

## Agenda

### PLANNING COMMISSION REGULAR DOCKET TUESDAY, April 9, 2013 – 5:30 P.M. CITY COUNCIL CHAMBERS

I. **PLANNING COMMISSION GATHERING** -- 4:30 P.M. (Held in the NDS Conference Room)  
Commissioners gather to communicate with staff. (4:30-5:30 P.M.)

II. **REGULAR MEETING** -- 5:30 P.M.

A. COMMISSIONERS' REPORTS

B. UNIVERSITY REPORT

C. CHAIR'S REPORT

D. DEPARTMENT OF NDS

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

F. CONSENT AGENDA

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

1. Minutes - February 12, 2013 – Regular meeting
2. Minutes - February 26, 2013 – Work Session
3. Minutes – March 5, 2013 – Work Session
4. Minutes – March 12, 2013 – Regular meeting
5. Minutes - March 12, 2013 – Pre meeting
6. Minutes – March 12, 2013 – Work Session
7. Subdivision – Burnett Commons Phase 2 (preliminary and final)
8. Zoning Text Initiation – Allowances in West Main North & South

G. **Zoning Text Review**

a. Surface Parking Lots and Parking Garages

III. **JOINT PUBLIC HEARINGS (Beginning at 6:00 P.M.)**

H. **JOINT PUBLIC HEARINGS**

1. **ZT-13-02-03 - Affordable Dwelling Unit Amendment** - An ordinance to amend and reordain §34-12 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, to provide reference to the correct Consumer Price Index used to calculate contributions to the City's affordable housing fund. **Report prepared by Kathy McHugh, Housing Specialist.**
2. **CP-13-03-06: (Comprehensive Plan)** - The Charlottesville Planning Commission will hold a public hearing on the proposed 2013 Comprehensive Plan for the City of Charlottesville. The purpose of the Comprehensive Plan is to provide a guide, with long-range recommendations, for the coordinated and harmonious development of property within the City. Elements that are addressed in the proposed Plan include Community Values and Characteristics, Land Use, Community Facilities, Economic Sustainability, Environment, Housing, Transportation, Urban Design and Historic Preservation. The Plan also identifies Community Wide Issues; Goals and Objectives, and recommended actions for implementation. Following the public hearing the Planning Commission may approve, amend and approve or disapprove the proposed Comprehensive Plan. If approved, the Commission will recommend the Plan to the Charlottesville City Council. **Report prepared by Missy Creasy, Planning Manager**
3. **SP-13-02-04 –(600 McIntire Road)** An application for a special use permit for a family day home of up to 12 children at 600 McIntire Road. The property is further identified on City Real Property Tax Map 34 Parcel 55 having frontage on McIntire Road. The site is zoned R1-S (Residential) and is

approximately 0.278 acres or 12,110 square feet. The Land Use Plan generally calls for Single Family. **Report prepared by Brian Haluska, Neighborhood Planner. Presented by Mike Smith.**

4. **ZM-12-04-06 (Stonehenge PUD):** A petition to rezone the property located off of Stonehenge Avenue from R-1S Residential District to Planned Unit Development (PUD) with proffers. Proffers include pedestrian connections to neighboring streets, a unified streetscape throughout the development, a tree replacement plan, and a landscaped buffer on the northern edge of the property. The property is further identified as Tax Map 60 Parcels 81.8, 91, 120, 120A-C, 121, 122.4-7 having road frontage on Stonehenge Avenue and Quarry Road containing approximately 240,887 square feet of land or 5.53 acres. The PUD zoning allows an applicant to present a proposal independent of established zoning categories for consideration by the governing body. This proposal consists of approximately 26 single family detached dwellings with open space and a density of no greater than 4.7 DUA. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Single-Family Residential. **Report prepared by Brian Haluska, Neighborhood Planner. Presented by Willy Thompson**
  
5. **SUB-13-03-07 – Sidewalk Provisions-** An ordinance to amend and reordain §29-182 of the Subdivision Ordinance of the Code of the City of Charlottesville, 1990, as amended, to provide the option of contributing to a sidewalk fund rather than dedicating land and constructing sidewalks for residential lots on existing streets. **Report prepared by Missy Creasy, Planning Manager**

**IV. REGULAR AGENDA (continued)**

**I. Critical Slope Waiver Requests**

- a. Seminole Square Expansion
- b. Pepsi Cola Plan Expansion
- c. Stonehenge PUD (to be discussed and recommendation provided with ZM-12-04-06 above)

**J. FUTURE MEETING SCHEDULE**

Date and Time	Type	Items
Tuesday April 23, 2013 – 5:00 PM	Work Session	Comprehensive Plan
Tuesday, May 14, 2013 – 4:30 PM	Pre- Meeting	
Tuesday, May 14, 2013 – 5:30 PM	Regular Meeting	Meadowcreek Stream Valley Master Plan ADA Transition Plan Subdivision – 803 Rugby Road Rezoning – Lyman Street Meadowbrook Flats 1138 Emmet Street – EC recommendation on SUP, Special Use Permit, Critical Slopes, Entrance Corridor Review Minutes – March 26, 2013 work session

**Anticipated Items on Future Agendas**

- LID Guideline Review
- Major Subdivision – Maury Avenue
- Zoning Text Amendment - PUD ordinance updates
- Tonsler Park Master Plan – June 2013

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

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

**LIST OF SITE PLANS APPROVED ADMINISTRATIVELY  
3/1/2013 TO 3/31/2013**

1. Final Barracks Road Shopping Center Shell Redevelopment (973 Emmett Street N)
2. Final ABC Preschool

MINUTES  
CITY OF CHARLOTTESVILLE  
PLANNING COMMISSION  
TUESDAY, February 12, 2013 -- 5:30 P.M.  
CITY COUNCIL CHAMBERS

Commissioners Present:

Ms. Genevieve Keller (Chairperson)  
Mr. Dan Rosensweig (Vice Chairperson)  
Ms. Lisa Green  
Mr. Kurt Keesecker  
Mr. John Santoski  
Mr. Michael Osteen

Mr. David Neuman, Ex-officio, UVA Office of the Architect

Staff Present:

Ms. Missy Creasy, AICP, Planning Manager  
Mr. Brian Haluska, AICP, Planner  
Mr. Michael Smith, Planner

Also Present

Mr. Richard Harris, Deputy City Attorney

**II. REGULAR MEETING**

Ms. Keller convened the meeting.

**A. COMMISSIONERS' REPORT**

- Ms. Green –MPO TEC will meet in March. The CDBG Task Force held their regular meeting. She was unable to attend, but she knows they are close to a decision.
- Mr. Osteen missed the last BAR meeting, but two new members were introduced.
- Mr. Rosensweig stated that HAC had their regular meeting. The discussion in March will be on homelessness and affordable housing. They will also address what local organizations are doing about these issues.
- Mr. Keesecker- Nothing to report
- Mr. Santoski-Nothing to report

**B. UNIVERSITY REPORT**

Mr. Neuman – He presented a state of the University PowerPoint presentation that highlighted current and future projects at the University of Virginia.

**C. CHAIR'S REPORT**

Ms. Keller attended a Place Task Force meeting and the PLACE sub-committee has finished their study of West Main Street. The BZA did not meet last month.

Ms. Keller gave a report for Ms. Sienitsky which consisted of announcing the opening of the new Jefferson Heritage School. She stated that there will be many different businesses located at this site.

**D. DEPARTMENT OF NDS/STAFF REPORTS/WORK PLAN**

Ms. Creasy announced future work session dates.

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

Sam Towler, 1601 Green Street, had concerns about the Habitat project on Rialto St that had not been completed. He wanted to make the Planning Commission aware of the flood on Rialto Street in 1968.

**F. CONSENT AGENDA**

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

1. Minutes - January 8, 2013– Pre meeting
2. Minutes - January 8, 2013 – Regular meeting
3. Minutes – January 15, 2013 - Joint City/County PC Meeting
4. Minutes – January 22, 2013 - Work Session
5. Subdivision- Belmont Cottages (preliminary and final)

Mr. Rosensweig recused himself from voting on item 5

Mr. Osteen made a motion to approve the consent agenda with Mr. Rosensweig rescuing himself from item 5 and pulling item 2 from the consent agenda.

Ms. Green seconded the motion.

All in favor

Motion carries

**G. Planning Awards**-Mr. Mike Smith, Mr. Dan Rosensweig and Mr. Michael Osteen presented the awards and they are as follows:

**The Eldon Fields Wood Design Professional of the year-University of Virginia Architecture School**

**Outstanding Plan of Development-Sunrise Neighborhood by Habitat for Humanity**

**Citizen Planner of the Year-Preston Coiner**

**Herman Key Jr., Access to the Disabled Award-Mr. Yusen Wang**

**Outstanding Neighborhood Effort-“Bike! Walk! Play! JPA!”**

**Neighborhood of the Year-Woolen Mills**

**Outstanding Sustainable Development-Main Street Market Annex, Gabe Silverman**

**NDS Staff Member of the Year-Francis Vineyard**

**H. Critical Slope Waiver Requests**

a. Stonehenge PUD-This waiver will be considered during the public hearing for Stonehenge PUD since the applicant has applied for rezoning of the same property.

### **III. JOINT PUBLIC HEARINGS**

**1. ZM-12-04-06 (Stonehenge PUD):** A petition to rezone the property located off of Stonehenge Avenue from R-1S Residential District to Planned Unit Development (PUD). The property is further identified as Tax Map 60 Parcels 81.8, 91, 120, 120A-C, 121, 122.4-7 having road frontage on Stonehenge Avenue and containing approximately 240,887 square feet of land or 5.53 acres. The PUD zoning allows an applicant to present a proposal independent of established zoning categories for consideration by the governing body. This proposal consists of 29 single family detached dwellings with open space and a density of no greater than 5.25 DUA. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Single-Family Residential. **Report prepared by Brian Haluska, Neighborhood Planner.**

Mr. Haluska provided the staff report.

After Mr. Haluska gave the report, Ms. Green asked why a 16ft buffer on lots 11-21 was not reflected on the plan. She wanted to know if anyone had looked at lot 11 to see if a 16ft buffer would work on the lot. She asked if lots 7, 8, 9, and 10 all contained shared driveways. She wanted to know if proffers are absent in the plan would the applicant need to come back if something doesn't work that is on the plan.

Mr. Haluska stated that the concept plan is not an accurate survey. He also stated that it would be a much smaller lot if a 16ft buffer were on the lot. If the applicant has not done due diligence and there are concerns during the site plan phase, the PUD may have to return for revision. He also stated that shared driveways are permitted in the city.

Ms. Creasy stated that the applicant could lose one lot if they do not meet the 16ft buffer.

Ms. Green asked if this PUD doesn't work, is there a plan that will work.

Mr. Haluska stated that the applicant can redo the plan.

Mr. Santoski feels that promising to put things in is appropriate, but he would like to see the language changed to reflect those statements.

Mr. Haluska stated that the plans show what the applicant is promising, but the applicant could clarify items further on the plans.

Mr. Harris stated that if things are inconsistent then clarification should come from the applicant.

Ms. Galvin asked if a by right plan was ever submitted prior to the removal of the trees and doesn't it violate a zoning code.

Mr. Haluska stated that a by right site plan was not required. The property was platted in the 1800's. Only the road construction plan was missing.

Ms. Szakos wanted to know if there were any consequences for the applicant due to the tree removal.

Ms. Creasy stated that a stop work order was issued.

Ms. Szakos feels there is a different level of trust you have for an applicant who has violated codes.

Mr. Haluska stated that decisions should not be made on what applicants have done in the past.

Ms. Smith wanted to know the name of the creek that runs through the property and if any damage was done to the creek during the tree removal.

Mr. Haluska didn't know the name or if the creek had been damaged.

Mr. Keesecker asked who controls the connections on the concept plan.

Mr. Haluska stated that the home owners association would be responsible for maintenance.

Ms. Keller asked if the applicant approached staff with an application in April 2011?

Mr. Haluska stated that the application was submitted in June.

Mr. Santoski asked if the PUD trumps putting lots over the streams.

Mr. Haluska stated that Stonehenge Avenue runs down the streams and those lots have been platted. The applicant still has the right to extend Stonehenge if the PUD is approved. The only thing that can be built is what is in the concept plan.

Ms. Creasy stated that stream buffers regulate and that will control things.

Ms. Green would like to see a correct by right plan that shows an actual representation of the plan.

Mr. Shimp, the applicant, cleared up the concerns of the bridges and noted they intend on building them. He shared some new drawings and promised to build what is on the plans.

Mr. Rosensweig had concerns with the houses that front on Quarry Rd if they are architectural the front of the dwelling.

Mr. Shimp stated that it is more like an alley in the back of the house.

Mr. Keesecker wanted to know if they were double front homes and applicant stated that they were.

Mr. Shimp stated that the bridge would require a lot of grading around the stream. The by right plan scheme would have required a 30ft wall.

Ms. Smith asked if the trees were cleared before they decided to apply for a PUD.

The applicant stated that a soil and erosion plan was approved. They had the ability to remove the trees.

Mr. Keesecker wanted to know the difference in the height of the houses on Quarry Rd than the four existing houses.

Mr. Shimp stated there is about an 8ft difference.

Ms. Keller opened the public hearing.

Steve Miller, 918 Druid Ave, had no idea where the 16ft idea came from. He would like to see the first alley plan built. He disagrees with staff and feels it is a horrible plan for the road. He feels that when it rains water will dump into his yard.

James Kelly, Palatine Ave, is in favor of the development. He just feels this plan isn't it. He has issues with traffic flow and safety.

James Dasio, 1602 D Monticello Ave, has concerns with the traffic on Monticello and Quarry Road. He feels there are a lot of blind spots on that corner and the interstate traffic makes it worse.

Michael Heniger, 1006 Druid Ave, is in favor of the previous plan. He feels it fits the land better. The applicant has been reaching out to the community.

Marla Zeigler, 1008 Druid Ave, stated that the applicant has been working on this plan for 10 months. She feels that many things went wrong in the beginning and there are many things still wrong, but this is the best plan yet.

Julia Williams, 751 Belmont Ave, feels that the design is too large and will have very large retaining walls. She would like to see a commitment from the applicant to build pedestrian walkways.

Steve McQue, Palatine Ave, feels that it is really not a Stonehenge development. He feels it's a Quarry Road development.

With no one left to speak Ms. Keller closed the public hearing.

## **Discussion**

Mr. Osteen feels there is potential for a PUD. He feels the retaining wall will be problematic and the lots are really challenging to build nice houses on. He feels the applicant comes up short on two of the guidelines.

Mr. Rosensweig feels the plan will have a negative impact on affordable housing. As far as the standards of review guidelines, they don't meet most of them. He agrees with the public that the project feels like an extension of Quarry Road. He is unlikely to recommend approval.



Mr. Keesecker agrees with a lot that was said. He feels that a site like this is difficult due to the standards of review guidelines.

Mr. Santoski agrees with other Commissioners. He feels it doesn't meet the PUD standards of review guidelines. There will never be a transit system going through because it only has one entrance. He has a real problem with plans that do not have engineered slopes. He feels the applicant hasn't been trust worthy.

Ms. Green appreciates the effort for the pedestrian connection. She feels that the issue of only having one entrance would impact the neighborhood.

Ms. Green made a motion to grant the critical slope waiver to the applicant.

Mr. Santoski seconded the motion

This motion was withdrawn

Mr. Osteen made a motion to deny the applicants request for a rezoning of the property to a PUD.

Mr. Santoski seconded the motion

Ms. Creasy called the question

Green	yes
Osteen	yes
Rosensweig	yes
Keesecker	yes
Santoski	yes
Keller	yes

The motion carries

Mr. Osteen made a motion to deny the application request for a critical slope waiver.

Mr. Rosensweig seconded the motion

Mr. Harris stated that a waiver may not be needed since the PUD was denied.

Ms. Creasy called the question

Green	yes
Osteen	yes
Rosensweig	yes
Keesecker	yes
Santoski	yes
Keller	yes.

The motion carries

**2. SP-12-12-17 – (501 Locust Avenue)** An application for a special use permit to locate a Medical laboratory in excess of 4,000 square feet at 501 Locust Avenue. The property is further identified on City Real Property Tax Map 53 Parcel 234 having road frontage on Sycamore Avenue and Locust Avenue. The site is zoned Downtown North and B-1 Business with Entrance Corridor and Historic Conservation District Overlay and is 3.83 acres or 166,835 square feet. The Land Use Plan generally calls for Office. **Report prepared by Brian Haluska, Neighborhood Planner.**

Mr. Haluska provided the staff report.

After Mr. Haluska finished the staff report ,Mr. Keesecker wanted to know if Hemoshear would be a B use in the building code classification.

Mr. Haluska confirmed that Hemoshear would be a Business use group.

Ms. Green wanted some clarification on how a building could have two different zonings.

Ms. Creasy stated that the building goes through the property line.

Mr. Huja asked if any hazardous material would be going through the drains.

Mr. Williamson, the applicant, stated that there will be no hazardous waste in the drainage system. He also stated that the applicant has a sub-contractor that will be collecting the waste.

Ms. Keller asked if any material would be stored on the property.

The applicant stated that a sub-contractor would be in charge of the medical waste.

Ms. Keller opened up the public hearing.

Mark Rylander, 607 Lexington Ave, wanted to know if the SUP is granted, what would happen to future tenants in that space and will they need a new SUP.

Marie Chapel, Hazel Street, wanted to know how the ventilation works and what does the medical waste consist of.

Denis Mason, 621 Lexington Avenue, had concerns about the high traffic volume it will bring to Poplar Street and feels it will get worse once the building is fully developed since more than 700 people will be working there.

With no one left to speak, Ms. Keller closed the public hearing.

Mr. Haluska answered the concerns from the public hearing by saying that the SUP will be for one laboratory and if an additional laboratory is needed then the SUP may be amended for the site or a new SUP may be applied for. He also stated that the traffic for this use will be a mad rush in the morning and then a peak in the afternoon between 4-7pm. It will not be the same as to when it was a hospital and there was traffic all day long.

Mr. Santoski asked if the SUP would be granted for the entire square footage since they will only be occupying part of it and he wanted clarification of exactly how much square footage they are approving.

Ms. Keller disclosed they she had taken a tour of Hemoshere last spring and feels she can be impartial in her decision.

Mr. Keesecker wanted to know if there would be limits on the SUP in the future and he feels a B use group is a benign use.

Mr. Rosensweig asked if any conditions should be placed on the SUP if it is granted.

Mr. Santoski stated , I move to recommend approval of this application for a special use permit for the operation of a medical laboratory in the Downtown North and B-1 zone for 501 Locust Avenue.

Mr. Rosensweig seconded the motion.

Ms. Creasy called the question

Green	No
Osteen	Yes
Rosensweig	Yes
Keesecker	No
Santoski	Yes
Keller	Yes

Motion Carries

#### **IV. REGULAR MEETING ITEMS (Cont.)**

##### **J. Comprehensive Plan Work Session (move to NDS Conference Room)**

Ms. Creasy opened the work session by stating that the discussion for the evening would be on land use, community values and community characteristics and turned the meeting over to Mr. Haluska to discuss land use.

Mr. Haluska stated that he has two items to discuss. The first item will be giving an update on where we are with the chapter. He stated that he is rewriting the chapter and integrating the comments that Mr. Keesecker submitted. He stated that one additional goal is breaking down the city wide goal into two goals and taking the notes provided by Mr. Keesecker and have a draft by the end of the week. He also stated that they would review parcels in Woolen Mills, 1408 & 1410 Burgess Lane, and the Herman Key Apartment sites. The property is currently zoned industrial and we need to discuss whether it should be classified as multiuse or residential.

Ms. Green and Ms. Keller feel that it is appropriate to make the property residential because that is what it is being used for now.

Mr. Rosensweig feels that you can't determine what the building should be zoned unless you go inside and see what it is being used for.

Mr. Keesecker asked if we would need to circle back and take another look at the land use map. He feels that it doesn't make sense to change the zoning on one piece of land.

Ms. Creasy stated that we may need to bring the land use map up to where the zoning map is now.

Mr. Keesecker feels that leaving it as business technology with the theory of wanting some buffering doesn't make sense.

Ms. Keller feels that it makes some sense to protect what is there and make it residential so its use would conform.

### **Community Values**

Ms. Creasy presented a review of how we have gotten from one point to the next and things were updated based on the current council vision statement and this year's round of review.

Mr. Rosensweig feels that the first paragraph and opening needs a little work. He feels that it is dry and generic and feels the second paragraph has more of the meat and potatoes in it. The part that states our values now should be the opening statement. He feels our elected officials have stated who we want to be.

Ms. Keller stated that other parts speak values, but the first part does not. It feels like the 1995 goal should not be bold.

Ms. Creasy stated that we need to find a way to include the progression and things can be flipped around to reflect where we were and where we are not. She also stated that the preamble should be put in front of statement.

Ms. Keller suggested that it might be healthy to make the sentences reflect points.

Mr. Keesecker asked how implementing council vision applies to the statement. He would like to see the public input on how to implementation.

### **Community Characteristics**

Ms. Creasy stated that a lot of outside data was used to compose this section. She stated that the characteristic chapter is similar to the last one. She would like to see the data part moved to the beginning of the chapter and they plan to do active links where it is possible.

Mr. Keesecker asked if any of the table of contents represent any of our thoughts.

Ms. Creasy stated that it will have an outline document and a link. It will start with the small chapters and have links to other sources.

Ms. Keller asked if the links will have their own place to reside and why some of the land use data couldn't go into the characteristics part of the plan.

Ms. Creasy stated that it will be on the NDS website.

Mr. Keesecker really liked the idea of having a single page executive summary. Having the summary in the front keeps the document from being boring and it needs to be written in a narrative format.

Ms. Keller is very disappointed in the characteristics chapter. She would like see links to certain sections that relate to Charlottesville. She feels that we shouldn't say things if we can't back them up.

Ms. Creasy stated that they basically took what was in 2007 and updated it.

Mr. Keesecker feels that Council statements and the data should follow each other.

Ms. Green asked if the wording in figure 3, 13 or 31 come from the data or did staff come up with the wording. She feels that 12 and 13 are really offensive.

Ms. Creasy stated that we did not make up the wording and she knows it is bulky. She stated that only what the data said was put in and the data can be removed.

Ms. Keller feels that there is pertinent information in table 11 and figure 3 and feels it can be presented in a different way.

Mr. Osteen feels that the data shouldn't change just some of the words.

Mr. Rosensweig feels that the language is really outdated. He feels the glossary is really good and he likes the writing of it.

Ms. Keller would like for the table to be placed into a narrative and the census data referenced at the end

Mr. Rosensweig brought up some concerns from earlier discussions. He felt that some things are missing. He would like to see three levels of affordability added. He noted that shared streets are included but not living streets. Single room occupancy should be added and also nodes of density.

Ms. Keller suggested that a time frame should be picked if any alternative language is needed or suggested.

### **Public Comment**

Bill Emory, 1604 Market Street, really likes the changes made to the land use plan, but he still feels that the design manual should be looked at again and referenced back too.

Ms. Keller adjourned the meeting at 10:25 PM

**Planning Commission Work session  
February 26, 2012  
Minutes**

**Commissioners Present:**

Ms. Genevieve Keller (Chairperson)  
Mr. Kurt Keesecker  
Mr. Dan Rosensweig  
Mr. John Santoski  
Ms. Natasha Sienitsky

**City Council**

Ms. Kathy Galvin

**Staff Present:**

Missy Creasy  
Willy Thompson  
Brian Haluska  
Richard Harris

Ms. Keller convened the Charlottesville Planning Commission meeting at 5:00 pm and turned the meeting over to Ms. Creasy.

Ms. Creasy announced that a couple of chapters had been signed off on. The evening discussion would be on Community Facilities, Introduction and Implementation, Land Use and Community Values.

**Community Facilities**

**Willy Thompson** stated that not a lot of changes were made to this section. They mainly made to the Parks and Recreation section and the entire section that included public works was removed.

**Discussion**

**Ms. Keller** asked if there would be anything left in the plan that would reference public buildings. Mr. Thompson answered by saying that the buildings are referenced within the goals in a different section.

Ms. Keller would like to see the statement broaden and not totally removed.

Ms. Sienitsky would like to see the phrase “maintain and improve the quality” added to the vision statement.

Mr. Rosensweig would like to see something about soccer fields added. Ms. Creasy felt that things needed to stay broad since there is a section addressing rectangular fields.

Mr. Keesecker felt it would be better if soccer fields were called out specifically since they have been over looked. He feels that if they are called out it would help achieve the goal. If a developer knows what we are trying to achieve they may want to build a soccer field.

Ms. Keller suggested that maybe some language should be added to justify why soccer fields were added and specified.

Ms. Sienitsky preference is to accommodate the most number of uses on a field.

Ms. Keller would like the conversation that has taken place used and new language to accommodate smaller fields and multi-use fields.

Mr. Keesecker would like item 1.3 language changed to reflect that the fire department encourages every home to have a working fire alarm outside of every sleeping quarter.

Ms. Sienitsky feels that 2.1 should have some mention of mapping for priorities. Water and sewer, and Parks and Recreation references the importance of coordinating the Rivanna River water plan.

### **Introduction and Implementation**

Mr. Thompson stated that the introduction is a mix of what is in the 2007 plan and it is still a work in progress.

Mr. Keesecker would like to see the words “heritage tourism” added. He feels in the environment section that open natural space notations should be positive.

Ms. Sienitsky would like to see a different word than “centerpiece” used.

### **Implementation**

Ms. Creasy stated that this section can’t be finished until the rest of the plan is complete. She stated that information will be pulled from other chapters and put in one place.

Ms. Sienitsky feels the word ongoing can lead to a little fogginess of what is trying to be achieved and should be clarified.

Ms. Creasy stated that staff will see where references can be made more specific.

Mr. Keesecker asked if there could be a visual which shows all the activities underway that could be placed on the website.

Ms. Keller suggested that maybe a new bullet to encourage the creation of such a tool.

### **Land Use**

Mr. Haluska went over the changes. He stated that he had received a lot of detailed notes and comments from the Planning Commission. He only focused on the goals that had some changes.

Ms. Keller would like to add vitality and urban spaces to the land use chapter and the sense of space. She feels that the Comprehensive Plan is the location to note placemaking. She feels that not every area in the city is the same, but the process used to review them could have similar elements. She would like to find a way to work with existing conditions.

Mr. Rosensweig feels that urban vitality should be put into goal 1. He likes the work that has been done on goal 2 and suggested that taking out “protecting” and adding “respecting” would be better. He would like the word “plans” in 1.2 changed to “planning process.” He feels that we have some great ideas, but many can’t be implemented.

Ms. Creasy feels that urban and vitality should not be over used in the chapter. She stated that having everything together in the design manual is new and that we are starting to look at things differently.

Mr. Santoski feels that this chapter has to be written in a way that people will be able to understand the things in it. He feels that “urban vitality” are words that people are able to understand. He would like to change the word “enhance” in goal 2 changed to “encourage.” He feels that we don’t have to protect everything. He is concerned about PUDs and hopes there is another way to gain flexibility with development. He would like to see a process in place to see things work the way that they are on paper. He would like to see the developers be more creative when they are developing land.

Mr. Keesecker would like goal 3 and 4 combined. He would like 5.3 to say something in coordination with UVA. In goal 6 he would like to find a way to implement changes in the SADM manual.

Mr. Haluska confirmed that 6.1 and 6.2 had been combined. He noted that it is important for the comprehensive plan to remain broad.

Ms. Galvin said in looking at the current goal 6, the PUD is the only mechanism that is mentioned. She feels there is a need to explore new tools to get at the implementation of the vision. She thinks that more needs to be added to the tool kit and the design manual. In goal 3 we are protecting the City’s natural environment, but the word design is not mention. How do you protect it? Do you protect it by not touching it? She thinks the target industry study in goals 4.1 and 4.5 are excellent.

### **Community Values**

Ms. Creasy stated that she rewrote this chapter using the comments from the previous work session.

Ms. Keller would like to see the word “value” not used so much in the chapter.

The Planning Commission really like what they see so far and like the way things have been written.

Ms. Keller opened the session for public comment.

Bill Emory, 1604 East Market St, stated that he had sent the Planning Commission members a copy of a letter from the Woolen Mills Neighborhood sent in 2008. He feels that the City needs new tools to work with the public though he is happy with many activities the City has undertaken. He is not sure how target areas are helpful and he continues to not like the line between industrial and residential in his neighborhood.

Adjourned @ 7:19



**CITY OF CHARLOTTESVILLE  
PLANNING COMMISSION WORK SESSION  
TUESDAY, March 5, 2013 – 5:00 P.M.  
NDS CONFERENCE ROOM**

**Planning Commissioners present**

Ms. Genevieve Keller  
Mr. Dan Rosensweig  
Mr. Kurt Keesecker

**Staff Present:**

Ms. Missy Creasy, Planning Manager  
Ms. Mary Joy Scala, Preservation Planner  
Ms. Melissa Thackston, Grants Coordinator  
Ms. Kathy McHugh, Housing Specialist  
Ms. Amanda Poncy, Bike and Pedestrian Coordinator  
Mr. Chris Engel, Economic Development Director  
Ms. Hollie Lee, Economic Development Specialist  
Mr. Mike Smith, Neighborhood Planner  
Mr. Richard Harris, Deputy City Attorney

Ms. Keller called the meeting to order at 5PM and turned the time to Ms. Creasy who provided announcements and an overview of the work session for this evening.

Transportation

Ms. Poncy provided an overview. Mr. Keesecker noted that this would be a good chapter to provide a diagram which shows the transportation network as a whole. At a minimum a goal to create this diagram should be included. There was a discussion concerning street guidelines and update of the Standards and Design manual (SADM). It was determined that objective 1.4 would remain and another objective would be added to present an update of the SADM in the broader sense of implementing the community vision. Ms. Keller noted that objective 4.2 needs to be made clearer and objective 6.6 should read “transit supported.” There should also be reference to “bikeability” as a part of goal 6.

Economic Sustainability

Ms. Lee provided an overview. Mr. Keesecker noted a concern with objective 5.4. Following a discussion it was noted that this objective would be revised to explore with other community partners ways of providing transportation linkages between various tourist destinations.

Urban Design and Historic Preservation

Ms. Scala provided an overview including pointing out a pending discussion about the use of the word “centerpiece” in the chapter vision statement. After discussion, the following was proposed: Urban design and historic preservation contribute to the character and quality of neighborhoods and the aesthetic value of the entire community. As a result, Charlottesville will be a well-designed community with neighborhoods, buildings and public spaces, including the Downtown Mall, that are human scaled, sustainable, healthy, equitable, and beautiful. Charlottesville will also seek to preserve its historic resources through education and collaboration to maintain the character of our neighborhoods’ core historic fabric, our major

routes of tourism, and public spaces. Ms. Scala will further refine and forward to the full commission for comment.

Mr. Rosensweig asked that “nodes of density and vitality” be added to objective 1.3 and “commercial areas and employment centers” be added to objective 1.4. There was a brief discussion about editing objective 4.3 but it was determined that no change would take place. Objective 5.1 needs to be reworded. Ms. Keller noted that objective 6.3 should begin with “regularly review” as opposed to “consider. There should be a review of the chapter to assure that no objectives are repeated. Mr. Rosensweig noted that Goal 7 and the preceding header should include “urban design.” Ms. Keller noted that Ms. Sienitsky would like the Monticello view shed map included as a reference to the Comprehensive Plan. She also noted that objective 8.7 should be moved to 8.1 as well as stating that she would forward additional language to Ms. Scala.

Mr. Bill Emory requested that references to Woolen Mills historic area be titled “Woolen Mills Village” for consistence with the registry documents.

### Housing

Ms. McHugh provided an overview asking for the Commissioners to focus on five objectives that were left off of the previously reviewed draft. Ms. Keller noted that “as appropriate” should be added to objective 2.2 and removed from sub goals. Commissioners discussed the comment provided by the Southern Environmental Law Center with regards to transportation and housing costs. Following a discussion it was noted that both transportation and energy efficiency should be included using the wording of objective 3.2g as a guide. Mr. Rosensweig expressed concern with the second part of objective 1.3a and following discussion, it was determined that reference to close proximity of affordable housing would be removed. Ms. Keller asked for updated language for objective 1.3c.

Mr. Keesecker noted that in the urban design chapter, there should be an objective which encourages public space to truly be open to the public. Interior courtyards should not count for public open space. He provided comments on the Planned Unit Development (PUD) ordinance review criteria. In addition, he noted that housing and public space should be considerations in using the zoning tools available (PUD, Infill Special Permit, etc.)

Ms. Keller noted that an objective should be included which provides for education for all on housing choices. She concluded her comments by noting that objective 2.3d should be more specific using “state and local elected officials.”

### Environment

Mr. Smith provided an overview. Commissioners agreed with the comment from SELC for the vision statement and further noted that transit should be added. Ms. Keller requested that chapters be reviewed to assure that “walkable, bikeable and transit supported” was reflected where appropriate. It was noted that objective 4.5 in the draft should include the word “ratio.”

Mr. Bill Emory requested that “daylighting streams where possible” be added to objective 3.6.

He also noted that objective 4.2 should include a reference to green infrastructure.

There was a discussion about making sure that language in support of the stormwater utility was reflected in the plan. Language focused on exploring incentives, mitigation and credits rather than monetary payments should be included. There should also review of the possibility of off site mitigation options and education programs for citizens to minimize their on site stormwater. It was noted that Ms. Riddervold would be consulted for language to assist in this area.

### Glossary

Ms. Creasy noted that she would update the glossary with the comment provided by SELC. No other comments were provided at this time.

Ms. Creasy provided an overview of next steps and the work session ended at 7:15 PM

Packet materials for the March 5, 2013 work session can be reviewed here:

<http://www.charlottesville.org/index.aspx?page=3368>

MINUTES  
CITY OF CHARLOTTESVILLE  
PLANNING COMMISSION  
TUESDAY, March 12, 2013 -- 5:30 P.M.  
CITY COUNCIL CHAMBERS

**Commissioners Present:**

Ms. Genevieve Keller (Chairperson)  
Ms. Natasha Sienitsky  
Ms. Lisa Green  
Mr. Kurt Keesecker  
Mr. John Santoski

**Not Present**

Mr. Michael Osteen  
Mr. Dan Rosensweig  
Mr. David Neuman, Ex-officio, UVA Office of the Architect

**Staff Present:**

Ms. Missy Creasy, AICP, Planning Manager  
Mr. Brian Haluska, AICP, Neighborhood Planner  
Mr. Willy Thompson, AICP, Neighborhood Planner  
Ms. Melissa Thackston, AICP, Grants Coordinator

**Also Present**

Mr. Richard Harris, Deputy City Attorney

**II. REGULAR MEETING**

Ms. Keller convened the meeting.

**A. COMMISSIONERS' REPORT**

- Ms. Green –MPO TECH will meet March 15, 2013.
- Ms. Sienitsky stated that the Parks and Recreation Board met last month and discussed the Meadowcreek Stream Valley Master Plan. They will be having a public hearing on this item on March 26, 2013.
- Mr. Keesecker- Nothing to report
- Mr. Santoski-Nothing to report

**B. UNIVERSITY REPORT**

No report

**C. CHAIR'S REPORT**

Ms. Keller stated that the West Main Street RFP is out. Consultants will be in town this week for SIA and the agenda is on the website. She attended a BZA meeting and the applicant deferred until next month. She has appointed a committee that consists of Mr. Osteen and Mr. Keesecker to meet with the Stonehenge developer to discuss concerns.

**D. DEPARTMENT OF NDS/STAFF REPORTS/WORK PLAN**

Ms. Creasy announced that there will be a work session after the regular meeting this evening. March 26 will be a regular work session. There will be many items for the regular meeting in April.

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

There were none

## F. CONSENT AGENDA

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

1. Minutes - January 8, 2013 – Regular meeting
2. Minutes - February 5, 2013 – Work Session
3. Minutes - February 12, 2013 – Pre meeting

Ms. Sienitsky made a motion to approve the consent agenda.

Ms. Green seconded the motion.

All in favor

Motion Carries

With City Council not present yet to start the public hearings, Ms. Keller opened up discussion on one of the work session items.

Ms. Creasy stated that changes were made to the demographic chapter of the comprehensive plan. Reorganizing material became a little problematic. She gave three recommendations on how to rectify the problem.

1. Go back to the original orientation of material
2. Remove the vision statement heading and take out sections where there are no data points.
3. Remove the chapter and use the VEC report as our data source.

Mr. Keesecker feels that if a hybrid was created with another attachment that could cover everything. If 3-5 statements were still linked to the vision that would work too.

Ms. Green would like for all of the chapters to be compatible.

Ms. Keller would like to find a way to include the environmental baseline data.

Ms. Green was concerned if a link was added and the data changed would the comprehensive plan need to be changed

Ms. Creasy stated that the main chapters will not change only the supplemental items will change as the outside source updates the information.

Ms. Keller feels that providing links to the chapter with data is very important.

Mr. Keesecker feels that if the city is a green city then it should list the ways we have worked towards becoming a green city.

Ms. Keller would like some clarity on how we would add links.

Ms. Creasy stated that a separate reference page needs to be added if we would like to go that way.

## III. JOINT PUBLIC HEARINGS

**1. Community Development Block Grant (CDBG) and HOME Funding—1<sup>st</sup> Year Action Plan, 13-14:** The Planning Commission and City Council are considering projects to be undertaken in the 1<sup>st</sup> Year Action Plan of the multi-year Consolidated Plan utilizing CDBG & HOME funds for the City of Charlottesville. In Fiscal Year 13-14 it is expected that the City of Charlottesville will receive \$390,441 for Housing and Community Development needs and \$66,000 in HOME funds for affordable housing from HUD. CDBG funds will be used in the City to conduct housing rehabilitation, assist low and moderate income homebuyers, construct pedestrian improvements to the Fifeville Neighborhood and fund Economic Development activities, as well as to fund several programs that benefit low and moderate income citizens and the homeless population. HOME funds will be used to support the housing needs of low and moderate income citizens. **Report prepared by Melissa Thackston, Grants Coordinator.**

Ms. Thackston provided the staff report. Then Ms. Smith asked if ABRI budget is looked at when making decisions.

Ms. Thackston stated that they try to keep that process separate when making CDBG decisions.

Ms. Keller opened the public hearing. With no one to speak she closed the public hearing.

Ms. Smith asked if the fact that City Council had already given funding to Belmont Cottages had been considered?

Ms. Thackston stated that CDBG tries to keep their funding decisions separate.

Ms. Sienitsky asked if there were people waiting on funds and Ms. Thackston stated that there were.

Ms. Green asked if the economy played a part in how funds are allocated and Ms. Thackston stated that it does.

Mr. Santoski asked how neighborhoods are chosen.

Ms. Thackston stated that they have a cycle and they present to City Council to see if they would like them to proceed in that direction or go in another direction.

Mr. Huja wanted to know how neighborhoods qualify.

Ms. Thackston stated that they are reevaluated every 10 years through the use of Census data.

Mr. Keesecker would like to see if this program could be aligned with the strategic investment area.

Ms. Smith wanted to know if there were any restrictions to who could receive money.

Ms. Thackston went over who could and couldn't apply and stated that there are some stipulations.

***Mr. Santoski made a motion to recommend approval of the proposed CDBG budget.***

Mr. Keesecker seconded the motion

With no further discussion Ms. Creasy called the question.

Sienitsky	Yes
Green	Yes
Keesecker	Yes
Santoski	Yes
Keller	Yes

The motion carries.

- ZT-12-12-15 Mobile Food Units** - An ordinance to amend and reordain §34-420, §34-480 and §34-796 Use Matrixes; §34-1200 Definitions and to create and ordain §34-1175 Mobile Food Vehicle of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, to provide allowance for mobile food units. **Report prepared by Read Brodhead, Zoning Administrator.**

Mr. Brodhead provided the staff report.

Ms. Green asked about the stipulations of a block party and Mr. Brodhead stated that they would have to go through Parks and Recreation because that would be a special event.

Ms. Green asked if the applicant would need another permit from the Health Department if they wanted to provide

seating.

Mr. Brodhead stated that there is nothing in the Virginia Ordinance that talks about mobile food units with seating.

Ms. Green wanted to know why would we allow seating if other localities don't allow seating.

Mr. Brodhead stated that we are not other localities and some people have express interest in seating.

Mr. Santoski likes the idea of mobile food units but wanted to know what would stop the truck being permanently parked on the owners' property.

Mr. Brodhead stated that Health Department regulations will not allow the trucks to be permanently parked because they would have to go to a commissary to reload and remove refuse.

Ms. Creasy stated that it is a part of the Health Department application to have a place to go to and dump refuse and other waste.

Mr. Norris asked if any mobile food vendors were caught off guard since the last meeting and have any contacted Mr. Brodhead.

Mr. Brodhead stated that a few more have come on board since then.

Mr. Huja asked how far the trucks should be from residences and businesses.

Mr. Brodhead stated that the trucks should be 100ft from residences and 30ft from businesses.

Mr. Huja asked if it was legal to restrict downtown parcels from having a food truck next to restaurant.

Ms. Creasy stated that we are only restricting the location of the trucks.

Ms. Keller opened the public hearing.

Kelly Haus, 575 Gilliam Ridge Rd, is a mobile food truck applicant with the health department and they are really strict. She stated that they require you to get rid of the grease and gray water and the truck has to meet their requirements. The health department has to give you permission concerning what commissary can be used. A lot of big trucks look for the food trucks and she would like to see a rotation and have everyone work together.

Stanton Braverman, 226 Douglas Ave, is in favor of the food trucks and he was very engaged with them while visiting Durham.

Ashley Florence, 203 Douglas Ave, is in favor of allowing food trucks. She has seen them in other cities

Ms. Keller closed the public hearing.

### **Discussion**

Ms. Sienitsky supports the mobile food trucks and feels we should approve and see what happens.

Ms. Green thanked staff for the intense report and stated that she is in favor of eating out of food trucks. She is not although in favor of the seating. She supports the fact that they can't be within 30ft of a restaurant. She feels we have a lot of great restaurants and would not like to see them go away.

Mr. Keesecker asked about the noise that the trucks generates.

Mr. Brodhead stated that it all depends on what the truck is providing. There may be no need for a generator which is the cause of noise.

Mr. Keesecker is not for the seating but he is for the trucks. He feels that if property owners allow the trucks on their parcel they should go for it.

Mr. Santoski agrees with Mr. Keesecker and Ms. Green on the seating. He feels that it should be what it is - mobile. He feels they should have written permission, not just verbal from the property owner. He asked Mr. Brodhead if an issue comes up with the property owner, who resolves it.

Mr. Brodhead stated that the property owner could call and say that they revoke the truck being on the property.

Ms. Keller has a problem with the trash and noise. She feels Mr. Brodhead has done a great job in addressing that.

**Ms. Green said I move to recommend approval of this zoning text amendment request as proposed to amend and reordain Sections 34-480, 34-796, 34-1175, and 34-1200 of the Code of the City of Charlottesville, 1990, as amended (Zoning Ordinance) relating to permitting mobile food units with a provisional use permit on private property with the following condition; for the mobile food truck owner to have written permission from the property owner.**

Mr. Santoski seconded the motion

Ms. Creasy called the question

Sienitsky	Yes
Green	Yes
Keesecker	Yes
Santoski	Yes
Keller	Yes

Motion Carries

- 2. **ZM-13-01-01 (Lyman Street)**: A petition to rezone the property located on Lyman Street from R-1 Single Family Residential District and Planned Unit Development (PUD) to Downtown Extended (DE). The property is further identified as Tax Map 58 Parcels 289.2 and 358E having road frontage on Lyman Street and containing approximately 8,613 square feet of land or 0.2 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Industrial. **Report prepared by Brian Haluska, Neighborhood Planner.**

Mr. Keesecker recused himself from this item and left chambers.

Mr. Haluska provided the staff report.

Ms. Green disclosed that she lives in the neighborhood but has no financial interest and this will not affect her decision. She asked if there are other properties in the area with similar zoning and someone wanted to create a building 9 or 10 stories what would be there limitations.

Mr. Haluska stated that the building could be 8 or 9 stories.

Ms. Keller asked if there had been any discussion with applicant on any other uses that would have an effect on adjacent properties and what are the most generous buildings that can be built on a downtown extended use.

Mr. Haluska gave a list of things that could be built such as, multifamily dwellings, banks, health clinics and etc. He also stated that there is nothing in city code where we can use proffers to limit uses.

Ms. Creasy stated that there are many things that lead to site limitations such as zoning and setbacks.

Mr. Santoski asked if the other side of Belmont Lofts where the park was proposed is owned by the City and if the City could still develop the property?



Mr. Haluska stated that discussion of the park was on the other side of the property and the front parcel was formally the Lyman Street right of way. He also stated that the city could still develop this property if they obtained the right of way.

Ms. Green asked if there was a 50ft setback and could parking be allowed in the 10ft setback and Mr. Haluska stated that there is a 10ft minimum setback in front with 50ft maximum and parking is not allowed in the 10ft setback.

Ms. Smith asked if a Music Hall is allowed

Mr. Haluska stated only by a provisional use permit.

Mr. Wardell the applicant was present and provided a PowerPoint presentation.

**Ms. Keller opened the public hearing.**

Luke Waldren, 203 Douglas Avenue feels that Lyman Street is very narrow and it should be limited to a one way street. He feels that an R-2 zoning offers more protection and will allow the applicant to have more options to develop. He feels there is no rush in rezoning this property and maybe R-2 should be looked at more.

Ashley Florence, 203 Douglas Ave stated that the railroad is really dividing the Downtown extended zoning of this property. Lyman Street has a car accident almost every day. She stated with no plans from the owner to develop this property in the future, why rush.

Stanton Braverman, 226 Douglas Ave stated that the street is very dangerous. There are delivery trucks on this road daily and they make it dangerous to pass. Cars are side swiped on this road daily and there is no handicapped parking at all.

Linda Renfroe, 202 Douglas Ave, stated that having a commercial building there will create a lot of traffic. There is no guarantee that a residential building will go there and she feels residential will be better.

Maria Bell 202 Douglas Ave, she agrees with what has been said. She feels this neighborhood is overlooked. She feels if Lyman Street would have been built the way it was supposed to we would not have this problem.

Joan Schatzman 204 Douglas Ave would like to see the R-2 zoning considered and she feels that the Downtown extended zoning is the wrong way to go.

Steven Kephart, 509 Stonehenge Ave, agrees with the traffic concerns and the problems it causes.

Eugenia Schettini, 214 Douglas Ave, really appreciates the work Bruce has done. She feels that downtown extended is the wrong way to go.

Judy Zeitler, 200 Douglas Ave, has concerns about the downtown extended zoning. She feels that traffic would be a problem, but maybe underground parking should be considered.

With no one left to speak, Ms. Keller closed the public hearing.

**Discussion**

Mr. Santoski feels there is a lot of logic to the DE zoning. The R-2 zoning and M-1 makes sense. DE makes more sense by default and is the best thing to put there. Maybe there should be no on-street parking on Lyman and permit parking on Douglas. The main concern he has is traffic. He also does not like the fact that the applicant can't guarantee that he will actually build on this property.

Mr. Santoski asked Mr. Haluska if we could limit the amount of on street parking and make some of these streets one way.

Mr. Haluska stated that staff has the means to make streets permit parking now. He feels that some of these issues still need to be addressed.

Mr. Huja asked if the applicant could offer proffers.

Ms. Creasy stated that we would have to advertise again.

Ms. Sienitsky is very sympathetic to the neighborhood concerns about traffic. She feels really torn and she agrees with Mr. Santoski. She stated that it is not within our power to say how the property will be developed. She feels the neighborhood would feel better if the applicant could place some restrictions on what can be built on the property.

Ms. Green stated that she drives, runs and walks on those streets daily. She feels that the access to the property is not logic. She is torn by the rezoning.

Ms. Keller is very impressed that the applicant took the opportunity to talk to the adjacent property owners. She feels that traffic is a problem and very challenging. She would feel more comfortable with a rezoning that would guarantee the result is a residential structure being built.

Mr. Keller suggested that the applicant would like to request a deferral.

Mr. Wardell asked for a deferral.

Ms. Green made a motion to accept the applicant request for a deferral.

Mr. Santoski seconded the motion

The Planning Commission accepted the applicants request for a deferral

- ZM-13-01-02 (Johnson Village PUD amendment):** A petition to amend the allowable uses for one block of the Johnson Village PUD. The property is further identified as Tax Map 22B Parcels 177 through 182 having road frontage on Cleveland Avenue and containing approximately 34,725 square feet of land or 0.8 acres. The PUD zoning allows an applicant to present a proposal independent of established zoning categories for consideration by the governing body. The current uses allowed in this block include multifamily and commercial. The change would allow townhome units to be included as an allowable use on these parcels. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Two Family Residential. **Report prepared by Willy Thompson, Neighborhood Planner.**

Mr. Thompson provided the staff report.

With no questions from the Commissioners Ms. Keller opened the public hearing

John Via, 513 Harris Rd would like to see the developers provide adequate parking. He has people park in front of his house now that do not live on his road, since they can't find parking where they live.

With no one left to speak Ms. Keller closed the public hearing.

### **Discussion**

Ms. Green asked if required parking has to be on site and will this make changes to the current PUD. She feels that she could be in favor of this change.

Ms. Keller asked if the parking would be more of an impact with the townhouses.

Mr. Thompson stated that there are some parking requirements and that will be reviewed at site plan level. There will be no changes to the current PUD.

Ms. Sienitsky feels this is a reasonable use for this area and she would be in favor of the project.

Mr. Santoski hasn't really heard of any negative feedback from neighbors that don't approve and he could be in favor.

Mr. Keesecker stated that he also would not have a problem with the townhouses and they are allowed.

*Mr. Santoski said, I move to recommend the approval of this application to amend the Johnson Village PUD to allow up to 12 townhouses in Block C2, on the basis that the proposal would serve the interests of the general public welfare and good zoning practice*

Ms. Green seconded the motion.

With no further discussion Ms. Creasy called the question.

Sienitsky	Yes
Green	Yes
Keesecker	Yes
Santoski	Yes
Keller	Yes

Motion Carries.

- 4. ZM-12-12-16 (Elliott Avenue PUD):** A petition to rezone the property located off Elliott Avenue from R-3 Multifamily Residential District to Planned Unit Development (PUD). The property is further identified as Tax Map 29 Parcels 266 and 272.1 having road frontage on Elliott Avenue and containing approximately 156,816 square feet of land or 3.6 acres. The PUD zoning allows an applicant to present a proposal independent of established zoning categories for consideration by the governing body. This proposal consists of up to 50 dwelling units in a variety of housing types, including single-family detached, single-family attached, townhouses, cottages and a group home with a density of no greater than 13.8 DUA as well as a non-residential use. Proffers include affordable housing, funding for and/or improvements to the Oakwood Cemetery property. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Public- Semi Public. **Report prepared by Willy Thompson, Neighborhood Planner.**

Mr. Thompson provided the staff report.

After Mr. Thompson finished his staff report, Ms. Smith asked why the developer would be removing trees from the site.

Mr. Thompson stated that he would let the applicant address that question.

Ms. Green wanted clarification of what type of job opportunities this development would bring.

Mr. Thompson stated that it is more in line with the developer creating jobs while the project is under construction.

Ms. Keller asked about non-residential uses.

Mr. Thompson stated that with the flexibility, Region Ten will be offering housing.

Ms. Smith asked if Oak St will be upgraded.

Mr. Thompson stated that no but that Oak Lane (the cemetery access) will be upgraded.

Don Franco, the applicant provided a PowerPoint presentation giving an overview and details of the proposed project. He stated that one of the proffers would be to provide funding to Parks and Recreation to maintain the trees in the cemetery.

Ms. Smith asked if the project construction would disturb the trees.

Mr. Franco stated that construction will not harm the trees. Construction will actually be on the opposite side to where the trees are located. He gave an explanation of how all the streets would be maintained by the City if they are public and the only roads that aren't public would be the alleys. He stated that there are plantings shown on the plans and if they are approved at site plan level they will be completed.

Mr. Huja asked if there will be mailboxes on double loaded streets and will they be wide enough to allow trash trucks to pass.

Mr. Franco stated that he did not know where the mailboxes would be and yes the streets will be wide enough to allow a trash truck to pass.

Ms. Green had concerns of how the picnic tables and common area would be designed.

Mr. Franco stated that they will wait on the residents and see how they would like it designed. This is a very important feature.

Ms. Green would like to see the sidewalk extended all the way up Ridge Street and Mr. Franco stated that they would work with the Public Works department to make this happen.

Ms. Keller opened the public hearing.

Jeanne McCusker, 400 10<sup>th</sup> St NE is in support of the project. She is a Habitat board member and feels this is a great way a non-profit and for-profit can work together.

Ms. Keller closed the public hearing.

#### **Discussion**

Mr. Keesecker thinks it is a great project and really can't find any negative aspect. He also likes the use of the double loaded streets and the fact that everyone will be allowed to enjoy the open space. He feels the applicant has done a fine job in creating an excellent PUD and this project could be used as an example.

Ms. Green would just like to see the sidewalk extended. She feels that needs to extend to Ridge Street.

Ms. Keller feels the applicant has been very responsive and feels this raises the bar for PUD expectations.

Mr. Santoski hopes that what they will approve on paper will be exactly what the developer builds.

Ms. Green said I move to recommend approval of this application to rezone the subject properties from R-3 to PUD, with the following proffers:

Ms. Sienitsky seconded the motion.

Ms. Creasy called the question

Sienitsky	Yes
Green	Yes
Keesecker	Yes
Santoski	Yes
Keller	Yes

**IV. ADJOURN @ 9:45 to move to the NDS Conference room for a work session.**

**CITY OF CHARLOTTESVILLE**  
**PLANNING COMMISSION PRE MEETING**  
**TUESDAY, March 12, 2012 -- 4:30 P.M.**  
**NDS CONFERENCE ROOM**

**Planning Commissioners present**

Ms. Genevieve Keller  
Mr. Ms. Lisa Green  
Mr. Kurt Keesecker  
Mr. John Santoski  
Ms. Natasha Sienitsky

**Staff Present:**

Ms. Missy Creasy, Planning Manager  
Mr. Brian Haluska, Neighborhood Planner  
Mr. Willy Thompson, Neighborhood Planner  
Ms. Melissa Thackston, Grants Coordinator  
Mr. Read Brodhead, Zoning Administrator  
Mr. Richard Harris, Deputy City Attorney

The Commission began to gather at 4:30 and was called to order at 4:55pm.

Ms. Keller reviewed the agenda. Ms. Thackston clarified that the final numbers from HUD have not been received and any adjustments will be made once the final allocation is provided. Concerning the Johnson Village PUD Amendment, Mr. Thompson clarified the question before the commission this evening. It was noted for the Elliot Avenue project that the lots on Elliot will have frontage facing that direction and clarification was provided on the reason for the two road options outlined in the plan.

Questions on the Lyman Street application were posed next. Mr. Haluska provided background on the park space concern that had been raised by the public. The parcel in question is on the other side of Belmont Lofts from the space discussed for park use. Mr. Santoski asked if there was an intended use for this part of the PUD and it was clarified that there was not. Ms. Green asked why Downtown Extended zoning was chosen opposed to another classification and Mr. Haluska provided some background.

Briefly, Mr. Brodhead provided updated language for the mobile food unit ordinance and clarification was provided on who would be required to get the permit.

The discussion adjourned at 5:30pm.

**Planning Commission Work session**  
**March 12, 2013**  
**Minutes**

**Commissioners Present:**

Ms. Genevieve Keller (Chairperson)  
Mr. Kurt Keesecker  
Ms. Lisa Green  
Ms. Natasha Sienitsky

**Staff Present:**

Missy Creasy  
Willy Thompson  
Brian Haluska

The work session began at 9:45 following completion of the regular meeting. Ms. Creasy noted that the Commission had talked about the Community Characteristics chapter during the regular meeting while awaiting time for public hearings. She noted that the Commission would like staff to use the VEC report as well as a supplement including data not addressed by VEC. It was mentioned that reference will be made to various data projects underway and links will be provided to this information once efforts are complete.

The discussion moved to Community Facilities. Mr. Thompson provided a report. Mr. Keesecker asked that a map be developed in the future showing all pending projects along with an update each year. It was felt this tool could assist in providing information as well as coordination on projects.

Mr. Haluska provided an update on the Land Use chapter. He also guided the Commissioners through comments made by Mr. Rosensweig. Commissioners provided guidance on those comments.

The meeting adjourned at 10:15.

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



**APPLICATION FOR APPROVAL OF A SUBDIVISION**

**PLANNING COMMISSION REVIEW**

**DATE OF PLANNING COMMISSION MEETING: April 9, 2013**

**Author of Staff Report:** Willy Thompson, Neighborhood Planner

**Date of Staff Report:** March 28, 2013

**Project Name:** Burnet Commons Phase II “The Woods”

**Applicant:** Burnet Commons Development LLC

**Applicant’s Representative:** Charlie Armstrong, Southern Development

**Applicable City Code Provisions:** 29-1 through 29-126 (Subdivision)

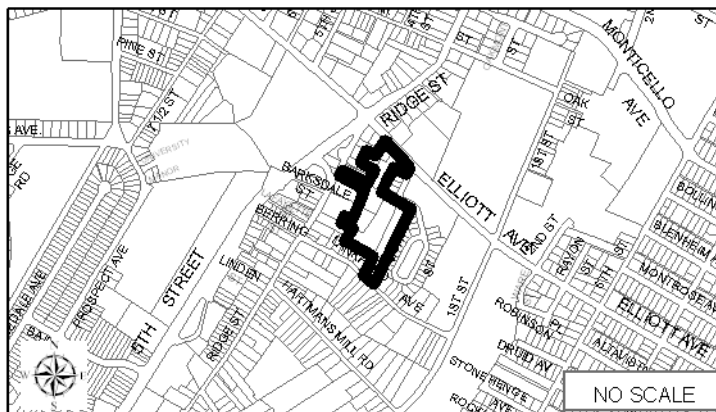
**Zoning District:** PUD

**Date Subdivision was Submitted:** February 19, 2013

**Legal Standard of Review**

Approval of a major subdivision is a *ministerial* function, as to which the Planning Commission has little or no discretion. When an applicant has submitted a subdivision that complies with the requirements of the City’s Subdivision Ordinance, then approval of the plan *must* be granted. In the event the Planning Commission determines there are grounds upon which to deny approval of a subdivision, the motion must clearly identify the deficiencies in the plan, that are the basis for the denial, by reference to *specific* City Code sections and requirements. Further, upon disapproval of a subdivision, the Planning Commission must identify the modifications or corrections that would permit approval of the plan.

**Vicinity Map**



## **Executive Summary**

The applicant, Burnet Commons Development, LLC, has submitted a major subdivision for a planned unit development located between Elliott Avenue and Lankford Avenue. The plan contains 41 residential lots, one mixed-use lot, and an open space parcel to be used as a park. The applicant submitted the application on February 19, 2013.

## **Staff Checklist**

- A. Compliance with design standards and improvements (*per Subdivision Ordinance §§29-36 - 29-60*):
  - a. Blocks: This subdivision meets the requirements for block length and width unless otherwise specified in the PUD code of development, which requires no minimum lot size.
  - b. Lots: The applicant proposes consolidation of 8 lots into a new tract of 5.1 acres. The new tract of land will be subdivided into 38 residential lots, one commercial lot, and an open space parcel. The residential lots range in lot size from as small 1,467 square feet to 6,357 square feet. The open space lot will be .748 acre or 32,584 square feet. The lots conform to the PUD plan of development.
  - c. Parks, Schools, and other Public Land: This plan includes the extension of Paton Street, a public right of way.
  - d. Preservation of natural features and amenities: The applicant is preserving a wooded open space parcel to be used as park amenity.
  - e. Soil Erosion and Sediment Control: The applicant has submitted an erosion and sediment control plan, which has been approved along with the final site plan.
  - f. Monuments: Monuments will be used in the subdivision as needed.
- B. Compliance with Street Standards for Subdivisions (*per Subdivision Ordinance §§29-61 - 29-80*): The streets in the subdivision comply with the planned unit development concept plan approved by City Council.
- C. Compliance with Utility Standards for Subdivisions (*per Subdivision Ordinance §§29-81 -29-115*): The utility layout and configurations have been approved as part of the final site plan process.
- D. Compliance with applicable zoning district regulations (*per Zoning Ordinance §34-490-519*): The PUD regulations have been addressed as required, and the plat layout conforms to the conceptual layout of the planned unit development approved by City Council on December 19, 2011.
- E. Compliance with the City's Erosion and Sediment Control Ordinance, City Code, Chapter 10: As noted before, the applicant has submitted an erosion and sediment control plan, which was approved as part of the site plan process.



## **Public Comments Received**

No public comments have been received as of this date. The public was sent notices for the rezoning application to PUD approved on December 19, 2011 as well as for the preliminary site plan conference held on July 5, 2012.

## **Recommendation**

Staff recommends approval, on the basis that the subdivision meets the layout of the concept plan for the PUD, as well as the approved site plan.

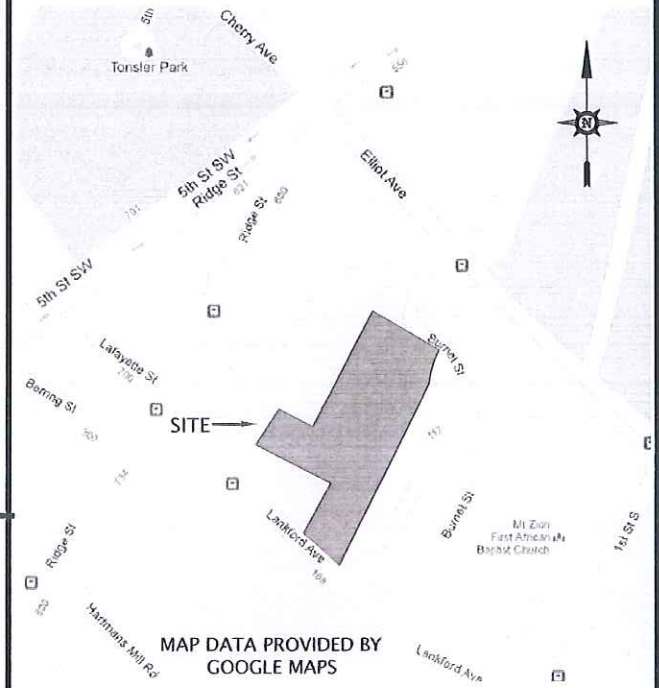
## **Suggested Motions**

1. I move to approve the proposed preliminary and final subdivision plat located at Tax Maps 25-64; 25-65; 25-68; 25-69; 29-262; 29-266.1; 29-266.2 and 29-266C.

L:\Land Projects 2008\CHARLOTTESVILLE\TM-25\25-68 SUBPLAT\25-63 SUBPLAT.dwg\25-63 SUBPLAT.dwg

**SUBDIVISION NOTES**

1. Source of title: Instrument # 20095583
2. The subject property shown hereon appears to be located in zone "X" and does not fall within flood hazard zone "AE" for a 100 year flood as shown on Flood Insurance Rate Map number 51003C0288D effective date February 4, 2005, except for areas shown hereon which do otherwise appear to fall within zone "AE". This determination has been made by graphic methods. No elevation study has been performed as a portion of this project.
3. Parcels are zoned PUD.
4. All common areas and open space shall be owned and maintained by the home owners association to be named later.
5. The City records indicate the ownership of this adjoining parcel to be recorded at DB 1165-PG 316. However, said DB/PG reference does not appear to be associated with TMP 25-66. A Title search is recommended to resolve/verify ownership of this parcel.
6. Proposed use is residential.
7. A perimeter field boundary survey was performed by Dominion Engineering. Bearing rotation is based on VA State Grid (VA South Zone).
8. This plat has been prepared without the benefit of a title report and therefore does not necessarily indicate all encumbrances on the property shown hereon and said property may be subject to information disclosed on a title report by a licensed attorney.
9. All property corners will be monumented with iron pins unless noted otherwise.



MAP DATA PROVIDED BY GOOGLE MAPS

**VICINITY MAP**  
SCALE: 1"=500'

\_\_\_\_\_  
Secretary City Planning Commission      Date

\_\_\_\_\_  
Chairman City Planning Commission      Date

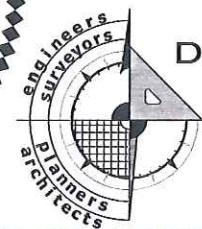
DRAWING INDEX:

- |                         |                                    |
|-------------------------|------------------------------------|
| 1 - COVER SHEET         | 12 - EASEMENTS                     |
| 2 - EXISTING CONDITIONS | 13 - EASEMENTS                     |
| 3 - RESIDUAL LOTS       | 14 - EASEMENTS                     |
| 4 - OVERALL LAYOUT      | 15 - EASEMENTS                     |
| 5 - LOT LAYOUT          | 16 - EASEMENTS                     |
| 6 - LOT LAYOUT          | 17 - REGION 10 BOUNDARY ADJUSTMENT |
| 7 - LOT LAYOUT          |                                    |
| 8 - LOT LAYOUT          | 18 - LINE TABLE                    |
| 9 - LOT LAYOUT          | 19 - CURVE TABLE                   |
| 10 - LOT LAYOUT         |                                    |
| 11 - EASEMENTS          |                                    |

AREA SUMMARY:

New Tract .....	5.100 Acre
New Lots .....	2.757 Acre
New Open Space A .....	0.748 Acre
New Open Space C .....	0.014 Acre
Total .....	3.519 Acres

(Exclusive of New R/W)



**SUBDIVISION PLAT FOR**  
**TAX MAP 25 PARCEL 68&69**  
**BURNET COMMONS PHASE II,**  
**"THE WOODS"**  
**CITY OF CHARLOTTESVILLE, VIRGINIA**  
**SHEET 1 OF 20**

**DATE: NOVEMBER 28, 2012      PROJECT: 10.0015**  
**DRAWN BY: BRV      CHECKED BY: KCW**  
**REVISED: JANUARY 7, 2013**  
**REVISED: MARCH 15, 2013**

**Dominion Engineering**

172 South Pentops Drive  
Charlottesville, VA 22911  
434.979.0121 (p)  
434.979.1601 (f)  
DDRVA.com

L:\Land Projects 2008\CHARLOTTESVILLE\TM-25\25-68 SUBPLAT\25-63 SUBPLAT.dwg\25-63 SUBPLAT.dwg

OWNER'S APPROVAL

The division of the land described is with the free consent of and in accordance with the desires of the undersigned owner, trustees, or proprietors. Any reference to future potential development is to be deemed as theoretical only. All statements affixed to this plat are true and correct to the best of my knowledge.

\_\_\_\_\_  
Otis L. Lee Jr. et al./Agent (TMP 25-64)

To wit: The foregoing instrument was acknowledged before me this \_\_\_\_day of \_\_\_\_\_ 2013.

\_\_\_\_\_  
My commision expires: \_\_\_\_\_

\_\_\_\_\_  
Maurice D. Cox et al./Agent (TMP 25-65)

To wit: The foregoing instrument was acknowledged before me this \_\_\_\_day of \_\_\_\_\_ 2013.

\_\_\_\_\_  
My commision expires: \_\_\_\_\_

\_\_\_\_\_  
Henry H. Bell et al./Agent (TMP 25-68)

To wit: The foregoing instrument was acknowledged before me this \_\_\_\_day of \_\_\_\_\_ 2013.

\_\_\_\_\_  
My commision expires: \_\_\_\_\_

\_\_\_\_\_  
Howard Cooper et al./Agent (TMP 25-69)

To wit: The foregoing instrument was acknowledged before me this \_\_\_\_day of \_\_\_\_\_ 2013.

\_\_\_\_\_  
My commision expires: \_\_\_\_\_

\_\_\_\_\_  
Red & Rosa, LLC (TMP 29-262)

To wit: The foregoing instrument was acknowledged before me this \_\_\_\_day of \_\_\_\_\_ 2013.

\_\_\_\_\_  
My commision expires: \_\_\_\_\_

\_\_\_\_\_  
Elliott Ave Greater C'ville Habitat for Humanity, Inc. /Agent (TMP 29-266C)

To wit: The foregoing instrument was acknowledged before me this \_\_\_\_day of \_\_\_\_\_ 2013.

\_\_\_\_\_  
My commision expires: \_\_\_\_\_

\_\_\_\_\_  
Elliott Ave Greater C'ville Habitat for Humanity, Inc. /Agent (TMP 29-266.1)

To wit: The foregoing instrument was acknowledged before me this \_\_\_\_day of \_\_\_\_\_ 2013.

\_\_\_\_\_  
My commision expires: \_\_\_\_\_

\_\_\_\_\_  
Elliott Ave Greater C'ville Habitat for Humanity, Inc. /Agent (TMP 29-266.2)

To wit: The foregoing instrument was acknowledged before me this \_\_\_\_day of \_\_\_\_\_ 2013.

\_\_\_\_\_  
My commision expires: \_\_\_\_\_

\_\_\_\_\_  
William Cox et al. /Agent (TMP 27-91.301)

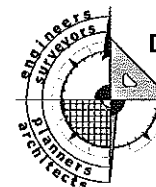
To wit: The foregoing instrument was acknowledged before me this \_\_\_\_day of \_\_\_\_\_ 2013.

\_\_\_\_\_  
My commision expires: \_\_\_\_\_

\_\_\_\_\_  
Patsy Minahan et al. /Agent (TMP 27-91.290)

To wit: The foregoing instrument was acknowledged before me this \_\_\_\_day of \_\_\_\_\_ 2013.

\_\_\_\_\_  
My commision expires: \_\_\_\_\_



**Dominion Engineering**

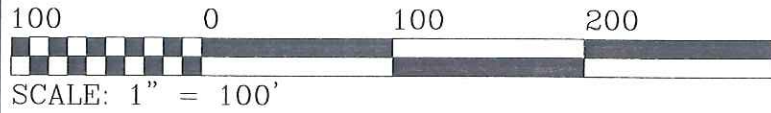
172 South Pantops Drive  
Charlottesville, VA 22911  
434.979.8121 (p)  
434.979.1681 (f)  
DDRVA.com

**REVISED: JANUARY 7, 2013  
MARCH 15, 2013**

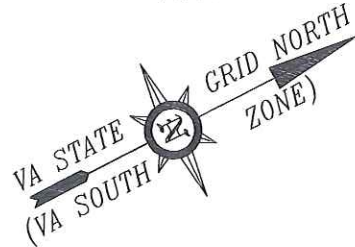
**OWNER'S APPROVAL  
SIGNATURES  
SHEET 2 OF 20**

**ADJOINING PARCEL OWNERS:**

1. N/F JOHNSON, TRS. - TMP 25-70 - INSTR. #2009003300
2. N/F ALLEN, TRS. - TMP 25-71 - DB 983-PG 891
3. N/F ALLEN, TRS. - TMP 25-72 - DB 983-PG 891
4. N/F BARBOUR - TMP 25-73 - DB 609-PG 425\
5. N/F MORRIS - TMP 25-74 - DB 983-PG 881
6. N/F (UNKNOWN) - TMP 25-66 - SEE NOTE 5, SHEET 1
7. N/F RIDGE STREET LLC - TMP 29-260 - DB 193 PG 89
8. N/F WILLIAMS - TMP 29-261 - DB 2008 PG 5956
9. N/F JONES - TMP 29-263 - DB 260 PG 308
10. N/F ANDESHA - TMP 29-265 - DB 2010 PG 1971



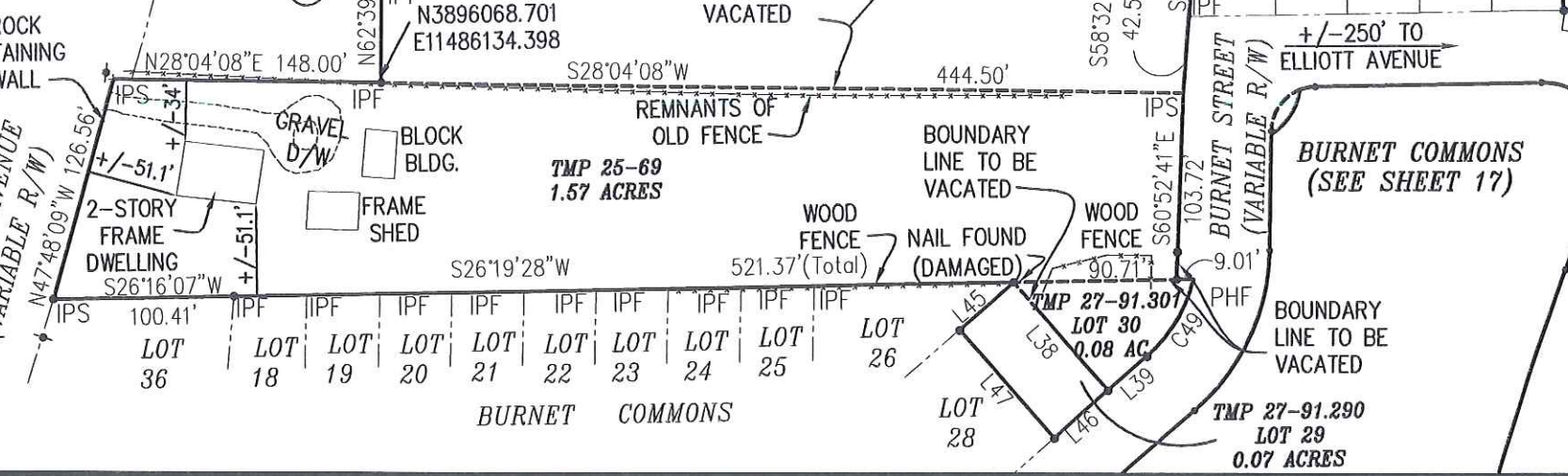
**Dominion Engineering**  
 172 South Fantops Drive  
 Charlottesville, VA 22911  
 434.979.8121 (p)  
 434.979.1681 (f)  
 DDRVA.com



**RIDGE STREET**  
 45' R/W per DB 640-PG 338  
 +/-200' TO ELLIOTT AVENUE

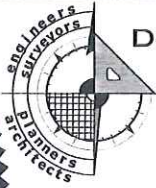
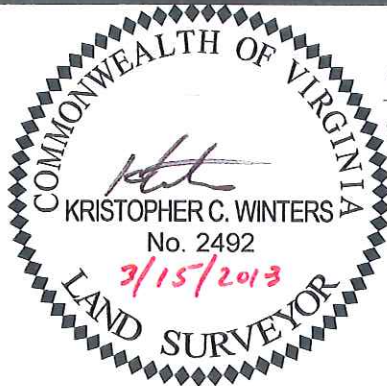
**LANKFORD AVENUE**  
 (VARIABLE R/W)  
 +/-51.1'

**BURNET STREET**  
 (VARIABLE R/W)  
 +/-250' TO ELLIOTT AVENUE



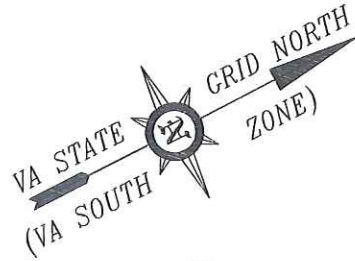
**REVISED:**  
 JANUARY 7, 2013  
 MARCH 15, 2013  
**EXISTING CONDITIONS**  
 SHEET 3 OF 20

L:\Land Projects 2008\CHARLOTTEVILLE\TM-25\25-68 SUBPLAT\25-63 SUBPLAT.dwg



**Dominion Engineering**

172 South Fantops Drive  
 Charlottesville, VA 22911  
 434.979.6121 (p)  
 434.979.1661 (f)  
 DDRVA.com



**AREA SUMMARY:**

EXISTING TMP 25-64 ..... 1.52 ACRE  
 LESS NEW TRACT ..... 0.57 ACRE  
 NEW TOTAL ..... 0.95 ACRE

EXISTING TMP 25-65 ..... 1.24 ACRE  
 LESS NEW TRACT ..... 0.41 ACRE  
 NEW TOTAL ..... 0.83 ACRE

EXISTING TMP 25-69 ..... 1.57 ACRE  
 LESS NEW TRACT ..... 1.44 ACRE  
 NEW TOTAL ..... 0.13 ACRE

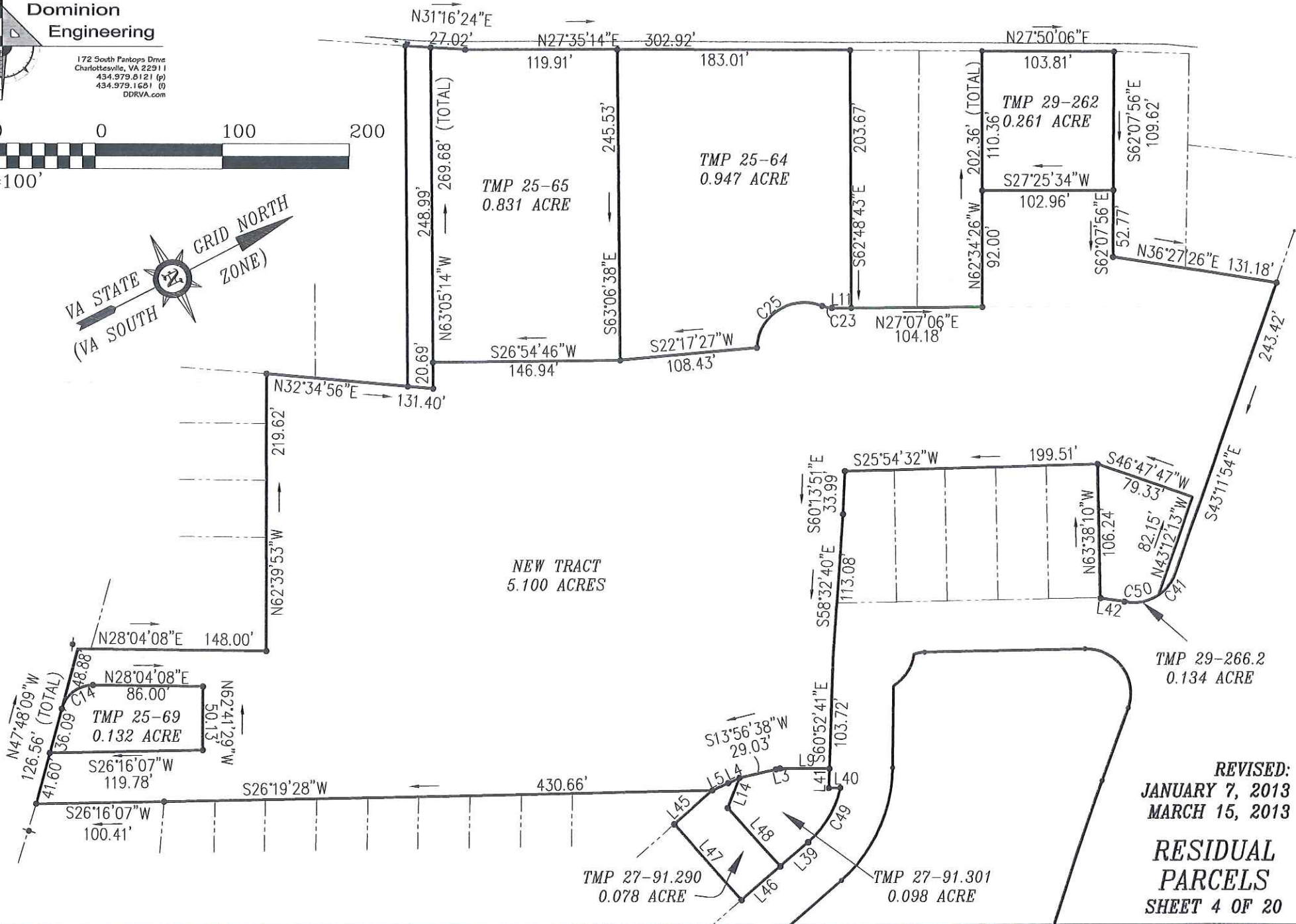
EXISTING TMP 29-262 ... 0.48 ACRE  
 LESS NEW TRACT ..... 0.22 ACRE  
 NEW TOTAL ..... 0.26 ACRE

EXISTING TMP 29-266.2 0.19 ACRE  
 LESS NEW TRACT ..... 0.06 ACRE  
 NEW TOTAL ..... 0.13 ACRE

EXISTING TMP 27-91.301  
 (BURNET COM. LOT 30) . 0.08 ACRE  
 PLUS NEW ..... 0.02 ACRE  
 NEW TOTAL ..... 0.10 ACRE

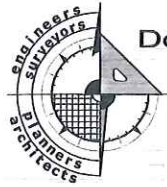
EXISTING TMP 27-91.290  
 (BURNET COM. LOT 29) . 0.07 ACRE  
 PLUS NEW ..... 0.01 ACRE  
 NEW TOTAL ..... 0.08 ACRE

TOTAL NEW TRACT ..... 5.10 ACRES



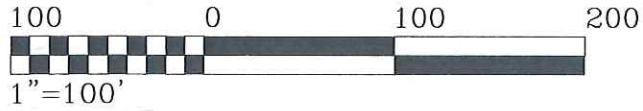
REVISED:  
 JANUARY 7, 2013  
 MARCH 15, 2013

**RESIDUAL PARCELS**  
 SHEET 4 OF 20

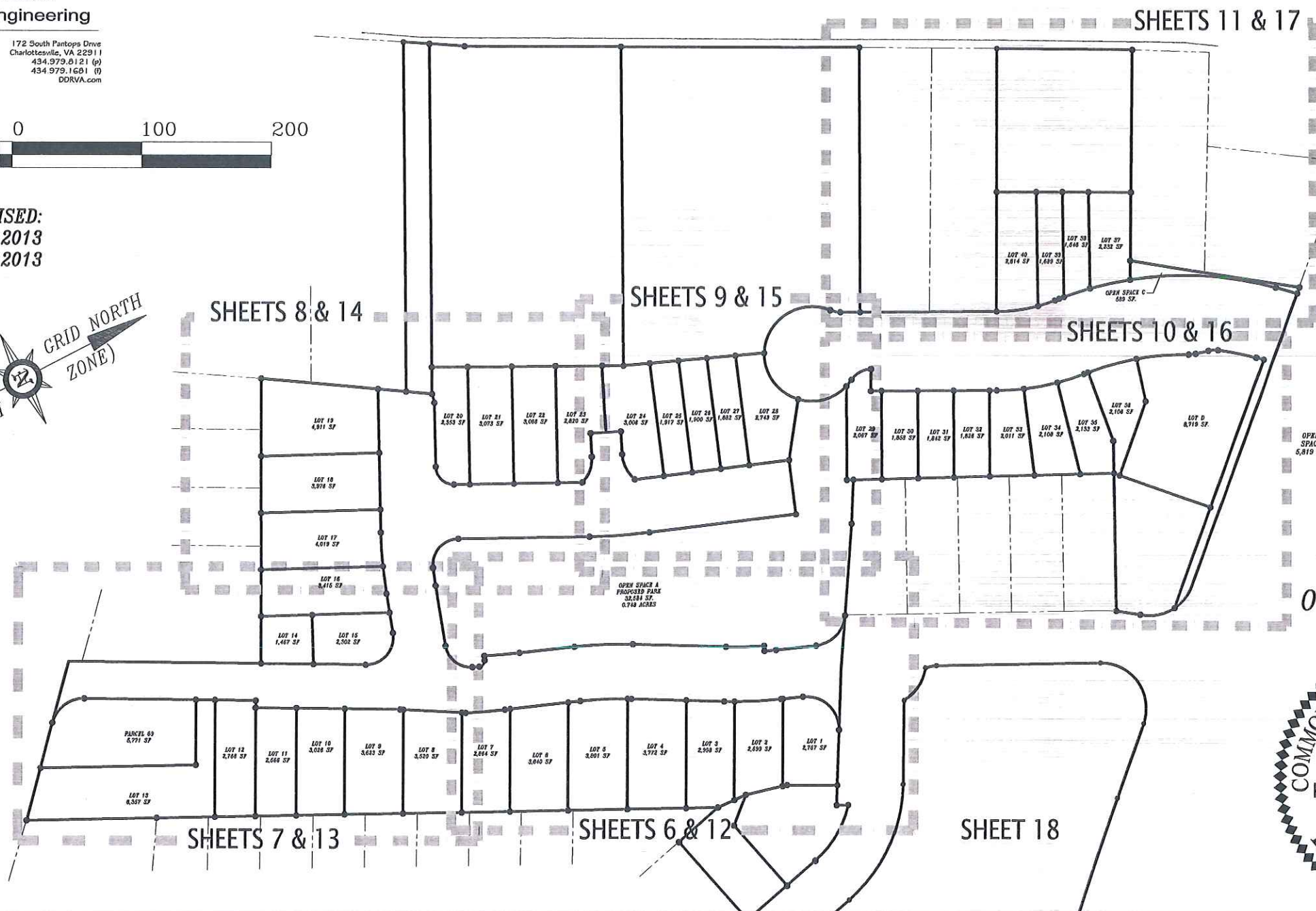
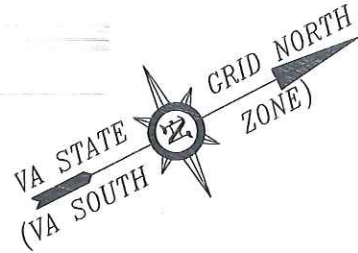


**Dominion Engineering**

172 South Pantops Drive  
Charlottesville, VA 22911  
434.979.8121 (p)  
434.979.1681 (f)  
DDRVA.com



**REVISED:**  
**JANUARY 7, 2013**  
**MARCH 15, 2013**

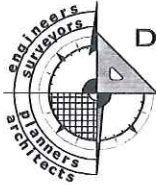


**OVERALL LAYOUT**  
**SHEET 5 OF 20**



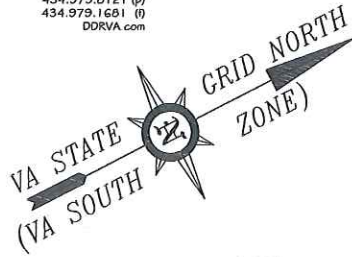
L:\Land Projects 2008\CHARLOTTESVILLE\TM-25\25-68 SUBPLAT\25-63 SUBPLAT\dwg\25-63 SUBPLAT.dwg

L:\Land Projects 2008\CHARLOTTESVILLE\TM-25\25-68 SUBPLAT\25-63 SUBPLAT.dwg\25-63 SUBPLAT.dwg

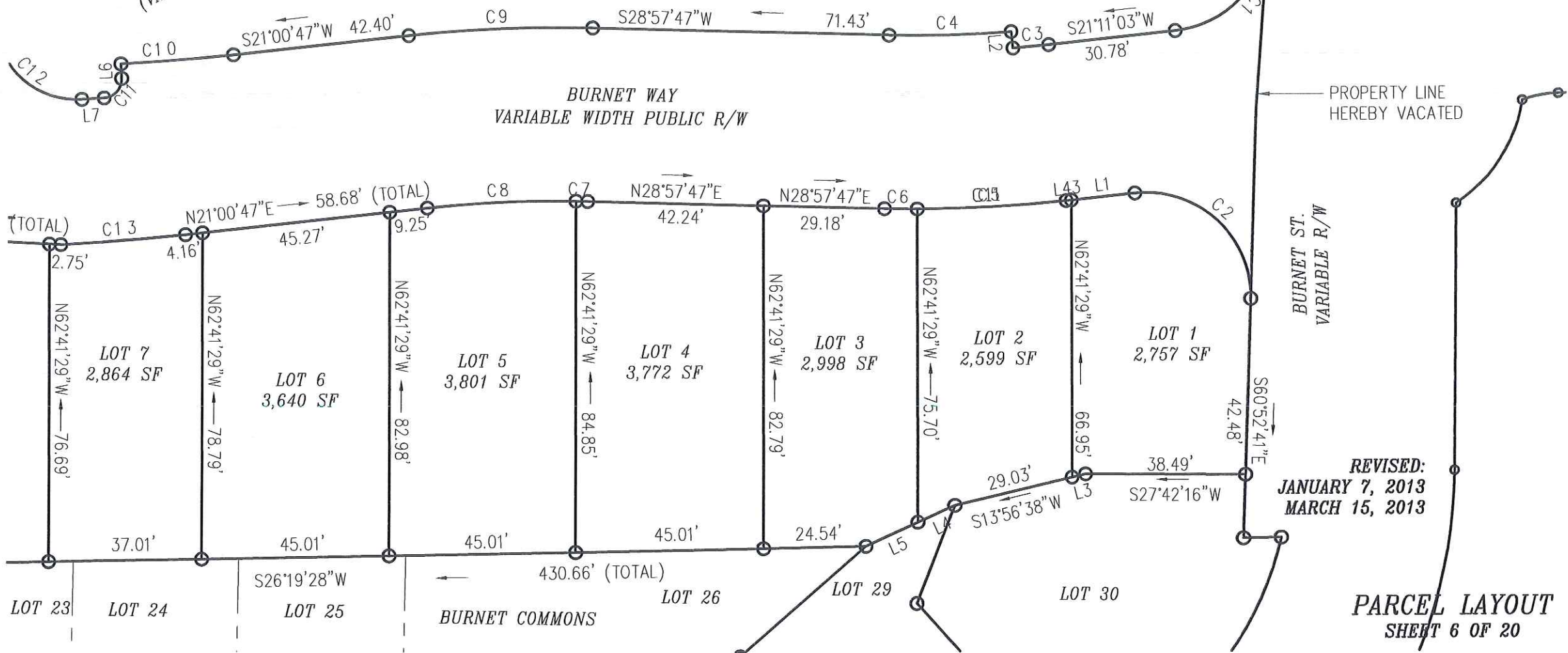


**Dominion Engineering**

172 South Pantops Drive  
Charlottesville, VA 22911  
434.979.6121 (p)  
434.979.1681 (f)  
DDRVA.com



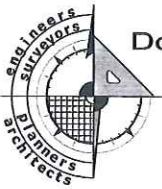
**OPEN SPACE A  
PROPOSED PARK**  
32,584 SF.  
0.748 ACRES



