	3.9 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Efficiency
	A	1	NLS Lighting	NV-2-T3-80L-7-30K	LED LUMINAIRE, T3 SILICONE OPTICS	1	NV-2-T3-80L-7-30K.IES	19219	1	1	100%
	A1	1	NLS Lighting	NV-2-T4-80L-7-30K-UNV	LED LUMINAIRE, T4 SILICONE OPTICS	1	NV-2-T4-80L-7-30K (5).IES	18995	1	1	100%
	A1HS	6	NLS Lighting	NV-2-T4-80L-7-30K-UNV	LED LUMINAIRE, T4 SILICONE OPTICS	1	NV-2-T4-80L-7-30K (5).IES	18995	1	1	100%
	A2	1	NLS Lighting	NV-2-T4-96L-1-30K-HSS	T4 OPTICS WITH BLACK HSS	1	NV-2-T4-96L-1-30K-HSS.IES	18016	1	1	100%
	A3	1	NLS Lighting	NV-2-T4-96L-1-30K-HSS	T4 OPTICS WITH BLACK HSS	1	NV-2-T4-96L-1-30K-HSS.IES	18016	1	1	100%
	A4	3	NLS Lighting LLC	NV-2-T3-112L-1-30K-HSS	T3 OPTICS, BLACK HOUSE SIDE SHIELD	1	NV-2-T3-112L-1-30K-HSS.IES	21237	1	1	100%
	B	21	ENVIRONMENTAL LIGHTING FOR ARCHITECTURE, INC (ELA)	MED19/PT/HS/85LED/DSCG FORMERLY DS5974	MEDITERRANEAN-CAST ALUMINUM HOUSING POST-TOP, 3000K	1	DS5974-85WLED6K-HS--DSCG.ies	8070	1	1	100%

COMMONWEALTH OF VIRGINIA
SCOTT W. WILEY
No. 1629
10/10/2024
LANDSCAPE ARCHITECT

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

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
04/12/2024	CITY COMMENTS
09/06/2024	DUPLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE 05/26/22
DRAWN BY M. RACHNER
DESIGNED BY M. RACHNER
CHECKED BY S. WILEY
SCALE N.T.S.

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA

SITE LIGHTING AND PHOTOMETRIC PLAN

JOB NO. 48226
SHEET NO. L3.00

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

S:\103\48226-PHA_MACAA_Site_PLI\DGN\SHeet\CD\48226-L3.00-SITE LIGHTING AND PHOTOMETRIC PLAN.dwg | Plotted on 10/10/2024 12:39 PM | by Kevin Flynn

LIGHTING NOTES

- OUTDOOR LUMINAIRES MUST BE FULL CUTOFF FIXTURES (SEC. 34-1003(A)).
- NO OUTDOOR LUMINAIRE SITUATED OUTSIDE OF A PUBLIC RIGHT OF WAY AND WITHIN OR IMMEDIATELY ADJACENT TO ANY LOW DENSITY RESIDENTIAL DISTRICT SHALL BE MOUNTED OR PLACED AT A LOCATION MORE THAN TWELVE (12) FEET IN HEIGHT (SEC.34-1003(c)(1)).
- NO OUTDOOR LUMINAIRE SHALL BE MOUNTED OR PLACED AT A LOCATION THAT IS MORE THAN TWENTY (20) FEED IN HEIGHT (SEC. 34-1003(c)(2)).

MACAA SITE LIGHTING - DATE: 06/30/23

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROP BOUNDRY	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.
PROPERTY ENTRY	Illuminance	Fc	0.11	0.5	0.0	N.A.	N.A.
SITE CALCS @ GRADE	Illuminance	Fc	2.52	13.3	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arr	LLF	Description	Mtg Ht	Watts
	4	A1	SINGLE	0.950	NV-1-T4-48L-1-30K-SINGLE	20	156
	3	A1HS	SINGLE	0.950	NV-1-T4-48L-1-30K-SINGLE W/AHS	20	156
	1	A1HSS	SINGLE	0.950	NV-1-T4 16L-1-30K-SINGLE W/AHS	16	95
A1 A2	2	A2	Back-Back	0.950	NV-1-T5-48L-1-30K-TWIN	20	156
	5	B3	SINGLE	0.950	MED19-PT-HS-WLEDIK-OG-HSS	12	95
	13	B5	SINGLE	0.950	MED19-PT-HS-WLEDIK-OG	12	95

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
03/13/2024	CITY COMMENTS
09/06/2024	DURLEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

DATE 05/26/22
DRAWN BY M. RACHNER
DESIGNED BY M. RACHNER
CHECKED BY S. WILEY
SCALE N.T.S.

COMMONWEALTH OF VIRGINIA
SCOTT W. WILEY
No. 1629
10/10/2024
LANDSCAPE ARCHITECT

TIMMONS GROUP

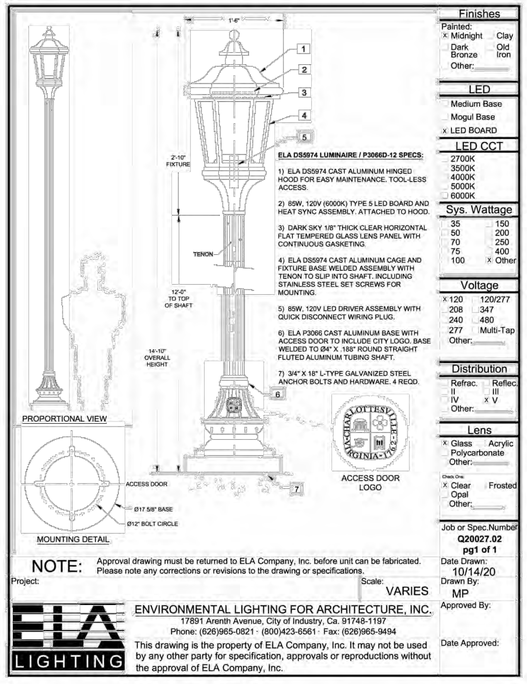
MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA

SITE LIGHTING AND PHOTOMETRIC PLAN

JOB NO. 48226
SHEET NO. L3.01

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

S:\103\48226-PHA_MACAA_Site_Pl\DWG\Sheet\C2\48226-L3.00-SITE LIGHTING AND PHOTOMETRIC PLAN.dwg | Plotted on 10/10/2024 12:39 PM | by Kevin Flynn



LIGHTING CUT SHEETS
NOT TO SCALE

Environmental Lighting for Architecture, Inc.

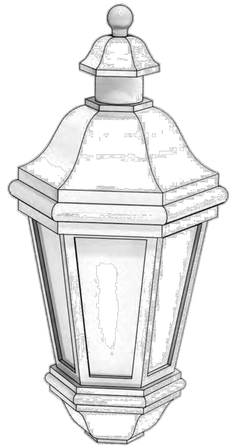
Project Name:
Type:

Mediterranean - MED
LED Ordering Matrix

Mediterranean

The Mediterranean is a traditional six-sided fixture. Though several other sources offer a similar product, the Mediterranean was originally designed and introduced by ELA. The Mediterranean is a legacy and continues to be among ELA's best sellers in our traditional line of products. The Mediterranean has been installed in a multitude of sites throughout the United States, Canada and the world; including shopping malls, parking lots, government buildings, schools, libraries and many others. The Mediterranean is also often used for decorative street lighting and walk-way lighting. With its classic traditional style, superior quality and durability, and high performance standards; the Mediterranean is a perfect solution to many lighting applications.





Fixture is "Buy America Act" Compliant Proudly Made in the U.S.A.

Environmental Lighting for Architecture, Inc.

Project Name:
Type:

Mediterranean - MED
LED Ordering Matrix

MED / 1 / 2 / 3 / 4 / 5 / 6 / 7 / 8 / 9 / 10

1. Fixture:

Matrix #:	Description:
MED	Mediterranean Fixture

2. Size:

Matrix #:	Weight:	EPA:
11	10 lbs.	1.0
14	18 lbs.	1.6
17	30 lbs.	2.3
19	40 lbs.	3.0

3. Mounting:

Matrix #:	Description:
CR*	Crossarm
PT*	Post Top
BR*	Wall Bracket
CP	Chain Pendant
SP	Stem Pendant

*Specify which Crossarm, Pole, or Wall Bracket is to be used. See ELA website for choices.

4. Distribution:

	Matrix #:	Description:
Horizontal	**H2**	Type 2 - Horizontal
	H3	Type 3 - Horizontal
	H4	Type 4 - Horizontal
	H5	Type 5 - Horizontal
Vertical	**V3**	Type 3 - Vertical (Corn Cob)
	V5	Type 5 - Vertical (Corn Cob)

5. Lamping:

	Matrix #:	Description:	Diodes	Lumens*	Wattage*	Efficacy	LED Drive (mA)	Standard Dimming Type**
Horizontal	**35LED**	LED Board	24	3360	35	96	292	1-10VDC, Triac, Forward Phase
	69LED	LED Board	56	6624	69	96	575	1-10VDC, Triac, Forward Phase
	101LED	LED Board	198	9696	101	96	842	1-10VDC, Triac, Forward Phase
	135LED	LED Board	198	12960	135	96	1125	1-10VDC, Triac, Forward Phase
Vertical	**27LED**	LED Corn Cob	81	2970	27	110	225	Line Voltage On-Board Transformer
	45LED	LED Corn Cob	135	4950	45	110	375	Line Voltage On-Board Transformer
	80LED	LED Corn Cob	234	8800	80	110	667	Line Voltage On-Board Transformer
	120LED	LED Corn Cob	336	13200	120	110	1000	Line Voltage On-Board Transformer

*Other wattages & lumens available upon request.

**Other dimming types available upon request.

6. Color Temps (k):

Matrix #:	Description:
AM*	Amber Color Temp
27	2700k Color Temp
30	3000k Color Temp
40	4000k Color Temp
50	5000k Color Temp

Note: Other color temperatures & RGB's available upon request.

*Amber not available in corn cobs.

7. Voltage:

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

*Contact ELA for details.

8. Lens:

Matrix #:	Description:
CG	Clear Tempered Glass
FG	Frosted Tempered Glass
CB	Clear Beveled Tempered Glass
FB	Frosted Beveled Tempered Glass
CSG	Clear Seedy Glass
CA	Clear Acrylic
FA	Frosted Acrylic
HCG	Horizontal Clear Glass
HFG	Horizontal Frosted Glass

9. Finish: (Standard Powder Coat)

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

Note: Custom colors available upon request.

10. Options:

Matrix #:	Description:
BBU	Battery Backup
PCB	Photocell Button
TB	Terminal Block
PCR3*	3 Pin Photo Control Receptacle
PCR5*	5 Pin Photo Control Receptacle
PCF7*	7 Pin Photo Control Receptacle
HSS	House Side Shield

1. BBU lead button location shall have visibility for testing on site. Consult factory for placement location.

2. BBU LED lumen output reduced in BBU mode.

3. ELA Can integrate client specified wifi /remote control components upon request.

* See ELA for mounting options.

ELA Warranty Info:
Environmental Lighting for Architecture, Inc. (ELA) offers a Five (5) Year Warranty on all products exclusively manufactured by ELA. Furthermore, ELA offers a Five (5) Year Warranty on all LED and LED components; and guarantees that no fewer than 90% of the diodes in each fixture will still be operating during this time. Please contact ELA for the details of each warranty.

MED/11 — Horizontal Max: 69w, Vertical Max: 54w (11", 22-1/2")
MED/14 — Horizontal Max: 101w, Vertical Max: 120w (14", 28")
MED/17 — Horizontal Max: 101w, Vertical Max: 120w (17", 34-1/2")
MED/19 — Horizontal Max: 135w, Vertical Max: 120w (18-1/2", 39")

Elevation Views
4 Fixtures

LIGHTING CUT SHEETS
NOT TO SCALE

NLS LIGHTING

NV-2-ASA
AREA LIGHTING



FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting

CONSTRUCTION
- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH
- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY
Five-year limited warranty for drivers and LEDs.

LISTINGS
- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010

PROUDLY MADE IN THE USA

LED WATTAGE CHART

	80L	90L	112L	128L
700 milliamps	166w	200w	243w	265w
1000 milliamps	263w	318w	395w	429w

Project Name: Type:

Cat#	Light Dist.	# of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
NV-2 **(NV-2)**	Type 2 **(T2)** Type 3 **(T3)** Type 4 **(T4)** Type 5 **(T5)** Nema 3 30° Narrow Beam **(N3)**	80 **(80L)** 96 **(96L)** 112 **(112L)** 128 **(128L)**	700 **(7)** 1050 **(1)**	2700K, 80 CRI **(27K8)** 3000K, 70 CRI **(30K7)** 3000K, 80 CRI **(30K8)** 3500K, 80 CRI **(35K8)** 4000K, 70 CRI **(40K7)** 4000K, 80 CRI **(40K8)** 5000K, 70 CRI **(50K7)** 5000K, 80 CRI **(50K8)**	120-277 **(UNV)** 347-480 **(HV)**	Architectural Sweep Arm **(ASA)**	Bronze Textured **(BRZ)** White Textured **(WHT)** Smooth White Gloss **(SWT)** Silver **(SVR)** Black Textured **(BLK)** Smooth Black Gloss **(SBK)** Graphite Textured **(GPH)** Grey Textured **(GRY)** Custom **(CS)**	Bird Spikes **(BS)** Marine Grade Finish **(MGF)** Optic Plate Painted to Match Fixture **(OPP)** Nema 7-Pin Receptacle **(PE7)** Photocell + Receptacle **(PCR)** Receptacle + Shorting Cap **(PER)** FSP-211 with Motion Sensor **(FSP-26)** @ 9'-20' Heights **(FSP-40)** @ 21'-40' Heights Quick Mount Bracket **(QMB)** Retrofit Mount Bracket **(RQMB)** Round Pole Adaptor 3"- 4" Pole **(RPA4)** Round Pole Adaptor 5"- 6" Pole **(RPA5)** Rotated Optic Left **(ROL)** Rotated Optic Right **(ROR)** Automotive House Side Shield **(AHS)** House Side Shield **(HSS)** @

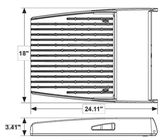
Notes:
- Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
- Universal Voltage 120-277
- HSS not applicable with Nema 2

ELECTRICAL
- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is ≥ 95, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- Lumileds Luxeon MX LED's
- CRI 70, 80 or 90
- Color temperatures: 2700K, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20KVA supplies as standard.

OPTIONS
- **BIRD SPIKES (BS)**—Offers effective and humane deterrent for larger bird species and provides cost-effective long-term solution to nuisance bird infestation problems in your property.
- **MARINE GRADE FINISH (MGF)**—A multi-step process creating protective finishing coat against harsh environments.
  - Chemically washed in a 5 stage cleaning system.
  - Pre-baked
  - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
  - 1-2 feet inside pole coverage top and bottom.
  - Oven Baked.
  - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- **SHIELDS (HSS, AHS)**—House Side Shield (HSS) is designed for full property line cut-off. Automotive House Side Shield (AHS) is a single-sided shield allowing partial cut-off on either side or front of luminaire.
- **ROUND POLE ADAPTER (RPA)–** When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3"-4" round poles, and RPA5 when installing on 5"-6" round poles.

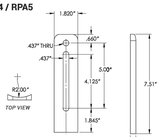
CONTROLS
- **FSP-211 (FSP-X)**—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
  - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
  - FSP-20 mounting heights 9-20 feet
  - FSP-40 mounting heights 21-40 feet.
  - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.
- **NEMA 7-PIN RECEPTACLE (PE7)**—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.

OPTICS
Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.
- IES Types



Weight: 42 lbs

RPA4 / RPA5



HOUSE SIDE SHIELD



AUTOMOTIVE HOUSE SIDE SHIELD



FSP-211





NLS LIGHTING
701 Kingshill Place, Carson, CA 90746
Call Us Today (310) 341-2037
nlslighting.com

LUMENS

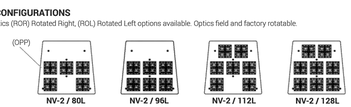
PART NUMBER	N3	LM/W	T2	LM/W	DLC	T3	LM/W	DLC	T3 HSS	LM/W	T4	LM/W	DLC	T4 AHS	LM/W	T4 HSS	LM/W	T5	LM/W	DLC	W
NV-2-80L-7-30K7	18815	112	19744	116	S	19218	113	S	9744	58	19992	117	S	12096	72	9576	57	19713	117	P	168
NV-2-80L-7-40K7	19488	116	21196	126	P	20728	123	P	10416	62	20160	120	P	12768	76	10248	61	21168	126	P	168
NV-2-80L-7-50K7	20160	120	21672	129	P	21168	126	P	11088	66	21000	125	P	13440	80	10920	65	21840	130	P	168
NV-2-80L-3-30K7	29856	112	28541	107	S	27362	104	S	15264	58	28245	115	S	18936	72	14993	57	29155	111	S	263
NV-2-80L-3-40K7	30508	116	30245	116	S	29456	112	S	16306	62	29266	122	S	19589	76	16043	61	31297	119	S	263
NV-2-80L-7-50K7	31500	120	31197	119	P	30588	116	S	17293	66	33664	129	P	21040	80	17096	65	33136	126	P	263
NV-2-96L-7-30K7	22400	112	23200	116	S	22600	113	S	11600	58	22400	112	S	14400	72	11400	57	23400	117	S	200
NV-2-96L-7-40K7	23200	116	25600	128	P	24080	121	P	12080	62	24000	120	P	15200	76	12200	61	25200	126	P	200
NV-2-96L-7-50K7	24000	120	25800	129	P	25200	126	P	12200	66	25600	128	P	16000	80	13000	65	26000	130	P	200
NV-2-96L-3-30K7	35392	112	33812	107	S	33864	104	S	18339	58	36340	115	S	22732	72	18012	57	35076	111	S	316
NV-2-96L-1-40K7	36656	116	36340	115	S	35392	112	S	19592	62	36503	122	S	24015	76	19276	61	37604	119	S	316
NV-2-96L-7-50K7	37920	120	37924	118	P	39656	116	S	20856	66	40448	128	P	25280	80	20540	65	39616	126	P	316
NV-2-112L-7-30K7	27216	112	28588	116	S	27469	113	S	14094	58	27216	112	S	17496	72	13853	57	28431	117	P	243
NV-2-112L-2-40K7	28188	116	30375	125	P	29403	121	P	15066	62	29160	120	P	18446	76	14823	61	30618	126	P	243
NV-2-112L-7-50K7	29160	120	31347	129	P	30618	126	P	16038	66	30375	125	P	19440	80	15795	65	31590	130	P	243
NV-2-112L-3-30K7	40992	112	39162	107	S	38004	104	S	21238	58	40095	115	S	26352	72	20862	57	40638	111	S	366
NV-2-112L-1-40K7	42456	116	42090	115	S	40950	112	S	22692	62	44463	122	S	27816	76	22326	61	43554	119	S	366
NV-2-112L-1-50K7	43920	120	43554	119	P	42456	116	S	24156	66	46848	128	P	29280	80	23790	65	46116	126	P	366
NV-3-128L-7-30K7	29689	112	30740	116	S	29945	113	S	15370	58	29680	112	S	19080	72	15105	57	31005	117	P	265
NV-3-128L-7-40K7	30740	116	33126	125	P	32065	121	P	16430	62	31830	120	P	20140	76	16158	61	33795	126	P	265
NV-3-128L-7-50K7	31800	120	34165	129	P	33290	126	P	17490	66	33125	125	P	21200	80	17225	65	34450	130	P	265
NV-3-128L-3-30K7	45864	112	43558	107	S	45106	104	S	23720	58	45108	115	S	29440	72	23013	57	45299	111	S	405
NV-3-128L-1-40K7	47444	116	47035	115	S	45808	112	S	25358	62	49696	122	S	31084	76	24949	61	48671	119	S	409
NV-3-128L-7-50K7	49080	120	48671	119	P	47445	116	S	26994	66	51262	126	P	33125	81	26585	65	51534	126	P	405

*DLC S= Standard P= Premium

BUG RATINGS

PART NUMBER	T2	T3	T3 HSS	T4	T4 HSS	T5
NV-2-80L-7-30K7	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B5-U0-G3
NV-2-80L-7-40K7	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B5-U0-G3
NV-2-80L-7-50K7	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B5-U0-G3
NV-2-80L-1-30K7	B3-U0-G3	B3-U0-G4	B1-U0-G3	B3-U0-G4	B1-U0-G3	B5-U0-G3
NV-2-80L-1-40K7	B3-U0-G3	B3-U0-G4	B1-U0-G3	B3-U0-G4	B1-U0-G3	B5-U0-G3
NV-2-80L-1-50K7	B3-U0-G4	B3-U0-G4	B1-U0-G3	B3-U0-G4	B1-U0-G3	B5-U0-G4
NV-2-96L-7-30K7	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B5-U0-G3
NV-2-96L-7-40K7	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B5-U0-G3
NV-2-96L-7-50K7	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G4	B1-U0-G3	B5-U0-G3
NV-2-96L-7-30K7	B3-U0-G4	B4-U0-G4	B1-U0-G3	B3-U0-G4	B1-U0-G3	B5-U0-G4
NV-2-96L-1-40K7	B3-U0-G4	B4-U0-G4	B1-U0-G3	B3-U0-G4	B1-U0-G4	B5-U0-G4
NV-2-96L-1-50K7	B3-U0-G4	B4-U0-G4	B1-U0-G4	B3-U0-G4	B1-U0-G4	B5-U0-G4
NV-2-112L-7-30K7	B3-U0-G3	B3-U0-G3	B1-U0-G3	B3-U0-G4	B1-U0-G3	B5-U0-G3
NV-2-112L-7-40K7	B3-U0-G3	B3-U0-G4	B1-U0-G3	B3-U0-G4	B1-U0-G3	B5-U0-G3
NV-2-112L-7-50K7	B3-U0-G4	B3-U0-G4	B1-U0-G3	B3-U0-G4	B1-U0-G3	B5-U0-G4
NV-2-112L-1-30K7	B4-U0-G4	B4-U0-G4	B1-U0-G4	B4-U0-G5	B1-U0-G4	B5-U0-G4
NV-2-112L-1-40K7	B4-U0-G4	B4-U0-G4	B1-U0-G4	B4-U0-G5	B1-U0-G4	B5-U0-G4
NV-2-112L-1-50K7	B4-U0-G4	B4-U0-G4	B1-U0-G4	B4-U0-G5	B1-U0-G4	B5-U0-G4
NV-2-128L-7-30K7	B3-U0-G4	B4-U0-G4	B1-U0-G3	B3-U0-G4	B1-U0-G3	B5-U0-G4
NV-2-128L-7-40K7	B3-U0-G4	B4-U0-G4	B1-U0-G3	B3-U0-G4	B1-U0-G3	B5-U0-G4
NV-2-128L-7-50K7	B4-U0-G4	B4-U0-G4	B1-U0-G4	B4-U0-G5	B1-U0-G4	B5-U0-G4
NV-2-128L-3-40K7	B4-U0-G4	B4-U0-G4	B1-U0-G4	B4-U0-G5	B1-U0-G4	B5-U0-G4
NV-2-128L-1-50K7	B4-U0-G4	B4-U0-G4	B1-U0-G4	B4-U0-G5	B1-U0-G4	B5-U0-G5

OPTICAL CONFIGURATIONS
Rotatable Optics (ROR) Rotated Right, (ROL) Rotated Left options available. Optics field and factory rotatable.



*** OPTIC PLATE PAINTED TO MATCH FIXTURE FINISH (OPP)**– Optic Plate standard clear anodized, Grade 2. When (OPP) specified, Optic Plate finish will match fixture finish.

EPA

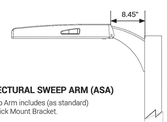
EPA	SGL	D90	D180	T90	T120	QD
NV-2-ASA	0.98	1.96	1.75	2.66	2.62	2.66

Lumen Maintenance Data

Ambient Temperature	Drive Current	L90 Hours*	L70 Hours**	30,000 Hours*	50,000 Hours*	60,00 Hours*	100,000 Hours**
25°C	Up to 700mA	58,000	173,000	95.7%	91.6%	89.6%	82.1%
	1050mA	48,000	143,000	94.3%	89.5%	87.3%	78.5%

*Reported extrapolations per IESNA TM-21 **Projected extrapolations per IESNA TM-21

MOUNTING OPTIONS



ARCHITECTURAL SWEEP ARM (ASA)
Cast Sweep Arm includes (as standard)
Internal Quick Mount Bracket.

COMMONWEALTH OF VIRGINIA
SCOTT W. WILEY
No. 1629
10/10/2024
LANDSCAPE ARCHITECT

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

YOUR VISION ACHIEVED THROUGH OURS.

FINAL SITE PLAN

DATE	REVISION DESCRIPTION
10/19/2023	CITY COMMENTS
12/29/2023	CITY COMMENTS
05/06/2024	CITY COMMENTS
09/06/2024	DURELEX/TOWNHOME REVISION
09/06/2024	CITY COMMENTS

DATE 05/26/22
DRAWN BY M. RACHNER
DESIGNED BY M. RACHNER
CHECKED BY S. WILEY
SCALE N/A

TIMMONS GROUP

MACAA REDEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
LIGHTING CUT SHEETS

JOB NO. 48226
SHEET NO. L4.00

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

S:\103\48226-PHA_MACAA_Site_Pc\DDWG\Sheet\CD\48226-L4.00 LIGHTING CUT SHEETS.dwg | Plotted on 10/10/2024 12:39 PM | by Kevin Flynn

AN ORDINANCE
APPROVING REZONING APPLICATION ZM21-00003
A REQUEST TO REZONE LAND FRONTING ON PARK STREET AND THE ROUTE 250 BYPASS FROM R-1 (LOW DENSITY RESIDENTIAL) TO PUD (PLANNED UNIT DEVELOPMENT) SUBJECT TO PROFFERED DEVELOPMENT CONDITIONS

WHEREAS, in order to facilitate a specific development project, Piedmont Housing Alliance, as agent for Monticello Area Community Action Agency ("MACAA") and 1021 Park Street LLC (collectively, the "Applicants"), have submitted rezoning application ZM21-00003, proposing a change in the zoning classification ("rezoning") of certain land fronting on Park Street and the Route 250 Bypass and accessible by the private lane Macaa Drive off Park Street, identified on Tax Map 47 as Parcels 470007100, 470011000, and 470008000 (collectively, the "Subject Property"), from R-1 (Single Family Residential) to PUD (Planned Unit Development), with said rezoning to be subject to proffered development conditions; and

WHEREAS, in connection with the Proposed Rezoning, the Applicants submitted: (i) a written PUD Development Plan, dated September 03, 2021 (Revision #1 November 15, 2021), titled "MACAA PUD Development Plan", and (ii) proffered development conditions submitted in writing to the City; and

WHEREAS, a joint public hearing on the proposed rezoning was conducted by the Planning Commission and City Council on December 14, 2021, following notice to the public and to adjacent property owners, as required by law, and following the joint public hearing, the Planning Commission voted on December 14, 2021, to recommend that City Council should approve the Proposed Rezoning for the Project; and

WHEREAS, this City Council has considered the details of the specific Project represented within the Landowners' application materials for ZM21-00003; has reviewed the NDS Staff Report, public comments, the Planning Commission's recommendation, and the Comprehensive Plan; and

WHEREAS, this Council finds and determines that the public necessity, convenience, general welfare and good zoning practice require the proposed rezoning; that both the existing zoning classification (R-1) and the proposed zoning classification (PUD subject to 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 the Zoning District Map Incorporated in Section 34-1 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, be and hereby is amended and reenacted as follows:

Section 34-1. Zoning District Map. Rezoning all of the land designated on City Tax Map 47 as Parcels 470007100, 470011000, and 470008000 ("Subject Property"),

containing, in the aggregate approximately 9.05 acres (approximately 395,298 square feet), from R-1 (Single Family Residential) to PUD (Planned Unit Development), subject to the following proffered development conditions ("Proffers"), which were tendered by the Landowners 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 Landowners, which conditions shall apply in addition to the regulations otherwise provided within the City's zoning ordinance. Such proffers shall be binding to the Property, which means the proffers shall be transferred to all future property successors of the land:

1. **Affordable Housing Units:**

   (a) A minimum of eighty percent (80%) of the residential units built on the Subject Property will be Affordable Dwelling Units (ADU's) as defined below.

   (b) Affordability of the rental dwelling units shall be defined as dwelling units that are affordable to households with incomes at not more than eighty percent (80%) of the Area Medium Income ("AMI") and that are committed to remain affordable for not less than thirty (30) years from the date of the issuance of the last certificate of occupancy for multi-family buildings on the Subject Property. The Affordability covenants of this subparagraph (b) shall be recorded in the City land records as deed restrictions in form and substance consistent with the requirements of Virginia Housing as to each affected lot or parcel.

   (c) Each for-sale ADU shall be affordable over a term of not less than thirty (30) years from the date of the recordation of the deed transferring the ADU to the first homeowner. Affordability shall be ensured by means of deed restrictions, which shall provide the seller a right of first refusal to repurchase each ADU and which shall provide that, if the right of first refusal is not exercised by the seller, that any sale of the ADU to a purchaser with household income greater than sixty percent (60%) of the Charlottesville AMI shall require profit-sharing and reinvestment of net proceeds from the sale of the ADU into at least one new ADU in the City. For purposes of this Proffer 1(c), "affordability" means dwelling units that are affordable to households with incomes of not more than sixty percent (60%) of the Charlottesville AMI; the administration of the for-sale ADU's shall in other respects be governed by the provisions of City Code §§ 344-12(c) and 34-12(g), respectively.

2. **Transportation Improvements:** Prior to the approval of a certificate of occupancy for the first unit, the Applicant shall construct the following road improvements, as depicted in the development plan:

i. Relocation of the entrance into the Subject Property to align with Davis Avenue east of Park Street;
ii. Removal of fencing and vegetation, and maintenance of vegetation, to improve sight distance for vehicles exiting the Subject Property to turn onto Park Street;
iii. Elimination of the driveway directly accessing Park Street on Parcel 47000800 (1021 Park Street);
iv. Installation of a "right-out only" direction curb island at the exit from the Subject Property onto Park Street to prevent left turns out of the driveway onto Park Street; and
v. Relocation of the existing pedestrian crosswalk across Park Street in accordance with the new entrance alignment, connecting the southern end of the driveway into the Subject Property with the southern end of Davis Avenue. The new pedestrian crosswalk shall consist of high-visibility pavement markings, ADA curb ramps, and advanced signage.

3. **Pedestrian/Bicycle Access Easement:** The Landowners shall dedicate to the City, at no cost, a permanent public easement for pedestrian and bicycle access in the general locations shown on the Application Plan, as will be determined with specificity during the site planning process and shown on the final approved site for the Subject Property and on the subdivision plat or separate easement plat, providing pedestrian and bicycle access from the public right-of-way/sidewalk system within the development through the Subject Property to the U.S. Route 29/250 Bypass multi-modal trail.

BE IT FURTHER ORDAINED THAT the City's Zoning Administrator shall update the Zoning District Map to reflect this rezoning of the Subject Property subject to the proffered development conditions.

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

Approved by Council
January 18, 2022

Kyna Thomas

Kyna Thomas, MMC
Clerk of Council

MACAA PUD DEVELOPMENT PLAN

1021, 1023, AND 1025 PARK STREET

CITY OF CHARLOTTESVILLE, VIRGINIA

TABLE OF CONTENTS
PUD DEVELOPMENT PLAN (SEC 34-517)

THIS PUD DEVELOPMENT PLAN MEETS THE REQUIREMENTS OF CHARLOTTESVILLE CITY CODE SECTION 34-517 (a). THE BELOW TABLE OF CONTENTS LISTS THE PUD REQUIREMENTS AND REFERENCES WHERE IN THE PUD DEVELOPMENT PLAN THE REQUIREMENTS ARE ILLUSTRATED OR DESCRIBED.

34-517 (1)a 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.

34-517 (2)a A NARRATIVE STATEMENT OF HOW THE OBJECTIVES DESCRIBED WITHIN SECTION 34-490 ARE MET BY THE PROPOSED PUD.

34-517 (3)a 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;

B. LAYOUT FOR PROPOSED WATER AND SANITARY SEWER FACILITIES AND STORM DRAINAGE FACILITIES;

C. LOCATION OF OTHER PROPOSED UTILITIES;

D. LOCATION OF EXISTING AND PROPOSED INGRESS AND EGRESS FROM THE DEVELOPMENT;LOCATION AND SIZE OF EXISTING AND PROPOSED STREETS;

E. LOCATION OF EXISTING AND PROPOSED PEDESTRIAN AND BICYCLE IMPROVEMENTS, INCLUDING CONNECTIONS TO NEARBY SCHOOLS;

F. 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.

G. 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.

34-517(4)a A PROPOSED LAND USE PLAN. SUCH PLAN WILL IDENTIFY:

A. PROPOSED LAND USES AND THEIR GENERAL LOCATIONS, INCLUDING WITHOUT LIMITATION, BUILDING AND SETBACKS;

B. PROPOSED DENSITIES OF PROPOSED RESIDENTIAL DEVELOPMENT;

C. LOCATION AND ACREAGE OF REQUIRED OPEN SPACE;

D. SQUARE FOOTAGE FOR NON-RESIDENTIAL USES;

E. MAXIMUM HEIGHT OF BUILDINGS AND STRUCTURES IN AREA OF PUD.

34-517 (5)a 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;

34-517(6)a A PHASING PLAN IF NEEDED. EACH PHASE SHALL INDIVIDUALLY MEET THE REQUIREMENTS OF THIS SECTION. (PHASING PLAN NOT ANTICIPATED AT THIS TIME)

34-517(7)a 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).

34-517(8)a A STATEMENT FROM THE FIRE MARSHAL VERIFYING WHETHER ADEQUATE FIRE FLOW SERVICE DOES OR DOES NOT EXIST FOR THE PROPOSED LAND USE(S).

Sheet List Table

Sheet Number	Sheets
0	COVER
(1)a-(1)d	EXISTING CONDITIONS - OVERVIEW
(2)a-(2)h	NARRATIVE
(3)a-(3)j	CONCEPTUAL DEVELOPMENT PLAN - OVERVIEW
(4)a-(4)b	LAND USE PLAN
(5)a-(5)c	LANDSCAPE PLAN
--	PROFFERS

TOTAL # OF SHEETS: 30

COVER

MACAA PUD - September 3, 2021
Revised - November 15, 2021

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

*LIST RECEIVED FROM CHARLOTTESVILLE NDS

500' RADIUS FOR ADJACENT PROPERTIES

OWNER	ADDRESS	CITY / STATE	ZIP	PROPERTY ADDRESS
HENDON, JULIA W	100-B MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	100-B MELBOURNE PARK CIR
WATSON, BARBARA C	100-E MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	100-E MELBOURNE PARK CIR
FIAKE, KATHLEEN	100-F MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	100-F MELBOURNE PARK CIR
LOOSE, ALAN R & KATHERINE S	1000 PARK ST	CHARLOTTESVILLE VA	22901	1000 PARK ST
LAMB, DAVID W & DONNA K STOLLINGS	1001 PARK ST	CHARLOTTESVILLE VA	22901	1001 PARK ST
DAMERON, GORDON BERNARD & DONYLL SU	1002 FERN CT	CHARLOTTESVILLE VA	22901	1002 FERN CT
HONEYCUTT, WALLIN FORD, JR	1002 PARK ST	CHARLOTTESVILLE VA	22901	1002 PARK ST
ELDRIDGE, JONATHAN C & MARCELLE M	1003 PARK ST	CHARLOTTESVILLE VA	22901	1003 PARK ST
O'DONNELL, SUSAN S	1004 FERN CT	CHARLOTTESVILLE VA	22901	1004 FERN CT
PFAUTZ, BARTON J & JEAN A	1005 FERN CT	CHARLOTTESVILLE VA	22901	1005 FERN CT
BUCKMAN, DANIEL L	1005 PARK ST	CHARLOTTESVILLE VA	22901	1005 PARK ST
GUSTAFSON, ADAM R F	1006 PARK ST	CHARLOTTESVILLE VA	22901	1006 PARK ST
LESTER M, ISAIAH	1007 PARK ST	CHARLOTTESVILLE VA	22901	1007 PARK ST
SCHULTZ, ROBERT W & JUDY L	101-A MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	101-A MELBOURNE PARK CIR
OSTARLY, GINA MARIE	101-B MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	101-B MELBOURNE PARK CIR
SULLIVAN, MARY PAGE	101-C MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	101-C MELBOURNE PARK CIR
GIBSON, KATHERINE E	101-D MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	101-D MELBOURNE PARK CIR
HART, KEVIN J	101-E MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	101-E MELBOURNE PARK CIR
HAAG, ULI RICH	1010 PARK ST	CHARLOTTESVILLE VA	22901	1010 PARK ST
TAYLOR, BRADLEY R	1016 HAYRAKE LN	CHARLOTTESVILLE VA	22903	513 250 BYPASS
SALMON, MORGAN DURRETTE	102-A MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	102-A MELBOURNE PARK CIR
ELLIOTT, MELISSA	102-B MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	102-B MELBOURNE PARK CIR
LEFF, DAVID A	102-C MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	102-C MELBOURNE PARK CIR
KAVANAUGH, ROBERT &	102-D MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	102-D MELBOURNE PARK CIR
CLUETT, SUSAN BRYCE	102-E MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	102-E MELBOURNE PARK CIR
MONTICELLO AREA COMMUNITY ACTION AGENCY	1025 PARK ST	CHARLOTTESVILLE VA	22901	1021 PARK ST
MONTICELLO, AREA COMMUNITY ACTION A	1025 PARK ST	CHARLOTTESVILLE VA	22901	1025 PARK ST
BAHR, ALDEN K & ERIKA M	104-E MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	104-E MELBOURNE PARK CIR
HOFF, ERIC NOEL	105 BEAUREGARD WAY	NEWPORT NEWS VA	23603	113-C MELBOURNE PARK CIR
RUSINA, REBECCA W	106-A MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	106-A MELBOURNE PARK CIR
STEWART, DENISE E	106-B MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	106-B MELBOURNE PARK CIR
GOLDBERG, CAROL I	106-C MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	106-C MELBOURNE PARK CIR
BALIAK, VALENTINA	106-D MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	106-D MELBOURNE PARK CIR
PORTER, CHRISTOPHER	106-G MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	106-G MELBOURNE PARK CIR
DAVIS, KRISTIN A	108-A MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	108-A MELBOURNE PARK CIR
KEISLER, WILLIAM C	108-B MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	108-B MELBOURNE PARK CIR
WONG, DOROTHY C	108-C MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	108-C MELBOURNE PARK CIR
KLALO, MARK & LOGAN	108-D MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	108-D MELBOURNE PARK CIR
HERRERO, JAVIER S & MERCEDES, TRUSTEES	108-G MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	108-G MELBOURNE PARK CIR
WILLIAMSON, BRUCE, JR & MARIANNE	1100 PARK ST	CHARLOTTESVILLE VA	22901	1100 PARK ST
CAFFERILLO, NICHOLAS DOMINICK &	1105 PARK ST	CHARLOTTESVILLE VA	22901	1105 PARK ST
COLE, MARGARET TOWNLEY	1106 PARK ST	CHARLOTTESVILLE VA	22901	1106 PARK ST
SEBRING, DANIEL BROWN & FRANCES COL	1108 PARK ST	CHARLOTTESVILLE VA	22901	1108 PARK ST
MILANOVIC, SLAVISA & TANJA	1109 PARK ST	CHARLOTTESVILLE VA	22901	1109 PARK ST
DOBBINS, THOMAS C	111-A MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	111-A MELBOURNE PARK CIR
BAILEY, DIANN G	111-D MELBOURNE PARK CIRCLE	CHARLOTTESVILLE VA	22901	111-D MELBOURNE PARK CIR
TODD, MARGARET SHERMAN	1112 PARK ST	CHARLOTTESVILLE VA	22901	1112 PARK ST
SHOWALTER, WELDON J & JANICE L	1121 PARK ST	CHARLOTTESVILLE VA	22901	1121 PARK ST
KANTER, ALLAN R & VIRGINIA C	1122 PARK ST	CHARLOTTESVILLE VA	22901	1122 PARK ST
MARKEY, WALTER Z & LORNA B	113-F MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	113-F MELBOURNE PARK CIR
ADIE, PARAMES S	115 BENNINGTON RD	CHARLOTTESVILLE VA	22901	631 CUTLER LN
WEST, FREDERICK, HILLARY T & KYLE S	115-A MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	115-A MELBOURNE PARK CIR
COLBERT, JENNIFER & THOMAS, TRUSTEES	115-D MELBOURNE PARK CIR	CHARLOTTESVILLE VA	22901	115-D MELBOURNE PARK CIR
MORRIS, KATHERINE A	1200 CUTLER LN	CHARLOTTESVILLE VA	22901	1200 CUTLER LN
PARK STREET CHRISTIAN CHURCH	1200 PARK ST	CHARLOTTESVILLE VA	22901	1200 PARK ST
CAPACILLO, MARIO E & LUISA B	1202 CUTLER LN	CHARLOTTESVILLE VA	22901	1202 CUTLER LN
BURTON, ETHEL W	1204 CUTLER LN	CHARLOTTESVILLE VA	22901	1204 CUTLER LN
PACE, BEVERLY S C, TRUSTEE	1206 CUTLER LN	CHARLOTTESVILLE VA	22901	1206 CUTLER LN
JUELFS, MEGAN	1208 CUTLER LN	CHARLOTTESVILLE VA	22901	1208 CUTLER LN
COOKE, DEBORAH C	1213 CUTLER LN	CHARLOTTESVILLE VA	22901	1213 CUTLER LN
MONROY, LUZ M	1214 TOWNBROOK XING	CHARLOTTESVILLE VA	22901	104-C MELBOURNE PARK CIR
MAY, JEANNETTE S	1224 MOUNTFORD CT	CHARLOTTESVILLE VA	22901	1115 PARK ST
DEANE, RODNEY C, JR, TRUSTEE	1411 SACHEM PL STE 1	CHARLOTTESVILLE VA	22901	106-E MELBOURNE PARK CIR
ABDUR-RAHMAN, KHADIJA	149 CARDAMON DR	EDGEWATER MD	21037	901 PARK ST
MORRISON, JOHN C	1500 JAMESTOWN DR	CHARLOTTESVILLE VA	22901	113-G MELBOURNE PARK CIR
NIC, LLC	1616 KING MOUNTAIN RD	CHARLOTTESVILLE VA	22901	113-B MELBOURNE PARK CIR
GREGORY, GARY R, TRUSTEE	1713 BRIDGEWAY BLVD	SAUSALITO CA	94965	100-C MELBOURNE PARK CIR
VIKING SERVICES REAL ESTATE LLC	1721 DORINGH PLACE	CHARLOTTESVILLE VA	22901	111-E MELBOURNE PARK CIR
GAY, THOMAS F JR & DAPHINE B	1778 FOUNTAIN DR APT 224	RESTON VA	20190	605 WATSON AVE
RUPPERT, STEPHEN J	18539 THE COMMONS BLVD	CORNELIUS NC	28031	115-B MELBOURNE PARK CIR
MELBOURNE PARK CONDO UNIT OWNERS ASSOC, INC	200 RESERVE BLVD #300	CHARLOTTESVILLE VA	22901	100-115 MELBOURNE PARK CIR
NGUYEN, PHUONG V	2100 TARLETON DR	CHARLOTTESVILLE VA	22901	115-C MELBOURNE PARK CIR
BERGLAND, FRANKLYN & SUSAN MCCULLEY	2370 OLD LYNCHBURG RD	CHARLOTTESVILLE VA	22903	113-E MELBOURNE PARK CIR
WORKMAN, MARYLEE	26 JORDAN DR	GORHAM ME	4038	606 NORTH AVE
EUBANKS, DAVID A & GWEN	268 DOCKSIDE PKWY STE D	E AMHERST NY	14501	108-E MELBOURNE PARK CIR
PAYNE, NANCY L	2732 CRAIGS STORE ROAD	AFTON VA	22920	608 NORTH AVE

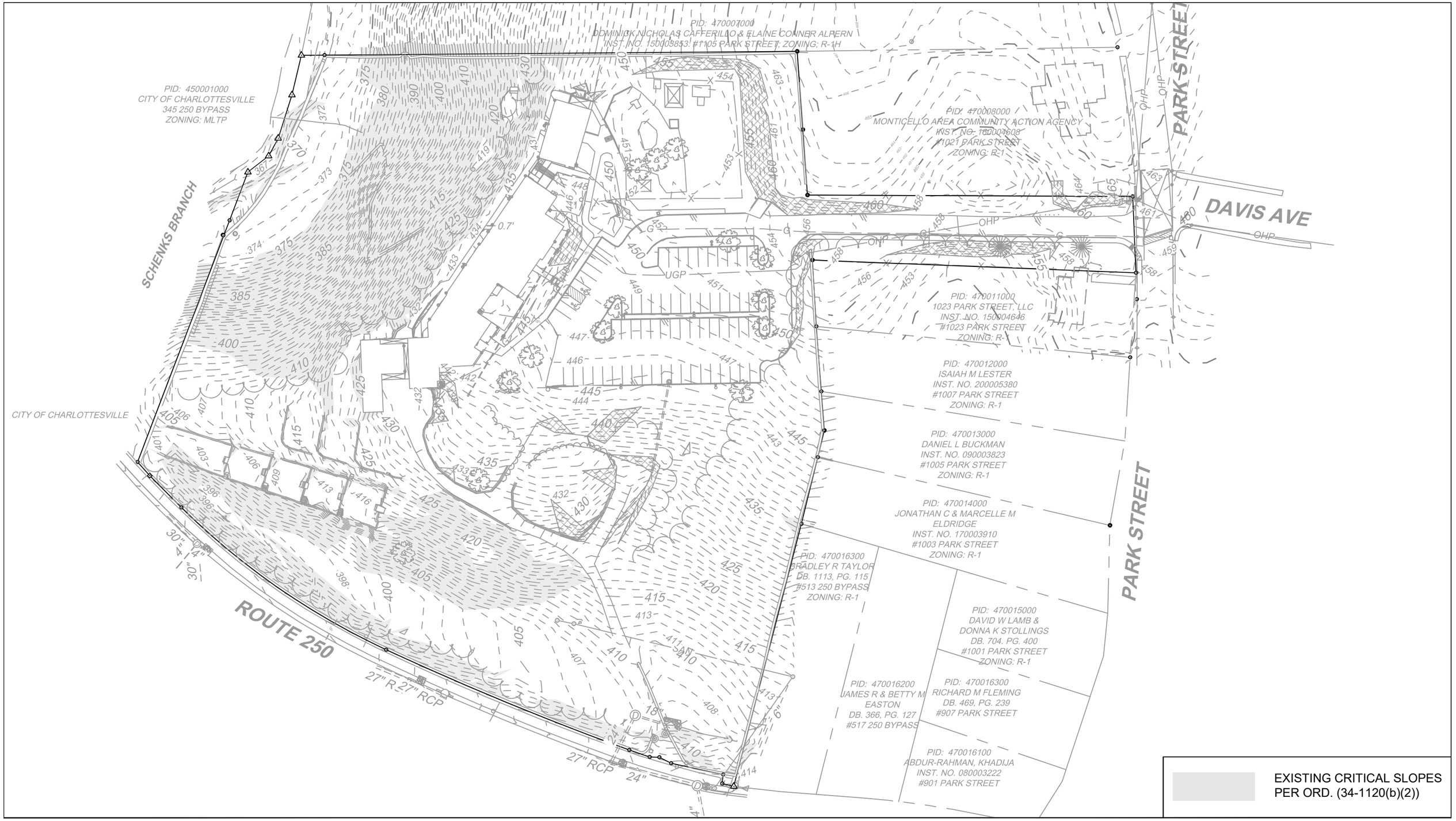
OWNER	ADDRESS	CITY / STATE	ZIP	PROPERTY ADDRESS
OVERLY, EDWARD A & ANN L	2810 WINTER OAKS WY	OAK HILL VA	20171	104-A MELBOURNE PARK CIR
MSZ 5 PROPERTIES, LLC	3000 BURNLEY STATION RD	BARBOURSVILLE VA	22923	602 WILDER DR
WEST, KYLE S	301 SPRUCE ST	CHARLOTTESVILLE VA	22902	111-B MELBOURNE PARK CIR
LITZENBERGER, LESLEY M, TRUSTEE	315 FEDERAL ST	BEAUFORT SC	29902	111-C MELBOURNE PARK CIR
MOORE, WILLIAM T & SYLVIE C	325 BENNINGTON RD	CHARLOTTESVILLE VA	22901	113-D MELBOURNE PARK CIR
CARRIAGE GATE, LLC	325 WINDING RIVER LN STE 201	CHARLOTTESVILLE VA	22911	106-F MELBOURNE PARK CIR
SPEED, BONNIE A	3591 WYNTERSET DR	SNELLVILLE GA	30039	605 WILDER DR
PARKER, EDWARD R & PAMELA K	3812 MARYLAND STREET	ALEXANDRIA VA	22309	104-F MELBOURNE PARK CIR
ROBERTSON, DONALD R	405 HICKORY DR	EARLYSVILLE VA	22936	600 WATSON AVE
BUSH, JULIANA E	4529 28TH RD S UNIT D	ARLINGTON VA	22206	611 NORTH AVE
TUTTLE, THOMAS A & NANCY G	4601 PITTWAY CT	CHESAPEAKE VA	23321	609 NORTH AVE
CHAMBERS, JOSEPH W. JR & MARETA W	4975 GREEN BRIDGE RD	DAYTON MD	21036	701 WILDER DR
EASTON, JAMES R & BETTY M	517 250 BYPASS	CHARLOTTESVILLE VA	22901	517 250 BYPASS
SHIFFLETT, JAMES E, JR	552 CLEVELAND AVE	CHARLOTTESVILLE VA	22903	605 250 BYPASS
EVERTON, SANDRA W, TRUSTEE	5617 BROWNSVILLE RD	CHARLOTTESVILLE VA	22901	1012 PARK ST
COOK, JOHN R & TERESA A	600 WILDER DR	CHARLOTTESVILLE VA	22901	600 WILDER DR
FITCH, PRISCILLA F	602 BEECHWOOD DR	CHARLOTTESVILLE VA	22901	602 BEECHWOOD DR
CROWLEY, ALISA K	602 WATSON AVE	CHARLOTTESVILLE VA	22901	602 WATSON AVE
ENDERLY 1859, LLC	603 WATSON AVE	CHARLOTTESVILLE VA	22901	603 WATSON AVE
ULAKOVIC, GEORGE M	603 WILDER DR	CHARLOTTESVILLE VA	22901	603 WILDER DR
MOWBRAY, DEBRA S	604 BEECHWOOD DR	CHARLOTTESVILLE VA	22901	604 BEECHWOOD DR
CLARK, RICHARD JR & DONNA BONSIGNOR	604 DAVIS AVE	CHARLOTTESVILLE VA	22901	604 DAVIS AVE
DAVIS, JOSEPH E & MONICA S	604 WATSON AVE	CHARLOTTESVILLE VA	22901	604 WATSON AVE
PATHAK, KUNJ &	604 WILDER DR	CHARLOTTESVILLE VA	22901	604 WILDER DR
SHEDD, CHRISTOPHER D & SARAH S	605 BEECHWOOD DR	CHARLOTTESVILLE VA	22901	605 BEECHWOOD DR
DERR, JOHN R JR & PHYLLIS H	605 DAVIS AVE	CHARLOTTESVILLE VA	22901	605 DAVIS AVE
BANKS, JAMES CURTIS	606 BEECHWOOD DR	CHARLOTTESVILLE VA	22901	606 BEECHWOOD DR
COX, JAMES P, III, TRUSTEE	606 WATSON AVE	CHARLOTTESVILLE VA	22901	606 WATSON AVE
MOHR, ADAM S & CAITLIN E	606 WILDER DR	CHARLOTTESVILLE VA	22901	606 WILDER DR
WALLACE, SALLY A	607 BEECHWOOD DR	CHARLOTTESVILLE VA	22901	607 BEECHWOOD DR
HENRY, ROBERT R JR & SANDRA CAMERON	607 DAVIS AVENUE	CHARLOTTESVILLE VA	22901	607 DAVIS AVE
DOYLE, RICHARD W & EMILY D	607 WATSON AVE	CHARLOTTESVILLE VA	22901	607 WATSON AVE
BURGOS, ANTHONY W	607 WILDER DR	CHARLOTTESVILLE VA	22901	607 WILDER DR
HARDING, KATHLENE B, TRUSTEE	608 DAVIS AVE	CHARLOTTESVILLE VA	22901	1125 PARK ST
HARDING, KATHLENE B, TRUSTEE	608 DAVIS AVE	CHARLOTTESVILLE VA	22901	608 DAVIS AVE
FIGGINS, MARGO A, TRUSTEE	608 WILDER DR	CHARLOTTESVILLE VA	22901	608 WILDER DR
WILLIAMS, WILLIE E & DOROTHY M	609 BEECHWOOD DR	CHARLOTTESVILLE VA	22901	609 BEECHWOOD DR
ASHOO, ANDRUS & CHRISTINA	609 DAVIS AVE	CHARLOTTESVILLE VA	22901	609 DAVIS AVE
REID, DOUGLAS G & SANDRA BALLENGEE	609 WATSON AVE	CHARLOTTESVILLE VA	22901	609 WATSON AVE
MCCASKILL, MATTHEW DEAN	609 WILDER DR	CHARLOTTESVILLE VA	22901	609 WILDER DR
BARLOW, JUDITH L	610 NORTH AVENUE	CHARLOTTESVILLE VA	22901	610 NORTH AVE
FORDE-MAZRUI, KIM & KATHLEEN	610 WILDER DR	CHARLOTTESVILLE VA	22901	610 WILDER DR
MUHLBERGER, PAUL, TRUSTEE	611 WILDER DR	CHARLOTTESVILLE VA	22901	611 WILDER DR
VEERABHADRAPPA, AKKUR R & GAYATHR	612 DAVIS AVE	CHARLOTTESVILLE VA	22901	612 DAVIS AVE
HONEYCUTT, TIMOTHY J	612 NORTH AVE	CHARLOTTESVILLE VA	22901	612 NORTH AVE
MILLNER, SHARON	612 WILDER DR	CHARLOTTESVILLE VA	22901	612 WILDER DR
MCKENNA, DANIEL J & MARGARET M	613 DAVIS AVE	CHARLOTTESVILLE VA	22901	613 DAVIS AVE
DOPPELT, HAYA NAFTALI	616 DAVIS AVE	CHARLOTTESVILLE VA	22901	616 DAVIS AVE
HOSSACK, JOHN A	617 DAVIS AVE	CHARLOTTESVILLE VA	22901	617 DAVIS AVE
CARWILE, CHRISTOPHER H & KELLY M	620 WILDER DR	CHARLOTTESVILLE VA	22901	620 WILDER DR
VIERRA, AUSTIN J	622 WILDER DR	CHARLOTTESVILLE VA	22901	622 WILDER DR
HIGGINS, MARK C & FRANCES J	624 WILDER DR	CHARLOTTESVILLE VA	22901	624 WILDER DR
KANTOR, EDWARD M	665 LAKE FRANCES DR	CHARLESTON SC	29412	1117 PARK ST
RATHBONE, DANIEL B & CLARISSA R, TRUSTEES	6813 JEREMIAH CT	FAIRFAX VA	22039	113-A MELBOURNE PARK CIR
BLACK CAIMAN REAL ESTATE, LLC	698 BERKMAR CIR	CHARLOTTESVILLE VA	22901	108-F MELBOURNE PARK CIR
WIENER, ANDREW & IOANNA	700 HARRIS ST STE 204	CHARLOTTESVILLE VA	22903	104-B MELBOURNE PARK CIR
WIENER, ANDREW & IOANNA	700 HARRIS ST STE 204	CHARLOTTESVILLE VA	22903	104-B MELBOURNE PARK CIR
ROTHWELL, NAN T &	700 WILDER DR	CHARLOTTESVILLE VA	22901	700 WILDER DR
CARLSON, PATRICIA L, TRUSTEE	701 WATSON AVE	CHARLOTTESVILLE VA	22901	601 WILDER DR
MILLS, CECILIA L & PHILIP A SCHRODT	703 WILDER DR	CHARLOTTESVILLE VA	22901	703 WILDER DR
KETTLEWELL, PAULA S	705 WILDER DR	CHARLOTTESVILLE VA	22901	705 WILDER DR
DELOACH, M ELIZABETH & ANN CAROTHERS, TR	707 WILDER DR	CHARLOTTESVILLE VA	22901	707 WILDER DR
JAMES, ELIZABETH M, TRUSTEE	709 BLOOMFIELD ST #3	HOBOKEN NJ	7030	100-A MELBOURNE PARK CIR
CAROTHERS, ANN MARIE, TRUSTEE	709 WILDER DR	CHARLOTTESVILLE VA	22901	709 WILDER DR
LUCK, JAMES M, III, EX	760 CHAPEL HILL RD	CHARLOTTESVILLE VA	22901	1126 PARK ST
FLEMING, RICHARD M	907 PARK ST	CHARLOTTESVILLE VA	22901	907 PARK ST
JONES, DAVID C	975 STONEWALL JACKSON TR	MARTINSVILLE VA	24112	100-D MELBOURNE PARK CIR
LEWIS, JAMES TYRONE	P O BOX 1242	CHARLOTTESVILLE VA	22902	104-D MELBOURNE PARK CIR
1023 PARK STREET, LLC	P O BOX 1467	CHARLOTTESVILLE VA	22902	1023 PARK ST
BURRUSS APARTMENT CORPORATION	P O BOX 7701	CHARLOTTESVILLE VA	22906	0 PARK ST
BURRUSS APARTMENT CORPORATION	P O BOX 7701	CHARLOTTESVILLE VA	22906	1223-27 PARK ST
BURRUSS APARTMENT CORPORATION	P O BOX 7701	CHARLOTTESVILLE VA	22906	0 PARK ST
BUCHHOLZ, NATHAN J & MARY E, TRUSTEES	P O BOX 7783	CHARLOTTESVILLE VA	22906	1003 FERN CT
CITY OF CHARLOTTESVILLE	PO BOX 911	CHARLOTTESVILLE VA	22902	0 PARK ST
CITY OF CHARLOTTESVILLE	PO BOX 911	CHARLOTTESVILLE VA	22902	345 250 BYPASS
CITY OF CHARLOTTESVILLE	PO BOX 911	CHARLOTTESVILLE VA	22901	0 MELBOURNE RD

ADJACENT PROPERTIES

PAGE (1)a

MACAA PUD - September 3, 2021
Revised - November 15, 2021

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



EXISTING CONDITIONS - OVERVIEW

PAGE (1)b

MACAA PUD - September 3, 2021
Revised - November 15, 2021

SCALE 1"=80'

0 80' 160'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

KEY MAP

EXISTING CRITICAL SLOPES
PER ORD. (34-1120(b)(2))

EXISTING CONDITIONS

PAGE (1)c

MACAA PUD - September 3, 2021
Revised - November 15, 2021

SCALE 1"=30'
0 30' 60'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

KEY MAP

PID: 470008000
MONTICELLO AREA COMMUNITY ACTION AGENCY
INST. NO. 160004608
#1021 PARK STREET
ZONING: R-1

1021 PARK ST.

PID: 470011000
1023 PARK STREET, LLC
INST. NO. 150004646
#1023 PARK STREET
ZONING: R-1

1023 PARK ST.

MACAA DRIVE

PARK STREET

DAVIS AVE

STONE WALL (W) 2'

WOOD FENCE HT-±6'

(9)3"X3" WOOD POST (TYP)

WIRE FENCE HT-±4'

CONC SWLK 4.5'

PIPE (F)

IRON (F)

P.K. NAIL (F)

DWS

LSA

EP

OHP

G

EXISTING CRITICAL SLOPES PER ORD. (34-1120(b)(2))

EXISTING CONDITIONS

PAGE (1)d

MACAA PUD - September 3, 2021
Revised - November 15, 2021

SCALE 1"=30'

0 30' 60'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

KEY MAP

EXISTING CRITICAL SLOPES
PER ORD. (34-1120(b)(2))

EXISTING CONDITIONS

PAGE (1)e

MACAA PUD - September 3, 2021
Revised - November 15, 2021

SCALE 1"=30'
0 30' 60'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

Introduction

The redevelopment of the MACAA property on a prominent site between the North Downtown and Locust Grove neighborhoods provides a unique opportunity to address the City's affordable housing needs while taking advantage of the unique character of the grounds and sloping landscape on the site. The following pages hope to illustrate a site-sensitive infill proposal under the City's PUD rezoning process that recognizes the scale of adjacent homes, buffers the size and placement of the new apartments, and provides improvements to site access, allowing amenities of the landscape and natural features to be shared with the neighborhood.
By placing an emphasis on connectivity and shared open spaces, this property will become and active and integrated extension of the adjacent neighborhoods while providing bike and pedestrian links to the broader community amenties beyond.

