BELMONT HEIGHTS

LEGEND

LEGEND					
EXISTING	NEW	DESCRIPTION			
		BENCHMARK			
		SITE PROPERTY LINE			
		ADJACENT PROPERTY LINE			
		LOT PROPERTY LINE			
		BUILDING SETBACK LINE (BSL)			
	·	ACCESS EASEMENT			
		DEMOLITION			
+ + + + + + +		DEMOLITION HATCH			
10	10	PARKING COUNT			
XX.X' —	XX.X' —	DIMENIONS			
<u> </u>	·	GRADING EASEMENT			
— — -310- — —	1 0	INDEX CONTOUR			
310	12 10 ¹⁰	INTERVAL CONTOUR			
×311.5	+ [∪]	SPOT EVELVATION			
x 311.5EP	5/ + 5/ * 5/ *	EDGE OF PAVEMENT ELEVATION TOP OF CURB ELEVATION			
× 311.5TC × 311.5TW	5/ + 57 *	TOP OF WALL ELEVATION			
× 311.5BW	57 ♣ 57 8 1 BW	BOTTOM OF WALL ELEVATION			
X	+	RETAINING WALL			
		RETAINING WALL HATCH			
		STAIRS			
-00	-00	RAILING			
		BUILDING			
		ROAD-EDGE OF PAVEMENT			
		ROAD- CENTERLINE			
		ROAD-FRONT OF CURB			
		ROAD BACK OF CURB			
		CG-2 STANDARD 6" CURB			
		CG-6 STANDARD 6" CURB AND GUTT			
		CG-12 STANDARD ACCESS RAMP			
		SIDEWALK			
		BIKE PARKING HANDICAP ACCESSIBLE AISLE			
<u> </u>	4	HANDICAP PARKING			
CL		CONCRETE/DAY/FMENT CIDEWALK			
	4	CONCRETE/PAVEMENT-SIDEWALK RIPRAP			
		ASPHALT			
		GRASS			
* * * * * *	* * * * * *	TREELINE			
X	X	FENCE			
		UTILITY EASEMENT			
-0-	-0-	UTILITY POLE			
*	*	LIGHT POLE			
——— ОНИ ———	——— OHU ———	OVERHEAD UTILITY			
UGU	——— UGU ———	UNDERGROUND UTILITY			
	0	OVERHEAD UTILITY GUY			
		MANHOLE			
RD	RD	STORM LINE			
		ROOF DRAIN			
		DRAIN INLET DRAINAGE EASEMENT			
		STORM DRAINAGE EASEMENT			
		SANITARY SEWER PIPE			
S	<u> </u>	SANITARY SEWER LATERAL			
W	W	WATER LINE			
WS	WS	WATER SERVICE LINE			
		5/8 , 1" WATER METER			
⊗WV	owv o	WATER VALVE AND BOX			
FDC	FDC	FIRE DEPARTMENT CONNECTION			
FHA	FHA	FIRE HYDRANT			
		WATER EASEMENT			
—— GAS ——	— GAS —	GAS LINE			
	LOD —	LIMITS OF DISTURBANCE			

OWNER/DEVELOPER

Piedmont Realty Holdings III, LLC 6535 Woodbourne Lane

ZONING

Crozet, VA 22932

Neighborhood Commercial Corridor **SETBACKS**

Front Minimum: None

Front Maximum: 10' Side & Rear Minimum & Maximum: None

SOURCE OF TITLE DB 2019 PG 318

SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary survey provided by Roudabush, Gale & Associates, Inc., 03/23/2020 Topographic Survey provided by Roudabush, Gale & Associates, Inc., 09/27/2022 As-built utilities by Stanley Land Surveys, October 29, 2020

Offsite information displayed are from the City of Charlottesville GIS

BENCHMARK

GPS Base 0550 Elevation=474.28' Datum:NAVD88

FLOODZONE

FEMA flood insurance rate map (community panel 51003C0278D), effective date February 4, 2005 shows this property within zone "x" and no portion of the property within the 100-year flood plain

WATER & SANITARY SERVICES

Site is served by City of Charlottesville public water and sewer. 1. All materials used for water and sanitary sewer service lines are to comply with requirements as outlined in both the

BOCA Code and the regulations used by the Department of Public Works for the City of Charlottesville. 2. All waterline shut downs must be coordinated with and performed by the City. Developer must hand out notices to

affected customers at least 48 hours in advance.

3. Per the Virginia Department of Health Waterworks Regulations (Part II, Article 3, Section 12 VAC 5-590 through 630), all buildings that have the possibility of contaminating the potable water distribution system (hospitals, industrial sites, breweries, etc.) shall have a backflow prevention device installed within the facility. This device shall meet specifications of the Virginia Uniform Statewide Building Code, shall be tested in regular intervals as required, and test results shall be submitted to the Regulatory Compliance Administrator in the Department of Utilities.

4. All buildings that may produce wastes containing more than one hundred (100) parts per million of fats, oil, or grease shall install a grease trap. The grease trap shall meet specifications of the Virginia Uniform Statewide Building Code, maintain records of cleaning and maintenance, and be inspected on regular intervals by the Regulatory Compliance Administrator in the Department of Utilities.

5. Please contact the Regulatory Compliance Administrator at 970-3032 with any questions regarding the grease trap or backflow prevention devices.

Existing Water Demands: 23 Units, Max: 2760 gph, Peak Hour: 4140 gph (Existing Meters)

Proposed Water Demands: 11 Units, Max: 1320 gph, Peak Hour: 1980 gph (New Meter) Existing Sewer Demands: 23 Units, 4600 gpd

Proposed Sewer Demands: 11 Units, 2200 gpd

Total Sewer Demand (Existing+Proposed) = 6800 gpd

FIRE MARSHAL'S NOTES

1. IFC 505-The building street number to be plainly visible from the street for emergency responders. 2. Overhead wiring or other obstructions shall be higher than 13 feet 6 inches.

3. An approved water supply for fire protection shall be made available as soon as combustible material arrives on the site.

Fire hydrants shall be installed and useable prior to the start of any building construction. 4. All pavement shall be capable of supporting fire apparatus weighing 75,000 lbs.

5. Required vehicle access for fire fighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access

shall be maintained until permanent fire apparatus access roads are available.

1. IFC 1404.1 - Smoking to be allowed in only designated spaces with proper receptacles.

2. IFC 1404.2 - Waste disposal of combustible debris shall be removed from the building at the end of each workday. 3. IFC 1410.1-Access to the building during demolition and construction shall be maintained.

4. IFC 1404.6 - Operations involving the use of cutting and welding shall be done in accordance with Chapter 26, of the

International Fire Code, addressing welding and hotwork operations. 5. IFC 1414.1-Fire extinguishers shall be provided with not less than one approved portable fire extinguisher at each stairway

on all floor levels where combustible materials have accumulated. 6. Required vehicle access for fire fighting shall be provided to all construction or demolition sites. Vehicle access shall be

provided to within 100 feet of temporary or permanent fire department connections, if any.

GENERAL NOTES

1. All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part

2. The location of existing utilities across or along the line of the proposed work are not necessarily shown on the plans and where shown based on "MISS UTILITY" markings and are only approximately correct. The contractor shall locate all underground lines

3. The contractor shall verify the locations of all boundaries, buildings, existing elevations, vegetation and other pertinent site elements. Contractor shall immediately report any discrepancies to the engineer of record.

4. The contractor shall be responsible for notifying "MISS UTILITY" - 1-800-552-7001. 5. Any damage to existing utilities caused by the contractor or its subcontractors shall be the contractor's sole responsibility to repair.

This expense is the contractor's responsibility

6. All paving, drainage related materials and construction methods shall conform to current specifications and standards of the City of Charlottesville unless otherwise noted.