**REVISED:**  
JANUARY 7, 2013  
MARCH 15, 2013

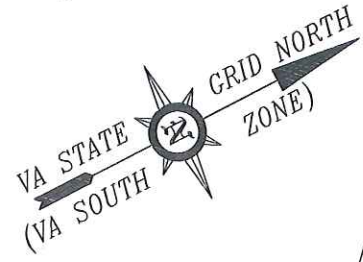
**PARCEL LAYOUT  
SHEET 6 OF 20**

L:\Land Projects 2008\CHARLOTTESVILLE\TM-25\25-68 SUBPLAT\25-63 SUBPLAT.dwg\25-63 SUBPLAT.dwg



**Dominion Engineering**

172 South Pantops Drive  
Charlotteville, VA 22911  
434.979.0121 (p)  
434.979.1681 (f)  
DDRVA.com

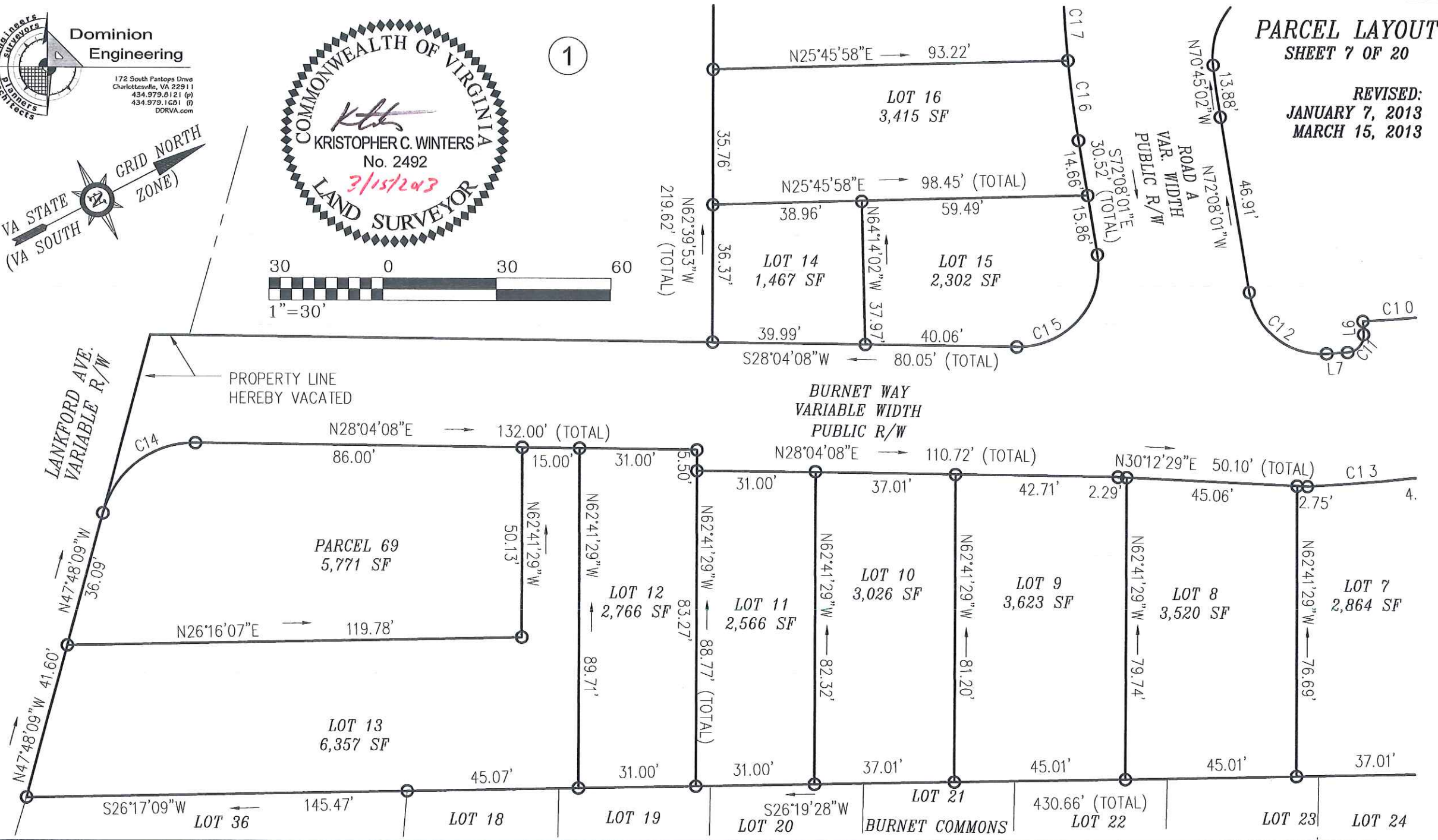


1

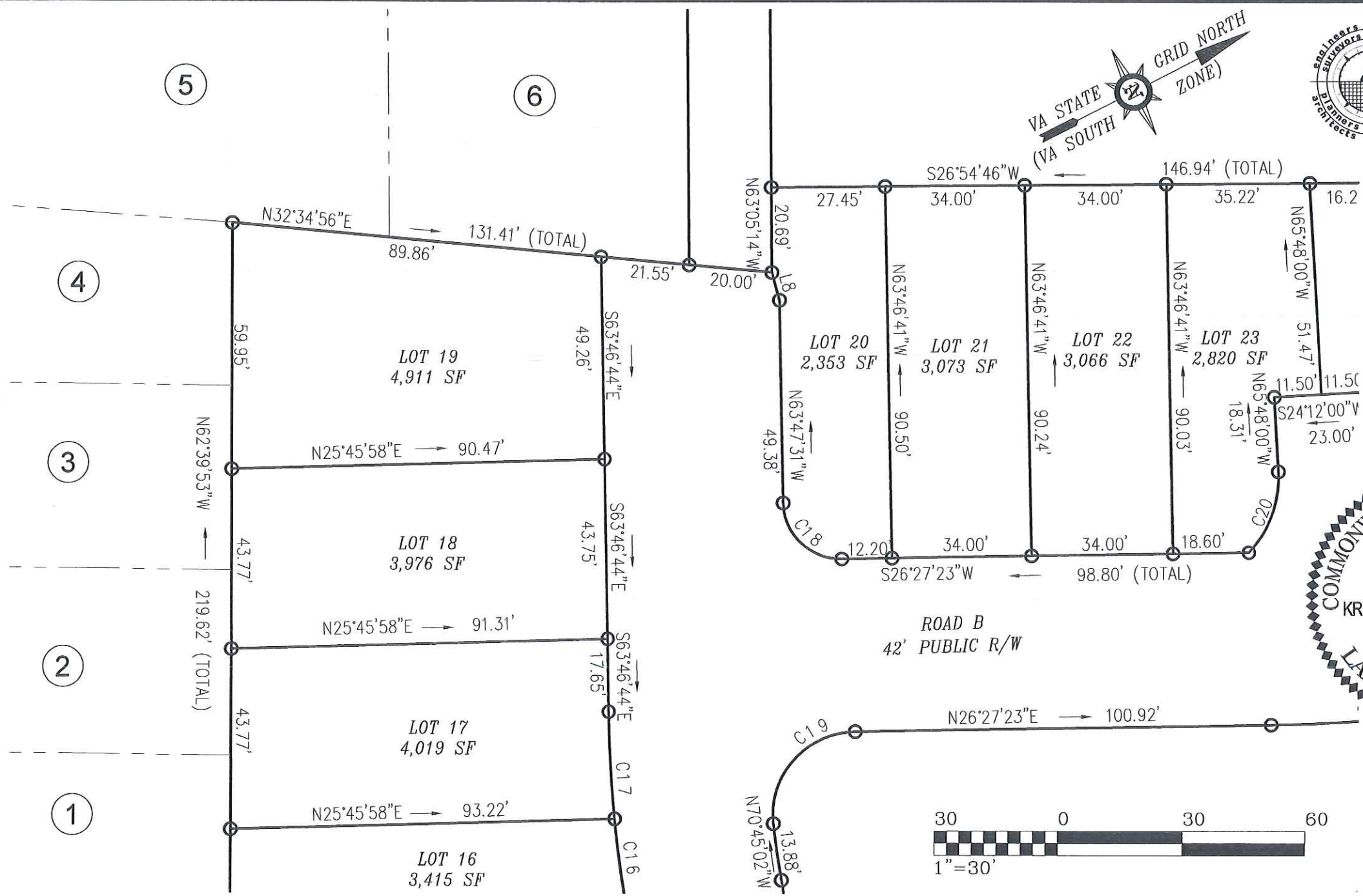
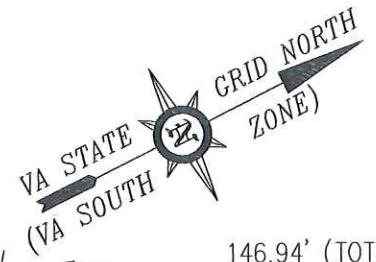


**PARCEL LAYOUT**  
SHEET 7 OF 20

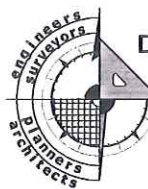
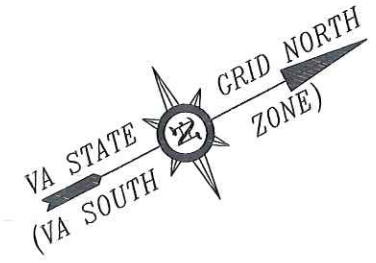
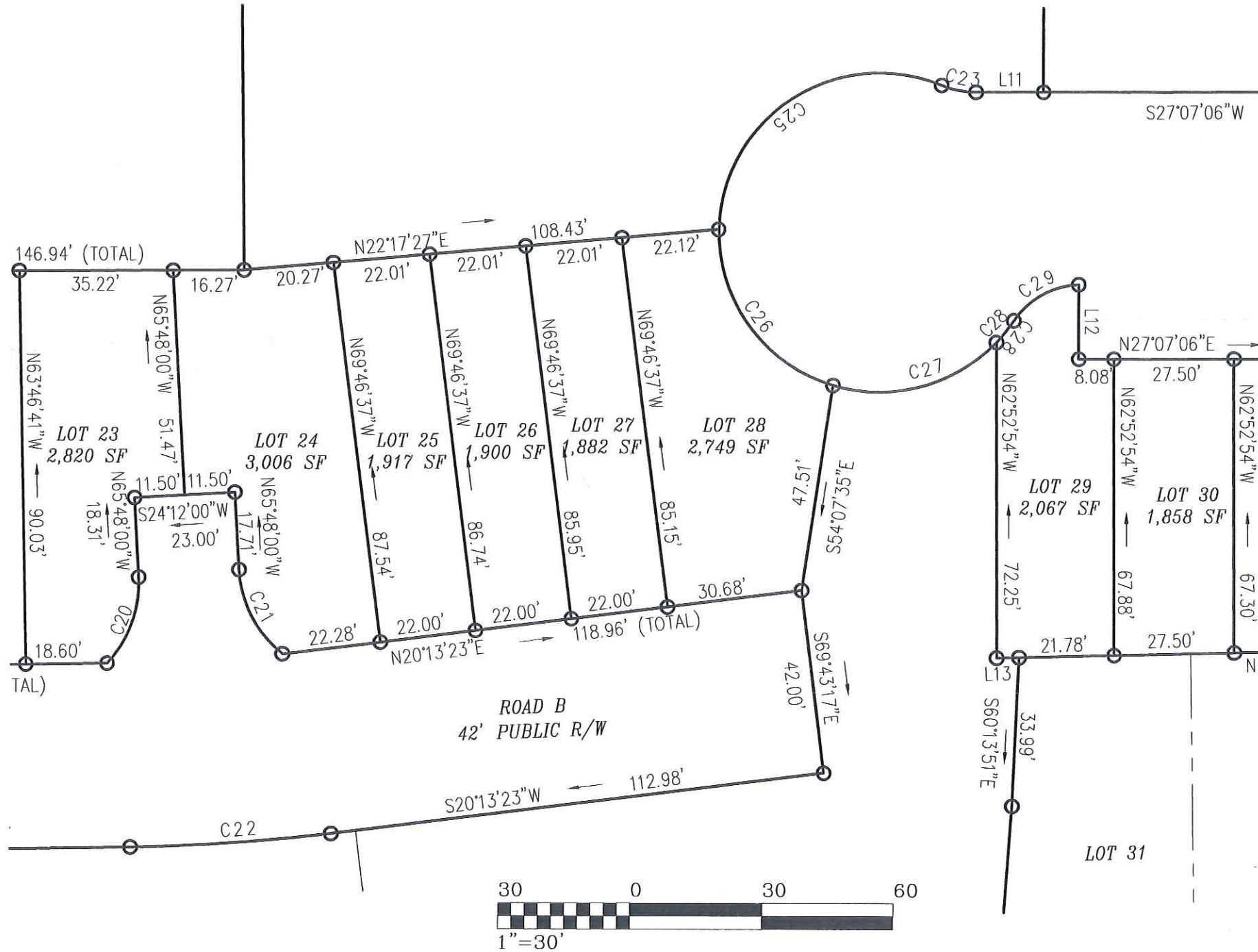
REVISED:  
JANUARY 7, 2013  
MARCH 15, 2013







REVISED:  
 JANUARY 7, 2013  
 MARCH 15, 2013

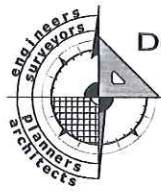


**Dominion Engineering**  
172 South Pantops Drive  
Charlottesville, VA 22911  
434.979.8121 (p)  
434.979.1681 (f)  
DDRVA.com



REVISED:  
JANUARY 7, 2013  
MARCH 15, 2013

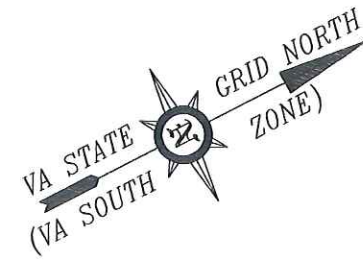
**PARCEL LAYOUT**  
SHEET 9 OF 20



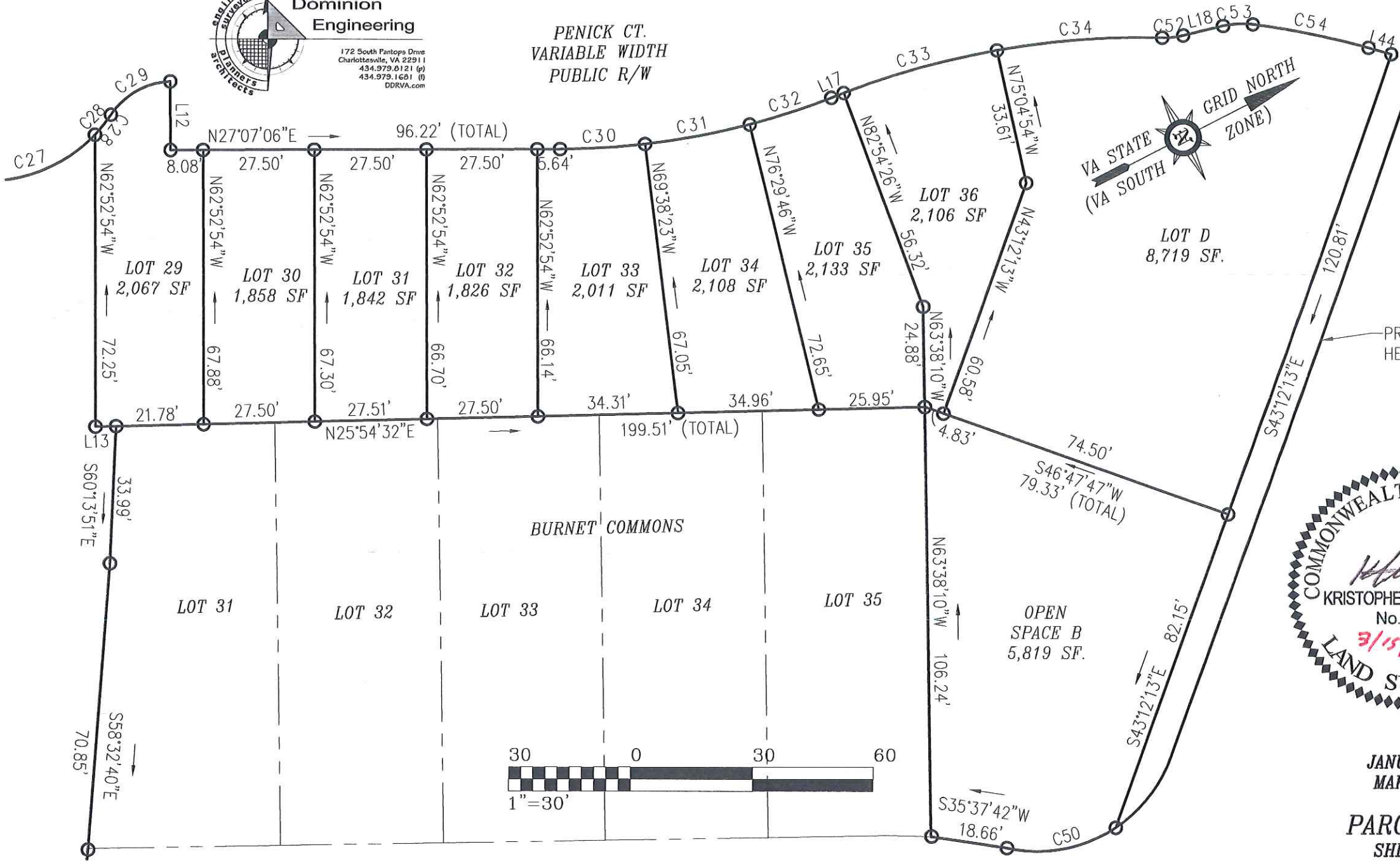
**Dominion Engineering**

172 South Pantops Drive  
Charlottesville, VA 22911  
434.979.8121 (p)  
434.979.1681 (f)  
DDRVA.com

PENICK CT.  
VARIABLE WIDTH  
PUBLIC R/W



ELLIOTT AVE.  
VARIABLE R/W



LOT D  
8,719 SF.

PROPERTY LINE  
HEREBY VACATED

BURNET COMMONS

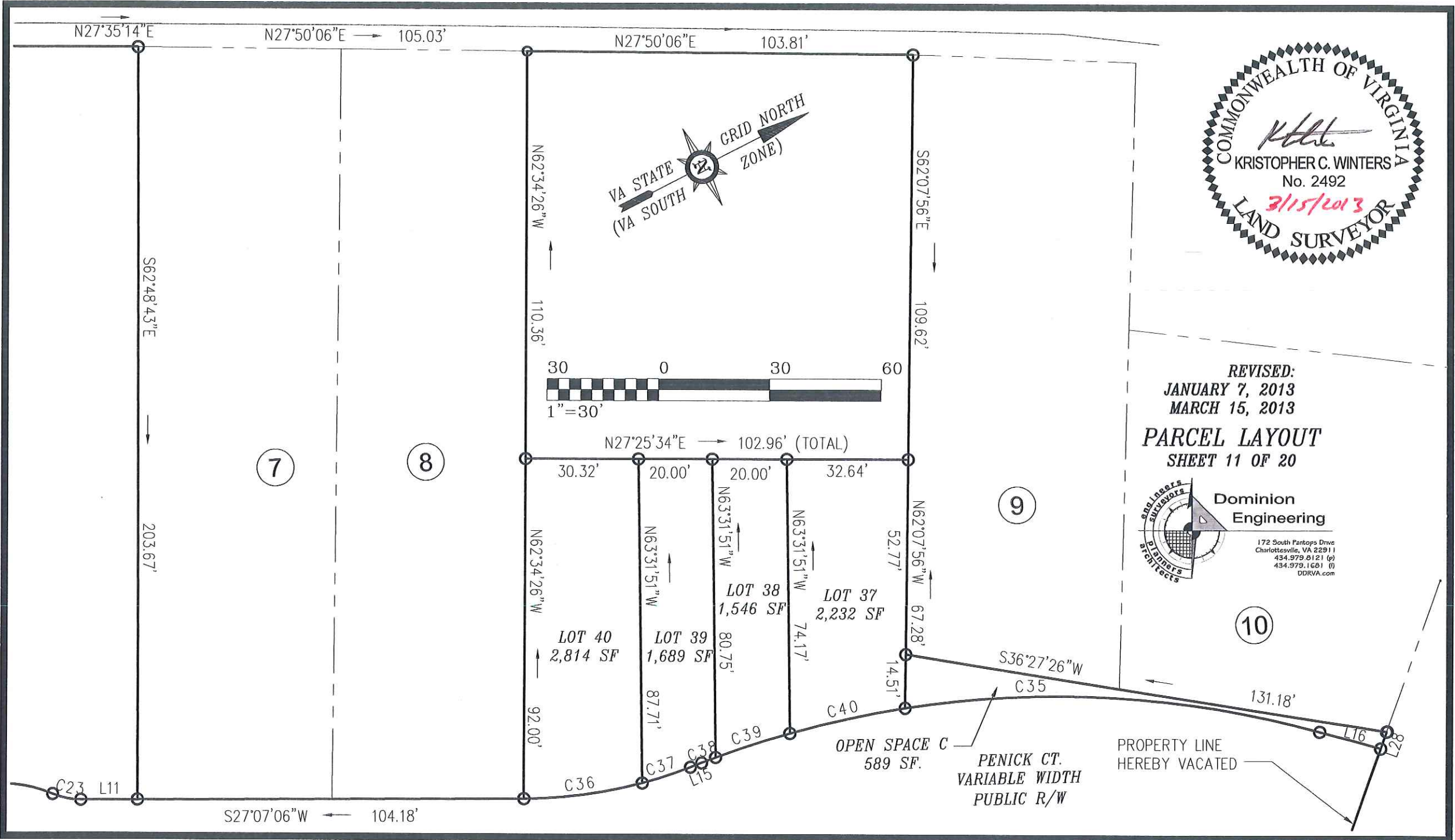
OPEN  
SPACE B  
5,819 SF.



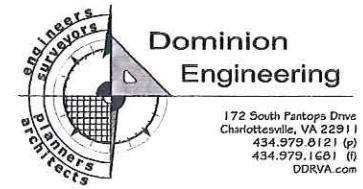
REVISED:  
JANUARY 7, 2013  
MARCH 15, 2013

PARCEL LAYOUT  
SHEET 10 OF 20

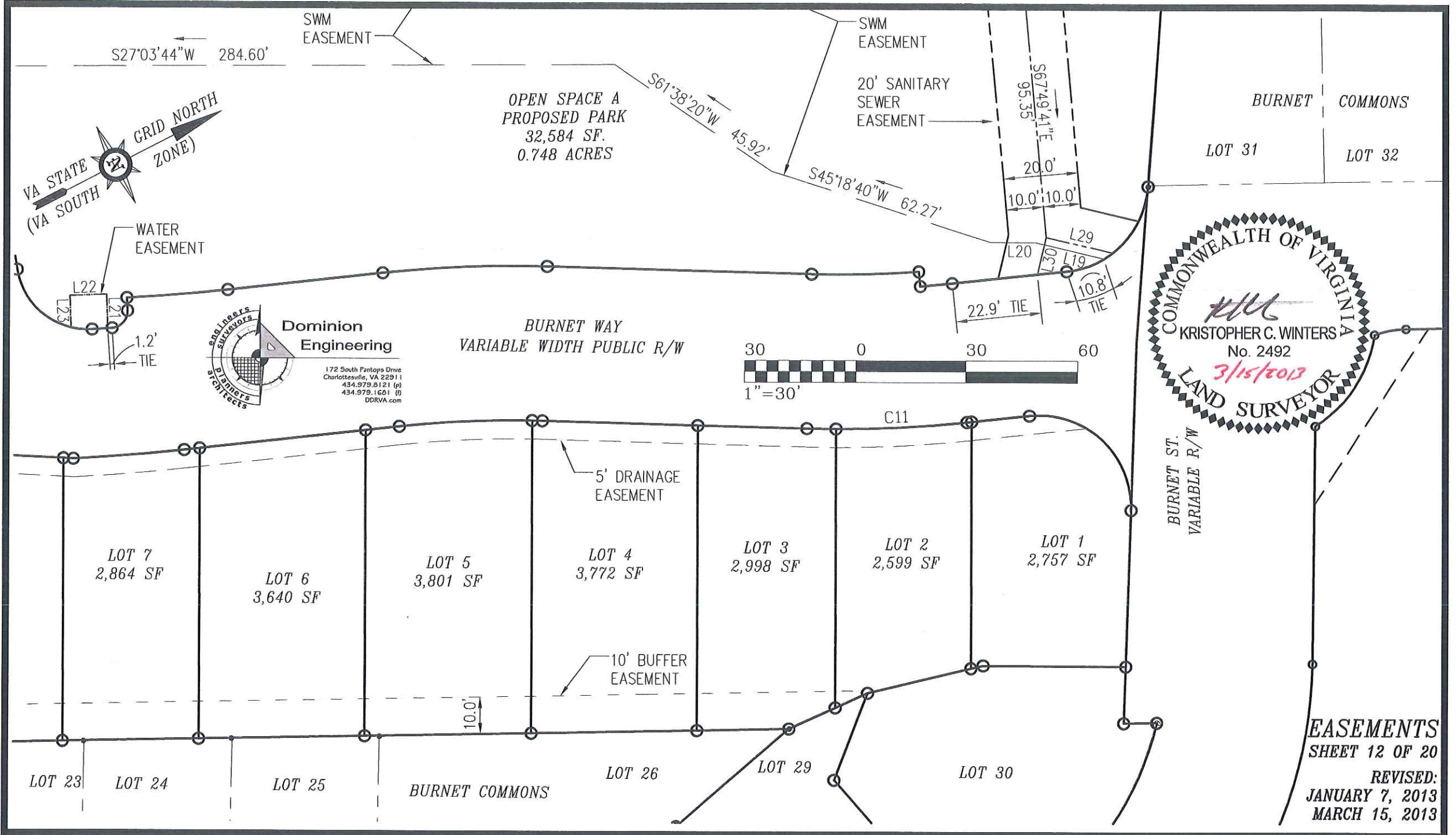




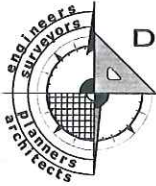
REVISED:  
 JANUARY 7, 2013  
 MARCH 15, 2013  
**PARCEL LAYOUT**  
 SHEET 11 OF 20



L:\Land Projects 2008\CHARLOTTESVILLE\TM-25\25-68 SUBPLAT\25-63 SUBPLAT.dwg\25-63 SUBPLAT.dwg

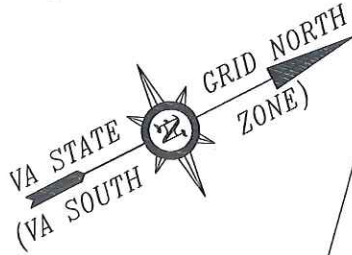


L:\Land Projects 2008\CHARLOTTESVILLE\TM-25\25-68 SUBPLAT\25-63 SUBPLAT.dwg\25-63 SUBPLAT.dwg



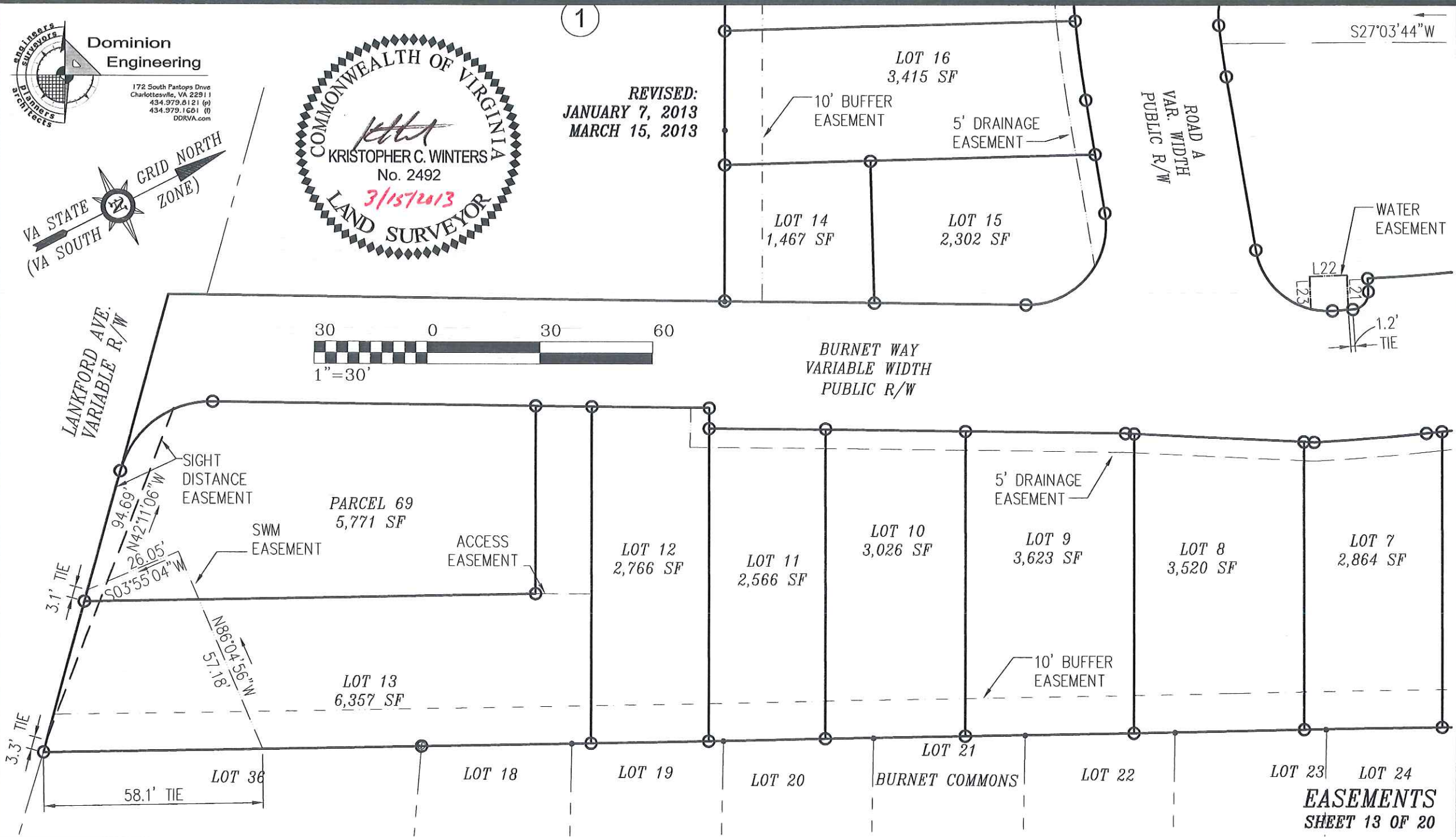
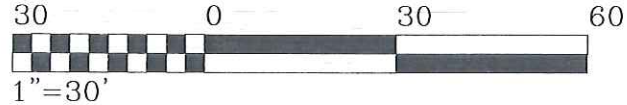
**Dominion Engineering**

172 South Pantops Drive  
Charlottesville, VA 22911  
434.979.8121 (p)  
434.979.1601 (f)  
DDRVA.com

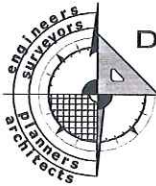


1

REVISED:  
JANUARY 7, 2013  
MARCH 15, 2013



**EASEMENTS**  
**SHEET 13 OF 20**

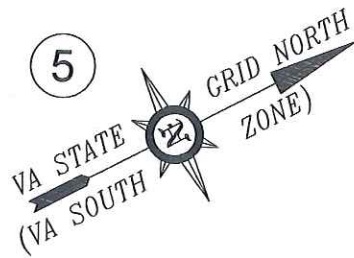


**Dominion Engineering**

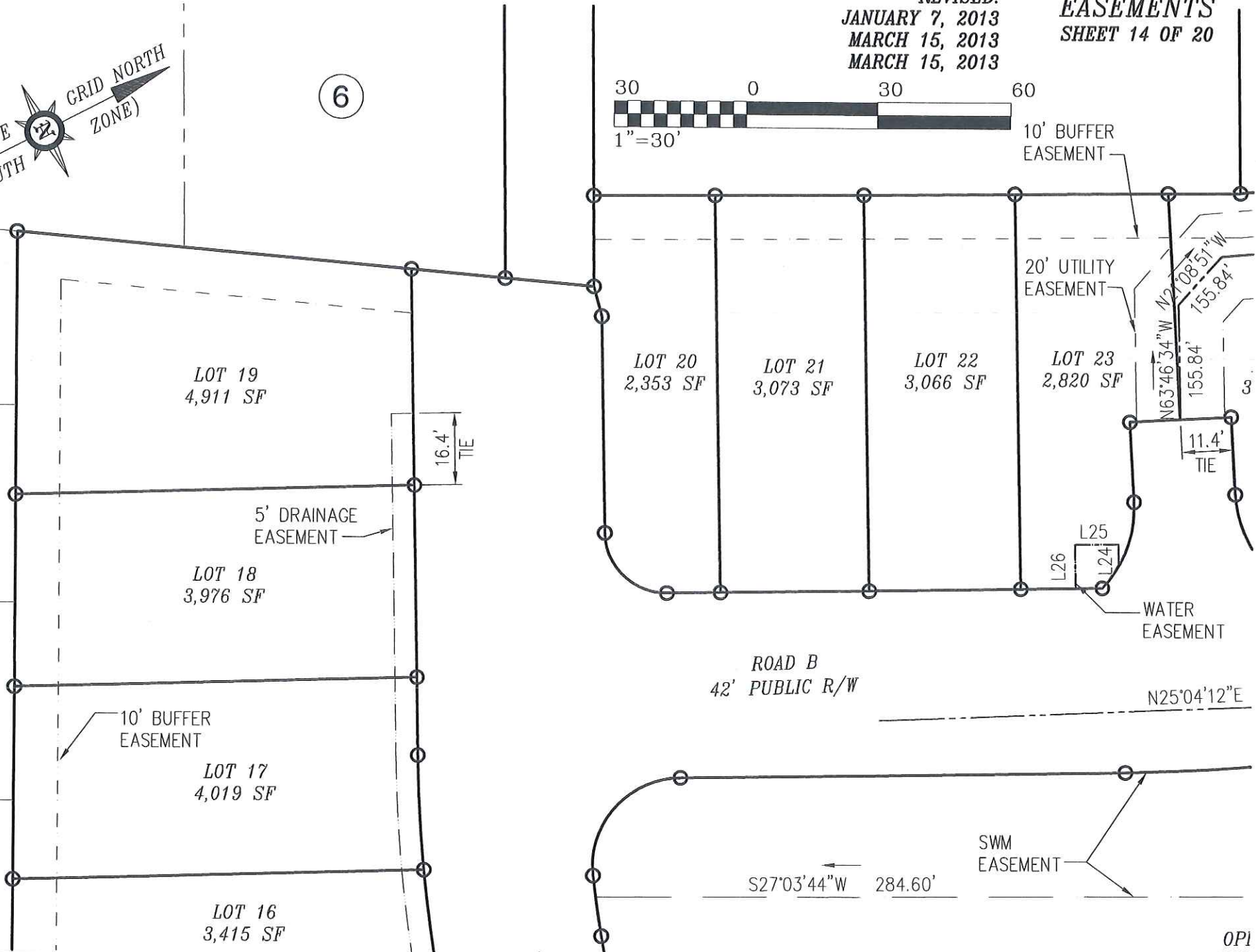
172 South Pantops Drive  
Charlottesville, VA 22911  
434.979.8121 (p)  
434.979.1601 (f)  
DDRVA.com

REVISED:  
JANUARY 7, 2013  
MARCH 15, 2013  
MARCH 15, 2013

**EASEMENTS**  
SHEET 14 OF 20

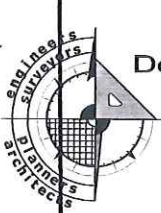
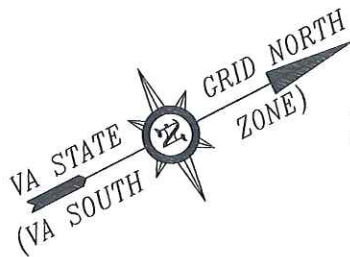


5  
6  
4  
3  
2  
1



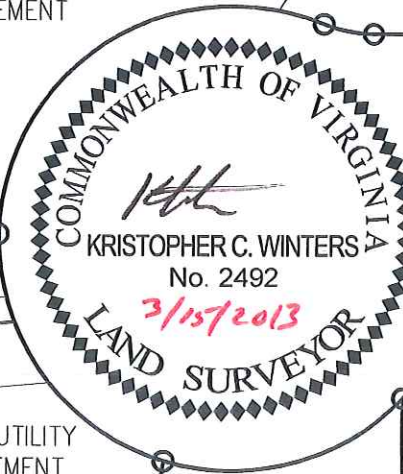
OPI  
DRG

L:\Land Projects 2008\CHARLOTTESVILLE\TM-2525-68 SUBPLAT\25-63 SUBPLAT\dwg\25-63 SUBPLAT.dwg

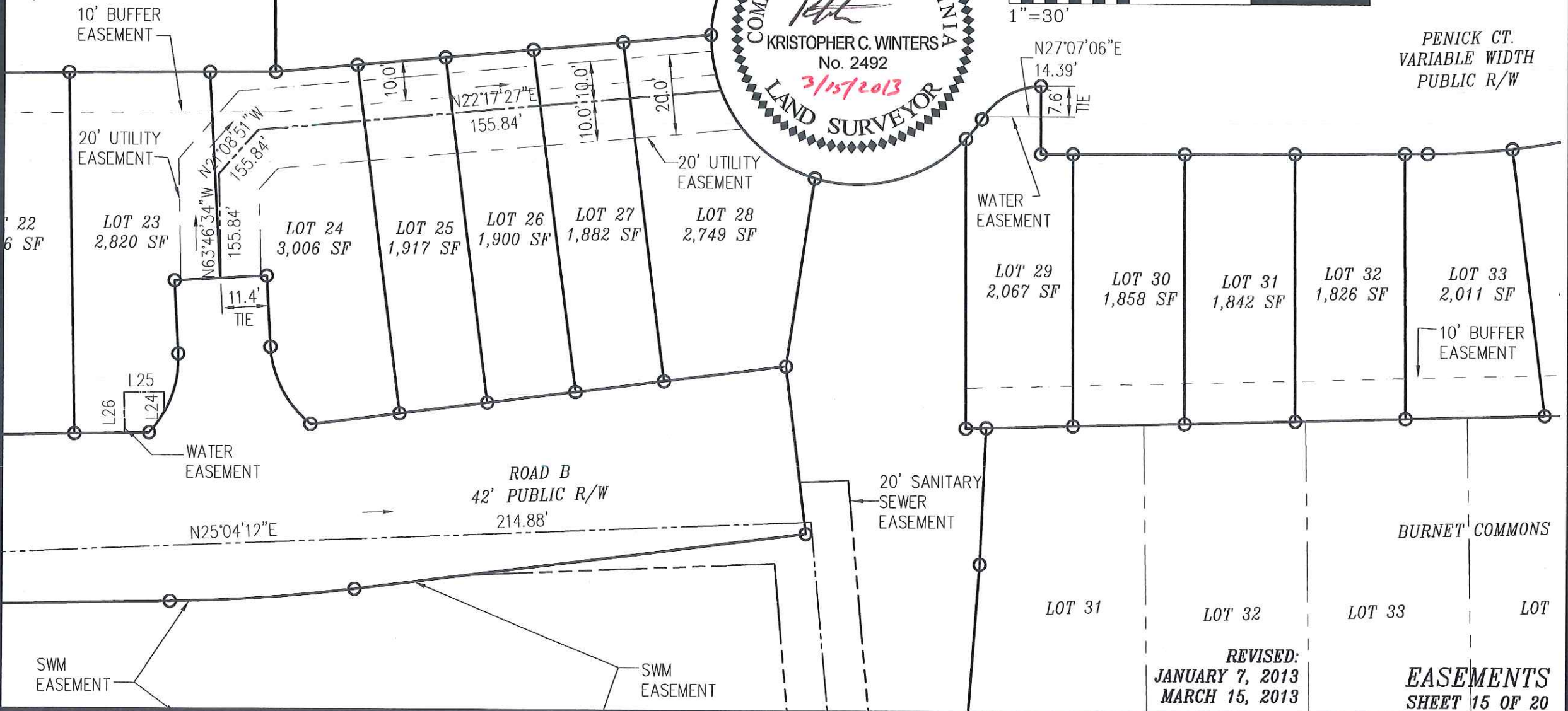


**Dominion Engineering**  
172 South Pantops Drive  
Charlottesville, VA 22911  
434.979.8121 (o)  
434.979.1651 (f)  
DDRVA.com

ACCESS AND LANDSCAPING EASEMENT



PENICK CT.  
VARIABLE WIDTH  
PUBLIC R/W

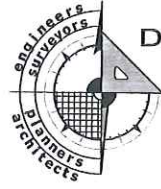


REVISED:  
JANUARY 7, 2013  
MARCH 15, 2013

**EASEMENTS**  
SHEET 15 OF 20



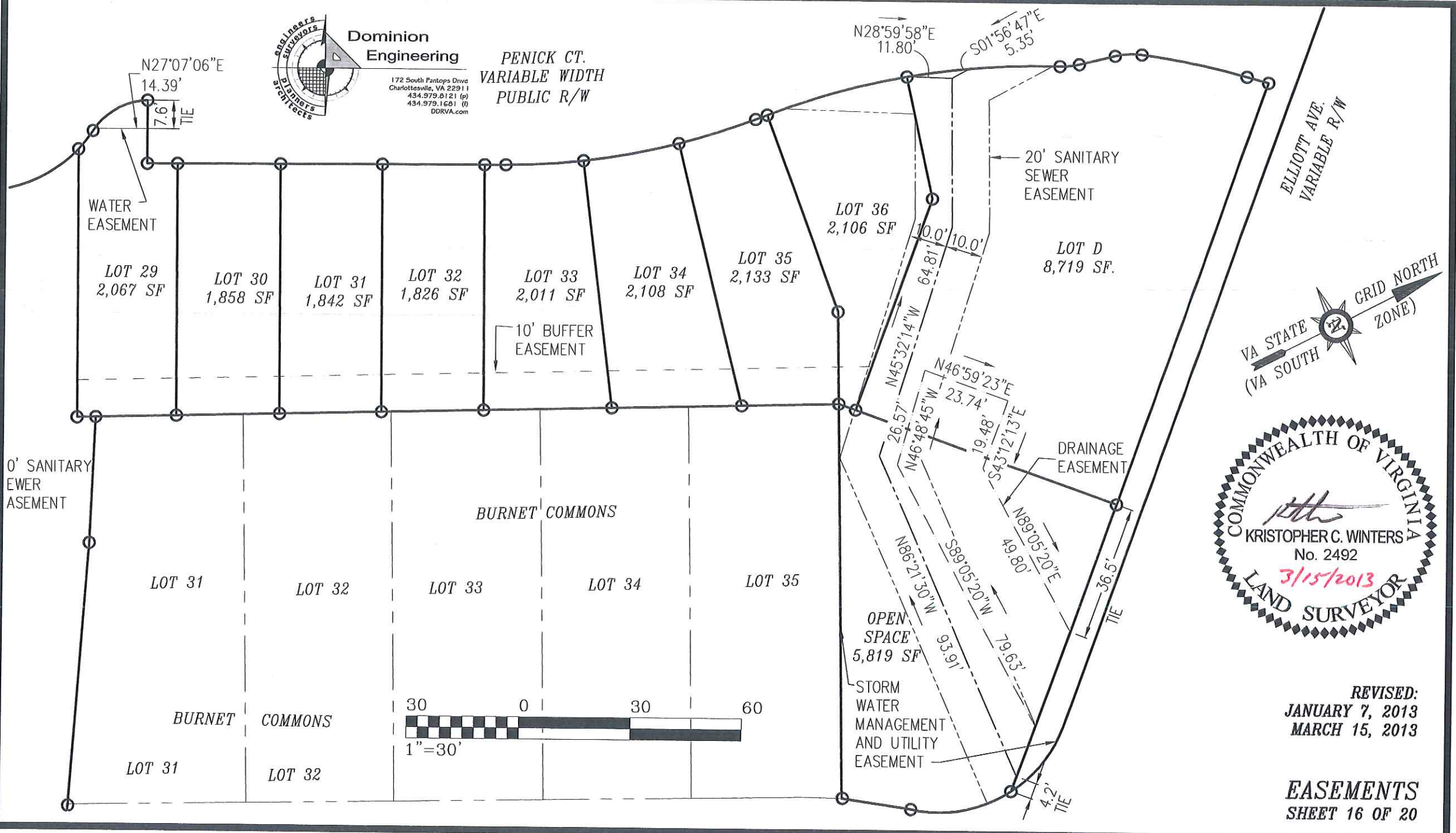
L:\Land Projects 2008\CHARLOTTESVILLE\25\25-68 SUBPLAT\25-63 SUBPLAT\25-63 SUBPLAT.dwg



**Dominion Engineering**

172 South Pantops Drive  
Charlottesville, VA 22911  
434.979.8121 (p)  
434.979.1681 (f)  
DDRVA.com

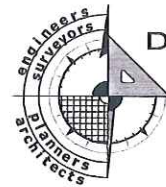
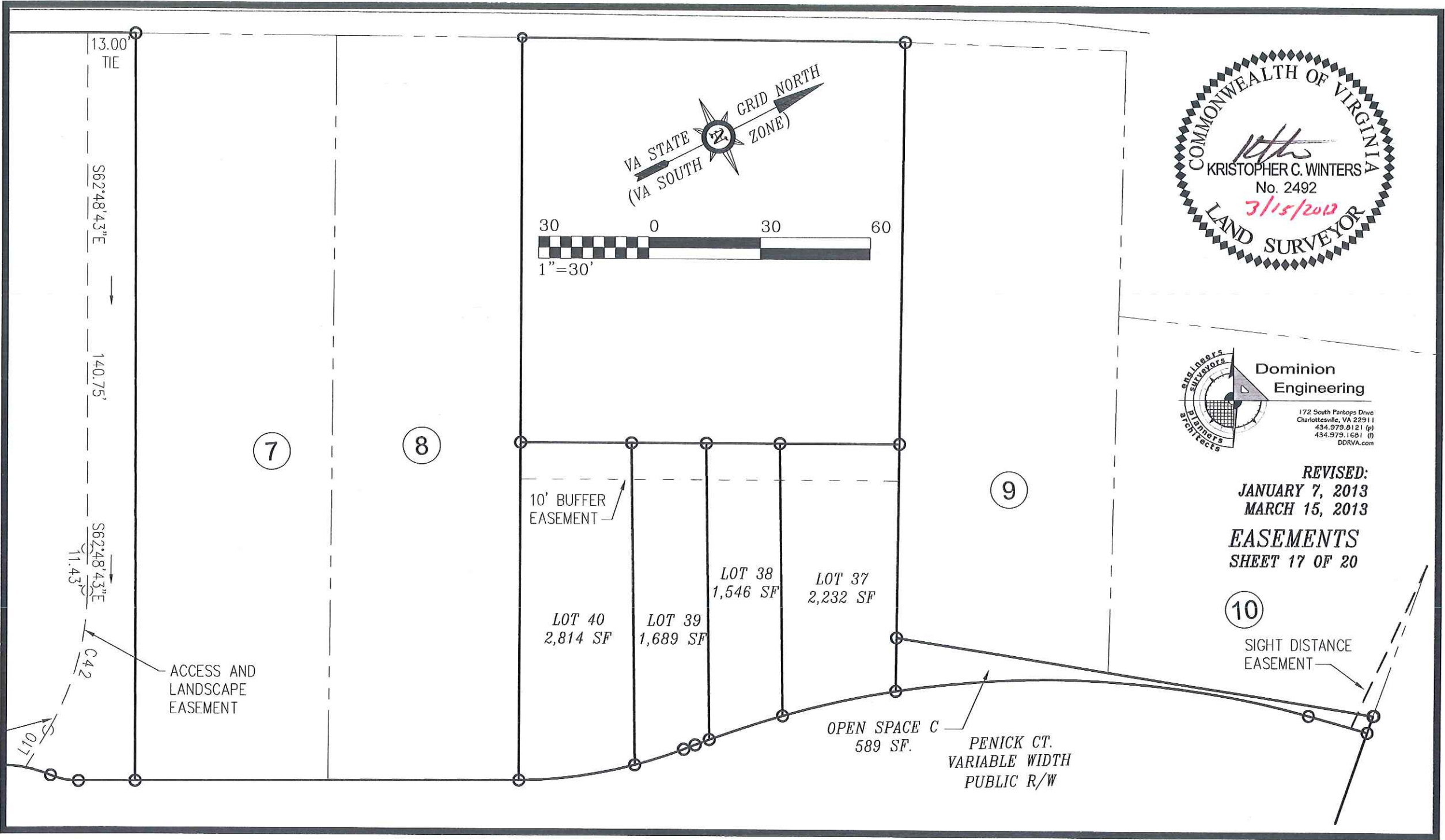
**PENICK CT.  
VARIABLE WIDTH  
PUBLIC R/W**



**REVISED:  
JANUARY 7, 2013  
MARCH 15, 2013**

**EASEMENTS  
SHEET 16 OF 20**





**Dominion  
Engineering**

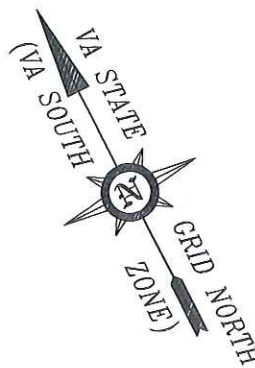
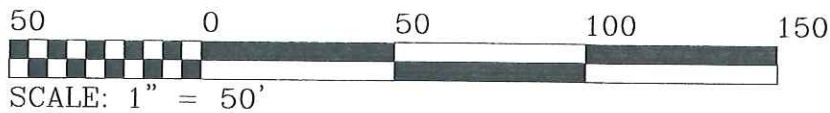
172 South Parktopps Drive  
Charlottesville, VA 22911  
434.979.8121 (p)  
434.979.1681 (f)  
DDRVA.com

REVISED:  
JANUARY 7, 2013  
MARCH 15, 2013

**EASEMENTS  
SHEET 17 OF 20**

10

SIGHT DISTANCE  
EASEMENT



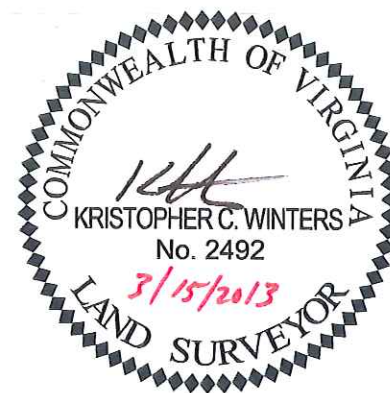
TM 27-91A  
 REGION TEN  
 COMMUNITY SERVICES  
 DB 776 PG 783

PARENT ACREAGE: 1.977 ACRES (86,098 SF)

RIGHT OF WAY DEDICATION: .004 ACRE (162 SF)

RESIDUAL ACREAGE: 1.973 (85,936 SF)

TOTAL: 1.977 ACRES (86,098 SF)



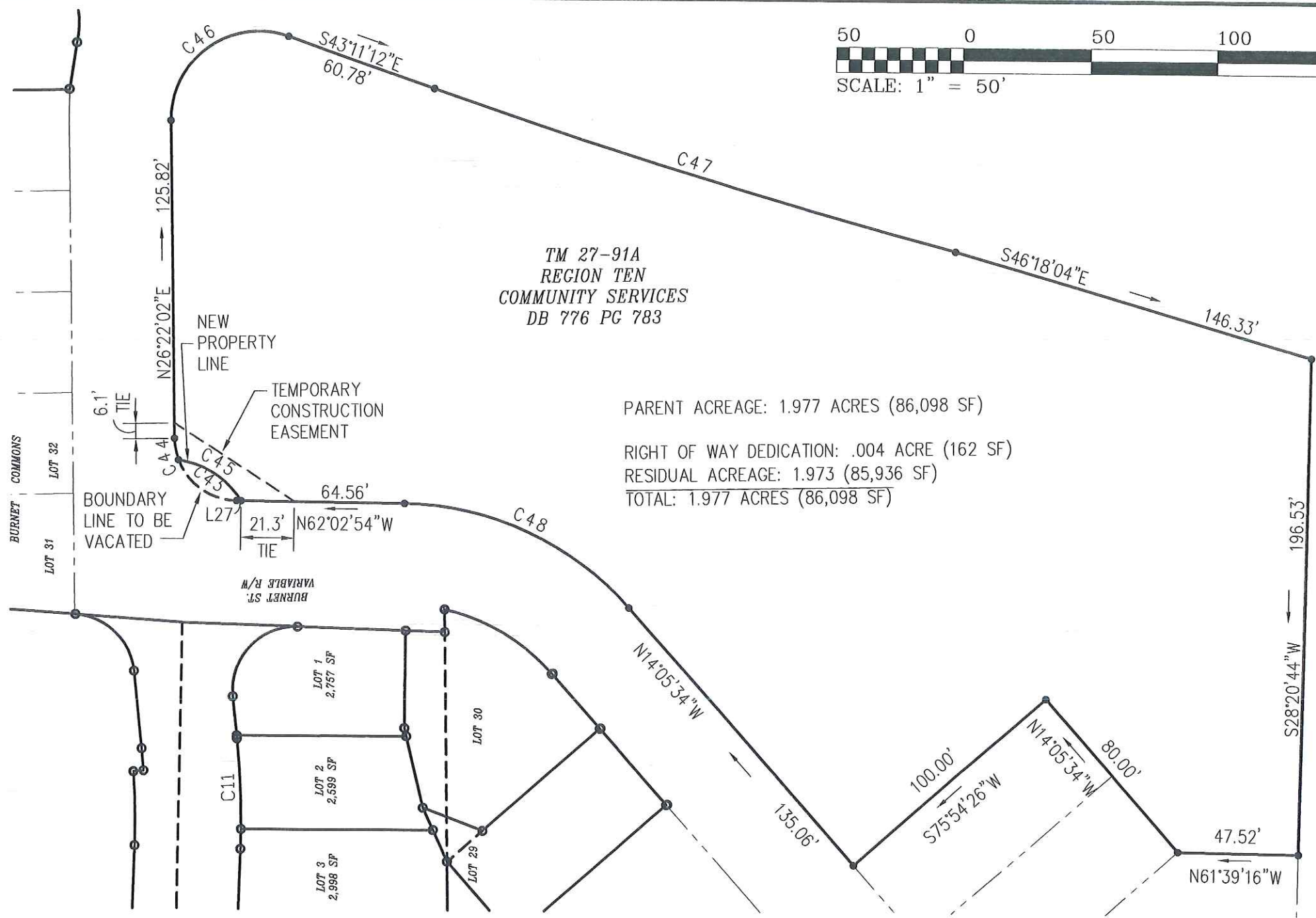
REVISED:  
 JANUARY 7, 2013  
 MARCH 15, 2013

**BOUNDARY LINE  
 ADJUSTMENT**  
 SHEET 18 OF 20



**Dominion  
 Engineering**

172 South Pantops Drive  
 Charlottesville, VA 22911  
 434.979.0121 (p)  
 434.979.1681 (f)  
 DDRVVA.com



*LINE TABLE*

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	15.49'	N21°11'03"E	L22	10.00'	S25°12'02"W
L2	4.00'	N68°46'14"W	L23	8.63'	S64°47'58"E
L3	3.32'	S13°56'38"W	L24	4.93'	N63°32'37"W
L4	9.63'	S02°44'19"W	L25	10.00'	S26°27'23"W
L5	13.71'	S02°44'19"W	L26	10.00'	S63°32'37"E
L6	3.51'	N65°46'52"W	L27	1.84'	S62°01'36"E
L7	5.44'	N23°35'19"E	L28	4.81'	S43°11'52"E
L8	7.01'	N77°47'07"W	L29	18.55'	N40°19'39"E
L9	38.49'	S27°42'16"W	L30	10.31'	N49°40'21"W
L10	11.82'	S30°52'29"E	L38	80.00'	N75°54'26"E
L11	15.29'	S27°07'06"W	L39	28.79'	N14°05'34"W
L12	16.99'	S62°52'54"E	L40	8.96'	N26°24'30"E
L13	5.05'	S25°54'32"W	L41	15.36'	N60°52'41"W
L14	25.28'	S41°47'25"E	L42	18.66'	S35°37'42"W
L15	3.28'	N05°58'54"E	L43	1.26'	N21°11'03"E
L16	16.88'	S42°50'02"W	L44	5.98'	S42°50'02"W
L17	3.28'	S05°58'54"W	L45	40.00'	N14°05'34"W
L18	10.05'	S13°43'22"W	L46	40.00'	N14°05'34"W
L19	18.96'	S40°38'51"W	L47	80.00'	N75°54'26"E
L20	12.16'	S27°45'40"W	L48	61.48'	N75°54'26"E
L21	9.23'	N64°47'58"W			



**Dominion  
Engineering**

172 South Pantops Drive  
Charlottesville, VA 22911  
434.979.6121 (p)  
434.979.1681 (f)  
DDRVA.com

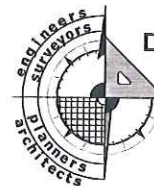
**REVISED:**  
**JANUARY 7, 2013**  
**MARCH 15, 2013**

**LINE TABLE**  
**SHEET 19 OF 20**

L:\Land Projects 2008\CHARLOTTESVILLE\TM-25\25-68 SUBPLAT\25-63 SUBPLAT\dwg\25-63 SUBPLAT.dwg

**CURVE TABLE**

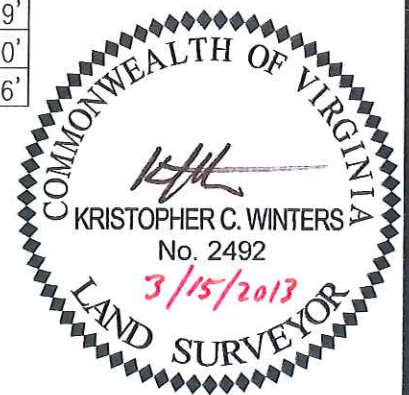
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	34.79'	25.00'	79°43'43"	20.88'	N18°40'48"W	32.05'	C28	6.34'	36.50'	9°57'14"	3.18'	N24°19'35"W	6.33'
C2	42.73'	25.00'	97°56'17"	28.73'	S70°09'11"W	37.72'	C29	17.62'	18.50'	54°34'48"	9.54'	S02°01'38"E	16.96'
C3	8.75'	283.50'	1°46'03"	4.37'	N22°04'04"E	8.75'	C30	20.82'	185.50'	6°25'51"	10.42'	N23°54'10"E	20.81'
C4	29.20'	279.50'	5°59'10"	14.61'	N25°58'10"E	29.19'	C31	26.20'	185.50'	8°05'35"	13.12'	N16°38'27"E	26.18'
C5	35.82'	321.50'	6°22'59"	17.93'	N24°22'32"E	35.80'	C32	21.41'	185.50'	6°36'46"	10.72'	N09°17'17"E	21.40'
C6	7.83'	321.50'	1°23'45"	3.92'	N28°15'54"E	7.83'	C33	38.95'	202.50'	11°01'14"	19.54'	S11°29'31"W	38.89'
C7	2.77'	278.50'	0°34'14"	1.39'	S28°40'40"W	2.77'	C34	41.07'	202.50'	11°37'16"	20.61'	S22°48'46"W	41.00'
C8	35.87'	278.50'	7°22'46"	17.96'	S24°42'10"W	35.84'	C35	112.83'	263.50'	24°31'58"	57.29'	S30°34'03"W	111.97'
C9	44.47'	320.50'	7°56'58"	22.27'	S24°59'17"W	44.43'	C36	32.17'	124.50'	14°48'10"	16.17'	N19°43'01"E	32.08'
C10	27.33'	479.50'	3°15'55"	13.67'	N22°38'45"E	27.32'	C37	13.76'	124.50'	6°20'02"	6.89'	N09°08'55"E	13.76'
C11	7.02'	4.50'	89°22'11"	4.45'	N21°05'47"W	6.33'	C38	4.04'	263.50'	0°52'45"	2.02'	S06°25'16"W	4.04'
C12	28.68'	19.50'	84°16'40"	17.64'	N65°43'39"E	26.17'	C39	20.96'	263.50'	4°33'25"	10.48'	S09°08'21"W	20.95'
C13	30.22'	497.14'	3°28'59"	15.12'	N22°42'53"E	30.22'	C40	31.66'	263.50'	6°53'00"	15.85'	S14°51'33"W	31.64'
C14	33.11'	25.00'	75°52'20"	19.49'	S09°52'01"E	30.74'	C41	22.48'	35.00'	36°47'40"	11.64'	N24°47'32"W	22.09'
C15	36.73'	21.00'	100°12'13"	25.12'	N22°01'56"W	32.22'	C42	39.87'	72.51'	31°30'00"	20.45'	N47°00'10"W	39.37'
C16	21.31'	325.00'	3°45'25"	10.66'	S70°15'19"E	21.31'	C43	29.88'	25.00'	68°28'50"	17.02'	S27°47'10"E	28.13'
C17	26.08'	325.00'	4°35'53"	13.05'	S66°04'40"E	26.08'	C44	8.69'	25.00'	19°54'50"	4.39'	S16°24'39"W	8.65'
C18	21.78'	13.85'	90°05'28"	13.87'	N71°30'03"E	19.60'	C45	30.62'	35.50'	49°24'50"	16.33'	N29°47'14"W	29.68'
C19	33.45'	20.00'	95°49'27"	22.14'	S21°27'20"E	29.68'	C46	67.52'	35.00'	110°32'00"	50.48'	S81°35'25"W	57.53'
C20	21.54'	26.50'	46°34'50"	11.41'	N42°33'29"W	20.96'	C47	215.66'	2646.04'	4°40'10"	107.89'	S45°31'15"E	215.60'
C21	22.34'	26.50'	48°18'05"	11.88'	S89°54'08"E	21.68'	C48	100.81'	120.00'	48°07'50"	53.59'	N37°57'45"W	97.87'
C22	45.80'	421.00'	6°14'01"	22.92'	N23°20'23"E	45.78'	C49	50.40'	79.99'	36°06'07"	26.07'	N32°08'37"W	49.57'
C23	7.99'	20.00'	22°53'45"	4.05'	N38°32'53"E	7.94'	C50	28.39'	35.00'	46°28'57"	15.03'	N16°50'47"E	27.62'
							C51	49.52'	35.00'	81°04'15"	29.93'	N00°26'52"W	45.49'
C25	71.06'	36.50'	100°10'42"	43.64'	S11°29'08"E	55.99'	C52	5.20'	20.00'	14°54'02"	2.62'	N21°10'23"E	5.19'
C26	47.40'	36.50'	74°24'19"	27.71'	N81°13'22"E	44.14'	C53	7.34'	20.00'	21°01'27"	3.71'	S24°14'05"W	7.30'
C27	40.37'	36.50'	63°22'11"	22.53'	N12°20'07"E	38.34'	C54	29.29'	207.50'	8°05'13"	14.67'	S38°47'25"W	29.26'



**Dominion Engineering**

172 South Pentops Drive  
Charlottesville, VA 22911  
434.979.8121 (p)  
434.979.1681 (f)  
DDRVA.com

REVISED:  
JANUARY 7, 2013  
MARCH 15, 2013  
**CURVE TABLE**  
SHEET 20 OF 20



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



**REQUEST FOR INITIATION OF ZONING TEXT  
AND MAP AMENDMENTS**

**PLANNING COMMISSION REGULAR MEETING**  
**DATE OF PLANNING COMMISSION MEETING: April 9<sup>th</sup>, 2013**

**Author of Staff Report:** Ebony Walden

**Date of Staff Report:** March 26, 2013

**Applicable City Code Provisions:** §34- 621 (West Main North Density) and 34-641 (West Main South Density)

**Origin of Request**

Upon reviewing the code for the West Main North District Corridor staff found an inconsistency in the density regulations in this section. The matrix in 34-796 notes that multifamily developments in this district are required to be mixed use. Similarly 34-619 states that there shall be no ground floor residential uses fronting on West Main Street. Both of these regulations prohibit any solely residential development from occurring in this district. However, the density regulations in 34-621 puts a 43 (DUA) dwelling unit per acre cap on mixed use development while allowing residential development of up to 200 DUA by special permit. This creates a peculiar discrepancy, since the only type of residential development allowed is required to be mixed use. In addition, a 43 DUA cap on a mixed use development is seemingly insufficient and inconsistent with the type of high density development this zoning district anticipates. The West Main South District Corridor regulations are clearer and less restrictive, but there is also a provision for “other residential density,” which is not necessary given that the only residential density allowed would be required to be mixed use. Thus staff is initiating changes to both the West Main Street North and South sections.

The following code sections are coming forward for consideration:

**West Main North - Sec. 34-621. - Density.**

(a) *Mixed use.* For a mixed use building or development, residential density shall not exceed forty-three (43) DUA.

(b) *Other residential development.* Residential density shall not exceed twenty-one (21) DUA; however, up to two hundred (200) DUA may be allowed by special use permit.

**West Main South - Sec. 34-641. - Density.**

(a) Mixed use. For a mixed use building or development, residential density shall not exceed forty-three (43) DUA; however, up to two hundred forty (240) DUA may be allowed by special use permit.

(b) Other residential development. Residential density shall not exceed forty-three (43) DUA.

## **Initiation Process**

Whenever the public necessity, convenience, general welfare or good zoning practice require, the City Council may, by ordinance, amend, supplement, or change the city's zoning district regulations, district boundaries, or zoning district classifications. Any such amendment may be initiated either by (1) resolution of council or (2) motion of the planning commission. (See City Code §34-41(a), which is based on Virginia Code §15.2-2286(a)(7))<sup>1</sup>.

If a person or groups seeks to effectuate such a change, the amendment can be initiated by Council or Commission, as required by Code. In such an instance, an applicant will be given the opportunity at a regularly scheduled Planning Commission meeting to present their request, seeking a vote in favor of *initiating* the amendment. Initiating, in this context, is the action by which the Commission decides whether to begin a formal study on the proposal, or to decline the request.

## **Appropriate Motions**

After listening to the proposal, the Planning Commission has the following options for moving forward:

1) Initiate the process by making a motion such as:

*"I move to initiate a proposed amendment to the city's zoning ordinance, to wit: amending Article VI, DIVISION 5. - REGULATIONS—WEST MAIN STREET NORTH CORRIDOR ("WMN") and DIVISION 6. - REGULATIONS—WEST MAIN STREET SOUTH CORRIDOR ("WMS")."*

2) Decline to initiate the process, by voting against such a motion; or

3) Defer voting on the motion until a later time.

If the Planning Commission votes in favor of initiation, the study period will begin as outlined below. Otherwise, the proposal goes no further. The applicant, however, would not be precluded from seeking initiation by City Council.

## **Study period and public hearing**

Once an amendment has been initiated by City Council, it is *deemed* referred to the Planning Commission for study and recommendation (See City Code §34-41(d)). From the time of

---

<sup>1</sup> A rezoning of a particular piece of property can be initiated by Council, Planning Commission, the property owner, owner's agent, or contract purchaser.

initiation, the planning commission has **100 days** in which to make its recommendation to City Council, or else it will be deemed to be a recommendation of approval. **If the Planning Commission initiates the request, the 100 day recommendation requirement does not apply.** Staff will provide Planning Commission with reports and analyses as appropriate and a joint public hearing will be scheduled for the next available date.

### **Standard of review**

If initiated, the planning commission shall review and study each proposed amendment to determine:

- (1) Whether the proposed amendment conforms to the general guidelines and policies contained in the comprehensive plan;
- (2) Whether the proposed amendment will further the purposes of this chapter and the general welfare of the entire community;
- (3) Whether there is a need and justification for the change; and
- (4) When pertaining to a change in the zoning district classification of property, the effect of the proposed change, if any, on the property itself, on surrounding property, and on public services and facilities. In addition, the commission shall consider the appropriateness of the property for inclusion within the proposed zoning district, relating to the purposes set forth at the beginning of the proposed district classification (City Code §34-42).

### **Draft Code Language**

Sec. 34-621. - Density.

- (a) Mixed use. For a mixed use building or development, residential density shall not exceed forty-three (43) DUA; **however; up to two hundred (200) DUA may be allowed by special use permit.**

~~(b) Other residential development. Residential density shall not exceed twenty one (21) DUA; however, up to two hundred (200) DUA may be allowed by special use permit. (5-19-08(3); 9-15-08(2))~~

Sec. 34-641. - Density.

- (a) Mixed use. For a mixed use building or development, residential density shall not exceed forty-three (43) DUA; however, up to two hundred forty (240) DUA may be allowed by special use permit.

~~(b) Other residential development. Residential density shall not exceed forty three (43) DUA.~~



**CITY OF CHARLOTTESVILLE  
NEIGHBORHOOD DEVELOPMENT SERVICES**



**MEMORANDUM**

To: Charlottesville Planning Commission and City Council  
From: Missy Creasy, Planning Manager  
Date: March 11, 2013  
Re: Zoning Text review for Parking Lots and Garages

---

On February 4, 2013 City Council approved an ordinance to regulate the operation of parking lots and the towing of vehicles as the outcome of work with the City's Towing Advisory Board. During the second reading of this item, a question was raised regarding whether parking lots and garages should be by-right uses or by Special Permit only following a discussion about whether parking lots should be required to have an attendant or not. As a response to this question, City Council initiated study of the zoning regulations pertaining to parking lots and garages providing Planning Commission with 100 days to provide a report.

Staff took the opportunity to review the context of the request from the February 4, 2013 meeting and the zoning ordinance regulations related to parking lots and garages

Since the general regulations for lots and garages pertain to "how" to place one rather than where to locate it, review of these sections produced no comment at this time. Review of the zoning matrixes for residential and commercial classifications raised no concerns. Low density residential areas do not allow for these uses and in the higher density residential areas and low intensity commercial areas, parking lots and garages are only allowed by ancillary or special use permit (SUP). Areas of the city zoned for higher intensity commercial/industrial are not located in areas where paid parking situations are necessary.

Focus then moved to review of the mixed use district matrix. Surface parking lots above 20 parking spaces must be ancillary meaning that the parking must directly serve a specific structure or a violation is created. Parking garages are also ancillary or by SUP in most mixed use districts. Those districts which allow for garages by right are in places where garages currently exist (which minimizes non-conforming situations) and to provide additional encouragement for structured parking in our entertainment areas.

Staff feels the only potential area of discussion would be for surface parking lots for less than 20 parking spaces. This size parking area is by right in most mixed use areas at this time. It is felt that there are few areas in our mixed use areas where a new parking lot would be established and the size constraint would make it very difficult to become a viable business endeavor. The current values of this land as well as current availability of parking would likely deter additional paid lots of that size at this time. It is also important to keep in mind that there are no differences, functionally, between a manned or unmanned parking lot. Thus, making a distinction in the zoning ordinance is not appropriate as the impacts upon the surrounding areas are identical.

This review has lead staff to believe that there are adequate zoning tools in place to address concerns which may arise on this issue and the regulations put into place on February 4, 2013 will provide appropriate direction to address the towing concerns which arose in the community.

Staff recommends that the Planning Commission report to Council that no Zoning Ordinance changes are needed at this time to address surface parking lots and parking garages.

Attachments:

Zoning Text Initiation

Council Resolution from February 4, 2013

Applicable zoning ordinance sections 34-934, 34-970 through 986 and the zoning matrixes

**CITY OF CHARLOTTESVILLE, VIRGINIA  
CITY COUNCIL AGENDA**



**Agenda Date:** February 19, 2013

**Action Required:** Approval of Resolution

**Presenter:** James E. Tolbert, AICP, Director of NDS

**Staff Contacts:** James E. Tolbert, AICP, Director of NDS

**Title:** **Zoning Text Initiation – Parking Lots and Garages**

**Background:** On February 4, 2013 City Council approved an ordinance to regulate the operation of parking lots and the towing of vehicles. During that discussion a question was raised regarding whether parking lots and garages should remain as by-right uses or should possibly be approved through a Special Use Permit process.

**Discussion:** Staff proposes to review the Zoning Ordinance of the City, Chapter 34 of the City Code of the City of Charlottesville, to determine the appropriate way to permit and regulate parking decks and parking garages. The attached resolution will initiate that study.

**Alignment with City Council's Vision and Priority Areas:** Approval of this agenda item aligns directly with Council's Vision for a Smart, Citizen Focused Government.

**Budgetary Impact:** None.

**Recommendation:** Staff recommends approval of the resolution

**Alternatives:** The proposed study will determine alternatives.

**Attachment:** Resolution

Use Types	ZONING DISTRICTS													
	D	DE	DN	WMN	WMS	CH	HS	NCC	HW	WSD	URB	SS	CD	CC
Electronic gaming café									S					
Funeral home (without crematory)														
GFA 4,000 SF or less		B	B	B	B	B	B				B			B
GFA up to 10,000 SF		B	S	S	S		S				S			
Funeral homes (with crematory)														
GFA 4,000 SF or less		B				B								
GFA up to 10,000 SF		B												
Golf course														
Golf driving range														
Helipad														
Hospital		S	S	S	S	B							S	
Hotels/motels:														
Up to 100 guest rooms	B	B		B	B	B	B		B	B	B	B	B	B
100+ guest rooms	B	B		S	B		B		B	B	B	B	S	S
Laundromats		B				B			B					
Libraries	B	B	B	B	B	B	B	B	B	B	B	B	B	B
Manufactured home sales														
Microbrewery	B	B	B	B	B		B		B	B	B	B	B	B
Movie theaters, cineplexes	S	S	S	S	S	B	S		B	S	S	S	S	S
Municipal/governmental offices, buildings, courts	B	B	B	B	B	B	B	B	B	B	B	B	B	B
Museums:														
Up to 4,000 SF, GFA	B	B	B	B	B	B	B	S	S	B	B	B	B	B
Up to 10,000 SF, GFA	S	B	S	S	B	B	B			S	B	S	S	B
Music hall	B	P		B	B				B	B	B	S	B	P
Offices:														
Business and professional	B	B	B	B	B	B	B	B	B	B	B	B	B	B
Medical	B	B	B	B	B	B	B	B	B	B	B	B	B	B
Philanthropic institutions/agencies	B	B	B	B	B	B	B	B	B	B	B	B	B	B
Property management (ancillary to MFD)	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Other offices (non-specified)	B	B	B	B	B	B	B	B	B	B	B	B	B	B
Outdoor storage, accessory		S				S			B		S			
Parking:														
Parking garage	B	B	A/S	A/S	A/S	A/S	A/S		A/S	B	A/S	B	A/S	A/S
Surface parking lot (19 or less spaces)	B	B	B	B	B	B	B		B	B	B	A	B	A
Surface parking lot (more than 20 spaces)	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Temporary parking facilities														
Photography studio	B	B	B	B	B	B	B	B	B	B	B	B	B	B
Photographic processing; blueprinting	B	B							B		B			
Radio/television broadcast stations	B	B	B	B	B	B	B			B	B	B	B	B
Recreational facilities:														
Indoor: health/sports clubs; tennis club; swimming club; yoga studios; dance studios, skating rinks, recreation centers, etc. (on City-owned, City School Board-owned, or other public property)	B	B	B	B	B	B	B	B	B	B	B	B	B	B

Use Types	ZONING DISTRICTS						Requirements 34 -xxxx
	B-1	B-2	B-3	M-1	ES	IC	
Artistic up to 4,000 SF, GFA		B	B	B		B	
Artistic up to 10,000 SF, GFA		B	B	B		B	
Vocational, up to 4,000 SF, GFA		B	B	B		B	
Vocational, up to 10,000 SF, GFA		B	B	B		B	
Electronic gaming café						S	937
Funeral home (without crematory)							
GFA 4,000 SF or less	B	B	B	B	B	B	
GFA up to 10,000 SF	B	B	B	B	B	B	
Funeral homes (with crematory)							
GFA 4,000 SF or less	B	B	B	B	B	B	
GFA up to 10,000 SF	B	B	B	B	B	B	
Golf course							
Golf driving range			S	S			
Helipad			S	S		S	
Hospital	S	S	B				
Hotels/motels:							
Up to 100 guest rooms	S	B	B	S			
100+ guest rooms		S	B	S			
Laundromats	A	B	B	B		B	
Libraries	B	B	B		B		
Manufactured home sales			S	S			
Microbrewery		B	B	B		B	
Movie theaters		B*	B			B	*<6 screens
Municipal/governmental offices, buildings, courts	B	B	B	B	B	B	
Museums:							
Up to 4,000 SF, GFA	S	B	B	B	S	B	
Up to 10,000 SF, GFA		S	B	S		B	
Music halls		P	P	S		B	
Offices:							
Business and professional	B	B	B	B	B	B	
Medical	B	B	B	B		B	
Philanthropic institutions/agencies	B	B	B	B	B	B	
Property management	B	B	B	B			370
Other offices (non-specified)	B	B	B	B	B	B	
Outdoor storage, accessory			B	S		B	
Parking:							970 et seq.
Parking garage			B	B		B	
Surface parking lot	A/S	A/S	A/S	B	A	B	873
Surface parking lot (more than 20 spaces)	A	A	A	B	A	B	873
Temporary parking facilities	T	T	T	T		T	
Photography studio	B	B	B	B	B	B	
Photographic processing; blueprinting			B	B		B	
Radio/television broadcast stations	B	B	B	B		B	
Recreational facilities:							366



**RESOLUTION  
TO INITIATE ZONING TEXT AMENDMENTS  
TO REGULATE PARKING LOTS AND PARKING GARAGES**

**WHEREAS**, the City Council of the City of Charlottesville believes that changes to the City Code, Chapter 34 (Zoning) may be necessary to create additional regulatory controls over parking lots and parking garages; and

**WHEREAS**, this Council finds and determines that the public necessity, convenience, general welfare, and good zoning practice require the initiation of a study of certain amendments to Chapter 34 (Zoning) of the Charlottesville City Code, 1990, as amended; now, therefore,

**BE IT RESOLVED** by the City Council of the City of Charlottesville that the Planning Commission is hereby directed to study potential amendment(s) to Chapter 34 of the Charlottesville City Code, 1990, as amended, related to regulation of parking lots and parking garages; and

**BE IT FURTHER RESOLVED** that the Planning Commission will submit its findings and recommendations to the City Council no later than 100 days from the date of this Resolution.

Approved by Council  
February 19, 2013



Clerk of Council

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



**ZT-13-02-03: REQUEST FOR A ZONING TEXT  
AMENDMENT**

**PLANNING COMMISSION REGULAR MEETING**  
**DATE OF PLANNING COMMISSION MEETING: April 9, 2013**

**Author of Staff Report:** Kathy McHugh

**Date of Staff Report:** March 19, 2013

**Applicable City Code Provisions:** §34-12 (Affordable Dwelling Units)

**Executive Summary**

This is a proposed zoning text amendment which would correct an invalid Bureau of Labor Statistics Consumer Price Index measure as referenced in this section. Staff recommends approval of the text amendment.

**Background**

The current code contains a reference error. Specifically, paragraph “e” makes reference to an index that is not tracked by the Bureau of Labor Statistics (BLS). This section of the code requires that a cash contribution shall be indexed to the **Consumer Price Index for Housing in the Charlottesville Metropolitan Statistical Area as published by the Bureau of Labor Statistics** and shall be adjusted annually based upon the changes made in January to such index. Unfortunately, a Consumer Price Index for Housing in the Charlottesville Metropolitan Statistical Area (MSA) does not exist.

The purpose of this code reference is to allow the City of Charlottesville to capitalize on potential increases over time which would allow the City to escalate the amount of the optional cash contribution that could be charged when the ordinance is triggered. The Virginia statute enabling Charlottesville’s affordable dwelling unit ordinance (adopted on March 27, 2008) was based upon an earlier act approved March 31, 2006 (codified at section 15.2-735.1 of the Code of Virginia) for the county manager form of government, which states:

“The cash contribution shall be indexed to the Consumer Price Index for Housing in the Washington-Baltimore MSA as published by the Bureau of Labor Statistics and shall be adjusted annually based upon the January changes to such index for that year.”

Since the wording is almost identical, with the exception of the Consumer Price Index (CPI) reference, it appears that the error was based on the assumption that there was a similar statistic for the Charlottesville MSA. Regardless, after the first ADU payment was received in 2012,



City staff realized the error and requested that the City Attorney's office pursue a code change through the General Assembly.

Based on a review of available CPI measures, there were several options; however, the BLS recommends the use of national or regional CPIs in escalator clauses. This rationale is due to the fact that national and regional indexes are considered to be more stable and subject to less sampling / other measurement error than area indexes, making this data more statistically reliable.

Initially Charlottesville staff requested that this reference be changed to the Washington-Baltimore, DC-MD-VA-WV, however, based on BLS recommended policy, staff revised their request to use the "south urban region" data as it will provide the most statistically reliable data for the Charlottesville.

This recommended change was approved in the 2013 Session of the General Assembly of Virginia on February 23, 2013 via Senate Bill 886, to be codified as an amendment to Section 1 of Chapter 693 of the Acts of Assembly of 2008 and the bill has been signed by the Governor.

City Council initiated the amendment for this change at its regularly scheduled meeting on March 18, 2013.

### **Study Period and Public Hearing**

Once an amendment has been initiated by City Council, it is deemed referred to the Planning Commission for study and recommendation (City Code §34-41(d)). From the time of initiation, the planning commission has **100 days** in which to make its recommendation to City Council, or else it will be deemed to be a recommendation of approval. **If the Planning Commission initiates the request, the 100 day recommendation requirement does not apply.** Staff will provide the Planning Commission with reports and analyses as appropriate and a joint public hearing will be scheduled for the next available date.

### **Standard of Review**

As per §34-42 of the City Code, if initiated, the planning commission shall review and study each proposed amendment to determine:

- (1) Whether the proposed amendment conforms to the general guidelines and policies contained in the comprehensive plan;
- (2) Whether the proposed amendment will further the purposes of this chapter and the general welfare of the entire community;
- (3) Whether there is a need and justification for the change; and
- (4) When pertaining to a change in the zoning district classification of property, the effect of the proposed change, if any, on the property itself, on surrounding property, and on public services and facilities. In addition, the commission shall consider the appropriateness of the property for inclusion within the proposed zoning district, relating to the purposes set forth at the beginning of the proposed district classification.

## **Proposed Zoning Text Change**

Paragraph “e” should be modified to read: “The cash contribution shall be indexed to the Consumer Price Index for Housing in the South Urban Region as published by the Bureau of Labor Statistics and shall be adjusted annually based upon the January changes to such index for that year.”

## **Standard of Review Analysis**

### **1. Whether the proposed amendment conforms to the general guidelines and policies contained in the comprehensive plan;**

Goal II in the housing chapter of the Comprehensive Plan is to “Promote an assortment of affordable housing initiatives to meet the needs of owners and renters with varying levels of income.” This is refined further through Objective A, Strategy 3 which states: “Secure state legislation to allow for cash payment in lieu of affordable units.”

In the case of the proposed change, the zoning text change would be facilitating a means by which cash payments could be made in lieu of affordable units.

### **2. Whether the proposed amendment will further the purposes of this chapter and the general welfare of the entire community;**

Correcting the reference to an actual CPI measure will safeguard the City from legal challenges related to the utilization of this option, thus ensuring general welfare of the community.

### **3. Whether there is a need and justification for the change;**

There is a need to correct the reference in our local code as the City has already gone through the required process with the General Assembly to correct the reference within the Code of Virginia.

### **4. When pertaining to a change in the zoning district classification of property, the effect of the proposed change, if any, on the property itself, on surrounding property, and on public services and facilities.**

This zoning text amendment does not include a change in the zoning district classification of any particular property.

## **Public Comment**

Staff has received no public comment at the time of the drafting of this report.

## **Recommendation**

Staff recommends approval of the zoning text amendment.

### **Appropriate Motions**

1. “I move to recommend approval of this zoning text amendment to amend and re-ordain Section 34-12 of the Code of The City of Charlottesville, 1990, as amended, to provide reference to the correct Consumer Price Index used to calculate contributions to the City’s affordable housing fund.”
2. “I move to recommend denial of this zoning text amendment to amend and re-ordain Section 34-12 of the Code of The City of Charlottesville, 1990, as amended, to provide reference to the correct Consumer Price Index used to calculate contributions to the City’s affordable housing fund.”

# City of Charlottesville

## MEMO



“A World Class City”  
[www.charlottesville.org](http://www.charlottesville.org)

TO: Planning Commission  
FROM: Missy Creasy, Planning Manager  
DATE: March 12, 2013  
SUBJECT: **2013 Comprehensive Plan**

---

The Code of Virginia requires that at least once every five years the Comprehensive Plan be reviewed to determine if amendments are needed (§ 15.2-2230). The review process for the 2013 Comprehensive Plan began at a July 25, 2010 Planning Commission work session where it was determined that the review would continue the direction established during the 2001 and 2007 Plan reviews and provide any updates as needed. Due to the significant structure already in place, it was noted that this was an opportunity to focus on a few key areas where updates have not occurred in recent years while providing text and data updates where necessary to make sure the full document is up to date. It was further determined that implementation of the City Council Vision would be used as the focus for moving forward in addition to creating a shorter user friendly document. City Council confirmed this direction at an April 2011 meeting.

### **Purpose of the Comprehensive Plan**

The Comprehensive Plan serves to coordinate public and private development with present and future policies as may be reflected through zoning, capital improvement programs, code enforcement and other means.

A secondary purpose of the Comprehensive Plan is to comply with state regulations that require local planning. In 2001 a complete revision of the Comprehensive Plan was completed. The last review in 2006 produced minor revisions with increased attention paid to transportation and housing.

The 2013 review was also organized and conducted as an update with minor content revisions with a special focus on land use. Substantial attention was given to reorganizing and reformatting the Comprehensive Plan document. The 2013 Plan is concise and efficient, designed primarily for electronic use. While accessed and used online, a user has access to an array of supporting documents, plans, and studies which are digitally embedded throughout the Plan. The 2007 plan contained voluminous amounts of reference and resource-related information. Much of that information can now be accessed through the digital links.

### **Livable Communities Project**

On February 1, 2011 the Thomas Jefferson Planning District Commission (TJPDC) was awarded a \$999,000 grant to develop a Livability Implementation Plan for the Charlottesville-Albemarle Metropolitan Planning Organization area. A large part of this grant provided assistance to Charlottesville and Albemarle for public outreach to support each locality's comprehensive plan update. The Livable Communities project was launched in April 2011 in conjunction with the kick off to the Charlottesville and Albemarle County Comprehensive Plans and the MPO Long Range

Transportation Plan update processes. Project staff assisted in coordinating public input into the three plan updates, as well as coordinating and collaborating with project partners toward the completion of the five deliverables that will comprise the Livability Implementation Plan. These five deliverables are:

1. A Performance Measurement System to analyze where the region stands with respect to transportation, the environment, housing, economic development, and energy use.
2. One map reflecting future land use designations and transportation projects for the City of Charlottesville and the County of Albemarle.
3. A list of recommended Livability policies to inform the Charlottesville and Albemarle Comprehensive Plans, and the MPO Long Range Transportation Plan.
4. Recommendations for code and ordinance changes to help implement recommended Livability policies.
5. Recommendations for voluntary individual and community-wide actions that will support Livability within the community.

### **Plan Charlottesville**

Review of the Comprehensive Plan is a staff intensive activity requiring, writing, research, community event organization and execution among many tasks. With the support of TJPDC staff for logistics for community outreach, city staff was able to focus on the document. Many staff members became “Chapter Champions” holding primary responsibility for guiding specific comprehensive plan elements through the review. This team met and corresponded regularly throughout the update to provide general consistency for the plan. Staff also established a brand for the Comprehensive Plan review carrying forward the theme from the 2006 Design day and broadening to “Plan Charlottesville” to highlight a citywide focus.