Description of Property

The proposed PUD rezoning includes three parcels on Park Street north of the 250 bypass – 1025 Park Street (the "MACAA site" and primary parcel) 1021 Park Street (the "Stone House"), and 1023 Park Street.
The MACAA site contains the majority of the land area, at 7.91 acres and is zoned R1 with a special use permit to operate as a school. The MACAA site is owned by the Monticello Area Community Action Agency, and currently houses MACAA's offices and three classrooms as a part of their Head Start program.

The property is also known as "Rock Hill," first used in the 1820s to describe a larger parcel owned by Thomas Walker Lewis, cousin of Meriwether Lewis. Many of the most visible historic landscape elements were built under the ownership of Dr. Henry Alford Porter, Pastor of First Baptist Church and his wife Elizabeth B. Porter, including the stone walls, terraced gardens, and stone steps. The former entrance and driveway loop visible on the Route 250 bypass once led to the Rock Hill dwelling which burned in a fire in 1963. From 1959 to 1979 the site housed the Rock Hill Academy, a private school established by the Charlottesville Educational Foundation in response to the desegregation of Charlottesville public schools. After ownership by the Charlottesville Educational Foundation, the property was transferred to the Covenant Foundation and Covenant School in 1984, then to the Charlottesville-Albemarle YMCA in 1989, and finally to MACAA in 1993.

The Stone House, 1021 Park Street, was acquired by MACAA in 2016 as a part of a prior proposed redevelopment plan. 1021 Park Street adjoins the MACAA site to the north of MACAA drive and is 0.913 acres.

1023 Park Street is a 0.492-acre residential parcel containing one single family home and is located to the south of MACAA drive.

Together the three parcels comprise 9.3 acres and are bounded by the John W. Warner Parkway to the west, the Route 250 bypass to the south, and Park Street to the east.

In 2015, MACAA partnered with New Millennium Senior Living Communities, LLC and Retirement Unlimited, Inc. to propose a PUD Rezoning on the same properties for an intergenerational campus including 175,000-200,000 square feet of residential space, 13,500-15,000 square feet of classroom space for MACAA, and 3,800-4,500 square feet of office space within the existing Stone House. The PUD rezoning was not granted and faced community opposition around issues of density, lack of integration with the surrounding single-family neighborhoods, and impact to the site's historic character. During the final City Council hearing in November 2017, one councilor regretted that the proposal failed to reach "a successful mix of affordable housing embraced by neighbors within a walkable, bikeable, and bus-rideable distance to the 30,000 jobs downtown," and the Mayor expressed his hope that MACAA would "work with the city to come up with another plan that fits the community vision" (https://dailyprogress.com/macaa-rezoning-is-denied/article_8aff7296-9ea4-5206-9cb9-4013364156f6.html, November 22, 2017).

Project Background

Since the former PUD application was denied in 2017, MACAA has continued to engage other partners for a potential redevelopment project that would use the organization's largest financial asset to capitalize its programs to fulfill its mission to improve the lives of low-income people in Central Virginia.

MACAA has partnered with Piedmont Housing Alliance and Habitat for Humanity of Greater Charlottesville to pursue a concept of an affordable residential neighborhood that includes affordable rental multifamily housing, affordable homeownership townhomes and duplexes, a small number of market rate units, and an allowance for possible classroom space as a part of MACAA's Head Start day care program. Piedmont Housing Alliance is the primary developer and applicant for the PUD rezoning.



This proposal provides a diversity of affordable housing options for people with low incomes within a high-opportunity neighborhood just one mile from a local job center in downtown Charlottesville and meets a critical need for affordable housing in the Charlottesville area.

The project responds to the context of Locust Grove's tree-lined local streets with single-family dwellings by extending this neighborhood fabric into the site. Townhomes and duplex units front a new MACAA Drive at a scale comparable to Davis Avenue on the east side of Park Street, and parking is relegated to the rear, allowing for sidewalks and planting strips along the main entry drive. By creating pedestrian streets in the center of the site, the proposal aims to create connections from the neighborhood to the historic gardens, greenspace, and further to McIntire Park.

The larger scale apartment buildings are located towards the interior of the site, allowing direct access to the greenspace, historic gardens, and the trail access for residents without crossing busy streets. In general, the project is sited around the existing development area of the MACAA site in order to minimize site disturbance and tree clearing during construction, as well as to take advantage of the existing topography.

The proposed PUD development plan addresses the major goals of the Charlottesville Comprehensive Plan with particular respect to housing, community facilities, land use, and environment, and addresses the need for greater affordability within our community while being sensitive to neighborhood context.

BRW ARCHITECTS

Impacts & Mitigation

The project team has engaged community members, city staff, and the City of Charlottesville Planning Commission in a series of meetings prior to this submission in order to identify potential impacts of the project.

Piedmont Housing Alliance convened an initial community meeting for neighborhood residents on July 27th, 2021 at the Charlottesville Waldorf School Pavilion. 13 residents were in attendance. This meeting provided an opportunity to introduce the project and receive additional feedback prior to entering the process mandated by the City. The project team then held an official community meeting at Charlottesville High School on August 10th, 2021, and held a Planning Commission worksession on August 24th, 2021. In addition, the project team received initial comments from some City staff on August 27th, 2021.

Through the community process, comments centered around five key areas of concern:

- Traffic on Park Street
- Bike and pedestrian connectivity through site
- Affordability
- Use
- Viewshed

The project team has worked to address these concerns and mitigate potential project impacts in the following ways:

Traffic on Park Street

Traffic on Park Street has long been a concern for neighbors around the project. While the completion of the John W. Warner Parkway in 2015 substantially reduced vehicle traffic along Park Street, residents report volumes have been slowly increasing over time. Therefore residents have expressed concern that additional traffic generated by the project will negatively impact traffic flows along Park Street.

At the direction of the City traffic engineer, Timmons Group performed a traffic study of the MACAA project to understand potential impacts and found that the project would reduce the level of service at the intersection of Park Street and MACAA drive from level B to level C. However level of service C is still considered adequate. Some additional vehicle queuing was projected, but that queuing was internal to the site.

Some residents proposed alternate routes out of the site to mitigate traffic impacts to Park Street however no feasible alternatives to the existing connection at Park Street and MACAA drive exist. Other connections to Park Street would require the acquisition and demolition of homes, and a 1995 special use permit condition permanently closed the 250 entrance.

Aside from issues of traffic volumes, road geometry and vegetation at the intersection of Park Street and MACAA Drive create limited sight distance for drivers and pedestrians. The project team has proposed a series of changes to simplify the intersection and reduce conflict points (*figure 1*), including eliminating a driveway from the Stone House property (1021 Park Street) and realigning MACAA Drive to Davis Street to create a conventional 4-way intersection.

To improve sight distance at the entrance, the project proposes removing visual impediments (*figure 2*) and potentially regrading a portion of 1021 Park Street while retaining the historic stone walls (*figure 1*). The current no-left-turn condition at the Park St-MACAA Dr intersection is retained to ease traffic flows and reduce the potential for accidents.

Bike and pedestrian connectivity through the site

Community members and Planning Commissioners expressed interest in a safer pedestrian and bike connection from Locust Grove to the trails along Schenck's Branch. The MACAA site has the potential to connect to a broad network of green spaces and pedestrian and bike trails however, pedestrians and bikers must currently navigate the busy intersection of Park Street and the Route 250 Bypass using a narrow sidewalk alongside fast-moving traffic in order to reach the trails.

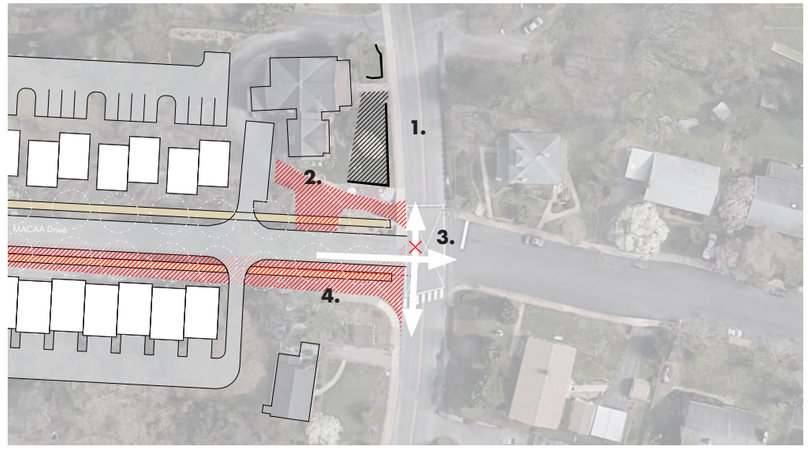
The project will explore the feasibility of two potential bike and pedestrian connections through the site – one at the existing site entrance along the 250 bypass and the other at the southwest corner of the site adjacent to the historic terraced gardens. (*figure 3*)

Affordability

While many attendees at the community meetings were supportive of the project's provision of no fewer than 80% of affordable units across the development, some wanted to know more about the exact definitions of affordability.

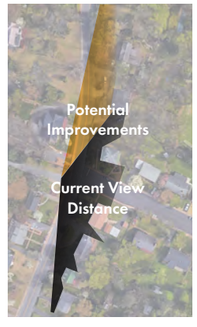
Standards for rental affordability are governed by percentages of the Area Median Income (AMI) as provided by the US Department of Housing &

Figure 1: Intersection Improvements



1. Regrade to improve visibility without impacting stone walls
2. Remove existing driveway
3. Preserve current no-left-turn condition
4. Shift MACAA Drive 20' to align with Davis

Figure 2: Sight Distance Improvements





BRW ARCHITECTS

Urban Development (HUD) (figure 5). Affordable means that a household would pay no more than 30% of their income on their rent or mortgage.

Piedmont Housing Alliance, the developer of the affordable multifamily portion of the project, cannot currently provide the exact mix of affordable units at this phase of the design process. The exact unit mix is governed by the degree of subsidy the project is able to secure through the Low Income Housing Tax Credit and other means of financing which will be committed only after the entitlements process is complete. The project will serve families between 30 and 80% AMI, and the greater the subsidy the project receives, the more deeply the project can be made affordable to families of lower incomes.

The townhome and duplex portion of the project developed by project partner Habitat for Humanity of Greater Charlottesville follows the model of affordable homeownership. The homes will be sold to low-income families using a low- to no-interest mortgage and a repayment schedule appropriate to that family's income. Habitat typically serves families between 30-60% AMI, and Habitat for Humanity of Greater Charlottesville has served families with an average AMI of 34% over the last three years.

In addition to the affordable rental and affordable homeownership units, the project also includes a small portion of market rate homeownership units, as well as the two existing single family homes. By pursuing a variety of financing models and unit types, the project intends to meet the needs for a range of household incomes.

Use

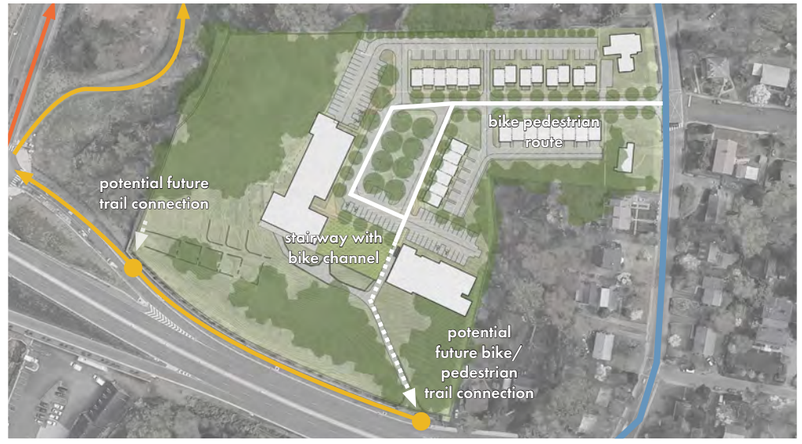
The current draft of the proposed Future Land Use Map (FLUM) designates this area as a "Neighborhood Mixed Use Node" with a mix of residential and commercial uses that responds to the surrounding neighborhood context. Some community members expressed concern about expanding commercial uses on the site beyond the currently permitted day care use operated by MACAA to serve low-income families. In response to this concern and MACAA's interest in possibly continuing to operate a child care center on site, the project has restricted permitted commercial uses to child care and placed a cap on the overall square footage of the use.

Viewshed

By locating the two multifamily buildings on the interior of the site and placing single family homes adjacent to existing R1 districts, the project has sought to minimize visual impact and remain contextual with the surrounding community (Architectural Supplement - View from Rt. 250).

Despite the site's 9.3 acre area, the site is in fact quite constrained by topography - therefore some travelways and parking areas must approach the boundaries of the site. To help mitigate impacts on adjoining neighbors, the project team has indicated landscape screening to provide a visual buffer to preserve privacy and views for both the new residents and neighbors. In general, the project team will work to minimize visual impact for neighboring residents where possible throughout the design process.

Figure 3: Proposed Bike and Pedestrian Connection



Alignment with the Comprehensive Plan

Through the PUD Rezoning process, Piedmont Housing Alliance, Habitat for Humanity of Greater Charlottesville, and MACAA are committed to a development plan that aligns with the City of Charlottesville's strategic goals, as well as the partner organization's goals to advance housing equity within the Charlottesville community. The proposal meets the goals of the Comprehensive Plan in the following ways:

Comprehensive Plan Goal 1 – Land Use

Vision: The use of land in Charlottesville supports human activities and reflects community values. Our land use plan aims to promote harmonious development and support neighborhoods and places that allow residents to live, work, shop and play in proximity. Charlottesville's land use patterns will create, preserve, and enhance neighborhood character, improve environmental quality, integrate a diversity of uses, encourage various modes of transportation, promote infill development, and increase commercial vitality and density in appropriate areas. These interdependent parts will converge to enhance the social, cultural, recreational and economic needs of our City	The proposed development makes use of an underutilized site near downtown Charlottesville and its core residential neighborhoods to create a variety of affordable housing options at a scale and density that is compatible with neighboring uses. Affordable housing options for a diversity of families and individuals is key to retaining the vitality of Charlottesville's social, cultural, and workforce needs. The proposed project will include single-family attached, townhome, and multi-family dwelling options. PHA rental units will serve residents earning 30-80% AMI, and Habitat for-sale options will serve a range of low-income and very low-income Habitat Partner Families.
Goal 1 – Enhance the Sense of Place Throughout Charlottesville	The proposed development preserves much of the topography, tree plantings, and historic assets which characterize this site. The proposed development also extends the neighborhood fabric of Locust Grove and North Downtown to this location.
Goal 2 – Establish a mix of uses within walking distance of residential neighborhoods that will enhance opportunities for small group interaction throughout Charlottesville	The proposed development may contain up to 7,500 feet of day care space for MACAA's Head Start program within a primarily residential neighborhood, providing opportunities for connection between families within the development and others served by the day care center.
Goal 3 – Enhance Formal Public Spaces of Community Interaction in Charlottesville that Support the City's Role as a Center of Urban Vitality	The proposal includes a community green as well as the preservation of historic landscapes, which will be accessible to residents as well as neighbors, providing the opportunity to connect and interact.
Goal 4 - Facilitate the Creation of New Opportunities for Regional Cooperation on Land Use Issues	The proposed project provides a key connection from Locust Grove and North Downtown to regional bike and trail networks, thus avoiding busy intersections at Park Street and Route 250. This proposal allows the possibility of supporting MACAA's work which is essentially regional, and focused on meeting the needs of low-income families in Charlottesville and its nearby counties.
Goal 5 – Explore Progressive and Innovative Land Use, Design Standards, and Zoning Regulations to Accomplish the City's Vision	The rezoning proposal makes use of the City of Charlottesville's Planned Unit Development tool to provide affordable housing along different financial and spatial models aside from what is allowed with by-right zoning. Under current low-density zoning, the property would support only 30-40 single-family detached dwellings by-right, development of which would not lend itself to affordability. As proposed, the project would better adhere to the vision of the Draft Future Land Use Map, which calls for a compact neighborhood center encompassing a mix of land uses, including residential and active ground floor uses, compatible with surrounding residential. The proposal attempts to center spaces for pedestrians and cyclists in the primary circulation and public spaces accommodating alternatives to car-centric lifestyles.

Comprehensive Plan Goal 2 – Community Facilities

Vision: The City of Charlottesville's civic facilities and services are important to fostering a healthy and vibrant community. Residents benefit from access to excellent public services, recreational facilities and public buildings. Therefore, Charlottesville will have outstanding civic and recreational facilities, bicycle and walking trails and be served by a strong support system that includes one of the nation's best emergency response systems. Effective and efficient water, wastewater and stormwater services will support the health and welfare of the City.	The proposed development aims to meet or exceed performance standards set by city agencies and for fire and other emergency services. In addition, the proposal aims to contribute to a network of greenspaces, bike trails, and pedestrian infrastructure.
Goal 1 - Continue to Provide Excellent Fire Protection Service and Fire Prevention Education Service to the City, the University of Virginia, and Portions of Albemarle County and Goal 2 - Continue To Provide Excellent Rescue Service To The Charlottesville And Albemarle Community.	The proposal will conform to fire codes and regulations to provide access to emergency services which will not impede their response time.
Goal 4 - Solid Waste	The proposed project will participate in solid waste and recycling programs and will encourage recycling where possible.
Goal 5 - Improve The Water System Infrastructure To Provide Reliable, Healthy And Efficient Water Service To City Residents And Address Increasing Densities Within The City As Part Of Any Improvements	The project proposes to use the City of Charlottesville's water infrastructure and will work to steward that resource where possible through the use of water conserving technologies.
Goal 6 - Improve Wastewater Infrastructure To Provide Effective And Efficient Sanitary Sewer Services To Residents, To Accommodate The Zoned And Projected Densities And Uses In The City And To Protect Public Health And Environmental Quality.	The project proposes to connect to Charlottesville's wastewater infrastructure. Stormwater management will be undertaken according to industry best practices.
Goals 7, 8, 9, 10 – Parks and Recreation [Upgrades and Expansion], Recreational Uses, and Best Practices	The proposed project provides access to community green space, historic landscapes, and a safe sidewalk network along the 250 off ramp median to McIntire Park and multimodal paths to John W. Warner Parkway.

Alignment with the Comprehensive Plan

Through the PUD Rezoning process, Piedmont Housing Alliance, Habitat for Humanity of Greater Charlottesville, and MACAA are committed to a development plan which aligns with the City of Charlottesville's strategic goals, as well as the partner organization's goals to advance equity within the Charlottesville community. The proposal meets the goals of the Comprehensive Plan in the following ways:

Comprehensive Plan Goal 3 – Economic Sustainability

Vision: A strong economy is essential to the social, cultural and financial vitality of our city. Public and private initiatives help create employment opportunities and a vibrant and sustainable economy. The City of Charlottesville is committed to creating a strong, diversified economy and an environment that provides career ladder employment opportunities for residents. At its best, Charlottesville is a community with an effective workforce development system and a businessfriendly environment that supports entrepreneurship; innovation; heritage tourism; commercial, mixed use, and infill development; and access to a growing array of diverse employment and career ladder opportunities for all City residents. The Downtown Mall, as the economic hub of the region, features a vibrant historic district with arts and entertainment, shopping, dining, cultural events and a dynamic City Market.	The proposed development is a significant investment in the City of Charlottesville, providing jobs in the design, construction, and operations of the project. In addition, the rental and homeowner subsidies present in the affordable portion of the project represent an investment in the residents who contribute to Charlottesville's workforce. Investments in affordable housing ensure that workers in all industries are able to maintain sustainable lifestyles in the communities in which they work. Through the project, MACAA will be able to stabilize itself financially, allowing it to continue its work supporting and assisting low-income families and individuals throughout the region.

Comprehensive Plan Goal 4 – Environment

Vision: The City of Charlottesville will be a green city, with clean and healthy air and water, sustainable neighborhoods, ample open space and natural areas that balance increased development and density in residential and economic centers, and walkable, bikeable and transit-supportive land use patterns that encourage healthy lifestyles.	The proposed project aims to meet high standards of environmental performance with the construction of its multifamily dwellings, targeting the Passive House standard as a design goal. The project also aims to minimize disturbance to the natural assets of the site.
Goal 1 - Value The Rivanna River As A Major Asset In The Life Of Our City And Region And Restore It To A Healthy Condition Within Our Ecosystem In Order To Improve Habitat, Watershed Health And Water Quality.	The project proposes to create a safe pedestrian connection to the trails around Schenk's Branch, via links to existing sidewalks and Route 250, which flows into the Rivanna. By increasing access to this crucial resource, the project contributes to greater visibility and importance for the natural waterways within Charlottesville.
Goal 2 - Promote Practices Throughout The City That Contribute To A Robust Urban Forest.	The project will minimize impacts to existing tree canopy.
Goal 3 - Protect, Increase, And Provide An Interconnected System Of Green Space And Buffers That Support Habitat For Wildlife, Improve Water Quality, And Deliver Valuable Ecosystem Services.	The project will provide access and connections to a broader system of trails and natural systems.
Goal 4 - Improve Public And Private Stormwater Infrastructure While Protecting And Restoring Stream Ecosystems.*	The proposed project will include a system of stormwater management which will meet performance standards and best practices.
Goal 5 - Encourage High Performance, Green Building Standards And Practices And The Use Of The U.S. Green Building Council's (USGBC) LEED Certification Program, Earthcraft, Energy Star Or Other Similar Systems.* and Goal 6 - Promote Effective And Innovative Energy And Fuel Management In Both City And Community Buildings And Operations.*	The multifamily portion of the project will target Passive House standards which are among the most rigorous performance standards for energy efficiency within the building industry. Passive House standards will significantly reduce the building demand for heating and cooling leading to large reductions in the buildings' energy consumption.
Goal 7 - Promote Citywide Water Efficiency And Conservation And Implement Water Efficiency And Conservation Strategies In City Buildings And Operations.* and Goal 8 - Promote And Implement Strategies To Reduce Waste Generation And Increase Recycling, Composting, And Waste Diversion To Decrease Environmental Impacts, Including Greenhouse Gas Emissions.*	The proposed development will reduce water consumption and waste generation through building design and operations.

Alignment with the Comprehensive Plan

Through the PUD Rezoning process, Piedmont Housing Alliance, Habitat for Humanity of Greater Charlottesville, and MACAA are committed to a development plan which aligns with the City of Charlottesville's strategic goals, as well as the partner organization's goals to advance equity within the Charlottesville community. The proposal meets the goals of the Comprehensive Plan in the following ways:

Comprehensive Plan Goal 5 – Housing

Vision: The quality and diversity of the City of Charlottesville's housing stock creates the basis for viable neighborhoods and a thriving community. In order to be a truly world class city, Charlottesville must provide sufficient housing options to ensure safe, appealing, environmentally sustainable and affordable housing for all population segments and income levels, including middle income. Consequently, City neighborhoods will feature a variety of housing types, housing sizes, and incomes all within convenient walking, biking or transit distances of enhanced community amenities that include mixed use, barrier free, higher density, pedestrian and transit-oriented housing at employment and cultural centers connected to facilities, parks, trails and services.	The proposed project creates a diversity of affordable housing options for families at a range of income levels from 30 to 80% of area median income, including affordable rental and affordable homeownership. The project also includes a small number of market rate homes. The housing provided ranges from multifamily dwellings, townhouses, and duplexes, providing a variety of typologies along with a diversity of rental and ownership models. The homes provided are within a short distance from downtown and will have convenient access to a system of greenspaces and other public amenities. The development will be constructed to a high level of quality – the standards for Low Income Housing Tax Credit-funded developments such as the rental portion of the project far exceed market rate building standards, and Greater Charlottesville Habitat for Humanity has a proven track record of constructing quality homes throughout the region.
Goal 1 - Evaluate The Impact Of Housing Decisions On Other City Goals And City Vision With The Understanding That Any Regulatory Land Use Changes May Affect Housing Because Of The City's Limited Geographic Size Of Only 10.4 Square Miles. (All Such Changes Must Be Considered Within The Context Of City Council's Goal Of Achieving A Minimum 15% Supported Affordable Housing Throughout The City By 2025.)	The project contributes the vast majority of its units to the City's larger housing affordability goals. Through the associated proffers, the owner will commit to providing a minimum of eighty percent (80%) of the units as affordable housing, as defined by the City of Charlottesville.
Goal 2 - Maintain And Improve The City's Existing Housing Stock For Residents Of All Income Levels.*	The project will construct housing stock that in many cases exceeds the standards of existing housing in the area.
Goal 3 - Grow The City's Housing Stock For Residents Of All Income Levels.*	The proposal expands the housing stock for low-income people, one of the key areas where more stock is most needed. The project also provides a small number of market rate units.
Goal 4 - Promote An Assortment Of Funding Initiatives To Meet The Needs Of Owners, Renters And The Homeless With Varying Levels Of Income	The proposed project makes use of a variety of affordable housing models, including affordable rental and homeownership, at a range of income levels.
Goal 5 - Support Projects And Public/Private Partnerships (I.E Private, Nonprofits, Private Developers And Governmental Agencies) For Affordable Housing, Including Workforce Housing And Mixed-Use, And Mixed-Income Developments. Also, Support Projects That Promote Economic Development And Job Creation, Especially But Not Exclusively, In Relatively Underinvested, Financially Depressed Areas.	TThe proposal is the result of a partnership between three organizations, all of which focus efforts on the support of people with low-incomes as a central part of their mission.

Comprehensive Plan Goal 5 – Housing (cont.)

Goal 7 - Offer A Range Of Housing Options To Meet The Needs Of Charlottesville's Residents, Including Those Presently Underserved, In Order To Create Vibrant Residential Areas Or Reinvigorate Existing Ones.*	The proposal provides a range of housing types for residents with a variety of family sizes and incomes, and accommodates affordable rental, affordable home ownership, and market rate options.
Goal 8 - Ensure That The City's Housing Portfolio Offers A Wide Range Of Choices That Are Integrated And Balanced Across The City To Meet Multiple Goals Including: Increased Sustainability, Walkability, Bikeability, And Use Of Public Transit, Augmented Support For Families With Children, Fewer Pockets Of Poverty, Sustained Local Commerce And Decreased Student Vehicle Use.*	The proposal provides housing choices which are not readily available within Charlottesville, namely affordable rental and homeownership opportunities. The project has been developed holistically, aiming to meet goals around affordability, sustainability, walkability, bikeability, and support of historical and natural landscapes.

Alignment with the Comprehensive Plan

Through the PUD Rezoning process, Piedmont Housing Alliance, Habitat for Humanity of Greater Charlottesville, and MACAA are committed to a development plan which aligns with the City of Charlottesville's strategic goals, as well as the partner organization's goals to advance equity within the Charlottesville community. The proposal meets the goals of the Comprehensive Plan in the following ways:

Comprehensive Plan Goal 6 – Transportation

Vision: The City of Charlottesville's transportation network provides the fundamental framework for creating a safe, livable community while reinforcing more sustainable land use patterns. The system connects people to each other and to destinations, fosters economic activity and provides public space for human interaction. As a result, the transportation system should be designed for everyone, whether young or old, motorist or bicyclist, walker or wheelchair user, bus rider or shopkeeper. A multimodal transportation network is an effective, flexible framework for building community and creating places in our City.	The proposed project will make pedestrian and bike accommodations central to the circulations strategy around the site by relegating parking wherever possible, and providing sidewalks and quality greenspace to encourage transportation through the site. The project proposes to create a walkable, bikeable connection to the nearby trails and to McIntire Park allowing for safe use of a variety of modes of transportation.
Goal 1 - Increase Safe, Convenient And Pleasant Accommodations For Pedestrians, Bicyclists And People With Disabilities That Improve Quality Of Life Within The Community And Within Individual Neighborhoods.*	The project will provide pedestrian and bike accommodations with access to existing facilities. The housing portion of the project will also meet high standards for accessibility in accordance with the requirements of the Low-Income Housing Tax Credit program.
Goal 2 - Improve Transportation Options And Quality Of Life Through Land Use And Community Design Techniques	The project will draw from the context of walkable neighborhood streets as a key principle in its design.
Goal 3 - Improve Mobility And Safety Of The Arterial Roadway Network	The proposal will make improvements to the intersection at MACAA Drive, Davis Avenue, and Park Street, improving visibility and reducing conflicts on a crucial roadway.
Goal 4 - Maintain An Efficient Transportation System That Provides The Mobility And Access That Supports The Economic Development Goals Of The City.	The proposed project provides homes for low-income people close to job centers downtown, supporting workers at a variety of incomes in Charlottesville
Goal 5 - Provide Parking To Adequately Meet Demand And Support Economic Vitality Without Sacrificing Aesthetics, While Minimizing Environmental Impacts And Accommodating Pedestrians, Bicycles, Transit Users And Disabled Individuals.	The proposal will meet parking targets which are consistent with actual usage rates at PHA's other properties. Parking's impact to the urban fabric has been minimized by relegating the provided parking and promoting other modes of mobility along main circulation routes.
Goal 7 - Continue To Work With Appropriate Governing Bodies To Create A Robust Regional Transportation Network.*	The project proposes a connection to a broad network of trails and transportation infrastructure. The project's residents will have access to the Charlottesville Area Transportation System's Route 11, which has a transit stop one block north on North Avenue and two blocks north on Park Street.
Goal 8 - Develop A Sustainable Transportation Infrastructure By Designing, Constructing, Installing, Using And Maintaining The City's Transportation Assets And Equipment In Efficient, Innovative And Environmentally Responsible Ways.	The proposal aims to support walking and biking through its connection to walking trails and bike paths, as well as through its connections to the existing neighborhood.

Comprehensive Plan Goal 7 – Historic Preservation and Urban Design

Vision: Urban design and historic preservation contribute to the character and quality of neighborhoods, and to the aesthetic value of the entire community. As a result, the City of Charlottesville will be a well-designed community with neighborhoods, buildings, and public spaces, including the Downtown Mall, that are human scaled, sustainable, healthy, equitable and beautiful. Charlottesville will also seek to preserve its historic resources through education and collaboration to maintain the character of our neighborhoods' core historic fabric, our major routes of tourism and our public spaces.	The proposal preserves the existing historic landscapes on site through sensitive site planning. The project creates an environment which is contextually consistent with the historic neighborhood of Locust Grove, while adapting the model to allow for greater access by low-income individuals and a wider range of housing choices.
Goal 1 - Continue Charlottesville's History Of Architectural And Design Excellence By Maintaining Existing Traditional Design Features While Encouraging Creative, Context-Sensitive, Contemporary Planning And Design.	The project draws from the urban fabric of adjacent residential neighborhoods for creation of street edges and sense of enclosure while placing multi-family buildings at more distant edges of buildable area to buffer noise from large volume highways beyond.
Goal 2 - Educate Property Owners And Potential Property Owners Of Historic Resources About The Significance Of Their Properties.*	By preserving the existing landscape on site, the project provides the possibility for direct experience and education around the historic resources within the neighborhood.
Goal 5 - Protect And Enhance The Existing Character, Stability, And Scale Of The City's Older Neighborhoods.*	The proposal extends the existing neighborhood's character and urban fabric and provides additional density while remaining sensitive to the scale of the surrounding context.
Goal 6 - Provide Effective Protection To The City Of Charlottesville's Historic Resources.*	The project proposes to conserve as much of the historic landscape as possible, ensuring that its integrity is not disturbed.
Goal 7 - Coordinate The Actions Of Government, The Private Sector, And Nonprofit Organizations To Achieve Preservation And Urban Design Goals.	The project team will pursue opportunities to partner with other organizations and city agencies around the historic landscapes on site.

Alignment with the Planned Unit Development District Objectives

The project on the MACAA site fulfills the primary objectives of the Planned Unit Development District designation by proposing a form of development which is more contextual, appropriate, and compact than would otherwise be possible under current zoning.

Planned Unit Development District Primary Objectives Sec. 34-490

(1) To encourage developments of equal or higher quality than otherwise required by the strict application of zoning district regulations that would otherwise govern;	The property is currently zoned R-1. By rezoning to PUD, the project can achieve greater density, which affords the opportunity to provide much-needed affordable housing in a form and scale which are appropriate to the site and clusters the new houses to preserve open space and wooded areas, while also creating community green space. Further, the use of PUD zoning permits early childhood education as a by-right use.
(2) To encourage innovative arrangements of buildings and open spaces to provide efficient, attractive, flexible, and environmentally sensitive design	The PUD proposal makes use of townhouse, duplex, and apartment building types which would not be allowed under current zoning. This permits a greater quantity of open space and the preservation of the existing historic landscape.
(3) To promote a variety of housing types, or, within a development containing only a single housing type, to promote the inclusion of houses of various sizes;	The proposed development contains a range of housing types from multifamily apartment buildings to townhouse and duplex units. Within these types, units range from 1-3 bedrooms meeting the needs of many family sizes. These homes range from affordable rental, affordable home ownership, and market rate home ownership.
(4) To encourage the clustering of single-family dwellings for more efficient use of land and preservation of open space;	The proposal only includes two existing single-family dwellings.
(5) To provide for developments designed to function as cohesive, unified projects;	The proposed development was planned cohesively to mediate scales between the surrounding context and the interior of the site, provide consistent street frontage along main paths of circulation, preserve historic landscapes, and to maximize the quality of linked spaces. Open spaces will be shared by all residents of the PUD through reciprocal easement agreements.
(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 development draws from the neighborhood character of Locust Grove, creating primary neighborhood streets with relegated parking, with scales which are compatible with single family dwellings.
(7) To ensure preservation of cultural features, scenic assets and natural features such as trees, streams and topography;	The development uses existing MACAA building footprints and parking areas to minimize disturbance to the site and the tree canopy and preserves the historic landscape.
(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;	The proposal plans to coordinate styles so that the project is compatible with adjacent properties and is internally consistent.
(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 proposal realigns the existing MACAA Drive to improve connections along Park Street, provides pedestrian access throughout the site, and allows for connections to the trail network and McIntire Park.
(10) To facilitate access to the development by public transit services or other single-vehicle-alternative services, including, without limitation, public pedestrian systems.	The project relegates parking to make streets and sidewalks the primary circulation method throughout the site. The proposal will make safe, walkable, bikeable streets a central feature of the project, and will improve pedestrian and bike access to the historic resources on site as well as to the larger bike and trail networks beyond

CONCEPTUAL DEVELOPMENT PLAN - OVERVIEW

PAGE (3)a

MACAA PUD - September 3, 2021
Revised - November 15, 2021

ROAD E
ROAD D
ROAD B
ROAD A
ROAD C
ROAD F
MACAA DRIVE
BUILDING 1
BUILDING 2
POTENTIAL DAYCARE FACILITY
POTENTIAL DAYCARE PLAY AREA
1021 PARK ST.
1023 PARK ST.
DAVIS AVE
PARK STREET
ROUTE 4
CONNECTION TO EXISTING SIDEWALK
CONNECTION TO EXISTING SIDEWALK
RIGHT OUT ONLY ONTO PARK STREET
SAN
W
OHP
OHR

DOMINICK NICHOLAS CAFFERILLO & ELAINE CONNER ALPERN
INST. NO. 150003853; #1105 PARK STREET; ZONING: R-1H

PID: 470007100
MONTICELLO AREA COMMUNITY ACTION AGENCY
DB. 553, PG. 235
DB. 604, PG. 566
ZONED: R-1
99 AC. (ORIGINAL RECORD)

PID: 470012000
ISAIAH M LESTER
INST. NO. 200005380
#1007 PARK STREET
ZONING: R-1

PID: 470013000
DANIEL L BUCKMAN
INST. NO. 090003823
#1005 PARK STREET
ZONING: R-1

PID: 470014000
JONATHAN C & MARCELLE M ELDRIDGE
INST. NO. 170003910
#1003 PARK STREET
ZONING: R-1

PID: 470016300
BRADLEY R TAYLOR
DB. 1113, PG. 115
#513 250 BYPASS
ZONING: R-1

PID: 470015000
DAVID W LAMB & DONNA K STOLLINGS
DB. 704, PG. 400
#1001 PARK STREET

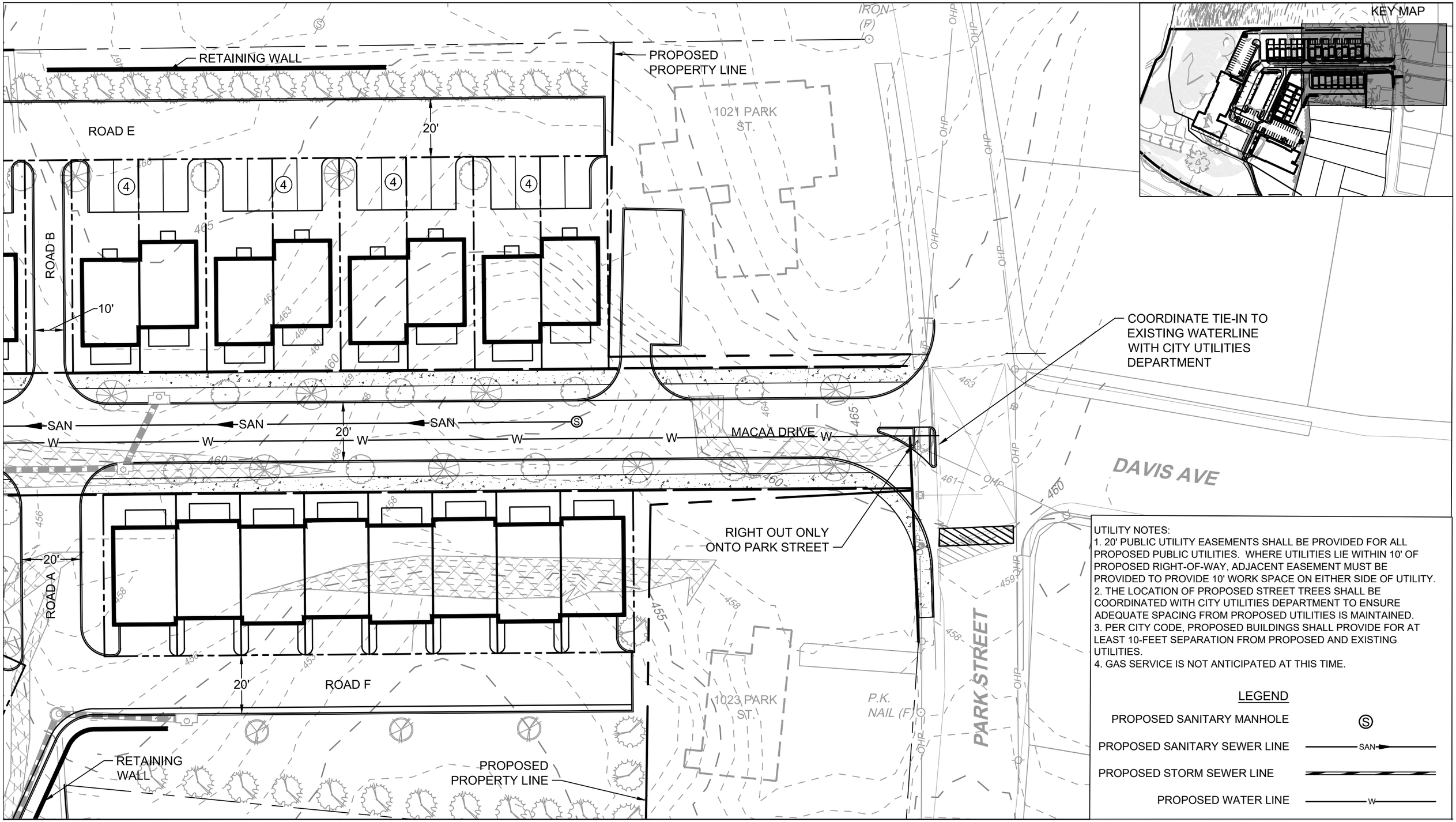
UTILITY NOTES:
1. 20' PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED FOR ALL PROPOSED PUBLIC UTILITIES. WHERE UTILITIES LIE WITHIN 10' OF PROPOSED RIGHT-OF-WAY, ADJACENT EASEMENT MUST BE PROVIDED TO PROVIDE 10' WORK SPACE ON EITHER SIDE OF UTILITY.
2. THE LOCATION OF PROPOSED STREET TREES SHALL BE COORDINATED WITH CITY UTILITIES DEPARTMENT TO ENSURE ADEQUATE SPACING FROM PROPOSED UTILITIES IS MAINTAINED.
3. PER CITY CODE, PROPOSED BUILDINGS SHALL PROVIDE FOR AT LEAST 10-FEET SEPARATION FROM PROPOSED AND EXISTING UTILITIES.
4. GAS SERVICE IS NOT ANTICIPATED AT THIS TIME.

LEGEND

PROPOSED SANITARY MANHOLE Ⓢ
PROPOSED SANITARY SEWER LINE —SAN→
PROPOSED STORM SEWER LINE
PROPOSED WATER LINE —W—

SCALE 1"=60'
0 60' 120'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



UTILITY NOTES:
1. 20' PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED FOR ALL PROPOSED PUBLIC UTILITIES. WHERE UTILITIES LIE WITHIN 10' OF PROPOSED RIGHT-OF-WAY, ADJACENT EASEMENT MUST BE PROVIDED TO PROVIDE 10' WORK SPACE ON EITHER SIDE OF UTILITY.
2. THE LOCATION OF PROPOSED STREET TREES SHALL BE COORDINATED WITH CITY UTILITIES DEPARTMENT TO ENSURE ADEQUATE SPACING FROM PROPOSED UTILITIES IS MAINTAINED.
3. PER CITY CODE, PROPOSED BUILDINGS SHALL PROVIDE FOR AT LEAST 10-FEET SEPARATION FROM PROPOSED AND EXISTING UTILITIES.
4. GAS SERVICE IS NOT ANTICIPATED AT THIS TIME.

LEGEND

PROPOSED SANITARY MANHOLE	Ⓢ
PROPOSED SANITARY SEWER LINE	SAN
PROPOSED STORM SEWER LINE	
PROPOSED WATER LINE	W

CONCEPTUAL DEVELOPMENT PLAN

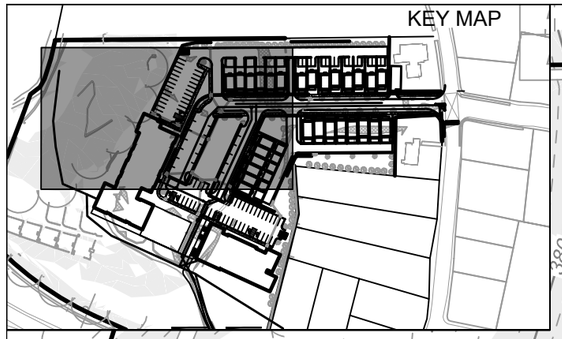
PAGE (3)b

MACAA PUD - September 3, 2021
Revised - November 15, 2021

SCALE 1"=30'

0 30' 60'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



POTENTIAL SEWER CONNECTION OPTION A

DUMPSTER ENCLOSURE

RETAINING WALL

ROAD D

20'

BUILDING 1

MACAA DRIVE

ROAD C

ROAD F

26'

20'

SAN

W

S

UTILITY NOTES:
1. 20' PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED FOR ALL PROPOSED PUBLIC UTILITIES. WHERE UTILITIES LIE WITHIN 10' OF PROPOSED RIGHT-OF-WAY, ADJACENT EASEMENT MUST BE PROVIDED TO PROVIDE 10' WORK SPACE ON EITHER SIDE OF UTILITY.
2. THE LOCATION OF PROPOSED STREET TREES SHALL BE COORDINATED WITH CITY UTILITIES DEPARTMENT TO ENSURE ADEQUATE SPACING FROM PROPOSED UTILITIES IS MAINTAINED.
3. PER CITY CODE, PROPOSED BUILDINGS SHALL PROVIDE FOR AT LEAST 10-FEET SEPARATION FROM PROPOSED AND EXISTING UTILITIES.
4. GAS SERVICE IS NOT ANTICIPATED AT THIS TIME.

LEGEND

PROPOSED SANITARY MANHOLE Ⓢ

PROPOSED SANITARY SEWER LINE —— SAN ——►

PROPOSED STORM SEWER LINE ——————

PROPOSED WATER LINE —— W ——

CONCEPTUAL DEVELOPMENT PLAN

PAGE (3)c

MACAA PUD - September 3, 2021
Revised - November 15, 2021

NORTH

SCALE 1"=30'

0 30' 60'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

POTENTIAL DAYCARE FACILITY

POTENTIAL DAYCARE PLAY AREA

RETAINING WALL

RETAINING WALL

DUMPSTER ENCLOSURE

24'

BUILDING 2

ACCESS EASEMENT THROUGH PARKING LOT DOWN STAIRS (WITH BIKE RAIL) AND ALONG REPAVED OLD DRIVE WAY TO TIE TO 250 BYPASS TRAIL. EXACT LOCATION TO BE DETERMINED WITH SITE PLAN

MATCHLINE

POTENTIAL SEWER CONNECTION OPTION C

ROUTE 250 BYPASS

POTENTIAL SEWER CONNECTION OPTION B

POTENTIAL STORM CONNECTION OPTION

MATCHLINE

PID: 470016300
BRADLEY R TAYLOR
DB. 1113, PG. 115
#513 250 BYPASS
ZONING: R-1

LEGEND

PROPOSED SANITARY MANHOLE Ⓢ

PROPOSED SANITARY SEWER LINE —SAN→

PROPOSED STORM SEWER LINE

PROPOSED WATER LINE —W—

UTILITY NOTES:
1. 20' PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED FOR ALL PROPOSED PUBLIC UTILITIES. WHERE UTILITIES LIE WITHIN 10' OF PROPOSED RIGHT-OF-WAY, ADJACENT EASEMENT MUST BE PROVIDED TO PROVIDE 10' WORK SPACE ON EITHER SIDE OF UTILITY.
2. THE LOCATION OF PROPOSED STREET TREES SHALL BE COORDINATED WITH CITY UTILITIES DEPARTMENT TO ENSURE ADEQUATE SPACING FROM PROPOSED UTILITIES IS MAINTAINED.
3. PER CITY CODE, PROPOSED BUILDINGS SHALL PROVIDE FOR AT LEAST 10-FEET SEPARATION FROM PROPOSED AND EXISTING UTILITIES.
4. GAS SERVICE IS NOT ANTICIPATED AT THIS TIME.

