

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



JOINT CITY COUNCIL AND PLANNING COMMISSION PUBLIC HEARING
APPLICATION FOR A SPECIAL USE PERMIT
APPLICATION NUMBER: SP22-00002
DATE OF HEARING: April 12, 2022

Project Planner: Matt Alfele, AICP

Date of Staff Report: March 18, 2022

Applicant: FMC Investments, LLC

Applicant's Representative(s): Charlie Armstrong of FMC Investments, LLC

Current Property Owner: FMC Investments, LLC

Application Information

Property Street Address: 209 and 0 Maury Avenue and 0 Stadium Road ("Subject Properties")

Tax Map & Parcel/Tax Status: 170018002, 170018000, 170018001, 170018600, 170018500, and 170018400 (real estate taxes paid current - Sec. 34-10)

Total Square Footage/ Acreage Site: Approx. 1.60 acres (69,696 square feet)

Comprehensive Plan (Future Land Use Map): Higher-Intensity Residential

Current Zoning Classification: R-3 Medium-density Residential with Proffers

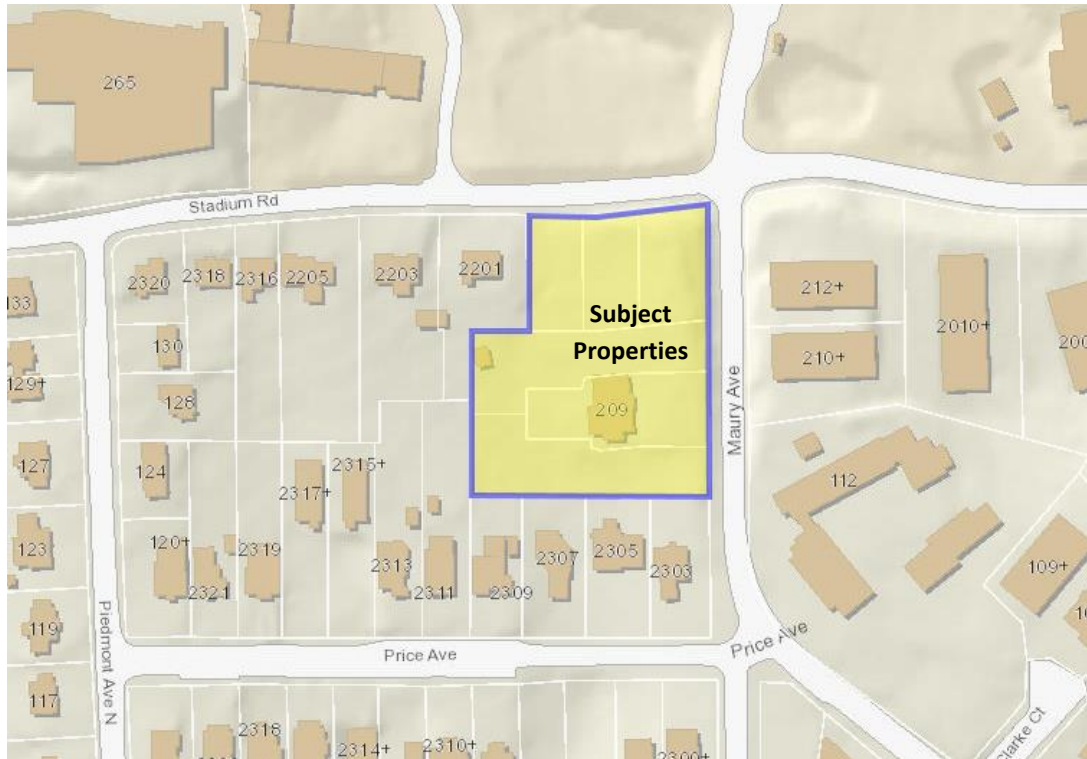
Overlay District: None

Applicant's Request (Summary)

The applicant is requesting a Special Use Permit (SUP) pursuant to Code Sec. 34-420 and Sec. 34-162, which allows residential density up to 43 Dwelling Units per Acre (DUA). The Subject Properties have street frontage on Maury Avenue and Stadium Road and a by-right density of 21 DUA. In addition to requesting increased density, the applicant is also requesting modifications to yard requirements to match the layout proffered in ZM19-00002 and approved by City Council on December 2, 2019, and reduction of onsite parking by ½ the spaces required under Sec. 34-984. The applicant is proposing to modify a site plan currently under review (attachment D) to allow more residential units without altering the footprint or layout of the development. The Subject Properties were rezoned from R-2U (Residential Two-Family University) to R-3 with Proffers in December 2019. The original plan called for a residential development with 33 units. The new proposal calls for the same configuration but removes the

parking under building 2 to accommodate additional units. The total units on site would not exceed 68 units.

Vicinity Map



Context Map 1



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



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Standard of Review

City Council may grant an applicant a special permit or special use permit, giving consideration to a number of factors set forth within Zoning Ordinance Sec. 34-157. If Council finds that a proposed use or development will have potentially adverse impacts, and if Council identifies development conditions that could satisfactorily mitigate such impacts, then Council may set forth reasonable conditions within its SUP approval. The role of the Planning Commission is to make an advisory recommendation to the City Council, as to (i) whether or not Council should approve a proposed SUP and if so, (ii) whether there are any reasonable development conditions that could mitigate potentially adverse impacts of the proposed use or development.

Section 34-157 of the City's Zoning Ordinance lists a number of factors that Council will consider in making a decision on a proposed SUP. Following below is staff's analysis of those factors, based on the information provided by the applicant.

For the applicant analysis of their application per Sec. 34-157, see attachment B.

(1) Whether the proposed use or development will be harmonious with existing patterns of use and development within the neighborhood.

The properties immediately surrounding the Subject Properties are described as:

Direction	Use	Zoning
North	Student Housing	Not zoned (UVA)
South	Single Family Detached	R-2U
East	Multi-Family Apartments	R-3
West	Single Family Detached	R-2U

The buildings immediately surrounding the Subject Properties are mostly two (2) story buildings, primarily functioning as single-family homes or rentals to university students. Scott Stadium and student dorms are directly to the north of the Subject Properties. A block of three (3) story apartment buildings is directly to the east of the Subject Properties.

Staff Analysis: The by-right density for the subject properties would create a residential development with thirty-three (33) units. A final site plan for this development is currently under review by the City and close to receiving approval. Staff finds an increase in the density from thirty-three (33) units to sixty-eight (68) units could be consistent with the existing use pattern in the surrounding area depending on the bedroom count for each unit. Under R-3 regulations, each unit within a residential development can have up to four (4) unrelated persons living in the unit (Sec. 34-420). Per the application and statements given by the applicant, the bedroom count would not increase substantially from the thirty-three

(33) units to the sixty-eight (68) unit proposal. The applicant has indicated that if more units were provided the bedroom count per unit would decrease. No details have been provided on a final unit or bedroom count for the SUP development. Based on the surrounding uses, staff believes the use of multi-family is harmonious with the existing patterns of use and development with the neighborhood.

(2) Whether the proposed use or development and associated public facilities will substantially conform to the city's comprehensive plan.

Below are specific areas of the Comprehensive Plan for which the request is in compliance:

a. Land Use, Urban Form, and Historic & Cultural Preservation

Goal 2: Future Land Use Vision.

Guide implementation of the Future Land Use vision contained in this Comprehensive Plan, including support for existing neighborhoods and preventing displacement.

b. Housing

Goal 2: Diverse Housing Throughout the City.

Support a wide range of rental and homeownership housing choices that are integrated and balanced across the city, and that meet multiple City goals including community sustainability, walkability, bikeability, ADA accessibility, public transit use, increased support for families with children and low-income households, access to food, access to local jobs, thriving local businesses, and decreased vehicle use.

c. Transportation

Goal 3: Efficient Mobility and Access

Maintain a safe and efficient transportation system to provide mobility and access.

Comprehensive Plan- Staff Analysis:

The Subject Properties are currently zoned R-3 with Proffers. R-3 consists of mainly medium density residential units with small to medium apartment buildings being the most common use. In this section of the City most development on R-3 lots are by-right and have a density of twenty-one (21) DUA. In addition, the Subject Properties are also restricted by Proffers. When the Subject Properties were rezoned in 2019 additional regulations (Proffers) were adopted (attachment B). As Proffers run with the land, these regulations will still be required with or without the granting of the SUP. In general, the proffers regulate the location of the buildings; ingress and egress points; open space; landscaping; restoration and preservation of the exiting Manor House; and availability of affordable housing. The 2021 Comprehensive Future Land Use Map indicates the Subject Properties remain Higher-

Intensity Residential. The land use section of the comprehensive plan states the following for Higher-Intensity Residential:

Description: Provide opportunities for higher density, multifamily focused development. Incentivize affordability and increased intensity to meet Affordably Housing Plan goals.

Form: Compatible with existing residential and historic neighborhood context Highest building heights according to context.

Height: Up to 5 stories.

Use and Affordability: Multi-unit housing (13+ units per lot). May include large and/or smaller-scaled buildings. Limited ground floor commercial uses are encouraged.

Requirements for affordability to be determined in the inclusionary zoning study, following the adoption of the Comprehensive Plan.

As presented, the development would not require any affordable dwelling units per Sec. 34-12, but the proffer regulations for the Subject Properties approved in December 2019 requires the developer to provide for rent affordable dwelling units at fifteen (15) percent of the aggregated habitable floor area; or for-sale affordable dwelling units offsite at fifteen (15) percent the total number of dwelling units within the Subject Properties. Staff finds that the proposed SUP would conform to the City 2021 Comprehensive Plan and Future Land Use Map.

Streets that Work Plan

The 2016 Streets that Work Plan labels Maury Avenue and Stadium Road as *Mixed Use B* typology. *Mixed Use B* streets are characterized as able to support high levels of walking, bicycling, and transit as they connect important destinations within the City and surrounding county. The Streets that Work Plan recommends a minimum clear zone width of seven (7) feet for sidewalks, which are noted along with a curbside buffer zone (the area between the curb and sidewalk) as the highest priority items in the *Mixed Use B* typology. The next level (high) priority items for Mixed Use B typology are five (5) to seven (7) foot bike lanes, turn boxes, ten (10) foot shared use paths, and bicycle parking in curbside buffer zones or on-street.

The existing sidewalk on Maury Avenue is only five (5) feet in width and does not provide a landscaped buffer. Sharrows are provided on Maury Avenue, but no separated bicycle facilities are provided or proposed. There are currently no sidewalks on Stadium Road, but per the site plan under review (attachment D) the applicant will be providing a seven (7) foot sidewalk with landscape buffer. The applicant is also providing designated scooter parking on Maury Avenue (within City Right of Way).

Staff Analysis: Based on the application package, staff concludes that the pedestrian network along Stadium Road, as shown on the site plan under review, is consistent with the City's Streets that Work Plan. Staff believes the pedestrian network along Maury Avenue is not consistent with the City's Streets That Work Plan as the clear zone being provided is only five (5) feet and lacks a landscape buffer. In the by-right site plan under review, the applicant is only proposing to replace a section of the existing five (5) foot sidewalk along Maury Avenue. The new section would only be five (5) feet wide to match the section not being replaced. Staff would like to see the seven (7) foot sidewalk with landscape buffer continued around Stadium Road to Maury Avenue to cover the frontage of the Subject Properties. This would address the highest priorities of Mixed Use B Streets for this area.

Bike Ped Master Plan

The City's 2015 Bike Ped Master Plan calls for Maury Avenue to have "Bike Lanes or Buffered Bike Lanes". Bicycle lanes are one-way, on-road bike facilities that provide a dedicated space for people bicycling parallel to motor vehicle traffic. Bicycle lanes are often delineated with pavement marking stripes and, in some cases, may be fully colored for higher visibility, especially at intersections. Additional striping or hatching between a bicycle lane and vehicular travel lane is recommended to provide a buffer between the person bicycling and the person driving, where roadway widths allow. Bicycle lanes without a buffer require a minimum width of 5-6 feet and bicycle lanes with a buffer require 7-8 feet. Currently Maury Avenue is used as a Shared Roadway with on-road pavement markings, known as "sharrows" which is street signage indicating that people bicycling may use the full lane. These facilities do not provide any separation between people driving and bicycling and are best used on neighborhood streets or streets with a low level of bicyclist traffic stress. Improvements to Maury Avenue are listed as "Mid Term" under the priority section of the plan.

The Bike Ped Master Plan does not call for any bicycle improvements to Stadium Road, at this location, as it is within the existing UVA Bikeway.

Under pedestrian improvements, the plans list the intersection of Maury Avenue and Stadium Road as needing improvements. Intersections can create a barrier for bicyclists and pedestrians traveling throughout the city. Although they can be key points of activity, intersections can also be areas with the most potential conflict between people walking, bicycling, and driving. Intersection improvements are critical to ensuring continuity throughout the bicycle and pedestrian networks. No specific improvements are called out for this intersection, but the plan offers a "toolkit" for solutions that may be appropriate.

(3) Whether proposed use or development of any buildings or structures will comply with all applicable building code regulations.

Based on the information contained within the application and the site plan under review, the proposed development would likely comply with applicable building code regulations.

(4) Potential adverse impacts, including, but not necessarily limited to:

a) Traffic or parking congestion

Traffic

The applicant is proposing to increase the density of the Subject Properties from twenty-one (21) DUA to forty-three (43) DUA without altering the layout of the by-right development currently under review. The proposed development shows removing the parking under building two (2) and replacing that space with more dwelling units. Due to the limited space this will create, it is staff's understanding the total unit bedroom count for the development will not alter much from the by-right plan. Although there will be more units, the total number of people living within the development will not increase dramatically. This, coupled with the type of housing being provided and the proximity to UVA will most likely not have an adverse impact on traffic.

Parking

As part of the applicant's request to increase density, the applicant is also requesting to reduce the onsite parking by half (1/2) that of the requirements under section Sec. 34-984. Under the by-right plan the applicant would need to provide sixty-two (62) spaces due to configuration of bedrooms within the development or sixty (60) spaces with reductions allowed by section 34-985(b)(2)(ii) proximity to bus stops. It is indicated that for the by-right development the applicant would provide sixty-four (64) spaces. With the SUP request, the applicant would remove the twenty (20) spaces under building two (2) and convert that space to additional dwelling units. This would leave the development with forty-four (44) parking spaces. The applicant has indicated the bedroom count and configuration for the increased density plan has not been finalized. This is why an accurate parking count cannot be established at this time and a percentage reduction is being requested.

Other Modes of Transportation

There are several mass transit stops located within a quarter (1/4) mile of the Subject Properties, including stops at Maury Avenue/JPA and just north of the Maury Avenue/Stadium Road intersection. These stops are served by both the UTS (University Transit System) and the CAT's free trolley. The proposed development is also served by a

mostly complete sidewalk network (see the above Streets that Work and Bike Ped Master Plan section above). Additionally, the Subject Properties would be served by a system of scooter and bicycle programs due to the proximity to UVA.

Staff Analysis: Based on the information provided in the application and the site plan under review, it appears an increase in density from twenty-one (21) DUA to forty-three (43) DUA would not have an adverse impact related to traffic and transportation. However, the fact that this development will have more units than parking spaces, the location of this project in a residential permit parking zone and the fact that this development will not be eligible for said residential parking permits, the proposed development could have an adverse impact on the surrounding neighborhood as it relates to parking should adequate measures not be implemented. Staff recommends conditioning the applicant work with the City Traffic Engineer to develop a detailed parking plan that is kept on file with the City. This plan would indicate how the developer will distribute available parking spots on site, how potential residents are informed of their parking opportunities, and any possible offsite parking arrangements for residents, etc....

Staff Analysis: Staff finds the existing pedestrian circulation plan is not adequate and the sidewalk on Maury Avenue should be updated to meet the standards described in the Streets that work Plan. Staff recommends conditioning the applicant to provide seven (7) foot sidewalks with a planting buffer that connects with the proposed sidewalk on Stadium Road.

b) Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment

The proposed development will not result in any additional noise, lights, dust, odor, fumes, vibration, or other factors that would not be present with the by-right development.

c) Displacement of existing residents or businesses

No existing residents or businesses will be displaced. The existing manor house on site is currently being renovated and will be incorporated into the development per the proffer regulations of the site. This SUP would not change that requirement.

d) Discouragement of economic development activities that may provide desirable employment or enlarge the tax base

No discouragement of economic development activities will be associated with the proposed development.

e) Undue density of population or intensity of use in relation to the community facilities existing or available

The City's Comprehensive Plan identifies community facilities as fire protection, police enforcement, and emergency response services; public utilities and infrastructure; and public parks and recreation opportunities. As the by-right development is currently under review, it is expected all community facilities required for this development will be satisfied. Should the SUP be approved for more dwelling units, updates and/or an amendment to the site plan will be required to show adequate fire protection and utilities are provided. These amendments will be reviewed to ensure all regulations and standards are met prior to approval of the plan.

f) Reduction in the availability of affordable housing in the neighborhood

In December 2019 this project was approved subject to the following proffer regarding affordable housing:

...5. Prior to issuance of a building permit for construction of any new buildings within the Subject Property, the Landowner will demonstrate that it has provided for construction of affordable dwelling units ("ADUs"), by one of the following means:

- a. For-rent ADUs will be constructed by Landowner on the Subject Property, as part of the Landowner's development of the Subject Property. The gross square footage of the affordable units, in the aggregate, shall be at least fifteen percent (15%) of the aggregate habitable floor area of the buildings on the Subject Property. For-rent ADUs shall meet the definition of "affordable dwelling unit" in City Code 34-12(c), and the period of affordability shall be administered in accordance with the provisions of City Code 34-12(g); or
- b. For-sale ADUs are under construction by Landowner at a site outside the Subject Property, at a location within the City of Charlottesville. If the Landowner constructs the ADUs, then the for-sale ADUs shall meet the definition of "affordable dwelling unit" in City Code 34-12(c), and the period of affordability shall be administered in accordance with the provisions of City Code 34-12(g). The number of off-site ADUs shall be fifteen percent (15%) of the total number of dwelling units within the Subject Property. At the Landowner's option, if the Landowner conveys to Habitat for Humanity, by recorded deed, any off-site lot(s) for construction of the off-site ADUs pursuant to this proffer, then if any ADU lot(s) are so conveyed to Habitat then:

1. The ADUs on such off-site location(s) shall be deemed to be “under construction” as of the date of recordation of the deed of conveyance from Landowner to Habitat, containing the required ADU restriction; and

2. The Landowner shall provide the City with a binding commitment from Habitat for Humanity promising that, if any of the initial owners of the ADUs on the off-site location(s) sells or otherwise transfers ownership of the affordable dwelling unit to a person other than the Habitat for Humanity organization or a qualifying heir, within the first twenty (20) years following issuance of a certificate of occupancy for the unit sold or transferred, then Habitat will use any profit-sharing proceeds from the sale or transfer for construction of a replacement affordable dwelling unit within the City of Charlottesville;

Or,

c. Landowner shall make a cash contribution to the City’s affordable housing fund, which contribution shall be calculated as follows: (i) two dollars (\$2.00) per square foot of the habitable residential floor area within the Subject Property.

Office of Community Solutions Staff Analysis:

This application includes the Affordable Dwelling Unit (ADU) Ordinance Worksheet, which currently identifies that zero (0) ADUs are required pursuant to the gross floor area proposed in excess of 1.0 FAR (per Sec. 34-12. - Affordable dwelling units.) (attachment C). Cash-in-Lieu Payment information is also included on the worksheet. At this time, the applicant has not identified whether additional ADUs in addition to those offered in the 2019 proffer, or cash-in-lieu will be proposed.

It is our understanding that, as previously approved, the owner/applicant proposes to proffer six (6) off-site, for-sale affordable units at or below 80% AMI, to be developed by Habitat for Humanity of Greater Charlottesville (Habitat), in conjunction with the development of the Flint Hill project. These proposed affordable units are deemed “under construction” when land is conveyed to Habitat.

The Office of Community Solutions offers the following comments as to this current application:

- Pursuant to the Ordinance approved by City Council on 12/2/19, and the proffer offered by the applicant, this office does not find compliance with Item 5(b), and more specifically item 5(b)(2). We have not received the binding commitment from Habitat for Humanity referenced in the proffer.

- There is a continued concern about the required/proffered affordable units that may be provided off-site by Habitat for Humanity of Greater Charlottesville.
 - a. There has been no timeframes provided as to completion of the required affordable units.
 - b. This (Maury Avenue) project may be completed prior to the completion of construction of the Flint Hill project. If that occurs, the Maury Avenue project will be completed without the provision of the required affordable units.
- An acceptable marketing plan on how to market the designated affordable units shall be provided to the City's Office of Community Solutions prior to the completion of occupancy of the proffered units.
- When completed and occupied, owner shall provide an annual report on affordability compliance on a template provided by the City's Office of Community Solutions

The table below shows the 2021 HUD guidelines for Income Limits.

FY 2021 Income Limit Area	Median Family Income Click for More Detail	FY 2021 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Charlottesville, VA HUD Metro FMR Area	\$93,700	Very Low (50%) Income Limits (\$) Click for More Detail	32,800	37,500	42,200	46,850	50,600	54,350	58,100	61,850
		Extremely Low Income Limits (\$)* Click for More Detail	19,700	22,500	25,300	28,100	31,040	35,580	40,120	44,660
		Low (80%) Income Limits (\$) Click for More Detail	52,500	60,000	67,500	74,950	80,950	86,950	92,950	98,950

g) Impact on school population and facilities

Because housing is open to all, there is a possibility that families with children could take residence here. Therefore, some impact could be created on school population and facilities.

h) Destruction of or encroachment upon conservation or historic districts

The subject property is not within any design control district.

i) Conformity with federal, state and local laws, as demonstrated and certified by the applicant

Based on the information contained within the application, the proposed development would likely comply with applicable federal and state laws. As to local ordinances (zoning, water protection, etc.), it generally appears that this project, as detailed in the

application, can be accommodated on this site in compliance with applicable local ordinances.

j) Massing and scale of project

The applicant is not proposing any changes to the massing or scale of the project that was approved through the rezoning process in 2019. The applicant is asking for alteration to the setback as required under Sec. 34-353(a) and Sec. 34-353(b)(4). These requirements would make the western side yard fifty (50) feet. In order to keep the same layout as what was proffered, the yard requirements would need to be adjust to:

Front yard: 31 feet

Corner side yard (along Maury Avenue): 20 feet

Side yard (western): 22 feet

Rear yard: 25 feet

Staff Analysis: Staff finds the adjustment to the yard setbacks would not have any impact on the development or surrounding properties and would be in line with what was proffered in 2019.

(5) Whether the proposed use or development will be in harmony with the purposes of the specific zoning district in which it will be placed;

The description for R-3 states a district consisting of medium-density residential areas in which medium-density residential developments, including multifamily uses, are encouraged. The purpose of the multifamily residential zoning district is to provide areas for medium- to high-density residential development. The basic permitted use is medium-density residential development; however, higher density residential development may be permitted where harmonious with surrounding areas. Certain additional uses may be permitted, in cases where the character of the district will not be altered by levels of traffic, parking, lighting, noise, or other impacts associated with such uses.

In addition, the Subject Properties are regulated by a proffer statement that says:

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

1. The number and location of buildings and structures relative to Maury Avenue and Stadium Road, and points of ingress and egress to the Subject Property, may not be varied from the general or approximate location(s) depicted within the following drawing, titled "209 Maury Avenue Application Plan" by Mitchell Matthews Architects (the "Application Plan"):

2. The majority of the area between Maury Avenue and the façade of the historic Manor House located on the Subject Property, currently having an address of 209 Maury Avenue, shall be maintained as open green space (grass lawn), landscaping with plantings, or a combination thereof, as generally depicted within the Application Plan. Stormwater management practices or treatments may be located within this area only if the appearance of this area is that of a grass yard with trees and shrubbery, as generally depicted within the Application Plan.
3. Prior to seeking a building permit for construction of any new building, structure or addition to the Manor House, the Landowner shall submit and obtain final approval of a site development plan covering the entire area of the Subject Property. The Landowner shall, as part of the final site development plan, include a landscape plan for the entire Subject Property which shall be prepared by a landscape architect. The landscape plan shall provide green space (grass lawn), trees and shrubbery in an amount, and in locations, generally consistent with the Application Plan.
4. The historic Manor House building located on the Subject Property, currently having an address of 209 Maury Avenue, shall, in perpetuity, (but excluding destruction by natural disasters, fires, or other unforeseen calamities) be maintained in good repair. Nothing herein shall restrict the owner of the Subject Property and/or its assigns from making reasonable and architecturally consistent additions or modification to the historic Manor House building located on the Subject Property.
5. Prior to issuance of a building permit for construction of any new buildings within the Subject Property, the Landowner will demonstrate that it has provided for construction of affordable dwelling units (“ADUs”), by one of the following means:
 - a. For-rent ADUs will be constructed by Landowner on the Subject Property, as part of the Landowner’s development of the Subject Property. The gross square footage of the affordable units, in the aggregate, shall be at least fifteen percent (15%) of the aggregate habitable floor area of the buildings on the Subject Property. For-rent ADUs shall meet the definition of “affordable dwelling unit” in City Code 34-12(c), and the period of affordability shall be administered in accordance with the provisions of City Code 34-12(g); or
 - b. For-sale ADUs are under construction by Landowner at a site outside the Subject Property, at a location within the City of Charlottesville. If the Landowner constructs the ADUs, then the for-sale ADUs shall meet the definition of “affordable dwelling unit” in City Code 34-12(c), and the period of affordability shall be administered in accordance with the provisions of City Code 34-12(g). The number of off-site ADUs shall be fifteen percent (15%) of the total number of dwelling units within the Subject Property. At the Landowner’s option, if the Landowner conveys to Habitat for Humanity, by recorded deed, any off-site lot(s) for construction of the off-site ADUs pursuant to this proffer, then if any ADU lot(s) are so conveyed to Habitat then:
 1. The ADUs on such off-site location(s) shall be deemed to be “under construction” as of the date of recordation of the deed of conveyance from

Landowner to Habitat, containing the required ADU restriction; and

2. The Landowner shall provide the City with a binding commitment from Habitat for Humanity promising that, if any of the initial owners of the ADUs on the off-site location(s) sells or otherwise transfers ownership of the affordable dwelling unit to a person other than the Habitat for Humanity organization or a qualifying heir, within the first twenty (20) years following issuance of a certificate of occupancy for the unit sold or transferred, then Habitat will use any profit-sharing proceeds from the sale or transfer for construction of a replacement affordable dwelling unit within the City of Charlottesville;

Or,

- c. Landowner shall make a cash contribution to the City's affordable housing fund, which contribution shall be calculated as follows: (i) two dollars (\$2.00) per square foot of the habitable residential floor area within the Subject Property.
6. The following land uses, currently generally allowed within the R-3 zoning district, shall be prohibited on the lot(s) within the Subject Property: Bed and Breakfasts (including both "Homestay" and "Bed-and-breakfast"); Health clinic (up to 4,000 SF, GFA); Public health clinic; and Educational Facilities (elementary, high schools, and colleges and universities).

Staff Analysis: Staff finds nothing within the SUP application would conflict with the district requirements or proffer regulations.

(6) Whether the proposed use or development will meet applicable general and specific standards set forth within the zoning ordinance, subdivision regulations, or other city ordinances or regulations; and

Based on the information contained within the application, the proposed development would likely comply with applicable local ordinances.

(7) When the property that is the subject of the application for a special use permit is within a design control district, city council shall refer the application to the BAR or ERB, as may be applicable, for recommendations as to whether the proposed use will have an adverse impact on the district, and for recommendations as to reasonable conditions which, if imposed, that would mitigate any such impacts. The BAR or ERB, as applicable, shall return a written report of its recommendations to the city council.

The proposed development is not within a design control district.

Public Comments Received

Community Meetings Required by Sec. 34-41(c)(2)

The applicant held a community meeting on March 3, 2022 and was attended by two (2) members of the public. The development was received favorable with parking being the only concern. A recording of the meeting can be found at the below link.

https://us02web.zoom.us/rec/play/pYJQvJexy-lyx5ziztdb7DNoEtRtUb4oBv7YleoRD_Rnf_CJXBoXqAAD0hgPkld6DneDS9xft0IIDuiJ.YdgcCleDwxzHiipE?continueMode=true&xzm_rtaid=GgPnRrm1RwWEZVUHxQ6Ydg.1647547227538.9744fefcd24df90203a008427b7e9750&xzm_rhtaid=291

Staff has received one email related to this project and can be found as attachment E. Any comments received after the completion of this staff report will be directly sent to Planning Commission and City Council.

Staff Recommendation

Staff recommends the Planning Commission approve the request for a Special Use Permit with the following conditions.

Recommended Conditions

Staff recommends that a request for higher density could be approved with the following conditions:

1. Up to forty-three (43) dwelling units per acre (DUA) are permitted on the Subject Properties.
2. Yard requirements shall be:
 - a. Front yard: thirty-one (31) feet.
 - b. Side yard (Corner along Maury Avenue): twenty (20) feet.
 - c. Side yard (western side): twenty-two (22) feet.
 - d. Rear yard: Twenty-five (25) feet.
3. A new seven (7) foot sidewalk with three (3) foot curbside buffer shall be constructed along Maury Avenue in accordance with the City's Streets That Work Plan.
4. The applicant will work with the City's Traffic Engineer to develop a Master Parking Plan for the site. 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. The plan shall indicate how the developer will distribute available parking spots on site, how potential residents are informed of their parking opportunities, and any possible offsite parking arrangements for residents, etc....

Suggested Motions

1. I move to recommend approval of this application for a Special Use Permit in the R-3 zone at 170018002, 170018000, 170018001, 170018600, 170018500, and 170018400

collectively 209 Maury Avenue to permit additional density with the following listed conditions.

- a. The four (4) conditions recommended by staff
- b. [alternative conditions, or additional condition(s)....list here]

Or

2. I move to recommend denial of this application for a Special Use Permit in the R-3 zone at 170018002, 170018000, 170018001, 170018600, 170018500, and 170018400 collectively 209 Maury Avenue to permit additional density.

Attachments

- A. Special Use Permit Application dated January 12, 2022
- B. Special Use Permit Narrative and supporting documents
- C. Affordable Dwelling Unit Ordinance Worksheet
- D. By-Right Final Site Plan currently under review
- E. Public Comments received prior to the date of this report



City of Charlottesville

Application for Special Use Permit

Project Name: 209 Maury Ave

Address of Property: 209 Maury Ave

Tax Map and Parcel Number(s): TAX MAP 17, PARCELS 180, 180.1, 180.2, 184, 185, & 186

Current Zoning District Classification: R-3 with proffers

Comprehensive Plan Land Use Designation: Higher Intensity Residential

Is this an amendment to an existing SUP? no

If "yes", provide the SUP #: _____

Applicant: FMC Investments, LLC

Address: 142 S Pantops Drive, Charlottesville, VA 22911

Phone: 434-245-0894

Email: charlesa@southern-development.com

Applicant's Role in the Development (check one):

☒ Owner ☐ Owner's Agent ☐ Designer ☐ Contract Purchaser

Owner of Record: Same as above

Address: _____

Phone: _____

Email: _____

Reason for Special Use Permit:

Additional height: _____ feet

☒ Additional residential density: _____ units, or 22-43 units per acre

Authorize specific land use (identify) _____

Other purpose(s) (specify City Code section): _____
Per 34-162, modify 34-353 to retain the same dimensional requirements required for 1-21 DUA; and reduce parking requirements to 1/2 space per unit per 34-353(d)ii.

(1) Applicant's and (2) Owner's Signatures

(1) Signature [Signature] **Print** Charlie Armstrong **Date** Jan 12, 2022

Applicant's (Circle One): XXXXXXX LLC Member XXXXXXX LLC Manager XXXXXXX Corporate Officer (specify) _____

Other (specify): _____

(2) Signature [Signature] **Print** Charlie Armstrong **Date** Jan 12, 2022

Owner's (Circle One): XXXXXXX LLC Member XXXXXXX LLC Manager XXXXXXX Corporate Officer (specify) _____

Other (specify): _____



City of Charlottesville

Pre-Application Meeting Verification

Project Name: 209 Maury Ave SUP (2022)

Pre-Application Meeting Date: 01/12/2022

Applicant's Representative: Charlie Armstrong

Planner: Matt Alfele

Other City Officials in Attendance:

Brennen Duncan, Roy Nester, Brenda Kelley, Paul Rudacille, and Chris Sibold

The following items will be required supplemental information for this application and must be submitted with the completed application package:


1. Utilities - Additional units might require a larger meter (2").
Planning - Increased density at this location (34 units to 60/64) is appropriate

2. Traffic - We will be conditioning a detailed parking plan.

3. Housing - We will need an updated ADU worksheet

4. _____

5. _____

Planner Signature:  1/12/22



City of Charlottesville

Application Checklist


Project Name: 209 Maury Ave

I certify that the following documentation is ATTACHED to this application:

- X 34-158(a)(1): a site plan (ref. City Code 34-802(generally); 34-1083(communications facilities)
- N/A 34-158(a)(3): Low-impact development (LID) methods worksheet (required for developments that include non-residential uses, and developments proposing 3 or more SFDs or TFDs)
- 34-158(a)(4): a building massing diagram, and building elevations (required for applications proposing alteration of a building height or footprint, or construction of any new building(s))
- 34-158(a)(5) and 34-12: affordable housing data. (i) how many (if any) existing dwelling units on the property are an "affordable dwelling unit" by the city's definitions? (ii) Will existing affordable units, or equivalent affordable units, remain following the development? (iii) What is the GFA of the project? GFA of residential uses? GFA of non-residential uses?
- 34-157(a)(1) Graphic materials that illustrate the context of the project, and a narrative statement as to compatibility with existing patterns of use and development
- 34-157(a)(2) Narrative statement: applicant's analysis of conformity with the Comprehensive Plan
- 34-157(a)(3) Narrative statement: compliance with applicable USBC provisions
- 34-157(a)(4) Narrative statement identifying and discussing any potential adverse impacts, as well as any measures included within the development plan, to mitigate those impacts
- N/A 34-158(a)(6): other pertinent information (narrative, illustrative, etc.)

All items noted on the Pre-Application Meeting Verification.

Applicant

Signature  **Print** Charlie Armstrong **Date** 1/12/22

By Its: Member

(For entities, specify: Officer, Member, Manager, Trustee, etc.)



City of Charlottesville

Community Meeting

Project Name: _____

Section 34-41(c)(2) of the Code of the City of Charlottesville (adopted October 19, 2015) requires applicants seeking rezonings and special use permits to hold a community meeting. The purpose of a community meeting is to provide citizens an opportunity to receive information about a proposed development, about applicable zoning procedures, about applicable provisions of the comprehensive plan, and to give citizens an opportunity to ask questions. **No application for a rezoning shall be placed on any agenda for a public hearing, until the required community meeting has been held and the director of neighborhood development services determines that the application is ready for final review through the formal public hearing process.**

By signing this document, the applicant acknowledges that it is responsible for the following, in connection to the community meeting required for this project:

1. Following consultation with the city, the applicant will establish a date, time and location for the community meeting. The applicant is responsible for reserving the location, and for all related costs.
2. The applicant will mail, by U.S. mail, first-class, postage pre-paid, a notice of the community meeting to a list of addresses provided by the City. The notice will be mailed at least 14 calendar days prior to the date of the community meeting. The applicant is responsible for the cost of the mailing. At least 7 calendar days prior to the meeting, the applicant will provide the city with an affidavit confirming that the mailing was timely completed.
3. The applicant will attend the community meeting and present the details of the proposed application. If the applicant is a business or other legal entity (as opposed to an individual) then the meeting shall be attended by a corporate officer, an LLC member or manager, or another individual who can speak for the entity that is the applicant. Additionally, the meeting shall be attended by any design professional or consultant who has prepared plans or drawings submitted with the application. The applicant shall be prepared to explain all of the details of the proposed development, and to answer questions from citizens.
4. Depending on the nature and complexity of the application, the City may designate a planner to attend the community meeting. Regardless of whether a planner attends, the City will provide the applicant with guidelines, procedures, materials and recommended topics for the applicant's use in conducting the community meeting.
5. On the date of the meeting, the applicant shall make records of attendance and shall also document that the meeting occurred through photographs, video, or other evidence satisfactory to the City. Records of attendance may include using the mailing list referred to in #1 as a sign-in sheet (requesting attendees to check off their name(s)) and may include a supplemental attendance sheet. The City will provide a format acceptable for use as the supplemental attendance sheet.

Applicant: _____

By:

Signature _____ Print _____ Date _____

Its: _____ (Officer, Member, Trustee, etc.)



City of Charlottesville

Owner's Authorizations

(Not Required)

Right of Entry- Property Owner Permission

I, the undersigned, hereby grant the City of Charlottesville, its employees and officials, the right to enter the property that is the subject of this application, for the purpose of gathering information for the review of this Special Use Permit application.

Owner: _____ Date _____

By (sign name): _____ Print Name: _____

Owner's: LLC Member LLC Manager Corporate Officer (specify): _____

Other (specific): _____

Owner's Agent

I, the undersigned, hereby certify that I have authorized the following named individual or entity to serve as my lawful agent, for the purpose of making application for this special use permit, and for all related purposes, including, without limitation: to make decisions and representations that will be binding upon my property and upon me, my successors and assigns.

Name of Individual Agent: _____

Name of Corporate or other legal entity authorized to serve as agent: _____

Owner: _____ Date: _____

By (sign name): _____ Print Name: _____

Circle one:

Owner's: LLC Member LLC Manager Corporate Officer (specify): _____

Other (specific): _____



City of Charlottesville

Disclosure of Equitable Ownership

Section 34-8 of the Code of the City of Charlottesville requires that an applicant for a special use permit make complete disclosure of the equitable ownership "real parties in interest" of the real estate to be affected. Following below I have provided the names and addresses of each of the real parties in interest, including, without limitation: each stockholder or a corporation; each of the individual officers and directors of a corporation; each of the individual members of an LLC (limited liability companies, professional limited liability companies); the trustees and beneficiaries of a trust, etc. Where multiple corporations, companies or trusts are involved, identify real parties in interest for each entity listed.

Name Charlie Armstrong **Address** 142 S Pantops Drive, Charlottesville, VA 22911

Name Frank Ballif **Address** 142 S Pantops Drive, Charlottesville, VA 22911

Name Melissa Ballif **Address** 142 S Pantops Drive, Charlottesville, VA 22911


Name _____ **Address** _____

Attach additional sheets as needed.

Note: The requirement of listing names of stockholders does not apply to a corporation whose stock is traded on a national or local stock exchange and which corporation has more than five hundred (500) shareholders.

Applicant: FMC Investments, LLC

By:

Signature  **Print** Charlie Armstrong **Date** 1/12/22

Its: Member (Officer, Member, Trustee, etc.)



City of Charlottesville

Fee Schedule

Project Name: 209 Maury Ave

Application Type	Quantity	Fee	Subtotal
Special Use Permit	1	\$1800	1800
Special Use Permit (Family Day Home for 6-12 Children)		\$500	
Mailing Costs per letter		\$1 per letter	
Newspaper Notice		Payment Due Upon Invoice	
TOTAL			1800

Office Use Only

Amount Received: _____ Date Paid _____ Received By: _____

Amount Received: _____ Date Paid _____ Received By: _____

Amount Received: _____ Date Paid _____ Received By: _____

Amount Received: _____ Date Paid _____ Received By: _____



City of Charlottesville

LID Checklist

Project Name: _____

LID Measure	LID Checklist Points	Points
Compensatory Plantings (see City buffer mitigation manual). 90% of restorable stream buffers restored.	5 points or 1 point for each 18% of the total acreage	
Pervious pavers for parking and driveways with stone reservoir for storage of 0.5 inches of rainfall per impervious drainage area. Surface area must be $>1,000 \text{ ft.}^2$ or $\geq 50\%$ of the total parking and driveway surface area.	7 points or 1 point for each 7% of parking and driveway surface area.	
Shared parking (must have legally binding agreement) that eliminates $>30\%$ of on-site parking required.	5 points or 1 point for each 6% of parking surface eliminated.	
Impervious Disconnection. Follow design manual specifications to ensure adequate capture of roof runoff (e.g. cisterns, dry wells, rain gardens)	8 points	
Bioretention. Percent of site treated must exceed 80%. Biofilter surface area must be $\geq 5\%$ of impervious drainage area.	8 points or 1 point for each 10% of site treated.	
Rain gardens. All lots, rain garden surface area for each lot $\geq 200 \text{ ft.}^2$.	8 points or 1 point for each 10% of lots treated.	
Designed/constructed swales. Percent of site treated must exceed 80%, achieve non-erosive velocities, and able to convey peak discharge from 10 year storm.	8 points or 1 point for each 10% of site treated.	
Manufactured sand filters, filter vaults (must provide filtering rather than just hydrodynamic). Percent of site treated must exceed 80%. Sizing and volume for water quality treatment based on manufacturer's criteria.	8 points or 1 point for each 10% of site treated.	
Green rooftop to treat $\geq 50\%$ of roof area	8 points	
Other LID practices as approved by NDS Engineer.	TBD, not to exceed 8 points	
Off-site contribution to project in City's water quality management plan. This measure to be considered when on site constraints (space, environmentally sensitive areas, hazards) limit application of LID measures. Requires pre-approval by NDS Director.	5 points	
	Total Points	

Applicant's Signature

Signature _____ Print _____ Date _____

Attachment B
Narrative Project Description
209 Maury Avenue

Special Use Permit

The Applicant proposes a Special Use Permit for approximately 1.6 acres surrounding 209 Maury Avenue, consisting of tax map parcels 170018000, 170018001, 170018002, 170018400, 170018500, and 170018600, from R-2U to R-3.

1. Project Proposal Narrative Description:

In 2019 this property was rezoned to R-3 with proffers. As currently designed, the project is 34 units of student housing in 2 new buildings and one existing structure. This Special Use Permit would allow increased density without any changes to the building locations, height, massing, or general appearance. The only significant change would be to convert space currently designated as vehicle parking under building 2 into residential units. In short: more homes and less parking within the same architecture.

Certain setbacks within the R-3 ordinance are based on density rather than form. For example, any density above 21 DUA requires 50' setback from adjacent low density residential property. In this case, we're proposing an identical building, just with more units. Basing setbacks on what is inside a building instead of on an actual exterior relationship of the properties is problematic, so we are requesting that the setbacks be modified, as allowed through SUP.

We are also proposing to reduce the amount of parking provided, down from about 60 spaces to about 40 spaces. Especially among students, car dependency is decreasing. We would prefer livable space instead of "housing for automobiles." With reduced parking comes increased need for management of the parking that will still exist. Our plan is to individually lease parking spaces to tenants that need them rather than spreading parking costs among tenants who don't have a car. Thus, we are also requesting a modification to the required minimum parking, as allowed through SUP.

2. Comprehensive Plan Analysis:

The 2013 Comprehensive Plan future land use map showed these parcels as low density residential. The 2021 Future Land Use Map designates these parcels as Higher Intensity Residential. That change in designation encourages additional density here. To be able to accommodate that density without actually building larger buildings makes this request fairly straightforward.

Because this SUP would allow additional units, the existing proffers would still automatically require us to provide more affordable housing even though this SUP does not trigger the City's affordable housing ordinance.

In the 2019 rezoning, the existing manor house on the property was proffered to remain and be maintained in good condition. That remains true with this SUP, and work to renovate and restore the manor house is underway right now.

3. Impacts on Public Facilities and Infrastructure:

We do not foresee any adverse impacts on public facilities caused by this SUP. Less parking probably actually means fewer vehicle trips to and from the site per day, even with more residents on the premises.



209 MAURY AVENUE
CONCEPT VIEW (from SE)

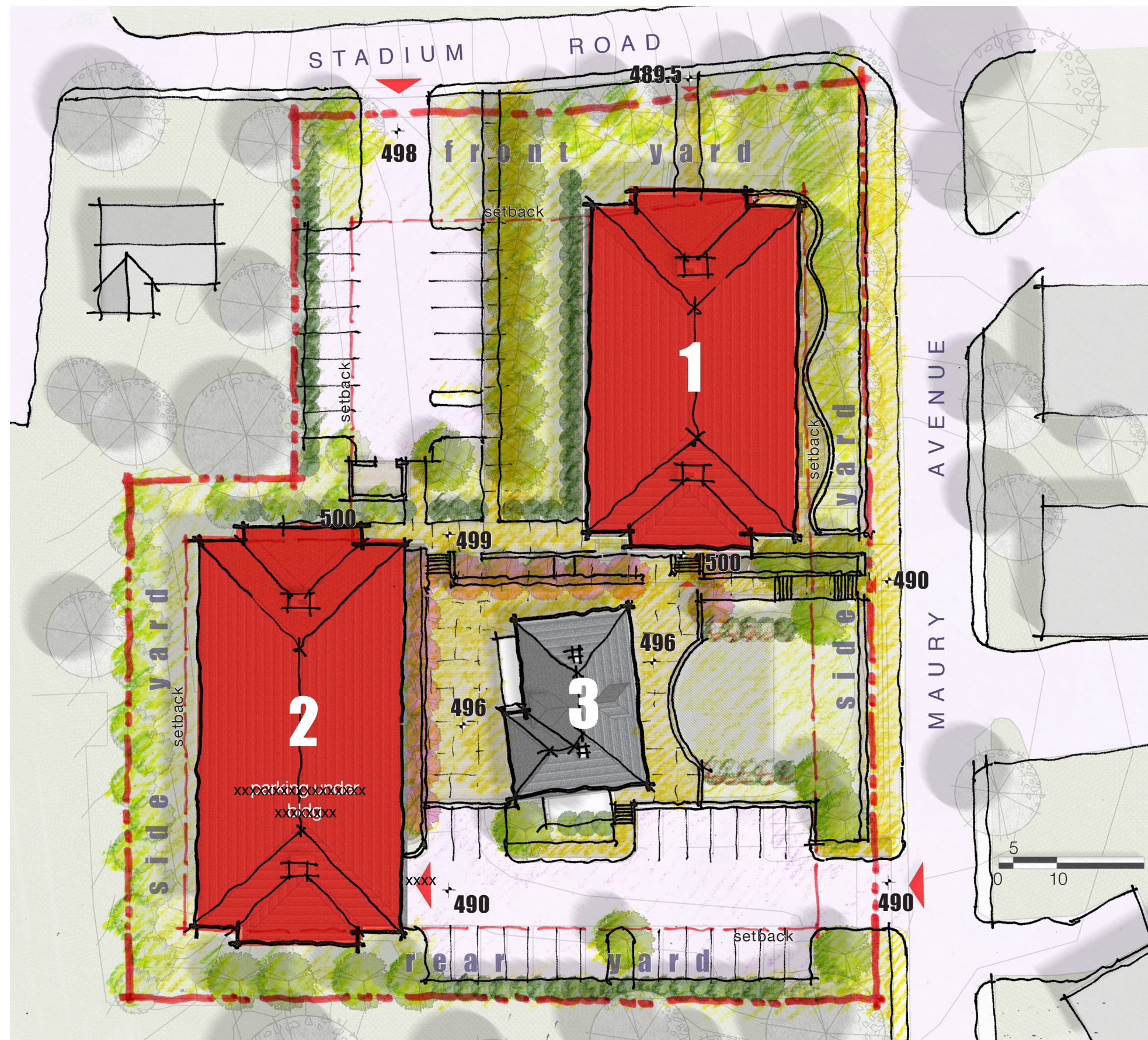
MITCHELL/MATTHEWS © 2019
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE VA 434 979 7550



SK-114

209 MAURY AVENUE
CONCEPT VIEW (from East)

MITCHELL/MATTHEWS © 2019
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE VA 434 979 7550



SK-115

ZONING DATA

Site	Site Area	1.611 Acres
	Current Zoning	R - 2U
	Prop. Zoning	R - 3

209 MAURY AVENUE

APPLICATION PLAN

MITCHELL/MATTHEWS © 2019
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE VA 434 979 7550



SK-22

209 MAURY AVENUE

ZONING BASE MAP

MITCHELL/MATTHEWS © 2019
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE VA 434 979 7550

ZM19-00002

**AN ORDINANCE
APPROVING REZONING APPLICATION ZM19-00002
A REQUEST TO REZONE LAND FRONTING ON MAURY AVENUE AND STADIUM
ROAD FROM R-2U (TWO-FAMILY RESIDENTIAL, UNIVERSITY)
TO R-3 (MULTIFAMILY RESIDENTIAL) SUBJECT TO PROFFERED
DEVELOPMENT CONDITIONS**

WHEREAS, in order to facilitate a specific development project, Southern Property, LLC (“Landowner”), by its member Charlie Armstrong, has submitted rezoning application ZM19-00002, proposing a change in the zoning classification (“rezoning”) of certain land fronting on Maury Avenue and Stadium Road, designated on 2019 City Tax Map 17 as Parcels 180, 180.1, 180.2, 184, 185, and 186 (collectively, the “Subject Property”), from “R-2U” to “R-3”, with said rezoning to be subject to several development conditions proffered by Landowner; and

WHEREAS, the purpose of the rezoning application is to allow a specific development project identified within the proffered development conditions (“Project”) which will provide multifamily residential dwellings within the Subject Property and will preserve an existing structure of historic significance located within the Subject Property; and

WHEREAS, a joint public hearing on the proposed rezoning was conducted by the Planning Commission and City Council on October 8, 2019, 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 October 8, 2019 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 Landowner’s application materials for ZM19-00002; 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 and the proposed zoning

classification are reasonable; and that the proposed rezoning is consistent with the Comprehensive Plan; now, therefore,

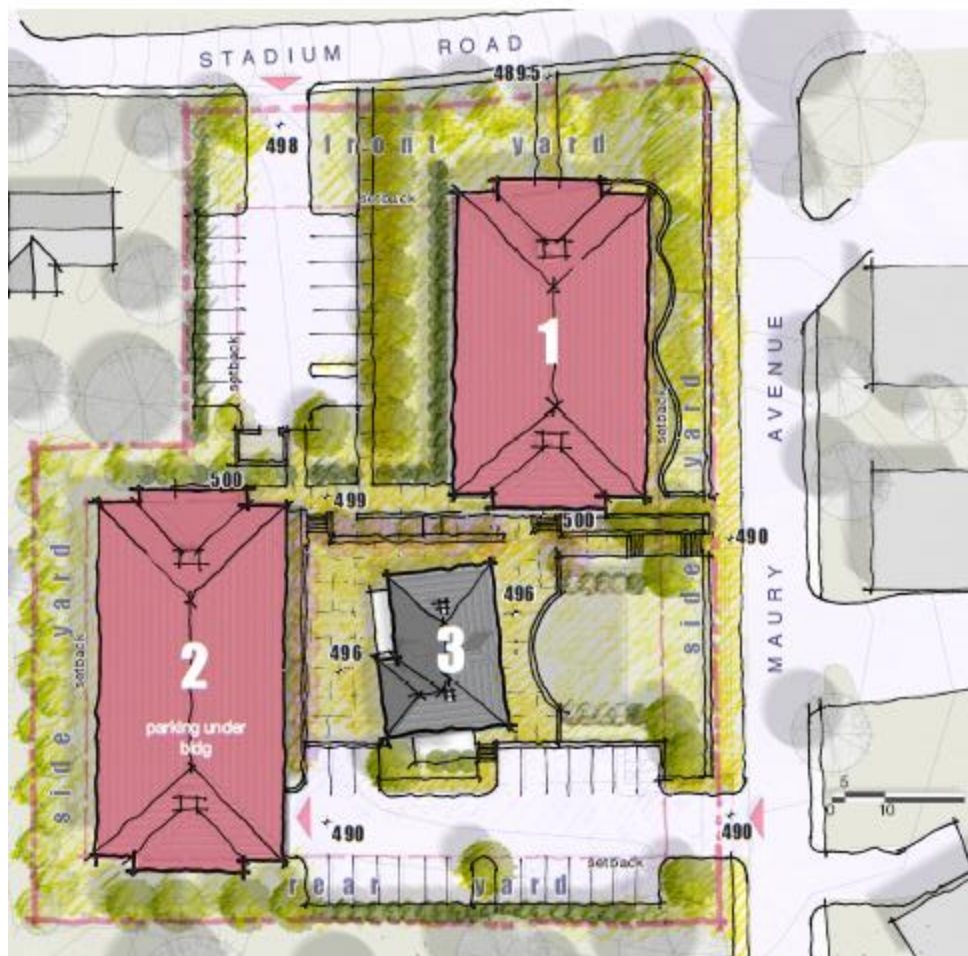
BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that the Zoning District Map Incorporated in Section 34-1 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, be and hereby is amended and reenacted as follows:

Section 34-1. Zoning District Map. Rezoning all of the land designated on 2019 City Tax Map 17 as Parcels 180, 180.1, 180.2, 184, 185, and 186 (“Subject Property”), containing, in the aggregate approximately 1.6 acres (approximately 69,696 square feet), from R-2U (Two Family Residential, University) to R-3 (Multifamily Residential), subject to the following proffered development conditions (“Proffers”), which were tendered by the Landowner in accordance with law and are hereby accepted by this City Council:

Approved Proffers

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

1. The number and location of buildings and structures relative to Maury Avenue and Stadium Road, and points of ingress and egress to the Subject Property, may not be varied from the general or approximate location(s) depicted within the following drawing, titled “209 Maury Avenue Application Plan” by Mitchell Matthews Architects (the “Application Plan”):



ZONING DATA		
Site	Site Area	1.611 Acres
	Current Zoning	R - 2U
	Prop. Zoning	R - 3

Document referenced in proffer 1
 "209 Maury Avenue Application
 Plan"

209 MAURY AVENUE APPLICATION PLAN

MITCHELL/MATTHEWS © 2019
 ARCHITECTS AND URBAN PLANNERS
 CHARLOTTESVILLE VA 434 979 7550

2. The majority of the area between Maury Avenue and the façade of the historic Manor House located on the Subject Property, currently having an address of 209 Maury Avenue, shall be maintained as open green space (grass lawn), landscaping with plantings, or a combination thereof, as generally depicted within the Application Plan. Stormwater management practices or treatments may be located within this area only if the appearance of this area is that of a grass yard with trees and shrubbery, as generally depicted within the Application Plan.
3. Prior to seeking a building permit for construction of any new building, structure or addition to the Manor House, the Landowner shall submit and obtain final approval of a site development plan covering the entire area of the Subject Property. The Landowner shall, as part of the final site development plan, include a landscape plan for the entire Subject Property which shall be prepared by a landscape architect. The landscape plan shall provide green space (grass lawn), trees and shrubbery in an amount, and in locations, generally consistent with the Application Plan.
4. The historic Manor House building located on the Subject Property, currently having an address of 209 Maury Avenue, shall, in perpetuity, (but excluding destruction by natural disasters, fires, or other unforeseen calamities) be maintained in good repair. Nothing herein shall restrict the owner of the Subject Property and/or its assigns from making reasonable and architecturally consistent additions or modification to the historic Manor House building located on the Subject Property.
5. Prior to issuance of a building permit for construction of any new buildings within the Subject Property, the Landowner will demonstrate that it has provided for construction of affordable dwelling units (“ADUs”), by one of the following means:
 - a. For-rent ADUs will be constructed by Landowner on the Subject Property, as part of the Landowner’s development of the Subject Property. The gross square footage of the affordable units, in the aggregate, shall be at least fifteen percent (15%) of the aggregate habitable floor area of the buildings on the Subject Property. For-rent ADUs shall meet the definition of “affordable dwelling unit” in City Code 34-12(c), and the period of affordability shall be administered in accordance with the provisions of City Code 34-12(g); or

b. For-sale ADUs are under construction by Landowner at a site outside the Subject Property, at a location within the City of Charlottesville. If the Landowner constructs the ADUs, then the for-sale ADUs shall meet the definition of “affordable dwelling unit” in City Code 34-12(c), and the period of affordability shall be administered in accordance with the provisions of City Code 34-12(g). The number of off-site ADUs shall be fifteen percent (15%) of the total number of dwelling units within the Subject Property. At the Landowner’s option, if the Landowner conveys to Habitat for Humanity, by recorded deed, any off-site lot(s) for construction of the off-site ADUs pursuant to this proffer, then if any ADU lot(s) are so conveyed to Habitat then:

1. The ADUs on such off-site location(s) shall be deemed to be “under construction” as of the date of recordation of the deed of conveyance from Landowner to Habitat, containing the required ADU restriction; and
2. The Landowner shall provide the City with a binding commitment from Habitat for Humanity promising that, if any of the initial owners of the ADUs on the off-site location(s) sells or otherwise transfers ownership of the affordable dwelling unit to a person other than the Habitat for Humanity organization or a qualifying heir, within the first twenty (20) years following issuance of a certificate of occupancy for the unit sold or transferred, then Habitat will use any profit-sharing proceeds from the sale or transfer for construction of a replacement affordable dwelling unit within the City of Charlottesville;

Or,

c. Landowner shall make a cash contribution to the City’s affordable housing fund, which contribution shall be calculated as follows: (i) two dollars (\$2.00) per square foot of the habitable residential floor area within the Subject Property.

6. The following land uses, currently generally allowed within the R-3 zoning district, shall be prohibited on the lot(s) within the Subject Property: Bed and Breakfasts (including both “Homestay” and “Bed-and-breakfast”);

Health clinic (up to 4,000 SF, GFA); Public health clinic; and Educational Facilities (elementary, high schools, and colleges and universities).

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.

