

CITY OF CHARLOTTESVILLE

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.gov



October 26, 2022

Shimp Engineering, P.C.
Attn: Justin Shimp
912 E High Street
Charlottesville, VA 22902

RE: 0 E High Street Preliminary Site Plan 1st Submittal Comments

Dear Applicant:

Thank you for presenting the site plan for the above referenced development initially on August 29, 2022. For the reasons set forth below, the plan is hereby denied. Please address these deficiencies and re-submit your plan within ninety (90) days per Section 34-820(a), or by January 24, 2023. If you are unable to re-submit by this date, you can request an extension per Section 34-823(e).

City Staff have made a good faith effort to identify all deficiencies within this submission; however, in the event that there remains any other deficiency which, if left uncorrected, would violate local, state or federal law, regulations, or mandatory engineering and safety requirements, such other deficiency shall not be considered, treated or deemed as having been approved. These comments are based on the current submission; future submissions may generate additional comments. Comments designated with a (P) must be completed prior to preliminary site plan approval. Comments designated with a (F) must be completed prior to final site plan approval.

Please revise the plan and resubmit sixteen (16) paper copies and one (1) electronic copy (PDF) for review. If you have questions, please feel free to contact me at 434-970-3453 or raineyc@charlottesville.gov and I will be happy to assist you.

Sincerely,

Carrie Rainey, RLA, AICP
City Planner

C: Seven Development, Attn: Edward Carrington
310 Old Ivy Way, Suite 204, Charlottesville, VA 22903

Planning – Carrie Rainey

General

1. Recommendation: please consider ways in which the recommendations of the [Urban Rivanna River Corridor Plan](#) (February 7, 2022) can be implemented as a part of this project. In particular, please note the following recommendations provided in the Plan: Environmental Protection
2. Retain and steward natural habitats and systems throughout the river corridor. **Please consider additional on-site plantings as permitted by floodplain and floodway regulations to replace habitat removed through site disturbance.**
5. Encourage the use of locally native plants for landscaping at parks and businesses. **Please refer to the comments provided by the Urban Forester below regarding species selection.**
8. Protect and enhance forests within the river corridor with particular focus on the 100' stream buffer zone. **Please consider additional on-site plantings as permitted by floodplain, floodway, and stream buffer regulations to replace vegetation removed through site disturbance.**

Recreational Activities

9. Promote recreational wildlife-watching. **Please consider additional on-site plantings as permitted by floodplain and floodway regulations to replace habitat removed through site disturbance.**
10. Use vegetation as sound barriers to urban/traffic noise to protect the sounds of nature. **Please consider additional on-site plantings as permitted by floodplain and floodway regulations to buffer the river and trail area from the proposed development.**

Development and Redevelopment

1. Protect and enhance the natural beauty and ecological functions of the urban river corridor by maximizing the environmental sustainability and context sensitivity of new development, redevelopment, infrastructure, and other improvements. **Please consider ways to replace habitat removed through site disturbance. Please consider modifications that limit impervious surfaces on site such as under-building parking or providing less parking overall.**
2. Promote high-quality design and positive visual impact in all new development and redevelopment projects that are visible from within the corridor. **Please consider ways to minimize the visual impact of the proposed development for trail users, including buffering plantings in front of the proposed retaining wall and proposed buildings.**
6. Encourage new and existing businesses to utilize landscaping, using locally native plants to the extent possible, to tie visible establishments into the surroundings of the river corridor. **Please refer to the comments provided by the Urban Forester below regarding species selection.**
7. Collaborate with private property and business owners to connect the trail system to economic development sites and promote use of the trail system among employees and patrons. **Please consider opportunities to provide pedestrian access through the site to the trail.**