KEY MAP

CONCEPTUAL DEVELOPMENT PLAN

PAGE (3)d

MACAA PUD - September 3, 2021
Revised - November 15, 2021

SCALE 1"=30'

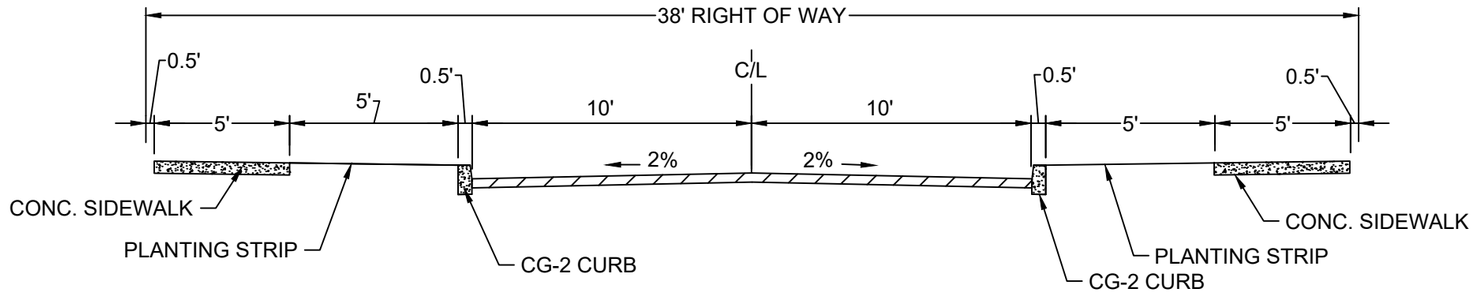
0 30' 60'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

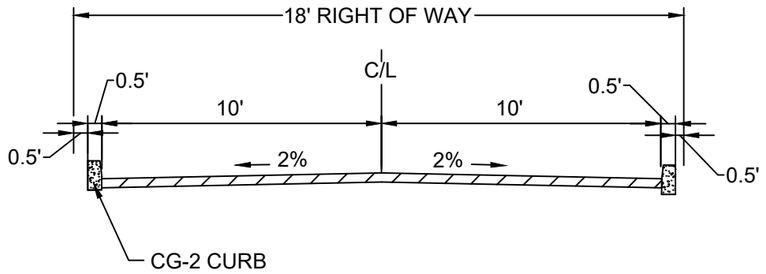
NOTES:

1. ROAD SECTIONS SHOWN ARE CONCEPTUAL AND FINAL DETAILS SUCH AS SLOPES, PLANTING STRIP WIDTHS, AND TOTAL ROW WIDTH ARE SUBJECT TO CHANGE DURING FINAL SITE PLAN DESIGN.
2. MACCA DRIVE AND ROAD C ARE INTENDED TO BE PUBLIC ROADS DESIGNED IN ACCORDANCE WITH THE LOCAL STREET GUIDELINES IN THE CHARLOTTESVILLE CITY CODE, CHARLOTTESVILLE STANDARDS & DESIGNS MANUAL, AND THE CHARLOTTESVILLE STREETS THAT WORK DESIGN GUIDELINES.
3. THE PRIVATE ALLEYS ARE TO PROVIDE SECONDARY ACCESS TO THE REAR PRIVATE PARKING SPACES OF THE INDIVIDUAL LOTS.

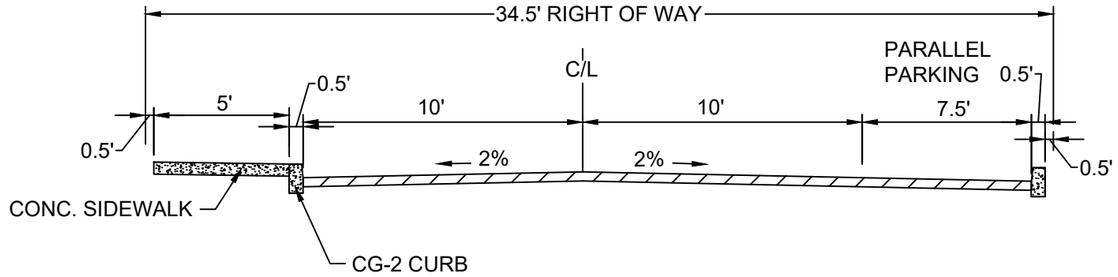
MACAA DRIVE: LOCAL STREET - PUBLIC RIGHT-OF-WAY



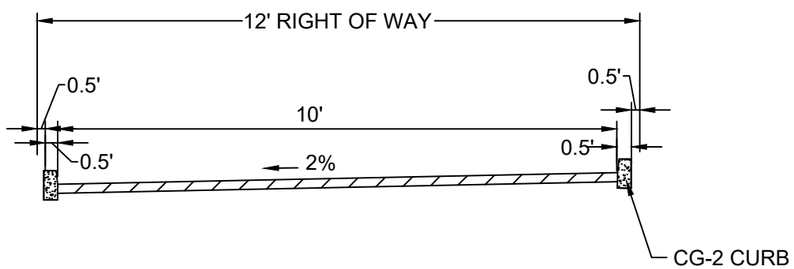
ROAD A: PRIVATE ALLEY - PRIVATE RIGHT-OF-WAY



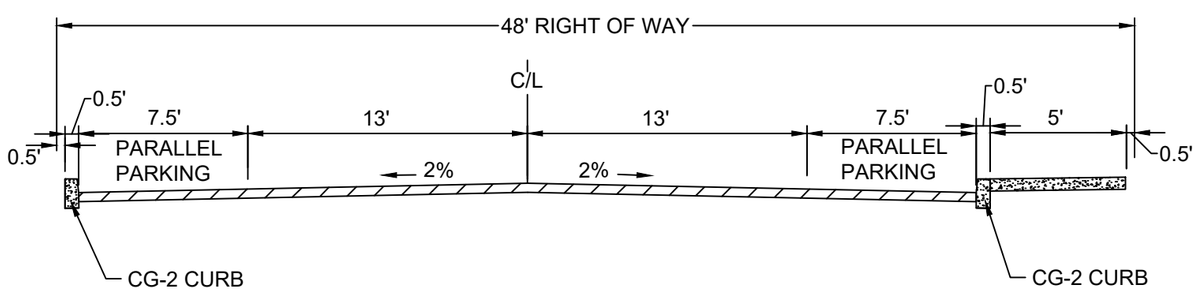
ROAD C: LOCAL STREET - PUBLIC RIGHT-OF-WAY



ROAD B: PRIVATE ONE-WAY ALLEY - PRIVATE RIGHT-OF-WAY



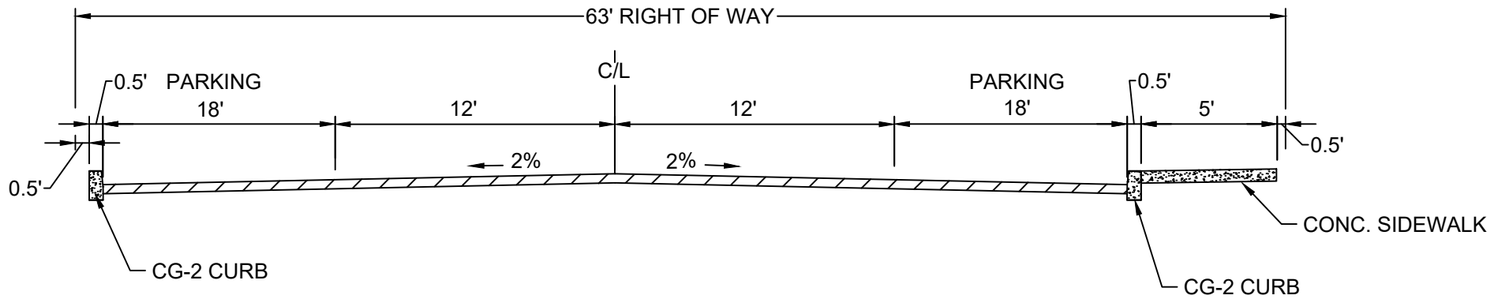
MACAA DRIVE (ADJACENT BUILDING 1): LOCAL STREET - PUBLIC RIGHT-OF-WAY



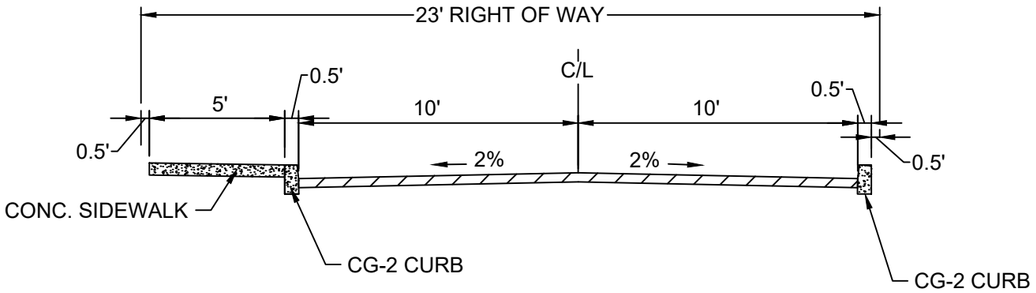
ROAD SECTIONS

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

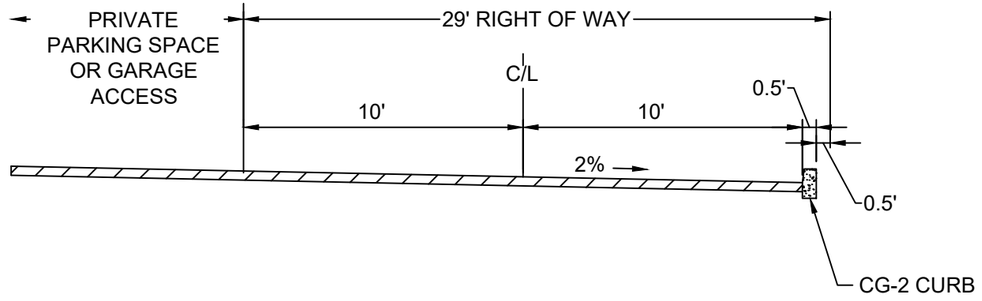
BUILDING 1 & 2 PARKING LOT
LOCAL STREET - PRIVATE



ROAD D:
PRIVATE ALLEY - PRIVATE RIGHT-OF-WAY



ROAD E & F:
PRIVATE ALLEY - PRIVATE RIGHT-OF-WAY



ROAD SECTIONS

MACAA PUD - September 3, 2021
Revised - November 15, 2021

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



Resource Identification	Confirmation						Resource Description Notes*
	PFO (sq ft)	PSS (sq ft)	PEM (sq ft)	POW (sq ft)	Stream (sq ft)	Stream (lf)	
A					1,947	162	NT/NV
B	912						NT/V
Total	**912**	**0**	**0**	**0**	**1,947**	**162**	
Total Stream Length and Area =			**1,947 sq ft**		**0.04 ac**	**162 lf**	
Total Wetland Area =			**912 sq ft**		**0.02 ac**		

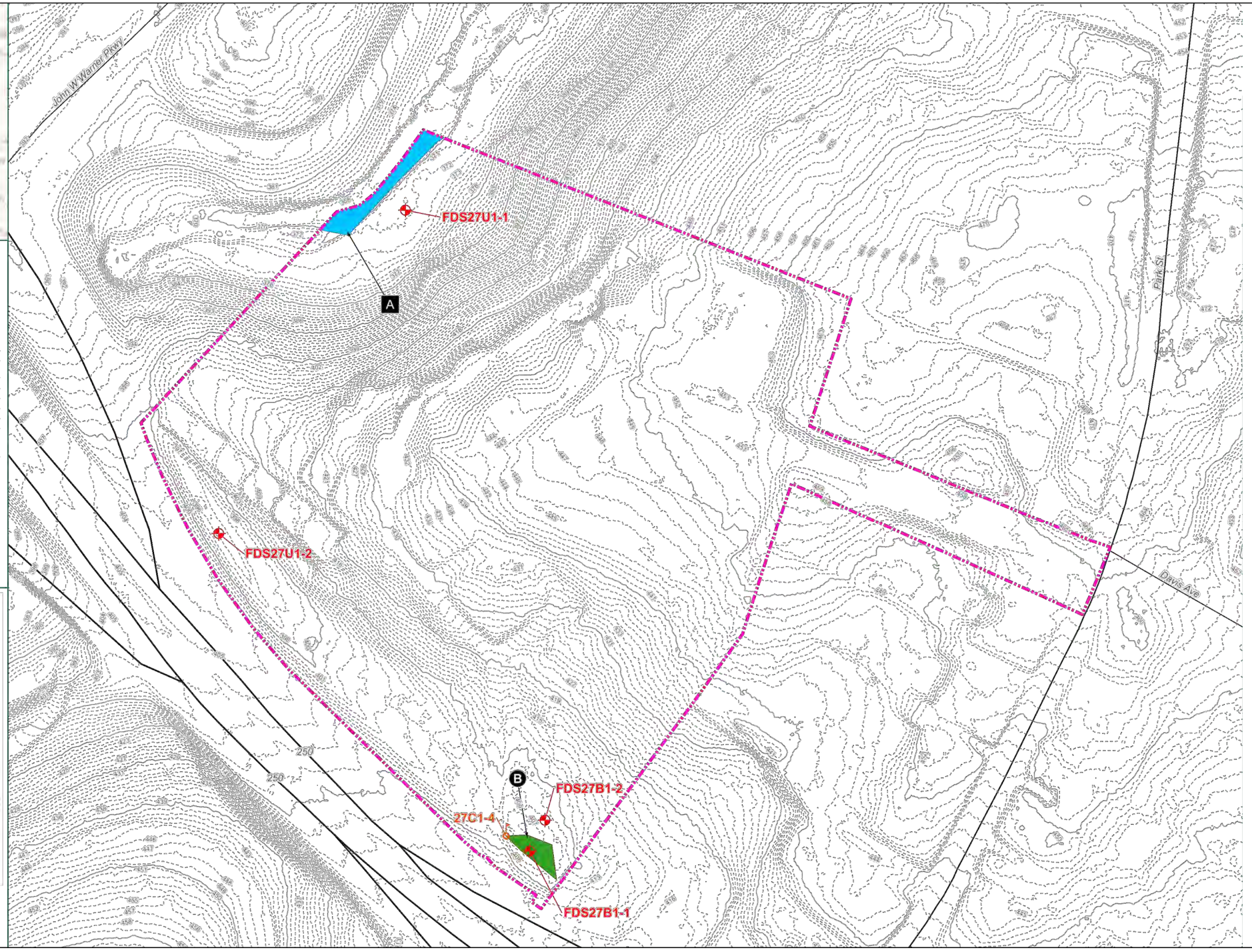
* T=Tidal; NT=Non-tidal; V=Vegetated; NV=Non-Vegetated; PFO=Palustrine Forested Wetland; PSS=Palustrine Scrub-Shrub Wetland; PEM=Palustrine Emergent Wetland; POW= Palustrine Open Water

Legend

- Project Study Limits- 7.66 Acres
- Stream Identifier
- Wetland Identifier
- Wetland Flag
- Field Data Station
- Culvert
- Stream
- Palustrine Forested (PFO) Wetland

Topographic Contours

- Major - 10ft
- Minor - 1ft

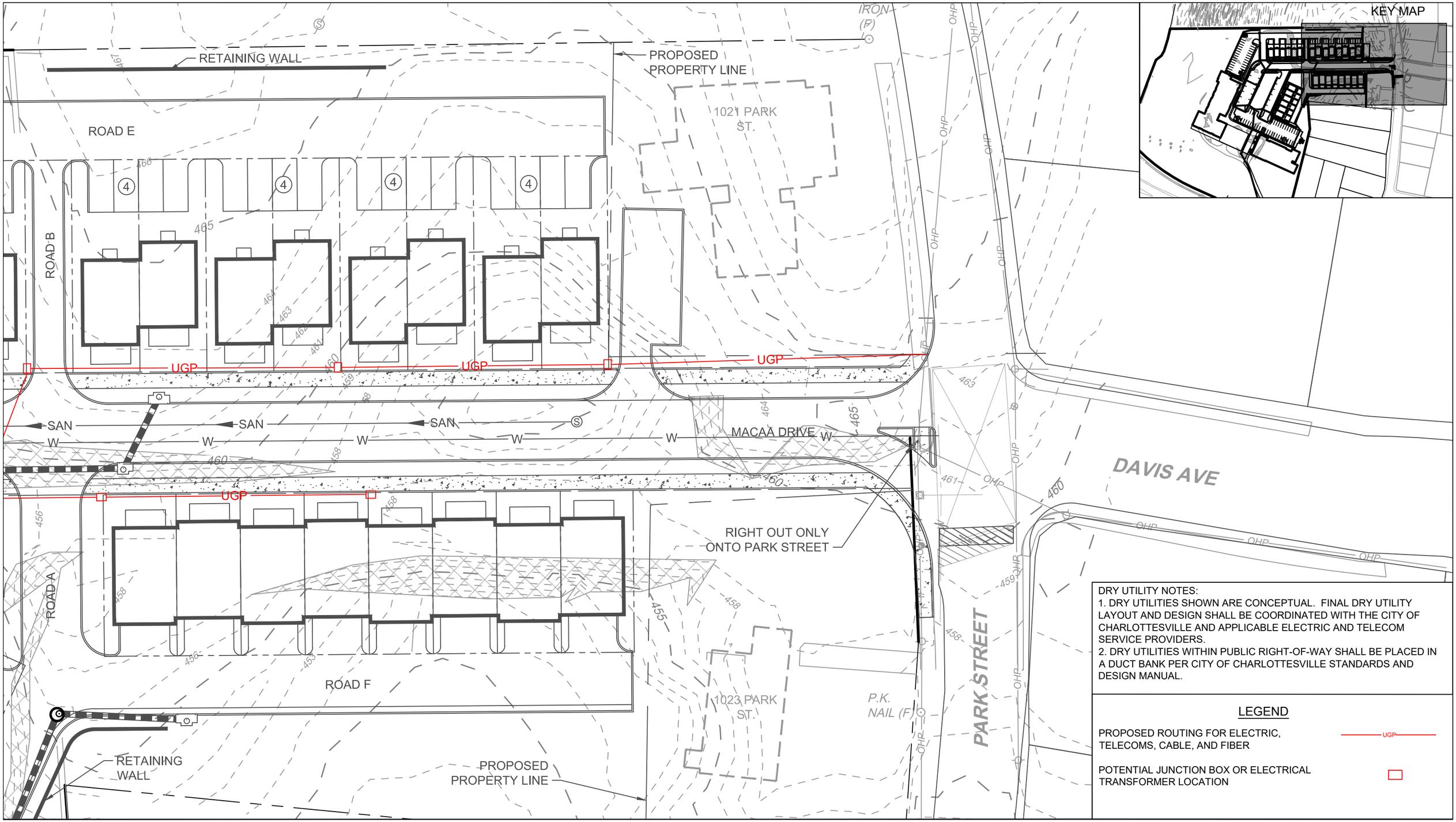


ENVIRONMENTAL FEATURES

PAGE (3)g

MACAA PUD - September 3, 2021
Revised - November 15, 2021

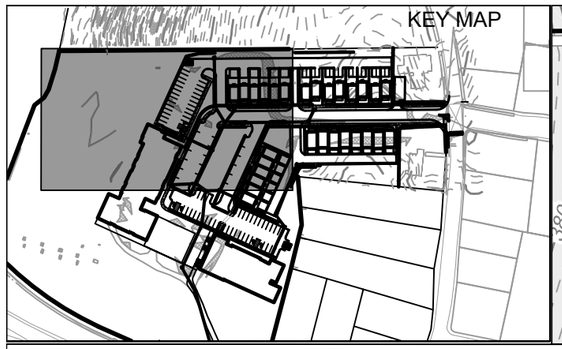
TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



CONCEPTUAL DRY UTILITY PLAN 1

PAGE (3)h

MACAA PUD - September 3, 2021
Revised - November 15, 2021



DRY UTILITY NOTES:
1. DRY UTILITIES SHOWN ARE CONCEPTUAL. FINAL DRY UTILITY LAYOUT AND DESIGN SHALL BE COORDINATED WITH THE CITY OF CHARLOTTESVILLE AND APPLICABLE ELECTRIC AND TELECOM SERVICE PROVIDERS.
2. DRY UTILITIES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PLACED IN A DUCT BANK PER CITY OF CHARLOTTESVILLE STANDARDS AND DESIGN MANUAL.

LEGEND

POTENTIAL ROUTING FOR ELECTRIC, TELECOMS, CABLE, AND FIBER — UGP

POTENTIAL JUNCTION BOX OR ELECTRICAL TRANSFORMER LOCATION

DUMPSTER ENCLOSURE

RETAINING WALL

STONE WALL

STONE CHIMNEY

ROAD D

ROAD C

ROAD F

MACAA DRIVE

BUILDING 1

PID: 470007100
MONTICELLO AREA COMMUNITY ACTION AGENCY
DB 535, PG. 235
DB 604, PG. 568
ZONED: R-1
1.59 AC. (ORIGINAL RECORD)

CONCEPTUAL DRY UTILITY PLAN 2

PAGE (3)i

MACAA PUD - September 3, 2021
Revised - November 15, 2021

SCALE 1"=30'
0 30' 60'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

POTENTIAL DAYCARE FACILITY

POTENTIAL DAYCARE PLAY AREA

RETAINING WALL

RETAINING WALL

DUMPSTER ENCLOSURE

BUILDING 2

ACCESS EASEMENT THROUGH PARKING LOT DOWN STAIRS (WITH BIKE RAIL) AND ALONG REPAVED OLD DRIVE WAY TO TIE TO 250 BYPASS TRAIL. EXACT LOCATION TO BE DETERMINED WITH SITE PLAN

POTENTIAL SEWER CONNECTION OPTION B

POTENTIAL STORM CONNECTION OPTION

PID: 470016300
BRADLEY R TAYLOR
DB. 1113, PG. 115
#513 250 BYPASS
ZONING: R-1

KEY MAP

DRY UTILITY NOTES:
1. DRY UTILITIES SHOWN ARE CONCEPTUAL. FINAL DRY UTILITY LAYOUT AND DESIGN SHALL BE COORDINATED WITH THE CITY OF CHARLOTTESVILLE AND APPLICABLE ELECTRIC AND TELECOM SERVICE PROVIDERS.
2. DRY UTILITIES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PLACED IN A DUCT BANK PER CITY OF CHARLOTTESVILLE STANDARDS AND DESIGN MANUAL.

LEGEND

POTENTIAL ROUTING FOR ELECTRIC, TELECOMS, CABLE, AND FIBER — UGP

POTENTIAL JUNCTION BOX OR ELECTRICAL TRANSFORMER LOCATION

CONCEPTUAL DRY UTILITY PLAN 3

PAGE (3)j

MACAA PUD - September 3, 2021
Revised - November 15, 2021

SCALE 1"=30'
0 30' 60'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



PROPOSED LAND USE PLAN

Current Zoning: R-1
Proposed Zoning: PUD

Setbacks Interior to Site
Front: 0'
Side: 0'
Rear: 0'

Setbacks at PUD Boundary
Setback from parcels adjacent to PUD: 10'
Setback along Park Street: 20'

Maximum Height
Townhomes: 35'
Duplexes: 35'
Apartments: 45'
35' max height within 75' of R1 per Sec. 34-501(2)

Land Use Summary

Total Site Area:	9.32 acres (100.0%) +/-
Open Space Area (approx.):	4.88 acres (52.3%) +/-
(15% open space requirement)	

Nonresidential Uses:
Daycare Facility up to 7,500 sf

Residential Density
10.3 dwelling units/acre (DUA)

BRW ARCHITECTS

PROPOSED LAND USE PLAN

MACAA Redevelopment
Planned Unit Development Submission
September 3, 2021
Revised November 15, 2021
(4)a

Proposed Use Matrix

The project proposes the following changes to the permitted uses under current zoning. Areas where zoning has changed are highlighted in orange.

"A" indicates ancillary uses, "B" indicates uses which are permitted by-right, "P" indicates uses which require a provisional use permit, "S" indicates uses which require a special use permit, and "T" indicates uses which require a temporary use permit. Uses not identified are not permitted within the zoning district.

Planned Unit Development District Proposed Uses

Use Types		
	PUD (proposed)	Existing Zoning - R-1 (for reference)
RESIDENTIAL AND RELATED USES		
Accessory apartment, internal	P	P
Accessory apartment, external	P	P
Accessory buildings, structures and uses (residential)	B	B
Homestay	B	B
Dwellings:		
Multifamily	B	
Single-family attached	B	
Single-family detached	B	B
Townhouse	B	
Two-family	B	
Home occupation	P	P
3 unrelated persons	B	B
4 unrelated persons	B	B
Residential Density (developments)		
Maximum of 21 DUA	B	
Temporary family health care structure	T	T
NON-RESIDENTIAL: GENERAL AND MISC. COMMERCIAL		
Temporary (outdoor church services, etc.)	T	T
Attached facilities utilizing utility poles as the attachment structure	B	B
Attached facilities not visible from any adjacent street or property	B	B
Daycare facility <7,500 ft	B	S
Libraries	B	B
Parking:		
Parking garage	A	
Surface parking lot (19 or less spaces)	A	
Surface parking lot (more than 20 spaces)	A	
Temporary parking facilities	A	

Use Types		
	PUD (proposed)	Existing Zoning - R-1 (for reference)
Indoor: health/sports clubs; tennis club; swimming club; yoga studios; dance studios, skating rinks, recreation centers, etc. (on private property)		
GFA 4,000 SF or less	B	
Outdoor: Parks, playgrounds, ball fields and ball courts, swimming pools, picnic shelters, etc. (city-owned), and related concession stands	B	B
Outdoor: Parks, playgrounds, ball fields and ball courts, swimming pools, picnic shelters, etc. (private)	B	S
Utility facilities	S	S
Utility lines	B	B
NON-RESIDENTIAL USES: RETAIL		
Temporary sales, outdoor (flea markets, craft fairs, promotional sales, etc.)	A	

SCREENING TREES (TYP.)

STEET TREES (TYP.)

STREET TREES (TYP.)

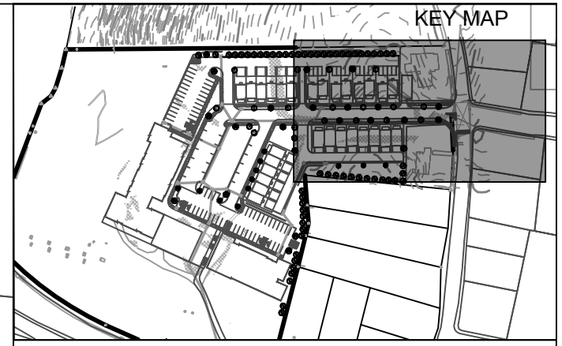
1021 PARK ST.

1023 PARK ST.

DAVIS AVE

IRON (F)

KEY MAP



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, REGULATORY APPROVAL PROCESS, WHICH WILL RESULT IN SOME PLAN MODIFICATION.
2. SIDEWALKS 5' MINIMUM WIDTH AS SHOWN.
3. PLANTING STRIPS BETWEEN ROAD AND SIDEWALK 4' MINIMUM EXCEPT ADJACENT TO PARALLEL PARKING. ALL TREES TO BE SELECTED FROM THE CHARLOTTESVILLE MASTER TREE LIST.

PLANTING SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	CANOPY AREA	TOTAL
20	QUERCUS PHELLOS	WILLOW OAK	2" CAL.	B&B	370	7,400
22	LIRIODNEDRON TULIPIFERA	TULIP POPLAR	2" CAL.	B&B	387	8,514
60	MTRICA CERIFERA & CVS	SOUTHERN WAXMYRTLE	2" CAL.	B&B	44	2,640
13	SORBUS ALNIFOLIA & CVS.	KOREAN MOUNTAINASH	2" CAL.	B&B	64	832
				CANOPY GRAND TOTAL		19,386

LANDSCAPE PLAN 1

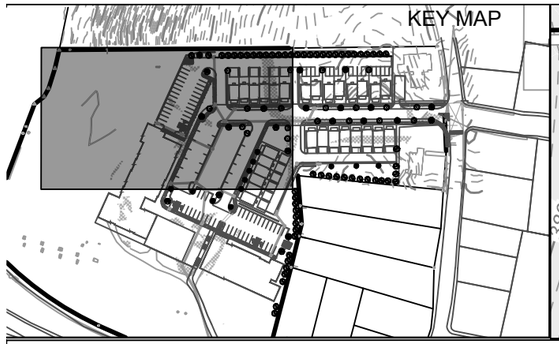
PAGE (5)a

MACAA PUD - September 3, 2021
Revised - November 15, 2021

SCALE 1"=30'

0 30' 60'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



PLANTING SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	CANOPY AREA	TOTAL
20	QUERCUS PHELLOS	WILLOW OAK	2" CAL.	B&B	370	7,400
22	LIRIODNEDRON TULIPIFERA	TULIP POPLAR	2" CAL.	B&B	387	8,514
60	MTRICA CERIFERA & CVS	SOUTHERN WAXMYRTLE	2" CAL.	B&B	44	2,640
13	SORBUS ALNIFOLIA & CVS.	KOREAN MOUNTAINASH	2" CAL.	B&B	64	832
				CANOPY GRAND TOTAL		19,386

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, REGULATORY APPROVAL PROCESS, WHICH WILL RESULT IN SOME PLAN MODIFICATION.
2. SIDEWALKS 5' MINIMUM WIDTH AS SHOWN.
3. PLANTING STRIPS BETWEEN ROAD AND SIDEWALK 4' MINIMUM EXCEPT ADJACENT TO PARALLEL PARKING. ALL TREES TO BE SELECTED FROM THE CHARLOTTESVILLE MASTER TREE LIST.

PID: 470007100
MONTICELLO AREA COMMUNITY ACTION AGENCY
DB/538, PG. 235
DB/604, PG. 568
ZONED/RA
1.59 AC. (ORIGINAL RECORD)

BUILDING 1

STEE

LANDSCAPE PLAN 2

PAGE (5)b

MACAA PUD - September 3, 2021
Revised - November 15, 2021

SCALE 1"=30'

0 30' 60'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

POTENTIAL DAYCARE FACILITY

POTENTIAL DAYCARE PLAY AREA

BUILDING 2

PID: 470016300
BRADLEY R TAYLOR
DB. 1113, PG. 115
#513 250 BYPASS
ZONING: R-1

PID: 4700
JONATHAN C & M
ELDRID
INST. NO. 17
#1003 PARK
ZONING

ISAIAI
INST. N
#1007 F
ZO.

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, REGULATORY APPROVAL PROCESS, WHICH WILL RESULT IN SOME PLAN MODIFICATION.
2. SIDEWALKS 5' MINIMUM WIDTH AS SHOWN.
3. PLANTING STRIPS BETWEEN ROAD AND SIDEWALK 4' MINIMUM EXCEPT ADJACENT TO PARALLEL PARKING. ALL TREES TO BE SELECTED FROM THE CHARLOTTESVILLE MASTER TREE LIST.

KEY MAP

PLANTING SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	CANOPY AREA	TOTAL
20	QUERCUS PHELLOS	WILLOW OAK	2" CAL.	B&B	370	7,400
22	LIRIODNEDRON TULIPIFERA	TULIP POPLAR	2" CAL.	B&B	387	8,514
60	MTRICA CERIFERA & CVS	SOUTHERN WAXMYRTLE	2" CAL.	B&B	44	2,640
13	SORBUS ALNIFOLIA & CVS.	KOREAN MOUNTAINASH	2" CAL.	B&B	64	832
				CANOPY GRAND TOTAL		19,386

LANDSCAPE PLAN 3

PAGE (5)c

MACAA PUD - September 3, 2021
Revised - November 15, 2021

SCALE 1"=30'

0 30' 60'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

DRAFT11/12/2021

BEFORE THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA
IN RE: PETITION FOR REZONING (City Application No. ZM-21-xxxxxx)
STATEMENT OF PROFFER CONDITIONS
TAX MAP PARCELS (TMP) 470007100, 470008000, 470011000

ZMA Number and Name:	2021-00_____ PHA-MACAA PUD REDEVELOPMENT
Subject Property:	TMP 470007100 (1025 Park Street) TMP 470008000 (1021 Park Street) TMP 470011000 (1023 Park Street)
Owners:	Monticello Area Community Action Agency (MACAA) and 1023 Park Street, LLC
Applicant:	Piedmont Housing Alliance (PHA)
Date of Proffer Signature:	_____ _____, 2021
ZMA Request:	9.32 acres to be rezoned from R-1 Residential to Planned Unit Development

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

The undersigned Virginia nonstock corporation and Virginia limited liability company are the owners of land subject to the above-referenced rezoning petition (the "Subject Property"). The owners, represented by the rezoning applicant, Piedmont Housing Alliance (the "Applicant"), seeks to amend the current zoning of the Subject Property to Planned Unit Development (PUD), subject to certain voluntary development conditions set forth below.

The Owner hereby proffers and agrees that, if the Subject Property is rezoned as requested, Subject Property will be developed in general accordance with, and the Owner will abide by, the approved *MACAA Redevelopment Planned Unit Development Submission PROPOSED LAND USE PLAN*, dated September 3, 2021, last revised _____, prepared by BRW Architects (the "Application Plan"), and that the Subject Property shall also be subject to, and the Owner will abide by, the following conditions:

1. **AFFORDABLE HOUSING**:

(a) A minimum of eighty percent (80%) of the residential units built on the Subject Property will be affordable dwelling units (ADUs), as defined below.

(b) Affordability for rental dwelling units shall be defined as dwelling units that are affordable to households with incomes at not more than eighty percent (80%) of the Area Medium Income and that are committed to remain affordable for not less than thirty (30) years from the date of the issuance of the last certificate of occupancy for multi-family buildings on the Subject Property. The affordability covenants of this subparagraph (b) shall be recorded in the City land records as deed restrictions in form and substance consistent with the requirements of Virginia Housing as to each affected lot or parcel.

(c) Each for-sale ADU shall be affordable over a term of not less than thirty (30) years from the date of the recordation of the deed transferring the ADU to the first homeowner. Affordability shall be ensured by means of deed restrictions, which shall provide the seller a right of first refusal to repurchase each ADU and which shall provide that, if the right of first refusal is not exercised by the seller, then any sale of the ADU to a purchaser with household income greater than 60% of the Charlottesville Area Median Income ("AMI") shall require profit-sharing and reinvestment of net proceeds from sale of the unit into at least one new ADU in the City. For purposes of this proffer 1(c), "affordability" means dwelling units that are affordable to households with incomes of not more than sixty percent (60%) of the Charlottesville AMI; the administration of the for-sale ADUs shall in other respects be governed by the provisions of City Code §34-12 (c) and §34-12(g).

2. **TRANSPORTATION IMPROVEMENTS:** Prior to the approval of a certificate of occupancy for the first unit, the Applicant shall construct road improvements at the intersection of Park Street and Davis Avenue as shown on the plan entitled, MACAA PUD DEVELOPMENT PLAN, dated September 3, 2021, last revised _____, prepared by Timmons Group, specifically:

(i) Relocation of the entrance into the Subject Property to align with Davis Avenue east of Park Street;
(ii) Removal of fencing and vegetation, and maintenance of vegetation, to improve sight distance for vehicles exiting the Subject Property to turn onto Park Street;
(iii) Elimination of the driveway directly accessing Park Street on Parcel 47000800 (1021 Park Street);
(iv) Installation of a right out only direction curb island at the exit from the Subject Property onto Park Street to prevent left turns out of the driveway onto Park Street; and

(v) Relocation of the existing pedestrian crosswalk across Park Street in accordance with the new entrance alignment, connecting the southern end of the driveway into the Subject Property with the southern end of Davis Avenue; the new pedestrian crosswalk shall consist of high-visibility pavement markings, ADA curb ramps, and advanced signage.

3. **PEDESTRIAN/BICYCLE ACCESS EASEMENT:** At the request of the City, and which may be a condition to the issuance of the first certificate of occupancy, the Owners shall dedicate to the City at no cost a permanent public easement for pedestrian and bicycle access in the general locations shown on the Application Plan, as will be determined with specificity during the site planning process and shown on the final approved site plan for the Subject Property and on the subdivision plat or separate easement plat, providing pedestrian and bicycle access from the public right-of-way / sidewalk system within the development through the Subject Property to the U.S. Route 29/250 Bypass multi-modal trail.

(Signature Page Immediately Follows)

DRAFT

PROFFERS

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

WHEREFORE, the undersigned Owners stipulate and agree that the use and development of the Subject Property shall be in conformity with the conditions hereinabove stated and request that the Subject Property be rezoned as requested, in conformance with the Zoning Ordinance of the City of Charlottesville.

Respectfully submitted this _____ day of _____, 202__.

OWNERS:

MONTICELLO AREA COMMUNITY ACTION AGENCY,
a Virginia nonstock corporation

By: _____
Name: _____
Title: _____

1023 PARK STREET, LLC,
a Virginia limited liability company

By: _____
Name: _____
Title: Manager

DRAFT

MACAA PUD SUPPLEMENTAL INFORMATION IN ADDITION TO PUD DEVELOPMENT PLAN

1021, 1023, AND 1025 PARK STREET

CITY OF CHARLOTTESVILLE, VIRGINIA

SITE DATA:

TAX MAP PARCELS:
470007100, 470008000, 470011000

TOTAL PARCEL AREA:
9.005 ACRES

ZONING:
R1

OWNER:
MONTICELLO, AREA COMMUNITY ACTION A

DEVELOPER:
PIEDMONT HOUSING ALLIANCE

DESIGN:
TIMMONS GROUP

SOURCE OF BOUNDARY SURVEY:
PLAT OF RECORD

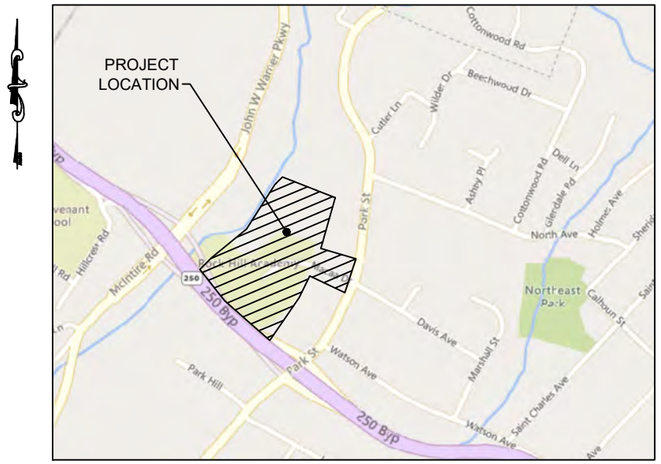
SOURCE OF TOPOGRAPHY:
EXISTING TOPOGRAPHY PROVIDED BY TIMMONS GROUP JUNE, 2021

CURRENT USE:
RESIDENTIAL HOUSING, MACAA OFFICES, DAYCARE AND OTHER USES

PROPOSED USE:
PUD

LIGHTING:
LIGHTING FIXTURES SHALL NOT EXCEED 3000 LUMENS.

TRAFFIC STUDY:
ITE USE CODE 220; LOW RISE MULTIFAMILY
ITE USE CODE 565; CHILDCARE
94 UNITS AND 4703 SQ. FT.
AM PEAK HOUR - 97 (38 ENTER, 59 EXIT)
PM PEAK HOUR - 108 (59 ENTER, 49 EXIT)
AVERAGE DAILY TRIPS - 894 ADT



VICINITY MAP
SCALE: 1" = 1000'

Sheet List Table

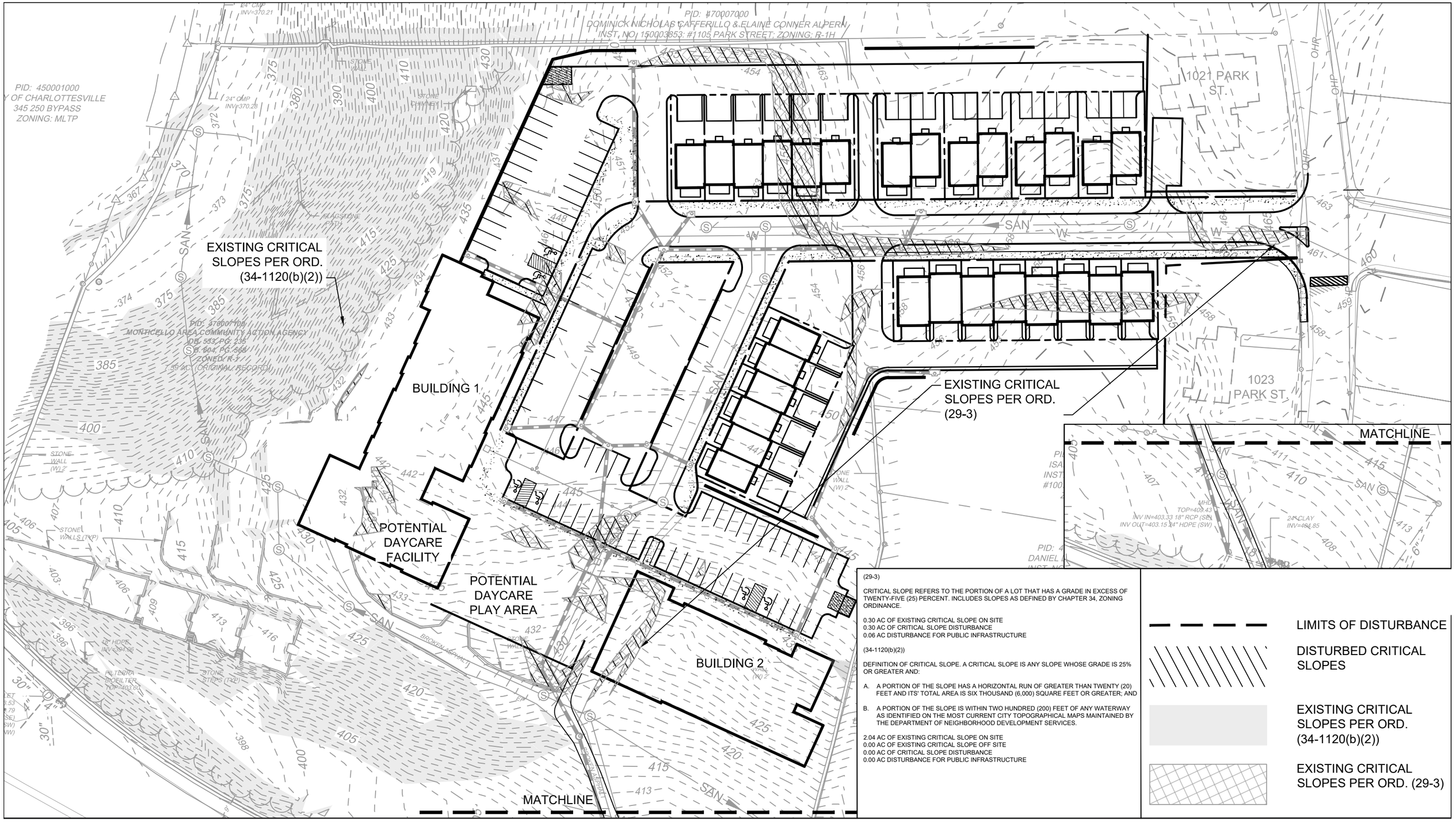
Sheet Number	Sheet Title
1	COVER
2	CRITICAL SLOPES EXHIBIT AND WAIVER
3	FIRETRUCK AUTOTURN 1
4	PARKING PLAN
5	PEDESTRIAN ACCESS PLAN
6	PEDESTRIAN ACCESS PLAN
7	PRELIMINARY BMP&STORMWATER MANAGEMENT PLAN
8	STORMWATER MANAGEMENT OVERALL DRAINAGE AREA
9	TREE SURVEY
10	TREE SURVEY CHART
11	EROSION CONTROL DETAILS

TOTAL # OF SHEETS: 11

NOTE: SEE ARCHITECTURAL SUPPLEMENTAL INFORMATION ATTACHED

APPLICANT:
PIEDMONT HOUSING ALLIANCE
682 BERMAR CIR.
CHARLOTTESVILLE, VA 22901
CONTACT: ANDREW MILLER
TELEPHONE: 434-422-5497

ENGINEER OF RECORD:
TIMMONS GROUP
608 PRESTON AVENUE, STE. 200
CHARLOTTESVILLE, VA 22902
CONTACT: JONATHAN SHOWALTER, P.E.
TELEPHONE: 434-327-1681



(29-3)

CRITICAL SLOPE REFERS TO THE PORTION OF A LOT THAT HAS A GRADE IN EXCESS OF TWENTY-FIVE (25) PERCENT. INCLUDES SLOPES AS DEFINED BY CHAPTER 34, ZONING ORDINANCE.

0.30 AC OF EXISTING CRITICAL SLOPE ON SITE
0.30 AC OF CRITICAL SLOPE DISTURBANCE
0.06 AC DISTURBANCE FOR PUBLIC INFRASTRUCTURE

(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.

2.04 AC OF EXISTING CRITICAL SLOPE ON SITE
0.00 AC OF EXISTING CRITICAL SLOPE OFF SITE
0.00 AC OF CRITICAL SLOPE DISTURBANCE
0.00 AC DISTURBANCE FOR PUBLIC INFRASTRUCTURE

LIMITS OF DISTURBANCE

DISTURBED CRITICAL SLOPES

EXISTING CRITICAL SLOPES PER ORD. (34-1120(b)(2))

EXISTING CRITICAL SLOPES PER ORD. (29-3)

CRITICAL SLOPES EXHIBIT

PAGE 2

MACAA PUD - September 3, 2021
Revised - November 15, 2021

SCALE 1"=60'

0 60' 120'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

PID: 470007000
DOMINICK NICHOLAS CAFFERILLO & ELAINE CONNER ALPERN
INST. NO. 150003853; #1105 PARK STREET; ZONING: R-1H

PID: 470010100
MONTICELLO AREA COMMUNITY ACTION AGENCY
DB. 553, PG. 235
S. 604, PG. 568
ZONED: R-1
1.56 AC. (ORIGINAL RECORD)

1021 PARK ST.

1023 PARK ST.

DAVIS AVE

PARK STREET

BUILDING 1

POTENTIAL DAYCARE FACILITY

POTENTIAL DAYCARE PLAY AREA

BUILDING 2

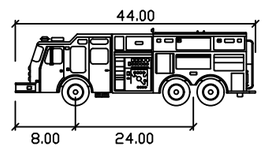
PID: 470012000
ISAIAH M LESTER
INST. NO. 200005380
#1007 PARK STREET
ZONING: R-1

PID: 470013000
DANIEL L BUCKMAN
INST. NO. 090003823
#1005 PARK STREET
ZONING: R-1

PID: 470014000
JONATHAN C & MARCELLE M ELDRIDGE
INST. NO. 170003910
#1003 PARK STREET
ZONING: R-1

PID: 470016300
BRADLEY R TAYLOR
DB. 1113, PG. 115
#513 250 BYPASS
ZONING: R-1

PID: 470015000
DAVID W LAMB &



Pumper Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

FIRETRUCK AUTOTURN 1

PAGE 3

MACAA PUD - September 3, 2021
Revised - November 15, 2021

SCALE 1"=60'

0 60' 120'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

ROAD E
ROAD D
ROAD B
ROAD A
ROAD C
ROAD F
MACAA DRIVE
MACAA DRIVE
BUILDING 1
BUILDING 2
POTENTIAL DAYCARE FACILITY
POTENTIAL DAYCARE PLAY AREA
1021 PARK ST.
1023 PARK ST.
DAVIS AVE
PARK STREET
OHP
PID: 470007000
DOMINICK NICHOLAS CAFFERILLO & ELAINE CONNER ALPERT
INST. NO. 150003853; #1105 PARK STREET; ZONING: R-1H
PID: 470007100
MONTICELLO AREA COMMUNITY ACTION AGENCY
DB. 553, PG. 235
DB. 604, PG. 566
ZONED: R-1
56 AC. (ORIGINAL RECORD)
PID: 470012000
ISAIAH M LESTER
INST. NO. 200005380
#1007 PARK STREET
ZONING: R-1
PID: 470013000
DANIEL L BUCKMAN
INST. NO. 090003823
#1005 PARK STREET
ZONING: R-1
PID: 470014000
JONATHAN C & MARCELLE M ELDRIDGE
INST. NO. 170003910
#1003 PARK STREET
ZONING: R-1
PID: 470016300
BRADLEY R TAYLOR
DB. 1113, PG. 115
#513 250 BYPASS
ZONING: R-1
PID: 470015000
DAVID W LAMB &

PARKING CALCULATION:

PARKING REQUIRED	
2 PER TOWNHOUSE x 28 TOWNHOMES	56
1.3 PER APARTMENT x 66 UNITS	85
TOTAL REQUIRED:	141
PARKING PROVIDED	143

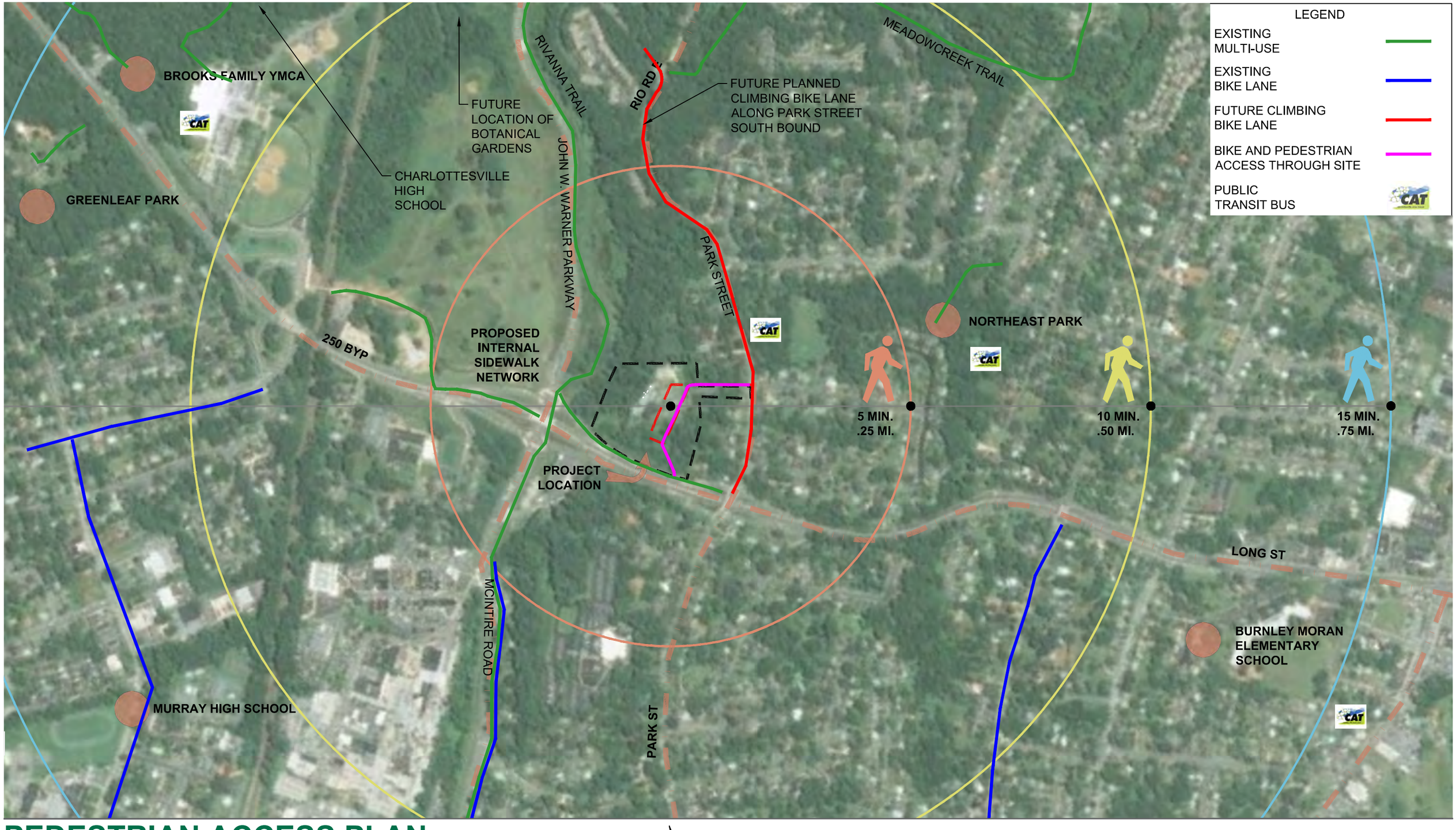
PARKING PLAN

PAGE 4

MACAA PUD - September 3, 2021
Revised - November 15, 2021

SCALE 1"=60'
0 60' 120'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



PEDESTRIAN ACCESS PLAN

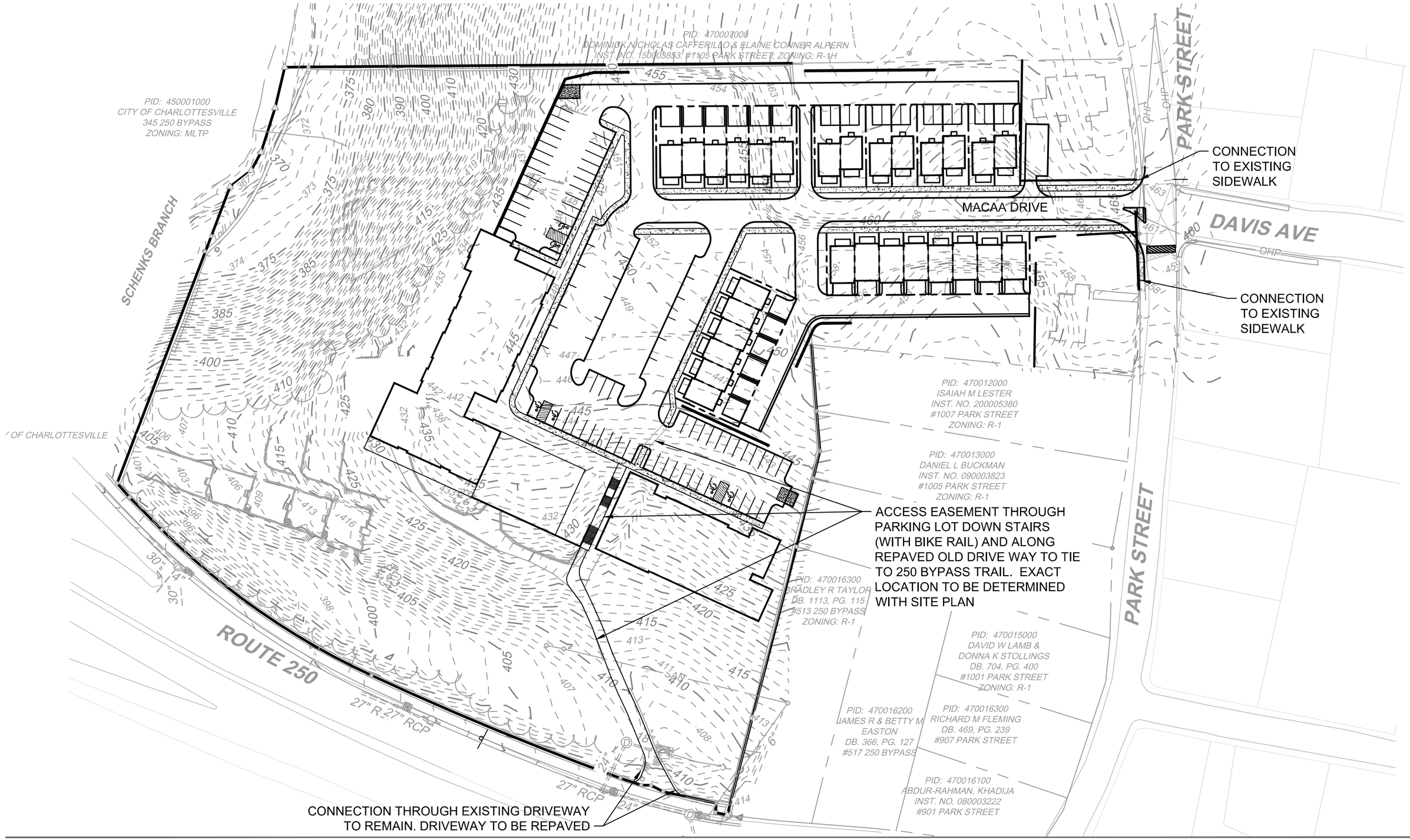
PAGE 5

MACAA PUD - September 3, 2021
Revised - November 15, 2021

SCALE 1"=500'

0 500' 1000'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



PEDESTRIAN ACCESS PLAN

PAGE 6

MACAA PUD - September 3, 2021
Revised - November 15, 2021

SCALE 1"=80'

0 80' 160'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

STORMWATER MANAGEMENT AND E&SC NARRATIVE:

STORMWATER QUALITY:

PARCEL 470007100 IS 7.59 ACRES AND CURRENTLY THE LOCATION USED BY THE MONTICELLO AREA COMMUNITY ACTION AGENCY (MACAA). THE EXISTING CONDITIONS CONSISTS OF A MARKING LOT, BUILDINGS AND PLAY AREA.
1.57 ACRES OF THE SITE IS IMPERVIOUS, 3.98 ACRES OF MANAGED TURF, AND 2.97 ACRES OF WOODED AREA.