BEFORE THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA
 IN RE: PETITION FOR REZONING (City Application No. ZM-19-00002)
 STATEMENT OF FINAL PROFFER CONDITIONS FOR
 TAX MAP 17, PARCELS 180, 180.1, 180.2, 184, 185, & 186.
 Dated as of October 25, 2019

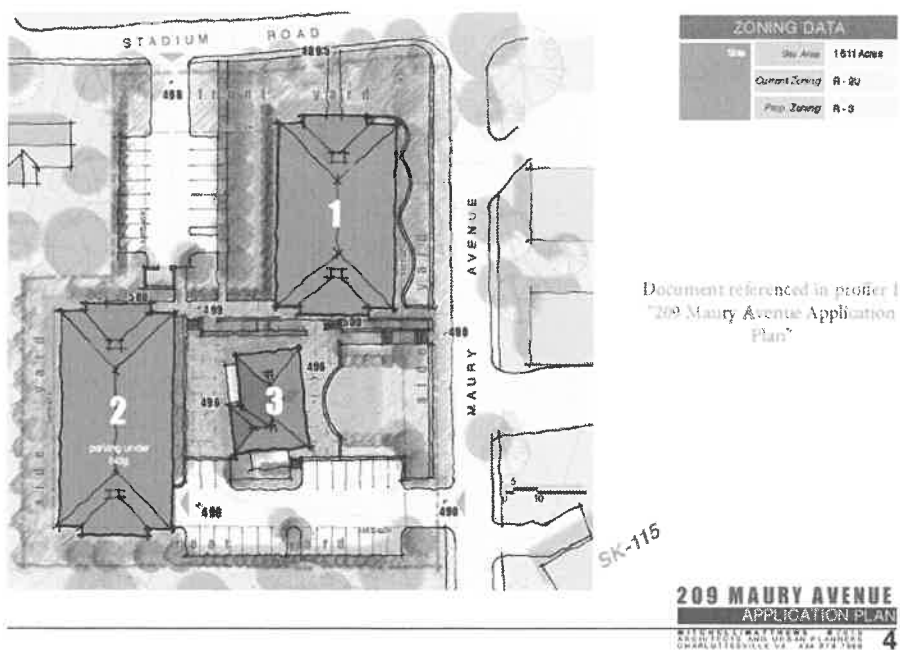
TO THE HONORABLE MAYOR AND MEMBERS OF THE COUNCIL OF THE CITY OF CHARLOTTESVILLE:

The undersigned limited liability company ("Landowner") is the owner of land subject to the above-referenced rezoning petition ("Subject Property"). Through this rezoning request the Landowner seeks approval of a specific use described within an Application Plan accompanying the rezoning petition.

Pursuant to City Code §34-61 et seq., the Landowner seeks to amend the current zoning of the property subject to certain proffered development conditions set forth below. The Landowner proffers these conditions as part of the requested rezoning, and Landowner agrees that (i) the rezoning itself gives rise to the conditions, and (ii) the conditions have a reasonable relationship to the rezoning request. The Landowner agrees that if the Subject Property is rezoned as requested, the use and development of the Subject Property will be subject to the following voluntarily proffered development conditions:

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

1. The number and location of buildings and structures relative to Maury Avenue and Stadium Road, and points of ingress and egress to the Subject Property, may not be varied from the general or approximate location(s) depicted within the following drawing, titled "209 Maury Avenue Application Plan" by Mitchell Matthews Architects (the "Application Plan"):



Attachment A

2. The majority of the area between Maury Avenue and the façade of the historic Manor House located on the Subject Property, currently having an address of 209 Maury Avenue, shall be maintained as open green space (grass lawn), landscaping with plantings, or a combination thereof, as generally depicted within the Application Plan. Stormwater management practices or treatments may be located within this area only if the appearance of this area is that of a grass yard with trees and shrubbery, as generally depicted within the Application Plan.
3. Prior to seeking a building permit for construction of any new building, structure or addition to the Manor House, the Landowner shall submit and obtain final approval of a site development plan covering the entire area of the Subject Property. The Landowner shall, as part of the final site development plan, include a landscape plan for the entire Subject Property which shall be prepared by a landscape architect. The landscape plan shall provide green space (grass lawn), trees and shrubbery in an amount, and in locations, generally consistent with the Application Plan.
4. The historic Manor House building located on the Subject Property, currently having an address of 209 Maury Avenue, shall, in perpetuity, (but excluding destruction by natural disasters, fires, or other unforeseen calamities) be maintained in good repair. Nothing herein shall restrict the owner of the Subject Property and/or its assigns from making reasonable and architecturally consistent additions or modification to the historic Manor House building located on the Subject Property.
5. Prior to issuance of a building permit for construction of any new buildings within the Subject Property, the Landowner will demonstrate that it has provided for construction of affordable dwelling units (“ADUs”), by one of the following means:
 - a. For-rent ADUs will be constructed by Landowner on the Subject Property, as part of the Landowner’s development of the Subject Property. The gross square footage of the affordable units, in the aggregate, shall be at least fifteen percent (15%) of the aggregate habitable floor area of the buildings on the Subject Property. For-rent ADUs shall meet the definition of “affordable dwelling unit” in City Code 34-12(c), and the period of affordability shall be administered in accordance with the provisions of City Code 34-12(g); or
 - b. For-sale ADUs are under construction by Landowner at a site outside the Subject Property, at a location within the City of Charlottesville. If the Landowner constructs the ADUs, then the for-sale ADUs shall meet the definition of “affordable dwelling unit” in City Code 34-12(c), and the period of affordability shall be administered in accordance with the provisions of City Code 34-12(g). The number of off-site ADUs shall be fifteen percent (15%) of the total number of dwelling units within the Subject Property. At the Landowner’s option, if the Landowner conveys to Habitat for Humanity, by recorded deed, any off-site lot(s) for construction of the off-site ADUs pursuant to this proffer, then if any ADU lot(s) are so conveyed to Habitat then:

Attachment A

1. The ADUs on such off-site location(s) shall be deemed to be “under construction” as of the date of recordation of the deed of conveyance from Landowner to Habitat, containing the required ADU restriction; and
2. The Landowner shall provide the City with a binding commitment from Habitat for Humanity promising that, if any of the initial owners of the ADUs on the off-site location(s) sells or otherwise transfers ownership of the affordable dwelling unit to a person other than the Habitat for Humanity organization or a qualifying heir, within the first twenty (20) years following issuance of a certificate of occupancy for the unit sold or transferred, then Habitat will use any profit-sharing proceeds from the sale or transfer for construction of a replacement affordable dwelling unit within the City of Charlottesville;

Or,

- c. Landowner shall make a cash contribution to the City’s affordable housing fund, which contribution shall be calculated as follows: (i) two dollars (\$2.00) per square foot of the habitable residential floor area within the Subject Property.

6. The following land uses, currently generally allowed within the R-3 zoning district, shall be prohibited on the lot(s) within the Subject Property: Bed and Breakfasts (including both “Homestay” and “Bed-and-breakfast”); Health clinic (up to 4,000 SF, GFA); Public health clinic; and Educational Facilities (elementary, high schools, and colleges and universities).

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

Respectfully submitted this 25th day of October 2019.

Owner:
FMC, INVESTMENTS LLC

Owner's Address:
142 S Pantops Dr
Charlottesville, VA 22911

By: 
Charles Armstrong, Member

Affordable Dwelling Unit Ordinance Worksheet

Step 1: Total Floor Area Ratio (FAR) of Site

A. Total size of development site:

1.62

acres

B. Total square footage of site:

1.62

(# of acres)

x

43,560.00

=

70,567.20

square feet (sf)

C. 1.0 Floor Area Ratio (FAR):

70,567.20

(total sf of site)

D. Gross Floor Area (GFA) of ALL buildings/uses:

65,000.00

sf

E. Total site FAR:

65,000.00

(total GFA of site)

÷

70,567.20

(1.0 FAR)

=

0.92

F. Is E greater than or equal to 1.0 FAR?

NO: Your proposed development does not trigger the ADU ordinance.

YES: Proceed to Step 2 or Step 3.

Step 2: Number of ADUs Required

G. GFA in excess of 1.0 FAR:

65,000.00

(D: total site GFA)

-

70,567.20

(B: total SF of site)

=

-5,567.20

H. Total GFA of ADUs required:

-5,567.20

(G: GFA in excess of 1.0 FAR)

x

0.05

=

-278.36

I. Equivalent density based on Units Per Acre:

i. Dwelling Units per Acre (DUA) approved by SUP:

ii. SF needed for ADUs:

-278.36

(H: Total GFA of ADUs)

÷

43,560.00

=

-0.0063903

acres

iii. Total number of ADUs required:

-0.0063903

(ii: ADU acreage)

x

0.00

=

0.00

(i: DUA approved)

Step 3: Cash-in-Lieu Payment

Attachment C

J. Cash-in-Lieu Amount Residential:

65,000.00

x

\$2.370

=

\$154,050.00

K. Cash-in-Lieu Amount Mixed-Use:

Total GFA of development site:

GFA Occupied Commercial Space:

GFA Occupied Residential Space:

Total GFA Occupied Space:

0.00

% Residential:

#DIV/0!

Propotionate amount of non-occupied space GFA for residential use:

#DIV/0!

GFA Non-Occupied Space*:

0.00

Amount of Payment:

#DIV/0!

x

\$2.370

=

#DIV/0!

**GFA of non-occupied space shall include: (i) basements, elevator shafts and stairwells at each story, (ii) spaces used or occupied for mechanical equipment and having a structural head room of six (6) feet six (6) inches or more, (iii) penthouses, (iv) attic space, whether or not a floor has been laid, having a structural head room of six (6) feet six (6) inches or more, (v) interior balconies, and (vi) mezzanines. GFA shall not include outside balconies that do not exceed a projection of six (6) feet beyond the exterior walls of the building; parking structures below or above grade; or and roof top mechanical structures.*

Step 4: Minimum Term of Affordability

L. Residential Project

i. Households earning up to 80% AMI:

Unit Type	Eff.	1BR	2BR	3BR	4BR	5BR	6BR
Number of Units							
Market Rent							
HUD Fair Market Rents	\$752.00	\$1,027.00	\$1,179.00	\$1,478.00	\$1,772.00	\$2,037.00	\$2,303.00
HUD Utility Allowance							
Difference per Month	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Annual Cost of ADU	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total Annual Cost of ADUs:

0.00

(Sum of Annual Cost of ADU)

Minimum Term of Affordability*:

#DIV/0!

(Cash-in-lieu payment / Total annual cost of ADUs)

*If answer is less than 5, then minimum term of affordability will be 5 years.

Attachment C

M. Mixed-Use Project

i. Households earning up to 80% AMI:

Unit Type	Eff.	1BR	2BR	3BR	4BR	5BR	6BR
Number of Units							
Market Rent							
HUD Fair Market Rents	\$752.00	\$1,027.00	\$1,179.00	\$1,478.00	\$1,772.00	\$2,037.00	\$2,303.00
HUD Utility Allowance							
Difference per Month	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Annual Cost of ADU	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total Annual Cost of ADUs: 0.00 (Sum of Annual Cost of ADU)

Minimum Term of Affordability: #DIV/0! (Cash-in-lieu payment / Total annual cost of ADUs)

*If answer is less than 5, then minimum term of affordability will be 5 years.

FIRE PROTECTION NOTES

- VSFP 505.1- THE BUILDING STREET NUMBER TO BE PLAINLY VISIBLE FROM THE STREET FOR EMERGENCY RESPONDERS. PLEASE PROVIDE, AND POST ON-SITE, A 911 ADDRESS FOR EMERGENCY RESPONDERS ONCE CONSTRUCTION BEGINS.
- VSFP 506.1- AN APPROVED KEY BOX SHALL BE MOUNTED TO THE SIDE OF THE FRONT OR MAIN ENTRANCE. THE CHARLOTTESVILLE FIRE DEPARTMENT CARRIES THE KNOX BOX MASTER KEY. A KNOX BOX KEY BOX CAN BE ORDERED BY GOING ON-LINE TO WWW.KNOXBOX.COM. THE KNOX BOX ALLOWS ENTRY TO THE BUILDING WITHOUT DAMAGING THE LOCK AND DOOR SYSTEM.
- THE FIRE AREA TO BE CONSIDERED IN DETERMINING THE FIRE FLOW FOR THIS STRUCTURE SHALL BE THE TOTAL FLOOR AREA OF ALL FLOOR LEVELS WITHIN THE EXTERIOR WALLS. FOR TYPE 1A AND 1B CONSTRUCTION, IT IS THE THREE LARGEST CONSECUTIVE FLOORS. IF FIRE WALLS ARE GOING TO BE USED TO SPLIT THE STRUCTURE INTO SMALLER AREAS, THE GROSS SQUARE FOOTAGE OF EACH OF THESE SECTIONS, AS WELL AS THE TOTAL BUILDING GROSS SQUARE FOOTAGE, MUST BE PROVIDED.
- VSFP 5105.2, 5105.1 AND TABLE 105.1- CALCULATION OF THE FIRE FLOW REQUIRED FOR THE SITE SHALL BE SHOWN ON THE SITE PLAN. ALSO, VERIFICATION THAT THE NEEDED FIRE FLOW (NFF) IS AVAILABLE ON SITE. THE MINIMUM REQUIRED FIRE FLOW FOR ALL BUILDINGS, WITH THE EXCEPTION OF ONE AND TWO-FAMILY DWELLINGS, WHICH IS 1,000 GALLONS PER MINUTE, IS 1,500 GALLONS PER MINUTE (SPRINKLER PROTECTED OR NON-SPRINKLER PROTECTED). NEW TEST DATA REGARDING FIRE FLOW AMOUNTS SHALL BE PROVIDED IN THE FINAL SITE PLAN. THE NEW TEST DATA CANNOT BE OLDER THAN 1 YEAR.
- VSFP 507.5.4 AND 912.3 - FIRE HYDRANTS, FIRE PUMP TEST HEADER, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL REMAIN CLEAR AND UNOBSTRUCTED BY LANDSCAPING, PARKING OR OTHER OBJECTS.
- VOC 903.2.8 GROUP R - AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.
- FOR FIRE SPRINKLERED BUILDINGS, THE FIRE DEPARTMENT CONNECTION SHALL BE ON THE STREET FRONT OF THE BUILDING (USUALLY THE ADDRESS SIDE) WITH NO OBSTRUCTIONS WITHIN FIVE (5) FEET. IF THERE IS NO FIRE HYDRANT WITHIN 100 FEET OF THE FIRE DEPARTMENT CONNECTION AND ON THE SAME SIDE OF THE STREET AS THE FIRE DEPARTMENT CONNECTION, A NEW FIRE HYDRANT SHALL BE INSTALLED AT AN APPROVED (BY THE FIRE MARSHAL'S OFFICE) LOCATION. FIRE DEPARTMENT CONNECTIONS: FDC'S SHALL BE LOCATED WITH THE FOLLOWING CONSIDERATIONS IN MIND: CANNOT BE OBSTRUCTED BY PARKING, LANDSCAPING, PLANTERS, COLUMNS, ETC.
- LANDSCAPING IN THE AREA FIRE HYDRANTS, FIRE PUMP TEST HEADER, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL BE OF THE TYPE THAT WILL NOT ENCR OACH ON THE REQUIRED FIVE (5) FOOT RADIUS ON MATURITY OF THE LANDSCAPING
- VSFP 503.2.1 - OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13 FEET 6 INCHES.
- VSFP 3312.1 - AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
- ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 85, 000 LBS
- VSFP 905.3.1 - IF THE FLOOR LEVEL OF THE HIGHEST STORY IS MORE THAN 30 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS, THEN A CLASS I STANDPIPE SYSTEM MUST BE INSTALLED IN ADDITION TO THE SPRINKLER SYSTEM.
- VSFP 3311.1 - WHERE A BUILDING HAS BEEN CONSTRUCTED TO A HEIGHT GREATER THAN 50 FEET OR FOUR (4) STORIES, AT LEAST ONE TEMPORARY LIGHTED STAIRWAY SHALL BE PROVIDED UNLESS ONE OR MORE OF THE PERMANENT STAIRWAYS ARE ERECTED AS THE CONSTRUCTION PROGRESSES.
- VSFP 503.3 AND APPENDIX D, SECTION D103.6 - MARKING FIRE LANES. THE LOCATION AND METHOD OF MARKING FIRE LANES SHALL BE CLEARLY INDICATED ON THE SUBMITTED SITE PLAN. FIRE LANES SHALL BE A MINIMUM OF 20 FEET IN WIDTH. SIGNS AND MARKINGS TO DELINEATE FIRE LANES AS DESIGNATED BY THE FIRE OFFICIAL SHALL BE PROVIDED AND INSTALLED BY THE OWNER OR HIS/HER AGENT OF THE PROPERTY INVOLVED. FIRE APPARATUS ROADS 20 TO 26 FEET IN WIDTH SHALL BE POSTED OR MARKED ON BOTH SIDES FIRE LANE - NO PARKING.
- VSFP 3313.1 - WHERE REQUIRED - BUILDINGS FOUR OR MORE STORIES IN HEIGHT SHALL BE PROVIDED WITH NOT LESS THAN ONE STANDPIPE FOR USE DURING CONSTRUCTION. SUCH STANDPIPES SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS. SUCH STANDPIPE SHALL BE PROVIDED WITH FIRE PAGE 10 OF 10 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.
- VSFP 310.3; 310.5 - SMOKING TO BE ALLOWED IN ONLY DESIGNATED SPACES WITH PROPER RECEPTACLES. NO SMOKING SIGNS SHALL BE POSTED AT EACH BUILDING SITE AND WITHIN EACH BUILDING DURING CONSTRUCTION. SPECIALLY, SMOKING WILL ONLY BE ALLOWED OUTSIDE THE CONSTRUCTION SITE'S SAFETY FENCE.
- VSFP 3304.2 - WASTE DISPOSAL OF COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH WORKDAY.
- VSFP 3304.6 - CUTTING AND WELDING. OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CHAPTER 35. OF THE VIRGINIA STATEWIDE FIRE PREVENTION CODE, ADDRESSING WELDING AND HOTWORK OPERATIONS
- VSFP 3315.1 - FIRE EXTINGUISHERS SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
- VSFP 3310.1 - REQUIRED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.

GENERAL CONSTRUCTION NOTES

PLAN NOTES

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

EARTHWORK, DRAINAGE, & SITE CONDITIONS

- EXCEPT AS OTHERWISE SHOWN ON THE PLANS, ALL CUTS AND FILLS SHALL MATCH EXISTING SLOPES OR BE NO GREATER THAN 2:1.
- UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS, ALL FILL MATERIALS SHALL BE COMPACTED TO 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99 METHOD A, WITHIN PLUS OR MINUS 2% OF OPTIMUM MOISTURE, FOR THE FULL WIDTH AND DEPTH OF THE FILL.
- ALL GRADING AND IMPROVEMENTS TO BE CONFINED TO THE PROJECT AREA UNLESS OTHERWISE INDICATED.
- ALL MATERIALS AND INSTALLATION DETAILS SHALL CONFORM TO APPLICABLE LOCAL ORDINANCES AND VDOT ROAD & BRIDGE STANDARDS (LATEST EDITION) UNLESS OTHERWISE STATED WITHIN THE PLANS..
- ANY UNUSUAL OR UNANTICIPATED SUBSURFACE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND LOCATIONS PRIOR TO BEGINNING WORK, AND IMMEDIATELY NOTIFY THE PROJECT MANAGER IN THE EVENT THERE ARE ANY DISCREPANCIES BETWEEN SUCH CONDITIONS AND THOSE SHOWN ON THE PLANS AND SPECIFICATIONS.
- IN THE EVENT THAT GRADING AS SHOWN ON THE PLANS IS NOT FEASIBLE, CONTRACTOR SHALL ADVISE THE PROJECT MANAGER AND ENGINEER BEFORE FINAL GRADING COMPLETION FOR ADVICE AND CONSENT.

UTILITIES & DRAINAGE SYSTEMS

UTILITIES

- ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONTRACTOR OR ITS SUBCONTRACTORS SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY AND REPAIRED AT CONTRACTOR'S EXPENSE.
- THESE PLANS DO NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE OR LOCATION OF UTILITIES. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OR THE NON-EXISTENCE OF UTILITIES. AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION, CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-552-7001) AND/OR THE RESPECTIVE UTILITY COMPANIES FOR GAS, WATER, SEWER, POWER, PHONE AND CABLE. CONTRACTOR SHALL TIMELY ARRANGE TO HAVE THE VARIOUS UTILITIES LOCATED, AND TO HAVE THEM REMOVED OR RELOCATED, OR TO DETERMINE THE METHOD OF PROTECTION ACCEPTABLE TO THE RESPECTIVE OWNER, IF THE METHOD OF PROTECTION IS NOT OTHERWISE SPECIFIED. CONTRACTOR SHALL CONDUCT ITS WORK IN THE VICINITY OF EXISTING UTILITIES IN ACCORDANCE WITH THE RESPECTIVE UTILITY'S RULES AND REGULATIONS. ANY COST INCURRED FOR REMOVING, RELOCATING OR PROTECTING UTILITIES SHALL BE BORNE BY CONTRACTOR UNLESS INDICATED OTHERWISE. CONTRACTOR SHALL EXCAVATE TO LOCATE BURIED UTILITIES FAR ENOUGH IN ADVANCE OF ITS WORK TO ALLOW FOR HORIZONTAL AND /OR VERTICAL ADJUSTMENTS TO ITS WORK AND/OR THE UTILITIES. NO ADJUSTMENT IN COMPENSATION OR SCHEDULE WILL BE ALLOWED FOR DELAYS RESULTING FROM CONTRACTOR'S FAILURE TO CONTACT AND COORDINATE WITH UTILITIES.
- 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.
- CONTRACTOR SHALL NOTIFY LANDOWNERS, TENANTS AND THE PROJECT MANAGER PRIOR TO THE INTERRUPTION OF ANY SERVICES. SERVICE INTERRUPTIONS SHALL BE KEPT TO A MINIMUM AND SHALL ONLY OCCUR WITH THE KNOWLEDGE AND PERMISSION OF THE SERVICE'S OWNER OR AUTHORITY.
- THE ADJUSTMENT OF ALL MANHOLE TOPS, WATER VALVE BOXES, GAS VALVE BOXES AND WATER METER BOXES SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
- ALL WATER METER, VALVES AND FIRE HYDRANT ADJUSTMENTS/RELOCATIONS SHALL BE PERFORMED BY THE CONTRACTOR. CONTRACTOR SHALL KEEP A "REDLINE" SET OF PLANS DOCUMENTING ALL SUCH AS-BUILT REVISIONS.

DRAINAGE SYSTEMS

- CONTRACTOR SHALL EXERCISE CARE, ESPECIALLY AT INTERSECTIONS AND GUTTER LINES, TO PROVIDE POSITIVE DRAINAGE. ANY AREAS WHERE WATER IS IMPOUNDED SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL COST. POSITIVE DRAINAGE OF ALL ROADWAY AREAS TO THE STORM DRAIN INLETS OR OTHER ACCEPTABLE DRAINAGE CHANNELS AS NOTED ON THE PLANS IS REQUIRED.
- 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.
- ALL PIPES, DI'S AND OTHER STRUCTURES SHALL BE INSPECTED BY THE PROJECT MANAGER BEFORE BEING BACKFILLED OR BURIED. THE PROJECT MANAGER MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO UNCOVER AND RE-COVER SUCH STRUCTURES IF THEY HAVE BEEN BACKFILLED OR BURIED WITHOUT SUCH INSPECTION.
- REMOVED PIPE SHALL BE THE PROPERTY OF CONTRACTOR UNLESS NEGOTIATED OTHERWISE BEFORE PROJECT BIDDING; AND IF NOT SALVAGED FOR RE-USE, SHALL BE DISPOSED OF LAWFULLY.
- ALL STORM SEWER PIPE AND DROP INLETS SHALL BE CLEARED OF DEBRIS AND ERODED MATERIAL PRIOR TO FINAL ACCEPTANCE.
- ALL STORM SEWER PIPE JOINTS SHALL BE SEATED AND SEALED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT BLOCKED OR DISRUPTED FROM THEIR PRE-CONSTRUCTION DRAINAGE PATTERNS SHALL BE SHORTENED, EXTENDED OR OTHERWISE ROUTED USING MATERIALS APPROVED BY THE ENGINEER, AND IN SUCH A WAY THAT THE NEW DRAINAGE PATTERNS ARE ACCEPTABLE TO ENGINEER AND THE PROJECT MANAGER.

EROSION CONTROL

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

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

LIGHTING:

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

BEFORE THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA
IN RE: PETITION FOR REZONING (City Application No. ZM-19-00002)
STATEMENT OF FINAL PROFFER CONDITIONS FOR
TAXMAP 17, PARCELS 180, 180.1, 180.2, 184, 185 & 186.
Dated as of October 25, 2019

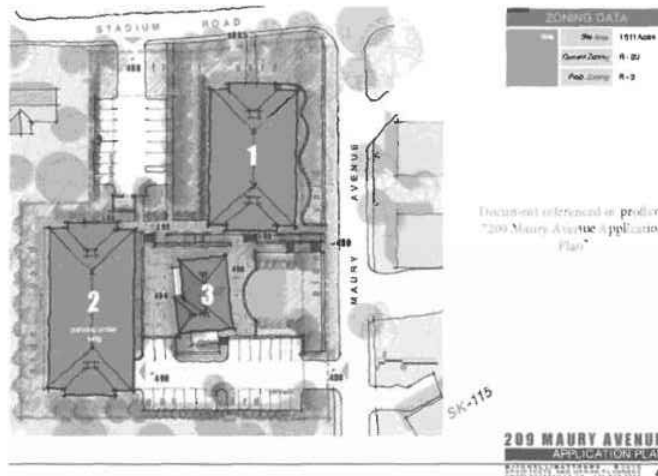
TO THE HONORABLE MAYOR AND MEMBERS OF THE COUNCIL OF THE CITY OF CHARLOTTESVILLE:

The undersigned limited liability company ("Landowner") is the owner of land subject to the above-referenced rezoning petition ("Subject Property"). Through this rezoning request the Landowner seeks approval of a specific use described within an Application Plan accompanying the rezoning petition.

Pursuant to City Code §34-61 et seq., the Landowner seeks to amend the current zoning of the property subject to certain proffered development conditions set forth below. The Landowner proffers these conditions as part of the requested rezoning, and Landowner agrees that (i) the rezoning itself gives rise to the conditions, and (ii) the conditions have a reasonable relationship to the rezoning request. The Landowner agrees that if the Subject Property is rezoned as requested, the use and development of the Subject Property will be subject to the following voluntarily proffered development conditions:

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

- The number and location of buildings and structures relative to Maury Avenue and Stadium Road, and points of ingress and egress to the Subject Property, may not be varied from the general or approximate location(s) depicted within the following drawing, titled "209 Maury Avenue Application Plan" by Mitchell Matthews Architects (the "Application Plan"):



- The majority of the area between Maury Avenue and the faade of the historic Manor House located on the Subject Property, currently having an address of 209 Maury Avenue, shall be maintained as open green space (grass lawn), landscaping with plantings, or a combination thereof, as generally depicted within the Application Plan. Stormwater management practices or treatments may be located within this area only if the appearance of this area is that of a grassy yard with trees and shrubbery, as generally depicted within the Application Plan.
- Prior to seeking a building permit for construction of any new building, structure or addition to the Manor House, the Landowner shall submit and obtain final approval of a site development plan covering the entire area of the Subject Property. The Landowner shall, as part of the final site development plan, include a landscape plan for the entire Subject Property which shall be prepared by a landscape architect. The landscape plan shall provide green space (grass lawn), trees and shrubbery in an amount, and in locations, generally consistent with the Application Plan.
- The historic Manor House building located on the Subject Property, currently having an address of 209 Maury Avenue, shall, in perpetuity, (but excluding destruction by natural disasters, fires, or other unforeseen calamities) be maintained in good repair. Nothing herein shall restrict the owner of the Subject Property and/or its assigns from making reasonable and architecturally consistent additions or modification to the historic Manor House building located on the Subject Property.
- Prior to issuance of a building permit for construction of any new buildings within the Subject Property, the Landowner will demonstrate that it has provided for construction of affordable dwelling units ("ADUs"), by one of the following means:

a. For rent ADUs will be constructed by Landowner on the Subject Property, as part of the Landowner's development of the Subject Property. The gross square footage of the affordable units, in the aggregate, shall be at least fifteen percent (15%) of the aggregate habitable floor area of the buildings on the Subject Property. For rent ADUs shall meet the definition of "affordable dwelling unit" in City Code 34-12(c), and the period of affordability shall be administered in accordance with the provisions of City Code 34-12(g); or

b. For sale ADUs are under construction by Landowner at a site outside the Subject Property, at a location within the City of Charlottesville. If the Landowner constructs the ADUs, then the for-sale ADUs shall meet the definition of "affordable dwelling unit" in City Code 34-12(c), and the period of affordability shall be administered in accordance with the provisions of City Code 34-12(g). The number of off-site ADUs shall be fifteen percent (15%) of the total number of dwelling units within the Subject Property. At the Landowner's option, if the Landowner conveys to Habitat for Humanity, by recorded deed, any off-site lot(s) for construction of the off-site ADUs pursuant to this proffer, then if any ADU lot(s) are so conveyed to Habitat then:

- The ADUs on such off-site location(s) shall be deemed to be "under construction" as of the date of recordation of the deed of conveyance from Landowner to Habitat, containing the required ADU restriction; and
 - The Landowner shall provide the City with a binding commitment from Habitat for Humanity promising that, if any of the initial owners of the ADUs on the off-site location(s) sells or otherwise transfers ownership of the affordable dwelling unit to a person other than the Habitat for Humanity organization or a qualifying heir, within the first twenty (20) years following issuance of a certificate of occupancy for the unit sold or transferred, then Habitat will use any profit-sharing proceeds from the sale or transfer for construction of a replacement affordable dwelling unit within the City of Charlottesville;
- Or,
- Landowner shall make a cash contribution to the City's affordable housing fund, which contribution shall be calculated as follows: (i) two dollars (\$2.00) per square foot of the habitable residential floor area within the Subject Property.
6. The following land uses, currently generally allowed within the R-3 zoning district, shall be prohibited on the lot(s) within the Subject Property: Bed and Breakfasts (including both "Homestay" and "Bed-and-breakfast"); Health clinic (up to 4,000 SF, GFA); Public health clinic; and Educational Facilities (elementary, high schools, and colleges and universities).

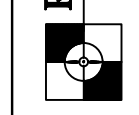
WHEREFORE, the undersigned Owner(s) stipulate and agree that the use and development of the Subject Property shall be in conformity with the conditions hereinabove stated, and requests that the Subject Property be rezoned as requested, in accordance with the Zoning Ordinance of the City of Charlottesville.

Respectfully submitted this 25th day of October 2019.

Owner:
FMC, INVESTMENTS LLC

Owner's Address:
1425 Pantops Dr
Charlottesville, VA 22911

By: 
Charles Armstrong, Member

**ROUDABUSH, GALE & ASSOC., INC.**
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956

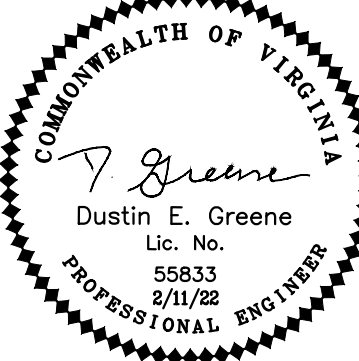
PHYSICAL ADDRESS
899 SECOND ST. SE.
CHARLOTTESVILLE, VA 22902

MAILING ADDRESS
435 MERCHANT WALK, SUITE 200
CHARLOTTESVILLE, VA 22902

PHONE 649-974-6065 WWW.ROUDABUSH.COM

NO.	DATE	DESCRIPTION	REVISIONS			
			NO.	DATE	DESCRIPTION	
1	7/28/2021	CITY COMMENTS				

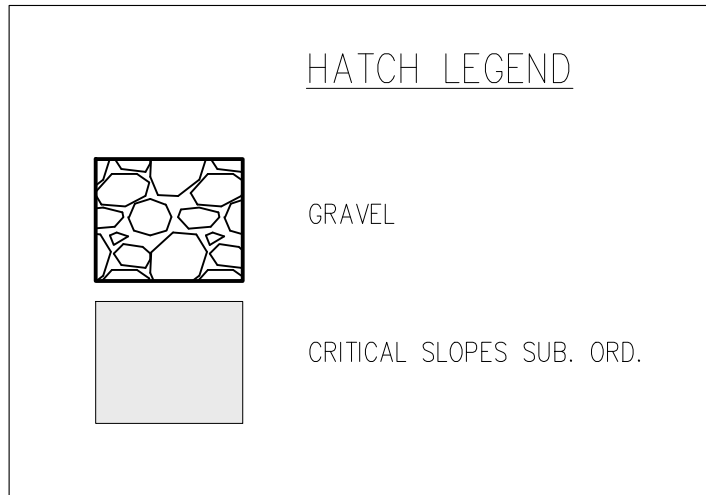
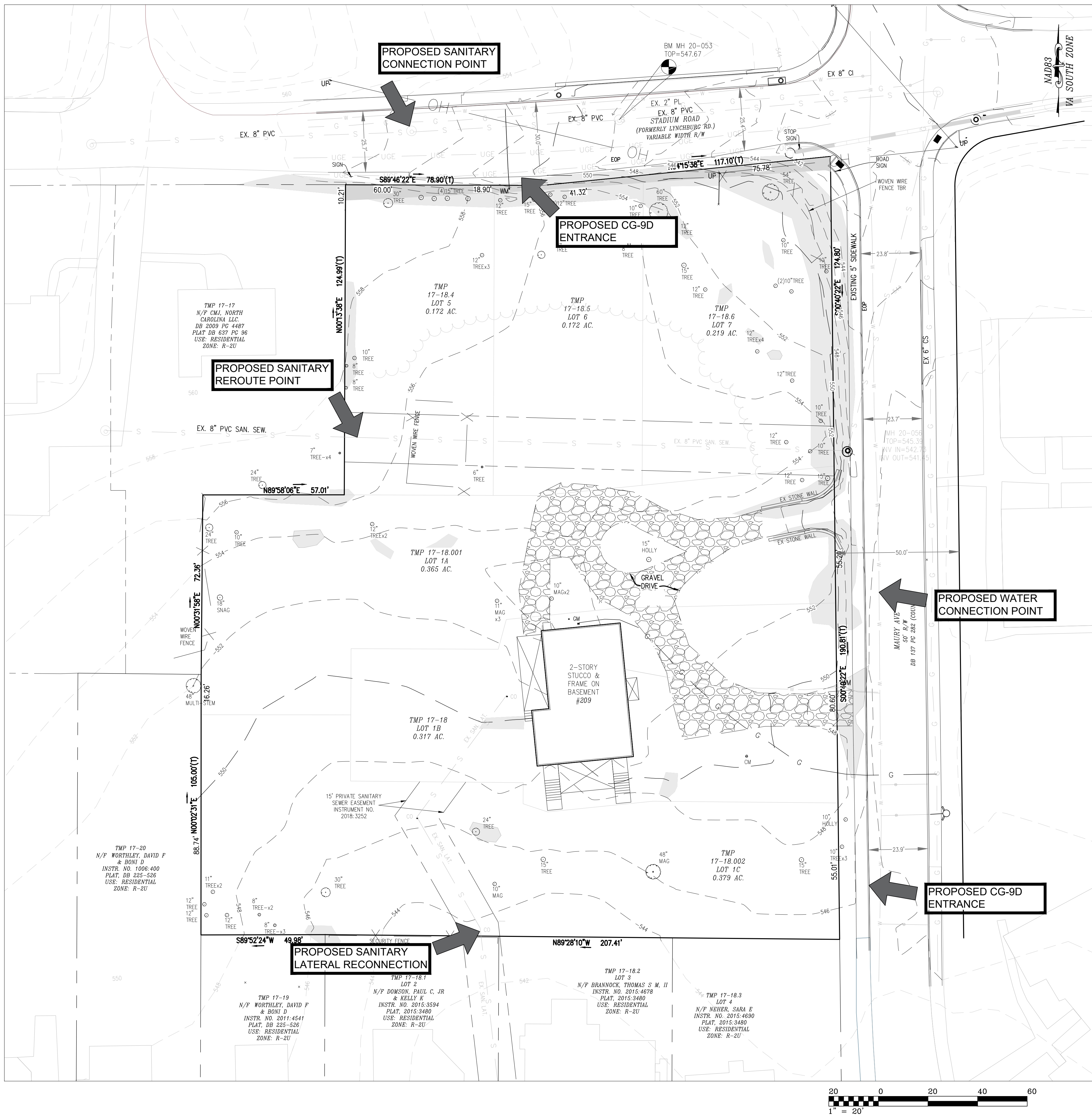
DESIGNED BY: DEG
DRAWN BY: ARC
CHECKED BY: DF



FINAL SITE PLAN FOR
209 MAURY AVENUE
TAX MAP 17 PARCELS 180, 180.1, 180.2, 184, 185 & 186
CITY OF CHARLOTTESVILLE, VIRGINIA

CONSTRUCTION NOTES & PROFFERS

DATE: 6-22-2021
SCALE:
JOB: 16.0084
FILE: 16.0084



NOTE: THAT PORTION OF THE SANITARY SEWER EASEMENT TO BE VACATED SHALL BE DONE SO IN CITY RECORDS PRIOR TO APPLYING FOR BUILDING PERMITS.

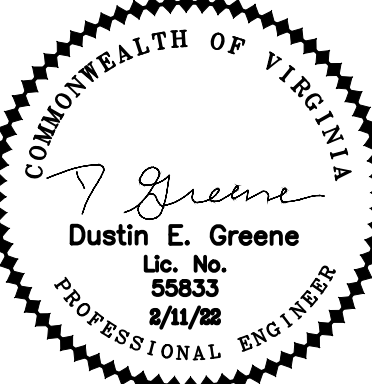
STADIUM ROAD RIGHT-OF-WAY LINE OPPOSITE SITE RECORD NOT FOUND. RIGHT-OF-WAY IS VARIABLE WIDTH.

TOPOGRAPHY OUTSIDE OF THE PROPERTY LINES ON THE SOUTHERN AND WESTERN SIDES IS GIS TOPOGRAPHY.

TOPOGRAPHY NORTH OF STADIUM ROAD AND EAST OF MAURY AVENUE IS GIS TOPOGRAPHY

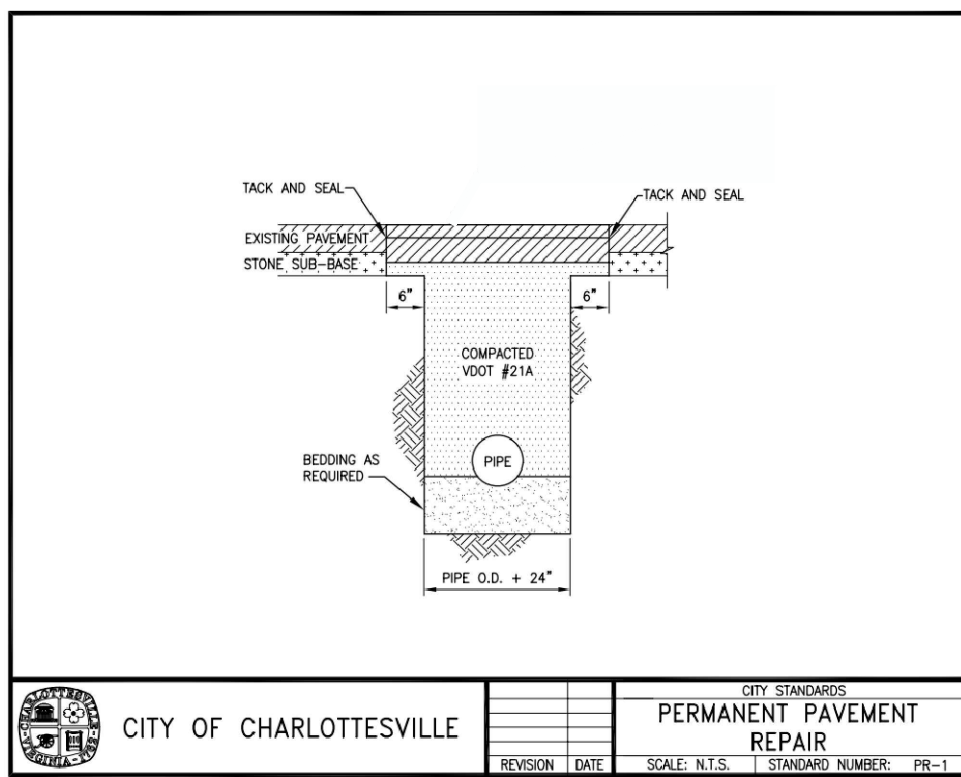
ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1966
914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS	
NO.	DATE
1	7/28/2021
2	10/20/2021
3	
4	

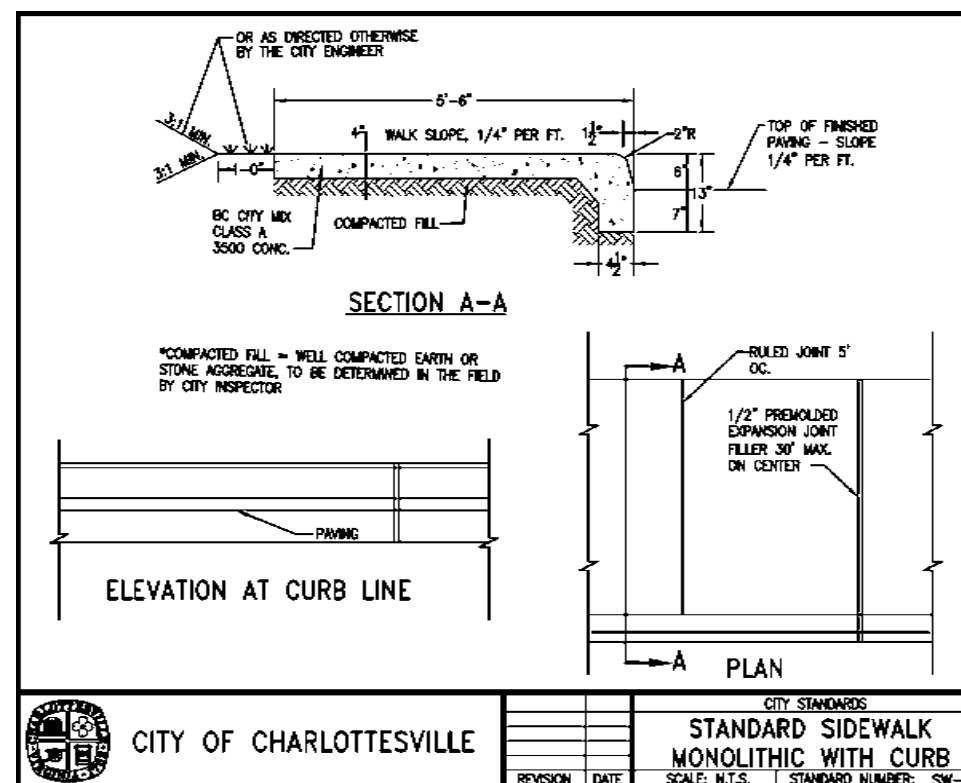


FINAL SITE PLAN
209 MAURY AVENUE
TAX MAP 17 PARCELS 180, 180.1, 180.2, 184, 185 & 186
CITY OF CHARLOTTESVILLE, VA
EXISTING CONDITIONS & CONNECTIONS

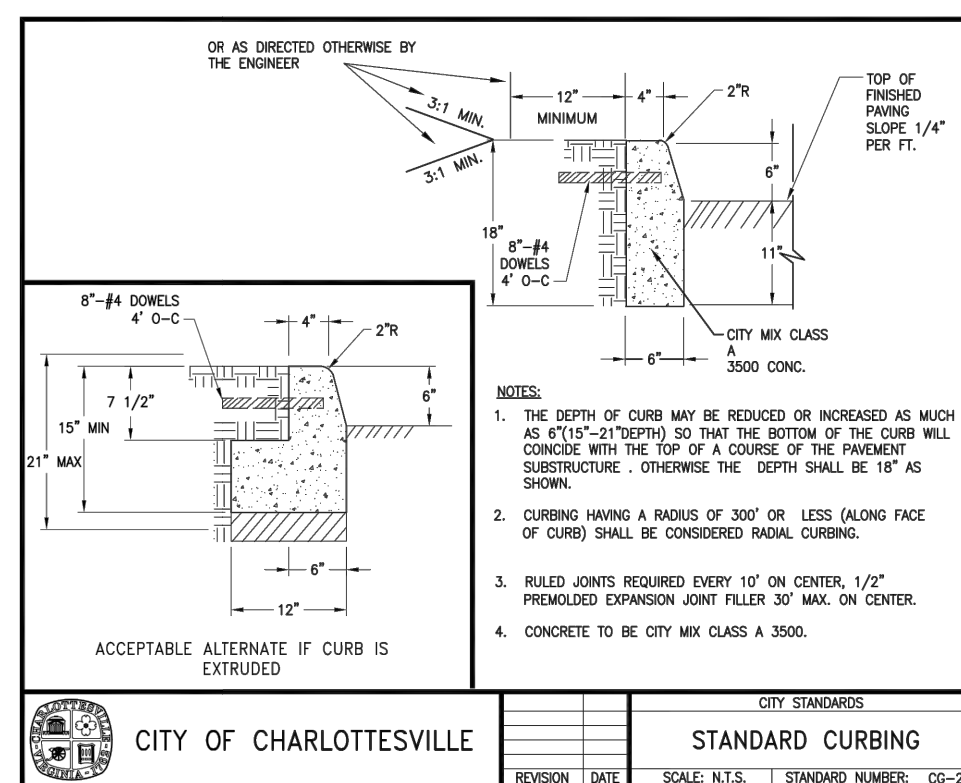
NOTE: PAVEMENT SECTION SHALL BE 6" 21A STONE, VDOT 4" BM 25.0A AND VDOT 2" SM9.5A OR MATCH EXISTING PAVEMENT SECTION, WHICHEVER IS GREATER



NEW ASPHALT IN RIGHT-OF-WAY



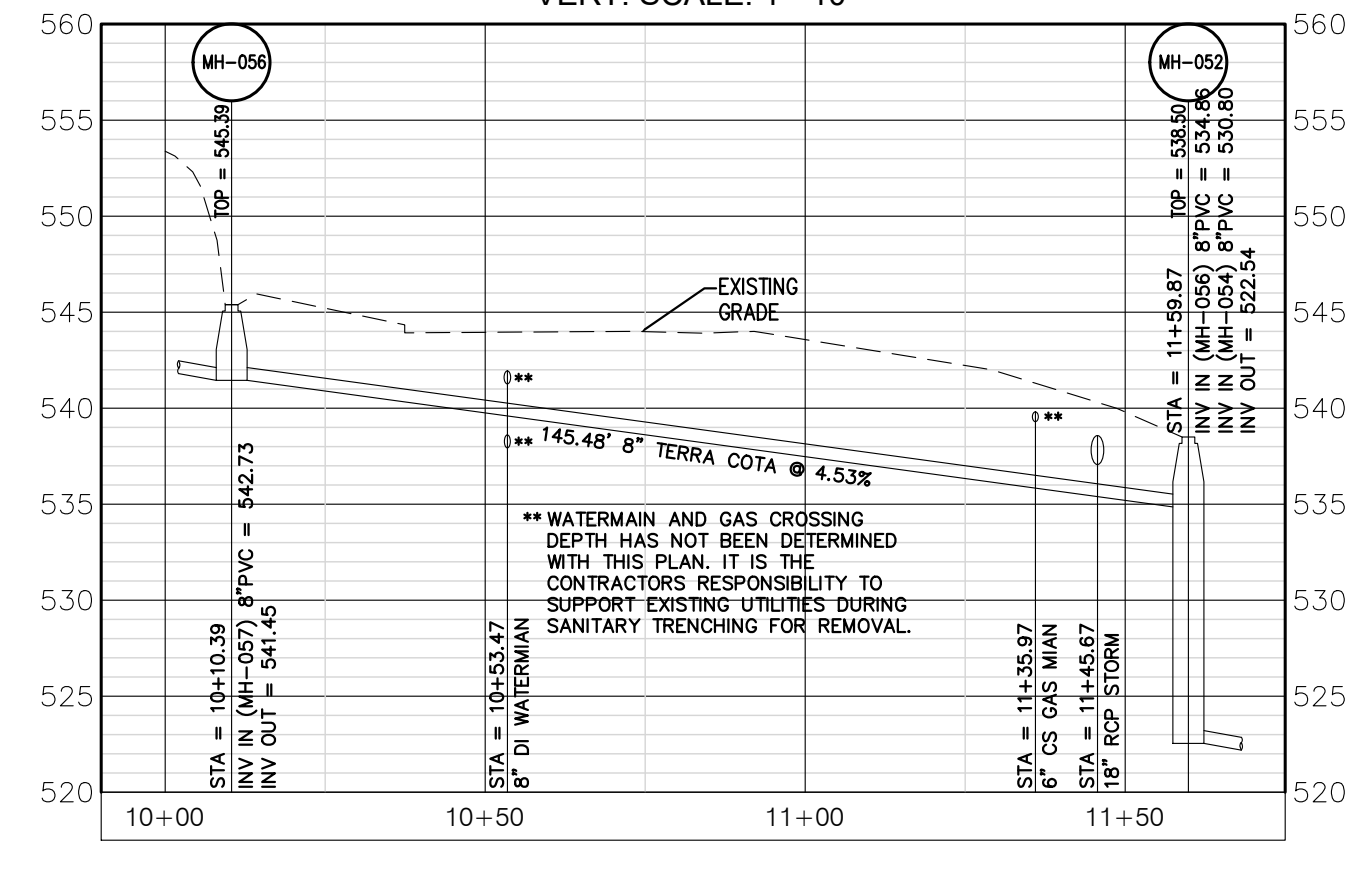
SIDEWALK IN RIGHT-OF-WAY



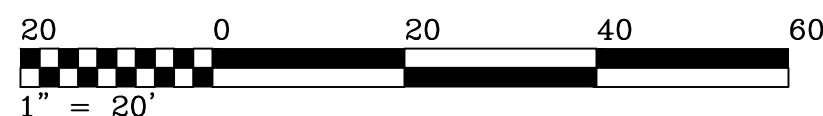
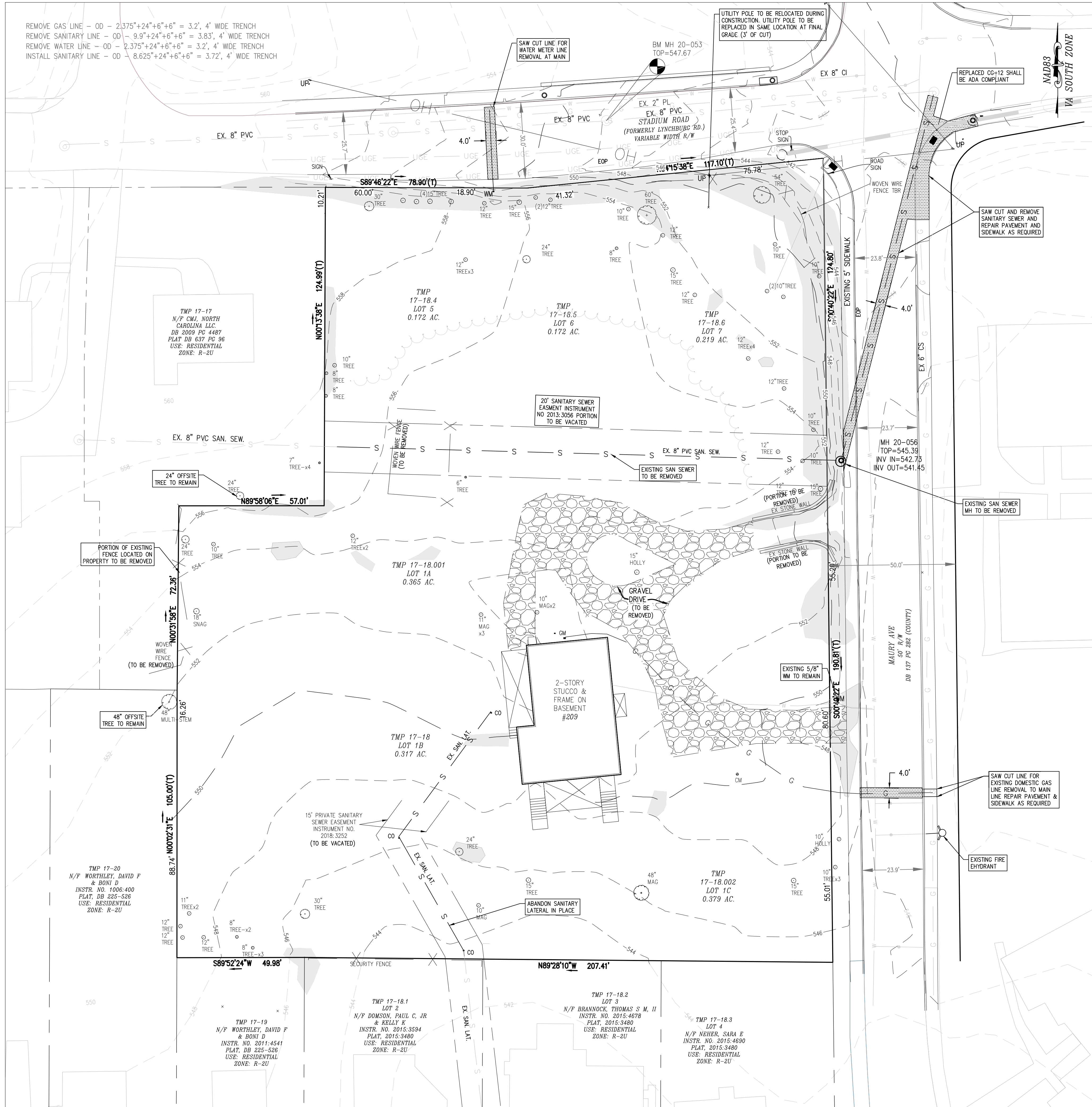
CURB IN RIGHT-OF-WAY

NOTES: ALL VEGETATION AND TREES WITHIN PROPERTY BOUNDARY AND IMMEDIATE RIGHT OF WAY ARE TO BE REMOVED
EXISTING UTILITIES TO BE REMOVED AT THE MAIN LINE DO NOT REQUIRE E&SC MEASURES AND ARE SHOWN AS COMPLETED PRIOR TO PHASE 1 E&SC.

SANITARY MAIN REMOVAL Profile
HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=10'



REMOVE GAS LINE - OD - 2.375" + 24" + 6" + 6" = 3.2', 4' WIDE TRENCH
REMOVE SANITARY LINE - OD - 9.9" + 24" + 6" + 6" = 3.83', 4' WIDE TRENCH
REMOVE WATER LINE - OD - 2.375" + 24" + 6" + 6" = 3.2', 4' WIDE TRENCH
INSTALL SANITARY LINE - OD - 8.625" + 24" + 6" + 6" = 3.72', 4' WIDE TRENCH



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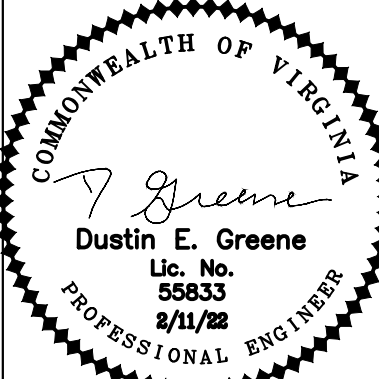
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REVISIONS

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1	7/28/2021	CITY COMMENTS
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FINAL SITE PLAN
209 MAURY AVENUE

TAX MAP 17 PARCELS 180, 180.1, 180.2, 184, 185 & 186
CITY OF CHARLOTTESVILLE, VA

DEMO PLAN & UTILITY CONNECTION

DATE: 6-22-2021
JOB: 16.0084

SHEET: **4** OF 25

STORMWATER MANAGEMENT COMPLIANCE EXECUTIVE SUMMARY

WATER QUANTITY ANALYSIS:

COMPLIANCE OF 9VAC25-870-66 (CHANNEL PROTECTION):

SITE OUTFALL 1 & 2

(B.1.A) THE MANMADE STORMWATER CONVEYANCE SYSTEM SHALL CONVEY THE POSTDEVELOPMENT PEAK FLOW RATE FROM THE TWO-YEAR 24-HOUR STORM EVENT WITHOUT CAUSING EROSION OF THE SYSTEM TO THE LIMITS OF ANALYSIS.

SITE CONTRIBUTING DRAINAGE AREA = 0.42 ACRES
LIMITS OF ANALYSIS = 43.5 ACRES > 42 ACRES **OK**

SITE OUTFALL 3

(D) DESCREASED VOLUMES IN SHEET FLOW WILL NOT CAUSE EROSION, SEDIMENTATION OR FLOODING DWONSTREAM. IF ALL RUNOFF FROM THE SITE IS SHEET FLOW AND THE CONDITIONS OF THIS SUBSECTION ARE MET, NO FURTHER WATER QUANTITY CONTROLS ARE REQUIRED.

