

CITY OF CHARLOTTESVILLE

Department of Neighborhood Development Services

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January 20, 2023

Shimp Engineering, P.C.

Attn: Justin Shimp

912 E High Street

Charlottesville, VA 22902

RE: 0 E High Street Preliminary Site Plan 2nd Submittal Comments

Dear Applicant:

Thank you for presenting the site plan for the above referenced development initially on August 29, 2022 and resubmitted on December 7, 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 April 20, 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. (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). **Applicant has confirmed no disturbance to critical slopes is proposed. Please note any proposed modifications to critical slope area boundaries must be approved by Public Works Engineering.**
2. (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. **Acknowledged by applicant.**
3. (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. **Acknowledged by applicant.**
4. (P) 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. **Acknowledged by applicant. The proposed boundary line adjustment must be completed prior to preliminary site plan approval, or the adjacent property owner for TMP 50-18 must sign on to the preliminary site plan application.**
5. 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.). **Acknowledged by applicant.**
6. 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. **Acknowledged by applicant.**
7. 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. **Acknowledged by applicant.**

8. 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. **Applicant has updated this submission to no longer propose new public streets.**
9. (P) Per Section 34-827(d)(3), please include project phasing information. **Applicant has confirmed phasing is not currently proposed.**
10. (P) **Repeated Comment:** Per Section 34-827(d)(13), please provide information on proposed outdoor lighting. **Information to confirm compliance with Section 34-1003 is required on the preliminary site plan per Section 34-827(d)(13).**
11. **Repeat Comment:** Please note: No access through areas zoned R-1S Small Lot Residential District, per Section 34-420, or CC Central City Mixed Use District, per Section 34-796, is permitted for multifamily or mixed-use developments. **The proposed preliminary site plan shows access through R-1S and CC zoned areas to the proposed mixed use development located on the subject property in adjacent B-1 and B-3 zoned areas. Per Section 34-6(b)(3), access to adjacent multifamily and mixed-use developments is specifically not permitted in any low-density residential or mixed-use zoning districts.**
12. (P) It appears the preliminary site plan has been modified to now only include TMP 50-144. Per Section 34-827(d)(1), please clarify if this is not accurate.

Sheet C1

13. (P) **Repeat Comment:** Please update the *Proposed Use* section to include the Rivanna River Company use per Section 34-827(d)(2). **This section as well as the *Existing Use* section has been updated to note the use as “Amusement and recreation,” which is not a use category provided in the applicable use matrix in Section 34-480. Per Section 34-6(b)(3), a use must be specifically permitted in the use matrix to allow establishment of the use. Per Section 34-827(d)(1), please update both sections to refer to a use category provided within the use matrix.**
14. (P) **Repeat Comment:** 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). **The proposed 16 compact spaces are approved per Section 34-977(b)(2). However, please update the required parking and associated maximum compact parking space count to reflect the requirement of 251 spaces.**
15. (P) **Repeat Comment:** 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. **The proposed parking space calculation will be confirmed once the use designation for the company is confirmed.**

Sheet C5

16. (P) **Repeat Comment:** Per Section 34-420, access through areas zoned R-1S to a multifamily or mixed-use development is not permitted. Please update per Section 34-827(d)(2). **The proposed preliminary site plan shows access through R-1S and CC zoned areas to the proposed mixed use development located on the subject property in**

adjacent B-1 and B-3 zoned areas. Per Section 34-6(b)(3), access to adjacent multifamily and mixed-use developments is specifically not permitted in any low-density residential zoning districts.

Sheet C6

17. (P) **Repeat Comment:** 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). **The proposed preliminary site plan shows access through R-1S and CC zoned areas to the proposed mixed use development located on the subject property in adjacent B-1 and B-3 zoned areas. Per Section 34-6(b)(3), access to adjacent multifamily and mixed-use developments is specifically not permitted in any mixed-use zoning districts.**
18. (P) Per Sections 34-827(d)(2), (12), (13), please provide sufficient information to demonstrate the proposed boundary line adjustment will comply to the ordinance regarding the existing use located on TMPs 50-17 and 50-18. Please note, all area currently contained in TMP 50-18 will continue to be under the Entrance Corridor Overlay District and all applicable requirements.