THE TOTAL PROPOSED LIMITS OF DISTURBANCE IS APPROXIMATELY 5.27 ACRES. THE PARKING LOT, BUILDINGS, ENTRANCE ROAD, AND PLAY AREA WILL ALL BE DEMOLISHED TO BUILD TWO APARTMENT BUILDINGS, 28 TOWNHOMES, AND RELATED INFRASTRUCTURE. OF THE TOTAL POST DEVELOPMENT LAND COVER, APPROXIMATELY 3.02 ACRES IS IMPERVIOUS AND 3.26 ACRES IS MANAGED TURF.

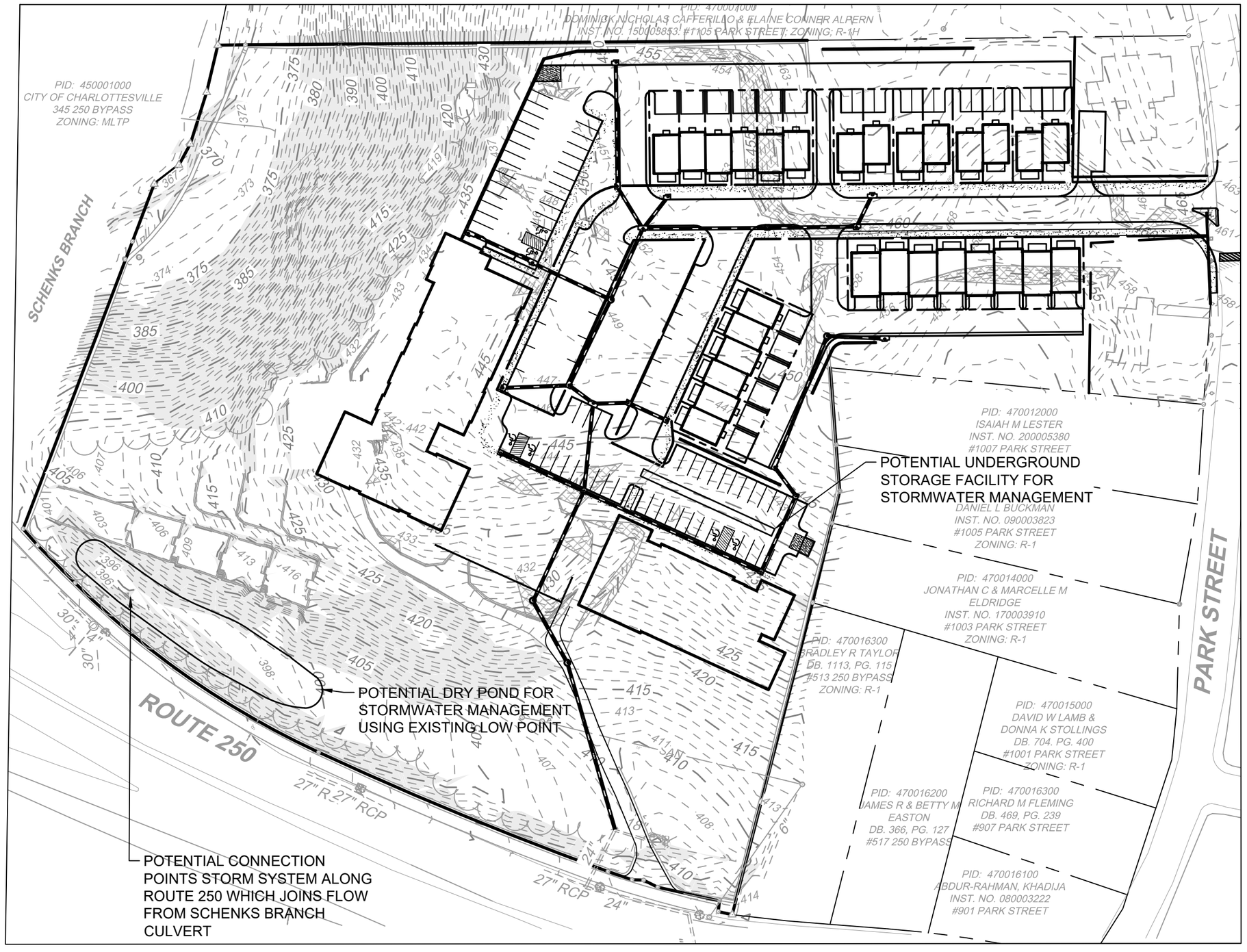
STORMWATER QUANTITY:

MACAA IS CURRENTLY LOCATED AT THE TOP OF THE SITE AND RUNOFF LEAVES THE SITE AND FLOWS DOWN THE HILL AND INTO THE STORM SYSTEM ALONG THE 250 BYPASS AND TO SCHENKS BRANCH ALONG THE WESTERN EDGE OF THE SITE VIA SHEET FLOW.

FOR THE PROPOSED POST DEVELOPMENT CONDITIONS, STORMWATER RUNOFF WILL BE COLLECTED INTO A STORM SEWER NETWORK AND THEN BE DETAINED EITHER THROUGH AND UNDERGROUND STORAGE PIPE, OR A SURFACE DRY POND, OR A COMBINATION OF THE TWO. CHANNEL PROTECTION REQUIREMENTS WILL BE MET THROUGH THE ENERGY BALANCE EQUATION WITH THE 1-YEAR, 24 HOUR STORM BEING DETAINED PER 9VAC25-870(B)3.

THE OUTFALLS FROM THE SITE WILL JOIN THE STORM SEWER NETWORK ALONG ROUTE 250. THIS STORM SYSTEM JOINS THE LARGE CULVERT CONVEYING SCHENKS BRANCH UNDER ROUTE 250 AT THE NORTHERN ENDWALL AND RIPRAP APRON. THE FLOW TO THAT POINT IS APPROXIMATELY 951 ACRES. THEREFORE OUR DISTURBED AREA IS LESS THAN 1% AT THAT POINT OF ANALYSIS. TO MEET FLOOD PROTECTION REQUIREMENTS THE STORMWATER SYSTEM SHALL BE ANALYZED AND SHOWN TO BE ADEQUATE TO THIS 1% POINT OF ANALYSIS PER 9VAC25-871-66(C)3a.

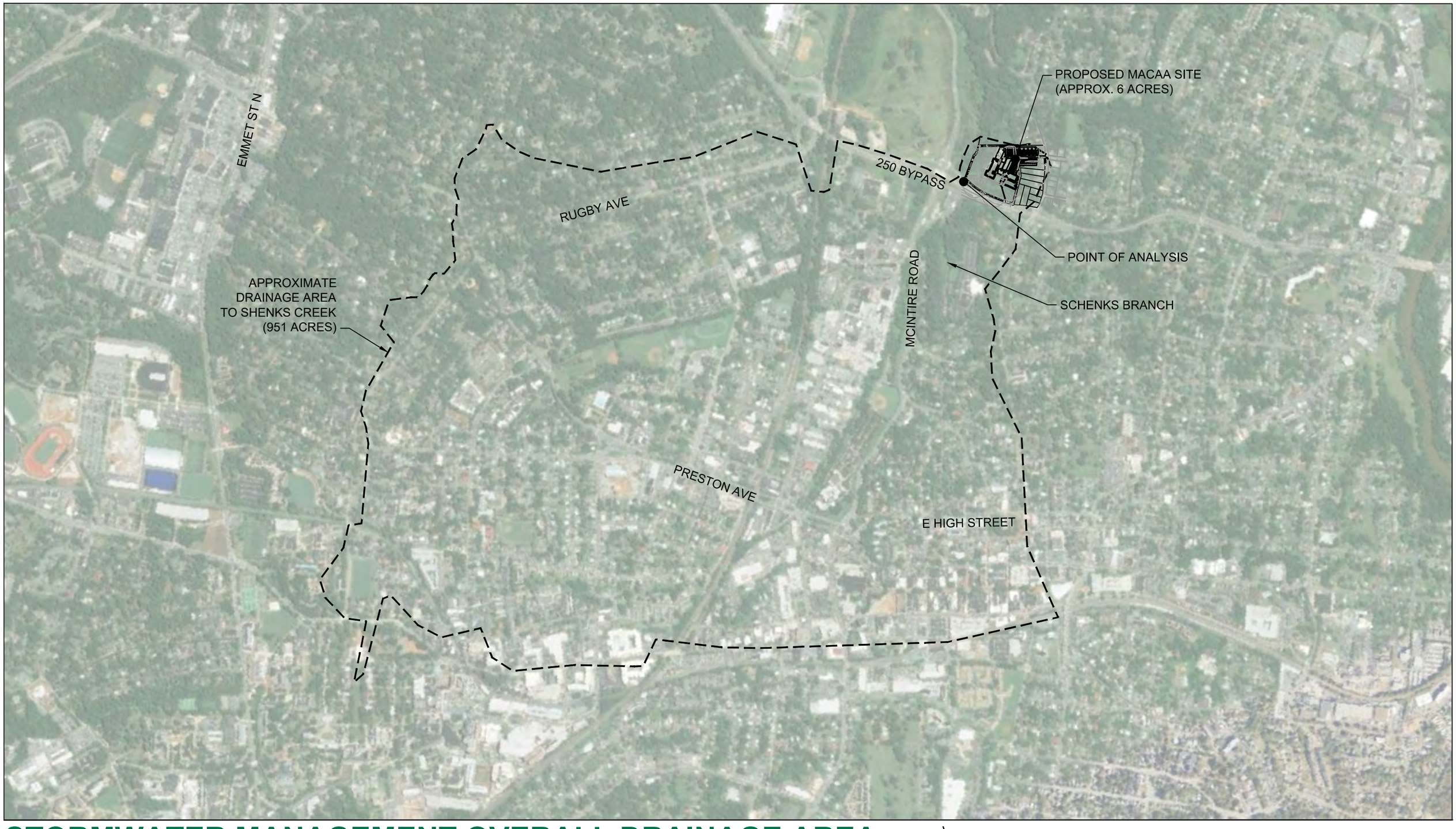
EROSION AND SEDIMENT CONTROL NARRATIVE:
E&SC MEASURES SHALL BE PROVIDED PER THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) TO ENSURE SEDIMENT LADEN RUNOFF IS CONTAINED ONSITE AND TO ENSURE PROTECTION OF ADJACENT STREAM. FINAL DESIGN WILL BE PROVIDED WITH PRELIMINARY AND FINAL SITE PLAN SUBMITTALS.



PRELIMINARY BMP & STORMWATER MANAGEMENT PLAN

MACAA PUD - September 3, 2021
Revised - November 15, 2021

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

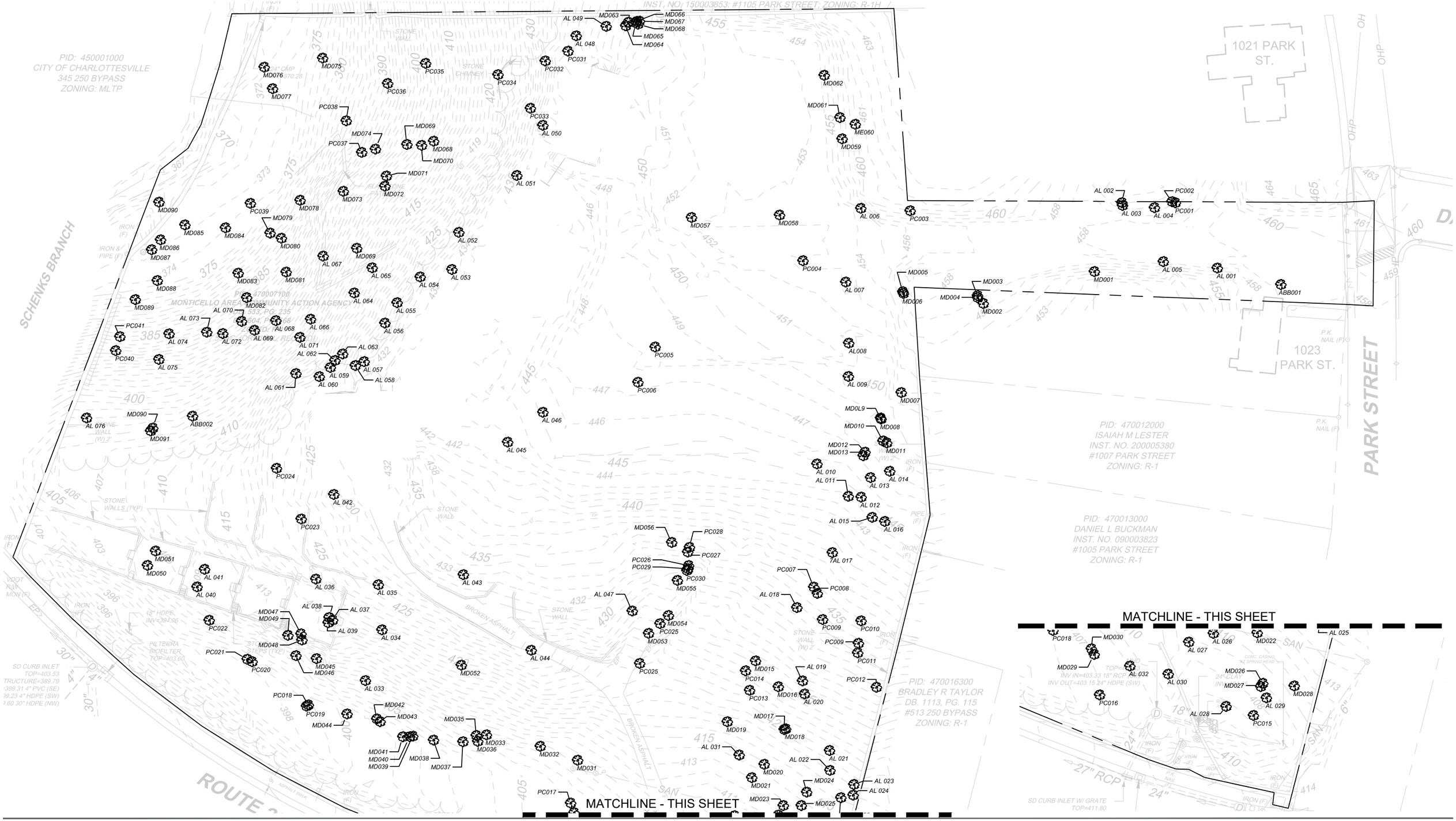


STORMWATER MANAGEMENT OVERALL DRAINAGE AREA

SCALE 1"=1,000'

0 1,000' 2,000'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



TREE SURVEY

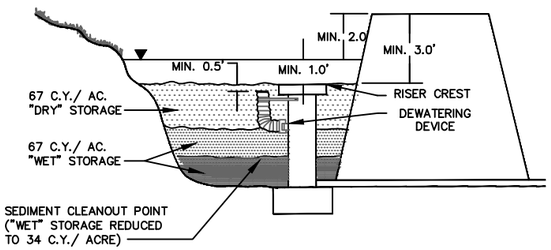
PAGE 9

MACAA PUD - November 15, 2021

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

Tree Code	Scientific Name	Common Name
ACRU	Acer rubrum	Red Maple
ACNI	Acer nigrum	Black Maple
ACSA*	Acer saccharinum	Silver Maple
ACSA	Acer saccharum	Sugar Maple
AIAL	Ailanthus altissima	Tree-of-Heaven
ALJU	Albizia julibrissin	Mimosa Tree
CACA	Carpinus caroliniana	American Hornbeam
CAGL	Carya glabra	Pignut Hickory
CATO	Carya tomentosa	Mockernut Hickory
CECA	Cercis canadensis	Redbud
FAGR	Fagus grandifolia	American Beech
FRAM	Fraxinus americana	White Ash
ILOP	Ilex opaca	American Holly
JUNI	Juglans nigra	Black Walnut
LAIN	Lagerstroemia indica	Indian crape myrtle
LITU	Liriodendron tulipifera	Tuliptree
MAGR	Magnolia grandiflora	Southern Magnolia
MAAC	Magnolia acuminata	Cucumber-Tree
NYSY	Nyssa sylvatica	Black Tupelo
OXAR	Oxydendrum arboreum	Sourwood
PIEC	Pinus echinata	Short leaf pine
PIST	Pinus strobus	Eastern White Pine
PIVA	Pinus virginiana	Virginia Pine
PLOC	Platanus occidentalis	American Sycamore
PRSE	Prunus serotina	Black Cherry
PYCA	Pyrus calleryana	Bradford pear
QUAL	Quercus alba	Northern White Oak
QUCO	Quercus coccinea	Scarlet Oak
QUFA	Quercus Falcata	Southern Red Oak
QUMO	Quercus Montana	Chestnut Oak
QURU	Quercus rubra	Northern Red Oak
QUVE	Quercus velutina	Black Oak
ROPS	Robinia pseudoacacia	Black Locust
SAAL	Sassafras albidum	Sassafras
TIAM	Tilia americana	American Basswood
TSCA	Tsuga canadensis	Eastern Hemlock
ULAM	Ulmus americana	American Elm
ULPU	Ulmus pumila	Siberian Elm

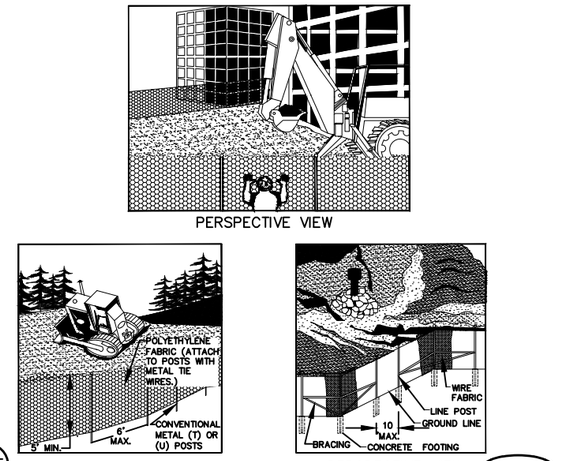
Tree Code	Botanical Name	Condition Overall	DBH
AL 066	ACNI	Good	10
PC016	ACRU	Good	10
MD040	ACRU	Fair	10
PC032	ACRU	Good	8
MD013	ACRU	Fair	12
AL 067	ACRU	Good	15
PC035	ACRU	Good	9
PC036	ACRU	Good	9
AL 027	ACRU	Fair	27
AL 031	ACRU	Fair	26
MD064	AIAL	Poor	9
MD063	AIAL	Poor	8
MD065	AIAL	Poor	8
MD066	AIAL	Poor	9
MD068	AIAL	Poor	9
PC029	AIAL	Good	10
AL 064	AIAL	Poor	14
AL 024	AIAL	Good	17
AL 030	AIAL	Poor	19
AL 023	AIAL	Good	20
MD067	AIAL	Poor	9
AL 001	ALJU	Good	11
MD059	ALJU	Poor	10
ME060	ALJU	Poor	8
AL 049	CATO	Good	25
ABB002	CECA	Good	8
PC014	CECA	Good	21
MD081	FAGR	Good	9
PC034	FAGR	Good	33
AL 018	FAGR	Good	30
PC015	FAGR	Good	23
AL 029	FAGR	Fair	23
AL 019	FAGR	Good	34
AL 052	FAGR	Good	32
AL 053	FAGR	Good	28
AL 028	FAGR	Fair	38
AL 015	ILOP	Good	11
7AL 017	ILOP	Good	11
MD021	ILOP	Fair	11
MD024	ILOP	Fair	8
MD079	ILOP	Good	9
AL 011	ILOP	Good	17
AL 013	ILOP	Good	17
PC013	ILOP	Good	18
MD007	ILOP	Fair	14
MD015	ILOP	Fair	10
MD017	ILOP	Good	12
MD018	ILOP	Good	15
MD026	ILOP	Fair	10
MD027	ILOP	Fair	10
MD016	ILOP	Good	15
AL 034	ILOP	Good	24
MD002	JUNI	Fair	11
MD004	JUNI	Fair	10
MD003	JUNI	Fair	11
MD005	JUNI	Poor	10
MD006	JUNI	Fair	12
AL 035	JUNI	Good	9
MD053	JUNI	Fair	10
MD054	JUNI	Fair	8
MD055	JUNI	Fair	11
PC022	JUNI	Fair	9
PC024	JUNI	Good	9
PC025	JUNI	Good	8
PC027	JUNI	Good	10
AL 036	JUNI	Good	17
PC028	JUNI	Good	10
MD090	JUNI	Good	18
PC023	JUNI	Good	20
AL 060	JUNI	<Null>	<Null>
AL 076	JUNI	Good	28
MD058	LAIN	Good	25
MD057	LAIN	Good	25
MD041	LIST	Fair	10
MD001	LITU	Good	8
PC017	LITU	Good	9
PC019	LITU	Fair	10
AL 042	LITU	Good	8
MD085	LITU	Fair	9
MD086	LITU	Fair	8
MD087	LITU	Fair	9
PC033	LITU	Poor	11
PC018	LITU	Fair	11
MD020	LITU	Fair	9
MD030	LITU	Fair	8
PC025	LITU	Good	10
PC038	LITU	Fair	21
AL 062	LITU	Good	11
AL 063	LITU	Good	15
AL 059	LITU	Fair	14
PC020	LITU	Fair	16
PC021	LITU	<Null>	16
MD019	LITU	Good	12
MD033	LITU	Good	15
MD035	LITU	Fair	10
MD036	LITU	Fair	8
MD037	LITU	Fair	9
MD038	LITU	Fair	8
MD039	LITU	Fair	14
MD070	LITU	Fair	29
AL 056	LITU	Good	31
AL 061	LITU	Good	20
MD090	LITU	Good	18
AL 032	LITU	Fair	20
MD068	LITU	Fair	23
MD088	LITU	Fair	29
MD071	LITU	Good	30
MD072	LITU	Fair	29
MD075	LITU	<Null>	<Null>
MD076	LITU	Fair	44
MD082	LITU	Fair	40
AL 072	LITU	Fair	41
MD084	LITU	Fair	49
AL 075	LITU	Good	54
MD061	LITU	Poor	8
MD078	LITU	Poor	52
AL 040	MAAC	Fair	35
MD050	MAAC	Good	48
AL 041	MAAC	Good	52
MD051	MAAC	Good	51
PC001	MAGR	Good	9
PC002	MAGR	Good	16
PC007	MAGR	Good	14
PC009	MAGR	Good	19
AL 002	MAGR	Good	10
AL 003	MAGR	Good	16
PC008	MAGR	Good	18
PC009	PIST	Good	16
PC010	PIST	Good	21
PC012	PIST	<Null>	<Null>
AL 004	PIST	Good	20
PC011	PIST	Good	24
AL 026	PIST	Fair	26
ABB001	PIST	Poor	30
AL 005	PIST	Good	32
AL 007	PLOC	Good	8
AL 009	PLOC	Good	10
AL 010	PLOC	Good	10
MD029	PLOC	Fair	8
PC004	PLOC	Good	10
PC006	PLOC	Good	10
PC026	PLOC	Good	9
PC030	PLOC	Good	14
PC005	PLOC	Good	12
AL008	PLOC	Good	8
AL 050	PLOC	Good	27
AL 054	PLOC	Good	14
AL 068	PLOC	Good	18
AL 006	PLOC	Good	14
AL 051	PLOC	<Null>	<Null>
AL 057	PLOC	Good	24
AL 069	PLOC	Good	30
AL 058	PLOC	Good	24
MD012	PRSE	Fair	14
MD022	PRSE	Fair	10
MD023	PRSE	Fair	9
AL 065	PRSE	Poor	9
MD028	PRSE	Fair	14
MD032	PRSE	Fair	10
MD062	PRSE	Poor	8
MD042	PYCA	Fair	8
MD043	PYCA	Fair	8
MD044	PYCA	Fair	10
MD031	PYCA	Fair	8
MD046	QUAL	Fair	10
AL 045	QUAL	Good	39
AL 048	QUAL	Good	35
AL 043	QUAL	Good	44
AL 044	QUAL	Good	44
AL 046	QUAL	Fair	58
AL 033	QUAL	Fair	41
MD091	QUCO	Good	9
MD045	QUFA	Fair	9
MD074	QUFA	Fair	24
MD047	QUFA	Fair	12
MD048	QUFA	Fair	18
AL 074	QUFA	Poor	35
PC018	ROPS	Good	9
PC003	ROPS	Good	14
MD069	TIAM	Fair	8
AL 012	TIAM	Good	8
MD052	TIAM	Fair	9
MD077	TIAM	Fair	12
AL 071	TIAM	Fair	9
AL 073	TIAM	Good	8
MD069	TIAM	Good	12
AL 055	TIAM	Good	21
MD049	TIAM	Good	14
PC039	TIAM	Good	12
MD008	TSCA	Poor	12
MD0L9	TSCA	Fair	17
AL 014	TSCA	Good	25
MD010	TSCA	Fair	14
MD011	TSCA	Fair	12
AL 016	TSCA	Good	20
AL 070	TSCA	Poor	16
AL 021	TSCA	Poor	20
AL 022	TSCA	Poor	22
AL 025	TSCA	Poor	24
MD025	TSCA	Good	16
AL 047	TSCA	Good	30
PC037	ULAM	Fair	16
MD073	ULAM	Poor	10
PC040	ULAM	Good	15
AL 037	ULAM	Fair	12
AL 038	ULAM	Fair	8
AL 039	ULAM	Fair	19
MD056	ULAM	Fair	12
MD080	ULAM	Fair	17
PC041	ULAM	Poor	19
MD089	ULAM	Fair	19
MD083	ULAM	Fair	16
AL 020	ULAM	Good	40
PC031	ULPU	Fair	19



SB

3.14–2

TEMPORARY SEDIMENT BASIN



SAF

3.1–1

SAFETY FENCE

No Scale

City of Charlottesville
Best Management Practices for Tree Preservation.....

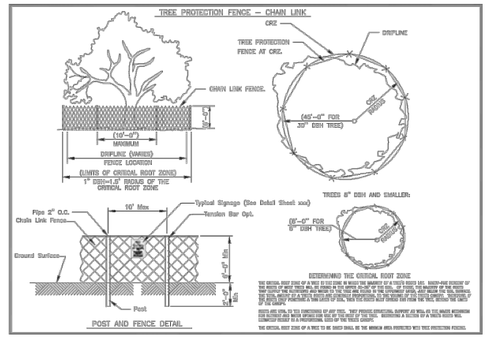
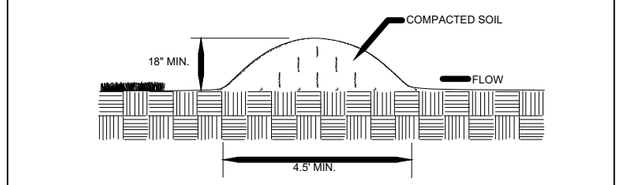


Figure 3.2: Tree Protection Fence

CITY STANDARD TREE PROTECTION DETAIL

No Scale

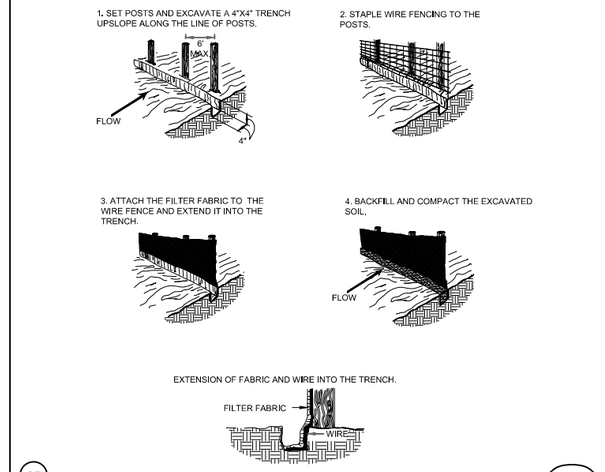


DD

3.09–1

TEMPORARY DIVERSION DIKE

No Scale



SF

3,05-1

SILT FENCE (WITH WIRE SUPPORT)

No Scale

EROSION CONTROL DETAILS

MACAA PUD - September 3, 2021
Revised - November 15, 2021

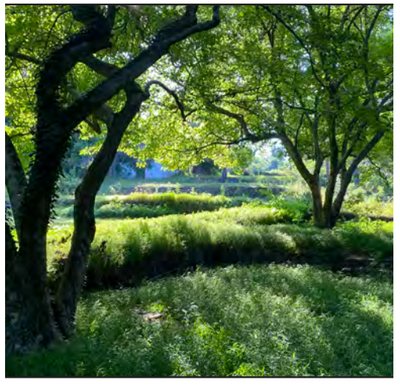
NAD 83

SCALE 1"=60'

0 60' 120'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.





MACAA REDEVELOPMENT

Architectural Supplement

September 3, 2021

REVISED NOVEMBER 15, 2021

Materials Included:
a. Project Team
b. View from Route 250
c. Proposed MACAA Drive (perspective)
d. Proposed Community Green (perspective)

Materials Added 11/15/2021:
e. Parks & Greenspace Network Diagram
f. Trail Connections Diagram

PROJECT TEAM

About MACAA
Monticello Area Community Action Agency [MACAA] was founded in 1965 and has led the effort to eradicate poverty and improve the lives of individuals and families experiencing low-income in Central Virginia. Serving the City of Charlottesville and the counties of Albemarle, Fluvanna, Louisa, and Nelson, MACAA provides a range of services and support to families experiencing barriers to economic and social mobility. As part of the services it offers, MACAA administers a Head Start preschool program for the City of Charlottesville and the counties it serves, providing early childhood education to 213 children across its service area, 60 of which are served at the Park Street location. Additionally, beginning in October 2021, MACAA will begin operating six Early Head Start classrooms in the City of Charlottesville serving an additional 60 students ages birth – three.

Head Start provides a comprehensive early childhood development program for three- and four-year-old children from families in the greatest need. Head Start children participate in a wide range of educational activities designed to enhance school readiness. In addition, Head Start Family Support Coordinators provide case management support, assist parents in addressing social service needs, and help parents attain family management and parenting skills and reach self-identified goals.

Hope House offers housing and intensive case management for families facing homelessness in the community. The program works with families to provide a safe home, stabilize the family, help them to reach employment goals, attain money-management skills, and maintain a healthy, stable home environment. Since 1988, Hope House has transformed the lives of dozens of families.

Project Discovery promotes academic achievement as a means of propelling high school students from low-income families out of poverty. The program specifically focuses on encouraging and helping these students prepare for and pursue a college education. Students receive assistance with completing college applications, locating and applying for financial aid, planning for their careers, and preparing to excel academically and socially beyond high school.
Rural Outreach offices in Fluvanna, Louisa, and Nelson counties provide emergency assistance to families by offering food, clothing, and financial resources to cover rent/mortgage and utility costs. MACAA's family-centered coaches assesses a client's needs and links them to other resources in the region to help meet their longer-term needs. MACAA's Fluvanna program office operates a thrift shop as well as a large food bank in cooperation with the Fluvanna Christian Services Society.

Additional information on MACAA can be found on their website at www.MACAA.org.

About Piedmont Housing Alliance
Piedmont Housing Alliance is dedicated to improving financial outcomes for individuals and families by offering innovative affordable housing solutions. In doing this, PHA acknowledges the role real estate practices and laws have played in preventing Black Americans and others from building wealth in its service area and country. Piedmont Housing Alliance stands ready to make intentional change to right these wrongs.
Piedmont Housing Alliance's work focuses on achieving housing justice through the following program areas:
Community Management: PHA currently manages 11 properties located in the city of Charlottesville and Albemarle and Nelson counties.

Lending Program: PHA's lending program is certified by the US Treasury as a Community Development Financial Institution ("CDFI").

Development: PHA's development and redevelopment activity aims to preserve and increase the number of high-quality, affordable housing units in its area. Piedmont Housing Alliance is certified as a Community Housing Development Organization (CHDO).

Housing Counseling: PHA's HUD-approved housing counseling program provides one-on-one coaching for home buying, credit improvement, debt reduction, savings programs, fair housing, and foreclosure prevention. Piedmont Housing Alliance offers free classes in the community and is a Virginia Housing Development Authority-approved provider of First Time Homebuyer Education, required for access to financial assistance in homebuying. (A first-time homebuyer is defined as a buyer who has not owned a home for a period of three years prior to purchase.)

Piedmont Housing Alliance is the successor organization to the Thomas Jefferson Housing Improvement Commission (TJHIC), which was founded in 1983 by Jane Saunier as part of the Thomas Jefferson Planning District Commission. TJHIC received designation as a Community Housing Development Organization (CHDO) by the state of Virginia and had four allied organizations: Charlottesville Housing Improvement Project (CHIP-now disbanded); Albemarle Housing Improvement Project (AHIP-now a separate non-profit); Jordan Development Corporation; and Midway Development Corporation.

In 1996, TJHIC joined together with the Charlottesville Housing Foundation, which had been founded in 1968 by Francis Fife, Delegate Mitch Van Yahres, Thomas J. Michie, Jr. and Robert Stroud. CHF brought substantial assets to the alliance, including land. At that time the organization took the name Piedmont Housing Alliance.

About Habitat for Humanity of Greater Charlottesville
Habitat for Humanity of Greater Charlottesville envisions a Greater Charlottesville community where everyone can find a decent place to live.

To that end, Habitat for Humanity partners with hardworking, local, low-income families to help them build and purchase homes, and is scaling up to build at least 40 homes annually. Since 2004 Habitat has dedicated itself to creating new mixed-income communities and infusing existing neighborhoods with affordable housing. Habitat for Humanity believes in diverse, inclusive, and vibrant communities of neighbors that transcend socioeconomic and cultural divides.

In order to increase its impact beyond building homes, Habitat is reaching deeper into local, low-income communities. In 2017, it created a Pathways to Housing Program to work with extremely low-income residents and community members saddled with bad credit to walk side by side with them, lifting them up so that they can find better housing and become homeowners. As such, the average AMI of Habitat families over the past three years is 34%.

Building relationships is key to Habitat's goals. Habitat works to create a sense of community, social cohesion, and collective capacity among future homebuyers, empowering them towards goals far beyond homeownership.

Habitat is committed to our families long-term. Habitat works with current homeowners to ensure that every family has the tools to thrive in their homes—as well as make a positive impact on their community and bring hope to others.

BRW ARCHITECTS

PIEDMONT HOUSING ALLIANCE

macaa

Habitat for Humanity® of Greater Charlottesville

PROJECT PARTNERS
MACAA Redevelopment
Unit Development Submission
September 3, 2021
Revised November 15, 2021



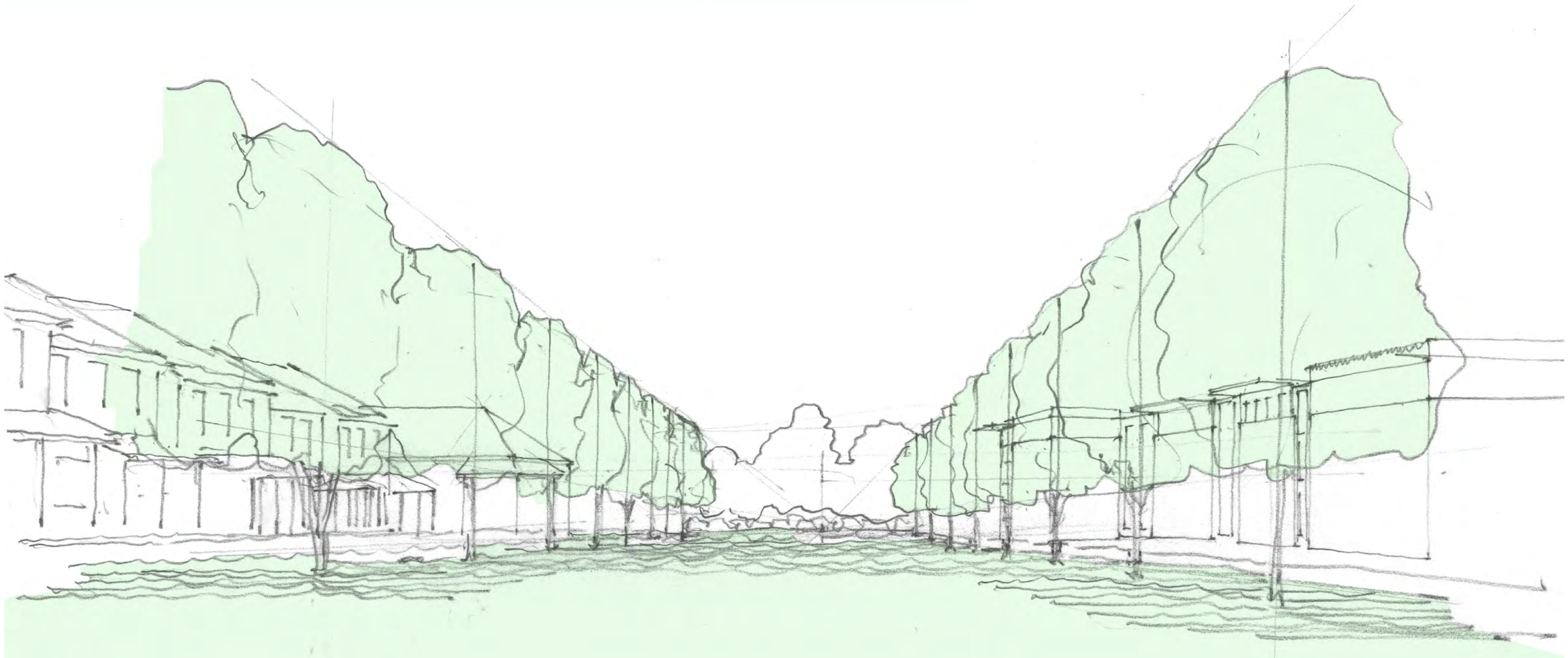
VIEW FROM RT. 250

MACAA Redevelopment
Planned Unit Development Submission
September 3, 2021
Revised November 15, 2021



PROPOSED MACAA DRIVE

MACAA Redevelopment
Planned Unit Development Submission
September 3, 2021
Revised November 15, 2021



PROPOSED COMMUNITY GREEN

MACAA Redevelopment
Planned Unit Development Submission
September 3, 2021
Revised November 15, 2021



BRW ARCHITECTS

PARKS & GREENSPACE NETWORK

MACAA Redevelopment
Planned Unit Development Submission
September 3, 2021
Revised November 15, 2021

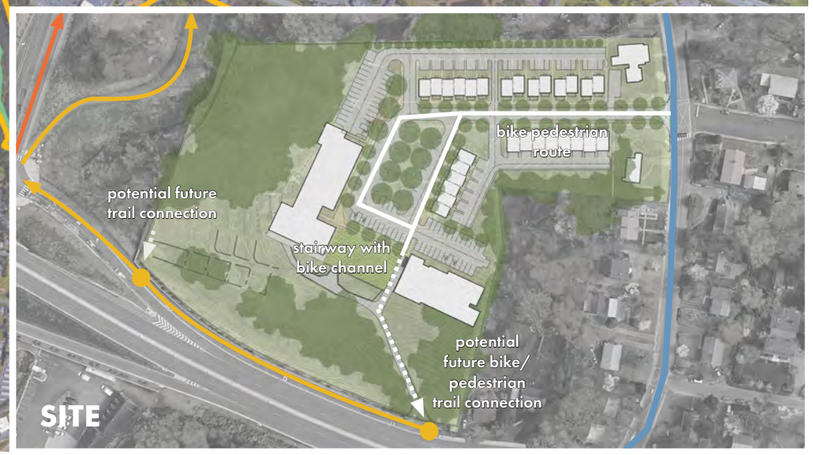
TO ALBEMARLE COUNTY

Bike Lanes
Paved Trails
Rivanna Trails Foundation Footpaths
Recommended Bike & Pedestrian Projects
(2015 Bicycle & Pedestrian Master Plan)

Bicycle Vision Arterial Trail Corridor
(2015 Bicycle & Pedestrian Master Plan)

Proposed Climbing Lane on Park Street
(2015 Bicycle & Pedestrian Master Plan)

SITE



BRW ARCHITECTS

TRAIL CONNECTIONS
MACAA Redevelopment
Planned Unit Development Submission
September 3, 2021
Revised November 15, 2021

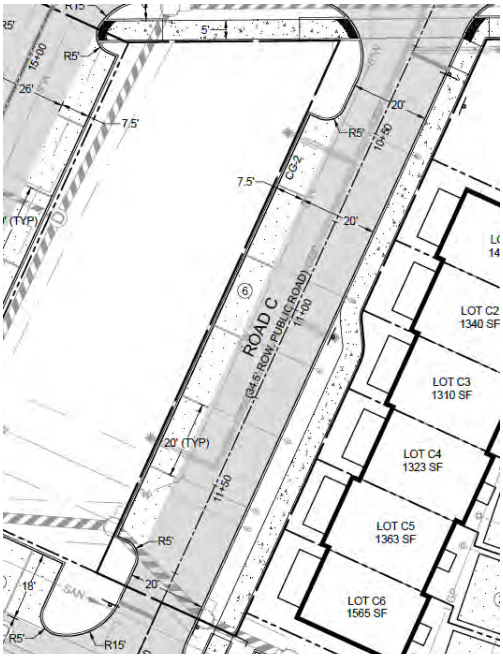
#R-24-066

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

WHEREAS, Piedmont Housing Alliance ("Applicant"), on behalf of the Monticello Area Community Action Agency, ("Owner") of certain land fronting on Park Street and the Route 250 Bypass, designated on the City Tax Map and Parcel (TMP) as Parcels 470007100, 470011000, and 470008000 (collectively, hereinafter, the "Subject Property"), has submitted an application seeking a waiver of the requirement of City Code Section 29-182(j)(2) where sidewalks shall be constructed to approved city standards on both sides of every new street. This application is submitted in connection with the Applicant/Developer's proposed development of ZM21-00003 (Planned Unit Development), and

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

BE IT RESOLVED by the Council for the City of Charlottesville, Virginia that the sidewalk waiver request presented to this Council by the Applicant/Developer is hereby granted along approximately one hundred fifty (150) feet along the west side of the proposed 'Road C' abutting City Lots currently identified as Real Estate Parcel Identification Number 470007100 as depicted below.



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

Approved by Council
June 3, 2024

Kyna Thomas

Kyna Thomas, MMC
Clerk of Council

CITY OF CHARLOTTESVILLE

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359

TO: Charlottesville Planning Commission
FROM: Missy Creasy, Deputy Director NDS
DATE: October 11, 2024
SUBJECT: **Electronic Meeting Participation Policy**

At the August 2024 Planning Commission meeting mention of an electronic meeting policy for the Commission was discussed. Staff has provided a policy for adoption which mirrors much the City Council policy and includes updates per the City Attorney's office based on Code requirements. If the policy is adopted, the commission will need to re-adopt it annually.

Following review of the information, Planning Commission has the ability to adopt the policy, adopt the policy with changes or decline to adopt the policy.

Policy for Electronic Participation by Charlottesville Planning Commissioners

in Planning Commission meetings.

1. Purpose and Applicability. It is the policy of the Planning Commission of the City of Charlottesville that individual members of the Commission may participate in Commission meetings by electronic means as permitted by Virginia Code Section 2.2-3708.3(B). The purpose of the policy is to comply with the requirements of Section 2.2-3708.2 of the Code of Virginia and the City of Charlottesville Standard Operating Procedure 100-02 ("Use of City Premises for Meetings; Procedures for All-Virtual Meetings and Other Remote Participation"), and to allow for and govern participation by one or more Commissioners in Planning Commission meetings by electronic communication means. All proceedings pursuant to this policy shall be performed in accordance with Virginia Code Section 2.2-3708.3(B), as that statute may hereafter be amended. This policy shall apply strictly and uniformly to the entire Planning Commission membership without regard to the identity of the member requesting remote participation or the matters that will be considered or voted on at the meeting.

2. Permissible Reasons for Electronic Participation. Participation by a Commissioner in a meeting by electronic communication means shall only be allowed for one of the reasons set forth within Virginia Code Section 2.2-3708.3(B)(1), (2), (3), or (4). Each Commissioner shall be limited each calendar year to participation by electronic means for personal reasons (Virginia Code Section 2.2-3708.3(B)(4)) to two meetings, or twenty-five percent (25%) of the meetings held by the Planning Commission per calendar year, rounded up to the next whole number, whichever is greater.

3. Approval. No Commissioner may participate in a meeting by electronic communications means unless the Commissioner requests and the Chair approves the participation in accordance with this policy. Individual participation from a remote location shall be approved unless such participation would violate this policy or other provisions of the Virginia Freedom of Information Act. If the Chair does not approve the Commissioner's request, such disapproval shall be recorded in the Commission's minutes with specific reasons cited for the disapproval.

4 Approval Process. A Commissioner may request to participate in a meeting by electronic communication means if the Commissioner notifies, by electronic mail, the Planning Commission Chair and the Secretary to the Planning Commission on or before the day of the meeting that the Commissioner is unable to attend due to the following:

i. Personal (Va. Code § 2.2-3708.3(B)(4)): an emergency or personal matter, provided that the Commissioner identifies with specificity the nature of the emergency or personal matter, or

ii. Temporary or Permanent Disability, or Medical Condition (Va. Code § 2.2-3708.3(B)(l) or (2)): a commissioner has a temporary or permanent disability or other medical condition that prevents the Commissioner's physical attendance, or a medical condition of a member of a Commissioner's family requires the Commissioner to provide care that prevents the Commissioner's physical attendance.

- The Commissioner must also notify the Planning Commission Chair and the Secretary to the Planning Commission of the remote location from which the Commissioner would participate by electronic communication means.

- At the meeting, the Secretary to the Planning Commission shall announce the information received from the absent Commissioner. If the Commission member's request is in all respects compliant with this policy, then the Chair shall approve the absent Commissioner's request. If participation by a member through electronic communication means is approved, the Secretary to the Planning Commission shall record in the minutes of the meeting the remote location from which the Commissioner participated; however, the remote location need not be open to the public and may be identified in the minutes by a general description. If participation is approved pursuant to subdivision 1 or 2 of Va. Code § 2.2-3708.3(B), the Secretary to the Planning Commission shall also include in the meeting minutes the fact that the member participated through electronic communication means due to a (i) temporary or permanent disability or other medical condition that prevented the member's physical attendance or (ii) family member's medical condition that required the member to provide care for such family member, thereby preventing the member's physical attendance, as applicable. If participation is approved pursuant to subdivision 4 of Va. Code § 2.2-3708.3(B), the Secretary to the Planning Commission shall also include in the meeting minutes the specific nature of the personal matter cited by the member.

- Upon approval of the Commissioner's request to participate by electronic communication means, the Commissioner shall be allowed to fully participate in the meeting by electronic communication means.

- If a Commissioner’s participation from a remote location pursuant to this subsection is disapproved because such participation would violate the policy set forth above, such disapproval shall be recorded in the minutes with specificity, inclusive of the following information:

i. the specific nature of the emergency or personal matter or temporary or permanent disability or other medical condition;

ii. the remote location from which the Commissioner would participate in the meeting; and

iii. the specific aspect of this policy that would be violated by the Commissioner's proposed participation by electronic communication means, as determined by the Chair of the Planning Commission.

6. Annual Adoption. This policy must be re-adopted by the Planning Commission at least once annually, by recorded vote at a public meeting.

#R-24-034

RESOLUTION
Approving Amendments to the City Council Rules and Procedures

BE IT RESOLVED by the Council of the City of Charlottesville, that City Council's Rules and Procedures are amended as follows:

Charlottesville City Council Rules and Procedures

These *Charlottesville City Council Rules and Procedures* are designed to help City Council conduct its affairs in a timely and efficient manner, while encouraging a robust and meaningful dialogue with members of the community.

I. MEETINGS

A. Generally

1. Regular meetings. Council will adopt a schedule for its regular meetings at its first regular meeting in January each year. Changes to the date, time, or location(s) of regular meetings during the calendar year may be made by resolution of Council.

2. Special meetings. Special meetings, including emergency meetings, may be scheduled, and held in addition to the schedule of regular meetings. Public notice and procedural requirements for special meetings are governed by the Virginia Freedom of Information Act (FOIA) and City Code § 2-42.

For special meetings, the purpose and nature of the meeting will dictate whether public comment will be allowed. Time for public comment may or may not be allocated depending on the nature of the meeting and at the discretion of Council.

3. Organizational Meeting. At the first meeting of January in each even numbered year, an Organizational Meeting shall be conducted to select the Mayor and Vice Mayor. The City Manager shall preside at the Organizational Meeting until election of the new Mayor. The City Manager shall accept nominations from Councilors for the position of Mayor. The City Manager will then accept a motion to close the nomination process.

After a motion to close the nomination process is approved by the Council, each Councilor will be provided five minutes to speak about the Mayoral nominees. After all Councilors have concluded their remarks, the Clerk of Council will then call the roll and each Councilor shall state their choice for the position of Mayor. At the conclusion of the Council's Mayoral election, the newly elected Mayor will preside over the election of Vice Mayor. The Mayor shall accept nominations from Councilors for the position of Vice Mayor. The Mayor will then accept a motion to close the nomination process. After a motion to close the nomination process is approved by the Council, each Councilor will be provided five minutes to speak about the Vice Mayoral nominees.