SITE OUTFALL 4

(B.3.A) ENERGY BALANCE

COMPLIANCE OF 9VAC25-870-66 (FLOOD PROTECTION):

SITE OUTFALL 1 & 2, NO LOCALIZED FLOODING

(C.1) THE CONCENTRATED STORMWATER CONVEYANCE SYSTEM SHALL THAT CONFINES THE POSTDEVELOPMENT PEAK FLOW RATE FROM THE 10-YEAR 24-HOUR STORM EVENT WITHIN THE SYSTEM TO THE LIMITS OF ANALYSIS.

SITE CONTRIBUTING DRAINAGE AREA = 0.42 ACRES
LIMITS OF ANALYSIS = 43.5 ACRES > 42 ACRES **OK**

SITE OUTFALL 3

(D) DESCREASED VOLUMES IN SHEET FLOW WILL NOT CAUSE EROSION, SEDIMENTATION OR FLOODING DWONSTREAM. IF ALL RUNOFF FROM THE SITE IS SHEET FLOW AND THE CONDITIONS OF THIS SUBSECTION ARE MET, NO FURTHER WATER QUANTITY CONTROLS ARE REQUIRED.

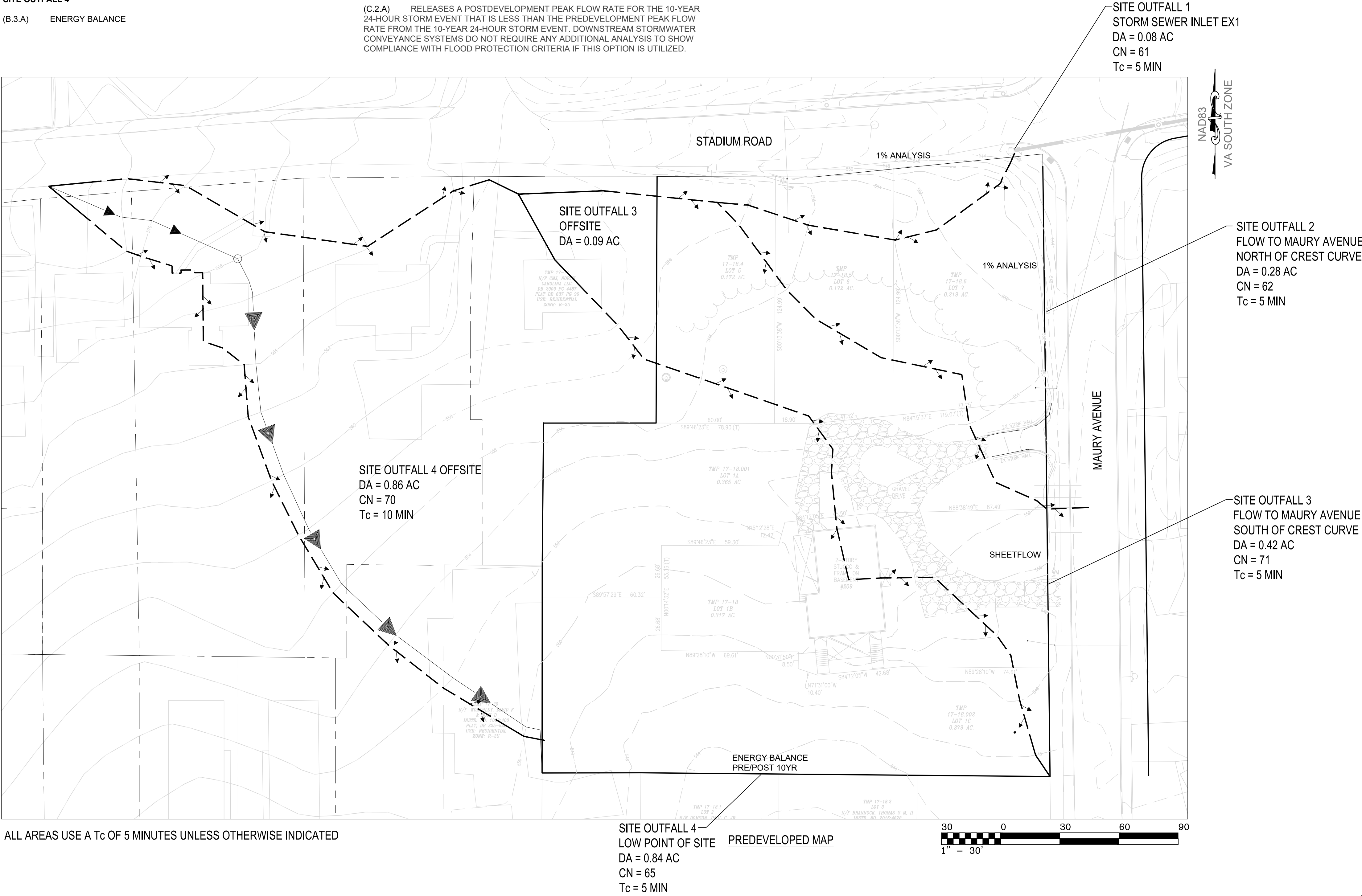
SITE OUTFALL 4, LOCALIZED FLOODING

(C.2.A) RELEASES A POSTDEVELOPMENT PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM EVENT THAT IS LESS THAN THE PREDEVELOPMENT PEAK FLOW RATE FROM THE 10-YEAR 24-HOUR STORM EVENT. DOWNSTREAM STORMWATER CONVEYANCE SYSTEMS DO NOT REQUIRE ANY ADDITIONAL ANALYSIS TO SHOW COMPLIANCE WITH FLOOD PROTECTION CRITERIA IF THIS OPTION IS UTILIZED.

WATER QUALITY ANALYSIS:

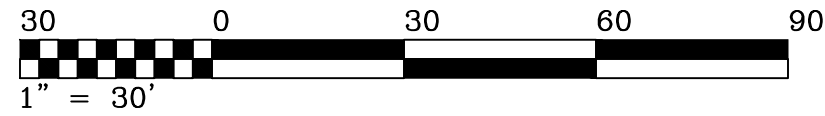
THE OWNER HAS CHOSEN 9VAC25-870-69(5) IN ORDER TO SATISFY THE WATER QUALITY PORTION OF STORMWATER MANAGEMENT PROGRAM. WHEN AN OPERATOR HAS ADDITIONAL PROPERTIES AVAILABLE WITHIN THE SAME HUC OR UPSTREAM HUC THAT THE LAND-DISTURBING ACTIVITY DIRECTLY DISCHARGES TO OR WITHIN THE SAME WATERSHED AS DETERMINED BY THE VSMP AUTHORITY, OFFSITE STORMWATER MANAGEMENT FACILITIES ON THOSE PROPERTIES MAY BE UTILIZED TO MEET THE REQUIRED PHOSPHORUS NUTRIENT REDUCTIONS FROM THE LAND-DISTURBING ACTIVITY. THE FOREST/OPEN SPACE PRESERVED IN ISLAND HILL DEVELOPMENT IN FLUVANNA COUNTY PRODUCED 17.10 LBS/YR OF PHOSPHOROUS CORDIT (VAR10N236). 1.69 LBS REQUIRED

HUC, ISLAND HILL, FLUVANNA COUNTY = 02080204
HUC, 209 MAURY AVE, CITY OF CHARLOTTESVILLE = 02080204



ALL AREAS USE A Tc OF 5 MINUTES UNLESS OTHERWISE INDICATED

SITE OUTFALL 4
LOW POINT OF SITE
DA = 0.84 AC
CN = 65
Tc = 5 MIN



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NO.	DATE	DESCRIPTION	
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2	10/20/2021		
3			
4			

COMMONWEALTH OF VIRGINIA
Dustin E. Greene
Dustin E. Greene
Lic. No. 55833
Professional Engineer

FINAL SITE PLAN
209 MAURY AVENUE
TAX MAP 17 PARCELS 180, 180.1, 180.2, 184, 185 & 186
CITY OF CHARLOTTESVILLE, VA
PRE-DEVELOPED DA MAP

DATE: 6-22-2021
JOB: 16.0084
SHEET: 6 OF 25

CITY OF CHARLOTTESVILLE-OUTFALL TABULATION CHART																							
9VAC25-870-66:				EXISTING										PROPOSED									
Outfall Designation	LOA Designation	Receiving Channel Type	Compliance Method	DA (Acres)	Offsite Contribution (Acres)	CN	Tc (min)	Q1 (CFS)	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)	Runoff Volume (Vr/RV)	Runoff Volume Units	DA (Acres)	Offsite Contribution (Acres)	CN	Tc (min)	Q1 (CFS)	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)	Runoff Volume (Vr/RV)	Runoff Volume Units
1	B.4.a, C.3.a	Manmade	B.4.a, C.3.a	0.08	0.00	61	5	0.04	0.09	0.25	0.65	115	cuft	0.42	0.00	87	5	1.37	1.78	3.02	5.36	2803	cuft
2	B.4.a, C.3.a	Manmade	B.4.a, C.3.a	0.28	0.00	62	5	0.17	0.33	0.93	2.32	439	cuft	0.42	0.00	87	5	1.37	1.78	3.02	5.36	2803	cuft
3	D	Sheet	D	0.42	0.09	71	5	0.60	0.92	2.00	4.26	1241	cuft	0.17	0.09	68	5	0.19	0.31	0.73	1.85	415	cuft
4	B.3.a	Natural	B.3.a	0.84	0.86	68	10	1.10	2.74	6.48	14.80	1664	cuft	1.03	0.86	79	10	0.99	1.23	6.13	20.12	6874	cuft
TOTAL																							

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

NOTE: Options for column "Receiving Channel Type" include: "Manmade", "Natural", "Restored", "Sheet", or "Other"
The column for "Compliance Method" requires specific code references, options include: "B.1.a", "B.2.a", "B.3.a (EB)", "D"

Project Name: 209 Maury Ave
Date: 6/22/2021
Linear Development Project? No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 1.82

Maximum reduction required:	20%
The site's net increase in impervious cover (acres) is:	0.86
Post-Development TP Load Reduction for Site (lb/yr):	1.69

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed		1.55			1.55
Impervious Cover (acres)		0.27			0.27
					1.82

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed		0.69			0.69
Impervious Cover (acres)		1.13			1.13
Area Check	OK.	OK.	OK.	OK.	1.82

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	1.69
------------------------------------	------

WATER QUANTITY ANALYSIS:

SITE OUTFALL 1 & 2

SITE OUTFALL 1 & 2 BOTH FLOW TO THE LIMITS OF ANALYSIS SHOWN ON SHEET 17. THE CONTRIBUTING DRAINAGE AREA FOR SITE OUTFALL 1 & 2 COMBINED IS 0.42 ACRES. THE TOTAL AREA TO THE LIMITS OF ANALYSIS IS 43.5 ACRES.

THE TOTAL AREA FOR THE LIMITS OF ANALYSIS OF SITE OUTFALL 1 & 2 COMBINED COMPLIES WITH CHANNEL AND FLOOD PROTECTION.

LIMITS OF ANALYSIS, 1% OF 43.5 AC IS 0.435 AC > 0.42 ACRE

SITE OUTFALL 3

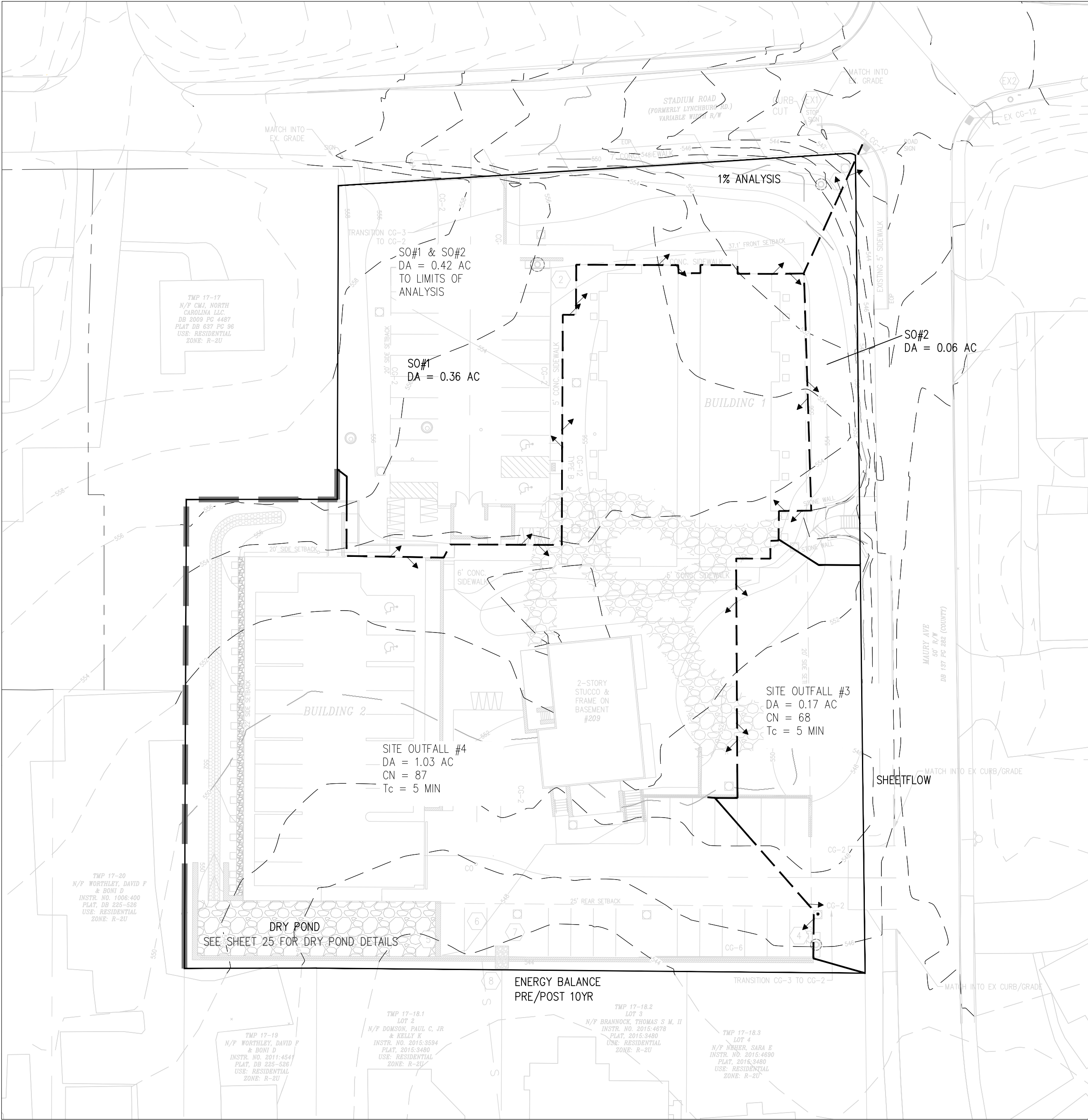
THERE IS A DECREASE IN THE AMOUNT OF SHEET FLOW LEAVING SITE OUTFALL 3.

2YR PREDEVELOPED FLOW = 0.92 CFS, 10YR PREDEVELOPED FLOW = 2.00 CFS

2YR POSTDEVELOPED FLOW = 0.31 CFS, 10YR POSTDEVELOPED FLOW = 0.73 CFS

SITE OUTFALL 4

SITE OUTFALL 4 USES A DRY POND TO PROVIDE ENERGY BALANCE FOR CHANNEL PROTECTION AND CONFINES THE POSTDEVELOPED 10YR PEAK FLOW RATE BELOW THE PREDEVELOPED PEAK FLOW RATE.



POSTDEVELOPED SITE OUTFALL MAP
1" = 30'

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COMMONWEALTH OF VIRGINIA
Dustin E. Greene
Lic. No. 55833
Professional Engineer

FINAL SITE PLAN
209 MAURY AVENUE
TAX MAP 17 PARCELS 180, 180.1, 180.2, 184, 185 & 186
CITY OF CHARLOTTESVILLE, VA
POST-DEVELOPED DRAINAGE AREA MAP

DATE:	6-22-2021
JOB:	16.0084
SHEET:	7 OF 25

EROSION AND SEDIMENT CONTROL MINIMUM STANDARDS

- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.CONTRACTOR SHALL ESTABLISH A STABILIZED SITE, AND NOT ALLOW ANY EROSION OR SEDIMENT TO EXIT.
- DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE. SOIL STOCKPILE AREAS SHALL BE SURROUNDED BY SILT FENCE. AND ANY ADDITIONAL MEASURES NECESSARY TO PROVIDE ADEQUATE EROSION CONTROL PROTECTION.
- A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT, IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION. CONTRACTOR SHALL ESTABLISH A VEGETATIVE COVER ON ALL DENUDED AREAS.
- SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE. CONTRACTOR SHALL INSTALL AND MAKE FUNCTIONAL ALL SEDIMENT TRAPS, DIVERSION DITCHES, AND OTHER EC MEASURES INTENDED TO TRAP SEDIMENT, PRIOR TO ANY LAND DISTURBING ACTIVITY.
- STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AFTER INSTALLATION AND AFTER EACH RAINFALL EVENT.
- SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN.
THE SEDIMENT TRAP IS SIZED FOR THE ENTIRE CONTRIBUTING AREA.
 - THE MINIMUM STORAGE CAPACITY OF A SEDIMENT TRAP SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA AND THE TRAP SHALL ONLY CONTROL DRAINAGE AREAS LESS THAN THREE(3.0) ACRES. SEE SIZING TABLE FOR DIMENSIONS.
 - SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT BASIN SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA. THE OUTFALL SYSTEM SHALL, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A TWENTY-FIVE YEAR STORM OF 25-HOUR DURATION. RUNOFF COEFFICIENTS USED IN RUNOFF CALCULATIONS SHALL CORRESPOND TO A BARE EARTH CONDITION OR THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS UTILIZED.
THE SEDIMENT TRAP IS SIZED BASED ON BARE SOIL CONDITIONS AND THE TRAP DRAINAGE AREA IS LESS THAN THREE (3.0) ACRES. THE DRAINAGE AREA INCLUDES THE ENTIRE CONTRIBUTING AREA.
- 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.
THIS APPLIES TO THE PROPOSED AREA AROUND THE PROPOSED SEDIMENT TRAP.
- CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
SITE RUN-OFF WILL BE PICKED-UP W/ MAN-MADE DITCHES, AND CONVEYED TO APPROVED E&S MEASURES.
- WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE OR OTHER PROTECTION IF THIS OCCURS.
- ALL STORM SEWER INLETS THAT ARE MADE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
INLETS SHALL BE PROTECTED WITH INLET PROTECTION TO PREVENT SEDIMENT FROM ENTERING THE PIPES.
- BEFORE NEWLY CONSTRUCTED STORM WATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
APPLICABLE TO PERIMETER SILT FENCE AND THE CONVEYANCE CHANNELS DRAINING INTO THE PROPOSED SEDIMENT TRAP.
- 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.
THERE ARE NO LIVE WATERCOURSES ONSITE.
- 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.
THERE ARE NO LIVE WATERCOURSES ONSITE.
- ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.
THERE ARE NO LIVE WATERCOURSES ONSITE.
- THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.
THERE ARE NO LIVE WATERCOURSES ONSITE.
- UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
 - NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
 - EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
 - 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.
 - MATERIAL USED FOR BACK FILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
 - REABILITATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
 - APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
THIS APPLIES TO ALL UTILITY INSTALLATION OPERATIONS INCLUDING WATER, SEWER, POWER, CABLE OR GAS.
- WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES. CONTRACTOR SHALL MAKE PROVISIONS TO KEEP ADJACENT ROADS CLEAN FROM SOIL BUILD-UP.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
CONTRACTOR SHALL STABILIZE SITE, AND OBTAIN INSPECTOR APPROVAL PRIOR TO REMOVING ANY EC MEASURES.
- PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORM WATER RUNOFF FOR THE STATED FREQUENCY STORM OF 25-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA:
ALL CONCENTRATED RUN-OFF IS DIRECTED TO THE STORMWATER TREATMENT FACILITY. FROM THERE, STORM EVENTS WILL BE CAPTURED AND CONVEYED TO THE DOWNSTREAM STORM SEWER.
 - CONCENTRATED STORM WATER RUNOFF LEAVING A DEVELOPMENT SITE SHALL BE DISCHARGED DIRECTLY INTO AN ADEQUATE NATURAL OR MAN-MADE RECEIVING CHANNEL, PIPE OR STORM SEWER SYSTEM. FOR THOSE SITES WHERE RUNOFF IS DISCHARGED INTO A PIPE OR PIPE SYSTEM, DOWNSTREAM STABILITY ANALYSES AT THE OUTFALL OF THE PIPE OR PIPE SYSTEM SHALL BE PERFORMED. ALL RUN-OFF IS CONVEYED TO THE EXISTING STORMWATER INLETS & STORM SEWER SYSTEM.
 - ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED USING THE VSPM CHANNEL PROTECTION: CRITERIA. STORMWATER DISCHARGES ARE CLASSIFIED INTO ONE OF THREE TYPES OF CHANNEL.
 - "MANMADE STORMWATER CONVEYANCE SYSTEM" MEANS A PIPE, DITCH, VEGETATED SWALE, OR OTHER STORMWATER CONVEYANCE SYSTEM CONSTRUCTED BY MAN EXCEPT FOR RESTORED STORMWATER CONVEYANCE SYSTEMS OR,
 - THE MANMADE STORMWATER CONVEYANCE SYSTEM SHALL CONVEY THE POST-DEVELOPMENT PEAK FLOW RATE FROM THE TWO-YEAR EVENT WITHOUT CAUSING EROSION OF THE SYSTEM DETENTION OF THE STORMWATER OR DOWNSTREAM IMPROVEMENTS MAY BE INCORPORATED INTO THE APPROVED LAND-DISTURBING ACTIVITY TO MEET THIS CRITERIA AT THE DISCRETION OF THE STORMWATER PROGRAM ADMINISTRATIVE AUTHORITY.
 - THE PEAK DISCHARGE REQUIREMENTS FOR CONCENTRATED STORMWATER FLOW TO NATURAL STORMWATER CONVEYANCE SYSTEMS SHALL BE MET.
$$Q_{developed} \leq I.F. * (Q_{pre-dev.} * RV_{pre-dev.}) / RV_{developed}$$
$$I.F. = 0.8 \text{ FOR SITES } > 1 \text{ ACRE; } I.F. = 0.9 \text{ FOR SITES } \leq 1 \text{ ACRES}$$
UNDER NO CONDITION SHALL $Q_{developed} > Q_{pre-dev.}$
NOR SHALL $Q_{developed}$ BE REQUIRED TO BE LESS THAN THAT $Q_{forest} * RV_{forest} / RV_{developed}$ OR IN ACCORDANCE WITH ANOTHER METHODOLOGY THAT IS DEMONSTRATED BY THE VSPM AUTHORITY TO ACHIEVE EQUIVALENT RESULTS AND IS APPROVED BY THE BOARD.
 - "NATURAL STORMWATER CONVEYANCE SYSTEM" MEANS THE MAIN CHANNEL OF A NATURAL STREAM AND THE FLOOD-PRONE AREA ADJACENT TO THE MAIN CHANNEL OR,
 - "RESTORED STORMWATER CONVEYANCE SYSTEM" MEANS A STORMWATER CONVEYANCE SYSTEM THAT HAS BEEN DESIGNED AND CONSTRUCTED USING NATURAL CHANNEL DESIGN CONCEPTS. RESTORED STORMWATER CONVEYANCE SYSTEMS INCLUDE THE MAIN CHANNEL AND THE FLOOD-PRONE AREA ADJACENT TO THE MAIN CHANNEL.
 - THE DEVELOPMENT SHALL BE CONSISTENT, IN COMBINATION WITH OTHER STORMWATER RUNOFF, WITH THE DESIGN PARAMETERS OF THE RESTORED STORMWATER CONVEYANCE SYSTEM THAT IS FUNCTIONING IN ACCORDANCE WITH THE DESIGN OBJECTIVES.
 - THE PEAK DISCHARGE REQUIREMENTS FOR CONCENTRATED STORMWATER FLOW TO NATURAL STORMWATER CONVEYANCE SYSTEMS SHALL BE MET. SEE 19(B)(1)(b).

THE CHANGES IN RUN-OFF ASSOCIATED WITH THE DEVELOPMENT ARE QUANTIFIED IN THE HYDROLOGIC ANALYSIS AND SUMMARIZED IN THE NARRATIVE. CHANGES ARE OUTLINED IN THE STORMWATER NOTES. WATER QUALITY SHALL BE PROVIDED VIA THE PURCHASE OF NUTRIENT CREDITS. THE SITE RUNOFF IS CONVEYED BY A PROPOSED STORM SEWER SYSTEM, WHICH CONNECTS TO THE EXISTING 18" RCP. THERE IS NO EROSION OF THE SYSTEM ANTICIPATED AS WATER QUANTITY SHALL BE ADDRESSED BY PROVIDING DETENTION AT THE STORMWATER FACILITY; AND THE PROPOSED PEAK FLOW FOR THE 2-YEAR & 10-YEAR STORMS SHALL BE LESS THAN THE EXISTING PEAK FLOWS.

EROSION AND SEDIMENT CONTROL NARRATIVE
PRIOR TO CONSTRUCTION

- CONTRACTOR SHALL OBTAIN PERMITS TO WORK WITHIN STATE RIGHT-OF-WAY (VDOT LAND-USE PERMIT).
- CONTRACTOR SHALL COORDINATE WITH OWNER TO OBTAIN VSPM PERMITS, AS REQUIRED BY THE STATE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ).
- CONTRACTOR SHALL OBTAIN LAND DISTURBANCE PERMIT FROM THE CITY OF CHARLOTTESVILLE PRIOR TO BEGINNING CONSTRUCTION. A PRECONSTRUCTION MEETING WITH THE ENGINEER, THE CERTIFIED LAND DISTURBER, AND THE ENVIRONMENTAL INSPECTOR MAY ALSO BE REQUIRED. ALLOW 72 HOURS FOR COORDINATION AND SCHEDULING OF PRE-CONSTRUCTION MEETING.

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT TWO MULTIFAMILY CONDO BUILDINGS WITH A TOTAL OF 34 UNITS INCLUDING AN EXISTING HOUSE THAT WILL PROVIDE 6 UNITS. INTERIOR IMPROVEMENTS INVOLVE ADJUSTING THE INTERIOR SANITARY SEWER MAINLINE THROUGH THE PROPERTY AND TAPPING THE WATERLINES IN MAURY AVENUE AND STADIUM ROAD. THE EXISTING HOUSES SANITARY LATERAL WILL BE REROUTED TO THE PROPOSED MANHOLE. TWO CONNECTIONS WILL BE MADE, ONE EACH ON STADIUM ROAD AND MAURY AVENUE. ESTIMATED COMPLETION IS APPROXIMATELY ONE YEAR FOR CONSTRUCTION.
TOTAL IMPERVIOUS AREA ON AND OFFSITE CREATED BY THIS PROJECT IS 1.13 AC

EXISTING SITE CONDITIONS

THE SITE IS CURRENTLY A SINGLE FAMILY DETACHED RESIDENCE THAT WAS REZONED. A PROFFER CONDITION FOR THE SITE LEAVES THE HOUSE IN THE MIDDLE OF THE PROPERTY. A SANITARY SEWER MAIN WILL BE REROUTED TO THE SANITARY MAIN IN STADIUM ROAD. THERE ARE 4 SITE OUTFALLS WITH THIS PROPERTY. 1. STADIUM ROAD TO THE NORTH WHICH FLOWS TO LODGE CREEK.
2. A CREST CURVE ALONG MAURY AVENUE SEPARATES SITE OUTFALL 2 AND 3. THE EXISTING HOUSE ON THE PROPERTY IS IN GENERAL ALIGNMENT WITH THE CREST CURVE IN MAURY AVENUE. FLOW FROM THE PROPERTY NORTH OF THIS CREST FLOWS TO THE INTERSECTION OF MAURY AVENUE AND STADIUM ROAD AND ACROSS THE INTERSECTION DOWN TO AN EXISTING INLET BETWEEN 2006 AND 2002 STADIUM ROAD. THE FLOW FROM THE SOUTH OF THE PROPERTY AT THIS CREST FLOWS INTO AN EXISTING STORM INLET AT THE INTERSECTION OF MAURY AVENUE AND FONTAINE AVENUE. SITE OUTFALL 4 IS A NATURAL SWALE THAT FLOWS BETWEEN LOTS 2305 AND 2307 PRICE AVENUE.
TOTAL CRITICAL SLOPES = 0.16 ACRES, 9.7% OF SITE.

ADJACENT AREAS

THE SITE IS CURRENTLY A SINGLE FAMILY DETACHED RESIDENCE THAT WAS REZONED. A PROFFER CONDITION FOR THE SITE LEAVES THE HOUSE IN THE MIDDLE OF THE PROPERTY. THE PROPERTY IS BOUND TO THE NORTH BY STADIUM ROAD. THE PROPERTY IS BOUND TO THE EAST BY MAURY AVENUE. THE PROPERTY IS BOUND BY 2201 STADIUM ROAD AND 2311 PRICE AVENUE. THE PROPERTY IS BOUND TO THE SOUTH BY 2303-2309 PRICE AVENUE. ALL FLOWS ALONG THE SOUTHERN PROPERTY LINE ARE TO BE CONCENTRATED BETWEEN TMP 17-18.1 AND 17-18.2 IN ORDER TO PREVENT PROPERTY DAMAGE.

OFF-SITE AREAS

THE ADJUSTMENT OF THE SANITARY SEWER LINE LEADS TO AN ABANDONMENT/REMOVAL OF THE MAINLINE THAT RUNS NORTH AND ACROSS MAURY AVENUE. THE RIGHT-OF-WAY WILL BE ADJUSTED ALONG STADIUM ROAD FOR A CONSTRUCTED SIDEWALK THAT IS TO REMAIN IN THE ROW. WATERLINE DOMESTIC AND FIRELINE CONNECTIONS SHALL BE MADE IN STADIUM ROAD AND MAURY AVENUE. EXPECTED FILL MATERIAL WILL BE EXPORTED TO A SITE WITH AN APPROVED VSPM PLAN FOR FILL MATERIAL. AFFORDABLE HOUSING REQUIREMENTS WILL BE MET BY PROVIDING OFFSETTING UNITS AT THE FLINT HILL SUBDIVISION.

SOILS

121 – CULPEPER – FINE SANDY LOAM
CULPEPER SOIL IS SHALLOW SANDY LOAM DERIVED FROM PARALITHIC BEDROCK. THE SOIL IS WELL DRAINED WITH A MEDIUM RUNOFF POTENTIAL. THE DEPTH TO WATER TABLE IS MORE THAN 80 INCHES. THE SOIL GROUP CONSISTS OF MOSTLY SANDY LOAM AND IS IN HYDROLOGIC GROUP B. PERMEABILITY IS MEDIUM AND WATER CAPACITY IS LOW TO HIGH.

CRITICAL AREAS

THERE ARE SUBDIVISION ORDINANCE CRITICAL SLOPES THAT WILL BE GRADED DURING PHASE 1

EROSION AND SEDIMENT CONTROL MEASURES

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION. THE MINIMUM STANDARDS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS SHALL BE ADHERED TO UNLESS OTHERWISE WAIVED OR APPROVED BY A VARIANCE. SEE EACH PHASE FOR A LIST OF E&SC MEASURES.

MANAGEMENT STRATEGIES

- CONSTRUCTION WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
- INSTALL CONSTRUCTION ENTRANCE AND PERIMETER E&SC MEASURES INCLUDING DIVERSIONS AND SEDIMENT TRAPS.
- SEDIMENT TRAPPING MEASURES WILL BE INSTALLED AS THE FIRST STEP IN CONSTRUCTION AND WILL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.
- TEMPORARY SEEDING OR OTHER STABILIZATION WILL FOLLOW IMMEDIATELY AFTER GRADING.
- THE JOB SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES.
- WITHIN 30 DAYS AFTER BEING NOTIFIED BY THE EROSION AND SEDIMENT CONTROL ADMINISTRATOR, THE TEMPORARY EROSION AND SEDIMENT CONTROLS CAN BE CLEANED UP OR REMOVED, AND ANY SEDIMENT TRAPS CAN BE CLEANED OUT OR CONVERTED TO PERMANENT STORMWATER MANAGEMENT FACILITIES.

PERMANENT STABILIZATION

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

MAINTENANCE

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

- THE CONSTRUCTION ENTRANCE SHALL BE CHECKED DAILY FOR SOIL BUILDUP. IF THE ENTRANCE BECOMES CLOGGED WITH SOIL AND FAILS TO PREVENT TRANSPORTATION OF SOIL ONTO THE ROADWAY, ADDITIONAL STONE OR REPLACEMENT OF STONE, WILL BE REQUIRED.
- SILT FENCE SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE RESULTING FROM END RUNS AND UNDERCUTTING. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.
- DIVERSIONS SHALL BE INSPECTED AFTER EVERY STORM AND REPAIRS MADE TO THE DITCH, FLOW CHANNEL, OUTLET, OR SEDIMENT TRAPPING FACILITY AS NECESSARY. ONCE EVERY TWO WEEKS, WHETHER A STORM EVENT HAS OCCURRED OR NOT, THE MEASURE SHALL BE INSPECTED AND REPAIRS MADE IF NEEDED. DAMAGES CAUSED BY CONSTRUCTION TRAFFIC OR OTHER ACTIVITY MUST BE REPAIRED BEFORE THE END OF EACH WORKING DAY.
- STORMWATER CONVEYANCE CHANNELS:
 - GRASS LINED CHANNELS – DURING THE INITIAL ESTABLISHMENT, GRASS LINED CHANNELS SHOULD BE REPAIRED IMMEDIATELY AND

- RE-ESTABLISHED IF NECESSARY. AFTER GRASS HAS BECOME ESTABLISHED, THE CHANNEL SHOULD BE CHECKED PERIODICALLY TO DETERMINE IF THE GRASS IS WITHSTANDING FLOW VELOCITIES WITHOUT DAMAGE. IF THE CHANNEL IS TO BE MOVED, IT SHOULD BE DONE IN A MANNER THAT IT WILL NOT DAMAGE THE GRASS.
- RIPRAP-LINED CHANNELS – RIPRAP LINED CHANNELS SHOULD BE CHECKED PERIODICALLY TO ENSURE THE SCOUR IS NOT OCCURRING BENEATH FABRIC UNDERLINING OF THE RIPRAP LAYER. THE CHANNEL SHOULD ALSO BE CHECKED TO DETERMINE THE STONES ARE NOT DISLOOGED BY LARGE FLOWS.
- IF SEDIMENT IS DEPOSITED IN A GRASS-LINED CHANNEL, IT SHOULD BE REMOVED PROMPTLY TO PREVENT DAMAGE TO THE GRASS. SEDIMENT DEPOSITED IN A RIPRAP CHANNEL SHOULD BE REMOVED WHEN IT REDUCES THE CAPACITY OF THE CHANNEL.
- ALL SEEDED AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RE-SEEDED AS NEEDED.

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

- CONSTRUCTION ENTRANCE (CE) SHALL BE INSTALLED PRIOR TO THE INITIATION OF OVERALL SITE CLEARING AND GRUBBING OPERATIONS.
- 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. THE BASIN(S) ARE TO BE KEPT CLEAR OF DEBRIS AND SEDIMENTS SHALL BE CLEANED OUT PERIODICALLY DURING AND AFTER CONSTRUCTION ACTIVITIES. CARE SHALL BE TAKEN NOT TO PUMP SEDIMENT OUT WHEN DEWATERING TEMPORARY SEDIMENT TRAPS, BASINS, TRENCHES, OR OTHER LOW-LYING AREAS. ALL PUMPING SHALL BE ROUTED THROUGH AN APPROVED DEWATERING DEVICE PRIOR TO DISCHARGING.
- ALL TEMPORARY OR PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES NECESSARY FOR RETAINING SEDIMENTS ON THE CONSTRUCTION SITE SHALL BE INSTALLED AND TREE PROTECTION FENCING SHALL BE ERECTED AT THE LOCATIONS AS SPECIFIED ON THE APPROVED PLANS PRIOR TO ANY LAND CLEARING, GRUBBING, GRADING, OR EARTH MOVING ACTIVITIES.
- CLEARING AND GRUBBING DEBRIS SHALL BE PROPERLY DISPOSED OF.
- THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL AND DRAINAGE FACILITIES SHALL TAKE PRECEDENCE OVER ALL OTHER CONSTRUCTION ACTIVITIES. SITE DRAINAGE FACILITIES SHALL BE SCHEDULED TO BE COMPLETED WITHIN 30 DAYS FOLLOWING COMPLETION OF THE ROUGH GRADING OPERATIONS AT ANY POINT ON THE PROJECT.
- OUTFALL DITCHES SHALL BE CONSTRUCTED AND STABILIZED PRIOR TO THE INITIATION OF ANY UTILITY CONSTRUCTION OR BUILDING CONSTRUCTION ACTIVITY. OUTLET PROTECTION (OP) SHALL ALSO BE INSTALLED WHERE CALLED FOR IMMEDIATELY AFTER CONSTRUCTION OF THE OUTFALL DITCH(ES).
- ALL TEMPORARY OR PERMANENT EARTHEN STRUCTURES SUCH AS SLOPES, DAMS, STORMWATER CONVEYANCE CHANNELS (SCC), AND DIVERSION DIKES SHALL BE STABILIZED (SEEDED) IMMEDIATELY AFTER THEIR CONSTRUCTION. STONE OUTLET(S) SHALL BE PROVIDED WHERE SHOWN ON THE PLANS.
- TOPSOIL STOCKPILES SHALL BE PLACED IN THE LOCATION(S) SHOWN ON THESE PLANS. SILT FENCE OR STRAW BALE BARRIERS SHALL BE ERECTED AT THE TOE OF THE STOCKPILE(S). SILT FENCE OR STRAW BALE BARRIERS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. STOCKPILES SHALL BE SEEDED AND STABILIZED WITH A FIRM STAND OF GRASS.
- CONSTRUCTION ROAD STABILIZATION (CRS) SHALL BE APPLIED TO ACCESS ROADS, SUBDIVISION ROADS, PARKING AREAS, AND/OR OTHER VEHICLE TRANSPORTATION ROUTES IMMEDIATELY AFTER GRADING.
- ALL AREAS DESIGNATED FOR UNDERGROUND UTILITIES SHALL BE STABILIZED AS SOON AS PRACTICAL BUT NOT EXCEEDING 14 DAYS FOLLOWING THEIR INSTALLATION AND BACKFILLING. TRENCH LENGTH TO BE OPENED AT ANY ONE TIME IS NOT TO EXCEED 500 FEET. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
- SEDIMENT TRAPS AND BASINS SHOULD HAVE A CLEANOUT STAKE INSTALLED. ALL CLEANOUT MATERIAL SHOULD BE PLACED IN AN UPLAND AREA AND STABILIZED.
- 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 TO DENUDED AREAS THAT MAY NOT BE A FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR. TEMPORARY VEGETATIVE COVER MAY BE ELIMINATED IN FAVOR OF THE PERMANENT VEGETATIVE COVER IF SITE CONDITIONS PERMIT AND THE OWNER AND/OR ENGINEER SO DIRECTS. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS UNIFORM, MATURE ENOUGH TO SURVIVE, AND ABLE TO INHIBIT EROSION. PERMANENT VEGETATIVE COVER (STABILIZATION) SHALL CONSIST OF TOPSOILING, TIMING, FERTILIZING, SEEDING, AND MULCHING TO ASSURE A FIRM STAND OF GRASS. WHEN SOD IS USED AS PERMANENT STABILIZATION, IT SHALL BE INSTALLED PERPENDICULAR TO THE SLOPE AND PERPENDICULAR TO ANY WATER FLOW. SOD REQUIRES STAPLES ON SLOPES 3:1 OR STEEPER.
- ADDITIONAL E&S MEASURES OR MODIFICATION OF EXISTING E&S MEASURES SHALL BE INSTALLED AS REQUIRED BY THE CITY'S E&S INSPECTOR IF AT ANY TIME IT IS FOUND THAT THE PLAN-APPROVED MEASURES ARE INADEQUATE OR THERE IS A POTENTIAL FOR SEDIMENT DEPOSITION IN STATE WATERS OR BEYOND THE LIMITS OF CONSTRUCTION.
- MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE SCHEDULED ON A WEEKLY BASIS AND AFTER EACH RUNOFF PRODUCING RAINFALL EVENT PER THE VA E&SC HANDBOOK. ANY SEDIMENT THAT HAS BEEN TRANSPORTED BEYOND THE PROJECT LIMITS SHALL BE REMOVED. MAINTENANCE AND REPLACEMENT OF E&S MEASURES ARE INCLUDED WITH ANY SCOPE OF WORK ASSOCIATED WITH AN E&S PLAN AND SHALL BE INCLUDED WHEN BIDDING OR PRICING A JOB.
- SEDIMENT TRAPS, BASINS, AND OTHER TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED ONLY WHEN STABILIZATION HAS BEEN ESTABLISHED. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION. 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 DIRECTED BY THE CITY.
- ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS PERTAINING TO THIS PROJECT SHALL BE MET.
- THE PERMITTEE SHALL BE HELD RESPONSIBLE FOR THE ACTIONS AND PERFORMANCE OF ANY OTHER PARTIES PERFORMING WORK ON THIS PROJECT.

NOTES:
A PRECONSTRUCTION MEETING WILL BE REQUIRED PRIOR TO ANY SITE CONSTRUCTION.
A CHAIN LINK FENCE SHALL BE REQUIRED FOR ALL CONSTRUCTION AREAS AS DEEMED NECESSARY BY THE CITY.
NO REMOVAL OF E&S MEASURES DURING CONSTRUCTION WITHOUT INSPECTOR PERMISSION.
NO ADVANCING TO NEXT E&S PHASE WITHOUT INSPECTOR PERMISSION.

SEE EACH E&SC SHEET FOR SEQUENCE OF CONSTRUCTION

ROUDABUSH, GALE & ASSOCIATES, INC.

ENGINEERS, SURVEYORS AND LAND PLANNERS

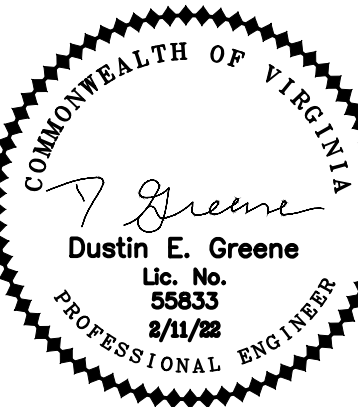
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SERVING VIRGINIA SINCE 1989



914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-4205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	7/28/2021	CITY COMMENTS
2	10/20/2021	CITY COMMENTS
3		
4		



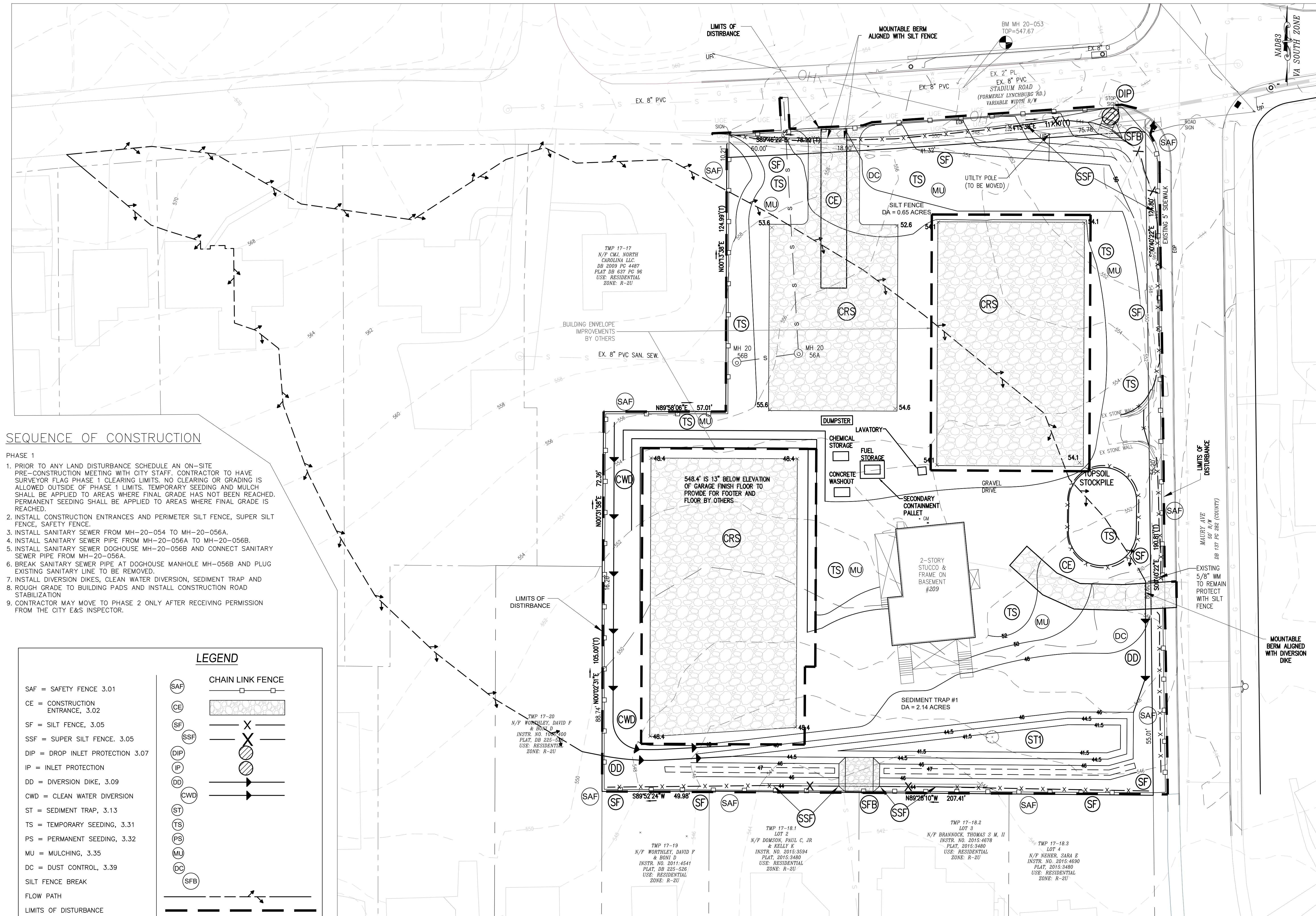
FINAL SITE PLAN
209 MAURY AVENUE

TAX MAP 17 PARCELS 180, 180.1, 180.2, 184, 185 & 186

CITY OF CHARLOTTESVILLE, VA

E&SC NARRATIVE

DATE:	6-22-2021
JOB:	16.0084



ROUDABUSH, GALE & ASSOCIATES, INC.

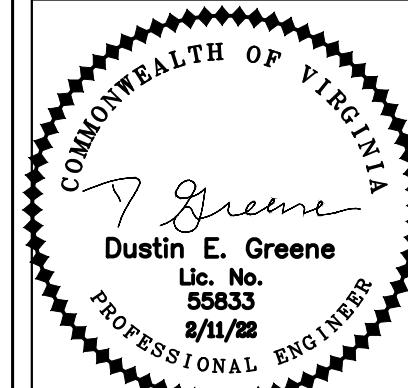
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REVISIONS

NO.	DATE	DESCRIPTION
1	7/28/2021	CITY COMMENTS
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3		
4		

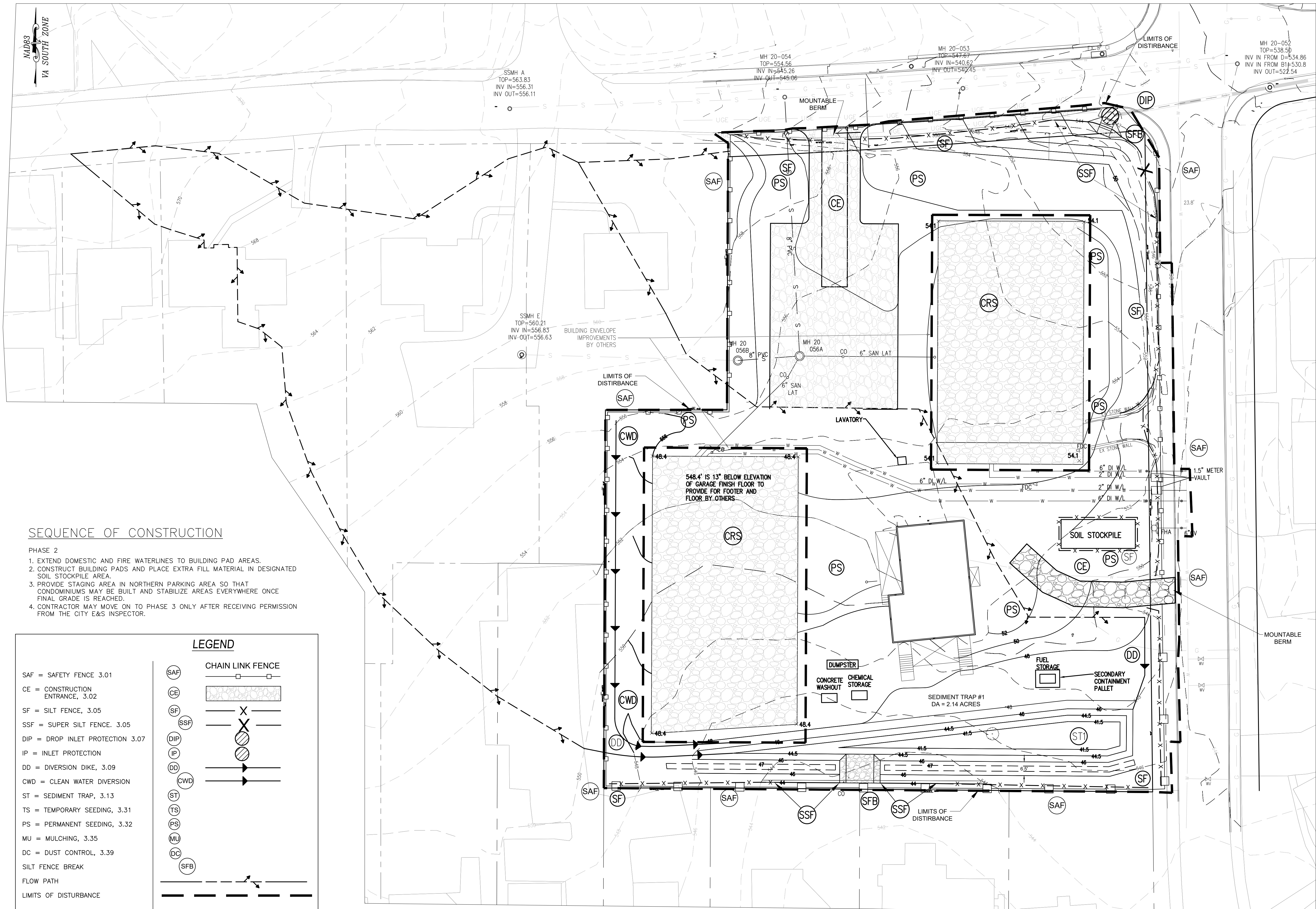


FINAL SITE PLAN
209 MAURY AVENUE
 TAX MAP 17 PARCELS 180, 180.1, 180.2, 184, 185 & 186
 CITY OF CHARLOTTESVILLE, VA

E&S PHASE I

DATE: 6-22-2021
 JOB: 16.0084

SHEET: **9** OF 25

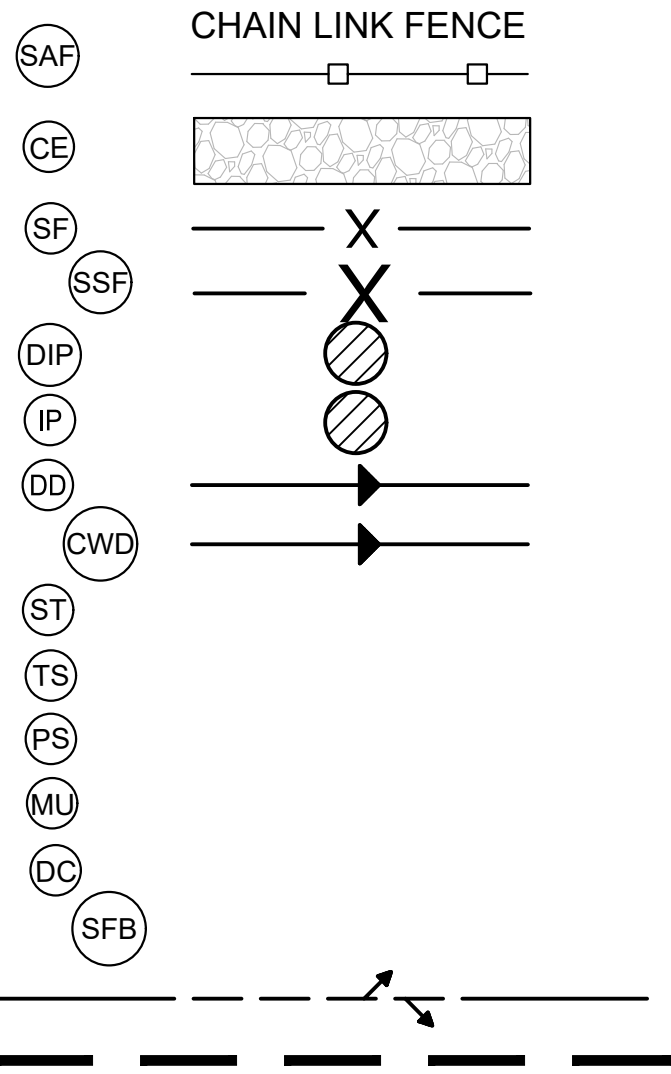


SEQUENCE OF CONSTRUCTION

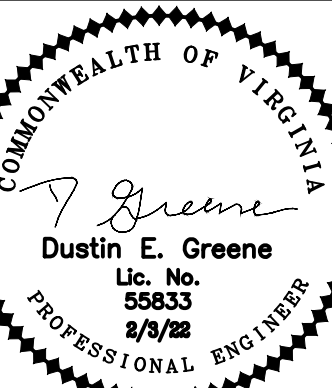
- PHASE 2
1. EXTEND DOMESTIC AND FIRE WATERLINES TO BUILDING PAD AREAS.
 2. CONSTRUCT BUILDING PADS AND PLACE EXTRA FILL MATERIAL IN DESIGNATED SOIL STOCKPILE AREA.
 3. PROVIDE STAGING AREA IN NORTHERN PARKING AREA SO THAT CONDOMINIUMS MAY BE BUILT AND STABILIZE AREAS EVERYWHERE ONCE FINAL GRADE IS REACHED.
 4. CONTRACTOR MAY MOVE ON TO PHASE 3 ONLY AFTER RECEIVING PERMISSION FROM THE CITY E&S INSPECTOR.