Sheet C12 (Formerly Sheet C11)

2. (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). **Applicant has confirmed landscaping requirements will be addressed in the final site plan.**
3. (F) Per Sections 34-828(d)(9) and 34-867(1), please provide the square footage of each interior landscaped area. **Applicant has confirmed landscaping requirements will be addressed in the final site plan.**
4. (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). **Applicant has confirmed landscaping requirements will be addressed in the final site plan.**
5. (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. **Applicant has confirmed landscaping requirements will be addressed in the final site plan.**
6. (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). **Applicant has confirmed landscaping requirements will be addressed in the final site plan.**
7. (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). **Applicant has confirmed landscaping requirements will be addressed in the final site plan.**
8. (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. **Applicant has confirmed landscaping requirements will be addressed in the final site plan.**

Sheet C13 (Formerly Sheet C12)

9. (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). **Applicant has confirmed landscaping requirements will be addressed in the final site plan.**
10. (F) Per Sections 34-828(d)(9) and 34-867(1), please provide the square footage of each interior landscaped area. **Applicant has confirmed landscaping requirements will be addressed in the final site plan.**
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Building Official – Chuck Miller

16. No comments received.

Engineering – Jack Dawson

17. Drainage areas and estimated flowrates could not be located. City Engineering staff would like to make the designer aware of the complications with the application of BMP Spec No. 2 in regards to Engineered Level Spreaders and their applications in “high flow” scenarios. We recommend reviewing 6.3 on page 13 of 22 in the spec when final plans are prepared.

Floodplain Manager – Tony Edwards

18. Comment #67 – repeat previous comment from Submission #1.

- 19. Comment #68 – submission addressed previous city comment.
- 20. Comment #69 - repeat previous comment from Submission #1.
- 21. Comment # 70 – repeat previous comment from Submission #1.
- 22. Comment #71 - repeat previous comment from Submission #1.
- 23. Comment #72 - repeat previous comment from Submission #1.
- 24. Comment #73 – submission addressed previous city comment.
- 25. Comment #74 - repeat previous comment from Submission #1.
- 26. Comment #75 - repeat previous comment from Submission #1.
- 27. Comment #76 – submission addressed previous city comment.
- 28. Comment #77- repeat previous comment from Submission #1.
- 29. Comment #78 – submission addressed previous city comment.
- 30. Comment #79 - repeat previous comment from Submission #1.

Traffic Engineering – Brennen Duncan

- 31. No comments received.

ADA Coordinator – Paul Rudacille

- 32. No comments received.

Utilities – Roy Nester

General

- 33. (P) Thank you for the preliminary profiles for all proposed City utility mains. Please identify specific pipe material (i.e. SDR-26 PVC or CI 52 DIP), pipe size, and pipe slope (sewer only) on each profile. Size and material were omitted for the proposed water main. Some sewer slopes were provided but not all. Material identification was incomplete for sewer as well.

Water

- 34. (P) Thank you for the provided AWWA M-22 demand calculations each proposed water meter on these plans. Please include the worksheet and demand curves with the operating point identified on the plans, for each meter.

Sewer

- 35. (P) On sheet C1, for the Water and Sanitary Services notes, please update the daily sewer flow.

Final Site Plan Comments

The following comments are for information only as they must be addressed with the Final Site Plan but will not affect Preliminary Site Plan approval.

- 36. Please provide a profile for proposed electrical / telephone / cable / fiber-optic service lines where these are below ground in City ROW or cross City utility lines. Please provide a cross-section for each profile as well. Subsurface electrical lines in ROW shall be installed in a concrete encased duct-bank.
- 37. For all plan sheets, please keep all City utility infrastructure at least 10-feet from any structure. This includes manholes, water meters, storm inlets, water mains, sewer mains, and fire hydrants. Structures include houses, apartment buildings, retaining