2. Recommendation: please consider the use of multiple house-sized buildings that align with the 2021 Future Land Use Map's designation of General Residential for the subject properties in place of three (3) large buildings.
3. (P) Please note: if revisions to the preliminary site plan result in disturbance to the on-site critical slopes, as defined by Section 34-1120(b)(2), a critical slope waiver must be approved by City Council per Section 34-827(d)(1) and the Planning Commission shall review the preliminary site plan for approval, per Section 34-820(d)(5).
4. (F) Please note: per Section 34-828(d)(2), a floodplain permit per Section 34-256(a) is required prior to final site plan approval.
5. (F) The City's Agent will not sign the final site plan until:
 - a. Bonds for public improvements, erosion & sediment control, and stormwater management facilities, as applicable, in the amounts approved by the Engineering Division must be submitted and accepted by the City Attorney's Office prior to final site plan approval.
 - b. The subdivision plat, if applicable due to future site plan modifications, must be submitted, approved, and recorded in the City's land records. Per Section 29-76(a), the Planning Commission must approve the preliminary plat for all major subdivisions.
6. Please 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 34-980, 34-982, 34-896, 34-897, 34-977, et al.).
7. Reminder: per Section 29-260(a), relevant to this development per Section 34-803(d), 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.
8. Reminder: per Section 10-56(a), the Stormwater Maintenance Agreement must be submitted, reviewed, signed, and recorded in the City's land records. Per Section 29-231(c) applicable per Sections 34-827(d)(9) and 34-914, 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 final site plan. Proof of recordation must be submitted prior to the issuance of a land disturbance permit.

9. Reminder: the proposed new public street, if approved, must be accepted by City Council for maintenance, per Section 29-260(e). Please coordinate with Jack Dawson, City Engineer, on this process.
10. (P) Per Section 34-827(d)(3), please include project phasing information.
11. (P) Per Sections 34-827(d)(2) and (13), please update all relevant sheets to indicate areas and structures in use by the Rivanna River Company.
12. (P) Per Section 34-827(d)(13), please provide information on proposed outdoor lighting.
13. (P) Please update "B-2" references to "B-3" per Section 34-827(d)(1).
14. (P) The City's Zoning Map designates a portion of TMP 50-144 as Central City (CC) Mixed Use Corridor District, as shown below. Please update all relevant to reflect all zoning categories per Section 34-827(d)(1). The zoning district map is available at:



15. Please note: No access through areas zoned R-1S Small Lot Residential District, per Section 34-420, and CC Central City Mixed Use District, per Section 34-796, is permitted for multifamily or mixed-use developments.

Sheet C1

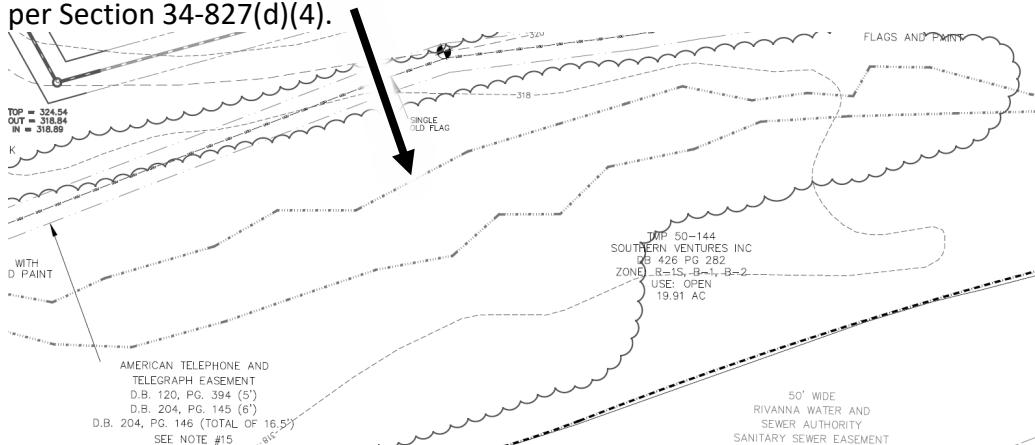
16. (P) The City's Zoning Map designates a portion of TMP 50-144 as Central City (CC) Mixed Use Corridor District, as shown above. Please update the *Zoning* section to reflect all zoning categories per Section 34-827(d)(1).
17. (P) The *Building Height* section references Section 34-457(b)(5), which provides requirements for the Industrial Corridor (IC) Mixed Use Corridor District. No property within the development is currently zoned IC. Please update reference per Section 34-827(d)(2).
18. (P) Please update the *Building Setbacks* section to provide the actual required side setback per Section 34-457(b)(2) based on the proposed maximum building height per Section 34-827(d)(1).
19. (P) Please update the *Proposed Use* section to include the Rivanna River Company use per Section 34-827(d)(2).
20. (P) Please update the *Proposed Use* section to indicate residential units are multifamily and provide the number of units for based on bedroom count (number of 1-bedroom units, number of 2-bedroom units, etc.) per Section 34-827(d)(2).
21. (P) Multifamily residential units are not permitted in the R-1S portions of the project and any land zoned R-1S is not used in the determination of DUA. Per Section 34-

827(d)(2), please update the *Proposed Use* section to indicate the acreage of each zoning district and provide DUA based on area of zoning districts which permit multifamily residential units (zoned B-1, B-3, and CC).

