#### CITY OF CHARLOTTESVILLE





#### APPLICATION FOR APPROVAL OF A PRELIMINARY SITE PLAN

#### PLANNING COMMISSION REGULAR MEETING

DATE OF MEETING: July 14, 2020

**Project Planner:** Brian Haluska, AICP **Date of Staff Report:** June 25, 2020

**Development:** 602-616 West Main Street (Tax Map 29 Parcel 3)

**Applicant:** Heirloom West Main Street Second Phase, LLC **Applicant's Representative(s):** Craig Kotarski, Timmons Group

Current Property Owner: Heirloom West Main Street Second Phase, LLC

Applicable City Code Provisions: 34-800 – 34-827 (Site Plans)

Zoning District: West Main Street East Corridor with Architectural Design Control District and Parking

**Modified Overlay** 

**Reason for Planning Commission Review:** Preliminary site plans associated with a property which has a Special Use Permit (SUP) are subject to review by the Planning Commission.

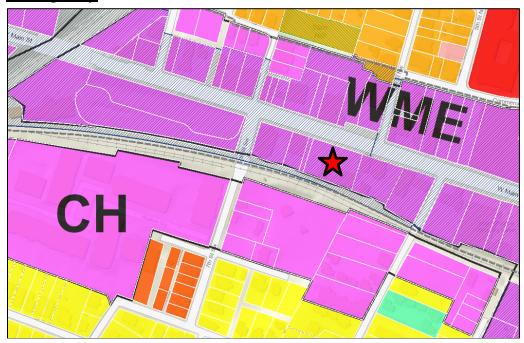
#### **Vicinity Map**



#### 2018 Aerial



#### **Zoning Map**



KEY – Magenta (WME): West Main Street East; Magenta (CH): Cherry Avenue Corridor; Yellow: R-1S – Single-Family, Low-Density Residential; Light Orange: R-2 – Two-Family, Low-Density Residential; Deep Orange: R-3 – Multi-Family, High-Density Residential; Aqua Blue: Planned Unit Development; Pink: B-1 – Commercial; Red: B-3 - Commercial

#### **Standard of Review**

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

#### **Summary**

Craig Kotarski of Timmons Group, acting as agent for Heirloom West Main Street Second Phase, LLC is requesting approval of a preliminary site plan to construct a mixed-use development with 45 residential dwelling units and, 6,700 square feet of retail space at 602-616 West Main Street (TMP 29-3). City Council approved a Special use Permit (SP19-00003) with conditions on October 7, 2019.

#### **Site Plan Compliance**

Site plans are reviewed for compliance with City codes and standards. An overview of site plan requirements and the location of those items on the site plan are outlined below.

#### **Site Plan Requirements**

- A. Compliance with applicable zoning district regulation West Main East Corridor (per Sections 34-636 through 34-643)
  - The property is zoned West Main East Corridor. The project complies with all requirements of the district.
- **B.** Compliance with the City's Erosion and Sediment Control ordinance, Chapter 10

  The applicant's erosion and sediment control plan will be submitted and reviewed during final site plan submission. The applicant will be required to comply with staff comments.
- C. Compliance with General Standard for site plans (Sections 34-800 34-827)
  - General site plan information, including but not limited to project, property, zoning, site, and traffic information: Found on Sheet CO.O.
  - 2. Existing condition and adjacent property information: **Found on Sheet C2.0.**

- 3. Phasing plan: The project will be constructed in one phase.
- 4. Topography and grading: Found on Sheet C4.0.
- 5. Existing landscape and trees: **Found on Sheet C2.0.**
- 6. The name and location of all water features: **Not applicable to this site.**
- 7. One hundred-year flood plain limits: **Not applicable to this site.**
- 8. Existing and proposed streets and associated traffic information: **Found on Sheets C4.0 & C0.0.**
- 9. Location and size of existing water and sewer infrastructure: **Found on Sheet C2.0.**
- 10. Proposed layout for water and sanitary sewer facilities and storm drain facilities: **Found of Sheets C4.0.**
- 11. Location of other existing and proposed utilities and utility easements: **Found on Sheet C4.0.**
- 12. Location of existing and proposed ingress to and egress from the property, showing the distance to the centerline of the nearest existing street intersection: **Found on Sheet C4.0.**
- 13. Location and dimensions of all existing and proposed improvements: Found on Sheet C4.0.
- 14. All areas intended to be dedicated or reserved for public use: **Found on Sheet C4.0 (Sidewalks).**
- 15. Landscape plan: Found on Sheet L1.0.
- 16. Where deemed appropriate by the director due to intensity of development:
  - a. Estimated traffic generation figures for the site based upon current ITE rates: **Found on Sheet CO.0**
- D. Additional information to be shown on the site plan as deemed necessary by the director or Commission in order to provide sufficient information for the director or Commission to adequately review the site plan.