- walls, porches, decks, and steps used to access the structure. There were not identified locations on this plan submission, but this must be kept in mind as the design is refined.
38. Please ensure adequate utility-to-utility spacing is provided everywhere. We require 5-feet of horizontal separation between City utilities (water, sewer, storm and gas) and all other utility infrastructure (lines, boxes, poles, etc.).
 39. For all utility profiles, please show all crossings and note the station, crossing utility use, material, and size. This includes all service lines.
 40. For all utility profiles, please show all connections and note the station, and connecting line name / lot served.
 41. Please provide adequate separation between the proposed water and sewer infrastructure. Per state regulations 10-feet of horizontal clearance shall be provided between mains and manholes. Individual service lines must have at least 5-feet of horizontal separation.
 42. Please ensure adequate tree-to-utility spacing is provided everywhere. We require 10-feet of separation between trees and City utility infrastructure (lines, boxes, valves, hydrants, etc.).
 43. Please provide an easement plat for all new public utility easements. The new PUE shall be dedicated to the City. This includes on-site and off-site easements.
 44. Wherever new or relocated City utility lines (gas, water, sewer or storm) are located within 10-feet of the edge of ROW, please provide public utility easement (PUE) such that a 20' wide clear work space is provided. For example, if a new City water line is only within ROW by 2-feet, we need an 8-foot wide PUE outside of ROW for this line.
 45. Please make sure all details on the plan are accurate, correct, and applicable. Furthermore, please add any City standard details that may have been omitted.
 46. Please provide a bond estimate for all public improvements.
 47. For the proposed water main connection to Caroline currently shown on the plan, the connection needs to be revised. In Caroline, the new water main from your site shall terminate with an 8x8 tee, with 2 8-inch gate valves (one on the leg from your site, and one on the north side of the tee). Please show a small section of 8-inch pipe extending north and south from the tee / gate valve, and have each line have an 8x6 reducer that connects to the existing 6-inch main.
 48. If the demands warrant a 1-inch water meter, please show the public portion of the water service line as 1-inch type-k soft copper supplying the City standard 1-inch meter setter. The tap on the main shall be 1-inch corp stop as well.
 49. If the demands warrant a 1.5 or 2-inch water meter, please show the public portion of the water service line as 2-inch type-k soft copper supplying the City standard 2-inch meter setter. The tap on the main shall be 2-inch corp stop as well. If a 1.5-inch meter is needed, please note that the City will install the 1.5-inch meter in the 2-inch setter with adaptor brackets.
 50. If the demands warrant a 3 or 4-inch water meter, please show the public portion of the water service line as 4-inch class 52 DIP. A 4-inch gate valve shall be installed adjacent to the main, either as part of a TS&V or with cut-in tee. For a 3-inch meter, a 4 to 3-inch reducer will be installed immediately outside the vault.

51. When the final site plan is submitted, we will provide you manhole names for all existing and proposed manholes. These will be the permanent names to be used for all future plan submissions.
52. Existing sanitary sewer manholes 01-021 (3B) and 01-22 (4B) cannot be raised as proposed as they are brick structures; they will have to be replaced in their entirety.
53. For all new sewer MH not located in a trail, roadway or landscaped/maintained area, please have the top elevation at least 2-feet above finished grade.
54. For all new / relocated PVC public sewer mains, please evaluate the velocity of flows, so as to not exceed 15-feet per second. If calculated velocities are greater than this, then the material should change to P401 lined Class 52 DIP due to erosion concerns. For the calculations, assume full pipe flow.
55. We strongly recommend that sanitary sewer laterals not cross stormwater BMPs.
56. For all sewer manholes, please eliminate all the vertical drop connections at the manhole structures unless expressly approved by Utilities.
57. All new / relocated public sewer mains shall be SDR-26 PVC, minimum. Furthermore, in City ROW, private laterals shall be SDR-26 PVC as well.

Gas Utilities – Christian Chirico

58. No comments received.

Fire Department – Stephen Walton

59. Review will be completed and comments provided upon receipt of requested clarification for Building C construction features to allow determination of fire flow requirements.

Urban Forester – Steve Gaines

60. No comments received.

Parks Department – Chris Gensic

61. No further comment at this time. We will work with them in the final site plan process.

CAT Assistant Director – Juwhan Lee

62. No comments received.

Rivanna Sewer and Water Authority – Dyon Vega

63. No further comments.

Albemarle County Service Authority – Richard Nelson

64. No objections to the preliminary site plan.