22. (P) Per Section 34-827(d)(2), please update the *Parking Schedule* section to indicate the proposed number of compact parking spaces and overall percentage of compact parking spaces to demonstrate compliance with Section 34-977(b)(2).
23. (P) Per Section 34-827(d)(2), please update the *Parking Schedule* section to indicate required and provided parking spaces for the Rivanna River Company per Section 34-984.

Sheet C2

24. (P) The parcel owned by Southern Vector, Inc. with a TMP label of 50-143.1 (510 Caroline Avenue) is assigned TMP 50-143 in the City's system. Per Section 34-827(d)(1), please revise.
25. (P) Please update the approximate zoning line between the R-1S and B-1 areas per Section 34-827(d)(1). The line shown does not match the city zoning district map referenced in Section 34-1(1). The zoning district map is available at: <https://www.charlottesville.gov/268/Zoning>
26. (P) Please include zoning district designations for Lots 10 and 11 (TMP 50-133.1) per Section 34-827(d)(1).
27. (P) Please indicate the stream buffer required by Section 10-71 per Section 34-827(d)(9).
28. (P) The following line type does not appear to be referenced in the key. Please update per Section 34-827(d)(4).



Sheet C2 (2nd Sheet)

29. (P) Two sheets are marked as C2. Please update per Section 34-827(d)(1).
30. (P) Please update "B-2" zoning references to "B-3" per Section 34-827(d)(1).
31. (P) Please include an approximate zoning line between the "B-3" and "CC" zoned areas per Section 34-827(d)(1).
32. (P) Per Sections 34-827(d)(2) and (13), please indicate areas and structures in use by the Rivanna River Company.
33. (P) Please indicate the stream buffer required by Section 10-71 per Section 34-827(d)(9).

Sheet C4

34. (P) Please provide or label the lines between different zoning districts within the subject properties per Section 34-827(d)(1). The line shown must match the city zoning

district map referenced in Section 34-1(1). Please note no multifamily uses are permitted in the R-1S residential zone portion of the site, including buildings, parking areas, and amenity spaces. The zoning district map is available at:

<https://www.charlottesville.gov/268/Zoning>

35. (P) Per Section 34-827(d)(13), please show connections between the proposed on-site sidewalk network to the existing trail per Section 34-897(a).
36. (P) Per Section 34-827(d)(1), please update the proposed setback from adjacent residentially zoned property to meet Section 34-457(b)(2). Please include the required setback from areas of the project site zoned R-1S in addition to separate adjacent parcels. Per Section 34-1122, frontage for TMP 50-144 on Fairway Avenue and E High Street are front yards (double frontage lot), frontage on Caroline Avenue is street side yard, and the remaining sides are designated as side yard.
37. (P) Please indicate the stream buffer required by Section 10-71 per Section 34-827(d)(9).

Sheet C5

38. (P) Please update the approximate zoning line between the R-1S and B-1 areas per Section 34-827(d)(1). The line shown does not match the city zoning district map referenced in Section 34-1(1). Please note no multifamily uses are permitted in the R-1S residential zone portion of the site, including buildings, parking areas, and amenity spaces. The zoning district map is available at:
<https://www.charlottesville.gov/268/Zoning>
39. (P) Per Section 34-827(d)(1), please update the proposed setback from adjacent residentially zoned property to meet Section 34-457(b)(2). Please include the required setback from areas of the project site zoned R-1S in addition to separate adjacent parcels. Per Section 34-1122, frontage for TMP 50-144 on Fairway Avenue and E High Street are front yards (double frontage lot), frontage on Caroline Avenue is street side yard, and the remaining sides are designated as side yard.