LEGEND

- SAF = SAFETY FENCE, 3.01
CE = CONSTRUCTION ENTRANCE, 3.02
SF = SILT FENCE, 3.05
SSF = SUPER SILT FENCE, 3.05
DIP = DROP INLET PROTECTION, 3.07
IP = INLET PROTECTION
DD = DIVERSION DIKE, 3.09
CWD = CLEAN WATER DIVERSION
ST = SEDIMENT TRAP, 3.13
TS = TEMPORARY SEEDING, 3.31
PS = PERMANENT SEEDING, 3.32
MU = MULCHING, 3.35
DC = DUST CONTROL, 3.39
SILT FENCE BREAK
FLOW PATH
LIMITS OF DISTURBANCE



NO.	DATE	DESCRIPTION
1		
2		
3		
4		



FINAL SITE PLAN
209 MAURY AVENUE
TAX MAP 17 PARCELS 180, 180.1, 180.2, 184, 185 & 186
CITY OF CHARLOTTESVILLE, VA
E&S PHASE II

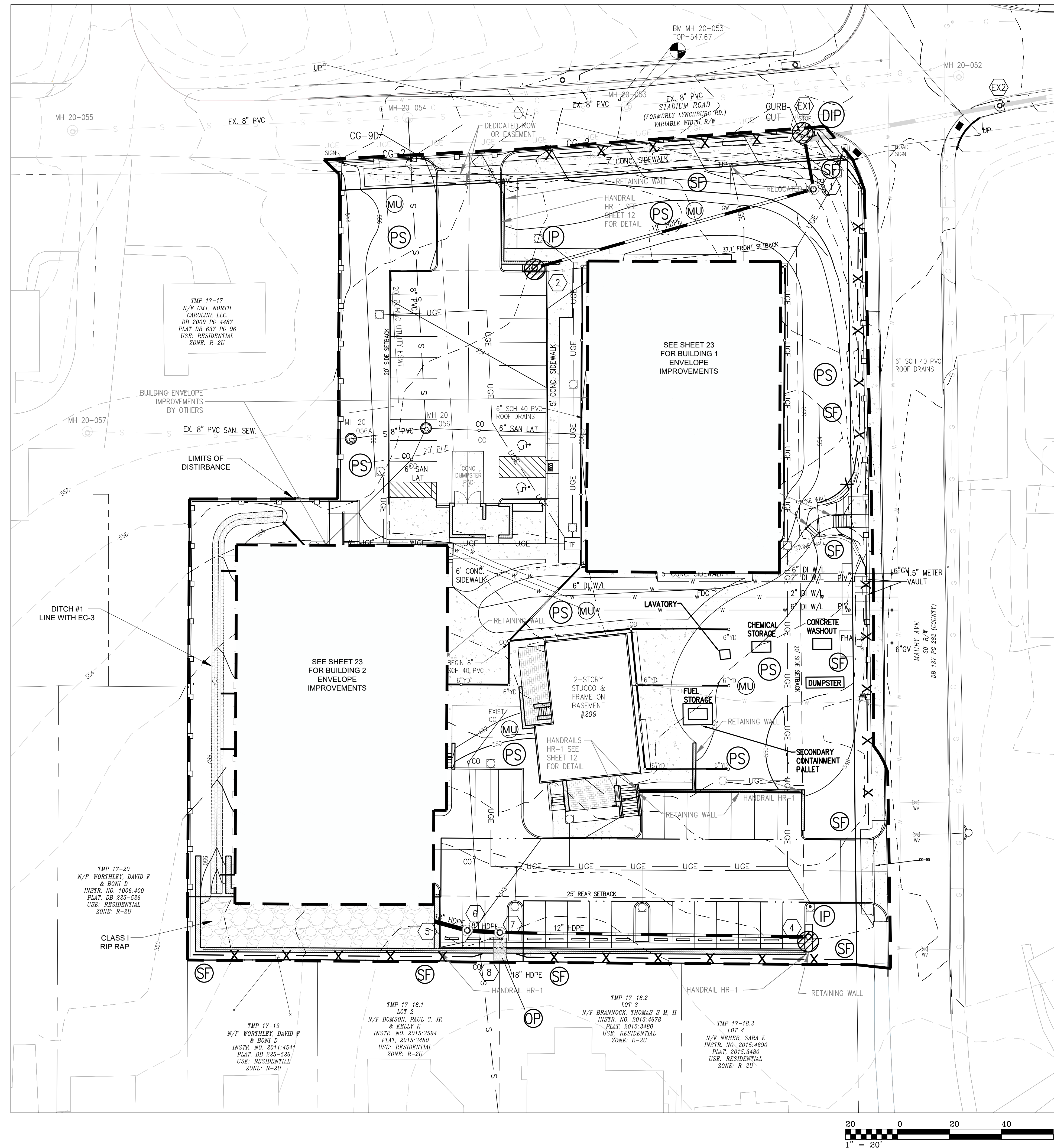
DATE: 6-22-2021
JOB: 16.0084

PHASE 3

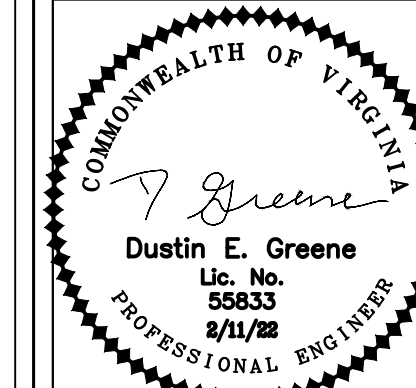
1. INSTALL CG-9D ALONG SIDEWALKS AND REMOVE EXISTING DRIVEWAY CUTS AND REPLACE WITH CG-2.
2. EXTEND THE STORMSEWER TO ALL TERMINAL RUNS AND PROVIDE INLET PROTECTION FOR ALL NEW INLETS.
3. BUILD DITCH 1' THAT IT CATCHES THE DRAINAGE AREA INTENDED IN FINAL BUILD OUT. ENSURE THAT THE DITCH IS LINED WITH EC-2 AND FLOWS INTO SEDIMENT TRAP UNTIL FINAL STABILIZATION
4. REMOVE SILT & UNSUITABLE FILL FROM TRAP. CONTRACTOR MAY USE STONE TO FILL IN SEDIMENT TRAP.
5. REMOVE SEDIMENT TRAP.
6. BUILD ALL APPURTENANCES FOR THE DRY POND INCLUDING ALL RETAINING WALLS
7. EXTEND ALL ROOF DRAIN SYSTEMS AS SHOWN ON THE FINAL PLANS AND PROVIDE 1' MINIMUM SEPARATION BETWEEN ALL INSTALLED UTILITIES AND THE ROOF DRAIN SYSTEM.
8. STABILIZE ALL AREAS, ADD TOP COATS AND OTHER HARDSCAPE AND EXTERNAL LANDSCAPING.
9. NO E&S MEASURES SHALL BE REMOVED WITHOUT PERMISSION FROM THE CITY E&S INSPECTOR.

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FLOW PATH
LIMITS OF DISTURBANCE

The diagram illustrates the Chain Link Fence model. At the top, a horizontal line represents the fence with two square nodes. Below this, a rectangular box contains a pattern of small circles, representing a specific plant community. To the left of the fence, a vertical list of plant species is shown, each in a circle: SAF, CE, SF, SSF, DIP, IP, DD, CWD, ST, TS, PS, MU, DC, and SFB. To the right of the fence, a vertical list of plant species is shown, each in a circle: X, X, a hatched circle, a hatched circle, a triangle, and a triangle. Arrows indicate interactions: a double-headed arrow connects the fence to the first 'X', and a single-headed arrow points from the fence to the first hatched circle. At the bottom, a horizontal line with several thick black bars represents the ground surface. An arrow points from the ground surface up to the fence, and another arrow points from the fence down to the ground surface.



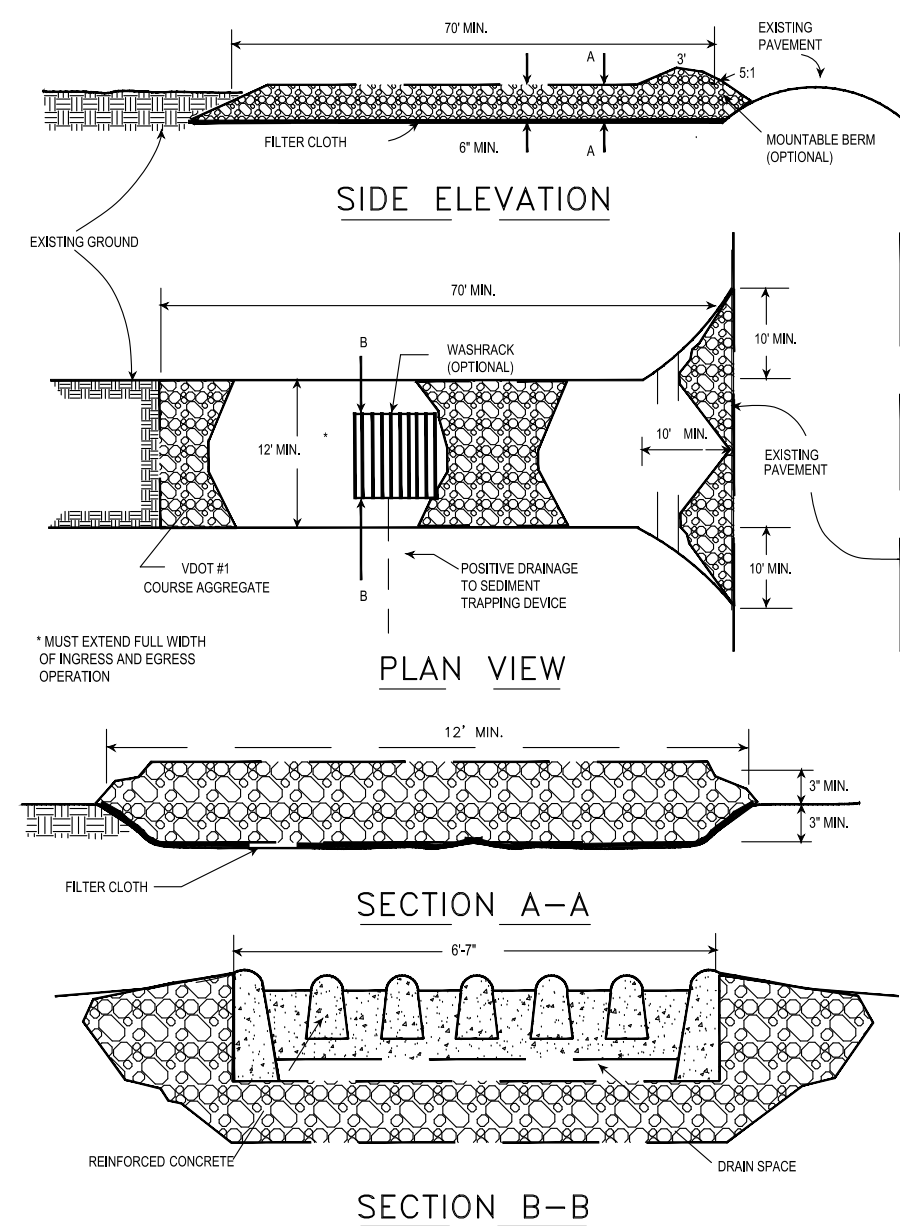
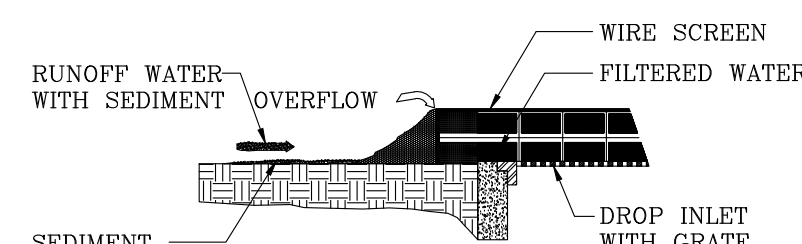
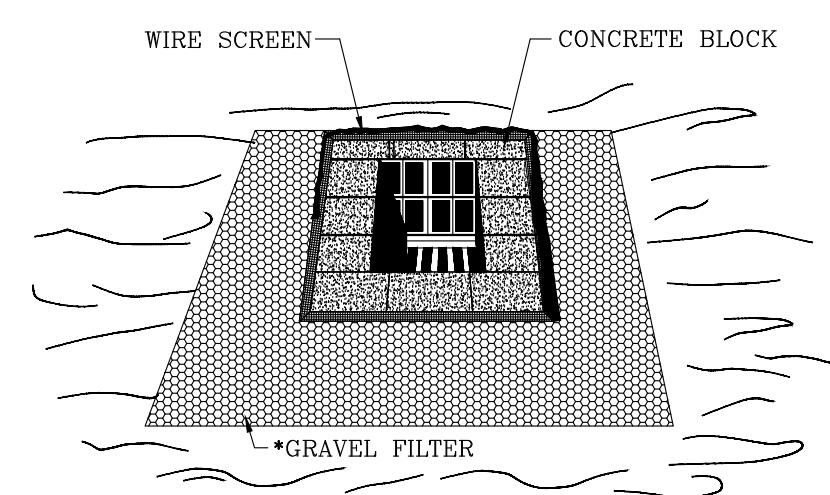
REVISIONS	
NO.	DATE DESCRIPTION
1	7/28/2021 CITY COMMENTS
2	10/20/2021 CITY COMMENTS
3	
4	



FINAL SITE PLAN
209 MAURY AVENUE
PARCELS 180, 180.1, 180.2, 184, 185 & 186
CITY OF CHARLOTTESVILLE, VA

E&SC PHASE III

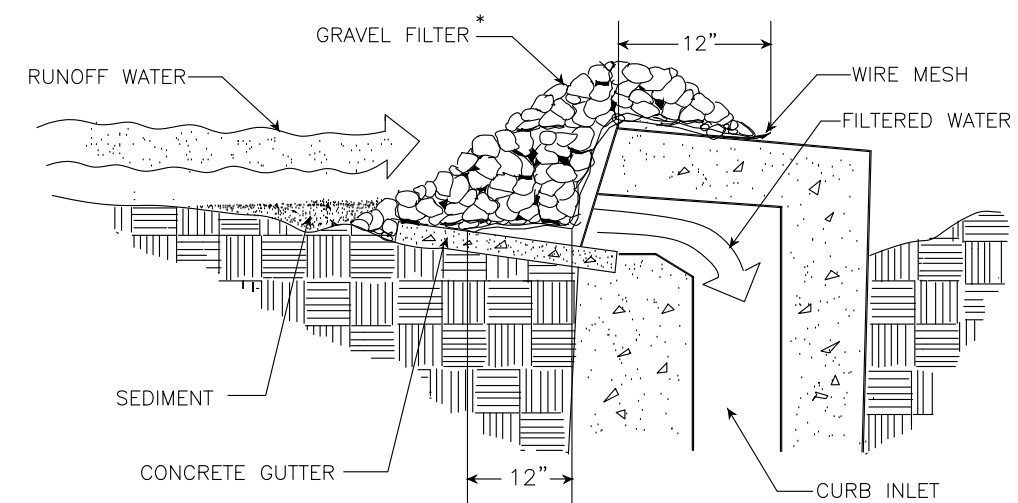
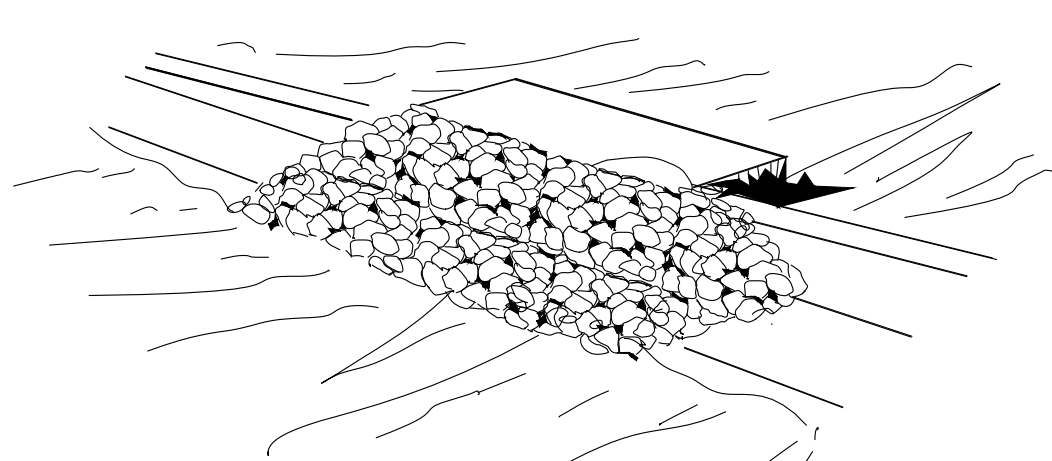
DATE:	6-22-2021
JOB:	16.0084
<div style="text-align: center;"> <h1>11</h1> </div>	
SHEET:	OF 2

CE CONSTRUCTION ENTRANCE**DIP DROP INLET PROTECTION**

SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED, AND WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.

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

IP INLET PROTECTION

SPECIFIC APPLICATION

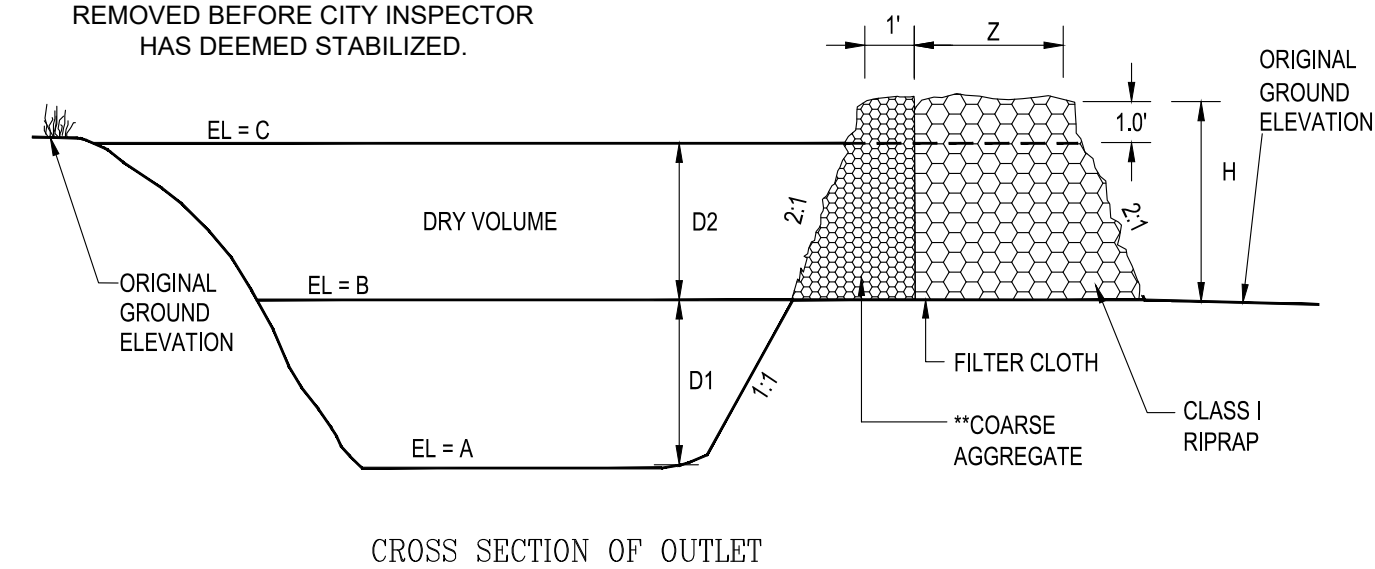
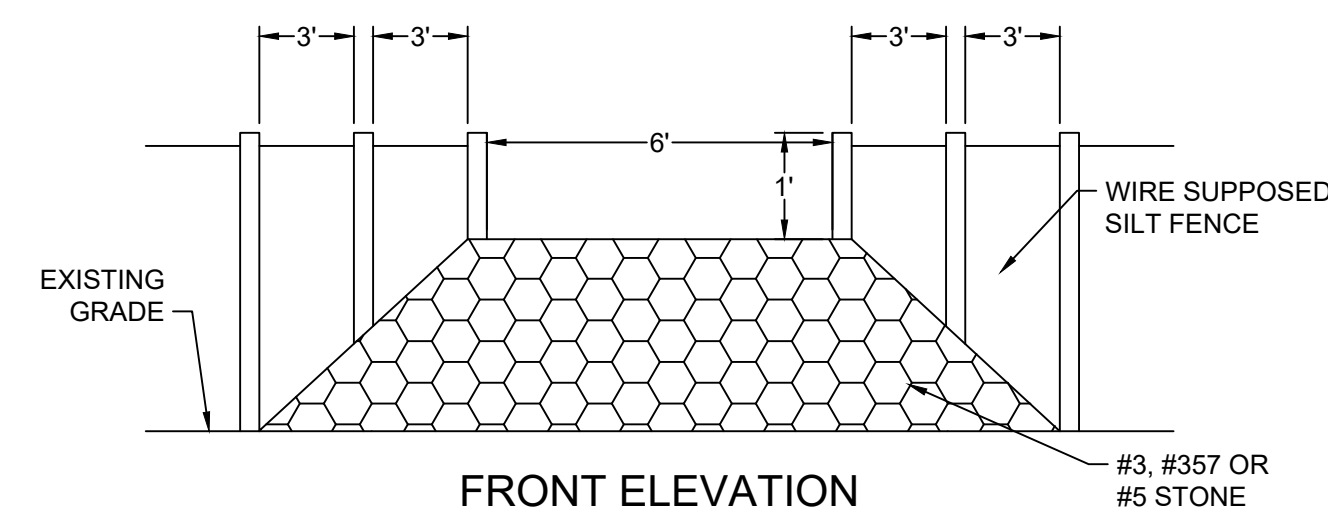
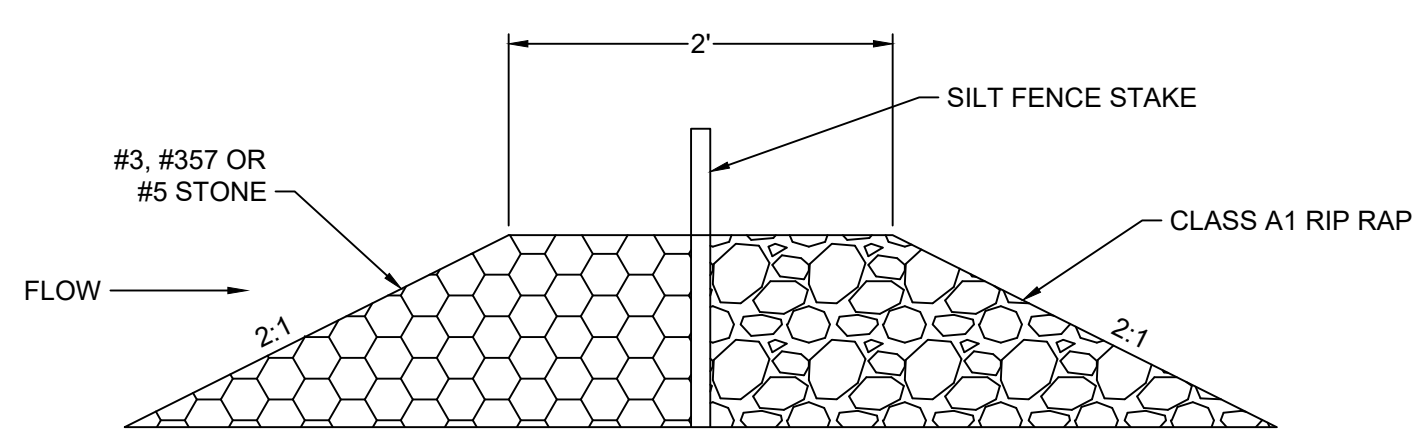
THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

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

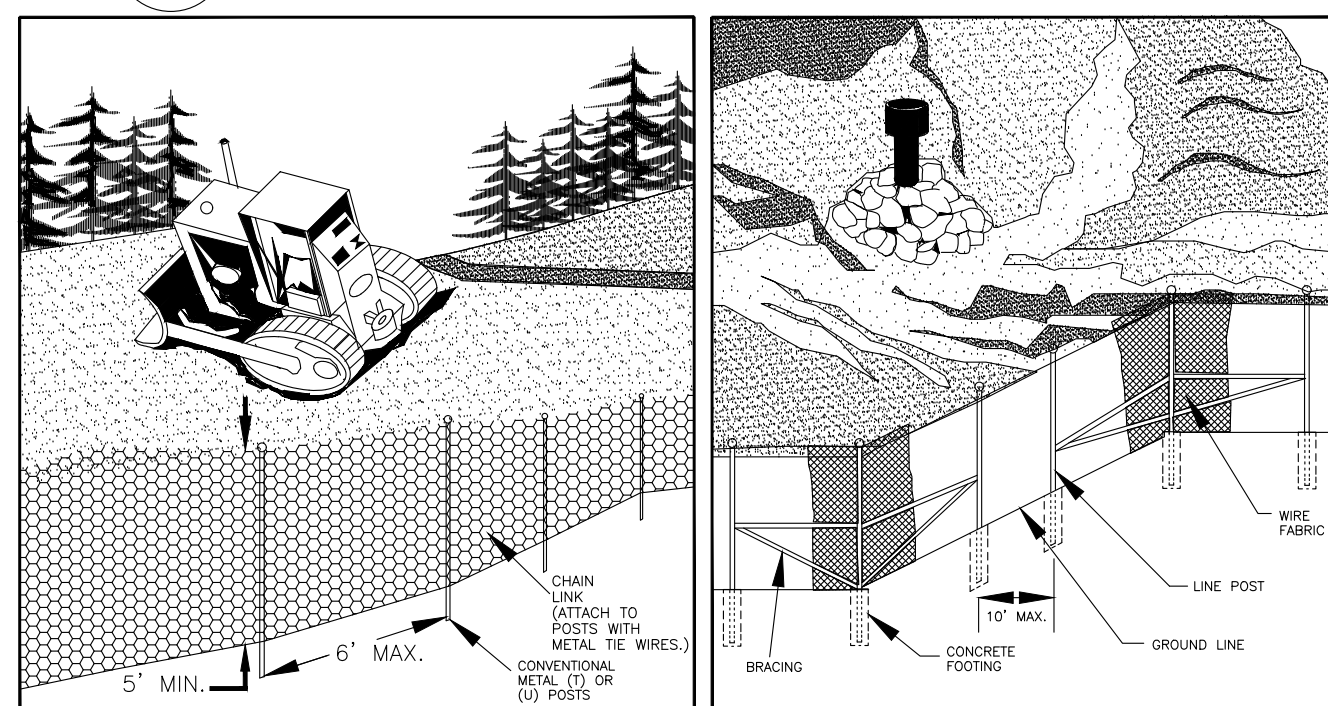
ST TEMPORARY SEDIMENT TRAP

TEMPORARY SEDIMENT TRAP CALCULATIONS													
No.	A	B	C	H (ft.)	Z (ft.)	WEIR LENGTH (ft.)	DRAINAGE AREA (Acres)	WET VOL. (REQ.) (CY)	D1 (ft.)	WET VOL. (PROV.) (CY)	DRY VOL. (REQ.) (CY)	D2 (ft.)	DRY VOL. (PROV.) (CY)
1	441.5	444.5	446	2.5	2.0	13'	2.14	143.38	4.0	167.5	143.38	1.5	146.6

*NOTE: SEDIMENT TRAP SHALL NOT BE REMOVED BEFORE CITY INSPECTOR HAS DEEMED STABILIZED.

**SFB SILT FENCE BREAK**

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

SAF SAFETY FENCE**PS PERMANENT SEEDING MIXTURES FOR THE PIEDMONT AREA**

TOTAL LBS. PER ACRE

MINIMUM CARE LAWN - COMMERCIAL OR RESIDENTIAL	175-200 LBS.
- KENTUCKY 31 OR TURF-TYPE TALL FESCUE	95-100%
- IMPROVED PERENNIAL RYE GRASS	0-5%
- KENTUCKY BLUEGRASS	0-5%

HIGH MAINTENANCE LAWN	200-250 LBS.
- KENTUCKY 31 OR TURF-TYPE TALL FESCUE	100%

GENERAL SLOPE (3:1 OR LESS)	128 LBS.
- KENTUCKY 31 FESCUE	2 LBS.
- RED TOP GRASS	20 LBS.
- SEASONAL NURSE CROP*	TOTAL 150 LBS.

LOW-MAINTENANCE SLOPE (STEEPER THAN 3:1)	108 LBS.
- KENTUCKY 31 FESCUE	2 LBS.
- RED TOP GRASS	20 LBS.
- SEASONAL NURSE CROP*	20 LBS.
- CROWN VETCH**	TOTAL 150 LBS.

*USE SEASONAL NURSE CROP IN ACCORDANCE WITH SEEDING DATES AS STATED BELOW:

FEBRUARY 16TH THROUGH APRIL 30TH	ANNUAL RYE
MAY 1ST THROUGH AUGUST 15TH	FOXTAIL MILLET
AUGUST 16TH THROUGH OCTOBER 31ST	ANNUAL RYE
NOVEMBER 1ST THROUGH FEBRUARY 15TH	ANNUAL RYE

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

TS TEMPORARY SEEDING PLANT MATERIALS, SEEDING RATES AND DATES FOR THE PIEDMONT AREA

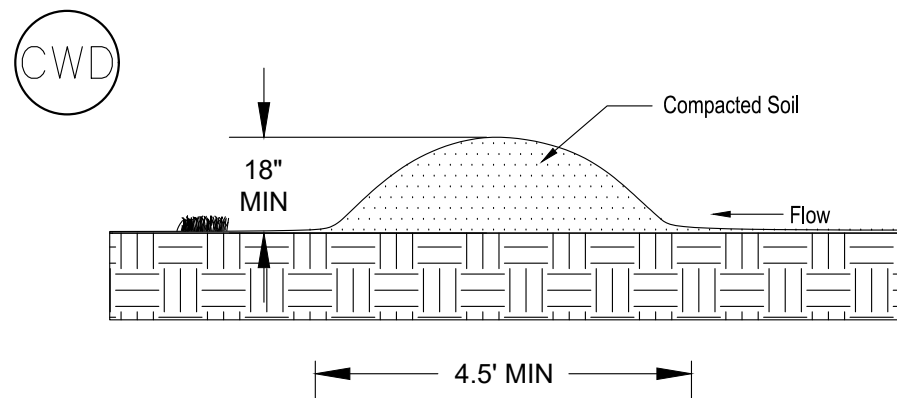
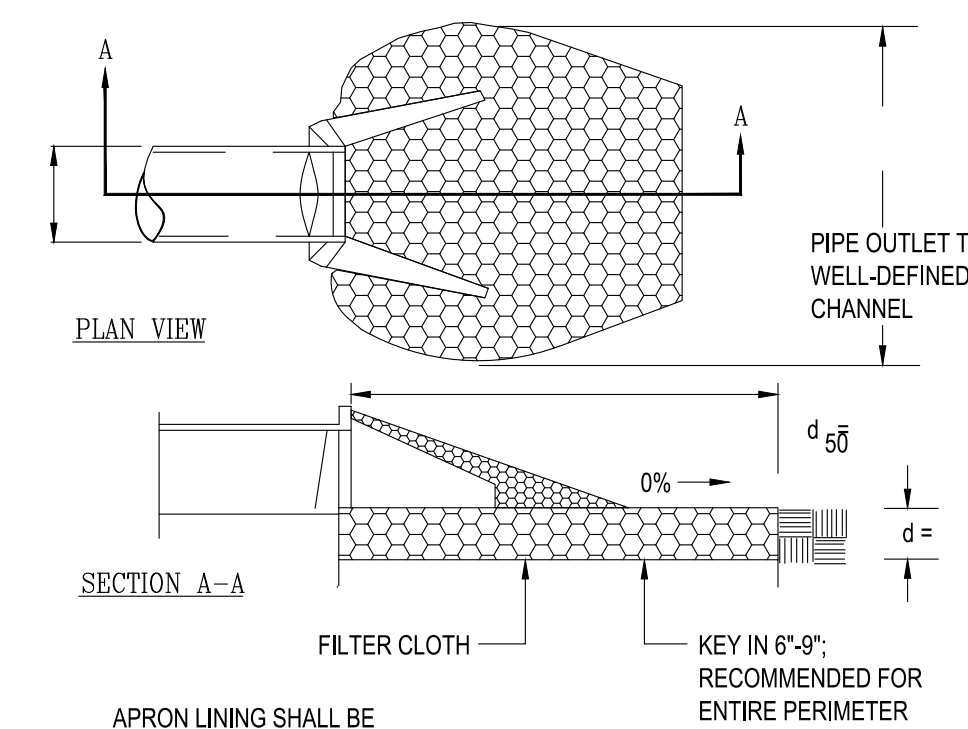
SPECIES	SEEDING RATE (PER AC.)	2/15 TO 4/30	5/1 TO 9/1	9/1 TO 11/15
OATS (Avena sativa)	3 BU. (UP TO 100 LBS., NOT LESS THAN 50 LBS.)	X	-	-
RYE ** (Secale cereale)	2 BU. (UP TO 110 LBS., NOT LESS THAN 50 LBS.)	X	-	X
GERMAN MILLET (Setaria italica)	50 LBS.	-	X	-
ANNUAL RYEGRASS * (Lolium multi-florum)	60 LBS.	X	-	X
WEEPING LOVEGRASS (Eragrostis curvula)	15 LBS.	-	X	-
KOREAN LESPEDEZA * (Lespedeza stipulacea)	25 LBS.	X	X	-

* MAY BE USED AS A COVER CROP WITH SPRING CROP

** MAY BE USED AS A COVER CROP WITH WINTER CROP

X MAY BE PLANTED BETWEEN THESE DATES

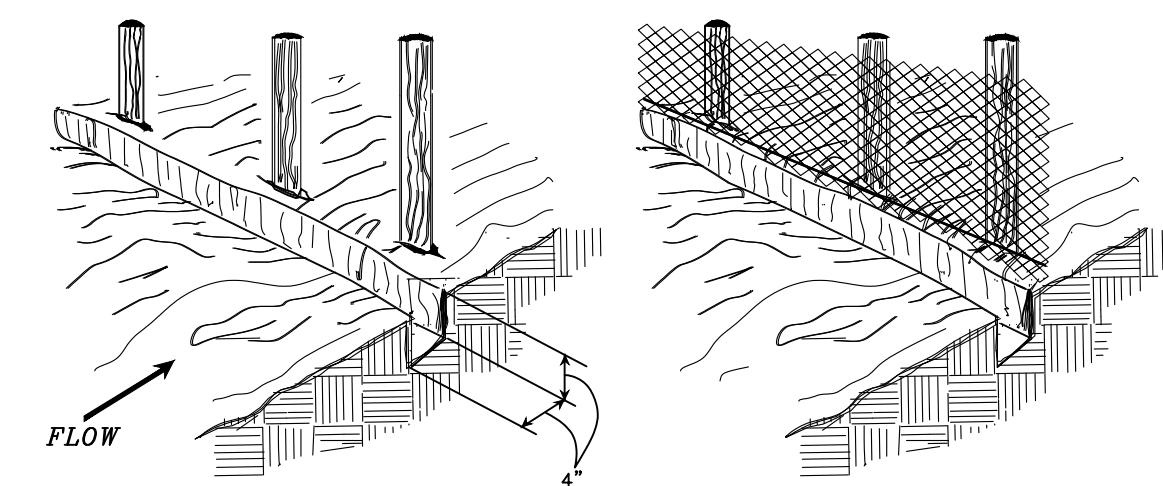
- MAY NOT BE PLANTED BETWEEN THESE DATES

DD DIVERSIONS (CLEAN WATER)**OP OUTLET PROTECTION**

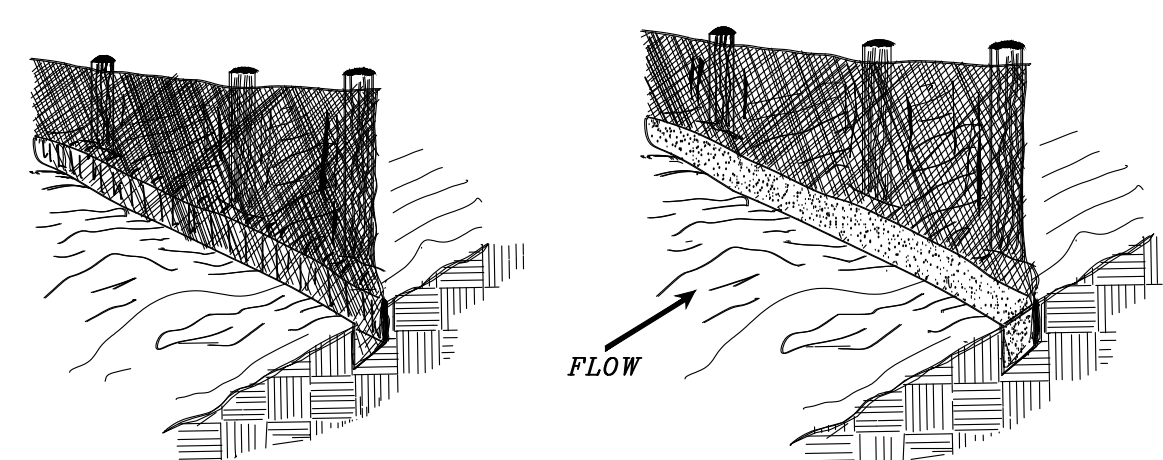
Outlet Protection Table							
Outlet Structure	Pipe Diameter (in)	Discharge (cfs)	Apron Length (ft)	Upstream Apron Width (ft)	Downstream Apron Width (ft)	Stone Depth (in)	Riprap Stone Size
8	18	4.12	8	5	5	12	Class 1

SF SILT FENCE

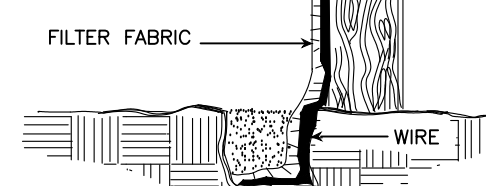
1. SET POSTS AND EXCAVATE A 4"x4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.
2. STAPLE CHAIN LINK FENCING TO THE POSTS.



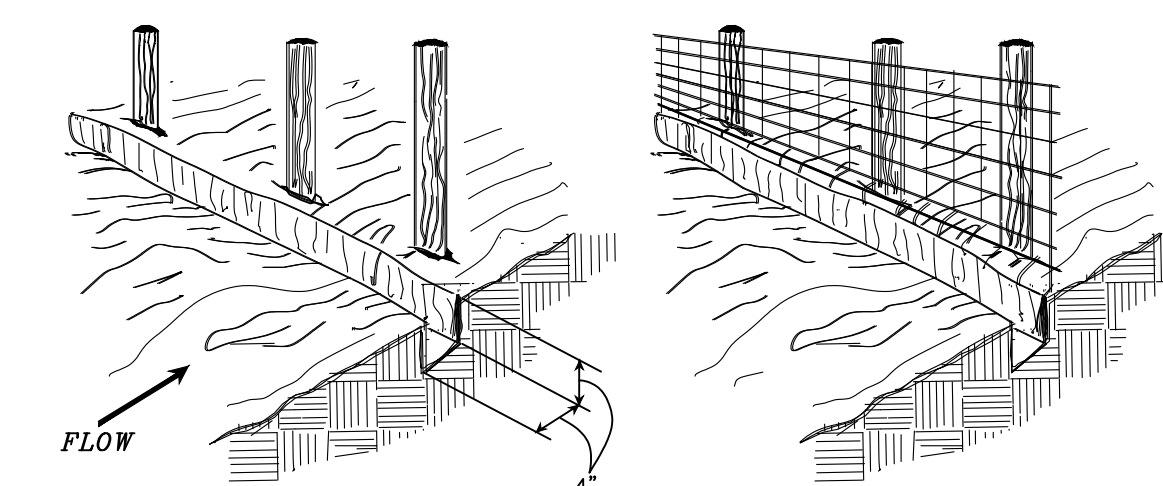
3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



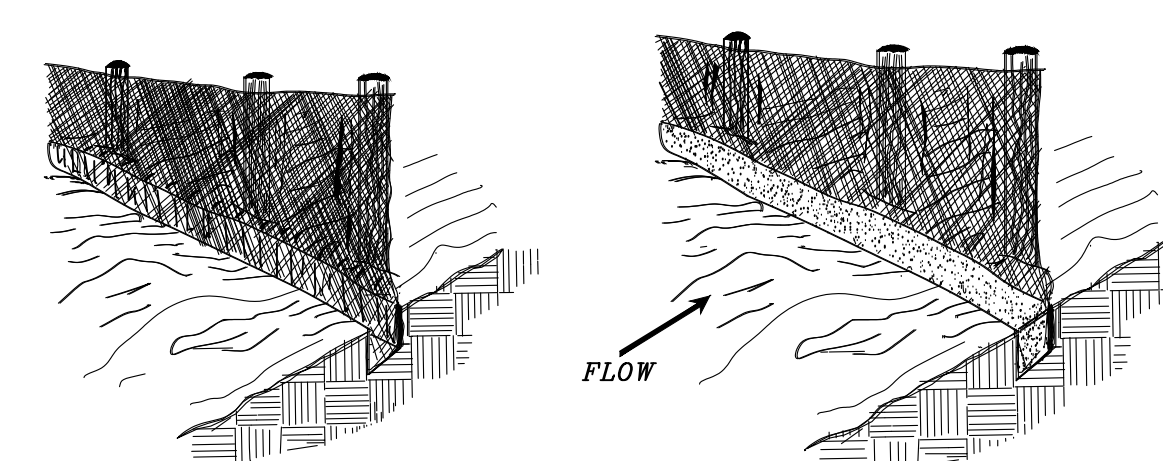
EXTENSION OF FABRIC AND WIRE INTO THE TRENCH.

**SSF SUPER SILT FENCE**

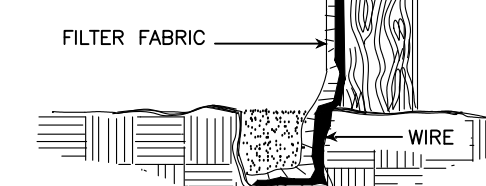
1. SET POSTS AND EXCAVATE A 4"x4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.
2. STAPLE WIRE FENCING TO THE POSTS.



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.



ROUDABUSH, GALE & ASSOCIATES, INC.

ENGINEERS, SURVEYORS AND LAND PLANNERS

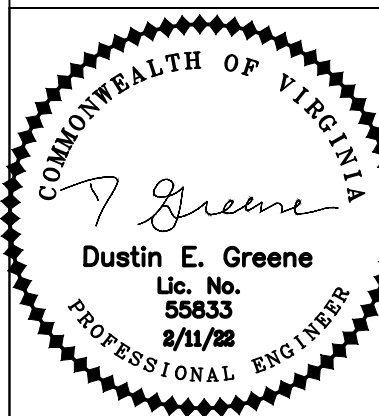
A PROFESSIONAL CORPORATION

SERVING VIRGINIA SINCE 1968

914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902

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

REVISIONS		DESCRIPTION
NO.	DATE	CITY COMMENTS
1	7/28/2021	
2	10/20/2021	
3		
4		



FINAL SITE PLAN

209 MAURY AVENUE

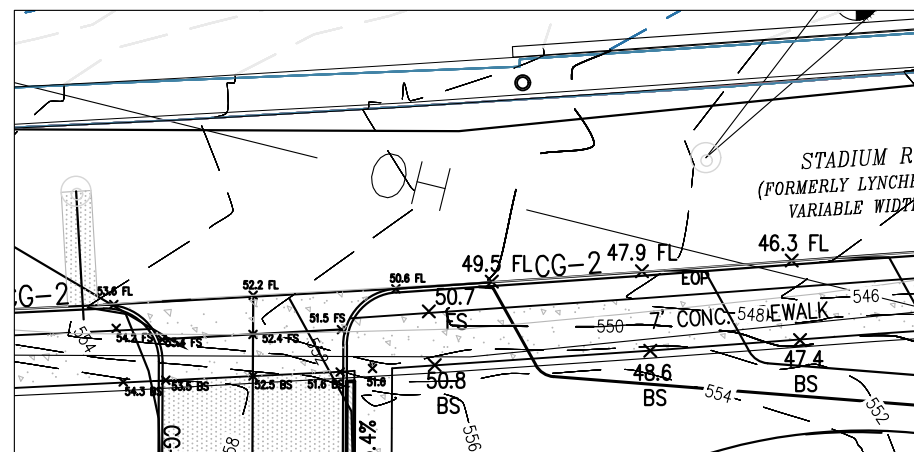
TAX MAP 17 PARCELS 180, 180.1, 180.2, 184, 185 & 186

CITY OF CHARLOTTESVILLE, VA

E&SC DETAILS

DATE:	6-22-2021
JOB:	16.0084

12 OF 25

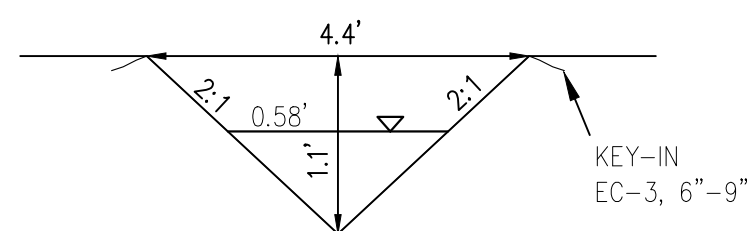


INSET 2

SPOT SHOT LEGEND

FL FLOW LINE
TC TOP OF CURB
TW TOP OF WALL
BW BOTTOM OF WALL
FF FINISHED FLOOR
BF BASEMENT FLOOR
BS BACK SIDEWALK
FS FRONT SIDEWALK
45.0 EX EXISTING SHOT

NO SPOT SHOT LABEL
IS A GROUND SHOT



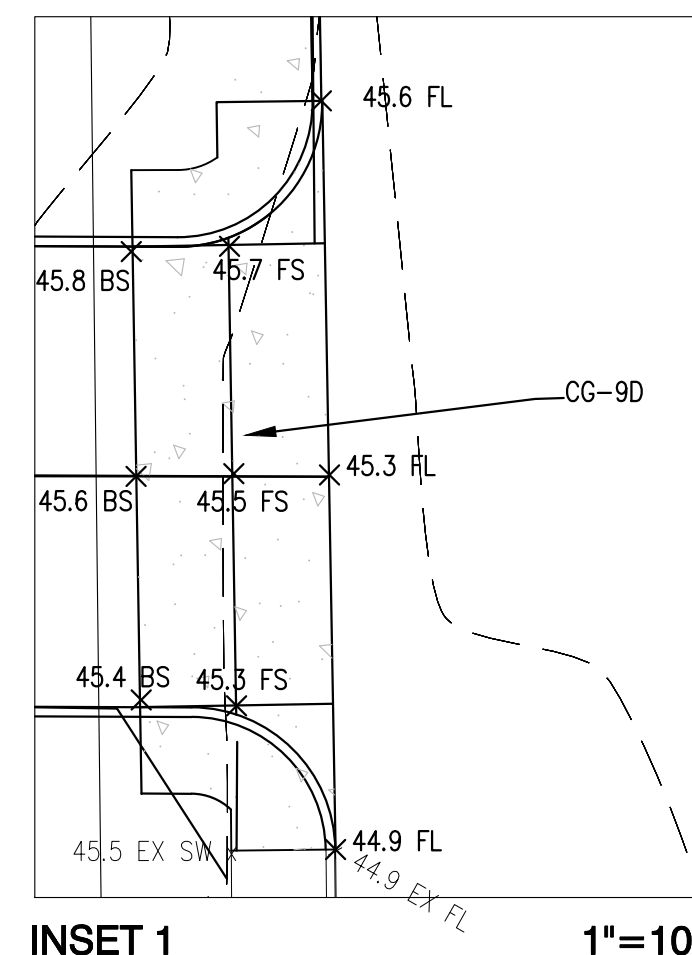
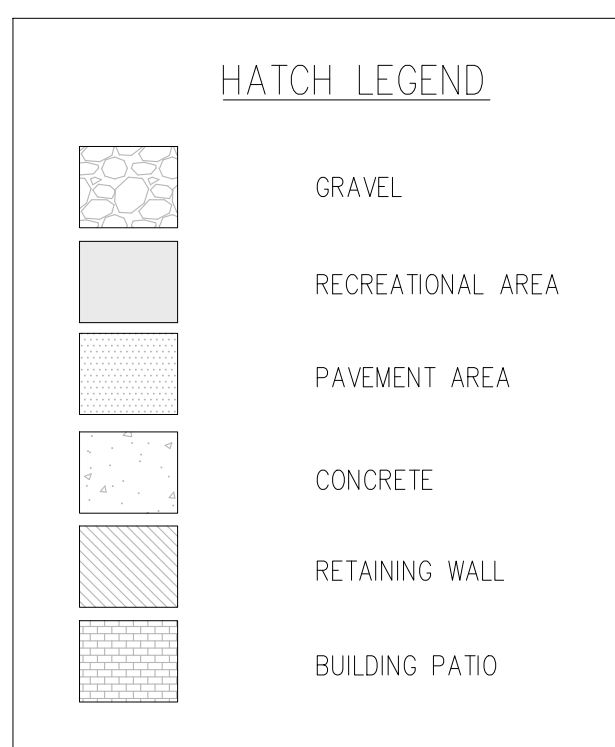
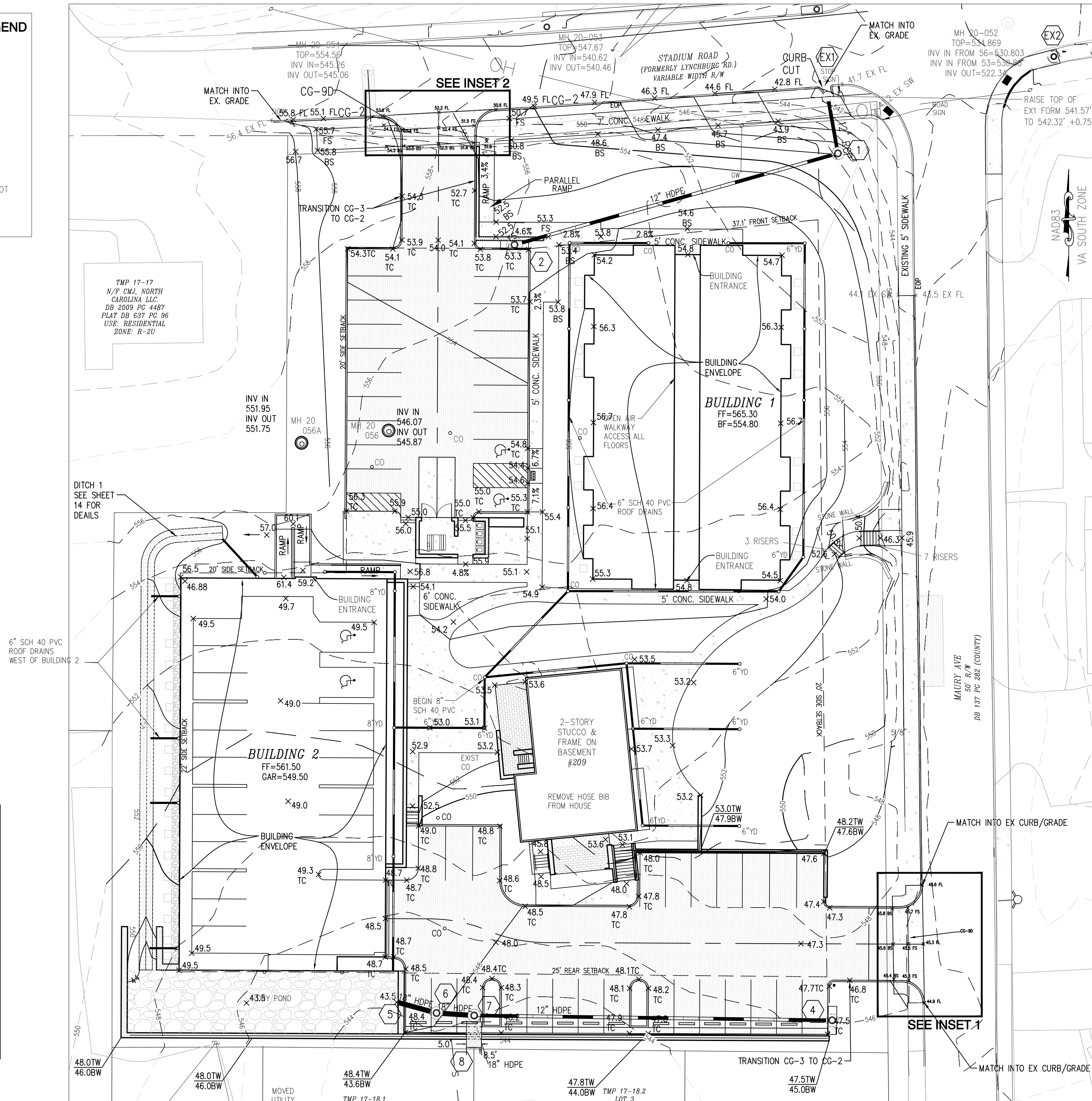
DITCH 1
A = 1.09 Ac
C = 0.48
S(2) MAX VELOCITY = 15.0%
S(10) MAX DEPTH = 4.0%
Tc = 10 min
Q10 = 2.71 cfs
d10 = 0.58'
Q2 = 2.04 cfs
V2 = 6.16 f/s

Line with EC-3

Inlet ID	Inlet ID	TOP ELEV	INV UP	INV DN	LENGTH (FT)	SLOPE	SIZE (IN)	TYPE
4	7	547.50	545.00	543.30	114.84	1.48	12	HDPE
5	6	-	543.50	543.40	13.20	0.76	18	HDPE
6	7	548.10	543.40	543.30	12.52	0.80	18	HDPE
7	8	548.00	543.20	543.10	0.50	20.00	18	HDPE
2	1	553.50	548.00	540.65	111.45	6.59	12	HDPE
1	EX1	547.05	540.55	539.67	17.62	4.99	12	RCP
EX1	EX2	542.32	539.57	535.11	74.34	6.00	18	RCP
EX2	EX3	538.10	534.13	528.12	61.02	9.39	18	RCP
EX3	EX4	531.12	527.92	519.44	85.53	9.91	18	RCP
EX4	EX5	521.44	516.94	509.68	135.38	5.36	15	RCP
EX5	EX6	512.76	509.76	505.80	100.98	3.92	15	RCP
EX6	EX7	508.25	505.70	501.28	130.60	3.40	12	RCP
EX7	EX8	505.28	501.00	498.40	58.10	4.48	24	RCP
EX8	EX9	504.11	498.30	497.40	20.57	4.38	24	RCP
EX9	EX10	503.76	497.30	496.80	15.81	3.16	36	RCP
EX10	Outfall	-	496.70	495.40	20.00	6.50	36	RCP

20-56B	20-56A	557.00	551.75	546.07	29.16	19.48	8	DIP P401 COATING
20-56A	54	554.98	545.87	545.06	119.65	0.52	8	PVC SDR 26

EXISTING STORM SEWER 2 TO EX10 CAN BE FOUND ON SHEET 17



INSET 1

1"=10'



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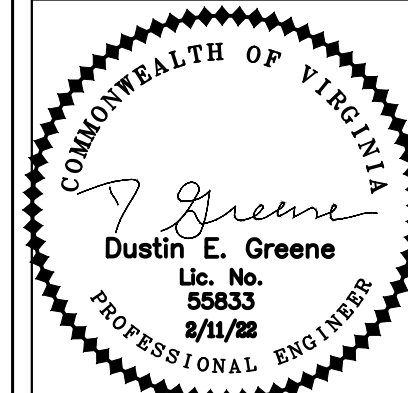
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REVISIONS

NO.	DATE	DESCRIPTION	CITY COMMENTS
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2	10/20/2021		
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4			



FINAL SITE PLAN
209 MAURY AVENUE

TAX MAP 17 PARCELS 180, 180.1, 180.2, 184, 185 & 186
CITY OF CHARLOTTESVILLE, VA

GRADING & DRAINAGE PLAN

DATE: 6-22-2021
JOB: 16.0084

SHEET: 13 OF 25

R302.5.1 PROWAG - THE GRADE FOR PEDESTRIAN ACCESS
ROUTES SHALL NOT EXCEED THE GENERAL GRADE
ESTABLISHED FOR THE ADJACENT STREET

ADA - 403.3 WALKING SURFACE, SLOPE
RUNNING SLOPES NOT STEEPER THAN 1:20
CROSS SLOPE NOT STEEPER THAN 1:48
RAMPS MAXIMUM 1:12 NO LONGER THAN 30'

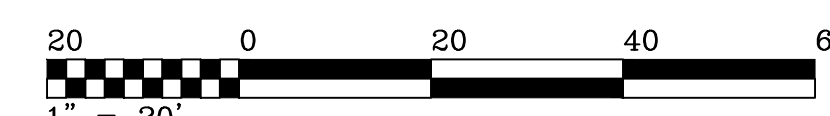
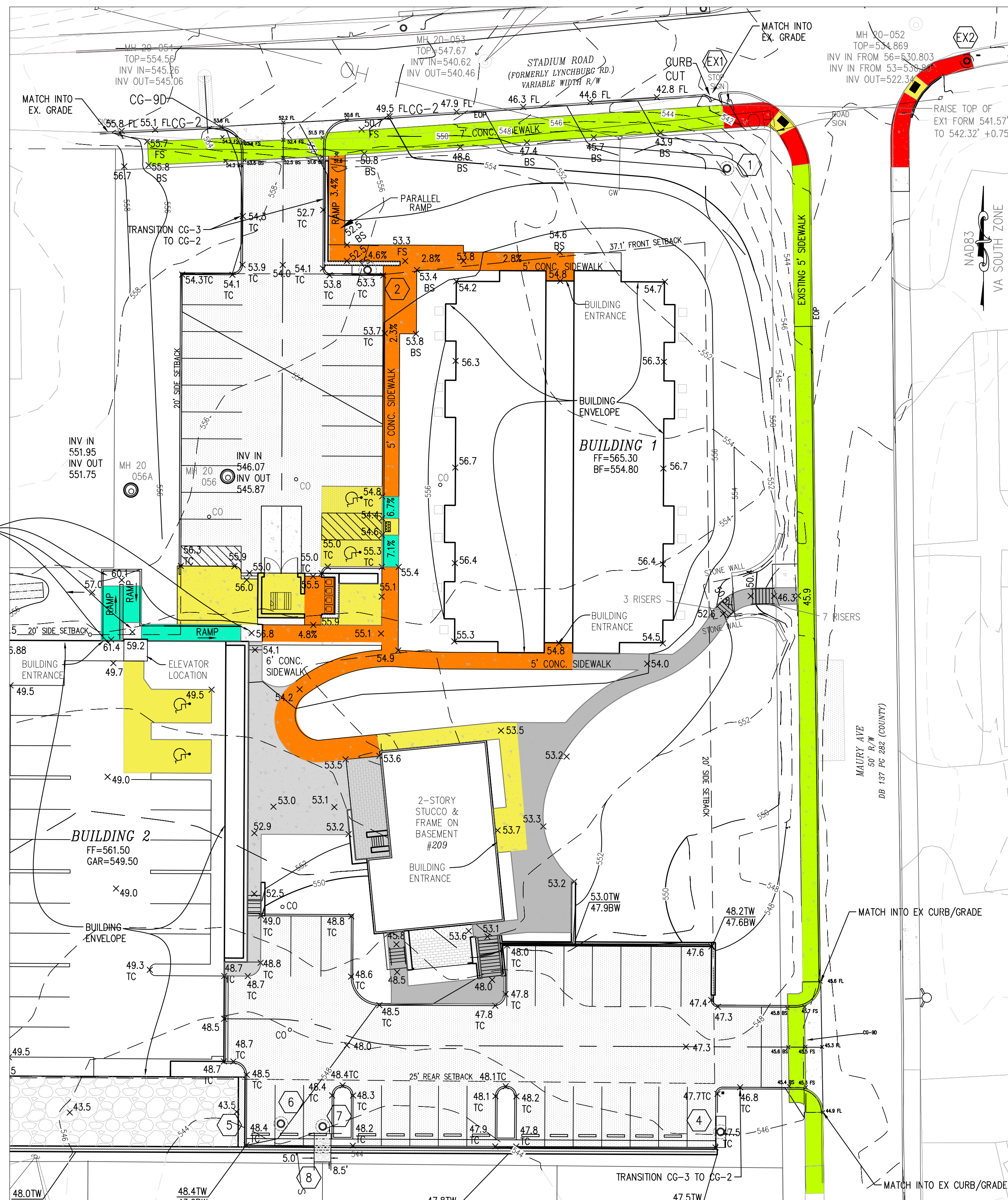
ADA - 405.2 RAMP RUNS SHALL HAVE
A RUNNING SLOPE NOT STEEPER THAN 1:12