### **Land Use Chapter and Map updates**

In depth review of the land use chapter and the future land use map was needed and many of the review efforts centered on this aspect. A windshield land use survey was conducted by TJPDC in the summer of 2011 which provided up-to-date information on uses located on each city site. Staff also produced a build out analysis which confirmed that the zoning in place provides for the projected population gains. In addition, staff compared the current zoning map, the results of the PDC’s land survey, and the land use map created for the 2001 Comprehensive Plan with the goal of identifying the differences between the various maps. Differences discovered during this process were used as focus discussion areas for the Commission and the public. City Council also joined in on the early phases of the discussion by participating in a mapping exercise and attending joint work sessions with the commission to discuss the issues.

## **CITIZEN PARTICIPATION**

Citizen participation is an important element in the Comprehensive Planning Process. In order to prepare a plan that is fully responsive to the needs of community residents, the Planning Commission carried out an extensive program of citizen review and participation. The objectives in encouraging citizen participation were to assist local residents in understanding the planning process, to allow citizens to discuss the future of their community, to incorporate public input into the formation of policies for the future, and to transmit these comments to members of the Planning Commission and the City Council. Emphasis was also placed on open and free distribution of information and encouraging public involvement in the formulation of goals, policies, and implementation strategies.

The following processes and outreach efforts demonstrate the City's efforts to engage in effective citizen participation:

### **Many Plans, One Community**

The Livable Communities project was launched in April 2011 in conjunction with the kick off to the Charlottesville and Albemarle County Comprehensive Plans and the MPO Long Range Transportation Plan update processes. This effort was branded Many Plans, One Community. A regional team assisted in coordinating public input into the three plan updates, as well as coordinating and collaborating with project partners toward the completion of the other grant deliverables. As part of the update process, the City of Charlottesville, Albemarle County and TJPDC jointly hosted a series of six community workshops from September 2011 to March 2012 on a variety of topics addressed in their Comprehensive Plans. The Community Outreach Series touched on a wide range of issues, including the Environment, Land Use, Transportation, Housing, Economic Drivers, Community Facilities & Services and Historic Resources. Attendees were asked to provide feedback on existing goals and actions being taken to implement these goals in the community. Nearly 200 individuals attended the workshops and over 700 public comments were gathered, in addition to over 500 surveys that were completed online. This feedback was compiled and taken into consideration throughout the City's Comprehensive Plan review process.

### **2006 Neighborhood Design Day**

Materials from the 2006 Community Design Process were evaluated to determine which recommendations would be included in the 2013 Comprehensive Plan. Most recommendations appropriate for a Comprehensive Plan were already contained in the Plan but it was found that additional references to mixed use development and to Rivanna River planning should be noted and are included in the 2013 update.

### **Land Use Opinion Survey**

As a part of the update of the Land Use chapter of the Comprehensive Plan, staff aimed to gather input from multiple sources, especially citizens and members of the public that do not often participate in the visioning and planning of the City. Staff particularly wanted to get more input on the idea of creating more neighborhood commercial nodes in the City, as well as what improvements citizens would like to see in their residential neighborhoods. Staff attended numerous community events between May and August of 2012, including Fridays after Five, Community festivals and Movies in the Park, to obtain this input from the community.

The survey effort produced the following overarching themes:

- Strong support exists for the existing character of the City of Charlottesville and that this character should be maintained.

- There is support for increased access to alternative modes of transportation, whether public transportation, or walking and bike routes.
- Many citizens voiced a need to preserve and increase the amount of green and open space.

### **Community Outreach Meetings**

In the fall of 2012 Neighborhood Development Services hosted a series of meetings to gather feedback on the Comprehensive Plan chapter goals and the draft Land Use map.

The meetings were held on three evenings at Buford Middle School, Venable and Clark Elementary Schools. All three meetings had the same content, which included:

- An overview of the planning efforts and principles of the recent past.
- Citizen feedback on a condensed version of each of the Comprehensive Plan chapter visions and 4-6 overarching goal themes. Staff reviewed each of the chapters to create one sentence goals that captured the spirit of the chapter goals. Participants used a real time selection tool and were asked to select 2-3 of the goals from each chapter as priorities for implementation and early action.
- A gallery of posters and maps explaining the draft land use map changes and feedback stations for citizen comment.

### **Land Use Focus Groups**

City staff attempted to engage various groups of people in a series of conversations regarding different aspects of the City. Among the discussions, staff engaged citizens on their City preferences, opportunities for improvement, and how their unique experiences in and around the City might benefit the planning process. Looking back on the nine focus groups the City hosted, several themes stood out:

- Many desire that the City focus on pedestrian and bicycle infrastructure improvements.
- Strong support exists for open space and parks.
- There is need for balanced economic development.

### **Additional Opportunities for Citizen Participation**

#### **Community Outreach January 31, 2013**

Following a joint City Council and Planning Commission work session in early January 2013, it was determined that one additional citizen input opportunity would be valuable. This event was held on January 31, 2013 at the Water Street Center. The public was provided the opportunity to visit stations on each element of the Comprehensive Plan, ask questions and provide input. Those in attendance were able to spend extensive time with staff discussing the issues and reviewing the comprehensive plan on line.

#### **Planning Commission Work Sessions and Meetings**

The Planning Commission has spent many hours in review of elements of the Comprehensive Plan. In addition to attending many community events in support of the plan and to gather community input, Commissioners held a retreat to discuss land use as well as participate in multiple work sessions in 2013 to provide staff with guidance. All meetings were open to the public and additional public input was provided at a majority of these meetings.

## **Electronic review of Comprehensive Plan Materials**

There was a desire to streamline the Comprehensive Plan to allow review to be as broad or as detailed as the reader desires. Each chapter has been simplified to between two and four pages with links to many supplemental studies, documents and maps to provide a full context. All supplemental documents in the Plan will include subsequent versions of those documents following adoption. This allows for up to date information to be referenced as needed. Any changes to the Chapters themselves would need to be reviewed through the public process.

Staff provided materials on line in the early phases of the review on the One Community website. In the last 6 months, the City placed draft materials on the City Website for public review and comment. These opportunities were publicized and copies provided to those without internet access.

## **Charlottesville and Albemarle Joint Goals**

The City and County Planning Commissions began meeting together regularly in March of 2011 with the intent of working on community issues which reach across the jurisdiction boundaries. The process began with a review of the future land use map along the community boundaries in association with the One Map livability deliverable and progressed to a discussion of regional priorities based on current plans and community input. Once the areas where the commissions wanted to focus were determined, the public provided additional comment at community forums and the Commissioners got to work on creating detailed language. The result of that exercise is attached to the introduction. Throughout the City's comprehensive Plan there are asterisks which indicate which goals and objectives support the joint goals. Furthermore, the Commissions highlighted two areas where they would like to begin their work which include:

1. Create a plan that incorporates a unified vision for land uses adjacent to the Rivanna River that support the river corridor as a destination; and develops a shared vision for parks, trails, and recreational opportunities associated with the river.
2. Create a plan that coordinates building the sidewalk network across City-County boundaries, and creates dedicated bike-pedestrian connections across physical barriers within the community.

It is anticipated that the commissions will work together in the coming years to move towards implementation of these objectives in a coordinated manner.

## **March 26, 2013 Planning Commission Work Session Comments**

The Comprehensive Plan was updated on line until the advertisement was posted. At that point, staff plans to collect any additional comments between now and the Public hearing on April 9, 2013 before updating the on line version again. At the March 26 Work Session, the commission provided a number of comments which are outlined below:

### Land Use

Minor edits were made

The Woolen Mills statement in the Small Area Plan Narrative was further refined to read:

***Woolen Mills:*** *The Woolen Mills neighborhood has long been zoned for low density residential development in the core of the neighborhood, and industrial development along the railroad tracks. As the neighborhood has been built out, these uses have increasingly come into conflict with each other. Staff proposed to the University of Virginia that the resources of the Architecture School be focused on this area to start a process. During the fall semester, a planning class has examined neighborhood history and land use. In January 2013 the full*



*school conducted a week long charrette focused on both sides of the Rivanna River. Staff and the Planning Commission will utilize both of those efforts as a point of departure to work with the neighborhood in the development of a small area plan that can address the conflict between the low-density residential uses in the north of the neighborhood and the industrial uses in the south and anticipate the redevelopment of industrial sites as the nature of industrial land uses evolve in the City in a manner that respects the unique character of the neighborhood.*

#### Community Facilities

The following was added under emergency rescue services:

*1.4: Explore feasibility of using alternative firefighting and rescue apparatuses designed to accommodate a dense, compact built environment.*

#### Transportation

Objectives were reordered to group goals related to specific types of transportation.

Living Streets was added to Objective 1.7

#### Housing

The vision statement includes a minor edit but no change of intent

Changed “impact” in 3.3.a and 3.3.c to “effect”

Objective 1.3.a was split into two objectives creating a new 1.3.b: *Attempt to incorporate affordable units throughout the City, considering the proximity of existing units and the effects of unit location on schools and neighborhood demographics, and associated infrastructure.*

#### Community Characteristics

It was requested that this chapter be reworked to condense the language further, include basic introduction and information on community non-profits. It was also asked that facts and statistics from each of the chapters be added to this chapter to create a City profile with references to the other documents for more information. Staff has updated the chapter and attached for review and comment.

### **Next Steps**

Following approval of the Comprehensive Plan, any additions/changes noted at the public hearing will be included and the table of contents, introduction, and implementation chapters brought up to date based on the approved plan. A staff team is also ready to work on the publishing format for the document. This process is likely to take a couple of months but the text will be available on line throughout this timeframe. In the meantime, the Commission will begin the implementation process which will include prioritizing objectives and working with Albemarle County Planning Commission to move forward with the two joint goals where there was interest in moving forward first.

### **Recommendation**

Many efforts have been made to involve the public in the Comprehensive Plan revision process. The process began with a Kick-off event in April 2011 and multiple meetings have been held since to allow for participation. The Planning Commission has held many work sessions advertised to the public which have been held at least once a month (in many cases more than one time per month) over the last 2 years. Meetings have also taken place with City Council and Albemarle County Planning Commission to advance the progression of the Comprehensive Plan. Staff has posted drafts of the Comprehensive Plan on line and updated as it changes. Also, multiple notices have been sent to our email list which have resulted in a number of comments that have been addressed within the draft. Notices were also forwarded to the City’s media resources to make sure as many persons were aware of the upcoming hearing in addition to those notices required by Code.

The document will receive final editing and formatting for formal publication following approval. The text version will be available on line while that process is underway.

Staff recommends Planning Commission recommend approval of the resolution for adoption of the 2013 Comprehensive Plan to City Council.

**RESOLUTION  
RECOMMENDING APPROVAL OF THE 2013 COMPREHENSIVE PLAN  
FOR THE CITY OF CHARLOTTESVILLE**

WHEREAS, In 2007 City Council adopted a Comprehensive Plan for the City of Charlottesville;

WHEREAS, the Code of Virginia requires such plan be reviewed every five years, and the City Planning Commission (hereinafter "Planning Commission") with the assistance of the City's Department of Neighborhood Development Services, and as required by Code of Virginia §15.2-2230, has undertaken a review of the City's 2007 Comprehensive Plan, and has determined that it would be advisable to amend such plan;

WHEREAS, in preparation of an updated comprehensive plan for the City, the Planning Commission has made careful and comprehensive surveys and studies of existing conditions and trends of growth within the City, and of the probable future requirements of the City's territory and inhabitants, including surveys and studies such as those contemplated within Code of Virginia §15.2-2224;

WHEREAS, the 2013 Comprehensive Plan has been made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory within the City which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the city's inhabitants;

WHEREAS, the 2013 Comprehensive Plan is general in nature, in that it designates the general or approximate location, character, and extent of each feature shown on the plan, and indicates where existing lands or facilities are proposed to be extended, widened, removed, relocated, vacated, narrowed, abandoned, or changed in use, as the case may be, and the plan, with the accompanying maps, plats, charts and descriptive matter, shows the locality's long-range recommendation for implementation as part of the general development of the territory covered by the plan;

WHEREAS, the transportation element was submitted to VDOT for review and comment in accordance with Code of Virginia §15.2-2223(B)(4) and comments received were incorporated into the plan;

WHEREAS, on April 9, 2013, following notice given in accordance with §15.2-2204 of the Code of Virginia, a joint public hearing of the Planning Commission and City Council was held to consider the 2013 Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Charlottesville, that the aforesaid 2013 Comprehensive Plan, as amended by the inclusion of additional comments proposed by the Planning Commission, Staff and City Council on April 9, 2013, is hereby recommended for approval to City Council as the official Comprehensive Plan of the City pursuant to Code of Virginia §15.2-2226.

Approved by the Planning Commission  
April 9, 2013

\_\_\_\_\_  
Secretary to the Planning Commission

## PURPOSE

This chapter contains a variety of information about Charlottesville including demographics and other quantitative measurements that describe the City and its residents. Understanding descriptive data about Charlottesville's population and structure is essential for assessing and tracking our community's progress toward specific goals and for making informed decisions about the City's future, including goal setting and resource allocation.

## Background Information

### *About Charlottesville*

Founded in 1762, Charlottesville is nestled in the foothills of the Blue Ridge Mountains, about 100 miles southwest of Washington, DC. Named for Charlotte of Mecklenburg-Strelitz, wife of King George III, home to US Presidents Thomas Jefferson and James Monroe, and skirmish place of the Civil War Battle of Rio Hill, Charlottesville has a rich history to complement its vibrant present-day arts and culture.

Surrounded by, but independent of, Albemarle County, Charlottesville is an urban center amid a rural landscape of historic sites and acclaimed vineyards and borders on Shenandoah National Park's breathtaking Skyline Drive. Local attractions include the Lawn and Rotunda at the University of Virginia, Monticello, Ash Lawn-Highland, Montpelier, the outdoor pedestrian Downtown Mall, John Paul Jones Arena, the nTelos Wireless Pavilion, the many shopping centers in Charlottesville and along Route 29, annual Film, Photograph, and Book Festivals, and the park and recreational facilities operated by the City.

### *Performance Measures*

There are additional community efforts underway which will provide valuable data. A joint effort, called P3 (Plan Perform Perfect), between the Budget Office and City Council is the development a performance measurement tracking system which tracks individual department activities and overall progress towards the Charlottesville City Council Vision—2025. Tracking progress towards the Vision will use both internal measures (such as total number of affordable housing units created or linear feet of sidewalk built) and external measures (such as US Census data on the median income of families or VDOT Average Annual Daily Traffic Volumes data for City roads). When these measures are completed and resources gathered, much of this chapter in future Comprehensive Plans will be able to ref-

erence directly the P3 measures and data instead of being an independent data-gathering effort by City staff. In addition to the P3 project, the Livable Communities Planning Project is in the process of developing a performance measurement system to support both the City and County Comprehensive Plans.

### *Structure of Governance*

The City of Charlottesville operates under a Council-Manager form of government. The City is governed by a 5-member City Council, who are elected at-large to serve 4 year, staggered terms. Elections are held in November of odd-numbered years. The City Council elects one of its members to serve as Mayor for a term of two years. The Mayor presides over meetings and may call special meetings.

The City Council appoints a City Manager who serves at the pleasure of the City Council and translates their policies and priorities into action. The current City Manager, Maurice Jones, has been in office for two years and served as Assistant City Manager for two years prior to that. In addition, the City Council appoints the Director of Finance, the City Assessor, the Clerk of the Council, and members of policy-making boards and commissions.

The City Council has specific powers to pass ordinances, levy taxes, collect revenues, adopt a budget, make appropriations, issue bonds, borrow money, and provide for the payment of public debts. Authority to utilize these powers is granted through the charter issued by the Commonwealth of Virginia in 1946 for the City of Charlottesville, which has been amended several times since.

### *Boards and Commissions*

The Charlottesville City Council appoints citizen representatives to 32 local and regional boards and commissions. All board positions are open to Charlottesville residents and are publicly advertised. While some boards interview potential rep-



representatives, most committee members are selected through an application process.

The 32 local and regional boards and commissions include, but are not limited to, the Board of Architectural Review, the Planning Commission, the Rivanna Water and Sewer Authority (RWSA), and the Charlottesville Redevelopment and Housing Authority (CRHA). In the past, citizens were appointed to serve on the School Board, but in November 2005, voters in the City approved a referendum for an elected School Board.

### *Real Estate Tax Rates*

The City of Charlottesville's real estate tax rates compare favorably with other comparable Virginia cities (see appendix, Table 1). City Council lowered the real estate tax rate for 2007 because the assessment values have increased so dramatically in recent years. The Charlottesville tax rate is set at \$0.95 per \$100 of assessed value for the 2012 fiscal year.

### *Utility Fees*

The water, sewer, and gas rates for Charlottesville's public utilities are set to recover operating and maintenance costs only and new rates are approved in June of each year (see appendix, Tables 2 and 3).

The 2012 fiscal year monthly water and sewer charges are \$4.00 each. The water charge's summer rate per 1,000 cubic feet was \$49.93 and the winter rate was \$38.41. The sewer charge's summer rate per 1,000 cubic feet was \$50.25 and the winter rate was \$50.25. The gas rates have a monthly charge of \$10.00. The rate for the first 3,000 cubic feet per 1,000 cubic feet is \$10.6424. The rate for the next 3,000 cubic feet per 1,000 cubic feet is \$10.0039. The rate for the next 144,000 cubic feet per 1,000 cubic feet is \$8.9396. The rate for over 150,000 cubic feet per 1,000 cubic feet is \$8.7268.

### *Local Nonprofits*

The City of Charlottesville has an abundance of nonprofit organizations covering a range of needs including housing and community development, human services and welfare, social justice, environmental stewardship, health, and education. A

2012 report written by Johns Hopkins Center for Civil Society Studies, the Community Foundation, and Virginia Commonwealth University provides a snapshot of nonprofits across the state. According to that report, in 2010, there were 257 nonprofits located within the City of Charlottesville. Further, the report shows that 10% of Charlottesville's workforce was employed by a nonprofit, which is well above national, state, and regional rates. In 2010, these nonprofits had revenues of over \$975 million and had assets of over \$7 billion. Nonprofit expenditures in Charlottesville in 2010 were \$1.4 billion with a per capita expenditure rate of over \$32,000. This is the third highest per capita rate in the Virginia and almost 10 more than Central Virginia (including Richmond) as a whole.

### **Local Economy**

#### *Income*

Charlottesville's median household income of \$42,240 is lower than that of Albemarle County, the Charlottesville MSA, and the state of Virginia. The median family income for Charlottesville is \$62,378 (see appendix, Table 5).

#### *Income Disparities*

In Charlottesville, the highest poverty rate by educational attainment level is among those who did not earn a high school diploma or equivalent, at 36.9%, with the next highest being those who only earn a high school diploma or equivalent, at 15.3%. The largest difference in poverty rates by gender is among those with a high school diploma or equivalent: for males, the poverty rate is 6.5%, and for females, the poverty rate is 23.1%. (see appendix, Table 8)

The largest difference in median income by educational attainment level is between those who did not earn a high school diploma or equivalent (median of \$12,974) and those who did earn a high school diploma or equivalent (median of \$27,392). The largest difference in median income by gender is for those with a bachelor's degree: males have a median income of \$41,447, and females have median income of \$32,257 (see appendix, Table 9).

#### *Cost of Living*

The Council for Community and Economic Research (C2ER, formerly ACCRA)

shows the composite cost of living index during the third quarter of 2012 for the Charlottesville area as 105.5, which is more than 5% higher than the national composite index (100) (see appendix, Table 6). The cost of living in Charlottesville is also higher than in the Harrisonburg-Rockingham area (98.6) and the Staunton-Waynesboro-Augusta area (94.5). The Washington-Arlington-Alexandria metropolitan area has a much higher cost of living index: 147.2.

Although the cost of living in Charlottesville is higher than in Richmond (101.2), in the year 2011, both cities had similar median family incomes: \$77,170 in Charlottesville and \$73,112 in Richmond.

Charlottesville is not as expensive as some comparable cities with similar characteristics, such as high quality of life: the Burlington-Chittenden area of Vermont is one comparable example and has a cost of living index of 121.1 for the same reporting period. The high cost of living in Burlington is accompanied by higher median family income of \$75,598, which is similar to the median family income in Charlottesville, though there is a 15-point difference in the cost of living indices.

## *Labor Force*

According to the 2006-2010 American Community Survey, it is estimated that 60.0% of the population in Charlottesville is in the labor force, 57.0% are currently employed, and 4.5% are unemployed. In Virginia as a whole, it is estimated that 67.4% of the state's population is in the labor force, which is similar to Albemarle County's estimated 64.5%.

## **Education**

### *Structure*

The Charlottesville City School board is a seven-member board that is responsible for directing the program of public education for approximately 4,000 students. Most planning for the school system occurs through the school board.

### *Enrollment Trends*

The school system consists of 6 elementary schools, 1 upper elementary school, one middle school, and 1 high school. Each elementary school houses a preschool program for disadvantaged and at-risk 3 and 4 year olds. Total preschool enroll-

ment for the 2011/12 school year is 247 students, which is not included in the total school enrollment numbers. Over the last 20 years, the total number of students enrolled in the Charlottesville school system has decreased by 12.1% from 4,530 students in the 1992/93 school year to 3,983 in the 2011/12 school year. However, in the last 5 years, the total enrollment in the City's elementary schools has increased by 9%. System-wide, there has been a net 1.7% increase in enrollment over the last 5 years due to a substantial increase in elementary school enrollment (see appendix, Figures 10 and 11).

Some non-City residents choose to pay tuition to send their children to City schools, particularly to Charlottesville High School. There are currently 259 tuition-paying students.

### *Student-Teacher Ratio*

The student-to-teacher ratios in the last five years has increased from around 14 students per teacher in 2006 to an average of 18 students per teacher, with a low of 14 in 2006/07 school year and a high of 20.5 in the 2010/11 school year. The average class size in Charlottesville City Schools was higher than in Albemarle County in the 2010/11 school year for elementary and high schools, while lower for middle schools (see appendix, Table 12).

### *Educational Spending Trends*

In 2008, Virginia exceeded the national average of per pupil educational expenditures, which was \$10,591, by \$725. Charlottesville has consistently spent more than the state and national averages, and in 2011 spent \$16,246 per pupil, which exceeded the state average for that year by 51%. In FY 2002, the City of Charlottesville spent \$5,745 per student in the City Schools system. In FY 2012, the City spent \$9,856 from local revenue sources per student, an increase of more than 71% (see appendix, Table 13).

### *Free and Reduced Lunch Program*

For the 2011/12 school year, a student could receive free lunch if his or her family's income was less than 130% of the federal poverty threshold. Similarly, a student could receive reduced lunch if his or her family's income was less than 185% of the poverty threshold. In the 2011/12 school year, 54.4% of the students in

Charlottesville City Schools were eligible to receive either free or reduced lunch. In both the City and the county, the proportion of students who are eligible for the Free and Reduced Lunch Program is highest in the elementary schools and lowest in the high schools, a trend that has remained consistent during the last decade (see appendix, Table 14). Table 15 indicates that the proportion of students eligible to receive free lunch at Charlottesville High School has been increasing over the last five years.

### *Private School Enrollment Trends*

According to the 2010 Census, 414 children living in Charlottesville were enrolled in private elementary, middle, or high schools (see appendix, Table 16). This means 10.3% of Charlottesville's school-aged children did not attend the City's public schools in 2010. Charlottesville had 51% more students enrolled in private schools in 2010 than in 1990.

In 2010, 327 children over the age of three years were enrolled in a private preschool or nursery, while more than 1,200 children in Albemarle County were enrolled in private nurseries and preschools.

### *Higher Education*

UVA's enrollment has gradually increased and is projected to grow by approximately 100 students per year in the near future. The majority of UVA students are undergraduates, and approximately 30% are graduate and professional students. In the fall of 2011, 21,106 undergraduates and graduates were enrolled in UVA. According to the 2006-2010 ACS, there are approximately 12,510 Charlottesville residents enrolled in college or graduate school, which accounts for approximately 30% of the population.

### *Educational Attainment of Population*

The education of the population 25 years of age and over varies by attainment level and gender (see appendix, Table 7). An estimated 84% of the population 25 and over have at least a high school diploma or equivalent and 46% have a bachelor's degree or higher. The largest gender disparities are for those with a less than 9th grade education (9% of males and 6% of females) and those with a graduate or professional degree (26% of males and 24% of females.)

## **Housing**

### *Housing Units and Dwelling Type*

According to the 2006-2010 American Community Survey (ACS), 47.2% of the housing units in Charlottesville are single-family detached units, and 8.9% are single-family attached units. In total, single-family housing units account for 56.1% of all housing in Charlottesville. Another 9.8% of the housing units in Charlottesville are duplexes. The remainder of Charlottesville's housing units (34.1%) are classified as either multi-family units (e.g., apartment or condominium buildings) or mobile homes. Between 2000 and 2010, the number of single-family units increased by 10.5% (from 9,607 to 10,625) while the number of duplexes and multi-family units (including mobile homes) increased by 4.1% (from 7,984 to 8,318).

### *Age of Housing Stock*

Of the total housing units, 8,574 units were built between 1940 and 1970, which constitutes 44.6% of the total housing stock in 2010 (see appendix, Table 17). Charlottesville has 3,479 housing units that were built in 1939 or earlier, which accounts for 18.4% of the housing stock in 2010.

### *Homeownership Rates*

Of the 17,778 occupied housing units in the City, only 7,315 are occupied by the homeowner. Renters account for almost 60% of all housing occupants. According to U.S. Census 2010 data, the number of owner-occupied housing units increased by 433 from 2000 to 2010 (from 6,882 to 7,315), indicating a slight increase in the homeownership rate between 2000 and 2010.

### *Vacancy Rates*

Of the 19,189 housing units in Charlottesville in 2010, 17,778 housing units or 92.6% of the total units were occupied, and 1,411 (7.4%) were vacant (see appendix, Table 18). Of the units that were vacant in 2010, only 671 were available for rent, and another 205 were for sale. With only 1.1% of the City's housing units available for rent at a given time, the housing market in Charlottesville can be generally classified as very tight.

## *Housing Costs and Values*

One of the two highest financial burdens for Charlottesville Metropolitan Statistical Area (MSA) residents is the cost of housing. According to 2010 Census data, median home values have increased by 130.2% in Charlottesville and 105.2% in Albemarle County between 2000 and 2010 (see appendix, Table 19). The Charlottesville Area Association of Realtors (CAAR) reports that the average price per square foot of houses sold in Charlottesville has increased from \$65 (1990) to \$86 (2000) to \$167 (2011), an increase of approximately 94%; however, in the last 5 years this figure actually decreased from a high of \$202 or -17.4%.

According to the American Community Survey 2006-2010 5-year estimates, approximately 55.6% of renters in Charlottesville and 36.6% of homeowners were paying 30% or more of their income towards housing—typically, paying 30% or less is considered affordable. These figures are significantly higher than the figures from 2000, which showed that only 40.5% of renters and 14.2% of Charlottesville homeowners paid 30% or more of their income in rent or mortgage.

Between 1980 and 2000, the ratio of housing values to income increased from 2.6 to 2.7, which is not a significant increase, meaning the cost of housing remained stable relative to income in Charlottesville during those 20 years. In 2010, the ratio jumped to 4.5, which is a large increase (see appendix, Table 20).

## **Quick Facts**

The following data provides a snapshot of Charlottesville as of March 2013. For additional and updated information about the City, please see the appendices listed under this chapter in the Table of Contents.

### *Population*

- 43,475 total people
- 52% female; 48% male
- 69.1% white; 19.4% black; 6.4% Asian; 5.1% other (race)
- 5.1% are Hispanic or Latino (ethnicity; can be of any race)
- 18.7% of the population is 19 years old or under
- 24.3% of total population is 20-24 years old (largest age group)

### *Land Use*

- 75% of the City's land is zoned for exclusively residential development.
- Following the creation of the City's first mixed-use zone in 2001, 13% of the City is now zoned for mixed-use development.
- 570 building plans were reviewed and 1897 permits were issued in calendar year 2012.
- 32 site plans were received for review, as well as 12 requests for special use permits or rezonings in calendar year 2012.
- The overall population density in the City in 2012 was 8.3 persons per acre. The Weldon Cooper Center for Public Service projects this number to rise to 8.9 persons per acre in 2040.

### *Community Facilities*

- 10% of land in the City is parkland
- 25 public parks
- 5 swimming pools
- 5 recreational centers
- 3 public libraries
- 3 fire stations; 1 rescue squad station
- 1 police station; 3 police substations
- 14,000+ water and sewer customers

### *Economic Sustainability*

- The Office of Economic Development collaborates with more than 10 workforce development agencies each year to offer numerous recruitment and training opportunities for City residents.
- The unemployment rate for the City of Charlottesville has been lower than both the state and national unemployment rates for the past 5 years.
- The Office of Economic Development, through outreach efforts such as workshops and business visits, assists hundreds of entrepreneurs and existing business owners on an annual basis.





- Over the past five years, an average 83 startup companies with employees were founded each year in the City of Charlottesville.
- The commercial real estate value in the City has exceeded \$5 billion annually since 2008.
- Charlottesville is home to numerous historical and cultural attractions such as the Downtown Mall, Monticello, and the University of Virginia that significantly enhance the City's tax base.
- From 2008 to 2011, the City's tax receipts from tourism have exceeded \$5.5 million each year.

## *Environment*

- 47% Urban Tree Canopy (UTC) coverage
- 10.4 square miles of land
- 99 million square feet of impervious land cover
- 6 miles of soft surface trails
- 5.5 miles of hard surface trails
- 18 mile (approximate) Rivanna Trail loop around City (maintained by a non-profit organization)

## *Housing*

- 1,359 affordable units
- 376 units of Public Housing
- 320 units of Low Income Housing Tax Credits
- \$2 million annual average of local and federal funds awarded to housing partners.
- *Point In Time* (PIT) Homeless Census for 2013 showed 284 available beds, of which 232 were in use.
- Total Sheltered and Unsheltered Count for 2013 was 195, not including those in permanent supported housing.

## *Transportation*

- Streets represent 10% of total land area within the City
- 14% of commuters walk to work

- 7% commute to work via transit
- 2% of workers bicycle to work
- Downtown Charlottesville has approximately 6,000 parking spaces, of which about 5,000 (84%) are off-street and about 1,000 (16%) are on-street.
- Charlottesville is the busiest station along AMTRAK's Lynchburg-DC route.
- 15,715 Charlottesville Area Transit (CAT) riders per week
- 19 miles of bike lanes
- 23 miles of shared lane markings and signed bike routes

## *Urban Design and Preservation*

- 8% of the land in the City is listed on the National or Virginia Register; 6.5% of the land in the City is locally protected as either an ADC district or historic conservation district.
- 9 historic districts and 60 individual historic properties (located outside districts) are listed on the National Register of Historic Places and the Virginia Landmarks Register. 1,286 contributing historic resources are listed on the National and Virginia Registers.
- 8 historic preservation and architectural design control (ADC) districts, 1 historic conservation district, and 76 individually protected properties (located outside districts) are locally designated. An estimated 1,001 contributing historic resources are locally designated.
- All the local districts except West Main Street ADC are also listed on the National and State Registers. All the National and Virginia Register districts except Fifeville and Tonsler Neighborhoods, Woolen Mills Village, and University of Virginia districts are also locally protected.
- 11% of the land in the City is in an entrance corridor.
- 12 designated entrance corridors ensure a quality of development compatible with the City's historic, architectural, and cultural resources. 9 of the 12 entrance corridors extend from the City into Albemarle County, and are also designated as entrance corridors within the County.

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



**APPLICATION FOR A SPECIAL USE PERMIT**

**PLANNING COMMISSION AND CITY COUNCIL JOINT  
PUBLIC HEARING**

**DATE OF HEARING:** April 9, 2013  
**APPLICATION NUMBER:** SP-13-02-04

**Project Planner:** Brian Haluska, AICP, Neighborhood Planner  
**Date of Staff Report:** March 20, 2013

**Applicant:** Sarah Gerome  
**Current Property Owner:** Sarah and Frank Gerome

**Application Information**

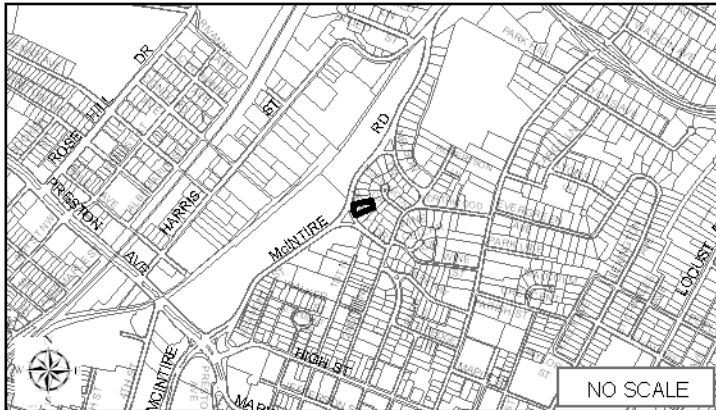
**Property Street Addresses:** 600 McIntire Road  
**Tax Map/Parcel #:** Tax Map 34, Parcel 55  
**Total Square Footage/Acreage Site:** 0.278 acres  
**Comprehensive Plan (Land Use Plan) Designation:** Single-Family Residential  
**Current Zoning Classification:** R-1S Single Family  
**Tax Status:** The City Treasurer's office indicates that there are no delinquent taxes owed on the subject properties at the time of the writing of this staff report.

**Applicant's Request**

Sarah Gerome is asking for a special use permit to operate a family day home in an R-1S zone at 600 McIntire Road. The name of the business would be The Hillside School.

This application would allow the applicant to operate a family day home serving up to 12 children in a residential area. The current zoning for the site is R-1S, which allows a family day home by special use permit. The applicant has started the process to obtain licensing from the Department of Social Services.

## **Vicinity Map**



## **Standard of Review**

The Planning Commission must make an advisory recommendation to the City Council concerning approval or disapproval of a special permit or special use permit for the proposed development based upon review of the site plan for the proposed development and upon the criteria set forth. The applicant is proposing no changes to the current site, and therefore is not required to submit a site plan per sections 34-158 and 34-802 of the zoning ordinance.

Section 34-157 of the City Code sets the general standards of issuance for a special use permit.

In considering an application for a special use permit, the city council shall consider the following factors:

- (1) Whether the proposed use or development will be harmonious with existing patterns of use and development within the neighborhood;
- (2) Whether the proposed use or development and associated public facilities will substantially conform to the city's comprehensive plan;
- (3) Whether proposed use or development of any buildings or structures will comply with all applicable building code regulations;
- (4) Whether the proposed use or development will have any potentially adverse impacts on the surrounding neighborhood, or the community in general; and if so, whether there are any reasonable conditions of approval that would satisfactorily mitigate such impacts. Potential adverse impacts to be considered include, but are not necessarily limited to, the following:
  - a) Traffic or parking congestion;
  - b) Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment;

- c) Displacement of existing residents or businesses;
  - d) Discouragement of economic development activities that may provide desirable employment or enlarge the tax base;
  - e) Undue density of population or intensity of use in relation to the community facilities existing or available;
  - f) Reduction in the availability of affordable housing in the neighborhood;
  - g) Impact on school population and facilities;
  - h) Destruction of or encroachment upon conservation or historic districts;
  - i) Conformity with federal, state and local laws, as demonstrated and certified by the applicant; and,
  - j) Massing and scale of project.
- (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;
- (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
- (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.

City Council may grant an applicant a special permit or special use permit, provided that the applicant's request is in harmony with the purposes and standards stated in the zoning ordinance (Sec. 34-157(a)(1)). Council may attach such conditions to its approval, as it deems necessary to bring the plan of development into conformity with the purposes and standards of the comprehensive plan and zoning ordinance.

## **Project Review / Analysis**

### **1. Background**

This is a request for a use not allowed by right in the R-1S zoning. A family day home is defined in the zoning ordinance as "a child care program serving one (1) to twelve (12) children under the age of thirteen (13) (exclusive of the provider's own children and any children who reside in the home), where such program is offered in the residence of the provider or the residence of any of the children in care. Any program serving more than twelve (12) children shall be considered a child daycare facility."

The R-1S zone permits family day homes serving between 1 and 5 children by right, and requires family day homes serving between 6 and 12 children to obtain a special use permit.

**2. Proposed Use of the Property**

The principle use of the property is as a single-family residence, the primary residence of the applicant. The applicant is seeking to add an accessory use of a family day home to the property with a maximum enrollment of 12 children per day. The applicant indicates that the typical hours of operation are 9am to 4pm on Mondays, Wednesday and Friday; and 9am to 12:30pm on Tuesdays and Thursdays. The applicant cares for children 2 to 5 years old during these times.

The applicant also offers after-school art enrichment classes for children 6 and older from 4pm to 5:30pm on Tuesdays and Thursday.

No new buildings will be built or developed as a part of this application. The applicant is proposing to use the existing structure at 600 McIntire Road.

**3. Impact on the Neighborhood**

**a. Traffic or parking congestion**

- Traffic congestion: The new use will impact the traffic in the area. The 7<sup>th</sup> Edition ITE Trip Generation Manual puts the maximum total number of trips generated by this use per day as a maximum of 65 trips, with 12 trips coming in the peak hour in the morning (8 am – 9 am), and an additional 12 trips in the afternoon peak hour (3 pm to 4 pm).

The current use generates 10 trips a day per the 8<sup>th</sup> Edition of the ITE Traffic Generation Manual.

- Parking: Family day homes require parking based on the number of non-resident employees. The applicant will not have any non-resident employees, and thus the parking requirement would be the same as the current use of the property. The property currently has one off-street parking space. Drop-off and pick-up can be accommodated in on-street parking spaces adjacent and near to the property.

**b. Noise, light, dust, odor fumes, vibrations, and other factors which adversely affect the natural environment, including quality of life of the surrounding community.**

This use will have an effect from the standpoint of noise and fumes from the additional automobile traffic generated by the use.

**c. Displacement of existing residents or businesses.**

This use will not displace any existing residents or businesses.

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

This use does not discourage economic development activities.

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

This use will not increase the density of population in the area or intensify the use of community facilities.

**f. Reduction in the availability of affordable housing which will meet the current and future needs of the city.**

This use will not reduce the availability of affordable housing.

**g. Impact on school population and facilities.**

This use will not impact public school population or facilities. The applicant has stated that they primarily serve pre-kindergarten and kindergarten aged children, with the possibility of serving older children in the summer.

**h. Destruction of or encroachment upon conservation or historic districts.**

This site is not in a historic district.

**i. Conformity with federal, state and local laws.**

The proposal complies with all federal, state, and local laws to the best of the applicant's knowledge.

**j. Massing and scale of the project.**

No changes are proposed to the structures on the property. The current structure is of a massing and scale appropriate to the surrounding neighborhood.

**4. Zoning History**

In 1949 the property was zoned A Residential District. In 1958 and 1976, the property was zoned R-2 Residential. The property was zoned R-1A in 1991, which became the current R-1S zoning in 2003.

**5. Character and Use of Adjacent Properties**

Direction	Use	Zoning
North	Single-family dwellings	R-1S
South	Single-family dwellings	R-1S
East	Single-family dwellings	R-1S
West	Athletic Field	MR

**6. Reasonableness/Appropriateness of Current Zoning**

The current R-1S zoning is reasonable and appropriate. By-right uses in R-1S Residential include low density, single-family residential uses as well as educational facilities and houses of worship.

**7. Consistency with Comprehensive Plan**

The current use of the property is consistent with the Comprehensive Plan designation for the property. The proposed accessory use is in line with the types of uses envisioned in the Comprehensive Plan for this area.

**Public Comments Received**

Staff has received no input from the public at the time of the drafting of this staff report.

**Staff Recommendation**

The main issue to be considered with this application is the impact on traffic and parking in the surrounding neighborhood. The only significant additional impact on the neighborhood from the increase in the number of children will be the increase cars coming to and from the site when the center typically opens at 9 am and closes at 4 pm. These times are outside the typical peak hour traffic in the North Downtown neighborhood, and can be managed on the existing streets. Additionally, staff notes an adequate number of on street parking spaces near the property which could support the drop-off and pick-up operations.

Staff feels that the impact of the proposed use can be managed on the site without negatively impacting the surrounding neighborhood, and thus recommends that the application be approved with the following conditions:

1. The hours of operation of the school will be limited to 8 am to 6 pm Monday through Friday.

## **Suggested Motions**

1. I move to recommend approval of this application for special use permit in the R-1S zone at 600 McIntire Road to permit the operation of a family day home with the conditions listed in the staff report.

OR,

2. I move to recommend denial of this application for a special use permit in the R-1S zone at 600 McIntire Road.





# SPECIAL USE PERMIT APPLICATION

RECEIVED

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
Post Office Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3182 Fax (434) 970-3359

FEB 19 2013

NEIGHBORHOOD DEVELOPMENT SERVICES

For Non-Residential and Mixed Use projects, please include \$1,500 application fee. For Residential projects, please include \$1,800 application fee; checks payable to the City of Charlottesville. All petitioners must pay \$1.00 per required mail notice to property owners, plus the cost of the required newspaper notice. Petitioners will receive an invoice for these notices and approval is not final until the invoice has been paid.

I (we) the undersigned property owner(s), contract purchaser(s) or owner's agent(s) do hereby petition the Charlottesville City Council for a special permit to use the property located at: 600 McIntire Road (address), zoned: R-1S, for: Residential.

**A. Property Information** – Please note on the back of this form any applicable deed restrictions.

1. 95 feet of frontage on McIntire Road (name of street)
2. Approximate property dimensions: 95 feet by 156 feet.
3. Property size: 0.2780 acres (square feet or acres)
4. Present Owner: Sarah and Frank Gerome (Name) as evidenced by deed recorded in Deed Book Number \_\_\_\_\_ Page \_\_\_\_\_, with the Clerk of the Circuit Court.
5. Mailing Address of Present Owner: 600 McIntire Road, Charlottesville, VA 22902
6. City Real Property Tax Map Number 340055000 Parcel(s) 34-55; Lot(s): PT Lot 1

**B. Adjacent Property Owners' Addresses** (Use the back of this form if necessary.)

Property Owner Name	Mailing Address	City Tax Map and Parcel #
1. <u>BEVACQUA, THOMAS E</u>	<u>103 Perry Drive</u>	<u>340056000</u>
2. <u>CAMPBELL, ROB D</u>	<u>602 McIntire Road</u>	<u>340052000</u>
3. <u>SCHWENK, THOMAS</u>	<u>102 Northwood Circle</u>	<u>340054000</u>
4. <u>Holy Transfiguration of C'ville</u>	<u>100 Perry Drive</u>	<u>330005000</u>

**C. Applicant Information** – Please note that if the applicant is not the owner, proof of status as contract purchaser or owner's agent must be furnished. (Office Use: Proof Furnished \_\_\_\_\_)

Applicant's Name Sarah Gerome  
Mailing Address 600 McIntire Road, Charlottesville, VA 22902  
Applicant's Phone Number(s): 434-296-2936 Work \_\_\_\_\_ Home \_\_\_\_\_  
Applicant's Signature Sarah Gerome

**D. Attachments Submitted by the Applicant**

1. A required site plan was previously submitted on \_\_\_\_\_ (Date) with the required fee, for a pre-application review conference on \_\_\_\_\_ (Date). This site plan was prepared by:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_
2. Other attachments as required by Section 34-158 of the City Code (Office Use: Submitted \_\_\_\_\_).
3. The correct application fee (see above).

**For Office Use Only**

I certify that the sign(s) as required by Section 34-44 of the City Code as amended has been posted on the following date: \_\_\_\_\_

Signature: \_\_\_\_\_ (Zoning Administrator)

Amt. Paid \$1,500.00 Date Paid 2/19/13 Cash/Check # 3210/323 Received by J. Bamore

RECEIVED

FEB 19 2013

NEIGHBORHOOD DEVELOPMENT SERVICES

**PARAGON**  
PLANNING

Dieckmann Cogill, Principal, AICP  
704 Nelson Drive  
Charlottesville, VA 22902  
dcogill@paragonplanningllc.com

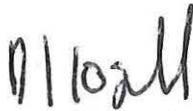
February 6, 2013

Mr. Brian Haluska, Neighborhood Planner  
City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, VA 22902

Dear Mr. Haluska,

Please find the Special Use Permit application and required attachments for the Hillside School/Sarah Gerome at 600 McIntire Road to operate a "Family Day Home" with up to 12 students. As per your recommendation, all of the neighbors have been contacted and no opposition has been expressed. Typical impacts associated with schools include parking and traffic during pick-up and drop-off times. For this reason we have included a parking plan as part of the application. We would like to submit this for consideration at the April 9<sup>th</sup> Planning Commission meeting, if possible. Please let me know if you have questions or concerns.

Kind Regards,



Dieckmann Cogill

## Hillside School Special Use Permit - Attachments as per Section 34-157

Hillside School has been in operation as a home daycare at this location since 2010. Sarah Gerome is the full time resident of the site, as well as the owner and operator of Hillside School. Services include preschool and after-school art, enrichment and nature classes.

Current hours of operation for preschool are Monday, Wednesday, and Friday from 9:00AM to 4:00PM, and Tuesday and Thursday from 9:00AM until 12:30PM. Preschool ages are from 2 to 5 years old. After-school art and enrichment classes for 6 years and older and are held from 4:00PM to 5:30PM on Tuesdays and Thursdays.

Enrollment is currently at 5 children. Pick-up and drop-off is effectively achieved using the driveway and available on-street parking spaces.

Ms. Gerome seeks to increase enrollment by 7 children for a total of 12 students. Hours of operation will remain the same. The increase in students will require one additional employee.

Phase 1 of the Department of Social Services licensing procedure for the additional students has been completed and scheduling for phase 2 is underway. In addition, we are working with the Charlottesville Building Official to obtain required building permits for the change of use.

### **Relationship to the existing patterns of use and development within the neighborhood and conformance to the Comprehensive Plan**

The expansion of the services offered at Hillside School will be harmonious with the existing patterns of use and development within the neighborhood. The Hillside School is located on the edge of the North Downtown Neighborhood and is surrounded by a diverse mix of land uses. Uses in the direct vicinity of the site include single-family residential, multi-family residential, a church, a recreational ball field, and a recycling center. The Shencks Greenway is also adjacent to the site. Childcare and arts and nature education is a wonderful complement and enhancement to this diversity of uses.

Childcare in North Downtown is consistent with the vision and guiding principals of the Charlottesville Comprehensive Plan. Many young families are moving to the North Downtown Neighborhood and childcare services are needed to support this demographic. Fostering the growth of this school also allows for a diverse economy and supports entrepreneurship, a Comprehensive Plan goal. The school will also help contribute to a strong, livable neighborhood that allows for walking, biking and using transit.

**Building Code Compliance**

The school will change from a residential occupancy to education occupancy and will seek necessary building permits to achieve this if the Special Use Permit is issued. We have met with the building official and will be required to install a hard surface ramp. An architect has been retained to complete the design for this work.

**Potential for adverse impacts on the surrounding neighborhood, or the community in general**

No adverse impacts to the surrounding neighborhood are anticipated.

Parking: There is adequate space for parking, drop-off and pick-up. Please see attachment for the parking plan. If parking demand surpasses the supply, pick-up and drop off times could also be staggered.

Family day homes require parking based on the number of non-resident employees. The applicant will be required to have one non-resident employee. The site has one off-street space, and ample on-street parking to accommodate this requirement. If required, the garage could be used for an additional off-street space.

Noise, light, dust, odor fumes, vibrations, and other factors which adversely affect the natural environment, including quality of life of the surrounding community: This use will have an effect from the standpoint of noise and fumes from the additional automobile traffic generated by the use. There will also be additional noise in the back yard of the children playing.

In addition to outreach to the neighbors, we also shared the Hillside School expansion plans with the North Downtown Neighborhood Association. The Neighborhood Association president raised potential concerns about the commercialization of a residential area, requested that the permit allow no more than 12 students, and that the hours not extend into the evening. In response, the Hillside School has agreed not to install a school sign, will limit enrollment to 12 students at a time, and will assure that the school will be closed not later than 6:00PM. It is worth noting however that this is an ideal location for a more commercial use because it is situated amongst an already diverse set of uses. As described above, there is a church, multi family housing, single-family housing, a ball field, a recycling center and a recreational trail all directly adjacent to the property. A Family Day home use would serve a demonstrated need for childcare services in the downtown; and 600 McIntire Road is an ideal location for this service.

## Hillside School Parking Plan

On-street spaces adjacent to the site provide adequate pick-up and drop-off space for up to 12 students. Pick-up/drop-off times are 9:00AM, 12:00PM, 12:30PM, 4:00PM.

1 driveways space

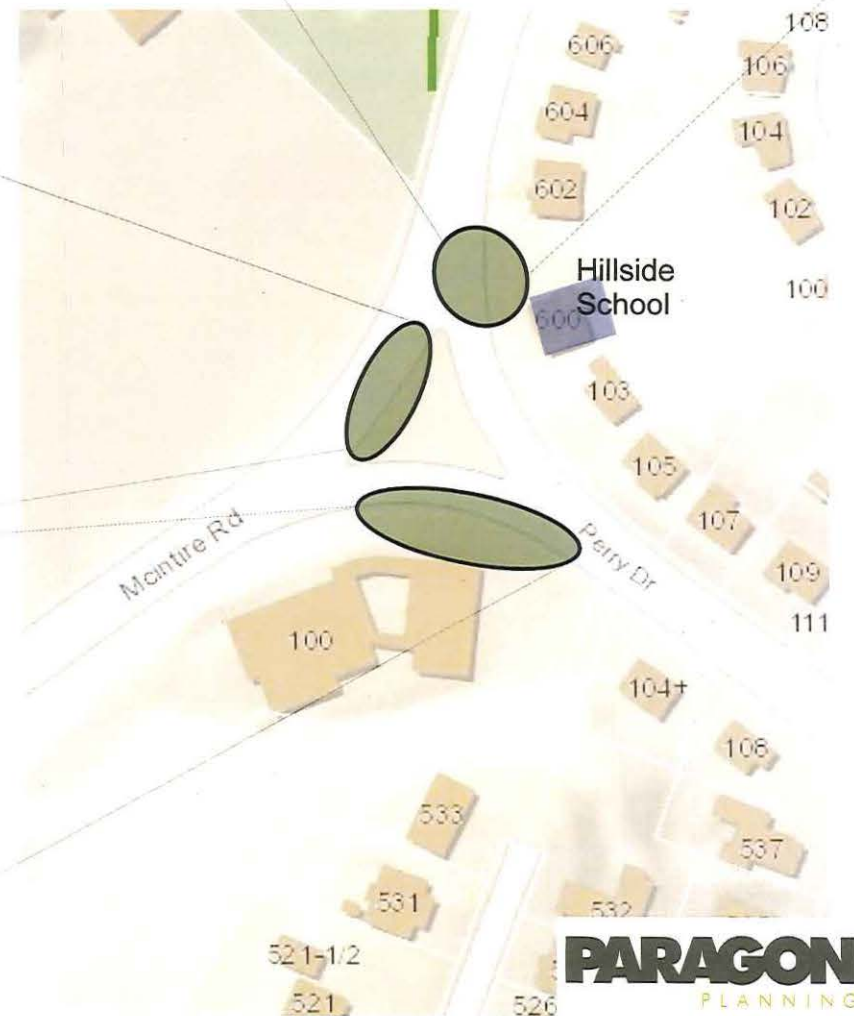
3 spaces on-street along Hillside School frontage

6 spaces on-street along adjacent properties underutilized during school hours

There are ample overflow spaces at the island on McIntire Road, and along the frontage of the Greek Orthodox Church.

14 on-street spaces along church frontage (6 marked)

8 on-street spaces along McIntire Road island



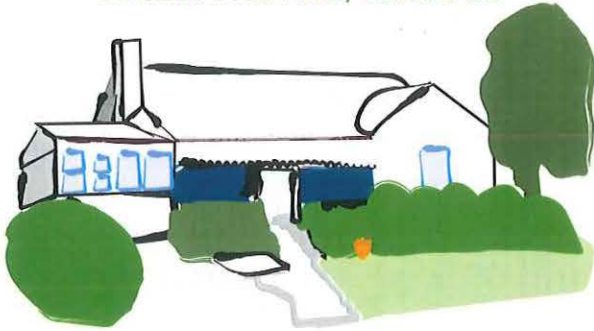
RECEIVED

FEB 19 2013

NEIGHBORHOOD DEVELOPMENT SERVICES

## Hillside School

600 McIntire Road  
Charlottesville, Va. 22902



Preschool Group  
Classes for Homeschoolers  
Afternoon Art Classes  
and  
Summer Enrichment Program

Sarah Gerome  
434-296-2936  
hillsideschool600@gmail.com



## Hillside School

I have been working with children in various capacities for over 25 years. Educated at Virginia Commonwealth University Art School and in the Early Childhood Education Program at San Francisco State University, I have spent the past ten years as a full-time primary teacher and art educator at North Branch School in Afton, Virginia.

I am offering a small group setting in my home. I enjoy the benefits of mixed-age groups and try to accommodate parents' varied work schedules.

Children will experience:

Art, music, dance and drama, Literature, poetry, storytelling and journaling.

Hands-on lessons in science and math.

Handcrafts, cooperative games, physical challenges and teamwork.

Awareness of nature and stewardship for all living things.

Time for unstructured play and child-led exploration.

I believe that hands-on lessons, handcrafts, and other physically engaging activities embody the most effective first lessons for young children. My goal is to inspire curiosity and foster imagination through teaching that honors the wide variety of ways in which children learn.

Sarah Gerome  
434-296-2936  
hillsideschool600@gmail.com



# The Hillside School

600 McIntire Road Charlottesville, Virginia 22902 434-296-2936

---

January 26, 2013

Dear Neighbor,

I run a small, home-based preschool, Hillside School, at 600 McIntire Road and I am considering the possibility of expanding the services I offer in 2013. I have provided childcare and taught after-school art classes in my home since 2010 and have I have been pleasantly surprised by the response from the community.

Due to the increased demand for childcare in our community, I would like to take the school to the next level and provide care and instruction for up to six additional students. I have decided to apply for a special use permit and license from the city of Charlottesville.

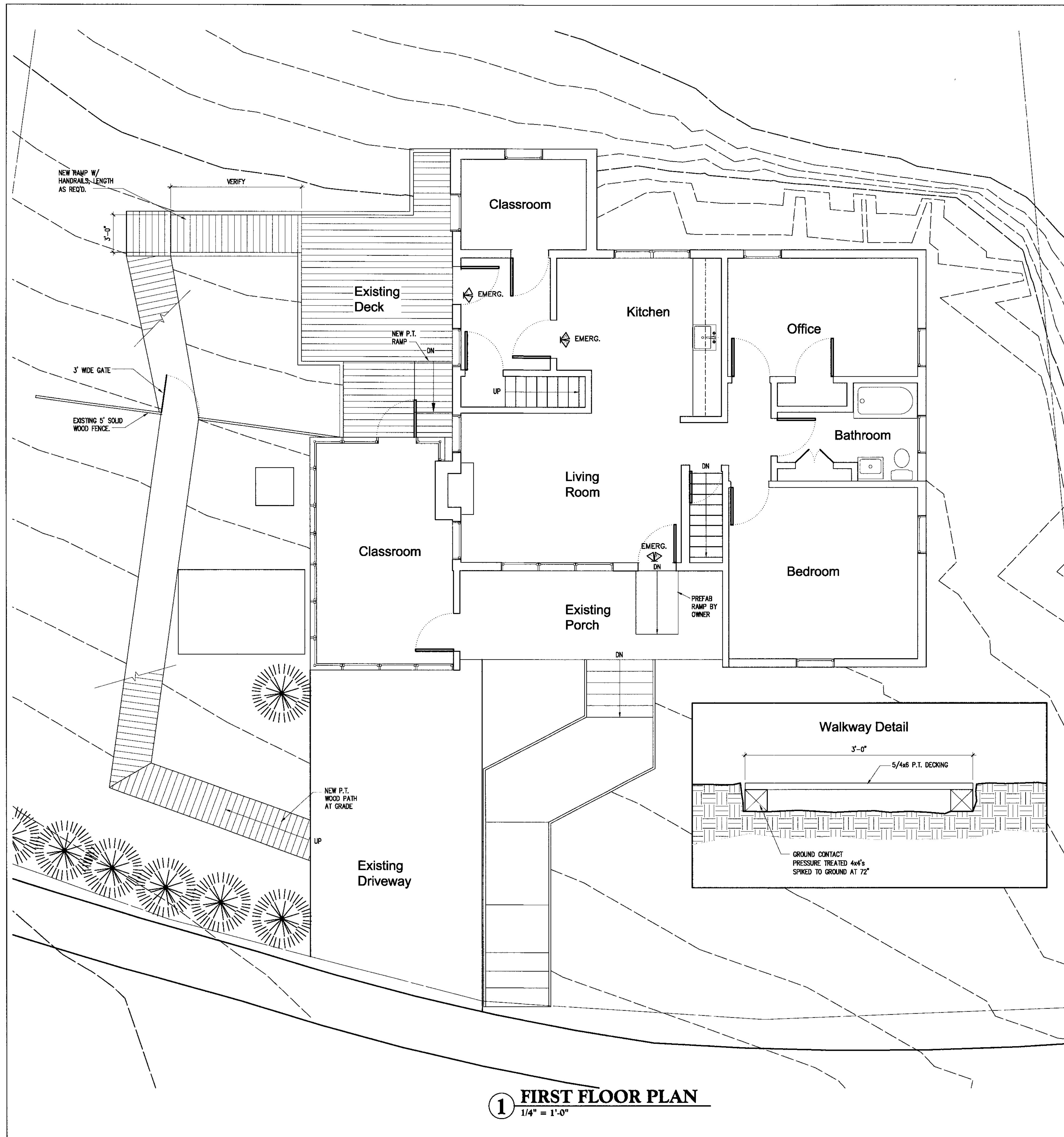
This letter is to inform you of my plans, and to solicit comments or questions so that I may work through any concerns that you might have before we begin the process. Securing a special use permit and state licensing would also allow me to apply for grants to improve my program, my property and offer scholarships.

If you have questions, concerns or would like to arrange a visit, please contact me before February 10<sup>th</sup> if possible. Gathering and addressing your comments now will help me to better plan my program and prevent issues that may arise in the future.

Sincerely,

A handwritten signature in cursive script that reads "Sarah Gerome". The signature is fluid and includes a long horizontal flourish extending to the right.

Sarah Gerome

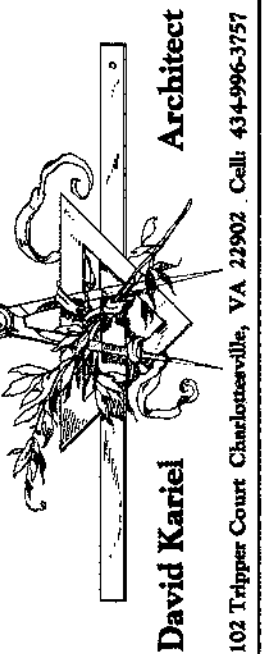


**CODE INFORMATION**

Use Group: E Use for new preschool  
 Construction Type: 3B, 2-story, Combustible Unprotected  
 Zoning: R-1S  
 Total area of first floor: 1,384 sq. ft. (per drawing by owner)  
 Street Address: 600 McIntire Road, Charlottesville, Virginia  
 Occupant Load sought for building: 10 children plus up to 5 adults  
 Limiting factors by building code for E Use:  
 Area per child of 35 sq. ft. w/o office or bedroom = 1,154/35 = 32 children  
 Number of people with single restroom = 15 people

**OCCUPANCY REQUIREMENTS**

**Structural Strength:** The concrete slab and wood floor joist (2x10's @ 16" on center spanning 9'-8") have the ability to support the required 40 psf load.  
**Fire Protection:** Smoke alarms and fire extinguishers are to be provided.  
**Means of Egress:** Emergency back-up lighting and exit signs are required where noted on the Floor Plan. Building egress is provided through doors that provide minimum 2'-8" clear. There is less than 75 feet travel distance from all points to egress doors. Building official has given code modification to allow for separation of exits to be less than half the diagonal of the building. In swinging egress doors will be allowed because occupancies will be below 50. Egress doors are to have new lever handles or panic hardware and are to remain operable during business hours.  
**Sanitary Provisions:** A service sink is to be installed upstairs in the laundry room. The existing bathroom meets requirements for this space. Drinking water is to be provided by a dispenser.  
**4% Ventilation:** The existing window and door openings provide ventilation exceeding the minimum requirement.  
**Accessibility:** Entry thresholds are to have no more than 1/4" rise. All building egress doors are minimum 2'-8" clear when fully open. A ramp is to be built from the street to the back deck and then ramps are to be provided to the door locations per the floor plan. The slopes of the ramps are to exceed 1:12 per code modification by building official. The existing bathroom is to be allowed to not fully meet accessibility requirements with code modification by building official. Any exposed drain and hot water lines beneath the sink are to be insulated. Handicap bars meeting current requirements are to be installed at the toilet.



**Hillside School/Sarah Gerome**  
 Change of Use & Building Permit Drawing  
 600 McIntire Road ♦ Charlottesville VA

DATE: 02-06-13  
 SCALE: 1/4" = 1'-0"  
 DRAWN: JSF  
 CHECKED: DK  
 JOB NO. 1210

**A-1**

**1 FIRST FLOOR PLAN**  
 1/4" = 1'-0"



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



**APPLICATION FOR REZONING OF PROPERTY  
and WAIVER OF CRITICAL SLOPE ORDINANCE**

**JOINT PUBLIC HEARING**

**DATE OF HEARING: April 9, 2013**  
**APPLICATION NUMBER: ZM-12-04-06**

**Project Planner:** Brian Haluska, AICP  
**Date of Staff Report:** August 3, 2012 (Revised March 26, 2013)

**Applicant:** Simeon Investments  
**Applicants Representative:** Justin Shimp  
**Current Property Owner:** Vulcan Development Company, LLC

**Application Information**

**Property Street Address:** No Street Address  
**Tax Map/Parcel #:** Tax Map 60, Parcels 81.8, 91, 120, 120A, 120B, 120C, 121, 122.4, 122.5, 122.6, and 122.7  
**Total Square Footage/Acreage Site:** 5.53 acres  
**Comprehensive Plan (Land Use Plan) Designation:** Single-Family Residential  
**Current Zoning Classification:** R-1S  
**Tax Status:** The City Treasurer's Office indicates all taxes on the subject property have been paid.

**Applicant's Request**

Justin Shimp of Shimp Engineering, agent for Simeon Investments has submitted the following application to rezone 5.53 acres comprised of Tax Map 60, Parcels 81.8, 91, 120, 120A through C, 121, and 122.4 through 122.7 from **R-1S to PUD**. The conceptual plan provided by the applicant shows 26 single-family residential units. The application is accompanied by a request for a waiver of the provisions of the critical slopes ordinance.

The current zoning and subdivision plat shows 34 single family-lots, although some of the lots lack road frontage or adequate size to be granted building permits. There are 23 lots that could be developed with the extension of Stonehenge in a by-right scenario, with another 2 lots possible if

City Council agreed to close a portion of the Castalia right-of-way. The applicant also controls two lots that front on the Rockland Avenue right-of-way, three lots that front on Quarry Road, and could obtain another buildable lot on Quarry Road with the vacation of the Sonoma Street right-of-way. This adds up to a potential total of 31 lots under a by-right scheme of development.

The applicant has made several modifications to the application following the previous public hearing in January 2013. These include:

- The proposed lots have a different arrangement, and the number of lots has been reduced from 29 to 26.
- A proposed vehicle connection shown between Stonehenge and Quarry Road, while retaining the pedestrian connections between the development and Rockland and Druid Avenues.
- Removal of the alley feature.
- The inclusion of a proffer statement.

### **Vicinity Map**



### **Rezoning Standard of Review**

The planning commission shall review and study rezonings to determine:

1. Whether the proposed amendment conforms to the general guidelines and policies contained in the comprehensive plan;

2. Whether the proposed amendment will further the purposes of this chapter and the general welfare of the entire community;
3. Whether there is a need and justification for the change; and
4. When pertaining to a change in the zoning district classification of property, the effect of the proposed change, if any, on the property itself, on surrounding property, and on public services and facilities. In addition, the commission shall consider the appropriateness of the property for inclusion within the proposed zoning district, relating to the purposes set forth at the beginning of the proposed district classification.

## **Planned Unit Development Standard of Review**

In reviewing an application for approval of a planned unit development (PUD) or an application seeking amendment of an approved PUD, in addition to the general considerations applicable to any rezoning the city council and planning commission shall consider whether the application satisfies the following objectives of a PUD district:

1. To encourage developments of equal or higher quality than otherwise required by the strict application of zoning district regulations that would otherwise govern;
2. To encourage innovative arrangements of buildings and open spaces to provide efficient, attractive, flexible and environmentally sensitive design.
3. To promote a variety of housing types, or, within a development containing only a single housing type, to promote the inclusion of houses of various sizes;
4. To encourage the clustering of single-family dwellings for more efficient use of land and preservation of open space;
5. To provide for developments designed to function as cohesive, unified projects;
6. To ensure that a development will be harmonious with the existing uses and character of adjacent property, and/or consistent with patterns of development noted with respect to such adjacent property;
7. To ensure preservation of cultural features, scenic assets and natural features such as trees, streams and topography;
8. To provide for coordination of architectural styles internally within the development as well as in relation to adjacent properties along the perimeter of the development; and
9. To provide for coordinated linkages among internal buildings and uses, and external connections, at a scale appropriate to the development and adjacent neighborhoods;
10. To facilitate access to the development by public transit services or other single-vehicle-alternative services, including, without limitation, public pedestrian systems.

## **Analysis**

### **1. Consistency with Comprehensive Plan**

There are several goals from the Comprehensive Plan that relate directly to the project:

- “Continue to maintain, improve and grow the city’s housing stock. (pg. 58)”
- “Encourage the use of Planned Unit Development for large sites and Infill SUP for smaller areas as a way to protect the natural environment and allow flexibility and variety in development. (pg. 94)”

- “Regulate the use of land to assure the protection, preservation and wise use of the City’s natural, historic and architecturally significant environment. (pg. 94)”

The first goal is from the Comprehensive Plan chapter on housing, while the other two goals are from the chapter on land use. The project’s consistency with the Comprehensive Plan depends on which of these goals is given higher priority when evaluating the project. The project addresses the goal of the housing chapter by providing new units. Additionally, the project is a Planned Unit Development, which the Comprehensive Plan specifically encourages.

The development, however, can be seen as not keeping with the original plan for Belmont, and may be viewed as not protecting the City’s historic environment of a grid layout in the Belmont neighborhood.

**2. Effect on Surrounding Properties and Public Facilities**

The plan of development would result in an increase in usage of public facilities in the surrounding area. Staff believes the increase would be a minor change from the by-right plan, and the public facilities can accommodate the increase.

The proposed plan would slightly decrease the density on the site, and would alter the layout of an area that was platted in the original Belmont plat in the late 1800’s. The Belmont plat was created using a grid system of streets, while the PUD would respond to the topography of the site rather than adhering to the grid that has been established over time.

Direction	Use	Zoning
North	Single-Family Residential	R-1S
South	Public Park	R-1S / PPPO
East	Multi-Family Residential	HW
West	Single-Family Residential	R-1S

PPPO – Public Park Protection Overlay

**3. Proffers**

The applicant has submitted a proffer statement with the following proffers:

- I. Pedestrian Paths. A pedestrian path shall be constructed from Rockland Ave, to Stonehenge, and Stonehenge Ave Extended to Druid Ave. as shown on the application plan. The Path shall be a minimum of 5' width and grades of no more than 8% shall be paved surface. Stairs and bridges are to be built with treated wood to the design standards and safety specification minimums of the City of Charlottesville. Paths constructed by the developer within City Right of Way as well as paths constructed from Rockland Ave to Stonehenge and from Stonehenge Ave to Druid Ave shall be maintained by the City of Charlottesville. Paths are to be

constructed prior to the issuance of the 15th Building permit for the Stonehenge Extended PUD.

- II. Street Scape. Sidewalks and street trees shall be provided on Stonehenge Avenue Extended per the application plan and narrative. Sidewalks shall be constructed along Stonehenge Ave Extended per the application plan narrative and shall be a minimum of 5' in width. Sidewalks are to be constructed and maintained 5' beyond each lot at the time an occupancy permit is issued until the entire development is completed.
- III. Tree Removal. For every tree shown to remain on the application plan that is subsequently removed or damaged during construction new trees shall be replanted at a ratio of three new trees per existing tree damaged or removed. Planting shall be in accordance with the tree planting and design standards of the City of Charlottesville.
- IV. Buffers. A16' wide tree buffer shall be planted and maintained adjacent to lots 5 and 8 for screening purposes to those neighboring lots on Druid Avenue as shown on the PUD Application and Narrative.

Proffer 1 obligates the developer to construct the pedestrian paths shown on the plan between Rockland Avenue and the development, and between Druid Avenue and the development. The proffer would obligate the City to maintain the pathways once they are completed and accepted. The City's Parks and Recreation Department has indicated that the trails can be accepted into the City system for maintenance provided that they are dedicated to public use via a formal easement and built to City standards.

One adjacent property owner has expressed concern about the design of the pedestrian path between Druid and the development. Specifically, they are concerned that the runoff from the path will flow onto their property, and any trash that accumulates on the path will be washed onto their property as well.

Proffer 2 is not a proffer, but does serve to indicate that the streetscape shown in the plan is the exact design the developer intends to construct, as well as when the improvements will be completed. While redundant, staff recommends that the proffer be kept in the application, as it is very helpful to staff when approving certificate of occupancy for the proposed residences.

Proffer 3 sets up a replanting process for any trees lost during construction. The approved site plan will indicate which trees the applicant intends to save and which trees they intend to remove. Ideally, the project would follow the plan to the letter, but construction projects frequently have to deviate from the approved plan once field work begins. This proffer obligates the owner to replant three trees for any tree that was not originally planned to be removed.

Proffer 4 obligates the owner to establish the buffer previously mentioned in the application and in discussions with several adjacent owners on Druid Avenue.

#### **4. Concept Plan Review**

The applicant's concept plan shows automobile access to the site from Quarry Road and Stonehenge Avenue. The applicant shows pedestrian connections to the site from Druid Avenue, via the Castalia Street right of way; as well as from Rockland Avenue.

The applicant has broken the development down into four blocks of housing, each with their own unique characteristics. The applicant elaborates on the characteristics of each of these blocks on Page 5 of the PUD Narrative.

The lots in the development are all at least 40 feet wide, and most of the lots follow the traditional rectangular configuration of Belmont lots. The exceptions are the lots on the corners of the new streets, Lots 10 and 16.

At the January public hearing, the Commission stressed its concern with the lack of detail in the proposal. The applicant has responded to this concern by providing a new proffer statement detailing the applicant's intentions in the development, and adding more detail to the PUD narrative accompanying the application.

#### **5. Questions for the Commission to Discuss based on the PUD standards**

- **Is there a “need and justification for the change”?**

The justification for the rezoning is to permit a layout that would not be permitted under the conventional regulations. Construction of the existing subdivision layout would require a stream crossing and a large amount of fill on the site to get the extension of Stonehenge Avenue to the maximum permitted road slope of 10%.

The proposed PUD permits the applicant to decrease the amount of fill needed to construct the road, as well as reducing the length of the culvert the stream would be passing through under the extension of Stonehenge Avenue.

- **Is the development of “equal or higher quality than otherwise required by the strict application of the zoning district regulations that would otherwise govern”?**

The property as currently platted would permit the development of the property via the extension of Stonehenge. In order to build this extension, the owner would need to cross a waterway and raise the level of the site to the point where the houses located along the extension of Stonehenge would be higher than the houses to the north on Druid Avenue. The proposed PUD would follow the existing topography, and allow the new houses to be built below the level of the houses on Druid, which is in keeping with the pattern of the existing Belmont neighborhood topography as you move south in the neighborhood.

- **Does the development “function as a cohesive, unified project”?**

The PUD proposal does function as a cohesive and unified project. The proposed lots are similar in road frontage width and setbacks, and the proposed lots serve to define the street edge. The open space shown on the concept plan would serve aesthetic and environmental purposes, which is appropriate with the availability of recreational space across Quarry Road.

- **Is the development “harmonious with the existing uses and character of the adjacent property”?**

The proposed development will not be completely harmonious with the Belmont neighborhood located to the northwest of the site. Belmont has a grid pattern street layout, and the proposed PUD does not continue that pattern. The PUD does use the same style of housing units present in the surrounding Belmont neighborhood, and attempts to mimic the style of lots in the surrounding neighborhood.

The proposed development can also be considered to be more harmonious with the existing developments to the east of the property. The Belmont Park townhouses and Monticello Overlook condominiums are multi-family residential developments that are bounded by Monticello Avenue. These more recent developments do not follow the grid pattern of the larger Belmont neighborhood, much like the proposed PUD. They respond to the topography of their individual sites.

## **6. Critical Slopes**

Lots 1-3, 5-8, 15, and 19-22 all have some portion of the buildable area within critical slopes. These systems of critical slopes are over 6,000 square feet in area, and within 200 feet of the waterway on the property, which is shown on the City’s waterway map.

The applicant’s correspondence requesting a waiver of the critical slope ordinance points out an irony of the application of the critical slope ordinance on this site. Because the lot has already been platted, and lots without an acceptable building site are permitted a single-family residence – the applicant can disturb the bulk of the critical slopes on the site as a matter of right.

The City Council may grant a modification or waiver upon “making a finding that due to unusual size, topography, shape, location, or other unusual physical conditions, or existing development of the property, one or more of these critical slopes provisions would effectively prohibit or unreasonably restrict the use or redevelopment of such property or would result in significant degradation of the site or adjacent properties.” The Planning Commission must first make a recommendation on this matter.

In reviewing the plan, staff finds that the proposed PUD would disturb less area of the critical slopes on the site than the by right plan, and would require the removal of fewer

trees. For this reason, staff recommends the Planning Commission and Council grant a waiver of the critical slope ordinance on the basis that due to existing development of the property, one or more of these critical slope provisions would result in significant degradation of the site or adjacent properties. In this case, the existing development is the previous plat approved for the site in the 1890's that shows an extension of Stonehenge Avenue. The degradation to the site would come from the loss of mature trees, and placing the waterway on the western boundary of the property in a culvert.

Staff proposes the following conditions be placed on the waiver if granted:

1. Any trees shown on the final landscape plan as "to be removed" will be replaced at a ratio of new 2 plantings for every 1 tree removed in the open space areas of the PUD. These trees will not count towards any street tree requirements on the site plan.
2. Any trees shown as "to be preserved" on the final landscape plan that subsequently are removed will be replaced at a ratio of 3 new plantings for every 1 tree removed. These trees will not count towards any street tree requirements on the site plan.
3. Detailed site engineering plans will be required along with the site plan to show how the applicant plans to achieve increased slope stability on the undisturbed areas of critical slopes.

## **Public Comments Received**

Staff has received a fair amount of correspondence from the public regarding the application. Many of the early comments from the public were opposed to the application. As more information regarding the tradeoffs between the by-right proposal as the alternative to the PUD has been communicated, public comments have been mixed regarding which alternative commenters support.

At the prior public hearing, the Commission heard from several opponents to the project, as well as some supporters. Opponents to the project felt that the project did not respond to the surrounding conditions. Opponents also expressed concern over the traffic impact to Quarry Road and the on street parking situation along Quarry that arises when Quarry Park is hosting events.

Supporters of the project stated that the development was of better quality than the by-right layout of lots, and that the new submission responded to many of the concerns previously raised about the development of the property, including pedestrian connections and landscape buffers.

Following the new submission, a least one member of the public objected to the new road alignment, stating that connecting Stonehenge to Quarry would give cut-through traffic a new route through the neighborhood.

## **Staff Recommendation**

When considering the proposal, it is necessary to compare the existing platted lots and streets with the PUD proposal. The existing plat permits an extension of Stonehenge Avenue to serve 23 lots, and 3 lots on Quarry Road. The applicant could obtain subdivision approval of an additional



lot on Quarry through vacation of right-of-way, and could also construct two houses on an extension of Rockland Avenue. The extension of Stonehenge would require crossing a waterway shown on the City's waterway map, as well as placing a large amount of fill in the Stonehenge right-of-way to get the road slope to 10%. This additional fill would require site grading that would place the floor elevation of the proposed lots above that of houses on Druid, obscuring the southern view of the existing properties. The construction of Stonehenge would require the removal of almost all trees on the site.

The existing plat would be in keeping with the rest of the Belmont neighborhood by constructing the streets along the originally planned grid pattern that is a defining characteristic of the Belmont neighborhood.

The proposed PUD responds to the existing topography of the site and guarantees 15% open space by virtue of being rezoned to PUD. It reduces the number of trees to be removed, and shortens the amount of the stream that would need to be placed in a culvert. The plan, however, is more in line with modern development techniques than the type of development in the rest of Belmont.

In differentiating between the two layouts, the impact on the environment is a large factor. The proposal uses a road layout that follows the topography of the site, while the Belmont plat did not take topography into account when it was drawn up over 100 years ago. Additionally, the 15% open space requirement of the PUD, along with the greater certainty of the required site plan submission that would follow the approval of PUD means the City would have more certainty regarding the future use of the land.

It should be noted that the difference between the proposal and the grid layout will continue to be a cause for concern. Staff feels the applicant has responded to the concerns about connectivity by creating a vehicle link between the surrounding neighborhood through the new development, and attempted to replicate the typical Belmont lot while attempting to work with the existing topography.

Staff recommends that the application be approved.

### **Attachments**

- Rezoning Application
- Concept Plan and Narrative Dated March 25, 2013
- Letter from the applicant's agent detailing the justification for a critical slope waiver
- Proffer Statement

### **Suggested Motions for the Rezoning Request**

- I move to recommend approval of this application to rezone property from R-1S to PUD with proffers on the basis that the proposal would serve the interests of the general public welfare and good zoning practice.
- I move to recommend denial of this application to rezone property from R-1S to PUD on the basis that the proposal would not serve the interests of the general public welfare and good zoning practice.

### **Suggested Motions for the Critical Slope Waiver Request**

- I move to recommend the City Council grant a waiver of the critical slope ordinance on the basis that due to existing development of the property, one or more of these critical slope provisions would result in significant degradation of the site or adjacent properties, with the following conditions:
  - Any trees shown on the final landscape plan as to be removed will be replaced at a ratio of new 2 plantings for every 1 tree removed in the open space areas of the PUD. These trees will not count towards any street tree requirements on the site plan.
  - Any trees shown as to be preserved on the final landscape plan that subsequently are removed will be replaced at a ratio of 3 new plantings for every 1 tree removed.
  - Detailed site engineering plans will be required along with the site plan to show how the applicant plans to achieve increased slope stability on the undisturbed areas of critical slopes.
- I move to recommend the City Council deny this request for a waiver of the critical slope ordinance, on the basis that the proposed waiver shall be detrimental to the public health, safety or welfare, detrimental to the orderly development of the area, or adjacent properties, or contrary to sound engineering practices.

## **PROFFER STATEMENT**

### **Stonehenge Avenue Extension**

Date of Proffer: March 20, 2013

Project Name: Stonehenge Avenue Ext.

ZM Number: 12-04-06

Owner: Vulcan Development Company, LLC.  
P.O. Box 7532  
Charlottesville, VA 22906

Existing Zoning: R1-S Single Family Residential

Zoning Requested: Planned Unit Development (PUD)

Acreage of Parcel: 6.43

Neighborhood District: Belmont

Tax Map #(s): Tax Map 60 / Parcels 81.8, 90, 120, 120A-C, 121, and 122.4-7

Legal Reference: Tax Map 60-120, 120.A, 120.B and 120.C  
Deed Book 906-503, 506 Plat  
and Resolutions Closing Streets Book 2-23

Tax Map 60-81.8, 91, 121, 122.4 and 122.7  
Deed Book 996-616 and Albemarle Deed Book 96-72,73,74,75 Plat

Tax Map 60-122.5 and 122.6  
Deed Book 983-562 and Albemarle Deed Book 96-72,73,74,75 Plat

Exhibit(s)/References: 1) Zoning Map Amendment Application for Stonehenge Avenue  
Ext. (sheets 1 through 4 dated 03/19/13), prepared by Justin Shimp,  
P.E.

---

The Term "Owner" as referenced within this document shall include within its meaning the owner, or owners, of record of the Property, or properties, and their successors in interest.

The Owner hereby voluntarily proffers that if the Charlottesville City Council acts to rezone the Property from the R1-S District to the Planned Unit Development (PUD) District as requested, the Owner shall develop the Property in accord with the following proffered development conditions (each, a "Proffer," and collectively, the "Proffers"), which the Owner acknowledges

are reasonable, pursuant to Section 15.2-2303 of the Code of Virginia, 1950, as amended, and pursuant to Article I of the Charlottesville City Zoning Ordinance. If rezoning application ZM 12-04-06 is denied, these proffers shall immediately be null and void and of no force and effect.

1. **Pedestrian Paths.** A pedestrian path shall be constructed from Rockland Ave, to Stonehenge, and Stonehenge Ave Extended to Druid Ave. as shown on the application plan. The Path shall be paved with a minimum of 5' width in areas of grade more than 8% and bridges are to be built with treated wood to the design standards and safety specification minimums of the City of Charlottesville.
2. **Street Scope.** Along both sides of the road for the entire development of Stonehenge Ave Extended a minimum 3' grass/tree buffer shall be maintained and wider sections of 8' shall be maintained where street parking is not supplied per the application plan along with a landscape practice per the ordinance of the City of Charlottesville. Trees will be planted along the street as shown and described per the application plan narrative. Sidewalks shall be constructed along Stonehenge Ave Extended per the application plan narrative and shall be a minimum of 5' in width.
3. **Setbacks.** Homes shall be constructed per the application plan narrative in reference to set back and no two neighboring homes shall be built to the same set back with a minimum of 3' of difference per the front of the home regardless of porch, dormer or any style of construction used so as to create an attractive inconsistent set back look seen in older neighborhoods.
4. **Tree Removal.** For every tree removed a replanting ratio used shall be 3 to 1 and replanted using the tree planting and design standards of the City of Charlottesville.
5. **Buffers.** Above lots 5 and 8 a 16' tree buffer shall be maintained for screening purposes to those neighboring lots on Druid Avenue as shown on the PUD Application and Narrative.

The undersigned Owner hereby proffers that the use and development of the Property shall be in conformance with the proffers and conditions herein above. This document shall supersede all other agreements, proffers or conditions that may be found to be in conflict. The Owner agrees that all proffers shall be binding to the property, which means the proffers shall be transferred to all future property successors of the land.

WITNESS the following signature:

**Vulcan Development Company, LLC**

By: \_\_\_\_\_

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ 2013 by \_\_\_\_\_, Owner of Vulcan Development Company, LLC, a Virginia Corporation.

My Commission expires: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public



August 3<sup>rd</sup>, 2012

Mr. Brian Haluska  
City of Charlottesville  
Neighborhood Development Services

*(Delivered by E-mail)*

**Regarding: Stonehenge Avenue PUD, Critical Slopes Waiver**

Dear Mr. Haluska,

Please consider this letter as a request for waiver of section 34-1120 of the City Code for the Stonehenge Avenue PUD project. This request is most unusual in that we request this waiver on the grounds of preserving critical slopes, not disturbing them. Approving this waiver is in keeping with the provisions of the critical slopes ordinances of the City of Charlottesville.

**Background:**

The Stonehenge PUD project is not about an increase in density or developing new tracts of land, it is about re-aligning an existing platted street and lots to be more compliant with current regulations and to limit the environmental impacts of the development. The project consists entirely of recorded lots and streets that until this time have not been constructed. These lots were platted in the 1950's and are exempt from the critical slope ordinances and can be constructed as they sit today. A by-right clearing and grading plan was prepared and approved for clearing and mass grading of the site. As the final road plans were developed we observed that significant disturbance of the site and the stream crossing the site was required to construct roads to current standards. While this disturbance is permitted, we began to explore other options for development and ultimately submitted a request for a PUD zoning for this project.

**Discussion:**

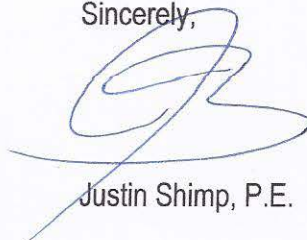
The critical slopes waiver is not required for the by-right development, but it is for the PUD development. As a result, the waiver requested with the PUD ordinance is not a request *to disturb* critical slopes, but rather a request *to preserve* them. The by-right plan requires a minimum disturbance of 1.59 acres of critical slopes; the PUD plan proposes a disturbance of 0.96 acres. Approval of the waiver and of the PUD rezoning would result in a net reduction of 0.63 acres of critical slope disturbance. While there is some merit simply in disturbing less area during development, the critical slopes themselves do not necessarily represent an environmental or aesthetic enhancement. However, the PUD layout, which requires the critical slopes waiver, most certainly does.

Section 1120(b)(1) – "Purpose and intent" describes the factors that make the disturbance of critical slopes relevant to discussions on zoning and planning decisions. *Every one* of the six factors given are enhanced with the PUD layout:

- a. *Erosion affecting the structural integrity of those features.*  
A smaller area of critical slopes will be disturbed if the waiver and PUD are approved, leaving fewer chances for erosion of the slopes.
- b. *Stormwater and erosion-related impacts on adjacent properties.*  
If the waiver and PUD are approved, open space areas and buffers to adjoining properties will be provided in many areas, reducing the chances of erosion impacts on adjoining properties.
- c. *Stormwater and erosion-related impacts to environmentally sensitive areas such as streams and wetlands.*  
The by-right plan calls for fill to be placed on approximately 290' of stream bed, and the filling and disturbance of areas adjacent to stream. This disturbance has been approved by the U.S. Army Corp of Engineers and will occur if the PUD and waiver are not approved. The entire stream bed is to remain wooded and undisturbed in the PUD plan.
- d. *Increased stormwater velocity due to loss of vegetation.*  
The approval of the waiver and PUD plan will decrease the loss in vegetation on the site; specifically, vegetation will be preserved in areas of critical slopes and areas adjacent to the stream.
- e. *Decreased groundwater recharge due to changes in site hydrology.*  
The approval of the waiver and PUD plan will allow grading to be done in greater accord with the natural terrain, reducing the amount of disturbance, preserving additional trees and allowing for the low areas adjacent to the stream to remain in place. These design features will improve the overall hydrologic performance of the site.
- f. *Loss of natural or topographic features that contribute substantially to the natural beauty and visual quality of the community such as loss of tree canopy, forested areas and wildlife habitat.*  
First, it should be noted that the project is not land that was formally designated as open space or owned by the City and then sold for development. These are lots that were platted at the same time as every home built in the neighborhood and kept under private ownership since that time. To create new lots there will always be a need to clear land and remove trees for construction. The PUD plan and associated critical slopes waiver allow for the development of the lots to take place with *less impact* to the natural and topographic features of this site.

We find that the factors to be considered for both the waiver and PUD are in overwhelming support of our request. This decision is not a matter of *if*, it is a matter of *how*. The PUD layout promotes the intent of the PUD ordinance and approval of the critical slope waiver will promote the intent of the critical slopes ordinance. We look forward to the discussion and consideration of this matter by the planning commission. If you have any questions please feel free to contact me via email at [Justin@shimp-engineering.com](mailto:Justin@shimp-engineering.com) or by telephone at 434-953-6116.

Sincerely,



Justin Shimp, P.E.