Sheet C6

40. (P) Please provide or label the lines between different zoning districts within the subject properties per Section 34-827(d)(1). The line shown must match the city zoning district map referenced in Section 34-1(1). Please note no multifamily uses are permitted in the R-1S residential zone portion of the site, including buildings, parking areas, and amenity spaces. The zoning district map is available at:
<https://www.charlottesville.gov/268/Zoning>
41. (P) Per Section 34-827(d)(1), please update the proposed setback from adjacent residentially zoned property to meet Section 34-457(b)(2). Please include the required setback from areas of the project site zoned R-1S in addition to separate adjacent parcels. Per Section 34-1122, frontage for TMP 50-144 on Fairway Avenue and E High Street are front yards (double frontage lot), frontage on Caroline Avenue is street side yard, and the remaining sides are designated as side yard.
42. (P) Per Sections 34-827(d)(2) and (13), please indicate areas and structures in use by the Rivanna River Company.
43. (P) Per Section 34-897(e)(1), sidewalks shall be provided to connect with all public rights-of-way. The proposed plan does not provide pedestrian access to E High Street

or adjacent properties per Section 34-897(a). Per Section 34-827(d)(13), please update the plan.

44. (P) Per Section 34-796, access through areas zoned CC Central City Mixed Use District to a multifamily or mixed-use development is not permitted. Please update per Section 34-827(d)(2).
45. (P) Please indicate the stream buffer required by Section 10-71 per Section 34-827(d)(9).

Sheet C11

46. (F) Per Sections 34-828(d)(9) and 34-867(1), please include all road frontages for parcels included in the development in the streetscape tree calculation, such as TMP 50-133.1, per Section 34-870(a).
47. (F) Per Sections 34-828(d)(9) and 34-867(1), please provide the square footage of each interior landscaped area.
48. (F) Per Sections 34-828(d)(9) and 34-867(1), please update the code reference for "interior parking area" in the *Landscape Schedule* to Section 34-873(d)(1).
49. (F) Per Sections 34-828(d)(9) and 34-867(1), please include a reference to Section 34-873(d)(2) for "1 medium shade tree per 8 spaces" in the *Landscape Schedule* for consistency. Please remove the "medium" designation, as this only applies to interior landscaped areas less than 300 square feet.
50. (F) Per Sections 34-828(d)(9) and 34-867(1), please include the calculation for shrub plantings for interior landscaped areas in the *Landscape Schedule* per Section 34-873(d)(2).
51. (F) Per Sections 34-828(d)(9) and 34-867(1), please include the required S-2 screening calculations for the adjacent property parking lot screening in the *Landscape Schedule* per Section 34-873(c)(2).
52. (F) The proposed plantings (*Viburnum awabuki* 'Chindo') adjacent to the parking spaces proposing a 2-ft overhang are dense and may reach 8-ft in width and 12-ft in height at maturity. This will block the proposed overhang area. Per Sections 34-828(d)(9) and 34-867(1), please update the proposed species if the overhang is to remain.
53. (F) Please indicate the stream buffer required by Section 10-71 per Sections 34-828(d)(9) and 34-869(5).

Sheet C12

54. (F) Per Sections 34-828(d)(9) and 34-867(1), please include all road frontages for parcels included in the development in the streetscape tree calculation, such as TMP 50-133.1, per Section 34-870(a).
55. (F) Per Sections 34-828(d)(9) and 34-867(1), please provide the square footage of each interior landscaped area.
56. (F) Per Sections 34-828(d)(9) and 34-867(1), please update the code reference for "interior parking area" in the *Landscape Schedule* to Section 34-873(d)(1).
57. (F) Per Sections 34-828(d)(9) and 34-867(1), please include a reference to Section 34-873(d)(2) for "1 medium shade tree per 8 spaces" in the *Landscape Schedule* for consistency. Please remove the "medium" designation, as this only applies to interior landscaped areas less than 300 square feet.

58. (F) Per Sections 34-828(d)(9) and 34-867(1), please include the calculation for shrub plantings for interior landscaped areas in the *Landscape Schedule* per Section 34-873(d)(2).
59. (F) Per Sections 34-828(d)(9) and 34-867(1), please include the required S-2 screening calculations for the adjacent property parking lot screening in the *Landscape Schedule* per Section 34-873(c)(2).
60. (F) The proposed plantings (*Viburnum awabuki* 'Chindo') adjacent to the parking spaces proposing a 2-ft overhang are dense and may reach 8-ft in width and 12-ft in height at maturity. This will block the proposed overhang area. Per Sections 34-828(d)(9) and 34-867(1), please update the proposed species if the overhang is to remain.
61. (F) Please indicate the stream buffer required by Section 10-71 per Sections 34-828(d)(9) and 34-869(5).