ADA - 502.3 PARKING ACCESS AISLE,
FLOOR AND GROUND SURFACES
SLOPES NOT STEEPER THAN 1:48

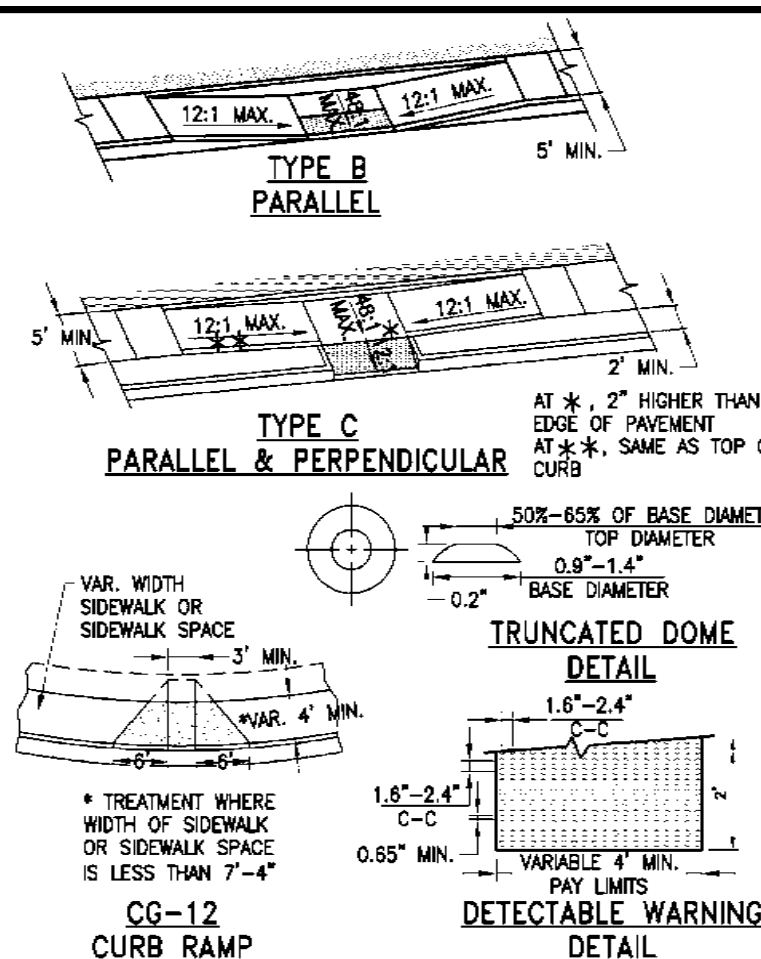
PEDESTRIAN ACCESS

NOTE: FLAT LANDING AT
BUILDING ENTRANCE IS AN OPEN
AIR CORRIDOR SO THERE IS NO
DOOR JUST A FLAT CORRIDOR
TO THE OTHER END OF THE BUILDING
NO CROSS SLOPED STEEPER THAN 1:48

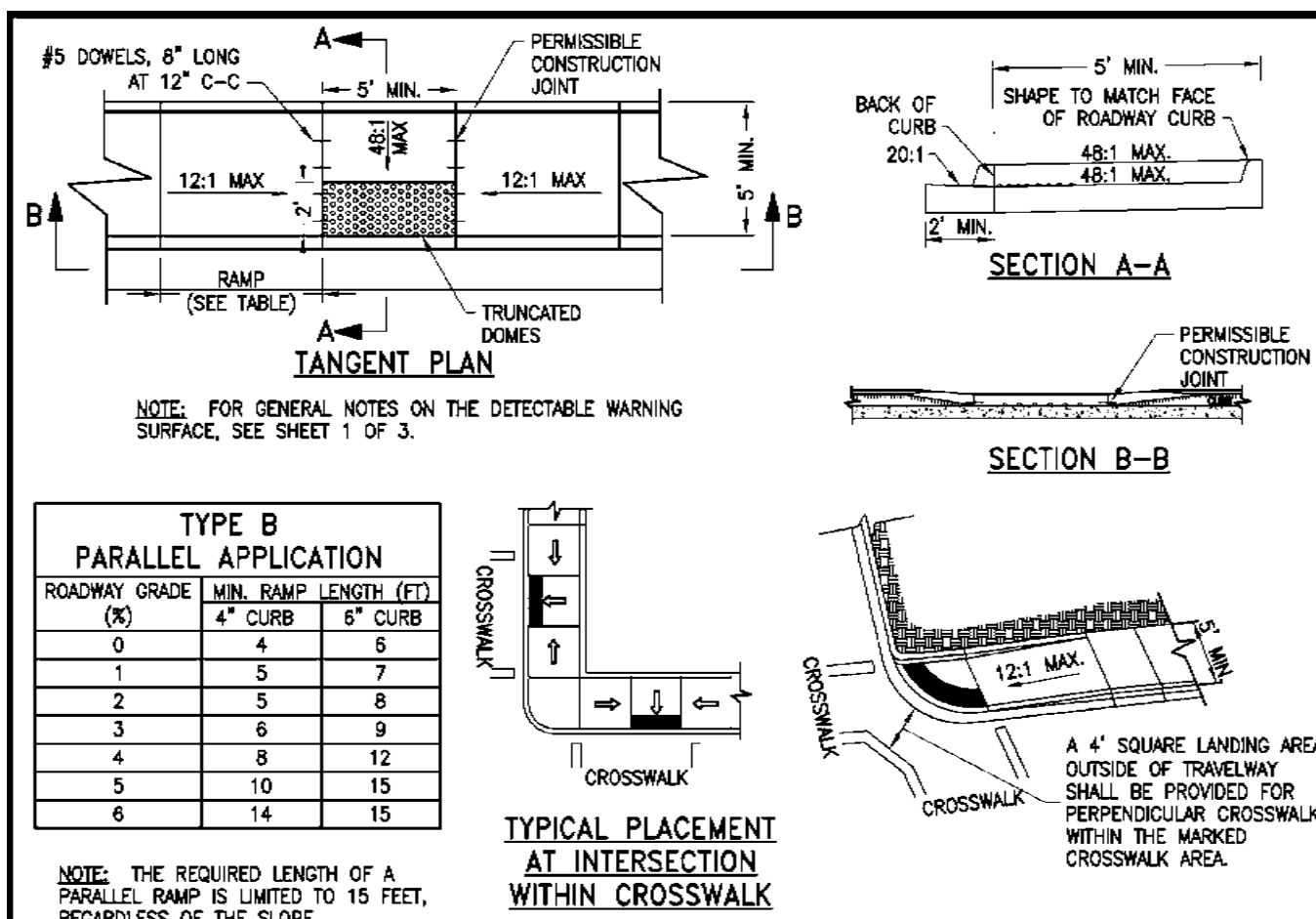
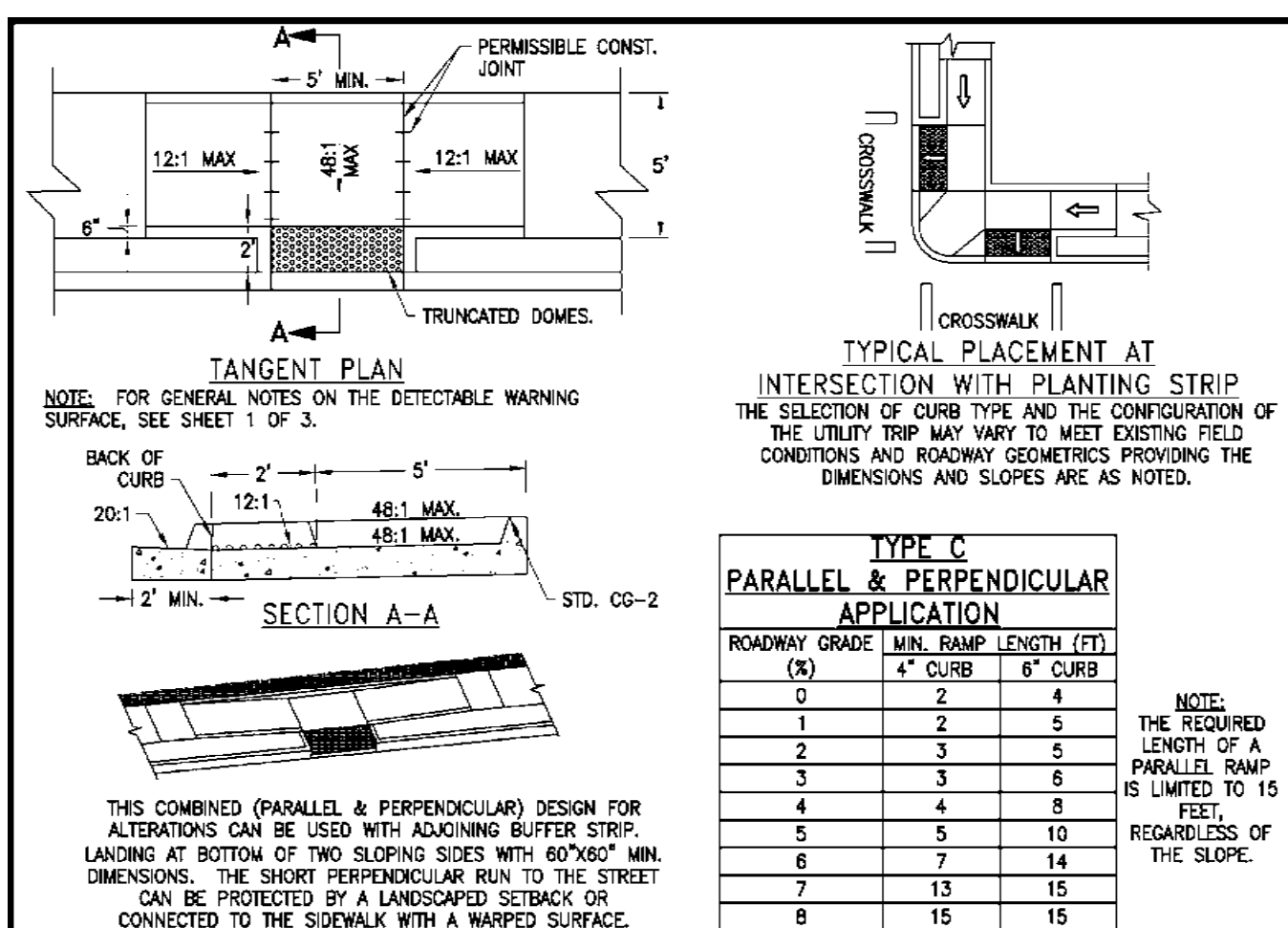
FL	FLOW LINE
TC	TOP OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
FF	FINISHED FLOOR
BF	BASEMENT FLOOR
BS	BACK SIDEWALK
FS	FRONT SIDEWALK
45.0 EX	EXISTING SHOT
NO SPOT SHOT LABEL IS A GROUND SHOT	



1. DETECTABLE WARNING TO BE PRE-FOAMED PLASTIC INSUL WITH SLIP RESISTANT SURFACE COVERING THE FULL WIDTH OF THE RAMP FLOOR 2' FOOT IN LENGTH IN THE DIRECTION OF TRAVEL.
2. THE DETECTABLE WARNING SHALL BE PROVIDED BY TRUNCATED DOMES. TRUNCATED DOMES TO BE STAMPED INTO THE PRECAST CONCRETE.
3. DETECTABLE WARNING SECTION SHALL BE YELLOW.
4. SLOPING SIDES OF CURB RAMP MAY BE POURED MONOLITHICALLY WITH RAMP FLOOR OR BY USING PERMISSIBLE CONSTRUCTION JUNT WITH REQUIRED BARS.
5. IF RAMP FLOOR IS PRECAST, HOLES MUST BE PROVIDED FOR DOWEL BARS SO THAT ADDITIONAL REINFORCING CAN BE PLACED IN THE RAMP FLOOR. PLACEMENT OF PRECAST RAMP FLOOR, PRECAST CONCRETE SHALL BE CLASS A-4.
6. REQUIRED BARS ARE TO BE NO. 5 X 8" PLACED 1' CENTER TO CENTER ALONG ALL SIDES OF THE RAMP FLOOR, MIN-DEPTH OF RAMP FLOOR IS MINIMUM CONCRETE COVER 1 1/2".
7. RAMP MAY BE PLACED ON RADIAL OR TANGENTIAL SECTIONS OF THE CURB. THE OPENING OF RAMP PLACED WITHIN THE LIMITS OF THE CROSSWALK AND THAT THE SLOPE AT THE CONNECTION OF THE CURB TO THE CORPORATION SHALL BE 1:4.
8. TYPICAL CONCRETE SIDEWALK IS 4" THICK, WHEN THE RAMP IS PLACED IN THE CURB RETURN RADIAL IT SHALL BE 7" THICK.
9. WHEN CURB RAMPS ARE USED IN CONNECTION WITH A SHARED USE PATH, THE MINIMUM WIDTH SHALL BE 4' WITH A MINIMUM OF 12" WALKWAY.



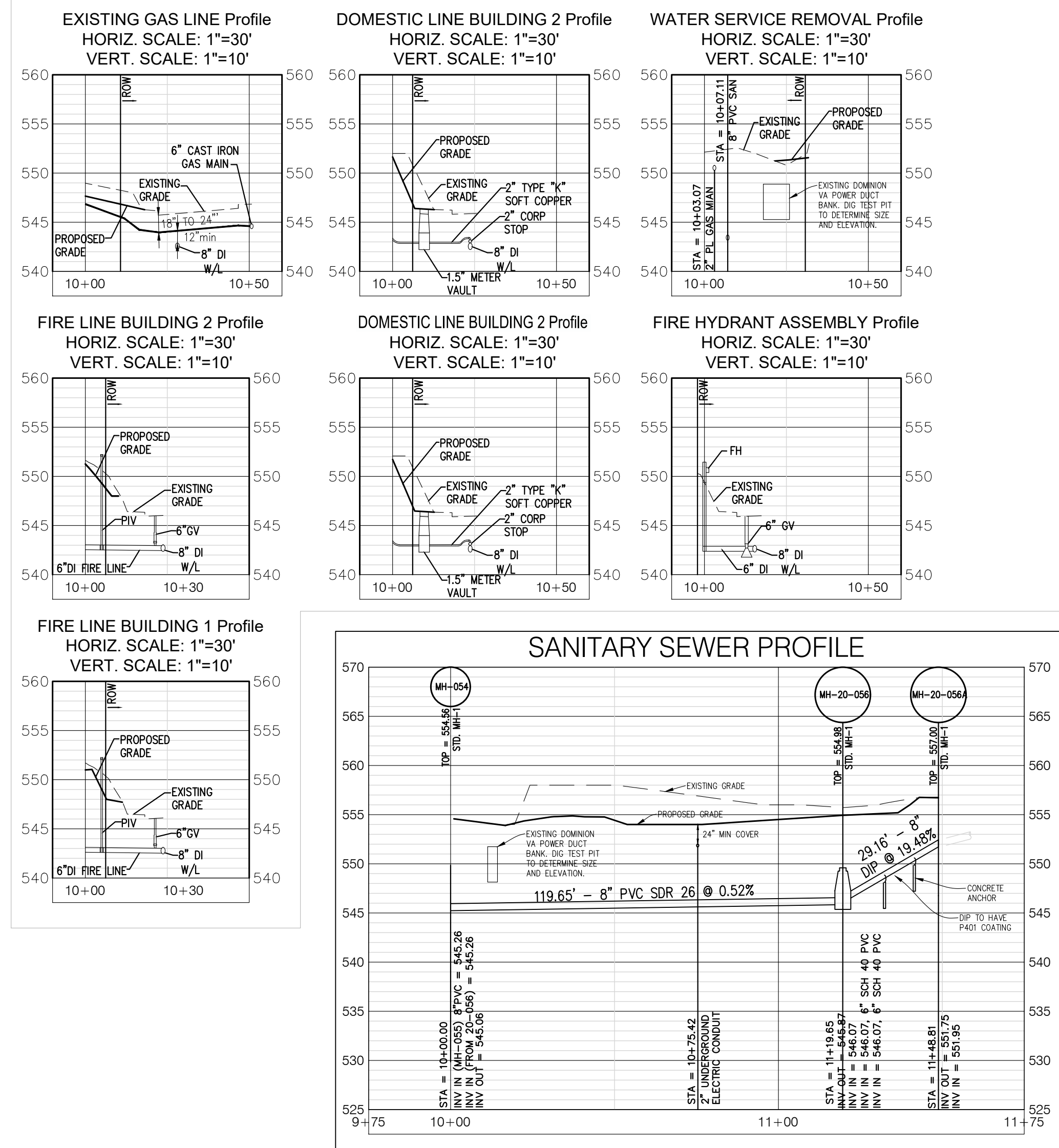
CITY STANDARDS
CG-12 DETECTABLE WARNING
SURFACE GENERAL NOTES
(SHEET 1 OF 3)

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

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

UTILITY NOTES

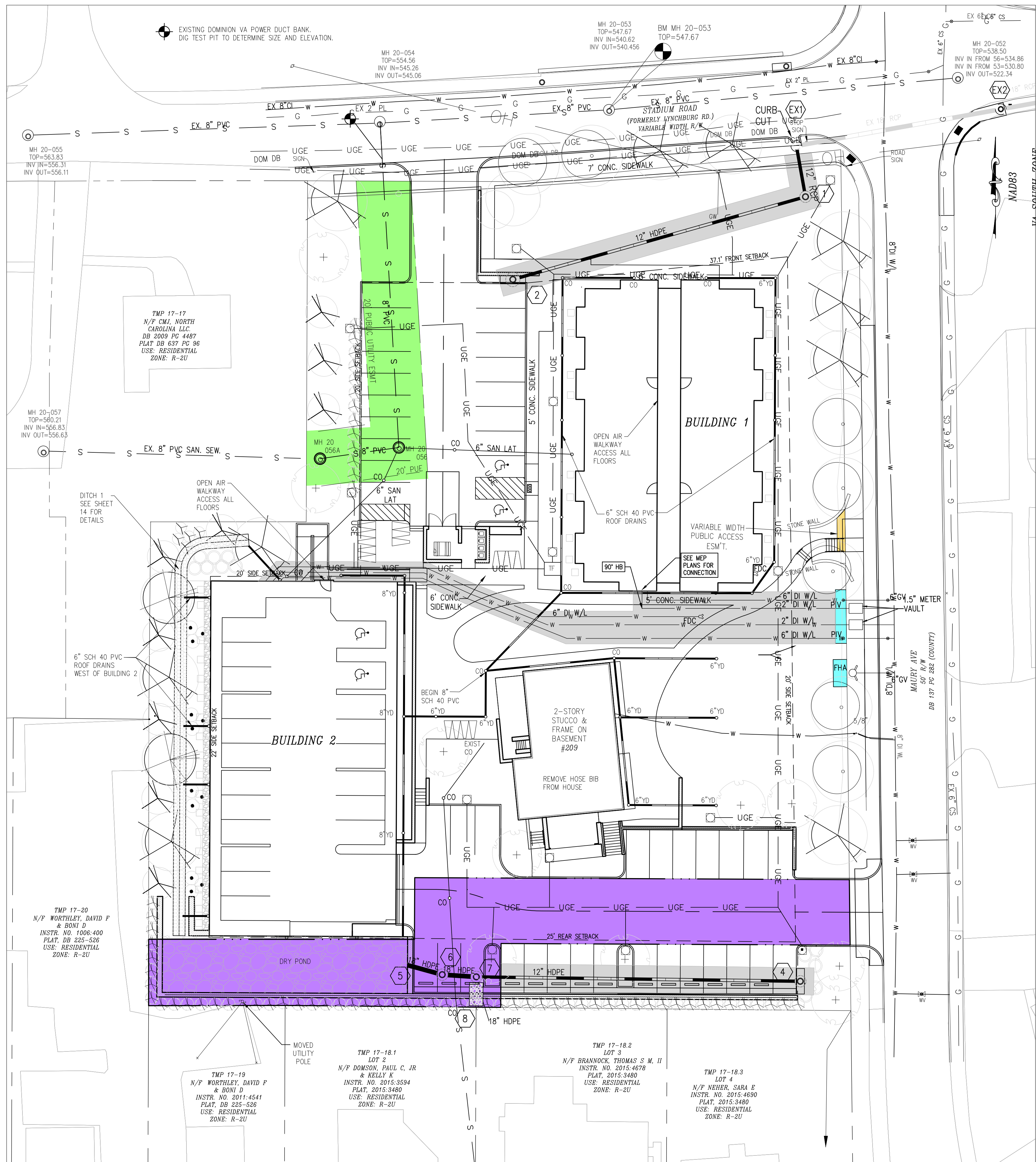
- PER THE VIRGINIA DEPARTMENT OF HEALTH WATERWORKS REGULATIONS (PART II, ARTICLE 3, SECTION 12 VAC 5-590 THROUGH 630), ALL BUILDINGS THAT HAVE THE POSSIBILITY OF CONTAMINATING THE POTABLE WATER DISTRIBUTION SYSTEM (HOSPITALS, INDUSTRIAL SITES, BREWERIES, ETC.) SHALL HAVE A BACKFLOW PREVENTION DEVICE 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.
- 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.
- PLEASE CONTACT THE REGULATORY COMPLIANCE ADMINISTRATOR AT 434-970-3032 WITH ANY QUESTIONS REGARDING THE GREASE TRAP OR BACKFLOW PREVENTION DEVICES.
- ALL NEW SSMH SHALL BE PRECAST.
- ALL WATERLINE SHUT DOWNS MUST BE COORDINATED WITH AND PERFORMED BY THE CITY, AND THE DEVELOPER MUST HAND OUT NOTICES TO AFFECTED CUSTOMERS AT LEAST 48 HOURS IN ADVANCE.
- A 1.5" WATER METER IS REQUIRED FOR BUILDING 1 AND BUILDING 2. THE PUBLIC PORTION OF THE WATER SERVICE LINE SHALL BE 2-INCH TYPE-K SOFT COPPER SUPPLYING THE CITY STANDARD 2-INCH METER SETTER. THE CITY WILL INSTALL THE 1.5-INCH METER IN THE 2-INCH SETTER WITH ADAPTOR BRACKETS.
- THE EXISTING WATER METER FOR THE EXISTING HOUSE SHALL BE ADJUSTED AS NEEDED DUE TO GRADING.
- FIRE LINES FOR THE BUILDINGS AND THE NEW FIRE HYDRANT WILL USE WET-TAPS USING TAPPING SLEEVE AND VALVES.
- IF THE EXISTING STRUCTURE 20-054 IS PRECAST, THE NEW MAIN CONNECTION SHALL BE GORED AND BOOTED.
- THERE SHALL BE AT LEAST 1' OF DISTANCE BETWEEN THE OUTSIDE DIAMETER OF THE ROOF DRAIN SYSTEM AND ANY WATERLINES.
- A DOMESTIC BACKFLOW PREVENTER SHALL BE PROVIDED FOR EACH BUILDING.

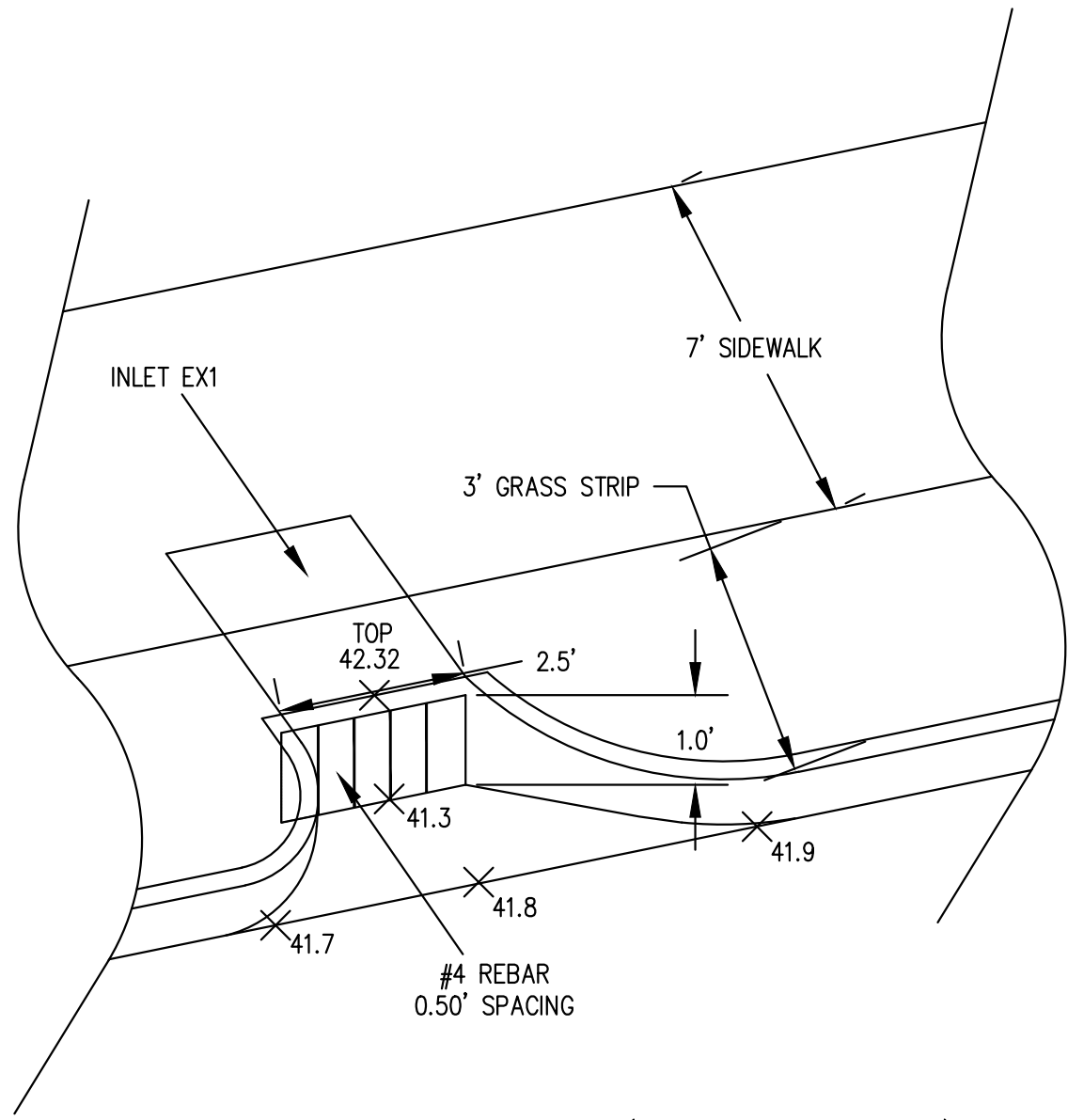


RIGHT-OF-WAY & UTILITY PROFILES

HATCH LEGEND

	PUBLIC SANITARY SEWER EASEMENT
	PUBLIC WATERLINE EASEMENT
	PUBLIC ACCESS EASEMENT
	SWM/BMP PRIVE MAINTENANCE EASEMENT
	DO NOT PLANT ZONE





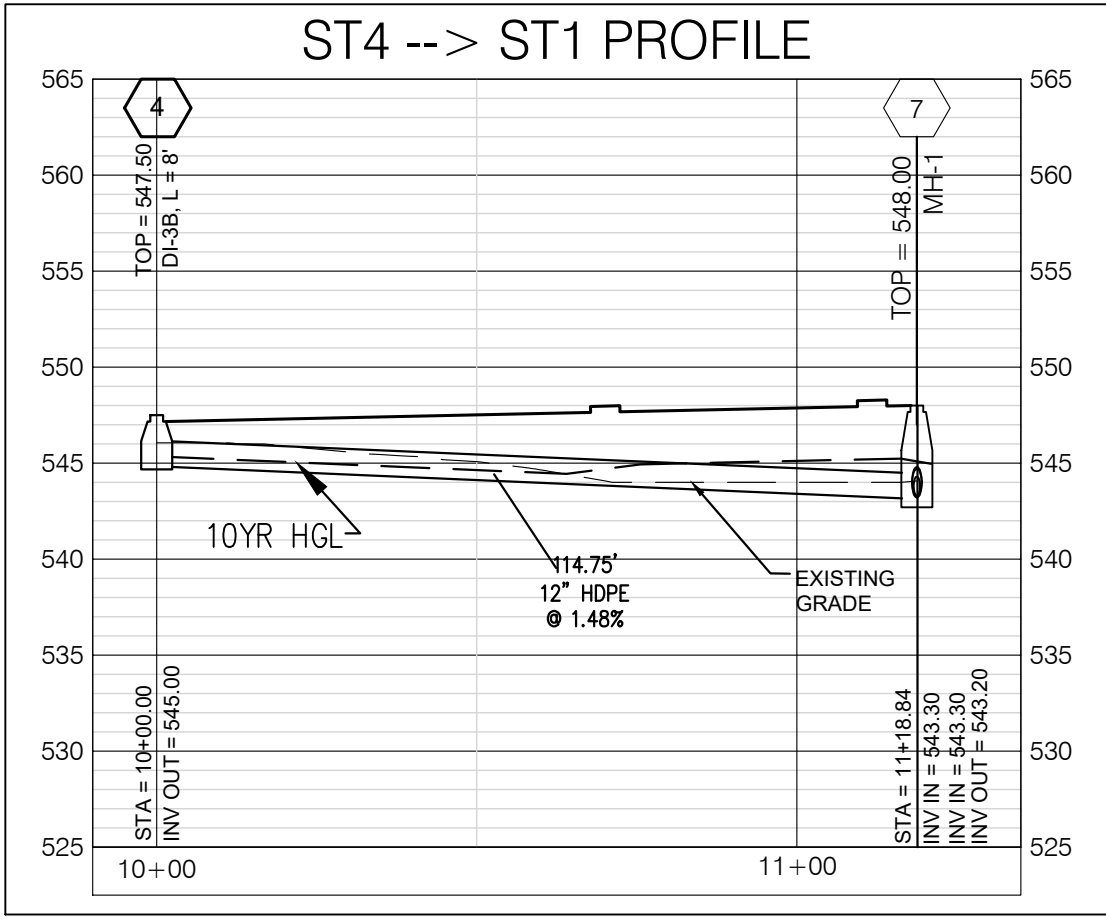
CURB CUT, ISOMETRIC (NOT TO SCALE)

Line	Size	Q	Downstream								Len	Upstream								Check		JL coeff	Minor loss														
			Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)		Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)	Ave Sf (%)	Enrgy loss (ft)																
(1)	(in)	(2)	(cfs)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(%)	(11)	(ft)	(12)	Invert elev (ft)	(13)	HGL elev (ft)	(14)	Depth (ft)	Area (sqft)	(16)	Vel (ft/s)	(17)	Vel head (ft)	(18)	EGL elev (ft)	(19)	Sf (%)	(20)	Ave Sf (%)	(21)	Enrgy loss (ft)	(22)	(K)	(23)	(ft)	(24)
1	18	6.40	543.10	544.61	1.50	1.77	3.62	0.20	544.81	0.317	0.500	543.20	544.60	1.40	1.72	3.73	0.22	544.82	0.274	0.295	0.003	1.00	0.22														
2	18	5.25	543.30	544.82	1.50	1.77	2.97	0.14	544.96	0.213	12.920	543.40	544.84	1.44	1.74	3.01	0.14	544.98	0.185	0.199	0.026	1.00	0.14														
3	12	0.87	539.67	540.86	1.00	0.28	1.11	0.02	540.88	0.051	17.620	540.55	540.94	0.39**	0.28	3.06	0.15	541.09	0.490	0.270	n/a	1.00	0.15														
4	12	0.92	540.65	540.94	0.29	0.19	4.89	0.15	541.09	0.000	111.450	548.00	548.40	0.40**	0.30	3.12	0.15	548.55	0.000	0.000	n/a	1.00	n/a														
5	12	1.21	543.30	544.82	1.00	0.36	1.54	0.04	544.85	0.098	114.840	545.00	545.46	0.46**	0.36	3.40	0.18	545.64	0.511	0.305	n/a	1.00	n/a														

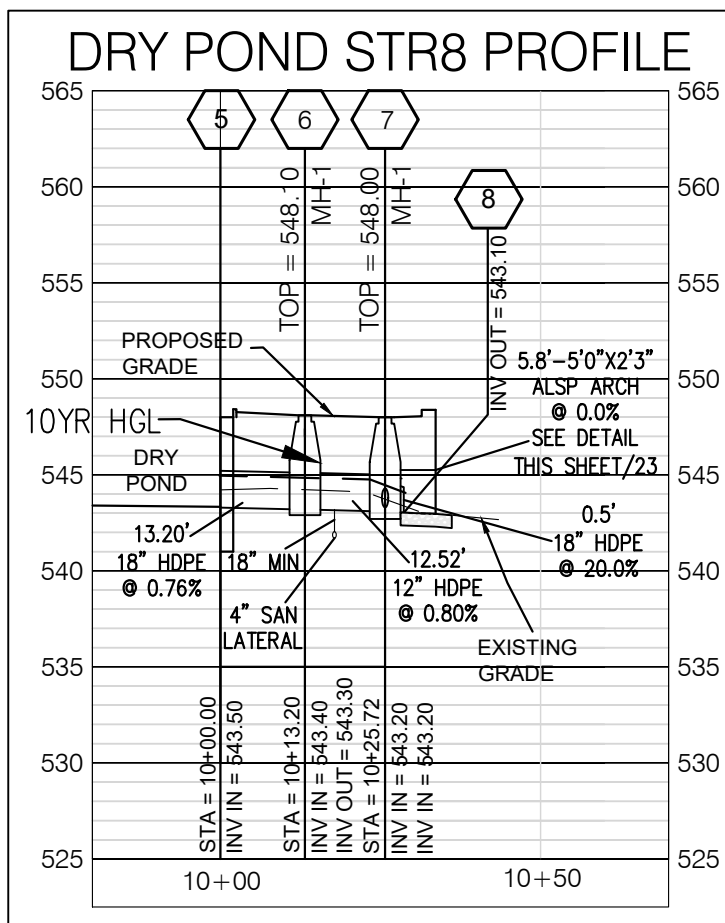
PROPOSED HGL CALCULATIONS

FROM POINT	TO POINT	DA (ACRES)	C	CA		Tc MINUTES	RAINFALL IN/HR	RUN-OFF CFS	INVERT UPPER	INVERT LOWER	LENGTH FEET	SLOPE %	DIAM. INCHES	CAPACITY CFS	VELOCITY F.P.S.	FLOW TIME MIN.	REMARKS
				INCR.	ACCUM.												
2	1	0.15	0.85	0.13	0.13	5.00	6.67	0.85	548.00	540.65	111.45	6.59%	12	7.93	6.51	0.29	MH
1	EX1	0	0.00	0.00	0.13	5.29	6.57	0.84	540.55	539.67	17.62	4.99%	12	6.90	5.88	0.05	
4	7	0.19	0.88	0.17	0.17	5.00	6.67	1.11	545.00	543.30	114.75	1.48%	12	3.76	4.19	0.46	
5	6	1.67	0.56	0.94	0.94	10.00	5.37	5.24	543.50	543.40	13.20	0.76%	18	7.92	4.74	0.05	
6	7	0	0.00	0.00	0.94	10.05	5.36	5.01	543.30	543.20	12.52	0.80%	18	8.13	4.80	0.04	MH
7	8	0	0.00	0.00	1.10	10.09	5.35	5.90	543.20	543.10	0.50	20.00%	18	40.69	16.26	0.00	MH

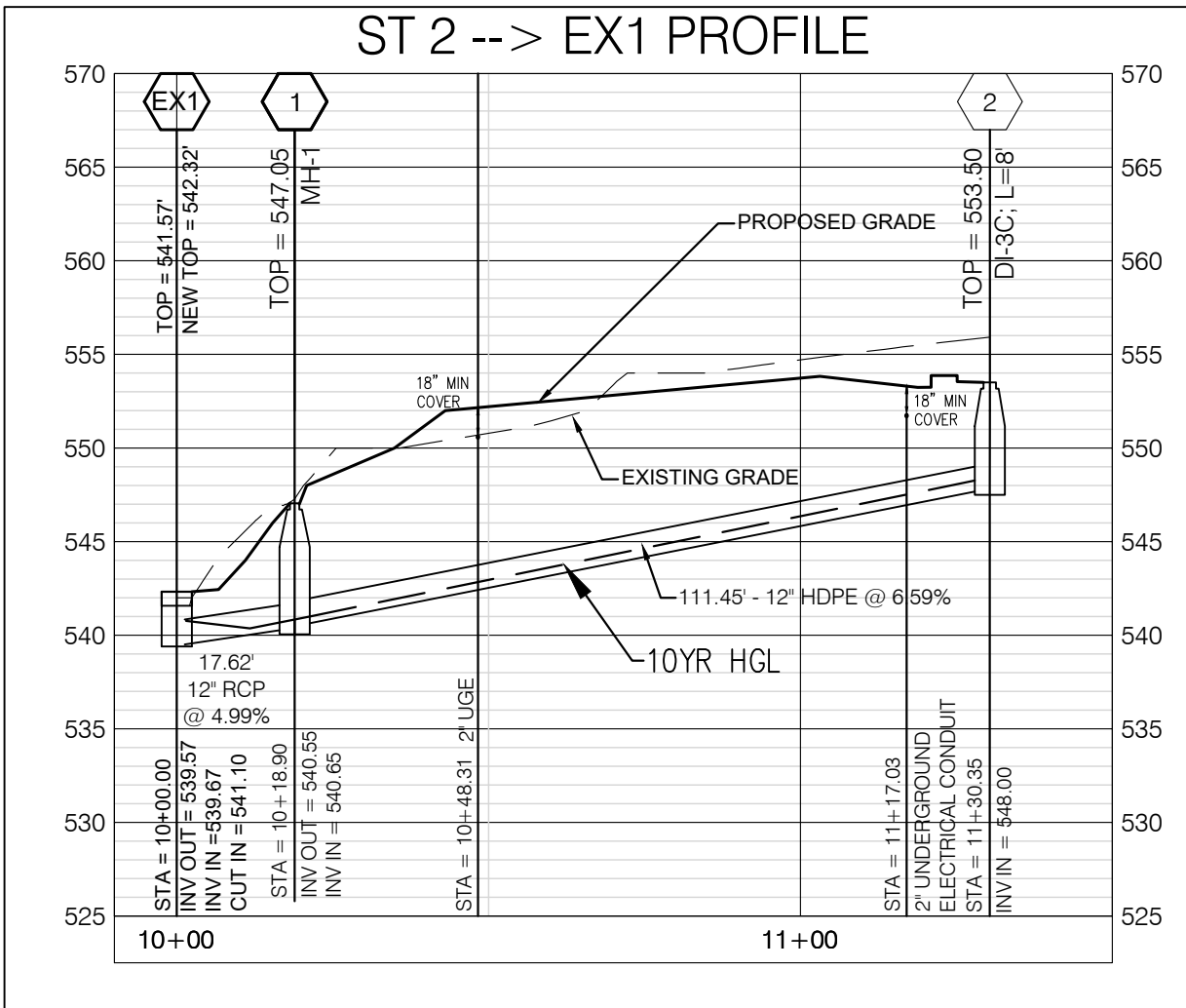
PIPE 229 CALCULATIONS



1" = 10' VERT
1" = 30' HORIZ



1" = 10' VERT
1" = 30' HORIZ

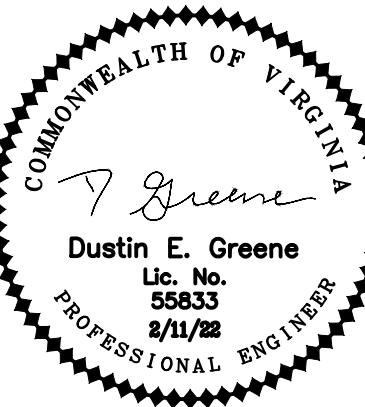


1" = 10' VERT
1" = 30' HORIZ

Line No.	Inlet ID	Drng Area (ac)	Inlet Time (min)	i Inlet (in/hr)	Runoff Coeff (C)	Incr Q (cfs)	Q Carry (cfs)	Q Capt (cfs)	Q Byp (cfs)	Inlet Eff (%)	Curb Len (ft)	Junct Type	Gutter Slope (ft/ft)	Gutter Width (ft)	Cross SI, Sw (ft/ft)	Cross SI, Sx (ft/ft)	Gutter Depth (ft)	Gutter Spread (ft)	Known Q (cfs)
1	7	0.00	0.0	0.00	0.00	0.00	.....	.....	.....	.....	.....	MH	.....	.....	.....	.....	.....	.....	0.00
2	6	0.00	0.0	0.00	0.00	0.77	.....	.....	.....	.....	.....	MH	.....	.....	.....	.....	.....	.....	0.77
3	1	0.00	0.0	0.00	0.00	0.00	.....	.....	.....	.....	.....	MH	.....	.....	.....	.....	.....	.....	0.00
4	2	0.15	5.0	5.69	0.85	0.73	0.00	0.73	0.00	100	8.00	Curb	Sag	2.00	0.030	0.030	0.09	3.01	0.00
5	3	0.61	5.0	5.69	0.72	2.50	0.00	1.65	0.85	66	8.00	Curb	0.080	2.00	0.083	0.020	0.21	4.08	0.00
6	4	0.19	5.0	5.69	0.88	0.95	0.00	0.95	0.00	100	4.00	Curb	Sag	2.00	0.050	0.020	0.20	7.18	0.00

INLET 204 CALCULATIONS

NO.	DATE	REVISIONS	
		DESCRIPTION	
1	7/28/2021	CITY COMMENTS	
2	10/20/2021	CITY COMMENTS	
3			
4			





ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956

914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS		DESCRIPTION
NO.	DATE	CITY COMMENTS
1	7/28/2021	CITY COMMENTS
2	10/20/2021	CITY COMMENTS
3		
4		

COMMONWEALTH OF VIRGINIA
Dustin E. Greene
Lic. No. 55833
Professional Engineer

FINAL SITE PLAN
209 MAURY AVENUE
TAX MAP 17 PARCELS 180, 180.1, 180.2, 184, 185 & 186
CITY OF CHARLOTTESVILLE, VIRGINIA

LIMITS OF ANALYSIS SITE OUTFALL #1 & #2

DATE: 06-22-2021
SCALE: 16.0084
JOB: 17
SHEET: 17 OF 25

Inlet ID	DnStm Ln No	Drng Area (ac)	Runoff Coeff (C)	Incr CxA	Total CxA	Inlet Time (min)	Flow Rate (cfs)	Known Q (cfs)	Invert Up (ft)	Invert Dn (ft)	Line Length (ft)	Line Slope (%)	Line Size (in)	Capac Full (cfs)	Vel Ave (ft/s)	Pipe Travel (min)
EX10	Outfall	0.74	0.54	0.40	1.98	12.5	72.71	0.00	496.70	495.40	20.000	6.50	36	184.21	11.44	0.03
EX9	1	0.00	0.00	0.00	1.58	0.0	70.84	35.88	497.30	496.80	15.810	3.16	36	128.49	10.79	0.03
EX8	2	0.63	0.48	0.30	1.58	14.5	34.97	0.00	498.30	497.40	20.568	4.38	24	51.26	11.13	0.03
EX7	3	0.30	0.42	0.13	1.28	14.0	33.64	23.34	501.00	498.40	58.099	4.48	24	51.83	10.80	0.09
EX6	4	1.01	0.58	0.59	1.15	13.0	9.88	4.22	505.70	501.28	130.000	3.40	15	12.90	8.14	0.27
EX5	5	0.00	0.00	0.00	0.57	0.0	3.12	0.00	509.76	505.80	100.983	3.92	15	13.85	3.55	0.62
EX4	6	0.00	0.00	0.00	0.57	0.0	3.21	0.00	516.94	509.68	135.384	5.36	15	16.20	4.15	0.80
EX3	7	0.00	0.00	0.00	0.57	0.0	3.30	0.00	527.92	519.44	85.534	9.91	18	35.82	8.39	0.71
EX2	8	0.00	0.00	0.00	0.57	0.0	3.37	0.00	534.13	528.12	64.023	9.39	18	34.86	5.43	0.53
EX1	9	0.61	0.72	0.44	0.57	5.0	3.45	0.00	539.57	535.11	74.336	6.00	18	27.87	7.47	0.60
PROP 1	10	0.00	0.00	0.00	0.13	0.0	0.79	0.00	540.55	539.67	17.620	4.99	12	8.62	2.27	0.28
PROP 2	11	0.15	0.85	0.13	0.13	5.0	0.85	0.00	548.00	540.65	111.450	6.59	12	9.91	3.99	1.72

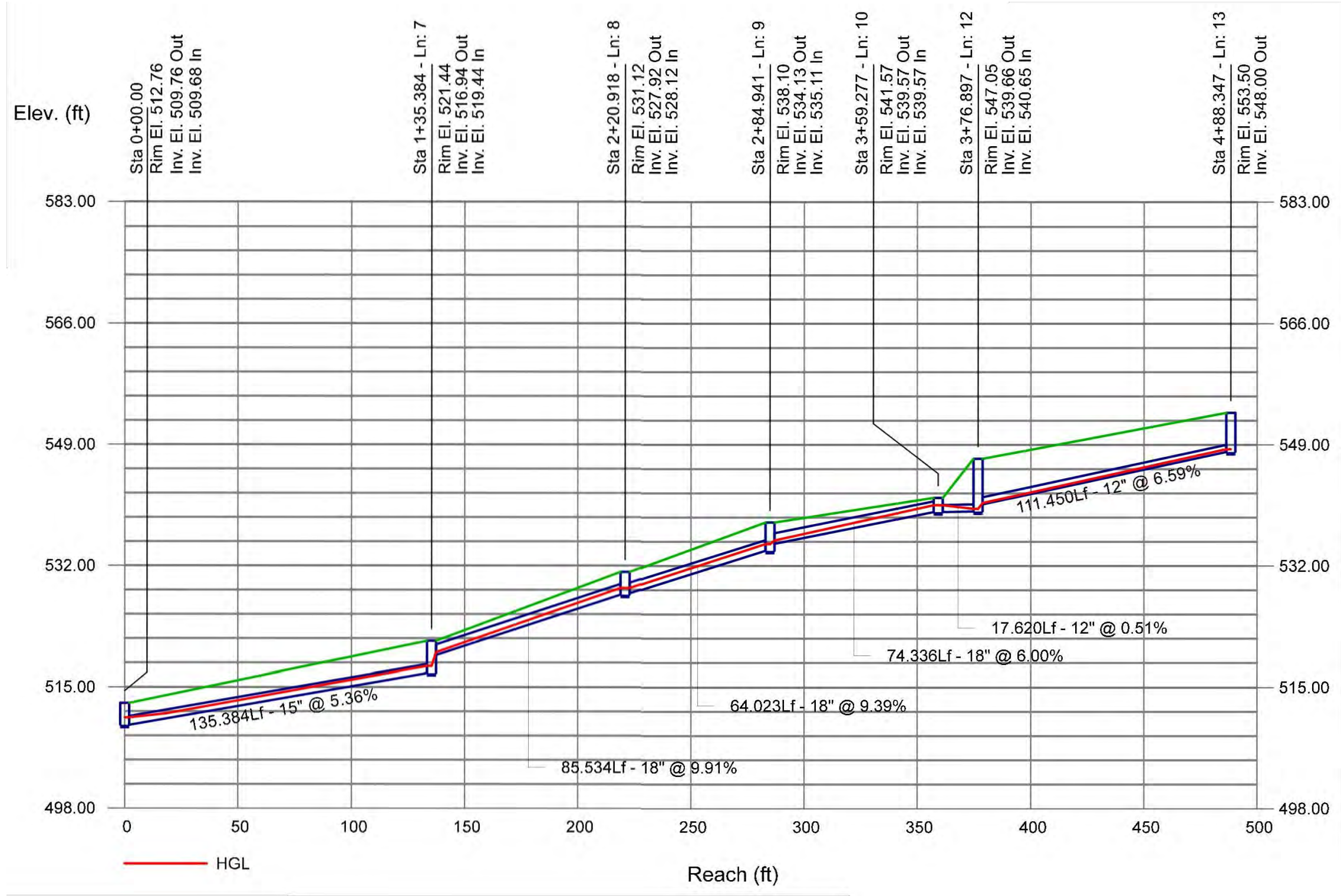
229 10YR CAPACITY CALCULATIONS

Inlet ID	DnStm Ln No	Drng Area (ac)	Runoff Coeff (C)	Incr CxA	Total CxA	Inlet Time (min)	Flow Rate (cfs)	Known Q (cfs)	Invert Up (ft)	Invert Dn (ft)	Line Length (ft)	Line Slope (%)	Line Size (in)	Capac Full (cfs)	Vel Ave (ft/s)	Pipe Travel (min)
EX10	Outfall	0.74	0.54	0.40	1.98	12.5	70.26	0.00	496.70	495.40	20.000	6.50	36	184.21	11.10	0.03
EX9	1	0.00	0.00	0.00	1.58	0.0	68.89	35.88	497.30	496.80	15.810	3.16	36	128.49	10.59	0.03
EX8	2	0.63	0.48	0.30	1.58	14.5	33.02	0.00	498.30	497.40	20.568	4.38	24	51.26	10.51	0.03
EX7	3	0.30	0.42	0.13	1.28	14.0	32.05	23.34	501.00	498.40	58.099	4.48	24	51.83	10.31	0.09
EX6	4	1.01	0.58	0.59	1.15	13.0	8.40	4.22	505.70	501.28	130.000	3.40	15	12.90	7.02	0.32
EX5	5	0.00	0.00	0.00	0.57	0.0	2.20	0.00	509.76	505.80	100.983	3.92	15	13.85	2.93	0.82
EX4	6	0.00	0.00	0.00	0.57	0.0	2.29	0.00	516.94	509.68	135.384	5.36	15	16.20	3.65	1.06
EX3	7	0.00	0.00	0.00	0.57	0.0	2.37	0.00	527.92	519.44	85.534	9.91	18	35.82	7.60	0.95
EX2	8	0.00	0.00	0.00	0.57	0.0	2.44	0.00	534.13	528.12	64.023	9.39	18	34.86	5.33	0.70
EX1	9	0.61	0.72	0.44	0.57	5.0	2.53	0.00	539.57	535.11	74.336	6.00	18	27.87	6.80	0.79
PROP 1	10	0.00	0.00	0.00	0.13	0.0	0.58	0.00	540.55	539.67	17.620	4.99	12	8.62	2.09	0.37
PROP 2	11	0.15	0.85	0.13	0.13	5.0	0.64	0.00	548.00	540.65	111.450	6.59	12	9.91	3.98	2.27

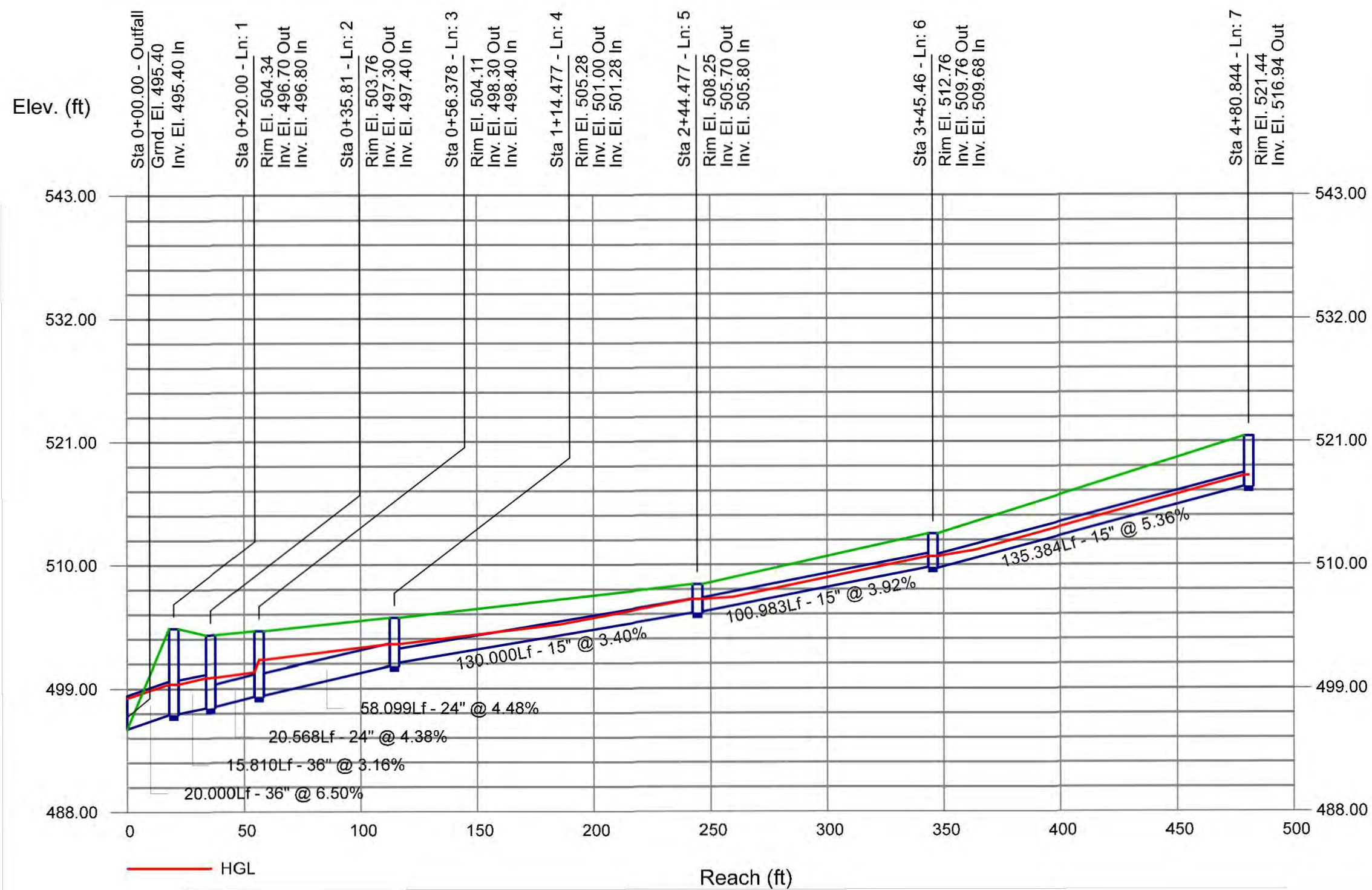
229 2YR VELOCITY CALCULATIONS

Line	Size	Q	Downstream								Len	Upstream								Check		JL coeff	Minor loss
			Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)		Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)	Ave Sf (%)	Enrgy loss (ft)		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)
1	36	72.71	495.40	497.80	2.40	6.06	11.99	1.84	499.64	0.000	20.000	496.70	499.39	2.69**	6.68	10.88	1.84	501.23	0.000	0.000	n/a	0.50	n/a
2	36	70.84	496.80	499.39	2.59	6.49	10.92	1.77	501.16	0.000	15.810	497.30	499.97	2.67**	6.64	10.67	1.77	501.74	0.000	0.000	n/a	0.51	0.90
3	24	34.97	497.40	499.97	2.00	3.14	11.13	1.93	501.89	2.038	20.568	498.30	500.39	2.00	3.14	11.13	1.93	502.31	2.037	2.037	0.419	0.50	0.96
4	24	33.64	498.40	501.35	2.00	3.09	10.71	1.78	503.13	1.886	58.099	501.00	502.91 j	1.91**	3.09	10.89	1.84	504.75	1.635	1.761	n/a	1.12	n/a
5	15	9.88	501.28	502.91	1.25	1.20	8.05	1.01	503.91	1.994	130.000	505.70	506.88 j	1.18**	1.20	8.23	1.05	507.93	1.723	1.859	n/a	0.50	0.53
6	15	3.12	505.80	506.88	1.08	0.72	2.76	0.29	507.17	0.000	100.983	509.76	510.47 j	0.71**	0.72	4.33	0.29	510.76	0.000	0.000	n/a	0.19	n/a
7	15	3.21	509.68	510.47	0.79	0.73	3.93	0.30	510.77	0.000	135.384	516.94	517.66 j	0.72**	0.73	4.38	0.30	517.96	0.000	0.000	n/a	0.15	n/a
8	18	3.30	519.44	519.75	0.31*	0.26	12.64	0.27	520.01	0.000	85.534	527.92	528.61	0.69**	0.80	4.15	0.27	528.88	0.000	0.000	n/a	0.34	0.09
9	18	3.37	528.12	528.61	0.49	0.50	6.69	0.27	528.88	0.000	64.023	534.13	534.83	0.70**	0.81	4.17	0.27	535.10	0.000	0.000	n/a	0.15	n/a
10	18	3.45	535.11	535.47	0.36*	0.32	10.73	0.28	535.74	0.000	74.336	539.57	540.28	0.71**	0.82	4.21	0.28	540.55	0.000	0.000	n/a	1.00	n/a
11	12	0.79	539.67	540.28	0.61	0.26	1.57	0.14	540.42	0.000	17.620	540.55	540.92 j	0.37**	0.26	2.97	0.14	541.06	0.000	0.000	n/a	0.75	0.10
12	12	0.85	540.85	540.92	0.27	0.17	4.95	0.14	541.06	0.000	111.450	548.00	548.38	0.38**	0.28	3.04	0.14	548.53	0.000	0.000	n/a	1.00	n/a

