City of Charlottesville
Board of Architectural Review
Staff Report
May 19, 2026

Preliminary Discussion
528 Valley Road; TMP 110070000 (BAR # HST26-0002)
526 Valley Road; TMP 110071000
Oakhurst Circle-Gildersleeve Wood ADC District
Owner: Andrew Fossen; AVP 528 Valley LLC
Applicant: Raymond Gaines, The Gaines Group
Project: Construction of eleven townhomes





Background

Year Built: 528 Valley Road - 1937; 526 Valley Road – 1935, modified c1993
District: Oakhurst Circle-Gildersleeve Wood ADC District
Status: Both dwellings are contributing structures.

528 Valley Road:
The vernacular Colonial Revival-style brick dwelling is 1-1/2 stories with a gabled roof and three gabled dormers. The façade features a five-bay integral porch with brick posts and round-arched bays. Initially the home of Peter Witzel and his family, from 1950 until at least 1961, was occupied by Jack Compton and his family. More recently, the dwelling has been a rental.

526 Valley Road:
Originally a 1-1/2 story brick Tudor-Revival with gable roof. The framed second story and vinyl siding was added c.1993. [See historical survey attached; photographic sequence of alterations, NDS archive.]

Prior BAR Review

February 18, 2026- Pre-Application Conference for multi-unit infill development at 528 Valley Road. See the Appendix for a summary of BAR comments.

Application:

- *528 Valley Road, Charlottesville, VA*, undated. 11 sheets. (Submittal includes information re: 526 Valley Road.)
- *Description of Proposed Work*, April 27, 2026.
- Materials
- Community Photographs
- Major Development Plan Response Letter #1 [PL-25-0074], dated October 9, 2025.

- Major Development Plan extracted pages (C3, C4, C7).

Continued preliminary discussion of project at 528 Valley Road and introduction of project at 526 Valley Road. Construction of two (2) multi-unit structures at 528 Valley Road and one (1) multi-unit structure at 526 Vallet Road. Existing dwellings on both parcels are contributing structures. No alterations to those buildings are currently proposed.

Note: The applicant has been advised that proposed construction of a separate building on TMP 11007100 [526 Valley Road] will require a separate CoA application; however, all three buildings are being reviewed for this discussion. For this preliminary review, the BAR can choose to treat Buildings #1 and #2 separately from Building #3 or as a cohesive development. (See comparison of elevations in Appendix.)

During the Pre-Application meeting held in February 2026, the BAR reviewed a proposal to construct three (3) multi-unit structures at 528 Valley Road. In the current application, two proposed buildings at 528 have been joined (now Building #2) and a multi-unit structure behind the contributing structure on 526 Valley Road has been added (Building #3).

Proposed February 2026



Proposed May 2026



Discussion

Objectives for this continued discussion: Introduce new elements and design changes to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal. That is, a final submittal that is complete and provides the information necessary for the BAR to evaluate the project using the ADC District Design Guidelines and related review criteria.

During a preliminary discussion the BAR may, by consensus, express an opinion about the project as presented. (For example, the BAR might express consensus support for elements of the project, such as its scale and massing.) Such comments will not constitute a formal motion and the result will have no legal bearing, nor will it represent an incremental decision on the required CoA.

In response to any questions from the applicant and/or for any recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter 2--*Site Design and Elements* and Chapter 3--*New Construction and Additions.*

Of assistance are the following criteria from Chapter 3:

- Setback
- Spacing
- Massing & Footprint
- Height & Width
- Scale
- Roof
- Orientation
- Windows & Doors
- Porches
- Foundation & Cornice
- Materials & Textures
- Paint [Color palette]
- Details & Decoration

Elements:

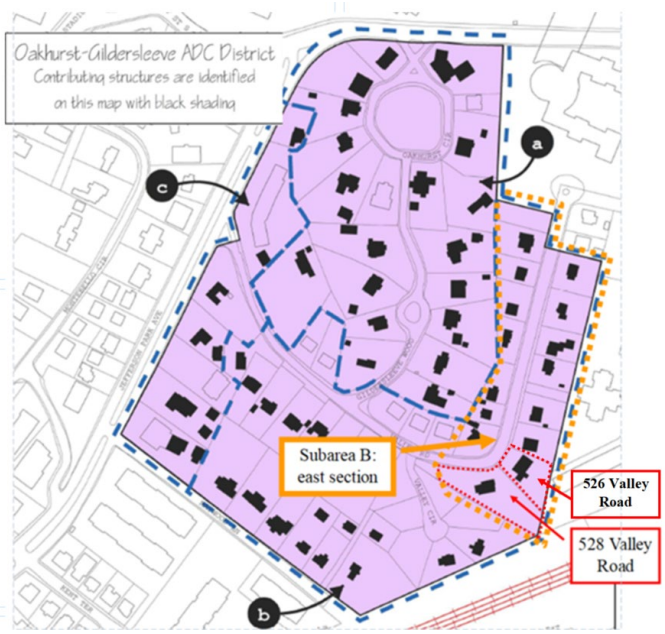
- Roof
- Gutters & Downspouts
- Exterior walls
- Trim
- Doors & Windows
- Lighting
- Railings
- Balcony details
- Plantings/Landscaping
- Patios & walks
- Public spaces
- Screening (HVAC, utilities.)

The BAR should also consider the building elements and details necessary to evaluate the project. Renderings and schematics communicate mass, scale, design and composition; however, a complete application should include details and specific information about the project's materials and components. For example:

- Measured drawings: Elevations, wall details, etc.
- Roofing: Flat, hipped, etc. Metal, slate, asphalt. Flashing details.
- Gutters/downspouts: Types, color, locations, etc.
- Foundation.
- Walls: Masonry, siding, stucco, etc.
- Soffit, cornice, siding, and trim.
- Color palette.
- Doors and windows: Type, lite arrangement, glass spec, trim details, etc.
- Porches and decks: Materials, railing and stair design, etc.
- Landscaping/hardscaping: Grading, trees, low plants, paving materials, etc.
- Lighting. Fixture cut sheets, lamping, etc.

Oakhurst-Gildersleeve Neighborhood ADC District
Located in the southwestern section of the City near the University of Virginia, this neighborhood has a remarkable collection of houses and apartment dwellings that have housed University faculty and students for over 90 years. Properties dating from the 1910's to the 1960's include a range of architectural styles including Craftsman, Colonial Revival, Dutch Colonial Revival, Tudor Revival, Minimal Traditional and Cape Cod.

b. Valley Road/Valley Circle/Maywood Lane: At the bottom of the hill is Valley Road with a small creek running alongside it. Mostly 1930's dwellings on smaller lots. Both Valley Road and Maywood Lane feature some older stone and frame dwellings.



Spatial Elements
Evaluation of the following key design criteria are provided to aid the BAR's discussion. Staff evaluated 15 properties within the eastern section of Subarea B (see map above).

- Setbacks: *Within 20 percent of the setbacks of a majority of the neighborhood dwellings*.
    - The median front setback is approximately 33-ft, ranging between 14-ft and 64-ft. The recommended setback for a new building would be between 26-ft and 40-ft feet.
        - Front setback for the proposed structures:
            - Building #1 (528) is approximately 14-ft.
            - Building # 2 (528) is approximately 55-ft.
            - Building #3 (526) is behind the contributing dwelling at 526 Valley Road.
        - Per R-B zoning, a front setback can be between 10-ft and 20-ft, or within the existing range of nearby properties.

- Spacing: *Within 20 percent of the average spacing between houses on the block*. [Note: Buildings #1 and #2 are on the same parcel as the existing dwelling at 528 Valley Road, and the spacing is unchanged as best decerned from the provided plans.]

- The median side spacing is approximately 46-ft, ranging between 13-ft and 100-ft. The recommended spacing for a new building would be between 38-ft and 55-ft from the adjacent buildings.
    - Buildings #1 (528) and #2 (526): approximately 20-ft from 528 Valley Road.
    - Building #2 (528): approximately 12-ft from 528 Valley Road.
    - Building #3: spacing from adjacent buildings same as the existing dwelling.

- Massing and Footprint: *Relate to the majority of the surrounding historic dwellings.*
    - The average footprint (1st floor area) is approximately 926 sq ft, ranging from 558 sq ft to 1,562 sq ft. The dwelling at 528 Valley Road is 1,132 sq ft. The dwelling at 526 Valley Road is 1,562 sq. ft.
        - Buildings #1 (528) and #2 (526): approximately 1,500 sq. ft.
        - Building #2 (528): approximately 3,000 sq ft.
            - Application does not provide dimensions or plan views.
        - Per R-B zoning, the maximum footprint permitted is 3,500 sq ft.

- Height and Width: *Keep the height and width within a maximum of 200 percent of the prevailing height and width.*
    - **Height**. The prevailing height is one-and-one-half stories. The recommended max height of a new building would be three stories.
        - The proposed buildings will be three stories.
        - Per R-B zoning, for a duplex, a maximum height of three stories (40-ft) is permitted.
    - **Width.** The average building width is approximately 36-ft, ranging between 28-ft and 68-ft. The recommended max width of a building would be approximately 72-ft.
        - Buildings #1 (528) and #2 (526): approximately 60-ft wide.
        - Buildings #2 (528): approximately 80-ft wide
            - Application does not provide dimensions or plan views.
        - Per R-B zoning, the maximum permitted width of a new building is 60-ft.