The Special Use Permit granted by City Council on October 7, 2019 includes the following conditions, which are provided on **Sheet C0.1** of the preliminary site plan.

- 1. The specific development being approved by this special use permit ("Project"), as described within the site plan exhibit required by City Code §34-158(a)(1), shall have the following minimum attributes/ characteristics:
  - a. Not more than one building shall be constructed on the Subject Property (the "Building"). The Building shall be a Mixed Use Building.

The site description on Page CO.0 shows one building.

b. The Building shall not exceed a height of four (4) stories.

The site description on Page C0.0 shows a four story building with a maximum height of 50 feet and 6 inches.

c. The Building shall contain no more than 55 dwelling units.

The site description on Page C0.0 shows 45 dwelling units.

d. The Building shall contain space to be occupied and used for retail uses, which shall be located on the ground floor of the Building facing West Main Street. The square footage of this retail space shall be at least the minimum required by the City's zoning ordinance.

The site description on Page C0.0 shows three commercial retail spaces totaling 6,700 square feet in space.

e. Underground parking shall be provided within a parking garage structure constructed underneath the Building serving the use and occupancy of the Building. All parking required for the Project pursuant to the City's zoning ordinance shall be located on-site. All parking required pursuant to the ordinance for the Project shall be maximized onsite to the satisfaction of the Planning Commission. No direct access shall be provided into the underground parking from the Building's street wall along West Main Street.

The plan shows a preliminary parking layout on Page C4.1, and complies with all requirements of this condition.

2. The mass of the Building shall be broken down to reflect the multi-parcel massing historically on the site, as well as the West Main Street context, using building modulation. The Building and massing refer to the historic buildings on either side.

The applicant is aware of this condition, and it will be reviewed as a part of the required Board of Architectural Review application review.

3. There shall be pedestrian engagement with the street with an active, transparent, and permeable façade at street level.

The applicant is aware of this condition, and it will be reviewed as a part of the required Board of Architectural Review application review.

4. The Landowner (including, without limitation, any person who is an agent, assignee, transferee or successor in interest to the Landowner) shall prepare a Protective Plan for the Rufus Holsinger Building located on property adjacent to the Subject Property at 620-

624 West Main Street ("Holsinger Building" or "Adjacent Property"). The Protective Plan shall provide for baseline documentation, ongoing monitoring, and specific safeguards to prevent damage to the Holsinger Building, and the Landowner shall implement the Protective Plan during all excavation, demolition and construction activities within the Subject Property ("Development Site"). At minimum, the Protective Plan shall include the following:

- a. Baseline Survey—Landowner shall document the existing condition of the Holsinger Building ("Baseline Survey"). The Baseline Survey shall take the form of written descriptions, and visual documentation which shall include color photographs and/or video recordings. The Baseline Survey shall document the existing conditions observable on the interior and exterior of the Holsinger Building, with close-up images of cracks, staining, indications of existing settlement, and other fragile conditions that are observable. The Landowner shall engage an independent third party structural engineering firm (one who has not participated in the design of the Landowner's Project or preparation of demolition or construction plans for the Landowner, and who has expertise in the impact of seismic activity on historic structures) and shall bear the cost of the Baseline Survey and preparation of a written report thereof. The Landowner and the Owner of the Holsinger Building ("Adjacent Landowner") may both have representatives present during the process of surveying and documenting the existing conditions. A copy of a completed written Baseline Survey Report shall be provided to the Adjacent Landowner, and the Adjacent Landowner shall be given fourteen (14) days to review the Baseline Survey Report and return any comments to the Landowner.
- b. Protective Plan--The Landowner shall engage the engineer who performed the Baseline Survey to prepare a Protective Plan to be followed by all persons performing work within the Development Site, that may include seismic monitoring or other specific monitoring measures of the Adjacent Property if recommended by the engineer preparing the Protective Plan, and minimally shall include installation of at least five crack monitors. Engineer shall inspect and take readings of crack monitors at least weekly during ground disturbance demolition and construction activities. Reports of monitor readings shall be submitted to the city building official and Adjacent Landowner within two days of inspection. A copy of the Protective Plan shall be provided to the Adjacent Landowner. The Adjacent Landowner shall be given fourteen (14) days to review the Report and return any comments to the Landowner.
- c. Advance notice of commencement of activity--The Adjacent Landowner shall be given 14 days' advance written notice of commencement of demolition at the Development Site, and of commencement of construction at the Development Site. This notice shall include the name, mobile phone number, and email address of the construction supervisor(s) who will be present on the Development Site and who may be contacted by the Adjacent Landowner regarding impacts of demolition or construction on the Adjacent Property. The Landowner shall also offer the Adjacent Landowner an opportunity to have meetings:
  - i. prior to commencement of demolition at the Development Site, and
  - ii. at least fourteen (14) days prior to commencement of construction at the

Development Site, on days/ times reasonably agreed to by both parties. During any such preconstruction meeting, the Adjacent Landowner will be provided information as to the nature and duration of the demolition or construction activity and the Landowner will review the Protective Plan as it will apply to the activities to be commenced.

- d. Permits--No demolition or building permit, and no land disturbing permit, shall be approved or issued to the Landowner, until the Landowner provides to the department of neighborhood development services:
  - i. copies of the Baseline Survey Report and Protective Plan, and NDS verifies that these documents satisfy the requirements of these SUP Conditions,
  - ii. documentation that the Baseline Survey Report and Protective Plan were given to the Adjacent Landowner in accordance with these SUP Conditions.

The applicant has indicated that the protective plan will be in place in accordance with the SUP condition prior to the commencement of construction activities.

E. Compliance with Additional Standards for Specific Uses (Sections 34-930 - 34-938)
Not applicable to this site.

#### **Public Comments Received**

Staff has not received any comment on the site plan during preliminary review.

The original site plan was submitted to the City on February 26, 2020. A Site Plan Conference was scheduled to be held on March 18, 2020, and the City sent notice to property owners within 500 feet of the property, and advertised the meeting. The conference was forced to be cancelled because of the COVID-19 pandemic.

As a result, the applicant will be required to follow the City's guidance for holding a public meeting to fulfill the site plan conference requirement following the submission of the final site plan.

#### **Recommendation**

Staff recommends approval of the preliminary site plan with the following condition:

1. Following the submission of the final site plan, the applicant will participate in a site plan conference that is organized in compliance with City policies governing such meetings.

#### **Attachments**

- A. Preliminary Site Plan dated February 26, 2020 and a Revision date of June 23, 2020
- B. Special Use Permit Resolution dated October 7, 2019

# 612 WEST MAIN STREET

#### LIMITS OF DISTURBANCE: EXISTING 0.492 ACRES IMPERVIOUS AREA:

PROPOSED 0.490 ACRES

SOURCE OF SURVEY, BOUNDARY, AND TOPOGRAPHY: TIMMONS GROUP 628 IMPERIAL DRIVE STAUNTON, VA 24401

(540) 885-0920 **DATED: JUNE 13, 2019** 

NAD83, VA STATE GRID, SOUTH ZONE

DATUM REFERENCE:

MISS UTILITY TICKET NUMBER: A914903630 (TICKET SUBMITTED ON 5/29/2019)

CURRENT: SERVICE REPAIR GARAGE

14 - STUDIO UNITS, 20 - 1 BEDROOM UNITS, 9 - 2 BEDROOM UNITS, 2 - THREE BEDROOM UNITS = 45 TOTAL UNITS

(58 TOTAL BEDROOMS)