HGL CALCULATIONS

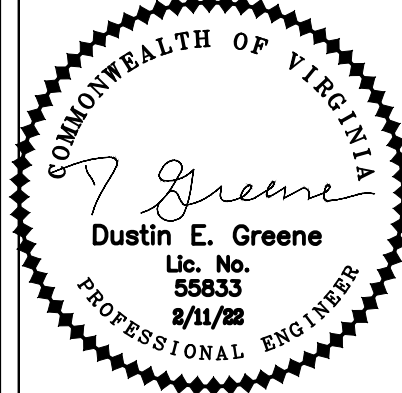


1" = 10' VERT
1" = 50' HORIZ



1" = 10' VERT
1" = 50' HORIZ

REVISIONS		DESCRIPTION
NO.	DATE	CITY COMMENTS
1	7/28/2021	
2	10/20/2021	
3		
4		



STREET TREE PLANTING — STADIUM ROAD
 REQUIRED: 1 LARGE CANOPY TREE PER 40 LF
 REQUIRED: 196.0 LF / 40 = 4.9 TREES
 PROVIDED: 5 LARGE CANOPY TREES

PARKING LOT SCREENING TYPE S2-A

REQUIRED: 1 LARGE CANOPY TREE PER 1000/SF
 1 MEDIUM CANOPY TREE PER 1000/SF
 1 EVERGREEN TREE 500/SF
 1 SHRUB PER 100 SF
 1 CANOPY TREE & 3 SHRUBS PER 15 LF
 125.0 LF * 1250 SF
 1250/1000 = 1.25 LARGE CANOPY TREE
 1250/1000 = 1.25 MEDIUM CANOPY TREE
 1250/500 = 2.5 EVERGREEN TREES
 1250/100 = 12.5 SHRUBS

SCREENING TYPE S2-A

REQUIRED: 1 LARGE CANOPY TREE PER 1000/SF
 1 MEDIUM CANOPY TREE PER 1000/SF
 1 SHRUB PER 100 SF
 57.0' X 10' = 507.0 SF
 507/1000 * 1 = 0.6 LARGE CANOPY TREE
 507/1000 * 1 = 0.6 MEDIUM CANOPY TREE
 507/100 * 1 = 5.7 SHRUBS
 507/100 * 1 = 1.0 EVERGREEN TREE
 PROVIDED: 1 LARGE CANOPY TREE
 1 MEDIUM CANOPY TREE
 1 EVERGREEN TREE
 6 SHRUBS

SCREENING TYPE S2-A

REQUIRED: 1 LARGE CANOPY TREE PER 1000/SF
 1 MEDIUM CANOPY TREE PER 1000/SF
 1 SHRUB PER 100 SF
 1 EVERGREEN TREE PER 500/SF
 177.4' X 10' = 1774.0 SF
 1774/1000 * 1 = 1.8 LARGE TREE
 1774/1000 * 1 = 1.8 MEDIUM TREE
 1774/1000 * 1 = 3.5 EG TREE
 1774/100 * 1 = 17.7 SHRUBS
 PROVIDED: 2 LARGE CANOPY TREE
 3 MEDIUM CANOPY TREE
 4 EVERGREEN TREES PROVIDED
 18 SHRUBS

HATCH LEGEND

	PUBLIC SANITARY SEWER EASEMENT
	PUBLIC WATERLINE EASEMENT
	PUBLIC ACCESS EASEMENT
	SWM/BMP PRIVE MAINTENANCE EASEMENT
	DO NOT PLANT ZONE

PLANT SCHEDULE

QNTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	10-YEAR CANOPY COVERAGE (SF)	TOTAL CANOPY COVERAGE	COMMENT
LARGE CANOPY SHADE TREES							
10	AR	Acer rubrum "Brandywine"	Brandywine Red Maple	2" Cal.	397	3970	
7	QC	Quercus coccinea	Scarlett Oak	2" Cal.	370	2590	
MEDIUM CANOPY SHADE TREES							
9	IN	Ilex x "Nellie R. Stevens"	Stevens Holly	4-5'	44	396	
2	CB	Carpinus betulus	European Hornbeam	2" Cal.	177	354	
3	AG	Ameqanchier x grandiflora	Autumn Serviceberry	13' Ht	130	390	
7	TC	Tilia cordata "Greenspire"	Greenspire Little Leaf Linden	2" Cal.	585	4095	
SHRUBS							
68	BX	Buxus x "Green Mountain"	Green Mountain Boxwood	18" Ht.	10	680	
13	IV	Itea virginica "Henry's Garnet"	Henry's Garnet Sweetspire	18" Ht.	16	208	
5	JC	Juniperus chinensis "Sea Green"	Sea Green Juniper	18" Ht.	11	55	
12	VR	Viburnum x rhytidophylloides "Redell"	Red Balloon Viburnum	18" Ht.	18	216	
TOTAL						12954	

PARKING LOT SCREENING

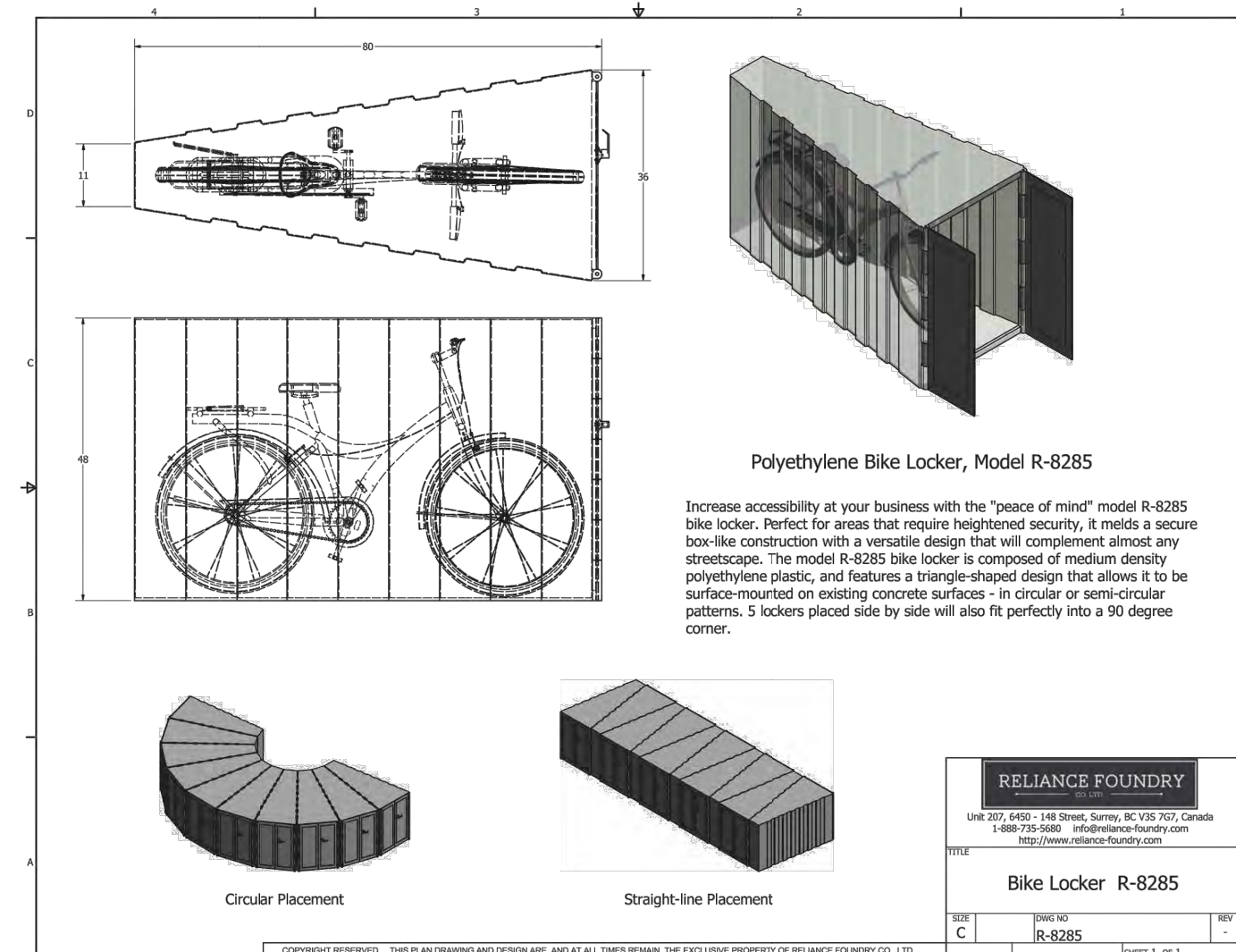
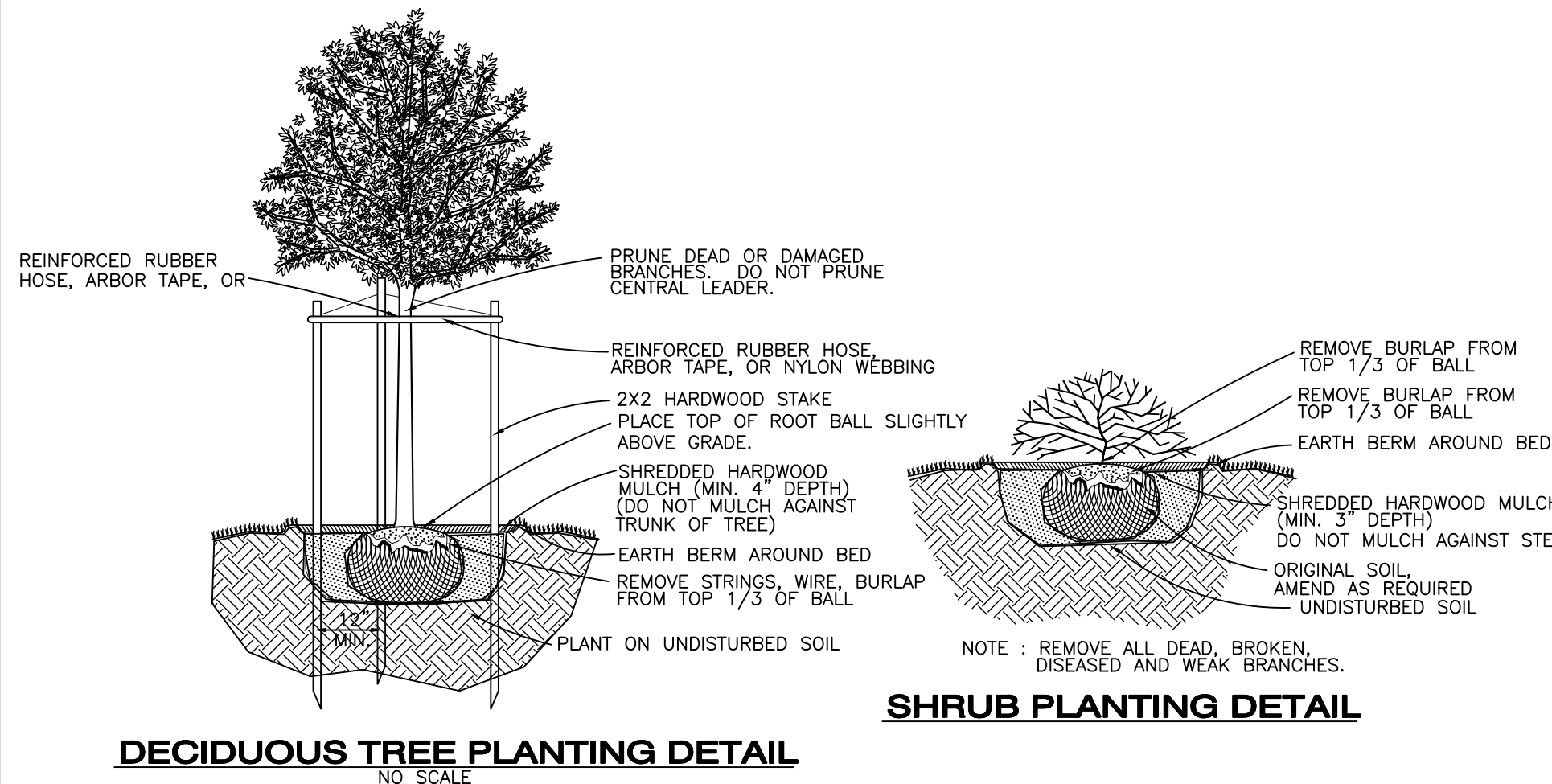
REQUIRED: 1 CANOPY TREE & 3 SHRUBS PER 15 LF
 207.4 LF / 15 = 13.8 TREES
 207.4 LF / 15 * 3 = 41.5 SHRUBS
 PROVIDED: 8 CANOPY TREES
 42 SHRUBS

STREET TREE PLANTING — MAURY AVENUE
 REQUIRED: 1 LARGE CANOPY TREE PER 40 LF
 315.6 LF / 40 = 7.9 TREES
 PROVIDED: 11 LARGE CANOPY TREES

TREE CANOPY COVERAGE
 REQUIRED: 10% OF SITE
 70,567 SF * 10% = 7,057 SF
 PROVIDED: 12,953 SF (18.36%)

GENERAL NOTES & MINIMUM STANDARDS

- TREES SHOWN HEREON WERE SELECTED FROM THE CITY OF CHARLOTTESVILLE'S RECOMMENDED PLANT LIST. SUBSTITUTIONS MUST BE APPROVED BY THE THE CITY OF CHARLOTTESVILLE NEIGHBORHOOD DEVELOPMENT AND THE LANDSCAPE ARCHITECT.
- PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN CONDITIONS IN THE FIELD AND THE APPROVED PLANS.
- CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTACT "MISS UTILITY" AT 1-800-552-7001.
- TREES SHALL BE 2" MINIMUM CALIPER MEASURED 6" ABOVE GROUND LEVEL WHEN PLANTED.
- TIMING OF INSTALLATION: ALL LANDSCAPING SHALL BE INSTALLED BY THE FIRST PLANTING SEASON FOLLOWING THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY WITHIN THE DEVELOPMENT, OR PHASE THEREOF.
- ALL TREES TO BE PLANTED SHALL MEET THE SPECIFICATION OF THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANTING SHALL BE DONE IN ACCORDANCE WITH EITHER THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS OR THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, OR THE ROAD AND BRIDGE SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS AND FREE FROM DEFECTS, DECAY, DISEASES, INSECT PEST EGGS AND ALL FORMS OF INFESTATION. ALL PLANT MATERIAL SHALL BE FRESH, FREE FROM TRANSPORT SHOCK OR VISIBLE WILT. PLANTS SHALL REMAIN UPRIGHT DURING TRANSPORT/STORAGE. PLANTS STORED ONSITE MUST BE PLANTED WITHIN THREE DAYS OF DELIVERY. IN ADDITION, THE PLANTS SHOULD BE STORED IN A PROTECTED AREA UPON ARRIVAL IN ORDER TO SHADE THEM FROM EXPOSURE TO THE SUN AND DRYING WIND. PLANTS THAT CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY SHALL BE KEPT WELL SHADED, PROTECTED, AND WATERED. ALL DAMAGED PLANTS SHALL BE REMOVED FROM STORAGE WHEREUPON THEY MAY BE USED AS MULCH UNLESS THEY ARE DISEASED.
- ALL PLANT MATERIAL TO BE GUARANTEED DURING INSTALLATION AND UNTIL FINAL PROJECT ACCEPTANCE. ANY PLANT MATERIAL WHICH DIES, IS DAMAGED OR DISEASED, OR IS UNHEALTHY AND IN UNSIGHTLY CONDITION, OR OTHER CAUSES DUE TO CONTRACTOR'S NEGLIGENCE SHALL BE REPLACED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS NOT RESPONSIBLE FOR ANY DAMAGE AS A RESULT OF HERBIVORY.
- THE CONTRACTOR SHALL PROVIDE WATERING DURING THE FIRST GROWING SEASON.
- THE CONTRACTOR SHALL PROVIDE WEED MAINTENANCE THROUGH THE FIRST GROWING SEASON.
- HOLES EXCAVATED FOR THE TREES AND SHRUBS SHALL BE 3-TIMES THE CONTAINER DIAMETER OR AT LEAST 6" WIDER THAN THE BARE ROOT DIAMETER. THE HOLES MAY BE EXCAVATED EITHER BY HAND SHOVEL OR BY POWER AUGER. THE PLANTS SHALL BE SET AT THE SAME DEPTH THAT THEY WERE GROWN IN AND SHOULD BE SITUATED NEARLY PLUMB. AVOID PLANTING IN EXTREMELY DRY, HOT OR WINDY CONDITIONS. HEAT AND WIND CAN QUICKLY DRY OUT LEAVES AND ROOTS. WATER THE SOIL AROUND THE SEEDLINGS IMMEDIATELY AFTER PLANTING.
- AREAS COMPACTED BY FOOT OR VEHICLE TRAFFIC SHALL BE TILLED OR AERATED PRIOR TO RESEEDING AREA.
- MAINTAINING AND REPLACING STREET TREES: ALL STREET TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION BY THE OWNER AND REPLACED WHEN NECESSARY. REPLACEMENT MATERIAL SHALL COMPLY WITH THE APPROVED PLAN.
- ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT MATURE HEIGHT. THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.



BICYCLE LOCKER DETAIL

NOT TO SCALE

SIGN LEGEND

R1-1 STOP SIGN
 R7-1 NO PARKING
 R7-8 HC PARKING
 R7-8A HC PARKING VAN ACCESSIBLE



R7-1 NO PARKING

R7-8 HC PARKING

R7-8A HC PARKING VAN ACCESSIBLE

ROUDABUSH, GALE & ASSOCIATES, INC.

ENGINEERS, SURVEYORS AND LAND PLANNERS

A PROFESSIONAL CORPORATION
 SERVING VIRGINIA SINCE 1958



914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
 PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

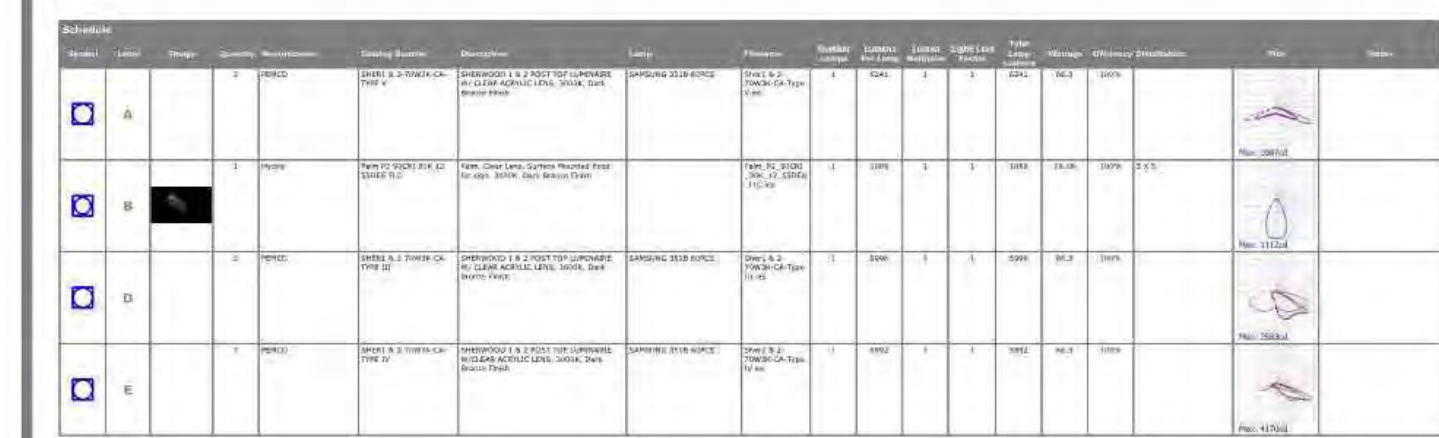


FINAL SITE PLAN
209 MAURY AVENUE
 TAX MAP 17 PARCELS 180, 180.1, 180.2, 184, 185 & 186
 CITY OF CHARLOTTESVILLE, VA

LANDSCAPE PLAN & DETAILS

A: DATE: 6-22-2021
 B: AS SHOWN
 JOB: 16.0084

SHEET: **19** OF 25



North West View

PEMCO
LIGHTING PRODUCTS
A QUALITY COMPANY

SHERWOOD
LED

RADIANT™ LED POST TOPS

12" Radiant™

8" Radiant™

Lumen Output for Sherwood 1 & 2

Clear Acrylic Lens

	CC1	LED Module	Input Watts	Type 2	Type 3	Type 4	Type 5		CC2	LED Module	Input Watts	Type 2	Type 3	Type 4	Type 5
5K		50W05K	40	4429	4437	4285	4526			50W15K	40	4119	4126	3965	4209
		50W05K	50	5491	5493	5388	5539			50W15K	50	5106	5109	4916	5152
		80W05K	70	6100	5989	5878	6265			80W15K	60	5673	5570	5466	5845
		70W15K	70	6138	6451	6335	6710			70W15K	70	5856	6000	5882	6241
		80W15K	80	7221	7372	7240	7669			80W15K	80	6715	6856	6783	7132
4K		50W4K	50	8123	8254	8145	8628			50W14K	50	7555	7713	7575	8034
		80W4K	40	4274	4282	4135	4387			80W14K	40	4037	4044	3965	4125
		50W4K	50	5298	5301	5301	5345			50W27K	50	5004	5006	4818	5049
		60W4K	60	5887	5779	5672	6006			60W27K	60	5560	5458	5357	5710
		70W4K	70	6099	6225	6113	6475			70W27K	70	5798	5880	5774	6110
	80W4K	80	6660	7114	6986	7400			80W27K	80	6481	6719	6596	6999	
	50W4K	50	7839	8003	7860	8326			50W27K	50	7403	7539	7423	7863	

****15W LFP for Frosted Lens****

****30W LFP for White/Opal Lens****

Contact the factory for Amber, LPS, 2000K Lumen Output

PEMCO Lighting Products 150 Pemco Way-Williams, DE 19804 Phone 301 862 8000 Fax 301 862 8005 www.pemcoled.com info@pemcoled.com Sher 1 (202) 411-1111


HYDREL

DATE: _____
 DRAWING NO.: _____
 PROJECT: _____
 CLIENT: _____

Specifications

Weight:	1.1 lbs.
W:	1" (25mm) øD
H:	7" (180mm) øD
	Ø1.75" (45mm) øD
	Ø1.75" (45mm) øD

PALM

12V/120V LED

HIGHLIGHTS

- The Palm Series accent lights are suitable for a variety of mounting applications including ground, wall, tree, sign and architectural accents
- Suitable for wet locations
- Integral driver for 120V
- Dimmable with low voltage magnetic dimmer
- Tapeword-size lock
- Available in 100CRI and 90CRI
- 1,600lm

Buy American

DIMENSIONS

C1H = 5.125" (132)

C2H = 6.125" (157)

C3H = 6.125" (157)

LUMEN PACKAGES

Package	1000	2000	4000	6000	8000	10000	12000	14000	16000	18000	20000	22000	24000	26000	28000	30000	32000	34000	36000	38000	40000	42000	44000	46000	48000	50000	52000	54000	56000	58000	60000	62000	64000	66000	68000	70000	72000	74000	76000	78000	80000	82000	84000	86000	88000	90000	92000	94000	96000	98000	100000	102000	104000	106000	108000	110000	112000	114000	116000	118000	120000	122000	124000	126000	128000	130000	132000	134000	136000	138000	140000	142000	144000	146000	148000	150000	152000	154000	156000	158000	160000	162000	164000	166000	168000	170000	172000	174000	176000	178000	180000	182000	184000	186000	188000	190000	192000	194000	196000	198000	200000	202000	204000	206000	208000	210000	212000	214000	216000	218000	220000	222000	224000	226000	228000	230000	232000	234000	236000	238000	240000	242000	244000	246000	248000	250000	252000	254000	256000	258000	260000	262000	264000	266000	268000	270000	272000	274000	276000	278000	280000	282000	284000	286000	288000	290000	292000	294000	296000	298000	300000	302000	304000	306000	308000	310000	312000	314000	316000	318000	320000	322000	324000	326000	328000	330000	332000	334000	336000	338000	340000	342000	344000	346000	348000	350000	352000	354000	356000	358000	360000	362000	364000	366000	368000	370000	372000	374000	376000	378000	380000	382000	384000	386000	388000	390000	392000	394000	396000	398000	400000	402000	404000	406000	408000	410000	412000	414000	416000	418000	420000	422000	424000	426000	428000	430000	432000	434000	436000	438000	440000	442000	444000	446000	448000	450000	452000	454000	456000	458000	460000	462000	464000	466000	468000	470000	472000	474000	476000	478000	480000	482000	484000	486000	488000	490000	492000	494000	496000	498000	500000	502000	504000	506000	508000	510000	512000	514000	516000	518000	520000	522000	524000	526000	528000	530000	532000	534000	536000	
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PEMCO Est. 1992
LIGHTING PRODUCTS
A QSSI COMPANY

RADIANT™ LED POST TOPS

SHERWOOD 1

137th ANNUAL AMERICAN HOME SHOW

Capitals

PLC2 - 10 13/16" High

PLC6 - 8 1/16" High

PLC10 - 10 1/4" High

Finials

GF2 - 6"

GF3 - 6"

GF4 - 6"

GF7 - 4.5"

GF8 - 4"

GF9 - 4.25"

GF10 - 3.5"

GF12 - 2.75"

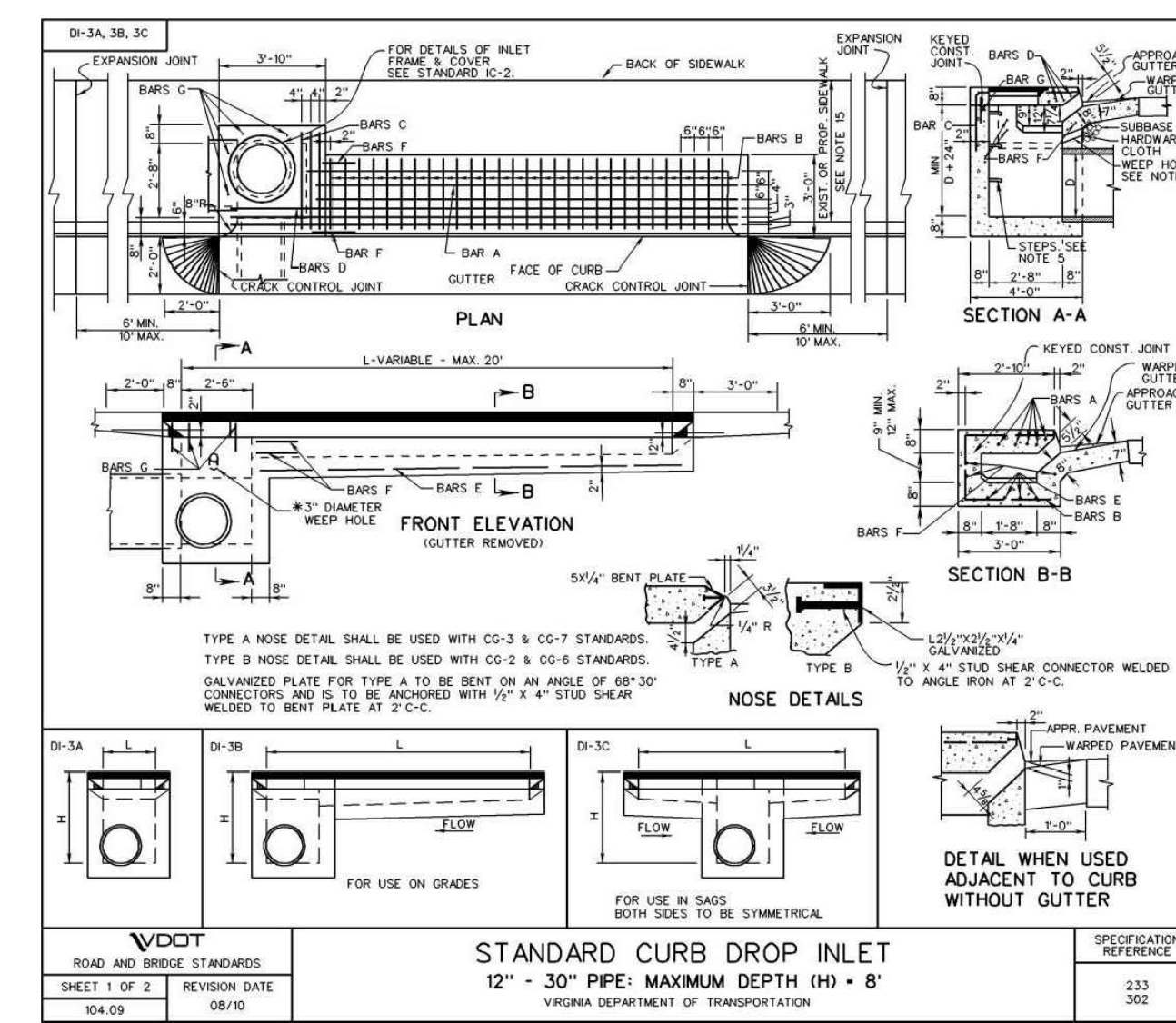
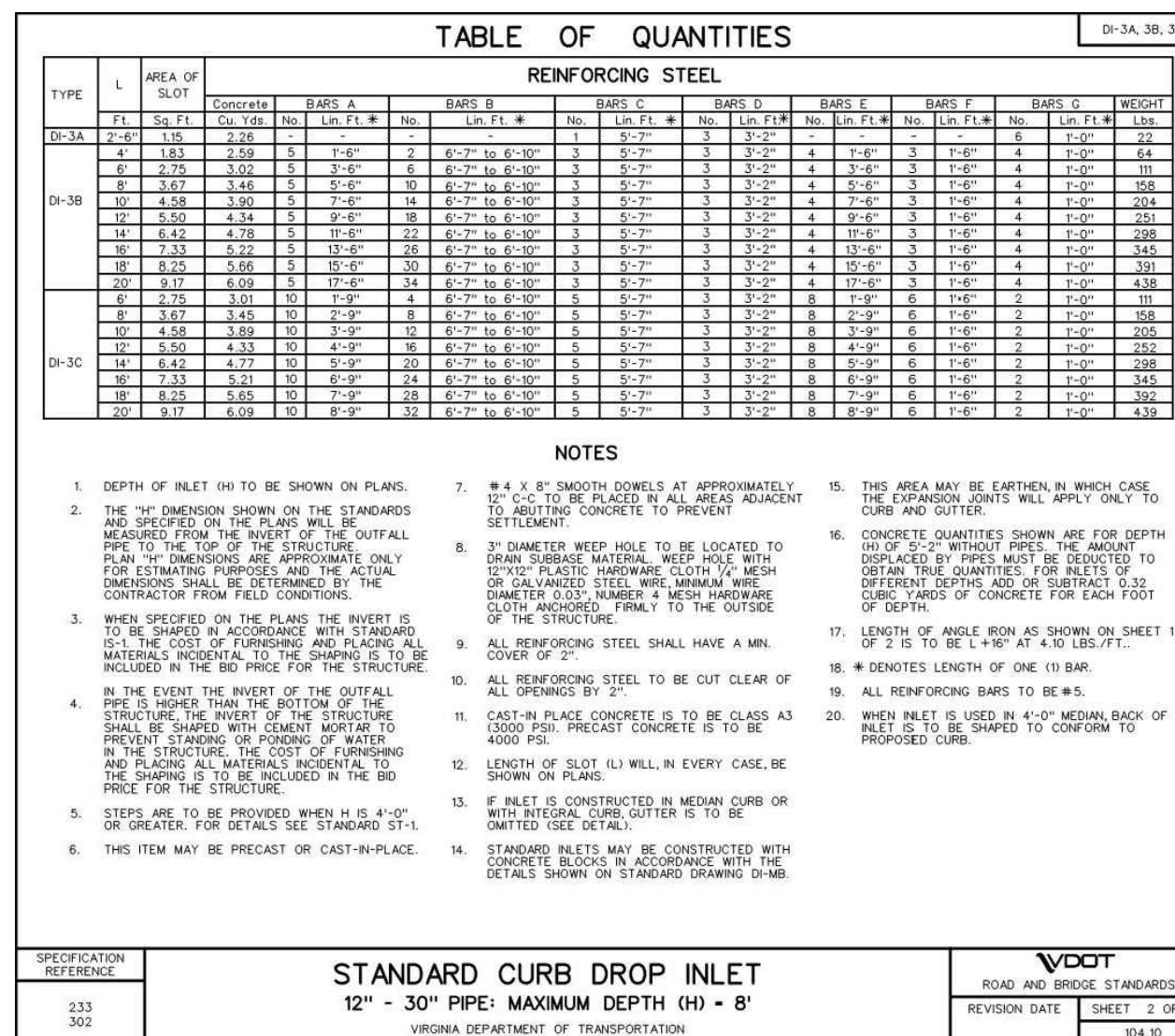
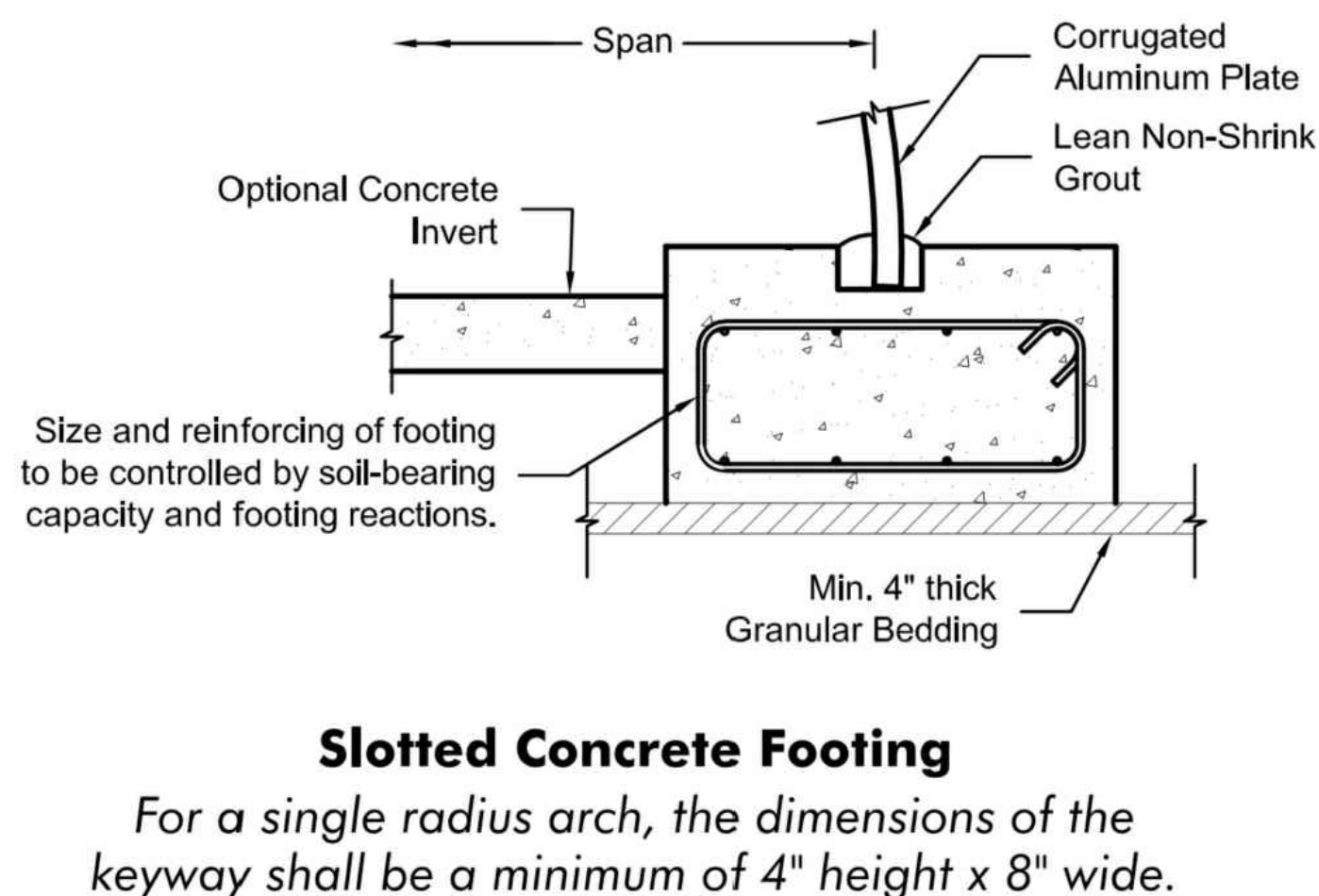
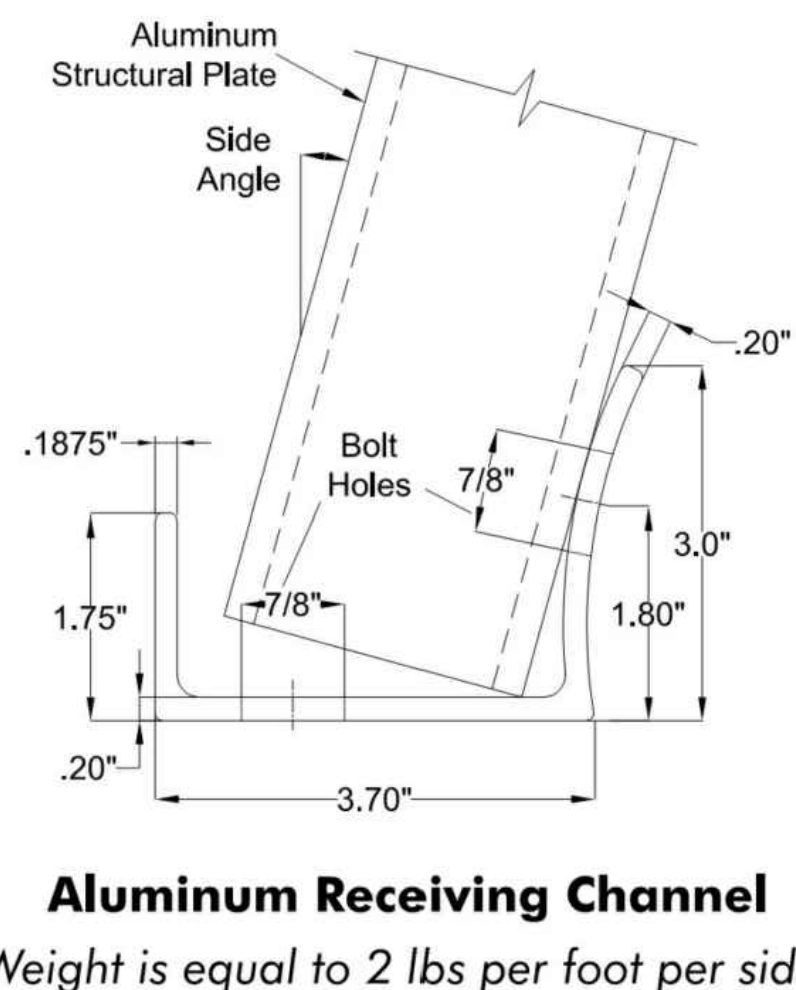
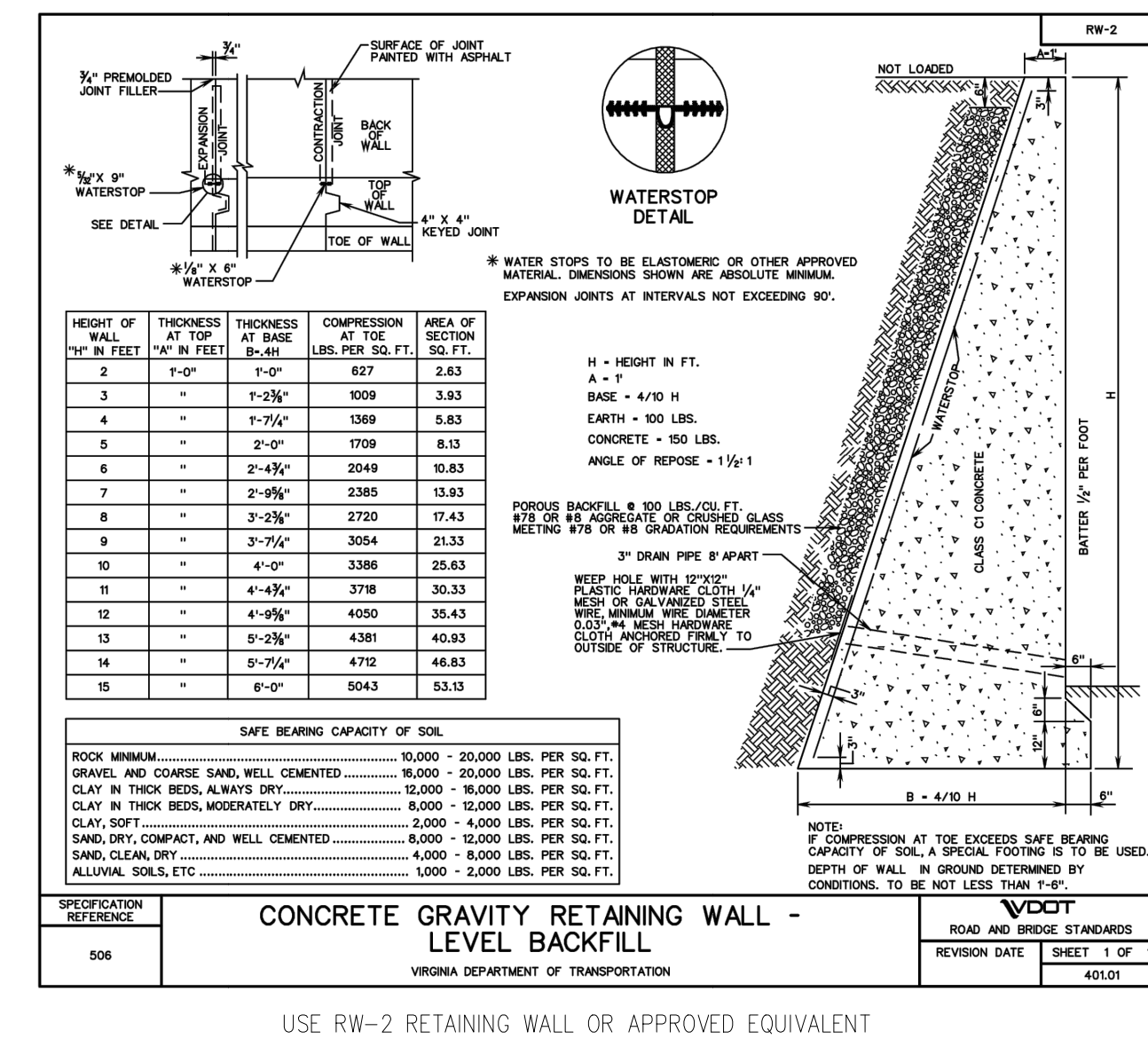
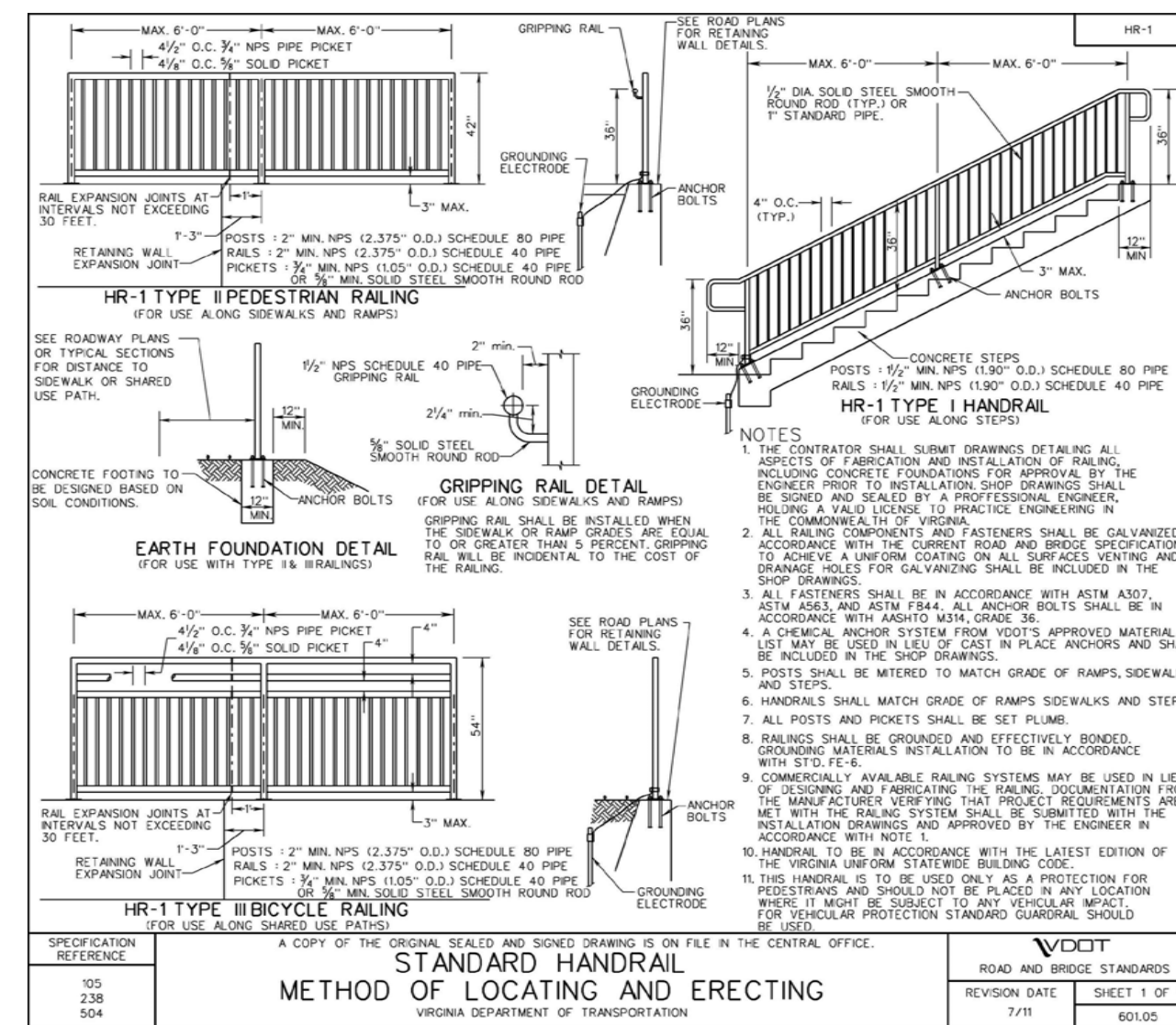
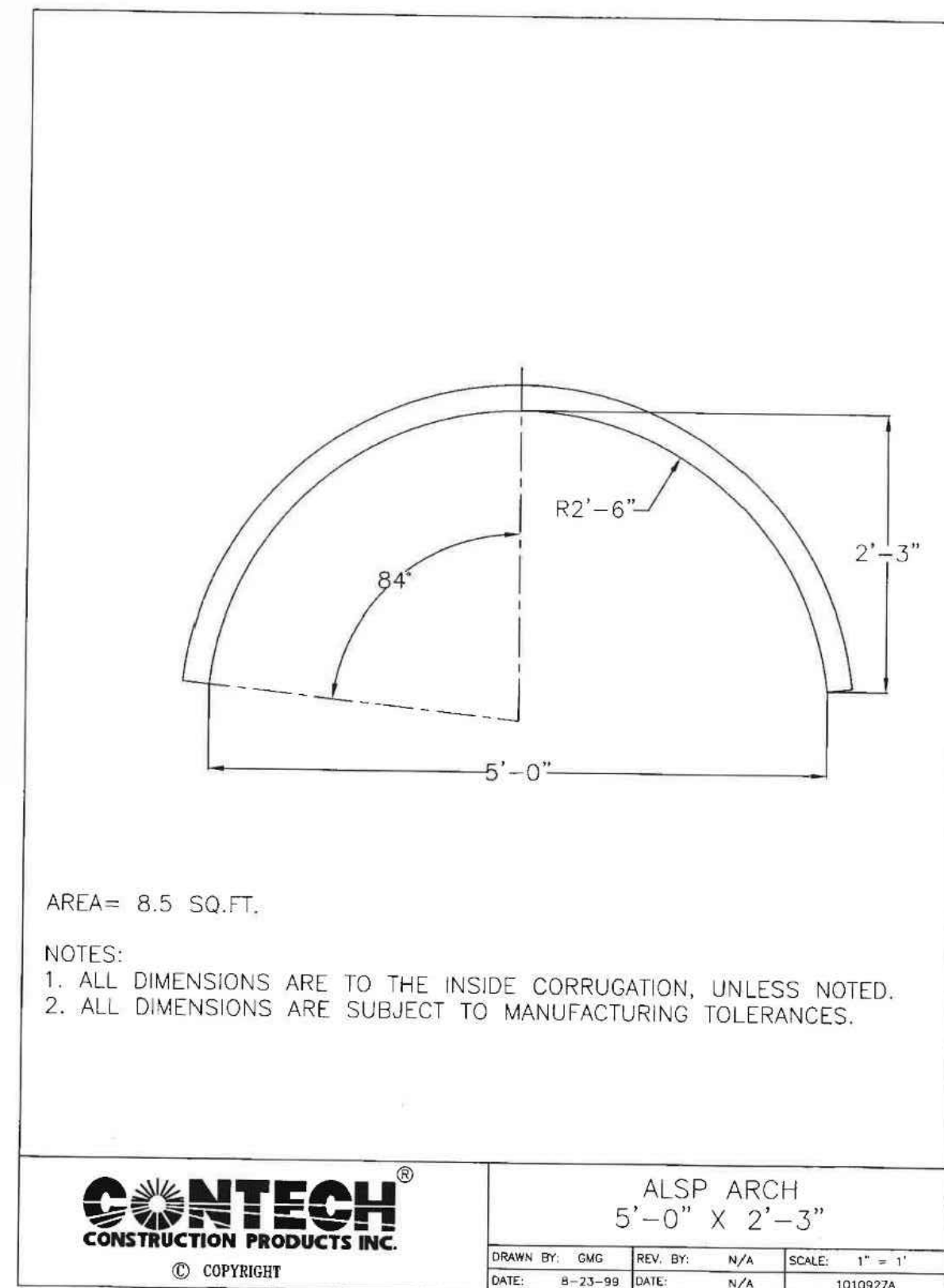
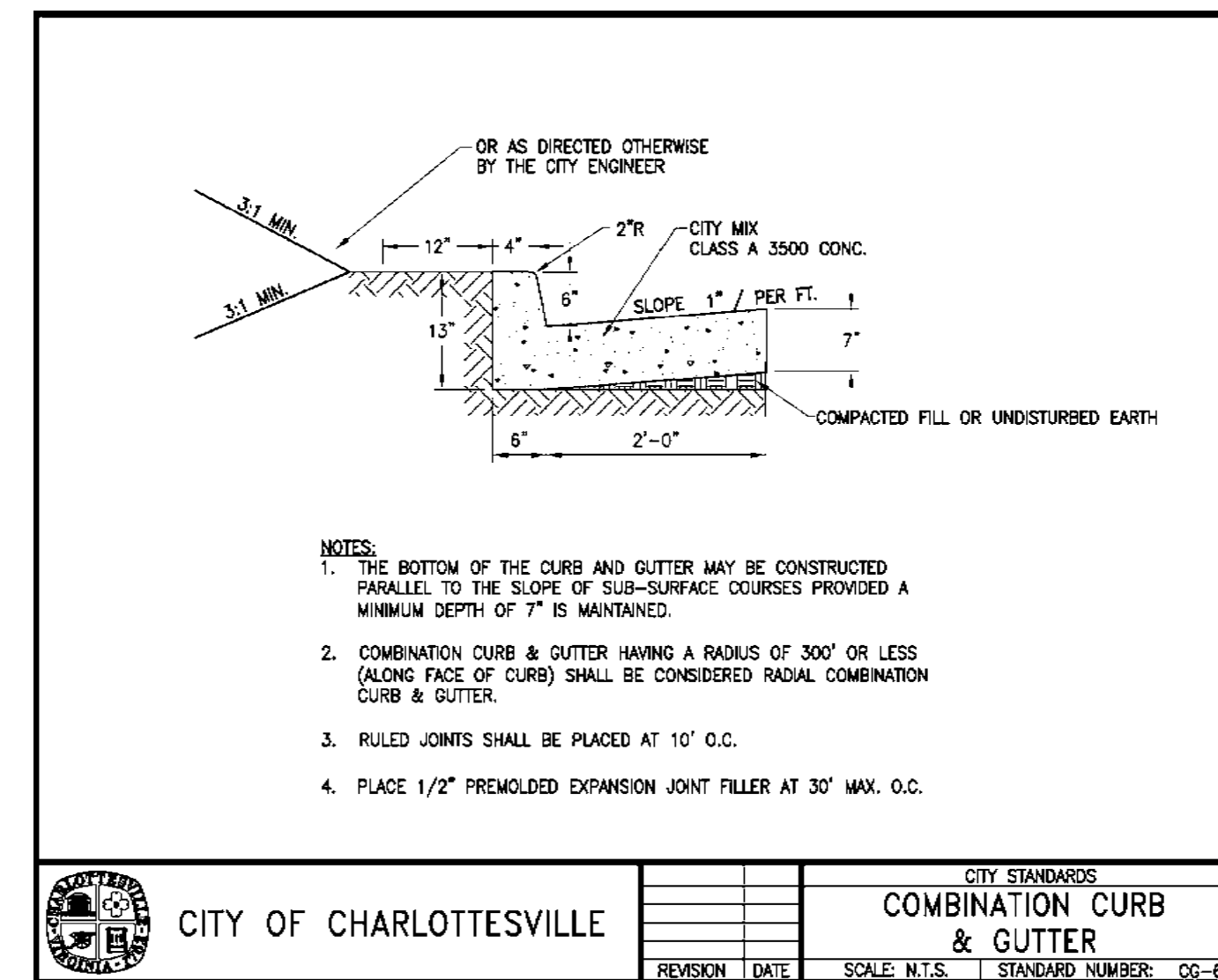
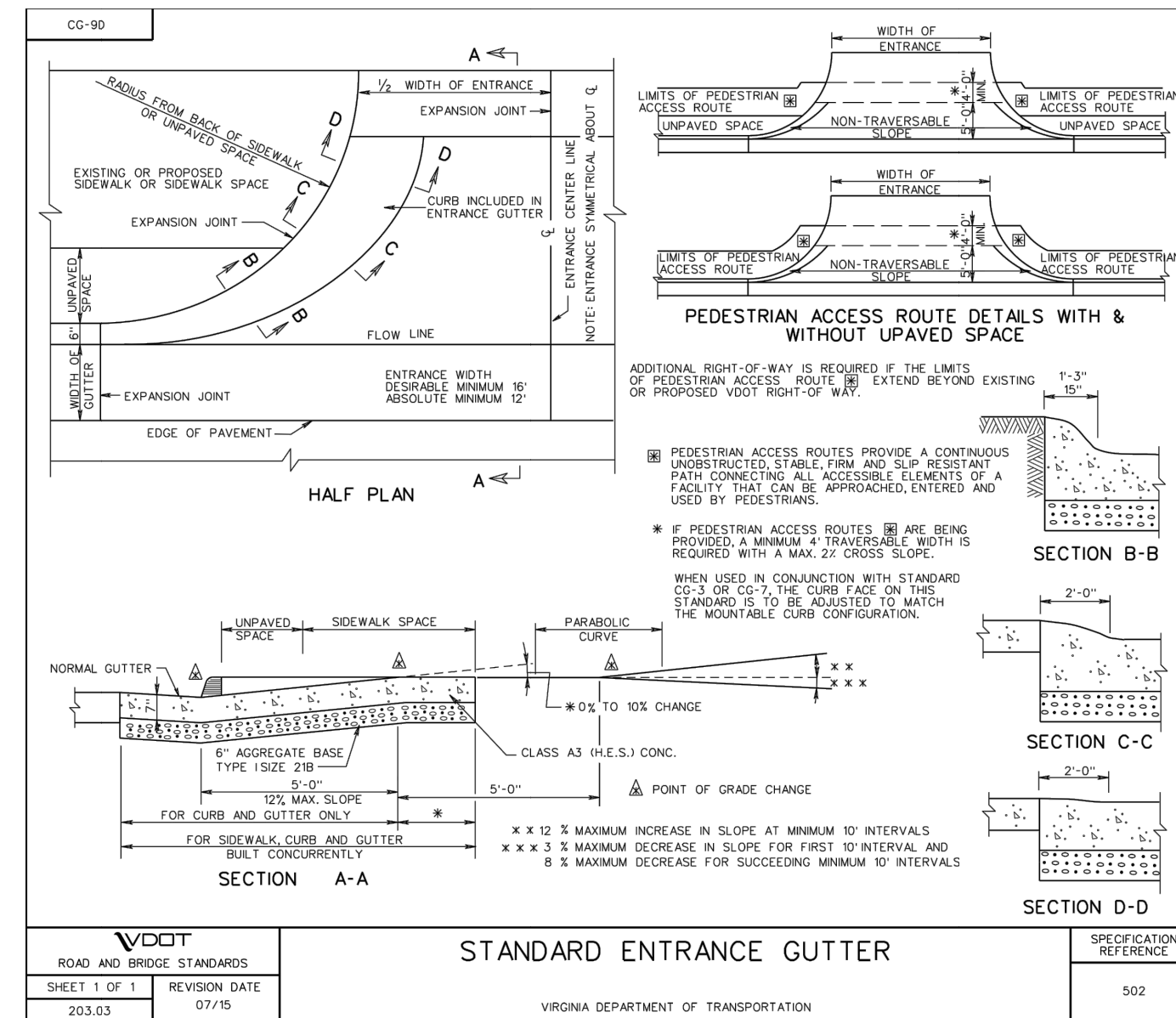
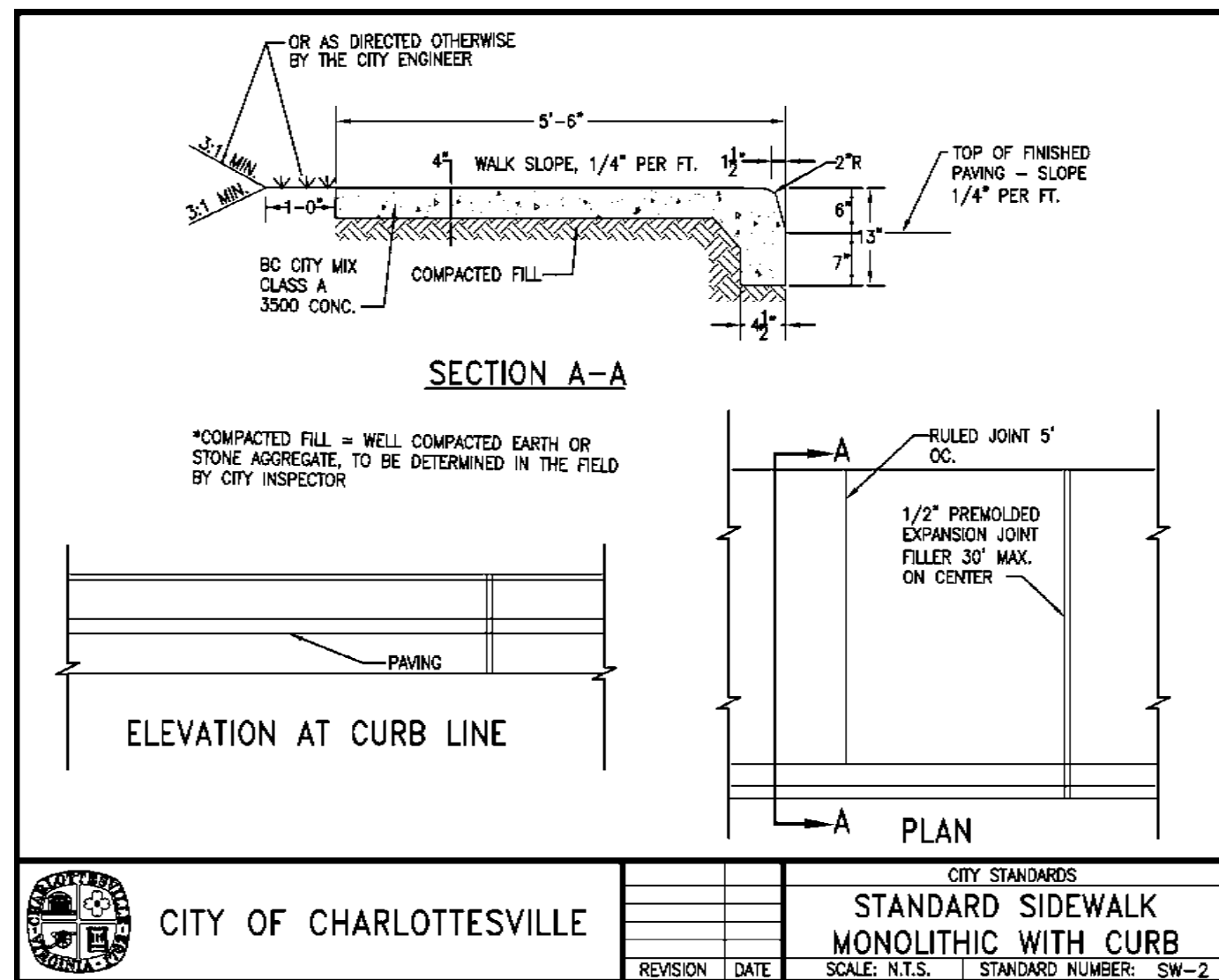
GF17 - 4"