7. An erosion and sediment control plan is NOT required with this site plan per Sec.10.22-a-1.

8. All slopes and disturbed areas are to be fertilized, seeded and mulched. The maximum allowable slope is 2:1. Where it is

reasonably obtainable, lesser slopes of 3:1 or better are to be achieved. 9. Paved, rip-rap or stabilization mat lined ditch may be required when in the opinion of the Engineer it is deemed necessary in order

10. All traffic control signs shall conform to the 2011 Virginia Supplement to the 2009 Manual on Uniform Control Devices.

11. Unless otherwise noted all concrete pipe shall be reinforced concrete pipe - Class III.

12. All material inside concrete forms shall be clean and free of all rocks and other loose debris. Sub-base material shall be

compacted by mechanical means. Remove all standing water from area inside forms. 13. Concrete and asphalt shall not be placed unless the air temperature is at least 40 degrees in the shade and rising. Material shall

14. All existing curbs, curb and gutters and sidewalks to be removed shall be taken out to the nearest joint.

15. Existing asphalt pavement shall be saw cut and removed as per VDOT Road and Bridge Specifications 2016. Removal shall be done in such a manner as to not tear, bulge or displace adjacent pavement. Edges shall be clean and vertical. All cuts shall be parallel or perpendicular to the direction of traffic.

16. The contractor shall exercise care to provide positive drainage to the storm inlets or other acceptable drainage paths in all

17. Contact information for any necessary inspections with City:

E&S inspector, NDS- 970-3182 (for the E&S inspections) Project Inspectors, NDS-970-3182 (for other construction items like sidewalk, pavement patches, road, storm sewer etc) Water and Sanitary Sewer-Utilities 970-3800

Street cut, Public Works 970-3800 Other public ROW issues-City Engineer 970-3182.

18. Any sidewalk and/or curb damage identified in the site vicinity due to project construction activities as determined by City inspector shall be repaired at the contractor's expense

19. A temporary street closure permit is required for closure of sidewalks, parking spaces and roadways and is subject to approval by the City Traffic Engineer.

20.Per the Virginia Department of Health Waterworks Regulation (Part II, Article 3, Section 12 VAC 5-590 through 630), all buildings that have the possibility of contaminating the potable water distribution system (hospitals, industrial sites, breweries, etc) shall have a backflow prevention device installed within the facility. This device shall meet specifications of the Virginia uniform Statewide Building Code, shall be tested in regular intervals as required, and test results shall be submitted to the Regulatory Compliance Administrator in the Department of Utilities.

21. All buildings that may produce wastes containing more than one hundred (100) perts per million of fats, or grease shall install a grease trap. The grease trap shall meet specifications of the Virginia Uniform Statewide Building Code, maintain records of cleaming and maintenance, and be inspected on regular intervals by the Regulatory Compliance Administrator in the Department of Utilities.

22. Please contact the Regulatory Compliance Administrator at 970-3032 with any questions regarding the grease trap or backflow prevention devices.

BUILDING HEIGHTS

Maximum Allowable: 45.0' Building consists of three (3) slabs with FFE's at 476.42, 475.083, & 474.25

Proposed Building Height = 42.0' **EXISTING USE**

Multifamily

PROPOSED USE

One (1) Multifamily Building with 11 Units Residential density of up to 42 DUA Per special Use Permit

(23) existing units + (11) proposed units = $\frac{34 \text{ Units}}{0.81 \text{ ac}} = \frac{42 \text{ Units}}{\text{Acre}}$ 0.81 ac (property area)

LAND USE SCHEDULE

EXISTING	SF	AC	%
Impervious	3,146	0.072	56.1
Turf	2,471	0.057	43.9
Total=	5,617	0.129	100.0
Proposed	SF	AC	%
Impervious	4,101	0.094	73.0
Turf	1,516	0.035	27.0
Total=	5,617	0.129	100.0

Note: landuse schedule is based on the site limits of disturbance Limits of disturbance = 5,617 sf

MOTOR VEHICLE PARKING SCHEDULE

Required Per Sec.34-983: Existing 23 Multifamily Units:

(22)Efficiency/1-bedroom/2-bedroom units = $\frac{1 \text{ Space}}{1 \text{ Init}}$ = 22 Units x $\frac{1 \text{ Space}}{1 \text{ Init}}$ = 22 Parking Spaces (1) 3-bedroom unit = $\frac{2 \text{ Spaces}}{1 \text{ Init}}$ = 1 Unit x $\frac{2 \text{ Space}}{1 \text{ Init}}$ = 2 Parking Spaces

Proposed 11 Multifamily Units: (11) 1-bedroom/2-bedroom units = $\frac{1 \text{ Space}}{1 \text{ Init}}$ = 11 Units x $\frac{1 \text{ Space}}{1 \text{ Init}}$ = 11 Parking Spaces

Commercial (Bakery Without tables/seating): $420 \text{ sf} = \frac{1 \text{ Space}}{350 \text{ SE}} = 420 \text{ sf x} \frac{1 \text{ Space}}{350 \text{ SE}} = 1.2$

Provisions to Parking Requirements:

*Per Sec. 34-985(b)(2), where a use is located within 300' of a bus stop on an existing route, the number of parking spaces required for such use shall

be reduced by four spaces for uses located within Neighborhood Mixed Use District

*Per Sec. 34-985(b)(4), Where parking lots provide for clearly marked spaces for vans with three (3) or more occupants, such spaces shall count as three (3) parking spaces. These spaces shall be marked with a sign containing the conditions of the space use.

22 + 2 + 11 + 1 - 4 -3 = Total Required Parking Spaces = 29 Parking Spaces

32 Parking spaces provided including:

10 compact parking spaces

(2) handicap parking space.

(1) Van space

Per Sec. 34.977(b)(2), up to 30% of the required off-street parking spaces may be designed for compact cars 32 x 0.3 = 10 compact spaces allowed

BICYCLE PARKING SCHEDULE

Multifamiy Dwelling: one (1) bicycle space for every two (2) dwelling units

 $\frac{11 \text{ Units}}{1}$ = 5.5 = 6 bicycle spaces required

2 Spaces
Nonresidential uses: One (1) bicycle space for every one thousand (1,000) square fee of public space. $\frac{420 \text{ SF}}{1.000 \text{ SF}}$ = 0.42 = 1 bicycle spaces required

(6) bicycle parking spaces for 11 units (2) bicycle parking spaces for bakery

= (8) bicycle parking provided CITY PERMITS

1. The contractor shall be responsible for obtaining a street cut permit from the City.

2. A Temporary Street Closure Permit is required for closure of sidewalks, parking spaces, and roadways; and is subject to approval by the City Traffic Engineer. The contractor contact information will be provided with the final plans. 3. The contractor shall provide adequate pedestrian barriers and circulation during construction.

CRITICAL SLOPES There are no critical slopes within the project area.

ELECTRIC/TELEPHONE/CABLE TV

If feasible, all new service lines for electricity, telephone and cable TV are to be installed underground. Care is

to be taken to assure their location does not conflict with any other aspects of the proposed site plan.

UTILITY MARKINGS

All signs and pavement shall conform with the latest edition of the MUTCD Guidelines.

A sign permit must be issued in accordance with the City of Charlottesville Sign Regulations prior to placement of any signs

AFFORDABLE HOUSING

Five (5) units designated as affordable per affordable housing commitment submitted with SP2020-000001

ITF Trin Generation

TE THE Scholation											
Hee	ITE	IV	АМ			PM			Weekday		
Use	Code		In	Out	Total	In	Out	Total	In	Out	Total
Multifamily Housing (Mid-Rise)	221	23 Dwelling Units (Existing)	2	6	8	6	4	10	62	62	124
Multifamily Housing (Mid-Rise)	221	11 Dwelling Units (Proposed)	1	3	4	3	2	5	29	29	58

ITE Trip Generation, 10th Generation Edition reflects AM and PM peak hour traffic.