Architectural styles and materials
Characteristics within the east section of Subarea B:
- Year built: Median is 1938, ranging from 1930 to 1948. The majority (10) were built in the 1930s.
- Styles: The majority (11) are Cape Code or Colonial Revival cottage style.
- Materials: The majority (9) are brick.

Recommendations:
This project represents a primary goal of the Code of Development: to introduce infill, residential development. In that context, the BAR is likely to see similar requests going forward, which suggests how the BAR evaluates this project will likely inform those later projects.

Second, it is worth noting that one option for this project would be to raze (if approved), both existing historic dwellings. The applicant is choosing to retain both.

Prior to discussing the proposed structures, staff recommends the BAR establish a framework to guide that evaluation. For example, should the primary focus be compatibility with the surrounding

ADC District, the entirety of Subarea B, the eastern section of Subarea B (as presented by staff), or the existing brick dwellings on the subject properties? The three proposed buildings are of similar design. In evaluating compatibility, consideration might be given to the respective locations on the lot and in relation to the existing dwellings.

Building #1 (528): Height, massing, and scale could be mitigated by better alignment with and spacing from the immediately adjacent, contributing structure.

Building #1 (526): Height, massing, and scale could be mitigated by articulating the visible elevations and other design elements.

Building #3 (526): Height, massing, scale, and location appear consistent with the guidelines.

Suggested Motions

Continued preliminary discussion. No action will be taken.

Criteria, Standards and Guidelines

Review Criteria Generally

Per Chapter 34, Div. 5.2.7. C.2:

a. In considering a particular application the BAR will approve the application unless it finds:
    i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and
    ii. ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations: [Not germane to this request.]

Standards for Review and Decision

Per Chapter 34, Div. 5.2.7. D.1:

a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
    i. Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable District;
    ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
    iii. The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
    iv. The effect of the proposed change on the adjacent building or structures;

v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
viii. Any applicable provisions of the City's design guidelines.

Pertinent Guidelines for New Construction and Additions
Link: **Chapter 3 New Construction and Additions**
A. Introduction
[…]
3. Building Types within the Historic Districts
When designing new buildings in the historic districts, one needs to recognize that while there is an overall distinctive district character, there is, nevertheless, a great variety of historic building types, styles, and scales throughout the districts and sub-areas that are described in Chapter 1: Introduction. Likewise, there are several types of new construction that might be constructed within the districts the design parameters of these new buildings will differ depending on the following types

[…]
b. Residential Infill
These buildings are new dwellings that are constructed on the occasional vacant lot within a block of existing historic houses. Setback, spacing, and general massing of the new dwelling are the most important criteria that should relate to the existing historic structures, along with residential roof and porch forms.

Appendix
Minutes excerpt: BAR Comments– Pre-Application Conference, February 18, 2026.
BAR # HST26-0002
528 Valley Road; TMP 110070000

- The BAR will review the project under New Construction criteria [and not as an addition to the site]. See ADC Districts Design Guidelines, Ch.3
- The BAR compliments applicant for saving and respecting the original house (528 Valley Rd).
- The scale and massing of building #1 (situated at the street) is more of a challenge [for this review] than buildings #2 and #3 (at rear of parcel).
- Perhaps reduce the size of Building #1 and use dormers to achieve the third floor.
- Consider flipping the floorplan around to reduce the façade of building #1 along the street-facing side. (Acknowledge that this might conflict with zoning.)
- Switch from a horizontal to a vertical emphasis to help break down the façades; embrace the verticality of the buildings.
- For the roofline, the BAR suggests picking a style- noting that the current design does not feel either contemporary, modern or traditional.
- Give more consideration to the entrances and windows.
- The BAR questions how close building #2 is to the original house (528 Valley Road).
- The new structures should complement the (neighboring) historic assets and the district.
- Consider materiality and other elements of design: the BAR asks the applicant to explore brick, dormer windows, the Cape Cod style and avoid vinyl.

Building #1 - 528 Valley Road



February 2026



May 2026


Buildings #2 and #3 - 528 Valley Road
February 2026


Building #2 - 528 Valley Road
May 2026

526 Valley Road (DHR # 104-5092-0047)



STREET ADDRESS:	526 Valley Road
MAP & PARCEL:	11-71
PRESENT ZONING:	R-2U
ORIGINAL OWNER:	Unknown
ORIGINAL USE:	Residential
PRESENT USE:	Residential
PRESENT OWNER:	Richard & Carol Ward etal
ADDRESS:	Richard & Carol Ward etal 7 Orchard Road Charlottesville, VA 22903
DATE/ PERIOD:	Ca. 1935
STYLE:	Vernacular
HEIGHT IN STORIES:	2.0 Stories
DIMENSIONS AND LAND AREA:	2862 sq.ft./0.235 Acres
SOURCES:	Charlottesville City Records and 2004 Architectural Survey
CONTRIBUTING:	Yes

ARCHITECTURAL DESCRIPTION

This 2-story building is brick (6-course American bond) on the first floor and frame with vinyl siding on the second floor. It was constructed ca. 1935 originally as a 1 ½-story gable-roofed building (probably a Tudor Revival style). The roof was raised bringing it to

11-71

1987



8/90



11-71

1993



its current configuration sometime during the 1980s. The original 6/6-sash windows with brick arches and the exterior front brick chimney are still evident.

HISTORICAL DESCRIPTION

According to architectural evidence and Sanborn maps, the original section of this vernacular dwelling was constructed ca. 1935. It is a contributing resource in the potential Oakhurst-Gildersleeve Neighborhood Historic District.

528 Valley Road (DHR # 104-5092-0046)



STREET ADDRESS:	528 Valley Road
MAP & PARCEL:	11-70
PRESENT ZONING:	R-2U
ORIGINAL OWNER:	Peter Ritzel
ORIGINAL USE:	Residential
PRESENT USE:	Residential
PRESENT OWNER:	Craig & Marguerite Pickering etal
ADDRESS:	Craig & Marguerite Pickering etal 7 Orchard Road Charlottesville, VA 22903
DATE/ PERIOD:	Ca. 1937
STYLE:	Colonial Revival
HEIGHT IN STORIES:	1.5 Stories
DIMENSIONS AND LAND AREA:	2002 q.ft./0.472 Acres
SOURCES:	Charlottesville City Records and 2004 Architectural Survey
CONTRIBUTING:	Yes

ARCHITECTURAL DESCRIPTION

This 1 ½-story, 7-bay, gable-roofed vernacular Colonial Revival-style brick dwelling was constructed ca. 1937 on a sloped site and is a full 2 stories with a basement on the rear elevation. It features a central brick chimney, 6/6-sash windows, 3 front gable-roofed

dormers, a 5-bay integral porch with square brick posts and round-arched bays, a side 1-story brick wing with an exterior-end brick chimney, and a large shed-roofed rear wing.

HISTORICAL DESCRIPTION

According to local historian Eugenia Bibb, the original owner of this dwelling was Peter Ritzel, who lived here until about 1950. Architecturally it is a fairly restrained example of the vernacular Colonial Revival expressed in brick. It is one of several contributing resources of this style in the potential Oakhurst-Gildersleeve Neighborhood Historic District.

Department of Historic Resources
Reconnaissance Level Survey

Charlottesville **DHR Id#: 104-5092-0046**

Resource Identification

Property Name(s): ..... House, 528 Valley Road {Address-Current}
Property Date: ..... ca 1937
Address(s): ..... 528 Valley Road {Current}
County/Independent City: Charlottesville
City: .....
State, Zip: .....Virginia 22903
USGS Quad Name: ..... CHARLOTTESVILLE WEST
Surrounding area: ..... Town

National Register Eligibility Status
Property is Historic (50 years or older)

This property is associated with the Oakhurst/Gildersleeve Neighborhood Historic District[district]

Resource Description

Ownership Status: ..... Private

Primary Resource Exterior Componant Description:

Component	Comp Type/Form	Material	Material Treatment
Chimneys	Chimneys - Exterior end	Brick	Chimneys - Common Bond
Foundation	Foundation - Solid	Copper	Foundation - Block
Porch	Porch - 1-story, 5-bay	Brick	Porch - Post, Square
Roof	Roof - Gable	Asphalt	Roof - Asphalt Shingle
Structural System	Structural System - Masonry	Brick	Structural System - Stretcher Bond
Windows	Windows - Double-hung	Wood	Windows - 6/6

Site Description: ..... Located on south side of Valley Road; mature pine trees conceal much of house; banked site

WUZIT Count:

No.	Wuzit Types	Historic?
1	Single Dwelling	Contributing

NR Resource Count:

Individual Resource Information

WUZIT: ..... Single Dwelling
Est. Date of Construction: .... 1937 ca {Local Records}
Primary Resource? ..... Yes
Architectural Style: ..... Colonial Revival
Interior Plan Type: .....
Accessed? .....
Number of Stories: 1.5
Condition: ..... Good
Threats to Resource: ..... None Known

Description: This 1 ½-story, 7-bay, gable-roofed vernacular Colonial Revival-style brick dwelling was constructed ca. 1937 on a sloped site and is a full 2 stories with a basement on the rear elevation. It features a central brick chimney, 6/6-sash windows, 3 front gable-roofed dormers, a 5-bay integral porch with square brick posts and round-arched bays, a side 1-story brick wing with an exterior-end brick chimney, and a large shed-roofed rear wing.