(UP TO 55 UNITS ALLOWED PER SPECIAL USE PERMIT) 2 X 2,500 SF RETAIL SPACE

1 X 1,700 SF RETAIL SPACE 3,500 SF LOBBY & LOUNGE

1,500 SF PUBLIC PARK 1,800 SF AMENITY SPACE

PAVED PARKING AND VEHICULAR CIRCULATION AREA IS LOCATED UNDER THE BUILDING AND ACCESSED THROUGH THE EXISTING ADJACENT UNDERGROUND PARKING AREA AT 600 WEST MAIN STREET

WEST MAIN STREET EAST CORRIDOR

HISTORIC OVERLAY DISTRICT

PARKING MODIFIED ZONE

SETBACKS: PRIMARY STREET FRONTAGE (WEST MAIN): 10' MINIMUM, 20' MAXIMUM

SIDE AND REAR (NOT ADJACENT TO LOW DENSITY RES.): NONE

STEPBACK: STREETWALL 40' MAXIMUM

STEPBACK AT HEIGHT OF STREET WALL 10' MINIMUM

ADJACENT AREAS: NORTH - COMMERCIAL/RETAIL EAST - COMMERCIAL/RETAIL

> SOUTH - RAILROAD WEST - COMMERCIAL/RETAIL

ALLOWABLE BUILDING HEIGHT: 52' MAX. 35' MIN. 50'-6" PLUS 11'-0" ROOF APPURTENANCE

BUILDING AND SITE SIGNAGE: SIGNAGE PACKAGE TO BE SUBMITTED UNDER SEPARATE COVER

UTILITIES: CITY OF CHARLOTTESVILLE PUBLIC WATER, SEWER

MAXIMUM ALLOWABLE RESIDENTIAL DENSITY: 120 DUA (PER SUP)

MAXIMUM PROPOSED RESIDENTIAL DENSITY:

1 SPACE PER DWELLING UNITS (STUDIO, 1 BEDROOM & 2 BEDROOMS)

43 DWELLING UNITS X 1 SPACE/DWELLING UNIT = 43 SPACES

2 SPACES PER THREE BEDROOM DWELLING UNTI 2 THREE DWELLING UNITS X 2 SPACE/DWELLING UNIT = 4 SPACES

SEC. 34-643.2 NO PARKING IS REQUIRED FOR ANY RETAIL USE HAVING LESS THAN FIVE THOUSAND (5,000) SQUARE FEET IN FLOOR AREA RETAIL 2 X 2500 SF AND 1 X 1700 SFT = 0 SPACES

TOTAL = 47 PARKING SPACES

PARKING REDUCTION

BUS STOP WITHIN 301 FT - 600 FT OF THE SITE = <1 SPACE>

46 LONG TERM BIKE SPACES - 31 LONG TERM BIKE SPACES (REQ.) = 15 SPACES AT 1:5 RATIO = 3 SPACES

TOTAL = 47 SPACES - 1 SPACE - 3 SPACES = 43 PARKING SPACES REQUIRED

43 SPACES PROVIDED (CONSISTS OF 12 COMPACT SPACES AND 2 ACCESSIBLE SPACES, 1 OF WHICH IS VAN ACCESSIBLE)

ACCESSIBLE SPACES REQUIRED: FOR 26-50 TOTAL SPACES, 2 ACCESSIBLE SPACES REQUIRED, 1 OF WHICH SHALL BE VAN-ACCESSIBLE

BICYCLE PARKING REQUIRED (PER SECTION 34-882 OF THE CITY OF CHARLOTTESVILLE CITY CODE)

RETAIL: LONG TERM: 6,700 SF X 1 SPACE PER 10,000 SF FLOOR AREA = 0.7 BICYCLE SPACES (2 MIN.) SHORT TERM: 6,700 SF X 1 SPACE PER 5,000 SF FLOOR AREA = 1.3 BICYCLE SPACES (2 MIN.)