VICINITY MAP SCALE: 1"=200"

CITY OF CHARLOTTESVILLE, VIRGINIA

TAX MAP 57 PARCELS 36

Map provided by Google.com

1 Parking Spaces

SHEET INDEX Total No. of Sheets is 9

C1 COVER SHEET

C2 EXISTING CONDITIONS

C3 SITE LAYOUT

C4 GRADING & UTILITY PLAN

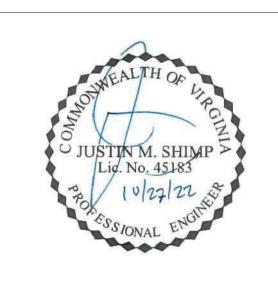
C5 DETAILED GRADING PLAN

C6 LANDSCAPE PLAN

C7 UTILITY PROFILES

C8 UTILITY DETAILS **C9** SITE DETAILS

912 E. HIGH ST. 434.227.5140 CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM



FINAL SITE DEVELOPMENT PLAN BELMONT **HEIGHTS**

ALBEMARLE COUNTY, VIRGINIA SUBMISSION: 2022.10.27 **REVISION:**

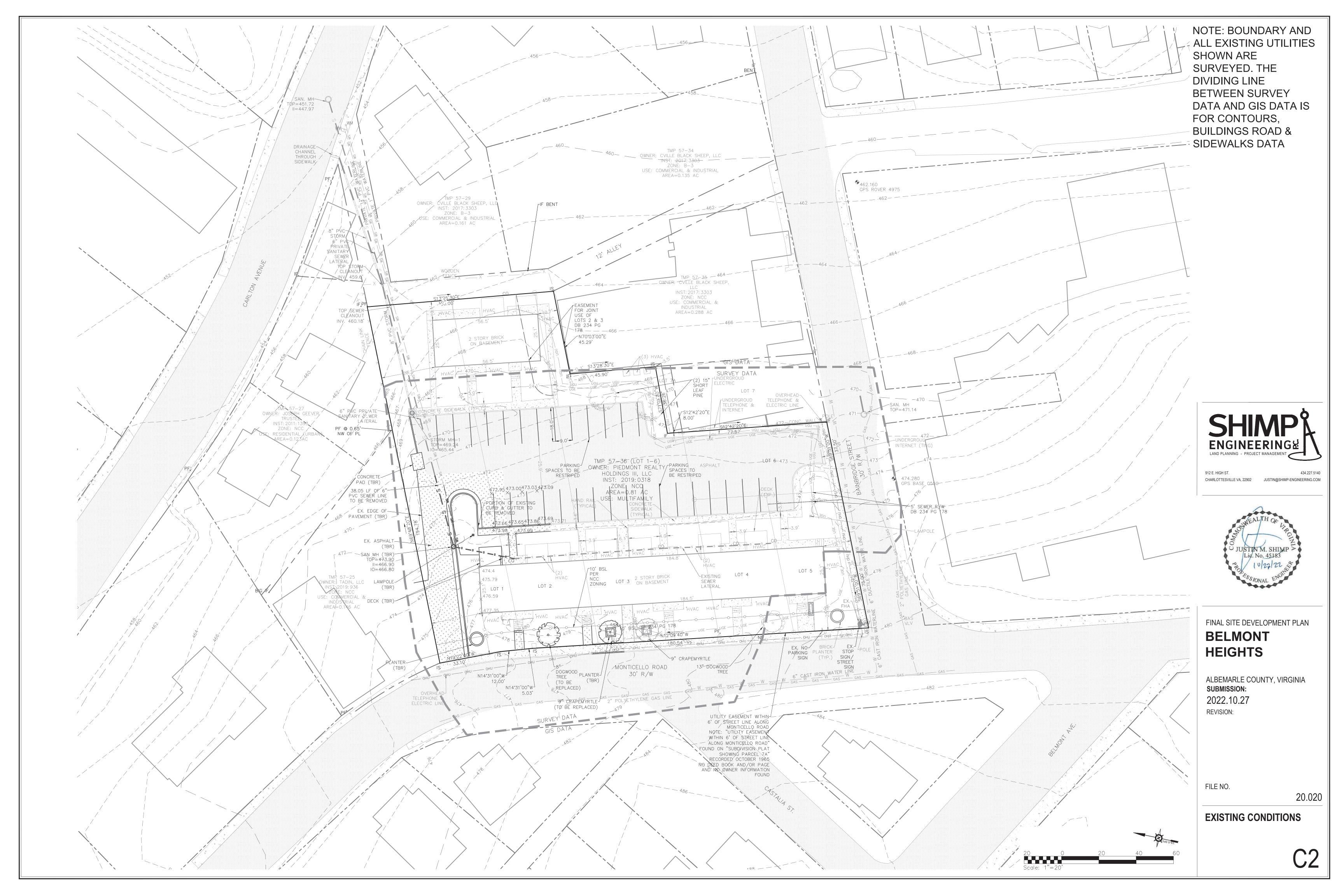
APPROVALS

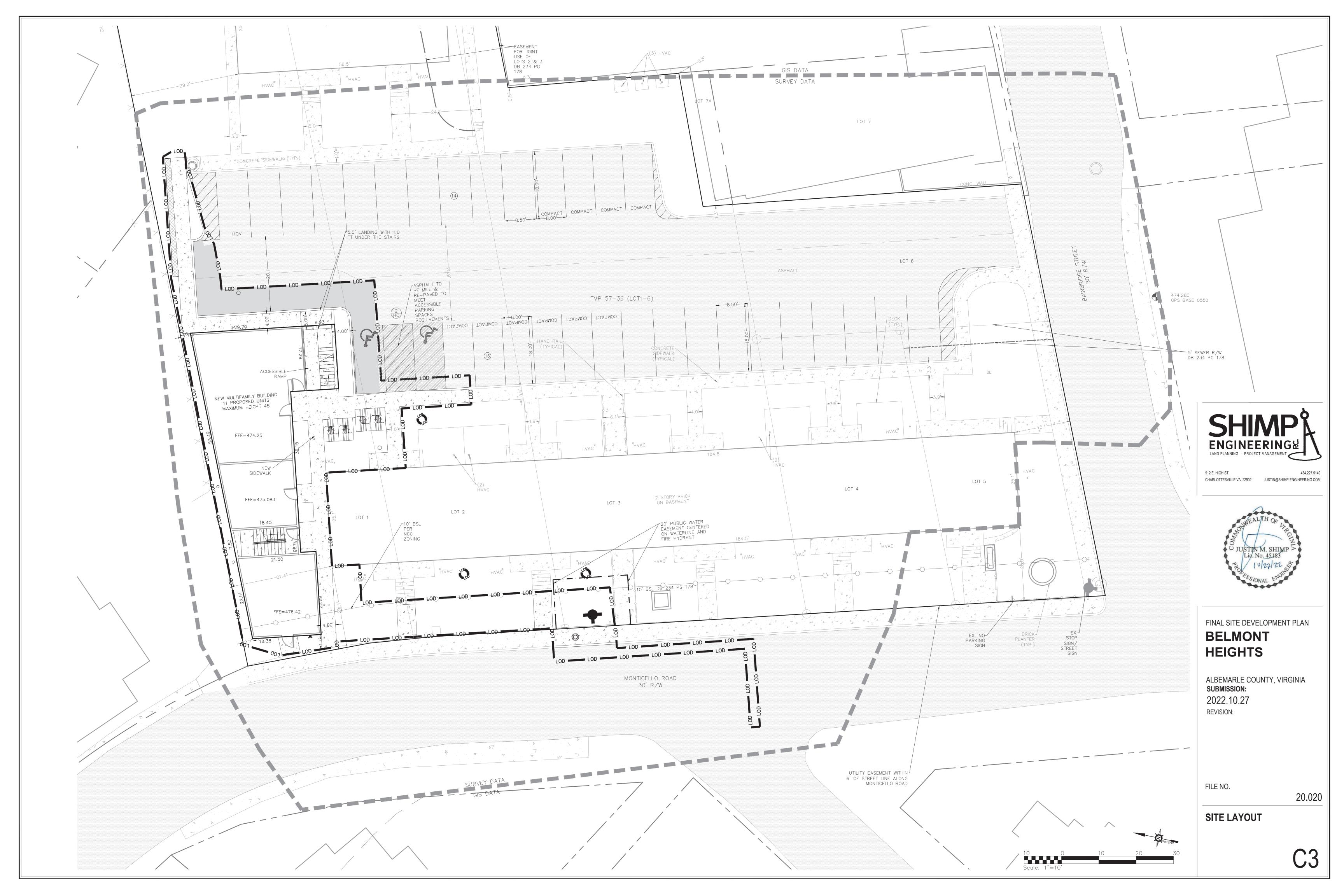
Director of Neighborhood Development Services