Cemetery Information

Bridge Information

National Register Eligibility Information

Historic Context(s): ..... Domestic

Historic Time Period(s):..... R- World War I to Present (1914 - Present)

Report generated 8/13/04

Significance Statement: According to local historian Eugenia Bibb, the original owner of this dwelling was Peter Ritzel, who lived here until about 1950. Architecturally it is a fairly restrained example of the vernacular Colonial Revival expressed in brick. It is one of several contributing resources of this style in the potential Oakhurst-Gildersleeve Neighborhood Historic District.

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Citation Abbreviation: .....
Notes: ..... Bibb, Eugenia, "Field Notes," April 15, 2004, 1545 Dairy Road, Charlottesville, Va. 22903

Ownership Information

Graphic Media Documentation

Medium	*Depository ID #*	*Photo Depository*	*Date*	*File Name*
35 MM B&W	21353	VDHR	2004/03/99	Oakhurst/Gildersleeve Neig.H.D.

Cultural Resource Management (CRM) Events

CRM Event # 1,
Cultural Resource Management Event: ..... Reconnaissance Survey
Date: 2004/03/99
Organization or Person: ..... Maral Kalbian
VDHR Project ID # Associated with Event: .. HD104-5092
CRM Event Notes or Comments: ..... Survey conducted for the city of Charlottesville in preparation of Preliminary Information Form

Department of Historic Resources
Reconnaissance Level Survey

Charlottesville **DHR Id#: 104-5092-0046**

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Property Date: ..... ca 1937
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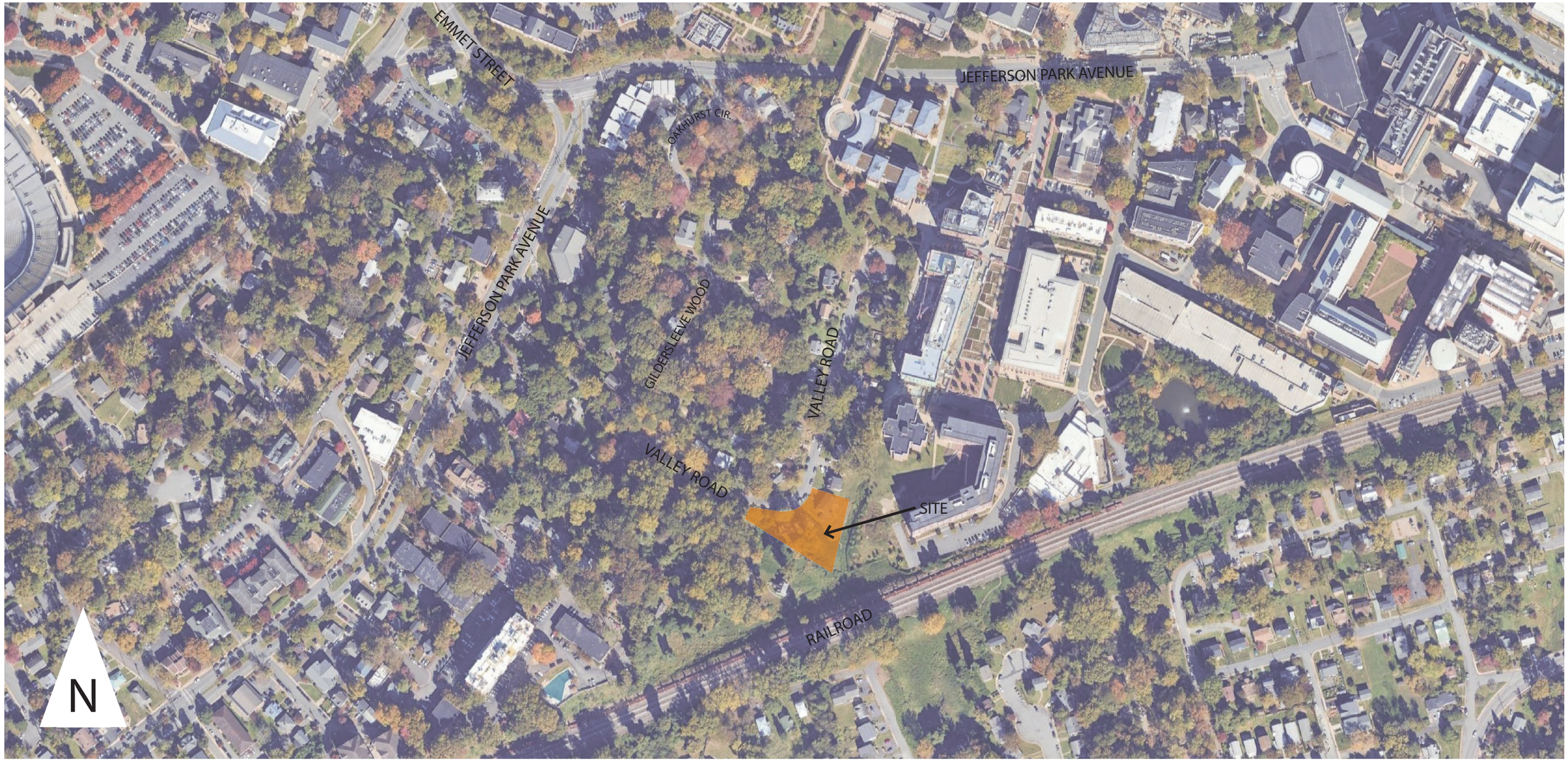
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528 VALLEY ROAD
CHARLOTTESVILLE, VIRGINIA

PROJECT DESCRIPTION

Located across three lots at 526 & 528 Valley Road,this project introduces eleven townhomes distributed across three distinct buildings. This strategy of broken massing ensures a sensitive architectural transition, preserving the residential "house-scale" rhythm and open-space character found along this section of the street.

The design is rooted in an intentional dialogue with the district's established vocabulary. By referencing and abstracting the elegant arched entrance motif of the adjacent property and incorporating traditional gabled rooflines, the new structures pay homage to the neighborhood's historic fabric while offering high-quality, modern living. The exterior palette utilizes James Hardie lap siding in Boothbay Blue and Pearl Gray, colors selected specifically from neighboring examples to harmonize with the existing streetscape.

Aligned with the principles of responsible urbanism, this development addresses the critical demand for student housing adjacent to the University of Virginia. By prioritizing high-density, walkable design within steps of Grounds, the project minimizes car dependency and protects the district's long-term viability by concentrating growth within the existing urban footprint.