Building Official – Chuck Miller

62. Builds are set under utility lines and in their setbacks.
63. Building code requirements for construction in a floodway and flood plain need to be met.

Engineering – Jack Dawson

SWM

64. What was provided looks correct regarding Channel Protection/Flood Protection from a conceptual standpoint in relation to Site Outfalls 1 & 2. However, it appears there is a third outfall (approx. 200' north of outfall 2), that needs to be addressed as well.

Roads/SD

65. No HDPE within the ROW. Please provide a structure to clearly delineate the transition from Public to Private maintenance.
66. It appears the Public Road provides minimal separation between different components. Per SADM 4.3.2.1: “Designing a street with the minimum dimensions for each element compromises both safety and function. When combining multiple elements, minimum dimensions should not be used adjacent to each other.”

Floodplain Manager – Tony Edwards

67. General requirement – submit a Development In the Floodplain Permit to include all documentation required subject to City Code, Division 1. Flood Hazard Protection Overlay District, Sections 34-240 to 34-270 and to support a CLOMR review. The project proposes a modification of the hydrologic and hydraulics of the floodplain and encroaches upon the floodway and could potentially cause an increase > 0.00 foot per 44 CFR 60.3 (d)(4) or encroach upon floodplain and may cause increase >1.00 foot per 44 CFR 60.3 (c)(13). Also provide written narrative that defines any increase in BFE greater than the maximum allowed and must fulfill the following requirements per 44 CFR 65.12.
68. General requirement – indicate methods used to accurately locate the floodway limits line on the plans.

69. Sheet C2 -There are proposed demolition and structural improvements shown within the regulated floodplain and floodway (i.e., buildings, utility lines, parking lot, stormwater level spreader). Therefore, submit a Hydrologic & Hydraulic engineering analysis with a certification of the technical methods being used with the most recently accepted technical concepts per City code Section 34-254.
70. Sheet C5- Provide a vertical detail of the buildings A, B&C that will illustrate the building foundations, adjacent grading, BFE, HVAC units, any subsurface building areas and lowest finished floor elevations.
71. Sheet C5- provide information relating the mechanical/ tank elements needed for the swimming pool and their location outside of the buildings.
72. Sheet C6-vertically detail outfall #2 for that portion located within the floodway. This will allow better understanding if these will have any potential impacts to the flood flows, velocity changes and any erosion concerns etc., per section 34-254(e).
73. Sheet C7- due to the long length of the project along Rivanna River floodplain, the Base Flood Elevation does change slightly and should be noted on the north / south project limits line. The BFE's are approximately estimated at 332.75' and 331.96'.
74. Sheet C5- Detail proposed retaining wall along floodway limits line defining wall materials and backfill to be used and type of foundation required. Ensure the foundation does not extend into the floodway.
75. Sheet C7- On the south end of the site the proposed retaining wall top is at elevation 330' and below, along with significant areas of the parking lot and entrances being below the BFE elevation. This may allow flood waters against or into Building A. Provide more detailed information on how the structures lower level and outside utility elements (ie., AC units, above grounds tanks etc.) will be provided adequate flood protection. Include building information on foundation types and if any basement areas are below the adjacent grade.
76. Sheet C7, C8 – Please add more labeling on the existing & proposed grading contours.
77. Sheets C7-C8 Both Street access points to Caroline Ave. and High St. will be under water during 100-year storm event (1% chance flood) creating hazardous conditions for ingress and egress to the project site. Flood warning signs indicating where the floodplain is located, shall be installed at each entrance. There should also be an owner / renter notification of the potential flooding conditions and any necessary precautions that should be taken in the case of a severe storm event prior to the leasing or sale of a unit.
78. The city's understanding is that there will not be any commercial development within these buildings, requiring waterproofing methods be applied, please confirm or identify any proposed commercial areas.
79. Provide a Floodplain Development Permit that shows compliance with Section 34-258 Placement of Fill, and all supporting data ie., a geotechnical engineer's certified analysis of alternative elevation methods per Section 34-258(6)(ii), but not limited to.