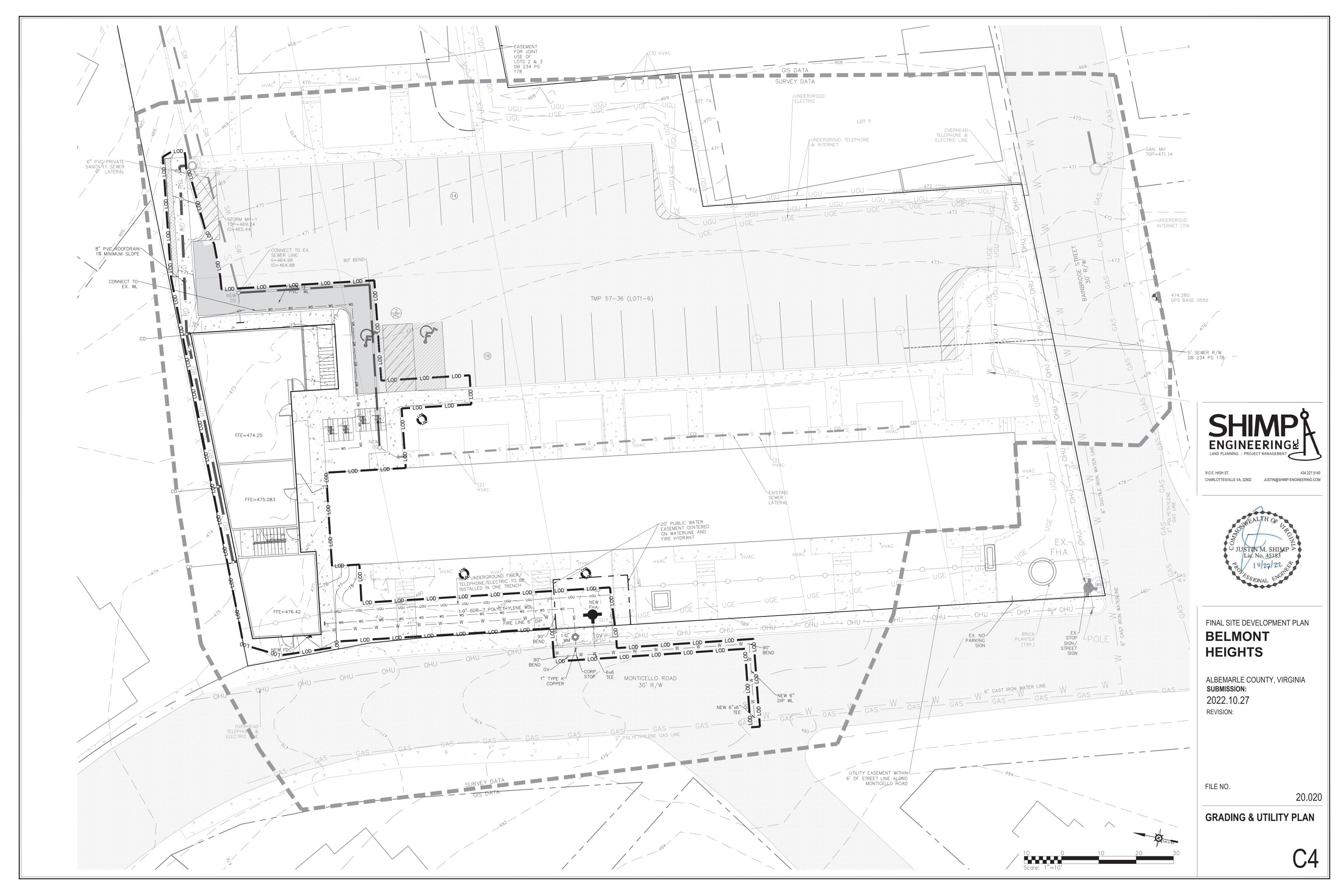
FILE NO.