NEW
VIEW EAST



EXISTING
VIEW EAST



NEW
VIEW WEST

EXISTING
VIEW WEST

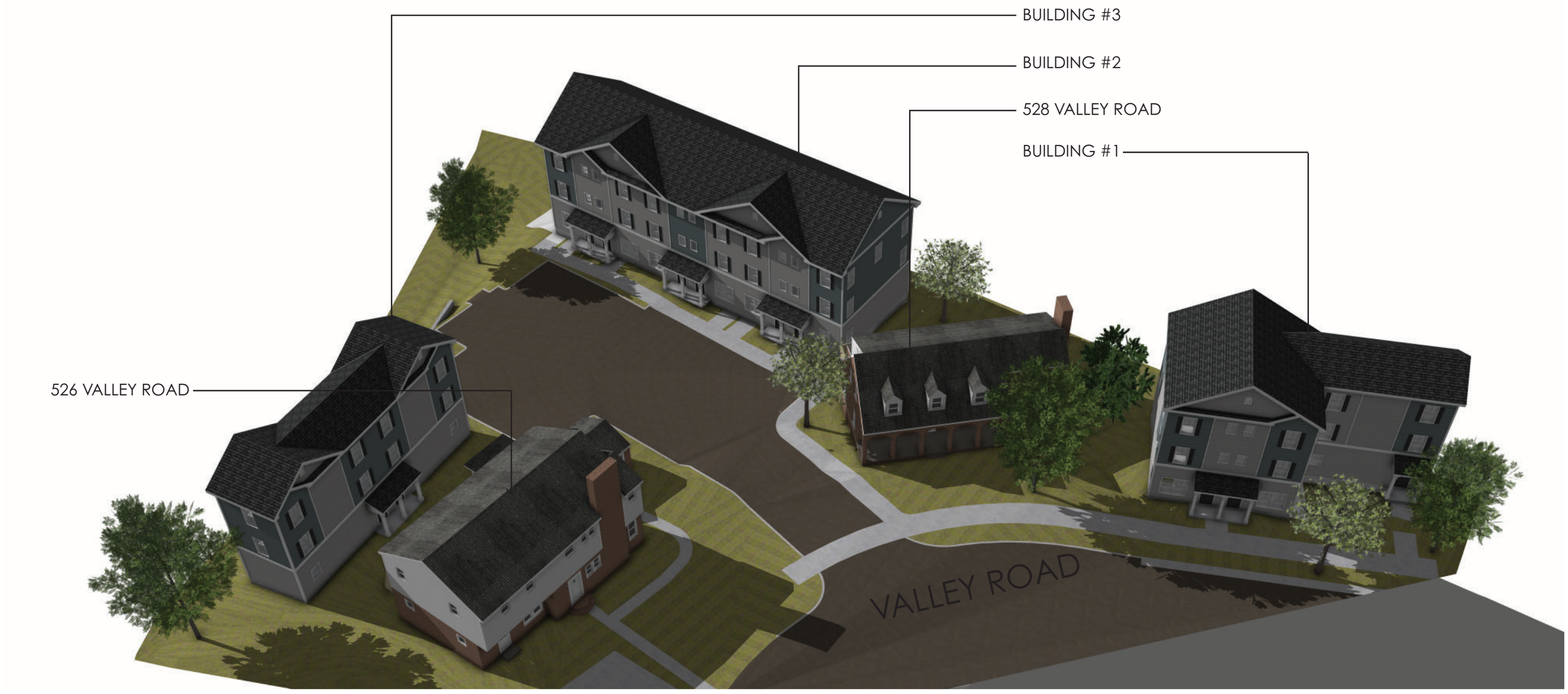




NEW
VIEW SOUTH



EXISTING
VIEW SOUTH


BUILDING #3
BUILDING #2
528 VALLEY ROAD
BUILDING #1
526 VALLEY ROAD
VALLEY ROAD

SITE LAYOUT



BUILDING #1 ELEVATION
FRONT ELEVATION



BUILDING #1 ELEVATION
RIGHT ELEVATION



BUILDING #1 ELEVATION
REAR ELEVATION



BUILDING #1 ELEVATION
LEFT ELEVATION



BUILDING #2 ELEVATION
FRONT ELEVATION



BUILDING #2 ELEVATION
RIGHT ELEVATION



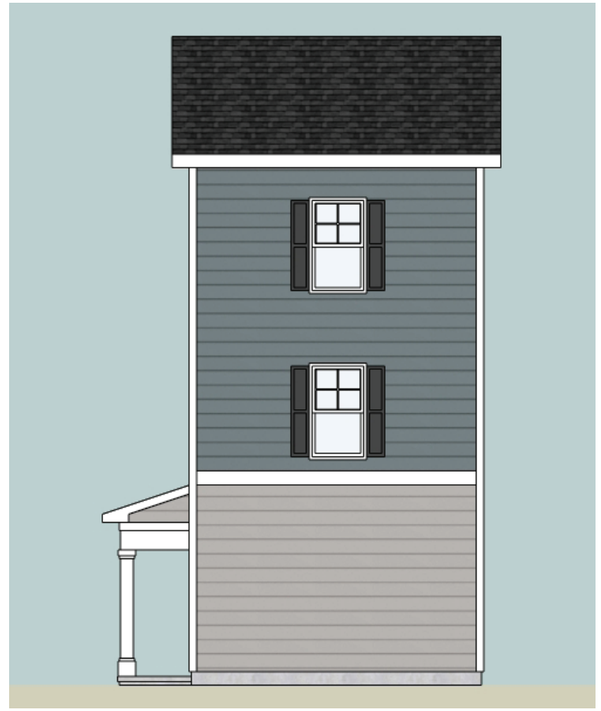
BUILDING #2 ELEVATION
REAR ELEVATION



BUILDING #2 ELEVATION
LEFET ELEVATION



BUILDING #3 ELEVATION
FRONT ELEVATION

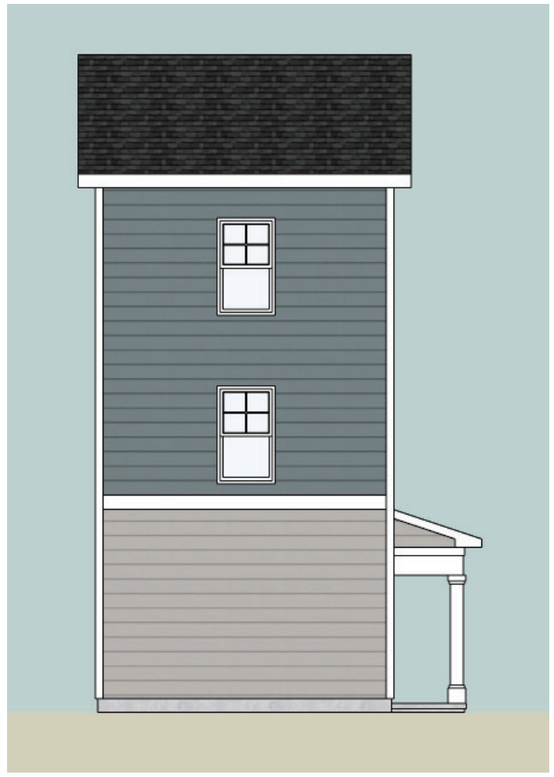


BUILDING #3 ELEVATION
RIGHT ELEVATION



BUILDING #2 ELEVATION

REAR ELEVATION



BUILDING #2 ELEVATION

LEFET ELEVATION

HST26-0002
528 Valley Road

Description of Proposed Work
Submitted via *CityWorks*; April 27, 2026

Located across three lots at 526 & 528 Valley Road, this project introduces eleven townhomes distributed across three distinct buildings. This strategy of broken massing ensures a sensitive architectural transition, preserving the residential “house-scale” rhythm and open-space character found along this section of the street. The design is rooted in an intentional dialogue with the district’s established vocabulary. By referencing and abstracting the elegant arched entrance motif of the adjacent property and incorporating traditional gabled rooflines, the new structures pay homage to the neighborhood’s historic fabric while offering high-quality, modern living. The exterior palette utilizes James Hardie lap siding in Boothbay Blue and Pearl Gray, colors selected specifically from neighboring examples to harmonize with the existing streetscape. Aligned with the principles of responsible urbanism, this development addresses the critical demand for student housing adjacent to the University of Virginia. By prioritizing high-density, walkable design within steps of Grounds, the project minimizes car dependency and protects the district’s long-term viability by concentrating growth within the existing urban footprint.













MATERIALS

LAP SIDING -

JAMES HARDIE BOOTHBAY BLUE
JAMES HARDIE PEARL GRAY

ASHALT SHINGLES -

PEWTER GRAY

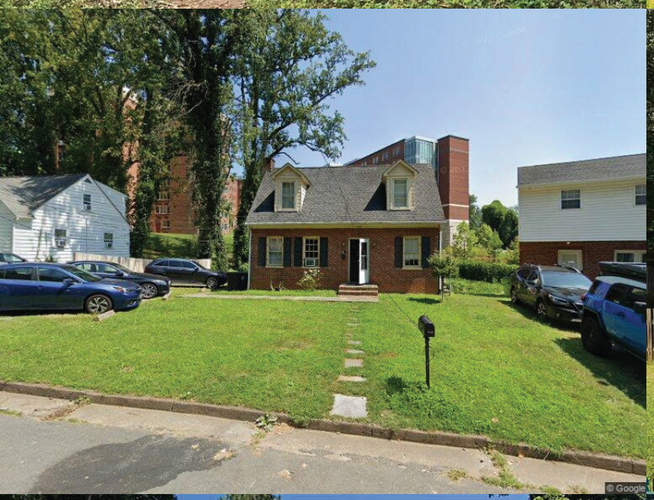
ACCESSORIES -

BLACK SHUTTERS
ARCH TOP VENT
SQUARE COLUMNS



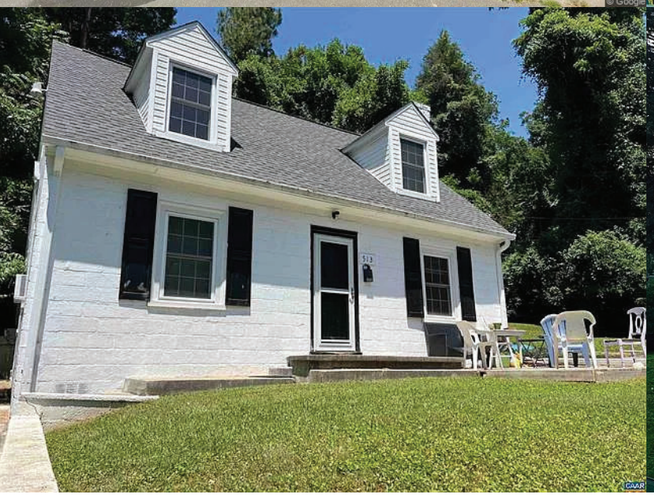














NEIGHBORHOOD EXAMPLES

EXAMPLES FROM ALONG VALLEY ROAD:

BLUE AND GRAY SIDING EXAMPLES

BLACK SHUTTERS

ARCHES

SHIMP ENGINEERING, P.C.
Design Focused Engineering

October 9, 2025

Dannan O'Connell
City of Charlottesville
Neighborhood Development Services
610 East Market Street
Charlottesville, Virginia 22902

RE: Response Letter #1 for 528 Valley Road Major Development Plan [PL-25-0074]

Dear Dannan,

Thank you for your review of the Major Development Plan for 528 Valley Road. This letter contains responses to City comments dated July 11. Our responses are as follows:

Neighborhood Development Services
Dannan O'Connell – City Planner

1. Note: The City's Agent will not sign the final site plan until all required subplans and applications, as referenced in Development Review Administration Manual Section 2.4, are approved:
   a. Developments requiring a stormwater management plan must complete and record a Stormwater Maintenance Agreement per Section 10-56(a). Per Section 34-6.6.1.C applicable per Development Review Procedures Manual Section 2.4 and Sections 34- 4.6.5 and 34-4.1.2.A, a maintenance easement plat must be prepared to provide access for maintenance and inspection purposes. Per Section 10-56(a)(1), the agreement must be approved and signed prior to approval of the Stormwater Management Plan and final site plan. Proof of recordation must be submitted to the VSMP Administrator prior to the issuance of a land disturbance permit. Comments on Stormwater Management requirements will be provided on the Stormwater Management Plan application (EG-24-0011).
   b. Per Development Review Procedures Manual Section 2.4, Affordable Dwelling Unit Monitoring and Procedures Manual Section 3.2, and Section 34-4.2.2, an Affordable Dwelling Unit Certification from the Office of Community Solutions is required. Any project with residential units is required to complete an Affordable Dwelling Unit Certification application whether or not the project is subject to an Affordable Dwelling Unit requirement. Please contact the Office of Community Solutions for questions or procedures to obtain the Certification. The application form is available here: https://charlottesville.gov/DocumentCenter/View/11489/ADU-certification-application.
   c. Per Development Review Procedures Manual Section 2.4 and Sections 34-4.1.1, 34-4.9.1.C, and 34-5.1.6, a Tree Removal Permit must be approved by the Administrator, if applicable. Please see Sections 34-5.2.1 and 34-5.2.10.A.1 for more information. Comments on the submitted Tree Removal Permit are provided in separate correspondence.
   d. Per Development Review Procedures Manual Section 2.4 and Section 34-5.1.6, any required Administrative Modification must be approved by the Administrator, if applicable. Please see Sections 34-5.2.1 and 34-5.2.11 for more information.