GF18 - 2.75"

GF24 - 4.75"

PEMCO Lighting Products 100 Pemco Way/Wilmington, DE 19804 Phone 302.852.9000 Fax 302.852.5005 www.pemcoighting.com info@pemcoighting.com Sher1-02121
Product photos subject to change without notice. Rev 02/12/10

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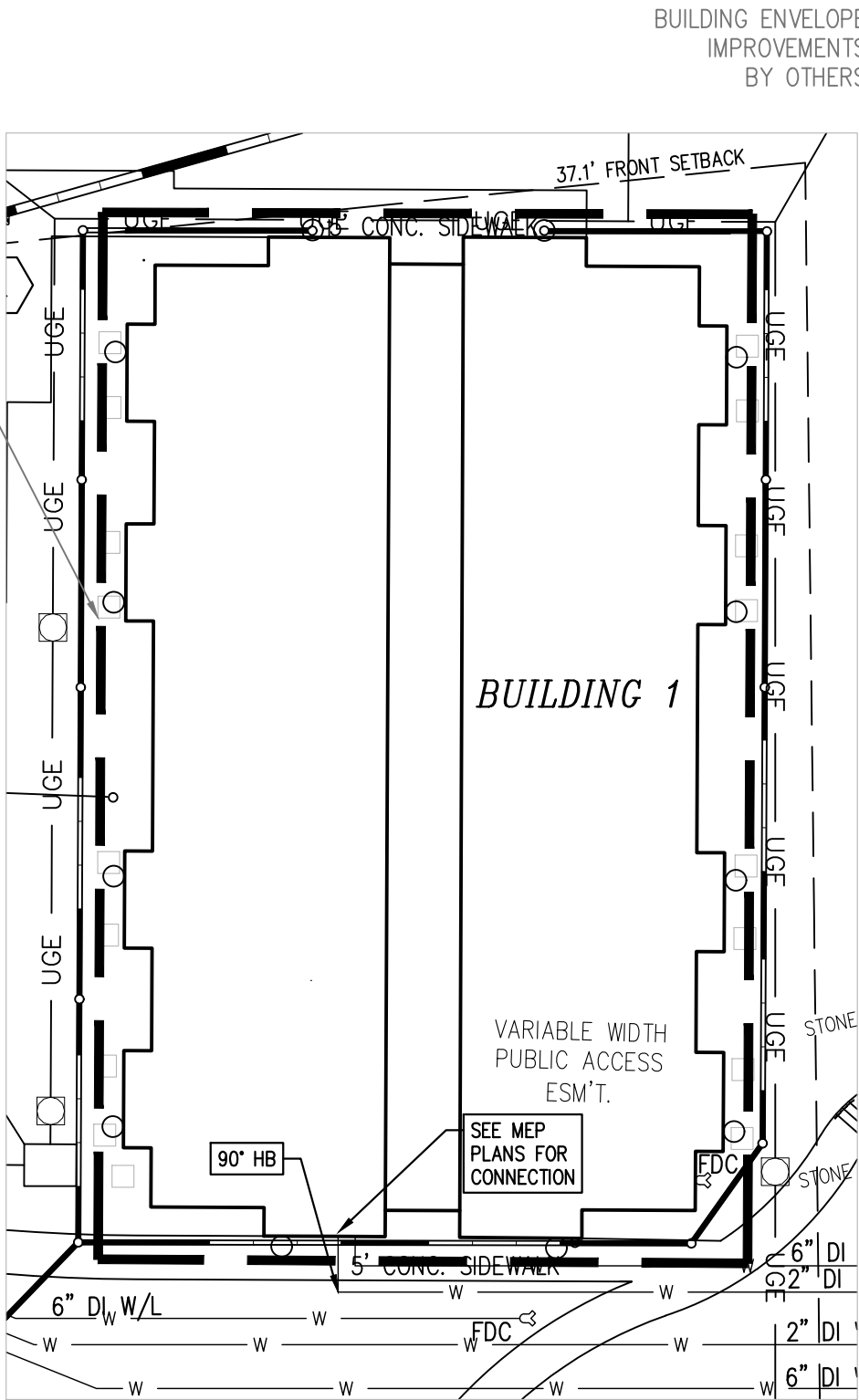


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2	10/20/2021	CITY COMMENTS
3		
4		

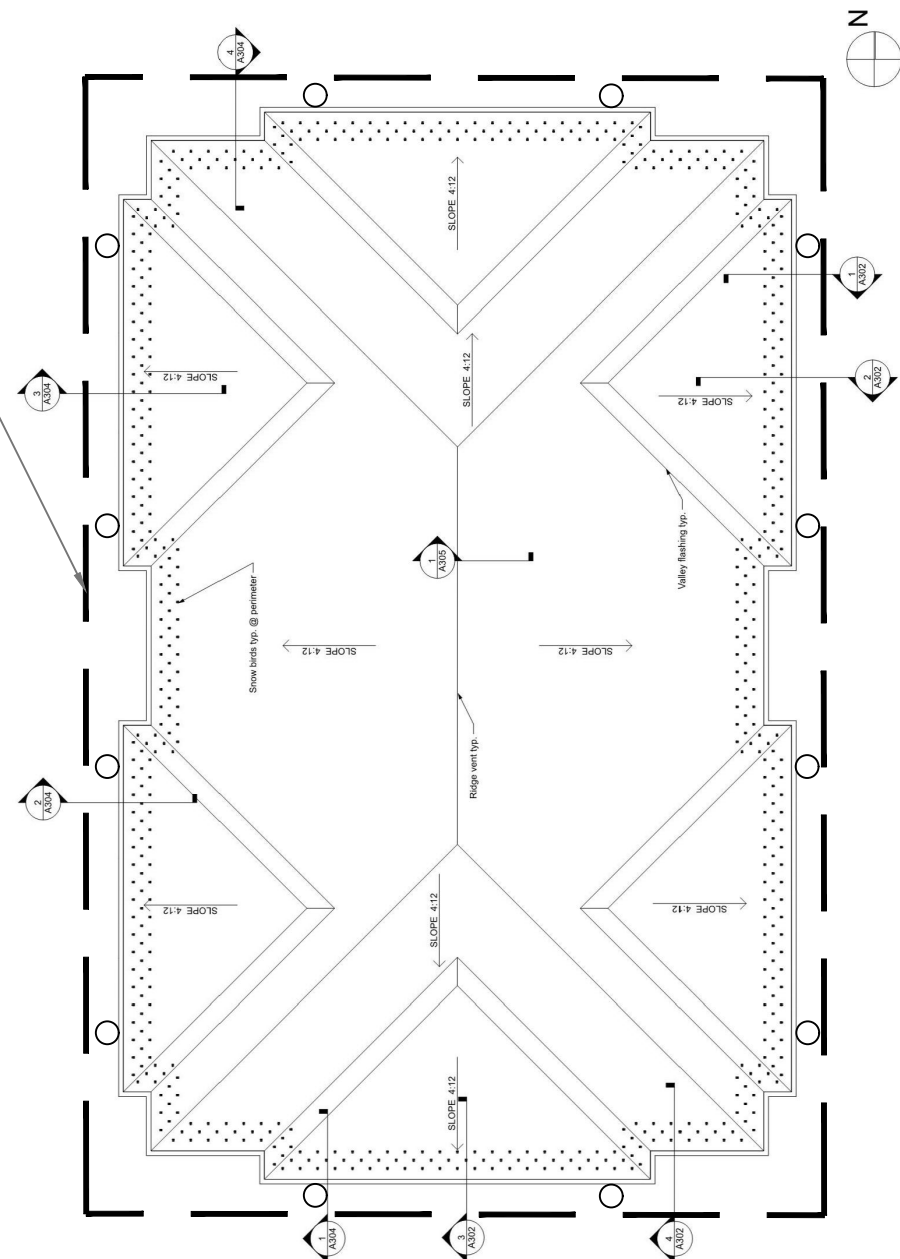
NOTES

1. ROOF LEADERS FOR BUILDING 1 TIE INTO 6" PVC PIPES THAT FLOW AS SHOWN ON SHEET 13.
2. BUILDING 2 ROOF LEADERS ON THE NORTH AND WEST SIDE OF THE BUILDING WILL FLOW TO DITCH 1. FLOWS ON THE EAST SIDE WILL FLOW TO FOUNDATION DRAINS AND INTO THE DRY POND. FLOWS ON THE SOUTH SIDE WILL FLOW DIRECTLY INTO THE DRY POND.

BUILDING ENVELOPE
IMPROVEMENTS
BY OTHERS
CONNECT
ROOF DRAINS
TO UNDERGROUND
STORM SYSTEM
AS SHOWN

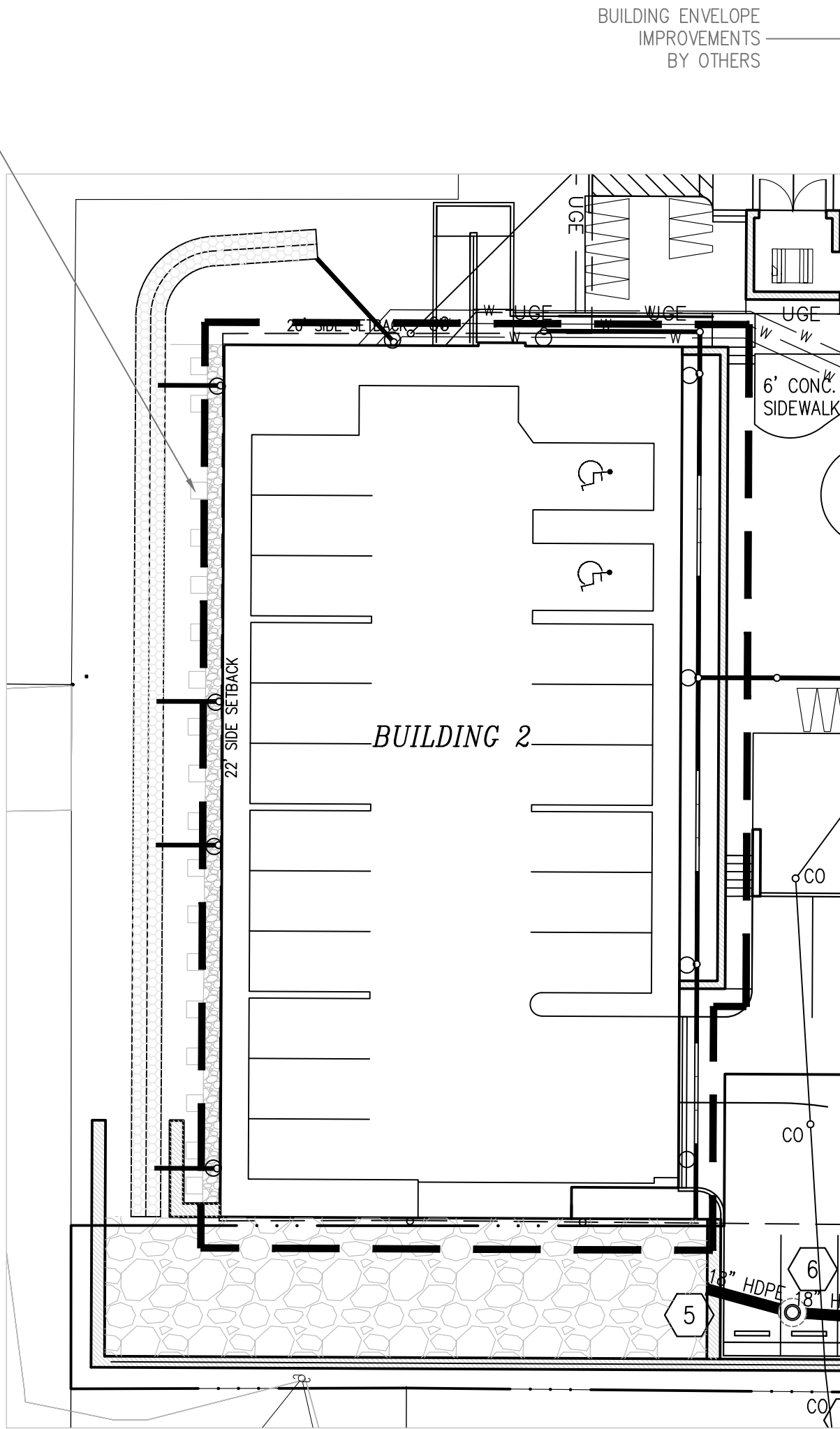


BUILDING 1 ENVELOPE
1" = 20'

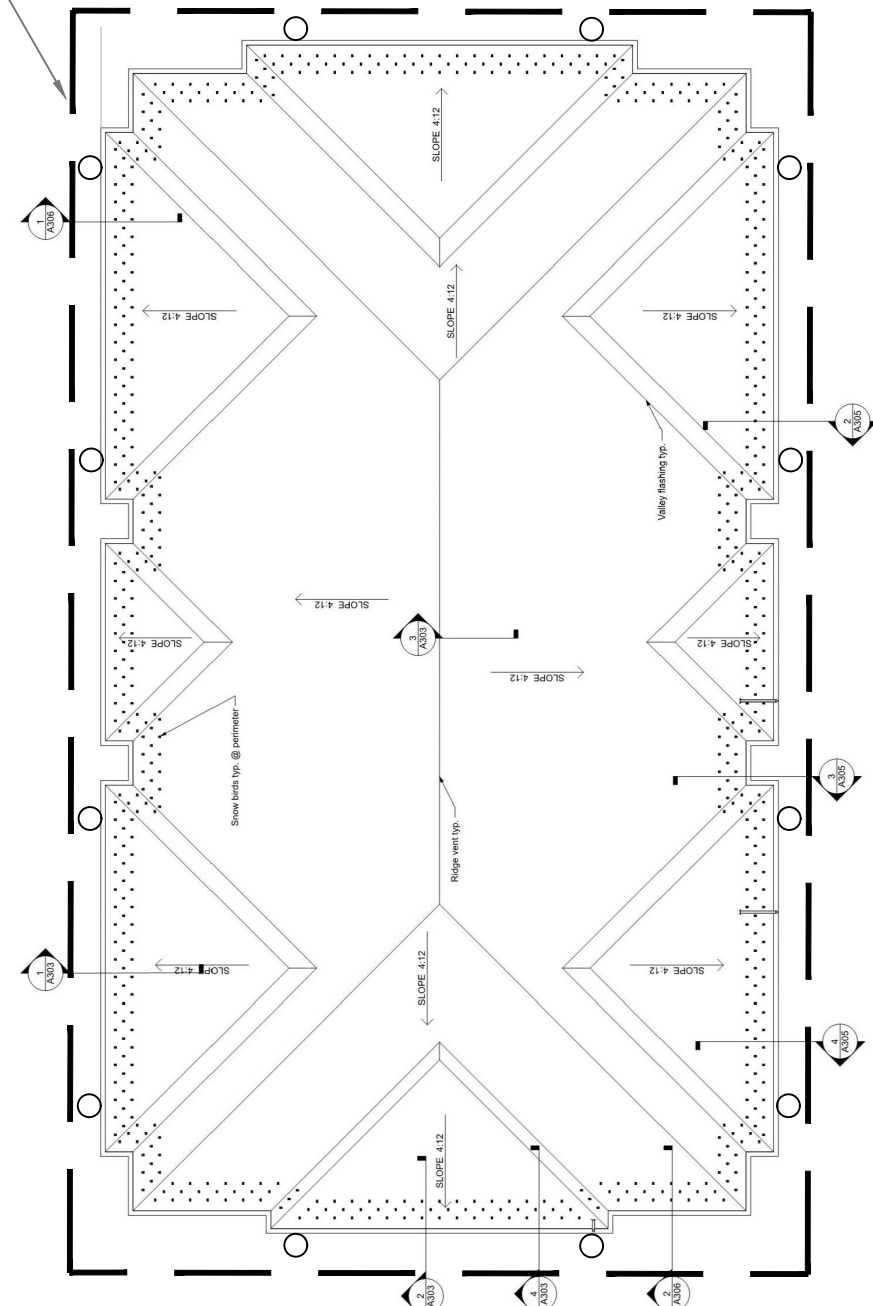


○ ROOF DRAIN LOCATION
BUILDING 1

BUILDING ENVELOPE
IMPROVEMENTS
BY OTHERS
CONNECT
ROOF DRAINS
TO UNDERGROUND
STORM SYSTEM
AS SHOWN

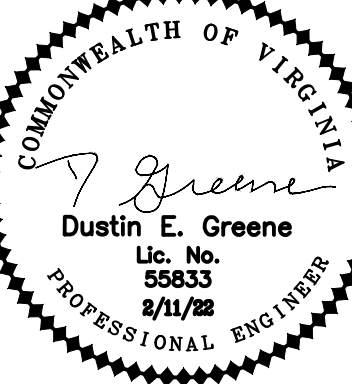


BUILDING 2 ENVELOPE
1" = 20'



○ ROOF DRAIN LOCATION
BUILDING 2

REVISIONS		DESCRIPTION
NO.	DATE	CITY COMMENTS
1	7/28/2021	CITY COMMENTS
2	10/20/2021	
3		
4		



FINAL SITE PLAN
209 MAURY AVENUE
TAX MAP 17 PARCELS 180, 180.1, 180.2, 184, 185 & 186
CITY OF CHARLOTTESVILLE, VA
ROOF PLAN

DATE: 6-22-2021
JOB: 16.0084

SIZING WATER SERVICE LINES AND METERS

CITY OF CHARLOTTESVILLE
Water Customer Data Sheet

Customer FMC Investments, LLC Address 142 South Pantops Dr
Building Address 209 Maury Ave Zip Code 22903
Subdivision McShane Park Lot No. 5,6,7,1 Blk. No.
Type of Occupancy Multi use Residential Building 1

Fixture	Fixture Value 60 psi	No. of Fixtures	Fixture Value
Bathtub	8	x 0 =	
Bedpan Washers	10	x 0 =	
Bidet	2	x 0 =	
Dental Unit	2	x 0 =	
Drinking Fountain - Public	2	x 0 =	
Kitchen Sink	2.2	x 14 =	30.8
Lavatory	1.5	x 56 =	84
Showerhead (Shower Only)	2.5	x 56 =	140
Service Sink	4	x 0 =	
Toilet - Flush Valve	35	x 0 =	
- Tank Type	4	x 56 =	224
Urinal - Pedestal Flush Valve	35	x 0 =	
- Wall Flush Valve	16	x 0 =	
Wash Sink (Each Set of Faucets)	4	x 2 =	8
Dishwasher	2	x 14 =	28
Washing Machine	6	x 14 =	84
Hose (50 ft Wash Down) - 1/2 in.	5	x 0 =	
- 5/8 in.	10	x 2 =	20
- 3/4 in.	12	x 0 =	
Combined Fixture Value Total			618.8

Customer Peak Demand From Fig. 4-2 or 4-3 x Press. Factor = 55.6 gpm
Add Irrigation - N/A Sections* x 1.16 or 0.40+ = 0 gpm
- 2 Hose Bibs x Fixture Value x 1.09 Press. Factor = 21.8 gpm
Added Fixed Load = 0 gpm
TOTAL FIXED DEMAND = 77.4 gpm

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

Figure 4-5 Water customer data sheet

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

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

SIZING WATER SERVICE LINES AND METERS

CITY OF CHARLOTTESVILLE
Water Customer Data Sheet

Customer FMC Investments, LLC Address 142 South Pantops Dr
Building Address 209 Maury Ave Zip Code 22903
Subdivision McShane Park Lot No. 5,6,7,1 Blk. No.
Type of Occupancy Multi use Residential Building 2

Fixture	Fixture Value 60 psi	No. of Fixtures	Fixture Value
Bathtub	8	x 0 =	
Bedpan Washers	10	x 0 =	
Bidet	2	x 0 =	
Dental Unit	2	x 0 =	
Drinking Fountain - Public	2	x 0 =	
Kitchen Sink	2.2	x 18 =	39.6
Lavatory	1.5	x 53 =	79.5
Showerhead (Shower Only)	2.5	x 53 =	132.5
Service Sink	4	x 0 =	
Toilet - Flush Valve	35	x 0 =	
- Tank Type	4	x 53 =	212
Urinal - Pedestal Flush Valve	35	x 0 =	
- Wall Flush Valve	16	x 0 =	
Wash Sink (Each Set of Faucets)	4	x 2 =	8
Dishwasher	2	x 18 =	36
Washing Machine	6	x 18 =	108
Hose (50 ft Wash Down) - 1/2 in.	5	x 0 =	
- 5/8 in.	10	x 2 =	20
- 3/4 in.	12	x 0 =	
Combined Fixture Value Total			635.6

Customer Peak Demand From Fig. 4-2 or 4-3 x Press. Factor = 56.7 gpm
Add Irrigation - N/A Sections* x 1.16 or 0.40+ = 0 gpm
- 2 Hose Bibs x Fixture Value x 1.09 Press. Factor = 21.8 gpm
Added Fixed Load = 0 gpm
TOTAL FIXED DEMAND = 78.5 gpm

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

Figure 4-5 Water customer data sheet

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

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

SIZING WATER SERVICE LINES AND METERS

CITY OF CHARLOTTESVILLE
Water Customer Data Sheet

Customer FMC Investments, LLC Address 142 South Pantops Dr
Building Address 209 Maury Ave Zip Code 22903
Subdivision McShane Park Lot No. 5,6,7,1 Blk. No.
Type of Occupancy Existing House

Fixture	Fixture Value 60 psi	No. of Fixtures	Fixture Value
Bathtub	8	x 0 =	
Bedpan Washers	10	x 0 =	
Bidet	2	x 0 =	
Dental Unit	2	x 0 =	
Drinking Fountain - Public	2	x 0 =	
Kitchen Sink	2.2	x 1 =	2.2
Lavatory	1.5	x 2 =	3
Showerhead (Shower Only)	2.5	x 2 =	5
Service Sink	4	x 0 =	
Toilet - Flush Valve	35	x 0 =	
- Tank Type	4	x 2 =	8
Urinal - Pedestal Flush Valve	35	x 0 =	
- Wall Flush Valve	16	x 0 =	
Wash Sink (Each Set of Faucets)	4	x 1 =	4
Dishwasher	2	x 1 =	2
Washing Machine	6	x 1 =	6
Hose (50 ft Wash Down) - 1/2 in.	5	x 0 =	
- 5/8 in.	9	x 1 =	10
- 3/4 in.	12	x 0 =	
Combined Fixture Value Total			40.2

Customer Peak Demand From Fig. 4-2 or 4-3 x Press. Factor = 21.8 gpm
Add Irrigation - N/A Sections* x 1.16 or 0.40+ = 0 gpm
- 1 Hose Bibs x Fixture Value x 1.09 Press. Factor = 10.9 gpm
Added Fixed Load = 0 gpm
TOTAL FIXED DEMAND = 32.7 gpm

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

Figure 4-5 Water customer data sheet

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

I have a 5/8" water meter
positive displacement
meter.

ESTIMATING DEMANDS USING FIXTURE VALUES 27

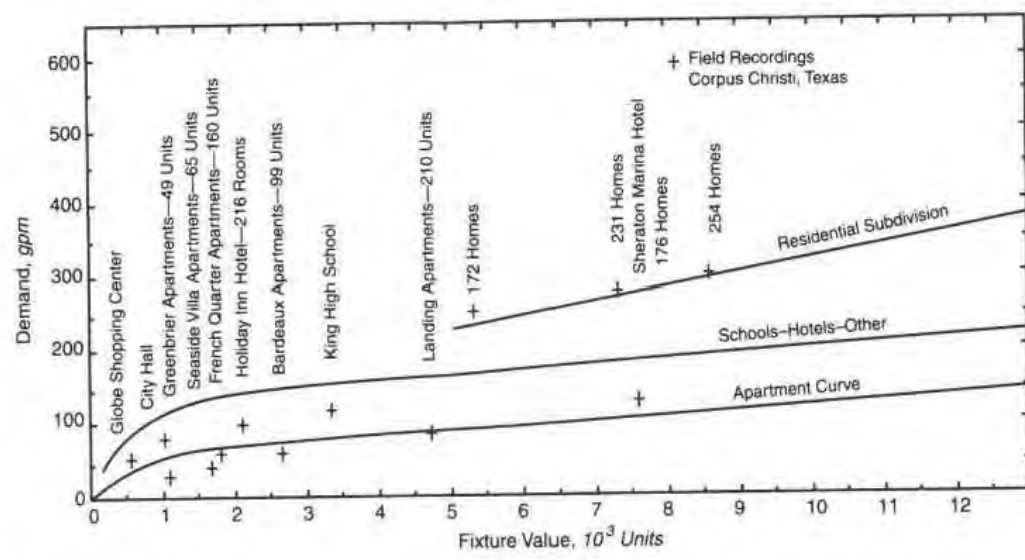


Figure 4-1 Peak flow demand of typical customer categories

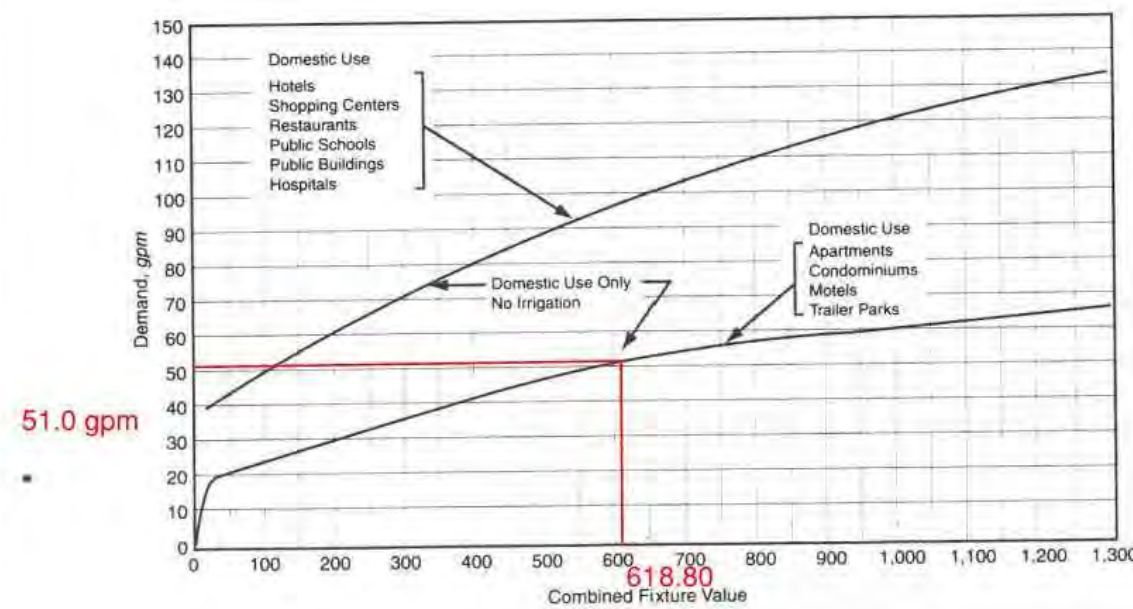


Figure 4-2 Water flow demand per fixture value—low range

ESTIMATING DEMANDS USING FIXTURE VALUES 27

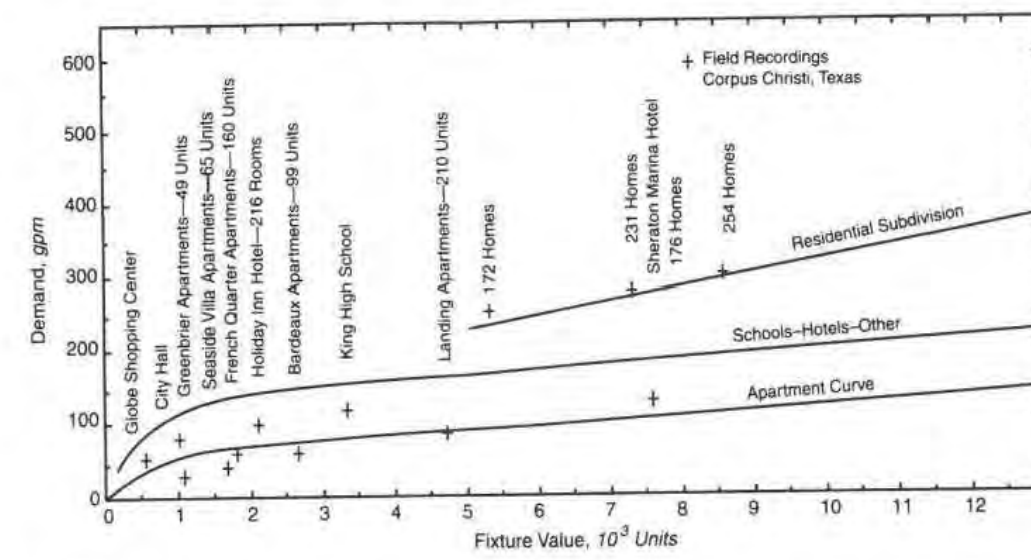


Figure 4-1 Peak flow demand of typical customer categories

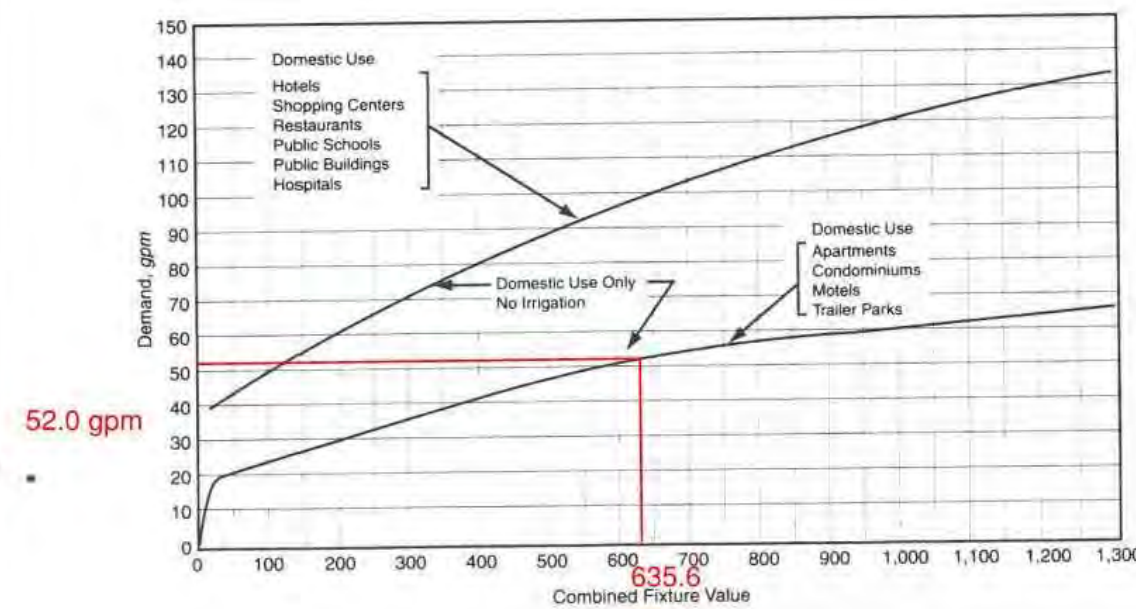


Figure 4-2 Water flow demand per fixture value—low range

ESTIMATING DEMANDS USING FIXTURE VALUES 27

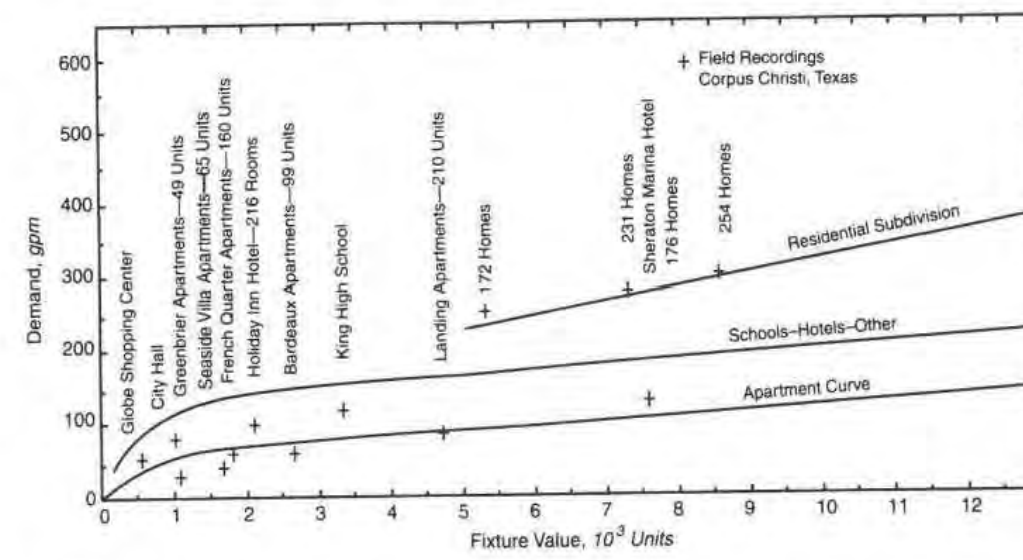


Figure 4-1 Peak flow demand of typical customer categories

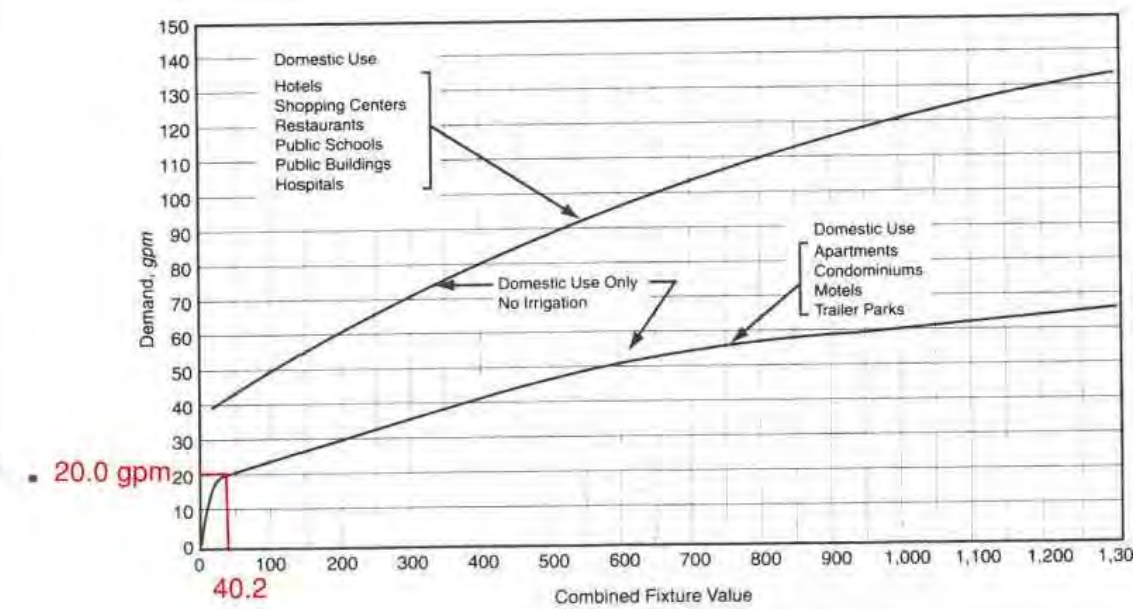


Figure 4-2 Water flow demand per fixture value—low range

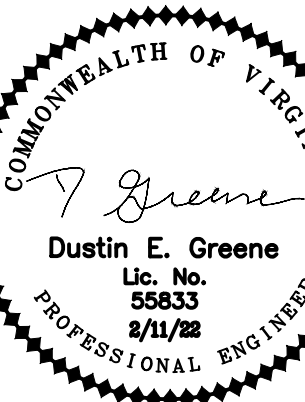
ROUDABUSH, GALE & ASSOCIATES, INC.

ENGINEERS, SURVEYORS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1968

914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	7/28/2021	CITY COMMENTS
2	10/20/2021	CITY COMMENTS
3		
4		



FINAL SITE PLAN

209 MAURY AVENUE

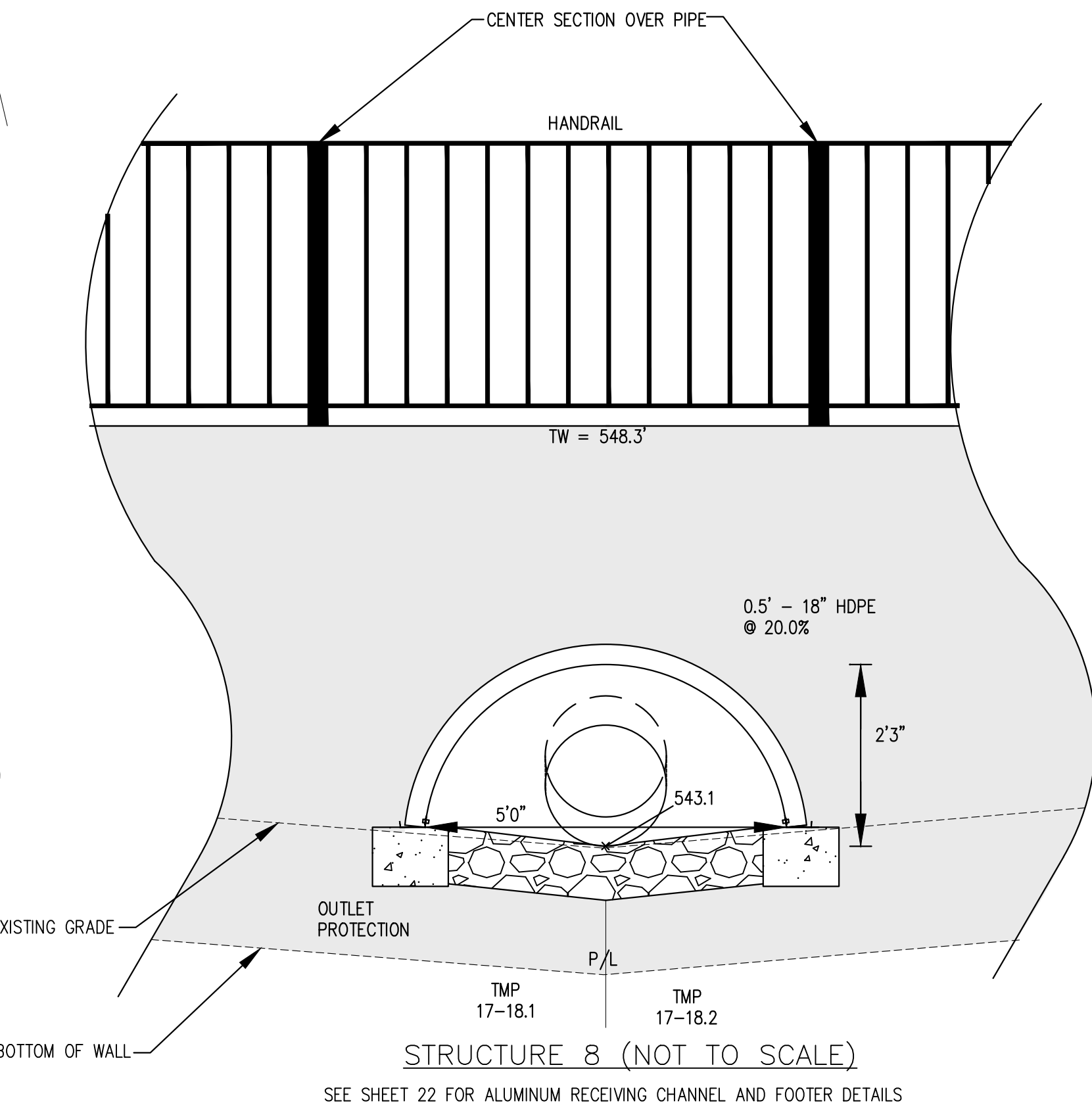
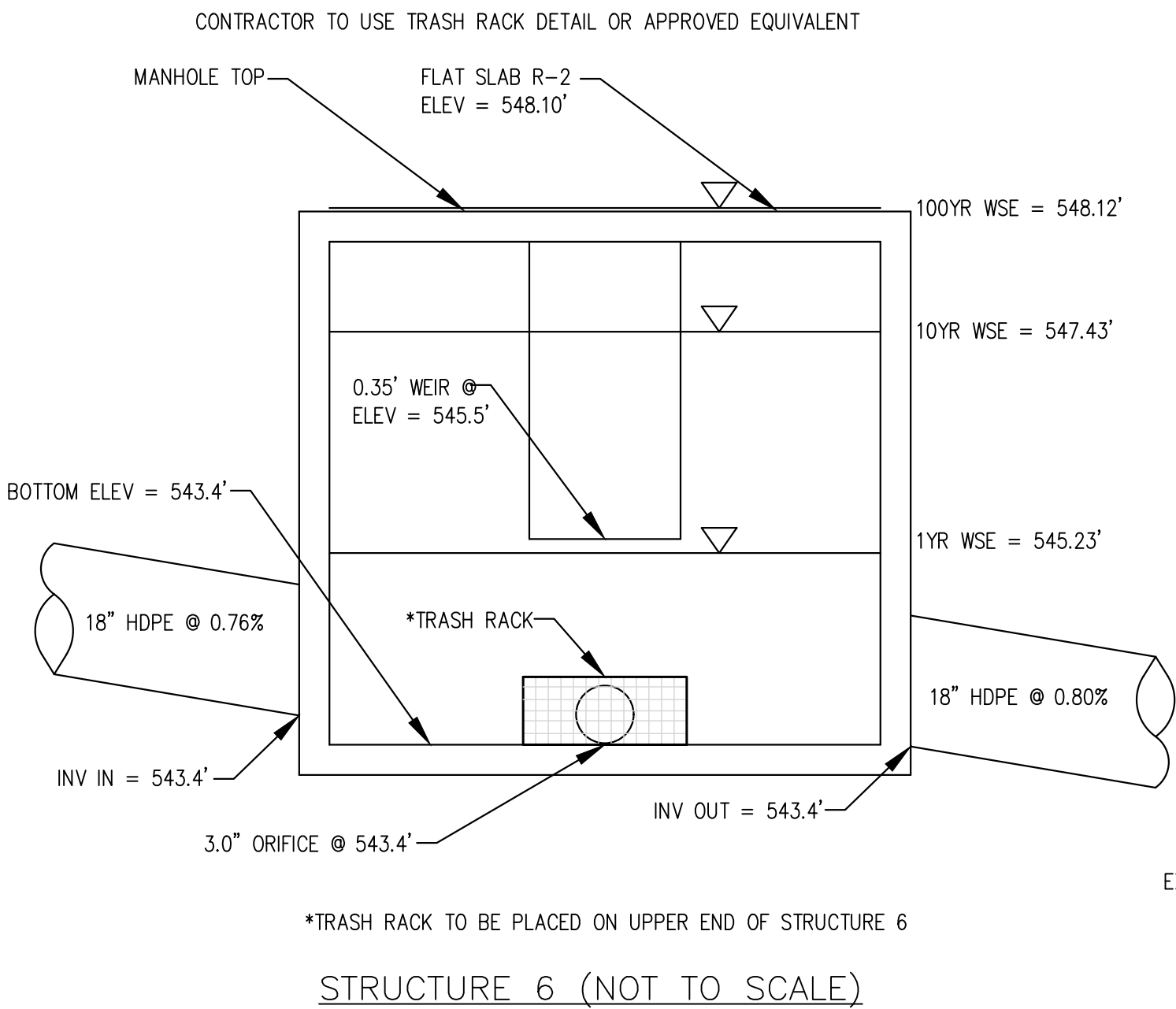
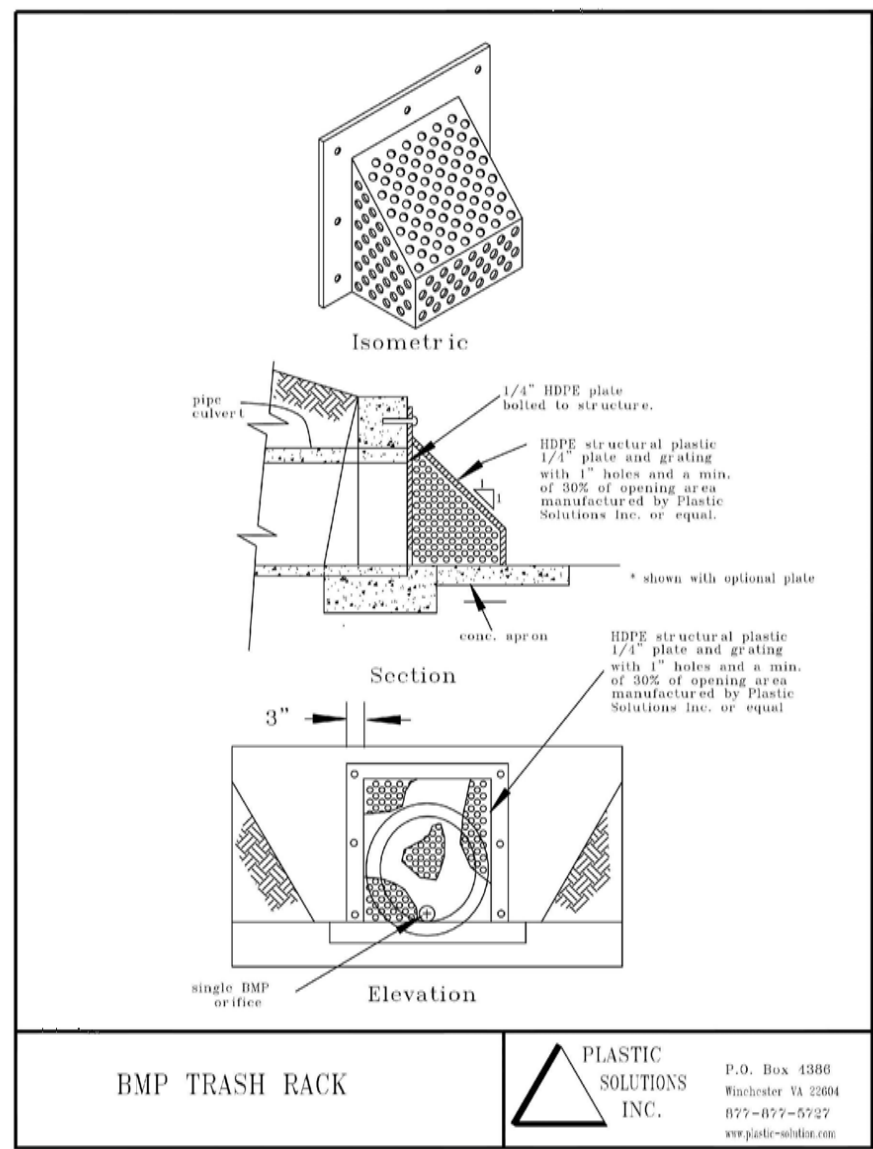
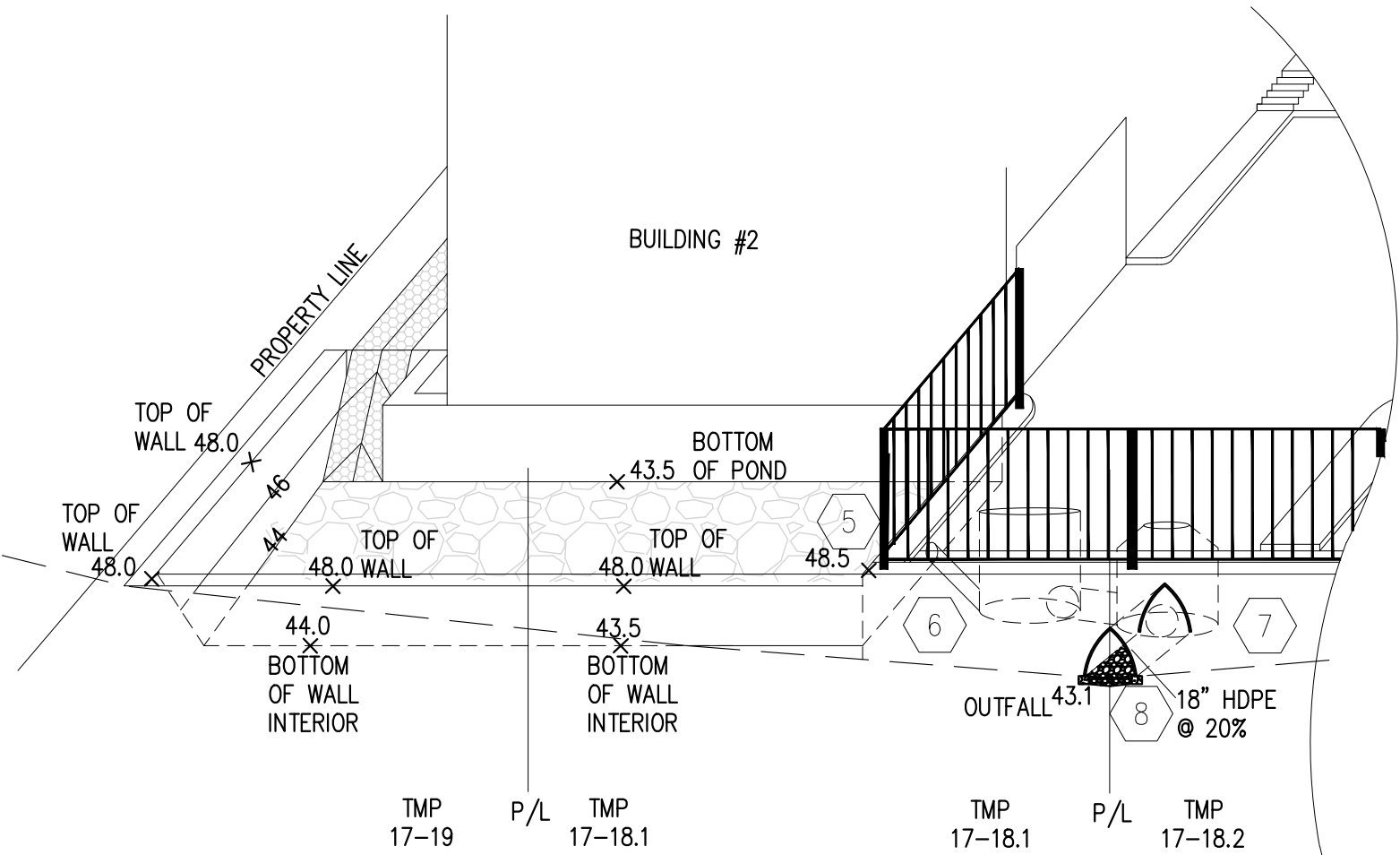
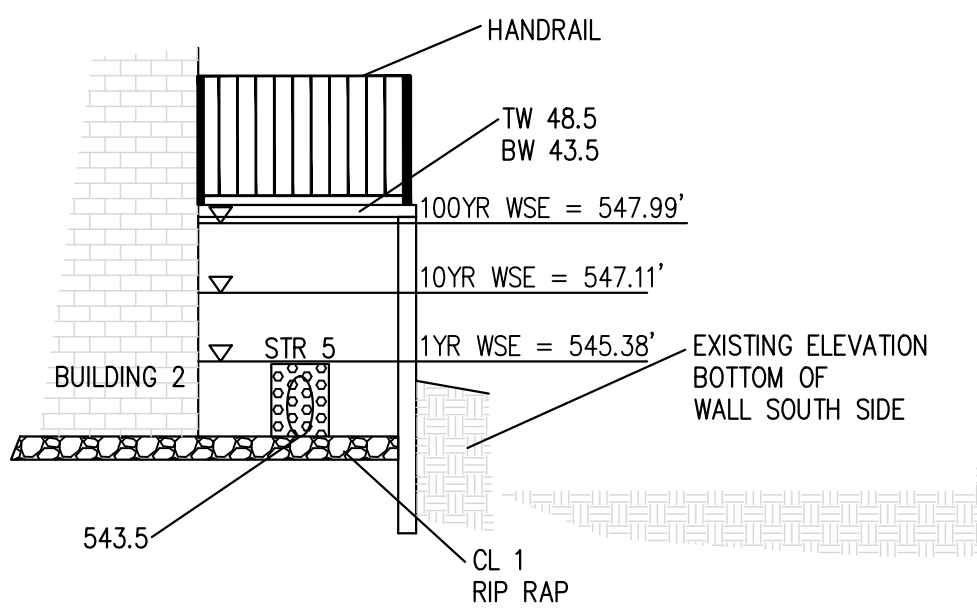
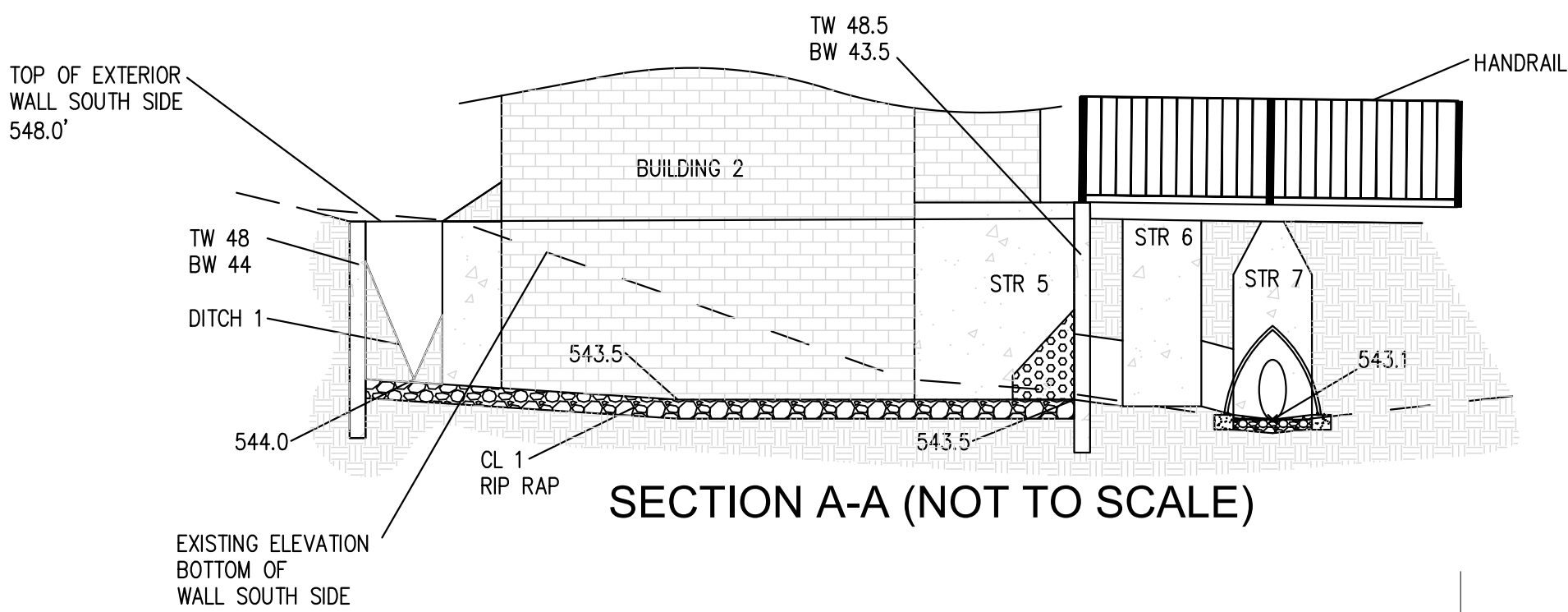
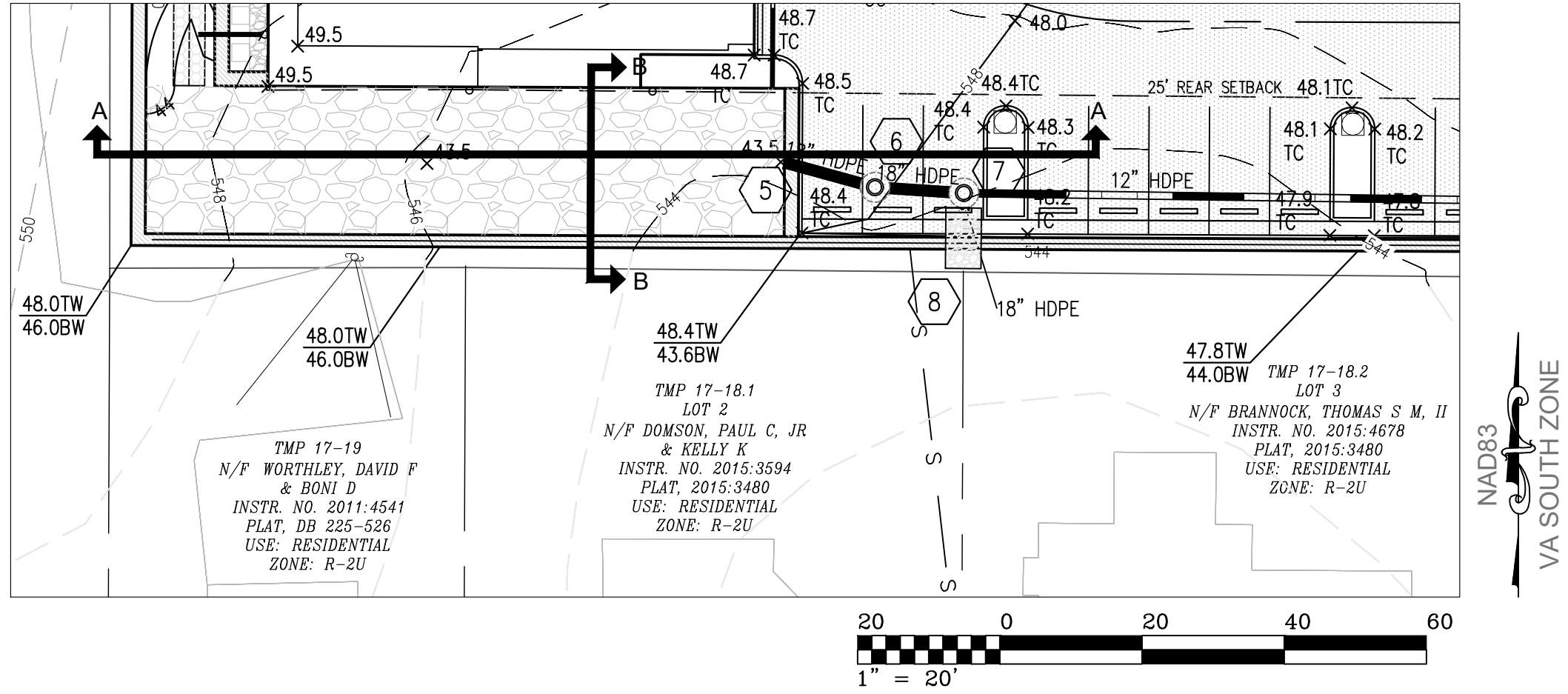
TAX MAP 17 PARCELS 180, 180.1, 180.2, 184, 185 & 186

CITY OF CHARLOTTESVILLE, VA

WATER DEMAND

DATE: 6-22-2021
JOB: 16.0084

SHEET: 24 OF 25



Items inspected	Checked yes/no	Maintenance Needed yes/no	Inspection Frequency yes/no	Remarks yes/no
1. Pond components				
A. Embankment and Emergency spillway				
1. Vegetation and ground Cover adequate				
2. Embankment erosion				
3. Animal burrows				
4. Unauthorized plantings				
5. Cracking, bulging, or sliding of dam				
a. Upstream face				
b. Downstream face				
c. At or beyond toe				
Upstream				
Downstream				
d. Emergency spillway				
6. Pond toe & chimney drains clear and functioning				
7. Seeps/leaks on downstream face				
8. Slope protection or riprap failures				
9. Vertical and horizontal alignment of top of dam as per "As-Built" plans				
10. Emergency spillway clear of obstructions and debris				
11. Other (specify)				
B. Riser and principal spillway A				
Type:				
Reinforced concrete				
Corrugated pipe				
Masonry				
1. Low flow orifice obstructed				
2. Low flow trash rack				
a. Debris removal necessary				
b. Corrosion control				
3. Weir trash rack maintenance				
a. Debris removal necessary				
b. Corrosion control				

Inspection Frequency Key: A=Annual, M=Monthly, S=After major storm

SECTION 9: MAINTENANCE

9.1. Maintenance Agreements

Section 4 VAC 50-60-124 of the regulations specifies the circumstances under which a maintenance agreement to must be executed between the owner and the local program. This section sets forth inspection requirements, compliance procedures if maintenance is neglected, notification of the local program upon transfer of ownership, and right-of-entry for local program personnel. Access to Dry ED ponds should be covered by a drainage easement to allow inspection and maintenance.