## STONEHENGE AVENUE EXTENDED

---

Zoning Map Amendment  
March 25, 2013



201 EAST MAIN STREET SUITE M  
CHARLOTTESVILLE, VA 22902



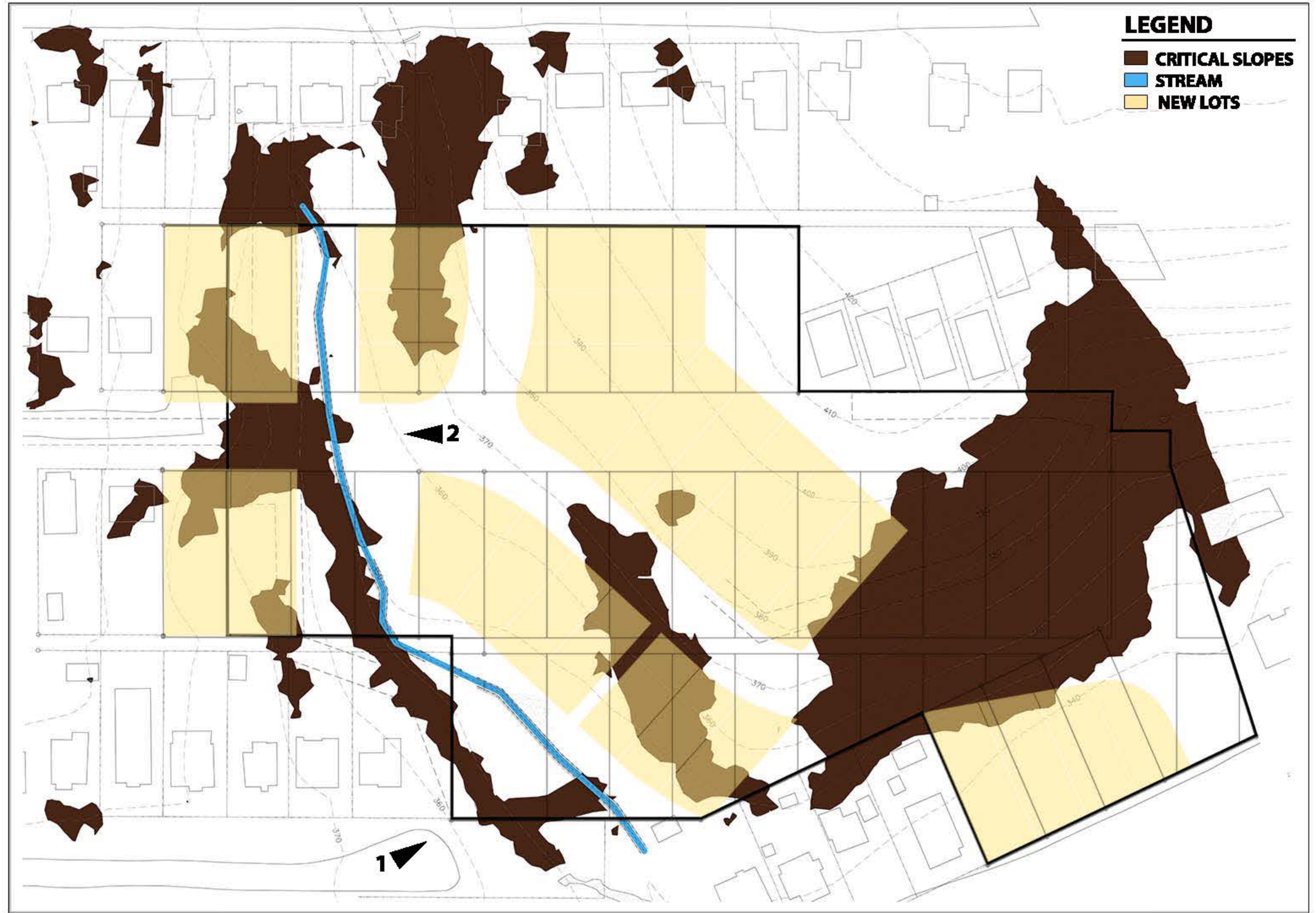
# CONTEXT & HISTORY



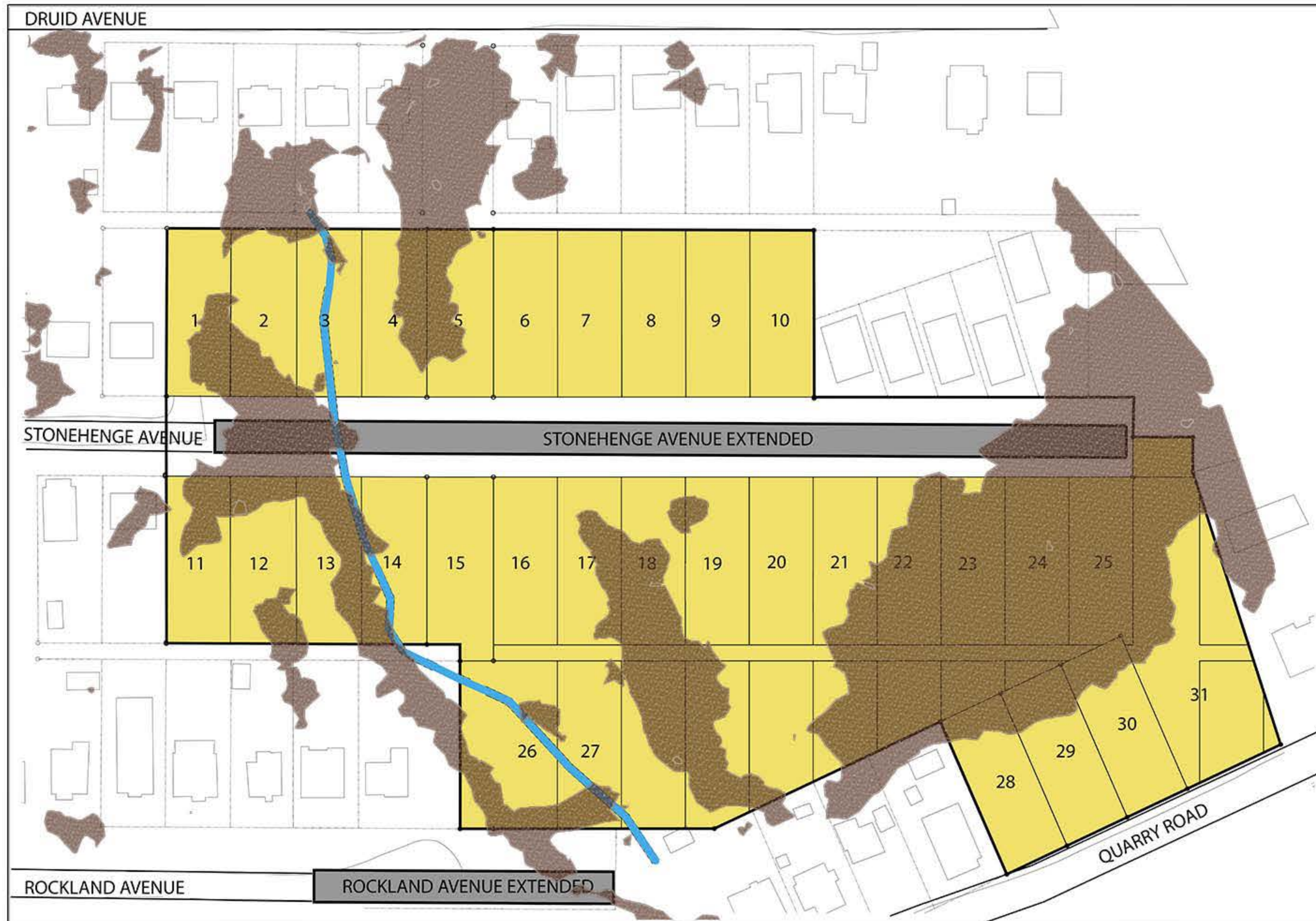
1 Existing Site at Rockland Avenue



2 Stand of mature trees at the existing terminus of Stonehenge Avenue



The Stonehenge PUD project is not about an increase in density or developing new tracts of land. It is about re-aligning an existing platted street and lots to be more compliant with current regulations and to limit the environmental impacts of the development. The project consists entirely of recorded lots and streets that have not yet been constructed. These lots were platted in the 1950s or earlier, are exempt from the critical slope ordinances, and can be constructed as they sit today. A by-right clearing and grading plan was prepared and approved for clearing and mass grading of the site. As the final road plans were developed, we observed that constructing roads to current standards would cause significant disturbance of the site. Additionally, the By-Right Plan doesn't provide the type of connections and ease of mobility consistent with Belmont neighborhood. Based on these two points of consideration, we began to explore other options for development, which emphasizing context sensitive design and community connection, and ultimately submitted a PUD application as we believed it to be the appropriate way to develop the site.



## BY-RIGHT PLAN

The existing plat permits an extension of Stonehenge Avenue to serve 25 lots, 4 lots on Quarry Road and 2 lots on Rockland Avenue, for a total of 31 lots.

The extension of Stonehenge would require crossing a waterway shown on the City's waterway map, as well as placing a large amount of fill in the Stonehenge right-of-way to get the road slope to 10%. This additional fill would require site grading that would place the floor elevation of the proposed lots above that of houses on Druid, thus obscuring the southern view of the existing properties. The construction of Stonehenge would require the removal of all trees on the site.

Note that the By-Right Plan is 28 lots with 3 additional lots (5, 15, 31) available through street closing. The PUD is 26 lots.



# PROPOSED PUD APPLICATION

The PUD proposal meets the desired design standards of section 34-490 as follows:

- 1** The PUD plan follows existing topography, allowing new improvements to be built below the level of the existing residences on Druid Avenue and conforming to existing terrain. The flexibility of the PUD allows for development of greater quality than the By-Right option. This development provides 31.6% open space.
- 2** The PUD plan allows flexibility to preserve natural resources and features as open space. Efficient road design responds to the existing topography and preserves environmentally-sensitive areas.
- 3** The PUD provides a variety of designs for single family detached products, encouraging a mixture of front and rear loaded lots along with elevated lots without garages.
- 4** Clustering in a PUD promotes open space and retains existing landscape and green space. The proposed plan requires planting of significant landscaping beyond the minimum street trees.
- 5** The PUD designs a walkable neighborhood, strengthens external connections and creates more new open space.
- 6** Lots are consistent with single family lots in the Belmont Neighborhood.
- 7** The PUD allows for preservation of 68 trees, which accounts for 44% of the total trees on the site. Moreover, the PUD has disturbance of the stream, but minimizes the length of culvert and revegetates portions within open space.
- 8** Planned covenants with architectural guidelines ensure architectural consistency for future improvements.

**9 / 10** The PUD provides external connections. It creates a north-south pedestrian connection between Druid Avenue and Quarry Road to connect residents of Belmont to Quarry Park and the greenway trails. Additionally, a vehicular connection from Stonehenge to Quarry provides safe and convenient access for cars, bicycles and pedestrians and increases overall mobility through the neighborhood as intended by the original Belmont Plat.

# PROPOSED BLOCK PLAN

**Block I:** A continuation of Stonehenge Avenue consistent with the original Belmont plat. Lot widths and depths mirror the historically platted lots. Front setbacks are consistent with neighboring homes on Stonehenge and parking is provided in the front yard via garages or parking areas. Driveways on each new lot shall be adjacent to each other to provide for landscaped traffic calming islands and designated on-street parking spaces on the south-west side of the street. The existing temporary turn-around on lot 1 shall be abandoned with the extension of the street.

**Stonehenge Avenue:** The presently dead end street with a minimum turn around shall be extended into the site following existing grades around the site to the east and finally south to connect with Quarry Road. The road shall be designed with designated on street parking spaces with landscaping islands as traffic calming measures at spacing shown on the application plan. The south side of the street shall have a 3' landscape strip behind the 8' parking spaces providing a feeling of space and comfort for pedestrians using the street to travel from Stonehenge Avenue or other parts of Belmont to Quarry Park. Landscape islands shall include large shade trees and ornamental shrubs at each island as described in this narrative. Offsite connections from Druid and from Rockland will be designed to direct pedestrians to the south side of the street promoting the use of the sidewalk along the buffered side of the street. The north side of the street is adjacent to sloped open spaces and lots with homes set back from the road.

**Block II:** Lots are designed with a consistent back yard against Open Space A along the stream. Front yards are generally level with the street allowing for a mix of garages and yard parking. Where driveways are wider than one car, landscape screening shall be placed between the sidewalk and parking areas along the 3' landscape strip within the ROW. Walk-out basements bring rear yards one level closer to the stream elevation. New landscaping will be provided along the back of the lots to re-vegetate area's adjacent to the stream disturbed by grading activities for home construction.

**Block III:** Homes are set back from the street and above street grade by a story or more to accommodate existing slopes. Consistent with other city neighborhoods, a small retaining wall boxes in a parking pad for each lot with a walkway or steps to the home. Rear yard grading and disturbance is minimized to preserve green space and trees adjacent to the neighboring PUD accessed from Druid Ave. Building to building distances across Stonehenge Avenue are approximately 120'. Front yards shall be landscaped with a minimum of one hardwood and one ornamental tree in each lot. Where front yard slopes exceed 3:1 groundcover shall be provided to ensure slope stabilization and a consistent landscape quality on the north-east side of Stonehenge Avenue. Large shade trees will be provided at an average spacing of 50' along this side of the ROW.

**Open Space B:** Passive space intended to serve as a green space and entrance to the project. The newly graded slope on the north side the road across from block IV shall be landscaped with groundcover of an ornamental nature as shown in the narrative. Street trees shall be provided at a spacing of 50' on center along the ROW in this section. A mix of deciduous ornamental trees, evergreen trees and shade trees shall be planted in the open space to re-vegetate the site. A row of evergreen screening shrubs will be provided along the eastern boundary of the site adjacent to the Belmont Cottages project in any location where the existing vegetation has been or will be removed as part of road construction.



**Open Space A:** A mixture of passive and active open space promoting preservation of trees and vegetation along the stream banks and the use of one side of the stream as a designated picnic and recreation area giving residents a convenient access point to the stream. A path, wooden footbridge over the stream, and wooden boardwalk along the stream bank shall be provided in this area. Where grading from lot construction encroaches the open space area and causes the removal of any existing trees designed to remain on the plan, new trees shall be provided at a ratio of 3 new trees per existing tree removed. New landscaping in accordance with the application plan and narrative shall be provided in this area to enhance the buffer area, provide for shaded recreation areas, and restore landscape canopy to the site.

**Block IV:** Quarry Road shall serve as a front yard for lots within this block. Buildings will be slightly elevated above the street and a new sidewalk and street trees shall be provided across the frontage. The new homes shall have a walk-out condition in the front yards, with the back yard being one story above the front. Parking shall be accommodated via rear entry garages or parking in the back yard accessed from Stonehenge Avenue. Parking pads or driveways wider than one car shall have screening shrubs planted between the driveway and street within the three foot landscape strip. Rear yards along Stonehenge Avenue shall be planted with a minimum of one large shade tree and one ornamental tree in each lot.



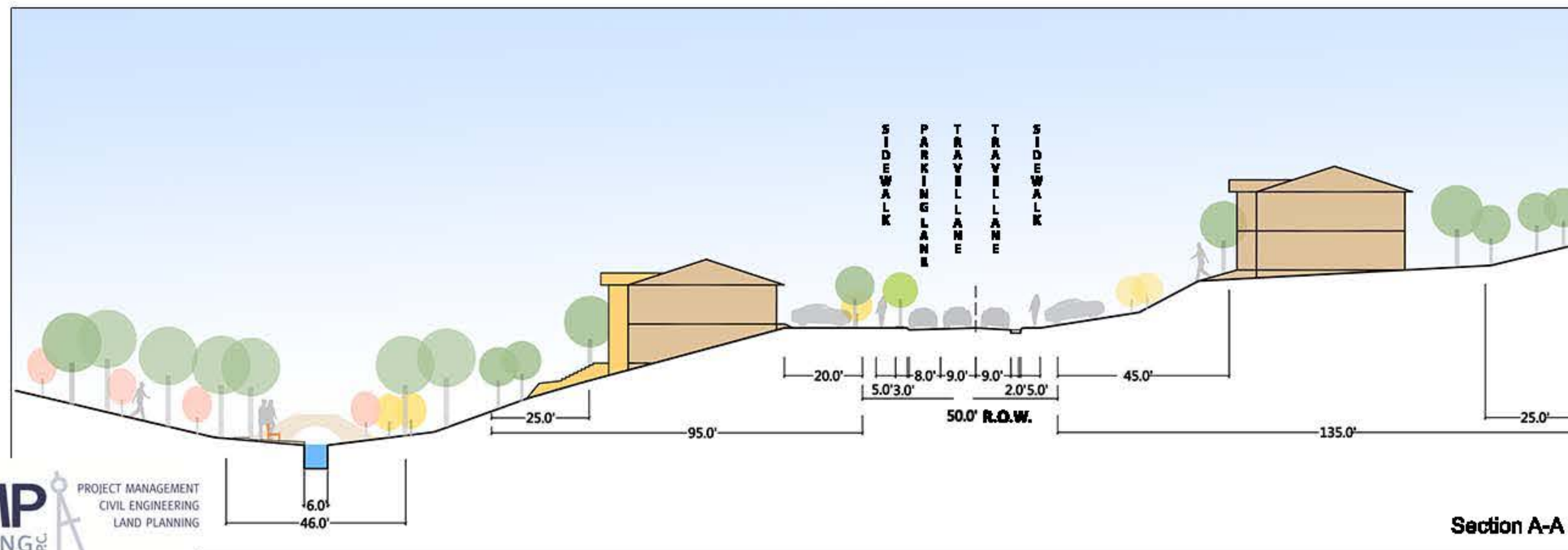
# PUD DESIGN STANDARDS

The PUD proposal shall conform to the following additional design standards:

- 1** Open Space A shall be re-vegetated at a rate of 20 trees per acre.
- 2** Ornamental groundcover shall be provided on slopes steeper than 3:1 adjacent to the right-of-way within Open Space B.
- 3** A pedestrian trail between Rockland Avenue and Stonehenge Avenue shall be provided. Where slopes are steeper than 8% a hard surface of steps shall be provided. A wooden footbridge shall be installed across the stream. A pedestrian boardwalk with a minimum area of 100 square feet shall be provided along the stream bank adjacent to the foot bridge, to accommodate picnicing and recreational activities.
- 4** One hardwood shade tree and one ornamental shade tree shall be provided in front yards within Block III.
- 5** Typical Building Setbacks for Lots 1-4:
 

Front	25'
Rear	25'
Side	3'
- 6** Typical Building Setbacks for Lots 5-26:
 

Front	20'
Rear	20'
Side	3'





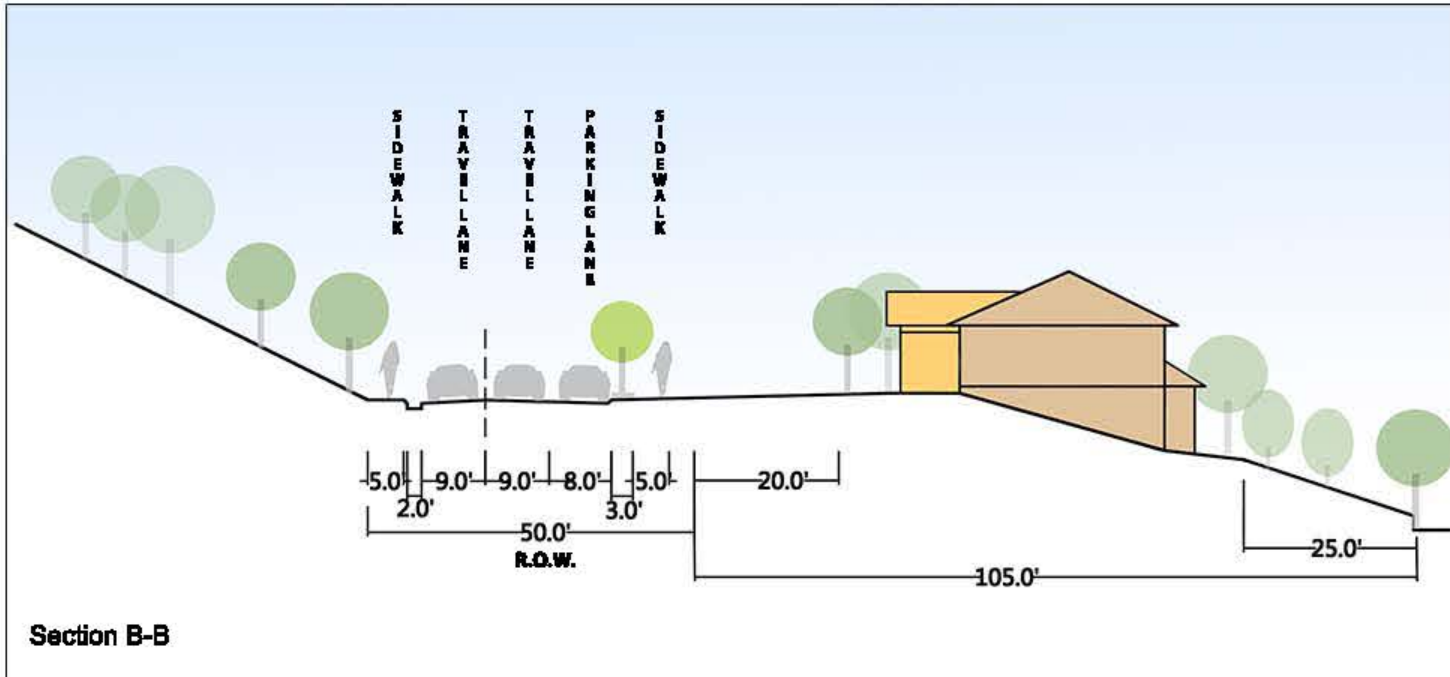
# PUD DESIGN STANDARDS

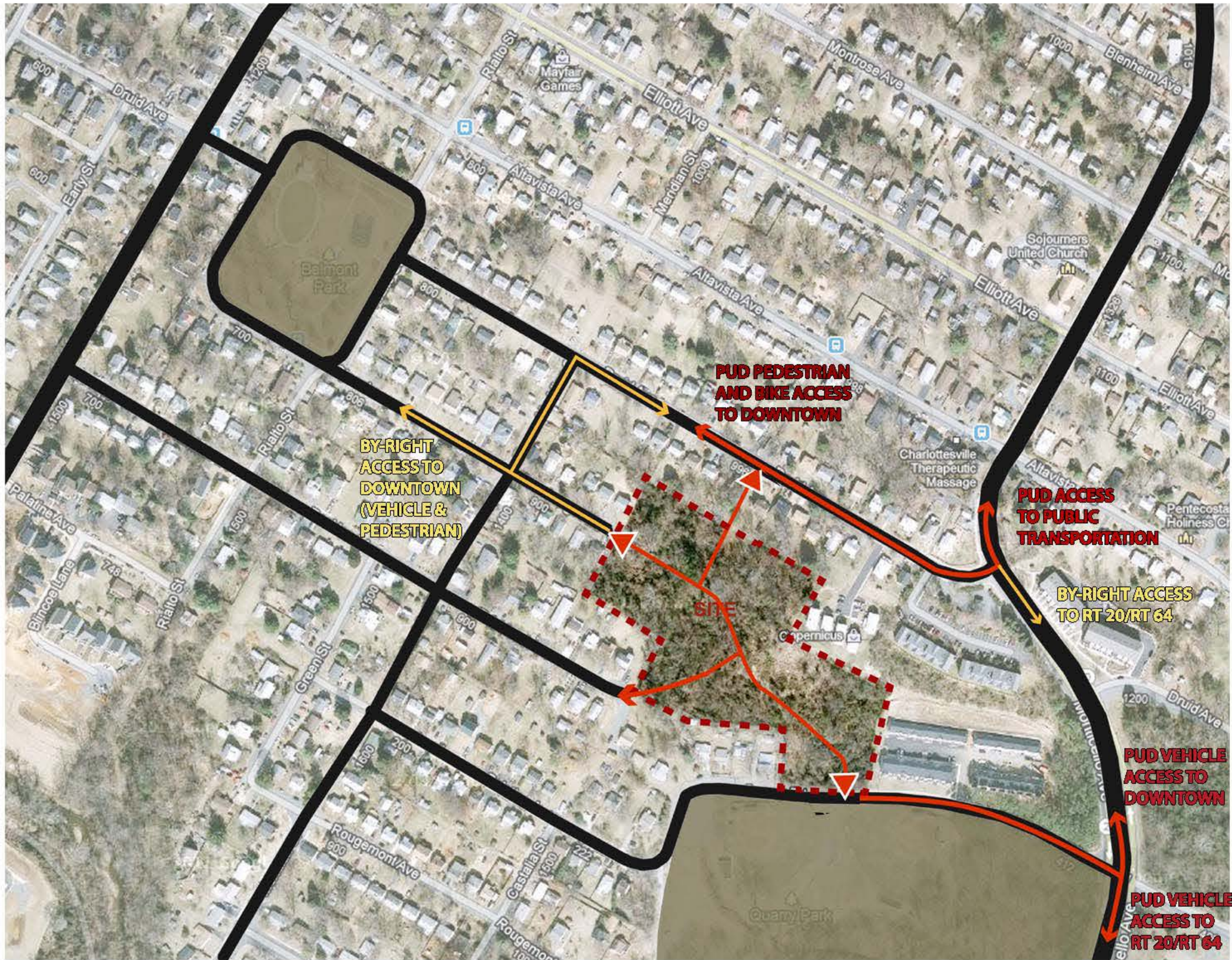
The PUD proposal shall conform to the following additional design standards:

- 1** Four large shade trees shall be provided along Quarry Road. Units that front on Quarry Road shall have pedestrian access and architectural frontage on Quarry Road.
- 2** Block IV Lots are allowed to park on Quarry Road, but no vehicular access for driveway shall be provided to them from Quarry Road.
- 3** A double row of staggered evergreen screening shall be provided adjacent to Belmont Cottages where existing vegetation has been removed.
- 4** Trees should not be removed from the Open Space Areas other than for road and utility grading. Any trees that are removed from the Open Space areas shall be replaced at a ratio of three new trees for each tree removed.
- 5** Typical Building Setbacks for Lots 1-4:
 

Front	25'
Rear	25'
Side	3'
- 6** Typical Building Setbacks for Lots 5-26:
 

Front	20'
Rear	20'
Side	3'



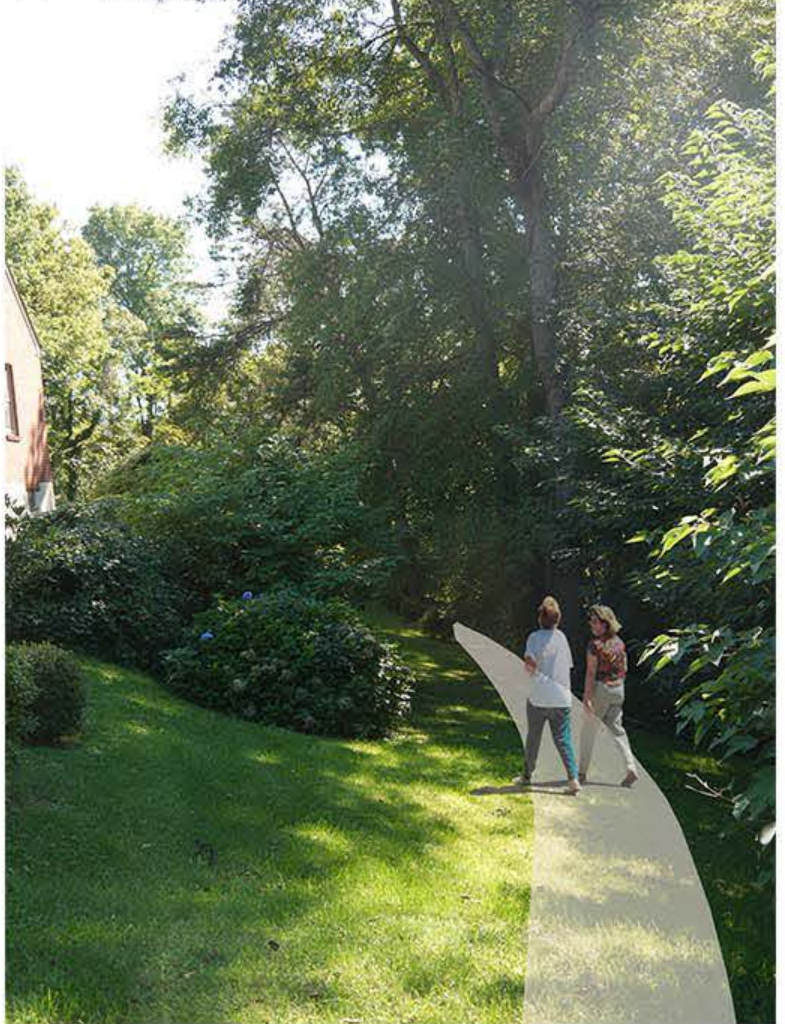


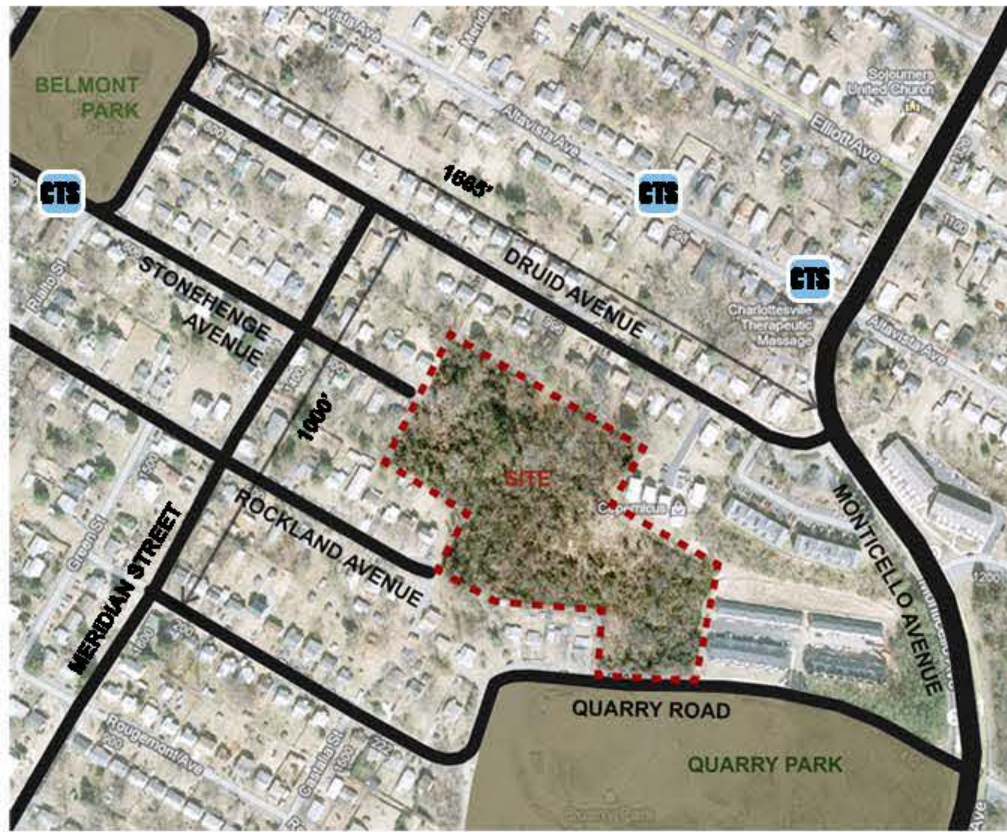
# CONNECTIVITY

Automobile access to the development from Quarry Road does not disrupt current traffic patterns on Stonehenge Avenue, Druid Avenue, or around Belmont Park. The PUD layout allows for greater pedestrian and bike permeability to the Belmont neighborhood, and pushes vehicles out onto Monticello Road, which is an established thoroughfare.

The By-Right plan sends all vehicles and pedestrians together out Stonehenge Avenue towards Belmont Park.

Pedestrian connection to the site from Druid Avenue, looking south. (below)

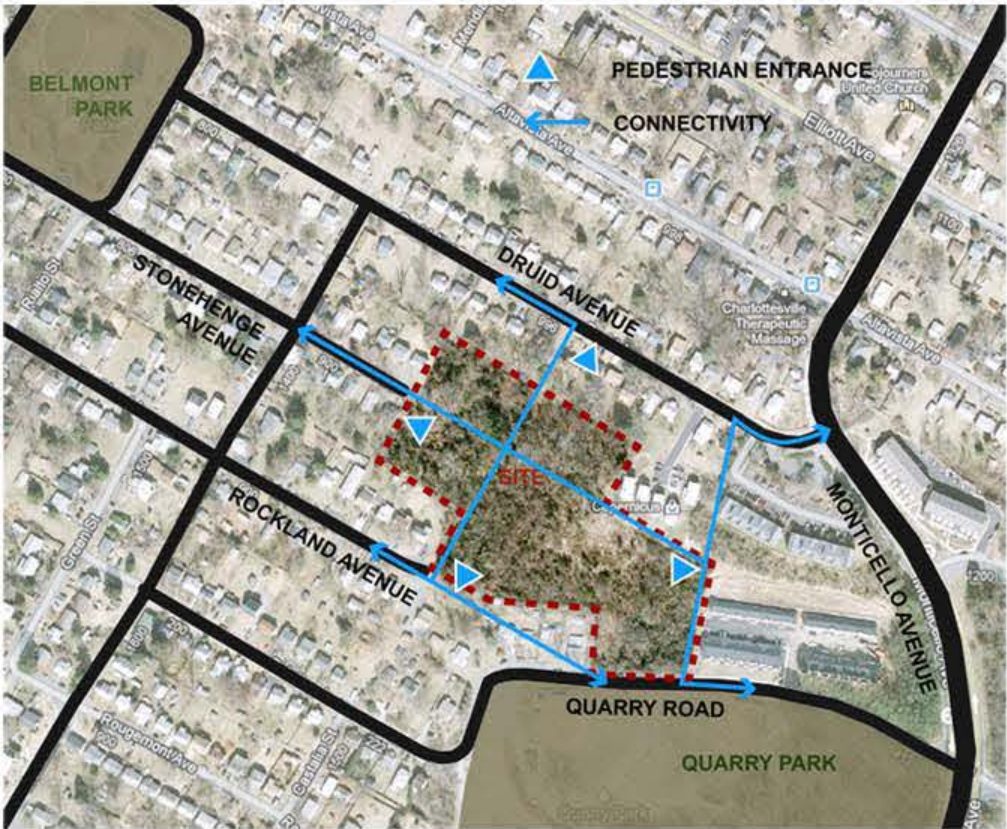




Existing Connectivity



Proposed Connectivity of By-Right Plan



Proposed Connectivity of Belmont Plat



Proposed Connectivity of PUD Plan

## CONNECTIVITY COMPARISON

To create a sustainable community, the connection between houses and city amenities should be strengthened while minimizing the disturbance of natural resources.

As is seen in the Existing Connectivity Figure, the main city amenities near the site include three bus stops and two public parks. However, since the road networks are incomplete, it is inconvenient for residents to walk to and from these destinations.

The By-Right Plan does nothing to improve the connectivity of this area. The original Belmont Plat greatly improves the connectivity of this area, but it completely disregards environmental factors and can no longer be built due to certain right of ways being previously closed. The PUD plan is both sensitive to environmental factors and provides through connections between Druid, Stonehenge, Rockland and Quarry Road.



# ZONING MAP AMENDMENT FOR STONEHENGE AVENUE EXT.

## TAX MAP 60, PARCELS 81.8, 90, 120, 120A-C, 121, & 122.4-7 CITY OF CHARLOTTESVILLE, VIRGINIA

### ADJACENT PARCELS WITHIN 500' OF SITE

TAX MAP & PARCEL #	ADDRESS	OWNER NAME	ZONING
590300000	818 ALTAVISTA AVE	COLLINS, ELWOOD L & LUCILLE G	R-1S
590301000	817 DRUID AVE	KNIGHT, EDWARD M & SYLVIA H	R-1S
590302000	815 DRUID AVE	TRODDEN, RICHARD & NORA	R-1S
590303000	813 DRUID AVE	ROBERTSON, GOODWIN B	R-1S
590313100	808 DRUID AVE	WHITE, LAVENDER J JR & MARY T	R-1S
590314000	DRUID AVE	CORDANO, PHILIP M & INGRID M	R-1S
590315000	814 DRUID AVE	TEMPLETON, STEPHEN & HANNAH BESSELL	R-1S
590316000	816 DRUID AVE	GARRISON, NETTIE W	R-1S
590317000	817 STONEHENGE AVE	NEULAND, DONALD J & EVA L	R-1S
590318000	815 STONEHENGE AVE	SHIFFLETT, ROGER LEE & CAROLYN S	R-1S
590319000	813 STONEHENGE AVE	MORRIS, JOSEPH E & VIVA B	R-1S
590320000	811 STONEHENGE AVE	SCLATER, BETTY E & BETTY J HERRING	R-1S
590330000	812 STONEHENGE AVE	LIVELY, LOUISE M	R-1S
590332000	816 STONEHENGE AVE	DE BAUN, CHRISTIAN C & ROCHELLE R PULL	R-1S
590333000	818 STONEHENGE AVE	WALKER, WILLIAM E SR & DAISY A	R-1S
590334000	819 ROCKLAND AVE	GAYLORD, DONALD A	R-1S
590335000	817 ROCKLAND AVE	GENTRY, WALTER D & BETTY M	R-1S
590336000	ROCKLAND AVE	ROSELIN, MARILYN JOAN	R-1S
590337000	813 ROCKLAND AVE	BINGLER, ROBERT F & PATRICIA G	R-1S
590348000	1500 GREEN ST	DUDLEY, PEARL M	R-1S
590348100	1502 GREEN ST	GENTRY, DAVID R & LYNETTE B NARCISO	R-1S
590349000	1504 GREEN ST	BRANCH, NORMAN W	R-1S
600066000	900 ALTAVISTA AVE	NAPPI, ANTHONY L, III	R-1S
600067000	902 ALTAVISTA AVE	GARRISON, CATHERINE E	R-1S
600068000	904 ALTAVISTA AVE	GARRISON REAL ESTATE, LLC	R-1S
600070000	908 ALTAVISTA AVE	GARRISON REAL ESTATE, LLC	R-1S
600071000	910 ALTAVISTA AVE	MARSHALL, HARRY S & PATSY	R-1S
600072000	912 ALTAVISTA AVE	PIPPIN, SUSAN G	R-1S
600073000	914 ALTAVISTA AVE	RUSHING, DEBORAH S	R-1S
600074000	916 ALTAVISTA AVE	FABIO, CRAIG A	R-1S
600075000	918 ALTAVISTA AVE	SACRE, THOMAS M, SR, LIFE ESTATE	R-1S
600076000	901 DRUID AVE	EPPARD, RAYMOND R & ETHEL D	R-1S
600076100	903 DRUID AVE	MAYO, BOBBY GENE & SHELBY G, LIFE ESTATE	R-1S
600076200	905 DRUID AVE	EPPARD, RAYMOND R & ETHEL D	R-1S
600076300	907 DRUID AVE	EASTON, FRED J & LOUISE K	R-1S
600076400	909 DRUID AVE	BREEDEN, ARNOLD R	R-1S
600076500	911 DRUID AVE	BLEAKLEY, JAMES F & MEGAN S	R-1S
600076600	913 DRUID AVE	GERMERSHAUSEN, BARBARA ANNE	R-1S
600076700	915 DRUID AVE	LANG, CARY L	R-1S
600076800	917 DRUID AVE	BEDDOW, WILLIAM & OLLIE, LIFE ESTATES	R-1S
600076900	919 DRUID AVE	LYNCH, MARTHA J	R-1S
600077000	900 DRUID AVE	HERRING, FLOYD L & SIDNEY B	R-1S
600078000	902 DRUID AVE	DEANE, BRENDA	R-1S
600079000	DRUID AVE	EVERETT, C E & BETTY H	R-1S
600080000	DRUID AVE	EVERETT, CLAUDE E & BETTY H	R-1S
600081000	908 DRUID AVE	MASSEY, MICHAEL & PATRICIA ANDERSON	R-1S
600081100	910 DRUID AVE	ULLRICH, WILLIAM & KRISTIN LINK	R-1S
600081200	912 DRUID AVE	PURICELLI, VIVIAN S	R-1S
600081300	914 DRUID AVE	DIX, MARTHA G	R-1S
600081400	916 DRUID AVE	VANDEVER, THOMAS J	R-1S
600081500	918 DRUID AVE	MILLER, STEVEN M & SHERYL H	R-1S
600081600	909 STONEHENGE AVE	AUST, NANCY I	R-1S
600081700	911 STONEHENGE AVE	AUST, NANCY I	R-1S
600082000	907 STONEHENGE AVE	WALSH, KATHLEEN A	R-1S
600083000	905 STONEHENGE AVE	MIDTHUM, BILLIE ANN	R-1S
600084000	903 STONEHENGE AVE	OLIVA, DONALD E & TAMMI J	R-1S
600085000	901 STONEHENGE AVE	LAHENDRO, JOSEPH D	R-1S
600086000	900 STONEHENGE AVE	WIDMER, DANIEL J & CANDACE B	R-1S
600087000	904 STONEHENGE AVE	ELLIOTT-GRAHAM, DELORES & MURRIEL	R-1S
600088000	906 STONEHENGE AVE	COUSAR, LAUREN M	R-1S
600089000	908 STONEHENGE AVE	DATTA, NICOLA C I	R-1S
600090000	910 STONEHENGE AVE	BECK, JAMES E & CHRISTINE P	R-1S
600095000	919 ROCKLAND AVE	HONAKER, RACHEL K, TRUSTEE	R-1S
600096000	917 ROCKLAND AVE	KOVARIK, BRENDA BURGESS	R-1S
600097000	915 ROCKLAND AVE	GENTRY, WALTER D & BETTY M	R-1S
600098000	913 ROCKLAND AVE	DOWELL, DORIS J	R-1S
600099000	911 ROCKLAND AVE	WARD, THOMAS G, JR & MAREN E	R-1S
600100000	909 ROCKLAND AVE	GARRISON, CATHERINE E	R-1S
600101000	905 ROCKLAND AVE	FOX, WILLIAM E JR & LINDA M	R-1S
600103000	1408 MERIDIAN ST	WOODSON, EMMA JANE	R-1S
600104000	1410 MERIDIAN ST	DUTOI, BRIAN CHARLES	R-1S
600105000	900 ROCKLAND AVE	SELLERS, ERIC W & JILL R	R-1S

TAX MAP & PARCEL #	ADDRESS	OWNER NAME	ZONING
600107000	906 ROCKLAND AVE	LUGAR, MICHAEL D, JANICE C & KARA M	R-1S
600108000	908 ROCKLAND AVE	MATHENY, CAROLYN V	R-1S
600109000	914 ROCKLAND AVE	GENTRY, WALTER D & BETTY M	R-1S
600110000	916 ROCKLAND AVE	GENTRY, WALTER D & BETTY M	R-1S
600111000	918 ROCKLAND AVE	GIBSON, ANNIE M	R-1S
600112000	1000 ROCKLAND AVE	POWELL, LARRY W	R-1S
600114000	423 QUARRY RD	RESULTS REAL ESTATE, INC	R-1S
600115000	421 QUARRY RD	CRAWFORD, WAYNE C & PATRICIA ANN	R-1S
600116000	419 QUARRY RD	CRAWFORD, PATRICIA ANN	R-1S
600117000	417 QUARRY RD	WOOD PROPERTY INVESTMENTS, LLC	R-1S
600118000	415 QUARRY RD	FLAVIN, PHILLIP L	R-1S
600122000	1000 DRUID AVE	BUTTNER, ERNEST E & PAULINE E	R-1S
600122100	1002 DRUID AVE	LILLY, LINDA K	R-1S
600122200	1004 DRUID AVE	SPEER, KIMBERLY L	R-1S
600122300	1006 DRUID AVE	HENNIGAR, MICHAEL H & KATRINA V	R-1S
600123000	1008 DRUID AVE	ZIEGLER, MARLA M	R-1S
600124000	1010 DRUID AVE	AUTEN, WILLIAM W & HOLLY H	R-1S
600124100	1012-A DRUID AVE	STEELE, MARIE C	PUD
600124200	1012-B DRUID AVE	PASTORE, EDWARD & ELIZABETH BRILLIANT	PUD
600124300	1012-C DRUID AVE	TOBIAS, AVROM & PEGGY	PUD
600124400	1012-D DRUID AVE	BROOM, CHRISTOPHER & CANDACE BURTON	PUD
600124500	1012-E DRUID AVE	ROBINSON, GERARD F & ANNE J HALE	PUD
600124A00	DRUID AVE	BELMONT RESIDENCES HOMEOWNERS ASSOC, INC	PUD
600125000	1014 DRUID AVE	FLETCHER, KRISTEN M	R-1S
600125A00	1016 DRUID AVE	THOMAS, ANDREW & KATHLEEN MUELLER	R-1S
600127000	1019 DRUID AVE	HARRIS, LONDON & SUZANNE	R-1S-EC
600127100	1015 DRUID AVE	GAFFNEY, NORA ALI	R-1S
600127200	1017 DRUID AVE	TAYLOR, RALPH E SR & ELSIE	R-1S
600128000	1013 DRUID AVE	WOOD, LYNWOOD DALE & CANDACE M	R-1S
600129000	1009 DRUID AVE	MEYER, KRISTIN K	R-1S
600129100	1005 DRUID AVE	CRUICKSHANK, JOHN & BARBARA	R-1S
600129200	1003 DRUID AVE	WOOD, WILLARD COLES JR & EDITH M	R-1S
600129300	1011 DRUID AVE	HENAO, IVAN D & JEANNETTE R HALPIN	R-1S
600129400	1007 DRUID AVE	KING, JOHN H	R-1S
600130000	1001 DRUID AVE	MATHIS, CASSANDRA MARIE	R-1S
600131000	1000 ALTAVISTA AVE	MEGAHAN, SCOTT & CAROLINE	R-1S
600131A00	1002 ALTAVISTA AVE	HUGHES, DAVID L & JEANNETTE A	R-1S
600132000	1006 ALTAVISTA AVE	PATRAS, JAMES	R-1S
600132100	1004 ALTAVISTA AVE	H P RENTAL PROPERTIES LP	R-1S
600133000	1008 ALTAVISTA AVE	CTM, LLC	R-1S
600134000	1016 ALTAVISTA AVE	NORTON, CHARLES W, III & JESSICA J	R-1S-EC
600134100	1012 ALTAVISTA AVE	GARRISON REAL ESTATE, LLC	R-1S
600134200	1010 ALTAVISTA AVE	AYERS, ASHLEY L	R-1S
600134300	1014 ALTAVISTA AVE	NORTON, CHARLES W, III & JESSICA J	R-1S-EC
600232000	1100 ALTAVISTA AVE	SPRADLIN, BONNIE & LAWRENCE MARSHALL, JR	R-1S-EC
600233000	1104 ALTAVISTA AVE	BLAKELY, VIRGIE M, LIFE ESTATE	R-1S
600252100	1600-12 MONTICELLO AVE	ONE SIX HUNDRED, LLC	HW-EC
600252200	QUARRY RD	BELMONT VILLAGE OWNERS ASSOCIATION, INC	HW
6002522A0	373 QUARRY RD	HEIDEBRINK, KELLI D	HW
6002522AA	321 QUARRY RD	JORGENSEN, EARL V & CINDY M	HW
6002522B0	371 QUARRY RD	LEE, KENYA C	HW
6002522C0	369 QUARRY RD	CLARKSON, JAMES & KRISTEN KANIPE	HW
6002522D0	367 QUARRY RD	SHIN, KYUNGMIN	HW
6002522E0	365 QUARRY RD	SEILER, NAN W	HW
6002522F0	363 QUARRY RD	CHEW, ERIC M & SUSAN M	HW
6002522G0	345 QUARRY RD	CALLAN, ANDREW T, III	HW
6002522H0	343 QUARRY RD	SELINGER HOMES, INC	HW
6002522I0	341 QUARRY RD	SELINGER HOMES, INC	HW
6002522J0	339 QUARRY RD	JORGENSEN, EARL V & CINDY M	HW
6002522K0	337 QUARRY RD	VAUGHAN, PHILIP R	HW
6002522L0	361 QUARRY RD	BYRD, SUSAN LOWRY	HW
6002522M0	359 QUARRY RD	MCDONALD, PAUL A & CARMEN E	HW
6002522N0	357 QUARRY RD	TRESSLER, MARIA L	HW
6002522O0	355 QUARRY RD	SPILLER, WARREN L	HW
6002522P0	353 QUARRY RD	FAULK, CORDELL L	HW
6002522Q0	351 QUARRY RD	MARICICH, YURI A & BRIDGET	HW
6002522R0	349 QUARRY RD	JORDAN, WILLIAM R	HW
6002522S0	347 QUARRY RD	ORRELL, GEORGE N & SHARON J	HW
6002522T0	335 QUARRY RD	GLASS, BONNIE K	HW
6002522U0	333 QUARRY RD	SELINGER HOMES, INC	HW
6002522V0	331 QUARRY RD	MACGAW, SCOTT M & ELIZABETH G	HW
6002522W0	329 QUARRY RD	SELINGER HOMES, INC	HW

### VICINITY MAP SCALE: 1"=1,000'

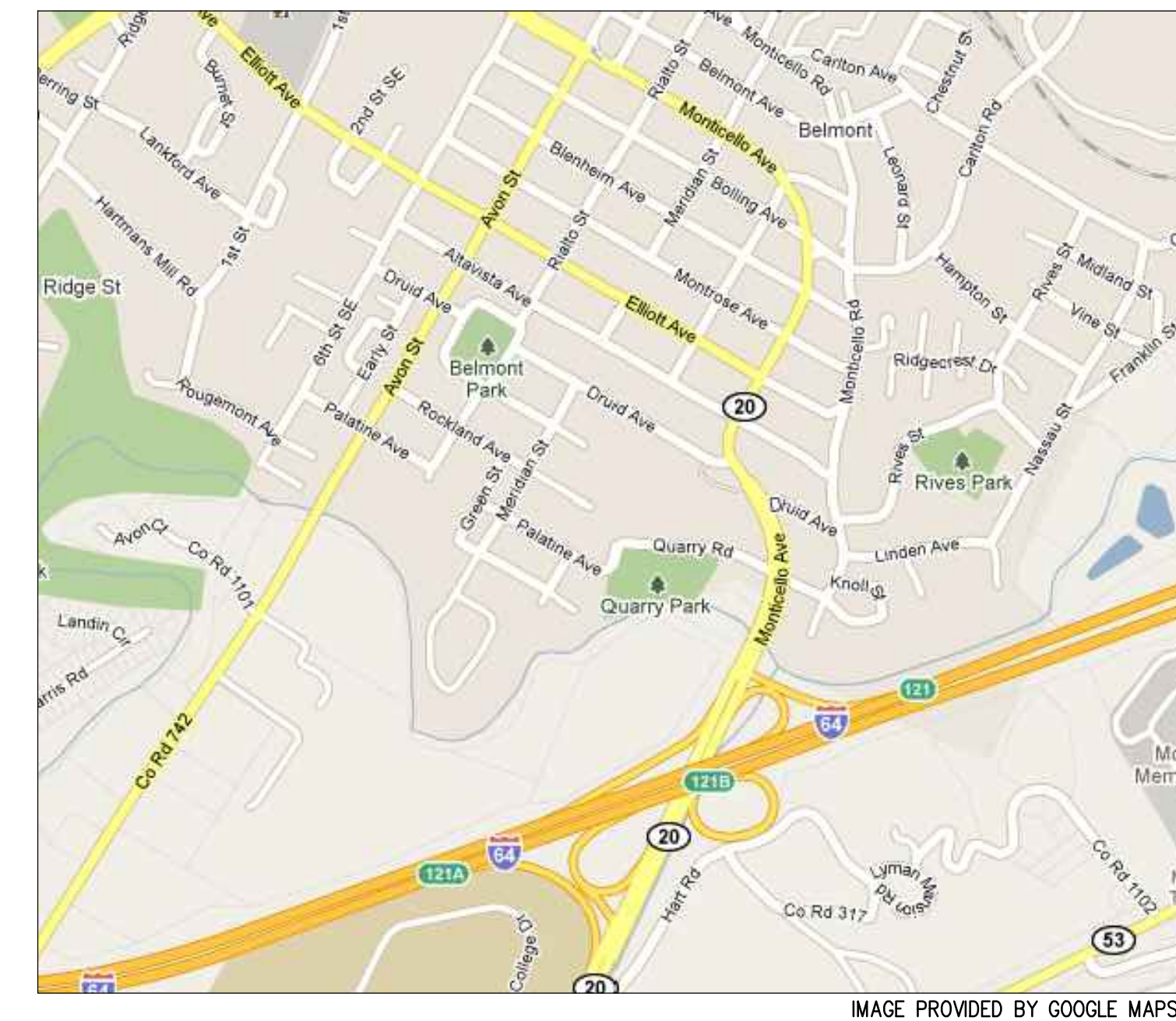


IMAGE PROVIDED BY GOOGLE MAPS

### ADJACENT PARCELS WITHIN 500' OF SITE

TAX MAP & PARCEL #	ADDRESS	OWNER NAME	ZONING
6002522X0	327 QUARRY RD	RUDMAN, FRANCES	HW
6002522Y0	325 QUARRY RD	REHM, REBECCA A	HW
6002522Z0	323 QUARRY RD	KUPPALLI, MANU & SMITHA S GOWDA	HW
600255000	420 QUARRY RD	CITY OF CHARLOTTESVILLE	R-1S-EC
600256000	307 PALATINE AVE	DUBENDORFER, DAVID & CARRIE OERTEL	R-1S
600256100	PALATINE AVE	DUBENDORFER, DAVID & CARRIE OERTEL	R-1S
600257000	303 PALATINE AVE	KELLEY, JAMES A, JR	R-1S
600259000	221 PALATINE AVE	WILLIAMS, ARLIE E & EVELYN C	R-1S
600260000	219 PALATINE AVE	ROWLAND, RICKY C	R-1S
600261000	215 PALATINE AVE	SELF, KEVIN E & SARAH J	R-1S
600262000	213 PALATINE AVE	FITZGERALD, JUNIOR H & BETTY JOE	R-1S
600263000	211 PALATINE AVE	WORKMAN, NORMAN LEE	R-1S
600264000	209 PALATINE AVE	CARWILE, M NEAL & ANITA D	R-1S
600265000	207 PALATINE AVE	FITZGERALD, JUNIOR & BETTY	R-1S
600266000	205 PALATINE AVE	BAKER, AARON E & CHRISTIN	R-1S
600267000	203 PALATINE AVE	GROVE, SUSANNAH L	R-1S
600267100	201 PALATINE AVE	KLINGER, JILL E	R-1S
600273000	212 PALATINE AVE	DICKERSON HOMES AND DEVELOPMENT, LLC	R-1S
600274000	214 PALATINE AVE	COLLIER, DANIEL & MARIE, ETAL	R-1S
600275000	216 PALATINE AVE	BABER, SHIRLEY L	R-1S
600276000	218 PALATINE AVE	GRIFFITH, STEPHANIE N	R-1S
600277000	220 PALATINE AVE	GRAY, KRISTEN A & LYNDON LARSON	R-1S
600278000	222 PALATINE AVE	TED REALTY, LLC	R-1S
600279000	304 PALATINE AVE	GRIFFITHS, JULIAN	R-1S
600279100	302 PALATINE AVE	LORIGAN, CHRISTOPHER R & LAUREL T	R-1S
600279A00	306 PALATINE AVE	MCHUGH, STEVEN F	R-1S
600280000	308 PALATINE AVE	NOWELL, WILLIAM & EFFIE	R-1S
600281000	310 PALATINE AVE	HIGGINS, ELIZABETH	R-1S

### PROPOSED ZONING/SETBACKS

Setbacks shall be as required by the block plan within the application narrative.

Uses Allowed: Uses permitted shall be the same as allowed in the R-1S zoning district.

### CRITICAL SLOPES DISTURBANCE

By-Right: 2.01 Ac.  
PUD: 1.29 Ac.

A waiver request has been submitted with this application.

### SHEET INDEX

- SHEET C1 - COVER SHEET
- SHEET C2 - EXISTING CONDITIONS
- SHEET C3 - BY-RIGHT PLAN
- SHEET C4 - PUD APPLICATION PLAN

### OWNER / DEVELOPER

Owner  
Wulson Development Company, LLC  
PO Box 7532  
Charlottesville, VA 22906

Developer  
Simeon Investments  
195 Riverbend Dr.  
Charlottesville, VA 22911

### ZONING

Current: R-1S, Single Family Residential  
Proposed: PUD

### LEGAL REFERENCE

- T.M. 60-120, 120A, 120B & 120C--  
D.B. 906-503, 506 PLAT & RESOLUTIONS CLOSING STREETS BOOK 2-23
- T.M. 60-81.8, 91, 121, 122.4 & 122.7--  
D.B. 999-616 AND ALBE.D.B. 96-72 THRU 75 PLAT
- T.M. 60-122.5 & 122.6--  
D.B. 983-562 AND ALBE.D.B. 96-72 THRU 75 PLAT

### LAND USE TABLE

All computations based upon area within PUD boundary shown on sheets C2 & C4

Existing Use: 31 Detached Single Family Residential Units  
Residential Density: 31 Units/6.43 Acres = 4.82 Units Per Acre

Existing (by-right)	Area	%
Lots	236,550 SF	84.5%
Road ROW	43,532 SF	15.5%
Total	280,083 SF (6.43 ac.)	

Proposed Use: 26 Detached Single Family Residential Units  
Residential Density: 26 Units/6.27 Acres = 4.15 Units Per Acre

PROPOSED	Area	%
Lots	133,292 SF	48.8%
Road ROW	53,459 SF	19.6%
Open space	86,312 SF	31.6%
Total	273,063 SF (6.27 ac.)	

### SITE NOTES

- Stormwater Management Shown is conceptual. Final design shall be shown with construction plans.
- This site does not contain any historic landmarks as registered on the Virginia or Federal registry.
- Existing vegetation on this parcel is mixed evergreen and deciduous trees. Existing vegetation will be protected and remain in areas without disturbance.
- A wetland delineation has been performed. There are no wetlands onsite.
- 2' contour interval topography is shown from Charlottesville GIS data.
- Tree Demolition Schedule:

152 Trees at 8" or Greater Existing  
68 Trees To Remain Per PUD Plan  
0 Trees To Remain Per By-Right Plan

### NARRATIVE

Please Refer to Attached PUD design narrative for details on the conformity of this project with the goals of the PUD zoning ordinance.

**SHIMP ENGINEERING, P.C.**  
 ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT  
 201 E. MAIN ST., SUITE M  
 CHARLOTTESVILLE, VA 22902  
 PHONE: (434) 207-8086  
 JUSTIN@SHIMP-ENGINEERING.COM

Rev #	Date	Description
1	09/20/12	PC Comments
2	09/20/12	PC Comments
3</		



**LEGEND**

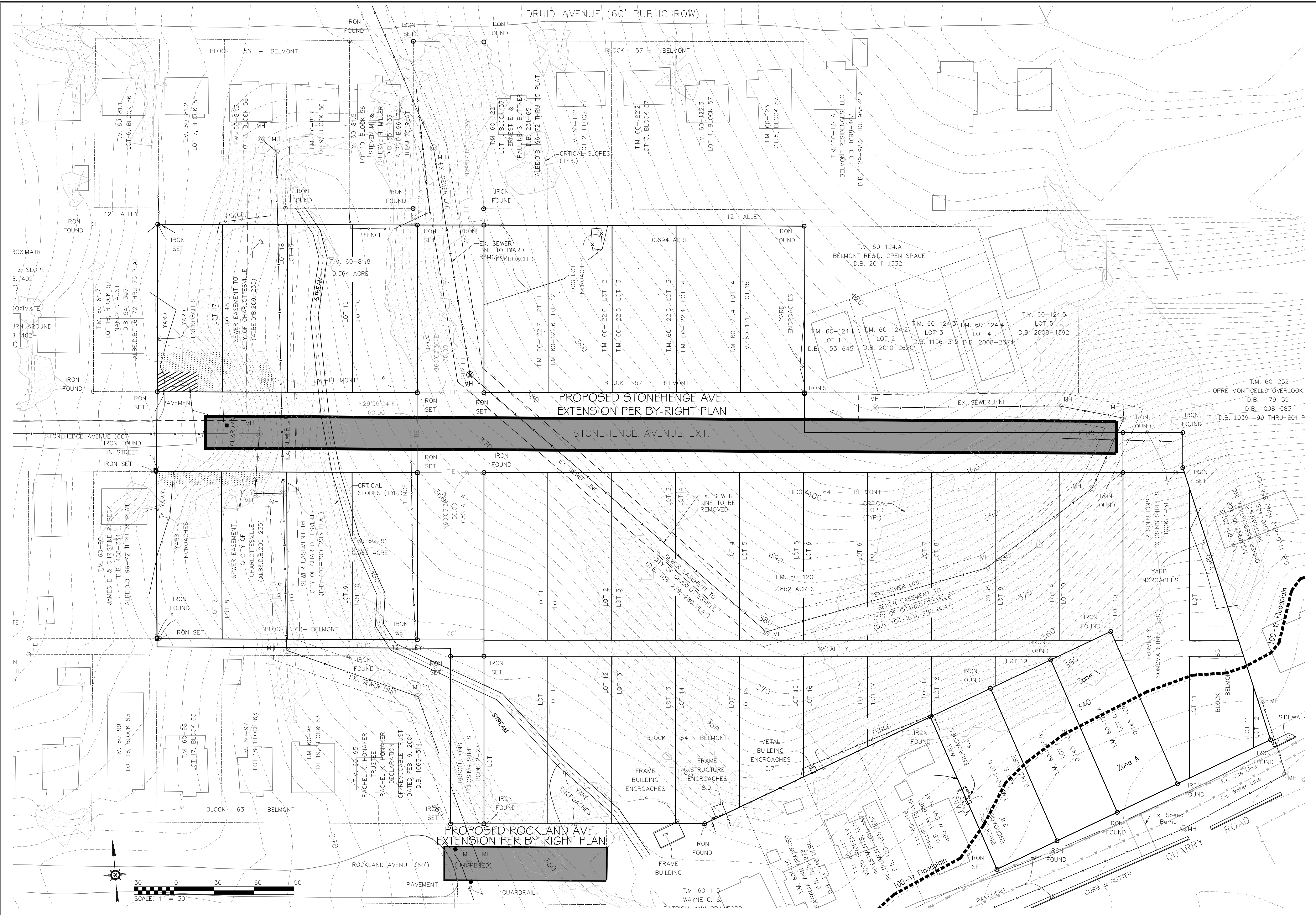
- Critical Slopes
- Trees To Remain
- Trees To Be Removed

**EXISTING CONDITIONS**

Rev #	Date	Description
1	08/19/12	Initial
2	09/20/12	PC Comments
3	01/23/13	PC Comments
4	03/20/13	New PUD Layout
5		

**ZONING MAP AMENDMENT FOR**  
**STONEHENGE AVE EXT.**  
 CITY OF CHARLOTTEVILLE, VIRGINIA

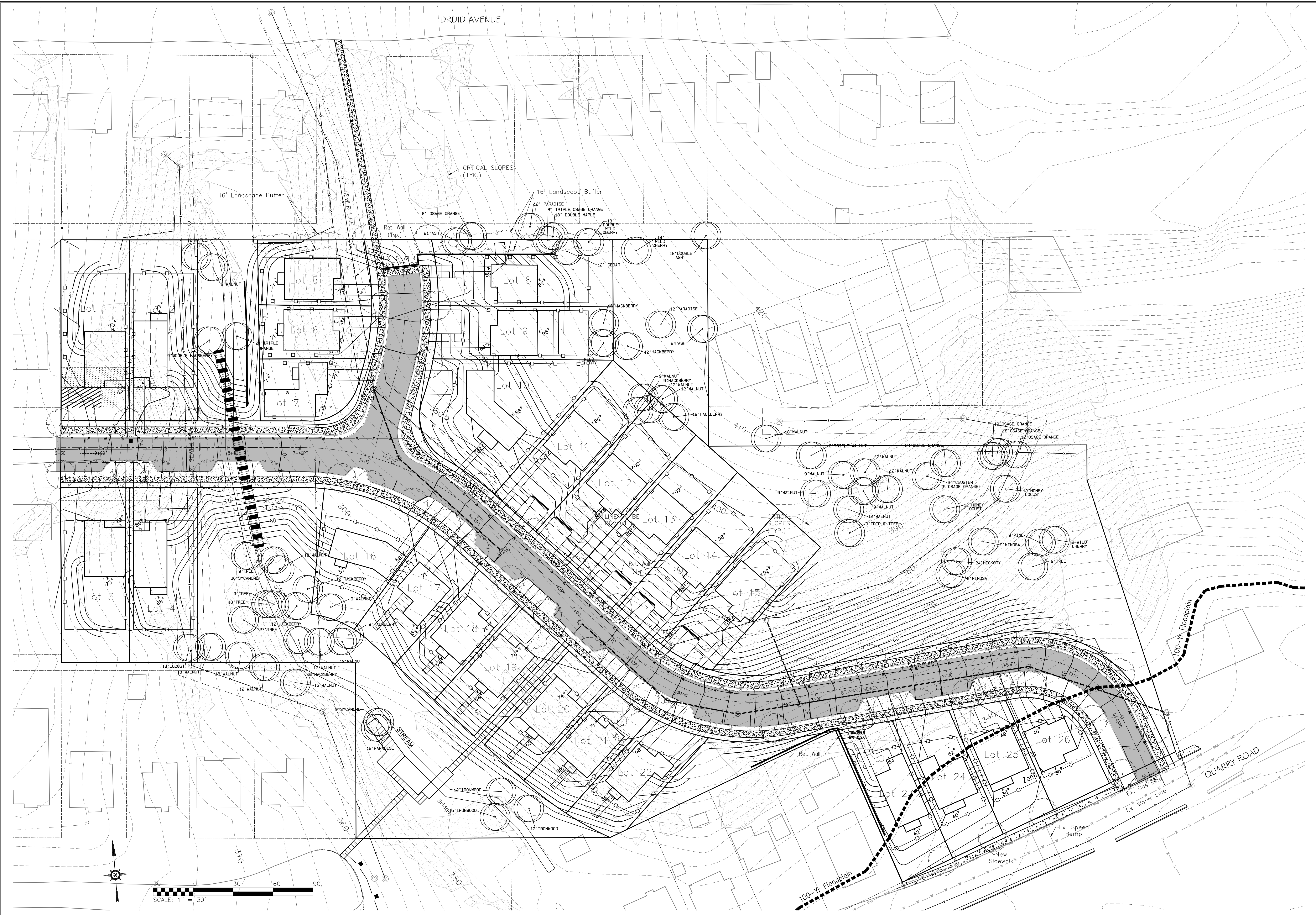
Date	03/19/2013
Scale	1" = 30'
Sheet No.	C2 OF 4
File No.	11.007



**BY-RIGHT DEVELOPMENT**

Rev. #	Date	Description
1	08/19/12	CITY COMMENTS
2	09/20/12	PC COMMENTS
3	01/23/13	PC COMMENTS
4	03/20/13	New PUD Layout
5		

**ZONING MAP AMENDMENT FOR**  
**STONEHENGE AVE EXT.**  
 CITY OF CHARLOTTESVILLE, VIRGINIA



DRUID AVENUE

16' Landscape Buffer

CRITICAL SLOPES (TYR.)

16' Landscape Buffer

Lot 5

Lot 8

Lot 6

Lot 9

Lot 10

Lot 11

Lot 12

Lot 13

Lot 14

Lot 15

Lot 3

Lot 4

Lot 16

Lot 17

Lot 18

Lot 19

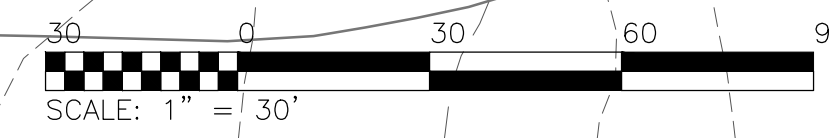
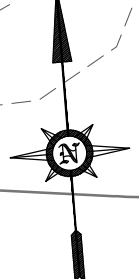
Lot 20

Lot 21

Lot 22

Lot 25

Lot 26



**SHIMP ENGINEERING, P.C.**  
 ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT  
 201 E. MAIN ST., SUITE M  
 CHARLOTTEVILLE, VA 22802  
 PHONE: (434) 207-8086  
 JUSTIN@SHIMP-ENGINEERING.COM

**APPLICATION PLAN**

Rev. #	Date	Description
1	08/20/12	APP
2	09/20/12	PC Comments
3	01/23/13	PC Comments
4	03/20/13	New PUD Layout
5	03/20/13	New PUD Layout

ZONING MAP AMENDMENT FOR  
**STONEHENGE AVE EXT.**  
 CITY OF CHARLOTTEVILLE, VIRGINIA

Date: 03/19/2013  
 Scale: 1" = 30'  
 Sheet No. C4 OF 4  
 File No. 11.007

**CITY OF CHARLOTTESVILLE**  
**MEMORANDUM**



TO: Planning Commission; City Council  
FROM: Missy Creasy, Planning Manager  
DATE: March 14, 2013  
RE: Subdivision Ordinance Amendment – Sidewalk Provisions

---

Background

Each year the City of Charlottesville proposes a number of amendments to the General Assembly for consideration and approval. As part of the 2013 package, an amendment was proposed to allow for an additional option for addressing sidewalk regulations for existing streets in residential areas. Concern had been raised that there are situations where sidewalks may not be appropriate in front of a specific property but the option of having someone pay into a fund to assist in the construction of sidewalks citywide may be appropriate. The City requested permission to allow for this option and it was approved. The change would allow for construction of the sidewalk at the location of the new dwelling or an option to provide funds to a sidewalk fund maintained by the City to construct citywide sidewalk priorities. The legislation approved allows for the City to amend the subdivision ordinance to include this new provision and staff is bringing the request forward at this time so it may be effective on July 1, 2013.

Discussion

Staff reviewed the approved legislation and recommends the following language be placed into Sec 29-182 (j)(3) to address this legislative change:

Section 29-182(j)(3) Where land being subdivided or developed fronts on an existing street, and adjacent property on either side has an existing sidewalk, the subdivider shall construct a sidewalk, and shall dedicate land to the public for such sidewalk, to connect to the existing sidewalk. On a residential lot or a lot containing at least one residential unit, the subdivider or developer thereof may, in the alternative, choose to contribute to a sidewalk fund, maintained and administered by the City, funds equivalent to the cost of the dedication of land for and the construction of a sidewalk on the property.

Recommendation:

Staff recommends approval of this ordinance to amend and reordain §29-182 of the Subdivision Ordinance of the Code of the City of Charlottesville, 1990, as amended, to provide the option of contributing to a sidewalk fund rather than dedicating land and constructing sidewalks for residential lots on existing streets as outlined by House Bill 1724.

Attachments

Legislation (H1724)  
Section 29-182 of the Subdivision Ordinance with proposal.

# 2013 SESSION

## CHAPTER 277

*An Act to allow the City of Charlottesville to amend its subdivision ordinance regarding the provision of sidewalks.*

[H 1724]

Approved March 13, 2013

Be it enacted by the General Assembly of Virginia:

1. § 1. *The governing body of the City of Charlottesville may, as a part of its subdivision ordinance as authorized by § 15.2-2242 of the Code of Virginia, include provisions allowing the subdivider or developer of a residential lot, or of a lot containing at least one residential unit, the option of either (i) dedicating land for and constructing a sidewalk as specified in subdivision 9 of § 15.2-2242 or (ii) contributing to a sidewalk fund, maintained and administered by the city, funds equivalent to the cost of the dedication of land for and construction of a sidewalk on the property. Nothing in this act shall alter in any way any authority of localities or the Department of Transportation to require sidewalks on any newly constructed street or highway.*

### Subdivision Ordinance Excerpt

#### **Sec. 29-182. - Standards for streets and alleys.**

The following standards shall apply to all streets and alleys within a subdivision:

(a)-(i)...

(j) *Related improvements.*

(1) Streets shall be constructed in accordance with the Standards and Design Manual with public facilities and infrastructure within the dedicated right-of-way where required.

(2) Sidewalks shall be constructed to approved city standards on both sides of every new street, and the dedicated right-of-way for a public street shall be sufficient to permit installation of the sidewalk within the right-of-way on both sides of such street.

(3) Where land being subdivided or developed fronts on an existing street, and adjacent property on either side has an existing sidewalk, the subdivider shall construct a sidewalk, and shall dedicate land to the public for such sidewalk, to connect to the existing sidewalk. On a residential lot or a lot containing at least one residential unit, the subdivider or developer thereof may, in the alternative, choose to contribute to a sidewalk fund, maintained and administered by the City, funds equivalent to the cost of the dedication of land for and the construction of a sidewalk on the property.

(4) Each sidewalk proposed to be accepted for maintenance by the city shall be marked on a plat as being "dedicated to the city for public use," and where practicable shall be located within the dedicated right-of-way for a public street. Each sidewalk proposed to be privately maintained shall be conveyed to a homeowners association or other private individual or entity, for ownership and perpetual maintenance, and shall be located outside the dedicated right-of-way for a public street. The agent or commission may require that a sidewalk proposed by the subdivider be privately maintained instead of being dedicated to the public, if the agent or commission determines there is not a need for the sidewalks to be publicly owned and maintained.

(5) The agent or commission may vary or approve exceptions to the sidewalk requirements or other design standards that are the subject of this subparagraph. A request for a variance or exception may be made prior to or with submittal of a preliminary plat. If such a request is made, it shall include: a written statement of the justification for the request. In reviewing a request, the agent or commission shall consider, in addition to the factors set forth within section 29-36, and as may be applicable to the particular request: (i) whether a surface other than concrete is more appropriate for the subdivision because of the character of the proposed subdivision and the surrounding neighborhood; (ii) whether sidewalks on only one (1) side of the street may be appropriate due to environmental constraints such as streams, stream buffers, critical slopes, floodplain, tree cover, or wetlands, or because lots are provided on only one (1) side of the street; (iii) whether the sidewalks reasonably can connect into an existing or future pedestrian system in the area; (iv) whether the length of the street is so short and the density of the development is so low that it is unlikely that the sidewalk would be used to an extent that it would provide a public benefit; (v) whether an alternate pedestrian system including an alternative pavement could provide more appropriate access throughout the subdivision and to adjoining lands, based on a proposed alternative profile submitted by the subdivider; (vi) whether the sidewalks would be publicly or privately maintained; (vii) whether the waiver promotes the goals of the comprehensive plan, including the applicable neighborhood plan; and (viii) whether waiving the requirement would enable a different principle of the neighborhood plan to be more fully achieved. (4-21-08(1))

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



**REQUEST FOR A WAIVER:  
CRITICAL SLOPES**

**PLANNING COMMISSION REGULAR MEETING**  
**DATE OF PLANNING COMMISSION MEETING: April 9, 2013**

**Project Planner:** Michael Smith  
**Date of Staff Report:**  
**Applicant:** Seminole Square Shopping Center  
**Applicant's Representative:** Scott Collins, Collins Engineering  
**Current Property Owner:** Towers Limited Partnership/Great Eastern Management

**Application Information**

**Property Street Address:** 129, 151, 159, 167, 123, 175 & 185 Seminole Court  
**Tax Map/Parcel #:** Tax Map 41C, Parcel 3.1  
**Total Square Footage/Acreage Site:** 818, 928 square feet (18.8 acres)  
**Comprehensive Plan (Land Use Plan) Designation:** Commercial  
**Current Zoning Classification:** HW- Highway Corridor  
**Tax Status:** No delinquent taxes

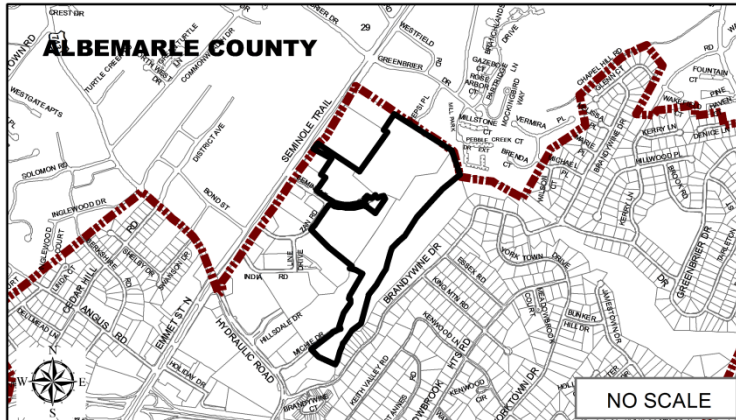
**Applicant's Request**

Mr. Collins, on behalf of Seminole Square Shopping Center, is requesting a waiver from Section 34-1120(b) of the City Code, relating to the protection of critical slopes, to allow for the construction of two, segmented retaining walls, totaling 1180' in length, along the northern portion of the Seminole Square Shopping Center property, containing existing slopes greater than or equal to 25%. Existing critical slopes include 67,953 square feet (1.56 acres) or approximately 8 percent of the property.

The applicant is seeking approval of the waiver request in order to "accommodate space for additional parking that will be lost to the Hillsdale Drive Extension through the center with the future redevelopment of the property." Staff would like to note that the corresponding site plan for this proposal does not depict parking and notes that "with the exception of the retaining wall improvements, no impervious areas are proposed with this plan."



## Vicinity Map



## Standard of Review

### Purpose and Intent

Per the language stated in Sec 34-1120(b)(1), the “critical slope provisions” are intended to protect topographical features that have a slope in excess of the grade established and other characteristics in the following ordinance for the following reasons and whose disturbance could cause one (1) or more of the following negative impacts:

- a. Erosion affecting the structural integrity of these features.
- b. Stormwater and erosion-related impacts on adjacent properties.
- c. Stormwater and erosion-related impacts to environmentally sensitive areas such as streams and wetlands.
- d. Increased stormwater velocity due to loss of vegetation.
- e. Decreased groundwater recharge due to changes in site hydrology.
- f. Loss of natural or topographical features that contribute substantially to the natural beauty and visual quality of the community such as loss of tree canopy, forested areas and wildlife habitat.

These provisions are intended to direct building locations to terrain more suitable to development and to discourage development on critical slopes for the reasons listed above, and to supplement other regulations and policies regarding encroachment of development into stream buffers and floodplains and protection of public water supplies.

As stated in Sec.34-1120(6)(d), the planning commission shall make a recommendation to city council in accordance with the criteria set forth in this section, and city council may thereafter grant a modification or waiver upon making a finding that:

- (i) The public benefits of allowing disturbance of a critical slope outweigh the public benefits of the undisturbed slope( public benefits include, but are not limited to, stormwater and erosion control that maintains the stability of the property and/or the quality of adjacent or environmentally sensitive areas; groundwater recharge;

- reduced stormwater velocity; minimization of impervious surfaces; and stabilization of otherwise unstable slopes); or
- (ii) Due to unusual size, topography, shape, location, or other unusual physical conditions, or existing development of a property, one (1) or more of these critical slopes provisions would effectively prohibit or unreasonably restrict the use, reuse or redevelopment of such property or would result in significant degradation of the site or adjacent properties.

No modification or waiver granted shall be detrimental to the public health, safety or welfare, detrimental to the orderly development of the area or adjacent properties, or contrary to sound engineering practices.

In granting a modification or waiver, city council may allow the disturbance of a portion of the slope, but may determine that there are some features or areas that cannot be disturbed. These include, but are not limited to:

- (i) Large stands of trees;
- (ii) Rock outcroppings;
- (iii) Slopes greater than 60%.

City council shall consider the potential negative impacts of the disturbance and regrading of critical slopes, and of resulting new slopes and/or retaining walls. City council may impose conditions as it deems necessary to protect the public health, safety or welfare and to insure that development will be consistent with the purpose and intent of these critical slopes provisions. Conditions shall clearly specify the negative impacts that they will mitigate. Conditions may include, but are not limited to:

- (i) Compliance with the "Low Impact Development Standards" found in the City Standards and Design Manual.
- (ii) A limitation on retaining wall height, length, or use;
- (iii) Replacement of trees removed at up to three-to-one ratio;
- (iv) Habitat redevelopment;
- (iv) An increase in storm water detention of up to 10% greater than that required by city development standards;
- (v) Detailed site engineering plans to achieve increased slope stability, ground water recharge, and/or decrease in stormwater surface flow velocity;
- (vi) Limitation of the period of construction disturbance to a specific number of consecutive days;
- (vii) Requirement that reseeded occur in less days than otherwise required by City Code.

### **Project Review / Analysis**

The applicant has provided information in the attached critical slopes waiver application for each item discussed below. The planning commission shall make a recommendation to city council, upon making one or more of the following findings:

\*Staff comments are in bold

- 1. The public benefits of allowing disturbance of a critical slope outweigh the public benefits of the undisturbed slope (public benefits include, but are not limited to, stormwater and erosion control that maintains the stability of the property and/or the quality of adjacent or environmentally sensitive areas; groundwater recharge; reduced stormwater velocity; minimization of impervious surfaces; and stabilization of otherwise unstable slopes).**

The applicant is utilizing finding #1 as justification for approval of a critical slope waiver, stating that the public benefit of Hillsdale Drive Extended outweighs the impact to critical slopes. The applicant notes that the current alignment of Hillsdale Drive Extended impacts the overall parking on the Seminole Square property and that expansion of parking will be necessary in order to meet parking requirements and demands of the retail facility.

**In regard to the impacts the applicant is noting as a result of Hillsdale Drive, the current design of Hillsdale Drive consists of additional excavation within the existing SWM facility and construction of the proposed retaining walls would prohibit the ability to perform this additional excavation. This may require Hillsdale to cross the SWM facility via a bridge, instead of a culvert and fill, potentially adding significant costs to the Hillsdale Drive project. Additionally, the applicant has noted the Hillsdale Drive Extension will impact overall parking at Seminole Square and expansion into the critical slopes will be necessary, in order to mitigate city code requirements for parking. Hillsdale Drive Extended will not impact the parking requirements and Seminole Square's parking will remain conforming.**

**Also, staff would like to note that the design of Hillsdale Drive Extended has been with the help, cooperation and direction of Seminole Square whose representatives have served on the Steering Committee for Hillsdale Drive Extended since its inception. In 1990, representatives of Seminole Square and several other businesses in that area approached City and County officials with the Hillsdale Drive concept. The concept was seen as a means to provide better access to local businesses and alternative transportation choices for the community without needing to drive along Route 29. It has been designed as a low speed (25 mph), 2 lane local facility with dedicated left turn lanes and numerous access points serving existing businesses along the corridor – it has not been designed as a bypass to “help alleviate the congestion on Route 29.” Due to the location -a previously developed commercial corridor-right of way costs were always expected to be high (current estimate is ~\$16 million). The City agreed to pursue funding for design and construction for the corridor only if the impacted property owners donated necessary right of way for the improvements. Of the 27.37 acres owned by Seminole Square, 1.214 acres of right of way and 0.27 acres of utility easements will be requested for donation. While this road does provide public transportation benefits – it also contains economic redevelopment benefits – hence the roadway project has developed through a mutually beneficial partnership between the City and Seminole Square. The roadway plans for Hillsdale Drive Extended as approved by City Council do not**

**preclude redevelopment opportunities on Seminole Square property - in fact it was meant to encourage exactly that.**

Applicant's justification for Finding #1

**a. Erosion affecting the structural integrity of those features.**

The applicant states that although there are signs of erosion on parts of the slope, for the most part, the wooded vegetation is holding the slopes in place. The applicant believes that by installing the retaining wall system, the walls will lock in the fill material and prevent future erosion along the slope. **Staff believes that installing the retaining walls will prevent possible future erosion as the slopes will be structurally stabilized.**

**b. Stormwater and erosion-related impacts on adjacent properties.**

The applicant states that the existing stormwater management facility (SWM) will not experience an increase in capacity as a result of installing the retaining walls. **Staff believes an engineering analysis needs to be provided that proves that the stormwater facility can manage projected storms without overtopping the embankment. This analysis should be based on current existing conditions, which account for current and future improvements located on the west side of Rt. 29. If the applicant believes this facility will not experience an increase in capacity, staff request that stormwater calculations be provided that justify that statement.**

**c. Stormwater and erosion-related impacts to environmentally sensitive areas such as streams and wetlands.**

The applicant states that no streams or wetlands are proposed to be impacted. **Staff has requested that the applicant verify no permits are necessary from the Army Corps of Engineers. At this time, the applicant has yet to provide verification.**

**d. Increased stormwater velocity due to loss of vegetation.**

The applicant states that increases in stormwater velocity will be mitigated with a proposed rain garden facility. **Staff recommends this facility not be considered as a mitigation effort as no rain garden is currently shown on the site plan.**

**e. Decreased groundwater recharge due to changes in the site hydrology.**

The applicant states that impact to the critical slopes will not have an impact on groundwater recharge. The applicant states the existing SWM facility on the Pepsi property will provide an opportunity for groundwater recharge before being discharged into the existing SWM facility and outfall system. **Staff has no comments regarding this statement.**

- f. **Loss of natural topographic features that contribute substantially to the natural beauty and visual quality of the community such as loss of tree canopy, forested areas, and wildlife habitat.**

The applicant states the benefit of Hillsdale Drive Extended outweighs the loss of natural topographic features. **The benefit of Hillsdale Drive Extended is immaterial to this particular critical slope provision. The applicant is not appropriately addressing loss of natural topographic features, as it relates to the installation of retaining walls.**

### **Staff Recommendation**

The applicant has yet to provide the following information necessary to review this proposal:

1. Stormwater calculations that reflect the applicant's claim that the existing stormwater facility will not see an increase in capacity.
2. Verification from the Army Corps of Engineers that no permits are required to work within the proposed area.
3. An engineered analysis of the proposed rain garden.

As a result of the lack of information, the application fails to address the potential negative impacts of critical slopes provisions b, c,d and f.

Staff believes the applicant does not fully meet the criteria for finding #1 and recommends denial of the waiver request. If the waiver request is approved, staff requests that the following condition be included:

1. The City vacate the existing stormwater management easement.

If the critical slope waiver is granted and the easement is not vacated, staff recommends that an access road be constructed as part of the construction of the retaining wall to allow the City to adequately maintain the facility. The existing easement would have to be expanded to include the access road.

### **Suggested Motions**

1. "I move to approve the steep slope waiver for Tax Map 41C, Parcel 3.1, Seminole Court on the grounds that *[use one of the two findings]*."
2. "I move to approve the steep slope waiver for Tax Map 41C, Parcel 3.1, Seminole Court *[use one of the two findings]*, with the following conditions...."
3. "I move to deny the steep slope waiver for Tax Map 41C, Parcel 3.1, Seminole Court

Enclosures

*Waiver application*

*Applicant's narrative*

*Site Plan*

January 18, 2013

Updated 3/18/2013

City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911  
Charlottesville, VA 22902

***RE: Seminole Square Expansion – Critical Slopes Waiver Request Supplement***

Please allow this letter to serve as our formal request for a critical slope waiver to allow an impact to the critical slopes along the northern portion of the Seminole Square property. The Seminole Square property's current use is a retail shopping center.

**Applicant:** Collins Engineering / Great Eastern Management

**Property Owner:** Towers Limited Partnership / Great Eastern Management

**Existing Conditions:**

This area to the north of the site with the existing critical slopes is primarily wooded. This area was graded and these slopes were created almost 30 years ago when the property was first developed back in 1985. 2:1 and 3:1 slopes were used to establish the grades of the current shopping center. Overall the existing bank is in fair condition, there are some areas that show signs of erosion while other portions of the bank are holding up better. There is a currently a creek and existing stormwater management facility along this area with the critical slopes. The city currently has a stormwater management easement in this area up to the 416 contour elevations. The proposed improvements and impacts to the critical slopes would not affect the existing stormwater management facility or stream along the northern property.

**Project Description:**

The reason for the critical slope waiver request for the project is to prepare the site for the pending redevelopment improvements with the extension of the Hillsdale Drive through the property. Currently, the city has designed the future Hillsdale Drive to extend through the Seminole Square property, impacting large portions of the parking lot and a section of one of the retail buildings. This extension will have a major effect on the overall existing usable area of the Seminole Shopping center. The proposed expansion will accommodate space for additional parking that will be lost to the Hillsdale Drive extension through the center with the future redevelopment of the property. A series of (2) retaining walls will be constructed on the north side of the property (outside of the existing stormwater management easement) to create an area behind the existing buildings for additional parking for the shopping center.

**Total Site Area:** 18.8 acres

**Zoning:** existing HW (Highway Corridor)

**Percentage of Area greater than or equal to 25% slopes:**

1.56 acres of the site's 18.8 acres, or 8% of the site area

**Finding #1:**

Hillsdale Drive extension is an integral part of the future Charlottesville transportation network. A large portion of right-of-way (approximately 2 acres) necessary for the Hillsdale Drive extension cuts through the middle of the Seminole Square Shopping Center parking lot and portion of one of the buildings. This roadway extension will serve the public as a secondary (parallel) roadway system along Route 29, providing an alternate road option that will service the community and help alleviate the congestion on Route 29. This public benefit far outweighs the impact to the man-made critical slopes along the northern portion of the property that were created with the filling of the property back in 1985 to create the shopping center. A series of retaining walls will be installed along this portion of the site and these walls will lock in the fill material along this area, creating a stabilized bank. Below this area is an existing stormwater management facility for the Seminole Square and Pepsi Bottling company properties. This facility will remain as-is, with no impacts to the current capacity of the facility. The future impervious area created with the impacts to the critical slopes will be treated with a rain garden in addition to draining to this stormwater management facility.

If there was an alternative layout or alignment of Hillsdale Drive that did not impact the Seminole Square shopping center, then additional parking would not be necessary for the site. However, City Council has accepted the current alignment and agreed to start the negotiations on acquiring the necessary right of way along this alignment. With the roadway extension, the impact to the overall parking on the Seminole Square property will need to be mitigated, and this option allows for the expansion of the parking for the property to meet the parking requirements and demands of the retail facility.