e. Per Development Review Procedures Manual Section 2.4 and Section 34-5.1.2, any required Special Exception Permit must be approved by City Council, if applicable. Please see Sections 34-5.2.1 and 34-5.2.15 for more information.
f. Per Section Development Review Procedures Manual Section 2.4 and Section 34-4.4.5.E, any required exception from Streetscape Standards must be granted by the Administrator, if applicable.
g. Per Section Development Review Procedures Manual Section 2.4 and Section 34-4.4.3.F, any required exception from the street grade requirement must be granted by the Traffic Engineer, if applicable.
h. Bonds required for subplan approval, including bonds for public improvements, erosion & sediment control, and stormwater management facilities, as applicable, in the amounts approved by the agent administrating the subplan must be submitted and accepted by the City Attorney's Office prior to final site plan approval.
i. The subdivision plat, if applicable, must be submitted, approved, and recorded in the City's land records prior to final site plan approval per Development Review Procedures Manual Section 2.6 and Section 34-6.7.3.
j. Public easements and deeds required for approval per Sections 34-4.3.3., 34-4.4.5.A.3, 34-4.6.3, 34-4.6.4, 34-6.2.2, and 34-6.6.1 must be approved by the administering department and recorded in the City's land records prior to final site plan approval per Development Review Procedures Manual Section 2.6 and Section 34-6.7.3.

RESPONSE: Affordable Dwelling Unit Certification will be obtained prior to the Final Site Plan approval.

2. Note: pursuant to state law, whether or not specific improvements depicted on this site plan will satisfy requirements of the Americans With Disabilities Act, or other standards set forth within the Virginia Uniform Statewide Building Code (USBC), is subject to review and determination by the Building Code Official. The Site Plan Agent's approval of this site plan does not constitute any determination that off-street parking, improved surfaces, vertical or horizontal sidewalk clearances, parking space dimensions and slopes, or ingress/egress from parking to building entrances, or any other improvements, comply with ADA requirements or other requirements set forth within the USBC. Relative to requirements of the ADA/ USBC, any deficiencies—even if apparent on this site plan—shall not be considered, treated or deemed as having been approved by the Site Plan Agent. (See, e.g., Sections 34-4.5.4.C.2, 34-4.5.5.C.5, 34-4.5.3, 34-4.5.1, 34-4.5.5.C.2, et al.).

   RESPONSE: Comment acknowledged.

3. Reminder: per Section 34-6.5.1.A, relevant to this development per Section 34-4.1.2.A, all site-related improvements shall be completed prior to the first certificate of occupancy for any building, unless a written agreement with the City is completed to lay out specific phasing of site-related improvements. Such agreement shall be signed by all relevant parties and recorded by the applicant.

   RESPONSE: Comment acknowledged.

General Comments:

4. Amend required lot size note on Sheet C2 to 2,500 square feet.

   RESPONSE: Comment acknowledged. Please see updated Sheet C3.

5. Amend density note for Lot B on Sheet C2 to 8 units.

   RESPONSE: Comment acknowledged. Please see updated Sheet C3.

6. Add proposed streetscape notes to Sheet C2.
   RESPONSE: Please see revised Sheet C3.

7. Show all proposed tree removals.
   RESPONSE: There are no existing trees on the property.

8. Provide a Tree Removal Permit for any proposed tree removals (see comment 1c).
   RESPONSE: There are no existing trees on the property.

9. Provide a Subdivision Plat for the proposed subdivision and sublots (see comment 1i).
   RESPONSE: A Subdivision Plat will be provided prior to the Final Site Plan submission.

10. Provide a public access easement for the proposed clear walk zone. Show this easement on the Development Plan as well as the Subdivision Plat.
    RESPONSE: Comment acknowledged. Please see the revised Major Development Plan attached.

11. Recommendation: adjust the northern property line with 526 Valley Road to align with the proposed parking area. This will eliminate the need for an access easement.
    RESPONSE: Thank you for this comment. The owner of the property would like to retain the boundary line as previously shown.

12. Provide on-site bicycle parking as required by Sec. 34-4.5.2.C.
    RESPONSE: Please see the proposed bicycle parking locations as shown on the attached site plan.

13. Note which trees are "to remain" on Sheet C7.
    RESPONSE: There are no existing trees on the property.

14. Provide parking lot interior landscaping as required by Sec. 34-4.5.5.C.6.
    RESPONSE: According to Sec. 34-4.5.5.C.6, "No more than 10 consecutive parking spaces may be provided without a landscape interior island." Nowhere in the proposed parking lot are there more than 10 consecutive parking spaces. Therefore, no parking lot interior landscaping is required.

15. Provide all required greenscape trees for both lots per Sec. 34-4.4.5.C.
    RESPONSE: Comment acknowledged. Please see revised Sheet C8.

16. Provide more spacing between the proposed greenscape trees. Small/medium trees are allowable given existing utilities, provided that no tree is planted less than 10 feet from another, per Sec. 34-4.4.5.C.2.c.
    RESPONSE: Comment acknowledged. Streetscape trees have been revised to be spaced 10' min.

Neighborhood Development Services
Jeff Werner – Preservation and Design Planner

17. Proposed construction will require a CoA (Oakhurst-Gildersleeve ADC District).
    RESPONSE: Comment acknowledged.

Public Works/Engineering
Emily Smith – Civil Engineer

18. Note: Where work is being completed in the right of way, an improvement plan will be required and reviewed as a part of the final site plan. Please coordinate with the City Traffic Engineer regarding any road closure permits being requested.
    RESPONSE: Comment acknowledged.

19. Note: Where encroachments into the ROW are being proposed, an encroachment agreement will need to be approved by City Council prior to site plan approval.
    RESPONSE: Comment acknowledged.

20. Note: A full erosion and stormwater management plan will be required for this project and reviewed as a part of the final site plan.
    RESPONSE: Comment acknowledged.

21. Note: In the final site plan, please provide blow ups of any sidewalk slopes in the ROW for ADA compliance review.
    RESPONSE: Comment acknowledged.

Public Works/Engineering
Caleb Smith – Traffic Engineer

22. Provide long/short-term bicycle parking
    RESPONSE: Please see proposed bicycle parking locations as shown on the attached site plan.

23. Ownership of the parking lot seems ambiguous. Who maintains which portion? Do individual sublots "own" individual spaces? What about the easternmost lot which only encompasses a tiny piece of curb? How is this supposed to be managed? Lots A and B are clearly indicated, which lot does the #526 address belong to? Or, are they just dedicating space for the parking area as a perpetual easement?
    RESPONSE: Parking lots are not individually owned by the homeowners. 526 Valley Rd is not part of either Lot A r B. There is a parking and access easement proposed for the parking area that encroaches onto TMP 11-71.

City Utilities
Drake Yang, Calvin Chan – Utilities Engineers

24. On Sheet C1, under the Water and Sanitary Services section, please remove the lines for AWWA M22 Peak Water Demand and Fixture Value for clarity. These methods are used for sizing individual services and it appears from the fixture counts provided that the notes consider all the units together although there are separate water meters proposed. We will review M22 demand calculations for each meter with the Public Improvement Plan /Final Site Plan.
    RESPONSE: Please see updated Sheet C1.

25. On all applicable sheets, please label both the existing and proposed sanitary and storm structures with a naming convention. This will greatly aid in identifying individual structures moving forward.
    RESPONSE: Comment acknowledged. Please see the revised Major Development Plan attached.

26. On all applicable sheets, please label the size and material for the existing water line and gas line in Valley Rd. Please also show the water service lines from the main to all appurtenances (hydrants, valves, meters), as well as the invert in sanitary pipe for the manhole with rim elevation 452.38 in front of 526 Valley Rd.

RESPONSE: Comment acknowledged. Please see the revised Major Development Plan attached.

27. On all applicable sheets, please show the entirety of the existing gas service to the existing dwelling at 528 Valley Rd, as well as the existing gas service line to Parcel TMP 11-43. Additionally, the gas line shown to the West of the 10-inch storm pipe crossing Valley Rd does not show up on City records.
RESPONSE: Existing gas service lines have been revised. Please note that the gas line shown to the West of the 10" storm pipe crossing Valley Rd has been marked by the Miss Utility 811 crew. City GIS records might need to be updated with its location.

28. On all applicable sheets, please show the existing easements over the 16-inch DIP sanitary sewer line that crosses the property. Please make reference to the deed book and page number for the recorded instruments.
RESPONSE: No recorded easement was found over the 16-inch DIP sanitary sewer line. The applicant proposes a 20-foot easement to be established.

29. On Sheet C3, there is an annotation for a Parking and Access Easement, but no linework is shown.
RESPONSE: Please see revised Sheet C4.