Traffic Engineering – Brennen Duncan

80. (P) Due to the intensity of the proposed development, please provide estimated trip generation as well as trip distribution figures based on current VDOT rates per Section 34-827(d)(16).

81. (P) Sec. 34-896 – Access: The current site plan's access points are inadequate for the size and nature of the development. There should be a minimum of 2 access points for a development of this size. The connection as shown to E. High Street cannot meet design criteria as the minimum width of the entrance needed is wider than that property at that point. Sub-section (f) also has criteria that if the entrance off of High Street is not viable, cannot be met as the property has no other access to an arterial or collector street. The other connection point, Caroline Avenue, is essentially a yield street with on-street parking along a street with a width of 20 feet or less. Caroline Avenue is also lacking pedestrian sidewalk connections which would be crucial for a development of this size.
82. (P) I don't believe the city would want to take ownership of a 150' "stub road" off of Caroline Avenue. Please show as private access on any subsequent submittals unless there is some engineering and/or planning reason that this needs to be public.

ADA Coordinator – Paul Rudacille

83. No comments received.

Utilities – Roy Nester

84. Comments will be provided in separate correspondence.

Gas Utilities – Christian Chirico

85. No comments received.

Fire Department – Stephen Walton

86. Please provide the building code edition the building will be built to.
87. VCC 602.1 – Please provide type of construction per Virginia Construction Code.
88. VCC 302 – Please provide the occupancy classification per Virginia Construction Code.
89. Does the project have any fire protection systems?
90. VSFPC 505.1-The building street number to be plainly visible from the street for emergency responders.
91. 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 on-line to www.KnoxBox.com. The Knox Box allows entry to the building without damaging the lock and door system.
92. Local Requirement - The submitted plan shall show the size and location of water mains and the distance and location to nearest fire hydrant to the project.
93. Structures with fire protection systems shall indicate the location of any fire line to the building(s).
94. **The fire line shall be a separate water line tapped off the water main and separate from the domestic water line.**
95. Fire Lines – A permit is required for Fire Line installation. A detailed drawing (2 sets) showing fittings and thrust blocks must be submitted with the permit application. Once installed, the Fire Line requires a visual inspection and a pressure test inspection by the Fire Marshal's office.

96. The site plan shall show the location of fire department connections for those structures with fire protection systems.
97. 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.
98. 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.
99. VSFPC B105.2, B105.1 and TABLE 105.1- Calculation of the fire flow required for the site shall be shown on the site plan. Also, verification that the needed fire flow (NFF) is available on site. The minimum required fire flow for all buildings, with the exception of one and two-family dwellings which is 1,000 gallons per minute, is 1,500 gallons per minute (sprinkler protected or non-sprinkler protected). **Please provide the total floor area of all floors within the exterior walls of Building C.**
100. 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.**
101. SFPC 507.5.1.1 – Hydrant for standpipe system – Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet of the fire department connections. The distance shall be permitted to exceed 100 feet where approved by the fire code official.
102. 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 maturity of the landscaping.
103. VSFPC 503.2.1 - Overhead wiring or other obstructions shall be higher than 13 feet 6 inches.
104. VSFPC 3312.1 - An approved water supply for fire protection shall be made available as soon as combustible material arrives on the site.
105. All pavement shall be capable of supporting fire apparatus weighing 85, 000 lbs. Prelim
106. VSFPC 905.3.1 - If the floor level of the highest story is more than 30 feet above the lowest level of fire department vehicle access, then a Class I standpipe system **must** be installed in addition to the sprinkler system.
107. VSFPC 3311.1 - Where a building has been constructed to a height greater than 50 feet or four (4) stories, at least one temporary lighted stairway shall be provided unless one or more of the permanent stairways are erected as the construction progresses.
108. VSFPC 503.2.5 - If applicable, dead-end emergency fire apparatus access roadways and fire lanes in excess of 150 feet shall be provided with an approved turn-around.
109. VSFPC 503.3 – Marking Fire Lanes. The location and method of marking fire lanes shall be clearly indicated on the submitted site plan. Fire lanes shall be a minimum of 20 feet in width. Signs and markings to delineate fire lanes as designated by the fire official shall be provided and installed by the owner or his/her agent of the property involved. Fire apparatus roads 20 to 26 feet in width shall be posted or marked on both sides “No Parking – Fire Lane”.
110. VSFPC 3313.1 – Where Required - Buildings four or more stories in height shall be provided with not less than one standpipe for use during construction. Such standpipes shall be installed when the progress of construction is not more than 40 feet in height

above the lowest level of fire department access. Such standpipe shall be provided with fire department hose connections at accessible locations adjacent to usable stairs. Such standpipes shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