**Erosion affecting the structural integrity of those features:**

Currently, this critical slope (which was created in 1985) is showing some signs of erosion on parts of the slope. The wooded vegetation, for the most part, is holding the slopes in place; however, there are many areas where erosion has occurred over the years. With the installation of the retaining wall system, this will prevent any additional erosion along this steep bank. The walls will lock in the fill material and prevent it from future erosion.

**Stormwater and erosion-related impacts on adjacent properties:**

The downstream area below this proposed critical slope impact is an existing stormwater management facility, which is owned and maintained by the Seminole Square Shopping Center and Pepsi Bottling Company. The Pepsi Bottling Company is also proposing to impact the existing critical slopes on their property as well for the same reasons, to allow the Hillsdale Drive Extension to be constructed on their property for the overall benefit of



the community. The existing stormwater management facility and its current capacity will not be impacted by impacts of these critical slopes. The retaining walls will be constructed prior to and in combination with the filling of this area to prevent erosion related issues. Most of the drainage area to this slope is captured with the existing curb and gutter system on the top of the slope, which prevents a lot of the run-off from sheet-flowing down the banks.

**Stormwater and erosion-related impacts to environmentally sensitive areas such as streams and wetlands:**

No streams or wetlands are proposed to be impacted with the filling and impacts of the critical slopes on this property. The existing stream below this area is part of the existing stormwater management facility, and no impacts are proposed.

**Increased stormwater velocity due to loss of vegetation**

The increase of stormwater velocity due to the loss of vegetation and future impervious area will be mitigated with a proposed rain garden facility below the impervious area. This rain garden will collect the run-off and provide water quality and detention, prior to releasing the flow into the existing stormwater management facility, which provides additional treatment and detention. These measures will compensate for the increase in velocity due to the loss of vegetation in this area.

**Decreased groundwater recharge due to changes in the site hydrology**

The impacts to these critical slopes do not have much effect or change on the groundwater or site hydrology. There is not a lot of drainage area to these critical slope areas and the slopes themselves limit the ability for run-off to be absorbed into the ground before running down the slopes into the existing streams. However, the installation of a rain garden below the future impervious areas will provide an opportunity for the run-off to drain into the ground before being discharged into the existing swm facility.

**Loss of natural or topographic features that contribute substantially to the natural beauty and visual quality of the community such as loss of tree canopy, forested areas and wildlife habitat.**

The benefit of Hillsdale Drive outweighs the overall impacts to this area, including the loss of tree canopy. Trees and the wildlife habitat within the existing limits of the stormwater management facility will still remain and will be preserved.

**Additional attachments:**

Please see the Site plan amendment for additional information and exhibits for this request.

Please let me know if you have any questions or need any additional information to review this critical slope analysis.

Sincerely,  
Scott Collins, PE

# SEMINOLE SQUARE EXPANSION

## SITE PLAN AMENDMENT

### CITY OF CHARLOTTESVILLE, VIRGINIA

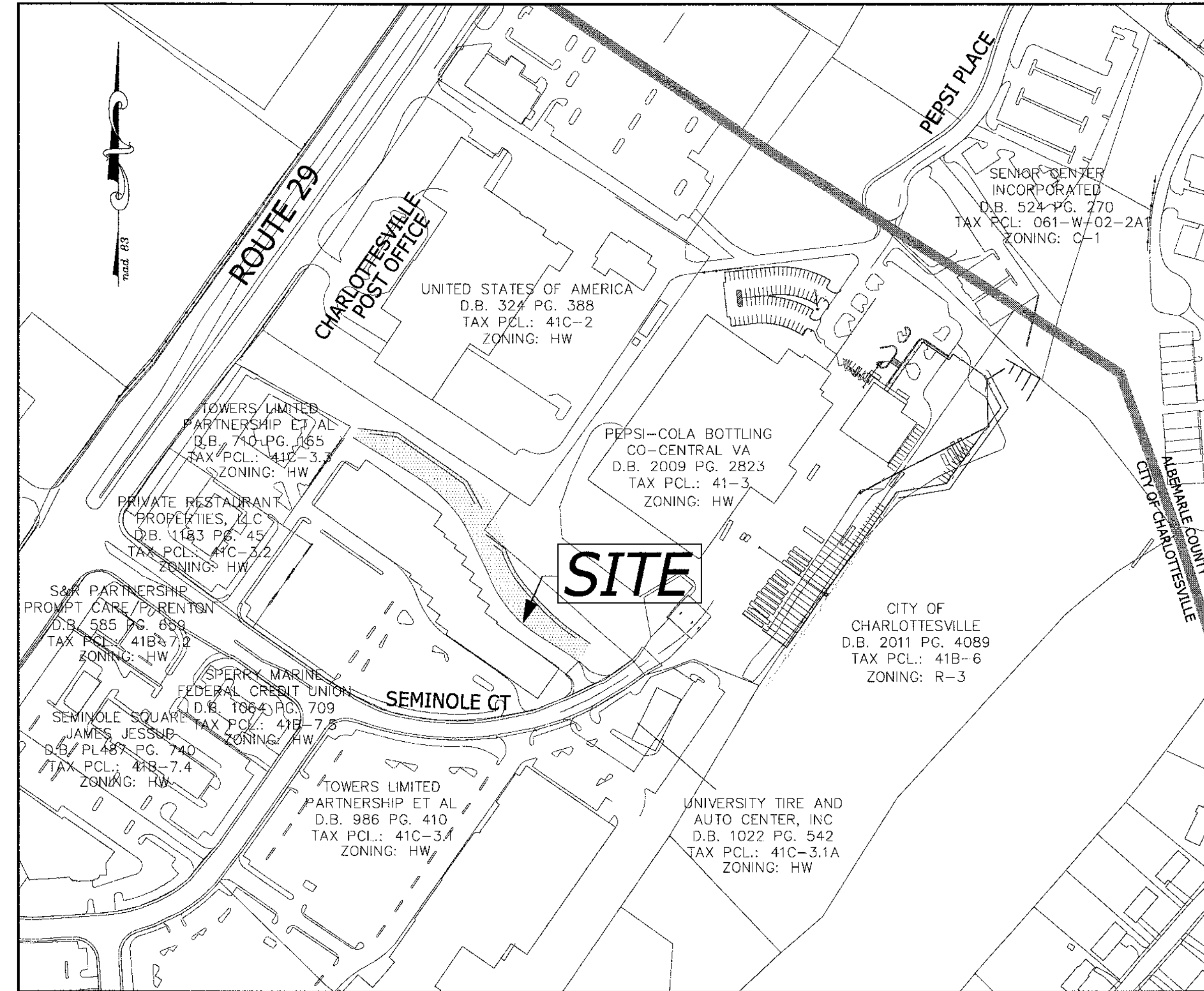
#### PROJECT DATA:

- THE OWNER/CLIENT OF THIS PROPERTY IS:  
TOWERS LIMITED PARTNERSHIP ET. AL.  
GREAT EASTERN MANAGEMENT  
P.O. BOX 5526  
CHARLOTTESVILLE, VA 22905
- THESE PLANS HAVE BEEN PREPARED BY:  
COLLINS ENGINEERING, INC.  
200 GARRETT STREET SUITE K  
CHARLOTTESVILLE, VA 22902  
TELEPHONE: (434) 293-3719 FACSIMILE: (434) 293-2813
- SOURCE OF SURVEY/INFORMATION: SURVEY FOR THIS SITE PLAN AMENDMENT IS FROM THE FIELD SURVEY CONDUCTED BY COMMONWEALTH LAND SURVEYING, LLC DATED AUGUST 4, 2011 AND UPDATED OCTOBER, 2012. ADDITIONAL OFFSITE SURVEYED INFORMATION IN THE PROXIMITY OF THE PEPSI PLANT IS BASED OFF A SURVEY BY JENNINGS STERHNSON, P.C. IN JANUARY OF 2007. STORM SEWER RIM & INVERT ELEVATIONS LOCATED IN SEMINOLE SQUARE IS PROVIDED BY A LICENSED LAND SURVEYOR AT MERIDIAN PLANNING GROUP IN JANUARY OF 2012. THE MISS UTILITY TICKET NUMBER IS B227901423-00B.
- ZONING: TMP 41C-3.1; HW - HIGHWAY CORRIDOR ZONING (NO DISTURBANCE TO ENTRANCE CORRIDOR - UNAFFECTED WESTERN PORTION OF PARCEL UNDER ENTRANCE CORRIDOR DESIGNATION)
- USGS DATUM: NAD 83 (1994)
- LOCATION/ADDRESS OF PROJECT:  
129 SEMINOLE COURT, CHARLOTTESVILLE, VA 22901  
151 SEMINOLE COURT, CHARLOTTESVILLE, VA 22901  
159 SEMINOLE COURT, CHARLOTTESVILLE, VA 22901  
167 SEMINOLE COURT, CHARLOTTESVILLE, VA 22901  
123 SEMINOLE COURT, CHARLOTTESVILLE, VA 22901  
175 SEMINOLE COURT, CHARLOTTESVILLE, VA 22901  
185 SEMINOLE COURT, CHARLOTTESVILLE, VA 22901
- FLOODING: THERE IS NO FLOODING ON THE SUBJECT PARCEL PER THE FEMA FLOOD INSURANCE RATE MAP NUMBER 51003C, PANEL 0278D, DATED FEBRUARY 4, 2005.
- STREAM BUFFER: THE PROPOSED IMPROVEMENTS OF THIS PROPERTY AS SHOWN ON THE PLAN SHALL NOT IMPACT THE STREAM BUFFER LOCATED ON THE ADJACENT PROPERTY.
- BUILDING HEIGHT: EXISTING BUILDING HEIGHT TO REMAIN UNCHANGED
- PROPOSED USE: THE CONSTRUCTION OF A RETAINING WALL BEHIND SEMINOLE SQUARE SHOPPING CENTER FOR A PROPOSED USABLE AREA.
- TOTAL ACREAGE OF SITE: 18,806 ACRES
- TOTAL LAND DISTURBED: 1.75 ACRES
- SITE PHASING: PROJECT CONSTRUCTION AND E&S TO OCCUR IN ONE PHASE.
- CRITICAL SLOPES: THERE ARE EXISTING MAN-MADE CRITICAL SLOPES ON THE SUBJECT PROPERTY, THE AMOUNT OF CRITICAL SLOPES AND IMPACTED CRITICAL SLOPES ARE SHOWN ON SHEET 2.
- PARKING REQUIREMENTS:  
NO PARKING CHANGES PROPOSED AT THIS TIME. A FUTURE PHASE WILL CREATE ADDITIONAL PARKING SPACES AND THE HILLSDALE DRIVE FUTURE EXTENSION.
- PUBLIC UTILITIES: THE SITE WILL BE SERVED BY EXISTING PUBLIC WATER AND SEWER.
- STORMWATER MANAGEMENT AND STORM DRAINAGE:  
NO IMPERVIOUS AREAS ARE PROPOSED WITH THIS PLAN. THE FUTURE IMPERVIOUS AREA ON THE SITE WILL DRAIN TO THE EXISTING SWM FACILITY, WHICH IS ADEQUATE IN SIZE FOR THE FUTURE IMPERVIOUS AREA. THE ADEQUACY OF THE FACILITY WILL BE DETERMINED WHEN THE FUTURE DEVELOPMENT IS PROPOSED & SUBMITTED FOR REVIEW.
- AREAS DEDICATED FOR PUBLIC USE: CURRENTLY, THERE IS NO LAND ON THIS PROPERTY THAT IS PROPOSED TO BE RESERVED OR DEDICATED FOR PUBLIC USE.
- SUBJECT PARCEL 41C-3.1 LOT COVERAGE AND PROPOSED USES:  
TOTAL LOT AREA: 18,806 ACRES  
EXISTING LOT COVERAGE NOT PROPOSED TO CHANGE WITH THIS SITE PLAN AMENDMENT.  
WITH THE EXCEPTION OF THE RETAINING WALL IMPROVEMENTS, NO IMPERVIOUS AREAS ARE PROPOSED WITH THIS PLAN. THEREFORE A SWM ANALYSIS IS NOT REQUIRED WITH THIS SET OF PLANS. ALSO NOTE THE POST-DEVELOPMENT DRAINAGE CHARACTERISTICS HAVE NOT BEEN MODIFIED OR INCREASED, AND CONTINUE TO FLOW IN THE SAME DIRECTION & LOCATION AS PRE-DEVELOPMENT CONDITIONS.  
OPEN SPACE AREA TOTAL: UNCHANGED AT THIS TIME
- WATER DEMAND: EXISTING WATER DEMAND UNCHANGED.
- SIGNAGE: THE CURRENT SIGNAGE FOR THE PROPERTY IS EXISTING AND SHALL REMAIN, AND NO CHANGES TO THE CURRENT SIGNAGE IS PROPOSED WITH THIS PLAN.
- INGRESS AND EGRESS: UNCHANGED - FUTURE DEVELOPMENT WILL INCLUDE THE HILLSDALE DRIVE EXTENSION PER APPROVED MASTERPLAN.
- BUILDING/LOT SETBACKS:  
HW-HIGHWAY CORRIDOR ZONING:  
FRONT: 5' MIN. AND 30' MAXIMUM  
SIDE/REAR:  
20' ADJACENT TO LOW DENSITY RESIDENTIAL DISTRICT  
NO SETBACK ADJACENT TO SIMILAR DENSITY DISTRICT
- SITE TRIP GENERATION: UNCHANGED
- NO FIRE HYDRANTS ARE PROPOSED, HOWEVER THERE ARE THREE EXISTING FIRE HYDRANTS THAT SURROUND THE EXISTING BUILDING. ALSO, THE ADJACENT PROPERTY CONTAINS TWO FIRE HYDRANTS. FIRE HYDRANT #08250 MAINTAINED A STATIC PRESSURE OF 90 PSI WHILE FIRE HYDRANT #08255 WAS OPENED AND RELEASED A FLOW OF 1,275 GPM.

COLLINS ENGINEERING SHALL NOT HAVE AUTHORITY OVER CONTRACTOR'S WORK, SAFETY PRECAUTIONS, SCHEDULES, OR COMPLIANCE WITH LAWS AND REGULATIONS. WE SHALL NOT ASSUME RESPONSIBILITY FOR ANY CONSTRUCTION BEGUN PRIOR TO PLAN APPROVAL.

#### NOTES:

- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE CONSISTENT WITH THE MUTCD.
- IFC 505-THE BUILDING STREET NUMBER TO BE PLAINLY VISIBLE FROM THE STREET FOR EMERGENCY RESPONDERS.
- IFC 506.1-AN APPROVED KEY BOX SHALL BE MOUNTED TO THE SIDE OF THE FRONT OR MAIN ENTRANCE. THE CHARLOTTESVILLE FIRE DEPARTMENT CARRIES THE KNOX BOX MASTER KEY. A KNOX BOX KEY BOX CAN BE ORDERED BY GOING ONLINE TO WWW.KNOXBOX.COM. THE KNOX BOX ALLOWS ENTRY TO THE BUILDING WITHOUT DAMAGING THE LOCK AND DOOR SYSTEM.
- FIRE HYDRANTS, FIRE PUMP TEST HEADER, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL REMAIN CLEAR AND UNOBSTRUCTED BY LANDSCAPING, PARKING OR OTHER OBJECTS. THE FIRE MARSHAL'S OFFICE NO LONGER ALLOWS ANY TYPE OF LANDSCAPING TO BE PLACED IN FRONT OF AND WITHIN 5 FEET OF FIRE HYDRANTS, FIRE PUMP TEST HEADERS, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES.
- 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 WEIGHTING 75,000 LBS.
- IFC 1404.1-SMOKING TO BE ALLOWED IN ONLY DESIGNATED SPACES WITH PROPER RECEPTACLES.
- IFC 1404.2-WASTE DISPOSAL OF COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH WORKDAY.
- IFC 1410.1-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.
- IFC 1404.6-CUTTING AND WELDING OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CHAPTER 26, OF THE INTERNATIONAL FIRE CODE, ADDRESSING WELDING AND HOTWORK OPERATIONS.
- IFC 1414.1-FIRE EXTINGUISHERS SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
- REQUIRED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
- OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13 FEET 6 INCHES.
- ALL SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE IX, SECTION 34-1020 CITY CODE.

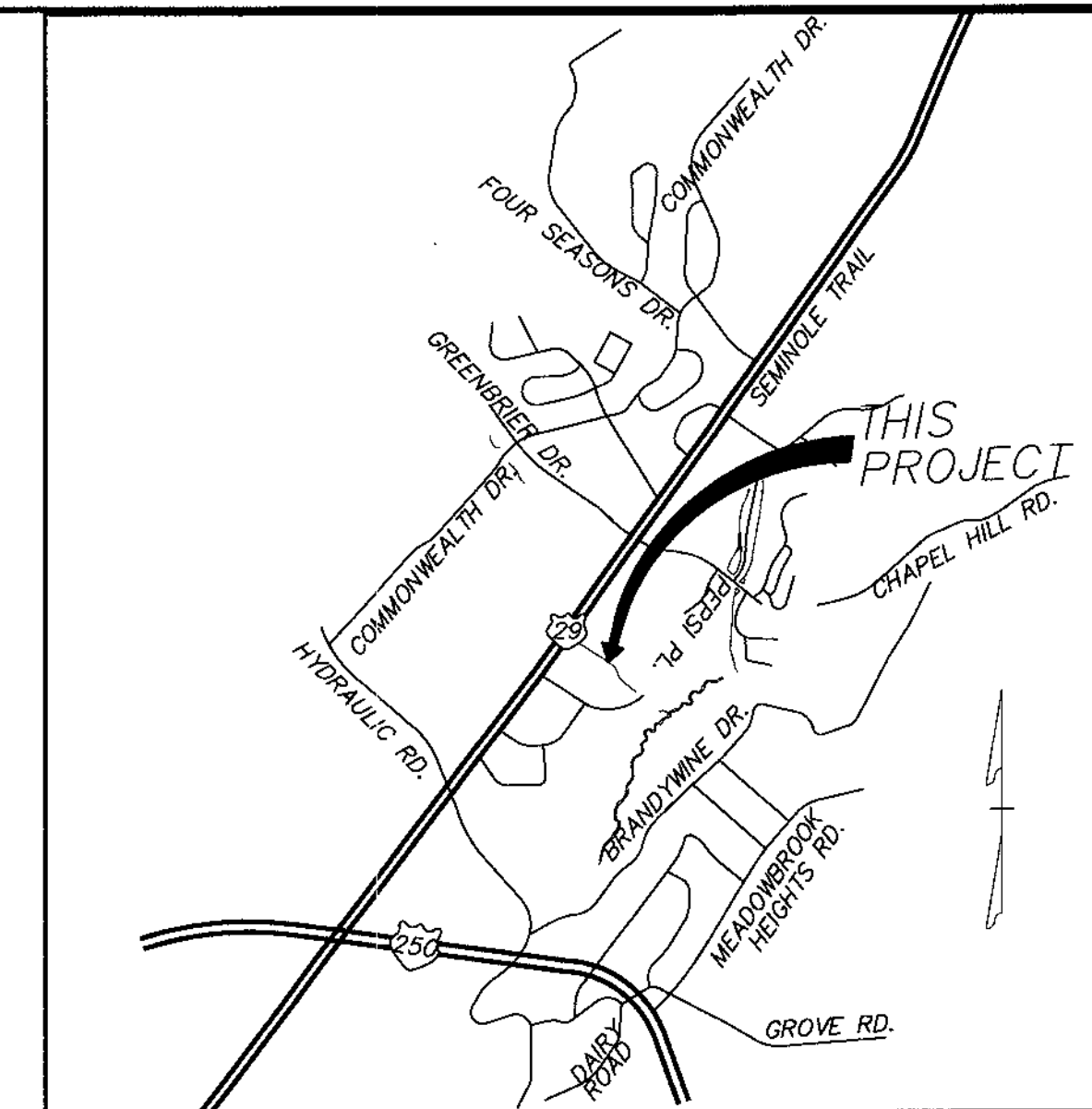


**SHEET LAYOUT**  
SCALE: 1" = 200'

**OWNER & DEVELOPER**  
TOWERS LIMITED PARTNERSHIP ET. AL.  
GREAT EASTERN MANAGEMENT  
P.O. BOX 5526  
CHARLOTTESVILLE, VA 22905

SIGNATURE PANEL

DIRECTOR, NEIGHBORHOOD DEVELOPMENT



**VICINITY MAP**  
SCALE: 1" = 2,000'

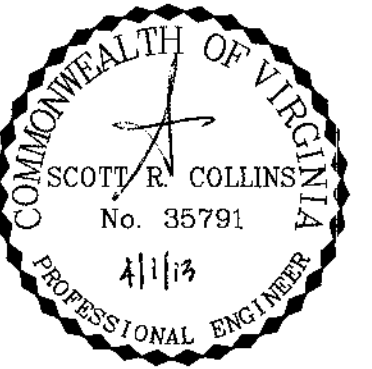
#### SHEET INDEX

TITLE	SHEET
COVER SHEET	1
EXISTING CONDITIONS	2
SITE PLAN	3
NOTES, DETAILS & PROFILES	4
HILLSDALE DRIVE EXTENSION OVERLAID WITH PROPOSED DEVELOPMENTS	5
EROSION & SEDIMENT CONTROL NARRATIVE & NOTES	6
EROSION & SEDIMENT CONTROL PLAN	8
EROSION & SEDIMENT CONTROL DETAILS	9
TOTAL SHEETS:	9

#### LEGEND

##### ROADS

	EXISTING CULVERT
	CULVERT
	DROP INLET & STRUCTURE NO. CURB & GUTTER
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED VEGETATIVE COVER
	EC-3A DITCH
	DEPTH OF EC-3A DITCH
	EC-2 DITCH
	DEPTH OF EC-2 DITCH
	EARTH DITCH
	DRIVEWAY CULVERT
	BENCH MARK
	CLEARING LIMITS
	VDOT STANDARD STOP SIGN
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	TBC DENOTES TOP/BACK OF CURB T/B DENOTES TOP OF BOX



#### REVISIONS

REVISION DESCRIPTION	DATE
INITIAL SUBMITTAL	1/13/12
REVISED SUBMISSION TO ADDRESS CITY COMMENTS	11/02/12
REVISED SUBMISSION TO ADDRESS CITY COMMENTS DATED 11/20/12	1/09/13
REVISED SUBMISSION TO ADDRESS CITY COMMENTS DATED 2/15/13	3/25/13

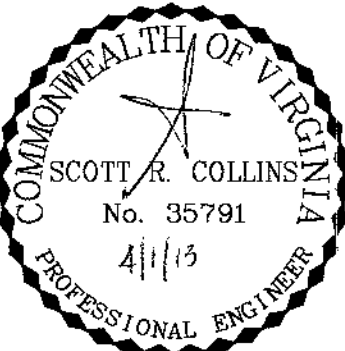
**COLLINS ENGINEERING**

200 GARRETT STREET SUITE K- CHARLOTTESVILLE, VA 22902 - 434-293.3719

SEMINOLE SQUARE EXPANSION SITE PLAN AMENDMENT

COVER SHEET

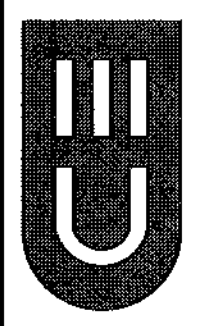
PROJECT  
JOB NO.  
112070  
SCALE  
N/A  
SHEET NO.  
1



**REVISIONS**

REVISION DESCRIPTION	DATE
INITIAL SUBMITTAL	1/13/12
REVISED SUBMISSION TO ADDRESS CITY COMMENTS	11/02/12
REVISED SUBMISSION TO ADDRESS CITY COMMENTS DATED 11/20/12	1/09/13
REVISED SUBMISSION TO ADDRESS CITY COMMENTS DATED 2/15/13	3/25/13

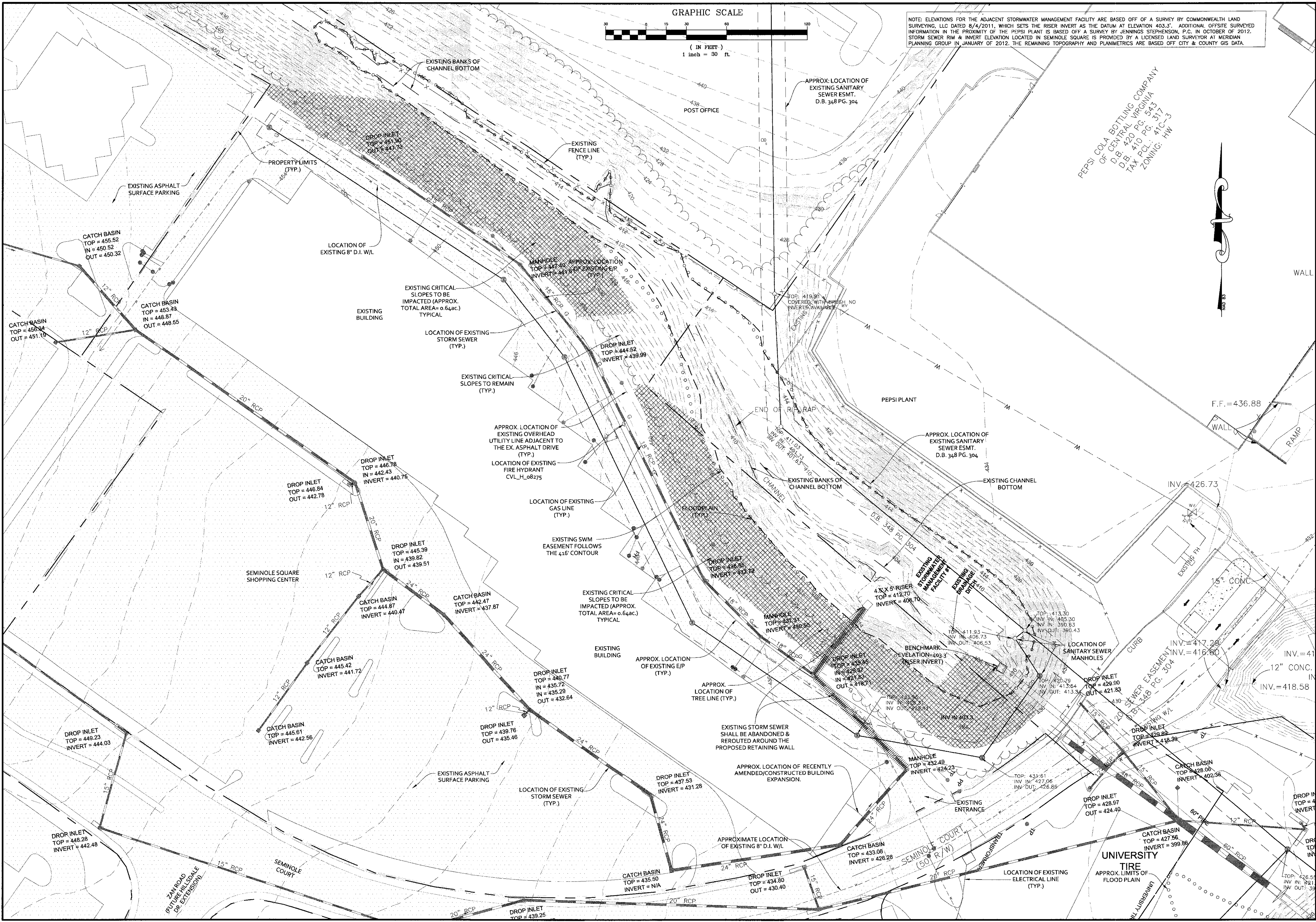
**COLLINS ENGINEERING**  
 200 GARRETT STREET SUITE K- CHARLOTTEVILLE, VA 22902 - 434.293.3719



**SEMINOLE SQUARE EXPANSION SITE PLAN AMENDMENT**  
 EXISTING CONDITIONS

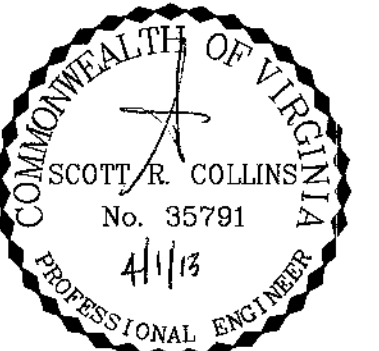
PROJECT	112070
JOB NO.	112070
SCALE	1" = 30'
SHEET NO.	2

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

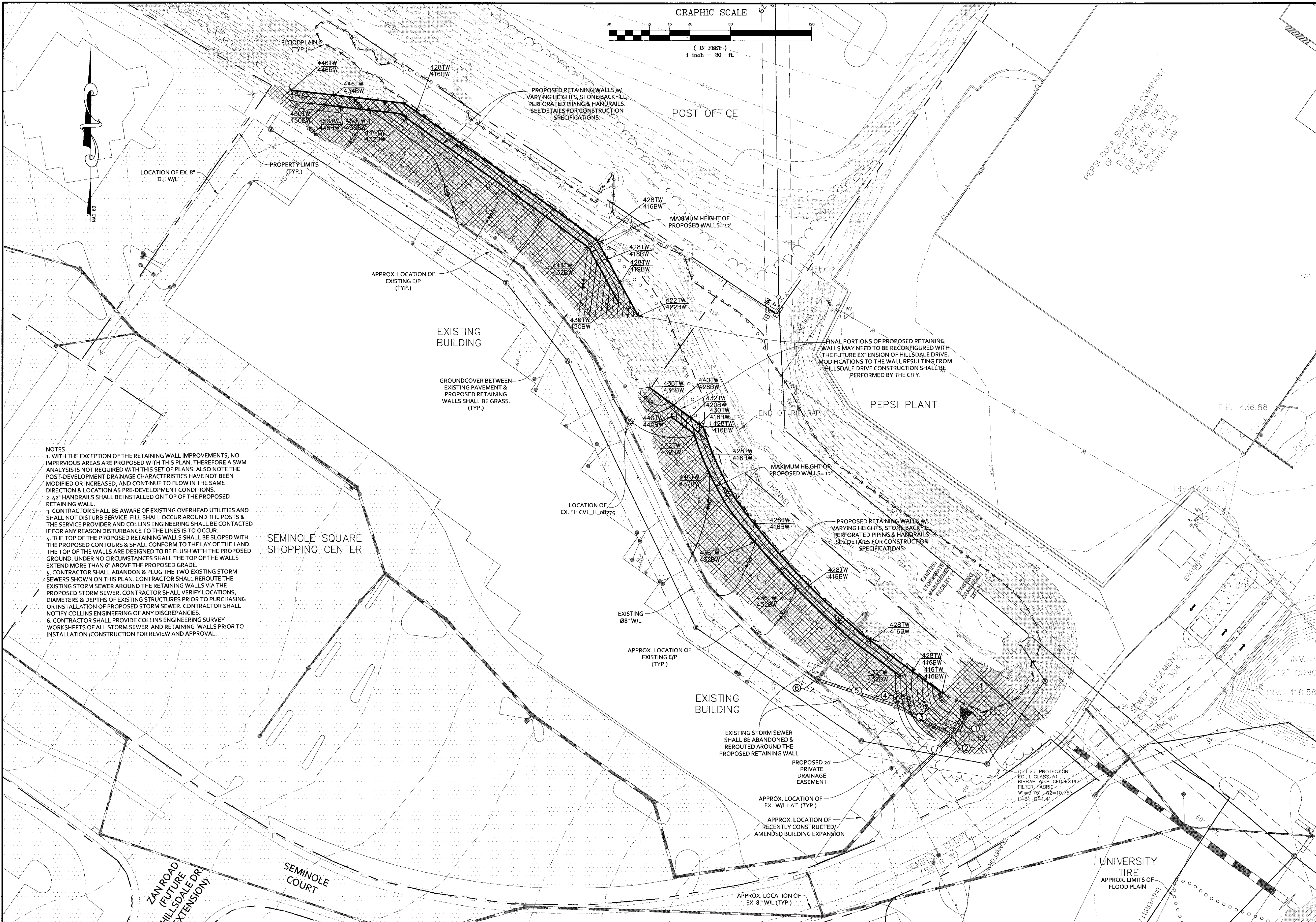
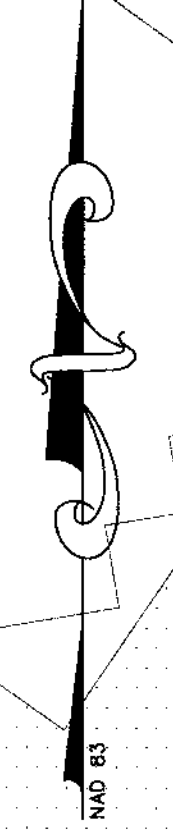
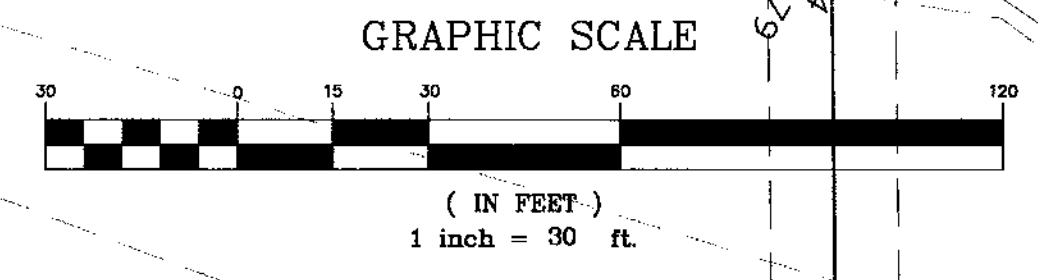


NOTE: ELEVATIONS FOR THE ADJACENT STORMWATER MANAGEMENT FACILITY ARE BASED OFF OF A SURVEY BY COMMONWEALTH LAND SURVEYING, LLC DATED 8/4/2011, WHICH SETS THE RISER INVERT AS THE DATUM AT ELEVATION 403.3'. ADDITIONAL OFFSITE SURVEYED INFORMATION IN THE PROXIMITY OF THE PEPSI PLANT IS BASED OFF A SURVEY BY JENNINGS STEPHENSON, P.C. IN OCTOBER OF 2012. STORM SEWER RIM & INVERT ELEVATION LOCATED IN SEMINOLE SQUARE IS PROVIDED BY A LICENSED LAND SURVEYOR AT MERIDIAN PLANNING GROUP IN JANUARY OF 2012. THE REMAINING TOPOGRAPHY AND PLANIMETRICS ARE BASED OFF CITY & COUNTY GIS DATA.

PEPSI COLA BOTTLING COMPANY  
 OF CENTRAL VIRGINIA  
 D.B. 420 PG. 5943  
 TAX P.C.L. 47C-3  
 ZONING: HW



PEPSI COLA BOTTLING COMPANY  
OF CENTRAL VIRGINIA  
D.B. 420 PG. 5-43  
TAX P.C.L. 41C-317  
ZONING: HW



- NOTES:
1. WITH THE EXCEPTION OF THE RETAINING WALL IMPROVEMENTS, NO IMPERVIOUS AREAS ARE PROPOSED WITH THIS PLAN. THEREFORE A SWM ANALYSIS IS NOT REQUIRED WITH THIS SET OF PLANS. ALSO NOTE THE POST-DEVELOPMENT DRAINAGE CHARACTERISTICS HAVE NOT BEEN MODIFIED OR INCREASED, AND CONTINUE TO FLOW IN THE SAME DIRECTION & LOCATION AS PRE-DEVELOPMENT CONDITIONS.
  2. 42" HANDRAILS SHALL BE INSTALLED ON TOP OF THE PROPOSED RETAINING WALL.
  3. CONTRACTOR SHALL BE AWARE OF EXISTING OVERHEAD UTILITIES AND SHALL NOT DISTURB SERVICE. FILL SHALL OCCUR AROUND THE POSTS & THE SERVICE PROVIDER AND COLLINS ENGINEERING SHALL BE CONTACTED IF FOR ANY REASON DISTURBANCE TO THE LINES IS TO OCCUR.
  4. THE TOP OF THE PROPOSED RETAINING WALLS SHALL BE SLOPED WITH THE PROPOSED CONTOURS & SHALL CONFORM TO THE LAY OF THE LAND. THE TOP OF THE WALLS ARE DESIGNED TO BE FLUSH WITH THE PROPOSED GROUND. UNDER NO CIRCUMSTANCES SHALL THE TOP OF THE WALLS EXTEND MORE THAN 6" ABOVE THE PROPOSED GRADE.
  5. CONTRACTOR SHALL ABANDON & PLUG THE TWO EXISTING STORM SEWERS SHOWN ON THIS PLAN. CONTRACTOR SHALL REROUTE THE EXISTING STORM SEWER AROUND THE RETAINING WALLS VIA THE PROPOSED STORM SEWER. CONTRACTOR SHALL VERIFY LOCATIONS, DIAMETERS & DEPTHS OF EXISTING STRUCTURES PRIOR TO PURCHASING OR INSTALLATION OF PROPOSED STORM SEWER. CONTRACTOR SHALL NOTIFY COLLINS ENGINEERING OF ANY DISCREPANCIES.
  6. CONTRACTOR SHALL PROVIDE COLLINS ENGINEERING SURVEY WORKSHEETS OF ALL STORM SEWER AND RETAINING WALLS PRIOR TO INSTALLATION /CONSTRUCTION FOR REVIEW AND APPROVAL.

REVISIONS

REVISION DESCRIPTION	DATE
INITIAL SUBMITTAL	1/13/12
REVISED SUBMISSION TO ADDRESS CITY COMMENTS	11/02/12
REVISED SUBMISSION TO ADDRESS CITY COMMENTS DATED 11/20/12	1/09/13
REVISED SUBMISSION TO ADDRESS CITY COMMENTS DATED 2/15/13	3/25/13

**COLLINS ENGINEERING**  
 200 GARRETT SUITE K- CHARLOTTEVILLE, VA 22902 - 434.293.3719  
 SEMINOLE SQUARE EXPANSION SITE PLAN AMENDMENT  
 SITE PLAN

PROJECT	JOB NO.
	112070
	SCALE
	1"=30'
	SHEET NO.
	3

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

**UTILITIES**

1. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONTRACTOR OR ITS SUBCONTRACTORS SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY AND REPAIRED AT CONTRACTOR'S EXPENSE.
2. THE CONTRACT DOCUMENTS DO NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE OR LOCATION OF UTILITIES. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OR THE NON-EXISTENCE OF UTILITIES. AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION, CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-552-7001) AND/OR THE RESPECTIVE UTILITY COMPANIES FOR GAS, WATER, SEWER, POWER, PHONE AND CABLE. CONTRACTOR SHALL TIMELY ARRANGE TO HAVE THE VARIOUS UTILITIES LOCATED, AND TO HAVE THEM REMOVED OR RELOCATED, OR TO DETERMINE THE METHOD OF PROTECTION ACCEPTABLE TO THE RESPECTIVE OWNER. IF THE METHOD OF PROTECTION IS NOT OTHERWISE SPECIFIED, CONTRACTOR SHALL CONDUCT ITS WORK IN THE VICINITY OF EXISTING UTILITIES IN ACCORDANCE WITH THE RESPECTIVE UTILITY'S RULES AND REGULATIONS. NO BUILDING OR WALL FOUNDATION SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY STORM, SANITARY, WATER, OR GAS LINE. ANY COST INCURRED FOR REMOVING, RELOCATIONS OR PROTECTING UTILITIES SHALL BE BORNE BY CONTRACTOR UNLESS INDICATED OTHERWISE. CONTRACTOR SHALL EXCAVATE TO LOCATE BURIED UTILITIES FAR ENOUGH IN ADVANCE OF ITS WORK TO ALLOW FOR HORIZONTAL AND /OR VERTICAL ADJUSTMENTS TO ITS WORK AND/OR THE UTILITIES. NO ADJUSTMENT IN COMPENSATION OR SCHEDULE WILL BE ALLOWED FOR DELAYS RESULTING FROM CONTRACTOR'S FAILURE TO CONTACT AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANY.
3. WHEN THE WORK CROSSES EXISTING UTILITIES, THE EXISTING UTILITIES SHALL BE ADEQUATELY SUPPORTED AND PROTECTED FROM DAMAGE DUE TO THE WORK. ALL METHODS FOR SUPPORTING AND MAINTAINING THE EXISTING UTILITIES SHALL BE APPROVED BY THE RESPECTIVE UTILITY COMPANY AND/OR THE ENGINEER. CONTRACTOR SHALL EXERCISE CARE TO INSURE THAT THE GRADE AND ALIGNMENT OF EXISTING UTILITIES ARE MAINTAINED AND THAT NO JOINTS OR CONNECTIONS ARE DISPLACED. BACKFILL SHALL BE CAREFULLY PLACED AND COMPACTED TO PREVENT FUTURE DAMAGE OR SETTLEMENT TO EXISTING UTILITIES. ANY UTILITIES REMOVED AS PART OF THE WORK, AND NOT INDICATED TO BE REMOVED OR ABANDONED, SHALL BE RESTORED USING MATERIALS AND INSTALLATION EQUAL TO THE UTILITY'S STANDARDS.
4. CONTRACTOR SHALL NOTIFY LANDOWNERS, TENANTS AND THE ENGINEER PRIOR TO THE INTERRUPTION OF ANY SERVICES. SERVICE INTERRUPTIONS SHALL BE KEPT TO A MINIMUM.
5. CONTRACTOR SHALL COORDINATE WITH THE CITY TO LOCATE SIGNAL LOOP DETECTORS AND CONDUITS IN ORDER TO AVOID DAMAGE TO THEM. CONTRACTOR SHALL REIMBURSE THE CITY FOR REPAIRING ANY DAMAGE TO SIGNAL LOOP DETECTORS AND CONDUITS CAUSED BY CONTRACTOR'S FAILURE TO SO COORDINATE.
6. ALL RECTANGULAR WATER METER BOXES LOCATED IN SIDEWALKS SHALL BE REPLACED WITH ROUND ONES. THE ADJUSTMENT OF ALL MANHOLE TOPS, WATER VALVE BOXES, GAS VALVE BOXES AND WATER METER BOXES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. COSTS ARE TO BE INCLUDED UNDER THE VARIOUS UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE.
7. THE CONTRACTOR SHALL NOTIFY THE CITY UTILITIES DIVISION AT LEAST TWO FULL WORKING DAYS IN ADVANCE TO ARRANGE GAS SERVICE LINE ADJUSTMENTS TO BE PERFORMED BY THE CITY.
8. ALL WATER METER, VALVES AND FIRE HYDRANT ADJUSTMENTS/RELOCATIONS SHALL BE PERFORMED BY THE CONTRACTOR.

**CONCRETE AND ASPHALT**

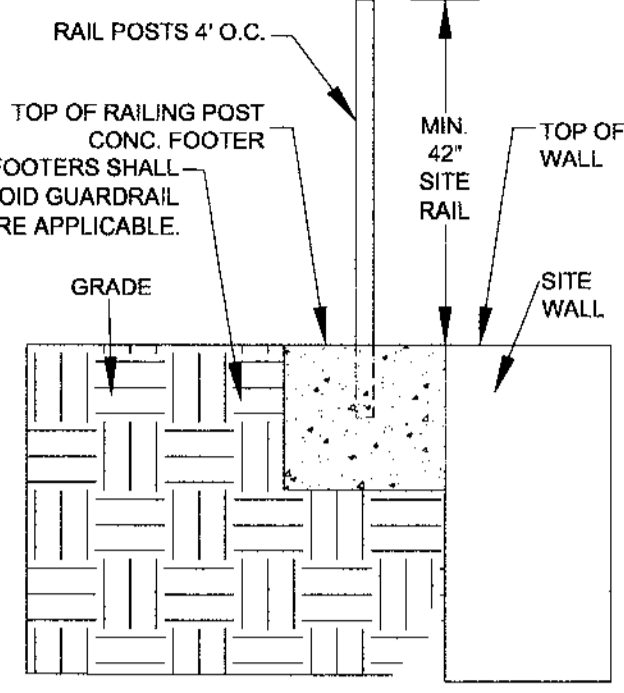
1. ALL FORMS SHALL BE INSPECTED BY THE ENGINEER BEFORE ANY CONCRETE IS PLACED. THE ENGINEER MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO REMOVE AND REPLACE CONCRETE PLACED PRIOR TO OR WITHOUT SUCH INSPECTION.
2. ALL MATERIAL INSIDE FORMS SHALL BE CLEAN AND FREE OF ALL ROCKS AND OTHER LOOSE DEBRIS.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

**DRAINAGE**

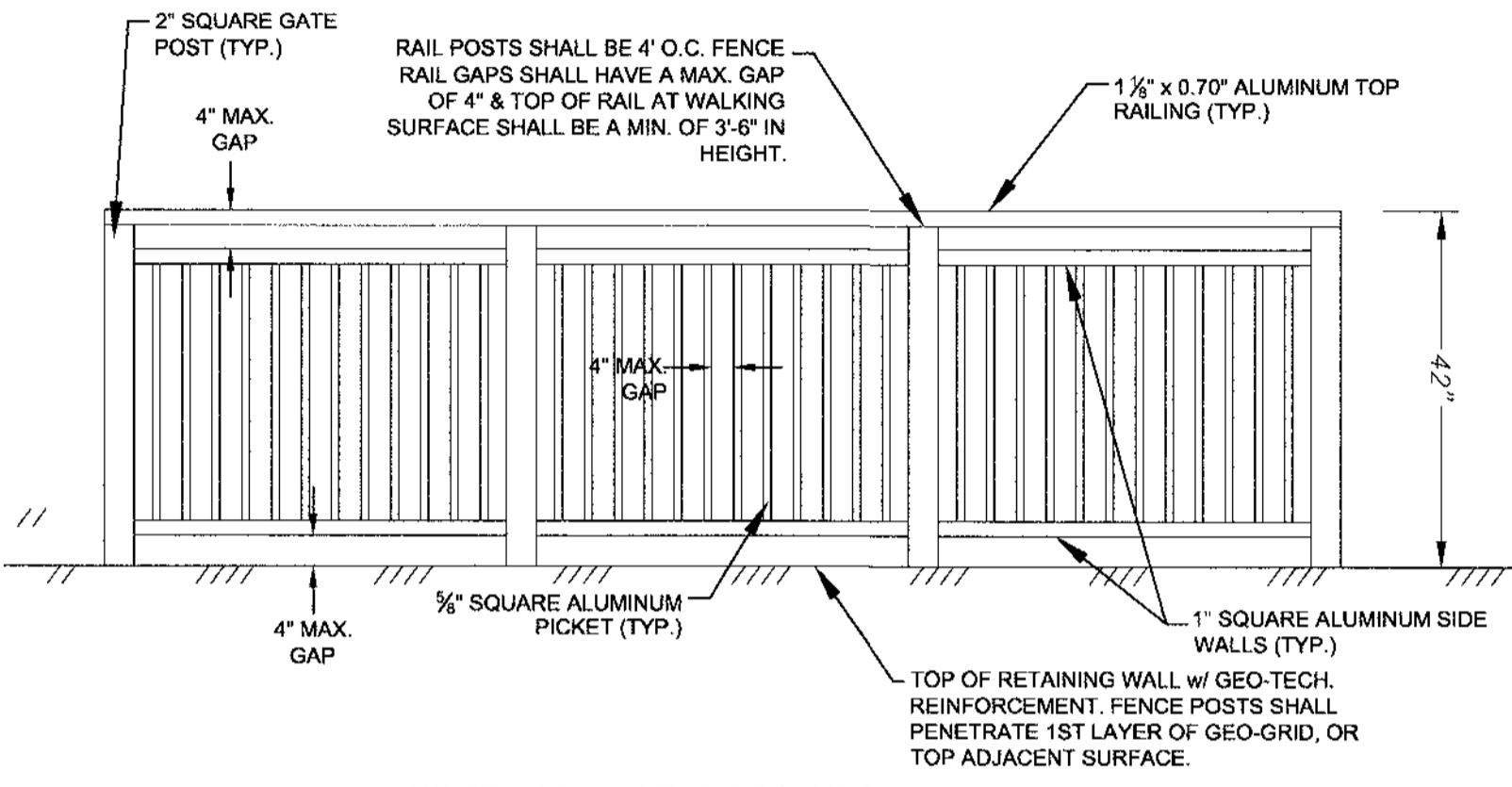
1. CONTRACTOR SHALL EXERCISE CARE, ESPECIALLY AT INTERSECTIONS AND GUTTER LINES, TO PROVIDE POSITIVE DRAINAGE. ANY AREAS WHERE WATER IS IMPOUNDED SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL COST. POSITIVE DRAINAGE OF ALL ROADWAY AREAS TO THE STORM DRAIN INLETS OR OTHER ACCEPTABLE DRAINAGE CHANNELS AS NOTED ON THE PLANS IS REQUIRED.
2. CONTRACTOR SHALL MAINTAIN EXISTING STREAMS, DITCHES, DRAINAGE STRUCTURES, CULVERTS AND FLOWS AT ALL TIMES DURING THE WORK. CONTRACTOR SHALL PAY FOR ALL PERSONAL INJURY AND PROPERTY DAMAGE WHICH MAY OCCUR AS A RESULT OF FAILING TO MAINTAIN ADEQUATE DRAINAGE.
3. ALL PIPES, D/S'S AND OTHER STRUCTURES SHALL BE INSPECTED BY THE ENGINEER BEFORE BEING BACKFILLED OR BURIED. THE ENGINEER MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO UNCOVER AND RE-COVER SUCH STRUCTURES IF THEY HAVE BEEN BACKFILLED OR BURIED WITHOUT SUCH INSPECTION.
4. ALL CATCH BASINS ENCOMPASSED WITHIN NEW CONSTRUCTION SHALL BE CONVERTED TO DROP INLETS.
5. CLASS 1 RIP RAP MODIFICATIONS ALLOWS FOR A REDUCTION IN STONE DEPTH FROM 2.0' TO A MINIMUM OF 1.0' AS DIRECTED BY THE ENGINEER.
6. REMOVED PIPE SHALL BE THE PROPERTY OF CONTRACTOR AND IF NOT SALVAGED FOR RE-USE, SHALL BE DISPOSED OF LAWFULLY.
7. ALL STORM SEWER PIPE AND DROP INLETS SHALL BE CLEARED OF DEBRIS AND ERODED MATERIAL PRIOR TO FINAL ACCEPTANCE.
8. ALL STORM SEWER PIPE JOINTS SHALL BE SEATED AND SEALED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
9. ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT TIED INTO EXISTING PIPE SHALL BE TIED INTO NEW PIPE WHERE MODIFICATIONS ARE PROPOSED.

**NOTES:**

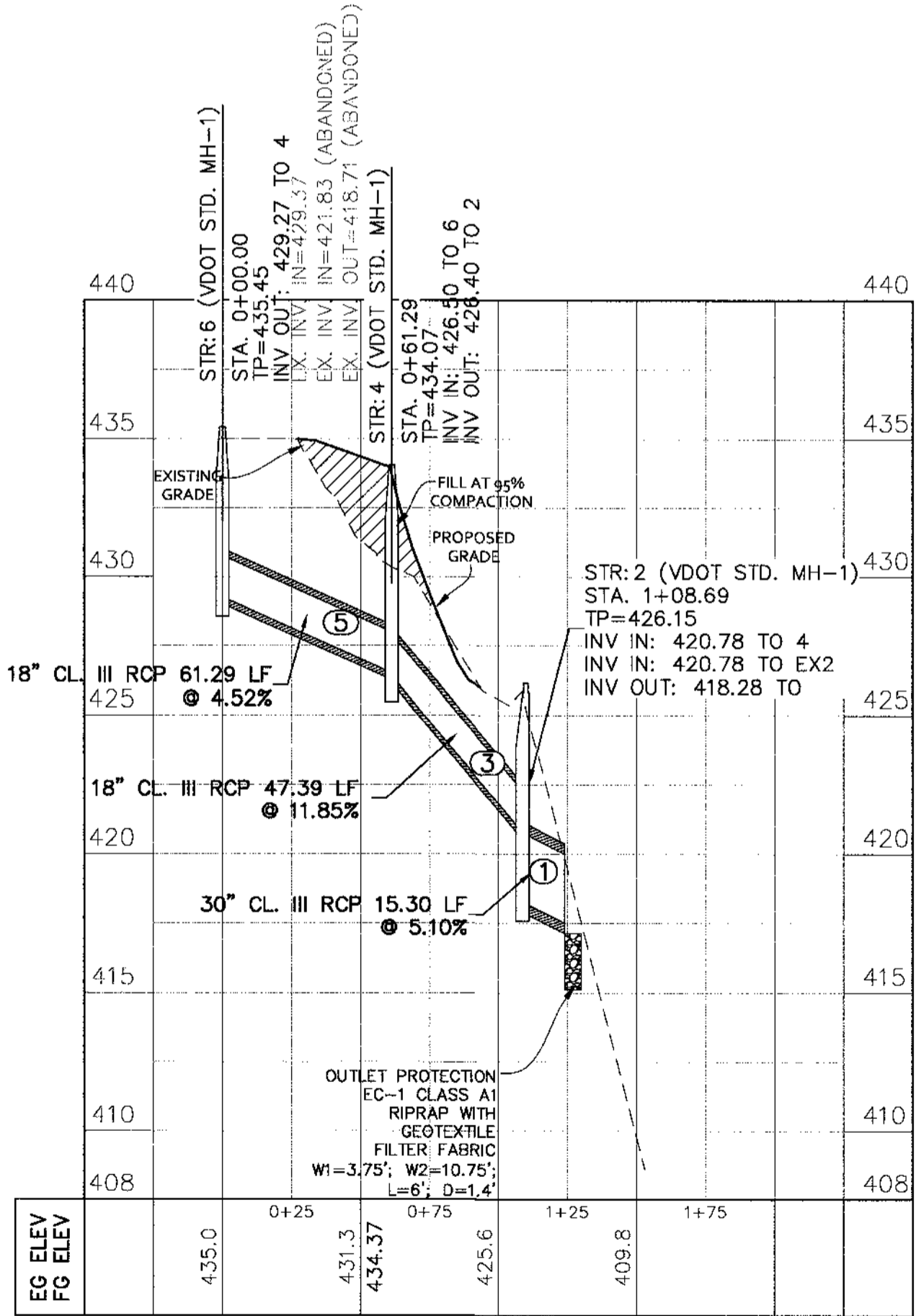
1. GUARDRAILS ARE REQUIRED FOR DECKS, PORCHES & WALLS ELEVATED MORE THAN 30" IN HEIGHT. GUARDRAILS MUST BE A MINIMUM OF 42" TALL, UNLESS SURROUNDING A POOL, AT WHICH POINT THE MINIMUM HEIGHT SHALL BE 48".
2. FASTENERS SHALL BE POWDER COATED #10 STAINLESS STEEL THROUGHOUT.
3. ALL WORK SHALL COMPLY WITH CURRENT VIRGINIA UNIFORM STATEWIDE BUILDING CODE.
4. PLANS & RETAINING WALLS APPROVED FOR PERMIT SUBJECT TO APPROVAL OF CONSTRUCTION.
5. RAILING SHALL WITHSTAND A CONCENTRATED LOAD OF 350+ lbs. AT A MINIMUM.
6. ALUMINUM ALLOY SHALL WITHSTAND A MINIMUM PRESSURE OF 35,000psi THROUGHOUT.
7. PICKET SPACING SHALL BE 3 3/4" WIDE.
8. THE FINAL DESIGN OF THE RETAINING WALLS PROPOSED & SEALED WITH THESE PLANS SHALL BE CONFIRMED BY THE CONTRACTOR WITH THE MANUFACTURER'S LICENSED PROFESSIONAL STRUCTURAL ENGINEER, AND CERTIFIED, TO ENSURE COMPLIANCE WITH PROPOSED PRODUCT. SHOULD ANY CONCERNS BE DISCOVERED THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PURCHASING & INSTALLATION OF THE RETAINING WALL INFRASTRUCTURE.



NOTE: HANDRAILS SHALL COMPLY WITH ALL CURRENT VIRGINIA BUILDING CODE REGULATIONS.



**SCHEMATIC OF RETAINING WALL RAIL DETAIL**  
NOT TO SCALE



**REROUTED STORM SEWER- STR. 6 - OUT**

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

**NOTE:**

1. The contractor shall generate a separate final design/cutsheets of the retaining wall system performed by a structural engineer for construction and these designs are not part of this set of plans. The retaining wall designs shown on these plans are approximate in nature and are subject to change with the final design performed by a licensed professional structural engineer. This applies to all retaining walls shown on this set of plans.
2. Contractor shall notify Collins Engineering with the final designs of the retaining wall prior to construction for verification.
3. The following redi-rock block sizes with respect to the wall heights are an approximation. These values are subject to change with the structurally engineered wall, by others, and are provided for informational purposes only to assist with price and quantity estimations.

Wall Height Above Proposed Grade	Block Sizes Above Grade	Block Sizes Below Grade*
0-1.5'	38"	41"
0-4.5'	28" and 41"	41"
0-7'	28" and 41"	41"
0-9'	28" and 41"	41"
0-16.5'	28" and 41"	60"
0-12'	28", 41" and 60"	60"
0-13'	28", 41" and 60"	60"

\* Concrete extension footings for block retaining walls may be required. This is possible for the entire length of the wall, but is most likely only required for wall heights in excess of 15 feet. An appropriately compacted foundation with backfilled stone and drain pipes in accordance with current regulations are required for the entire length of the walls. The retaining walls shall also be reinforced with geogrid strips.

**NOTE:**

IT IS INTENDED THAT THE RETAINING WALLS HAVE A MAXIMUM HEIGHT OF 12' TO PROVIDE COVERAGE FROM THE BOTTOM GROUND LEVEL TO THE TOP OF GRADE. GRADING BETWEEN THE WALLS SHALL SLOPE AT 2:1 TO MINIMIZE WALL HEIGHTS, HOWEVER WALL HEIGHTS MAY VARY DURING THE CONSTRUCTION PROCESS.

NOTE: ALL ROADWAY EMBANKMENT MATERIAL SHALL CONSIST PREDOMINANTLY OF SOIL AND BE PLACED IN SUCCESSIVE UNIFORM LAYERS NOT MORE THAN 8 INCHES IN THICKNESS BEFORE COMPACTATION OVER THE ENTIRE ROADBED AREA IN ACCORDANCE WITH VDOT 2007 ROAD AND BRIDGE SPECIFICATION 303.04.

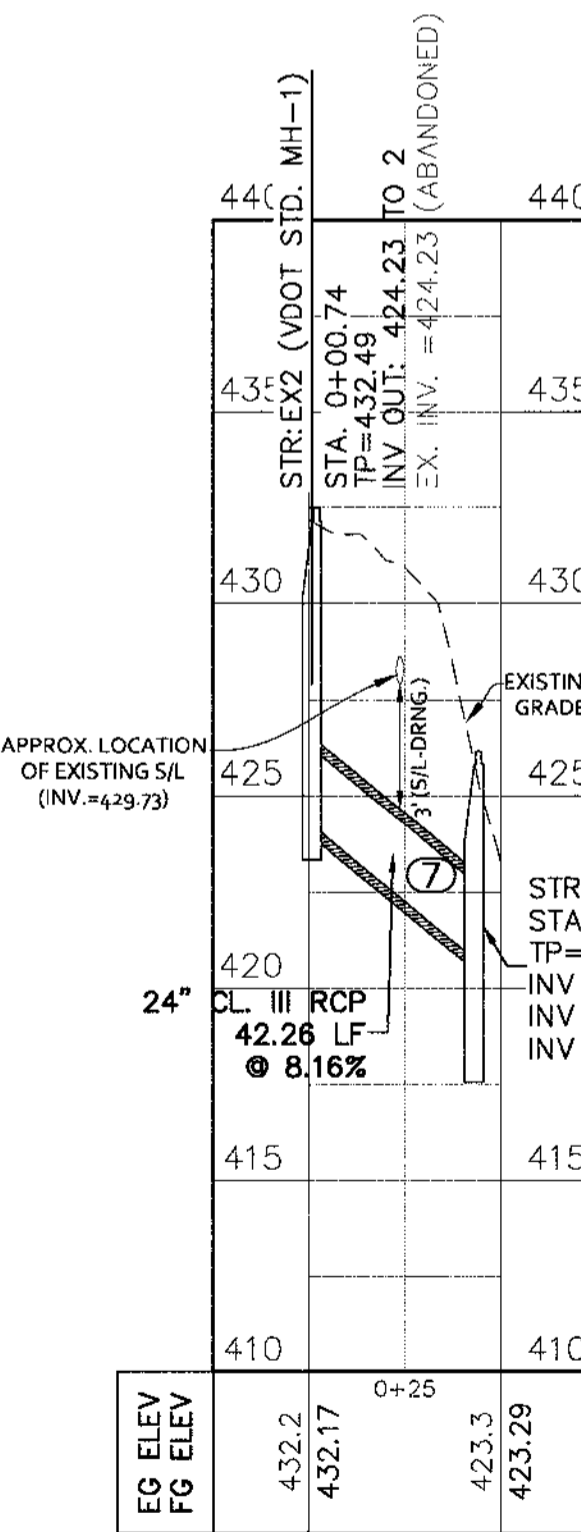
NOTE: MINIMUM 3' OF COVER MUST BE MAINTAINED OVER W/L.

NOTE: MINIMUM 1' OF VERTICAL SEPARATION FROM STORM SEWER & W/L.

NOTE: VDOT STD. IS-1 REQUIRED ON ALL STRUCTURES.

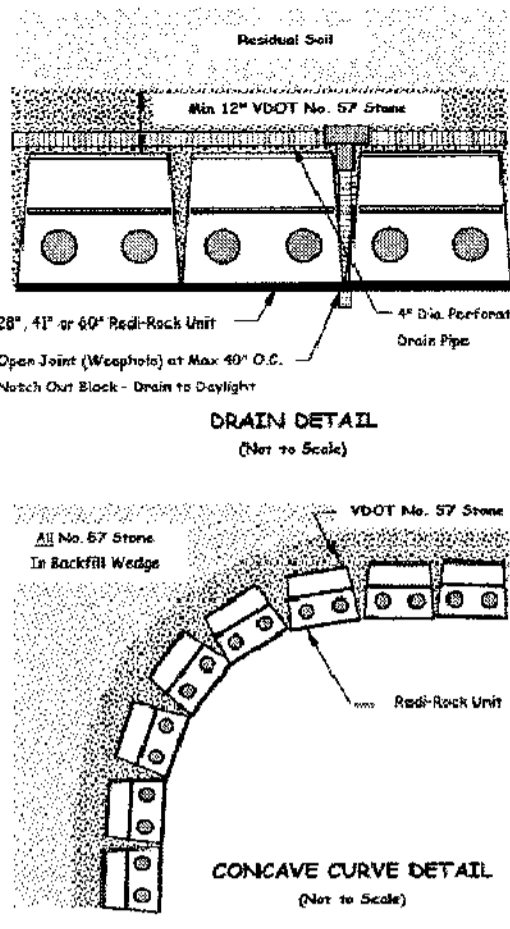
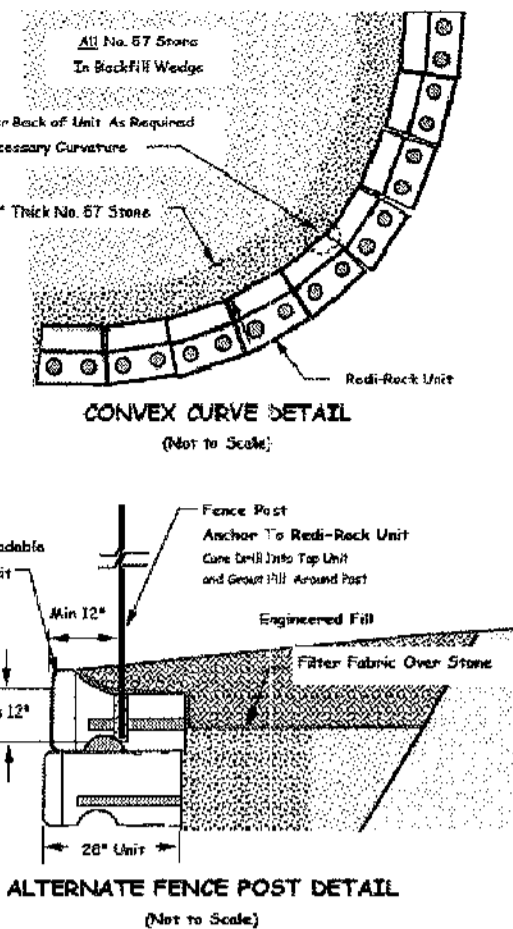
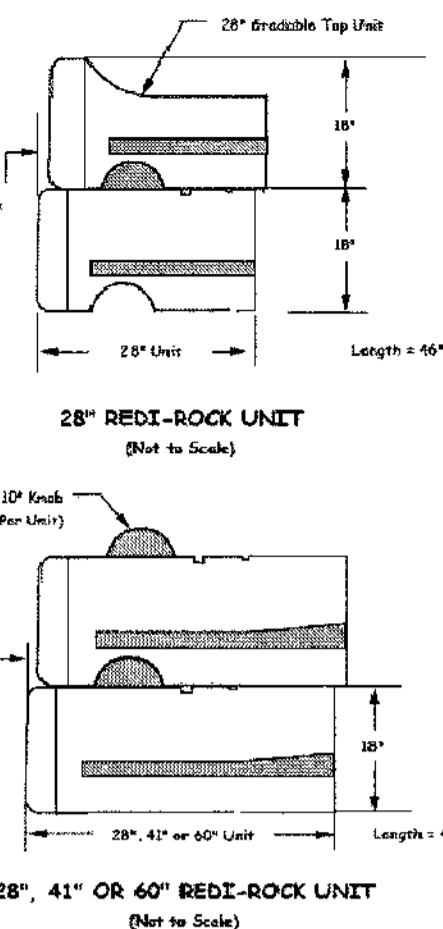
NOTE: ALL PIPE IS CLASS III RCP, UNLESS NOTED OTHERWISE.

NOTE: ALL FILL SHALL BE PLACED 95% COMPACTED AND TESTED BY A GEOTECHNICAL ENGINEER TO ENSURE COMPACTON IS REACHED AND MAINTAINED.



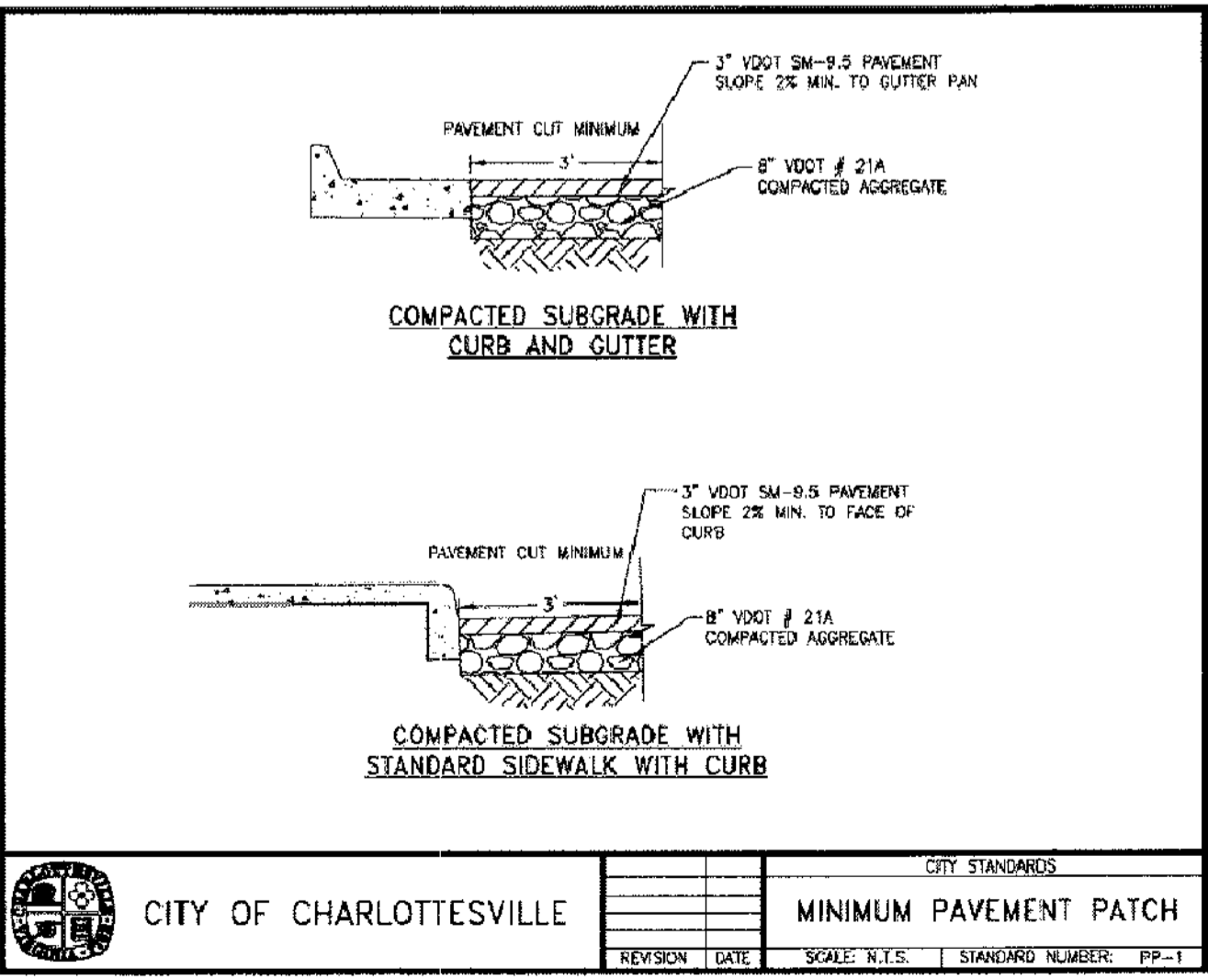
**REROUTED STORM SEWER- STR. EX2 - STR. 2**

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

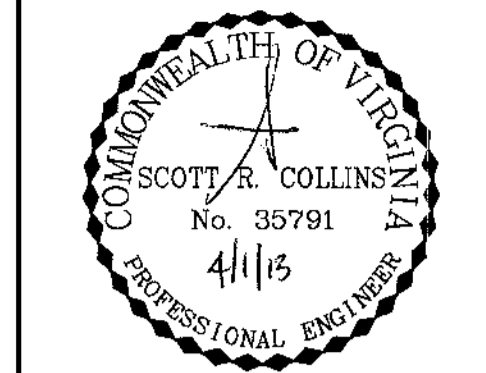


**GENERAL NOTES - REDI-ROCK:**

1. STOP VEGETATIVE AND ORGANIC SOIL FROM THE WALL AND REQUIRED ALIGNMENT.
2. BACKFILL ALL EXCAVATED SLOPES.
3. DO NOT EXCAVATE BEYOND EXCAVATION LINES SHOWN UNLESS DIRECTED BY THE GEOTECHNICAL ENGINEER TO REMOVE UNDESIRABLE SOIL.
4. CONTRACTOR SHALL ENSURE TEMPORARY EXCAVATIONS ARE STABLE AND PROVIDE EXCAVATION SUPPORT IF NEEDED.
5. GEOTECHNICAL ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN PARAMETERS.
6. LEVELING PAD SHALL CONSIST OF COMPACTED SAND, GRAVEL OR COMBINATION AND SHALL BE A MINIMUM 12" THICK LAYER SUPPORTED BY UNDESIRABLE SOIL OR ENGINEERED FILL.
7. WIDTH OF LEVELING PAD SHALL BE 48 INCHES FOR 48" UNITS, WIDTH OF LEVELING PAD SHALL BE 53 INCHES FOR 48" UNITS, WIDTH OF LEVELING PAD SHALL BE 72 INCHES FOR 48" UNITS.
8. A 4'-0" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
9. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
10. LEVELING PAD SHALL BE PLACED ON 12" DIA. HOLE PATTERN AND SHALL BE PLACED ON 12" DIA. HOLE PATTERN AND SHALL BE PLACED ON 12" DIA. HOLE PATTERN.
11. WIDTH OF LEVELING PAD SHALL BE 48 INCHES FOR 48" UNITS, WIDTH OF LEVELING PAD SHALL BE 53 INCHES FOR 48" UNITS, WIDTH OF LEVELING PAD SHALL BE 72 INCHES FOR 48" UNITS.
12. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
13. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
14. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
15. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
16. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
17. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
18. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
19. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
20. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
21. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
22. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
23. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
24. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
25. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
26. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
27. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
28. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
29. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
30. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
31. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
32. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
33. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
34. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
35. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
36. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
37. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
38. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
39. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
40. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
41. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
42. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
43. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
44. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
45. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
46. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
47. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
48. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
49. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
50. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
51. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
52. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
53. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
54. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
55. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
56. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
57. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
58. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
59. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
60. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
61. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
62. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
63. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
64. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
65. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
66. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
67. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
68. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
69. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
70. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
71. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
72. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
73. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
74. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
75. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
76. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
77. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
78. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
79. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
80. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
81. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
82. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
83. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
84. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
85. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
86. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
87. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
88. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
89. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
90. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
91. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
92. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
93. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
94. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
95. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
96. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
97. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
98. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.
99. 60" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 60" UNITS. HOLE PATTERN SHALL BE 48" DIA. HOLE PATTERN FOR 60" UNITS.
100. 1/2" DIA. HOLE PATTERN SHALL BE PROVIDED FOR 48" UNITS. HOLE PATTERN SHALL BE 36" DIA. HOLE PATTERN FOR 48" UNITS.



CITY STANDARDS	
REVISION	DATE
MINIMUM PAVEMENT PATCH	



REVISIONS	
REVISION DESCRIPTION	DATE
INITIAL SUBMITTAL	1/13/12
REVISED SUBMISSION TO ADDRESS CITY COMMENTS	11/02/12
REVISED SUBMISSION TO ADDRESS CITY COMMENTS DATED 11/20/12	1/09/13
REVISED SUBMISSION TO ADDRESS CITY COMMENTS DATED 2/15/13	3/25/13

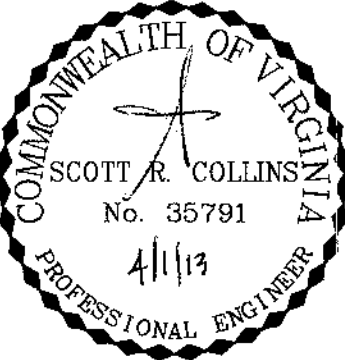
**COLLINS ENGINEERING**  
200 GARRETT STREET SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

**SEMINOLE SQUARE EXPANSION SITE PLAN AMENDMENT**  
**NOTES, DETAILS & PROFILES**

PROJECT	JOB NO.
SHEET	112070
	SCALE
	AS SHOWN
	SHEET NO.
	4

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

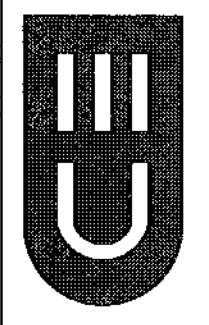




**REVISIONS**

REVISION DESCRIPTION	DATE
REVISED SUBMISSION TO ADDRESS CITY COMMENTS	11/02/12
REVISED SUBMISSION TO ADDRESS CITY COMMENTS DATED 11/20/12	1/09/13
REVISED SUBMISSION TO ADDRESS CITY COMMENTS DATED 2/15/13	3/25/13

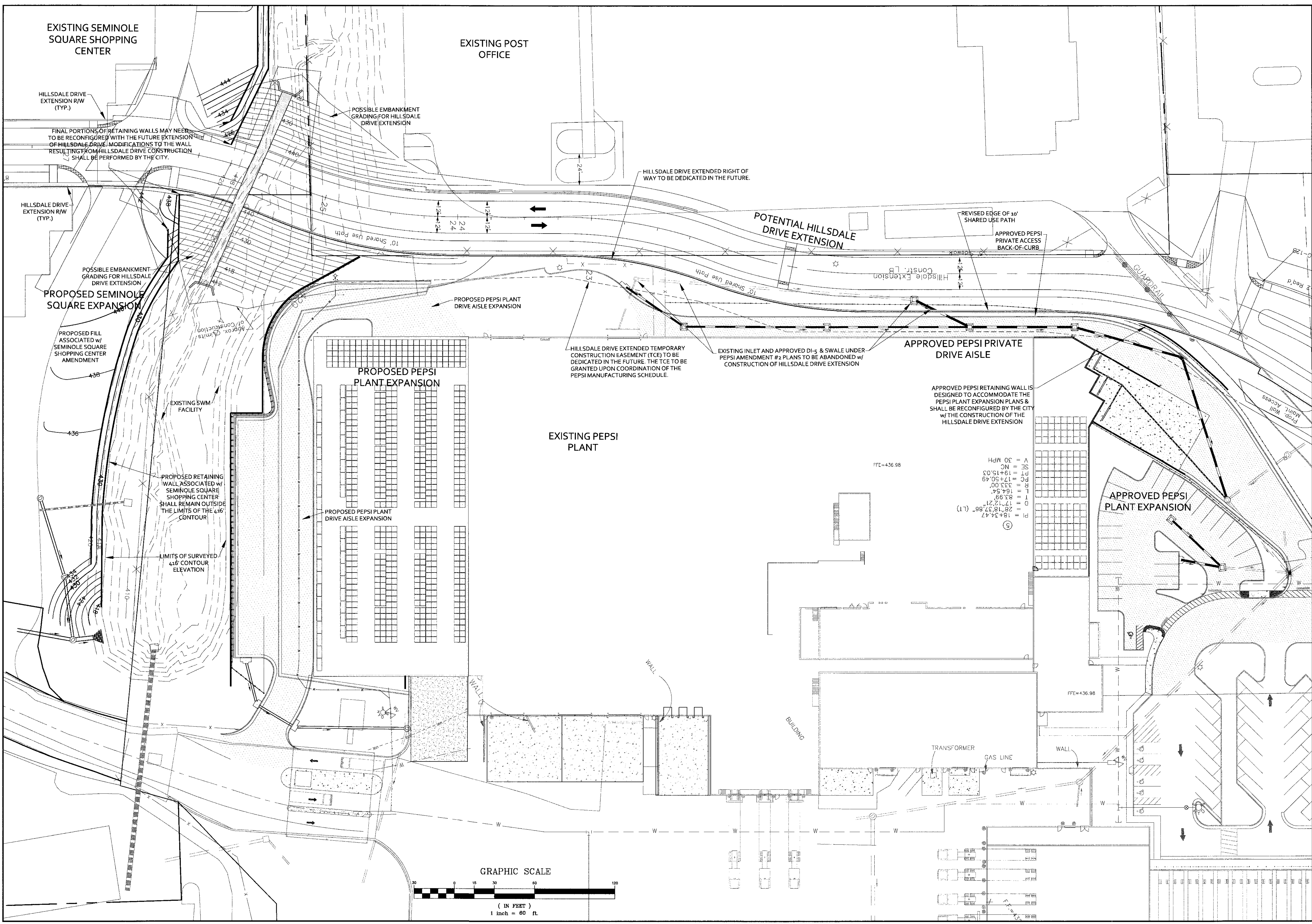
**COLLINS ENGINEERING**  
 200 GARRETT STREET SUITE K- CHARLOTTESVILLE, VA 22902 - 434.293.3719



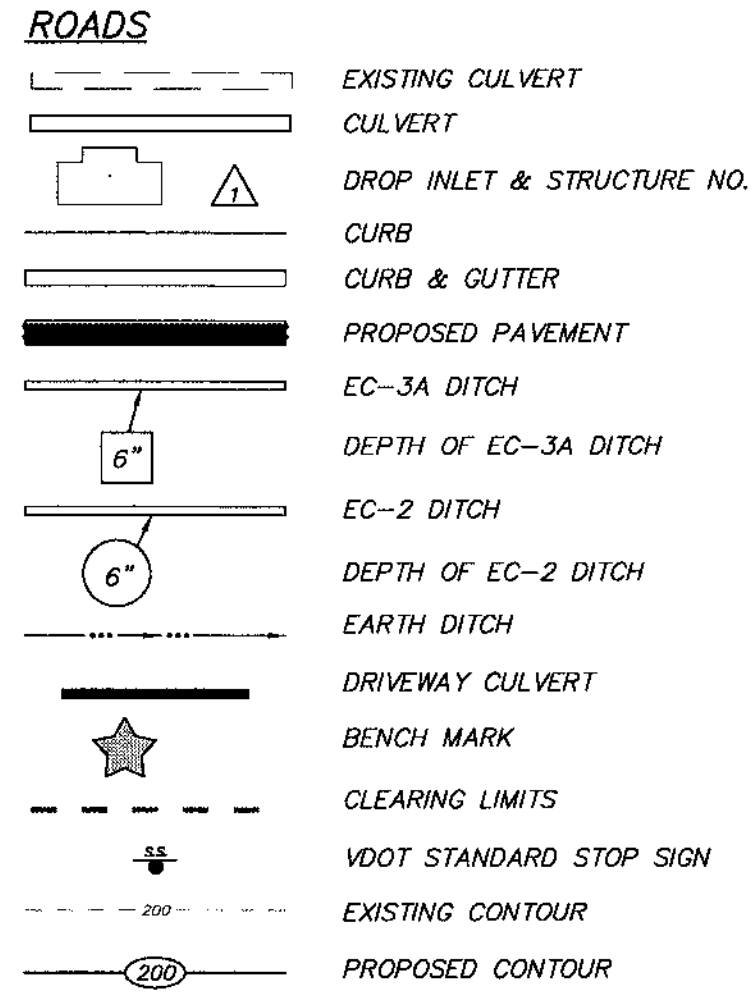
**SEMINOLE SQUARE EXPANSION SITE PLAN AMENDMENT**  
 HILLSDALE DRIVE EXTENSION OVERLAID WITH PROPOSED DEVELOPMENTS

PROJECT: 112070  
 SHEET: 1"=30'  
 SHEET NO.: 6

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



LEGEND



PROPOSED SPOT ELEVATION
TBC DENOTES TOP/BACK OF CURB
T/B DENOTES TOP OF BOX

EROSION CONTROL MEASURES

Table listing erosion control measures with symbols and codes: SAF SAFETY FENCE, CE CONSTRUCTION ENTRANCE, SF SILT FENCE, IP INLET PROTECTION, DD TEMPORARY DIVERSION DIKE, RW TEMPORARY ROW DIVERSION, SB SEDIMENT BASIN, SR SURFACE ROUGHENING, TS TEMPORARY SEEDING, PS PERMANENT STABILIZATION, ML MULCHING, TP TREE PROTECTION, DC DUST CONTROL.

GENERAL NOTES

- 1. THE OWNER/CLIENT OF THIS PROPERTY IS TOWERS LIMITED PARTNERSHIP ET AL...
2. THESE PLANS HAVE BEEN PREPARED BY COLLINS ENGINEERING, INC...
3. THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE...
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES...
5. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS...
6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY...
7. ALL DISTURBED AREAS ARE TO BE RESTORED TO ORIGINAL OR BETTER CONDITION...
8. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED WATER FILTERING DEVICE...
9. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RAINFALL...
10. ALL MEASURES ARE TO BE INSPECTED WEEKLY AND AFTER EACH RAINFALL...
11. TEMPORARY SEEDING SHALL BE PERFORMED WEEKLY AND AFTER EACH RAINFALL...
12. PERMANENT STABILIZATION SHALL BE PERFORMED WEEKLY AND AFTER EACH RAINFALL...
13. MULCHING SHALL BE PERFORMED WEEKLY AND AFTER EACH RAINFALL...
14. TREE PRESERVATION AND PROTECTION SHALL BE PERFORMED WEEKLY AND AFTER EACH RAINFALL...
15. DUST CONTROL MEASURES SHALL BE PERFORMED WEEKLY AND AFTER EACH RAINFALL.

EROSION & SEDIMENT CONTROL MEASURES

STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. STRUCTURAL PRACTICES USED IN THIS SECTION CONSIST OF THE FOLLOWING:
3.02 CONSTRUCTION ENTRANCE: A STABILIZED PAVED CONSTRUCTION ENTRANCE WITH A WASH RACK LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON A CONSTRUCTION SITE...
3.05 SILT FENCE: A TEMPORARY SEDIMENT BARRIER CONSISTING OF A SYNTHETIC FILTER FABRIC STRETCHED ACROSS AND AT RIGHT ANGLES TO THE SLOPE OF THE DISTURBED AREA...
3.07 INLET PROTECTION: A TEMPORARY DIVERSION DIKE OR OTHER STRUCTURE TO PREVENT EROSION AND SEDIMENTATION FROM ENTERING STORM DRAINAGE SYSTEMS...
3.11 TEMPORARY ROW DIVERSION: A RIDGE OF COMPACTED SOIL OR LOOSE ROCK OR GRAVEL CONSTRUCTED ACROSS DISTURBED RIGHTS-OF-WAY AND ADJACENT AREAS TO PREVENT EROSION AND SEDIMENTATION...
3.15 TEMPORARY SLOPE DRAIN: A FLEXIBLE TUBING OR CONDUIT EXTENDING FROM THE TOP TO THE BOTTOM OF A CUT OR FILL SLOPE...
3.29 SURFACE ROUGHENING: PROVIDING A ROUGH SOIL SURFACE WITH HORIZONTAL DEPRESSIONS CREATED BY OPERATING A TILLAGE OR OTHER SUITABLE IMPLEMENT ON THE CONTOUR, OR BY LEAVING SLOPES IN A ROUGHENED CONDITION BY NOT FINE-GRADING THEM...
3.31 TEMPORARY SEEDING: THE ESTABLISHMENT OF A TEMPORARY VEGETATIVE COVER ON DISTURBED AREAS BY SEEDING WITH APPROPRIATE RAPIDLY GROWING ANNUAL PLANTS...
3.32 PERMANENT STABILIZATION: THE ESTABLISHMENT OF PERENNIAL VEGETATIVE COVER ON DISTURBED AREAS BY PLANTING SEED...
3.33 MULCHING: APPLICATION OF PLANT RESIDUES OR OTHER SUITABLE MATERIALS TO THE SOIL SURFACE...
3.38 TREE PRESERVATION AND PROTECTION: PROTECTION OF DESIRABLE TREES FROM MECHANICAL OR OTHER INJURY DURING LAND DISTURBING AND CONSTRUCTION ACTIVITY...
3.39 DUST CONTROL: REDUCING SURFACE AND AIR MOVEMENT OF DUST DURING LAND DISTURBING, DEMOLITION AND CONSTRUCTION ACTIVITIES...

EROSION CONTROL NOTES

- 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...
ES-2: THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE...
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...
ES-6: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY...
ES-7: ALL DISTURBED AREAS ARE TO BE RESTORED TO ORIGINAL OR BETTER CONDITION...
ES-8: DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED WATER FILTERING DEVICE...
ES-9: THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RAINFALL...
ES-10: ALL MEASURES ARE TO BE INSPECTED WEEKLY AND AFTER EACH RAINFALL...
ES-11: TEMPORARY SEEDING SHALL BE PERFORMED WEEKLY AND AFTER EACH RAINFALL...
ES-12: PERMANENT STABILIZATION SHALL BE PERFORMED WEEKLY AND AFTER EACH RAINFALL...
ES-13: MULCHING SHALL BE PERFORMED WEEKLY AND AFTER EACH RAINFALL...
ES-14: TREE PRESERVATION AND PROTECTION SHALL BE PERFORMED WEEKLY AND AFTER EACH RAINFALL...
ES-15: DUST CONTROL MEASURES SHALL BE PERFORMED WEEKLY AND AFTER EACH RAINFALL.

EROSION CONTROL NOTES

- 1. THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE...
2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-02-00...
3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING...
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES...
5. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS...
6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY...
7. ALL DISTURBED AREAS ARE TO BE RESTORED TO ORIGINAL OR BETTER CONDITION...
8. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED WATER FILTERING DEVICE...
9. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RAINFALL...
10. ALL MEASURES ARE TO BE INSPECTED WEEKLY AND AFTER EACH RAINFALL...
11. TEMPORARY SEEDING SHALL BE PERFORMED WEEKLY AND AFTER EACH RAINFALL...
12. PERMANENT STABILIZATION SHALL BE PERFORMED WEEKLY AND AFTER EACH RAINFALL...
13. MULCHING SHALL BE PERFORMED WEEKLY AND AFTER EACH RAINFALL...
14. TREE PRESERVATION AND PROTECTION SHALL BE PERFORMED WEEKLY AND AFTER EACH RAINFALL...
15. DUST CONTROL MEASURES SHALL BE PERFORMED WEEKLY AND AFTER EACH RAINFALL.