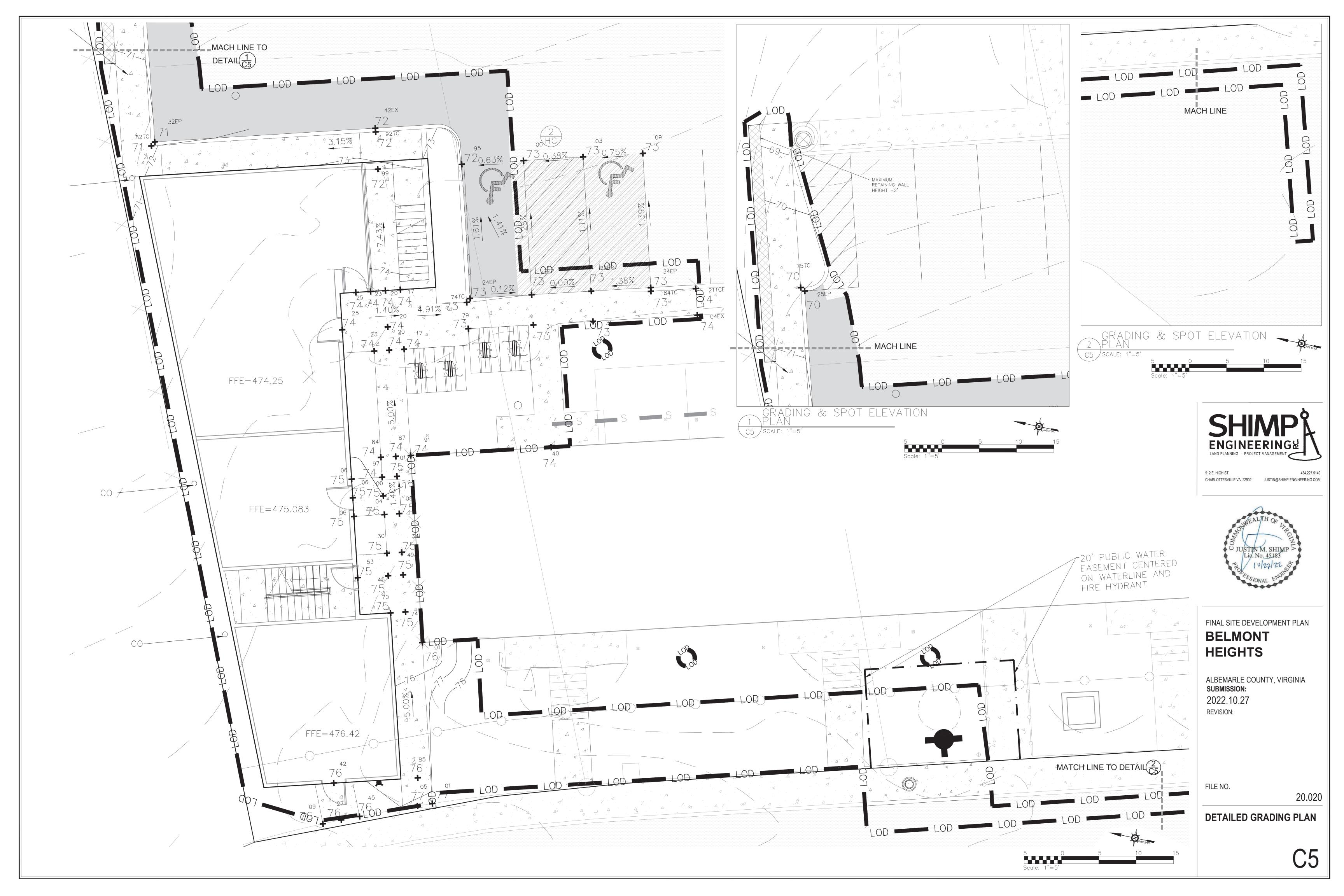
COVER SHEET

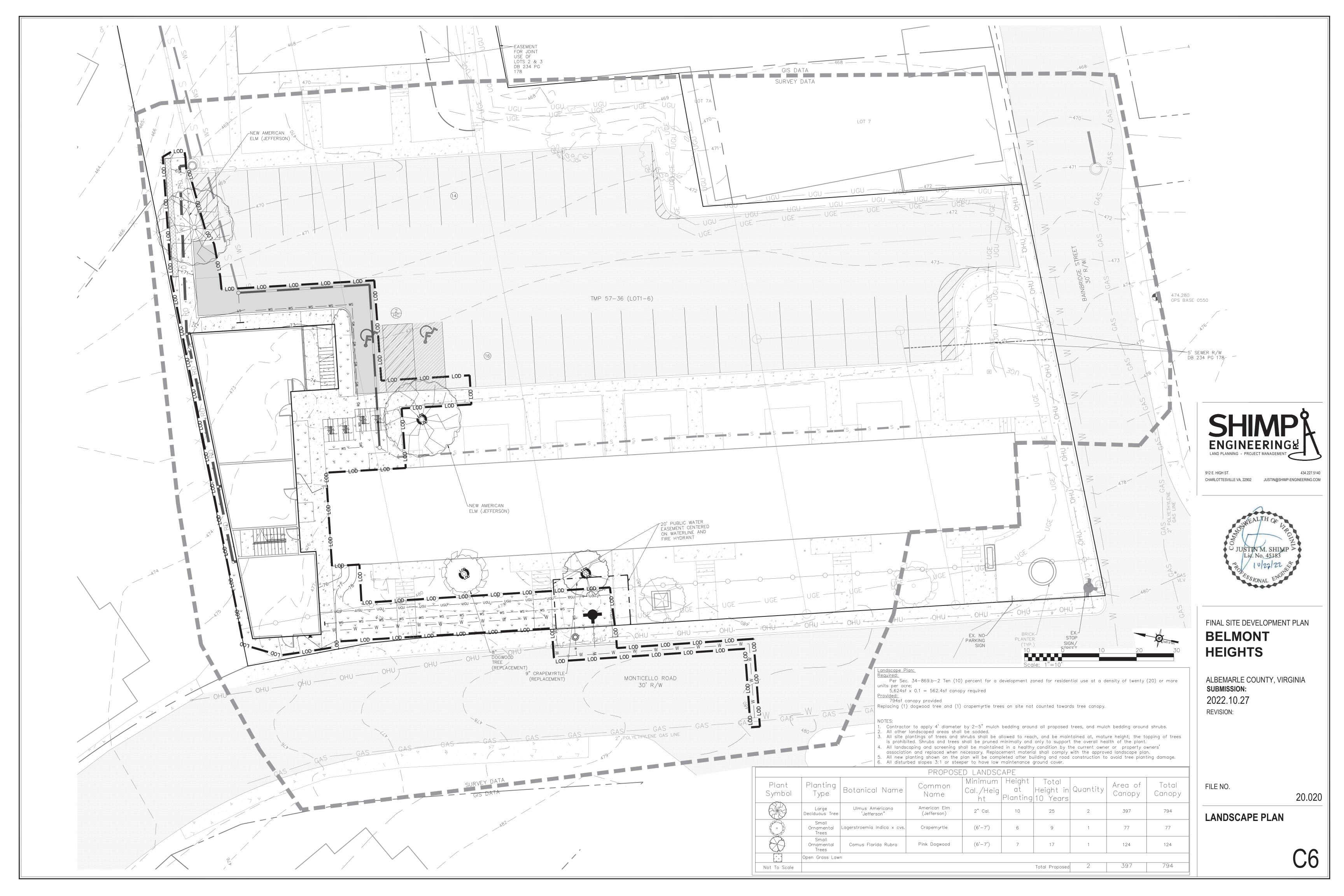
20.020

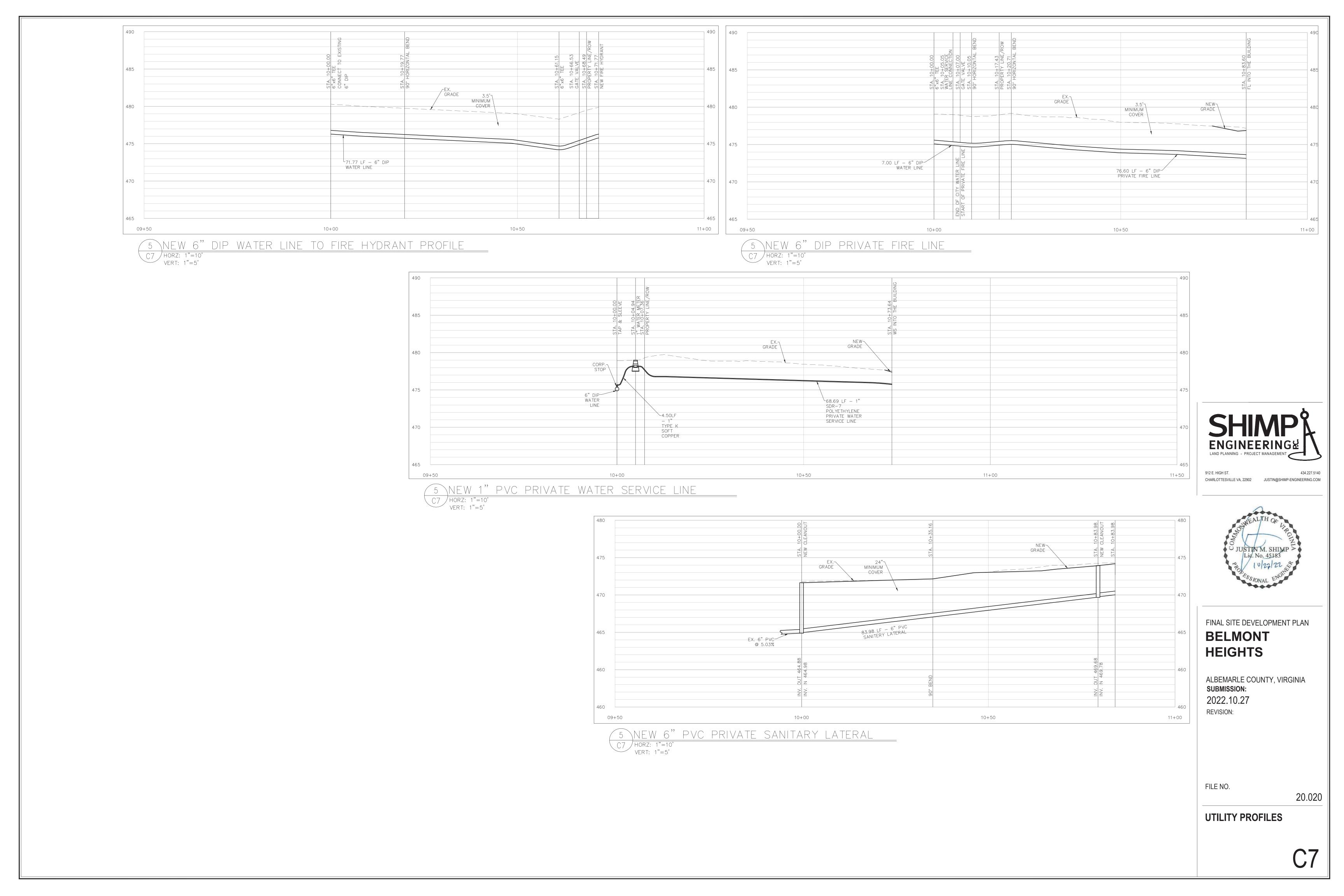


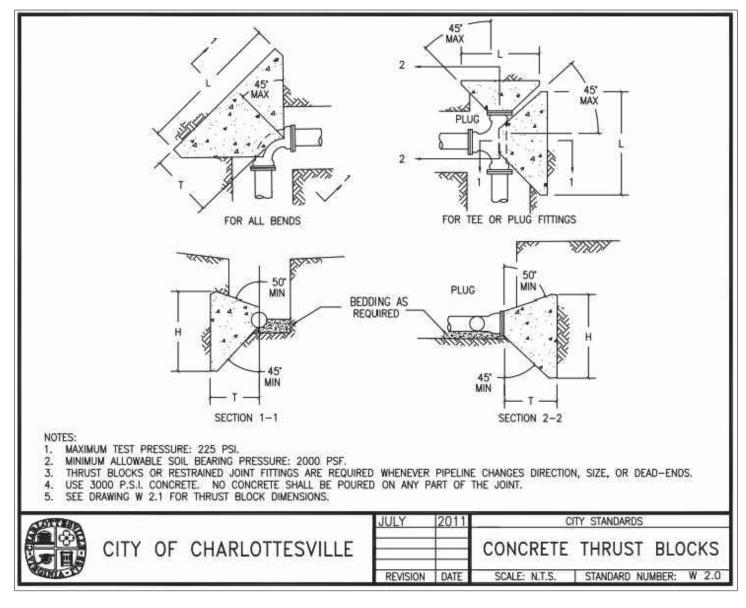


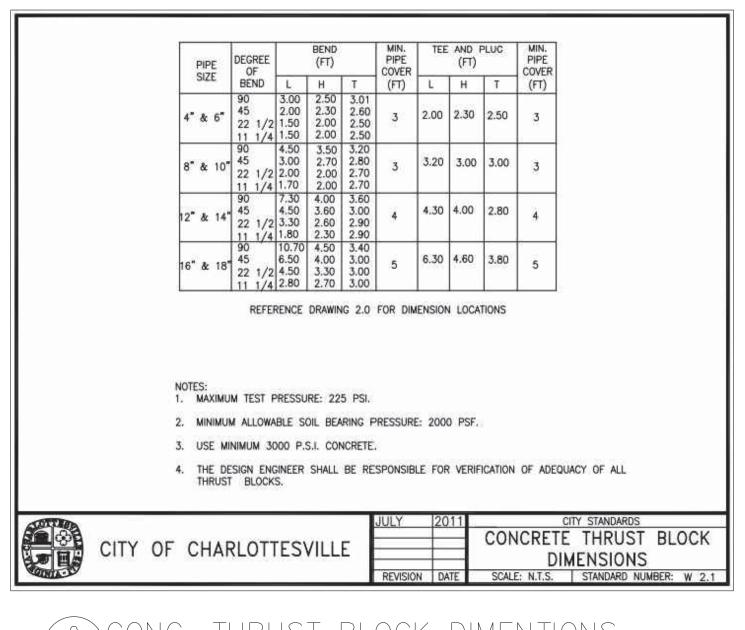


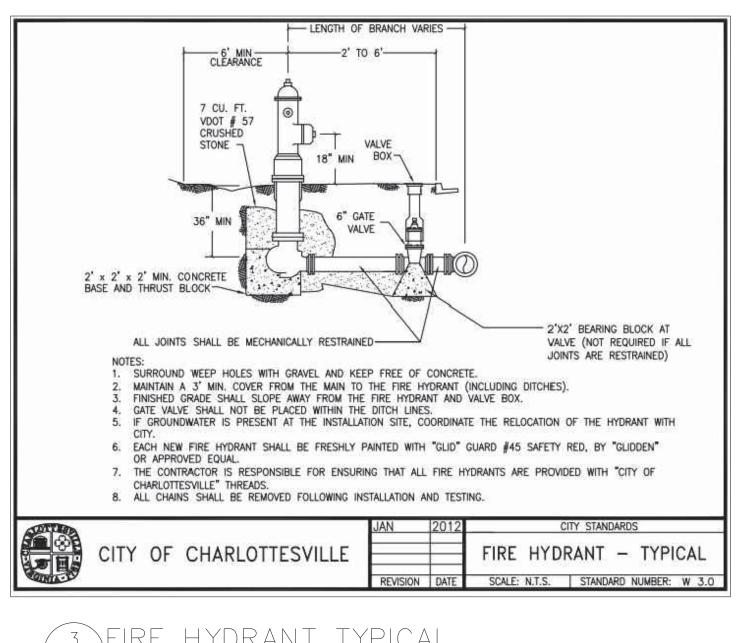


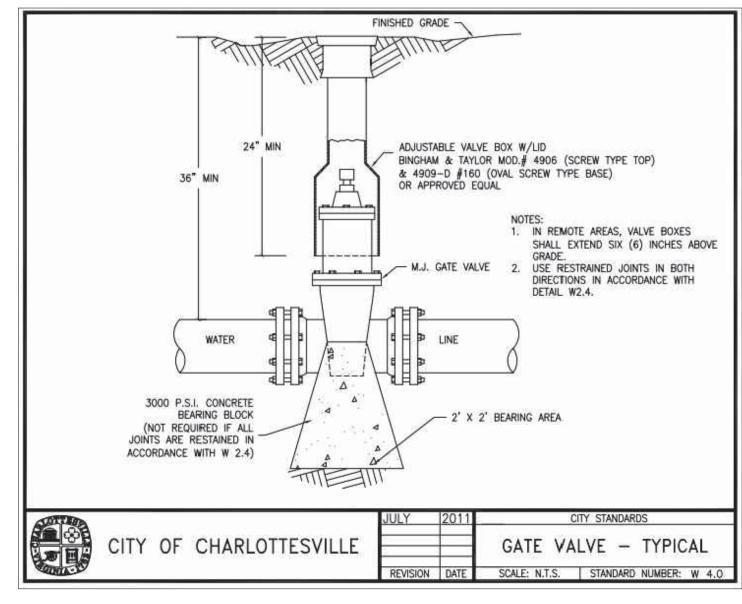














Rev. 2020.02.26

Fixture

Value

1000 Monticello Rd, Charlottesville, VA

Blk. No.

57-36



TACK AND SEAL