30. On Sheet C3, since the water meter in front of 528 Valley Rd is TBR, please indicate that the water service will be demolished back to the main. Please make sure to remove this line from subsequent sheets.
RESPONSE: Please see revised Sheet C4.

31. On Sheet C3 and other applicable sheets, there is a water meter shown in front of the fire hydrant on Parcel TMP 11-43 that is actually a gate valve.
RESPONSE: Please see revised Sheet C4.

32. On Sheet C3 and other applicable sheets, please review the alignment of the existing 8-inch DIP that enters the existing sanitary manhole with rim elevation 442.73 near the rear corner of the property. City records show the line parallel the rear property lines for TMP 11-70 and 11-71.
RESPONSE: Please see revised locations for the manholes and sanitary lines.

33. On Sheet C3 and other applicable sheets, some of the pipe sizes and II/IO annotations on the existing storm and sanitary manholes do not match the pipes they are associated with.
RESPONSE: Please see revised annotations on the updated Major Development Plan.

34. On Sheets C4 through C7, please label the units with their Lot/Unit references from Sheet C3 for ease of reference.
RESPONSE: Please see revised sheets C4-C8.

35. On Sheet C6, please show all proposed new lot and sublot lines.
RESPONSE: Please see revised Sheet C7.

36. On Sheet C6, please show all proposed public easements as Public Utility Easements that are not specific to any given utility.
RESPONSE: Please see revised Sheet C7.

37. On Sheet C6, for the proposed water service to Lot A, please call out the size of the corp stop in

addition to the service line size and material.
RESPONSE: Please see revised Sheet C7.

38. On Sheet C6, for the proposed water services to Lot B, the minimum spacing for taps on a cast iron water main is 5-feet, measured between each other as well as to any fitting or bell. Water service lines shall also run perpendicular to the main, straight to the meter. If these requirements are a concern, a portion of the CI water main can be replaced with DIP in which case the spacing may be reduced to 3-feet.
RESPONSE: Please see revised Sheet C7.

39. On Sheet C6, please show details for the required fire sprinkler service to Lot A. Due to the close proximity of the water and sewer mains in Valley Rd in front of Lot A and the need to cut in a new tee for the fire line, it is recommended to obtain a more accurate rather than approximate designation for these lines. Subsurface investigation may be required to develop the final design for the connection at the Public Improvement Plan/Final Site Plan stage.
RESPONSE: Fire sprinkler service line work has been added to Sheet C7.

40. On Sheet C6, for the proposed sanitary sewer extension on Lot B, the 45° fitting at the manhole tie in will not be permitted. Please consider beginning the sewer extension from the manhole with rim elevation 445.55 on Parcel TMP 11-71. Additionally, please note that the sewer extension alignment shall be designed such that laterals for each sublot do not cross private property (i.e. manholes to be set at the furthest property lines to be serviced), and such that minimum 10-feet of horizontal separation is maintained from the sewer infrastructure to any building, footing, retaining wall or other structure, both existing and proposed (proposed manhole S0 is currently too close to the deck for the existing dwelling). Also, the sewer lateral connection for Lot B Sublot 7 is currently shown to the existing 16-inch DIP sewer line instead of the proposed sewer extension. No new service taps shall be made to the 16-inch DIP sewer line.
RESPONSE: Thank you for this comment. Please see Sheet C7 for updated utility connections.

41. On Sheet C6, storm structure A1 and the nearby proposed retaining wall are in conflict with the actual alignment of the existing 8-inch DIP sanitary sewer line.
RESPONSE: Please see revised Sheet C7.

42. On Sheet C6, please label the proposed size and material for the sanitary sewer lateral for Lot A. Based on the unit count it appears that the typical 4-inch SDR-26 PVC laterals indicated for Lot B may not suffice. Please also label the cleanout location for this lateral.
RESPONSE: Please see revised Sheet C7.

43. Please show where proposed electrical / telephone / cable / fiber-optic service is provided to the proposed units. Please clearly differentiate between above ground and below ground lines.
RESPONSE: Please see revised Sheet C7 for proposed electrical connections.

44. Additional utility-related details (including profiles) will be reviewed in further detail at the Public Improvement Plan / Final Site Plan stage.
RESPONSE: Comment acknowledged. Additional utility-related details will be provided at the Site Plan stage.

Fire Department
Jonathan Williams – Assistant Fire Marshal

45. Sheet C1 Proposed Use: Single Family Attached Housing and Single Family Detached Housing.

RESPONSE: Please see comment 47 response.

46. Sheet C2: Residential Units: Number of units proposed: 10 Total
RESPONSE: Please see comment 47 response.

47. Sheet C1 & Sheet C2 conflict in property usage.
RESPONSE: Proposed use does not conflict between sheets C1 and C2. Both sheets indicate residential usage.

48. Please provide a current hydrant flow test (within 1 year).
RESPONSE: Please see updated sheet C2.

49. Compliance with NFPA 13R: As the project involves multifamily residential occupancy (apartments), the structure will be designed and constructed to comply with the requirements outlined in NFPA 13R. This includes equipping the structure throughout with an automatic sprinkler system per NFPA standards.
RESPONSE: Comment acknowledged.

50. Sheet C5: Entrance to Lot B Sublots shows a 10% grade, then a 4.5% grade.
RESPONSE: The entrance to Lot B sublots is proposed at 10% grade. Parking area travel way on Lot B is proposed at 4.5% grade.

51. VSFPC: Fire apparatus access roads shall not exceed 10 percent in grade.
RESPONSE: Comment acknowledged.

52. VSFPC 505.1-The building street number to be plainly visible from the street for emergency responders.
RESPONSE: Comment acknowledged.

53. VSFPC 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.
RESPONSE: Comment acknowledged.

54. Local Requirement - The submitted plan shall show the size and location of water mains and the distance and location to the nearest fire hydrant to the project.
RESPONSE: Please see revised Sheet C2.

55. Structures with fire protection systems shall indicate the location of any fire line to the building(s).
RESPONSE: Please see revised Sheet C7 for the proposed fire department connections.

56. The fire line shall be a separate water line tapped off the water main and separate from the domestic water line.
RESPONSE: Comment acknowledged.

57. Fire Lines – A permit is required for Fire Line installation. A detailed drawing showing fittings and thrust blocks must be submitted with the permit application. Once installed, the Fire Line requires a visual inspection and a pressure test by the Fire Marshal's office.
RESPONSE: A fire line permit will be submitted before Final Site Plan approval.

58. The site plan shall show the location of fire department connections for those structures with fire protection systems.
RESPONSE: Please see revised Sheet C7 for the proposed fire department connections.

59. VSFPC 912.2.1 - The fire department connection shall be located on the street side of the structure unless otherwise approved by the fire code official.
RESPONSE: Comment acknowledged.

60. An outside stand-alone or wall-mounted electrically monitored post indicator valve is required on the fire line and its location must be indicated on the site plan.
RESPONSE: Please see revised Sheet C7.

61. Please provide a current (less than 1 year old) Fire Flow test.
RESPONSE: Please see updated Sheet c2.

62. VSFPC 507.5.4 and 912.3 - Fire hydrants, fire pump test header, fire department connections, or fire suppression system control valves shall remain clear and unobstructed by landscaping, parking, or other objects or barriers.
RESPONSE: Comment acknowledged.

63. Local Requirement -Landscaping in the area fire hydrants, fire pump test header, fire department connections, or fire suppression system control valves shall be of the type that will not encroach on the required five (5) foot radius on the maturity of the landscaping.
RESPONSE: Comment acknowledged.

Construction Site Fire Safety Requirements

64. The owner shall designate a Site Safety Director for construction and remodeling.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

65. A legible temporary address to be posted for first responders.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

66. The fire department access road shall extend to within 150’ of all portions of the exterior of the first level of a building.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

67. Approved vehicle access for firefighting shall be provided to all construction and demolition sites. Vehicle access shall be provided within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads capable of supporting vehicle loading (Maximum 85,000 lbs.) under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

68. Access to fire hydrants from street, FDC’s or other connections is clear at all times.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

69. Keep dumpsters, building materials, and construction debris at least 30 feet away from buildings under construction.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

70. Fire hydrants shall be installed and in service before any combustible materials arrive on site. Fire hydrants shall be ≤ 500' of the combustible materials. Maintain 15 feet of clear space on either side of fire hydrants. No vehicles/machinery of any type, construction materials, or construction debris are to be parked, placed, or stored either in front of or within 15 feet of a fire hydrant.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

71. Not more than 60 gallons of Class I or II liquids within 50' of any structure
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

72. Portable fire extinguishers shall be provided and shall be mounted on a wall or post at each usable stairway and such that the travel distance to any extinguisher does not exceed 75 feet. Mounting height to the top of the extinguisher shall not exceed 5 feet. Extinguishers shall not have less than a 2-A:10-B:C rating or as directed by the fire department.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

73. Temporary exit signs are to be posted throughout a building under construction until permanent exit signs are installed.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

74. Combustible debris, rubbish and waste material shall be removed from buildings at the end of each shift of work.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

75. Access and egress pathways and stairways shall be maintained and free from obstructions.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

76. No smoking or vaping is allowed within the construction safety fence. No smoking signs shall be posted throughout each building under construction as well as outside the building. Should anyone from the Fire Marshal's office or the Building Official's office witness smoking/vaping within the construction site, he or she may request a 24 hour Stop Work Order from the City Building Official.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

77. Buildings requiring standpipe system: standpipes shall be installed once construction begins on the 2nd floor and remain continues to the highest working floor.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

78. Portable or mobile equipment refueling only in authorized areas that are well ventilated and away from ignition sources.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

Hot Work: Grinding, cutting, welding, etc.