DESCRIPTION OF EROSION & SEDIMENT CONTROL MEASURES

EROSION AND SEDIMENT CONTROL MEASURES: IT IS ANTICIPATED TO USE A CONSTRUCTION ENTRANCE, SUPER SILT FENCE, SURFACE ROUGHENING, INLET PROTECTION, A RIGHT-OF-WAY DIVERSION, TEMPORARY AND PERMANENT SEEDING, TREE PROTECTION FENCING, AND DUST CONTROL MEASURES TO PREVENT EROSION AND SEDIMENTATION...
TEMPORARY STOCKPILE AREAS WILL BE MAINTAINED FROM TOPSOIL THAT WILL BE STRIPPED FROM AREAS TO BE GRADED AND STORED FOR LATER SPREAD WITH A STOCKPILE LOCATIONS SHALL BE ON SITE AND SHALL BE STABILIZED WITH A TEMPORARY VEGETATIVE COVER...
3.02 CONSTRUCTION ENTRANCE - A CONSTRUCTION ENTRANCE WILL BE INSTALLED AT THE PROPOSED ENTRANCE ALONG SEMINOLE COURT TO PROTECT THE STREET...
3.05 SILT FENCE - SUPER SILT FENCE WILL BE INSTALLED ALONG THE DOWNSTREAM BOUNDARIES OF THE SITE EAST OF THE PROJECT...
3.07 STORM DRAIN INLET PROTECTION - INLET PROTECTION TO BE INSTALLED AT EACH EXISTING STORM BOX IN THE VICINITY, AS WELL AS ON EACH PROPOSED STORM INLET AS SHOWN ON THE PLANS...
3.11 TEMPORARY RIGHT-OF-WAY DIVERSION - A RIGHT-OF-WAY DIVERSION SHALL BE INSTALLED AT THE PROPOSED ENTRANCE TO THE SITE...
3.15 TEMPORARY SLOPE DRAIN - FLEXIBLE 6" SLOPE DRAINS WILL BE PLACED AS SHOWN ON THE PLANS...
3.29 SURFACE ROUGHENING - SURFACE ROUGHENING SHALL BE APPLIED TO ALL STEEP SLOPES IN EXCESS OF 2:1...
3.31 TEMPORARY SEEDING - TEMPORARY SEEDING SHALL BE INSTALLED WHERE SHOWN ON THE PLANS...
3.32 PERMANENT SEEDING - PERMANENT SEEDING SHALL BE INSTALLED WHERE SHOWN ON THE PLANS...
3.35 MULCHING - APPLICATION OF PLANT RESIDUES OR OTHER SUITABLE MATERIALS TO THE SOIL SURFACE...
3.38 TREE PRESERVATION AND PROTECTION - TREE PROTECTION FENCING SHALL BE INSTALLED AROUND THOSE TREES AND BUSHES MARKED TO BE PRESERVED WHERE SHOWN ON THE PLANS...
3.39 DUST CONTROL - DUST CONTROL SHALL BE INSTALLED WHERE SHOWN ON THE PLANS.

EROSION CONTROL NOTES & NARRATIVE

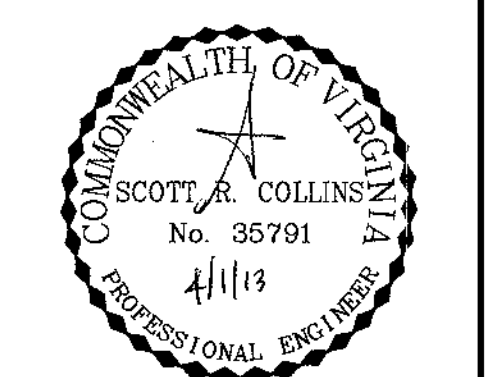
THE PORTION OF THE SITE PROPOSED TO BE DISTURBED IS CURRENTLY CAPTURED BY AN EXISTING DRAINAGE DITCH AND STORMWATER MANAGEMENT FACILITY...
THE PROPOSED DEVELOPMENT RESULTS IN NO INCREASE IN IMPERVIOUS AREA...
THE EASTERN PORTION OF THE SITE DISTURBANCE SHALL REMAIN ABOVE THE 416 CONTOUR...
ADJACENT AREAS: THIS SITE IS BORDERED BY ROUTE 29 TO THE NORTHWEST, THE PEPSI-COLA PLANT AND THE POST OFFICE TO THE NORTH AND NORTHEAST, MEADOW CREEK TO THE SOUTHWEST, AND A SHOPPING CENTER AND HYDRAULIC ROAD TO THE SOUTH & SOUTHWEST...
OFFSITE LAND DISTURBANCE: NO OFFSITE LAND DISTURBANCE IS PROPOSED BEYOND WHAT IS PROPOSED WITH THIS SET OF PLANS...
SOILS: THERE ARE NO SOIL BOUNDARIES WITHIN THE PROJECT LIMITS...
CRITICAL AREAS: THE PROPOSED DEVELOPMENT SHALL PRESERVE AND PROTECT THE EXISTING DRAINAGE DITCH AND SWM EASEMENT TO THE EAST OF THE WORK...

SOIL DESCRIPTION

91 - URBAN LAND-0% TO 25% SLOPES. SOURCE MATERIAL RESIDUUM WEATHERED FROM GRANITE AND GNEISS TO INCHES TO DENSE MATERIAL. LINEAR CONVEX DOWN AND ACROSS-SLOPE SHAPE. VERY LOW TO HIGH KSAT 0 TO 13.04 IN/HR. (SEE ESC PLAN FOR SOIL BOUNDARY & NAME)
REFERENCE: WEB SOIL SURVEY ONLINE DATABASE, FOUND AT http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

EROSION CONTROL NOTES & NARRATIVE

SEQUENCE OF CONSTRUCTION:
1. NOTIFY THE CITY OF CHARLOTTEVILLE AND PUBLIC WORKS DEPARTMENT TO SCHEDULE A PRE-CONSTRUCTION MEETING AS REQUIRED...
2. FLAG THE INITIAL LIMITS OF DISTURBANCE AND INSTALL TREE PROTECTION FENCING...
3. APPROVAL FROM THE INSPECTOR ON THE PROJECT...
4. INSTALL THE PAVED CONSTRUCTION ENTRANCE AND WASH RACK LOCATED AT THE PROPOSED TRUCK ENTRANCE AS SHOWN ON THE PLANS...
5. INSTALL THE INITIAL EASC CONSTRUCTION MEASURES AS SHOWN ON THE EROSION CONTROL SHEET...
6. ONCE ALL THE INITIAL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND THE CITY INSPECTOR HAS APPROVED THEM...
7. ONCE CONSTRUCTION HAS BEEN COMPLETED FOR THE NORTHERN RETAINING WALLS AND FILLING OPERATIONS HAVE CEASED...
8. DURING CONSTRUCTION OF THE SOUTHERN RETAINING WALL SYSTEMS...
9. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES...
10. PERMANENT SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS...
11. MAINTAIN ALL EROSION CONTROL MEASURES AS SPECIFIED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK...
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION...
13. ONCE THE SITE IS STABILIZED AND THE INSPECTOR HAS GIVEN APPROVAL...



REVISIONS table with columns: REVISION DESCRIPTION, INITIAL SUBMITTAL, REVISED SUBMISSION TO ADDRESS CITY COMMENTS, REVISED SUBMISSION TO ADDRESS CITY COMMENTS DATED.

COLLINS ENGINEERING logo and contact information: 200 GARRETT STREET SUITE K- CHARLOTTEVILLE, VA 22902 - 434-293-3719. SEMINOLE SQUARE EXPANSION SITE PLAN AMENDMENT. EROSION & SEDIMENT CONTROL NARRATIVE & NOTES. PROJECT JOB NO 112070, SCALE N/A, SHEET SHEET NO. 7.





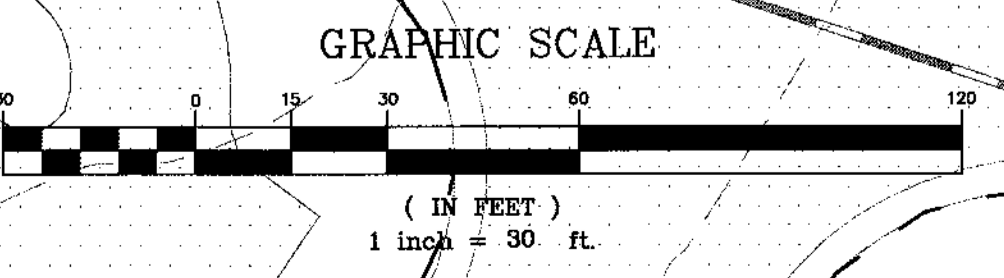
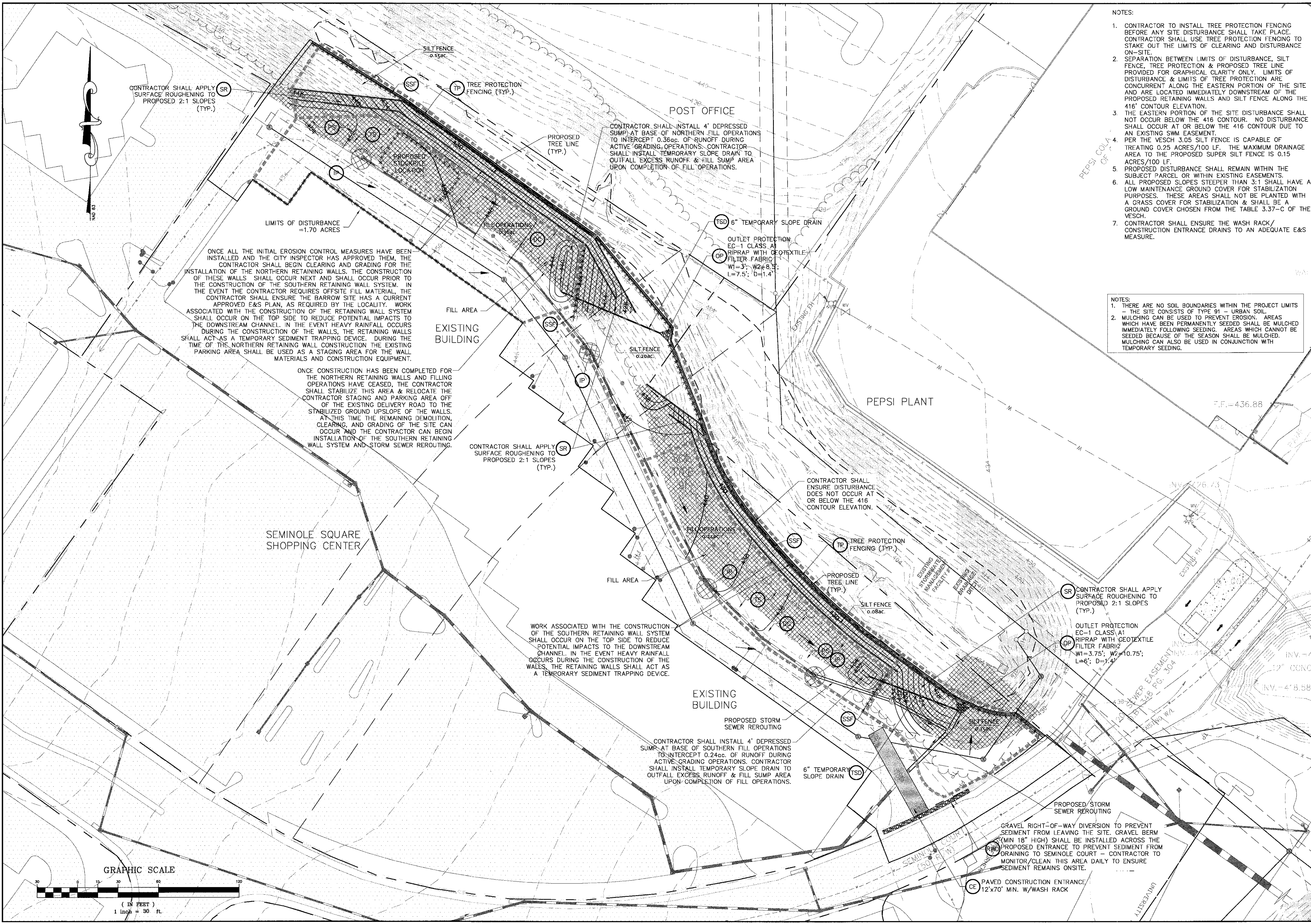
REVISIONS	
REVISION DESCRIPTION	DATE
INITIAL SUBMITTAL	1/13/12
REVISED SUBMISSION TO ADDRESS CITY COMMENTS	11/02/12
REVISED SUBMISSION TO ADDRESS CITY COMMENTS DATED 11/20/12	1/09/13
REVISED SUBMISSION TO ADDRESS CITY COMMENTS DATED 2/15/13	3/25/13

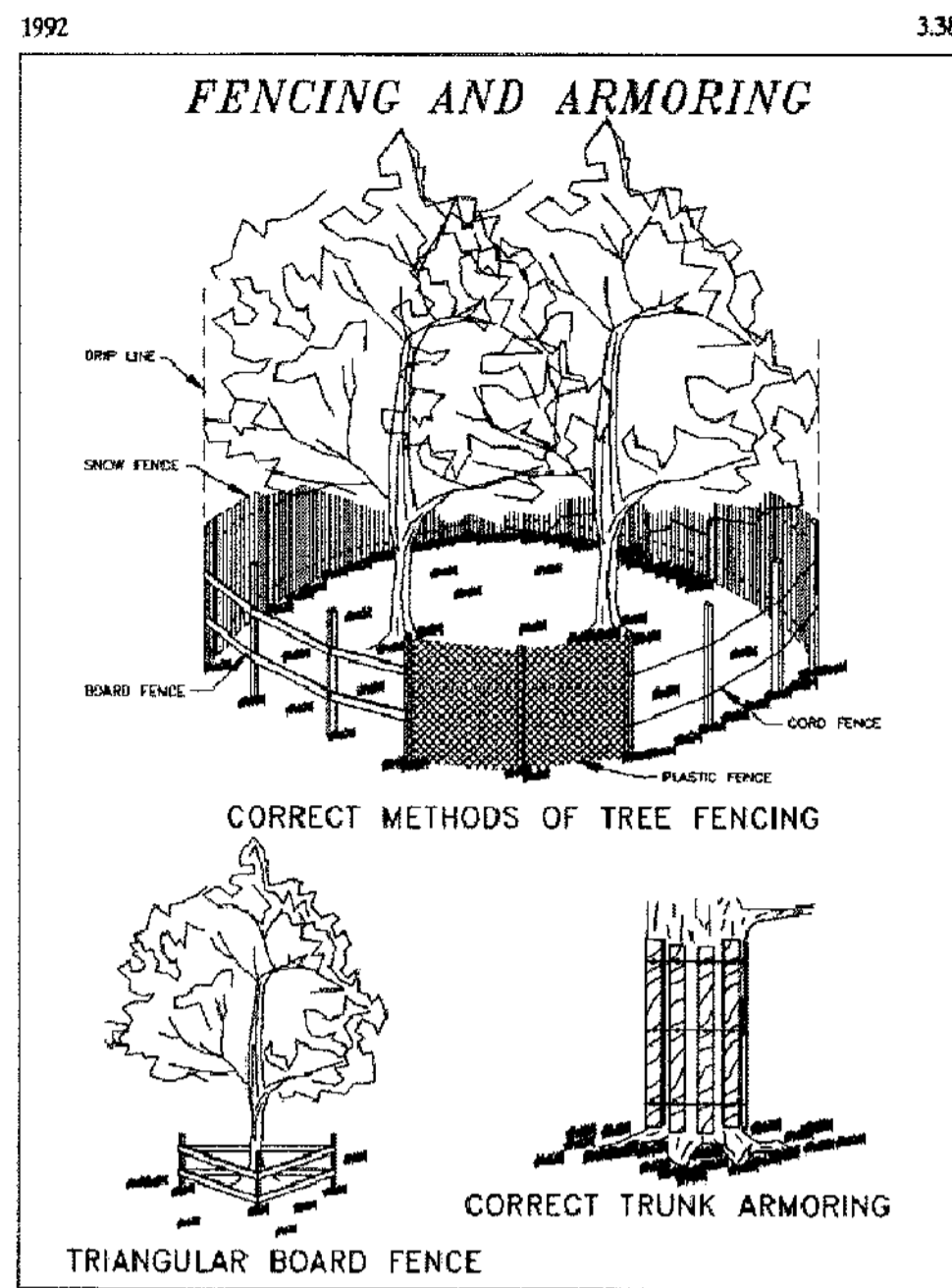
**COLLINS ENGINEERING**  
 200 GARRETT STREET SUITE K- CHARLOTTESVILLE, VA 22902 - 434.293.3719

**SEMINOLE SQUARE EXPANSION SITE PLAN AMENDMENT**  
**EROSION & SEDIMENT CONTROL PLAN**

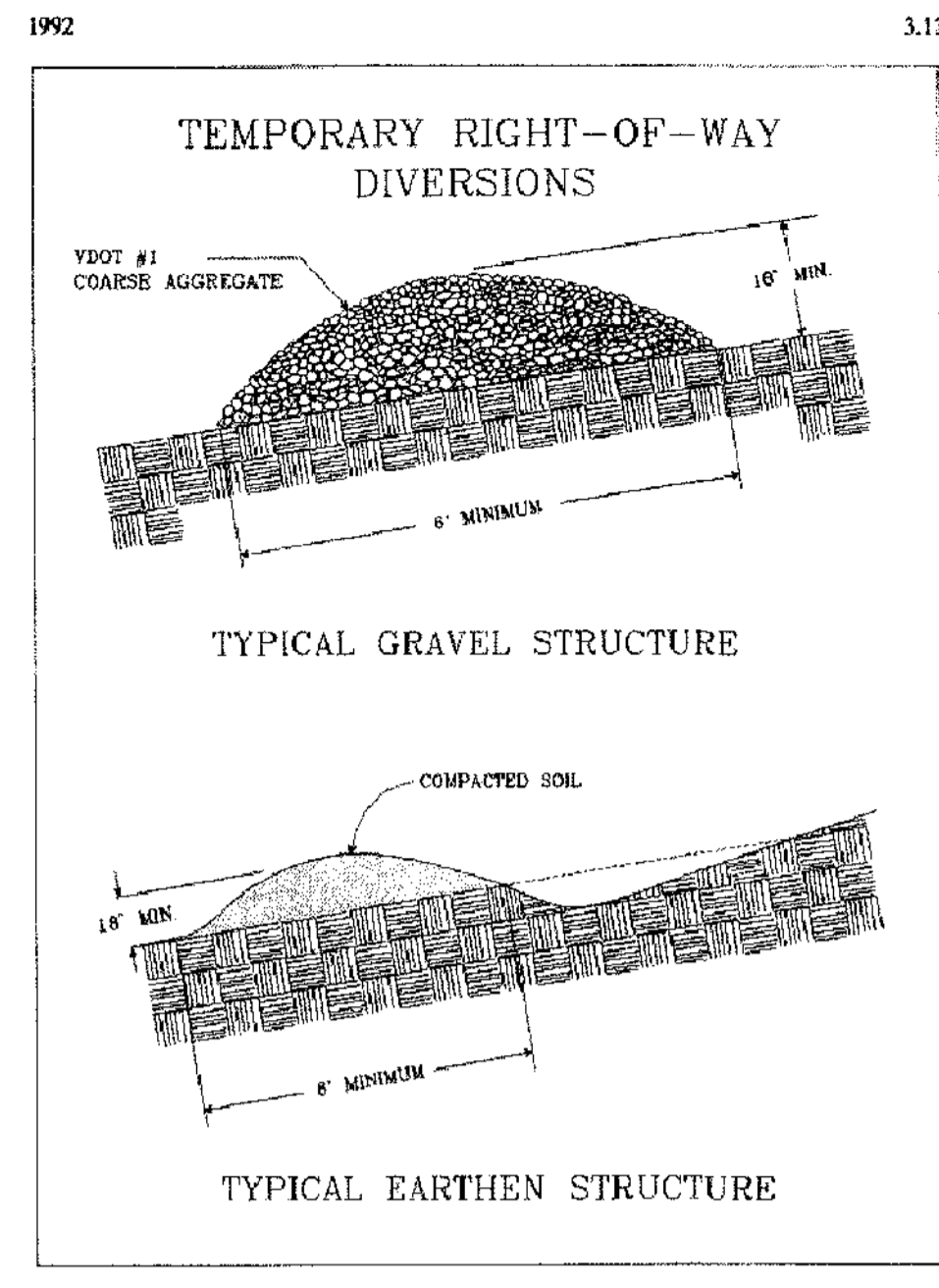
PROJECT: 112070  
 JOB NO: 112070  
 SCALE: 1"=30'  
 SHEET NO: 8

- NOTES:
- CONTRACTOR TO INSTALL TREE PROTECTION FENCING BEFORE ANY SITE DISTURBANCE SHALL TAKE PLACE. CONTRACTOR SHALL USE TREE PROTECTION FENCING TO STAKE OUT THE LIMITS OF CLEARING AND DISTURBANCE ON-SITE.
  - SEPARATION BETWEEN LIMITS OF DISTURBANCE, SILT FENCE, TREE PROTECTION & PROPOSED TREE LINE PROVIDED FOR GRAPHICAL CLARITY ONLY. LIMITS OF DISTURBANCE & LIMITS OF TREE PROTECTION ARE CONCURRENT ALONG THE EASTERN PORTION OF THE SITE AND ARE LOCATED IMMEDIATELY DOWNSTREAM OF THE PROPOSED RETAINING WALLS AND SILT FENCE ALONG THE 416' CONTOUR ELEVATION.
  - THE EASTERN PORTION OF THE SITE DISTURBANCE SHALL NOT OCCUR BELOW THE 416 CONTOUR. NO DISTURBANCE SHALL OCCUR AT OR BELOW THE 416 CONTOUR DUE TO AN EXISTING SWM EASEMENT.
  - PER THE VESCH 3.05 SILT FENCE IS CAPABLE OF TREATING 0.25 ACRES/100 LF. THE MAXIMUM DRAINAGE AREA TO THE PROPOSED SUPER SILT FENCE IS 0.15 ACRES/100 LF.
  - PROPOSED DISTURBANCE SHALL REMAIN WITHIN THE SUBJECT PARCEL OR WITHIN EXISTING EASEMENTS.
  - ALL PROPOSED SLOPES STEEPER THAN 3:1 SHALL HAVE A LOW MAINTENANCE GROUND COVER FOR STABILIZATION PURPOSES. THESE AREAS SHALL NOT BE PLANTED WITH A GRASS COVER FOR STABILIZATION & SHALL BE A GROUND COVER CHOSEN FROM THE TABLE 3.37-C OF THE VESCH.
  - CONTRACTOR SHALL ENSURE THE WASH RACK/ CONSTRUCTION ENTRANCE DRAINS TO AN ADEQUATE E&S MEASURE.
- NOTES:
- THERE ARE NO SOIL BOUNDARIES WITHIN THE PROJECT LIMITS - THE SITE CONSISTS OF TYPE 91 - URBAN SOIL.
  - MULCHING CAN BE USED TO PREVENT EROSION. AREAS WHICH HAVE BEEN PERMANENTLY SEEDED SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING. AREAS WHICH CANNOT BE SEEDED BECAUSE OF THE SEASON SHALL BE MULCHED. MULCHING CAN ALSO BE USED IN CONJUNCTION WITH TEMPORARY SEEDING.





Source: Va. DSWC Plate 3.38-2



Source: Va. DSWC Plate 3.11-1

**TABLE 3.39-A**  
**ADHESIVES USED FOR DUST CONTROL**

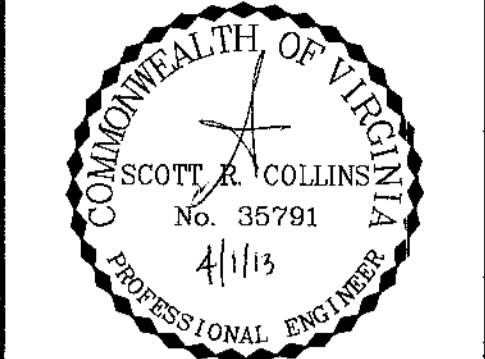
Adhesive	Water Dilution (Adhesive: Water)	Type of Nozzle	Application Rate Gallons/Acre
Anionic Asphalt Emulsion	7:1	Coarse Spray	1,200
Latex Emulsion	12.5:1	Fine Spray	235
Resin in Water	4:1	Fine Spray	300
Acrylic Emulsion (Non-Traffic)	7:1	Coarse Spray	450
Acrylic Emulsion (Traffic)	3.5:1	Coarse Spray	350

Source: Va. DSWC

**TABLE 3.31-C**  
**TEMPORARY SEEDING PLANT MATERIALS, SEEDING RATES, AND DATES**

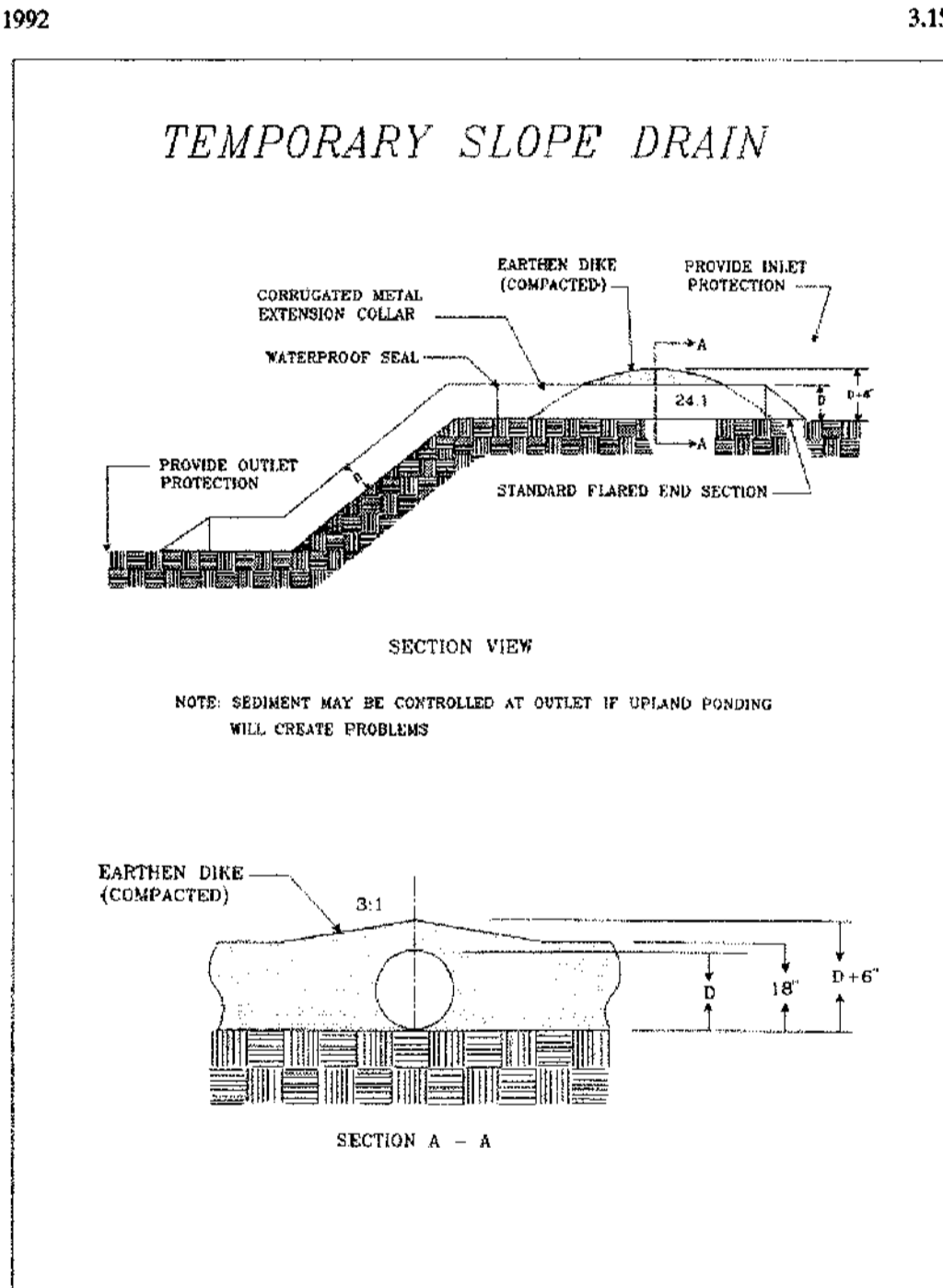
SPECIES	SEEDING RATE		NORTH <sup>a</sup>			SOUTH <sup>b</sup>			PLANT CHARACTERISTICS
	Acre	1000 R <sup>2</sup>	3/1 to 4/30	5/1 to 8/15	8/15 to 11/1	2/15 to 4/30	5/1 to 9/1	9/1 to 11/15	
OATS ( <i>Avena sativa</i> )	3 bu. (up to 100 lbs., not less than 50 lbs.)	2 lbs.	X	-	-	X	-	-	Use spring varieties (e.g., Noble).
RYE <sup>d</sup> ( <i>Secale cereale</i> )	2 bu. (up to 110 lbs., not less than 50 lbs.)	2.5 lbs.	X	-	X	X	-	X	Use for late fall seedings, winter cover. Tolerates cold and low moisture.
GERMAN MILLET ( <i>Setaria italica</i> )	50 lbs.	approx. 1 lb.	-	X	-	-	X	-	Warm-season annual. Dies at first frost. May be added to summer mixes.
ANNUAL RYEGRASS <sup>c</sup> ( <i>Lolium multi-florum</i> )	60 lbs.	1½ lbs.	X	-	X	X	-	X	May be added in mixes. Will mow out of most stands.
WEEPING LOVEGRASS ( <i>Eragrostis curvula</i> )	15 lbs.	5¼ ozs.	-	X	-	-	X	-	Warm-season perennial. May bunch. Tolerates hot, dry slopes and acid, infertile soils. May be added to mixes.
KOREAN LESPEDEZA <sup>c</sup> ( <i>Lespedeza stipulacea</i> )	25 lbs.	approx. 1½ lbs.	X	X	-	X	X	-	Warm season annual legume. Tolerates acid soils. May be added to mixes.

<sup>a</sup> Northern Piedmont and Mountain region. See Plates 3.22-1 and 3.22-2.  
<sup>b</sup> Southern Piedmont and Coastal Plain.  
<sup>c</sup> May be used as a cover crop with spring seeding.  
<sup>d</sup> May be used as a cover crop with fall seeding.  
X May be planted between these dates.  
- May not be planted between these dates.

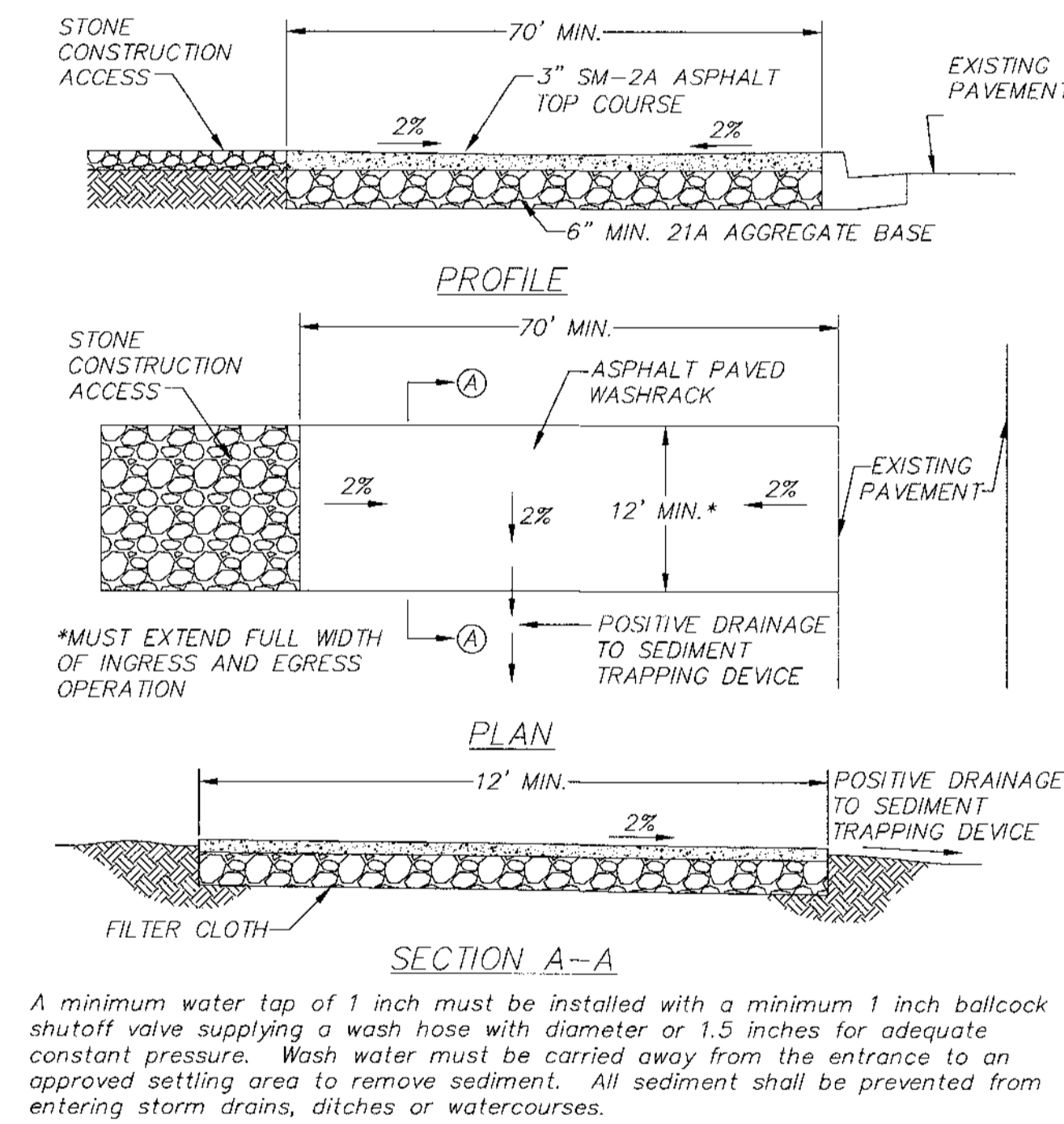


**REVISIONS**

REVISION DESCRIPTION	DATE
INITIAL SUBMITTAL	1/13/12
REVISED SUBMISSION TO ADDRESS CITY COMMENTS	11/02/12
REVISED SUBMISSION TO ADDRESS CITY COMMENTS DATED 11/20/12	1/09/13
REVISED SUBMISSION TO ADDRESS CITY COMMENTS DATED 2/15/13	3/25/13



Source: Va. DSWC Plate 3.15-1



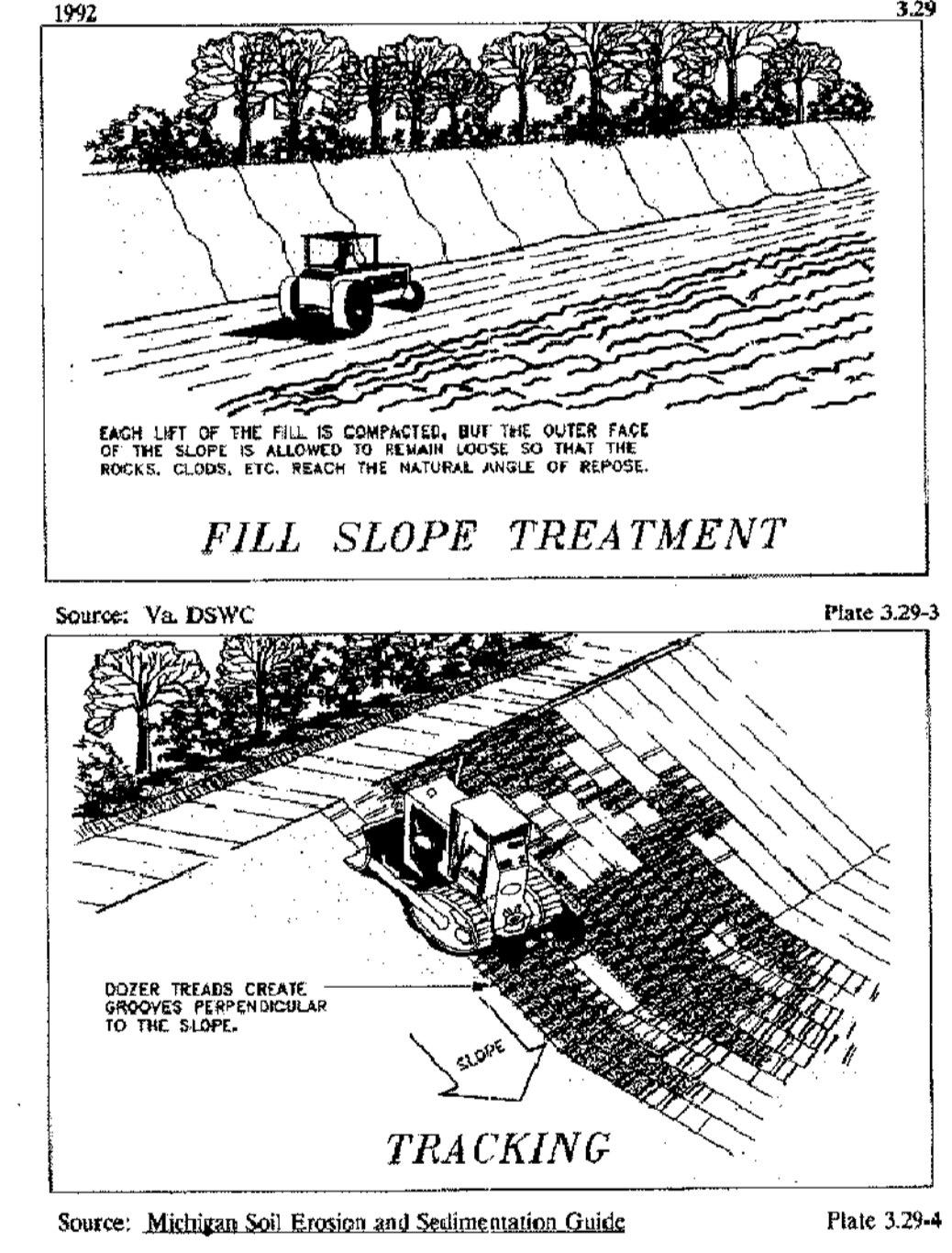
Source: Va. DSWC

**TABLE 3.35-A**  
**ORGANIC MULCH MATERIALS AND APPLICATION RATES**

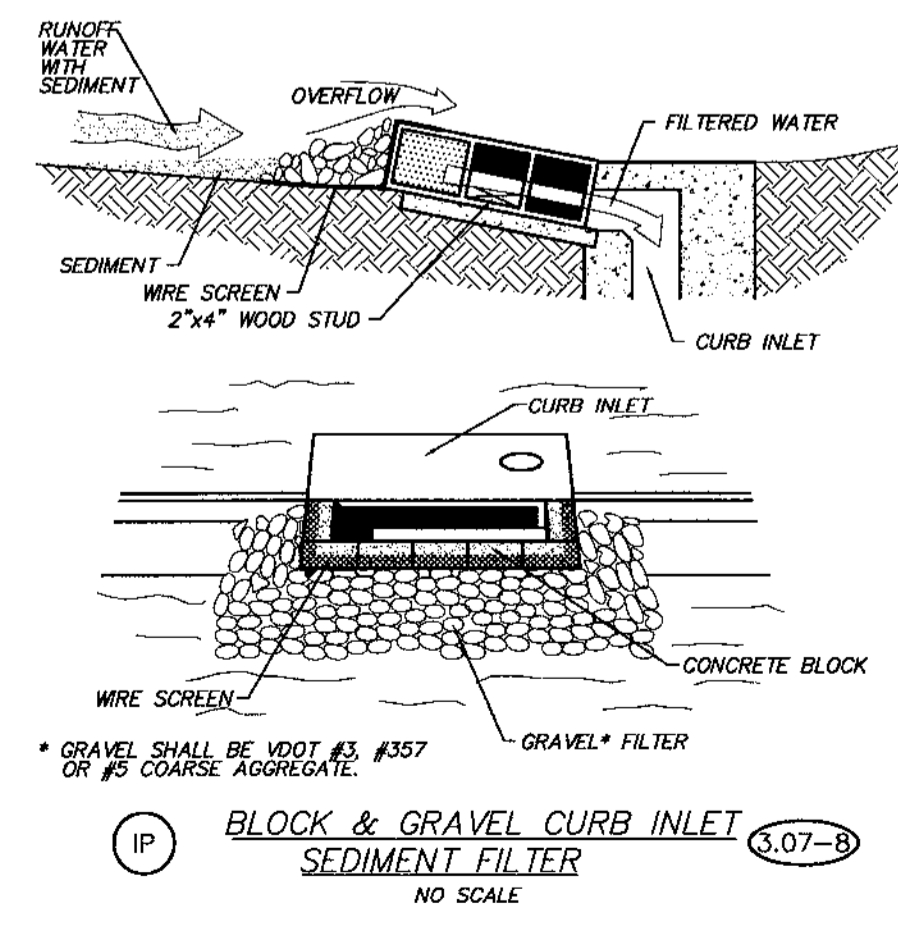
MULCHES:	RATES:		NOTES:
	Per Acre	Per 1000 sq. ft.	
Straw or Hay	1½ - 2 tons (Minimum 2 tons for winter cover)	70 - 90 lbs.	Free from weeds and coarse matter. Must be anchored. Spread with mulch blower or by hand.
Fiber Mulch	Minimum 1500 lbs.	35 lbs.	Do not use as mulch for winter cover or during hot, dry periods.* Apply as slurry.
Corn Stalks	4 - 6 tons	185 - 275 lbs.	Cut or shredded in 4-6" lengths. Air-dried. Do not use in fine turf areas. Apply with mulch blower or by hand.
Wood Chips	4 - 6 tons	185 - 275 lbs.	Free of coarse matter. Air-dried. Treat with 12 lbs nitrogen per ton. Do not use in fine turf areas. Apply with mulch blower, chip handler, or by hand.
Bark Chips or Shredded Bark	50 - 70 cu. yds.	1-2 cu. yds.	Free of coarse matter. Air-dried. Do not use in fine turf areas. Apply with mulch blower, chip handler, or by hand.

\* When fiber mulch is the only available mulch during periods when straw should be used, apply at a minimum rate of 2000 lbs./ac. or 45 lbs./1000 sq. ft.

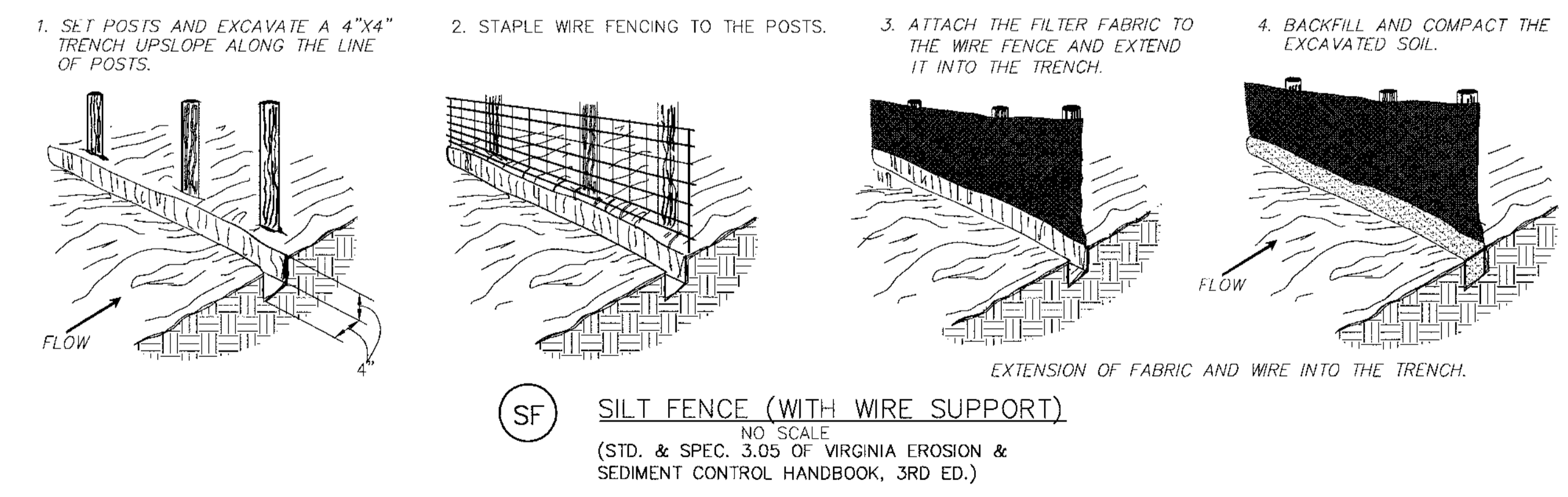
Source: Va. DSWC



Source: Michigan Soil Erosion and Sedimentation Guide Plate 3.29-4



Source: Va. DSWC



Source: Va. DSWC

**PERMANENT SEEDING SCHEDULE**  
NO SCALE

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

SEASONAL NURSE CROP:  
FEBRUARY 16 THROUGH APRIL  
MAY 1 THROUGH AUGUST 15  
AUGUST 16 THROUGH OCTOBER  
NOVEMBER THROUGH FEBRUARY 15

ANNUAL RYE  
FOXTAIL MILLET  
ANNUAL RYE  
WINTER RYE

NOTES:  
1. LIME AND FERTILIZER NEEDS SHALL BE DETERMINED BY SOIL TESTS AND APPLIED IN ACCORDANCE WITH VESCH STD. 3.32.  
2. SEEDINGS TO BE MULCHED IMMEDIATELY UPON COMPLETION OF SEED APPLICATION, IN ACCORDANCE W/ VESCH STD 3.35.

Source: Va. DSWC

**COLLINS ENGINEERING**  
200 GARRETT STREET SUITE K- CHARLOTTEVILLE, VA 22902 - 434.293.3719

**SEMINOLE SQUARE EXPANSION SITE PLAN AMENDMENT**  
**EROSION & SEDIMENT CONTROL DETAILS**

**PROJECT SHEET**

JOB NO.	112070
SCALE	N/A
SHEET NO.	9

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

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



**REQUEST FOR A WAIVER:  
CRITICAL SLOPES**

**PLANNING COMMISSION REGULAR MEETING**  
**DATE OF PLANNING COMMISSION MEETING: April 9, 2013**

**Project Planner:** Michael Smith  
**Date of Staff Report:** March 29, 2013  
**Applicant:** Pepsi Bottling Company  
**Applicant's Representative:** Scott Collins, Collins Engineering  
**Current Property Owner:** Pepsi Bottling Company

**Application Information**

**Property Street Address:** 1150 Pepsi Place  
**Tax Map/Parcel #:** Tax Map 41C, Parcel 3 & Tax Map 41B, Parcel 6  
**Total Square Footage/Acreage Site:** 666, 468 square feet (15.3 acres)  
**Comprehensive Plan (Land Use Plan) Designation:** Industrial  
**Current Zoning Classification:** HW- Highway Corridor  
**Tax Status:** No delinquent taxes

**Applicant's Request**

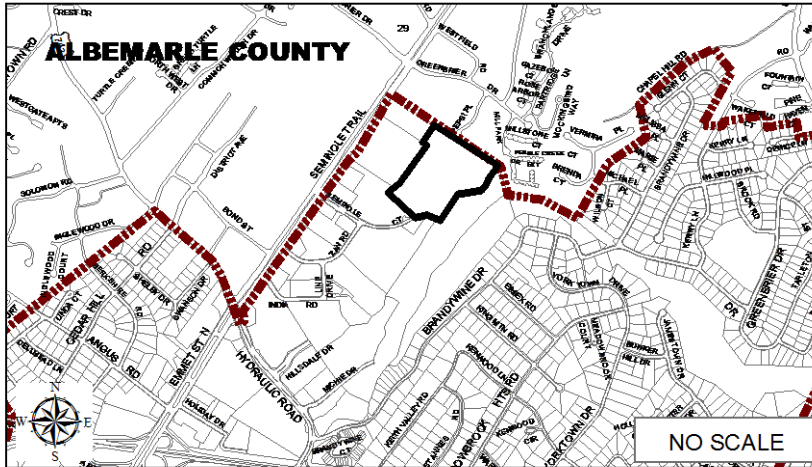
Mr. Collins, on behalf of Pepsi Bottling Company, is requesting a waiver from Section 34-1120(b) of the City Code, relating to the protection of critical slopes, to allow for the construction of 365' of retaining wall along the southern portion of the Pepsi Bottling Company property, containing existing slopes greater than or equal to 25%. Existing critical slopes include 76, 665 square feet (1.76 acres) or approximately 11.5 percent of the property. The applicant's project would impact 26,571 square feet (.61-acre) or 10.7 percent of the property.

Currently, the applicant has a site plan amendment in review that proposes an expansion into the area of critical slopes in order to supply parking and access for Pepsi's fleet of trucks. The critical slopes are covered with trees of varying sizes and types and appear stable with no signs of erosion.

The applicant is seeking approval of a critical slopes waiver on the grounds that the public benefit of retaining the current design of Hillsdale Drive Extended outweighs the public benefit

of disturbing critical slopes. The applicant states that as a result of the current design for Hillsdale Drive Extended, Pepsi Bottling Company is restricted to only expanding within the southern portion of their property. The applicant states this expansion into the southern portion of the site is necessary for Pepsi to meet their overall facility's needs for the future. The applicant states this expansion is based off of a 30 year program forecast for Pepsi that was completed five years ago.

## Vicinity Map



## Standard of Review

### Purpose and Intent

Per the language stated in Sec 34-1120(b)(1), the “critical slope provisions” are intended to protect topographical features that have a slope in excess of the grade established and other characteristics in the following ordinance for the following reasons and whose disturbance could cause one (1) or more of the following negative impacts:

- a. Erosion affecting the structural integrity of these features.
- b. Stormwater and erosion-related impacts on adjacent properties.
- c. Stormwater and erosion-related impacts to environmentally sensitive areas such as streams and wetlands.
- d. Increased stormwater velocity due to loss of vegetation.
- e. Decreased groundwater recharge due to changes in site hydrology.
- f. Loss of natural or topographical features that contribute substantially to the natural beauty and visual quality of the community such as loss of tree canopy, forested areas and wildlife habitat.

These provisions are intended to direct building locations to terrain more suitable to development and to discourage development on critical slopes for the reasons listed above, and to supplement

other regulations and policies regarding encroachment of development into stream buffers and floodplains and protection of public water supplies.

As stated in Sec.34-1120(6)(d), the planning commission shall make a recommendation to city council in accordance with the criteria set forth in this section, and city council may thereafter grant a modification or waiver upon making a finding that:

- (i) The public benefits of allowing disturbance of a critical slope outweigh the public benefits of the undisturbed slope( public benefits include, but are not limited to, stormwater and erosion control that maintains the stability of the property and/or the quality of adjacent or environmentally sensitive areas; groundwater recharge; reduced stormwater velocity; minimization of impervious surfaces; and stabilization of otherwise unstable slopes); or
- (ii) Due to unusual size, topography, shape, location, or other unusual physical conditions, or existing development of a property, one (1) or more of these critical slopes provisions would effectively prohibit or unreasonably restrict the use, reuse or redevelopment of such property or would result in significant degradation of the site or adjacent properties.

No modification or waiver granted shall be detrimental to the public health, safety or welfare, detrimental to the orderly development of the area or adjacent properties, or contrary to sound engineering practices.

In granting a modification or waiver, city council may allow the disturbance of a portion of the slope, but may determine that there are some features or areas that cannot be disturbed. These include, but are not limited to:

- (i) Large stands of trees;
- (ii) Rock outcroppings;
- (iii) Slopes greater than 60%.

City council shall consider the potential negative impacts of the disturbance and regrading of critical slopes, and of resulting new slopes and/or retaining walls. City council may impose conditions as it deems necessary to protect the public health, safety or welfare and to insure that development will be consistent with the purpose and intent of these critical slopes provisions. Conditions shall clearly specify the negative impacts that they will mitigate. Conditions may include, but are not limited to:

- (i) Compliance with the "Low Impact Development Standards" found in the City Standards and Design Manual.
- (ii) A limitation on retaining wall height, length, or use;
- (iii) Replacement of trees removed at up to three-to-one ratio;
- (iv) Habitat redevelopment;
- (iv) An increase in storm water detention of up to 10% greater than that required by city development standards;

- (v) Detailed site engineering plans to achieve increased slope stability, ground water recharge, and/or decrease in stormwater surface flow velocity;
- (vi) Limitation of the period of construction disturbance to a specific number of consecutive days;
- (vii) Requirement that reseeded occur in less days than otherwise required by City Code.

## **Project Review / Analysis**

The applicant has provided information in the attached critical slopes waiver application for each item discussed below. The planning commission shall make a recommendation to city council, upon making one or more of the following findings:

\*Staff comments are in bold.

- 1. The public benefits of allowing disturbance of a critical slope outweigh the public benefits of the undisturbed slope (public benefits include, but are not limited to, stormwater and erosion control that maintains the stability of the property and/or the quality of adjacent or environmentally sensitive areas; groundwater recharge; reduced stormwater velocity; minimization of impervious surfaces; and stabilization of otherwise unstable slopes).**

The applicant is utilizing finding #1 as justification for approval of a critical slope waiver. The applicant notes that the current design of Hillsdale Drive Extended prevents any future expansion of the facility to the west and to the north, restricting future develop to the south, where the critical slopes are located. The applicant states that expanding the building and parking lot within the location of critical slopes in necessary for the Pepsi facility to continue operating effectively. The applicant states that if Pepsi cannot expand within the southern portion of the property, due to critical slopes and Hillsdale Drive Extended, then Pepsi would have to look at other sites for the facility.

**In regard to the impacts the applicant is noting as a result of Hillsdale Drive, the current design of Hillsdale Drive consists of additional excavation within the existing SWM facility and construction of the proposed retaining walls would prohibit the ability to perform this additional excavation. This may require Hillsdale to cross the SWM facility via a bridge, instead of a culvert and fill, potentially adding significant costs to the Hillsdale Drive project.**

**Staff would like to note that the design of Hillsdale Drive Extended has been with the help, cooperation and direction of Pepsi whose representatives have served on the Steering Committee for Hillsdale Drive Extended since its inception. In 1990, representatives of the Pepsi Bottling Company and several other businesses in that area approached City and County officials with the Hillsdale Drive concept. The concept was seen as a means to provide better access to local businesses and alternative transportation choices for the community without needing to drive along Route 29. It has been designed as a low speed (25 mph), 2 lane local facility with dedicated left turn lanes and numerous access points serving existing businesses**

along the corridor – it has not been designed as a bypass to “help alleviate the congestion on Route 29.” Due to the location- a previously developed commercial corridor- right of way costs were always expected to be high (current estimate is ~\$16 million). The City agreed to pursue funding for design and construction for the corridor only if the impacted property owners donated necessary right of way for the improvements. Of the 15.3 acres owned by Pepsi, 1.55 acres of right of way, 0.11 acres of permanent easement and 0.07 acres of utility easements will be requested for donation. While this road does provide public transportation benefits – it also contains economic redevelopment benefits – hence the roadway project has developed through a mutually beneficial partnership between the City and the Pepsi Bottling Company. The roadway plans for Hillsdale Drive Extended as approved by City Council do not preclude redevelopment opportunities on Pepsi Bottling property – in fact it was meant to encourage exactly that.

Applicant’s justification for Finding #1

**a. Erosion affecting the structural integrity of those features.**

The applicant states there although there are signs of erosion on parts of the slope, for the most part, the wooded vegetation is holding the slopes in place. The applicant believes that by installing the retaining wall system, the walls will lock in the fill material and prevent future erosion along the slope. **Staff believes that installing the retaining walls will prevent possible future erosion as the slopes will be structurally stabilized.**

**b. Stormwater and erosion-related impacts on adjacent properties.**

The applicant states that the existing stormwater management facility (SWM) will not experience an increase in capacity as a result of installing the retaining walls. **Staff believes an engineering analysis needs to be provided that proves that the stormwater facility can manage projected storms without overtopping the embankment. This analysis should be based on current existing conditions, which account for current and future improvements located on the west side of Rt. 29. If the applicant believes this facility will not experience an increase in capacity, staff request that stormwater calculations be provided that justify that statement.**

**c. Stormwater and erosion-related impacts to environmentally sensitive areas such as streams and wetlands.**

The applicant states that no streams or wetlands are proposed to be impacted. **Staff has requested that the applicant verify no permits are necessary from the Army Corps of Engineers. At this time, the applicant has yet to provide verification.**

**d. Increased stormwater velocity due to loss of vegetation.**

The applicant states that increases in stormwater velocity will be mitigated with an existing SWM facility located on Pepsi's property. **Staff has no comments regarding this statement.**

**e. Decreased groundwater recharge due to changes in the site hydrology.**

The applicant states that impact to the critical slopes will not have an impact on groundwater recharge. The applicant states the existing SWM facility on the Pepsi property will provide an opportunity for groundwater recharge before being discharged into the existing SWM facility and outfall system. **Staff has no comments regarding this statement.**

**f. Loss of natural topographic features that contribute substantially to the natural beauty and visual quality of the community such as loss of tree canopy, forested areas, and wildlife habitat.**

The applicant states the benefit of Hillsdale Drive Extended outweighs the loss of natural topographic features. **The benefit of Hillsdale Drive Extended is immaterial to this particular critical slope provision. The applicant is not appropriately addressing loss of natural topographic features, as it relates to the installation of retaining walls.**

### **Staff Recommendation**

The applicant has yet to provide the following information necessary to review this proposal:

1. Stormwater calculations that reflect the applicant's claim that the existing stormwater facility will not see an increase in capacity.
2. Verification from the Army Corps of Engineers that no permits are required to work within the proposed area.

As a result of the lack of information, the application fails to address the potential negative impacts of critical slopes provisions b, c, and f.

Staff believes the applicant does not fully meet the criteria for finding #1 and recommends denial of the waiver request. If the waiver request is approved, staff requests that the following condition be included:

1. The City vacate the existing stormwater management easement.

### **Suggested Motions**

1. "I move to approve the steep slope waiver for Tax Map 41C, Parcel 3, and Tax Map 41B, Parcel 6, 1150 Pepsi Place on the grounds that *[use one of the two findings].*"



2. “I move to approve the steep slope waiver for Tax Map 41C, Parcel 3, and Tax Map 41B, Parcel 6, 1150 Pepsi Place [*use one of the two findings*], with the following conditions....”
3. “I move to deny the steep slope waiver for Tax Map 41C, Parcel 3, and Tax Map 41B, Parcel 6, 1150 Pepsi Place.”

Enclosures

*Waiver application*

*Applicant’s narrative*

*Site Plan*

January 18, 2013

Updated 3/18/2013

City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911  
Charlottesville, VA 22902

***RE: Pepsi Bottling Company Expansion – Critical Slopes Waiver Request Supplement***

Please allow this letter to serve as our formal request for a critical slope waiver to allow an impact to the critical slopes along the southern portion of the Pepsi Bottling Company property. The current use of the property is a manufacturing, bottling, and warehouse facility for Pepsi products.

**Applicant:** Collins Engineering / Pepsi Bottling Company

**Property Owner:** Pepsi Bottling Company

**Existing Conditions:**

This area to the south of the site with the existing critical slopes is primarily wooded. This area was graded and these slopes were created almost 30 years ago when the property was first developed in the early 1980's. 2:1 and 3:1 slopes were used to establish the grades along the southern bank. Overall the existing bank is in fair condition, there are some areas that show signs of erosion while other portions of the bank are holding up better. There is a currently a creek and existing stormwater management facility along this area with the critical slopes. The city currently has a stormwater management easement in this area up to the 416 contour elevation. The proposed improvements and impacts to the critical slopes would not affect the existing stormwater management facility or stream along the southern property.

**Project Description:**

The reason for the critical slope waiver request for the project is to prepare the site for the future Pepsi plant expansion along with the pending improvements with the extension of the Hillsdale Drive along the western and northern portions of the property. Currently, the city has designed the future Hillsdale Drive to extend along this western portion of the Pepsi property between the Pepsi plant and the U.S. Post Office building and tie-in along the northern property line to existing Pepsi Place. The extension will have a major effect on the existing facilities' overall ability to expand in the future. The roadway, once constructed, will prevent a future expansion of the facility to the west and to the north. The only area left to develop for the building and parking lot expansion is to the south, which involves these impacts to the existing critical slopes. The proposed expansion will

accommodate space for additional parking and building expansion necessary for Pepsi to meet their overall facility's needs for the future. The need for the expansion is based on a 30 year program forecast for the company and long range planning that was completed about five years ago. The ability to expand in any other direction is greatly limited with the construction of the Hillsdale Drive Extension project.

**Total Site Area:** 15.3 acres

**Zoning:** existing HW (Highway Corridor)

**Percentage of Area greater than or equal to 25% slopes:**

1.76 acres of the site's 15.3 acres, or 11.5% of the site area

**Finding #1:**

Hillsdale Drive extension is an integral part of the future Charlottesville transportation network. A good portion of right-of-way (approximately 1 acre) necessary for the Hillsdale Drive extension is located on the Pepsi Bottling Company property, taking up a large portion of the western property line and a portion of the northern property. This roadway extension will serve the public as a secondary (parallel) roadway system along Route 29, providing an alternate road option that will service the community and help alleviate the congestion on Route 29. This public benefit far outweighs the impact to the man-made critical slopes along the southern portion of the property that were created with the filling of the property back in 1980's to create the manufacturing facility. A retaining wall system will be installed along this portion of the site and the walls will lock in the fill material along this area, creating a stabilized bank. Below this area is an existing stormwater management facility for the Seminole Square and Pepsi Bottling company properties. This facility will remain as-is, with no impacts to the current capacity of the facility. The future impervious area created with the impacts to the critical slopes will be treated with an existing stormwater management facility on the Pepsi property, in addition to draining to this stormwater management facility.

If there was an alternative layout or alignment of Hillsdale Drive that did not impact the Pepsi Bottling Company property, then it would be possible to expand the facility either further west or to the north. However, City Council has accepted the current alignment and agreed to start the negotiations on acquiring the necessary right of way along this alignment. With the roadway extension, the impact to the overall site prevents future expansion to the north or to the west of the property. In order for Pepsi to meet the current and future facility needs, it is looking to expand the facility to the south. Impacting these critical slopes along the southern property line and expanding the building and parking lot to the south allows for the Pepsi facility to meet the existing and future needs in order for the facility to operate effectively. If the facility could not expand any more, due to critical slopes and future roadway extensions across the property, then Pepsi would have to look at other sites for the facility.

**Erosion affecting the structural integrity of those features:**

Currently, this critical slope (which was created in 1980's) is showing some signs of erosion on parts of the slope. The wooded vegetation, for the most part, is holding the slopes in place; however, there are many areas where erosion has occurred over the years. With the installation of the retaining wall system, this will prevent any additional erosion along this steep bank. The walls will lock in the fill material and prevent it from future erosion.

**Stormwater and erosion-related impacts on adjacent properties:**

The downstream area below this proposed critical slope impact is an existing stormwater management facility, which is owned and maintained by the Seminole Square Shopping Center and Pepsi Bottling Company. The Seminole Shopping Center is also proposing to impact the existing critical slopes on their property as well for the same reasons, to allow the Hillsdale Drive Extension to be constructed on their property for the overall benefit of the community. The existing stormwater management facility and its current capacity will not be impacted by impacts of these critical slopes. The retaining walls will be constructed prior to and in combination with the filling of this area to prevent erosion related issues. Most of the drainage area to this slope is captured with the existing curb and gutter system on the top of the slope, which prevents a lot of the run-off from sheet-flowing down the banks.

**Stormwater and erosion-related impacts to environmentally sensitive areas such as streams and wetlands:**

No streams or wetlands are proposed to be impacted with the filling and impacts of the critical slopes on this property. The existing stream below this area is part of the existing stormwater management facility, and no impacts are proposed.

**Increased stormwater velocity due to loss of vegetation**

The increase of stormwater velocity due to the loss of vegetation and future impervious area will be mitigated with the existing swm facility on the Pepsi property. The run-off from the additional impervious area will be routed to the swm pond, which will provide water quality and detention, prior to releasing the flow into the existing stormwater management facility and outfall. These measures will compensate for the increase in velocity due to the loss of vegetation in this area.

**Decreased groundwater recharge due to changes in the site hydrology**

The impacts to these critical slopes do not have much effect or change on the groundwater or site hydrology. There is not a lot of drainage area to these critical slope areas and the slopes themselves limit the ability for run-off to be absorbed into the ground before running down the slopes into the existing streams. However, the existing stormwater management pond on the Pepsi property will provide an opportunity for the run-off to drain into the ground before being discharged into the existing swm facility and outfall system.

**Loss of natural or topographic features that contribute substantially to the natural beauty and visual quality of the community such as loss of tree canopy, forested areas and wildlife habitat.**

The benefit of Hillsdale Drive outweighs the overall impacts to this area, including the loss of tree canopy. Trees and the wildlife habitat within the existing limits of the stormwater management facility will still remain and will be preserved.

**Additional attachments:**

Please see the Site plan amendment for additional information and exhibits for this request.

Please let me know if you have any questions or need any additional information to review this critical slope analysis.

Sincerely,  
Scott Collins, PE

**PROJECT DATA:**

- THE OWNER/CLIENT OF THIS PROPERTY IS:  
PEPSI-COLA BOTTLING COMPANY  
1159 PEPSI PLACE  
BOX 9035  
CHARLOTTEVILLE, VA 22906
- THESE PLANS HAVE BEEN PREPARED BY:  
COLLINS ENGINEERING, INC.  
200 GARRETT STREET SUITE K  
CHARLOTTEVILLE, VA 22902  
TELEPHONE: (434) 293-3719 FACSIMILE: (434) 293-2813
- SOURCE OF SURVEY/INFORMATION: SURVEY FOR THIS SITE PLAN AMENDMENT IS FROM THE FIELD SURVEY CONDUCTED BY COMMONWEALTH LAND SURVEYING, LLC DATED AUGUST 4, 2011 AND UPDATED OCTOBER, 2012. ADDITIONAL OFFSITE SURVEYED INFORMATION IN THE VICINITY OF THE PEPSI PLANT IS BASED OFF A SURVEY BY JENNINGS STEPHENSON, P.C. IN JANUARY OF 2007. THE MISS UTILITY TICKET NUMBER IS B227901423-008.
- ZONING: TWP 41C-3; HW- HIGHWAY CORRIDOR ZONING (NOT LOCATED IN THE ENTRANCE CORRIDOR) & TWP 41B-6; R-3 RESIDENTIAL
- TAX MAP AND PARCEL NUMBER: TWP 41C-3 AND 41B-6
- USGS DATUM: NAD 83
- LOCATION/ADDRESS OF PROJECT: 1150 PEPSI PLACE, CHARLOTTEVILLE VA 22906
- FLOODPLAIN: A PORTION OF THIS PROPERTY IS LOCATED IN ZONES 'X' AND 'AE' AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 51003C, PANEL 0278D, DATED FEBRUARY 4, 2005. THE PROPOSED DEVELOPMENT DOES NOT IMPACT THE 100-YEAR FLOODPLAIN & IS OUTSIDE THE LIMITS OF THE FLOODPLAIN.
- STREAM BUFFER: THE PROPOSED IMPROVEMENTS OF THIS PROPERTY AS SHOWN ON THE PLAN SHALL NOT IMPACT THE STREAM BUFFER LOCATED ON THE ADJACENT PROPERTY, WHICH IS ALSO OWNED BY THE APPLICANT.
- BUILDING HEIGHT: EXISTING BUILDING: 20' (2 STORIES)
- PROPOSED USE: PEPSI-COLA BOTTLING COMPANY PLANT AND WAREHOUSE
- TOTAL ACREAGE OF SITE: 15.3 ACRES
- TOTAL LAND DISTURBED: 2.17 ACRES (E&S PLAN HAS BEEN SUBMITTED SEPARATELY)
- SITE PHASING: PROJECT TO OCCUR IN ONE PHASE. THE SITE E&S WILL OCCUR IN TWO PHASES.
- CRITICAL SLOPES: THERE ARE EXISTING CRITICAL SLOPES ON THE SUBJECT PROPERTY. THE CRITICAL SLOPES AND THE AMOUNT OF CRITICAL SLOPES PROPOSED TO BE IMPACTED ARE SHOWN ON SHEET 2 AND A WAIVER WILL BE REQUESTED PRIOR TO THE UPCOMING DEADLINE FOR THE DISTURBANCES.
- PARKING REQUIREMENTS: (APPROVED WITH FINAL SITE PLAN)

**ORIGINAL SITE PLAN PARKING REQUIREMENTS:**  
OFFICE SPACE: 4,800 GSF @ 1 SPACE/300 SF + 1 HAND. SPACE/25 SPACES = 16 SPACES  
MAXIMAL WORKSHEET: 72 PERSONS @ 1 SPACE/2 EMPLOYEES = 36 SPACES  
OWNED/LEASED VEHICLES: 72 TRUCKS/CARS/TRAILERS = 72 SPACES  
LOADING SPACES: 16 SPACES = 16 SPACES  
TOTAL SPACES REQUIRED: 140 SPACES

**ORIGINAL SITE PLAN PARKING PROVIDED:**  
CAR SPACES: 84 SPACES  
HANDICAP SPACES: 4 SPACES  
OWNED/LEASED VEHICLE SPACES (WITHIN YARD): 70 SPACES  
LOADING SPACES: 22 SPACES  
TOTAL SPACES PROVIDED: 180 SPACES

**ADDITIONAL PARKING SPACES REQUIRED:**  
OFFICE SPACE: 8000 GSF @ 1 SPACE/400 SF = 21 SPACES  
ADDITIONAL PLANT AND WAREHOUSE SPACE: 30,332 = 76 SPACES  
ADDITIONAL 30 NEW EMPLOYEES = 15 SPACES  
ADDITIONAL VEHICLE SPACES APPROX. APPROX. VEHICLES = 11 SPACES  
ADDITIONAL LOADING SPACES: APPROX. 10 VEHICLES = 10 SPACES  
TOTAL ADDITIONAL SPACES REQUIRED: 133 SPACES

**PARKING SPACES PROVIDED (EXISTING AND PROPOSED):**  
CAR SPACES: 75 NEW SPACES + 89 EXISTING SPACES = 144 CAR SPACES  
HANDICAP SPACES: INCLUDED WITH CAR SPACES (4 SPACES)  
OWNED/LEASED VEHICLE SPACES (WITHIN YARD): 107 SPACES  
LOADING SPACES: 10 SPACES + 18 SPACES = 28 LOADING SPACES  
TOTAL SPACES PROVIDED: 277 SPACES  
THERE ARE 273 SPACES REQUIRED, AND 277 SPACES PROVIDED. (APPROVED WITH ORIGINAL FINAL SITE PLAN)

**FINAL SITE PLAN AMENDMENT PARKING SPACES PROVIDED:**  
13 NEW TRUCKS SPACES PROVIDED FOR A NEW TOTAL OF 290 SPACES  
THERE ARE 273 SPACES REQUIRED, AND 290 SPACES PROVIDED

16. PUBLIC UTILITIES: THE PLANT IS SERVED BY EXISTING PUBLIC WATER AND SEWER. THE CURRENT AND PROPOSED EXPANSIONS OF THE FACILITY WILL NOT RELOCATE THE EXISTING UTILITIES TO THE BUILDING, BUT A FIRE HYDRANT WILL NEED TO BE RELOCATED AND THE ADJACENT WATER SHALL BE REROUTED.

17. STORMWATER MANAGEMENT AND STORM DRAINAGE:  
THE APPROVED PLAN ANALYZES THE EXISTING AND PROPOSED RUN-OFF TO ENSURE THE PONDS ARE SIZED ADEQUATELY FOR THE STORMWATER REQUIREMENTS. STORM SEWER AND CURB & GUTTER ARE USED TO CHANNEL RUN-OFF FROM THE SITE. IN GENERAL, THE PREVIOUSLY APPROVED PLANS AND RECENTLY CONSTRUCTED INFRASTRUCTURE REDIRECTED DRAINAGE AND ENSURED ADEQUATE CAPACITY FOR THE PROPOSED DEVELOPMENT.

PRIOR TO DEVELOPMENT THE SITE NORTH OF THIS PROPERTY DRAINED 5.25 AC. OF RUNOFF INTO AN OFFSITE STORMWATER MANAGEMENT (SWM) FACILITY. THIS RUNOFF THEN DRAINED TO THE SUBJECT PROPERTY VIA A PIPE OUTFALL AND DITCH TO THE LOCATION OF THE RECENTLY CONSTRUCTED PARKING LOT. THIS DRAINAGE THEN ENTERED THE SOUTHERN SWM FACILITY. HOWEVER IN ACCORDANCE WITH THE PREVIOUSLY APPROVED PLANS, THE NEWLY CONSTRUCTED INFRASTRUCTURE REDIRECTS THE NORTHERN, OFFSITE DRAINAGE TOTALING 5.25 AC. TO THE NORTHERN SWM FACILITY VIA STORM SEWER. THIS REDUCED THE DRAINAGE FLOWING TO THE SOUTHERN SWM FACILITY ON THE PROPERTY, WHICH IS WHERE THE PROPOSED EXPANSION PLANS WITH THIS AMENDMENT OUTFALLS. THE DRAINAGE RESULTING FROM THIS AMENDMENT EXPANSION IS NOW INDEPENDENT OF THE DRAINAGE FROM THE OFFSITE, ADJACENT PROPERTY AND THE RECENTLY CONSTRUCTED PARKING, AND OUTFALLS TO THE SOUTHERN SWM FACILITY WHERE IT IS IN COMPLIANCE WITH SWM QUANTITY AND QUALITY REQUIREMENTS.

THE DRAINAGE AREA TO THE SOUTHERN SWM FACILITY WAS ANALYZED FOR BOTH SWM QUALITY AND QUANTITY AND THE EXISTING SWM FACILITY WAS FOUND TO BE IN COMPLIANCE WITH CITY AND STATE REGULATIONS. THIS NO CHANGES ARE REQUIRED TO THE APPROVED PEPSI-COLA BOTTLING COMPANY PLANT EXPANSION SITE PLAN STORMWATER MANAGEMENT PLAN BY COLLINS ENGINEERING, LLC DATED JULY 18, 2007 FOR STORMWATER DETENTION AND WATER QUALITY TREATMENT.

THE NORTHERN SWM FACILITY ONSITE WAS INCREASED SLIGHTLY WITH THE PREVIOUSLY APPROVED PLANS & UNDERWENT MINOR MODIFICATIONS. AND WITH THIS EXPANSION (NOT PART OF THIS SET OF PLANS) THE OVERALL DRAINAGE FOR BOTH SWM FACILITIES ARE COLLECTIVELY LESS THAN THE EXISTING ROUTED SWM FACILITIES' OUTFALLS. THUS, MEETING STORMWATER MANAGEMENT REQUIREMENTS.

**MAINTENANCE AGREEMENT:**

18. THIS DRY RETENTION BASIN, LOCATED IN H.U.C. 02082004, WILL BE OWNED BY THE PEPSI COLA BOTTLING COMPANY AND MAINTENANCE IS THE RESPONSIBILITY OF THE PEPSI COLA BOTTLING COMPANY. THE FACILITY IS DISCHARGING INTO MEADOW CREEK AND IS TREATING 6.08 CC. THE MAINTENANCE PROGRAM FOR THE FACILITY SHALL BE CLEANING OUT OF THE FACILITY ANNUALLY, OR AS NEEDED, MONITORING WASH-OUT OF SOIL AND REPLACING AS NECESSARY, ENSURING HEALTHY, VEGETATIVE GROWTH, AND CLEANING OF TRASH FROM THE BASIN.

19. AREAS DEDICATED FOR PUBLIC USE: CURRENTLY, THERE IS NO LAND ON THIS PROPERTY THAT IS PROPOSED TO BE RESERVED OR DEDICATED FOR PUBLIC USE.

20. SUBJECT PARCEL 41C-3 LOT COVERAGE AND PROPOSED USES: TOTAL LOT AREA: 15.3 ACRES  
BUILDING AREA TOTAL: 4.20 ACRES (27.5%)  
BUILDING AREA (EXISTING): 3.54 ACRES  
BUILDING AREA (PROPOSED): 0.66 ACRES  
PARKING/TRAVEL/SIDEWALK AREA TOTAL: 4.86 ACRES (31.7%)  
PARKING/TRAVEL/SIDEWALK AREA (EXISTING): 5.30 ACRES  
PARKING/TRAVEL AREA (PROPOSED): -0.44 AC NET; 0.23 ACRES ADDED; 0.67 ACRES REMOVED WITH BLDG EXPANSION

21. OPEN SPACE AREA TOTAL: 6.24 ACRES (40.8%) WATER DEMAND: PUBLIC WATER PROVIDED VIA THE CITY EXISTS ONSITE & THE PROPOSED EXPANSION WILL UTILIZE THE EXISTING WATER METER FEED & METER.

22. SIGNAGE: THE CURRENT SIGNAGE FOR THE PROPERTY IS EXISTING AND SHALL REMAIN, AND NO CHANGES TO THE CURRENT SIGNAGE IS PROPOSED WITH THIS PLAN.

23. INGRESS AND EGRESS: CURRENTLY, PEPSI-COLA TRUCKS INGRESS AND EGRESS THE PROPERTY BY WAY OF SEMINOLE COURT AND EMPLOYEES INGRESS AND EGRESS MAINLY BY WAY OF PEPSI PLACE AND GREENBRIAR ROAD. NO CHANGES TO THE CURRENT INGRESS AND EGRESS OF THE PROPERTY ARE PROPOSED WITH THE PROPOSED AND FUTURE EXPANSIONS OF THE SITE AS SHOWN ON THE PROPERTY. THERE IS AN EXISTING 30' ACCESS EASEMENT EASEMENT TO THE NORTH-EAST OF THE PROPERTY THAT SHALL ALSO REMAIN. THIS ACCESS EASEMENT IS ALSO PART OF THE CITY/COUNTY CURRENT PLAN FOR THE PLACES 29 CORRIDOR STUDY.

24. BUILDING/LOT SETBACKS:  
HW-HIGHWAY CORRIDOR ZONING:  
FRONT: 5' MIN. AND 30' MAXIMUM  
SIDE/REAR:  
20' ADJACENT TO LOW DENSITY RESIDENTIAL DISTRICT  
NO SETBACK ADJACENT TO SIMILAR DENSITY DISTRICT  
R-3 RESIDENTIAL ZONING:  
FRONT: 25' MIN.  
SIDE/REAR:  
25' MIN.  
CORNER, SIDE STREET 20' SIDE MIN.

25. SITE TRIP GENERATION: TRAFFIC IMPACT NUMBERS ARE BASED ON THE ITE TRIP GENERATION MANUAL, 8TH EDITION. CODE 140 WAS USED FOR THE INDUSTRIAL SPACE WITH 250 EXPECTED EMPLOYEES.  
ADI: RATE = 533 VPD (2.13 VP/EMPLOYEE \* 250 EMPLOYEES)  
AM PEAK RATE = 100 VPH (73 VPH ENTER/27 VPH EXIT)  
PM PEAK RATE = 90 VPH (40 VPH ENTER/50 VPH EXIT)

26. AN EXISTING FIRE HYDRANT SHALL BE UTILIZED TO THE SOUTH & A PROPOSED FIRE HYDRANT TO THE NORTH WILL REPLACE AN EXISTING HYDRANT.

27. THE APPROVED ADDITIONAL IMPROVED LOADING RESULTING FROM THE ORIGINAL SITE PLAN IS 55,996sf.

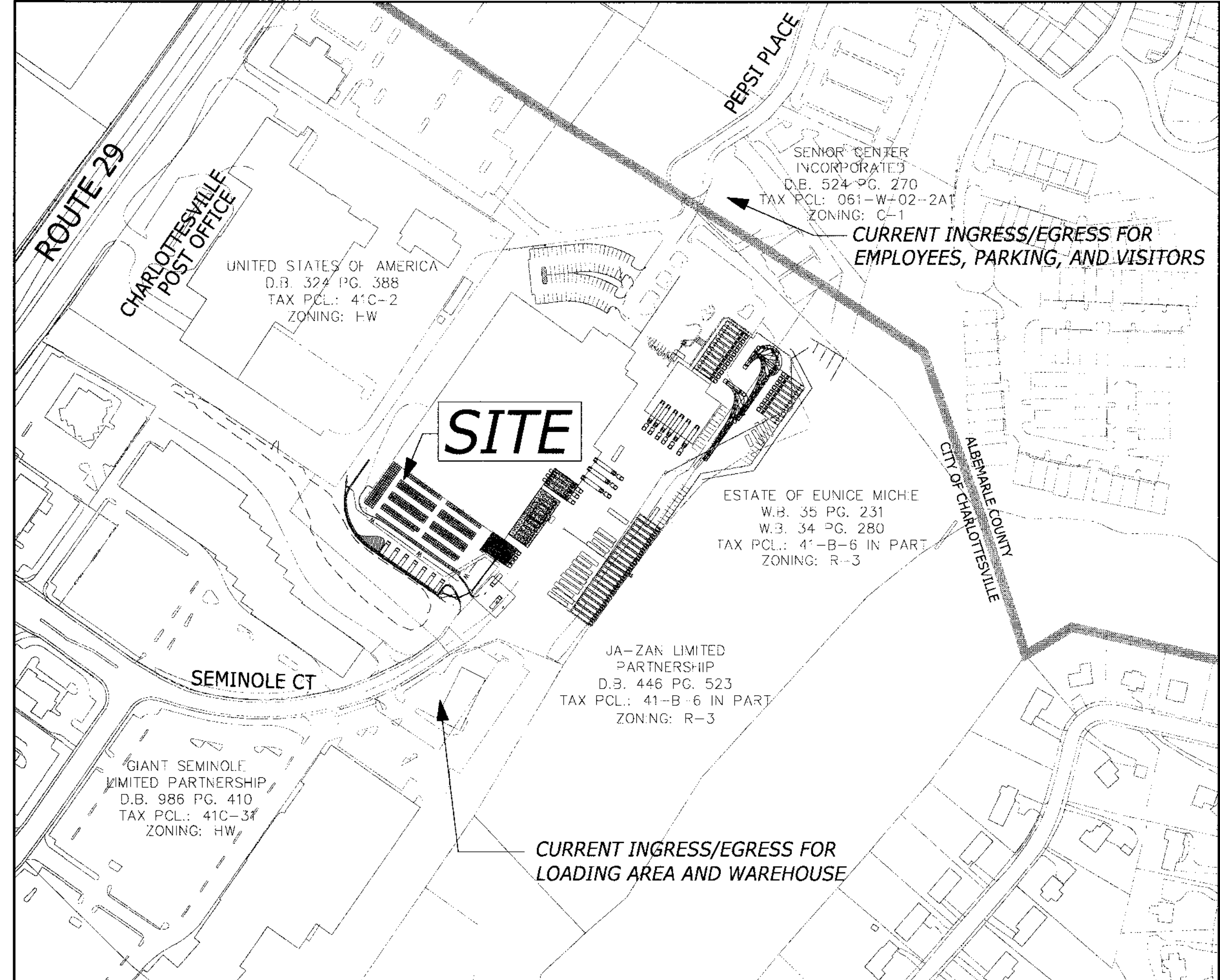
COLLINS ENGINEERING SHALL NOT HAVE AUTHORITY OVER CONTRACTOR'S WORK, SAFETY PRECAUTIONS, SCHEDULES, OR COMPLIANCE WITH LAWS AND REGULATIONS. WE SHALL NOT ASSUME RESPONSIBILITY FOR ANY CONSTRUCTION BEGUN PRIOR TO PLAN APPROVAL.