111. No vehicles/machinery of any type, construction materials or construction debris are to be parked, placed or stored either in front of and within 15 feet of a fire hydrant.
112. Keep dumpsters, building materials and construction debris at least 30 feet from buildings under construction.

Construction & Demolition Comments

113. VSFPC 310.3; 310.5 – No smoking or vaping 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 witness smoking/vaping within the construction site, he or she may request a **24 hour Stop Work Order** from the City Building Official.
114. VSFPC 3304.2 – Waste disposal of combustible debris shall be removed from the building at the end of each workday.
115. VSFPC 3304.6 – Cutting and welding. Operations involving the use of cutting and welding shall be done in accordance with Chapter 35, of the Virginia Statewide Fire Prevention Code, addressing welding and hotwork operations.
116. VSFPC 3315.1 - Fire extinguishers shall be provided with not less than one approved portable fire extinguisher at each stairway on all floor levels where combustible materials have accumulated.
117. VSFPC 3310.1 - Required vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available. Final

Urban Forester – Steve Gaines

118. Development project exceeds required canopy requirements.
119. Please adhere to street trees, residual trees, parking lot screening and interior landscaping specifications (Charlottesville City Code, Sec. 34-860-873, Sec 34 1077-1125).
120. Please retain any established trees on the property to increase likelihood of canopy tree survival.
121. The majority of the projected plant/tree installations listed for this project are on the city’s approved species planting list. The city does suggest alternating a few large canopy tree species into the mix, perhaps switching out a portion of the willow oaks for Yellow Poplar Black gum, or Hackberry. Additionally, Southern Red Oak (as with most of the red oak variety) is very susceptible to bacterial leaf scorch – highly suggest adding in white oak variety trees such as Swamp White Oak, Chestnut Oak. As Southern Red Oak made up a large percentage of your canopy requirements, landscapers will have to vary

installation numbers to make up for deficits. Additional suggestions include London Plane, Basswood, or Dawn Redwood, and Pignut/Shagbark hickory.

122. It is further suggested that additional species be added for shrubs and evergreen cover. This will help mitigate infestations of pathogens and insects and preserve the integrity of the vegetation landscape. Additionally, greater diversity in vegetation will also benefit local wildlife that utilize the area.
123. In regards to Chapter 10 under Charlottesville City Codes:
 - a. Landscape plan did not address issues associated with disturbances to stream buffer.
 - b. Chapter 10 Article 10.7 emphasizes the requirement to retain the existing stream buffer. What is this project doing to minimize impacts to existing vegetation? How many trees will be removed? How will replacement vegetation be installed? What/where will replacement vegetation be installed? What other erosion control mechanisms in place?
 - c. As this project impacts a large footprint, trees that are left on site should be equipped with tree preservation fencing delineating critical root zones to avoid damage from heavy equipment.
124. The below bulleted species indicate problematic species selections. The City of Charlottesville maintains a list of approved plantings on the Urban Forestry Website: <https://www.charlottesville.gov/DocumentCenter/View/898/Charlottesville-Master-Tree-List-PDF> Please contact the City Urban Forester (434.989.9110) if there are any questions or need for clarification.
 - American Elm – Suggest using Jefferson Elm which is not as susceptible to Dutch Elm Disease
 - Soft Touch Holly – Not on approved list, suggest American Holly or Inkberry Holly
 - Chindo Viburnum – Not on approved planting list, suggest sticking with native viburnums such as Blackhaw or Nannyberry
 - Photinia Fraseri – Not on approved planting list, considered invasive in southern regions – suggest substituting Eastern Arborvitae (can reach 20-30 feet in height) or Nellie Holly

Parks Department – Chris Gensic

125. Consider providing a public trail easement generally along the sewer line from Fairway Avenue following Meade Creek down to the existing City trail along the river. The City can construct the trail after the easement is provided.
126. Consider providing one or more trail connections directly from the building sites to the existing open space/river trail.
127. Would like to discuss the City acquiring portions of the open space along the Rivanna River and Meade Creek as permanent public parklands. Particularly the areas in the south and west portions of the property.