79. Cutting, grinding, and/or welding equipment must be thoroughly inspected and found to be in good repair and free of damage or defects.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

80. Assess 35 ft. radial "sphere" of work for potential fire hazards.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

81. A multi-purpose dry chemical fire extinguisher must be located such that it is immediately available to the work and is fully charged and ready to use
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

82. Floors, work level and below, cleaned or protected.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

83. Combustible floors must be covered by fire-resistant shields (fire-retardant plywood, flame-proof tarpaulin, metal, etc
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

84. Sparks/slag catchers must be suspended below any elevated cutting, grinding, or welding operation.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

85. All other combustibles removed or shielded from sparks.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

86. Remove flammable liquids, dust, lint, combustible waste, oil deposits, etc., where possible.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

87. Transmission or conveying of sparks to adjacent areas is eliminated or protected.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

88. Tightly cover wall/floor openings with fire-retardant material.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

89. Where openings cannot be sealed, suspend fire-retardant tarpaulins to help protect areas beneath.

RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

90. Explosive atmosphere eliminated or potential not present.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

91. All construction equipment fueling activities and fuel storage must be relocated at least 35 feet away from the cutting, grinding or welding operation.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

92. A person must be assigned to fire watch during and for at least 1 hour after all cutting, grinding, or welding operations have ceased. The fire watch person must be provided with a means of contacting the fire department in the event of an emergency and be trained in the use of a fire extinguisher.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

93. Note: Please be aware of and follow Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

If you have any questions or concerns about these revisions, please feel free to contact us at polina@shimp-engineering.com, or justin@shimp-engineering.com, or by phone at 434-227-5140.

Regards,

Polina Andreeva
Shimp Engineering, P.C.

BOUNDARY CURVE TABLE						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1	115.67'	78.23'	84°43'11"	71.33'	105.42'	N 57°00'41" E

TMP 11-72
PIN: 110072000
N/F FENG,
SHI WU, YIHAN
INST #2020-3799
ZONING: R-B

TMP 11-43
PIN: 110043000
BUTLER, JOHN
INSTR. # 2015:4062
ZONING: R-B

TMP 11-71
PIN: 110071000
AVP 528 VALLEY LLC
INST. # 2022:3849
0.245 ACRES
ZONING: R-B

TMP 11-971
PIN: 110097100
N/F THE RECTORS &
VISITORS OF THE UNIVERSITY
OF VIRGINIA \
DB 2017, PG 4419
DB 240, PG 334 (PLAT)
ZONING: CM

TMP 11-70
PIN: 110070000
AVP 528 VALLEY LLC
INST.# 2023:2198
0.486 AC.
ZONING: R-B

TMP 11-44
PIN: 110044000
N/F MILDRED P BROWN
ETAL (ESCHEATED)
DB 488 PG 375
ZONING: R-B

LOT 5
TMP 11-69
PIN: 110069000
N/F BIBB, EUGENIA E. & LOUISE R.
DB 95, PG 120
DB 131, PG 464 (PLAT)
ZONING: R-B

LOT 6
TMP 11-68
PIN: 110068000
N/F BIBB, EUGENIA E. & LOUISE R.
DB 95, PG 120
DB 131, PG 464 (PLAT)
ZONING: R-B
PRESENT USE: MULTIFAMILY RESIDENTIAL

LOT 7
TMP 11-67
PIN: 110067000
N/F NUTTALL, STEPHEN L. &
WOOD, ROBIN M.
DB 2022, PG 1175
DB 131, PG 464 (PLAT)
ZONING: R-B

#526 - 2 STORY VINYL & BRICK W/ BASEMENT

#528 - EX 2 STORY BRICK W/ BASEMENT

DECK

PARKING AND ACCESS EASEMENT

PORTION OF STONE PATIO TO REMAIN

PORTION OF STONE PATIO TBR

EXISTING TREE (845 SF)

EX. DRIVEWAY TBR

EX. RETAINING WALL TBR

EX. SAN. MH
RIM: 452.38'
10" II: 445.36'
10" IO: 445.32'

EX. SAN. MH
RIM: 451.63'
10" IO: 450.64'
10" II: 441.62'
8" II: 441.57'
8" II: 441.68'
8" II: 444.78'

EX. STORM MH
RIM: 450.91'
10" DI: 448.40'

EX. STORM MH
RIM: 451.04'
10" INV IN: 447.83'
10" INV OUT 447.96'

EX. SAN. MH
RIM: 445.55'
8" II: 437.72'
8" II: 437.52'

EX. SAN. MH
RIM: 442.73'
8" II: 434.61'
16" II: 434.71'
16" IO: 434.61'

IF
IS
IF @ 64.56' ON ARC
PF
IS ON LINE @ 5'

DATA FROM GIS
EXTENT OF TOPOGRAPHIC SURVEY

S70°58'27"E 105.63'
S14°34'44"W 205.89' (T)
78.96'
80.89'
S44°10'26"E 146.65'
S60°37'45"E 80.85'
N56°15'15"W 74.05'
N56°29'07"W 279.40'
A=58.59'
A=57.08'

EX. 16" DIP
EX. 8" DIP
EX. 8" TC
EX. 10" STORM
EX. 12" TC STORM
APPROX. EX. 12" SAN DIP
APPROX. EX. 16" DIP SAN PIPE
APPROX. EX. SAN. PIPE

WOOD FENCE TBR

VALLEY ROAD
40' ROW
DB 350 PG 333

STORM OUTFALL
22" TC IO: 441.60

CREEK

448 446 444 442 440 438 436 434 432 430 428 426 424 422 420 418 416 414 412 410 408 406 404 402 400 398 396 394 392 390 388 386 384 382 380 378 376 374 372 370 368 366 364 362 360 358 356 354 352 350 348 346 344 342 340 338 336 334 332 330 328 326 324 322 320 318 316 314 312 310 308 306 304 302 300 298 296 294 292 290 288 286 284 282 280 278 276 274 272 270 268 266 264 262 260 258 256 254 252 250 248 246 244 242 240 238 236 234 232 230 228 226 224 222 220 218 216 214 212 210 208 206 204 202 200 198 196 194 192 190 188 186 184 182 180 178 176 174 172 170 168 166 164 162 160 158 156 154 152 150 148 146 144 142 140 138 136 134 132 130 128 126 124 122 120 118 116 114 112 110 108 106 104 102 100 98 96 94 92 90 88 86 84 82 80 78 76 74 72 70 68 66 64 62 60 58 56 54 52 50 48 46 44 42 40 38 36 34 32 30 28 26 24 22 20 18 16 14 12 10 8 6 4 2 0

10 0 10 20 30
Scale: 1"=10'

SHIMP ENGINEERING P.C.
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912 E. HIGH ST.
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434.227.5140
JUSTIN@SHIMP-ENGINEERING.COM

COMMONWEALTH OF VIRGINIA
JUSTIN M. SHIMP
Lic. No. 45183
5/14/25
PROFESSIONAL ENGINEER

DESIGNED BY
JM

CHECKED BY
Justin Shimp, P.E.

MAJOR DEVELOPMENT PLAN

528 VALLEY RD.

CHARLOTTESVILLE, VIRGINIA
SUBMISSION:
2025.05.14

FILE NO.
24.075

EXISTING CONDITIONS

C3

TMP 11-72
PIN: 110072000
N/F FENG,
SHI WU, YIHAN
INST #2020-3799
ZONING: R-B

TMP 11-43
PIN:110043000
BUTLER, JOHN
INSTR. # 2015:4062
ZONING: R-B

TMP 11-71
PIN:110071000
AVP 528 VALLEY LLC
INST. # 2022:3849
0.245 ACRES
ZONING: R-B

TMP 11-971
PIN: 110097100
N/F THE RECTORS &
VISITORS OF THE UNIVERSITY
OF VIRGINIA
DB 2017, PG 4419
DB 240, PG 334 (PLAT)
ZONING: CM

TMP 11-70
PIN: 110070000
AVP 528 VALLEY LLC
INST.# 2023:2198
0.486 AC.
ZONING: R-B

TMP 11-44
PIN: 110044000
N/F MILDRED P BROWN
ETAL (ESCHEATED)
DB 488 PG 375
ZONING: R-B

DATA FROM GIS
EXTENT OF TOPOGRAPHIC SURVEY

VALLEY ROAD
40' ROW
DB 350 PG 333

ADA RAMP

RE-2 ENTRANCE

PARKING AND ACCESS EASEMENT

MAX 2' RET WALL

FOUR COMPACT SPACES

9.0' (TYP)

18.0' (TYP)

20.0'

22.0'

16.0'

9.0'

HP

MIN FRONT SETBACK 10'

MAX FRONT SETBACK 38'

LOT B
SUBLOT 1
(EXISTING UNIT)

AMENITY AREA
1,799 SF

NEW GUTTER PAN

EXISTING EDGE OF PAVEMENT

5' GREENSCAPE ZONE

6' CLEAR WALK ZONE

LOT A
UNIT 1
480 SF
THREE FLOORS

LOT A
UNIT 2
480 SF
THREE FLOORS

LOT A
UNIT 3
480 SF
THREE FLOORS

30' (TYP)

(44') 36' (TYP)

MIN SIDE SETBACK 4'

MIN SIDE SETBACK 4'

PROPOSED NEW LOT x UNIT, 960 SQ.FT.