After all Councilors have concluded their remarks, the Clerk of Council will then call the roll and each Councilor shall state their choice for the position of Vice Mayor. The Mayor and Vice Mayor shall be elected for terms of two years.

4. Continuance of Regular Meetings Due to Weather or Other Hazardous Conditions. At its first meeting each year, City Council may fix the day or days to which a regular meeting will be continued, if the mayor (or vice-mayor, if the mayor is unavailable or unable to act) issues a declaration that weather or other conditions are such that it is hazardous for members to attend the regular meeting. If no such

provisions are set out in the annual resolution establishing regular meeting dates, then the declaration shall state the date and time to which the meeting shall be continued, and public notice of the continued meeting shall be given contemporaneously with notice given to city Councilors. (See Va. Code 15.2-1416).

5. At a work session conducted in January of each even numbered year, the City Manager and Clerk of Council will coordinate a Council orientation for all City Councilors providing training and education on City operations and City Council Policies and Procedures.

B. Agenda and Materials

1. The City Manager shall prepare a proposed agenda nine business days before the meeting for review by the Mayor. The proposed agenda for a regular meeting, and related agenda packets/ materials, shall be "finalized" on the Wednesday immediately preceding the regular meeting date (the proposed agenda does not actually become final until approved by City Council at the meeting). The Clerk may update materials provided for a regular meeting once, on the Friday preceding the regular meeting date.

Any staff or Council member who seeks to add items to a meeting agenda should notify the City Manager and the Mayor at least ten business days before the date of the meeting. Last minute submissions are discouraged but may occur from time to time when a matter that requires action expeditiously was not known in time to be presented during the normal agenda development process.

Citizens may suggest an item for consideration on a Council meeting agenda by submitting the suggestion in writing to the City Manager.

Subject to applicable FOIA requirements, last minute additions to a regular meeting agenda shall be prepped and provided to Councilors, but City Council must vote as to whether the item will be added to the agenda, during the "approval of the agenda" portion of the meeting.

2. The Order of Business at each regular meeting of Council shall be as follows (the opening session of each meeting will begin at the regular meeting start-time specified in the Annual Meeting Resolution, as amended. Additionally, times may be also identified within a meeting agenda as approximate starting time(s) for specific portions of the agenda):

<u>Opening Session</u>

i. Call to order
ii. Roll call (establish quorum)
iii. Agenda Approval
iv. Work Session (Reports or Work Session items)

<u>Closed Meeting (if called) or Recess</u>

<u>Business Session</u>

i. Moment of Silence
ii. Announcements (including Council reports of meeting attendance)
iii. Special Recognitions (if any)
iv. Community Matters
v. City Manager Report
vi. Consent Agenda

vii. Action Items (Items pulled from the Consent Agenda for discussion move to the end of Action Items.)
viii. General Business i) Includes any reports submitted as written only; it also includes items of a general nature to be considered by Council. After the presiding officer has stated the item for consideration, staff may be asked to provide a brief summary. With the Council's consent, items may be added to the agenda under General Business to respond to situations and/or questions of a critical nature which have arisen after the deadline has passed for items to be placed on the agenda.

Community Matters (Two)

Adjournment

3. The City Manager will provide appropriate agenda materials for the Council. The proposed agenda and agenda packets/materials for upcoming City Council meetings shall be made available for public inspection by appointment in the Clerk of Council's Office at the same time the materials are furnished to Councilors. Posting on the City's website is not required by FOIA, but agenda packets/ materials timely received by the date set for finalizing an agenda shall also be posted on the City's website. Reasonable efforts will be made by the Clerk of Council to post late-received submissions on the City's website, but time commitments of the Clerk may not permit re-formatting and re-publication of materials on the website, particularly when multiple late submissions are involved. (Va. Code §2.2-3707(F), FOIA Advisory Council AO-05-12)

4. Council may defer any item for which all relevant information has not been provided to the Clerk within the times set forth within these procedures.

5. Agenda Items.

• Consent Agenda: the consent agenda may be used for eligible items and may include, but is not limited to, routine and noncontroversial appropriations, grant applications, contracts, resolutions, ordinances, second readings, and the minutes. Any item may be removed at the request of a Councilor. If any Councilor requests that an item be removed from the consent agenda for further discussion, the item shall be added to the end of the regular action item agenda for discussion and action. If a Councilor requests a separate vote on an item but does not wish to have further discussion on the item, the item will be voted upon after the remainder of the consent agenda is acted upon.

Approval of Consent Agenda: Those items not removed from the consent agenda shall be acted upon by a single vote of Council.

• Once the Agenda is approved at the beginning of the meeting, all of the Agenda items shall be heard in the order in which they appear on the approved Agenda. A majority of Councilors may agree to take out of sequence any listed on the approved agenda. At any time, a regular meeting may be adjourned from day to day, or from time to time, or from place to place (but not beyond the time fixed for commencement of the next regular meeting, until all the business set forth on a regular meeting agenda is completed. Notice of any meeting continued under this provision shall be reasonable and shall be given to the public in accordance with FOIA. (Va. Code § 15.2-1416(C))

• Each agenda item shall be given an approximate time limit. Generally, the total time allocated to any agenda item that does not include a scheduled public hearing shall not exceed twenty (20) minutes, unless the presiding officer, after consultation with the other Councilors, determines otherwise.

• Opening presentations for agenda items shall be limited to ten (10) minutes, unless the presiding officer, in consultation with the other Councilors, determines otherwise.

• For each agenda item, an individual or Councilor shall be designated as the main Presenter who will introduce the item to Council; however other presenters may also be recognized during Council's consideration of an Agenda Item (for example, and without limitation: rezoning applicants or their consultants, staff members, City/staff consultants, etc.) After presentation of the item, Councilors may ask clarifying questions of any presenter, if necessary. If a public hearing is scheduled, the public hearing will be conducted before any motion is initiated by a Councilor.

C. Transaction of Business

1. General.

- Unless otherwise specifically provided by law, Council may conduct business and vote upon any matter properly before it, at any meeting at which a quorum is present.
- Informal discussion of a subject is permitted while no motion is pending.
- In making motions and transacting its business, Council shall follow the rules set forth within these Meeting Procedures. If a question of procedure arises that cannot be resolved by the provisions within these Procedures, the Parliamentarian will consult Robert's Rules of Order and apply them to a resolution of the question.
- If in speaking, any member violates these Rules, the presiding officer will call the member to order. If there is no appeal, the decision of the presiding officer shall be submitted to. If the decision is in favor of the member who was called to order, they may proceed; otherwise, they shall not proceed except by leave of the Council. (City Code §2-70)

2. Motions, generally.

- Any member, including the presiding officer, may make a motion. A member may make only one motion at a time.
- Except as otherwise noted, all motions require a second; a motion dies for lack of a second.
- Except as otherwise noted, each member is required to obtain the floor, by addressing the presiding officer, before making motions or speaking either to other Councilors or to members of the public.

3. Substantive Motions.

- A substantive motion is any motion that deals with the merits of an item of business and that is within the Council's legal powers, duties, and responsibilities.
- A substantive motion is out of order while another substantive motion is pending.

4. Procedural Motions.

- A procedural motion is a motion that Council may use to "act upon" a substantive motion, by amending it, delaying consideration of it, and so forth. Procedural motions are in order while a substantive motion is pending and at other times, except as otherwise noted.

- Only the following procedural motions, and no others are in order. Procedural motions are listed below in their order of priority. If a procedural option is not listed below, then it is unavailable.

Procedural Motions

i. Appeal a Procedural Ruling of the Presiding Officer (an appeal is in order immediately after a decision is announced and at no other time; the maker need not be recognized by the presiding officer, the motion does not require a second, and if made in a timely manner, the motion may not be ruled out of order.)

ii. Motion to Adjourn, to be made without preliminary remarks, and to be decided without debate

iii. Take a brief recess

iv. Suspend the rules (City Code Sec. 2-66: 4/5 vote is required)

v. Defer consideration of a Substantive Matter ("lay on the table"), to be decided without debate

vi. To postpone, either indefinitely, or to a day or hour certain

vii. Call the question, subject to the provisions of City Code § 2-76 (not in order until each member has had an opportunity to speak once; the motion is not amendable or debatable)

viii. Motion to amend (a motion may be amended no more than twice; once a motion has received a second, it is up to the entire group to decide whether or not it should be changed by amendment; prior to receiving a second, a motion may be amended with the permission of the person who made the motion)

ix. Substitute motion (no more than one substitute motion may be made; if a substitute motion is adopted and replaces the original motion, no further substitute motions may be made)

x. Withdrawal of motion (a motion may be withdrawn by its maker any time before it is amended, or before the presiding officer puts the motion to a vote, whichever occurs first)

xi. Motion to reconsider, subject to the restrictions set forth within City Code §§2-73 and 2-74 (provided, however, that this motion may not be used in a land use decision involving a rezoning or a special use permit)

xii. Other motions expressly referenced in City Code §2-72.

5. Debate.

• In the event that conflicts arise among members as to the order for speaking, the presiding officer shall apply the following rules: the maker of a motion is entitled to speak first, if he/she/they wishes to do so; a member who has not spoken on an issue shall be recognized before someone who has already spoken.

• The presiding officer may participate in the debate prior to declaring a matter ready for a vote.

• Council members shall not engage in electronic communications among themselves during a meeting, regarding any motion that is on the floor for debate.

• In making a motion, a member shall endeavor to state the basis of the motion within a period not more than 5 minutes. In debating a motion, or in proposing amendments or substitute motions, each member shall try to state the basis of that procedural motion within a period of less than 3 minutes. In asking a question of a speaker, Council members should take not more than 3 minutes to phrase the question. When a question is under debate, no motion shall be entertained unless specifically provided for, except for the motions listed in City Code §2-72.

• In debate, speakers shall be collegial in their language and shall avoid all reference to personalities. No member shall interrupt another without the consent of the presiding officer, except when making a point of order.

6. Voting.

• The presiding officer shall call the question, either: (i) after a motion to call the question has received a second and has been voted upon, or (ii) at their discretion, any time after each member has had at least one opportunity to speak during debate. After the vote is taken, the presiding officer shall announce that the motion is adopted or failed and the vote count.

• If any member abstains from voting, the reason for the abstention shall be included in the minutes of the meeting.

• In the event that a substantive matter does not require a recorded vote, then the presiding officer may call for approval of that matter by voice vote or acclamation. (Generally, this process should be used only when a matter is simple, clear to all present and requires no discussion.)

7. Officers.

a. Mayor: the Mayor shall preside at all meetings of City Council ("presiding officer"). The Vice Mayor shall be the presiding officer in the Mayor's absence.

Meetings of City Council shall be governed according to these Meeting Procedures, except where provided otherwise by the Virginia Code or the Code of the City of Charlottesville. Matters not addressed within by one of those sources shall be resolved in accordance with Robert's Rules of Order.

• At each Council meeting, the presiding officer shall preserve order and decorum, and shall have the authority:

i. To decide questions of order (City Code Sec. 2-69);

ii. To determine whether a speaker is compliant with these Rules of Procedure, and to entertain and rule on objections from other members on this ground;

iii. To entertain and answer questions of procedure;

iv. To call a brief recess at any time;

v. To adjourn in an emergency

• A decision by the presiding officer on any matter listed in C.i. through C.iii. above may be appealed to Council upon the question "Shall the decision of the chair be sustained as the decision of the Council?". Such a motion is in order immediately after the presiding officer announces his/her/their decision, and at no other time. Upon an appeal, no debate shall be allowed if the question pertains to a question of "decorum", and the question shall immediately be voted upon. But if the question relates to

the priority of business, or to relevancy or applicability of propositions, the appeal may be debated among Councilors prior to a vote. (City Code Sec.2-69)

- The presiding officer shall ensure that individuals address their comments to City Council at appropriate times, in accordance with the meeting agenda and these Rules of Procedure. Otherwise, no person shall address City Council until leave to do so has been granted by the City Council or until invited to do so by the presiding officer. Remarks shall at all times be addressed directly to Council, and not to staff, the audience, or the media. (City Code sec.2-71)

- Remarks and actions that disrupt the progress of the Council meeting, and remarks from persons other than Councilors, the City Manager, the City Attorney, or a Presenter for an Agenda Item are not permitted, other than within the portions of a meeting Agenda set aside for "Community Matters", comment on a Consent Agenda item, or a public hearing.

The presiding officer shall call an individual to order, including a Councilor, when that individual goes afoul of these rules. The following are examples of remarks and behavior that are not permitted:

i. Interrupting a speaker who is addressing Council at the speaker's microphone, or interrupting a speaker who has otherwise been invited to address Council during Community Matters or a Public Hearing;

ii. Interrupting a Councilor who is speaking;

iii. Shouting, and talking (either individually or in concert with others) in a manner that prevents a speaker or a Councilor from being heard or that otherwise hinders the progress of the meeting;

iv. Blocking paths for emergency exit from the meeting room; engaging in any conduct that prevents a member of the audience from seeing or hearing Councilors during a meeting; standing on chairs or tables within the Council meeting room;

v. Threats or incitement of violence toward Councilors, City staff or members of the public;

vi. Engaging in conduct that is a criminal offense under the City Code or the Virginia Code;

vii. Campaigning for elected office;

viii. Promotion of private business ventures;

ix. Using profanity or vulgarity;

x. Personal attacks against Councilors, City staff or members of the public; or

xi. Behavior which tends to intimidate others

During a City Council meeting the presiding officer shall have control of the Council Chambers and the connecting halls and corridors within City Hall, and any other venue where a Council meeting is being held. In case of any conduct described above, the presiding officer may take measures deemed appropriate, including but not limited to suspending the meeting until order is restored, ordering areas to be cleared by the Sergeant at Arms, or requiring any individual to exit the meeting room and adjacent premises (connecting halls and corridors.)

b. City Attorney:

The City Attorney shall serve as the Parliamentarian for the purposes of interpreting these Meeting Procedures, and the Code of Virginia (1950), as amended, and Robert's Rules of Order, as may be directed by the presiding officer, or as required as a result of a point of order raised by one or more Councilors.

c. City Clerk:

The City Clerk shall prepare and publish the agenda and prepare minutes. The City Clerk shall also prepare the list of speakers for the Community Matters sections of the Agenda.

d. Sergeant at Arms:

Pursuant to City Code § 2-43, the Sergeant at Arms shall assist the Presiding Officer in maintaining order at Council Meetings.

8. Any person who has been expelled from a Council meeting shall be barred by the presiding officer, from reentering the Council meeting from which he/she/they was expelled, subject to appeal to Council or motion passed by Council.

D. Community Matters, Public Hearings and Other Comment Opportunities

1. Community Matters – Time shall be reserved during each regular City Council meeting for Community Matters. The purpose of Community Matters is to offer individuals an opportunity to state a position, provide information to City Council, comment on the services, policies, and affairs of the City, or present a matter that, in the speaker's opinion, deserves the attention of City Council.

a. At Council's regularly scheduled meetings, two Community Matters opportunities will be afforded for members of the public. One Community Matters opportunity will be offered early in the meeting, prior to taking up matters on a consent agenda, action items agenda, or items for General Business. At this first Community Matters period, up to sixteen (16) individuals may speak, as follows:

i. up to 8 individuals selected randomly from a list of people who have signed up in advance, and

ii. up to 8 individuals who have raised their hand as directed by the presiding officer at the designated time during the meeting on a first-come/first-served basis.

A second Community Matters session will be offered as the final agenda item at each regular meeting, during which individuals who did not speak during the first Community Matters period may be given an opportunity to address Council.

b. Each person who speaks during a Community Matters segment will have up to three (3) minutes.

i. Speakers may concede their allotted time; the person whose name is written on the speaker sheet must be the person who begins speaking, although they may be accompanied by others to the podium and may share their time with them. Each speaker shall begin by clearly stating his/her/their name and place of residence (or, if speaking on behalf of a business, by giving the location of the business).

ii. Written materials presented at Community Matters must be given to the Clerk prior to speaking and will be distributed to the Council. For distribution of hard copies to Councilors, eight copies should be provided; however, electronic distribution is preferred and may be sent to

Council@charlottesville.gov. Electronic presentations cannot be accommodated during Community Matters.

iii. Issues raised in Community Matters may be referred to the City Manager by the presiding officer, with a request that the City Manager bring back a suggested response to issues raised in Community Matters.

2. Public hearings – From time to time, Council will conduct public hearings on specific topics as required by law or as Council otherwise deems appropriate. The purpose of a public hearing is for Council to receive public comments on a specific topic.

The order of public hearings shall be as follows:

i. The presiding officer shall open the public hearing

ii. Hearings shall begin with a brief presentation from a staff member. The presentation shall summarize the facts about the issue and any staff or other recommendation (such as the Planning Commission in the case of land use matters). Council members may seek clarification during the presentation.

iii. In land use cases, the applicant or their representative shall have an opportunity to speak following staff. The presentation shall be limited to ten (10) minutes.

iv. The presiding officer shall then solicit comments from the public. Each speaker must clearly state their name and address. There shall be a time limit of three (3) minutes for each individual speaker.

v. After public comments have been received in a land use case, the applicant or their representative may respond with a rebuttal limited to no more than five (5) minutes.

vi. Upon the conclusion of public comments, or the applicant's rebuttal in a land use case, the presiding officer shall close the public hearing. Following the closing of the public hearing, the presiding officer will ask for a motion. Following a motion and a second, the presiding officer will ask for discussion. Following the conclusion of discussion, Council will vote on the pending motion.

3. Written Comments – To provide an additional mechanism to communicate with Council, an "Online Matters by the Public" form is provided on the City website for electronically submitting comments. These comments are distributed to all Council members. Citizens may also contact Councilors via their City email addresses (available on the City's website) or by written correspondence sent in care of the Clerk of Council.

E. Recess

1. By motion, Council may take a brief recess during the meeting, or the Presiding Office may declare a recess at their discretion.

2. The Council's goal at regular meetings is to adjourn no later than 11:00p.m.

3. Suspension of Meeting Procedures

- No rule set forth within these Meeting Procedures can be suspended except by the consent of four Council members. Suspension of the rules may be made by a motion. (*City Code section 2- 66*)

F. Miscellaneous

1. Persons with disabilities may request reasonable accommodations by contacting ada@charlottesville.gov or (434) 970-3182. Persons are encouraged to make requests in advance.

2. All regular City Council meetings are broadcast live on Charlottesville's TV10. Streaming video of the meetings is available for viewing online at the time of the meeting and as an archived video on the next business day following a meeting. Archived meetings can be downloaded in audio or video format from the City website. Charlottesville TV 10 runs repeats of the most recent meeting throughout the month on Mondays, Wednesdays, and Fridays at 7:00 p.m. and Tuesdays, Thursdays, and Saturday mornings at 9:00 a.m. until the next meeting is held.

3. These City Council Meeting Rules and Procedures will be posted on the City's website.

4. These Council Meeting Rules and Procedures are adopted by the Council pursuant to the Charter of the City of Charlottesville and Section 2-66 of the City Code, and effective upon adoption these Rules supersede prior rules. The rules and procedures set forth within this document do not create substantive rights for third parties or participants in proceedings before City Council, and City Council reserves the right to suspend or amend the rules in the manner provided in the City Code. The failure of City Council to strictly comply with the provisions of this document shall not invalidate any action of City Council.

G. Policy for Electronic Participation by Councilors in Council meetings

1. Purpose and Applicability. It is the policy of the City Council of the City of Charlottesville that individual members of the Council may participate in Council meetings by electronic means as permitted by Virginia Code Section 2.2-3708.3 (B). The purpose of the policy is to comply with the requirements of Section 2.2-3708.2 of the Code of Virginia and to allow for and govern participation by one or more Councilors in Council meetings by electronic communication means. All proceedings pursuant to this policy shall be performed in accordance with Virginia Code Section 2.2-3708.3 (B), as that statute may hereafter be amended. This policy shall apply to the entire City Council membership without regard to the identity of the member requesting remote participation or the matters that will be considered or voted on at the meeting.

2. Quorum Required. The City Council may consider a request for participation by electronic communication means only if a quorum of the Council is physically assembled at the primary or central meeting location, and there is an arrangement for the voice of the remote participant to be heard by all persons at the primary or central meeting location.

3. Permissible Reasons for Electronic Participation. Participation by a Councilor in a meeting by electronic communication means shall only be allowed for one of the reasons set forth within Virginia Code Section 2.2-3708.3 (B) (1), (2), or (4). Each Councilor shall be limited each calendar year to participation by electronic means for personal reasons (Virginia Code Section 2.2-3708.3(B)(4)) in two meetings, or twenty-five percent (25%) of the meetings held by City Council per calendar year, rounded up to the next whole number, whichever is greater.

4. Approval. Individual participation from a remote location shall be approved unless such participation would violate this policy or the provisions of the Virginia Freedom of Information Act. If a Councilor's participation from a remote location is challenged, then the City Council shall vote whether to allow such participation. If the City Council votes to disapprove the Councilor's participation because such participation would violate this policy, such disapproval shall be recorded in the Council's minutes with specific reasons cited for the disapproval.

5. Approval Process. No Councilor may participate in a meeting by electronic communications means unless the Councilor requests and the Council approves the participation in accordance with this policy.

- A Councilor may request to participate in a meeting by electronic communication means if the Councilor notifies the Mayor and the Clerk of Council on or before the day of the meeting that the Councilor is unable to attend due to the following:

    i. Personal (Va. Code §2.2-3708.3(B)(4)): an emergency or personal matter, provided that the Councilor identifies with specificity the nature of the emergency or personal matter, or

    ii. Temporary or Permanent Disability, or Medical Condition (Va. Code §2.2-3708.3(B)(1) or (2)): a Councilor has a temporary or permanent disability or other medical condition that prevents the Councilor's physical attendance, or a medical condition of a member of a Councilor's family requires the Councilor to provide care that prevents the Councilor's attendance.

- The Councilor must also notify the Clerk of Council of the remote location from which the Councilor would participate by electronic communication means.

- At the meeting, the Clerk of Council shall announce the information received from the absent Councilor. If the Council member's request is in all respects compliant with this policy, then by motion and majority vote of the quorum of Councilors physically assembled at the central meeting location, City Council may approve or disapprove the absent Councilor's request. If participation by a member through electronic communication means is approved the Clerk of Council shall record in the minutes of the meeting the remote location from which the Councilor participated; however, the remote location need not be open to the public and may be identified in the minutes by a general description. If participation is approved pursuant to subdivision 1 or 2 of Va. Code §2.2-3708.3(B), the Clerk of Council shall also include in the meeting minutes the fact that the member participated through electronic communication means due to a (i) temporary or permanent disability or other medical condition that prevented the member's physical attendance or (ii) family member's medical condition that required the member to provide care for such family member, thereby preventing the member's physical attendance. If participation is approved pursuant to subdivision 4 of Va. Code §2.2-3708.3(B), the Clerk of Council shall also include in the meeting minutes the specific nature of the personal matter cited by the member.

- Upon adoption of a motion to approve the Councilor's participation by electronic communication means, the Councilor shall be allowed to fully participate in the meeting by electronic communication means.

- If a Councilor's participation from a remote location pursuant to this subsection is disapproved because such participation would violate the policy set forth above, such disapproval shall be recorded in the minutes with specificity, inclusive of the following information:

    i. the motion;

    ii. the vote thereon;

    iii. the specific nature of the emergency or personal matter or temporary or permanent disability or other medical condition;

    iv. the remote location from which the Councilor would participate in the meeting; and

v. the specific aspect of this policy that would be violated by the Councilor's proposed participation by electronic communication means, as summarized by the quorum of Councilors physically present.

II. THE COUNCIL – MANAGER RELATIONSHIP

A. Per City Code §2-157 and in the interests of efficient management, if Council members seek answers from City staff, they should generally attempt to do so through the City Manager. In any event, when asking questions of staff, Council members should advise the City Manager of same.

B. Members of the City Council, including the Mayor, shall represent the official policies or positions of the City Council to the best of their ability when designated as delegates for this purpose. When presenting their individual opinions and positions, Council members shall explicitly state they do not represent their body or the City, nor will they allow the inference that they do. No member of City Council may purport to speak on behalf of the City on matters that have not been voted on by Council or that do not represent official City policy unless authorized by vote of the City Council.

C. If a Councilor wishes to convene a gathering that will involve the use of City meeting space or the assistance of non-Council staff, the gathering must be approved by the City Manager, with notice given to the Clerk of Council and other Councilors of the date, time, place, and purpose of the gathering.

D. If any Councilor convenes or plans to attend an event or gathering to which any other Councilors may also be invited, he/she/they shall advise the Clerk of Council and the City's FOIA Officer at least one day in advance of the time and place of the event or gathering.

E. Council members shall respect and adhere to the Council/Manager structure of Charlottesville City government as outlined in the Charlottesville City Code. In this structure, the City Council determines the policies of the City with the advice, information and analysis provided by City staff, Boards and Commissions, and the public. Except as provided by the City Code, Council members shall not interfere with the administrative functions of the City or the professional duties of City staff; nor shall they impair the ability of staff to implement Council policy decisions.

Ref. City Charter, §5.01, §5.02
Ref. City Code §2-36; 2-39; 2-146 through 2-158

III. CITY COUNCIL EXPENDITURES

A. Each fiscal year, as part of Council's approval of the annual budget for the City, or as amended during the year, Council appropriates a certain amount of public funds for expenditure by "City Council/ Clerk of Council" and for "City Council Strategic Initiatives". Public funds appropriated in these categories may be expended by City Council in accordance with this Council Procedure document, as follows:

1. **Council-authorized purchases and expenditures—**public funds within City Council's budget appropriation, including any discretionary funds contemplated to be expended for uses specifically designated by individual Councilors within Council's budget appropriation, may be expended for lawful purposes specifically approved by a vote of City Council, including, without limitation:

i. Charitable donations authorized by state statute;

ii. Compensation to individuals serving on a City-Council created advisory agency, as defined in Va. Code §2.2-3101 (task force, commission or other group - regardless of name). (Note: If City Council creates an advisory agency, City Council may specifically authorize members of the advisory agency to be compensated for their attendance at regularly scheduled meetings and in training. Compensation may be paid to an individual member, only if the City Council action which established the advisory agency: (i) specifically authorizes the amount of compensation to be paid, (ii) designates the manner in which compensation may be paid (City-issued check, cash-equivalent (e.g., gift card), or other form of payment), and (iii) identifies the fund or budget expenditure line item from which the compensation is to be paid.) Ref. Va. Code §15.2- 1411.

iii. Purchases of goods or services for a City Council meeting, function, or retreat, or purchase of office supplies, travel reservations for an individual Councilor, etc., arranged by the Clerk of Council in his/her/their role as "decentralized buyer" for the City (for example: a facilitator for a Council workshop; catering and meals for a City Council meeting or retreat; consulting services for a City Council initiative, etc.).

iv. Emergency travel expenses, which may be arranged and authorized by the City Manager, in circumstances where an individual Councilor's credit card fails to function while the Councilor is traveling on City business.

v. Payment for the expenditures listed in (i)-(iii), above, shall be arranged by the Clerk of Council or City Manager, on behalf of City Council, using the credit card issued by the City to the Clerk or by other form of payment used by the City in the normal course of business. Individual Councilors' credit cards shall not be used to pay for those expenditures.

2. **Reimbursement of individual Councilors' and Council-staff members' City-business expenses** —pursuant to Va. Code §15.2-1414.6 each individual Councilor is eligible to be reimbursed for any expenses incurred by such individual Councilor for official City business ("Reimbursables"). Any such Reimbursables must be itemized and documented by stamped "paid" receipts to the extent feasible.

i. Following are examples of authorized Reimbursables:

- registration fees, meals and/or travel and parking expenses for attendance at official functions, general assembly sessions, or ceremonies/special events to which City Council, or an individual Councilor, or a Council staff member, is invited or is required to attend;
- individual dues for membership in organizations related to Council duties, and travel to seminars and meetings of those organizations (e.g., VML, Virginia First Cities, National League of Cities, etc.);
- meals or refreshments for an individual Councilor himself/herself/themself, while meeting with one or more constituents, if receipts are supported by documentation meeting IRS standards for allowable business expenses (identification of the purpose of the meeting, the topic(s) discussed, the person(s) participating in the meeting, etc.);
- home office supplies for individual Councilors, such as copier paper, "cloud" storage for records, office furniture, pens, etc.

ii. In lieu of incurring a Reimbursable expense and then submitting a reimbursement request to the City, any individual Councilor or Council staff may use a city credit card issued to such

Councilor/ staff member to purchase Reimbursables. Requirements for documentation of purchases made with a City-issued credit card, as well as daily per- diems and mileage reimbursement rates, shall be the same as established by the City Manager/ Director of Finance for City employees.

iii. No credit card issued to an individual City Councilor shall be used to purchase any goods, services or items other than:

a) Reimbursables

b) Tokens of sympathy or appreciation for the Clerk of Council and his/her/their staff, the City Manager and his/her/their deputies and assistants, and the Finance Director and his/her/their deputies and assistants, to recognize birthdays, work anniversaries, sympathy for the loss of a family member, and similar circumstances). The value of a credit card transaction for any such purchase shall not exceed $50

c) Goods, services or items approved by City Council, as a body, to be purchased with an individual Councilor's card *(for example, City Council may vote to authorize an individual Councilor who is leading a City- Council sponsored trip to charge certain group expenses to the City credit card issued to that Councilor)*.

d) If any individual Councilor desires to use a City credit card that is issued to him/her/them, but is not sure whether or not a particular purchase constitutes a Reimbursable, as defined above, it shall be the responsibility of the Councilor to seek guidance (from Council, as a body, the Clerk of Council, the Finance Director, or the City Attorney's Office) prior to using the credit card to make the purchase.

Inquiry shall be made regardless of whether similar purchase(s) have previously been made prior to the adoption of these Council Rules and Procedures.

3. **Prohibited Expenditures, by Credit Card and Otherwise**: the following expenditures of City funds are PROHIBITED and are UNAUTHORIZED as to every individual Councilor and each member of Council's staff:

No City funds shall be used to obtain, purchase, or pay for any of the following—whether the purchase or payment is made or obtained by means of a City-issued credit card, expense reimbursement request, City-issued check, cash, or cash equivalent (gift card) or otherwise:

i. Alcoholic beverages,

ii. Smoking products and paraphernalia,

iii. Personal items and services (i.e., goods, services, or items other than Reimbursables) for an individual Councilor or any other individual,

iv. Gifts or donations to any individual(s),

v. Non-essential services and gratuities: mini-bar fees, service gratuities in excess of 20% for meals or transportation services, movies, personal telephone calls made from a hotel phone, etc.,

vi. Vehicle fuel,

vii. Cash (cash advances, wire transfers, money orders, credits for returned merchandise, etc.),

viii. Any purchase or expenditure that exceeds funding that is available within City Council's fiscal year budget at the time of the purchase or obligation of City funds,

ix. All other unauthorized purchases and expenditures—meaning any purchase or expenditure other than one specifically authorized within these Council Rules and Procedures.

B. Oversight of Council Expenditures

1. The Clerk of Council shall send quarterly budget-to-actual expenditure reports to City Council, reporting all expenditures from City Council's budget for the preceding month (inclusive of credit card purchases), as well as the total amount of funds remaining to be spent during the fiscal year. It shall be the responsibility of City Council, as a body, to review the budget-to-actual expenditure reports and to address any apparent concerns as a group, with Council staff and each other.

2. If any Councilor or Council staff member has a question about whether any credit card purchase or other expenditure complies with this Council Procedure, they may seek assistance from the Finance Director or City Attorney, as needed. If the question cannot be resolved by Council, as a body, the matter shall be reviewed by the City Attorney in consultation with the City Manager and Director of Finance and/or reported to law enforcement for investigation.

Notwithstanding the foregoing: if Council as a body fails to promptly take action, or if there is cause to believe that a violation of the requirements of this Council Procedure is knowing or intentional and a financial loss in excess of $300 (ref. City Code §2-45) will occur to the City while awaiting a response by Council, any City official or Council staff shall have a right to seek review of the matter by law enforcement.

3. Any City Councilor who uses a credit card, or otherwise obligates City funds to be expended, for purposes not authorized by this Council Procedure may be subject to civil fines, payment of reimbursement to the City, and/ or criminal prosecution (ref. City Code §2-45, City Code §22-33, and Va. Code §18.2-112).

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

Approved by Council
March 18, 2024

Kyna Thomas

Kyna Thomas, MMC
Clerk of Council

Code of Virginia
Title 2.2. Administration of Government
Subtitle II. Administration of State Government
Part B. Transaction of Public Business
Chapter 37. Virginia Freedom of Information Act

§ 2.2-3708.3. Meetings held through electronic communication means; situations other than declared states of emergency

A. Public bodies are encouraged to (i) provide public access, both in person and through electronic communication means, to public meetings and (ii) provide avenues for public comment at public meetings when public comment is customarily received, which may include public comments made in person or by electronic communication means or other methods.

B. Individual members of a public body may use remote participation instead of attending a public meeting in person if, in advance of the public meeting, the public body has adopted a policy as described in subsection D and the member notifies the public body chair that:

1. The member has a temporary or permanent disability or other medical condition that prevents the member's physical attendance. For purposes of determining whether a quorum is physically assembled, an individual member of a public body who is a person with a disability as defined in § 51.5-40.1 and uses remote participation counts toward the quorum as if the individual was physically present;

2. A medical condition of a member of the member's family requires the member to provide care that prevents the member's physical attendance or the member is a caregiver who must provide care for a person with a disability at the time the public meeting is being held thereby preventing the member's physical attendance. For purposes of determining whether a quorum is physically assembled, an individual member of a public body who is a caregiver for a person with a disability and uses remote participation counts toward the quorum as if the individual was physically present;

3. The member's principal residence is more than 60 miles from the meeting location identified in the required notice for such meeting; or

4. The member is unable to attend the meeting due to a personal matter and identifies with specificity the nature of the personal matter. However, the member may not use remote participation due to personal matters more than two meetings per calendar year or 25 percent of the meetings held per calendar year rounded up to the next whole number, whichever is greater.

If participation by a member through electronic communication means is approved pursuant to this subsection, the public body holding the meeting shall record in its minutes the remote location from which the member participated; however, the remote location need not be open to the public and may be identified in the minutes by a general description. If participation is approved pursuant to subdivision 1 or 2, the public body shall also include in its minutes the fact that the member participated through electronic communication means due to a (i) temporary or permanent disability or other medical condition that prevented the member's physical attendance or (ii) family member's medical condition that required the member to provide care for such family member, thereby preventing the member's physical attendance. If participation is approved pursuant to subdivision 3, the public body shall also include in its minutes the fact that

the member participated through electronic communication means due to the distance between the member's principal residence and the meeting location. If participation is approved pursuant to subdivision 4, the public body shall also include in its minutes the specific nature of the personal matter cited by the member.

If a member's participation from a remote location pursuant to this subsection is disapproved because such participation would violate the policy adopted pursuant to subsection D, such disapproval shall be recorded in the minutes with specificity.

C. With the exception of local governing bodies, local school boards, planning commissions, architectural review boards, zoning appeals boards, and boards with the authority to deny, revoke, or suspend a professional or occupational license, any public body may hold all-virtual public meetings, provided that the public body follows the other requirements in this chapter for meetings, the public body has adopted a policy as described in subsection D, and:

1. An indication of whether the meeting will be an in-person or all-virtual public meeting is included in the required meeting notice along with a statement notifying the public that the method by which a public body chooses to meet shall not be changed unless the public body provides a new meeting notice in accordance with the provisions of § 2.2-3707;

2. Public access to the all-virtual public meeting is provided via electronic communication means;

3. The electronic communication means used allows the public to hear all members of the public body participating in the all-virtual public meeting and, when audio-visual technology is available, to see the members of the public body as well. When audio-visual technology is available, a member of a public body shall, for purposes of a quorum, be considered absent from any portion of the meeting during which visual communication with the member is voluntarily disconnected or otherwise fails or during which audio communication involuntarily fails;

4. A phone number or other live contact information is provided to alert the public body if the audio or video transmission of the meeting provided by the public body fails, the public body monitors such designated means of communication during the meeting, and the public body takes a recess until public access is restored if the transmission fails for the public;

5. A copy of the proposed agenda and all agenda packets and, unless exempt, all materials furnished to members of a public body for a meeting is made available to the public in electronic format at the same time that such materials are provided to members of the public body;

6. The public is afforded the opportunity to comment through electronic means, including by way of written comments, at those public meetings when public comment is customarily received;

7. No more than two members of the public body are together in any one remote location unless that remote location is open to the public to physically access it;

8. If a closed session is held during an all-virtual public meeting, transmission of the meeting to the public resumes before the public body votes to certify the closed meeting as required by subsection D of § 2.2-3712;

9. The public body does not convene an all-virtual public meeting (i) more than two times per calendar year or 50 percent of the meetings held per calendar year rounded up to the next whole number, whichever is greater, or (ii) consecutively with another all-virtual public meeting; and

10. Minutes of all-virtual public meetings held by electronic communication means are taken as required by § 2.2-3707 and include the fact that the meeting was held by electronic communication means and the type of electronic communication means by which the meeting was held. If a member's participation from a remote location pursuant to this subsection is disapproved because such participation would violate the policy adopted pursuant to subsection D, such disapproval shall be recorded in the minutes with specificity.

D. Before a public body uses all-virtual public meetings as described in subsection C or allows members to use remote participation as described in subsection B, the public body shall at least once annually adopt a policy, by recorded vote at a public meeting, that shall be applied strictly and uniformly, without exception, to the entire membership and without regard to the identity of the member requesting remote participation or the matters that will be considered or voted on at the meeting. The policy shall:

1. Describe the circumstances under which an all-virtual public meeting and remote participation will be allowed and the process the public body will use for making requests to use remote participation, approving or denying such requests, and creating a record of such requests; and

2. Fix the number of times remote participation for personal matters or all-virtual public meetings can be used per calendar year, not to exceed the limitations set forth in subdivisions B 4 and C 9.

The policy shall not prohibit or restrict any individual member of a public body who is participating in an all-virtual meeting or who is using remote participation from voting on matters before the public body.

Any public body that creates a committee, subcommittee, or other entity however designated of the public body to perform delegated functions of the public body or to advise the public body may also adopt a policy on behalf of its committee, subcommittee, or other entity that shall apply to the committee, subcommittee, or other entity's use of individual remote participation and all-virtual public meetings.

2022, c. 597;2024, cc. 56, 129, 610, 617.

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.

Minutes

PLANNING COMMISSION REGULAR MEETING
September 10, 2024 – 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 Yoder, Commissioner Schwarz, Commissioner Stolzenberg, Commissioner d'Oronzio, Commissioner Solla-Yates, Commissioner Joy
Staff Present: Patrick Cory, Missy Creasy, Carrie Rainey, Matt Alfele, James Freas, Kellie Brown

Chair Mitchell called the meeting to order and asked for any comments on the agenda. Commissioner Stolzenberg asked about Azalea Springs and the alleyway and why that could not be completely constructed. Mr. Alfele provided the information. It was asked if on the southern end, do they have to complete a sidewalk improvement on Monte Vista. Mr. Alfele noted it is an access easement not an improvement. Commissioner Schwarz asked if the fire department looked at the VERVE. Mr. Alfele noted they did, and no further comments were provided. There is awareness about the underground needs for the utilities to be complete. It was noted that fire was okay with the landscaping. Commissioner Yoder asked about the sidewalk and stairs to Montebello. Mr. Alfele provided background on the decisions made in that case and outlined the other applications associated with this application.

Commissioner Stolzenberg asked about reconfiguring the intersection at JPA/Stadium as part of this project. A brief discussion took place concerning background on this request. Mr. Freas noted that the next step would be talking with Ben Chambers about where that project could be reviewed as part of citywide transportation planning.

Concerning the Special Exception request, Commissioner Stolzenberg noted he would be making a disclosure in the meeting. There was general discussion about the location of the project. Ms. Rainey provided orientation to the location of the project.

A round of introductions of those in the room took place.

Commissioner Solla-Yates told the commission about his appointment to a state committee reviewing building code requirements.

Mr. Alfele provided the code section as a follow up to the sidewalk discussion earlier in the meeting.

Commissioner Schwarz asked if during the University report in the meeting if an update on what is occurring with the properties on West Main Street could be noted.

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

Beginning: 5:30 PM
Location: City Hall Chambers

A. COMMISSIONER'S REPORT

Commissioner Stolzenberg – I had 2 meetings this month. The meetings were LUPEC and MPO Tech. At both meetings, we discussed the VDOT Ivy Road pipeline study, which is finally wrapping up. It is not in time for this smart-scale round. It is anticipated to generate applications for the next smart-scale round. They are suggesting several improvements, roundabouts, and closing off left turns. The big subject of debate is how to divide those up. There is a new rule from the CTB. If you do a pipeline study, you must apply for the smart-scale in the specified bundle in the study. The study can say that you can do this bundle and that bundle. If it does not do that, you must do all of it at the same time. It is likely too large for a single smart-scale application. They are looking to split it up into something more manageable. Smart-scale applications for this round have been submitted. We are getting the cost estimates that are going to factor into our scores. They are bad. We have 2 main projects submitted from the MPO. The two projects were the Barracks Road improvements, which could be split into two. It is submitted as one big thing and as a split thing. It is something like $130 million for the whole project. It is more than what the district received for all smart-scale projects the last time. At 5th Street, where they were proposing a DDI, they have decided to do the diverging diamond. They will have to replace the bridge over 64, which the diverging diamond was specifically chosen to avoid having to do. That project is coming in at $57 million for that DDI. It is not looking good for us to get funded in smart-scale this round or possibly in the future unless things start changing. We are hopefully going to be prudent in managing the smart-scale funds we have already been awarded.

Commissioner Schwarz – At the Board of Architectural Review meeting, there was not anything of major significance. We did get a report from Paul Josey on plans for the trees for the Downtown Mall. I assume that Council saw the report last month. I don't know if they acted on it. The BAR issued a memo saying to do something with this immediately. It would be important to start replacing those trees as soon as possible. The report seemed to imply that there are a couple areas that may not live for much longer. It would be good to get started on a plan of action sooner rather than later. Next month, we will have a work session on furniture and the cafe spaces on The Mall. We seem to have become more lax with everything that has been placed on The Mall. We will try to get an understanding of whether that is Ok, and whether we need to set up some new rules.

Commissioner Solla-Yates – I have been appointed by the state to represent the City of Charlottesville and the University of Virginia in updating the building code. The hope is that it will be able to enact the kinds of walkable, more affordable, attractive pedestrian friendly designs that we call for in Charlottesville Plans Together.

Commissioner d'Oronzio – The Thomas Jefferson Planning District Commission (TJPDC) met last Thursday. A matter of interest here would have been The Consolidated Annual Performance Evaluation Report for CDBG and HOME, which was largely prepared here in Charlottesville because we are the go-to. That was presented with its last hearing. It is interesting to read that report considering having made some of the allocations. The CAHF Committee held an organizational meeting that was primarily driven at looking at the evaluation tools and how they are scored and weighted. There is still a conceptual conversation to be had. We are cleaning up the questionnaire and the scoring model. There might be some higher-level discussions of how we are evaluating what the priorities are and how that translates to how we score. There are a few 'howlers' in terms of wording. They are subject to multiple interpretations. We are working on that. There is a second meeting to try to bring that together towards the end of the month. The HAC met with Sam Sanders (City Manager) and James Freas (Deputy City Manager) about the land bank. They wanted to take the pulse to make sure that they had the complete rundown from the HAC and understood where the pressure points were and weren't. We have been advised that it is now back with staff and should eventually go to legal. We do not have an exact timeline. The next big step will be getting it scheduled for a work session.

Commissioner Roettger – No Report

Commissioner Yoder – I am happy to be appointed to the Planning Commission. I am looking forward to serving the city and Commission in this role. I am a transportation planner by background and experience. I have studied urban planning. I have solely focused on transportation in my career. I am looking forward to getting more involved with land use. I am looking forward to reading lots of reports about zoning. I am interested in that kind of thing.

B. UNIVERSITY REPORT

Commissioner Joy – We are meeting before the Board of Visitors meets. They are meeting tomorrow through Friday. There will be news coming out of that. I did want to give a couple of updates related to land use and some of the projects that are currently underway. One that you may start to see is the transformation of the Karsh Institute of Democracy. It is along Ivy Road. It is adjacent to the Virginia Guest House, which is the large hotel that sits closer to the parking garage off Ivy. That has officially started construction. They are currently doing site preparation and excavation with the foundations. You will, as the fall progresses, start to see some of the steel coming out of the ground for that. Another project about to start is the UVA Health Team. It is going to be taking the lead with a community outreach regarding the Oak Lawn and Grove Street property. I mentioned that previously. My understanding is that is going to be announced soon. As details come out, I will be happy to report on that at a future meeting. Another project about to start construction is the Darden School of Business. They have some housing that is being envisioned to be part of their main core ground on North Grounds. That is slated to start construction later this fall. Up by Leonard Sandridge Road, there is a temporary access road that has been put in place. This is to create a pathway to Montesano, the old historic house, which is the Center for Politics. They have a modest addition being built to accommodate public programming there. There is construction going on at Fontaine between the energy plant and the parking garage. Those are on track. I have nothing to report on the affordable housing front with the Foundation.

C. CHAIR'S REPORT

i. Annual Meeting

1. Election of Officers

Chairman Mitchell – I was on the road last month. I did not make any meetings. The Parks and Recreation Group has been busy. I think that I copied you on the Parks & Recreation Master Plan that they are getting ready to present to Council.

Annual Meeting

Commissioner Solla-Yates – We were able to deliberate and make a selection. We have contacted the candidates who have agreed to serve again. I would like to thank Chairman Mitchell for coming back. Your service has been exemplary. We are grateful for it and grateful to get a little more from you.

Commissioner d'Oronzio – We also consulted with our current Vice-Chair. We thank him for his willingness to serve again and place his name in nomination.

Ms. Creasy – The nomination on the table is for Hosea Mitchell for Chair and Carl Schwarz for Vice-Chair.

Election of Officers

Chairman Mitchell and Vice-Chairman Schwarz accepted the nominations. Motion passes 6-0.

D. DEPARTMENT OF NDS

Missy Creasy, NDS Deputy Director – We have a work session on the 4th Tuesday, September 24th. We will also be talking about the zoning ordinance. We will be talking about 2 or 3 other things. Looking down the

road, we have our October work session on the 5th Tuesday. That is our joint work session with the Albemarle County Planning Commission. That will be the Community Resilience Project. I will continue to send out our schedule of upcoming work sessions and things to think about in preparation for those.

James Freas, Deputy City Manager – We have a new NDS Director. Kellie Brown started with us on Monday. She is in the process of getting grounded into the department and the city.

Kellie Brown, NDS Director – I am happy to be with the City of Charlottesville. I am coming from Arlington, Virginia where I was a planner for 16 years. I worked on a variety of programs, projects, and initiatives. Most recently, I was involved in the county's efforts to expand housing options. We have a kindred relationship with Charlottesville in terms of expanding housing options and areas that previously only allowed for single detached homes. I also worked on a variety of other issues; zoning amendments for things like school relocateables or simply allowing more opportunities to make expansions and additions to our existing housing stock in Arlington. I worked on corridor revitalization efforts, neighborhood planning, and sidewalk design. I am excited to be in Charlottesville. I am looking forward to the opportunity to implement and apply the city's new Comprehensive Plan and new Development Code. I am focused on continuing to create a culture of a collaborative inclusive community engagement, efficient development review, and strong inter-departmental and inter-agency coordination.

E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA
No Public Comments

F. CONSENT AGENDA

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

Motion to Approve Consent Agenda – Commissioner Schwarz – Second by Commissioner d'Oronzio – Motion passes 6-0.

III. PLANNING COMMISSION PUBLIC HEARINGS

Continuing: Until all public hearings are complete
Format: (i) Staff Report, (ii) Applicant, (iii) Hearing, (iv) Discussion and Motion

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

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

i. Staff Report

Matt Alfele, City Planner – You will be holding a public hearing and making a recommendation to City Council on a proffer amendment for a proposed residential development at 240 Stribling Avenue. Southern Development on behalf of the landowner Belmont Station LLC has submitted an application to amend the approved proffer statement, which was originally approved by City Council on April 18, 2022 for 240 Stribling Avenue, the Planned Unit Development (PUD). The request is to amend the proffer statement to allow a portion of the required affordable dwelling units to be built within the Flint Hill Development, which is currently under construction. The proposed amendment would also lower the required affordability to 50 percent AMI (Area Median Income) from the current 60 percent AMI for a minimum of 2 of the required affordable dwelling units. If this request is approved, up to 8 of the required 26 affordable dwelling units at the 240 Stribling Avenue could be built within the Flint Hill PUD development. The remaining 18 required affordable units would still be built within 240 Stribling. If approved, at least 10.5 percent of the new units at 240 Stribling will be affordable dwelling units.

Chairman Mitchell – With the phrase 'could be built,' am I worried about that?

Mr. Alfele – No. Staff's recommendation is approval on this. The affordable dwellings will either be built in Stribling or built in Flint Hill. We are still going to get the units. We will get some of the units quicker if they are put in Flint Hill. The Stribling Avenue development is still under site plan review. We are still ways away from that getting approval and breaking ground. Flint Hill has broken ground. They are doing land work on that project. They started a few months ago. We will start to see stuff come out of the ground at that development.

ii. Applicant Presentation

Charlie Armstrong, Applicant – This only adds an option for 8 of the units to be built at Flint Hill.

Chairman Mitchell – Is the AMI going to be 50 percent AMI for the 2 units or not?

Mr. Armstrong – If they are built at Flint Hill.

Commissioner d'Oronzio – With the AMI piece, what is the providence of the use of the term 'very low-income household' and the change to the proffer?

Mr. Armstrong – It is just a way to differentiate from low and moderate, which is in the current proffer.

Commissioner Stolzenberg – That is what HUD uses. That is what 50 percent AMI is. Low and moderate is the misnomer because 80 percent is low for HUD. 50 percent is very low for HUD.

Commissioner d'Oronzio – It is hardly universal. The reason why I asked that is that I find that sometimes these definitions are used in there with the unintended consequences. Why are you doing this?

Mr. Armstrong – It is an opportunity for us to get an obligation satisfied. We are currently developing Flint Hill. We have an opportunity and space for additional units at Flint Hill. We are not up against the density cap there with our site planning. It opens up future possibilities for Stribling to do market rate units if we take care

of them now. From the city's point of view and citizen point of view, I would say the reason is to get the units sooner and to get deeper affordability. From our point of view, it is just to check some obligations off our list.

Commissioner d'Oronzio – It will provide you with more maneuvering. Otherwise, it gives you a little more space and maneuvering to do what you want to do with Stribling.

Mr. Armstrong – Certainty is always better than uncertainty for my business.

Commissioner Stolzenberg – My recollection is that on the south side of Flint Hill, there were in the plan 2 notional 8-unit stacked townhouse buildings. The thought at the time was that you would sell both buildings to Habitat. Eight would be required, but 16 could be built. What happens if we don't approve this? Does Habitat not buy the other building?

Mr. Armstrong – Either way, we are doing 8 units with Habitat in one of those buildings. Without this, I don't know about the other building. We have not determined a definite plan. With this, we would contract with Habitat to get both of those to them.

Commissioner Yoder – Will the units built at Flint Hill be a different size than the other units than if they were built at Stribling instead? Would they have the same number of bedrooms if they were built at Flint Hill then if they were built in the Stribling development?

Mr. Armstrong – I don't know the answer to that. We have not planned Stribling far enough along to know. If they are at Flint Hill, they will be Habitat's townhouse condominium product. They are doing something similar in Southwood right now. I don't know if that is identical. I think it is pretty close. For Stribling, in the site plan, we have a mix of townhomes and multi-family buildings that could be condos or apartments. We have not designed that building yet or those multi-family buildings.

Commissioner Solla-Yates – Thank you for the creativity. Very few people come to us with solutions.

iii. Public Hearing

No Public Comments

iv. Commission Discussion & Motion

Commissioner d'Oronzio – This opens a conversation perhaps in the context of our work session about offsite or semi-offsite relocation of affordable units. Do we want to have some further thought on how that process might work or not work? This seems very straightforward and simple. We have one set of players. What if we don't, at some future time? It might be worthwhile to reserve some time for that conversation.

Motion – Commissioner Stolzenberg – I move to recommend that City Council should approve PL-24-0061 on the basis that the amendment to the proposed Proffer Statement is consistent with the Comprehensive Plan and will serve the public necessity, convenience, general welfare, and good zoning practice. Second by Commissioner d'Oronzio. Motion passes 6-0.

IV. Commission's Action Items

1. Special Exception Request – 113 West Main Street

i. Staff Report

Carrie Rainey, City Planner – Before you tonight is a Special Exception Permit request to allow a fenced courtyard along West Market Street on the subject property. A Special Exception Permit is one of the new relief processes allowed through the new development code made effective in February. The other new relief process introduced in the development code is an Administrative Modification, which generally allows the Administrator to grant a 15% modification to physical dimensional standards. The development code continues to allow our previously permitted relief processes such as Special Use Permits, Critical Slope Special Exceptions, and Variances from the Board of Zoning Appeals. One update to note is that Special Use Permits are no longer an avenue for additional building height and apply only to specific uses.