TACK AND SEAL

EXISTING PAVEMENT

STONE SUB-BASE

BEDDING AS REQUIRED



-TACK AND SEAL

PERMANENT PAVEMENT

SCALE: N.T.S. | STANDARD NUMBER: P 1.0

EXISTING PAVEMENT

STONE SUB-BASE

-BEDDING AS REQUIRED

ASPHALT 1.5 TIMES EXISTING PAVEMENT

COMPACTED

VDOT #21A

1. PAVEMENT CUTS SHALL BE STRAIGHT AND VERTICAL.

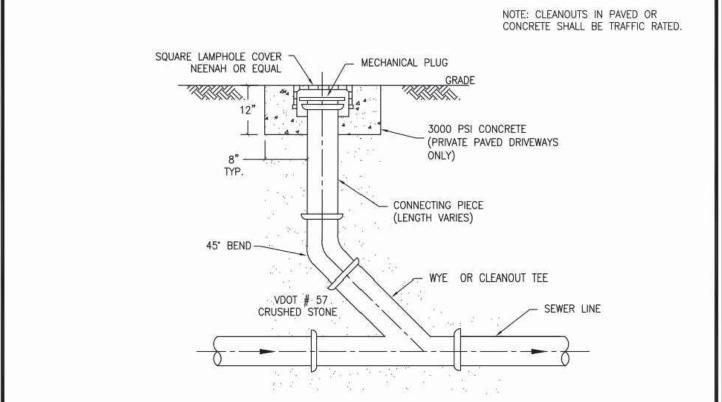
CITY OF CHARLOTTESVILLE

BACKFILL AS REQUIRED TO INSTALL NEW BITUMINOUS ASPHALT.