It is also recommended that the maintenance agreement include a list of qualified contractors that can perform inspection or maintenance services, as well as contact information for owners to get local or state assistance to solve common nuisance problems, such as mosquito control, geese, invasive plants, vegetative management and beaver removal. The CWP *Pond and Wetland Maintenance Guidebook* (2004) provides some excellent templates of how to respond to these problems.

9.2. Maintenance Inspections

Maintenance of Dry ED ponds is driven by annual inspections that evaluate the condition and performance of the pond, including the following:

- Measure sediment accumulation levels in forebay.
- Monitor the growth of wetlands; trees and shrubs planted. Record the species and their approximate coverage, and note the presence of any invasive plant species.
- Inspect the condition of stormwater inlets to the pond for material damage, erosion or undercutting.
- Inspect the banks of upstream and downstream channels for evidence of sloughing, animal burrows, boggy areas, woody growth, or gully erosion that may undermine embankment integrity.
- Inspect pond outfall channel for erosion, undercutting, rip-rap displacement, woody growth, etc.
- Inspect condition of principal spillway and riser for evidence of spalling, joint failure, leakage, corrosion, etc.
- Inspect condition of all trash racks, reverse sloped pipes or flashboard risers for evidence of clogging, leakage, debris accumulation, etc.
- Inspect maintenance access to ensure it is free of woody vegetation, and check to see whether valves, manholes and locks can be opened and operated.
- Inspect internal and external side slopes of the pond for evidence of sparse vegetative cover, erosion, or slumping, and make needed repairs immediately.

9.3. Common Ongoing Maintenance Issues

Dry ED ponds are prone to a high clogging risk at the ED low-flow orifice. This component of the pond's plumbing should be inspected at least twice a year after initial construction. The constantly changing water levels in Dry ED ponds make it difficult to mow or manage vegetative growth. The bottom of Dry ED ponds often become soggy, and water-loving trees

such as willows may take over. The maintenance plan should clearly outline how vegetation in the pond and its buffer will be managed or harvested in the future. Periodic mowing of the stormwater buffer is only required along maintenance rights-of-way and the embankment. The remaining buffer can be managed as a meadow (mowing every other year) or forest.

The maintenance plan should schedule a shoreline cleanup at least once a year to remove trash and floatables that tend to accumulate in the forebay, micropool, and on the bottom of Dry ED ponds.

Frequent sediment removal from the forebay is essential to maintain the function and performance of a Dry ED pond. Maintenance plans should schedule cleanouts every 5 to 7 years; or when inspections indicate that 50% of the forebay capacity has been filled. As noted above, the designer should also check to see whether removed sediments can be spoiled (deposited) on-site or must be hauled away. Sediments excavated from Dry ED ponds are not usually considered toxic or hazardous, and can be safely disposed by either land application or land filling.

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

NO.	DATE	DESCRIPTION
1	7/28/2021	CITY COMMENTS
2	10/20/2021	CITY COMMENTS
3		
4		

COMMONWEALTH OF VIRGINIA
Dustin E. Greene
Lic. No. 55833
Professional Engineer

FINAL SITE PLAN
209 MAURY AVENUE
TAX MAP 17 PARCELS 180, 180.1, 180.2, 184, 185 & 186
CITY OF CHARLOTTESVILLE, VA
DRY POND MAINTENANCE & DETAILS

DATE: 6-22-2021
JOB: 16.0084
SHEET: 25 OF 25

Alfele, Matthew

From: Savannah Schuermann <savannah.schuermann@gmail.com>
Sent: Friday, March 4, 2022 8:45 AM
To: Alfele, Matthew
Cc: TRAFFIC
Subject: Re: 209 Maury Ave. Residential Development

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This email has originated from **outside of the organization**. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Matt,

I hope you are well! I'm bringing my previous email back to the top of our inboxes, as we recently received a letter in the mail re: the special use permit for the proposed development at 209 Maury Ave. I understand from your previous reply that the developer doesn't have control over the public streets/traffic flow, so I'm copying the city's traffic engineer email address here as well.

I can confirm that the patterns described in my previous email have continued since October 2020. Please let me know if I can provide any further information - I look forward to hearing from you.

With gratitude,
Savannah

On Mon, Oct 12, 2020 at 2:49 PM Savannah Schuermann <savannah.schuermann@gmail.com> wrote:

Hi Matt,

I hope you are well and that you had a nice weekend!

I live at 2316 Price Avenue, and received your letter re: the plan for residential development at 209 Maury Avenue.

I know this is past the October 9 deadline to submit comments, but I wanted to share these two concerns with you anyway - just in case they can be considered. I believe the below concerns would be exacerbated by increased traffic/residents on Maury.

1. **Recommendation for speed bumps:** Many motorists use Price, Piedmont, and Stadium to cut through to and from Fontaine/64 and Maury (to avoid the light at JPA). Many times (and even more so when the University/Charlottesville is operating under "normal" circumstances) people are FLYING down the street - definitely way above the 25 mph speed limit. Price, Piedmont and Stadium have limited sidewalks and street parking, so pedestrians out for a run, walking their dogs, or strolling with children have to literally jump out of the way. I think speed bumps would help curtail this dangerous pattern.
2. **Recommendation to make Lewis Street one way (access only from Fontaine):** I believe that's how this street used to be designated - right? Many motorists cut from Maury down Lewis (heading towards Fontaine) without stopping **at all**. There's a crosswalk at the intersection of Price/Maury/Lewis, but it's still a very dangerous intersection for a pedestrian. It's also dangerous for cars heading east on Price, as oncoming cars (from Maury) will cut across the street before we even reach our stop sign at Maury. Additionally, cars headed north on Lewis (from Fontaine towards Price/Maury) rarely stop at the stop sign (sometimes it is obstructed by trees/parked cars), also causing danger for pedestrian and vehicular traffic. I don't know if speed bumps along that road or a more exaggerated stop sign would help, but if any police officer is looking to make their traffic ticket quota, they could park there and write tickets all day.

Thanks for your ear, and please let me know if I can provide clarification on any of the above.

Best,
Savannah

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Savannah Schuermann
Pronouns: she/her/hers

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Savannah Schuermann
Pronouns: she/her/hers

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



JOINT CITY COUNCIL AND PLANNING COMMISSION PUBLIC HEARING
APPLICATION FOR A SPECIAL USE PERMIT
APPLICATION NUMBER: SP22-00003
DATE OF HEARING: April 12, 2022

Project Planner: Dannan O'Connell

Date of Staff Report: March 31, 2022

Applicant: William Chapman

Current Property Owner: University Limited Partnership

Application Information

Property Street Address: 207 14th Street ("Subject Property")

Tax Map & Parcel/Tax Status: 090070100 thru 090070210 (real estate taxes paid current - Sec. 34-10)

Total Square Footage/ Acreage Site: Approx. 0.25 acres (10,900 square feet)

Comprehensive Plan (Future Land Use Map): Higher Intensity Residential

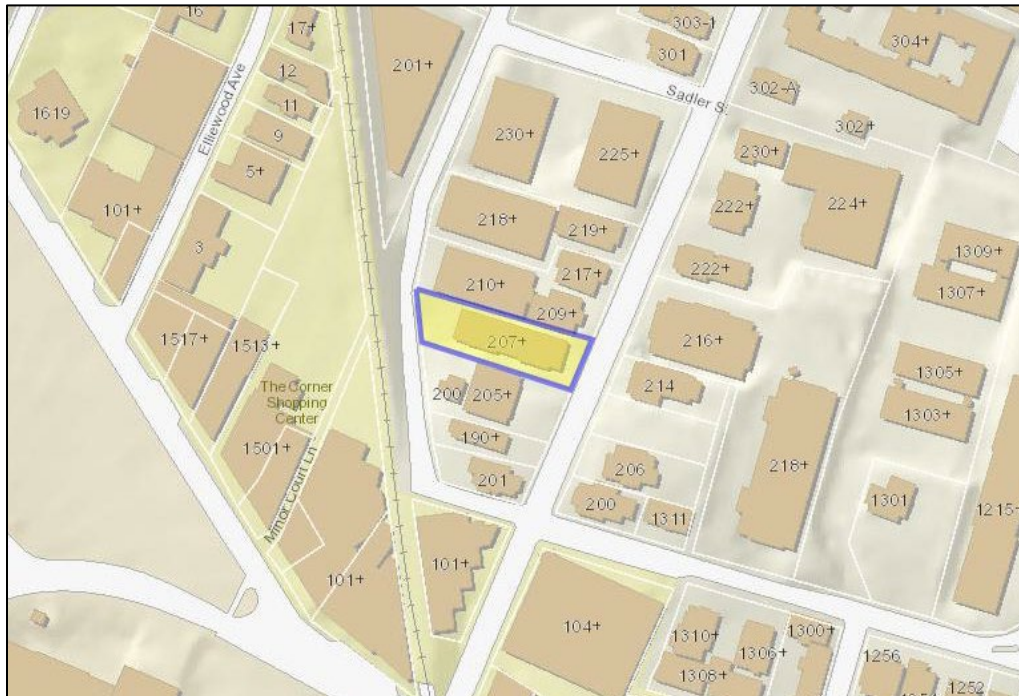
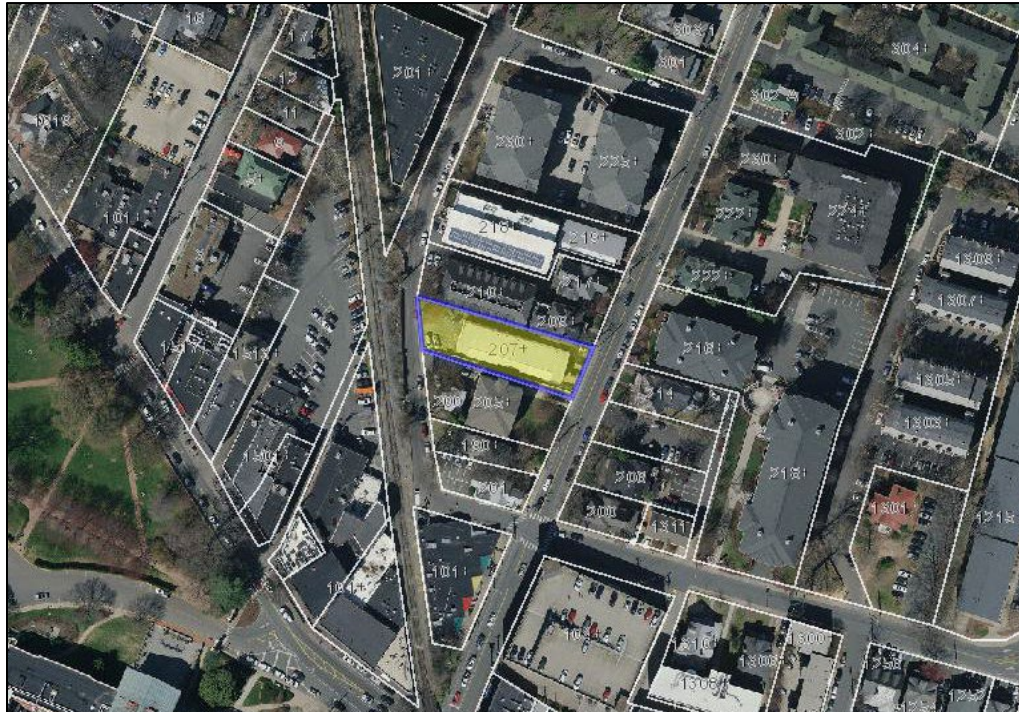
Current Zoning Classification: B-1 Commercial (Historic)

Overlay District: Architectural Design Control District

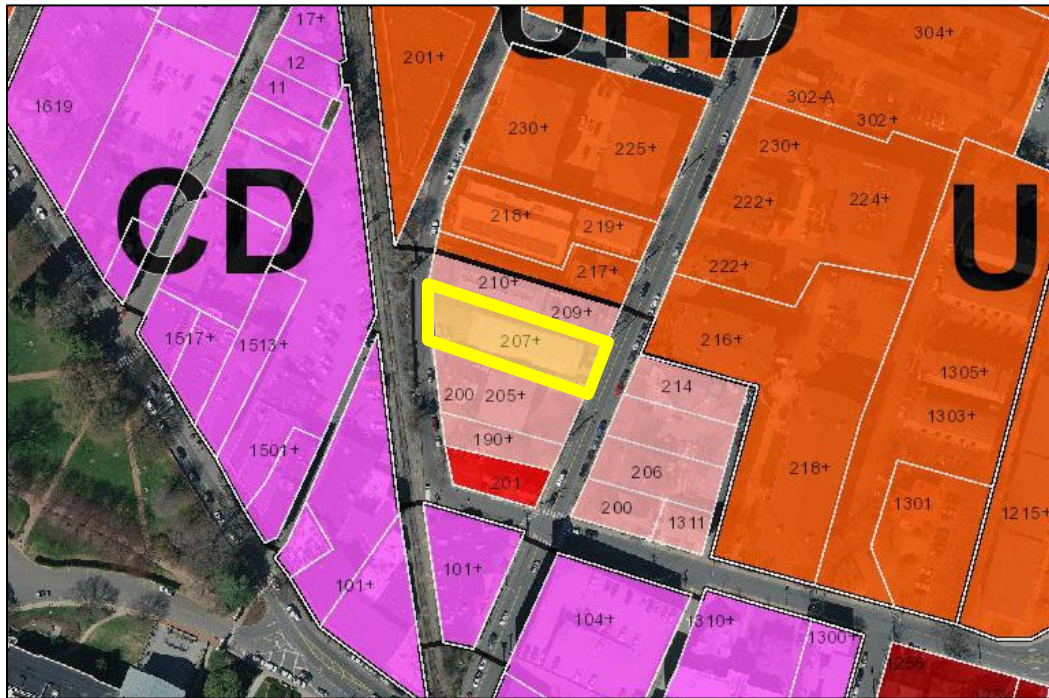
Applicant's Request (Summary)

William Chapman (Applicant and Contract Purchaser) is requesting a Special Use Permit (SUP) pursuant to City Code Sec. 34-158 to allow for a hotel use on the Subject Property. The Subject Property is currently developed with a 21-unit multi-family condominium use. The Applicant wishes to renovate the existing building to accommodate a 19-unit hotel with one residential apartment.

The Subject Property is currently zoned B-1 (Business). Under the B-1 zoning classification, hotel uses with 100 or fewer rooms are allowed with an approved Special Use Permit, while multi-family residential units are allowed by-right with residential density up to 21 dwelling units per acre (DUA). The current condominium apartment use is a legal non-conforming use, with a DUA of 84. The conversion from apartments to a hotel use would reduce the DUA to 4.

Vicinity Map**Context Map 1**

Context Map 2- Zoning Classifications



KEY – Orange: UHD, Pink: B-1, Red: B-2, Purple: Corner District

Context Map 3- 2021 Future Land Use Map



KEY – Brown: Higher Intensity Residential, Pink: Neighborhood Mixed-Use Corridor, Dark Pink: Neighborhood Mixed-Use Node, Purple: Urban Mixed-Use Corridor

Standard of Review

City Council may grant an applicant a special permit or special use permit, considering several factors set forth within Zoning Ordinance Sec. 34-157. If Council finds that a proposed use or development will have potentially adverse impacts, and if Council identifies development conditions that could satisfactorily mitigate such impacts, then Council may set forth reasonable conditions within its SUP approval. The role of the Planning Commission is to make an advisory recommendation to the City Council, as to (i) whether Council should approve a proposed SUP and if so, (ii) whether there are any reasonable development conditions that could mitigate potentially adverse impacts of the proposed use or development.

Section 34-157 of the City's Zoning Ordinance lists factors that Council will consider in deciding on a proposed SUP. Following below is staff's analysis of those factors, based on the information provided by the applicant.

(1) Whether the proposed use or development will be harmonious with existing patterns of use and development within the neighborhood.

The properties immediately surrounding the subject property are described as:

Direction	Use	Zoning
North	Multi-Family Residential	B-1, UHD
South	Multi-Family Residential, Commercial	B-1, B-2, Corner District
East	Multi-Family, Two-Family Residential	B-1, UHD
West	Commercial	Corner District

The buildings immediately surrounding the subject property consist of single-family homes and residential apartment buildings ranging from two (2) to four (4) stories. Numerous retail and restaurant uses exist to the south and west within the Corner District zoning district. The 14th Street Parking Garage is located approximately 200 feet south of the subject property. A hotel use (the UVA Hospitality House) is located directly adjacent to the subject property to the south. Several larger hotel uses exist to the southeast along West Main Street.

Staff Analysis: The proposed use of the property depicted in the application materials removes most of the existing multi-family residential use, replacing it with a commercial hotel use. The surrounding area is a mix of residential apartments, single family detached dwelling units, and hotel uses predominantly serving as student housing and lodging for the nearby University of Virginia, along with commercial retail and restaurant uses. The proposed use is harmonious with the existing patterns of use within the neighborhood.

(2) Whether the proposed use or development and associated public facilities will substantially conform to the city's comprehensive plan.

Below are specific areas of the Comprehensive Plan for which the development complies:

a. Land Use, Urban Form, Historic and Cultural Preservation

- i. **Goal 3 – Balancing Preservation with Change:** Protect and enhance the existing distinct identities of the city's neighborhoods and places while promoting and prioritizing infill development, housing options, a mix of uses, and sustainable reuse in our community.

b. Economic Prosperity and Opportunity

- i. **Goal 2 – Sustaining Business:** Generate, recruit, and retain successful businesses and jobs.

Below are specific areas of the Comprehensive Plan for which the development may not comply:

a. Housing

- ii. **Goal 2 – Citywide Diverse Housing:** Support a wide range of rental and homeownership housing choices that are integrated and balanced across the city, and that meet multiple City goals including community sustainability, walkability, bikeability, ADA accessibility, public transit use, increased support for families with children and low-income households, access to food, access to local jobs, thriving local businesses, and decreased vehicle use.

Comprehensive Plan- Staff Analysis:

The Subject Property is currently zoned B-1 (Business). Under the B-1 zoning classification, 5 dwelling units could be developed by right on this site (21 DUA), per Sec. 34-480 (Commercial Districts – Use Matrix). Higher residential density up to 87 DUA is permitted with a Special Use Permit. Hotel uses are also permitted with a Special Use Permit. The current apartment use is a legal non-conforming use, with a DUA of 84. The conversion of apartments into a 19-room hotel with one residential apartment would lower the DUA to 4.

The recently adopted 2021 Future Land Use Map designates 207 14th Street for Higher Intensity Residential. Higher Intensity Residential is described as multi-unit housing with 13 or more units per lot, along with limited ground-floor commercial uses, with building form and height determined by historic and neighborhood context (a maximum building height of five stories is also specified). Affordability and increased intensity in this district are emphasized to meet Affordable Housing Plan goals.

The proposed redevelopment does meet some of the 2021 Comprehensive Plan's goals regarding sustainable reuse of existing buildings, protecting the existing identity of City neighborhoods, and retaining successful businesses and jobs.

The proposed new residential density does not easily fit within the future land use category of Higher Intensity Residential, which is geared towards multifamily apartments and mixed use. The proposed change of use would also result in a reduction of available rental housing within the City. However, the existing apartment use is nonconforming in nature, and located in an area of dense residential apartments geared towards short-term student housing.

(3) Whether proposed use or development of any buildings or structures will comply with all applicable building code regulations.

Based on the information contained within the application, the proposed development would likely comply with applicable building code regulations. However, final determinations cannot be made prior to having the details required for building permit approvals. Building staff have indicated that the change of use will require installing fire sprinklers, and Engineering staff have requested that water usage calculations be performed along with a site plan amendment to determine if any utility work is required.

(4) Potential adverse impacts, including, but not necessarily limited to:

a) Traffic or parking congestion

The subject property currently has 15 off-street parking spaces, which does not meet the current zoning requirement of 21 spaces (one per one or two-bedroom dwelling unit). The applicant is proposing to remove six off-street parking spaces fronting 14th Street, replacing them with a drop-off and loading area for the hotel use. Valet parking would be provided via the nearby 14th Street Parking Garage for guests.

City Code Sec. 34-984 requires one off-street parking space per guest room for commercial hotel uses. Sec. 34-973 allows for off-site parking to be used to meet this requirement, provided that the off-site parking facility is within 1,400 feet of the structure served, and that at least 40% of required off-street parking is provided on-site. Given these requirements, the existing site can provide the required 20 parking spaces for the hotel use and one residential unit via the existing 9 off-street parking spaces, plus off-site parking. Although formal trip generation figures were not provided with this application, the change of use is not expected to generate significantly more traffic than the existing residential use.

b) Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment

The proposed hotel use is not expected to generate significantly more noise or light than the existing multifamily residential use currently occupying the building.

c) Displacement of existing residents or businesses

The proposed renovations would displace any tenants within the existing condominium use and replace 21 multifamily units with a 19-unit hotel use for short-term stays. One residential apartment unit would be retained.

d) Discouragement of economic development activities that may provide desirable employment or enlarge the tax base

The replacement of the apartment use with a commercial hotel would provide some additional commercial tax revenue and new employment for hotel staff.

e) Undue density of population or intensity of use in relation to the community facilities existing or available

Fire sprinklers will be required due to the change of use. A site plan amendment will be required if installation of a higher capacity water line and water meter are needed to accommodate this demand. A preliminary review of the proposal indicates the City's existing water and sewer facilities are likely to be adequate to serve the proposed development.

f) Reduction in the availability of affordable housing in the neighborhood

No affordable dwelling units currently exist within the subject property. As the residential component of the new use would have a Floor Area Ratio (FAR) of less than 1.0, affordable units are not required as per Sec. 34-12. No new affordable dwelling units, as defined by Sec. 34-12, are proposed as part of this request.

g) Impact on school population and facilities

As this housing is open to all, there is a possibility that families with children could take residence within the proposed new dwelling unit. Therefore, some impact could be created on school population and facilities.

h) Destruction of or encroachment upon conservation or historic districts

The subject property is located within the City Architectural Design Control District. The applicant wishes to renovate and refurbish the subject property to showcase its original architectural character, without modifying the existing structural footprint. Such

renovations will require an approved Certificate of Approval (CoA) from the Board of Architectural Review.

i) Conformity with federal, state and local laws, as demonstrated and certified by the applicant

Based on the information contained within the application, the proposed development would likely comply with applicable federal and state laws. As to local ordinances (zoning, water protection, etc.), it generally appears that this project, as detailed in the application, can be accommodated on this site in compliance with applicable local ordinances; however, final determinations cannot be made prior to having the details required for building permit approvals. Specific City Code requirements reviewed preliminarily at this stage include massing and scale (building height, setbacks, stepbacks, etc.) and general planned uses.

j) Massing and scale of project

No exterior changes or additions to the existing structure(s) are proposed. The existing building on the subject property does not meet the required 20' front setback or 10' side setbacks from adjacent residential uses for B-1 zoning, and would be considered legal non-conforming.

(5) Whether the proposed use or development will be in harmony with the purposes of the specific zoning district in which it will be placed;

The description for B-1 states the district *is established to provide for service-type businesses and office uses of a limited size, which are open primarily during daytime hours. The intent of the B-1 regulations is to provide a transitional district between residential areas and other commercial areas of the city. The uses permitted within this district are those which will have only minimal traffic impacts, and only minimal noise, odors, smoke, fumes, fire or explosion hazards, lighting glare, heat or vibration.* (Z.O. Sec. 34-440(a)).

The B-1 zone allows for hotel uses with an approved Special Use Permit. Multi-family residential development up to 21 DUA is permitted by right.

The subject property is currently developed as a multi-family apartment building. The existing apartment use is considered a legal non-conforming use, as its DUA of 84 exceeds the by right limit, and no Special Use Permit for increased density exists on file for this property.

The applicant proposes to replace the multi-family apartments with a 19-room hotel use, with one remaining apartment unit (4 DUA) for longer-term stays. Staff believes this change

of use would be appropriate for a transitional district and would eliminate an existing nonconformity for the established apartment use.

(6) Whether the proposed use or development will meet applicable general and specific standards set forth within the zoning ordinance, subdivision regulations, or other city ordinances or regulations; and

Based on the information contained within the application, the proposed development would likely comply with applicable local ordinances. However, final determinations cannot be made prior to having the details required for building permit approvals.

(7) When the property that is the subject of the application for a special use permit is within a design control district, city council shall refer the application to the BAR or ERB, as may be applicable, for recommendations as to whether the proposed use will have an adverse impact on the district, and for recommendations as to reasonable conditions which, if imposed, that would mitigate any such impacts. The BAR or ERB, as applicable, shall return a written report of its recommendations to the city council.

The subject property is located within the City Architectural Design Control District. At its February 15, 2022 meeting, the BAR approved the following motion (9-0) with the approval of the Consent Agenda:

“Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to recommend to City Council that, based on the information submitted, the proposed Special Use Permit for 207 14th Street will not adversely impact the Rugby Road-University Circle-Venable Neighborhood ADC District and that any later, related alterations to the site or structure will require BAR design review and an approved CoA.”

Public Comments Received

Community Meeting Required by Z.O. Sec. 34-41(c)(2) and the Community Engagement meeting Requirements during the COVID -19 Emergency approved by City Council on July 20, 2020

On January 17, 2021, the applicant held a community meeting virtually via Zoom. The applicant gave an overview of the project as it related to the need for a rezoning. No members of the public attended the meeting.

The applicant has received no additional comments by mail related to this project.

Other Comments

As of the date of this report (March 31, 2022), staff has not received any concerns through email, phone calls or in person conversations.

Staff Recommendation

Recommended Conditions

Staff recommends that a request for a hotel use could be approved with the following conditions:

1. The applicant shall submit an amended site plan depicting parking, landscaping and utility line changes.
2. Automatic fire sprinklers, alarms, and appropriate means of egress shall be provided within the building in accordance with applicable requirements of the Virginia Uniform Statewide Building Code.
3. The applicant shall submit a signed lease agreement verifying off-site parking to Neighborhood Development Services prior to site plan approval.

Suggested Motions

1. I move to recommend approval of this application for a Special Use Permit in the B-1 zone at 207 14th Street to permit a 19-unit hotel use with the following listed conditions.
 - a. The three (3) conditions recommended by staff
 - b. [alternative conditions, or additional condition(s)....list here]

OR,

2. I move to recommend denial of this application for a Special Use Permit in the B-1 zone at 207 14th Street.

Attachments

- A. Special Use Permit Application received February 1, 2022
- B. Special Use Permit Narrative received February 1, 2022



City of Charlottesville

Application for Special Use Permit

Project Name: 14th ST HOTEL

Address of Property: 207 14th St NW cville 22903

Tax Map and Parcel Number(s): 090070100 - 0900702100

Current Zoning District Classification: B-1H

Comprehensive Plan Land Use Designation: _____

Is this an amendment to an existing SUP? Yes

If "yes", provide the SUP #: _____

Applicant: William CHAPMAN

Address: 3 gildersleeve wood charlottesville 22903

Phone: 434-242-7901 Email: bill@oakhurstinn.com

Applicant's Role in the Development (check one):

☐ Owner ☐ Owner's Agent ☐ Designer ☒ Contract Purchaser

Owner of Record: UNIVERSITY Limited partnership

Address: 1134 E High St charlottesville VA 22902

Phone: 977-2650 Email: canl@alcornproperties.com

Reason for Special Use Permit:

☐ Additional height: _____ feet

☐ Additional residential density: _____ units, or _____ units per acre

☒ Authorize specific land use (identify) "HOTEL"

☐ Other purpose(s) (specify City Code section): _____

(1) Applicant's and (2) Owner's Signatures

(1) Signature [Signature] Print WM CHAPMAN Date 1-19-22

Applicant's (Circle One): LLC Member LLC Manager Corporate Officer (specify) _____

Other (specify): _____

(2) Signature _____ Print _____ Date _____

Owner's (Circle One): LLC Member LLC Manager Corporate Officer (specify) _____

Other (specify): _____

(see owner signature attached)

SP22-0003



City of Charlottesville

Application for Special Use Permit

Project Name: 14th ST HOTEL

Address of Property: 207 14th ST NW cville 22903

Tax Map and Parcel Number(s): 090070100 - 0900702100

Current Zoning District Classification: B-1H

Comprehensive Plan Land Use Designation: _____

Is this an amendment to an existing SUP? Yes

If "yes", provide the SUP #: _____

Applicant: WILLIAM CHAPMAN

Address: 3 GILDERLEE WOOD CHARLOTTESVILLE 22903

Phone: 434-242-7901 Email: bill@oakhurstinn.com

Applicant's Role in the Development (check one):

☐ Owner ☐ Owner's Agent ☐ Designer ☒ Contract Purchaser

Owner of Record: UNIVERSITY LIMITED PARTNERSHIP

Address: 1174 E High ST CHARLOTTESVILLE VA 22902

Phone: 977-2650 Email: canl@alcornproperties.com

Reason for Special Use Permit:

☐ Additional height: _____ feet

☐ Additional residential density: _____ units, or _____ units per acre

☒ Authorize specific land use (identify) "HOTEL"

☐ Other purpose(s) (specify City Code section): _____

(1) Applicant's and (2) Owner's Signatures

(1) Signature [Signature] Print WM CHAPMAN Date 1-19-22

Applicant's (Circle One): LLC Member LLC Manager Corporate Officer (specify) _____

Other (specify): _____

(2) Signature [Signature] Print CHRISTOPHER J. SCHWAB Date 1-21-22

Owner's (Circle One): LLC Member LLC Manager Corporate Officer (specify) _____

Other (specify): _____



City of Charlottesville

Pre-Application Meeting Verification

Project Name: 14th ST HOTEL

Pre-Application Meeting Date: 11/23/21

Applicant's Representative: BILL CHAPMAN

Planner: DANNON O'CONNELL

Other City Officials in Attendance:

BRENT DUNCAN

STEVE WALTON

ROY NESTER

The following items will be required supplemental information for this application and must be submitted with the completed application package:

1. _____
2. _____
3. _____
4. _____
5. _____

Planner Signature: Dannon O'Connell 1/31/2022



City of Charlottesville

Application Checklist

Project Name: 14th St Hotel

I certify that the following documentation is ATTACHED to this application:

- ☐ 34-158(a)(1): a site plan (ref. City Code 34-802(generally); 34-1083(communications facilities) *N/A*
- ☐ 34-158(a)(3): Low-impact development (LID) methods worksheet (required for developments that include non-residential uses, and developments proposing 3 or more SFDs or TFDs) *N/A*
- ☐ 34-158(a)(4): a building massing diagram, and building elevations (required for applications proposing alteration of a building height or footprint, or construction of any new building(s)) *N/A*
- ☐ 34-158(a)(5) and 34-12: affordable housing data. (i) how many (if any) existing dwelling units on the property are an "affordable dwelling unit" by the city's definitions? (ii) Will existing affordable units, or equivalent affordable units, remain following the development? (iii) What is the GFA of the project? GFA of residential uses? GFA of non-residential uses? *N/A*
- ☒ 34-157(a)(1) Graphic materials that illustrate the context of the project, and a narrative statement as to compatibility with existing patterns of use and development
- ☒ 34-157(a)(2) Narrative statement: applicant's analysis of conformity with the Comprehensive Plan
- ☒ 34-157(a)(3) Narrative statement: compliance with applicable USBC provisions
- ☒ 34-157(a)(4) Narrative statement identifying and discussing any potential adverse impacts, as well as any measures included within the development plan, to mitigate those impacts
- ☒ 34-158(a)(6): other pertinent information (narrative, illustrative, etc.)
- ☒ All items noted on the Pre-Application Meeting Verification.

Applicant

Signature

Print

William CHAPMAN

Date

1/21/22

By Its: _____

(For entities, specify: Officer, Member, Manager, Trustee, etc.)

complete



City of Charlottesville

Community Meeting

Project Name: 14th ST NW HOTEL

Section 34-41(c)(2) of the Code of the City of Charlottesville (adopted 2015) requires applicants seeking rezonings and special use permits to hold a community meeting. The purpose of a community meeting is to provide citizens an opportunity to receive information about a proposed development, about applicable zoning procedures, about applicable provisions of the comprehensive plan, and to give citizens an opportunity to ask questions. No application for a rezoning shall be placed on any agenda for a public hearing, until the required community meeting has been held and the director of neighborhood development services determines that the application is ready for final review through the formal public hearing process.

By signing this document, the applicant acknowledges that it is responsible for the following, in connection to the community meeting required for this project:

1. Following consultation with the city, the applicant will establish a date, time and location for the community meeting. The applicant is responsible for reserving the location, and for all related costs.
2. The applicant will mail, by U.S. mail, first-class, postage pre-paid, a notice of the community meeting to a list of addresses provided by the City. The notice will be mailed at least 14 calendar days prior to the date of the community meeting. The applicant is responsible for the cost of the mailing. At least 7 calendar days prior to the meeting, the applicant will provide the city with an affidavit confirming that the mailing was timely completed.
3. The applicant will attend the community meeting and present the details of the proposed application. If the applicant is a business or other legal entity (as opposed to an individual) then the meeting shall be attended by a corporate officer, an LLC member or manager, or another individual who can speak for the entity that is the applicant. Additionally, the meeting shall be attended by any design professional or consultant who has prepared plans or drawings submitted with the application. The applicant shall be prepared to explain all of the details of the proposed development, and to answer questions from citizens.
4. Depending on the nature and complexity of the application, the City may designate a planner to attend the community meeting. Regardless of whether a planner attends, the City will provide the applicant with guidelines, procedures, materials and recommended topics for the applicant's use in conducting the community meeting.
5. On the date of the meeting, the applicant shall make records of attendance and shall also document that the meeting occurred through photographs, video, or other evidence satisfactory to the City. Records of attendance may include using the mailing list referred to in #1 as a sign-in sheet (requesting attendees to check off their name(s)) and may include a supplemental attendance sheet. The City will provide a format acceptable for use as the supplemental attendance sheet.

Applicant: Bill Czapman

By:

Signature

Print

WT Czapman

Date

1/19/21

Its:

(Officer, Member, Trustee, etc.)



City of Charlottesville

Owner's Authorizations

(Not Required)

Right of Entry- Property Owner Permission

I, the undersigned, hereby grant the City of Charlottesville, its employees and officials, the right to enter the property that is the subject of this application, for the purpose of gathering information for the review of this Special Use Permit application.

Owner: _____ Date: _____

By (sign name): _____ Print Name: _____

Owner's: LLC Member LLC Manager Corporate Officer (specify): _____

Other (specific): _____

Owner's Agent

I, the undersigned, hereby certify that I have authorized the following named individual or entity to serve as my lawful agent, for the purpose of making application for this special use permit, and for all related purposes, including, without limitation: to make decisions and representations that will be binding upon my property and upon me, my successors and assigns.

Name of Individual Agent: _____

Name of Corporate or other legal entity authorized to serve as agent: _____

Owner: _____ Date: _____

By (sign name): _____ Print Name: _____

Circle one:

Owner's: LLC Member LLC Manager Corporate Officer (specify): _____

Other (specific): _____

permission could be obtained but would need
to be scheduled to honor lease provisions
please call Bill Chapman 434-242-7901



City of Charlottesville

Disclosure of Equitable Ownership

Section 34-8 of the Code of the City of Charlottesville requires that an applicant for a special use permit make complete disclosure of the equitable ownership "real parties in interest") of the real estate to be affected. Following below I have provided the names and addresses of each of the real parties in interest, including, without limitation: each stockholder or a corporation; each of the individual officers and directors of a corporation; each of the individual members of an LLC (limited liability companies, professional limited liability companies); the trustees and beneficiaries of a trust, etc. Where multiple corporations, companies or trusts are involved, identify real parties in interest for each entity listed.

Name Bernard SCHWAB Address 95 Key West Dr cville
Name Kathy Grave Address 1134 E High St cville
Name Carl SCHWAB Address 1134 E High St cville
Name Joan SCHWAB Address 1134 E High St cville

Attach additional sheets as needed.

Note: The requirement of listing names of stockholders does not apply to a corporation whose stock is traded on a national or local stock exchange and which corporation has more than five hundred (500) shareholders.

Applicant: Bill CHAPMAN

By:

Signature [Signature] Print WM CHAPMAN Date 1-19-22

Its: _____ (Officer, Member, Trustee, etc.)

Contract purchaser:

William CHAPMAN
3 gildersleeve wood
Charlottesville VA
22903



City of Charlottesville

Fee Schedule

Project Name: 14th St HOTEL

Application Type	Quantity	Fee	Subtotal
Special Use Permit (Residential)		\$ 1,500	
Special Use Permit (Mixed Use/Non-Residential)		\$ 1,800	1800
Mailing Costs per letter		\$1 per letter	
Newspaper Notice		Payment Due Upon Invoice	
TOTAL			1800

Office Use Only

Amount Received: _____ Date Paid _____ Received By: _____

Amount Received: _____ Date Paid _____ Received By: _____

Amount Received: _____ Date Paid _____ Received By: _____

Amount Received: _____ Date Paid _____ Received By: _____



City of Charlottesville

LID Checklist

Project Name: 14th St HOTEL

LID Measure	LID Checklist Points	Points
Compensatory Plantings (see City buffer mitigation manual). 90% of restorable stream buffers restored.	5 points or 1 point for each 18% of the total acreage	N/A
Pervious pavers for parking and driveways with stone reservoir for storage of 0.5 inches of rainfall per impervious drainage area. Surface area must be >1,000 ft. ² or ≥ 50% of the total parking and driveway surface area.	7 points or 1 point for each 7% of parking and driveway surface area.	
Shared parking (must have legally binding agreement) that eliminates >30% of on-site parking required.	5 points or 1 point for each 6% of parking surface eliminated.	
Impervious Disconnection. Follow design manual specifications to ensure adequate capture of roof runoff (e.g. cisterns, dry wells, rain gardens)	8 points	
Bioretention. Percent of site treated must exceed 80%. Biofilter surface area must be ≥ 5% of impervious drainage area.	8 points or 1 point for each 10% of site treated.	
Rain gardens. All lots, rain garden surface area for each lot ≥ 200 ft. ² .	8 points or 1 point for each 10% of lots treated.	
Designed/constructed swales. Percent of site treated must exceed 80%, achieve non-erosive velocities, and able to convey peak discharge from 10 year storm.	8 points or 1 point for each 10% of site treated.	
Manufactured sand filters, filter vaults (must provide filtering rather than just hydrodynamic). Percent of site treated must exceed 80%. Sizing and volume for water quality treatment based on manufacturer's criteria.	8 points or 1 point for each 10% of site treated.	
Green rooftop to treat ≥ 50% of roof area	8 points	
Other LID practices as approved by NDS Engineer.	TBD, not to exceed 8 points	
Off-site contribution to project in City's water quality management plan. This measure to be considered when on site constraints (space, environmentally sensitive areas, hazards) limit application of LID measures. Requires pre-approval by NDS Director.	5 points	
Total Points		

Applicant's Signature

Signature [Signature] Print 1/25/22 Date William Chapman

Attachment B

1/20/2022

To: Dannan O'Connell, Neighborhood Planner
re: Special use Permit application for 207 14th Street NW
From: Bill Chapman, Developer/applicant
3 Gildersleeve Wood, Charlottesville 22903
434-242-7901/bill@oakhurstinn.com

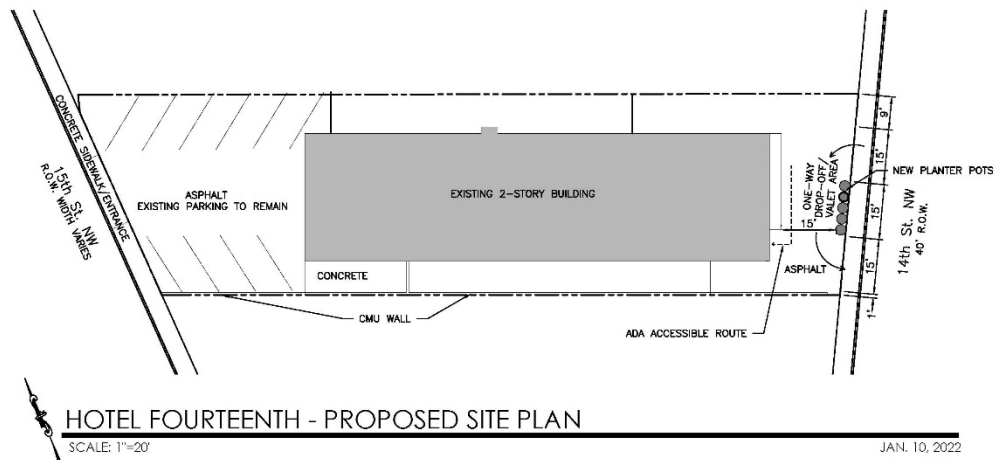
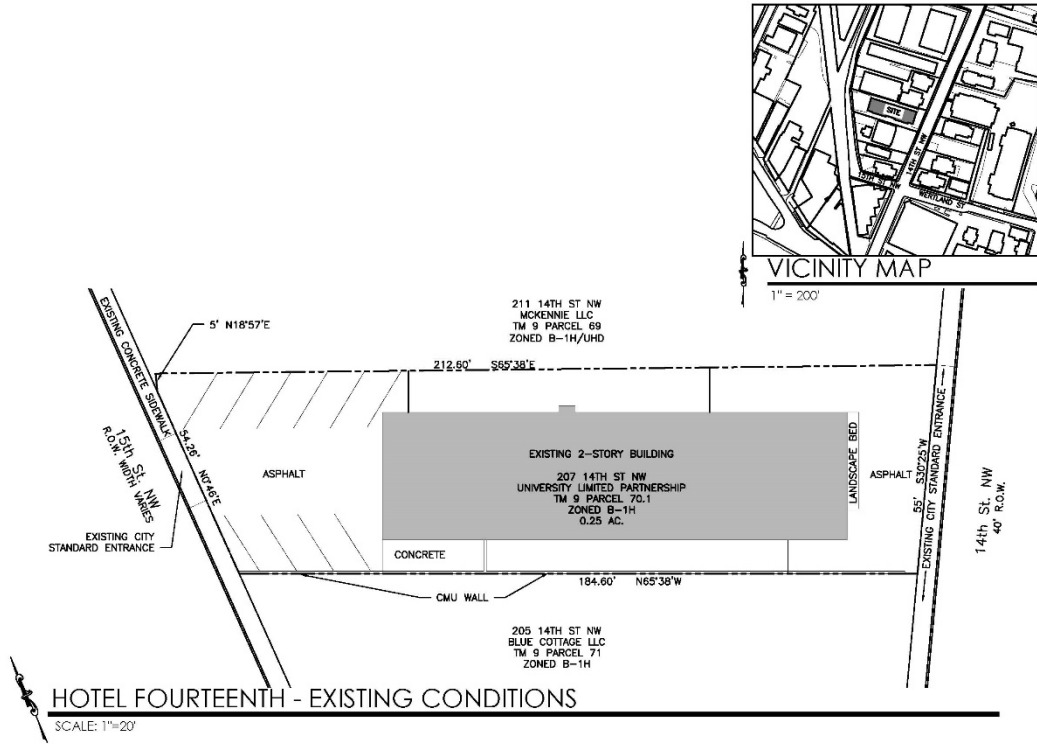
Project Narrative:

Bill Chapman (occasional developer and founder/manager of the Oakhurst Inn) is hoping to renovate 207 14th Street for hotel use. The hotel will have 19 rooms, one residential apartment, and a small office. Although the property was built as a hotel/motel in 1964, it was later converted to apartment use. The developer needs a Special Use Permit to make this change back to hotel.

(The developer believes a "by-right" use would be 15 "inn" rooms rented nightly and five apartments rented for periods of longer than 30 days. However, a pure "hotel" use is a better reflection of our plans so we are going through this entitlement process.)

Upgrades are largely mechanical and cosmetic. We will not add any height or footprint to the building. All new HVAC and bathrooms are planned. Site work is limited to converting a small six-car lot in front to a loading/drop off area, with a one-way drive aisle entering from the north and exiting at the south. There is virtually no landscaping on the ¼ acre site.

There are currently (usually) 15 cars on the site (six on 14th Street and 9 on 15th Street). We plan to use the 14th Street Garage for valet parking so onsite parking would be limited to drop-offs/check-ins and parking to 1-2 staff members. With 19 rooms, 60% occupancy, and average length of stay 1.5 nights, we anticipate nine arrivals per day.



JAN. 10, 2022

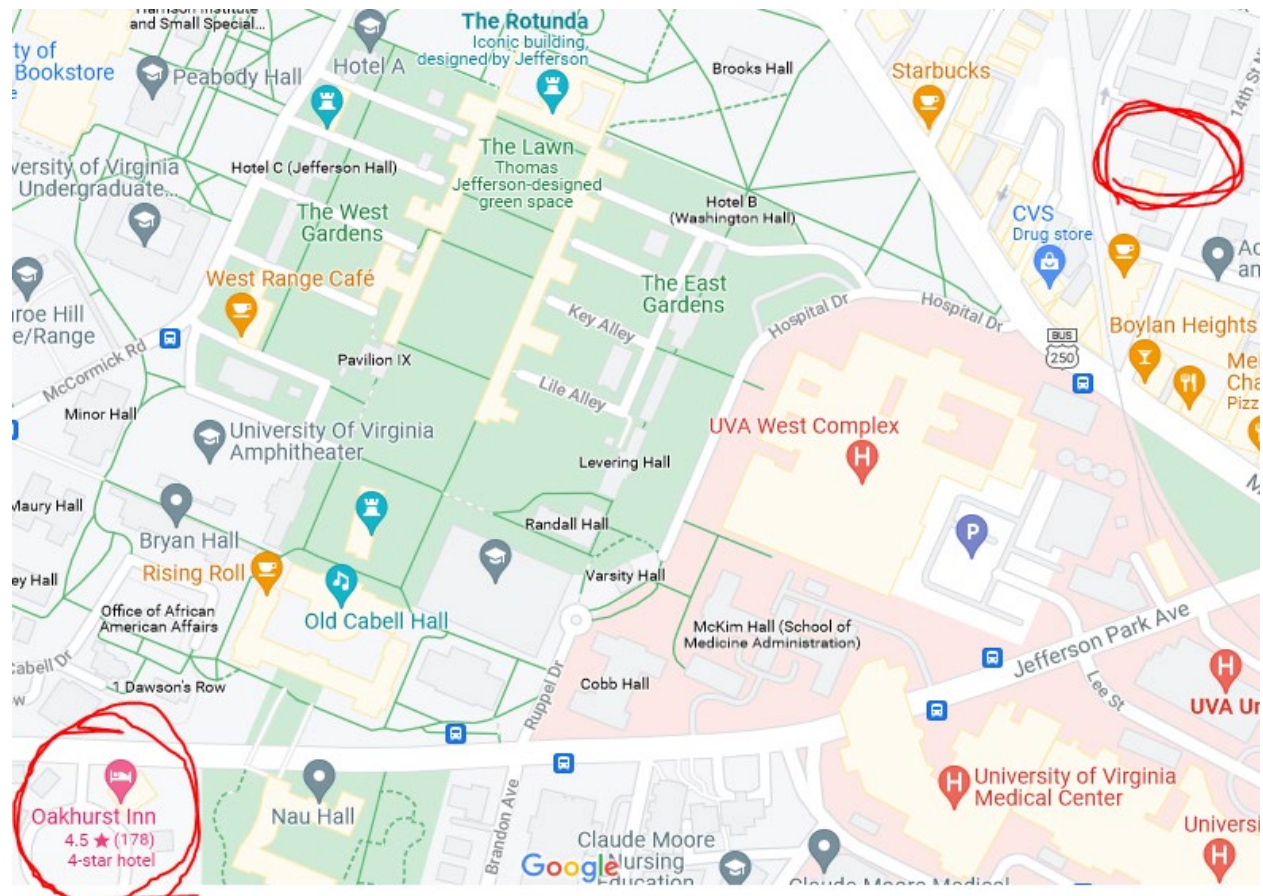
The building is currently leased as apartments and those leases end on various dates May-September 2022. We would commence a historic renovation in the summer and fall and open in in early 2023.

Historic preservation is at the heart of what we do and we believe the property presents an opportunity to showcase Mid-Century Modern design not typically associated with development in Charlottesville.

“Before” photo and “after” rendering here (*actual name of hotel tbd*):



Map below shows the new hotel in relation to Oakhurst Inn and the University. The “corner” district (reflected by Starbucks and CVS on this map) has 65 or so businesses and half of those are restaurants within easy walking distance. We plan on offering room service from one or two.



Charlottesville’s draft comprehensive plan does not offer specific support for hotels but Hotel use is allowed by SUP in the B-1 zone. Generally, we feel that the project embodies these goals from the mixed “Objectives for Mixed-Use Areas” section of the comp plan:

- “• Facilitate economic activity in the City.
- Develop buildings and public spaces that are human-scaled and contribute to placemaking & Charlottesville’s authentic community identity.
- Promote and encourage design elements that enhance community livability such as active uses at the ground floor level along key street frontages.”

Of course the renovated property would be in compliance with all USBC provisions.

Compared to the current use as apartments, we cannot think of any adverse neighborhood impacts.

There were no in-person or Zoom attendees (other than applicant and city staff) at our community meeting held on January 17th to discuss this change.

Respectfully submitted,

Bill Chapman, applicant