A Special Exception Permit allows Council to grant modifications to specific physical dimensional standards in code. Special Exception Permits cannot be granted for additional building height, dwelling units per lot, or development bonuses. Example dimensional standards that can be modified through a Special Exception permit include parking design standards, entrance spacing, transition requirements, and fence heights as is before you today.

Special Exception Permit applications do not require a public hearing but do require a Planning Commission recommendation and a City Council decision, both during a public meeting. When making a recommendation, the Planning Commission should consider the following factors:
1. Whether the proposed modifications to physical dimensional standards will be harmonious with existing and approved patterns of development on the same or an opposing block face or abutting property.
2. Whether the proposed modification supports the goals and strategies of the Comprehensive Plan.
3. Whether, with conditions, the Special Exception Permit is consistent with the public necessity, convenience, general welfare, and good zoning practices.
The Planning Commission may also set forth reasonable conditions to apply when recommending approval. Before we begin discussing the application on your agenda tonight, are there are any questions or clarity needed regarding the Special Exception Permit process?

The application before you tonight is for 113 West Main Street, which has frontage on both the Downtown Mall and West Market Street. The DX Downtown Mixed-Use district does not permit fencing in front yards or side street yards unless a Special Exception Permit is granted. The applicant has requested to install perimeter fencing in the front yard on West Market Street to create a courtyard for residential use. The applicant proposes 2 gates along the West Market Street frontage to provide pedestrian and vehicular access.

Staff finds the proposed improvements are harmonious with the existing patterns of development within the neighborhood. The front yard use of surrounding properties includes parking lots, lawn and landscaping, and fenced outdoor dining space. The proposed fences and gates are of a similar scale to existing fencing in the area and provide visual connection with West Market Street to activate the pedestrian realm.

As the property is located within the Downtown Architectural Design Control District, the Board of Architectural Review reviewed the application at their May 2024 meeting. The Board found the proposed improvements to be compatible with the Downtown ADC District. The Board provided a Certificate of Appropriateness with the condition that the wood planks are either painted or have an opaque stain, with the color to be approved by the Preservation Planner.

The Future Land Use Plan of the 2021 Comprehensive Plan designates the subject property and surrounding properties as Downtown Core, which is a primary, central mixed use activity hub for the city. The proposed fences and gates will allow the creation of a resident courtyard adjacent to and visible from the West Market Street corridor, which will increase activation and pedestrian interest on the corridor in line with goals of the Downtown Core.

Several goals in the Comprehensive Plan speak to a desire for context sensitive redevelopment. The Board of Architectural Review has confirmed the proposed fences and gates are compatible with the Downtown ADC District. Staff finds the proposed improvements support the goals and strategies of the Comprehensive Plan.

As the application aligns with the Comprehensive Plan and provides outdoor amenity space for residents and street activation for West Market Street, staff finds granting the Special Exception Permit is consistent with good zoning practice and general public welfare and recommends approval of permit. Staff does not recommend any conditions be placed on this Special Exception Permit. Any proposed modifications to the fence and gate details will be reviewed by the Board of Architectural Review for consistency with the issued Certificate of Appropriateness.

Commissioner Solla-Yates – Looking at the image for Context Map 2 Zoning classifications, the contrast between the purple DX and dark red CX-8 is challenging. I don't have a solution tonight. It is something to think about.

Chairman Mitchell – You do not mention the wood planks condition that the BAR was imposing. The reason you don't do that is because the BAR is going to have a chance to look at this again to make certain.

Ms. Rainey – What the BAR did earlier in May 2024 was say that the Preservation Planner (Jeff Werner) could actually confirm the color choice of the wood as an administration process to follow up on their Certificate of Appropriateness.

ii. Applicant Presentation

Adrienne Strong, Applicant – Our client wants to turn a little used loading zone into something his residents can use. Right now, it tends to be viewed as an extension of the road or the sidewalk. He is trying to prevent some of the maintenance issues that have come up because of that and unintentional parking there. There are no latching gates. It is not to keep people out or keep anybody in. It is just a visual distinguishing, defining courtyard aspect.

iii. Commission Motion & Discussion

Commissioner Stolzenberg – In the interest of full disclosure, the applicant has been my landlord for several years, not in this building. I believe that I can neutrally judge on this issue.

Motion – Commissioner Schwarz – I move to recommend approval of this application for a special exception permit in the DX Downtown Mixed-Use Zone at 113 West Main Street to permit installation of fences and gates. Second by Commissioner d'Oronzio. Motion passes 6-0.

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

The meeting was adjourned at 6:22 PM.

Planning Commission Work Session

September 24, 2024 5:00 PM to 7:00 PM

Hybrid Meeting – NDS Conference Room

Commissioners Present: Chairman Mitchell, Commissioner d'Oronzio, Commissioner Stolzenberg, Commissioner Schwarz, Commissioner Roettger, Commissioner Yoder, Commissioner Joy

Staff Present: Patrick Cory, Missy Creasy, Kellie Brown, Matt Alfele, Remy Trail, Jeff Werner

Chairman Mitchell called the Planning Commission Work Session to order at 5:02 PM.

1. Capital Improvement Program

Staff Presentation and Planning Commission Discussion & Questions

Missy Creasy, Deputy Director of NDS – We need a little clarity about what we are discussing tonight. I will start with the Capital Improvement Program. Typically, we have a work session in November on the CIP. It will have been developed. The city manager will be ready to forward it for review and comment through the Planning Commission. This year, to try to keep the discussion going throughout the entire CIP development process, Council had a budget introduction. They were getting on track for the budget season. These are the things that will be involved. Here are the priorities. Those have been included in your packet. We were asked to have an early conversation about the CIP at this phase. Staff is working through their CIP applications. CIP Applications from departments are due at the beginning of October. This is an opportunity to hear from commissioners about your CIP thoughts and ideas at an early phase of things. In your packet, you had last year's November work session packet. You will get a similar one at the November work session with updated information. That was an example of what we have had in the past. I gave you guys a copy of the memo that you all provided to Council last year. After we hold the CIP work session in November, we hold the public hearing either in December or January. You provide recommendations to City Council for the CIP portion of the budget. Typically, that is more broad-based. You are providing comments on concepts that will implement the Comprehensive Plan. If you remember from the memo from last year, there was a big interest in making sure that we had adequate sidewalk funding. That is something that has been very important for a long time. You reiterated the library project that was under discussion last Fall. We will go through that normal process. This is an opportunity to get some early feedback while the process is just starting. We expect it to be not too long of a discussion. We did receive a public comment and able to provide some background on it from Ms. Hammill. If you have line-item specific questions, we will get those down and get answers out to you.

There were a couple of thought questions in the memo.

- Given the broad areas of the CIP (which include Education, Facilities, Public Safety, Transportation, Parks and Recreation, Affordable Housing, Technology Infrastructure), what areas should receive consideration in the upcoming budget?
- Which priorities from the Comprehensive Plan should be highlighted during this budget cycle?

Commissioner Yoder – This is my first time going through this process. My first thought in reading through the CIP is that the Comprehensive Plan talks a lot about transportation, managing our roadway network, and parking facilities. It is really focusing on transit and cycling improvements. There is maybe $700,000 total between new sidewalks, sidewalk repair, and bicycle infrastructure. It does not strike me as very much. That is my first thought. Aside from the Stribling Avenue sidewalk, the $4.2 million is a lot of money. I know Public Works has gone out and done these asphalt sidewalk little gaps. Is that a capital expense? Are they paying for that out of their operational budget? I am wondering if that is accounted for here.

Ms. Creasy – We have had ebbs and flows of that. There was an internal effort several years ago to do that. They found that most of the gaps that are left require more engineering work than possible. Generally, the funds are coming from the CIP.

Commissioner Yoder – I did not know if there was more money being spent on these kinds of things that are not reflected in the CIP. What does SIA mean?

Commissioner Stolzenberg – Strategic Investment Area. It is the area of Friendship Court and IX Park. There was a small area plan for it several years ago. That is now going to become the small area plan implementation account.

Commissioner Yoder – The Urban Transportation improvements, do you know what that is?

Commissioner Stolzenberg – Those are your temporary or quick-build things.

Ms. Creasy – We have been talking with Ben Chambers, our transportation planner, about this. He has been giving us some early descriptions as we have been working through this. The quick build is what is coming from that category.

Commissioner Stolzenberg – What we found from the Comp Plan process and the zoning process is that the thing a lot of people are concerned about is the city's ability to build the infrastructure that is needed to make this denser city work. Our execution has not quite hit the mark over the last several years. We are really turning things around. My big priority in the CIP is that we fully fund those efforts. Council had their long discussion about the sidewalk priority list and the budget associated with that and gave their advice to the budget associated with that. I certainly expect to see that in there. I would also like to make sure that all our other pending transportation projects make it through. I know, having seen this year's smart-scale budgets, there have been budget increases in everything having to do with construction. We have all these smart-scale projects from earlier rounds that we haven't gotten over the finish line. We have already cancelled all 4 phases of West Main and the Grady Project to get some of that money back to fund some of those budget overruns. At this rate, it is looking like we may never get a smart-scale award again. It is critical that we make sure that all our Smart-Scale projects are completed. I don't want to see another round of cancellations of Smart-Scale to pare the list. We need to spend the money to top it off.

Commissioner d'Oronzio – You are speaking of hitting the mark. It would be helpful before we start laying down markers for future money and how we are going to do this that we get a human capital strategy update from the city on how we are going to staff these positions. Do we have the supervisors? Do we have the project managers? Are we going to get them? I know that in certain areas we have a pure body problem. It would be malpractice in several aspects to assign money, either knowing we are not going to have the personnel and the organizational capacity to do them in the timeframe we are talking about, or we don't know whether we have the capacity on the human capital side. What is our strategy? If we are looking 3 years out, what is our throughput going to look like on these?

Chairman Mitchell – The City Manager is focused on being certain that we have the support infrastructure to spend all the money. For example, Parks & Recreation has a lot of money that has been approved. We have people to help us.

Commissioner d'Oronzio – On that side, even in terms of getting contracts to get things done, we have had this conversation about how we are spending more money than we would have. We 'cobbled' these nine smaller projects together. We are paying a premium because we now have a performing contractor who is willing and

able to do it. My concern about putting money into these slots is that let's make sure we can 'land the plane before we launch it.'

Chairman Mitchell – The direction that the City Manager has given staff is not to bring anything you can't complete in the year.

Commissioner d'Oronzio – What about 3 years from now when we are supposed to start on X?

Commissioner Stolzenberg – One thing we found in the 'dark years' is that we weren't accomplishing anything. For example, they cut the sidewalk budget to effectively nothing based on 'we don't have the staff or the ability to produce these sidewalks.' With those projects, those are bondable dollars. We are not issuing the bonds until we need them. We could have been building up this reserve in that account of authorized but not issued bonds. Since we now have a lot of sidewalks and ability in projects and ability to execute on them, we would not have to say, 'there is all this money that we need to allocate that you hadn't thought of before because you got all the money originally.' We could have had a couple million dollars in that account.

Commissioner d'Oronzio – I am not making any pretense that we have a pat solution for any of this. I feel that in some respects that we are 'flying blind.' Are we throwing money in this direction? It is all desirable to be done. Can we do this? A few years ago, we were talking about where there was an effort to try to place project by project affordable housing. I made the argument that, '3 years from now we do not know how we are going to do this, what we will be doing, and in what order.' If we are going to be assigning these large chunks of money, we need to put them in broader categories and clean it up later. I don't know if we have a pat solution for that. I know the CIP is an aspirational document, a planning document. It is not an operations document. I wonder what we can do to try to match our capacity to the rollout of these things in the timeline of a 5-year CIP. I don't have a suggestion for how to do that.

Chairman Mitchell – It is a good reminder for staff. As they are bringing the budget forward, to ask Ashley, James, and Sam to make sure.

Commissioner d'Oronzio – We have a better understanding of that. We might be able to say that we would like to do that. We need to punt on all of that right now. We know that in 18 months we are not going to get anything to do whatever it is.

Commissioner Joy – I want to reiterate Commissioner Stolzenberg's point about the smart-scale. We need to complete those. It is important. It is a fair amount of investment and promise. I agree with that sentiment. It would be great knowing that getting future smart-scale might be limited. Seeing those through will have benefits for driving economic positivity and positive outcomes. In the ones worth considering, this idea of homelessness and housing insecurity strategy, I am not sure what that is. There is not a lot of clarity on that. Is there any additional information on that? With the Pre-K center at Walker, I am confused how that was tabled when in 3 years, they are all going to be pulled out of their school. I don't understand how that is not happening. Is the city going to stop offering Pre-K? I was surprised that they were not all one capital item.

Commissioner Roettger – They were separate. I don't know why Walker was tabled.

Commissioner Joy – The plan they had was to demolish the gymnasium to build a Pre-K center. They must do the documentation, the permitting, and site prep. I am worried there is not enough time.

Commissioner Schwarz sent the Paul Josey Tree Plan. That was a well put together report. It feels actionable. It does not seem like it is something that we don't have the people in place to do it. It feels like it is something

that, with some smart investment, we could get in front of that because that was the second-to-last page when you see all the trees that are going to come. That could have unforeseen economic impacts. It feels that the money you put in will get back by being good stewards of the Downtown Mall.

Commissioner Schwarz – I need to start with the disclosure that I work or consult for a firm that is doing a lot of PHA projects. I am not going to talk about affordable housing. I don't have anything to add. I want to reiterate the Mall plan that is planned for the next couple of years.

Commissioner Roettger – I looked at it. It seemed well thought out for what we have. What can we take from?

Commissioner Joy – I feel the Downtown Mall was easily chunkable. We could do it over the course of 5 years. We could say that we were going to do Central Place. I thought that they should take the proceeds from the corral rentals and help direct them, in the near term, for 5 years. The first thing is to maybe reevaluate the layout of the corrals and increase the rental rate.

Commissioner Stolzenberg – Those are already considered. They are a revenue item in the CIP. They go to Mall maintenance.

Commissioner Joy – Just like we had with the sidewalks with a set amount. They had the oversight to say we can replace 15 trees this year. They could have it planned out for 5 years. It seems logical to me. It does not seem the tree replacement lends itself to doing them all at once.

Commissioner Schwarz – Are we done paying for the Middle School other than debt service?

Ms. Creasy – They have enough funding to cover that.

Commissioner Roettger – I don't know what is going on with the homelessness discussion. I feel that I can't really say that this should have more money. I would say that goes in the Council priorities.

Chairman Mitchell – It is a top priority of the city manager.

Commissioner d'Oronzio – We are leaning forward on Premier Circle. It is still going to require more funding from the city. The county has stepped up. You are right on the homeless strategy. You stumble backward into affordable housing on that.

Commissioner Roettger – In reading some of the articles, it seems like there has been a lot of spinning around what the next steps are.

Commissioner Stolzenberg – I heard that PACEM and the Salvation Army are working together to establish a low barrier shelter by winter 2025. Is that 2 months? Is that a year and 2 months? I don't know any details beyond that.

Ms. Creasy – We have not had any activity on that SUP from a planning standpoint.

Commissioner Stolzenberg – I heard them say that they were still in fundraising, and they needed to get to some phase of that.

Chairman Mitchell – One thing I wanted to add is to make certain that we get the infrastructure to support the Comp Plan in place. As we go higher, do we need to make sure the fire department is thinking about the

apparatuses that allow us to support tall buildings? They have at least one apparatus. We may want to ask them to check to be certain that is going to be enough to support.

Commissioner Joy – That is a good comment. They have also plane change. There is a whole geometry associated having had conversations. As a building gets taller, you need to set the equipment further back to be at the right angle. It is a good comment about the equipment if we suddenly are having a shift in the number of midrise buildings. I don't know if they have an abundance of tall ladders.

Chairman Mitchell – As we have deliberated the last 5 years and made a recommendation, the recommendations have not been detailed to the point of recommending dollar amounts. We typically don't try to micromanage the number. We just try to help the Council understand what our priorities are. If we want to add something, we usually recommend that we take something out so we can make sure that we end up with a balanced budget. As you begin thinking about this and you begin thinking about what we need to add, what are you willing to give up?

Ms. Creasy – This is not an exercise where we would take a spreadsheet and add & subtract things. It is definitely a higher level: more here, less here, some here. The Budget Office puts together different scenarios that can address those priorities for consideration.

Commissioner d'Oronzio – As a process matter, do we have a way of outcome measurement on the CIP?

Ms. Creasy – Attached to the CIP, there are measurements that are part of that. If you get into the 'weeds' of the budget work page, it will note different outcomes that come through that. It will note how many of this or how many square footages of this or how many linear feet of this.

Commissioner d'Oronzio – I am interested in the money assigned and money spent timeframe. Did we meet it?

Commissioner Stolzenberg – Are you familiar with the budget explorer?

Commissioner d'Oronzio – I am looking for something that is more of a presentational outcome.

Chairman Mitchell – We will have a chance to meet with the Finance Director.

Commissioner Stolzenberg – One of the things in our affordable housing plan was this idea that we would have a committee oversight and a competitive process for affordable housing fund awards. We established the CAHF Committee to govern the CAHF. We put a small amount (less than 10 percent of our affordable housing commitment each year into the CAHF). We then give much larger commitments to individual projects on an ad-hoc basis. If they got their SUP approved, we fund them. I don't know if there are other pending projects we have effectively committed to. By putting them into the CIP, there are several incentives. It would be nice to say that this $10 million commitment that we are making goes into the CAHF. We want to make large commitments. It could be a different process than the CAHF Committee to oversee that than for the annual HOPS commitments.

Ms. Creasy – The commitment provided by the city was to provide $10 million per year for affordable housing efforts. Are you saying $10 million 'here,' and anything else is 'cake?'

Commissioner Stolzenberg – For future planning, it would be nice to say $10 million 'in a bucket,' and to have some process to go from that to $3 million is going to the Park Street Church project and $2 million is going to the MACAA project rather than they asked for $2 million. We approved their SUP. I guess we are

giving them the $2 million without so much as proforma of the economics on the project. How does it compare to other potential projects?

Commissioner d'Oronzio – What you are suggesting is someone who sits on the CDBG, CAHF, and the HAC. I have commented on this as well. It probably does belong somewhere in the Office of Community Solutions. If we are spending this kind of money on affordable housing, some of it is CIP and some of it is straight out of the budget. Do we have one organizational review process to determine if we are prioritizing in the right order? Is this the 'best bang' we can get for money on all of these things as they unfold? Speaking as somebody who wants something like that, we need to be smart about how we structure that and how it works and who sits on that. Some of that is going to get 'into the weeds' of numbers in a way that is somewhat sophisticated. I am not saying the CAHF isn't the right place for it. I am saying we must set up a system that works for that. We have an experienced retired senior budget official on the CAHF. He understands these things and the processes. It is very ambitious. We say that these are CAHF funds for affordable housing. It is in the affordable housing fund. Let's talk about distribution. Instead of the Planning Commission and City Council cobble together what they think is going to happen. I agree. I am not sure that is part of the CIP planning process.

Commissioner Roettger – We are serving different income levels with all these projects and different populations. There is the long-term stuff. West Haven is probably going to be done in 3 phases. You must know that stuff when you go in. We have $5 million 5 years from now versus the smaller projects. Maybe there is a distinction between Friendship Court or West Haven.

Commissioner Stolzenberg – The distinction was made. We have these more near-term projects, and they are going to go through this competitive process. We need to know further out. There is an RFP that goes out. Tell us about these things you have coming out. At some point in the middle, a decision is made. It comes that the CIP has X amount for it. It probably needs to be done looking more into the future.

2. **Development Code Discussion**

Staff Presentation and Planning Commission Discussion and Questions

Ms. Creasy – Chairman Mitchell just signed the first sublot. We have had at least 40 formal pre-application meetings. We have those meetings every Wednesday morning. We have a series of 3 meetings slots. We have regularly filled them. We have had lots of less formal meetings. We have had a lot of people trying to find creative ways to make things work. Zoning limitations was one barrier to progress. For the most part, once people heard that they cannot have more than x number of units, most of the time they had moved on. We have taken that barrier away. They now must work through harder things. Some of those include infrastructure related, having proper water sewer access. It depends on the situation. With fire access, making sure there is enough support for that. There are several considerations on that end. Someone will bring in a small obscure lot and want to put things on it. The realities of what it would take from an infrastructure standpoint have caused a little hesitation. Several of them have worked through those. We are slowly getting applications formally being turned in. It is very incremental. This is what we predicted. There was a lot of angst in the community that we were going to be overrun with chaos. It has generally worked out as we predicted. People are figuring things out. With the sublot concept, that was one where we were assured that was something happening in a lot of places. It is not. We had to build a relationship with the surveyors in the community to talk through the concept to get from them what they felt they could do professionally and work through the logistics of what could go on a plat to memorialize that. We will still be working through bits and pieces over time on that. We have made some progress. People are looking at development in different ways. I will note a permit that I saw today that was for an existing structure. It is in an area where before they would have just the 1 unit. They are considering an internal change to have 2 units within an existing structure. It is something that we are hopeful to see with preservation of structures and additional structures. We have a few cute 6-development unit situations. It is still

a work in progress. The first ones have been signed off on. We know that we will have some built from the sublot situation. We have several development plans that are under review.

Commissioner d'Oronzio – Have you and staff started to see that this is a pain point for understanding or this is a pain point for clarity? Are there things that you are starting with bullet points on?

Ms. Creasy – That will not be a part of your conversation today. I will note that some of the issues that came up towards the end of our code review process as we were finishing up with the draft, some of the changes and things that were made have become hurdles. We predicted that they would. We will see what the appetite is for revisiting now that we have some examples of that. I will not detail that. I want you guys to share what you have. We have been keeping an annotated version of our new code.

Commissioner Stolzenberg – I have been following the permit portal.

Ms. Creasy – There is an effort to work towards an interactive map. The goal is to feed those plans into that. You will be able to click in. It is in progress now. We realize that is a concern. The point of this was to be able to allow people to find what they needed.

Commissioner Stolzenberg – It seems the build-to seems to have been something of a problem where there is an existing building if it is not in that build-to setback zone. You can do a rear attachment to the building. You cannot have a rear detached building. Otherwise, you must build in front. Most people don't want to build in front of their existing house, especially all they are trying to do is add an extra thing. We maybe need to look again at how the non-conforming for build-to allowances work. The other thing that concerns me is that I have only seen one application come in an x zone. None of the other non-RA, RB, RC zones have gotten anything. That one application was 9 units.

Ms. Creasy – I would not be concerned about the timing of that. We have a lot of legacy projects. We are deep in site plan finalization and probably working into construction next year for some of these big ones that you dealt with at the end of last year. When we passed a new ordinance in 2003, it took 10 years before we started to see parts and pieces be implemented in large numbers. Until you have the words on the paper, people are not putting a whole lot into that.

Commissioner Stolzenberg – I am not in 'freakout' mode about it yet. I am starting to get a little concerned. There are larger projects that take longer to plan and submit. When you see things like the Martha Jefferson Hospital building, where they lobbied hard for Council to change that cutoff date. The new ordinance allows them to build twice as tall. They don't want to, presumably because of that inclusionary zoning requirement. The purpose of the inclusionary zoning was to get affordable units. I think there was some talk and hope that we would defray that cost, so it is not just a tax on the new renters. The HAC was supposed to review a tax strategy. It seems like that has not come to fruition. I don't know what the status is. I know it is out of the Planning Commission's purview. Maybe it should be in the Planning Commission's purview.

Commissioner d'Oronzio – We have put a good amount of work product on that. It went into the ether. We are circling back to that in a more determined way. There is more of an interest at OCS (Office of Community Solutions).

Ms. Creasy – There is work being done with tax abatement ideas with Economic Development and OCS.

Commissioner d'Oronzio – They are working on it. That is a future HAC conversation.

Ms. Creasy – We have this document. It is pretty much following a similar path that we expected. With so much legacy still occurring, there is a lot that the development community must see in how that pans out to determine their next step. There are all those things that come into play. We are still going at '150 miles an hour.' It may not be large things that are not legacy.

Commissioner Stolzenberg – It is not alarm bells ringing. Let's keep an eye on that.

Ms. Creasy – We have provided for a lot of flexibility through this code. The flexibility is there. There is a lot of opportunity for people to do a lot of different things. The one thing that is nice about the flexibility of the code is the fact that some of these things that we talked about have a 'relief valve,' such as West Main. There will be 1 or 2 others. We are working with something that is new. We are going to find that as we go.

Commissioner Stolzenberg – That is true. A lot of it, in terms of what we are thinking about, should be special exceptions that have been submitted.

Commissioner d'Oroznio – I am interested in the 'pain points.' I have been promised a couple of diatribes related to the ADU Manual. I haven't yet received them. There is maneuvering to be done in there. I am also not sure about the data to start talking about that. To Commissioner Stolzenberg's comment on X, what we see where and things are getting built, I think that there is a good amount of constriction in financing right now on a lot of things. Banks are not stepping forward. Their asset buckets are full. They spent a lot of money on residential apartment building construction. I would be interested to see if there are any complaints on the developer side.

Ms. Creasy – We have not been presented with those arguments.

Commissioner d'Oronzio – If somebody was to say that they would like to build a mixed-use building, that is the sort of thing that you are not going to hear about.

Ms. Creasy – With the old code, we got that. What you have in this document is not something that we think can get financed.

Commissioner d'Oronzio – This is the opposite. It is more flexible. They can say that they cannot finance it X-way but can do Y and Z with this lot. I am going to do it. I would be interested to see if there is a pain point there. I want to look closer at the ADU Manual. We are obligated to take the annual review of that. I have had one developer that has promised me some comments in detail.

Ms. Creasy – Our zoning guys are trying to transition us to additional units, so we can try and minimize the confusion there. I don't know if we will make it.

Commissioner Joy – We have the Comp Plan and the new zoning classifications for all Charlottesville. What we are starting to get glimpses of is a densification happening in more periphery type of locations. Knowing that these developments are getting tucked into what might be for single-family zoned areas, densification is good. It may help us with the overall macro level bed count. It will drive a car dependency. It will make it harder to tie into bus lines and bicycle lines. I was curious if there was a desire to try to prioritize within this Comp Plan highlight areas of where concentrated development would benefit the quality of life. It would not add economic burden to the maintenance of our roads.

Commissioner d'Oronzio – It would be helpful if we had commercial uses in these residential areas, so you can reduce the number of people.

Commissioner Joy – I was curious if there was a mechanism to help incentivize concentration of development in our urban core. It does not disregard the Comp Plan. It says that in the next 20 years, this is the place that would be ideal to have density and instead of letting the market decide where density comes. I find that they are taking the 'low hanging fruit' that may be cheaper developed. They may put more of a cost burden long-term on the city having to buy cameras and mitigate traffic. If there is a way to develop our primary corridors first, I don't know if there is a way to dangle 'carrots' to the development community.

Ms. Creasy – Some of it is the reality of ownership of properties. There are certain areas where they are under single ownership and there is no interest in doing anything right now. The lots are 'wonky,' and you need to assemble the PUD to get somewhere. You have ownership and a lot of things that are outside of our control.

Commissioner Joy – I am curious if there was feedback from the development community.

Ms. Creasy – The feedback is 'let me do anything I want.' That is the feedback. It is a good point.

Commissioner Roettger – Are there going to be more small area plans being done? That is maybe part of that discussion. Within neighborhoods, that could be a topic.

Kellie Brown, NDS Director – To be focusing more on small area plans is still the intention. We are looking forward to getting to a place with our staff capacity. It will be interesting how the small area plans could point to additional changes we might want to make to more tailored zoning provisions in these areas. We will have to see how that plays out over time and what the community interest is in those smaller areas. That might make that map look a little different in the future. While allowing for greater housing choices throughout the city does not necessarily mean that there is one area where we are really interested more so in having that greater opportunity, I do think there is something to be said for allowing for more ridership of our existing transit. There is more investment that could be made in our existing transit network, so that you are not necessarily assuming that all those people are going to be in cars. There are other ways we can think about that rather than just assuming we should be focusing all the density on the corridor itself.

Commissioner d'Oronzio – Part of the reasoning for the poor neighborhood and the sensitive areas zone that we put in that we were not happy with that characteristic with those criteria, we thought that was a marker for small area plans where we can develop more thoroughly and more precisely and how we are going to zone for those areas in the future. The problem is that if you go fast, a small area plan takes 2 years. Can you theoretically do it in 18 months? It takes at least 2 years to do one, and we need to do 5 of them. We are 10 years out before we have an organized plan. That may not be the way to approach this.

Ms. Creasy – Part of this is that it is incredibly open compared to what we used to have. There is so much more flexibility and options that people have where they don't have to get a detailed process if they choose. While these other processes are being worked out, which is going to take time, we have allowed for some flexibility in the interim.

Commissioner Stolzenberg – If there is a piece of data I would love to see beyond, what has been submitted and where. That was not allowed before. How many renovations and flips are there within those sensitive areas that probably would have been allowed before? That was the thing we were aiming to tamp down on. My impression is that it is continuing.

Ms. Creasy – I don't think we have seen a huge change in the types of permits. There are a lot of additions and decks. There are a lot of people shoring up their foundations. There are a lot of people working through that process.

Commissioner Schwarz – With the sublots, are people forming that like a condominium when they make the use of lots? Has it been done in a different process?

Ms. Creasy – I don't know that we have a good answer yet. We just got the first one signed on. They would not necessarily have to do a traditional condo. They would have to have agreements in place for the common areas. There will be documentation that they will have to have in place on the private side to manage that. They are going to have access easements. We created a que for things to think about as you're doing that. We are trying to encourage developers as they do that to think through 10 steps down the line, so that the last person who buys a site can do something with it. We are learning and growing with this process. We had hoped there was more out there.

Commissioner Schwarz – The reason I was asking is that my firm is too small to have insurance. You must get special insurance if you do condominiums. I don't know if that would apply for this or not. If it does not apply, that would be a good thing.

Matt Alfele, City Planner – The concept was to go fee simple to get away from condominiums. What the Chair just signed was simple. It was a lot that has frontage on 6 ½ Street. Creating a sublots was done for a shared wall issue. They still have access. They don't have to do a common area. As you get into the larger condos where you are going to have common areas, you are going to do a courtyard style. You are going to have landlock parcels, but they share a courtyard. You are going to need some documentation for the easements. There is also going to be a stormwater component. You may not be going the condo route. You are probably going to be going an HOA route.

Commissioner d'Oronzio – With condos, if you are doing a small condo development, there is a big advantage doing it as attached as opposed to detached individually for financing purposes. You said that there is an insurance rider you must get to protect for Carl's liability for designing a condo building. Is there a size to that?

Commissioner Schwarz – One of the architects I consult for saw a lot in 10th & Page. One of the ideas was to find a way to get Habitat interested in it. They put 6 townhouses on it. If that is a condo, I can't do that because the insurance does not allow it. That is a concern.

Ms. Creasy – We have not heard that concern from anybody at this point. I would not even be able to speculate.

Commissioner Schwarz – Some of the big issue items include modifications to buildings that don't require a permit review but would impact zoning. I am wondering how that is handled; people changing the transparency of their facades or getting rid of openings/doorways or things like that. That may not constitute something that has to get a building permit. How would a change to their elevation get caught? How does that get processed? How does the city review it? Fences and trees are another thing. I have had some neighbors ask me. When a tree comes down, is it allowed? I told them that they had to get a permit for that. They did send an email to Craig/Read. How is that enforced? Do we have a mechanism for making sure? It seems to be based on a tattle tail system. Is it working? Did we ever do a public education component to this? Do residents know what is and is not allowed? The development community is aware of this. Do people in the neighborhoods know? Looking at some properties around town for potential development, some of the things that have been confusing me are height. There needs to be some clarifying statement that height in stories is measured from the street. Height in feet is measured from a grade plane. It does not seem that is clear. Maybe I am making that up because maybe I am wrong. I thought that was my understanding of how it works. Parking seems to be a big issue; trying to fit it on the site or fit it inside a building with active depth requirements. We don't need to get rid of active depth requirements. They are important. We may need to look at how deep they are. I am sure that we are probably getting examples from developers where the stumbling blocks are. Providing parking within a building with enough space for it to have an active exterior. Does it need to be on all frontages? That seems to keep being a

stumbling block for the projects I have looked at. A random idea, in talking about incentivizing development, we have some parcels that seem to be underutilized in our urban core. They will perpetually be that way. I am wondering if there has been any thought to hiring someone to make a workable concept for these parcels to show that this property is worth a lot. Can you sell it and do it like it is some preapproved plan or something that incentivizes development?

Commissioner Roettger – I have not heard anything major. With the Tree Commission, the tree permit issue is big and various other things that they would like to add. I don't know of anything that has come up in terms of the code.

Commissioner Joy – I wonder if some of these early projects embody the new zoning. In the next couple of years, some of the biggest most high-profile developments don't reflect the new zoning. There is going to be a lot of confusion for people.

Commissioner Roettger – All I have to say is alleys. A lot can be done with more clarity. There is amazing stuff. I don't think anybody knows who owns what. There are all kinds of complications. If there was some group working on identifying alleys, that is something to put on the list.

Chairman Mitchell – I did have one thing that I had the opportunity to adjudicate a couple weeks ago. This is Development Code 3.5.2.e.9. This has to do with homestays. The rule is that you must live in the homestay for 185 days during the permit period. During the permit period, you must physically be there 185 days. The applicant was appealing a denial by the zoning administrator. The zoning administrator denied it because the applicant already had a permit in place or had a permit in place prior seeking a renewal. They could not document that they lived in that place 185 days. We voted 4 to 1 to side with the applicant. It was not because they were following the spirit of the rule, but they were compliant with the letter of the law. What I would recommend we do in situations like this, in situations where an applicant has not met the obligation in the previous year and they are asking to do it again, I would recommend that we say if you don't meet your obligation to live in the home 185 days, you get the fine. On top of the fine, you are not allowed to apply for a permit for 5 years.

Commissioner d'Oronzio – Do we have in the code a list of ways you can demonstrate you were there for 185 days?

Chairman Mitchell – No, we don't have people driving by and checking to see if your car is parked out front.

Commissioner d'Oronzio – How would you document that you were there 185 days?

Chairman Mitchell – It is difficult to do. What typically happens is someone reports that the owners were not there. We had a witness at the hearing that suggested that they had not been there. This was again in the previous year than the year they were in. I am not sure how we would document that they have been there. There are certain things that they must do to prove that they own the house. They must be registered to vote.

Ms. Creasy – There is required paperwork.

Commissioner Stolzenberg – Do we even require an affidavit?

Ms. Creasy – We did have a case where an affidavit was provided concerning living. That was something that was accepted. There is a lot of 'on your honor' with this. There are multitudes of cases of these. We can only address the complaints because we have so many of those. Even those are hard to investigate and move forward with. It is a tough issue.

Chairman Mitchell – The argument that the applicant made was not that they had been there 185 days. The rule says to apply. We could have overruled the applicant. The circuit court would read the rule.

Ms. Creasy – This is a challenging issue that is being looked at all over. The code will definitely need some kind of clarity. There were unvisited issues the last time it was updated. We will have to see what the 'temperature' is of the community in addressing that. As we recall from the last time, we visited this, there is a lot of passionate people on both sides.

Commissioner Stolzenberg – For the issue in that specific BZA case, can we get that in on a separate tract from a homestay rewrite? That is going to be a whole thing. It is not just forward-looking where you are promising something.

Ms. Creasy – It would be possible to bring something forward something smaller than a wholesale change. We don't know what the discussion could go to.

Commissioner Stolzenberg – If we did a small thing and said that we are going to do a big thing, maybe we can get that fixed.

Ms. Creasy – With each one of these situations, they require research since there are so many platforms online and trying to figure out what ones they are on. What reporting has come through them has gotten complex. The providers are not very forthcoming to assist in enforcement.

Ms. Brown – This is something that Mr. Freas has shared with me. I have heard this from everybody else in the department. It is a source of major concern and something that we need to address. I am looking forward to studying the issue and looking at what some other localities are doing from a regulatory and enforcement perspective and bring forth some recommendations. There is always an opportunity to try to take care of 'low hanging fruit,' and then come forward with something more comprehensive. I am looking forward to getting a handle on what are the real problems and some potential options in terms of solutions.

Chairman Mitchell – This should not be that controversial.

Ms. Brown – You are saying a recommendation that if you have not met the residency requirement in the previous year. Wouldn't we still be in a situation of having to prove that they have not met the requirement in the previous year.

Chairman Mitchell – In this case, they did not deny that they had not met the requirement. Their argument was that they got apply if they promise to be in the unit.

Staff did go over the future Planning Commission meetings and work sessions in the coming months.

Adjournment

The meeting was adjourned at 6:46 PM.

Public Comments

No Public Comments were received during this Planning Commission Work Session.

Minutes

PLANNING COMMISSION REGULAR MEETING
November 8, 2022 – 5:30 P.M.
Hybrid Meeting

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

Beginning: 5:00 PM
***Location*:** City Space
Members Present: Commissioner Stolzenberg, Commissioner Schwarz, Chairman Solla-Yates, Commissioner Russell, Commissioner d'Oronzio, Commissioner Mitchell, Commissioner Habbab
Staff Present: Patrick Cory, Missy Creasy, Matt Alfele, James Freas, Remy Trail, Brian Haluska, Javi Gomez Jacome, Dannan O'Connell

Chair Solla-Yates called the meeting to order and asked if there were questions on agenda items. Commissioner Stolzenberg asked about the maximum number of bike parking spaces in reference to the 1223 Harris Street site plan and the information was provided. Chair Solla-Yates asked commissioners if they anticipate discussion on the code interpretation item specific to 240 Stribling. It was noted that additional review would be needed in the regular meeting. Ms. Creasy noted that staff on the Climate Plan are attending both the Tree Commission and Planning Commission this evening so will be virtual in order to address both. Commissioner Schwarz provided insight to traffic safety for the Albemarle Street application.

Staff was asked to provide background on the 901 Seminole application in reference to maximum/minimum setback requirements. Ms. Creasy provided background information from the 2003 zoning ordinance process. Commissioner Stolzenberg asked if the ten-foot sidewalk could be used as a multiuse path. Mr. O'Connell noted that that is a possibility and can be clarified with the applicant.

Commissioner Stolzenberg asked what feedback is needed from the Commission on the Multimodal Transportation item. It was noted that it is a presentation for information purposes. Commissioner Mitchell asked about legal issues concerning new gas hook ups. He referenced page 75 of the packet as noting that CAT would be impacted if hook ups were limited, and he wanted additional information. Climate staff will provide more at the meeting as well as legal providing information after it is researched. The Commission asked about the change in unit count for the Stribling site and Mr. Alfele noted that the unit count would be similar in the new proposal.

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

Beginning: 5:30 PM
Location: City Space

A. COMMISSIONER'S REPORT

Commissioner Stolzenberg – No Report

Commissioner Mitchell – On the 19th, the Board of Zoning Appeals met. There was one hearing. The hearing was related to a variance to reduce a setback from 17 feet to 10 feet to accommodate a new addition. The board approved that unanimously. Parks & Recreation met the next day. Topics included the tree canopy on the Downtown Mall and the CIP budget request. There are over 100 trees on the Downtown Mall. Most of those trees are 40 to 50 years old. Many of these trees are in danger of falling. We are looking at taking out 9 of the

most endangered trees between February and March. We are putting out an RFP to help us develop a downtown tree canopy study. The objective of that is to help us systematically rotate trees in and out in a way that will allow us to do that but not significantly reduce the canopy. We think there is a way to manage that in a way that won't be as dramatic. Parks & Recreation are looking for 4 new items. One is $100,000 to proactively manage the lifecycle of trees on the mall. The other is for $75,000 to help us control invasive plants. We do not use Roundup. Controlling those plants is a little more difficult. We are asking for $200,000 for the forest ground resurfacing. We are asking for $175,000 to fix up the facilities at Meadow Creek. We recently had a consultant in to help us think how we can make Meadow Creek better than it is. This is a golf pro that has played golf on just about every major course in the world. He noted that our course is probably one of the best public golf courses he has every played. The LUPEC group met. There were 3 presentations: 1 by Albemarle, 1 by us, and 1 by the Water & Sewer Authority. It was focused on environmental vulnerability risk assessment and sustainability. I sent you copies of this earlier today. The one thing that I will note is that I believe that the county does not allow development in floodplains. The person doing the presentation stopped at the end of the presentation and thought aloud. The floodplains in Albemarle are increasing/rising. They are consuming more area. That is because of all the rain we are getting and expect to get. He thought aloud that we should begin thinking about not allowing development in future floodplains. It is something we should think about as we begin thinking about what our floodplain strategy should be.

Commissioner Schwarz – The Board of Architectural Review met last month. The apartment building on Wertland Street around the Wertland Baker House infill project is about 4 stories. We did not give a final approval. It looks like it is going to be approved the next time it comes before us. It just needs some final details. We also discussed 218 West Market. They want to reduce the depths of the step backs to make the building more functional as an apartment building. Otherwise, the footprint does not work out for typical apartment layouts. The BAR was in favor of that. It was just a recommendation so they can proceed to bring it to the Planning Commission. I believe the Code Building had an issue with the street wall height and a strict interpretation of that height. I suggested that they want to investigate that to make sure that they are not going to have a problem. I believe it had to go to the BZA at the time. For the Bike & Ped Advisory Committee, we did approve a memo to get our crosswalk signals to meet the recommended standards. Several of them are insufficient in their length of time. We had requests for leading pedestrian intervals and 'no turn on red' signs. Sometimes, when the city gets a standard, they will stick to it very strongly. We need to make sure we are not going to lose functionality trying to make things perfect. For example, Streets That Work was meant to be about compromise on our small streets. Every time it is implemented, it has been more of a way to say 'no you can't fit all those elements onto the street.

Commissioner d'Oronzio – No Report

Commissioner Habbab – No Report

Commissioner Russell – With the TJPDC, in housing, the regional housing partnership is working on a strategic plan. The December 28th meeting, which is the quarterly meeting, will include Delegate Sally Hudson in an effort to engage elected officials on local, regional, and state housing initiatives. There is a planned summit in the spring, March 24th. It will be at the Omni Hotel. In transportation, VDOT highway safety improvement program will conduct some crash analysis studies beginning in 2023 throughout the region. TJPDC staff have procured a consultant to support the long-range transportation plan, which is now being called Moving Forward 2050. Staff is working on background information and developing public engagement materials.

B. UNIVERSITY REPORT

Commissioner Palmer – No Report

C. CHAIR'S REPORT

Chairman Solla-Yates – I presented to the American Institute of Architects about Charlottesville Plans Together.

D. DEPARTMENT OF NDS

Missy Creasy, Deputy NDS Director – We have a work session November 22nd. It will focus on the Capital Improvement Program. We have staff from Community Solutions coming and talking about the current status for housing programs. We thought this would be a good time to share that information on the CIP. It is always good to understand what is happening in the housing world from those who are in it daily. We have a full meeting on December 13th. At this point, we will have a hearing on the CIP. That is something that happens every December. We will be moving forward with Comprehensive Plan Amendments as part of our agenda in December. We have a presentation scheduled on the Entrance Corridor Design Review process. It is possible that something else might come forward. I wanted to give you all some updates on some projects where we have had a lot of community feedback and interest. With the 0 East High Street project, the comments letter went out to the applicant at the end of October. The applicant will have 90 days to respond to that letter. We sent that out to all interested parties. We have an extensive list of people, who are interested in the status of that. We have sent that out. As a result of that, we have received a few acknowledgements. Some of the concerns that people had noted about that project were technical issues that were put in the memo that the applicant will need to react to. It will be a while before we get another submission. We will share that submission with the interested parties. We will provide updates to you all. Another project we have had some public feedback is 1120 Avon. It is on a corner lot on Avon and Altavista. It is for a multi-family development. They have had a community input meeting. There were a lot of interested parties involved with that. At this point, some feedback has gone to the applicant from city staff. We anticipate, at some point, we will get some reaction to that and some updated materials. We do not anticipate that this would be on an agenda any earlier than January. Depending on what the applicant chooses to do, it may not even be January. We are sharing that with interested parties. We have also communicated to interested parties how we advertise these so that they will be aware of what to look out for as we move forward. If there are other projects that you are hearing interest in, we want to be able to share that as well.

James Freas, NDS Director – To the question around a ministerial review, it is the opposite of the discretionary reviews that you typically conduct for a special use permit or rezoning. In a ministerial review, you are simply reviewing for consistency with the established set of standards. It is not one where the discretion is not as wide to deny a project as you might experience with a special use permit application. With a special use permit application, the standards against which you are reviewing are more discretionary and more subjective as opposed to the standards we review at a site plan when it is a ministerial review. Those are clearly defined. You meet them or you do not.

Ms. Creasy – At this point, what has come forward has been something that would be ministerial. There is potential that some of the technical comments, in order to meet those, there might be changes to what is presented. We will not know that until we see what the applicant decides to do with those comments. They have some work to do to work on the technical aspects. That could result in something different.

Mr. Freas – If you review the comments that have been released, there are several places where they must make decisions. They need to make some decisions about how they want to move forward. Amongst their choices would be to change the project in a way that might trigger a special use permit or rezoning.

With the zoning ordinance, we have been meeting with our consultant team and proceeding forward. One thing we hope to be bringing forward at the December meeting is a finalized schedule of where the touch points will be for the Planning Commission, steering committee, and public engagement on the draft ordinance as it comes out. We are looking at the zoning ordinance coming out in 3 distinct chunks. The first one being the biggest one with districts, land uses, use tables associated with those districts, and the standards associated with those districts in terms of development parameters in terms of height, setbacks, etc. You will clearly see the new format of the new zoning ordinance. That will be the first chunk of the draft ordinance. We are anticipating that arriving around the end of January/beginning of February. The following chunk will be focused on the development standards. Those are things like signs, lighting, landscaping, etc. that go into what defines a development project. The final chunk of work will be the administration section with site plan review being the largest chunk of the administration section.

Ms. Creasy – We are planning to have the Planning Commission meetings set for the 4th Tuesdays. There could be other opportunities. We are building the schedule around things that are already on the calendar to try and make things more efficient.

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

Peter Krebs – I am speaking on behalf of the Move to Health Equity Coalition. Better walking, biking, and transit are keys to so many things we are trying to do here in Charlottesville, including the Climate Action Plan. Tomorrow night, I will be presenting findings from the new move to the Health Equity report on mobility that is focused on neighborhood connectivity. That is the results of our 2001 Community Mobility Needs Survey. This survey sheds light on questions on how people get around Charlottesville. Why don't people walk, bike, or use transit more often? What types of destinations are most/least accessible? What areas need work? Where are improvements most needed? That is happening tomorrow night at 6 PM on Zoom. You can find out more by visiting PECVA.ORG. We set up the meetings such that it does not have a registration. We also would like to make this presentation to City Council at one of their 4 PM work sessions. I am less excited about what I have seen of the multimodal prioritization tool that you will be looking at tonight. It seems like an interesting desktop exercise. It does not ask what the community wants. It reshuffles priorities that the community did talk about around 10 years ago. It does not include a bunch of themes my report talks about. Hopefully, it can be more knowledge, a process, and a part of the comprehensive look at mobility. The move to health equity report will also be a part of the picture.

James Groves – I wish to provide some input in advance of tonight's Climate Action Plan presentation. Last month, I read the new Climate Action Plan with great interest and was pleased to see the many ways our city can reduce its carbon emissions. I liked the table on pages 90 and 91, which highlights connections between the ongoing city zoning code update and climate action. As the Planning Commission guides both zoning and climate action, please study those pages. After reading the plan, I reflected on what might be missing and recognized an important gap. The Climate Action Plan does not comment on the potential incompatibility of accelerated new housing construction sparked by rezoning and achievement of City Council's 2019 climate targets: 45 percent carbon emission reductions by 2030 and carbon neutrality by 2050. If zoning generates an uptick in housing construction, adding 400, 500, or more units per year at any price point, as suggested by this summer's inclusionary zoning analysis and no restriction on new hookups to the city's municipal gas utility, Charlottesville will not achieve its 2050 climate goal. Charlottesville's gas system accounts for one-fifth of all greenhouse gas emissions in the city. As we pipe natural gas through our community and burn it for heating and cooking, we release methane and carbon dioxide into the atmosphere. Both are potent greenhouse gases. During the past year, our gas utility experienced 56 leaks and expanded its customer base with 185 new gas lines. The leaks and expansion have occurred at a time when 1000s of the world's leading scientists urge us to rapidly reduce greenhouse gas emissions, not expand them. Rezoning without a restriction on gas hookups will accelerate gas line installations beyond 200 per year. Once new gas lines are installed, residents will expect to

be able to use that infrastructure for decades, a timeline incompatible with City Council's climate goals. The responsible alternative is electrification that begins with the zoning code update.

F. CONSENT AGENDA

1. Notes – Planning Commission Retreat
2. Site Plan – 1223 Harris Street

Commissioner Russell moved to approve the Consent Agenda – Second by Commissioner Stolzenberg – Motion passes 7-0.

The meeting was recessed until there was a quorum of councilors present for the meeting.

The meeting convened back to order at 6:00 PM.

Mayor Snook called Council to order at 6:00 PM.

III. 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. **SP22-00010-211 Albemarle Street** – On November 8, 2022, the Planning Commission and City Council will conduct a joint public hearing for an application for a Special Use Permit ("SUP") for the property located at 211 Albemarle Street and identified in the City's land records as Tax Map and Parcel ("TMP") 310025000 (the "Subject Property"). The public hearing will be conducted both in-person and via virtual (electronic) means; individuals who wish to participate electronically or in-person may register on the City's website. Following the public hearing, it is the intention of the Planning Commission to vote on whether to recommend approval of the SUP. Pilgrim Baptist Church Trustees (the "Owner") has submitted a SUP Application pursuant to City Code Sec. 34-796, Sec. 34-420, and Sec. 34-158 to operate a Daycare Facility for up to fifteen (15) adolescents within the existing church structure. The anticipated operation hours for the Daycare Facility would be from 8:15am to 3:30pm daily. The Subject Property is approximately 0.43 acres with road frontage on Albemarle Street and West Street. The Comprehensive Land Use Map for this area calls for Urban Mixed-Use Corridor and the Subject Property has split zoning district classifications of Central City Mixed Use Corridor and R-1S (Residential Small Lot). The City's zoning matrix(s) allows Daycare Facilities within the Central City Mixed Use Corridor and R-1S districts with the approval of a SUP. The property is adjacent to both commercial and residential uses and is located across from residential housing on the opposite side of West Street. Additional information pertaining to this application (SP 22-00010) may be viewed online at www.charlottesville.gov/agenda. Persons interested in the Special Use Permit application may also contact NDS Planner Matt Alfele by e-mail (alfelem@charlottesville.gov) or by telephone (434-970-3636).

i. Staff Report

Matt Alfele, City Planner – Tonight, you will be holding a public hearing and making a recommendation to City Council as it relates to a special use permit for a daycare. Pilgrim Baptist Church located at 211 Albemarle Street is requesting a Special Use Permit (SUP) pursuant to City Code Sec. 34-796, Sec. 34-420, and Sec. 34-158 to operate a Daycare Facility for fifteen (15) adolescents within the existing church structure to run a

Montessori-style early childhood development program. The anticipated operation hours for the Daycare Facility would be from 8:15am to 3:30pm daily. The use would not have an adverse impact on the surrounding community outside of traffic concerns, which staff feels can be adequately mitigated by the conditions outlined in the staff report. By contrast, staff believes the use of a daycare facility at this location would have a positive impact on the surrounding community and offer a sorely needed amenity that many in the neighborhood cannot access or need to travel great distances to utilize. Staff recommends approval with the 3 conditions outlined in the staff report, the most important being the adherence to a parking and drop-off/pickup plan within the application materials dated October 4, 2004. This plan should be kept on file with the city and may be updated or altered from time to time with the authority of the city traffic engineer.

Commissioner Mitchell – Since this is simple, your recommendation in the back of your report is that the operator would be between 7:30 AM and 5 PM. They are looking to operate between 8:15 AM and 3:30 PM. You typically give them a buffer. Will they be open 7 days a week?

Mr. Alfele – That was not indicated in the application materials. Staff went with a daily buffer. We don't think it would fall outside of weekdays.

Councilor Pinkston – This is for children. Is that correct?

Mr. Alfele – That is correct. It is Montessori early education. It is for preschool through young age.

Councilor Pinkston – It is at an existing church.

Mr. Alfele – It is to utilize existing facilities. This is a multi-zone lot. There is an R-1s portion. There is the mixed-use portion. It splits the building. That is why they had to pursue an SUP for the daycare.

Mayor Snook – If there is a land use reason, why the 5 PM cutoff?

Mr. Alfele – It falls in line with typical traffic patterns. When we are trying to get that buffer from what the applicant was asking. I would not say that there is a land use reason.

Mayor Snook – What occurs to me is the school's main use being open until 3:30 PM. A lot of schools have an after-school program. I don't know whether they would intend to. If so the after-school program is likely going to be running until 5:30 or 6. If there is not a land use reason, why 5:00 matters as opposed to 6:00. It would seem to me that it would be wise for the land use side of it being the Planning Commission/City Council to set a 6:00 deadline. It should not matter from a land use perspective whether they run to 3:30 or 4:30 or 5:30.