RE-COMPACT SURFACE OF BACKFILL PRIOR TO INSTALLATION OF

MIN. 2" WEAR COURSE

AND 4" BINDER COURSE



NOTE: CLEANOUT TO BE SAME SIZE AND MATERIAL AS SEWER LINE.

CITY OF CHARLOTTESVILLE

NOT TO SCALE

4 GATE VALVE

CLEANOUT DETAIL

SCALE: N.T.S. STANDARD NUMBER: WW 5.

STANDARD SUBGRADE - TYPICAL

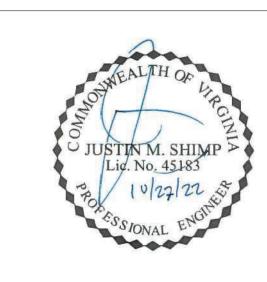
SCALE: N.T.S. STANDARD NUMBER: W 1.0

C8 NOT TO SCALE



912 E. HIGH ST.

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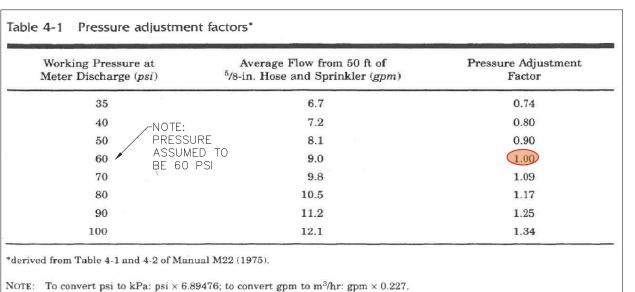
TEMPORARY PAVEMENT REPAIR

TRENCH BACKFILLING.

CITY OF CHARLOTTESVILLE

C8 NOT TO SCALE

TACK AND SEAL



~2" COLD PATCH OR ASPHALT

COMPACTED

VDOT #21A

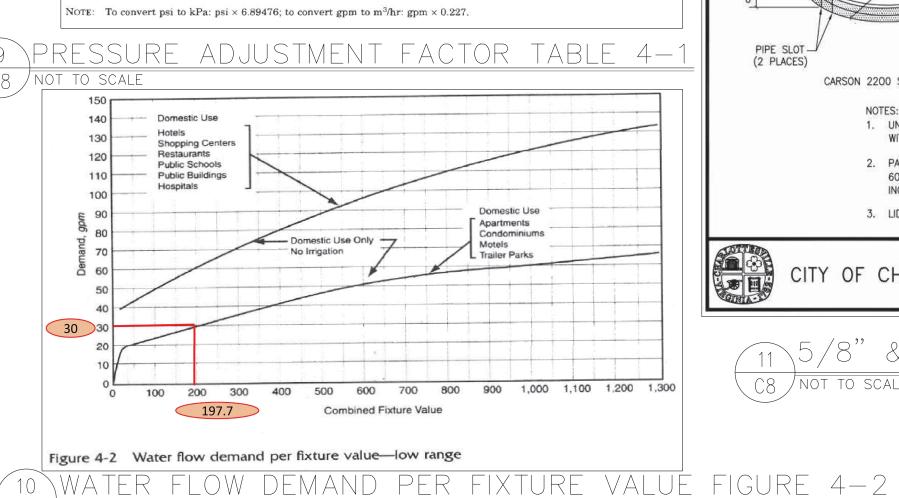
PIPE

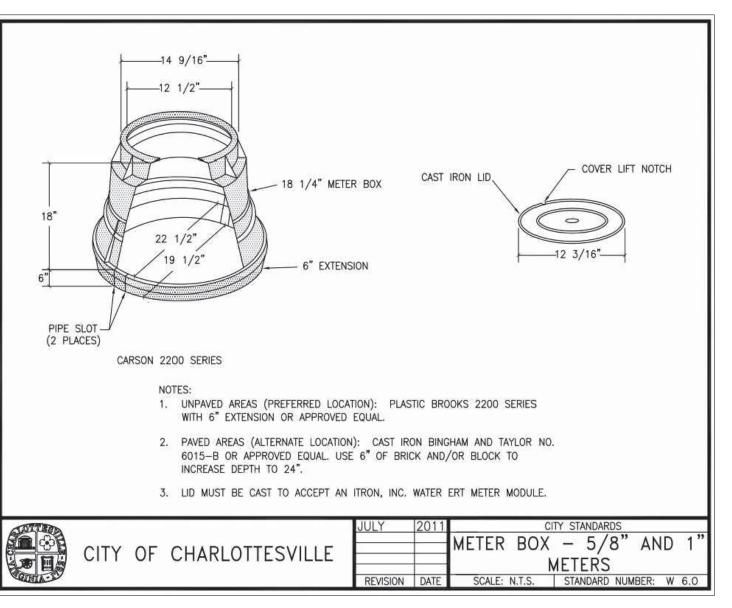
1. TEMPORARY PAVEMENT REPAIR WILL BE REQUIRED IF PERMANENT PAVEMENT REPAIR CAN NOT BE PERFORMED WITHIN 24 HOURS OF

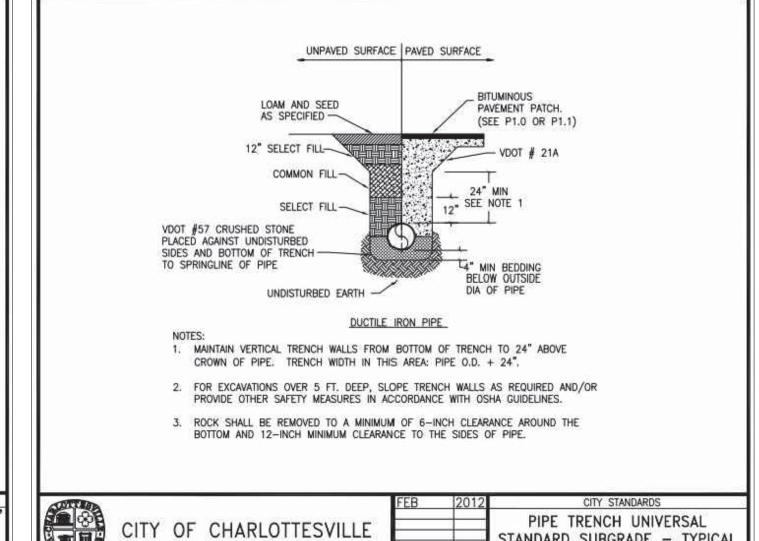
3. CONTRACTOR SHALL MAINTAIN THE TEMPORARY REPAIR UNTIL

2. PAVEMENT CUTS SHALL BE STRAIGHT AND VERTICAL.

PERMANENT PAVEMENT REPAIR IS MADE.







FINAL SITE DEVELOPMENT PLAN **BELMONT HEIGHTS**

ALBEMARLE COUNTY, VIRGINIA SUBMISSION: 2022.10.27 **REVISION:**

FILE NO.