MULTI-FAMILY DWELLING: LONG: 58 BEDROOMS X 0.5 SPACE / BEDROOM = 29.0 BICYCLE SPACES SHORT: 58 BEDROOMS X 0.1 SPACE / BEDROOM = 5.8 BICYCLE SPACES

TOTAL LONG TERM = 31 BICYCLE SPACES REQUIRED TOTAL SHORT TERM = 8 BICYCLE SPACES REQUIRED

BICYCLE PARKING PROVIDED: 32 LONG TERM SPACES (ONE SPACE WITH EACH 1, 2 & 3-BEDROOM UNIT - "TALIC WALL MOUNT") 14 LONG TERM SPACES (WITHIN THE PARKING GARAGE - "SARIS STACK RACK")

> 8 SHORT TERM SPACES (4 EXTERIOR BIKE RACKS, 2 SPACES PER RACK -" DURA OMEGA CIRCULAR STYLE RACK") TOTAL = 54 BICYCLE SPACES PROVIDED

LOCATION OF NEARBY FIRE HYDRANTS: ALONG WEST MAIN STREET AT THE FRONT OF THE PROJECT SITE. (APPROX. 18' FROM NEW BUILDING)

PROJECT TIMING: THE ANTICIPATED START DATE FOR THE PROJECT IS FALL 2020. CONSTRUCTION ACTIVITIES ARE ANTICIPATED TO LAST

APPROXIMATELY 12-18 MONTHS.

NO WETLANDS ARE IMPACTED AS PART OF THIS PROJECT.

FLOODPLAIN: THIS SITE IS NOT WITHIN A 100-YEAR FLOODPLAIN.

BUILDING AND SITE SIGNAGE: SIGNAGE PACKAGE TO BE SUBMITTED UNDER SEPARATE COVER

TRIP GENERATION

### Trip Generation for 612 W. Main St

				WEEKDAY						
					1A	M PEAK HO	UR	PI	1 PEAK HO	UR
LAND USE	ITE CODE	AMOUNT	UNITS	ADT	IN	ОИТ	TOTAL	IN	ОИТ	TOTAL
Retail Store	876	1,700	SF (GFA)	113	4	4	8	4	4	7
Restaurant	932	5,000	SF (GFA)	561	40	30	70	45	42	87
Apartment (Multi-Family)	221	46	DU	250	4	11	15	11	8	19
			Total	924	48	45	93	60	53	113

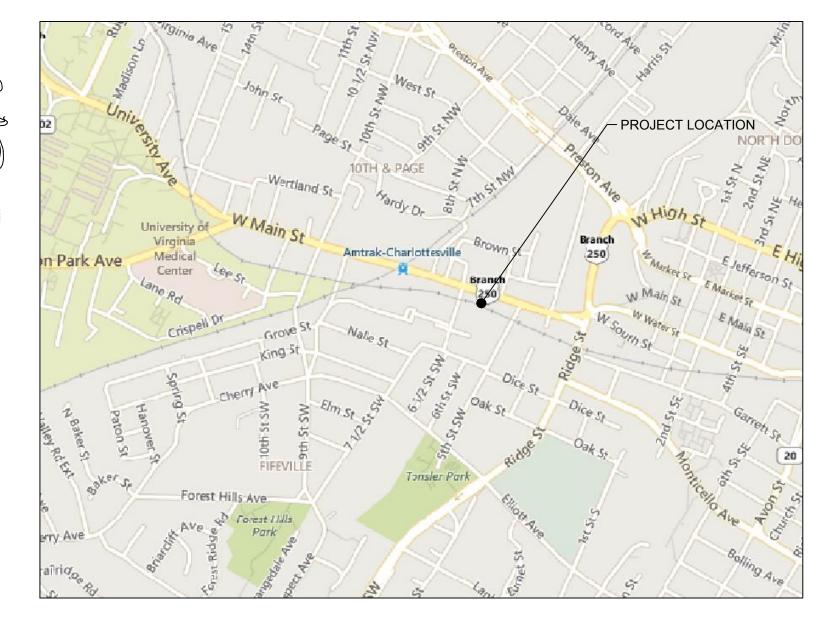
### FINAL SITE PLAN APPROVAL:

PER SEC. 34-828, FINAL SITE PLAN APPROVAL IS CONTINGENT ON THE PLAN BEING CONSISTENT WITH WHAT WAS A) REVIEWED BY THE BOARD OF ARCHITECTURAL REVIEW; AND B) THE ASSOCIATED CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION WITHIN THE WEST MAIN STREET ADC DISTRICT

## PRELIMINARY SITE PLAN

## CITY OF CHARLOTTESVILLE, VIRGINIA

2/26/2020



## **VICINITY MAP**

SCALE: 1" = 500'

### OWNER:

HEIRLOOM WEST MAIN STREET SECOND PHASE LLC 178 COLUMBUS AVE #231409 NEW YORK, NY 10023

### ENGINEER OF RECORD:

TIMMONS GROUP 608 PRESTON AVENUE SUITE 200 CHARLOTTESVILLE, VA 22902 CONTACT: CRAIG KOTARSKI, P.E.