CAT Assistant Director – Juwhan Lee

128. No comments received.

Office of Community Solutions- Brenda Kelley

129. OCS would like to see a minimum of 10% of affordable housing units, affordable for households up to 60% of the Average Median Income (AMI), for a minimum affordability period of 99 years.

Rivanna Sewer and Water Authority – Dyon Vega

General Comments

130. Please include RWSA Water and Sewer notes (attached).
131. RWSA will require a sewer flow acceptance prior to final site plan approval for each phase/block. The request will need to be sent to us by ACSA and will include the following:
 - a. Estimated average daily dry weather sewage flow (ADDWF)
 - b. Point of connection into RWSA system (which manhole)
 - c. Number of units/square footage
 - d. Estimated in-service date

Sheet C9

132. RWSA would like more details on the level spreader.

Albemarle County Service Authority – Richard Nelson

133. The ACSA does not desire an interconnect between the ACSA and City water mains, as this would serve as a bypass from the whole sale meter.
134. Transfer of ownership of the portion of ACSA water main to the City and relocation of the existing whole sale meter could be entertained.

Rivanna Water & Sewer Authority (RWSA)
General Water & Sanitary Sewer Notes

Last Revised: April 2016

1. All materials and methods of construction shall comply with the latest version of the General Water and Sewer Design and Construction Standards – Version 1.0, adopted in December 2015, except as modified below or modified in special notes.
2. RWSA shall approve all construction materials and methods of construction. A preconstruction conference shall be held with RWSA prior to the start of any work.
3. The contractor shall be responsible for notifying Miss Utility (1-800-552-7001).
4. RWSA Engineer (Victoria Fort at (434) 977-2970 ext. 205) shall be notified three business days prior to the start of construction.
5. All work is subject to inspection by RWSA staff. No tie-ins to the existing system shall be made without coordination with and the presence of RWSA staff. No work shall be conducted on RWSA facilities on weekends or holidays without special written permission from RWSA.
6. For sanitary sewer line construction: RWSA may require bypass pumping for tie-ins to the existing system. All doghouse manholes must be pressure-tested before a connection is made to the system.
7. The location of existing utilities as shown on the plans is from data available at the time of design and is not necessarily complete or accurate. The Contractor shall be responsible for the verification of the location, size and depth of all existing utilities, both surface and subsurface. The Contractor shall immediately notify the Engineer of any discrepancies between the plans and field conditions. The Contractor shall use due diligence to protect all utilities and structures from damage at all times, whether shown on the plans or not. Damage to any existing utilities shall be repaired by the Contractor to the original condition at no additional cost to the Owner.
8. Erosion and sediment control facilities shall not be permitted in the RWSA easement without special written permission from RWSA. No grading shall be permitted in the RWSA easement unless permitted otherwise by RWSA in writing.
9. No blasting shall be permitted within 100 feet of RWSA facilities without written permission and RWSA approval of the blasting plan. Ground monitoring during blasting and a pre-blast survey may be required. For blasting within 100 feet of any operative RWSA sewerlines, bypass pumping and/or pre- and post-CCTV may be required. RWSA may also require certification from a licensed professional engineer stating that the proposed blasting will not damage any RWSA facilities. Damage to any utilities due to blasting shall be repaired by the Contractor to the original condition at no additional cost to the Owner.
10. The contractor shall observe minimum separation requirements for utility crossings. When a crossing is made under an existing facility, adequate structural support shall be provided for the existing pipe. The area of the crossing shall be backfilled with compacted 57 stone to the springline of the existing pipe.
11. New water main installations shall be pressure tested, chlorinated, flushed and have water samples approved prior to making any permanent connection to the public water system. Approved methods of filling and flushing new water mains will be required to prevent any contamination of the public water system.
12. All easements for new RWSA facilities shall be recorded prior to placing the new facilities into service.
13. No permanent structural facilities will be permitted in the RWSA easement. This includes building overhangs, retaining walls, footers for any structure, drainage structures, etc.
14. Trees are not permitted in the RWSA easement.