# PEPSI-COLA BOTTLING COMPANY

## PLANT EXPANSION

### SITE PLAN AMENDMENT

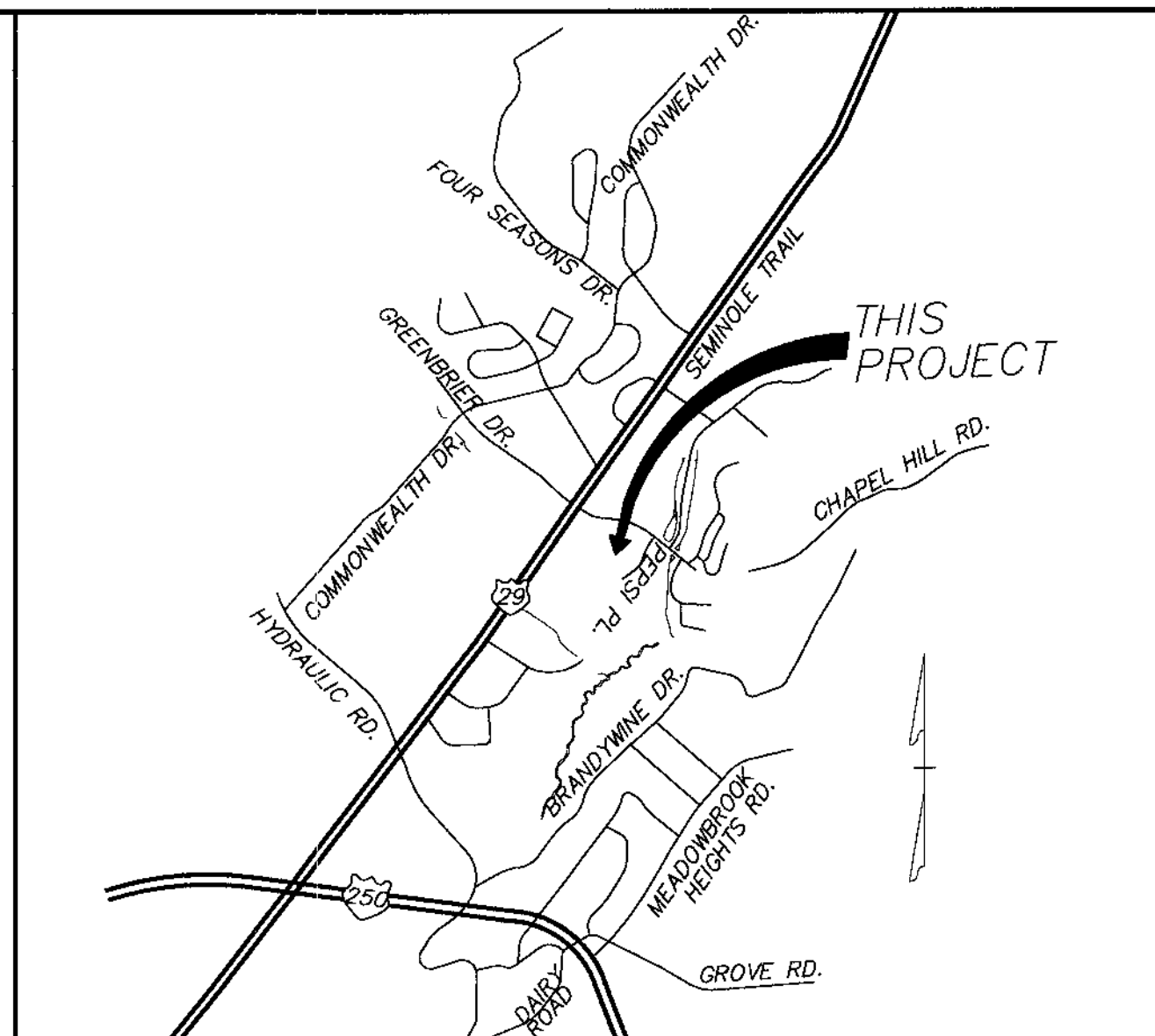
#### CITY OF CHARLOTTEVILLE, VIRGINIA



**SHEET LAYOUT**  
SCALE: 1" = 200'

**OWNER & DEVELOPER**  
PEPSI-COLA BOTTLING COMPANY  
1150 PEPSI PLACE  
CHARLOTTEVILLE, VA 22901

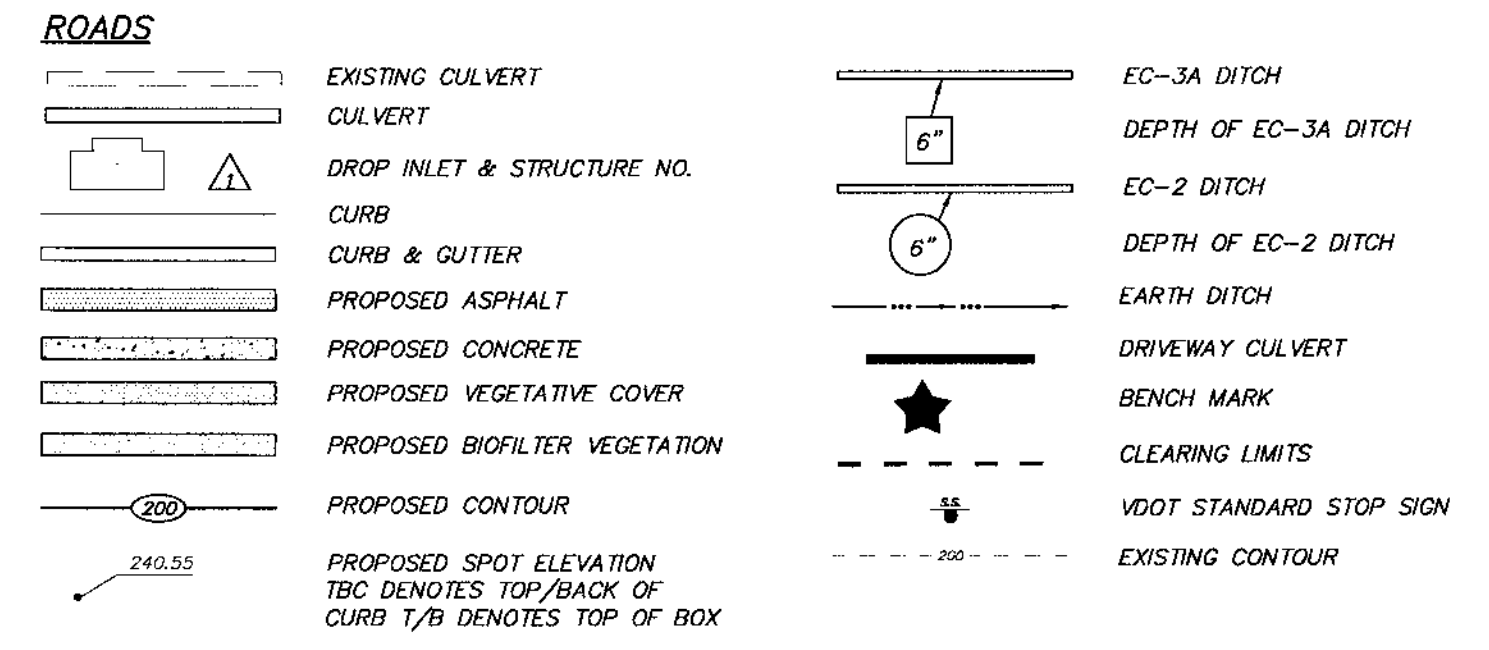
BMP APPROVED UNDER PEPSI-COLA BOTTLING COMPANY PLANT EXPANSION SITE PLAN - STORMWATER MANAGEMENT PLAN BY COLLINS ENGINEERING, LLC DATED JULY 18, 2007.	
<b>BMP DATA FOR THIS PROJECT:</b>	
<b>BMP OWNERSHIP INFORMATION:</b>	PEPSI-COLA BOTTLING COMPANY 1150 PEPSI PLACE CHARLOTTEVILLE, VA 22901
<b>TYPE OF BMP INSTALLED:</b>	DRY RETENTION BASIN LABELED "SOUTHERN POND"
<b>GEOGRAPHIC LOCATION (HYDROLOGIC UNIT CODE):</b>	ADJACENT TO THE SEMINOLE COURT ENTRANCE INTO THE PEPSI FACILITY. (HYDROLOGIC GROUP TYPE 8B-FILL)
<b>WATERBODY THE BMP IS ULTIMATELY DISCHARGING INTO:</b>	SOUTH FORK R/VANNA RIVER RESERVOIR
<b># OF ACRES TREATED BY BMP:</b>	21.86ac (6.08ac IS TREATED VIA THE "SOUTHERN POND")
<b>DESCRIPTION OF REQUIRED MAINTENANCE:</b>	THE MAINTENANCE PROGRAM FOR THE WATER QUALITY SHALL BE CLEANING OUT THE BASIN ANNUALLY, OR AS NECESSARY, ENSURING HEALTHY, VEGETATIVE GROWTH OF THE PLANTS, AND CLEANING OF THE TRASH FROM THE FACILITY.
<b>OWNER'S SIGNATURE AGREEING TO MAINTAIN FACILITY:</b>	



**VICINITY MAP**  
SCALE: 1" = 2,000'

TITLE	SHEET
COVER SHEET	1
EXISTING CONDITIONS	2
SITE PLAN	3
DRAINAGE PLAN & COMPUTATIONS	4
PROFILES & VEHICULAR MOVEMENT	5
NOTES & DETAILS	6
STORMWATER MANAGEMENT FACILITY ANALYSIS	7
HILLSDALE DRIVE EXTENSION OVERLAD WITH PROPOSED DEVELOPMENTS	8
HILLSDALE DRIVE EXTENSION OVERLAD WITH PROPOSED DEVELOPMENTS	9
EROSION & SEDIMENT CONTROL NARRATIVE & NOTES	10
EROSION & SEDIMENT CONTROL PLAN PHASES I & IA	11
EROSION & SEDIMENT CONTROL PLAN PHASE II	12
EROSION & SEDIMENT CONTROL DETAILS	13
TOTAL SHEETS:	13

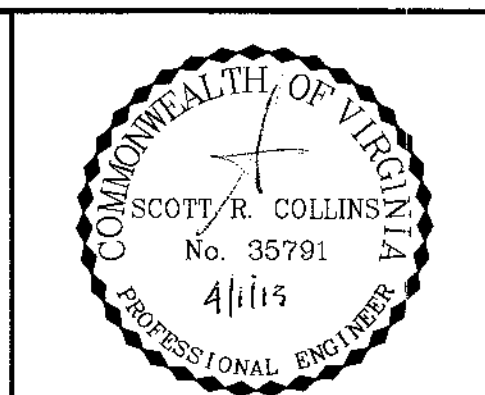
**LEGEND**



- NOTES:**
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE CONSISTENT WITH THE MUTCD.
  - IFC 505-THE BUILDING STREET NUMBER TO BE PLAINLY VISIBLE FROM THE STREET FOR EMERGENCY RESPONDERS.
  - IFC 506.1-AN APPROVED KEY BOX SHALL BE MOUNTED TO THE SIDE OF THE FRONT OR MAIN ENTRANCE. THE CHARLOTTEVILLE FIRE DEPARTMENT CARRIES THE KNOX BOX MASTER KEY. A KNOX BOX KEY BOX CAN BE ORDERED BY GOING ONLINE TO WWW.KNOXBOX.COM. THE KNOX BOX ALLOWS ENTRY TO THE BUILDING WITHOUT DAMAGING THE LOCK AND DOOR SYSTEM.
  - FIRE HYDRANTS, FIRE PUMP TEST HEADERS, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL REMAIN CLEAR AND UNOBSTRUCTED BY LANDSCAPING, PARKING OR OTHER OBJECTS. THE FIRE MARSHAL'S OFFICE NO LONGER ALLOWS ANY TYPE OF LANDSCAPING TO BE PLACED IN FRONT OF AND WITHIN 5 FEET OF FIRE HYDRANTS, FIRE PUMP TEST HEADERS, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES.
  - 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 WEIGHTING 75,000 LBS.
  - IFC 1404.1-SMOKING SHALL BE ALLOWED IN ONLY DESIGNATED SPACES WITH PROPER RECEPTACLES.
  - IFC 1404.2-WASTE DISPOSAL OF COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH WORKDAY.
  - IFC 1410.1-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.
  - IFC 1404.6-CUTTING AND WELDING OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CHAPTER 26, OF THE INTERNATIONAL FIRE CODE, ADDRESSING WELDING AND HOTWORK OPERATIONS.
  - IFC 1414.1-FIRE EXTINGUISHERS SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
  - REQUIRED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
  - OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13 FEET 6 INCHES.
  - ALL SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE IX, SECTION 34-1020 CITY CODE.

**SIGNATURE PANEL**

DIRECTOR, NEIGHBORHOOD DEVELOPMENT



**REVISIONS**

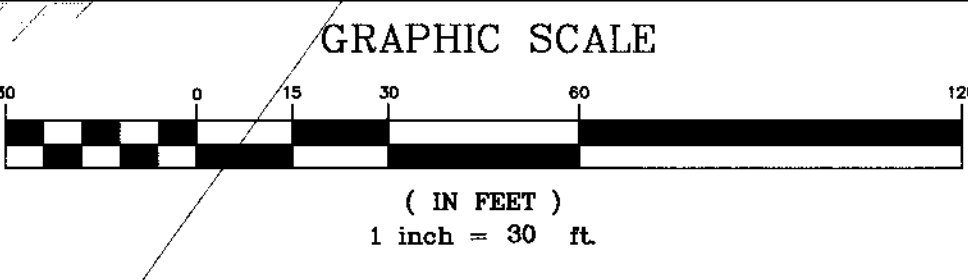
REVISION DESCRIPTION	DATE
INITIAL SUBMITTAL	1/13/2012
RESUBMITTAL TO ADDRESS CITY COMMENTS	11/20/12
RESUBMITTAL TO ADDRESS CITY COMMENTS DATED 11/20/12	3/04/13
RESUBMITTAL TO ADDRESS CITY COMMENTS DATED 2/15/13	4/14/13

**COLLINS ENGINEERING**  
200 GARRETT STREET SUITE K - CHARLOTTEVILLE, VA 22902 - 434.293.3719

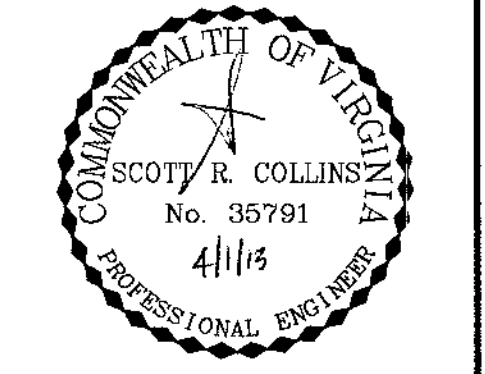
**PEPSI EXPANSION SITE PLAN AMENDMENT**

PROJECT SHEET: 112069  
SCALE: N/A  
SHEET NO.: 1

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



NOTE: ELEVATIONS FOR THE ADJACENT STORMWATER MANAGEMENT FACILITY ARE BASED OFF OF A SURVEY BY COMMONWEALTH LAND SURVEYING, LLC DATED 8/4/2011, WHICH SETS THE RISER INVERT AS THE DATUM AT ELEVATION 403.3'. ADDITIONAL OFFSITE SURVEYED INFORMATION IN THE PROXIMITY OF THE PEPSI PLANT IS BASED OFF A SURVEY BY JENNINGS STEPHENSON, P.C. IN OCTOBER OF 2012. THE REMAINING TOPOGRAPHY AND PLANIMETRICS ARE BASED OFF CITY & COUNTY GIS DATA.



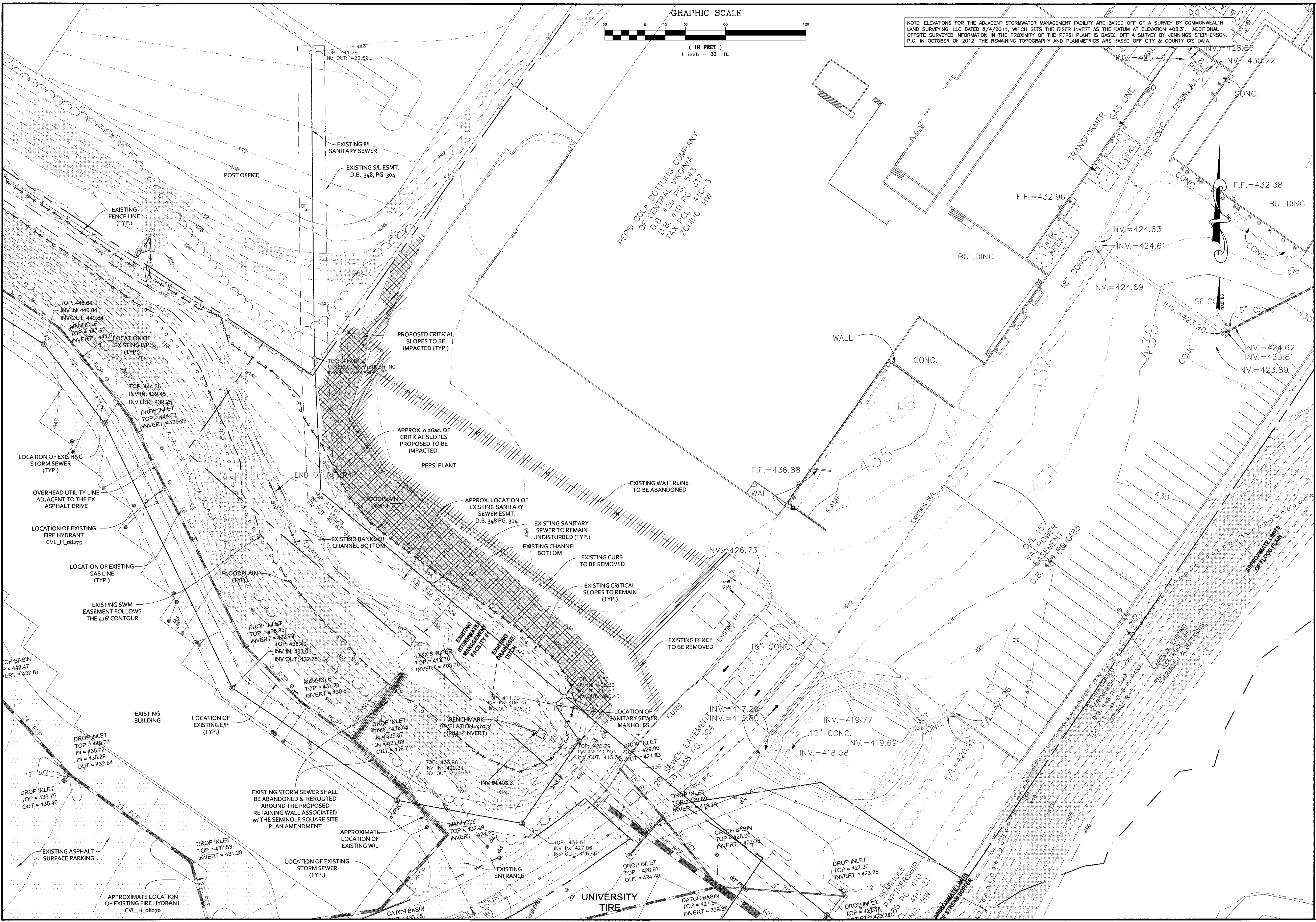
**REVISIONS**

REVISION DESCRIPTION	DATE
INITIAL SUBMITTAL	1/13/12
RESUBMITTAL TO ADDRESS CITY COMMENTS	11/02/12
RESUBMITTAL TO ADDRESS CITY COMMENTS DATED 11/20/12	3/04/13
RESUBMITTAL TO ADDRESS CITY COMMENTS DATED 2/15/13	4/1/13

**COLLINS ENGINEERING**  
 200 GARRETT STREET SUITE K- CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT	PEPSI EXPANSION SITE PLAN AMENDMENT
JOB NO.	112069
SCALE	1"=30'
SHEET NO.	2

**EXISTING CONDITIONS**



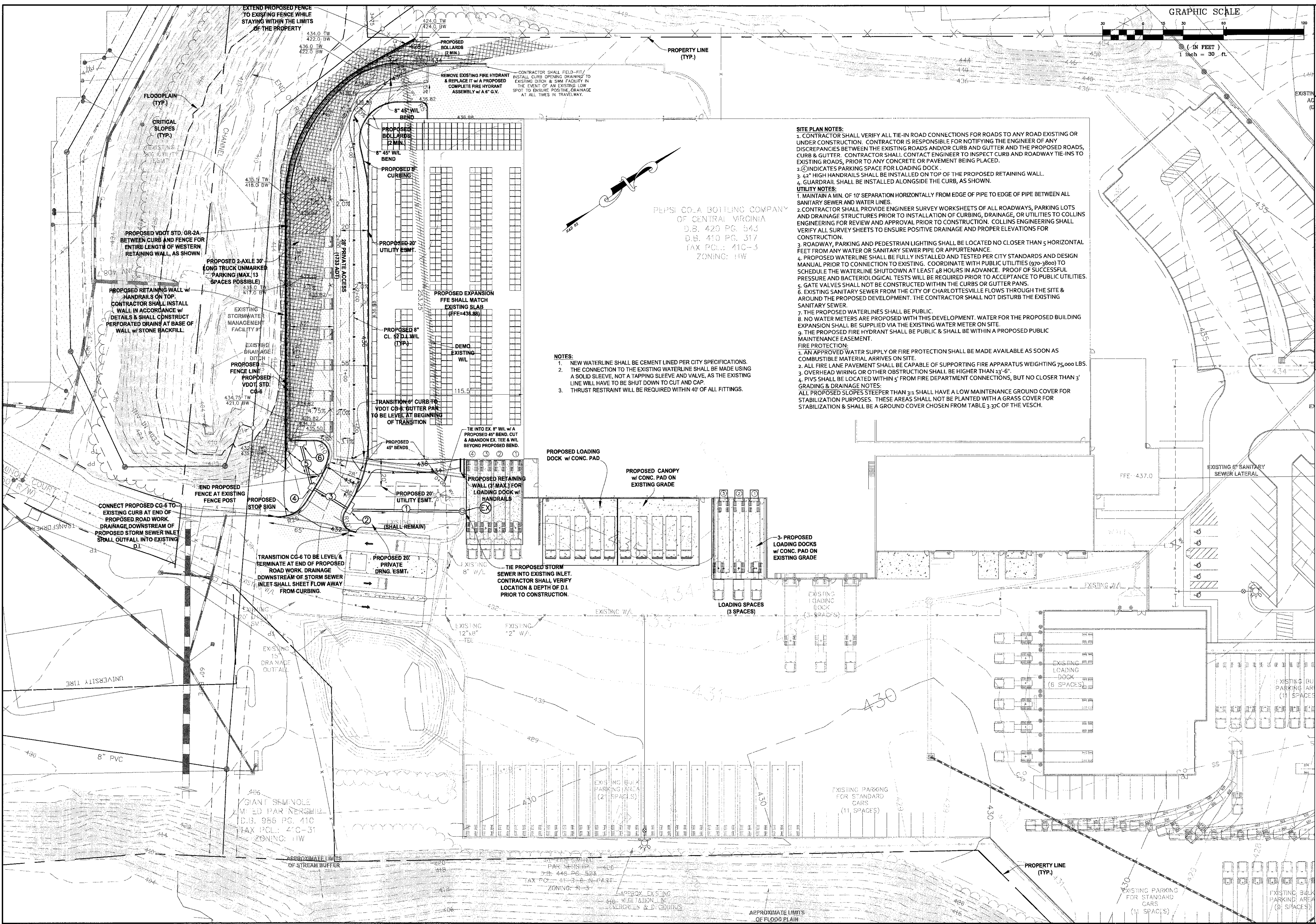
PEPSI COLA BOTTLING COMPANY  
 OF CENTRAL VIRGINIA  
 D.B. 420 PG. 543  
 TAX P.C.L. PG. 543  
 ZONING: 41C-3  
 HW

UNIVERSITY TIRE

SEMINOLE PARTNERSHIP  
 CL: 41C-31  
 HW



GRAPHIC SCALE  
1 inch = 30 ft



PEPSI COLA BOTTLING COMPANY  
OF CENTRAL VIRGINIA  
D.B. 420 PG. 543  
D.B. 410 PG. 317  
TAX P.C.: 41C-3  
ZONING: HW

- SITE PLAN NOTES:**
- CONTRACTOR SHALL VERIFY ALL TIE-IN ROAD CONNECTIONS FOR ROADS TO ANY ROAD EXISTING OR UNDER CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING ROADS AND/OR CURB AND GUTTER AND THE PROPOSED ROADS, CURB & GUTTER. CONTRACTOR SHALL CONTACT ENGINEER TO INSPECT CURB AND ROADWAY TIE-INS TO EXISTING ROADS, PRIOR TO ANY CONCRETE OR PAVEMENT BEING PLACED.
  - INDICATES PARKING SPACE FOR LOADING DOCK.
  - 42" HIGH HANDRAILS SHALL BE INSTALLED ON TOP OF THE PROPOSED RETAINING WALL.
  - GUARDRAIL SHALL BE INSTALLED ALONGSIDE THE CURB, AS SHOWN.
- UTILITY NOTES:**
- MAINTAIN A MIN. OF 10' SEPARATION HORIZONTALLY FROM EDGE OF PIPE TO EDGE OF PIPE BETWEEN ALL SANITARY SEWER AND WATER LINES.
  - CONTRACTOR SHALL PROVIDE ENGINEER SURVEY WORKSHEETS OF ALL ROADWAYS, PARKING LOTS AND DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF CURBING, DRAINAGE, OR UTILITIES TO COLLINS ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. COLLINS ENGINEERING SHALL VERIFY ALL SURVEY SHEETS TO ENSURE POSITIVE DRAINAGE AND PROPER ELEVATIONS FOR CONSTRUCTION.
  - ROADWAY, PARKING AND PEDESTRIAN LIGHTING SHALL BE LOCATED NO CLOSER THAN 5' HORIZONTAL FEET FROM ANY WATER OR SANITARY SEWER PIPE OR APPURTENANCE.
  - PROPOSED WATERLINE SHALL BE FULLY INSTALLED AND TESTED PER CITY STANDARDS AND DESIGN MANUAL PRIOR TO CONNECTION TO EXISTING. COORDINATE WITH PUBLIC UTILITIES (970-3800) TO SCHEDULE THE WATERLINE SHUTDOWN AT LEAST 48 HOURS IN ADVANCE. PROOF OF SUCCESSFUL PRESSURE AND BACTERIOLOGICAL TESTS WILL BE REQUIRED PRIOR TO ACCEPTANCE TO PUBLIC UTILITIES.
  - GATE VALVES SHALL NOT BE CONSTRUCTED WITHIN THE CURBS OR GUTTER PANS.
  - EXISTING SANITARY SEWER FROM THE CITY OF CHARLOTTEVILLE FLOWS THROUGH THE SITE & AROUND THE PROPOSED DEVELOPMENT. THE CONTRACTOR SHALL NOT DISTURB THE EXISTING SANITARY SEWER.
  - THE PROPOSED WATERLINES SHALL BE PUBLIC.
  - NO WATER METERS ARE PROPOSED WITH THIS DEVELOPMENT. WATER FOR THE PROPOSED BUILDING EXPANSION SHALL BE SUPPLIED VIA THE EXISTING WATER METER ON SITE.
  - THE PROPOSED FIRE HYDRANT SHALL BE PUBLIC & SHALL BE WITHIN A PROPOSED PUBLIC MAINTENANCE EASEMENT.
- FIRE PROTECTION:**
- AN APPROVED WATER SUPPLY OR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON SITE.
  - ALL FIRE LANE PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHTING 75,000 LBS.
  - OVERHEAD WIRING OR OTHER OBSTRUCTION SHALL BE HIGHER THAN 13'-6".
  - PVS SHALL BE LOCATED WITHIN 5' FROM FIRE DEPARTMENT CONNECTIONS, BUT NO CLOSER THAN 3' GRADING & DRAINAGE NOTES:
- ALL PROPOSED SLOPES STEEPER THAN 3:1 SHALL HAVE A LOW MAINTENANCE GROUND COVER FOR STABILIZATION PURPOSES. THESE AREAS SHALL NOT BE PLANTED WITH A GRASS COVER FOR STABILIZATION & SHALL BE A GROUND COVER CHOSEN FROM TABLE 3.37C OF THE VESCH.

- NOTES:**
- NEW WATERLINE SHALL BE CEMENT LINED PER CITY SPECIFICATIONS.
  - THE CONNECTION TO THE EXISTING WATERLINE SHALL BE MADE USING A SOLID SLEEVE, NOT A TAPPING SLEEVE AND VALVE, AS THE EXISTING LINE WILL HAVE TO BE SHUT DOWN TO CUT AND CAP.
  - THRUST RESTRAINT WILL BE REQUIRED WITHIN 40' OF ALL FITTINGS.

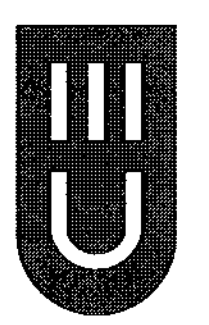
**REVISIONS**

REVISION DESCRIPTION	INITIAL SUBMITTAL	RESUBMITTAL TO ADDRESS CITY COMMENTS	RESUBMITTAL TO ADDRESS CITY COMMENTS DATED 11/20/12	RESUBMITTAL TO ADDRESS CITY COMMENTS DATED 2/15/13
	1/3/12	11/02/12	1/04/13	4/1/13

**COLLINS ENGINEERING**  
200 GARRETT STREET SUITE K- CHARLOTTEVILLE, VA 22902 - 434.293.3719

**PEPSI EXPANSION SITE PLAN AMENDMENT**

PROJECT: 112069  
JOB NO.: 112069  
SCALE: 1"=30'  
SHEET NO.: 3



SITE PLAN

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



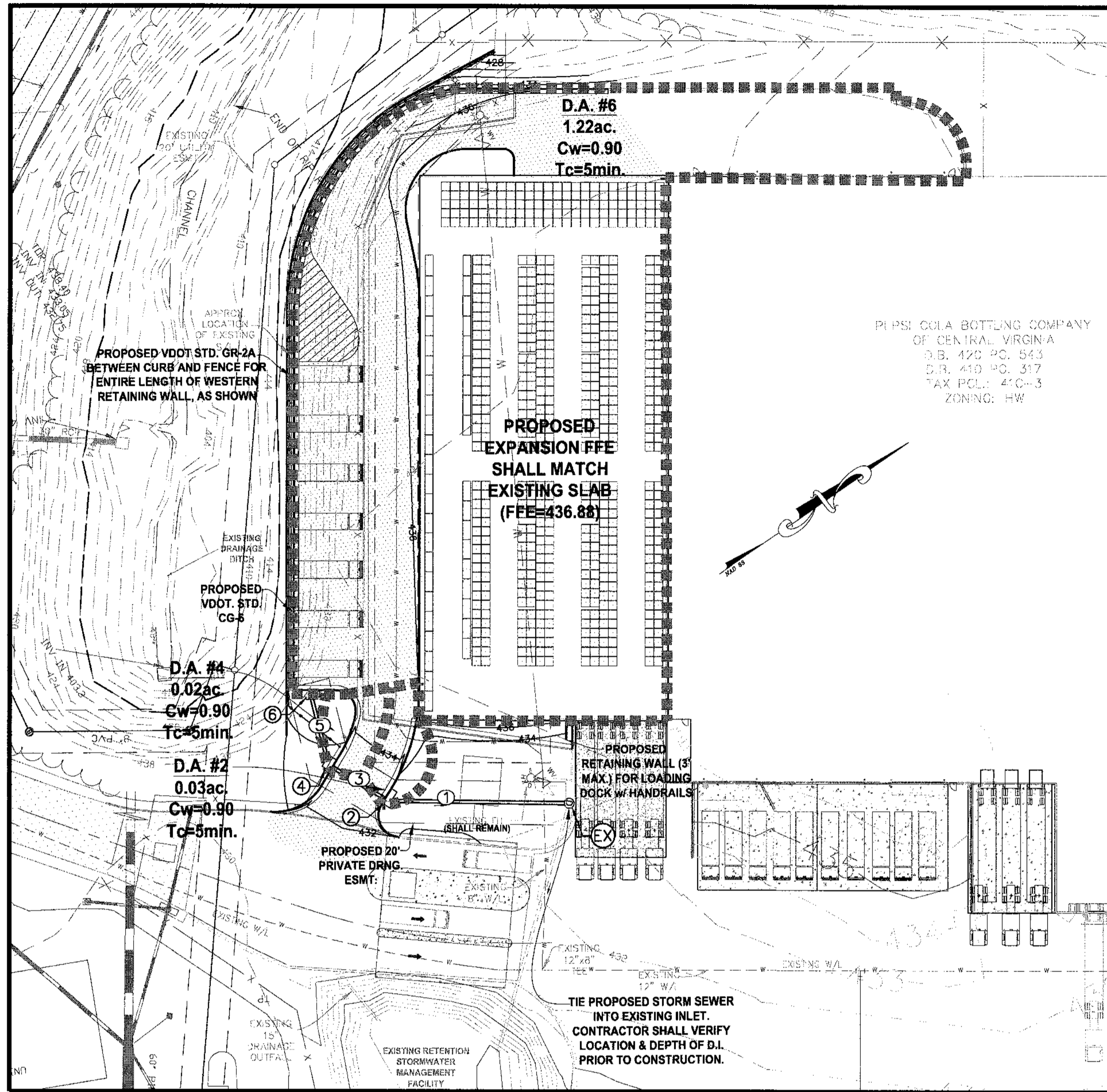


Table 7: Grade Inlet Design Table

INLETS ON GRADE, DESIGN (CURB SPREAD AND INLET CAPTURE)																				
Intensity <input type="text" value="4.00"/> (Intensity is 4 in/hr for spread, and 6.5 in/hr for capacity and depth)																				
Manning's Coefficient, n is 0.013																				
Plan Label	VDOT DI type	L throat length (ft)	A Drainage area (acres)	C <sub>s</sub> runoff coeff.	Q flow (cfs)	Q <sub>10</sub> carry-over (cfs)	Q <sub>1</sub> total flow	S <sub>1</sub> gutter longitudinal slope (ft/ft)	S <sub>2</sub> curb cross slope (ft/ft)	W <sub>1</sub> gutter width (ft)	W <sub>2</sub> gutter width (ft)	S <sub>w</sub> gutter cross-slope (ft/ft)	S <sub>w</sub> = a/(12W)	E <sub>1</sub> frontal flow ratio in gutter W	E <sub>2</sub> frontal flow ratio in gutter W	E <sub>3</sub> frontal flow ratio in gutter W	E <sub>4</sub> frontal flow ratio in gutter W	E <sub>5</sub> frontal flow ratio in gutter W	E <sub>6</sub> frontal flow ratio in gutter W	
2	3B	6.0	0.03	0.90	0.027	0.11	0.11	0.050	0.020	2.0	0.083	4.17	2.14	1.00	3.52	0.15	0.17	3.55	1.88	1.33
4	3B	4.0	0.02	0.90	0.018	0.07	0.07	0.050	0.020	2.0	0.083	4.15	1.84	1.00	3.51	0.15	0.17	3.00	1.33	1.00

Table 7: Grade Inlet Design Table

INLETS ON GRADE, DESIGN (CURB SPREAD AND INLET CAPTURE)																				
Intensity <input type="text" value="6.50"/> (Intensity is 4 in/hr for spread, and 6.5 in/hr for capacity and depth)																				
Manning's Coefficient, n is 0.013																				
Plan Label	VDOT DI type	L throat length (ft)	A Drainage area (acres)	C <sub>s</sub> runoff coeff.	Q flow (cfs)	Q <sub>10</sub> carry-over (cfs)	Q <sub>1</sub> total flow	S <sub>1</sub> gutter longitudinal slope (ft/ft)	S <sub>2</sub> curb cross slope (ft/ft)	W <sub>1</sub> gutter width (ft)	W <sub>2</sub> gutter width (ft)	S <sub>w</sub> gutter cross-slope (ft/ft)	S <sub>w</sub> = a/(12W)	E <sub>1</sub> frontal flow ratio in gutter W	E <sub>2</sub> frontal flow ratio in gutter W	E <sub>3</sub> frontal flow ratio in gutter W	E <sub>4</sub> frontal flow ratio in gutter W	E <sub>5</sub> frontal flow ratio in gutter W	E <sub>6</sub> frontal flow ratio in gutter W	
2	3B	6.0	0.03	0.90	0.027	0.16	0.16	0.050	0.020	2.0	0.083	4.1500	2.27	1.00	3.512	0.15	0.17	3.00	1.37	1.00
4	3B	4.0	0.02	0.90	0.018	0.12	0.12	0.050	0.020	2.0	0.083	4.1500	2.24	1.00	3.512	0.15	0.17	3.00	1.37	1.00

- for inlets draining to stormwater management facilities, where overland flow to facilities is not available, 100% capture is required at 6.5in/hr

Design Year:	10	Project:	Pepsi Expansion	Job #:	112069	Prepared by:	FGM, PE															
INLET STATION	OUTLET WATER SURFACE ELEV.	D	Q	S	M	FUNCTION LOSS										FDAL	FEET WATER SURFACE ELEV.	RM				
EX DI	420.77	120.25	15	13.41	0.045	5.18	10.9	0.5	7.6	6.2	47	0.6	0.21	0	0	0.67	0.87	0.44	5.62	426.39	432.96	
2	428.48	83.77	15	7.57	0.014	1.15	6.2	0.1	7.4	6.0	45	0.6	0.20	75	0.3466	0.69	NA	0.35	1.50	429.98	432.86	
4	429.98	32.71	15	7.42	0.013	0.43	6.0	0.1	7.3	6.0	44	0.6	0.19	150	0.3866	0.72	NA	0.36	0.79	430.77	432.86	
6	430.77	33.81	15	7.32	0.013	0.43	6.0	0.1						0.00	135	0	0.14	NA	0.07	0.50	431.27	434.71

L&D 229 PROJECT Pepsi Expansion COUNTY Charlottesville

DESIGNED BY FGM, PE CHECKED BY FGM, PE DATE 3/21/2013

STORM SEWER DESIGN COMPUTATIONS

FROM	TO	AREA DRAIN. acres	RUN. OFF. COEF. C	CA INCRE. PERCENT	CA ACCUM. ULATED	INLET TIME min.	RAIN-FALL 1-10 yr. in/hr	RUN. OFF. Q c.f.s.	INV. ELEV. IN	INV. ELEV. OUT	LEN. ft	SLOPE %	DIA. in.	FULL FLOW RATE c.f.s.	VEL. 10 yr. ft/s	FLOW TIME sec.	OFF. TIME 100 yr. c.f.s.	VEL. 100 yr. ft/s
-1	-2	-3	-4	-5	-6	-7	-8	-9	-10	-11	-12	-13	-14	-15	-16	-17	-18	-19
6	4	1.22	0.9	1.10	1.10	5.00	6.67	7.32	431.25	429.31	33.81	5.74%	15.00	15.48	12.39	2.7	5.6	13.3
4	2	0.02	0.9	0.02	1.12	3.05	6.65	7.42	479.21	428.75	32.71	1.40%	15.00	7.64	7.09	4.6	9.8	8.0
2	EX DI	0.03	0.9	0.03	1.14	5.12	6.63	7.57	428.65	427.48	83.77	1.40%	15.00	7.64	7.10	11.8	10.0	8.1
EX DI	SWM	1	0.9	0.90	2.04	5.32	6.56	13.41	426.73	419.77	120.25	5.79%	15.00	15.54	14.22	8.5	17.6	14.4

DRAINAGE DESCRIPTIONS

STR. NO.	PIPE INFORMATION						INLET INFORMATION				COMMENTS	
	DIA. (in.)	LENGTH* (ft)	SLOPE (%)	INVERT IN	INVERT OUT	MATERIAL	INLET TYPE	Curb Type	INLET STATION	SLOT LENGTH		RIM* ELEVATION
6							DI-3C	CG-6	93.34	10	434.71	VDOT STD. IS-1 REQD
5	15	33.81	5.74%	431.25	429.31	RCP3	DI-3B	CG-6	125.83	4	432.86	VDOT STD. IS-1 REQD
4	15	32.71	1.40%	429.21	428.75	RCP3	DI-3B	CG-6	160.00	6	432.86	VDOT STD. IS-1 REQD
2							DI-3B	CG-6	160.00	6	432.86	VDOT STD. IS-1 REQD
1	15	83.77	1.40%	428.65	427.48	RCP3						

Table 6: Sump Inlet Design Table

INLETS IN SUMP, DESIGN (CURB SPREAD AND INLET SPREAD AND DEPTH)

Intensity  (Intensity is 4 in/hr for spread, and 6.5 in/hr for capacity and depth)

Manning's Coefficient, n is 0.013

Plan Label	VDOT DI type	L throat length (ft)	Hydrology				Curb and Gutter				Inlet				Remarks			
			A Drainage area (acres)	C <sub>s</sub> runoff coeff.	Q flow (cfs)	Q <sub>10</sub> carry-over (cfs)	S <sub>1</sub> gutter longitudinal slope (ft/ft)	S <sub>2</sub> curb cross slope (ft/ft)	W <sub>1</sub> gutter width (ft)	W <sub>2</sub> gutter width (ft)	S <sub>w</sub> gutter cross-slope (ft/ft)	S <sub>w</sub> = a/(12W)	E <sub>1</sub> frontal flow ratio in gutter W	E <sub>2</sub> frontal flow ratio in gutter W		E <sub>3</sub> frontal flow ratio in gutter W	E <sub>4</sub> frontal flow ratio in gutter W	
STR6	DI-3C	10.0	1.22	0.90	1.098	4.39	0.00	4.39	0.005	0.045	2.0	0.083	1.84	7.97	0.57	0.38	0.724	7.8

- grate inlets (DI-7) in open pavement areas will not have a curb spread, but will have inlet spread and depth  
 - for inlets draining to stormwater management facilities, the 6.5in/hr check storm will suffice for the 10yr conveyance to the facilities  
 NOTE: Inlet size for structures determined by overland flow.

Table 6: Sump Inlet Design Table

INLETS IN SUMP, DESIGN (CURB SPREAD AND INLET SPREAD AND DEPTH)

Intensity  (Intensity is 4 in/hr for spread, and 6.5 in/hr for capacity and depth)

Manning's Coefficient, n is 0.013

Plan Label	VDOT DI type	L throat length (ft)	Hydrology				Curb and Gutter				Inlet				Remarks			
			A Drainage area (acres)	C <sub>s</sub> runoff coeff.	Q flow (cfs)	Q <sub>10</sub> carry-over (cfs)	S <sub>1</sub> gutter longitudinal slope (ft/ft)	S <sub>2</sub> curb cross slope (ft/ft)	W <sub>1</sub> gutter width (ft)	W <sub>2</sub> gutter width (ft)	S <sub>w</sub> gutter cross-slope (ft/ft)	S <sub>w</sub> = a/(12W)	E <sub>1</sub> frontal flow ratio in gutter W	E <sub>2</sub> frontal flow ratio in gutter W		E <sub>3</sub> frontal flow ratio in gutter W	E <sub>4</sub> frontal flow ratio in gutter W	
STR6	DI-3C	10.0	1.22	0.90	1.098	7.14	0.00	7.14	0.005	0.0450	2.0	0.083	1.84	9.56	0.51	0.46	1.000	10.19

- grate inlets (DI-7) in open pavement areas will not have a curb spread, but will have inlet spread and depth  
 - for inlets draining to stormwater management facilities, the 6.5in/hr check storm will suffice for the 10yr conveyance to the facilities  
 NOTE: Inlet size for structures determined by overland flow.



REVISIONS

REVISION DESCRIPTION	INITIAL	DATE
INITIAL SUBMITTAL		1/7/12
RESUBMITTAL TO ADDRESS CITY COMMENTS		11/02/12
RESUBMITTAL TO ADDRESS CITY COMMENTS DATED 11/20/12		1/04/13
RESUBMITTAL TO ADDRESS CITY COMMENTS DATED 2/15/13		4/2/13

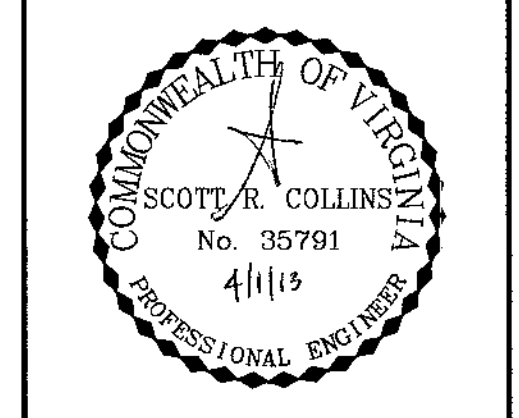
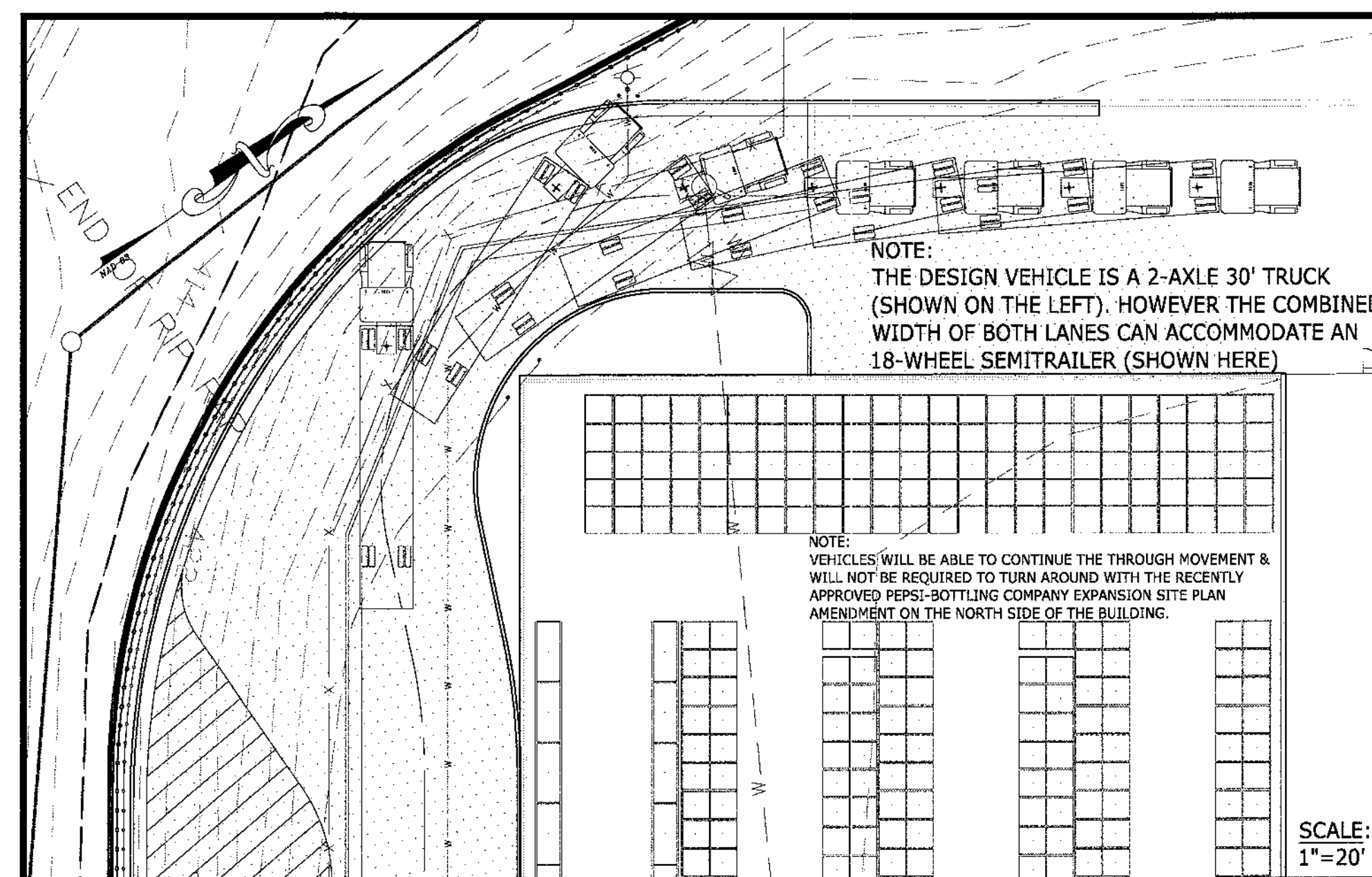
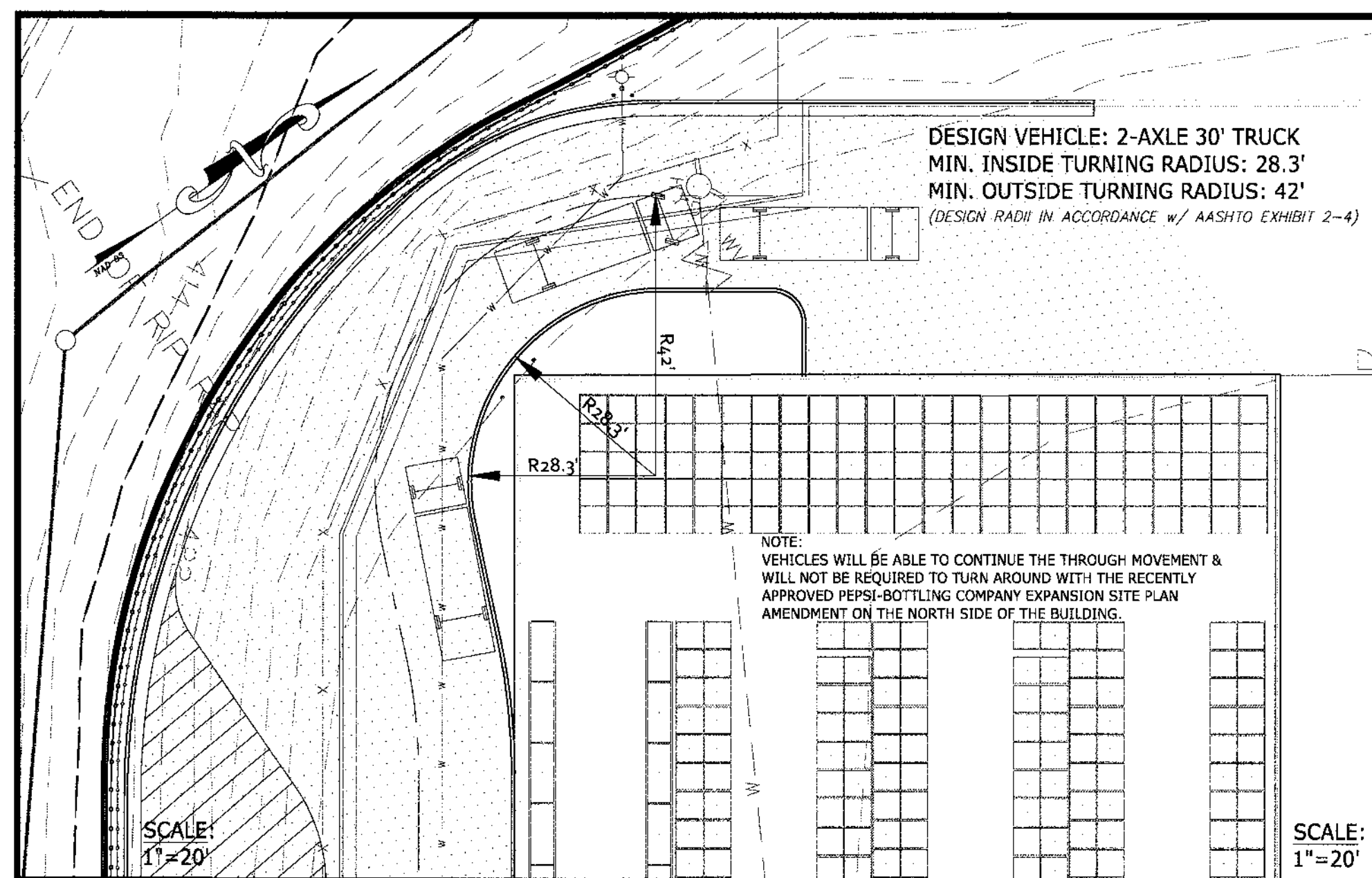
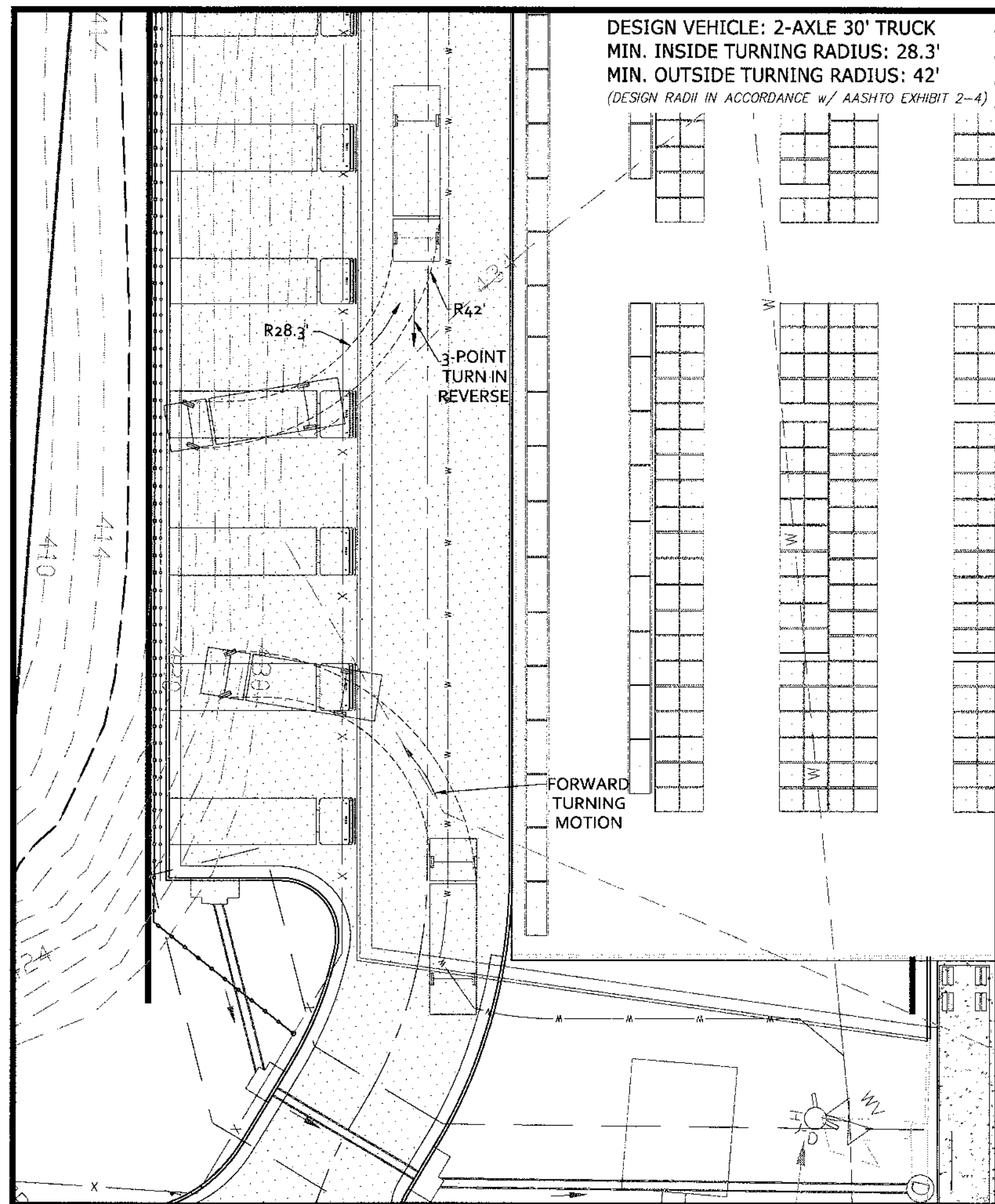
**COLLINS ENGINEERING**  
 200 GARRETT STREET SUITE K- CHARLOTTESVILLE, VA 22902 - 434.293.3719

**PEPSI EXPANSION SITE PLAN AMENDMENT**

DRAINAGE PLAN & COMPUTATIONS

PROJECT JOB NO. 112069  
 SCALE 1"=40'  
 SHEET NO. 4

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



**REVISIONS**

REVISION DESCRIPTION	DATE
INITIAL SUBMITTAL	1/9/12
RESUBMITTAL TO ADDRESS CITY COMMENTS	11/02/12
RESUBMITTAL TO ADDRESS CITY COMMENTS DATED 11/20/12	1/06/13
RESUBMITTAL TO ADDRESS CITY COMMENTS DATED 2/15/13	4/1/13

**COLLINS ENGINEERING**  
200 GARRETT STREET SUITE K- CHARLOTTESVILLE, VA 22902 - 434.293.3719

**PEPSI EXPANSION SITE PLAN AMENDMENT**  
PROFILES & VEHICULAR MOVEMENT

PROJECT SHEET  
JOB NO. 112069  
SCALE AS SHOWN  
SHEET NO. 5

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

NOTE: ALL ROADWAY EMBANKMENT MATERIAL SHALL CONSIST PREDOMINANTLY OF SOIL AND BE PLACED IN SUCCESSIVE UNIFORM LAYERS NOT MORE THAN 8 INCHES IN THICKNESS BEFORE COMPACTION OVER THE ENTIRE ROADBED AREA IN ACCORDANCE WITH VDOT 2007 ROAD AND BRIDGE SPECIFICATION 303.04.

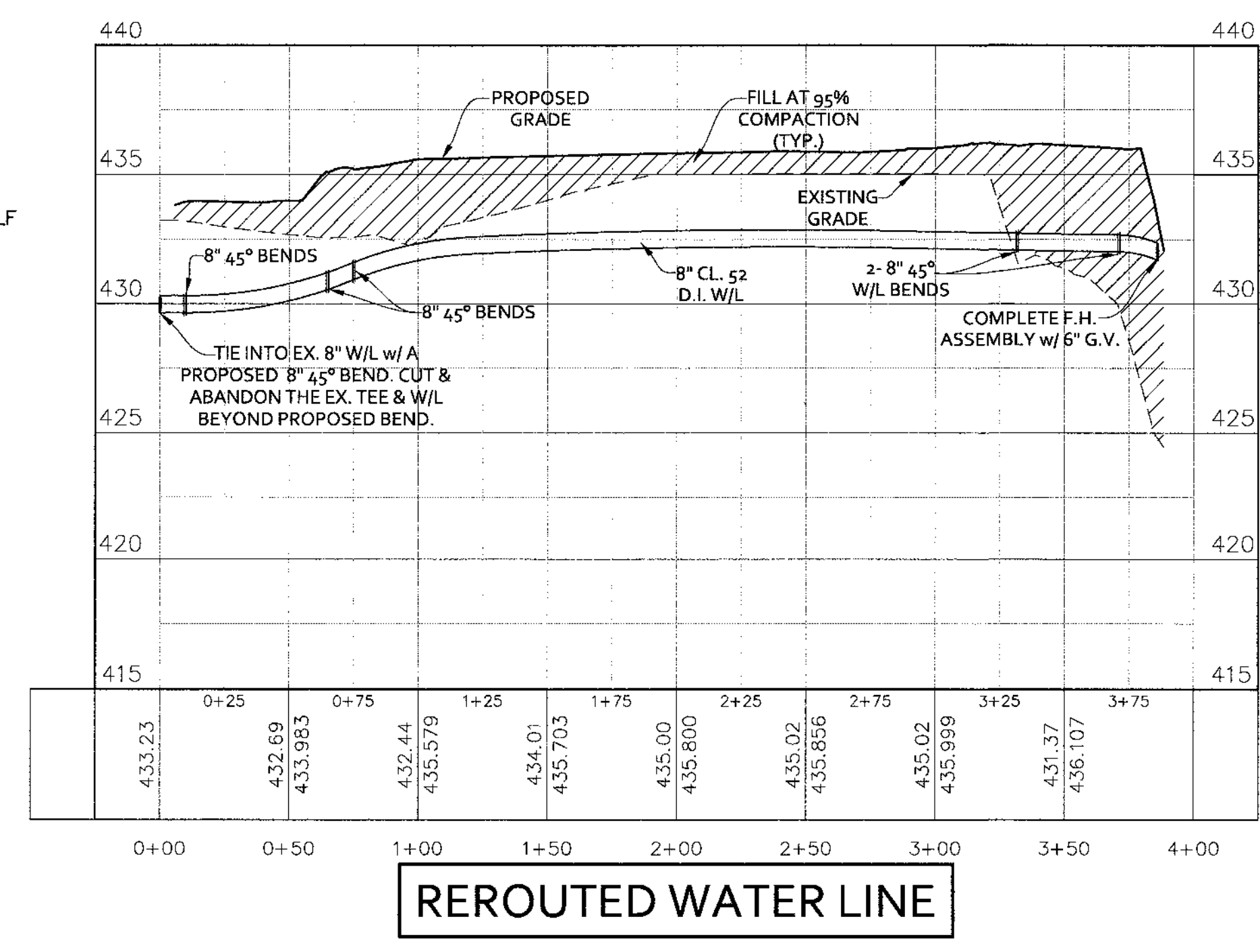
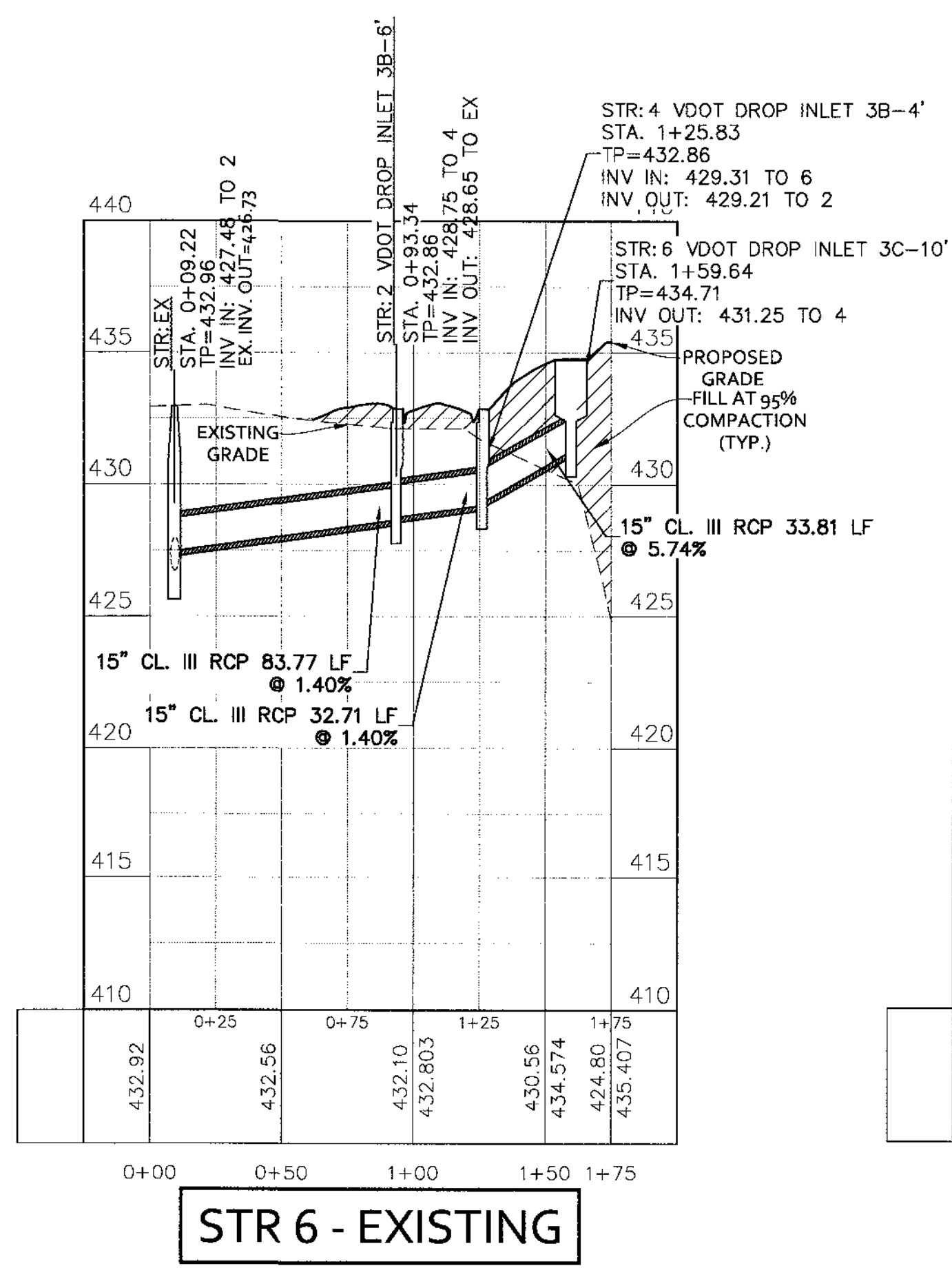
NOTE: MINIMUM 3' OF COVER MUST BE MAINTAINED OVER W/L

NOTE: MINIMUM 1' OF VERTICAL SEPARATION FROM STORM SEWER & W/L

NOTE: VDOT STD. IS-1 REQUIRED ON ALL STRUCTURES

NOTE: ALL PIPE IS CLASS III RCP, UNLESS NOTED OTHERWISE.

NOTE: ALL FILL SHALL BE PLACED 95% COMPACTION AND TESTED BY A GEOTECHNICAL ENGINEER TO ENSURE COMPACTION IS REACHED AND MAINTAINED.



**UTILITIES**

1. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONTRACTOR OR ITS SUBCONTRACTORS SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY AND REPAIRED AT CONTRACTOR'S EXPENSES.
2. THESE PLANS DO NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE OR LOCATION OF UTILITIES. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION, OR THE NON-EXISTENCE, OF UTILITIES. AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-552-7001) AND/OR THE RESPECTIVE UTILITY COMPANIES FOR GAS, WATER, SEWER, POWER, PHONE AND CABLE. CONTRACTOR SHALL TIMELY ARRANGE TO HAVE THE VARIOUS UTILITIES LOCATED, AND TO HAVE THEM REMOVED OR RELOCATED, OR TO DETERMINE THE METHOD OF PROTECTION ACCEPTABLE TO THE RESPECTIVE OWNER. IF THE METHOD OF PROTECTION IS NOT OTHERWISE SPECIFIED, CONTRACTOR SHALL CONDUCT HIS WORK IN THE VICINITY OF EXISTING UTILITIES IN ACCORDANCE WITH THE RESPECTIVE UTILITY'S RULES AND REGULATIONS. NO BUILDING OR WALL FOUNDATION SHALL BE CONSTRUCTED WITHIN 10 FEET OF A PUBLIC STORM, SANITARY OR WATER LINE, OR WITHIN 10" OF A GAS LINE. ANY COST INCURRED FOR REMOVING, RELOCATING OR PROTECTING UTILITIES SHALL BE BORNE BY CONTRACTOR UNLESS INDICATED OTHERWISE. CONTRACTOR SHALL EXCAVATE TO LOCATE BURIED UTILITIES FAR ENOUGH IN ADVANCE OF ITS WORK TO ALLOW FOR HORIZONTAL AND/OR VERTICAL ADJUSTMENTS TO ITS WORK AND/OR THE UTILITIES. NO ADJUSTMENT IN COMPENSATION OR SCHEDULE WILL BE ALLOWED FOR DELAYS RESULTING FROM CONTRACTOR'S FAILURE TO CONTACT AND COORDINATE WITH UTILITIES.
3. WHEN THE WORK CROSSES EXISTING UTILITIES, THE EXISTING UTILITIES SHALL BE ADEQUATELY SUPPORTED AND PROTECTED FROM DAMAGE DUE TO THE WORK. ALL METHODS FOR SUPPORTING AND MAINTAINING THE EXISTING UTILITIES SHALL BE APPROVED BY THE ENGINEER. 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 HIS WORK IN THE VICINITY OF EXISTING UTILITIES IN ACCORDANCE WITH THE RESPECTIVE UTILITY'S RULES AND REGULATIONS. NO BUILDING OR WALL FOUNDATION SHALL BE CONSTRUCTED WITHIN 10 FEET OF A PUBLIC STORM, SANITARY OR WATER LINE, OR WITHIN 10" OF A GAS LINE. 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.
4. CONTRACTOR SHALL NOTIFY LANDOWNERS, TENANTS AND THE ENGINEER PRIOR TO THE INTERRUPTION OF ANY SERVICES. SERVICE INTERRUPTIONS SHALL BE KEPT TO A MINIMUM.
5. IF DEEMED REQUIRED BY THE CITY INSPECTOR, CONTRACTOR SHALL COORDINATE WITH THE CITY TO LOCATE SIGNAL LOOP DETECTORS AND CONDUITS IN ORDER TO AVOID DAMAGE TO THEM. CONTRACTOR SHALL REIMBURSE THE CITY FOR REPAIRING ANY DAMAGE TO SIGNAL LOOP DETECTORS AND CONDUITS CAUSED BY CONTRACTOR'S FAILURE TO DO SO COORDINATE.
6. ALL RECTANGULAR WATER METER BOXES LOCATED IN SIDEWALKS SHALL BE REPLACED WITH ROUND ONES. THESE WILL BE FURNISHED BY THE CITY UPON ONE FULL WORKING DAY NOTIFICATION. THE ADJUSTMENT OF ALL VALVE BOXES, WATER VALVE BOXES AND WATER METER BOXES SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
7. THE CONTRACTOR SHALL NOTIFY THE CITY UTILITIES DIVISION AT LEAST TWO FULL WORKING DAYS IN ADVANCE TO ARRANGE GAS SERVICE LINE ADJUSTMENTS TO BE PERFORMED BY THE CITY.
8. ALL WATER METER, VALVES AND FIRE HYDRANT ADJUSTMENTS/RELOCATIONS SHALL BE PERFORMED BY THE CONTRACTOR.

**CONCRETE AND ASPHALT**

1. ALL FORMS SHALL BE INSPECTED BY THE ENGINEER BEFORE ANY CONCRETE IS PLACED. THE ENGINEER MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO REMOVE AND REPLACE CONCRETE PRIOR TO OR WITHOUT SUCH INSPECTION.
2. ALL MATERIAL INSIDE FORMS SHALL BE CLEAN AND FREE OF ALL ROCKS AND OTHER LOOSE DEBRIS. SUB-BASE MATERIAL SHALL BE COMPACTED BY MECHANICAL MEANS.
3. CONCRETE SHALL NOT BE PLACED UNLESS THE AIR TEMPERATURE IS AT LEAST 40 DEGREES FAHRENHEIT (F) IN THE SHADE AND RISING.
4. CONCRETE SHALL NOT BE PLACED UNTIL STEEL DOWELS HAVE BEEN INSTALLED IN EXISTING CONCRETE IN ACCORDANCE WITH CITY STANDARDS & ALL BUILDING CODES.
5. 1/2" PREMIXED EXPANSION JOINT MATERIAL SHALL BE PLACED AT A MAXIMUM OF 30' INTERVALS ON NEW SIDEWALK, CURBS, CURBS & GUTTERS, AT EACH END OF DRIVEWAY ENTRANCES, AT EACH END OF HANDICAP RAMPS, SOME POINT ON ENTRANCE WALKS AND STEPS ADJUSTMENTS, AND ALONG BUILDINGS AND WALLS WHERE NEW CONCRETE SIDEWALKS ARE PLACED AGAINST THEM.
6. ALL EXISTING CURBS, CURBS & GUTTER, SIDEWALK AND STEPS TO BE REMOVED SHALL BE TAKEN OUT TO THE NEAREST JOINT.
7. ALL EXISTING GRANITE CURB, IF APPLICABLE, SHALL REMAIN THE PROPERTY OF THE CITY OF CHARLOTTEVILLE. IT SHALL BE REMOVED AND DELIVERED BY THE CONTRACTOR TO THE CITY'S PUBLIC WORKS COMPLEX.
8. STREET PAVEMENT STRUCTURE AND PATCHING SHALL BE EXTENDED FROM THE FRONT OF NEW CONCRETE TO THE EXISTING PROJECTION OF THE SOUND STREET EDGE AS DIRECTED BY THE ENGINEER WHERE APPLICABLE.
9. ASPHALT/CONCRETE ADJUSTMENTS ARE TO BE DONE IN GENTLE TRANSITIONS RATHER THAN ABRUPT BREAKS AT THE BACK OF WALKS.
10. EXISTING ASPHALT & CONCRETE PAVEMENT SHALL BE SAW CUT AND REMOVED IN ACCORDANCE WITH CITY & STATE REQUIREMENTS & ALL CURRENT CODES & REGULATIONS. REMOVAL SHALL BE DONE IN SUCH A MANNER AS TO NOT TEAR, BULGE OR DISPLACE ADJACENT PAVEMENT. EDGES SHALL BE CLEAN AND VERTICAL. ALL CUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE DIRECTION OF TRAFFIC.
11. DISPOSAL OF ALL EXCESS MATERIAL IS THE RESPONSIBILITY OF CONTRACTOR.

**DRAINAGE**

1. CONTRACTOR SHALL EXERCISE CARE, ESPECIALLY AT INTERSECTIONS AND GUTTER LINES, TO PROVIDE POSITIVE DRAINAGE. ANY AREAS WHERE WATER IS IMPOUNDED SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL COST. POSITIVE DRAINAGE OF ALL PAVED AND GRADED AREAS TO THE STORM DRAIN INLETS OR OTHER ACCEPTABLE DRAINAGE CHANNELS ARE REQUIRED.
2. CONTRACTOR SHALL MAINTAIN EXISTING STREAMS, DITCHES, DRAINAGE STRUCTURES, CULVERTS AND FLOWS AT ALL TIMES DURING THE WORK. CONTRACTOR SHALL PAY FOR ALL PERSONAL INJURY AND PROPERTY DAMAGE WHICH MAY OCCUR AS A RESULT OF FAILING TO MAINTAIN ADEQUATE DRAINAGE.
3. ALL PIPES, D'S AND OTHER STRUCTURES SHALL BE INSPECTED BY THE ENGINEER BEFORE BEING BACKFILLED OR RE-COVER. SUCH STRUCTURES MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO UNCOVER AND RE-COVER SUCH STRUCTURES IF THEY HAVE BEEN BACKFILLED OR BURIED WITHOUT SUCH INSPECTION.
4. ALL CATCH BASINS ENCOMPASSED WITHIN NEW CONSTRUCTION SHALL BE CONVERTED TO DROP INLETS.
5. CLASS 1 RIB RAP MODIFICATIONS ALLOWS FOR A REDUCTION IN STONE DEPTH FROM 2.0' TO A MINIMUM OF 1.0' WHEN DIRECTED BY THE ENGINEER.
6. REMOVED PIPES SHALL BE THE PROPERTY OF CONTRACTOR AND IF NOT SALVAGED FOR RE-USE, SHALL BE DISPOSED OF LAWFULLY.
7. ALL STORM SEWER PIPE AND DROP INLETS SHALL BE CLEARED OF DEBRIS AND ERODED MATERIAL PRIOR TO FINAL ACCEPTANCE.
8. ALL STORM SEWER PIPE JOINTS SHALL BE SEATED AND SEALED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
9. ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT TIED INTO EXISTING STORM SEWER SHALL REMAIN OR BE REROUTED TO PROPOSED STORM SEWER, UNLESS OTHERWISE NOTED ON THE PLANS.

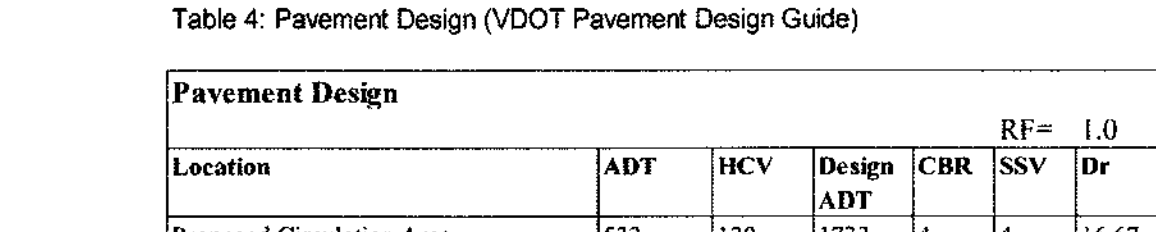


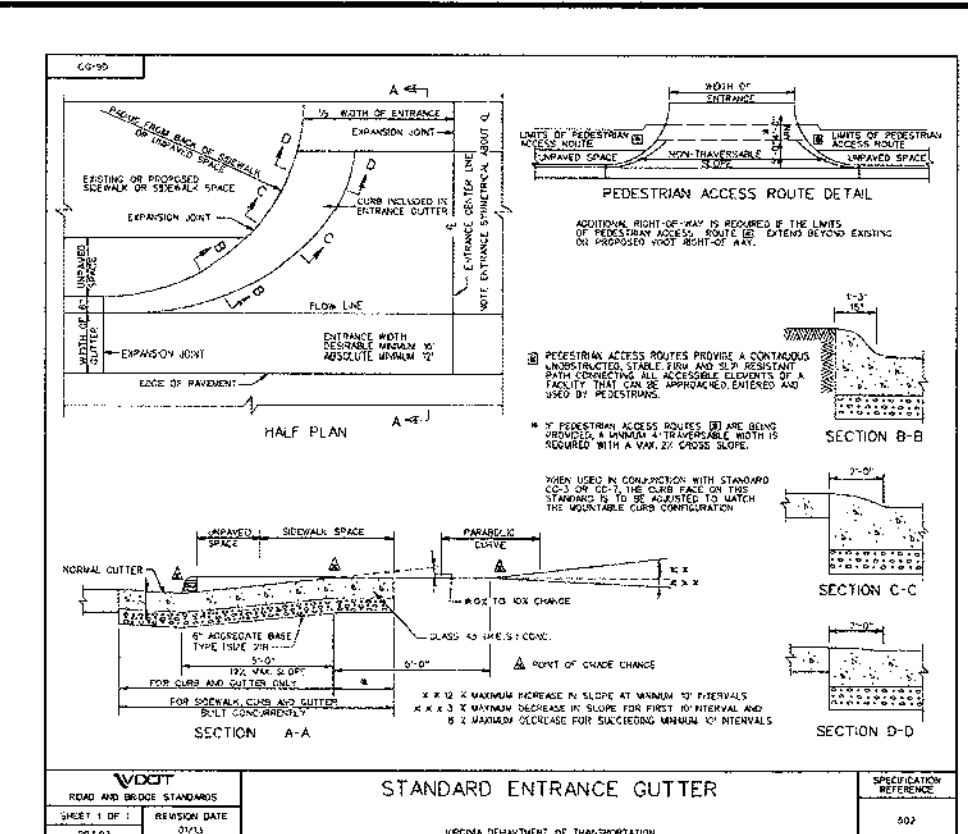
Table 4: Pavement Design (VDOT Pavement Design Guide)

RF= 1.0

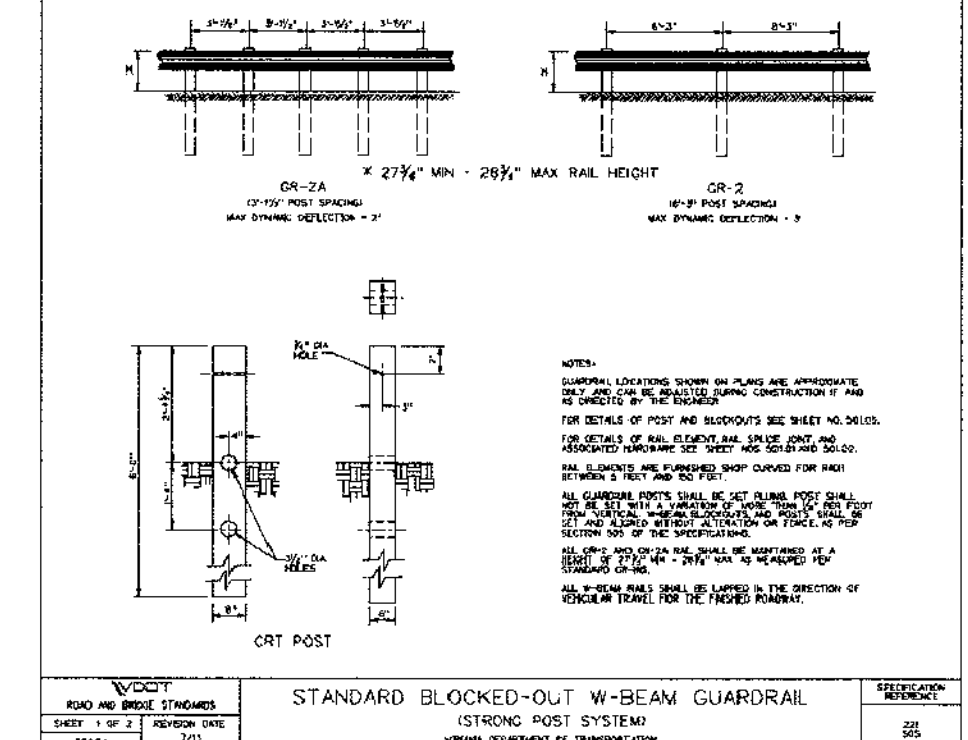
Location	ADT	HCV	Design ADT	CBR	SSV	Dr	Surface	h	a	Base	b	a	Sub-base	h	a	Dp
Proposed Circulation Area	533	120	1733	4	4	16.67	SM-9.5	2	2.25	BM-25	4	2.15	21A	6	0.6	16.70

Note: Contractor to bore any existing pavement being utilized and coordinate with VDOT on upgrades to geometric design standards to ensure the above specifications are met and are in accordance with their standards.

CBR = (App. 1, page 20, East of Rt.29 use 4, West use 5)  
 RF = (App. 1, page 20)  
 NOTE:  
 1. TRAFFIC IMPACT NUMBERS ARE BASED ON THE ITE TRIP GENERATION MANUAL, 8TH EDITION. CODE 140 WAS USED FOR THE INDUSTRIAL SPACE WITH 250 EXPECTED EMPLOYEES. THE ADT IS 533, THE AM HOUR PEAK TRIPS ARE 100, AND THE PM HOUR PEAK TRIPS ARE 90.