UTILITIES DETAILS

20.020

6 PERMENANT PAVEMENT REPAIR

TEMPORARY PAVEMENT

REPAIR SCALE: N.T.S. STANDARD NUMBER: P

Ш	MIA					REVISION DATE	SCALE: N.T.S.
	11	5/8"	&	1 "	METER	ВОХ	
	1 00 /	NOT TO CO					

12 PIPE TRENCH TYPICAL C8 NOT TO SCALE

Bathtub 4 = Bedpan Washers 10 x Dental Unit = Drinking Fountain - Public 11 = 24.2 Kitchen Sink 2.2 x Lavatory 1.5 x 14 = Showerhead (Shower Only) 2.5 x 9 = 22.5 Service Sink 4 x Toilet – Flush Valve 35 x 14 = Tank Type Urinal - Pedestal Flush Valve 35 x Wall Flush Valve 16 x Wash Sink (Each Set of Faucets) Dishwasher 11 = Washing Machine 2 = Hose (50 ft Wash Down) - 1/2 in. 5 x - 5/8 in. 9 x Pressure Factor from Table 4-1 = 60 psi Customer Peak Demand From Fig. 4 –2 or 4 –3 x Press. Factor 30 gpm x 1.34 gpm Sections* x 1.16 or 0.40+ Hose Bibs x Fixture Value ____ x Press. Factor Added Fixed Load TOTAL FIXED DEMAND

CITY OF CHARLOTTESVILLE

WATER CUSTOMER DATA SHEET

Piedmont Realty Holdings III, LLC Address

Source: AWWA M22 Sizing Water Service Lines and Meters (Jan. 2004) Copyright 2004, American Water Works Association 8 WATER CUSTOMER DATA SHEET

SIZING WATER SERVICE LINES AND METERS

Type of Occupancy Mixed Use

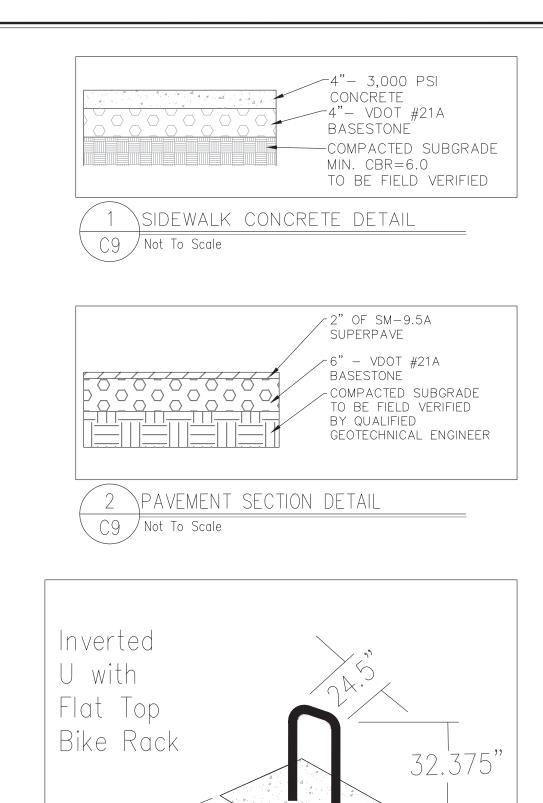
Subdivision

C8 NOT TO SCALE

* 100 ft² area = 1 section

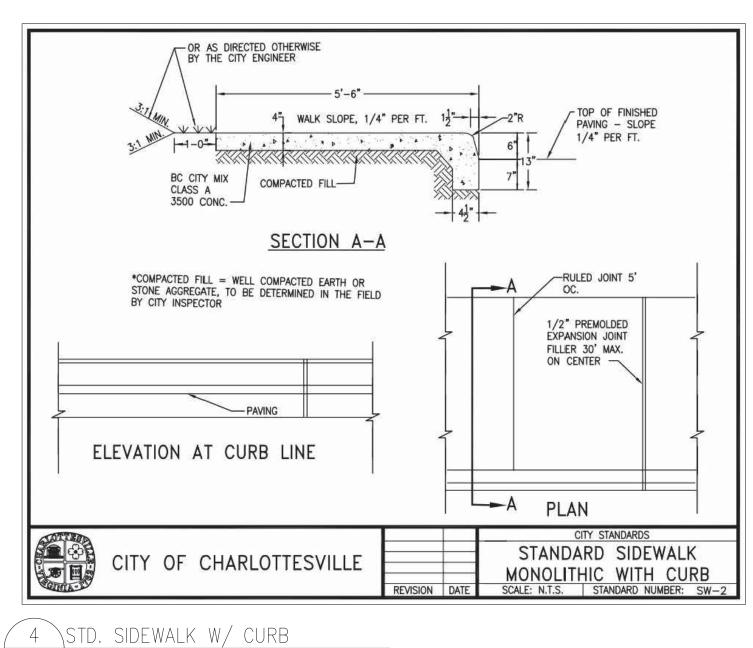
Figure 4-5 Water customer data sheet

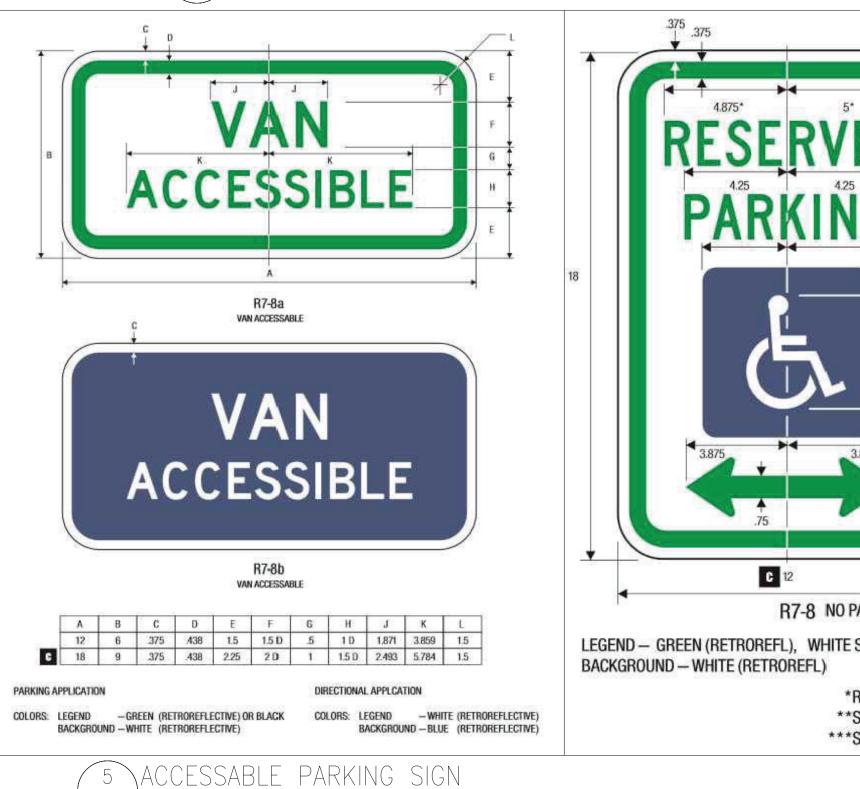
+ Spray Systems- Use 1.16; Rotary systems- Use 0.40



3 INVERTED U BIKE RACK DETAIL

C6 Not To Scale



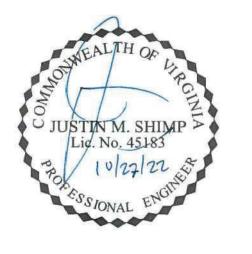




C9 Not To Scale



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FINAL SITE DEVELOPMENT PLAN **BELMONT**

HEIGHTS

ALBEMARLE COUNTY, VIRGINIA SUBMISSION: 2022.10.27 **REVISION:**

FILE NO.

20.020

SITE DETAILS