MIN REAR SETBACK 4'

CREEK

LOT B
SUBLOT 2
544 SF UNIT
THREE FLOORS

LOT B
SUBLOT 3
544 SF UNIT
THREE FLOORS

LOT B
SUBLOT 4
544 SF UNIT
THREE FLOORS

LOT B
SUBLOT 5
544 SF UNIT
THREE FLOORS

LOT B
SUBLOT 6
544 SF UNIT
THREE FLOORS

LOT B
SUBLOT 7
544 SF UNIT
THREE FLOORS

34' (TYP)

16' (TYP)

SIDE SETBACK 4'

REAR SETBACK 4'

LOT A
4,721 SF
3 NEW UNITS, 12 BD

LOT 5
TMP 11-69
PIN: 110069000
N/F BIBB, EUGENIA E. & LOUISE R.
DB 95, PG 120
DB 131, PG 464 (PLAT)
ZONING: R-B

AMENITY AREA
1,098 SF

LOT 6
TMP 11-68
PIN: 110068000
N/F BIBB, EUGENIA E. & LOUISE R.
DB 95, PG 120
DB 131, PG 464 (PLAT)
ZONING: R-B
PRESENT USE: MULTIFAMILY RESIDENTIAL

PROPOSED LOT BOUNDARY

LOT B
16,441 SF
6 NEW UNITS, 24 BD

LOT 7
TMP 11-67
PIN: 110067000
N/F NUTTALL, STEPHEN L. &
WOOD, ROBIN M.
DB 2022, PG 1175
DB 131, PG 464 (PLAT)
ZONING: R-B

N/F S

Scale: 1"=10'

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PROFESSIONAL ENGINEER
5/14/25

DESIGNED BY
JM

CHECKED BY
Justin Shimp, P.E.

MAJOR DEVELOPMENT PLAN

528 VALLEY RD.

CHARLOTTESVILLE, VIRGINIA
SUBMISSION:
2025.05.14

FILE NO.
24.075

SITE LAYOUT

C4

LOT A: LANDSCAPE SCHEDULE: TREES							
Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Canopy SF	Total Canopy SF
	Medium Evergreen Tree	Juniperus virginiana	Eastern Red Cedar	6-8' Ht.	2	78	156
	Large Deciduous Tree	Platanus occidentalis	American Sycamore	2.5" Cal.	2	201	402
	Large Deciduous Tree	Betula nigra	River Birch	2.5" Cal.	1	113	113
	Small Deciduous Tree	Asimina triloba	Pawpaw	6-8' Ht.	1	50	50
	Large Deciduous Tree	Salix nigra	Black Willow	2.5" Cal.	2	113	
	Medium Deciduous Tree	Cercis canadensis	Eastern Redbud	6-8' Ht.	3	78	234
						TOTAL SF:	955

LOT A LANDSCAPING REQUIRED:

SITE REQUIREMENT: 20% CANOPY REQUIRED PER LOT.
LOT A SITE AREA: 4,721 SF
4,721 SF x 20% = 942 SF
LOT A CANOPY REQUIRED: 942 SF
LOT A CANOPY TO BE PROVIDED: 955 SF

STREETSCAPE TREES:
FRONTAGE: 67' WITH OVERHEAD POWER LINES
MIN SMALL/ MEDIUM TREES: $\frac{67}{15}$ = 5
LOT A FRONTAGE TREES PROVIDED: 5 TREES

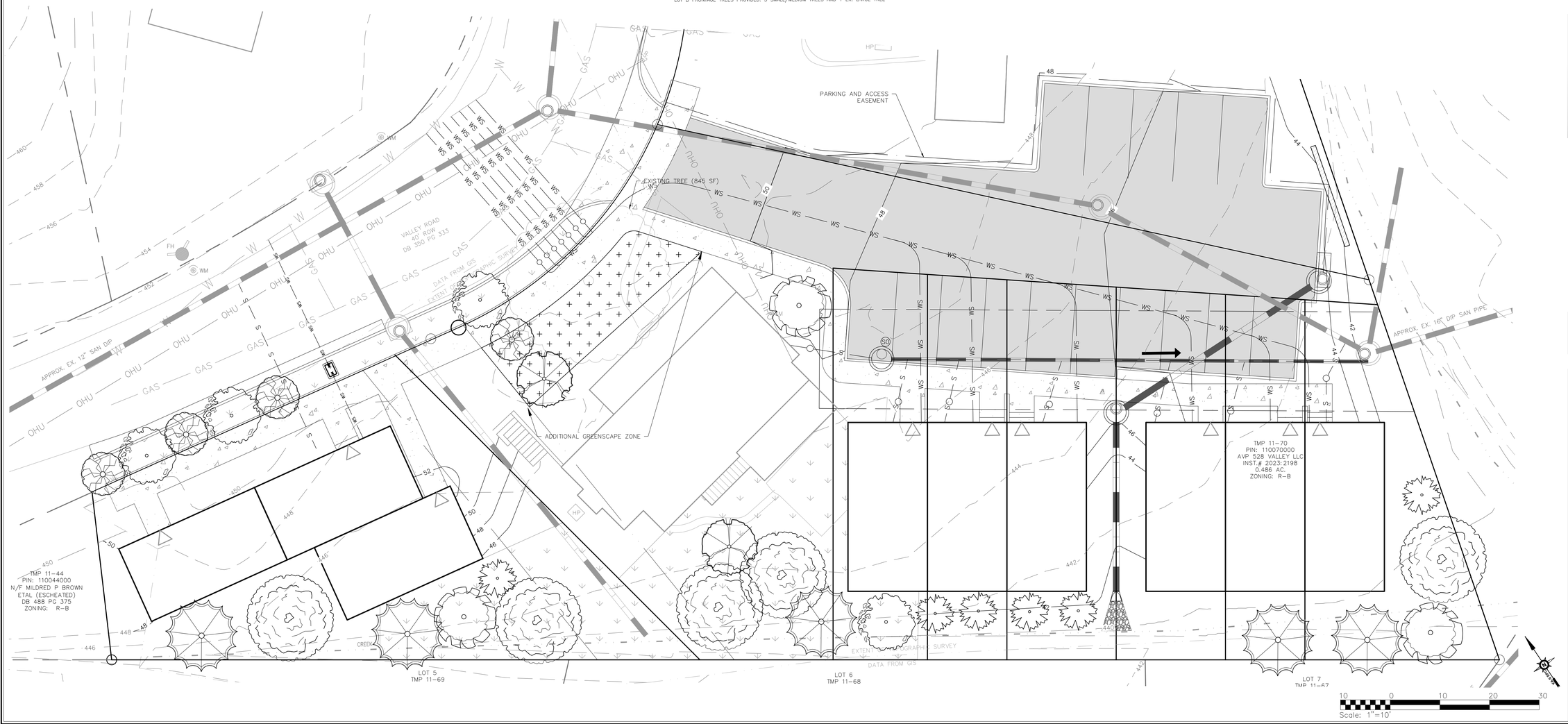
LOT B: LANDSCAPE SCHEDULE: TREES							
Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Canopy SF	Total Canopy SF
	Medium Evergreen Tree	Juniperus virginiana	Eastern Red Cedar	2.5" Cal.	2	193	386
	Large Deciduous Tree	Platanus occidentalis	American Sycamore	2.5" Cal.	3	201	603
	Large Deciduous Tree	Quercus macrocarpa	Bur Oak	2.5" Cal.	2	79	158
	Large Deciduous Tree	Betula nigra	River Birch	2.5" Cal.	2	113	226
	Small Deciduous Tree	Asimina triloba	Pawpaw	6-8' Ht.	5	50	250
	Large Deciduous Tree	Salix nigra	Black Willow	2.5" Cal.	3	113	339
	Medium Deciduous Tree	Cercis canadensis	Eastern Redbud	6-8' Ht.	1	78	78
						TOTAL SF:	2040

LOT B LANDSCAPING REQUIRED:

SITE REQUIREMENT: 20% CANOPY REQUIRED PER LOT.
LOT B SITE AREA: 16,441 SF
16,441 SF x 20% = 3,288 SF
LOT B CANOPY REQUIRED: 3,288 SF
CANOPY TO REMAIN = 845*1.5 = 1,267 SF
LOT B CANOPY TO BE PROVIDED: 1,267 + 2,040 = 3,307 SF

STREETSCAPE TREES:
FRONTAGE 72' - 12' FOR DRIVEWAY: 60' (WITH OVERHEAD LINES)
MIN SMALL/MEDIUM TREES: $\frac{60}{15}$ = 5
LOT B FRONTAGE TREES PROVIDED: 3 SMALL/MEDIUM TREES AND 1 EX. LARGE TREE

NOTES:
1. All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.
2. All landscaping and screening shall be maintained in a healthy condition by the current owner or property owners' association and replaced when necessary. Replacement material shall comply with the approved landscape plan.
3. All new planting shown on the plan will be completed after building and road construction to avoid tree planting damage.
4. All disturbed slopes 3:1 or steeper to have low maintenance ground cover.
5. Any existing tree proposed to remain shall be replaced in kind if negatively impacted by improvements associated with this project.



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DESIGNED BY
JM

CHECKED BY
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MAJOR DEVELOPMENT PLAN
528 VALLEY RD.

CHARLOTTESVILLE, VIRGINIA
SUBMISSION:
2025.05.14

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LANDSCAPE PLAN

C7