CITY OF CHARLOTTEVILLE STANDARD ENTRANCE GUTTER



CITY OF CHARLOTTEVILLE STANDARD BLOCKED-OUT W-BEAM GUARDRAIL

RESTRAINED JOINT PIPE LENGTHS CHARTS

Condition	Living Condition	Soil Condition	Depth of Pipe	Design Pressure	Safety Factor
Type 1	Class 1	3 feet	150 PSI	1.5	

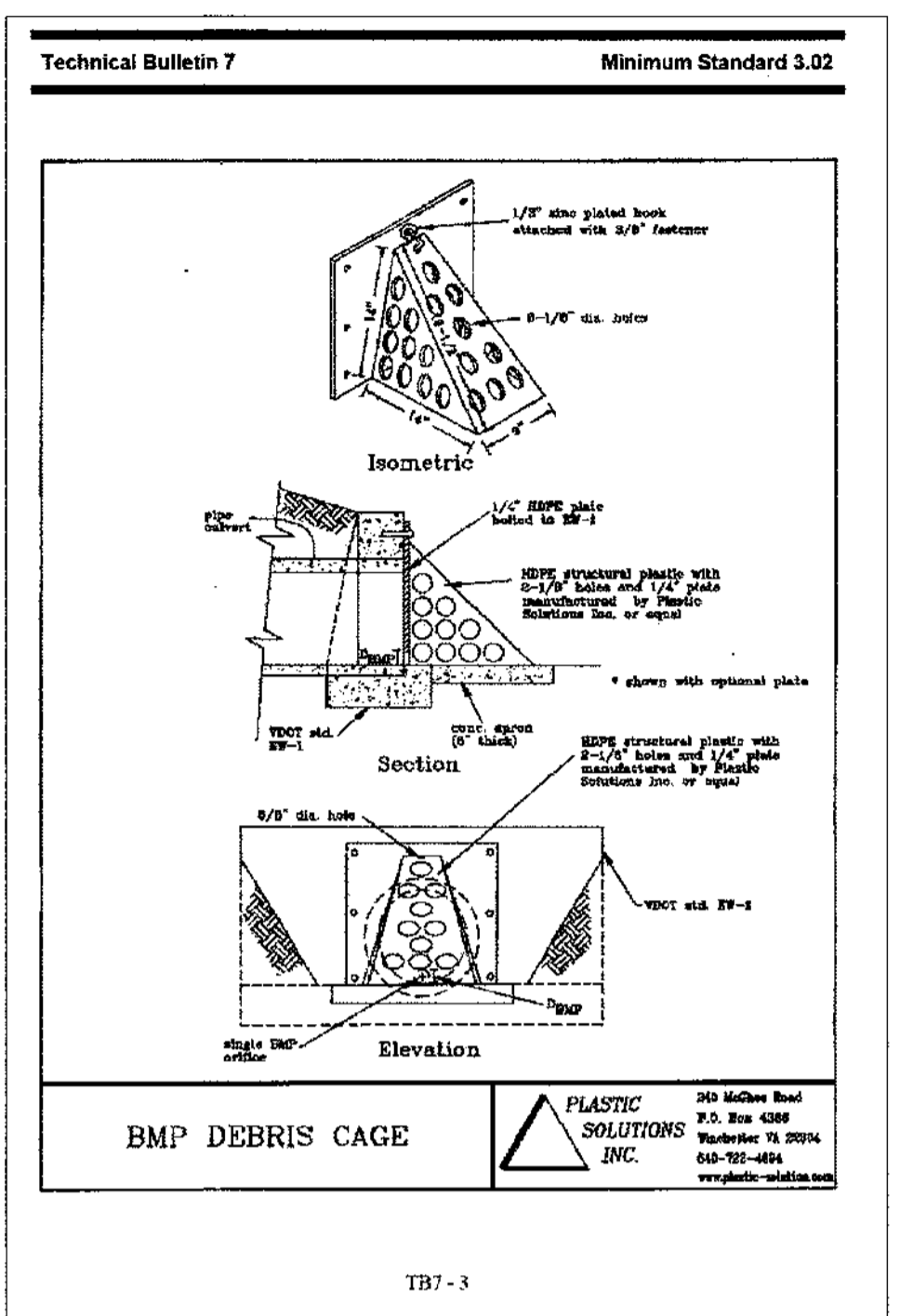
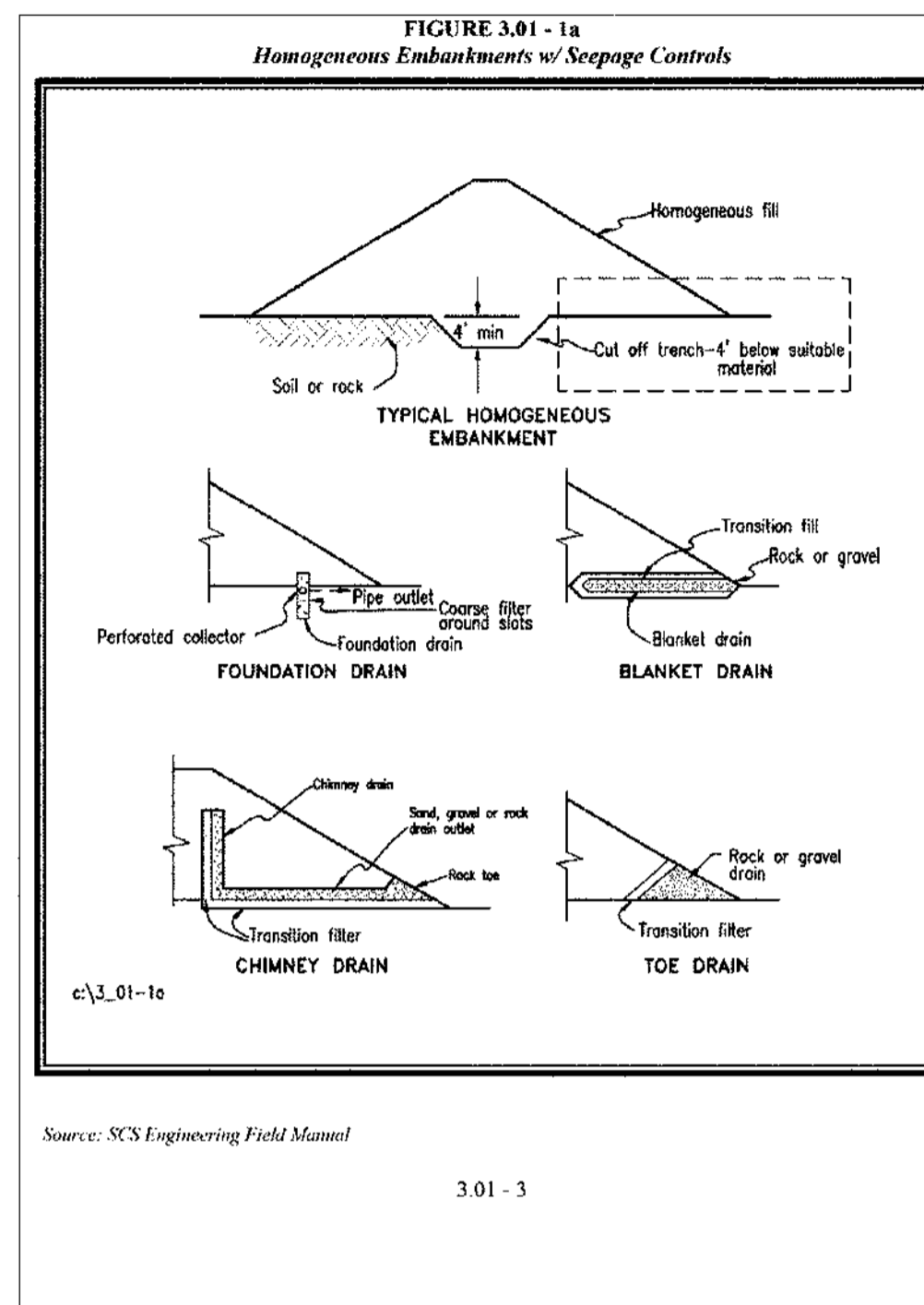
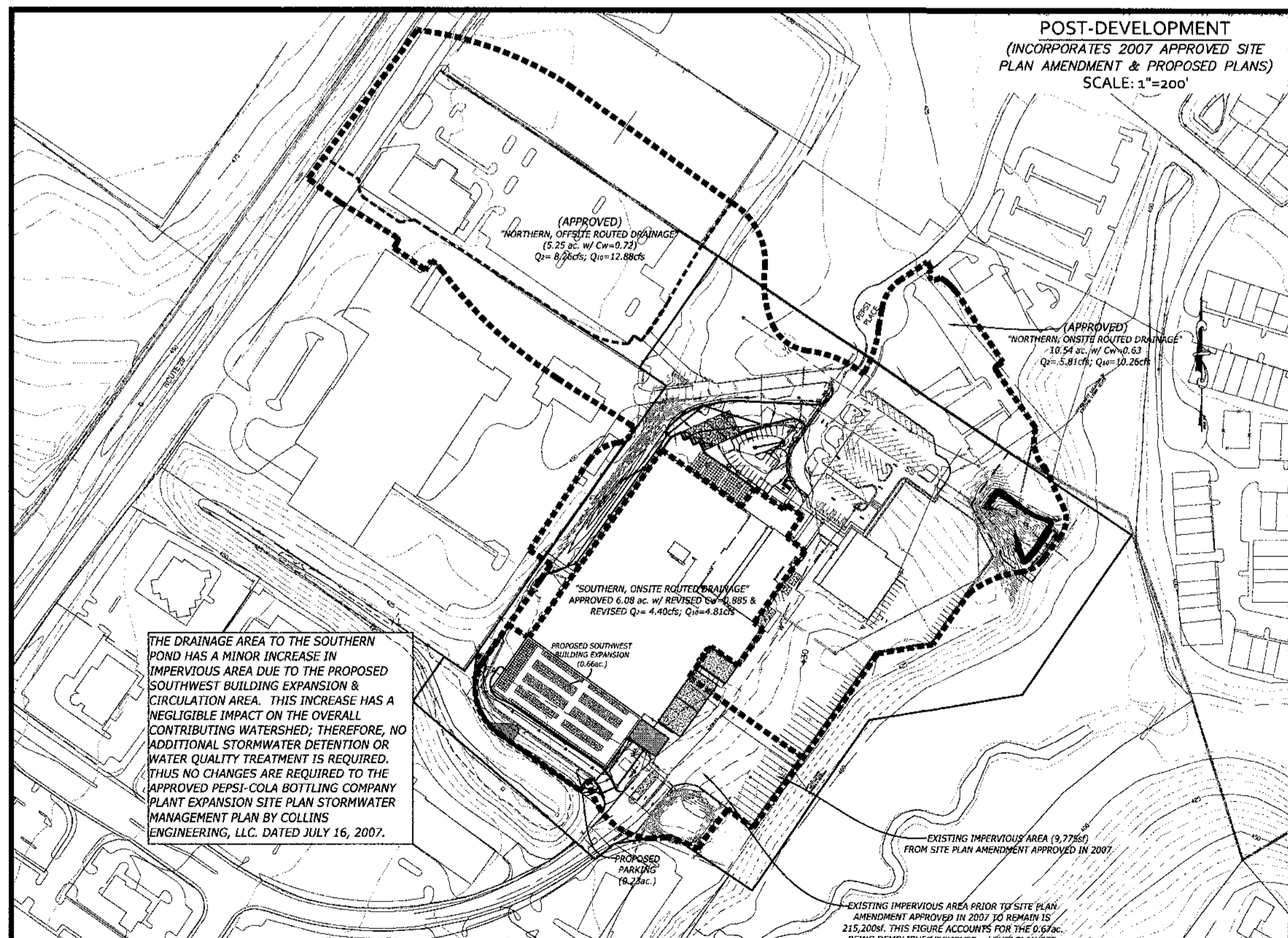
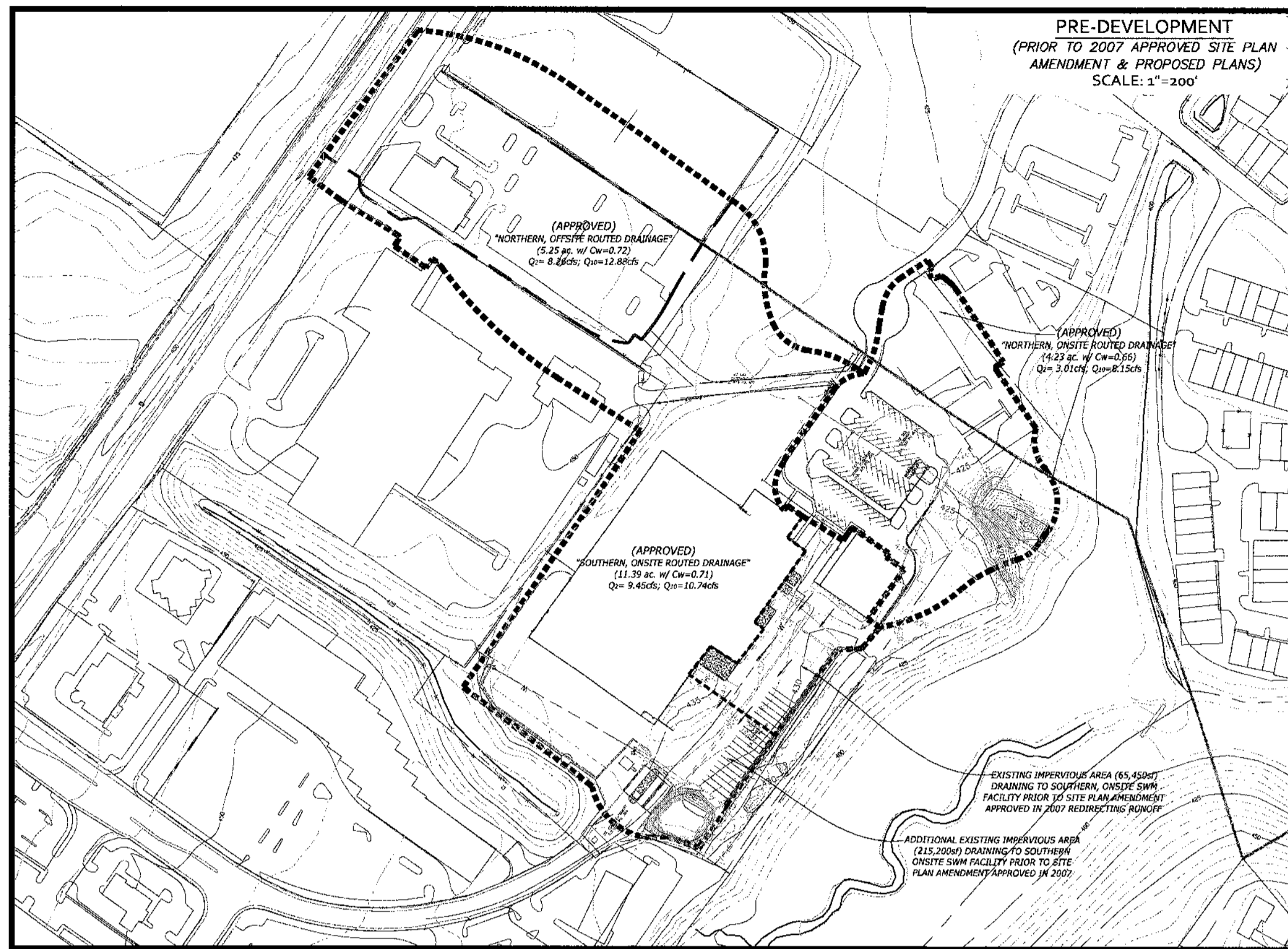
Internal Works	Small Diameter	Large Diameter
Manhole	12 inch	18 inch
Manhole	24 inch	30 inch
Manhole	36 inch	42 inch
Manhole	48 inch	54 inch
Manhole	60 inch	66 inch
Manhole	72 inch	78 inch
Manhole	84 inch	90 inch
Manhole	96 inch	102 inch
Manhole	108 inch	114 inch
Manhole	120 inch	126 inch
Manhole	132 inch	138 inch
Manhole	144 inch	150 inch
Manhole	156 inch	162 inch
Manhole	168 inch	174 inch
Manhole	180 inch	186 inch
Manhole	192 inch	198 inch
Manhole	204 inch	210 inch
Manhole	216 inch	222 inch
Manhole	228 inch	234 inch
Manhole	240 inch	246 inch
Manhole	252 inch	258 inch
Manhole	264 inch	270 inch
Manhole	276 inch	282 inch
Manhole	288 inch	294 inch
Manhole	300 inch	306 inch
Manhole	312 inch	318 inch
Manhole	324 inch	330 inch
Manhole	336 inch	342 inch
Manhole	348 inch	354 inch
Manhole	360 inch	366 inch
Manhole	372 inch	378 inch
Manhole	384 inch	390 inch
Manhole	396 inch	402 inch
Manhole	408 inch	414 inch
Manhole	420 inch	426 inch
Manhole	432 inch	438 inch
Manhole	444 inch	450 inch
Manhole	456 inch	462 inch
Manhole	468 inch	474 inch
Manhole	480 inch	486 inch
Manhole	492 inch	498 inch
Manhole	504 inch	510 inch
Manhole	516 inch	522 inch
Manhole	528 inch	534 inch
Manhole	540 inch	546 inch
Manhole	552 inch	558 inch
Manhole	564 inch	570 inch
Manhole	576 inch	582 inch
Manhole	588 inch	594 inch
Manhole	600 inch	606 inch
Manhole	612 inch	618 inch
Manhole	624 inch	630 inch
Manhole	636 inch	642 inch
Manhole	648 inch	654 inch
Manhole	660 inch	666 inch
Manhole	672 inch	678 inch
Manhole	684 inch	690 inch
Manhole	696 inch	702 inch
Manhole	708 inch	714 inch
Manhole	720 inch	726 inch
Manhole	732 inch	738 inch
Manhole	744 inch	750 inch
Manhole	756 inch	762 inch
Manhole	768 inch	774 inch
Manhole	780 inch	786 inch
Manhole	792 inch	798 inch
Manhole	804 inch	810 inch
Manhole	816 inch	822 inch
Manhole	828 inch	834 inch
Manhole	840 inch	846 inch
Manhole	852 inch	858 inch
Manhole	864 inch	870 inch
Manhole	876 inch	882 inch
Manhole	888 inch	894 inch
Manhole	900 inch	906 inch
Manhole	912 inch	918 inch
Manhole	924 inch	930 inch
Manhole	936 inch	942 inch
Manhole	948 inch	954 inch
Manhole	960 inch	966 inch
Manhole	972 inch	978 inch
Manhole	984 inch	990 inch
Manhole	996 inch	1002 inch
Manhole	1008 inch	1014 inch
Manhole	1020 inch	1026 inch
Manhole	1032 inch	1038 inch
Manhole	1044 inch	1050 inch
Manhole	1056 inch	1062 inch
Manhole	1068 inch	1074 inch
Manhole	1080 inch	1086 inch
Manhole	1092 inch	1098 inch
Manhole	1104 inch	1110 inch
Manhole	1116 inch	1122 inch
Manhole	1128 inch	1134 inch
Manhole	1140 inch	1146 inch
Manhole	1152 inch	1158 inch
Manhole	1164 inch	1170 inch
Manhole	1176 inch	1182 inch
Manhole	1188 inch	1194 inch
Manhole	1200 inch	1206 inch
Manhole	1212 inch	1218 inch
Manhole	1224 inch	1230 inch
Manhole	1236 inch	1242 inch
Manhole	1248 inch	1254 inch
Manhole	1260 inch	1266 inch
Manhole	1272 inch	1278 inch
Manhole	1284 inch	1290 inch
Manhole	1296 inch	1302 inch
Manhole	1308 inch	1314 inch
Manhole	1320 inch	1326 inch
Manhole	1332 inch	1338 inch
Manhole	1344 inch	1350 inch
Manhole	1356 inch	1362 inch
Manhole	1368 inch	1374 inch
Manhole	1380 inch	1386 inch
Manhole	1392 inch	1398 inch
Manhole	1404 inch	1410 inch
Manhole	1416 inch	1422 inch
Manhole	1428 inch	1434 inch
Manhole	1440 inch	1446 inch
Manhole	1452 inch	1458 inch
Manhole	1464 inch	1470 inch
Manhole	1476 inch	1482 inch
Manhole	1488 inch	1494 inch
Manhole	1500 inch	1506 inch
Manhole	1512 inch	1518 inch
Manhole	1524 inch	1530 inch
Manhole	1536 inch	1542 inch
Manhole	1548 inch	1554 inch
Manhole	1560 inch	1566 inch
Manhole	1572 inch	1578 inch
Manhole	1584 inch	1590 inch
Manhole	1596 inch	1602 inch
Manhole	1608 inch	1614 inch
Manhole	1620 inch	1626 inch
Manhole	1632 inch	1638 inch
Manhole	1644 inch	1650 inch
Manhole	1656 inch	1662 inch
Manhole	1668 inch	1674 inch
Manhole	1680 inch	1686 inch
Manhole	1692 inch	1698 inch
Manhole	1704 inch	1710 inch
Manhole	1716 inch	1722 inch
Manhole	1728 inch	1734 inch
Manhole	1740 inch	1746 inch
Manhole	1752 inch	1758 inch
Manhole	1764 inch	1770 inch
Manhole	1776 inch	1782 inch
Manhole	1788 inch	1794 inch
Manhole	1800 inch	1806 inch
Manhole	1812 inch	1818 inch
Manhole	1824 inch	1830 inch
Manhole	1836 inch	1842 inch
Manhole	1848 inch	1854 inch
Manhole	1860 inch	1866 inch
Manhole	1872 inch	1878 inch
Manhole	1884 inch	1890 inch
Manhole	1896 inch	1902 inch
Manhole	1908 inch	1914 inch
Manhole	1920 inch	1926 inch
Manhole	1932 inch	1938 inch
Manhole	1944 inch	1950 inch
Manhole	1956 inch	1962 inch
Manhole	1968 inch	1974 inch
Manhole	1980 inch	1986 inch
Manhole	1992 inch	1998 inch
Manhole	2004 inch	2010 inch
Manhole	2016 inch	2022 inch
Manhole	2028 inch	2034 inch
Manhole	2040 inch	2046 inch
Manhole	2052 inch	2058 inch
Manhole	2064 inch	2070 inch
Manhole	2076 inch	2082 inch
Manhole	2088 inch	2094 inch
Manhole	2100 inch	2106 inch
Manhole	2112 inch	2118 inch
Manhole	2124 inch	2130 inch
Manhole	2136 inch	2142 inch
Manhole	2148 inch	2154 inch
Manhole	2160 inch	2166 inch
Manhole	2172 inch	2178 inch
Manhole	2184 inch	2190 inch
Manhole	2196 inch	2202 inch
Manhole	2208 inch	2214 inch
Manhole	2220 inch	2226 inch
Manhole	2232 inch	2238 inch
Manhole	2244 inch	2250 inch
Manhole	2256 inch	2262 inch
Manhole	2268 inch	2274 inch
Manhole	2280 inch	2286 inch
Manhole	2292 inch	2298 inch
Manhole	2304 inch	2310 inch
Manhole	2316 inch	2322 inch
Manhole	2328 inch	2334 inch
Manhole	2340 inch	2346 inch
Manhole	2352 inch	2358 inch
Manhole	2364 inch	2370 inch
Manhole	2376 inch	2382 inch
Manhole	2388 inch	2394 inch
Manhole	2400 inch	2406 inch
Manhole	2412 inch	2418 inch
Manhole	2424 inch	2430 inch
Manhole	2436 inch	2442 inch
Manhole	2448 inch	2454 inch
Manhole	2460 inch	2466 inch
Manhole	2472 inch	2478 inch
Manhole	2484 inch	2490 inch
Manhole	2496 inch	2502 inch
Manhole	2508 inch	2514 inch
Manhole	2520 inch	2526 inch
Manhole	2532 inch	2538 inch
Manhole	2544 inch	2550 inch
Manhole	2556 inch	2562 inch
Manhole	2568 inch	2574 inch
Manhole	2580 inch	2586 inch
Manhole	2592 inch	2598 inch
Manhole	2604 inch	2610 inch
Manhole	2616 inch	2622 inch
Manhole	2628 inch	2634 inch
Manhole	2640 inch	2646 inch
Manhole	2652 inch	2658 inch
Manhole	2664 inch	2670 inch
Manhole	2676 inch	2682 inch
Manhole	2688 inch	2694 inch
Manhole	2700 inch	2706 inch
Manhole	2712 inch	2718 inch
Manhole	2724 inch	2730 inch
Manhole	2736 inch	2742 inch
Manhole	2748 inch	2754 inch
Manhole	2760 inch	2766 inch
Manhole	2772 inch	2778 inch
Manhole	2784 inch	2790 inch
Manhole	2796 inch	2802 inch
Manhole	2808 inch	2814 inch
Manhole	2820 inch	2826 inch
Manhole	2832 inch	2838 inch
Manhole	2844 inch	2850 inch
Manhole	2856 inch	2862 inch
Manhole	2868 inch	2874 inch
Manhole	2880 inch	2886 inch
Manhole	2892 inch	2898 inch
Manhole	2904 inch	2910 inch
Manhole	2916 inch	29

REVISIONS

REVISION DESCRIPTION	DATE
RESUBMITTAL TO ADDRESS CITY COMMENTS	11/02/12
RESUBMITTAL TO ADDRESS CITY COMMENTS DATED 11/20/12	1/04/13
RESUBMITTAL TO ADDRESS CITY COMMENTS DATED 2/15/13	4/1/13

**COLLINS ENGINEERING**  
200 GARRETT STREET SUITE K- CHARLOTTESVILLE, VA 22902 - 434.293.3719  
**PEPSI EXPANSION SITE PLAN AMENDMENT**  
STORMWATER MANAGEMENT FACILITY ANALYSIS

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



NOTE: CONTRACTOR SHALL ENSURE SWM FACILITY EMBANKMENT IS IN COMPLIANCE WITH THE DETAIL PROVIDED ON THIS PLAN AND MAKE ADJUSTMENTS AS NECESSARY. CONTRACTOR SHALL ALSO ENSURE TRASHRACKS ARE PROVIDED ON ALL OPENINGS IN ACCORDANCE WITH THE VSMH. A SAMPLE DETAIL HAS BEEN PROVIDED ON THIS SHEET. THE ROUTING CALCULATIONS BELOW ASSUME THE EXISTING Ø12" STUB PIPE OPENING HAS A TRASHRACK & THE RESULTANT OPENING HAS AN EFFECTIVE DIAMETER OF 9".

ROUTING CALCULATIONS FOR SOUTHERN, ONSITE SWM FACILITY

ELEVATIONS/AREAS:	INFLOW HYDROGRAPH DATA:	ROUTED OUTFLOWS:																																																																														
<p>11 Contour Areas</p> <table border="1"> <tr><th>Elevation(ft)</th><th>Area(sq)</th><th>Computed Vol.(cy)</th></tr> <tr><td>418.58</td><td>300.00</td><td>0.0</td></tr> <tr><td>420.00</td><td>555.00</td><td>22.1</td></tr> <tr><td>421.00</td><td>3430.00</td><td>88.4</td></tr> <tr><td>422.00</td><td>4794.00</td><td>240.0</td></tr> <tr><td>423.00</td><td>5434.00</td><td>429.3</td></tr> <tr><td>424.00</td><td>6058.00</td><td>642.0</td></tr> <tr><td>425.00</td><td>6700.00</td><td>898.1</td></tr> <tr><td>426.00</td><td>7359.00</td><td>1138.4</td></tr> <tr><td>427.00</td><td>8036.00</td><td>1423.4</td></tr> <tr><td>428.00</td><td>8730.00</td><td>1733.8</td></tr> <tr><td>429.00</td><td>10072.00</td><td>2095.1</td></tr> </table> <p>Start_Elevation(ft) 420.00 Vol.(cy) 22.14</p>	Elevation(ft)	Area(sq)	Computed Vol.(cy)	418.58	300.00	0.0	420.00	555.00	22.1	421.00	3430.00	88.4	422.00	4794.00	240.0	423.00	5434.00	429.3	424.00	6058.00	642.0	425.00	6700.00	898.1	426.00	7359.00	1138.4	427.00	8036.00	1423.4	428.00	8730.00	1733.8	429.00	10072.00	2095.1	<p>3 Inflow Hydrographs</p> <table border="1"> <tr><th>Hydrograph</th><th>Hydrograph</th></tr> <tr><td>name: 2-Year Modified Rational Method Storm Event</td><td>Modified_Rational</td></tr> <tr><td>Area (acres): 6.086</td><td>IDF file: a2</td></tr> <tr><td>time of concentration (min) 30.00</td><td>receiving factor 1.670</td></tr> <tr><td>time to peak (min) 20.000</td><td>time limit (min) 365.00</td></tr> <tr><td>fudge factor 1.00</td><td>storm: peak intensity (zero duration) volume (cy) 659.94</td></tr> <tr><td>peak flow (cfs) 21.942</td><td>intensity (in/hr) 4.128</td></tr> <tr><td>time to peak (min) 20.000</td><td>duration of peak (min) 0.00</td></tr> <tr><td>routed true</td><td></td></tr> </table>	Hydrograph	Hydrograph	name: 2-Year Modified Rational Method Storm Event	Modified_Rational	Area (acres): 6.086	IDF file: a2	time of concentration (min) 30.00	receiving factor 1.670	time to peak (min) 20.000	time limit (min) 365.00	fudge factor 1.00	storm: peak intensity (zero duration) volume (cy) 659.94	peak flow (cfs) 21.942	intensity (in/hr) 4.128	time to peak (min) 20.000	duration of peak (min) 0.00	routed true		<p>2-Year Modified Rational Method Storm Event</p> <table border="1"> <tr><th>inflow (cfs)</th><th>23.942 at 10.00 (min)</th></tr> <tr><th>discharge (cfs)</th><th>4.423 at 23.00 (min)</th></tr> <tr><th>water level (ft)</th><th>4.23 at 23.00 (min)</th></tr> <tr><th>storage (cy)</th><th>478.733</th></tr> </table> <p>10-Year Modified Rational Method Storm Event</p> <table border="1"> <tr><th>inflow (cfs)</th><th>28.606 at 10.00 (min)</th></tr> <tr><th>discharge (cfs)</th><th>4.809 at 24.00 (min)</th></tr> <tr><th>water level (ft)</th><th>4.24 at 24.00 (min)</th></tr> <tr><th>storage (cy)</th><th>657.763</th></tr> </table> <p>100-Year Modified Rational Method Storm Event</p> <table border="1"> <tr><th>inflow (cfs)</th><th>46.690 at 10.00 (min)</th></tr> <tr><th>discharge (cfs)</th><th>5.668 at 25.00 (min)</th></tr> <tr><th>water level (ft)</th><th>4.26 at 25.00 (min)</th></tr> <tr><th>storage (cy)</th><th>1155.210</th></tr> </table>	inflow (cfs)	23.942 at 10.00 (min)	discharge (cfs)	4.423 at 23.00 (min)	water level (ft)	4.23 at 23.00 (min)	storage (cy)	478.733	inflow (cfs)	28.606 at 10.00 (min)	discharge (cfs)	4.809 at 24.00 (min)	water level (ft)	4.24 at 24.00 (min)	storage (cy)	657.763	inflow (cfs)	46.690 at 10.00 (min)	discharge (cfs)	5.668 at 25.00 (min)	water level (ft)	4.26 at 25.00 (min)	storage (cy)	1155.210
Elevation(ft)	Area(sq)	Computed Vol.(cy)																																																																														
418.58	300.00	0.0																																																																														
420.00	555.00	22.1																																																																														
421.00	3430.00	88.4																																																																														
422.00	4794.00	240.0																																																																														
423.00	5434.00	429.3																																																																														
424.00	6058.00	642.0																																																																														
425.00	6700.00	898.1																																																																														
426.00	7359.00	1138.4																																																																														
427.00	8036.00	1423.4																																																																														
428.00	8730.00	1733.8																																																																														
429.00	10072.00	2095.1																																																																														
Hydrograph	Hydrograph																																																																															
name: 2-Year Modified Rational Method Storm Event	Modified_Rational																																																																															
Area (acres): 6.086	IDF file: a2																																																																															
time of concentration (min) 30.00	receiving factor 1.670																																																																															
time to peak (min) 20.000	time limit (min) 365.00																																																																															
fudge factor 1.00	storm: peak intensity (zero duration) volume (cy) 659.94																																																																															
peak flow (cfs) 21.942	intensity (in/hr) 4.128																																																																															
time to peak (min) 20.000	duration of peak (min) 0.00																																																																															
routed true																																																																																
inflow (cfs)	23.942 at 10.00 (min)																																																																															
discharge (cfs)	4.423 at 23.00 (min)																																																																															
water level (ft)	4.23 at 23.00 (min)																																																																															
storage (cy)	478.733																																																																															
inflow (cfs)	28.606 at 10.00 (min)																																																																															
discharge (cfs)	4.809 at 24.00 (min)																																																																															
water level (ft)	4.24 at 24.00 (min)																																																																															
storage (cy)	657.763																																																																															
inflow (cfs)	46.690 at 10.00 (min)																																																																															
discharge (cfs)	5.668 at 25.00 (min)																																																																															
water level (ft)	4.26 at 25.00 (min)																																																																															
storage (cy)	1155.210																																																																															
<p>CONTROL STRUCTURES:</p> <p>3 Outlet Structures</p> <p>Outlet structure 0</p> <p>Orifice</p> <p>name: Existing Barrel Outfall</p> <p>area (sf) 3.142</p> <p>diameter or depth (in) 24.000</p> <p>width for rect. (in) 0.000</p> <p>coefficient 0.600</p> <p>invert (ft) 416.800</p> <p>multiple 1</p> <p>discharge out of riser</p> <p>Outlet structure 1</p> <p>Orifice</p> <p>name: Existing Riser-9" Stub Pipe</p> <p>area (sf) 0.349</p> <p>diameter or depth (in) 9.000</p> <p>width for rect. (in) 0.000</p> <p>coefficient 0.600</p> <p>invert (ft) 418.980</p> <p>multiple 1</p> <p>discharge into riser</p> <p>Outlet structure 2</p> <p>Orifice</p> <p>name: Existing Riser Effective Opening</p> <p>area (sf) 1.357</p> <p>diameter or depth (in) 23.980</p> <p>width for rect. (in) 13.980</p> <p>coefficient 0.600</p> <p>invert (ft) 428.000</p> <p>multiple 1</p> <p>discharge into riser</p>	<p>Hydrograph 1</p> <p>Modified_Rational</p> <p>name: 10-Year Modified Rational Method Storm Event</p> <p>C: 0.885</p> <p>Area (acres): 6.086</p> <p>IDF file: a10</p> <p>time of concentration (min) 30.00</p> <p>receiving factor 1.670</p> <p>time increment 1.00</p> <p>time limit (min) 365.00</p> <p>fudge factor 1.00</p> <p>storm: peak intensity (zero duration) volume (cy) 848.63</p> <p>peak flow (cfs) 28.606</p> <p>intensity (in/hr) 5.369</p> <p>time to peak (min) 20.000</p> <p>duration of peak (min) 0.00</p> <p>routed true</p> <p>Hydrograph 2</p> <p>Modified_Rational</p> <p>name: 100-Year Modified Rational Method Storm Event</p> <p>C: 0.885</p> <p>Area (acres): 6.086</p> <p>IDF file: a100</p> <p>time of concentration (min) 30.00</p> <p>receiving factor 1.670</p> <p>time increment 1.00</p> <p>time limit (min) 365.00</p> <p>fudge factor 1.25</p> <p>storm: peak intensity (zero duration) volume (cy) 1385.13</p> <p>peak flow (cfs) 46.690</p> <p>intensity (in/hr) 7.011</p> <p>time to peak (min) 20.000</p> <p>duration of peak (min) 0.00</p> <p>routed true</p>	<p>Pre-Development Watershed Summary</p> <table border="1"> <tr><th>Area ac.</th><th>2-Year Flow cfs</th><th>10-Year Flow cfs</th></tr> <tr><td>Northern, Offsite Routed Drainage</td><td>5.25</td><td>8.26</td></tr> <tr><td>Southern, Onsite Routed Drainage</td><td>11.39</td><td>9.45</td></tr> <tr><td>Northern, Onsite Routed Drainage</td><td>4.23</td><td>3.01</td></tr> <tr><td>Total =</td><td>20.72</td><td>31.77</td></tr> </table> <p>Post-Development Watershed Summary</p> <table border="1"> <tr><th>Area ac.</th><th>2-Year Flow cfs</th><th>10-Year Flow cfs</th></tr> <tr><td>Northern, Offsite Routed Drainage</td><td>5.25</td><td>8.26</td></tr> <tr><td>Southern, Onsite Routed Drainage</td><td>6.08</td><td>4.40</td></tr> <tr><td>Northern, Onsite Routed Drainage</td><td>10.5</td><td>5.81</td></tr> <tr><td>Total =</td><td>18.47</td><td>27.95</td></tr> </table>	Area ac.	2-Year Flow cfs	10-Year Flow cfs	Northern, Offsite Routed Drainage	5.25	8.26	Southern, Onsite Routed Drainage	11.39	9.45	Northern, Onsite Routed Drainage	4.23	3.01	Total =	20.72	31.77	Area ac.	2-Year Flow cfs	10-Year Flow cfs	Northern, Offsite Routed Drainage	5.25	8.26	Southern, Onsite Routed Drainage	6.08	4.40	Northern, Onsite Routed Drainage	10.5	5.81	Total =	18.47	27.95																																																
Area ac.	2-Year Flow cfs	10-Year Flow cfs																																																																														
Northern, Offsite Routed Drainage	5.25	8.26																																																																														
Southern, Onsite Routed Drainage	11.39	9.45																																																																														
Northern, Onsite Routed Drainage	4.23	3.01																																																																														
Total =	20.72	31.77																																																																														
Area ac.	2-Year Flow cfs	10-Year Flow cfs																																																																														
Northern, Offsite Routed Drainage	5.25	8.26																																																																														
Southern, Onsite Routed Drainage	6.08	4.40																																																																														
Northern, Onsite Routed Drainage	10.5	5.81																																																																														
Total =	18.47	27.95																																																																														





LEGEND

Table with 2 columns: Symbol and Description. Includes ROADS, EXISTING CULVERT, CULVERT, DROP INLET & STRUCTURE NO., CURB, CURB & GUTTER, PROPOSED PAVEMENT, EC-3A DITCH, DEPTH OF EC-3A DITCH, EC-2 DITCH, DEPTH OF EC-2 DITCH, EARTH DITCH, DRIVEWAY CULVERT, BENCH MARK, CLEARING LIMITS, VDOT STANDARD STOP SIGN, EXISTING CONTOUR, PROPOSED CONTOUR, PROPOSED SPOT ELEVATION.

EROSION CONTROL

Table with 2 columns: Symbol and Description. Includes SAFETY FENCE, CONSTRUCTION ENTRANCE, SILT FENCE, INLET PROTECTION, TEMPORARY DIVERSION DIKE, TEMPORARY ROW DIVERSION, SEDIMENT BASIN, TEMPORARY SEEDING, PERMANENT STABILIZATION, MULCHING, TREE PROTECTION, DUST CONTROL.

GENERAL NOTES

- 1. THE OWNER/CLIENT OF THIS PROPERTY IS: PEPSI COLA BOTTLING COMPANY OF CENTRAL VIRGINIA... 2. THESE PLANS HAVE BEEN PREPARED BY: COLLINS ENGINEERING, INC... 5. SOURCE OF INFORMATION: CITY OF CHARLOTTESVILLE GIS DATA & SURVEY PROVIDED BY JENNINGS STEPHENSON, P.C... 10. LOCATION/ADDRESS OF PROJECT: PEPSI COLA BOTTLING COMPANY OF CENTRAL VIRGINIA, 1150 PEPSI PLACE, CHARLOTTESVILLE, VA 22906... 13. PUBLIC UTILITIES: THE SITE WILL BE SERVED BY EXISTING PUBLIC WATER AND SEWER.

EROSION & SEDIMENT CONTROL MEASURES:

- STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK... 3.02 CONSTRUCTION ENTRANCE: A STABILIZED PAVED CONSTRUCTION ENTRANCE WITH A WASH RACK LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON A CONSTRUCTION SITE... 3.05 SILT FENCE: A TEMPORARY SEDIMENT BARRIER CONSISTING OF A SYNTHETIC FILTER FABRIC STRETCHED ACROSS AND ATTACHED TO SUPPORTING POSTS AND ENTRENCHED... 3.07 INLET PROTECTION: A TEMPORARY SEDIMENT BARRIER CONSISTING OF A SYNTHETIC FILTER FABRIC STRETCHED ACROSS AND ATTACHED TO SUPPORTING POSTS AND ENTRENCHED... 3.09 TEMPORARY DIVERSION DIKE: A TEMPORARY DIVERSION DIKE SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK (VESCH)...

EROSION CONTROL NOTES

- 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... ES-2: THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE... ES-3: ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING... ES-4: A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES... ES-5: PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY...

EROSION CONTROL NOTES

- 1. THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE... 2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK... 3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING... 4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES... 5. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY... 6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY... 7. ALL DISTURBED AREAS ARE TO BE CLEANED UP AND RESTORED TO ORIGINAL OR BETTER CONDITION... 8. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE... 9. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT... 10. ALL FILL MATERIAL TO BE TAKEN FROM AN APPROVED, DESIGNATED BORROW AREA... 11. ALL WASTE MATERIALS SHALL BE TAKEN TO AN APPROVED WASTE AREA... 12. BORROW, FILL OR WASTE ACTIVITY INVOLVING INDUSTRIAL-TYPE POWER EQUIPMENT SHALL BE LIMITED TO THE HOURS OF 7:00 AM TO 9:00 PM... 13. ALL WASTE MATERIALS SHALL BE TAKEN TO AN APPROVED WASTE AREA... 14. BORROW, FILL OR WASTE ACTIVITY INVOLVING INDUSTRIAL-TYPE POWER EQUIPMENT SHALL BE LIMITED TO THE HOURS OF 7:00 AM TO 9:00 PM... 15. BORROW, FILL OR WASTE ACTIVITY SHALL BE CONDUCTED IN A SAFE MANNER THAT MAINTAINS LATERAL SUPPORT, OR ORDER TO MINIMIZE ANY HAZARD TO PERSONS, PHYSICAL DAMAGE TO ADJACENT LAND AND IMPROVEMENTS, AND DAMAGE TO ANY PUBLIC STREET BECAUSE OF SLIDES, SINKING, OR COLLAPSE... 16. THE DEVELOPER SHALL RESERVE THE RIGHT TO INSTALL, MAINTAIN, REMOVE OR CONVERT TO PERMANENT STORMWATER MANAGEMENT FACILITIES WHERE APPLICABLE... 17. TEMPORARY STABILIZATION SHALL BE TEMPORARY SEEDING AND MULCHING... 18. PERMANENT STABILIZATION SHALL BE LIME AND FERTILIZER, PERMANENT SEEDING, AND MULCH... 19. MAINTENANCE: ALL MEASURES ARE TO BE INSPECTED WEEKLY AND AFTER EACH RAINFALL... 20. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REMOVED WITHIN 30 DAYS OF FINAL SITE STABILIZATION... 21. THE E&S INSPECTOR HAS THE AUTHORITY TO ADD OR DELETE E&S CONTROLS AS NECESSARY IN THE FIELD AS SITE CONDITIONS CHANGE... 22. THE E&S INSPECTOR HAS THE AUTHORITY TO ADD OR DELETE E&S CONTROLS AS NECESSARY IN THE FIELD AS SITE CONDITIONS CHANGE...

DESCRIPTION OF EROSION & SEDIMENT CONTROL MEASURES:

EROSION AND SEDIMENT CONTROL MEASURES: IT IS ANTICIPATED TO USE A CONSTRUCTION ENTRANCE, SUPER SILT FENCE, INLET PROTECTION, A RIGHT-OF-WAY DIVERSION, TEMPORARY AND PERMANENT SEEDING, TREE PROTECTION FENCING, AND DUST CONTROL TO CONTROL SURFACE DRAINAGE AND EROSION. TEMPORARY SEEDING WILL BE USED IMMEDIATELY FOLLOWING ALL LAND DISTURBANCE ACTIVITIES. TEMPORARY STOCKPILE AREAS WILL BE MAINTAINED FROM TOPSOIL THAT WILL BE STRIPPED FROM AREAS TO BE GRADED AND STORED FOR LATER SPREADING. STOCKPILE LOCATIONS SHALL BE ON SITE AND STABILIZED WITH A TEMPORARY VEGETATIVE COVER. PERMANENT SEEDING WILL BE PERFORMED FOR ALL AREAS WHICH WILL NO LONGER BE EXCAVATED AND WHERE CONSTRUCTION ACTIVITIES HAVE CEASED. PERMANENT SEEDING SHALL ALSO BE PERFORMED FOR ALL DENUDED AREAS WHICH WILL BE LEFT DORMANT FOR A YEAR OR MORE. SELECTION OF SEED MIXTURE WILL DEPEND ON THE TIME OF YEAR APPLIED. TEMPORARY SEEDING WILL BE PERFORMED FOR ALL DENUDED AREAS WHICH WILL BE LEFT DORMANT FOR MORE THAN SEVEN DAYS. THESE AREAS SHALL BE SEED WITH FAST GERMINATING VEGETATION IMMEDIATELY FOLLOWING GRADING OF THOSE AREAS. SELECTION OF SEED MIXTURE WILL DEPEND ON THE TIME OF YEAR APPLIED. 3.02 CONSTRUCTION ENTRANCE - A CONSTRUCTION ENTRANCE WILL BE INSTALLED AT THE PROPOSED ENTRANCE ALONG SEMINOLE COURT TO PROTECT THE STREET. 3.05 SILT FENCE - SUPER SILT FENCE WILL BE INSTALLED ALONG THE DOWNSTREAM BOUNDARIES OF THE SITE WEST AND SOUTH OF THE PROJECT. 3.07 STORM DRAIN INLET PROTECTION - INLET PROTECTION TO BE INSTALLED AT EACH EXISTING STORM BOX IN THE VICINITY, AS WELL AS ON EACH PROPOSED STORM INLET AS SHOWN ON THE PLANS. 3.11 TEMPORARY RIGHT-OF-WAY DIVERSION - A RIGHT-OF-WAY DIVERSION SHALL BE INSTALLED AT THE PROPOSED ENTRANCE TO THE SITE. 3.31 TEMPORARY SEEDING - TEMPORARY SEEDING SHALL BE INSTALLED WHERE SHOWN ON THE PLANS. 3.32 PERMANENT SEEDING - PERMANENT SEEDING SHALL BE INSTALLED WHERE SHOWN ON THE PLANS. 3.35 MULCHING - APPLICATION OF PLANT RESIDUES OR OTHER SUITABLE MATERIALS TO THE SOIL SURFACE. 3.38 TREE PRESERVATION AND PROTECTION - TREE PROTECTION FENCING SHALL BE INSTALLED AROUND THOSE TREES AND BUSHES MARKED TO BE PRESERVED WHERE SHOWN ON THE PLANS. 3.39 DUST CONTROL - DUST CONTROL SHALL BE INSTALLED WHERE SHOWN ON THE PLANS. STORMWATER MANAGEMENT: THE DRAINAGE AREA TO THE EXISTING STORMWATER MANAGEMENT FACILITY WAS ANALYZED FOR QUALITY AND QUANTITY AND WAS FOUND TO BE IN COMPLIANCE WITH CITY AND STATE REGULATIONS. THEREFORE, NO ADDITIONAL STORMWATER DETENTION OR WATER QUALITY TREATMENT IS REQUIRED. VSMH WATER QUALITY CALCULATIONS HAVE BEEN PROVIDED WITH THE PLANS AND THE SWM SHEET INCLUDED WITH THIS SET PROVIDES QUANTITY ROUTING CALCULATIONS. NO CHANGES ARE REQUIRED TO BE MADE TO THE APPROVED PEPSI-COLA BOTTLING COMPANY PLANT EXPANSION SITE PLAN, STORMWATER MANAGEMENT PLAN BY COLLINS ENGINEERING, LLC, DATED JULY 16, 2007.

MAINTENANCE: IN GENERAL, DURING CONSTRUCTION THE RLD OR CONTRACTOR ON-SITE WILL CHECK ALL EROSION AND SEDIMENT CONTROL MEASURES DAILY AND AFTER EACH SIGNIFICANT RAINFALL. MONITORING REPORTS WILL BE REQUIRED FROM THE RLD IF NEEDED. SPECIFIC ATTENTION WILL BE GIVEN TO THE FOLLOWING ITEMS: a. SEDIMENT BASINS AND/OR TRAPS WILL BE CLEANED AND MAINTAINED IN ACCORDANCE WITH THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK. b. ALL GRAVEL OUTLETS WILL BE CHECKED REGULARLY FOR SEDIMENT BUILDUP THAT WILL PREVENT PROPER DRAINAGE. IF THE GRAVEL IS CLOGGED BY SEDIMENT, THE GRAVEL WILL BE REMOVED AND CLEANED, OR IT WILL BE REPLACED. c. ALL SILT FENCE BARRIERS WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC AND REPAIRED AS REQUIRED. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF SEDIMENT DEPOSITION REACHED HALF WAY TO THE TOP OF THE GABRIER. d. ALL SEEDED AREAS WILL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEED AS NEEDED. IN CASE OF EMERGENCY, THE PRIMARY CONTACT FOR THE PROJECT WILL BE THE RLD OR CONTRACTOR ON-SITE. IN ADDITION, THE ENGINEER, MR. SCOTT COLLINS MAY BE CONTACTED AT 434-987-1631 UPON COMPLETION OF THE PROJECT, THE OWNER WILL BE RESPONSIBLE FOR SITE MAINTENANCE.

EROSION CONTROL NOTES & NARRATIVE

PROJECT DESCRIPTION: THE PURPOSE OF THIS LAND DISTURBANCE ACTIVITY IS TO EXPAND THE EXISTING PEPSI-COLA BOTTLING PLANT, AND CREATE ADDITIONAL PARKING AND CIRCULATION AREA TO THE SOUTH-WEST OF THE SITE. THE PROJECT WILL BEGIN CONSTRUCTION APPROXIMATELY IN THE FALL OF 2013 AND CONCLUDE IN THE SPRING OF 2014. THE TIME FOR COMPLETION WILL BE APPROXIMATELY 8 MONTHS. EXISTING SITE CONDITIONS: THE AREA OF THE PROPOSED BUILDING EXPANSION IS CURRENTLY PAVED. A SMALL PORTION OF THE CIRCULATION AREA DISTURBANCE OCCURS WITHIN AN EXISTING FORESTED AREA. THE SITE IS FLAT WHERE PAVED AND DRAINS TO EXISTING CURB AND STORM SEWER. THE FORESTED AREA WITH MAN-MADE SLOPES DRAIN SOUTH-WEST TO AN EXISTING DRAINAGE DITCH ADJACENT TO THE SITE. THE PORTION OF THE SITE PROPOSED TO BE DISTURBED IS CURRENTLY TREATED BY AN EXISTING RETENTION STORMWATER MANAGEMENT FACILITY TO THE SOUTH EAST. THIS FACILITY HAS BEEN DESIGNED TO HANDLE THE PROPOSED DEVELOPMENT AREA. MEADOW CREEK STREAM IS DIRECTLY EAST OF THE SITE AND ACCEPTS THE EXISTING POND OUTFALL. THE PROPOSED DEVELOPMENT RESULTS IN A NEGLIGIBLE INCREASE IN IMPERVIOUS AREA. THE WESTERN PORTION OF THE SITE DISTURBANCE SHALL REMAIN ABOVE THE 416 CONTOUR. NO DISTURBANCE SHALL OCCUR AT OR BELOW THE 416 CONTOUR DUE TO AN EXISTING SWM EASEMENT. ADJACENT AREAS: THIS SITE IS BORDERED BY MEADOW CREEK TO THE EAST, A SHOPPING CENTER TO THE SOUTH, THE POST OFFICE TO THE WEST, AND OFFICES TO THE NORTH. MOST OF THE DRAINAGE FROM THE PROPOSED DEVELOPMENT DRAINS TO MEADOW CREEK, BUT IS INTERCEPTED BY CURB AND GUTTER, STORM SEWER, AND A STORMWATER MANAGEMENT FACILITY. THE CONTRACTOR SHALL ENSURE THAT NO RUNOFF ESCAPES THE SITE. SUPER SILT FENCE, DUST CONTROL, INLET CONTROL, AND A RIGHT-OF-WAY DIVERSION SHALL BE UTILIZED TO AVOID CONTAMINATION OF ADJACENT PROPERTIES OR WATERWAYS. OFFSITE LAND DISTURBANCE: THE SANITARY SEWER CONNECTION SHALL OCCUR WITHIN AN EXISTING ACCESS EASEMENT. NO OTHER OFFSITE LAND DISTURBANCE IS PROPOSED. SOILS: THERE ARE NO SOIL BOUNDARIES WITHIN THE PROJECT LIMITS. SOILS ARE URBAN SOIL. SEE SOIL DESCRIPTION THIS PAGE. CRITICAL AREAS: THE PROPOSED DEVELOPMENT SHALL PRESERVE AND PROTECT THE EXISTING DRAINAGE DITCH AND SWM EASEMENT TO THE SOUTH OF THE WORK, AS WELL AS THE EXISTING CRITICAL SLOPES TO REMAIN. APPROXIMATELY 1.76ac. OF THE SITE'S 15.30ac (11.5%) HAS SLOPES GREATER THAN OR EQUAL TO 25%. TREE PROTECTION FENCING SHALL BE INSTALLED AS A FIRST STEP IN LAND DISTURBANCE. GRADING AND DRAINING OPERATIONS SHALL REMAIN WITHIN THE SUBJECT PARCEL OR EXISTING EASEMENTS. SOIL DESCRIPTION: 88 - UDEORTHENTS, LOAMY (URBAN SOIL/FILL) - 2% TO 25% SLOPES. SOURCE MATERIAL RESIDUUM WEATHERED FROM GRANITE AND GNEISS. MORE THAN 80 INCHES TO RESTRICTIVE FEATURE AND WATER TABLE. CONVEX DOWN AND ACROSS-SLOPE SHAPE. NO FREQUENCY OF FLOODING OR PONDING. (SEE SHEET 3 FOR SOIL BOUNDARY & NAME) REFERENCE: WEB SOIL SURVEY ONLINE DATABASE, FOUND AT http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

EROSION CONTROL NOTES & NARRATIVE

SEQUENCE OF CONSTRUCTION: 1. PHASE 1: NOTIFY THE CITY OF CHARLOTTESVILLE AND PUBLIC WORKS DEPARTMENT TO SCHEDULE A PRE-CONSTRUCTION MEETING AS REQUIRED. 2. PHASE 1: FLAG THE INITIAL LIMITS OF DISTURBANCE AND INSTALL TREE PROTECTION FENCING. 3. PHASE 1: NO EROSION CONTROL MEASURES MAY BE REMOVED DURING THE CONSTRUCTION PROCESS WITHOUT THE APPROVAL FROM THE INSPECTOR ON THE PROJECT. 4. PHASE 1: INSTALL THE PAVED CONSTRUCTION ENTRANCE AND WASH RACK LOCATED AT THE PROPOSED TRUCK ENTRANCE AS SHOWN ON THE PLANS. CONTRACTOR SHALL ENSURE THE WASH RACK/CONSTRUCTION ENTRANCE DRAINS TO AN ADEQUATE E&S MEASURE. CONSTRUCTION ENTRANCE TO BE INSTALLED WHERE CONSTRUCTION VEHICLE ROUTES INTERSECT PAVED 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 PUBLIC ROAD SURFACE, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTING TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. 5. PHASE 1: INSTALL THE INITIAL E&S PHASE I CONSTRUCTION MEASURES AS SHOWN ON THE EROSION CONTROL SHEET. THIS INCLUDES TREE PROTECTION, A CONSTRUCTION ENTRANCE, INLET PROTECTION, A GRAVEL BERM RIGHT-OF-WAY DIVERSION, SILT FENCE FOR THE STOCKPILE LOCATION AND SUPER SILT FENCE AS SHOWN ON THE PLAN. PERMETER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP WITH ANY LAND DISTURBANCE ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE. 6. PHASE 1: ONCE THE PERMETER EROSION CONTROL PHASE I MEASURES HAVE BEEN INSTALLED AS SHOWN ON THE EROSION CONTROL PHASE I PLAN, AND THE CITY INSPECTOR HAS APPROVED THESE MEASURES, LAND DISTURBANCE MAY BEGIN. 7. PHASE 1A: ONCE ALL THE EROSION CONTROL PHASE I ITEMS HAVE BEEN INSTALLED AS SHOWN ON THE EROSION CONTROL PHASE I PLAN AND THE CITY INSPECTOR HAS APPROVED THE STABILIZATION MEASURES, THE CONTRACTOR SHALL BEGIN GRADING AND GRADING THE PARKING LOT EXPANSION AND WALL CONSTRUCTION SHALL OCCUR NEXT AND SHALL OCCUR PRIOR TO THE DEMOLITION OF THE EXISTING PARKING AREA. IN THE EVENT THE CONTRACTOR REQUIRES OFFSITE FILL MATERIAL, THE CONTRACTOR SHALL ENSURE THE BORROW SITE HAS A CURRENT APPROVED E&S PLAN, AS REQUIRED BY THE LOCALITY. WORK ASSOCIATED WITH THE CONSTRUCTION OF THE PARKING LOT EXPANSION AND RETAINING WALL SYSTEM SHALL OCCUR ON THE TOP SIDE AS INDICATED ON THE PLANS TO REDUCE POTENTIAL IMPACTS TO THE DOWNSTREAM CHANNEL. DURING THIS TIME THE EXISTING PARKING AREA SHALL BE USED AS A STAGING AREA FOR THE WALL MATERIALS AND CONSTRUCTION EQUIPMENT. UPON COMPLETION OF THE RETAINING WALL CONSTRUCTION AND ROUGH GRADING OF THE PARKING LOT EXPANSION THE CONTRACTOR SHALL FINALIZE THE PARKING LOT SUBGRADE TO THE FULLEST EXTENT POSSIBLY AND INSTALL THE STONE BASE FOR THE ASPHALT. 8. PHASE 2: ONCE PHASE 1A OF THE EROSION & SEDIMENT CONTROL PLAN IS COMPLETE, THE CONTRACTOR SHALL INSTALL THE INITIAL E&S PHASE II CONSTRUCTION MEASURES AS SHOWN ON THE EROSION CONTROL PHASE II SHEET. MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP WITH ANY LAND DISTURBANCE ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE. DURING THIS TIME THE STABILIZED AREA FROM THE PARKING LOT'S STONE BASE CAN BE UTILIZED FOR STAGING AND CONSTRUCTION EQUIPMENT FOR PHASE II OF THE ESC PLAN. AT THIS TIME THE REMAINING DEMOLITION, CLEARING, AND GRADING OF THE SITE CAN OCCUR. 9. PHASE 2: COMPLETE DEMOLITION AND ROUGH GRADE THE REMAINDER OF THE SITE. 10. PHASE 2: INSTALL THE PROPOSED WATERLINE REROUTING AND PROPOSED STORM STRUCTURES. INLET PROTECTION SHALL BE APPLIED TO NEW STORM STRUCTURES. 11. PHASE 2: STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION. 12. PHASE 2: INSTALL THE REMAINING PROPOSED UTILITIES, CURB AND GUTTER, AND BEGIN BUILDING EXPANSION AND DOCK/LOADING AREA CONSTRUCTION. 13. PHASE 2: PERMANENT 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 WILL NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR. 14. PHASE 2: MAINTAIN ALL EROSION CONTROL MEASURES AS SPECIFIED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, REMOVING ONLY WHEN APPROVED BY THE LOCAL PROGRAM ADMINISTRATOR IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. 15. PHASE 2: ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM ADMINISTRATOR. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION. 16. PHASE 2: ONCE THE SITE IS STABILIZED AND THE INSPECTOR HAS GIVEN APPROVAL, THE CONTRACTOR CAN REMOVE THE REMAINING PHASE 2 EROSION CONTROL MEASURES.



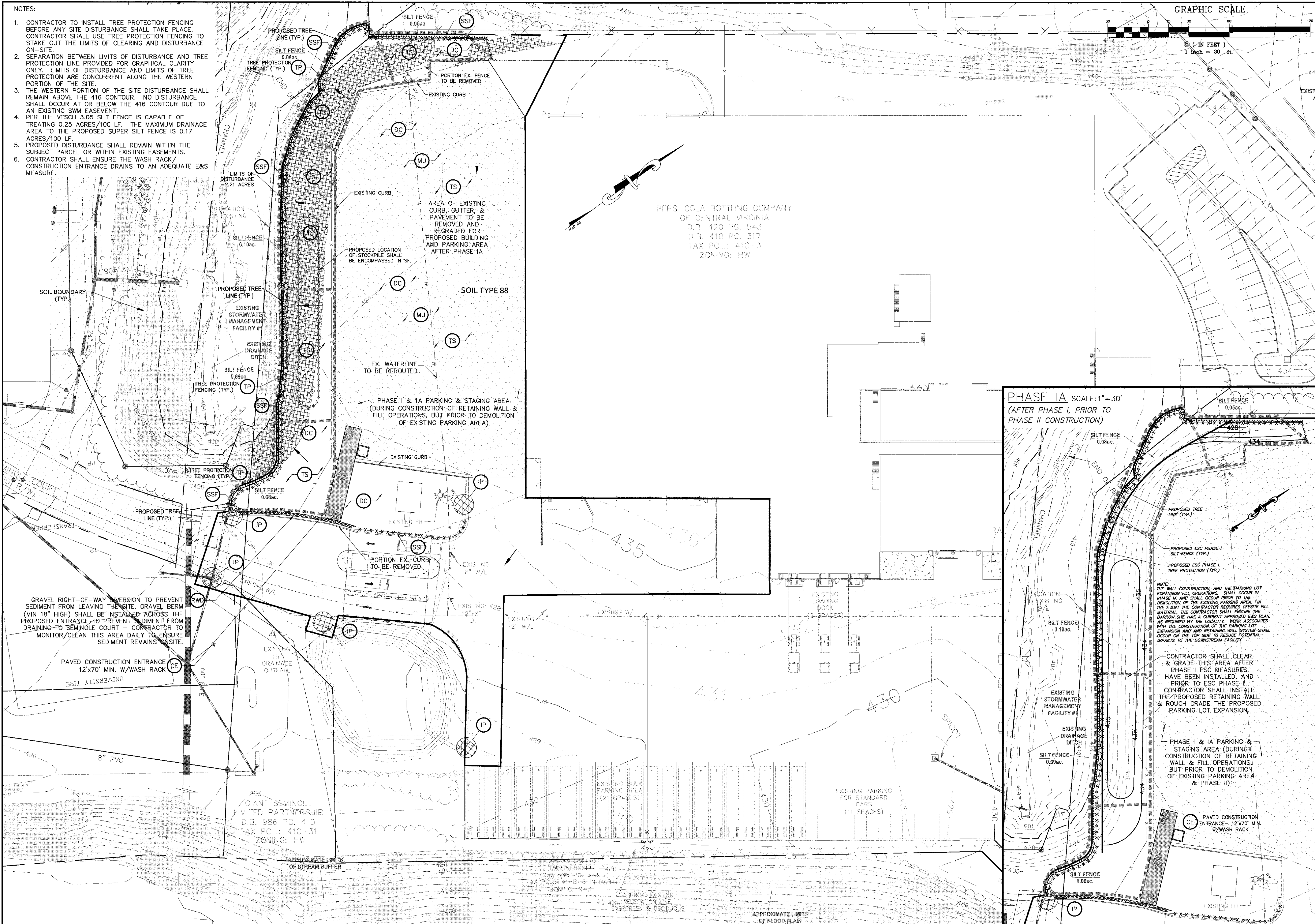
Table with 4 columns: Revision Description, Initial Submittal, Resubmittal to Address City Comments, Resubmittal to Address City Comments. Includes dates 1/31/12, 11/02/12, 1/04/13, 4/13/13.

Collins Engineering logo and contact information: 200 GARRETT STREET SUITE K- CHARLOTTESVILLE, VA 22902 - 434.293.3719. PEPSI EXPANSION SITE PLAN AMENDMENT. EROSION & SEDIMENT CONTROL NARRATIVE & NOTES. PROJECT SHEET 112069 N/A 10.

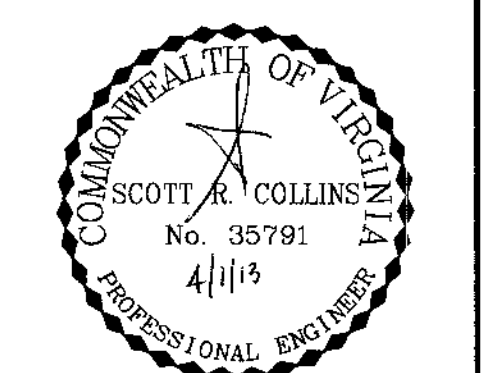
These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of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

NOTES:

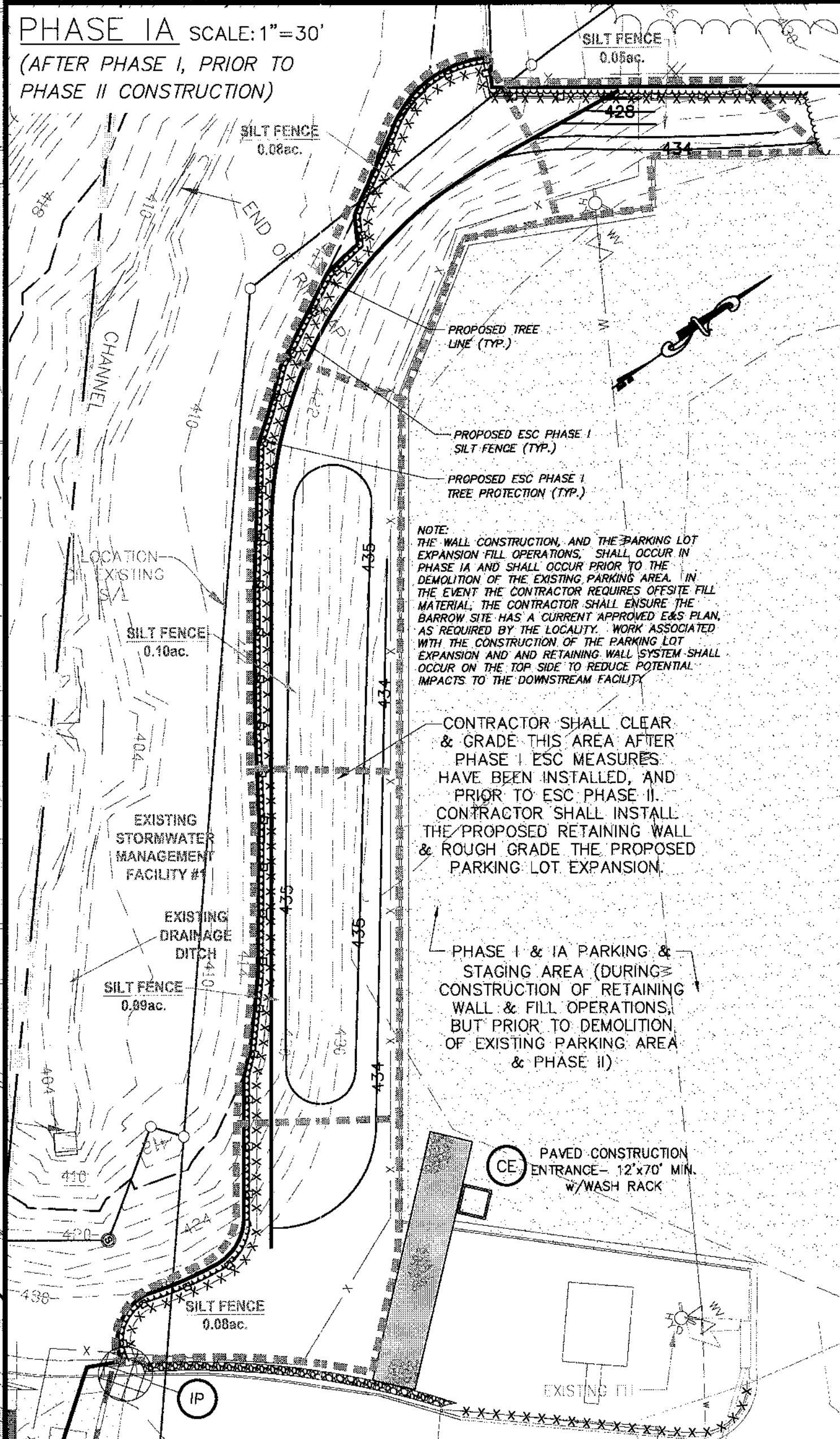
1. CONTRACTOR TO INSTALL TREE PROTECTION FENCING BEFORE ANY SITE DISTURBANCE SHALL TAKE PLACE. CONTRACTOR SHALL USE TREE PROTECTION FENCING TO STAKE OUT THE LIMITS OF CLEARING AND DISTURBANCE ON-SITE.
2. SEPARATION BETWEEN LIMITS OF DISTURBANCE AND TREE PROTECTION LINE PROVIDED FOR GRAPHICAL CLARITY ONLY. LIMITS OF DISTURBANCE AND LIMITS OF TREE PROTECTION ARE CONCURRENT ALONG THE WESTERN PORTION OF THE SITE.
3. THE WESTERN PORTION OF THE SITE DISTURBANCE SHALL REMAIN ABOVE THE 416 CONTOUR. NO DISTURBANCE SHALL OCCUR AT OR BELOW THE 416 CONTOUR DUE TO AN EXISTING SWM EASEMENT.
4. PER THE VESCH 3.05 SILT FENCE IS CAPABLE OF TREATING 0.25 ACRES/100 LF. THE MAXIMUM DRAINAGE AREA TO THE PROPOSED SUPER SILT FENCE IS 0.17 ACRES/100 LF.
5. PROPOSED DISTURBANCE SHALL REMAIN WITHIN THE SUBJECT PARCEL OR WITHIN EXISTING EASEMENTS.
6. CONTRACTOR SHALL ENSURE THE WASH RACK/ CONSTRUCTION ENTRANCE DRAINS TO AN ADEQUATE E&S MEASURE.



GRAPHIC SCALE  
 1 inch = 30 ft



REVISIONS	
REVISION DESCRIPTION	DATE
INITIAL SUBMITTAL	1/9/12
RESUBMITTAL TO ADDRESS CITY COMMENTS	11/02/12
RESUBMITTAL TO ADDRESS CITY COMMENTS DATED 11/20/12	1/04/13
RESUBMITTAL TO ADDRESS CITY COMMENTS DATED 2/15/13	4/11/13



**COLLINS ENGINEERING**  
 200 GARRETT STREET SUITE K- CHARLOTTESVILLE, VA 22902 - 434.293.3719

**PEPSI EXPANSION SITE PLAN AMENDMENT**  
 EROSION & SEDIMENT CONTROL PLAN PHASES I & IA

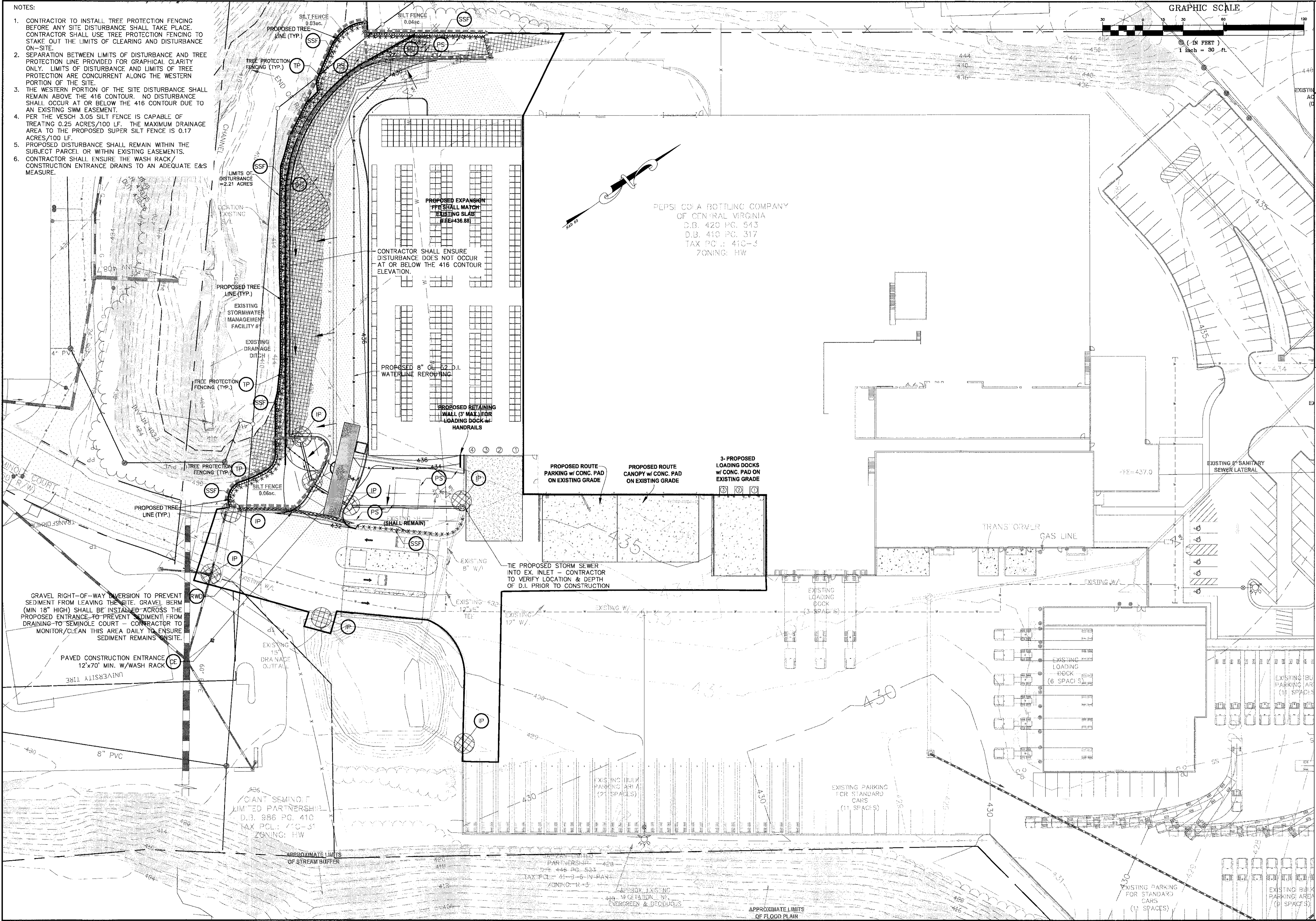
PROJECT	JOB NO.
	112069
	SCALE
	1"=30'
	SHEET NO.
	11

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

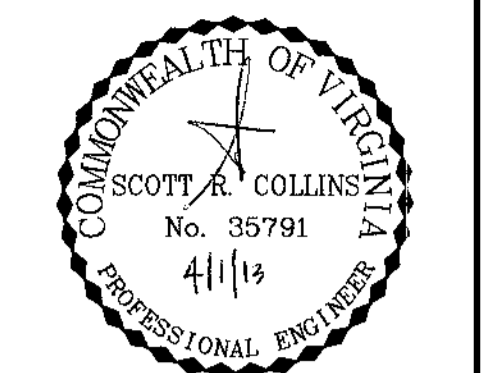
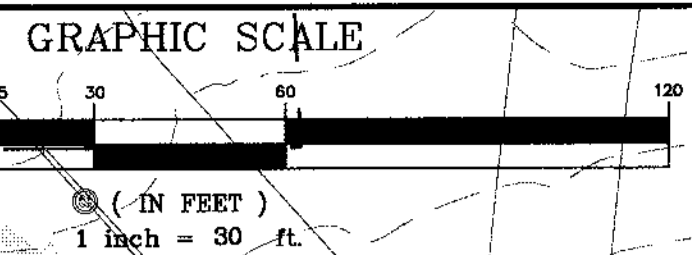


NOTES:

1. CONTRACTOR TO INSTALL TREE PROTECTION FENCING BEFORE ANY SITE DISTURBANCE SHALL TAKE PLACE. CONTRACTOR SHALL USE TREE PROTECTION FENCING TO STAKE OUT THE LIMITS OF CLEARING AND DISTURBANCE ON-SITE.
2. SEPARATION BETWEEN LIMITS OF DISTURBANCE AND TREE PROTECTION LINE PROVIDED FOR GRAPHICAL CLARITY ONLY. LIMITS OF DISTURBANCE AND LIMITS OF TREE PROTECTION ARE CONCURRENT ALONG THE WESTERN PORTION OF THE SITE.
3. THE WESTERN PORTION OF THE SITE DISTURBANCE SHALL REMAIN ABOVE THE 416 CONTOUR. NO DISTURBANCE SHALL OCCUR AT OR BELOW THE 416 CONTOUR DUE TO AN EXISTING SWM EASEMENT.
4. PER THE VESCH 3.05 SILT FENCE IS CAPABLE OF TREATING 0.25 ACRES/100 LF. THE MAXIMUM DRAINAGE AREA TO THE PROPOSED SUPER SILT FENCE IS 0.17 ACRES/100 LF.
5. PROPOSED DISTURBANCE SHALL REMAIN WITHIN THE SUBJECT PARCEL OR WITHIN EXISTING EASEMENTS.
6. CONTRACTOR SHALL ENSURE THE WASH RACK/ CONSTRUCTION ENTRANCE DRAINS TO AN ADEQUATE E&S MEASURE.



PEPSI COLA BOTTLING COMPANY  
OF CENTRAL VIRGINIA  
D.B. 420 PG. 543  
D.B. 410 PG. 317  
TAX P.C.: 41C-3  
ZONING: HW



REVISIONS	
REVISION DESCRIPTION	DATE
INITIAL SUBMITTAL	1/3/12
RESUBMITTAL TO ADDRESS CITY COMMENTS	11/02/12
RESUBMITTAL TO ADDRESS CITY COMMENTS DATED 11/20/12	1/04/13
RESUBMITTAL TO ADDRESS CITY COMMENTS DATED 2/15/13	4/1/13

**COLLINS ENGINEERING**  
200 GARRETT STREET SUITE K- CHARLOTTEVILLE, VA 22902 - 434.293.3719

**PEPSI EXPANSION SITE PLAN AMENDMENT**

EROSION & SEDIMENT CONTROL PLAN PHASE II

PROJECT	112069
SCALE	1"=30'
SHEET NO.	12

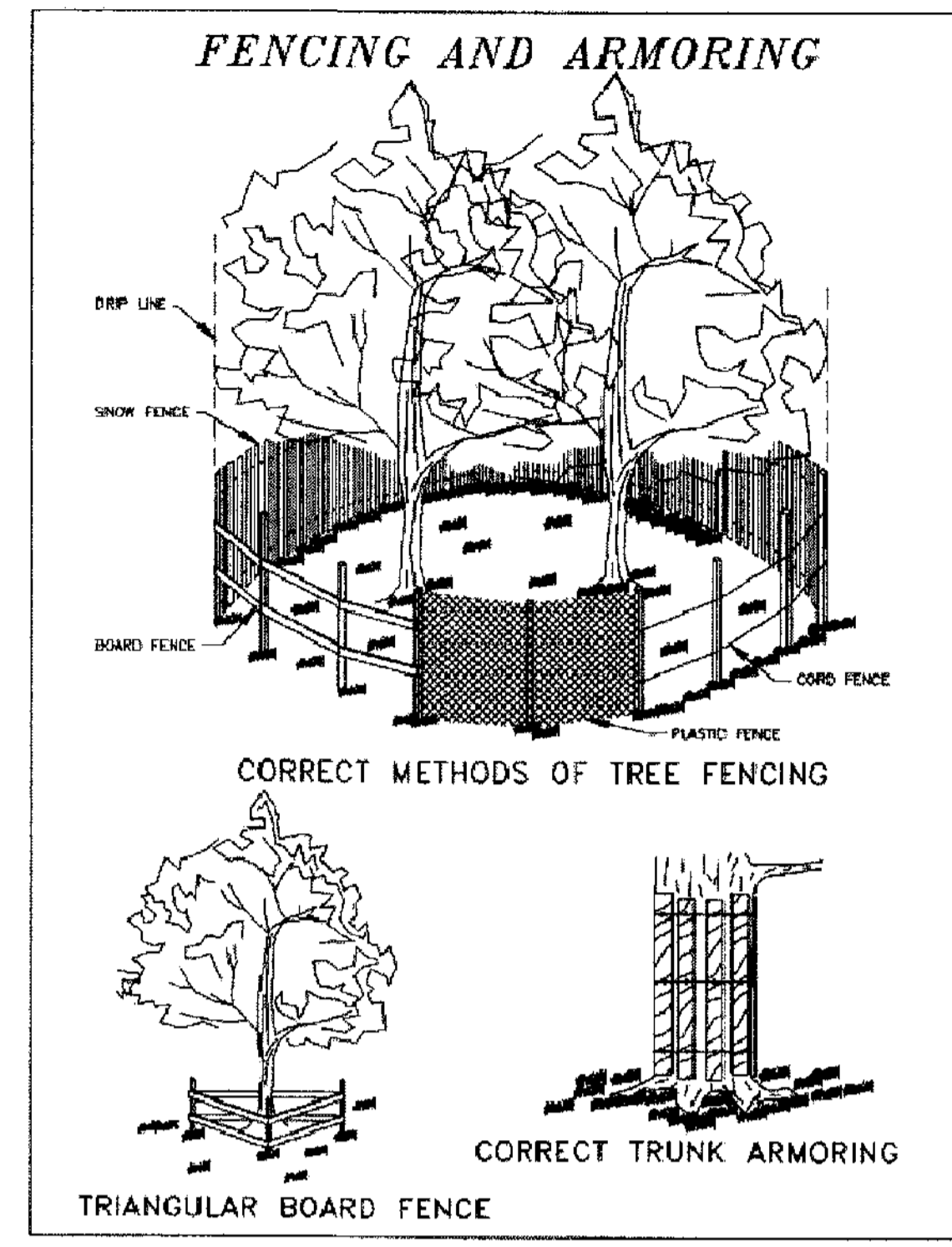
These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of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

**TABLE 3.35-A**  
**ORGANIC MULCH MATERIALS AND APPLICATION RATES**

MULCHES:	RATES:		NOTES:
	Per Acre	Per 1000 sq. ft.	
Straw or Hay	1½ - 2 tons (Minimum 2 tons for winter cover)	70 - 90 lbs.	Free from weeds and coarse matter. Must be anchored. Spread with mulch blower or by hand.
Fiber Mulch	Minimum 1500 lbs.	35 lbs.	Do not use as mulch for winter cover or during hot, dry periods.* Apply as slurry.
Corn Stalks	4 - 6 tons	185 - 275 lbs.	Cut or shredded in 4-6" lengths. Air-dried. Do not use in fine turf areas. Apply with mulch blower or by hand.
Wood Chips	4 - 6 tons	185 - 275 lbs.	Free of coarse matter. Air-dried. Treat with 12 lbs nitrogen per ton. Do not use in fine turf areas. Apply with mulch blower, chip handler, or by hand.
Bark Chips or Shredded Bark	50 - 70 cu. yds.	1-2 cu. yds.	Free of coarse matter. Air-dried. Do not use in fine turf areas. Apply with mulch blower, chip handler, or by hand.

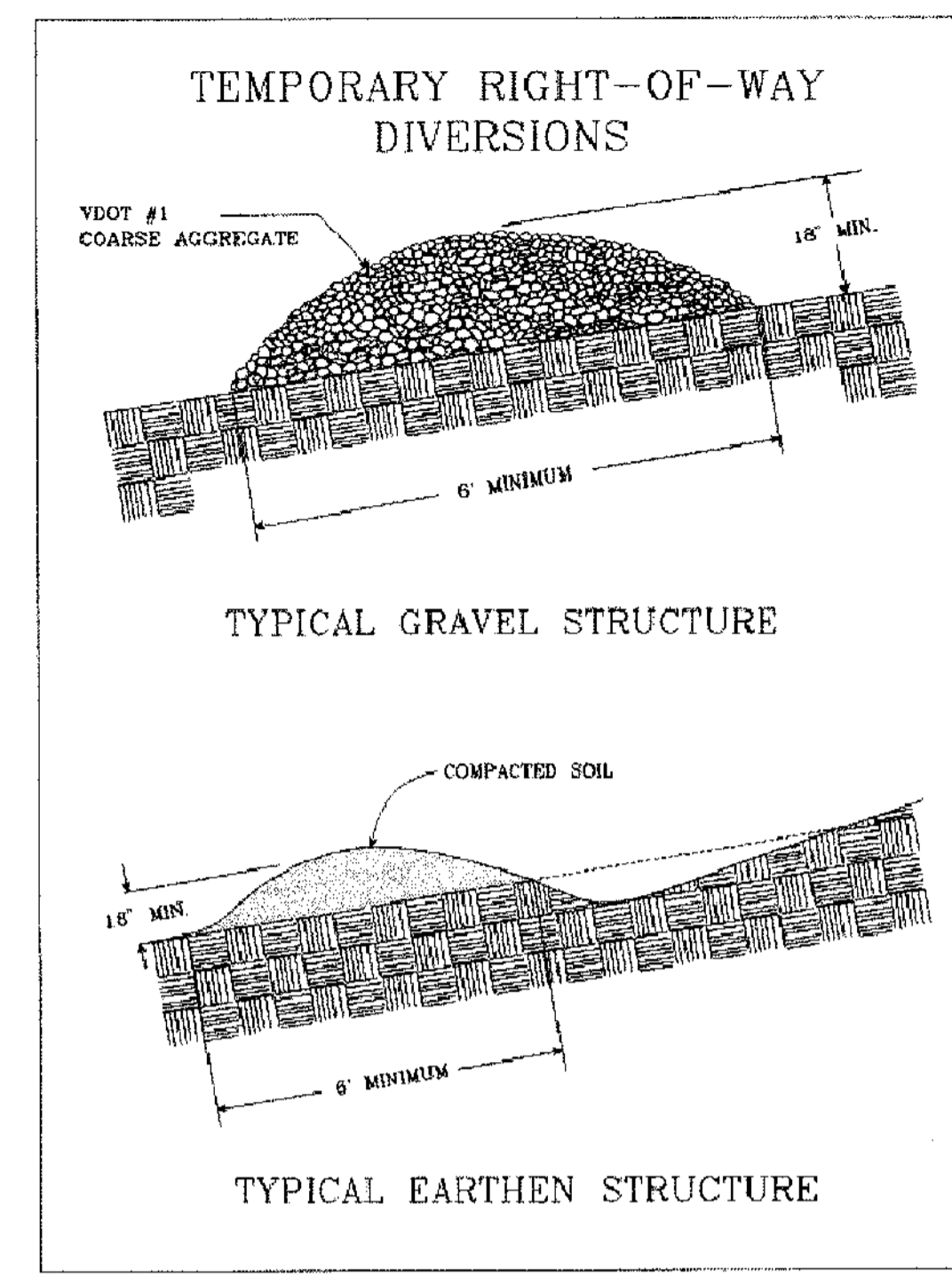
\* When fiber mulch is the only available mulch during periods when straw should be used, apply at a minimum rate of 2000 lbs./ac. or 45 lbs./1000 sq. ft.

Source: Va. DSWC



Source: Va. DSWC

Plate 3.38-2



Source: Va. DSWC

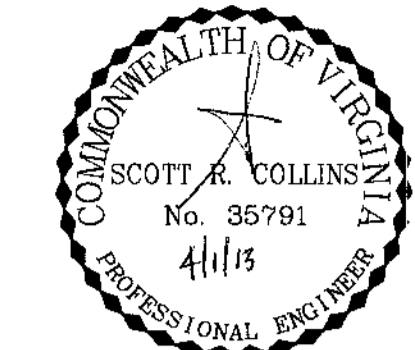
Plate 3.11-1

**TABLE 3.31-C**

**TEMPORARY SEEDING PLANT MATERIALS, SEEDING RATES, AND DATES**

SPECIES	SEEDING RATE		NORTH <sup>a</sup>			SOUTH <sup>b</sup>			PLANT CHARACTERISTICS
	Acre	1000 ft <sup>2</sup>	3/1 to 4/30	5/1 to 8/15	8/15 to 11/1	2/15 to 4/30	5/1 to 9/1	9/1 to 11/15	
OATS ( <i>Avena sativa</i> )	3 bu. (up to 100 lbs., not less than 50 lbs.)	2 lbs.	X	-	-	X	-	-	Use spring varieties (e.g., Noble).
RYE <sup>d</sup> ( <i>Sesale cereale</i> )	2 bu. (up to 110 lbs., not less than 50 lbs.)	2.5 lbs.	X	-	X	X	-	X	Use for late fall seedings, winter cover. Tolerates cold and low moisture.
GERMAN MILLET ( <i>Sesaria italica</i> )	50 lbs.	approx. 1 lb.	-	X	-	-	X	-	Warm-season annual. Dies at first frost. May be added to summer mixes.
ANNUAL RYEGRASS <sup>c</sup> ( <i>Lolium multi-florum</i> )	60 lbs.	1½ lbs.	X	-	X	X	-	X	May be added in mixes. Will mow out of most stands.
WEeping LOVEGRASS ( <i>Eragrostis curvula</i> )	15 lbs.	5¼ ozs.	-	X	-	-	X	-	Warm-season perennial. May bunch. Tolerates hot, dry slopes and acid, infertile soils. May be added to mixes.
KOREAN LESPEDEZA <sup>a</sup> ( <i>Lespedeza stipulacea</i> )	25 lbs.	approx. 1¼ lbs.	X	X	-	X	X	-	Warm season annual legume. Tolerates acid soils. May be added to mixes.

<sup>a</sup> Northern Piedmont and Mountain region. See Plates 3.22-1 and 3.22-2.  
<sup>b</sup> Southern Piedmont and Coastal Plain.  
<sup>c</sup> May be used as a cover crop with spring seeding.  
<sup>d</sup> May be used as a cover crop with fall seeding.  
 X May be planted between these dates.  
 - May not be planted between these dates.



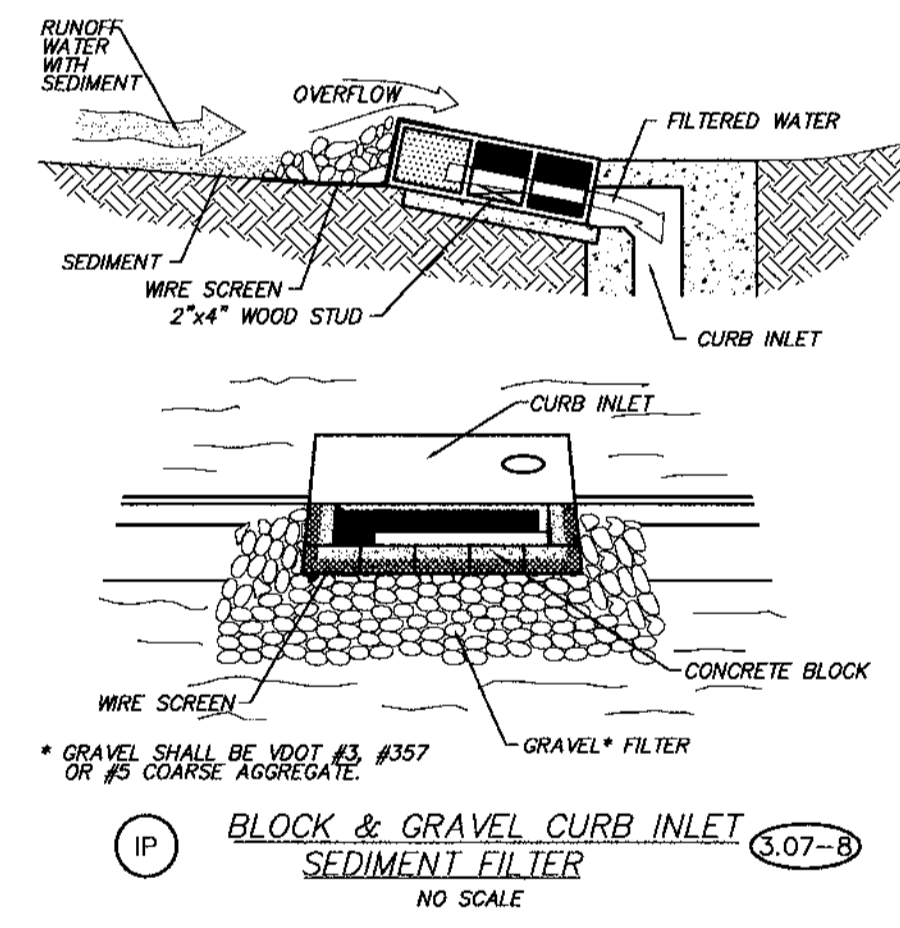
**REVISIONS**

REVISION DESCRIPTION	DATE
INITIAL SUBMITTAL	1/7/12
RESUBMITTAL TO ADDRESS CITY COMMENTS	11/02/12
RESUBMITTAL TO ADDRESS CITY COMMENTS DATED 11/20/12	1/04/13
RESUBMITTAL TO ADDRESS CITY COMMENTS DATED 2/15/13	4/2/13

**TABLE 3.39-A**  
**ADHESIVES USED FOR DUST CONTROL**

Adhesive	Water Dilution (Adhesive: Water)	Type of Nozzle	Application Rate Gallons/Acre
Anionic Asphalt Emulsion	7:1	Coarse Spray	1,200
Latex Emulsion	12.5:1	Fine Spray	235
Resin in Water	4:1	Fine Spray	300
Acrylic Emulsion (Non-Traffic)	7:1	Coarse Spray	450
Acrylic Emulsion (Traffic)	3.5:1	Coarse Spray	350

Source: Va. DSWC

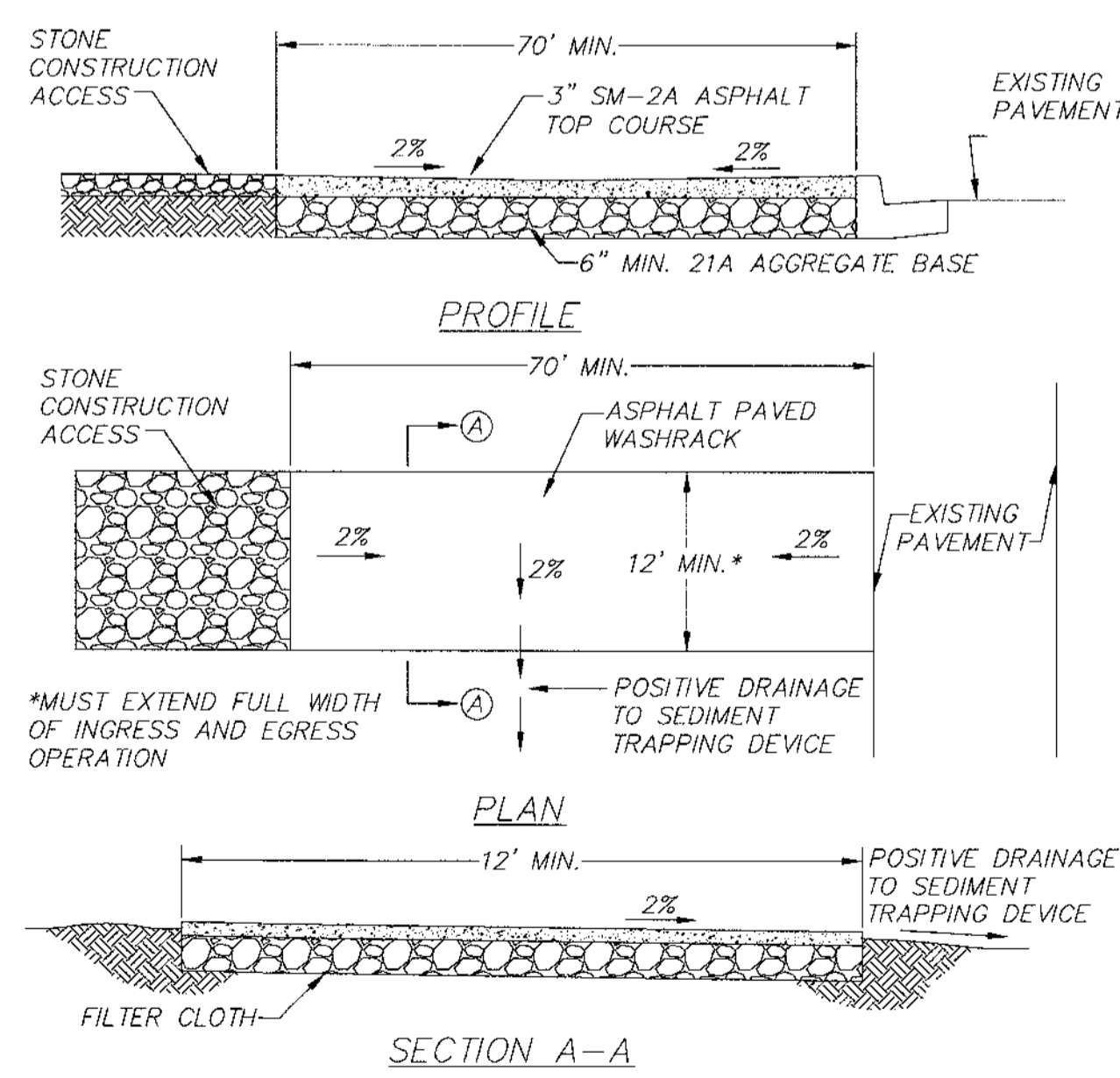


**GENERAL SLOPE (4:1 OR LESS)**

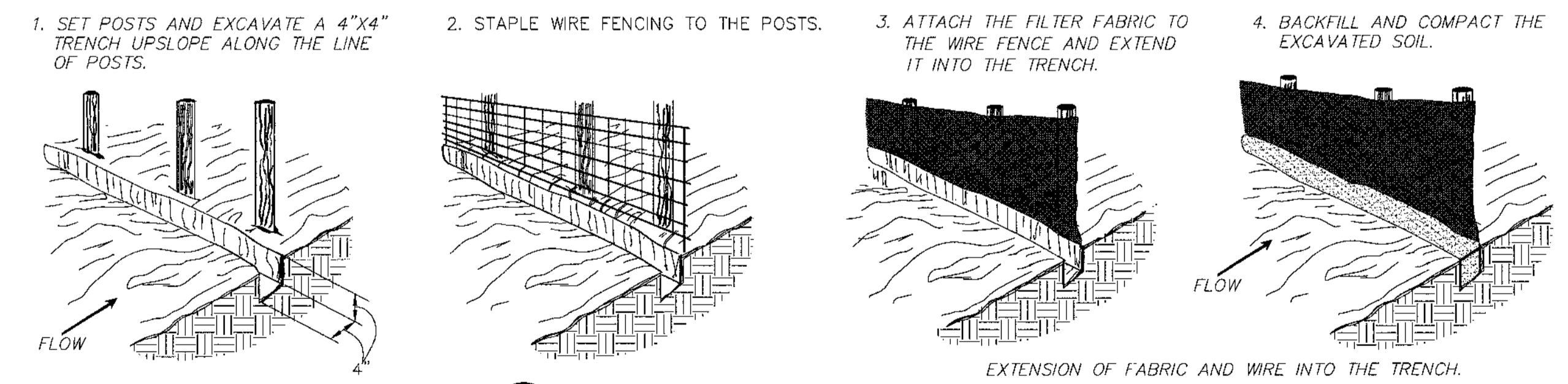
SEASONAL NURSE CROP	TOTAL LBS PER ACRE
KENTUCKY 31 FESCUE	128 LBS.
RED TOP GRASS	2 LBS.
SEASONAL NURSE CROP	20 LBS.
<b>SEASONAL NURSE CROP</b>	<b>150 LBS</b>
FEBRUARY 15 THROUGH APRIL MAY 1 THROUGH AUGUST 15	ANNUAL RYE
AUGUST 16 THROUGH OCTOBER	FORTAL MILLET
NOVEMBER THROUGH FEBRUARY 15	WINTER RYE

**PERMANENT SEEDING SCHEDULE**  
NO SCALE

(STD. & SPEC. 3.32 OF VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK, 3RD ED.)



A minimum water tap of 1 inch must be installed with a minimum 1 inch ballcock shutoff valve supplying a wash hose with diameter or 1.5 inches for adequate constant pressure. Wash water must be carried away from the entrance to an approved settling area to remove sediment. All sediment shall be prevented from entering storm drains, ditches or watercourses.



**COLLINS ENGINEERING**  
200 GARRETT STREET SUITE K- CHARLOTTESVILLE, VA 22902 - 434.293.3719  
**PEPSI EXPANSION SITE PLAN AMENDMENT**  
EROSION & SEDIMENT CONTROL DETAILS

JOB NO.	112069
SCALE	N/A
SHEET NO.	13

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