Vice-Mayor Wade – That was going to be my comment with doing a lot of special use permits for the county that may change later to expand and instead of coming back or dealing with some complaints. 6 is what we typically set it for on an abundance of caution unless there is a lot of concern from the community. I am excited about this program. I know that it is needed in the community. I have had a lot of conversations with residents in the area.

ii. Applicant Presentation

Chris Cooper, Applicant – We started this project last year. We did a trial run with toddlers in the community for free. The hope was to be already operational. When we started, we found out that the R-1s line runs directly through the addition on the church. We had to stop and get the special use permit. We are looking forward to getting started with toddlers and building this as far as we can from an educational standpoint. There is a lot of need in the community for this type of program.

Commissioner Stolzenberg – Do you feel that it might grow beyond 15 students at some point?

Mr. Cooper – I do.

Commissioner Stolzenberg – Is there a reason to restrict it to 15 at this point and make them come back if they want to grow more?

Mr. Alfele – No. I think staff would be comfortable. Once you get to certain numbers that are controlled by the state, I know that 8 is one number. I think staff would be comfortable with 20. If we get anywhere above that, we would want to reevaluate any of the impacts it could have on the community.

Ms. Creasy – We are advertised this evening for up to 15. I believe they are anxious to move forward. We also are working through a zoning program now. We anticipate that the split zoning situation that they currently have will be resolved in a way that would probably assist with the situation.

Commissioner Mitchell – What about the Mayor's recommendation of going from 5 PM to 6 PM?

Ms. Creasy – We have some flexibility in there. We gave ourselves some wiggle room in the advertisement. I think we will be fine.

Commissioner Stolzenberg – How much flexibility do we have? I don't see a reason to impose a restriction. If they end up running until 7 PM, that does not seem like much of a concern of ours. If anything, it would help with traffic because it is not rush hour?

Mr. Alfele – I can see that. I don't think we have some wiggle room. Because of the ad, the special use permit is for the use of daycare. The mitigating conditions, like the time, we have flexibility. The Commission has flexibility in their recommendations to City Council on the conditions.

Commissioner Schwarz – Is that 15 students all day, at one time, or 15 students enrolled in the program?

Ms. Creasy – It would be 15 students on-site at a time. If they choose to have shifts or something to that effect, they would address that in their drop-off/pickup plan. There is flexibility there as well.

iii. Public Hearing

No Public Comments

iv. Commission Discussion and Motion

Motion – Commissioner Stolzenberg – I move to recommend approval of this application for a Special Use Permit in the CC and R-1S zone at 310025000, 211 Albemarle Street to permit a Daycare Facility with the following listed conditions.

1. **A Daycare Facility shall be permitted on the Subject Property for up to fifteen (15) students.**
2. **The Daycare Facility shall adhere to the parking and pickup/drop off plan within the application materials dated October 4, 2004. This plan will be kept on file with the City and may be updated or altered from time to time with authorization of the City's Traffic Engineer.**

Second by Commissioner Schwarz. Motion passes 7-0.

2. **SP22-00006-901 Seminole Trail, 1801 Hydraulic Road** - On November 8, 2022, the Planning Commission and City Council will conduct a joint public hearing for an application for a Special Use

Permit ("SUP") for the property located at 901 Seminole Trail and 1801 Hydraulic Road and identified in the City's land records as Tax Map and Parcels ("TMPs") 41B001000 and 41B002000 (the "Subject Property"). The public hearing will be conducted both in-person and via virtual (electronic) means; individuals who wish to participate electronically or in person may register on the City's website. Following the public hearing, it is the intention of the Planning Commission to vote on whether to recommend approval of the SUP. Riverbend Development, on behalf of one owner of the Subject Property, 901 Seminole Trail LLC, has submitted a SUP Application for the Subject Property. Pursuant to City Code Sec. 34-796 and Sec. 34-158, the owner has applied for a SUP to build a drive-through restaurant on the Subject Property. The Subject Property is approximately 10.18 acres with road frontage on Hydraulic Road, Seminole Trail, Hillsdale Drive, and India Road. The Comprehensive Land Use Map for this area calls for Urban Mixed-Use Node and the Subject Property is located within the Highway Corridor mixed use zoning district classification. The City's zoning matrix allows drive-through restaurants in Highway Corridor districts with the approval of an SUP. The property is adjacent to other properties currently used for commercial uses and is located across from multifamily housing on the opposite side of Hillsdale Drive. Additional information pertaining to this application (SP 22-00006) may be viewed online at www.charlottesville.gov/agenda. Persons interested in the Special Use Permit application may also contact NDS Planner Dannan O'Connell by e-mail (oconnelld@charlottesville.gov) or by telephone (434-970-3991).

i. Staff Report

Dannan O'Connell, City Planner – I will be presenting an application for a special use permit for 901 Seminole Trail. This is from Riverbend Development representing 901 Seminole Trail LLC to construct a restaurant. The applicant wishes to modify setback requirements for 901 Seminole Trail and 1801 Hydraulic Road as part of this request. The Subject Property has street frontage on Hydraulic Road, Seminole Trail, Hillsdale Drive and India Road. The proposed drive-thru will have a main building fronting on Seminole Trail and Hydraulic Road with parking, a dumpster, and ingress/egress as part of the Hillsdale Place shopping center. The Subject Property is currently being redeveloped under a final site plan which includes a drive-thru restaurant, a financial use, and two standalone commercial building pads, in addition to modifications to the existing large shopping center building. The subject property is zoned highway corridor within an entrance corridor overlay. The highway zoning district is traditionally auto-focused catering to commercial and retail development with limited residential uses. Examples of uses in the highway zoning district include grocery stores, restaurants with drive-thru windows, hotels, shopping centers, and car washes. The Future Land Use Map shows the property as part of an urban mixed-use node. The land use section of the Comprehensive Plan describes this district as intended for higher intensity mixed-use development arranged along corridors between employment, commercial, and civic hubs of the city. Staff finds the proposed development would conform to highway corridor zoning, the Comprehensive Plan, and Future Land Use Map. A one-story drive-thru restaurant is consistent with the intent of the highway corridor zoning district and the urban mixed-use node future land use. The proposed restaurant does conform to the vision articulated in the Hydraulic Small Area Plan. While the proposed development does not contain all features discussed within the plan, it does incrementally advance the objectives of the small area plan by densifying the existing commercial area, increasing commercial area, increasing urban road frontage along Hydraulic Road and Seminole Trail, and enhancing landscaping and pedestrian features. As part of their special use permit request, the applicants have asked for a modification of maximum setback requirements for the build-to zone required in the highway corridor zoning district. The code defines a build-to zone as the area between the minimum and maximum allowable setbacks along a street frontage. The minimum setback for this property is 5 feet. The maximum is 30 feet off Seminole Trail and 20 feet along all other roads. Per the interpretation of the Zoning Administrator, the building must have at lease one side located entirely within this build-to zone to be considered compliant. The proposed site plan indicates that all new buildings will be located outside of this zone as well as the existing shopping center, which is being modified and reduced in size. That would make it non-compliant with the existing setback off Hillsdale Drive.

The applicant is asking for maximum setbacks on the subject property to be modified to promote the proposed site layout. Overall, staff does find the application meets the general standards for a special use permit and recommends approval with the following conditions:

- The drive-thru restaurant use is permitted only within the current boundaries of the 901 Seminole Trail parcel.
- The maximum setback for both 901 Seminole Trail and 1801 Hydraulic Road off Seminole Trail be set to 75 feet.
- The maximum setback for 901 Seminole Trail and 1801 Hydraulic Road off Hydraulic Road be set to 75 feet.
- The maximum setback for 901 Seminole Trail and 1801 Hydraulic Road off India Road be set to 75 feet.
- The maximum setback for 901 Seminole Trail and 1801 Hydraulic Road off Hillsdale Drive be set to 50 feet.

Commissioner Mitchell – Where does the county line begin relative to this? Is it just west of 29?

Mr. O'Connell – Yes. It is everything to the west of 29.

Commissioner Mitchell – I am certain that the county is aware of this. They are working on their big Hydraulic and 29 intersection improvement plan. How will this impact the work that they are going to do? There is going to be a lot of pedestrian safety enhancements that they are working on. There is going to be some restrictions, left turns, or right turns in that area. Have we worked with them? Are these guys aware of what the county is planning to do?

Mr. O'Connell – I believe that applicants are aware. I think the work would only affect the southeastern corner of Hydraulic Road. There are some intersection improvements being proposed there. I don't think any work on Seminole Trail would affect this development.

Commissioner Stolzenberg – What is the pedestrian route to get to the building for the drive-thru?

Mr. O'Connell – I believe that is the ADA accessible route that they are showing on their site plan.

Chairman Solla-Yates – I voted on this small area plan a few years ago. I remember it being very urban in character, tall buildings and mixed-use. This wasn't what I was picturing. Can you help me through the switch?

Mr. O'Connell – This site is called out in that small area plan as being very important. This is not mixed-use development. It does not preclude further development along that line in the future. We are considering that the pedestrian improvements, the landscape improvements, and the layout improvements do assist. They don't impede the small area plan vision. It could be further redeveloped into that vision later.

Councilor Pinkston – I understand that with the smart-scale project in the Hydraulic Road area, there are several different interventions they are making at Hillsdale. They have a roundabout that they are putting in there. They are doing some work at Hydraulic and 29. What you are saying is that component is located on the southeast corner.

Mr. O'Connell – That is correct.

Mayor Snook – I have been looking at this plat. I am trying to make sure that I understand it. The setback requirement that concerns me the most is the one for the building that is at the corner. I have seen enough different plans that I can't keep straight. I have been impressed as I have with the plans that the MPO ends up

with, how they end up putting odd lanes to get around intersections. Why are they doing that? It is the only thing we can do. I am curious about why the planning people would not say 'of all the places we don't want to allow more incursion, the intersection of Hydraulic and 29 is probably it. It is one of the busiest intersections we have. It is one of the biggest traffic problems we have.

Ms. Creasy – If the applicant was not asking for a drive-thru, this would be a ministerial project. A restaurant drive-thru according to our code requires this process. If it was a pharmacy with a drive-thru, it would not require this process.

Mayor Snook – I am less concerned about the process than I am about why it is that it is important to them to be an additional 10 feet closer to the intersection.

Mr. O'Connell – That was the applicant's request. They might be able to speak better on that.

ii. Applicant Presentation

Ashley Davies, Applicant –

Next Slide
This is the overall site plan for the Hillsdale Place development that we are considering this evening. This site has been sitting vacant for some time. Our team has been working on this development for at least 6 years. Prior to that, we were also responsible for the development of the Whole Foods that is just east of the site. As part of that, we put in a lot of the Hillsdale Drive improvements that are called out in the small area plan. We are starting to develop that road network. In the past, we did go through a full site plan process. A lot of the issues we encountered with this site are related to the road improvements and access issues. If you look at the far right, you used to be able to make a full movement into the site from Hillsdale. That has been blocked off. That really damaged a lot of retail options for this commercial site. We have been regrouping and coming together with a solution here. Most of the site, except for the corner that we are considering for the drive-thru is under a long-term lease. That also means a different stance into how you approach the site. We are happy to be here. We have been in close contact with VDOT throughout the years. During that time, there have been many different considerations for the improvements to 29 and Hydraulic. If you look at the far southeast corner, you will see that there is an area that is hatched. When we previously looked at this, there was the application for the potential grade separated interchange. That was a different strategy to the transportation solutions in the area. What VDOT is proposing is a roundabout in that far right corner. That did give us another 'curveball' on our development strategy. You can see that large swath of area that will be dedicated to VDOT to accommodate the roundabout. We have taken into full account their plans for this whole area. That would be the land that needs to go to the improvements that they have proposed. Once you get to that intersection with Hydraulic and 29, they are trying to reduce those movements so there is not any additional right-of-way taken in that area. We basically have uses along the busiest streets in our community. What you see is that a lot of the commercial activity is internal to the site. We have generous sidewalks. This is not the landscape plan. We have landscaping buffers along all those edges. For the drive-thru use itself, a lot of the issues that are discussed with that are more about any cues that might go out into the right-of-way or block access to other areas. Because of the size and the layout of this site, we don't have any of those types of issues. What we have tried to do with the setback request is ask for setbacks that will meet that zoning interpretation of allowing buildings that you get full frontage within that maximum setback as the zoning administrator has determined, but also allow for what will need to happen along those important right-of-way frontages. There are a lot of utilities running within those areas. We want room for ample landscaping. For the drive-thru, you do have that vehicle lane. We are trying to give a setback that allows for those uses, while also giving the ability in the future that could fill in a lot more. It is balancing out those 2 requests, understanding what is there right now may not match our 2050 vision of the area. It does allow for that future development.

Commissioner Stolzenberg – In that bottom left corner by the drive-thru, a condition we have added to drive-thrus in the past is that you have a pedestrian entrance from the street. Is that not there because it is infeasible because of the grade change from Hillsdale? Is it not there because it is an early iteration of this plan?

Ms. Davies – You can see on there that there is a grade separation from the site. If you drive by it today, it is dropped down from 29 even as you get to that northwest corner. The grade change is considerable. If you look on the site plan, you will see that there are retaining walls. You can see those dark lines in the corner. As far as an accessible path through directly from Hydraulic, that might be a challenge. It might make more sense to create internal pathways to the site. That is my initial take on it. We do have grade challenges where everything is dropped down and more internalized to the site. We want to be tuned in to pedestrian needs. The whole Hillsdale corridor is coming along feels more pedestrian friendly than you might feel walking along Rt. 29. You can see where the site plan will have this nice outdoor space for that retailer along Hillsdale. I can imagine more pedestrians entering the site from that site and filtering through. If we want to think about that more seriously, I could see that being more logical than somebody being on Rt. 29 with all the traffic and trying to make their way down the grade change.

Next Slide
This is from if you were down in the site from that Rt. 29 side looking at the building and the drive-thru.

Next Slide
That is the drive-thru. It is dropped down. You will have some landscaping buffering. It is going to feel more internalized to make it feel more comfortable that you are not on the 'speedway' there.

Next Slide
This is up from the corner. You can see that there is a little hill going down to that area.

Next Slides
This is the feel of being inside the site. You can see they have a nice outdoor seating area that is more protected from the roadways.

Commissioner Mitchell – I don't think it did a good job asking my question about Albemarle and what they are doing. The work that Albemarle is doing is going to be on the northwestern side of 29. Are you aware of that work?

Ms. Davies – Everything that I have seen has been tied to the various VDOT applications.

Commissioner Mitchell – Does that include the roundabout if you go across 29 using Hydraulic? Are you aware of the work that they are doing at that intersection? They are doing a lot of safety upgrades. I think they are thinking of doing some sort of elimination of that turn at some point.

Ms. Davies – I have heard that.

Commissioner Mitchell – Will this, in any way, impact what they are attempting to do?

Ms. Davies – Not that I know of. For us, this has been a multi-year thing. The ideas around those roadways have evolved over that timeframe. We are staying in touch and have adapted our plans based on the information that we have learned along the way.

Commissioner Habbab – Looking at your plan, that sidewalk is pulled back from the street, which is nice. It is not a fun place to walk. What is the potential for pulling it back enough to have trees planted between the sidewalk and the street? Is that an option?

Ms. Davies – We do have a landscape buffer proposed. There will be trees between Hydraulic and the sidewalk.

Commissioner Schwarz – I had a question about the sidewalk. It is a 10-foot-wide sidewalk. In your site plan, you have labeled it a sidewalk. Is there any reason it can't be a multi-use trail?

Ms. Davies – I imagine that we are open to that if it meets the specifications that the city needs. That would be great.

Councilor Pinkston – The smart-scale images show some work in terms of sidewalks at that intersection that seem to fit with what you have there. Going north on 29, there is going to be a pedestrian bridge across 29. What is currently there?

Ms. Davies – It is vacant. I think it used to be the import auto store. It was vandalized in the fire and had to be taken down for safety. It is a vacant parcel.

Councilor Pinkston – When going west, there is this entrance what was K-Mart. There is a bump-out into Hydraulic. You must go around it and back towards the north before turning north. It looks like from your site map that you are cleaning that up. This application is for that one corner of the property.

Ms. Davies – We have a site plan under review with the city for the entire site. Because the way the city code reads, if you were going to do a bank or pharmacy with a drive-thru, neither of those require a special use permit. For some reason, a restaurant with a drive-thru in the city does require a special use permit. That is the primary component of this application.

Councilor Pinkston – People will access this through another way.

Ms. Davies – There is no direct access off those main roads. That is usually the primary concern.

Mayor Snook – I know that is an area that is subject to a lot of planning/replanning. There are 3 or 4 sets of plans that I have recently seen. The farther away you can stay from that, the better off everybody is going to be.

Vice-Mayor Wade – This whole area from Hydraulic/250 and Hydraulic/Hillsdale is that there is a whole lot of traffic that VDOT and the city are trying to deal with. The peak hour starts at 3:30. It is really bad. I know that communication at the MPO, when they are talking about these big regional projects, I know that they are looking at this. They were talking about a roundabout at Hillsdale and Hydraulic.

iii. Public Hearing

No Public Comments

iv. Commission Discussion and Motion

Commissioner Stolzenberg – On the thought of drive-thrus, I am not super pro drive-thru. I know we have previously had Councils who were on the verge of denying every drive-thru because it was a drive-thru. I would echo what I said about the car wash. I don't feel it is good zoning practice to prohibit something that we allow in the zoning ordinance by special use permit if it is in an appropriate location. I can't think of a better location. This is an auto-oriented location. The adverse impacts are largely mitigated and could be mitigated with more

conditions. I would reluctantly approve the drive-thru for that reason. I would like to propose 2 conditions: one about pedestrian access. We have done this with the last 2 drive-thrus. For Starbucks, we said the handicap access lane be extended so that it connected with the sidewalk on Angus so you could get to it. For the Chick-Fil-A, we had a vaguer condition, which would probably be appropriate. It is to provide an additional pedestrian route from the internal parking area of the shopping center and ensure that this route is as accessible as possible. In this case, VDOT, as part of all those 4 projects that are happening on Hydraulic. The Hydraulic/29 intersection is going to be adding an at-grade crossing like a crosswalk across 29, in addition to that bridge that is going up. I would like there to be some kind of pedestrian access to this site from that corner. I recognize that it might not be feasible to make it accessible. Even if it was stairs, that is better than nothing. That condition would be a pedestrian route from the corner as accessible as possible. Right now, you must go along where the Golds Gym was and duck down to get there. It seems like there could be at least one more pedestrian path. I don't know if we want to codify that in a condition. The other big thing I would say in relation to drive-thrus is that we have recently seen in the city is drive-thrus 'run amok' and causing problems. Some of them have existed where they have been for a decade or more. Post-pandemic, they are causing all these problems. It seems to me because of the pandemic to an extent and staffing issues, when it is a drive-thru only restaurant, it is almost implied in the code you expect a drive-thru restaurant to be a restaurant that also has a drive-thru option. I would like to propose a condition that when the drive-thru is open, there would be a way to serve customers who have walked up. It can be either.

Commissioner Schwarz – It seems that across the street the county works hard on Stonefield to try and make a corner and architectural semi-urban wall there. I understand the reasons for the increased setbacks. It does seem like both buildings that are along 29 are going to be drive-thru buildings with either a drive-thru or parking between the building and 29. I am wavering on whether that is important or not. It seems like something we should at least consider and think about. If the county put all this effort into trying to create a more urban form there, we are destroying that by allowing this. Is that important or not?

Commissioner d'Oronzio – Even with the renderings, it is below grade. What they are talking about building there, I guess their hope is that you are going to see the logo and the sign at sidewalk level. In this case, what we are going to have is a berm with the top of a building.

Commissioner Schwarz – Is that Ok? I recognize that.

Commissioner d'Oronzio – I am trying to think about the alternative. Your point is well taken. In this case, we are looking at a berm and semi-submerged building.

Commissioner Stolzenberg – It is true that this is not in compliance, in conformance with the spirit of the Hydraulic/29 plan, which contemplated this becoming an urban center. VDOT wants and needs this next to a highway that moves as much interstate traffic as possible. The rest of the shopping center is being developed by right into the same thing it always was. Highway allows infinite density by right. That was apparently not enough to get them out of their lease situation. It does not conform with our lofty ideals for the site. Is that enough reason to deny it?

Commissioner Schwarz – I am wondering if a condition that there should not be parking between a building and its property line. It is a drive-thru. You must drive around the whole bank to make it work. I am wondering about the one that is on the corner with India Road and 29. Does that need to be closer to India Road?

Commissioner Stolzenberg – What are you proposing?

Commissioner Schwarz – I would give them the setback that they are asking for. A potential condition could be that you can't have parking between the building and the property line.

Commissioner Stolzenberg – Should we say the India Road property line? That is the property line that is not highway.

For staff, is this in scope even though it is a drive-thru SUP that we are also talking about the setbacks? Is that allowed as a condition if we start talking about the bank.

Commissioner Schwarz – If other people think that is of value, that could be a potential condition.

Ms. Creasy – This is slippery because we are focused on the SUP for the drive-thru and conditions that can mitigate concerns with that specifically.

Commissioner Stolzenberg – They are also asking for a setback waiver. Can you put conditions related to that or do you deny that?

Ms. Creasy – It sounds like it would be very complicated from the language standpoint.

Commissioner Schwarz – I don't know what the plan is north of India Road. I don't know where the small area plan starts and stops. If there was an intent to make India Road more urban in the future, the point would be to make it conform more closely with the small area plan.

Mr. O'Connell – On the question of which properties are subject to this, the request is for the drive-thru on 901 Seminole Trail, which is the small pentagonal parcel in the bottom left corner of the viewing. The request included setback modifications initially for the bank building and the drive-thru. It was later expanded to all the properties. It applies to both parcels. Our code does not specify that an SUP must be limited to one parcel. The determination was made that because they are part of a single common pattern development, they are both applied for this. We address that by limiting the drive-thru condition just to that one area of that one parcel. As for the applicability of the setbacks, this was another long and interesting conversation I had with the zoning administrator. With interpretations of what yard is a side, the frontage of one side of a building must be within this build-to area. That is its front, regardless of what it is facing. According to our code, that does not matter. In highway corridor zoning, there are no rear or side setbacks. As long as one side of that building is in that area, the setbacks do not matter. For the bank building, its frontage is on 29/Seminole. It is within that 75-foot area. Therefore, its setback off India Road does not matter. Initially, that was not included in the request. We put that in there to make sure the bases are covered for any future development.

Ms. Creasy – One thing to keep in mind is that the small area plan is likely to move forward in an incremental fashion. There are some very ambitious goals as part of that. What is being brought forth at this point does not prohibit any sort of change that would occur down the road. Right now, we have nothing happening in that area. This is the potential for some activity to begin to occur in that area. Those are some things to think about as you are mulling this over.

Commissioner Stolzenberg – The drive-thru building hits the new maximum setback on both sides. If Commissioner Schwarz wanted the bank to have an urban frontage on India Road, we could remove the maximum setback off India and the maximum setback off Seminole Trail. That would not affect the drive-thru. It would force the bank to move up.

Ms. Davies – Of all the buildings on the site, the bank building is the one that is most buried from 29. That is maybe 20 feet down from the right-of-way. It is least likely to create any sort of frontage along 29. The way we have it set up right now does not prohibit it from potentially pulling it closer to that India Road frontage. What we appreciate in this moment is the allowance for some flexibility. There are so many moving parts in this area. We have tried to get this project off the ground for the past 6 years. If we had nailed it 2 years ago, the city

would be getting $3 million a year from this property. It didn't happen. We are back at the beginning. We want to do something here. It is an eyesore. It has been vacant, and it is a problem for the community. I appreciate you giving us some flexibility so we can take action on this property.

Motion – Commissioner Mitchell – I move to recommend approval of this application for a Special Use Permit in the Highway Corridor zone at 41B001000 and 41B002000, 901 Seminole Trail and 1801 Hydraulic Road, to permit a drive-through restaurant with the following listed conditions:
1. The drive-through restaurant use is permitted only within the current boundaries of the 901 Seminole Trail parcel.
2. The maximum setback for both 901 Seminole Trail and 1801 Hydraulic Road off Seminole Trail be set to 75 feet.
3. The maximum setback for 901 Seminole Trail and 1801 Hydraulic Road off Hydraulic Road be set to 75 feet.
4. The maximum setback for 901 Seminole Trail and 1801 Hydraulic Road off India Road be set to 75 feet.
5. The maximum setback for 901 Seminole Trail and 1801 Hydraulic Road off Hillsdale Drive be set to 50 feet.
6. An accessible pedestrian connection to the crosswalk at Hydraulic.
7. Service will be available by a dining room or walk-up window when the drive-thru window is open. Second by Commissioner d'Oronzio. Motion passes 7-0.

The meeting was recessed for five minutes.

IV. COMMISSION'S ACTION ITEMS

Continuing: Until All Action Items Are Concluded

1. Presentation – Multi-Modal Transportation Prioritization Method

Jack Dawson, City Engineer – I will be talking about the trans multimodal transportation prioritization process, which I will be referring to as the system for this presentation. I am going to discuss a little about the history of the transportation planning process here and CIP development or the lack thereof transportation planning process. This is not a perfect system. It is going to be a tool that helps while we develop a more perfect process with this tool hopefully being a part of that.

Next Slide
In the old NDS (prior to 2020), we (Public Works & Engineering) were part of NDS. When we would conceptualize CIP projects to advance or from the CIP projects, how to go and get grants for those or what pipeline the timelines of getting grant funding and matching that with your project. The people who give us grants were primarily the state. Sometimes they will advance them and sometimes delay them. Balancing all that is complex. The other problem that I saw was taking all our aspirational lists of priorities and turning that into something that is not a list of 400 priorities. In December 2020, at that point in time, none of my superiors in the chain of command are no longer here at the city. A lot has changed. Somebody pointed out that this was the first year of the Office of Intermodal planning, which is not part of VDOT but is a state agency. The growth and accessibility planning grant ran out.

Next Slide
I applied for that. That was my first grant application. It read a lot more like an engineer describing a pipe dream than a grant application. We applied for that under item 3, which was the development accessibility planning process. We did not receive funding on that one.

Next Slide
Jeanette (our most senior project manager) helped me with that. We tweaked it and we were awarded that grant in early 2022.

Next Slide
The statement that we put together (worked with OIPI) to come up with this statement of needs supports the CIP program and eligible transportation project selection, access & operationalize performance measures, and associated thresholds, creative process for the city that could be utilized on an ongoing basis and create a guiding document specifying the step-by-step process for evaluating non-motorized projects. The county is doing one of these right now. Their application is similar. There is a format that these people like to generate. What I attempted to do (in the grant) was to say we have a bike & ped master plan and a streets that work plan. We have all these plans. If we could combine them into one system, so that I as an engineer can say 'if I want to do this intersection, I draw a circle around it. It said that we would assume we would fix all the things that are called for in this corridor. Let's compare it to this intersection and see.' If you take the bike scores, that was the idea. I am not sure what we are going to get. That is not exactly what we are going to get.

Next Slide
It will certainly help where we are trying to go. Some of the measures that we have are the Bike-Ped Master Plan, Streets That Work Plan, the Literature Review of Best Practices, which is where all these consultant transportation planners come in with all this whiz-bang new data that they have and other available data.

Chairman Solla-Yates – How does Safe Routes to School fit in here?

Mr. Dawson – It fits in there through multiple ways. It is complicated. What they did was take our rubric for Streets That Work and Bike-Ped and reran it to a certain degree. We have not seen the final product. We are getting that soon. When we get the final product, we are going to shake it down and see how adjusting some of parameters affects that scoring and those rubrics. It is complicated. We have been trying to incorporate everything. If we have it, there is no reason why we cannot add it in. It gets complicated because a lot of that stuff overlaps with our other priorities. When you start combining these things, that is where you get into some of these issues. Other issues are the way that the transportation planners want to attack this. They want to evaluate the slope of a road. The steeper it is, the less eligible it is for a sidewalk. By the nature of how people build things, you avoid putting sidewalks on steep roads. It is likely you have a complete network here and there. We need to connect that. We need to make sure we are looking at these things practically and achieve the goals that we want to achieve.

Next Slide
This is some of this process for measuring and weighting. You can see that level of traffic stress comes from Streets That Work classification. Traffic congestion comes from V-Trans. That is VDOTs planning module. That informs a lot of the scoring of grants. We use that a lot when we are preparing grants. VDOT has a big library that is available. Some crash data comes out of there. Area corridor suitability is the walk-bike score from V-Trans and activity centers. All that is incorporated and overlaid into what we already have. Equity is built in to some degree. We would like to make sure that there is appropriate buy-in on that. Under connectivity, you have network connectivity ranking and access to bike racks.

Next Slide
This is what the general system would look like. One thing that goes in at the beginning is readiness. That is the paving schedule. That would include things like: Are we building a major water line down West Main? Is the Rivanna doing this? You know how that affects the readiness or sequencing of the projects. Suitability is the bike-ped scores. Connectivity is a segment length. That is some of the physical parameters. Safety is crash

density. Demand is streetlight and loads. Those are pretty 'snazzy' programs for capturing data about where people are going from one place to another. We had equity at the end. OIPI thought that equity should be built at the beginning. As an engineer someone needs to draw a map of equity scores. We can do that. There is some census tract data. That is too coarse for us to use in Charlottesville. We need fine-grained data. There is going to need to be some working on progress on the best way we address that. This is just a tool. That is part of a system. There are ways to adapt this improve it as we learn how to use it.

Next Slide
These are some measures and how they are broken down. You can see the updates. That is one interesting column here. Some of those that would rarely be like school proximity. That would be building a new school. That would affect the score. Other than that, the scores stay the same. Where it says quarterly, that is the WAP bike score. That is a lot of technical data. That is some of the things coming from loads or V-Trans.

Next Slide
Here are some more measures. How much does the proposed segment improve the quality of the walking or biking network in Charlottesville? You can use your imagination to see how a lot of these data points are going to overlap and complicate the rankings. For equity emphasis in neighborhoods, consider balancing infrastructure investments between 19 neighborhoods. That is instead of using the census tract.

Next Slide
This is an example of some of the data that went in. This is the walk/bike score from V-Trans. On the left, that little map is the draft walk prioritizations. They got that out through V-Trans walk score. Some of that goes through slope, schools, accessibility, etc. You must consider some of that data that is going into the walk/bike score. We might use it again when we are evaluating the challenge of this sidewalk. On the left, you can see some of those priorities for the walk score. On the right, you can see the bike score. We have a rigorous GIS system here. The bike/ped master plan has center lines for all our existing sidewalks. That made it easy to pass this off to the consultants and have them compile that.

Next Slide
This is where we are. This is from last month. We will soon be getting a deliverable. We will be testing that. We have a meeting in 2 weeks with the consultants. We ran different models.

Next Slide
The next steps will be verifying the scores and ranks. We will be working with the consultants to see how changing the rubric of the weighting and stuff changes the rankings. We will be as transparent with how we come about that and options for developing that in the future, developing the GIS web map that shows some of these outputs.

Next Slide
This is one draft example. On the left, that is the bike priorities from the 2015 bike/ped master plan. On the right, that is the draft after this was merged with all the data. North of East High, there is a chunk of red on the left map that is the priorities 1 through 20. You can see that all that stuff is purple, which is the top 5 percent on the right. There are some other red ones that drop out like the western edge. There is a change from our existing priorities. One thing I wanted to emphasize is that when I conceived this project, one thing I want to be able to say is that we tried to incorporate as much public input as possible. The way we did that was by incorporating Streets That Work and Bike & Ped Master Plan because they had so much public input. We don't want to reinvent that again. We are here to serve the community and interested in all opinions on that. We want to start with some that has already been community vetted.

Next Slide

We are developing a transportation prioritization process. NDS recently hired a transportation planner. We hope to continue to augment staff accordingly. We are bringing back the bike & ped coordinator to do some of those duties and free up the transportation planner to be an active transportation planner.

Next Slide
This is something of a pipe dream. We hope to have a 5-year transportation prioritization or CIP list. We hope to incorporate that in a pending, more robust CIP development process, which we have been hearing some things about. The first step in this general future process would be to have NDS, Public Works, Engineering, and City Manager's office collaborate on developing an initial 5-year transportation safety outlook. Once that is established, the transportation planner would coordinate with the MPO, the TJPDC, and Albemarle County and continually monitor the impacts to the development proximate to the city and how that impacts all these things. Project managers and the transportation planner would coordinate with VDOT. That is both the local assistance program, who gives us the funds to make sure we are doing a good job, and planning, who is doing things like 29 and Hydraulic. They make sure we are inputting all the information into our system. The transportation planner will work with the planners and traffic engineers to monitor private development impacts, another basic monitoring thing. According to the project managers, Public Services, utilities, will update project status and paving lists that are ready. The transportation planner would update the safety demand readiness etc. into the system. That is when all the data gets updated annually. All those things will be continuously happening. That would update the transportation CIP team as we run that system to see how those rankings would have changed. You have rerun it based on what we have done and what new data we have. We use that information to update the 1-year and 5-year proposed CIP. We are constantly adding a year, editing years 1 through 4. That would enable us to plan ahead.

Chairman Solla-Yates – With the Future Land Use Map from the Comp Plan and small area plans, are they related?

Mr. Dawson – Yes. Part of it is as developments go, we would update that information. The other part would be forward-looking.

Mr. Freas – The annual cycle is going to be looking at development activity. That is part of the duty of our transportation planner. Overall, our planning team, in looking at this process and thinking about how our land use objectives from that 5-year transportation CIP outlook, that we start with at the beginning.

Commissioner Habbab – How do we rate food access, park access, and healthcare accesses? How is that built into this prioritization?

Mr. Dawson – I am not so sure how high that gets in there. From a lot of it, it is schools that were the locations there. Other public access is goes to voting and other ADA requirements that we have.

Mr. Freas – A lot of the information that we presented is about the different data sets that are coming into that prioritization process. Part of that answer is going back to those data sets and seeing what ones that specifically are picking up things like park access. Connectivity access were big picture themes in each of those. I don't remember what things we were focused on in the data set. We will take that as a comment and look at it.

Commissioner Habbab – You can set available data. You can potentially add data sets or proximity.

Mr. Freas – A lot of this is proximity based. One place where it does pop up is one of the major data sets that we have access to. One of the data sets we have access to is walk score and bike score data. You can go on the web and see what goes into walk score. It is a lot about those types of destinations. Places that score a higher walk score, it is based on those destinations.

Commissioner Stolzenberg – What is the deliverable you get from these guys? Is it a software tool?

Mr. Freas – My understanding is that it is a spreadsheet. One of the things that we talked about and shared with the consultants is that our intention is to be fully transparent in the data sources that are going into this. When this is out there, someone can ask how we arrived at this set of prioritizations. All the data will be available. One will be able to trace back what is in there and how it arrived where we are. We have had several discussions with the consultants. On a couple of the data points, we have asked to dig in and test their assumptions and make sure we have something that is going to stand up to public scrutiny. Part of that is having something that we can use means that we can also change it for the future. Important things are things like being able to add in, when it says measures, that is transportation projects being drawn from each of these plans. We need to be able to add into that program. It can't be a static list that does not change.

Mr. Dawson – This is just a tool. If we are transparent about it, there is no reason we can't say #4 should be #3 at any given point. Step 2 of this process was them evaluating our internal capacities. We looked at the GIS staff and systems that we have available. It is a GIS based product. The understanding is that they are going to make it for us. We are going to shake it down and make sure we are happy with the priorities. We should be able to operate it. We should be able to change it if need be. The idea is that it is flexible.

Commissioner Stolzenberg – A lot of the inputs are up on the open data portal. Any new things that are not census, it would be nice to get those up and to get the actual database up on the internet.

Chairman Solla-Yates – This seems very reasonable to me. Quite a few of our projects recently have died because of parking concerns. I suggest that you consider parking management in how these projects are considered. No off-street parking is the most desirable, with unpriced being the least desirable because we can see surprises with that. They can kill projects. Has the equity team talked to you about this?

Mr. Dawson – We have not. We want to bring equity probably at the end or incorporate it because the consultants said they would factor in equity. I said that there is no way that I am saying that the consultants have already dealt with it. We are going to make sure that is dealt with clearly.

Commissioner Stolzenberg – You mentioned that census tract data is too coarse. There is some census block group data. It might make sense to think with the Comp Plan sensitive areas that we designated and using that as a proxy.

Mr. Dawson – I should have used a specific term like tract. If there is data out there, I was not aware of that. Those are the kinds of thing that we could. If there is something out there, we will certainly incorporate that.

2. Presentation – Climate Action Plan

Susan Elliott, City Staff – We presented to the City Council meeting on October 3rd work session. We were able to attend. We have put together a shortened slide deck that goes over some of the key structural pieces within the Climate Action Plan document. It is aiming to give you that foundation piece and stuff that we have found has not always been fully understood about how we see the document being structured. We are going to go over those pieces and basically hand it over to you guys for discussion.

Next Slide
The city's climate program was established in 2008. As a result of the city committing in 2006 to the US Mayor's Climate Protection Agreement. That agreement committed Charlottesville to reducing greenhouse gas emissions community-wide. There were several actions that followed that. In 2017, the city recommitted to climate action through the Global Covenant of Mayors for climate and energy commitment. This commitment

also has reiterated the greenhouse gas emission goal reduction piece. It added on climate adaptation as well to what our commitments are. That connection of reducing emissions to help limit the effects of climate change and adaptation recognizing we already are seeing changes and that we need to adapt as a community to be able to weather those better.

Next Slide
When we talk about where our emissions are coming from, about 95 percent of the emissions are coming from within the community. Only 5 percent are from within our municipal operations. When we investigate what that is within the community, there is about 30 percent coming from heating, cooling, and powering our residential buildings. About 30 percent is from heating and cooling our commercial buildings and about 30 percent is coming from transportation. That is all motorized transportation that is on our roads. In 2019, our city produced over 300,000 metric tons of carbon dioxide equivalent emissions, which is roughly equivalent to driving 745 million miles on an average combustible engine vehicle. Within these emissions, I want to note that this does not include emissions from Albemarle County or UVA. They both calculate their own inventories and have their own climate programs.

Next Slide
When we look at how we can reduce our emissions, there are 2 different goals that the city has adopted. One of those is a 45-percent reduction by 2030 and carbon neutrality by 2050. Both goals are community wide. They must apply to our municipal operations, our homes, and our businesses. These goals are comparable to the goals that are adopted by peer communities around the world, the country, and the state. They are aligned with federal government reduction targets and are based on guidance from the 2019 intergovernmental panel on climate change. Charlottesville does an annual emissions calculation. We report this through the platform that is connected with our Global Covenant Mayor's commitment. The platform is called CDP. It was formerly known as the Carbon Disclosure Project. When it turned international, they shortened it up to CDP. Having these clear mission reduction goals and doing our annual reporting on progress is critical for us as a government and a community to make sure we are moving in the right direction.

Next Slide
The Climate Action Plan is intended to lay out that strategic roadmap for how Charlottesville will achieve those reduction goals or the emissions that it measures within its inventory. What we have within our plan, because we do have our emission reduction goals that are long and out there in 2030 and 2050, it is structured by having strategies that are intended to be enduring. Those are designed to get us to our 2030 goal and position us well for our 2050 goal. With the key actions, each strategy has a set of key actions associated with it. The key actions are dynamic. They are meant to be completed and crossed off with new action items being added over time. The actions are near-term objectives for us to deliver upon. They are intended to be completed within the next 1 to 3 years. Throughout the planning process, we kept a close eye on guiding principles. When we speak about guiding principles, they are reflections of values that we heard from our community and ways of how we make sure that, as we are implementing and moving into the implementation stage, our plan can be successful. The guiding principles that came out of our development process are effectiveness, affordability, equity, and inclusivity.

Next Slide
After the Council work session at the beginning of October, they indicated that they wanted to see the plan brought through to the adoption process as quickly as possible. When I say the adoption process, that is to adopt the Climate Action Plan as an amendment to the Comprehensive Plan. To do that, we are currently slated for the December 13th meeting. That will be a public hearing. To prepare for that, we have asked community members to submit any comments and input that they have on the plan document. We would also like to hear from people about how they would like to see us move forward and how they see that they could have a role and that we could help support them. We have asked for those comments through tomorrow. This is intended to be a living

document. The Climate Action Plan can be updated over time. We have put in there at least every 5 years an update noting a comprehensive update for it to be done within 3 years so that it is ahead of the next Comprehensive Plan update. Annually, there will be progress updates. That could be a time where adjustments can be made and any key actions that have been completed can be crossed off. If there are ones that are reasonable to add in as next steps, that would be the time that we are anticipating that happening. What happens after the adoption process? We are already starting to have some of the conversations around implementation. We will be developing more measurable success indicators, working with interdepartmental coordination, developing work plans, and pursuing funding and financing to support the actions within the Climate Action Plan. Because we have had an ongoing climate program and this has been an important topic within the government and within our community, it may not surprise you that there are some studies and other information gathering activities that have already begun. The gas utility decarbonization study is one. Other ones are the transit alternative fuel switching study and an uptown/downtown corridor study on organics collection. Other things to the right of the dotted line on the screen are other things that our climate program does. I wanted to emphasize that within the city's climate program, it has a bigger scope than what this climate action plan is. This climate action plan was drafted and scoped to focus on how the city can achieve the greenhouse gas emission reduction goals that it has adopted are centered around the emissions that we measure within our greenhouse gas inventory.

Next Slide
Regarding the feedback, we have gotten comments that are very supportive of the plan and speak to its thoroughness, its comprehensiveness, that it is well researched, and that it lays out a lot of complex contexts for how these decisions and choices moving forward are set. Most comments are focused on ideas for implementation and people starting to think through about challenges of the implementation stage while that context is what comes after the adoption of the Climate Action Plan. When we are implementing the Climate Action Plan, we are heartened to be getting this feedback now. It verifies for us that the Climate Action Plan is written in such a manner that it is achieving the purpose it is intended to. It is giving that steering direction and pointing people in our community to start thinking about how we get to the implementation, how we achieve these key actions, and what those strategies are where that attention needs to be focused on. A couple of other types of comments we have gotten speak to strengthening some of the existing language that is in there. There have been some clarifications needed around items where people have been confused about something or it was in a different section of the document than where they were looking for it. There are items that we got during our public engagement part that go beyond greenhouse gas inventory. We acknowledge who these are. These activities are important globally to climate change and climate action. They do not necessarily fit within this document. Those are things that the climate program and its other activities could be working with people on. They are also things that community members and organizations can also pursue on their own. We have gotten some requests for more closely targeting or focusing language that we have in the document in some places. These situations tend to be where we have written something in with a broader umbrella so that it can support multiple types of activities and focuses. The requests that we are getting is to call out specific uses. As we consider those requests, we need to make sure that we are looking at not tightening up the language so closely that it ends up accidentally not supporting other things that it otherwise could.

Next Slide
Within our Climate Action Plan, it is structured in the first 3 chapters that preface an introduction. These chapters are the background information about how we got to where we are in terms of creating the plan, what that process and engagement looked like, what that targeted scope is for, what the plan is focused on, direction that we received from multiple City Council resolutions, and what the basis of Charlottesville's emissions are, some high level scenarios for those, and looking at the different types of options at a generic high level for reducing emissions. When we get into chapters 5 to 9, that is where the 'meat' of the strategies and key actions are. We have a list of the different types of focuses that have for those within the document. One thing to note is that within each of the sections, we have equity considerations listed where appropriate. We also have sub goals

for that. We have identified where there are connections over to climate adaptation. The climate adaptation process is happening separately from this document. We have gotten through our climate risk and vulnerability assessment. The adaptation piece will begin this coming year. We recognize there is a connection there, particularly regarding co-benefits and being effective and efficient with how we are prioritizing action, noting where we can achieve emissions reductions and make our community more resilient for adaptation. With regards to the next steps in guiding future action, this is a plan that is supposed to inform both government and community action. We have spoken to this in chapters 2, 4, and 10. There is a project resource needs alignment chart for the zoning alignment and providing guiding directions in terms of those values, those guides for action, and speaking to community engagement and how to do that inclusively. There is also information about how the plan can be accountable and involved over time. We included resources in here. This can be a technical topic. We wanted to have references for people that helped them understand if there were terms they did not understand. We included some fact sheets to help explain some of the considerations going into these policy and strategy and action choices that we have in front of us.

Next Slides
Regarding the zoning code update and alignments with that, the next slides are the table we have in the plan. It is 2 slides for the chart.

Commissioner Mitchell – The objective here is to reduce our natural gas consumption. When we were first beginning to think about this, I pushed hard to support that objective with 2 specific actions. One was to end the subsidies for new natural gas hookups. Mr. Groves mentioned earlier today that we did 185 natural gas hookups in the last year. We also subsidized it. We did it for free. I pushed to end that we no longer subsidize natural gas hookups. The developer or the end user would have to pay for them. The other thing that I pushed for was to bring an end to hooking up new residential developments. The zoning rewrite will incentivize and drive a higher density and drive more construction. Under the current practice that we have, that is also going to drive new natural gas hookups. It is inconsistent with our desire to decrease or end our natural gas consumption. At the urging of staff leadership, I backed off a while. Staff leadership wanted to wait for the results of the decarbonization of gas utility study with the objective of understanding the viability and efficacy of electrification and alternative sources. Based on the feedback I received last night; I believe that study should be available by early summer. I am willing to 'cool my jets' on pushing for that until then. As soon as that study is out, we are going to learn that the end of gas hookups to new residential developments is going to be important to achieve that objective. I think not subsidizing any new natural gas hookups would be of great value. We want to revisit the questions that were asked earlier. On page 75 of the staff report, it is mentioned that there are legal issues associated with ending new natural gas hookups. I would like to be certain that we understand what those legal issues are and understand if they exist. If they do exist, what can we do to work around them or to mitigate them and what the next steps would be to move forward? I did not understand how CAT was impacted by ending new residential natural gas hookups.

Kristal Riddenwold, City Staff – The topic of legality is part of the scope in the decarbonization study to nail it down. What are they? What are some strategies to address those? Staff, at the time of the writing of this report, did not feel comfortable making a conclusive statement about the legality issue. The other question was the impact to CAT by changes to residential natural gas hookups. Often our reference to natural gas hookups had been more broad, not specific to a sector. If there were changes to natural gas service to the residential sector, that would not necessarily impact CAT. One thing I cannot speculate about tonight is if there were significant changes on the residential service side, what would that do to overall natural gas rates. Those are all scenarios to be explored through this decarbonization study. This is a good time for those questions to be put on the table. They can be looked at during this study process.

Commissioner Habbab – I want to underscore Commissioner Mitchell's natural gas point. Why can't we now eliminate the subsidies for hooking up new projects?

Commissioner Mitchell – That was the subject of discussion Council's last meeting.

Commissioner Habbab – The Tree Commission had their set of comments that I have a copy of. Adding a fact sheet for the natural environment as part of the fact sheets in the Climate Action Plan since the natural environment comes up a lot throughout the rest of the document and is an important factor in reducing greenhouse gases. Establishing a minimum tree canopy or other shade cover for new parking lots or incentivizing conversion of existing parking lots for shading and requiring the use of permeable surfaces where feasible, updating code standards for trees and property developments and adopting practices to ensure that preservation of tree canopy when making decisions regarding density, utility lines, emergency response, etc. On page 80, they had a suggestion on adding plant-based carbon sinks, trees, plants. We don't have a lot of land left in the city; just adding value to trees that are already sequestering carbon. I had a question about the energy code. 30 percent of residential and 30 percent commercial use and a lot of that energy use is heating and cooling, can we push the Virginia Building Energy Code higher in our local city and establish higher standards?

Ms. Elliott – We are not allowed to require things above and beyond or different than what the state code is. We must follow that. Where we have some leverage and we try to identify these and target them with the key actions is if there is an additional benefit or an incentive that the city is putting out, zoning benefits are one type of these. Funding benefits are another. The city has leverage because those are not just your by right typical building code standards. There are additional benefits that are there. Additional conditions can be added. When you look through our key actions, keeping in mind that they are meant to be completed over the next 1 to 3 years, they all do not have to happen at the same time. There are places where we identify a key action to develop recommendations. There is a subsequent key action that says 'adopt and integrate them into our zoning code benefits, funding priorities.' That was our way of trying to still put that leverage in place while we cannot move or change what the state building code is. There are some things where the city coordinates and works with other localities and partners across the state that are looking at being part of that conversation that is happening at the state level. Charlottesville does not have the authority to change what those requirements are outright.

Commissioner Habbab – When we get applications like SUPs and critical slopes tear down trees, could we add as a condition an extra energy performance usage on something?

Mr. Freas – We have a certain degree of leeway with conditions to do something along those lines. I feel that I want to investigate that some more. We should be drawing a connection. The conditions that we are imposing should connect back to the purpose of the special use permit/the impacts of the proposed use. It cannot be an arbitrary condition. I think you are on much stronger ground on the critical slopes potentially. That is one that we could investigate. The entire critical slopes ordinance is written around the concept of the environmental benefit of critical slopes and how a proposed project is addressing or improving over those inherent natural environmental benefits. There is maybe an angle there. The critical slopes are a tricky piece. I have been investigating it more deeply and discussing it with staff in our department.

Ms. Riddenwold – It might be interesting to note that the request for authority to adopt higher energy performance requirements locally has been part of the city's legislative packet for several years. There are several other communities across the state who are interested in that. There is a larger community of builders and others who have a lot of influence over whether that topic moves forward.

Commissioner Russell – In solely focusing on energy efficiencies related to new construction, this plan misses the mark in recognizing the role that historic and existing buildings play in a more sustainable future for Charlottesville. The plan mentions land use and planning as an important tool for reducing greenhouse gas emissions. Absent from the plan is the role that our existing buildings play. The embodied energy that is inherent in a building that does not require a lot of new materials. The carbon footprint of new construction,

which means resource extraction, shipping, and transportation, is not always considered in new construction. Those things exist in our existing buildings. The greenest building is the one already built. Building stock plays an additional role in our affordable housing picture. We have learned that it is virtually impossible to build affordable housing without deep subsidy. Historic buildings are inherently affordable. New construction contributes to waste going into landfills. I would like to see goals and sub-goals in this document that speak to the value inherent in our existing buildings. These would include things like disincentives for demolitions, incentivizing existing buildings. We have these things in our Comp Plan. There is crossover between those shared goals. In addition to that, encouraging adaptive reuse.

Ms. Elliott – We spoke with Preservation Piedmont. They have raised a lot of the similar concerns that you are expressing. One of the challenges is when you look at the embodied energy and that entire set of extraction pipeline, those are all things that are outside of our city's greenhouse gas inventory. There is a challenge in terms of how to try to get those to be incorporated within our climate action plan that is scoped to meet our emission reduction goals. That carbon is not part of the targeted emission reductions, that body of greenhouse gas inventory. When I spoke before about the climate plan, the program can work with community members on a range of topics that go beyond just what this plan is focused on, that is where those certain topics and partnerships can come about. Fitting that into this document becomes a little difficult because those are all actions and activities that need to be worked on in addition to what this plan was scoped to address.

Commissioner Russell – There are still places where you can easily recognize a caveat when you are talking about new construction or when you are talking about the challenges in historic buildings. Yes, there are challenges, but there are these inherently other good qualities. I did not see any mention of that.

Ms. Elliott – That is one of the pieces where we do see an opportunity in there. In the buildings and energy section, we do speak about different development patterns. When we talk about starting to densify our community, that does not mean every single property needs to be turned into a multi-story apartment building. We can start looking at things where it is how you do an extension or how you build up on an existing property without needing to do a full demolition of what is already there. Similarly, there are some things that, in terms of messaging to the community that taking an older building or an existing building, tearing it down, and building something that is almost identical does not necessarily mean that everything is going to be more energy efficient. There are opportunities there. What we were starting to look at is what I call the background context section in the buildings and energy section, there is some space where we can put some language in that. Further down, when we get into the key actions, there is a key action around providing information resources on historic buildings. That is something we have already done work towards. That is targeted at the response we will hear from people in the community. When they are thinking about energy efficiency and make comments, they are specifically thinking about windows. We have started working with somebody to help develop and identify what things are compatible with the BAR Guidelines that you can do on historic properties. We have some initial work on that. It is something that we would like to further develop and get out there to the community. It is one of the things, in our conversations with Preservation Piedmont, we talked about of being able to work together to help people understand that because a building is historic or older does not mean that there are not smaller improvements that can be done, or it is just that it inherently means that it is bad.

Commissioner Russell – That is right. Windows get a bad rap. They are not a huge contributor to heat loss in a building. It is around 10 percent. The other thing is that historic buildings were built inherently to work within our environment. You get a lot of benefit from historic buildings. We should be fair. Historic does not always have to mean some celebrated mansion. There is modest, older housing stock that is worthy of some reuse.

Ms. Elliott – Some of that, when you were commenting, to start thinking about a nature-based solutions section where it looks at how there are other strategies that can be done around the buildings that complimentary with

them so that the building itself does not need as much heating and cooling. That could also tie into some of the materials that can end up getting put out there.

Commissioner Schwarz – I support Commissioner Russell's comments. The BAR is looking at First United Methodist Church. They would like to cover their roof in solar panels. The BAR is supportive of that. The majority are supportive of that idea. The issue is that the church has a slate roof in very good condition that is 100 years old. It could last another 100 years. To put the solar panels on, you would be destroying that roof. Potentially reroofing it with something that would not last as long as the existing shingles could. At what point do you get the benefit from that versus just keeping the historic roof that is perfectly good and going to last forever? The complication of figuring out where it is good to implement sustainable features versus keeping what is existing.

Ms. Elliott – Several years ago when we brought forward the solar zoning code to make it by right as a secondary use across the city, the recognition that there are some special design control districts were specific pieces. The discussion, at that time, with the members of the BAR following a similar line to what you were just discussing. In general, if you can put the panels on, you can take them off. It does not do any damage to the building. When it comes to things like slate roofs, the specific example that came up is that it is irreparable damage That is a different value in terms of what we are achieving within a community. Those are a lot of the things that come up in planning. How do you balance these different priorities and different needs? What I recollect is that the Board of Architectural Review wanted to retain the ability. We were supportive of that for projects that go through that process. They still had to go through the design guidelines process.

Commissioner Stolzenberg – I have a few things focused on the urban heat island effect and adaptation. The APA (American Planning Association) just came out with a great report on planning for urban heat resilience. A lot of our key actions here seem very focused on tree canopy and planting a lot of trees to provide shade. Trees are the best form of shade that we can get when we can get them. Trees are not necessarily appropriate to be the things that provide shade for every inch of asphalt or sidewalk that we need to shade. There was a reference in the parking lots of trees or other shade to shade parking lots. To mitigate the urban heat island effect, we want to be shading as much as possible with high albedo stuff that reflects the sunlight away. I would love for you guys to have some stuff in there about the more architecturally provided forms of shade. With sidewalks, that can be anything from awnings and overhangs and maybe even arcades and seeing if we can incentivize those or remove barriers to their use. On buildings themselves, forms of heat gain reduction that can provide shade in the heat of the summer where you are letting less light in and letting the light in in the winter. Somewhere in the plan, we talk about green roofs. One thing I learned the last couple of weeks are cool roofs. Green roofs are expensive and need a lot of structural support. They are great and good for stormwater. They are not going to be feasible, or owners are not going to be willing to spend for it in a lot of cases. Just making a roof, especially for flat roofs, all those roofs downtown are black rubber/tar. Just making that a white material raises its albedo and is more effective just at urban heat island reduction than a green roof for about the same price. If we could incentivize that and make sure that anytime you are replacing a roof that is currently black, you make it white. It seems to be the trend. The newer buildings have that. I don't know about replacements. That would probably be the biggest single thing we could do for reduction of urban heat islands. That is a win-win. It does not cost anything. We still want more trees.

With the tree canopy, I have had 2 conversations the last 2 weeks with people who have gone to get solar on their house. They talked to Sigora. They had to tear down all these trees so that they can get clear sunlight on the house. How do we get renewable energy to offset the coal and natural gas that we are burning? At the same time, we want trees to benefit our local environment to reduce that urban heat island and the many other benefits of trees. In some of our scenarios here, we are dependent on rooftop solar. Of the 4700 rooftops, 40 percent of those roofs are getting solar for that scenario to meet our goals. That means significant reductions in tree canopy. It is a hard question. I don't expect to have a simple answer. Maybe some of it is like a program

where if you must tear down trees on your property, we hook you up or give you a way to donate to plant new trees on the opposite side of your house and don't cast shade on the solar panels. Since it is something, you are doing to offset cutting them down, that solar installer can roll that into the cost of your system. It can be financed with the rest of your system. Homeowners might be willing to do it.

Ms. Elliott – You laid out a lot. For the piece of trees versus shading for your rooftop, I wanted to note that the scenarios that we included in the document, that number of projects is in the projected amount of solar generation that could happen. It is from an online GIS based map that looked at using the existing tree canopy and the shade that it would cause on rooftops. What was the remaining availability for solar generation within our community. That is where that number came from.

Commissioner Stolzenberg – Is that fully all the remaining roofs that are not shaded in that 4700? Was that the conclusion of that study? Is that saying we are totally maxing out what we found was doable?

Ms. Elliott – No, it wasn't. From the GIS database of this, we made a list of every single potential across every single rooftop that it had in there, with the assumption that we would do the larger ones first. I can go back to that dataset and tell you how many that is out of the total. If you want to look at it, it is online. You can see what that map looks like and how many rooftops and what areas are more shaded versus others.

Commissioner Stolzenberg – I want to get into the scenarios themselves. We have 3 scenarios. In all of them, we are taking reduction in carbon intensity of the grid. It is a given, which makes sense. That is what has been driving our reduction so far. In all of them, we are assuming a minimal amount of transport emissions reductions. I get that you had variable feedback from people and how much that would happen. I am curious that if you don't know then let's not count on it. Since it is not in our scenarios, does that mean we are less likely to pursue those actions that would result in more of those? Given that it is 30 percent of our footprint, it seems like we want to be reducing that. We are going to need to be for our 2050 goals as much as possible.

Ms. Elliott – Working on transportation is something that we need to do. The fact that it was only a small part within the scenarios is not meant to be an implication or to be inferred that that means we don't need to do anything on the transportation side. When we were looking at the scenarios, we were putting them together to start 'getting our arms around' and illustrating out for people in the community what scale of level of involvement property by property would be needed to reach these goals that we have and levels of investment. When we are looking at that through 2030, if you think about the general timeline, it typically is to do some massive transportation infrastructure projects of getting the funding, doing the planning, getting it instituted, and changing behaviors within our community. It did not seem like within the next 8 years that we would see a substantial shift in that front. If we do, that would be fantastic. When we look at things on the transportation side that are changing the fuel source of our passenger side of sedan-type vehicles, there is a lot in terms of electric vehicles that is starting to come out from industry and the standards of what can be sold, that is looking at that shifting. There is still that timeline you have of the adoption of that infiltrating and at what level and pace within the community. That was why for the scenarios we kept the transportation part small. If we see a lot more on the transportation side before 2030, that means we are just that much closer to our 2050 goals.

Commissioner Stolzenberg – It is good to be conservative and be pleasantly surprised that we did better. That makes sense that will take longer. I hope EVs are faster than 5 percent. Fleet turnover takes time. What is left is that we 'put all our eggs in' a mixture of 2 baskets. Those are energy efficiency retrofits and rooftop solar. How feasible are these very ambitious scenarios in coming to pass in the next 8 years? If you dig into the national trust for preservations, the greenest building is a fully retrofitted existing building. The dirtiest building is a totally un-retrofitted building. How do we make sure that 20 to 25 percent of all buildings get retrofitted? How much of this yearly cost we are talking about is public money? If public money does not come, how much of it

gets done? For renewables, what do we see as our current pace? How many rooftops are we annually doing? Do we need to increase that pace to hit scenario one of 1200 rooftops?

Ms. Elliott – We need to do more on all fronts. That is the short answer. In terms of money, that is total dollar cost. That is not trying to divide it between public money and private money. That is just estimates of the total cost for that. Most of the things in our funding and financing chapter are looking at doing a cost share piece. There are things that speak to things that would support a revolving loan fund so that the money can keep cycling through. Tiering that to be able to meet the different needs that the property owners have but also in terms of income levels. There are different levels of subsidies and assistance depending on where you are in the incomes. If you are below 80 percent AMI or mid income, there is a lot of flexibility there and more discussion of how to design those programs to get the most leverage. There is a lot of federal money that we are starting to look at that is coming out. All the conversations about that, is that it will be a game changer. We are looking at things for formula funding and competitive options for that. A lot of what you are laying out goes to the sticky questions on what we are hearing with all the different climate conferences that we need more action on all levels faster than anything has been going so far. That is a mix of education engagement, getting people to understand where value is and isn't. It is getting the money set up in a certain way that it moves action. A couple of things we have heard from people is that they do not have the upfront money to pay for things when there is energy savings from those investments. Those investments could pay it back. They need to get over that hurdle of that upfront cost for it. Charlottesville has about a 60 percent household rental rate. A lot of our businesses are renters. When we are looking at who has that authority to make those decisions, to make changes property by property, you are looking at who the property owners and property managers are. When the energy savings and cost savings is going to the tenants, you end up with this split incentive. That is another piece that the climate action plan speaks to. It is structuring what our supportive financing pieces are and getting information out to the community about how that split incentive can be addressed. One example to do that is through green leasing. Green leasing requires that your property owner, property manager, and residents understand it. Everyone understands how that works and what they are agreeing to. One of the ways that this is a complex topic and getting it moving in terms of what is realistic. The scenarios are based on the numbers of what we need to achieve. Those numbers were put together by saying if these are the goals that are adopted, this is our starting point. What does that mean in terms of scale and level of pace that we need to be hitting to get there. The most that we can try to do is try to get up to that level as quickly as possible and make sure we have the right tools to support our community.

Commissioner Stolzenberg – If I can make a request, it would be helpful to see the current trajectory and to see how much we must bend the curve to hit these possible scenarios, which is the only way we have to get it done. Which of these scenarios is the most likely or a feasible path to hit our goals? Do you believe that we will hit our goals?

Ms. Elliott – The possibility is there for us to do that. In terms of which scenario, I don't have a preferred scenario that I think is more likely. We can investigate the trajectory. We currently have about 2 percent, in terms of the sub-goal that we have in our energy buildings of getting 10 percent for the solar. We currently have 2 percent installed. We are moving in a good direction. One of the other pieces on energy efficiency is that it is usually in a lot of the discussion right now. It is being focused on retrofitting existing buildings. When we look at new development coming in and the different forms of how we can add density within the community, what those building standards are, what those leverages are in terms of that efficiency of those new buildings, that is also part of what feeds into these numbers. While the scenarios were built on our existing buildings, that we are adding to the community is another piece at play. That goes into what the fuel source is. Through the Virginia Clean Economy Act, Dominion is required to hit carbon neutral by 2045. What we have in the scenarios, I have seen that grid part become cleaner. That is the trajectory path that is there. As new buildings are added, if those are connected to fuel sources that are easy to make carbon free, we are also making sure that those buildings are energy efficient. All that helps with all these numbers.

Commissioner Palmer – This is great work. It is heartening to see that we will now have 3 strong sustainability action plans between us, the city, and county. As we know, we must account for things separately, so we are not overcounting our carbon emissions. We work together and we contribute to those carbon emissions whether it is UVA, the city, or the county. Being in lock step but going towards similar goals will only help all of us.

Ms. Elliott – I completely agree. One of the parts that does cross borders is on our transportation side. One of the pieces within the plan is the key action that we have for doing mobility accessibility-based transportation planning where it looks across different travel modes, looking at what the commuter traffic is that is coming in with UVA, looking at the different systems that they have, and how those overlap with the other systems the city is providing. There could be some opportunities for partnership and collaboration in that direction.

Chairman Solla-Yates – The implementation section exists. It is short. There is not a lot of content there. This is a section that I will use. I would like it to be clear, would like numbers, would like dates, would like to know if we are winning, and where we are winning. I would like to be clear. I am thinking about the CIP and looking into how we pay for all this stuff. Many of these projects that are in here I have seen before. Give me more. I would like to understand greenhouse gas efficiency per dollar. Are these dollars smart dollars? Are we spending in the most effective way to address our carbon goals? If not, how do we get there? There are very interesting possible savings, new revenue sources you discussed, and I am excited about federal money. One idea I saw somewhere else about on trees was requiring replacement trees equal in diameter when trees are removed. I thought that was interesting. I don't know if it is illegal. With transportation, I see a lot of potential upside there. I don't see it in the document. I would like to see clear goals for mode shift getting these numbers across with dates ideally with some relationship to best practice.

Ms. Elliott – In chapter 10 on the implementation, the climate action plan was meant to be strategic. It is meant to provide that direction for where we as a community need to go, not just what the local government needs to do. Those key actions are the parts that are the 'truth tellers.' That is part of the annual progress updates in terms of going to you wanting information that you can then use with how we are doing with our progress. That is when those with that information that progress will be coming. One of the parts, in terms of identifying what outcome indicators and metrics is that is one of the things that we identified as needing to be done during the first year of the plan. Trying to get a better sense of what is realistic, what is meaningful, and what we have data for. That is a conversation that we want to work with community members. There are community members who believe that there are some data sets and things that we have not yet been using. That is an area for us to explore. On the transportation side, there are a lot of new conversations; especially having the new transportation planner. There are a lot more conversations that can start happening around getting those mode shift numbers and trying to get a sense of trying to tie it into what the strategies are and what that looks like on the ground, and how we make the most effective use of layering our different transportation systems, so they are leveraging each other. If we do that in a way that they are leveraging each other, that should affect what those mode shift target numbers are.

3. <u>Interpretation of Section 34-518(a) (PUD Section)</u>

Staff Presentation/Commission Discussion and Deliberation

Matt Alfele, City Planner – In April of 2022, the 240 Stribling PUD plan was adopted by City Council. Your PUD plan lays out the rules and regulations for private land development within a development that you could not typically do under current codes and regulations. It does not cover public infrastructure (public streets). Those still need to follow city regulations and standards & design guidelines. Your private land use sets your density, setbacks, height, placements of building, uses allowed, and things like that. When City Council adopted that PUD, the next step in the process is to submit a detailed site plan for review. The applicant has done that. In

August, they submitted a preliminary site plan that was reviewed by Neighborhood Development Services, Traffic, Utilities, Public Works, Fire, and all the different departments that review a site plan. The Planning Commission is the reviewing body for a preliminary or final site plan and subdivision related to a PUD. That means, at the end of the process, staff will bring you a site plan. We typically don't bring you a site plan or subdivision until we say that it has met all the requirements of the PUD development plan and the Standards & Design Manual when it comes to public spaces, we recommend approval. Periodically, there are places where staff feels they do not meet the regulations. This comes up more in planning developments than it does in regular code. That is because the applicant has set out those rules and requirements on their private land. When you think about our code, when you are talking about by right development or something with an SUP, it is clear. Chapter 34 is a thick chapter. It spells out the requirements if a PUD development plan is not that detailed. There is some wiggle room. There is also this problem of whether they are meeting certain guidelines that they have laid out themselves. When this plan was reviewed, one of the comments that came up was the original PUD development plan, the more conceptual plan showed 3 buildings. The site plan that was submitted to staff shows 2 buildings in the same general footprint. Staff believes that is a significant deviation from what was approved. In the staff report, staff lays out the reasons why they feel this is a significant deviation. The applicant disagrees. They have made their argument in an attachment that came with your materials. The question before you tonight is not whether 2 buildings are better than 3. The question is whether it is a deviation. If it is a deviation, there is a process to either design the plan as proposed in the development plan or amend the development plan to show the 3 buildings. As you deliberate tonight, keep that in mind. You are not making a value judgment on 3 or 2. You are making a decision on whether this is a significant deviation to the development plan.

Commissioner Mitchell – What is the harm? How is the community harmed by going from 3 to 2?

Mr. Alfele – Is it a deviation? If Mr. Armstrong says that he wants to go forward with these buildings, the next step in amending the PUD would be doing an analysis. In answering that question, is there harm by doing 3 or by doing 2? That would be the next step. Is it a deviation? There is room to say that you can make some changes between your PUD development plan and your site plan if it is not a significant deviation. The question is whether it is significant.

Commissioner d'Oronzio – Before we get to evaluating the harm and if we are going to talk about what substantial means, that is the 'pointy end of the spear.' What does substantive mean? What does deviation mean? An inference of it but for this change, would the Planning Commission or City Council have behaved differently to approve it? Does it have to be that stark to be significant? Are we dealing with a more subtle set of assumptions and procedures and not even looking at this example? If we assert that this is substantial because it has and it has secondary impacts whether this project is going to have significant impacts or not, we don't know. My understanding is that we are going against every instinct we must not dive into that. The 'pointy end of the spear' is what we are calling substantial and what we are calling a deviation. How do we go about defining substantial? What does substantial mean? The applicant went to great lengths to say that they put everything in 2 boxes that was in 3 boxes. It is mildly better in a couple of ways. How do we evaluate what substantial means? Where does it end? This is a critically slippery slope as far as what the Commission says it is going to do and how applicants respond to it.

Mr. Alfele – It is a fair point. That is what the Commission needs to come to. Staff is saying that it is significant. Staff lays out why. It is a deviation and why it is a significant deviation. The applicant disagrees with staff. Planning Commission can either agree with staff or agree with the applicant. There is a path forward for both. It is hard not to dive further than that point. That is all the information we need. Is it a deviation, is it substantial, and let the applicant know which path they need to go down. This is an important aspect of their development. Under a typical situation, you may not have seen this until the end now, until we said this is ready to approve. The last time you saw this it was 3 buildings staff saying, 'approve it' and now it is 2 buildings. We

are ready for you to approve the whole site plan. That is also why this is coming to you at this stage. Typically, we like to bring things when it is at the end. We cannot move forward until this is addressed.

Commissioner Habbab – I have a similar question. Is it a deviation? We are talking about whether it is a substantial deviation. 'Substantial' is the key word and how we subjectively feel about that. My only concern is the precedent this sets for future PUDs and this process happening again. Does it set a precedent? Could we make up our mind every time based on how we feel?

Mr. Alfele – This code section is open-ended. Most code sections are not. If there is a code section that says your setback is 25 feet and an applicant brings something forward that sets back 15 feet, it is clear they do not meet the code section. This code section is more open-ended to that interpretation of significant deviation. I think that code section gives you a guide on what determines that. It does not hit some of the things it points out. Density stays the same. It does hit intensity. I know this was talked about earlier in the meeting. What is intensity? Staff would argue that if you take the same density that is spread out through 3 buildings and it is now in 2 buildings, the intensity goes up. You could extrapolate that out into if I had a building that had 100 units and suddenly, I had 100 single-family homes, wouldn't you think the intensity would be less than that one building with 100 units in it?

Commissioner Russell – I go to the code. The code says that any change in use, increase in density/intensity and any substantial decrease, any substantial change shall be deemed a substantial deviation. I go back to any increase in density or intensity. We know the density is not increasing. I go to intensity. You have done a good job of answering my esoteric question about how we define intensity. In preliminary reading, it is how the street, the cars, the people, and the buildings all function together. That gets me to a succinct conclusion of 'yes' it is a change. Is it a bad change? I don't know. It is not a merit question of whether 2 buildings are better than 3. To the question of what you are asking, I would say 'yes.' There is a process for that.

Commissioner Schwarz – I agree with Commissioner Russell. It is a change. I am looking at it from a form point. If this was a PUD where those buildings were on a road and they had 3 buildings and came in with 2 instead, I would consider that a change. I would want to review that. It is a change.

Commissioner Stolzenberg – In a sense, I disagree with Commissioner d'Oronzio. The code is quite clear that any bunch of factors shall be deemed a substantial deviation. It makes clear on what makes us decide what is a standard deviation. It is whether those preceding factors are met. One of those preceding factors is substantial change. Removing the things that don't change (no change in use, no change in density, increase in the amount of open space). The use in streets don't change. We are looking at 2 things here, which is an increase in intensity; more subjective factor than all the other things, which are quantifiable or any other substantial change. It gets down to what intensity is. It is helpful to review those other factors and to think about those other factors in deciding what intensity is since it is so nebulous. What we see here is a net increase in open space, smaller building footprints. All those lead me to say that I understand staff's argument. It is very subjective. We see a building that is more compact that has a smaller footprint, has less impact on the environment. I think all those things would be factored into any reasonable objective definition of intensity. On net, I don't see a change in intensity. It is maybe a different type of intensity. It is not an increase in intensity. The point about the 100 single-family homes versus the 101 building. That was a useful analogy. It is hard to make the argument that 100 single-family homes are less intense than all of those in 1 building. In the end, I have decided that this is not a substantial deviation because it is awash in intensity.

Commissioner d'Oronzio – Looking at this as the precedent issue, if we follow Commissioner Stolzenberg's line of reasoning, are we setting up a set of procedures that are going to come into play on future PUDs where people make changes. We are again in the same position of having to evaluate each one. We are setting

ourselves up for another round in a lot of these things as things come up that are substantial changes if we are going to deem this not significant. There is going to be another question at a future date.

Mr. Alfele – I don't think that you are going to get off the hook for that. Regardless of what you decide tonight, I don't think you are going to get off the hook just because of the nature of PUDs being from a development plan being more conceptual than engineered. If we say this is not a substantial change, it is going to cause an avalanche. I don't see that. If someone did a PUD, this question is going to come up regardless of what you answer tonight. This has come up in the past. The precedent does not bother me because this is an open-ended code section. You are fulfilling your role in this as the reviewing body for site plans.

Commissioner d'Oronzio – If we are going to hold that it is not, does this not open up the door for more pushing of envelope after the arduous process that you put forth a PUD that you get through? Is this substantial change or not? Do we have a case as we go into the site planning stages where a pushing of the envelope that might bump up against intent of the approval in the first place?

Commissioner Stolzenberg – To the extent that it is precedential, I recall that a few months ago, we did have a similar discussion on a change in use. This would be more of the substantial change from what is shown where the development plan showed a big monolithic building. They wanted to change it to single-family homes. We landed on as long as you keep it roughly the same use, you can have smaller apartment buildings. For any other substantial change from what is shown, it seems that we have already decided that changes between types of apartment buildings are Ok. The question goes back to intensity. It seems because this is a relatively minor change to something like massing and it is a relative increase to something like visual massing and a decrease to footprint and a small decrease to environmental impact. All those factors should be added together to your intensity value. You can conclude that they net out here to no change in intensity. That is such a limited set of circumstances of so many unique factors pointing a little bit in one direction that it is probably not applicable to a substantially different development.

Commissioner d'Oronzio – In going back to precedent, we don't know what we don't know. What we have is a picture of 2 buildings. It has not been subjected to the same evaluation or rigor or time frame. You could be right. Do we set ourselves up for a circumstance where we go through that calculus each time, which I am not objecting to? We are setting ourselves up for that calculus to go through it each time.

Commissioner Russell – There are 2 ways of looking at intensity. The example of single homes spread out over many acres is an example of high land use intensity but low personal/human intensity. The intensity that we are evaluating as regards to this code is the human-based intensity that you, as a human in the environment, feel based on your surroundings. Is one building different than two? Are 2 buildings different than 3 buildings? That is where I think that evaluation of intensity is 'yes,' an increased intensity. Thinking about precedent, is there something to the fact that we are now a group that we are going to start to come up with our own language and way of evaluating these things? That would be an interesting way to see. Do we start to come up with a shared value system? It would be beneficial to go through the process, to see the process through to have the applicant come back. That seems organized and following a process. It is important to keep in mind that this is not saying that we don't like the plan that they have shown. There might be good reasons to it. You may have already listed some. Let's have them show us that.

Chairman Solla-Yates – PUDs are difficult because they are a combination of health, safety, and aesthetics, which lead into chaotic intervals. Are we in health and safety? Are we in aesthetics? Are we in both for this question?

Mr. Alfele – We are not yet to that point. Is this a change? If the Planning Commission says it is not a substantial change, the applicant then knows their process. They are going to continue working on the site plan

that was submitted under its current layout. If the Planning Commission says this is a substantial change, the conversation ends there. The next step for the applicant is to go through a PUD amendment process. There are 2 PUD amendment processes they can go through. There is the full amendment, which is like getting a new PUD where you go through a rezoning, a community engagement meeting, a public hearing with the Planning Commission, and a decision from City Council. There is the minor amendment, which is administered by the Director of Neighborhood Development Services. We are not even to that point. If the Planning Commission says it is a substantial deviation in the code, the applicant will need to pursue one of those options. I am not sure what option they would pursue because we are not to that point.

Commissioner Stolzenberg – If we were to determine that it is a substantial deviation, it seems strange that the Director of NDS would determine that it is a minor deviation. Can something be both substantial and minor? You would determine that it is a minor deviation, which do not materially alter the character or concept of the approved plan of development. Should you determine that the requested change constitutes something more than a minor change or deviation, the owner seeks an amendment pursuant to the whole long process. How do we define this extremely subjective word that should not be in the zoning ordinance if it is not defined. This is helpful for the 'gut feeling' of what substantive means. The idea of going through a whole public process and having public hearings for this change seems like overkill, which is maybe an argument that it is minor. I would also add the factors to be considered in determining whether something is substantial include but are not limited to the extent of the locational change and the expected impact on properties adjacent to the PUD. Do we see an expected impact on properties adjacent to the PUD?

Mr. Alfele – From a staff standpoint, probably yes. If you were adjacent to this PUD and you were shown through the whole process 3 moderate-scaled buildings that step down to duplexes and townhomes and you are seeing a larger building going in place of those 2 smaller ones, I think that would have an impact on the neighbors.

Charlie Armstrong, Applicant – You have already hit the 'nail on the head.' I don't have a whole lot to add. It is intentionally a subjective area of the code. It is intended for you to decide. Every PUD comes back to the Planning Commission to decide if it is substantially conforming. Usually, it is at the very end of the process. This is in advance to that because it is an important conversation. I cannot tell you what substantial means. It needs your gut 'yes or no' reaction on a case-by-case. One thing that I would suggest is that this is less intense in some ways. It is less total multi-family building mass, less total square footage, fewer internal staircases by not having the extra 2 and the extra building, allow less total building square footage. Since this is the least pedestrian area of the site, the land use intensity is probably just as relevant or more so than the pedestrian experience in that far corner of the site. There much more than 2 or 3 buildings in this plan. We are talking about one corner of this 170-home site plan, which we are trying to get built and available as quickly as we can. This is the least visible place on the entire 11-acre site. It is not visible from Huntley and Stribling Avenue. It is a couple hundred feet from any other existing structures. We are looking at this in the context of the entire proposed community, including the 74 townhomes along with the multi-family units. If you are talking about impact to adjacent properties, I still maintain that is none or very close to buildings being farther from the creek is better. The question is whether that is substantial. Does it matter that we are farther from the creek in this small amount that we are? That is some of the ordinance guidance that we are given in the code. Should this require a rezoning amendment and all the associated months of staff and the public process and delay to being able to produce new homes. I am not saying this process would take as long as the first. That one took 3 or 4 years for a zoning amendment. That is not something to undertake lightly. If we are trying to produce housing, that needs to be considered. If you think this difference would have made you vote 'no' on the rezoning instead of the unanimous 'yes' that we got, that would be substantial. Whether this was 2 or 3 multi-family buildings was not top of your mind when voting 'yes,' perhaps it is not substantial.

Substantial Deviation	**Not Substantial Deviation**
Commissioner d'Oronzio	**Commissioner Schwarz**
Commissioner Russell	**Commissioner Stolzenberg**
	Chairman Solla-Yates
	Commissioner Habbab
	Commissioner Mitchell

The meeting was adjourned at 9:32 PM

Planning Commission Work Session

August 27, 2024 5:00 PM to 7:00 PM

Hybrid Meeting – NDS Conference Room

Commissioners Present: Chairman Mitchell, Commissioner Schwarz, Commissioner Solla-Yates, Commissioner Roettger, Commissioner d'Oronzio, Commissioner Stolzenberg, Commissioner Joy

Staff Present: Patrick Cory, Missy Creasy, Kyle Ervin, James Freas

Chairman Mitchell called the Planning Commission Work Session to order at 5:00 PM.

1. **State Legislative Items Discussion**

Staff Presentation and Planning Commission Discussion and Questions

Chairman Mitchell – This is the main document that we are going to be talking about.

Missy Creasy, Deputy Director – Our committee created the statements that we have noted here. I added the code references and made sure you had those in your packet just in case you needed them. This is in a draft format. After you guys have the opportunity to work through it, we can polish it up.

Commissioner Solla-Yates – We started to develop what Council had done the previous year. Two of those from the previous years were about special aid that had not been acted on to our knowledge. It is about tenant's rights. It is straight out of our housing plan. It was also about a sales tax increase for public schools. It is something we talked about a lot in the capital projects plan. I think we have pretty good consensus on those and Council's support for those.

Commissioner Stolzenberg – With the school one, we know that is going in Council's packet. It is not exactly our territory, except that we review the CIP. Do we need it in there if they are going to do it anyway? Shouldn't we keep our memo focused on things that we want them to think about that they may not have already?

Commissioner d'Oronzio – Why not?

Commissioner Stolzenberg – They already have it in their packet.

Chairman Mitchell – Are there questions about the first one. With bullet one, are we talking about the affirmative defense to nonpayment of rent? That simply means that they can withhold their rent if things are not being fixed properly. Doesn't it already exist?

Commissioner Roettger – In theory, it does. When Legal Aid still must be asked to reinforce. That is a good question.

Commissioner Solla-Yates – My understanding is that it is contractual.

Chairman Mitchell – What does it mean to waive their appeal bond? What does it mean waive your appeal bond?

Commissioner d'Oronzio – If there is a dispute and if you must bond over what is owed, if there is a decision that is made, you must bond over when you are appealing. You must bond the amount.

Chairman Mitchell – The tenant must bond over the amount.

Commissioner d'Oronzio – That is correct.

Chairman Mitchell – You want me to waive that until the dispute is resolved. The 4th bullet is rent control.

Commissioner d'Oronzio – We are aware that passage of this legislation through the current legislature is unlikely.

Chairman Mitchell – Are there any other localities in Virginia that have rent control? I know they have it in DC. Washington DC has a strong rental ordinance.

With the sales tax, do you guys have a revenue objective in there?

Commissioner Stolzenberg – I think we have that somewhere. It will have to be a referendum. If people don't like it, they can vote against it.

Commissioner Solla-Yates – With number 2, it was some legislation from 2 years ago allowing just Charlottesville to change how we do taxation. The idea, 2 years ago, was for housing stock. With the transit partnership, transit becomes an interesting possibility as well so we can hit our transit goals and our housing goals.

Commissioner Schwarz – Can you explain what this is exactly?

Commissioner Stolzenberg – It is saying different tax rates for land and improvements. Five or six localities currently have it. None of them use it.

Commissioner Schwarz – How would we do that?

Commissioner Stolzenberg – Typically, you have a lower tax on improvements to incentivize not sitting on vacant land. The extreme version is the land value tax where you don't tax improvements at all, only tax the value of the land.

Commissioner Joy – That is the carrot to fully develop your lot.

Commissioner Solla-Yates – We do have options. We have tax abatement to get at that.

Commissioner Roettger – This is just for undeveloped land.

Commissioner d'Oronzio – You can value the land and you can value the improvements separately.

Commissioner Stolzenberg – They are already assessed. If you look at GIS, there already is a value for improvements and a value for land. If you have land and improvements, the land would be taxed at one rate and the improvements at a different rate.

Commissioner Solla-Yates – There was an assessment done of this. There was a census block a few years ago that found a 10 percent discount for residences on average. Businesses would pay a lot more.

James Freas, NDS Director – We are talking about being able to differentiate the tax rate applied to each of those. We can value them separately, which we do. We then combine that value and provide one tax rate against that value.

Commissioner Solla-Yates – It gives a tax break to residences, which is, in my view, a fundamental that is great.

Chairman Mitchell – If we had a land bank and you have land that is taxed and the tax is paid by Habitat, the house on the land would be paid for by the owner.

Commissioner d'Oronzio –There are lots of ways and schemes that you can bring into play about it. You can encourage the development. If you have high density, you are going to have these lots with tiny pieces of land.

Commissioner Solla-Yates – With #3, two similar bills went to the Governor's desk last session. We are again asking for it and adding more. Our language is a 20-percent tree canopy, which is the current maximum level to request, and giving us additional powers in floodplains.

Chairman Mitchell – How does this differ from what Bill Emory wants to do?

Commissioner Solla-Yates – This is part of what he is talking about.

Commissioner Stolzenberg – Bill wants to provide more of an incentive by letting you plant trees.

Imagine a downtown lot and we have the trees in the right-of-way. Are you saying that we would now have to reserve 20 percent of the land on a downtown lot to not be built on?

Commissioner Schwarz – It allows up to 20 percent. That would be us making that requirement.

Ms. Creasy – I think that would be a complicated conversation. Ten percent is a struggle for some of our applicants. I am sure that they would have some things to say as part of that discussion.

Commissioner d'Oronzio – There are alternatives if you are not actually providing it, this tree bank option. That is nice for the state. It doesn't help the city that much because this banking of trees that you are allowed to do, and it goes to nutrient credits agricultural conservation fund for the state. It is the underlying law about coverage in the present statute.

Mr. Freas – All that I am aware of is that the state has enabling legislation that says a municipality can mandate up to 10 percent tree canopy coverage on commercial lots and up to 20 percent on residential lots.

Commissioner d'Oronzio – In the present statute, Section E, the replacement of trees during the development process, has reasonable exceptions. What I am saying is that we are trying to create an incentivized way. We have the state apparatus that handles the payment in lieu option here. It is in the state statute now. Section 1529-61.3 that was passed out with Section E.

Mr. Freas – One could amend the request in terms of changes to the legislation. Do we have the reasonable exceptions? I don't recall having the tree canopy bank option.

Commissioner d'Oronzio – We don't. There is this offset that is essentially credit that is equal to what the cost would have been to do it. That goes to this natural resources commitment fund

Commissioner Stolzenberg – This does say that the bank should be within the locality closely as feasible to where the development is located. If no bank, the locality on that portion may submit a payment to the state treasurer.

Commissioner d'Oronzio – What gives me pause there is that this is a state apparatus that we are asked to change. If we were to change it, if we were to say unmet, you can make a payment in lieu to the city, you can't. It could get sticky. Who knows what second order interests are involved in that whole process there.

Commissioner Stolzenberg – I get that we are not creating the ordinance now. It is only authorization. To throw out a random number like 20 percent without looking at site plans and saying: Where is the site plan wrong? Where would I put extra tree canopy?

Chairman Mitchell – How would you like it to read? I won't take it out. I am willing to compromise. There is something between what you guys are trying to accomplish. What is the approach that you would like to take? What is the approach that Bill Emory wants to take?

Ms. Creasy – I talked with Donald Shrager, our utility and stormwater manager. I showed him Bill's email. We talked yesterday. He was not aware of any data at that point in time. He got back with me this morning and said that there potentially was some work being done to try and come up with a way to quantify tree canopy as a BMP under the stormwater code. Apparently, there is some stuff out there being worked on. It is not 'fully baked.' If it is categorized as the BMP, then it already fits. The general point is that once it gets to the point where the math and the standards are there, it already has a box to go in. His team seemed excited about it. It just needs to come to fruition in a way that they can quantify it, so they meet all the regulations.

Mr. Freas – We don't need state action to do this. If it is incorporated as an accepted best management practice BMP under the stormwater regulations, it goes on.

Ms. Creasy – We don't need to ask the state for anything. Once the industry gets to the point where they have what they can to quantify, we can move forward with that. They are excited for that opportunity.

Commissioner Solla-Yates – We could remove the first section about 20 percent and ask for additional powers in floodplains.

Mr. Freas – We have the authority to create floodplain buffers. I would say that there has been some dispute around the nature of that authority. Both county and city have that. It is 3 water bodies: Moores Creek, Meadow Creek, and Rivanna River. That is about specifically establishing their plain buffer or maintaining it.

Commissioner Stolzenberg – Not requiring them canopy within them, you can't disturb them.

Mr. Freas – I hesitate to say what you can do, or you cannot do. You can preserve them. I am not sure what it says about proactively restoring them. If we took the amendment that Bill suggested, we would be able to essentially restore or repair area. On a redevelopment, you would be requiring tree canopy.

Commissioner Joy – Twenty percent goes from the first half. You need to add language saying greater than 20 percent.

Commissioner Solla-Yates – I have a language suggestion on that. Strike "the requirement of 20 percent tree canopy for all uses." With that change, it flows properly. It needs to be a greater percent of tree canopy than 20.

Mr. Freas – The authority to create buffers comes from the Chesapeake Preservation Act, which is mandated east of 95 in the Tidewater and permissive in other parts of the state. What is a grey area is whether localities west of 95 can establish any kind of buffer program or whether they must join in the entire Chesapeake Bay program.

Commissioner d'Oronzio – This does make me nervous. There are development interests that we get push back against this. If we go down to Richmond and get the pushback against this, we could muddy our own floodplain buffer authority and have people look at that and have that be the focus of something. I don't know what the number is correct for the number of lawsuits we should be fielding. This might have unattended consequences if we start blundering around with this without having our back straight. I can see someone trying to drive a wedge into that. If we go down to Richmond and it crashes and burns, the argument is going be that we don't have the authority to do this.

Ms. Creasy – This would go forward to the legislative committee, which has a lawyer.

Mr. Freas – Typically the City Attorney offers legal advice to the legislative committee.

Commissioner Joy – If you change the language to say, 'replacement of trees during the development process.' You are just referencing the existing law. Could you say to permit a greater than 20 percent tree canopy and floodplains? It seems like you are trying to restore natural landscape that already exists. You are not trying to make right there.

Commissioner d'Oronzio – My point is that we are opening a political can of worms. If you go to Richmond, you advocate for this, you are going to have pushback from that on the developer side. If you are in that and it fails, we have a conversation in the legislature about it. The state has spoken. We are now relying on our 'fuzzy' and permissive Chesapeake Bay Act authority, which nobody has been paying attention to. I would like a lawyer to give advice.

Commissioner Solla-Yates – I have some updated language. "To permit the requirement of a greater than 20 percent tree canopy in floodplains and riparian areas."

The next 2 are based on current legislation that the state Housing Commission is looking at. Both were considered last session and were punted to the committee for review. Both are probably going to be watered down when they come out. They will be something along these lines.

Commissioner Schwarz – We can already do accessory dwelling units.

Commissioner Stolzenberg – If we are talking about the faith and housing bill, expanded state resources sounds like funding rather than permitting religious organizations to provide housing.

Commissioner Solla-Yates – I welcome a conversation on this.

Commissioner Stolzenberg – I would say that we support the faith & housing bill. We have had success with religious organizations in Charlottesville providing housing on their excess property. It has expanded rights for religious organizations.

Mr. Freas – Does it exempt them from zoning?

Commissioner Stolzenberg – It 'sort of' exempts them but not blanket exemptions. As previously written, it specifies a minimum density cap that is higher.

Commissioner Solla-Yates – There is a different version that I wrote. The subcommittee is talking about it. It is looking bad. Both VACO and VML are going hard against it. The counties and cities are leveraging against allowing Virginia.

Mr. Freas – It is the Virginia Association of Counties and the Virginia Municipal League.

Commissioner Stolzenberg – They don't want to give up any authority.

Commissioner d'Oronzio – I am weary of making any noise about pushing any money towards religious and tax dollars towards any sort of religious outfit. I agree with the VML on that ground. Why would we give up zoning and control when we have this new permissive code that allows them to do a lot?

Commissioner Stolzenberg – They want other localities to let them build affordable housing.

Commissioner d'Oronzio – We are saying state resources, which is money.

Commissioner Stolzenberg – I think state resources is odd here. They can comply through the normal LI HTC process if they want funding. I don't know that we should specifically direct resources towards this versus other proposals.

Mr. Freas – Maybe it is expanded resources towards the permitting authority.

Commissioner Joy – Does this create a development loophole where you could be a private developer who forms a nonprofit and acquires land?

Commissioner Stolzenberg – It still must be affordable housing.

Mr. Freas – That means that we would be creating a pathway where an organization like the PHA could create some form of exemption or greater development capacity that would apply to an organization like the PHA. They could acquire land, would apply to religious organizations and nonprofit educational organizations. St. Anne's Belfield could build teacher housing.

Ms. Creasy – It could be a positive. It could create issues with the tax system if you have huge volumes of that occurring.

Commissioner Joy – A nonprofit could develop their land. They would just have to go through the regular zoning process, which we feel is a great product of output that there are not many limitations to redeveloping. I acknowledge that the zoning is not that good if you can find a loophole around it.

Mr. Freas – Most churches are in single-family areas and are zoned single-family.

Commissioner d'Oronzio – I am not sure what we would be permitting and exempting. We were talking about money.

Commissioner Stolzenberg – The meat of the bill from the last session is if residential uses are not permitted on that church's land (40 units per acre and a height of 1-story or 15 feet above the otherwise maximum height) it would apply. If the locality allows for greater residential density or building heights on that parcel or an adjoining parcel, the greater is allowed. If you have zoned your churches for no residential, they can build 40 units an acre and get that height/1-story height bonus. Someone said the more general phrasing there was that we support it.

Commissioner d'Oronzio – Some of this is the discussion with the Council subcommittee, the legislative committee, and our legislators on what is within the realm of the possible, the probable, and the fantastical.

Commissioner Schwarz – It feels weird to be telling other municipalities what they should do. It is like asking for the state to create a rule for the whole state, which could then negatively impact our own zoning. It feels weird to be telling the rest of the state that you need to do something because we do it.

Commissioner d'Oronzio – I think it is laying down a marker. How did the ADUs everywhere die last year?

Commissioner Stolzenberg – It was referred to the Housing Commission. It did not totally die. From what I hear, it is going to come back this year in the form of encouraging localities to adopt the policy. The ADU bill is going to come back from the Housing Commission as 'every locality should adopt some sort of policy on ADUs.'

Chairman Mitchell – Where did we land on #5?

Commissioner Stolzenberg – We support statewide policies to facilitate landholding nonprofit organizations in creating affordable housing.

Mr. Freas – Do we combine or broaden this and say that we broadly support changes to state policy or laws that encourage the development of additional affordable housing and dwelling use broadly, such as ADU laws?

Commissioner Roettger – Some of these have specific bills attached. The rest are recommendations. Do we just say affordable housing? I don't know if there is a prioritization. We are not tying it to any particular bill that might have come before. It seems like it is vague in terms of not tying to past bills.

Commissioner d'Oronzio – That is part of the next step with the legislative subcommittee to figure out what one puts weight behind, what one is wishful thinking, and ones that you put in anyway and hope it happens.

Commissioner Joy – Mr. Freas' suggestion that a condencement of one makes sense. It is more about a collective support for different strategies to tackle it again.

Commissioner Solla-Yates – The next items are things that have recently come up. The first one is mobile home parks. 'We support an expanded timeline and resources to purchase mobile home parks, so it is not such a struggle. Supporting purchase documentation should be required to be shared with the tenants as they become available. We recommend increasing compensation for tenants at purchase.'

Commissioner d'Oronzio – What we will clarify a lot is citing the current statute. Essentially with a mobile home park of a certain size, the tenants must be informed. They have a 60-day clock to buy the place, which is what happened at Carlton. Senior management in the city and in the major nonprofits managed to scrap together the money in 59 days.

Chairman Mitchell – What does recommend increasing compensation mean?

Commissioner Stolzenberg – You get $5,000. It has doubled from last year to relocate your mobile home if they sell the place and remove you.

Commissioner d'Oronzio – We say to find a real number and link it to some sort of inflation.

Commissioner Stolzenberg – It is also 180 days after they remove you. Even the 60 days is just to make an offer/counteroffer.

Commissioner d'Oronzio – It is a 'black hole.' Other than the top line number, you don't know anything. Where is the purchase contract? If you want to redact the names on it, that is fine. There are offers. The top line price is not always the driver.

Commissioner Solla-Yates – Number 7 is school streets. This is big in Europe and Canada. There is no national program in this country about school streets. It is a street next to a school that is closed during drop-off and pick-up. We could do it just in Charlottesville, but it would be a whole lot easier.

Mr. Freas – In Virginia, it is something of a state issue. In the counties, the streets are all state roads. It is less of an issue for us. We might be in a better footing arguing for this if we had done it here first.

Commissioner Solla-Yates – 'We recommend the creation of a committee to study deed restrictions and covenants to ensure compliance with law, equity, and affordable housing goals. We recommend studying regularization of terms for consistency.' This came out of the Comp Plan and Zoning conversations when we discovered so many racial covenants in Charlottesville. A lot of property owners don't know about them. The terms are unclear. A lot of the demands are increasingly unreasonable.

Number 9 is that 'we recommend adjusting the state building code to treat 6 units and below as residential code, the same as single-family and duplex. Continue to treat buildings with 7 units and above as commercial like the Memphis, TN example.

Commissioner Schwarz – From the residential code that we are trying to get around, sprinklers and requiring a design professional to do drawings.

Mr. Freas – All 3 of those were in the Tennessee example that you shared.

Commissioner Schwarz – The thing about the Tennessee example is that I went on the city's website. I found the ordinance that they passed in 2021. You go on their planning website. It specifically says 'the construction of new one- and two-family buildings or townhouses is a new single-family home. This does not include accessory structures for multi-family structures. Please apply for a commercial permit.' I don't know if they undid that at some point. They have a zoning definition for a large house, which is up to their 6 units.

Commissioner d'Oronzio – Maybe that isn't what multifamily is using. There are different definitions of multifamily depending on where you are.

Commissioner Schwarz – I don't think it is in the building code that says whether something is permitted under residential code or the commercial code. I think it is under the state code.

Commissioner Stolzenberg – The state adopts the state building code out of the IRC and IBC.

Mr. Freas – In Virginia, our building code official is enforcing the state building code because we have no local building code. Virginia does not allow us to do so. We are enforcing a state code when we issue a building permit. Tennessee is different in that it sounds like the building code is adopted at the city level. They could make these kinds of changes.

Commissioner d'Oronzio – We don't know that. We can check. Even if it is, I imagine that Memphis and Shelby County have the heft to get what they want.

Commissioner Stolzenberg – The legislature is not going to change the code. They are going to instruct the DCD to form a board to study it like they did with the single stair. North Carolina passed a similar bill. I understand that they are still talking about what to do. I don't know that we need to legislate how exactly to make the IRC apply as much as saying that we support studying.

Commissioner Schwarz – I support studying parts of it. There are parts of it that I think are still important. There are some accessibility requirements. They are not full accessibility like fair housing type requirements.

Commissioner Stolzenberg – That is federal law. FHA will apply after 4 units.

Commissioner Schwarz – I believe that FHA starts applying after 6 units, but our building code calls for 4 units or above. It must deal with height B units, which is the FHA.

Commissioner d'Oronzio – Some of this needs to be uniform. In the financing world, 2 to 4 units is a Fanny May/Freddy Mac residential loan with some overlays on it. Three units or less or four units or less is confusing the issue. I think that 5 units and up needs to be something different than the one before we are going to make a distinction.

Commissioner Schwarz – I think the big thing is sprinklers. There are exceptions but it is only if there is not enough water supply. We need to figure out exactly what we are trying to accomplish out of it. I am weary of the idea. I feel the people who would most benefit from this would also be the people most likely to get hurt from it if it was bad.

Commissioner d'Oronzio – I think we need to drill down on this, or somebody needs to drill down on this.

Commissioner Stolzenberg – That is why we should say that they study it.

Commissioner d'Oronzio – We recommend examining and adjusting it.

Commissioner Schwarz – There are things built into the residential code that says anything that refers to 4 or more units. Somebody has already baked some things into the residential code that links back to the commercial code if you get more than so many units.

Commissioner d'Oronzio – We are doing a wholesale adjustment on a lot of things looking at each segment. We need to relook at this thing in the same way of deeds and covenants. We have been making a whole series of assumptions that are baked in to do. Are all these assumptions still valid today? Do we want to adjust at the 3-, 4-, 5-, 6-, and 7-unit level? That makes sense to do that. Let's get organized and do it. I guess that is what we are trying to tell the state.

Commissioner Stolzenberg – I think we should tell the state to study it.

Commissioner Solla-Yates – 'We recommend the creation of a study committee to review issues of safe and efficient street designs as they may conflict with fire apparatus access.'

Commissioner Joy – We could use similar language for the one above it. You could say, 'we recommend the creation of a study committee to review issues around 6 units and below.' It feels less triggering. They can adjust the threshold and adjust the code too, so they can get to a place that makes it not crazy.

Commissioner Stolzenberg – The first additional item is funding support for the Commonwealth Corridor Train to Richmond and Hampton Roads. There is currently an ongoing federally funded study for that.

If there is any item that came out of the lawsuits against our comprehensive rezoning that could be good to have fixed in state code, because nobody has done comprehensive rezonings for a long time. Certain laws have been passed that make it weird if they apply, which is being disputed in court. The one in particular is Section 15.2.2222.1. If there is a substantial impact on a state-controlled road, then you must do a traffic impact analysis assuming the highest possible use permitted. For a specific rezoning, that makes sense. To say that we are going to rezone 800 parcels and must assume that each of them will become a convenience store that is 60,000 square feet, it ends up with a nonsensical outcome. It is not that bad for us. As a city, our roads are not state maintained. If in the county, all their roads are state maintained. You will most certainly have a substantial impact. For us, we deemed that it does not apply to us. Our position in court that it does not apply is the legal standard and therefore does not apply for our rezoning.

Commissioner d'Oronzio – Is this a little, considering that we have all these moving targets in northern Virginia and here in Charlottesville? Are we a little forward in our skis in asking for this now?

Commissioner Stolzenberg – Wait until it is overthrown? I don't think so. It does not make sense. Even if we win on the basis of we said that it does not apply to us and our roads are not state maintained, so it applies to only roads in the county. We are not going to generate that many trips out there. It still does not make sense because the law is clearly written to apply to an individual rezoning.

Commissioner d'Oronzio – This only applies if you have a specific rezoning request, not by the local authorities in mass rezoning.

Commissioner Stolzenberg – You could do it by parcel. You could say who initiates it. You could say that VDOT shall create regulations for comprehensive rezoning that are separate and don't require a TIA. My hope was that we could tell Rob to draft us a language on how to fix this. The Planning Commission would say, 'please ask the city attorney's office to ask if we have any changes we would like to make in state law based on what we have learned from our consultations with Sands Anderson.'

Ms. Creasy – You are trying to communicate clarity that this means a specific rezoning, which could have parameters such as X number of parcels, X acreage, not a full locality comprehensive review.

Mr. Freas – One thing about that is you are noting is that it requires a traffic study. The traffic study must use the highest use. That last bit is not in the state code. That is in the VDOT regulations. VDOT does not anticipate anybody ever doing a comprehensive rezone that is more like a concept to them. The problem that you are trying to solve is VDOT's regulations, not the state code.

Commissioner Stolzenberg – We request clarification in state law about how Chapter 22, restrictions on rezonings, apply to comprehensive rezonings, including 15.2222.1.

Mr. Freas – I am sensitive about bringing this up. While this is the only issue, we followed this exactly. We followed what is in the state code.

Commissioner Stolzenberg – It is easy for us to follow. It is hard for counties to follow.

Commissioner d'Oronzio – There may be an interest in, depending on how that case comes out, what the argument is.

Commissioner Joy – If there was a lesson learned that came after the cases, this lack of clarity could create a chilling effect that other areas might be reluctant to pass a rezoning. With some clarity, maybe they won't have

the same legal obstructions that Alexandria, Arlington, and Charleston went through. Waiting until you have an outcome is reasonable.

Charlottesville Planning Commission Chair asked Commissioners Solla-Yates and d'Oronzio to draft a memo of potential legislative items for discussion at their August 27, 2024 work session. The Commission reviewed and updated and would like to provide the following for consideration of the City Legislative Committee:

1.We believe that these earlier legislative priorities continue to be important:

a. "We support legislation which would increase affordable housing accessibility by enhancing the rights of tenants, including:

• Amending the Virginia Residential Landlord and Tenant Act to allow tenants to raise unsafe or unsanitary conditions as an affirmative defense to non-payment of rent;

• Allowing indigent tenants to waive their appeal bond in landlord-tenant disputes;

• Requiring landlords to disclose a complete list of additional fees in a separate document prior to the signing of a lease; and

• Authorize localities to pass rent stabilization ordinances for residential rent in mobile home lots and multi-family dwellings."

b. "...allow all localities the option of enacting a one-cent sales tax increase to provide local revenue for the construction or renovation of public-school facilities. Currently, only a few localities have been designated as "qualifying localities" under the provisions of Va. Code §§58.1-602, 58.1-605.1, and 58.1-606.1 to raise revenue in this manner, yet the need for this additional revenue source extends beyond those few localities that have it."
https://law.lis.virginia.gov/vacode/title58.1/chapter6/

2. We additionally recommend that House Bill number 2012 offered January 11, 2023 by Delegate Sally Hudson amending "58.1-3221.1. Classification of land and improvements for tax purposes." be considered again, and add all other localities participating in the Thomas Jefferson Planning District Commission. This speaks to current housing and transportation plans.
https://lis.virginia.gov/cgi-bin/legp604.exe?231+ful+HB2112

3. We recommend expanding tree requirement powers granted in "15.2-961.3. Replacement of trees during development process in localities." to permit the requirement for greater than a twenty percent tree canopy in flood plains and riparian areas.
https://law.lis.virginia.gov/vacode/title15.2/chapter9/section15.2-961.3/ (The Commission wanted to flag this for legal review)

4. We support changes to statewide policies which facilitate the creation of affordable housing such as ADU policies and resources for land housing nonprofit organizations.

5. We support an expanded timeline and resources to purchase mobile home parks. Supporting purchase documentation should be required to be shared with tenants as they become available. We likewise recommend increasing compensation for tenants at purchase and linking that rate to inflation.

6. We support the creation of a state School Streets program and funding for design and implementation similar to Canadian and European examples.

7. We recommend the creation of a committee to study deed restrictions and covenants to ensure compliance with law, equity and affordable housing goals. We recommend studying regularization of terms for consistency.

8. We recommend examining the state building code to consider treating six units and below under the residential code, the same as single family and duplex and continue to treat buildings with seven units and above as commercial, similar to the Memphis, Tennessee example.

9. We recommend creation of a study committee to review issues of safe and efficient street design as they may conflict with fire apparatus access.

10. We recommend funding the Commonwealth Corridor train from Roanoke to Hampton Roads via Cville and Richmond.

Adjournment

The meeting was adjourned at 6:07 PM

Public Comments

There were no public comments during this Planning Commission Work Session.