TELEPHONE: 434-327-1688

#### **Sheet List Table**

Sheet Title  COVER  SPECIAL USE PERMIT CONDITIONS OF APPROVAL  NOTES & DETAILS  NOTES & DETAILS  NOTES & DETAILS  EXISTING CONDITIONS
SPECIAL USE PERMIT CONDITIONS OF APPROVAL  NOTES & DETAILS  NOTES & DETAILS  NOTES & DETAILS
NOTES & DETAILS  NOTES & DETAILS  NOTES & DETAILS
NOTES & DETAILS  NOTES & DETAILS
NOTES & DETAILS
EXISTING CONDITIONS
DEMOLITION PLAN
EROSION & SEDIMENT CONTROL NOTES & DETAILS
EROSION & SEDIMENT CONTROL - PHASE I
LAYOUT & UTILITIES PLAN
PRELIMINARY PARKING LAYOUT
GRADING & DRAINAGE PLAN
STORMWATER MANAGEMENT PLAN
STORMWATER NARRATIVE & CALCULATIONS
LANDSCAPE PLAN

IOIAL = 15 SHEETS

### UTILITY DEMANDS

WATER FLOW (AVERAGE DAILY DEMAND) SEE SHEET C1.2 FOR AWWA M2 WATER CUSTOMER DATA SHEET

AVERAGE FLOW RATES (FROM TABLE 9-1 & 9-2, CHARLOTTESVILLE STANDARDS & DESIGN MANUAL):

APARTMENTS/CONDOMINIUMS: 300 GPD X 45 UNITS = 13,500 GPD

RETAIL: 2000 GPD/AC X 0.154 AC = 308 GPD TOTAL: 13,808 GPD

AVERAGE HOUR: 13,808 GPD/24 = 575.3 GALLONS PER HOUR

MAX HOUR = 300% OF AVERAGE HOUR = 575.3 X 3 = 1,726 GALLONS

PEAK HOUR = MAX HOUR X 1.5 = 1,7256 X 1.5 = 2,589 GALLONS

2,589 GPH = 43.15 GPM

WATER METER SIZING SAFE MAXIMUM OPERATING CAPACITY (GPM) FOR A 1.5" METER = 100 GPM

SEWER FLOW (AVERAGE DAILY FLOW) - PHASE 1

AVERAGE FLOW RATES (FROM TABLE 9-1 & 9-2, CHARLOTTESVILLE STANDARDS & DESIGN MANUAL): APARTMENTS/CONDOMINIUMS: 300 GPD X 45 UNITS = 13,500 GPD

RETAIL: 2000 GPD/AC X 0.15 AC = 308 GPD TOTAL: 13,808 GPD

### **PUBLIC UTILITY NOTES:**

- A. 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.
- B. 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 C. PLEASE CONTACT THE REGULATORY COMPLIANCE ADMINISTRATOR AT 970-3032 WITH ANY QUESTIONS REGARDING THE GREASE TRAP OR

**APPROVALS** 

DIRECTOR OF NEIGHBORHOOD DEVELOPMENT SERVICES

PRELIMINARY SITE PLAN

DATE 2/26/2020

A.FONTAINE DESIGNED BY A. ALLISON CHECKED BY . KOTARSKI

SCALE

43751

SHEET NO. C0.0

#### RESOLUTION APPROVING A SPECIAL USE PERMIT TO ALLOW HIGH DENSITY RESIDENTIAL DEVELOPMENT FOR PROPERTY LOCATED AT **602-616 WEST MAIN STREET**

WHEREAS, landowner Heirloom West Main Street Second Phase, LLC is the current owner of a lot identified on 2019 City Tax Map 29 as Parcel 3 (City Parcel Identification No. (290003000) (the "Subject Property"), and pursuant to City Code §34-641, the landowner proposes to redevelop the Subject Property by constructing a mixed use building on the Subject Property ("Project"), containing residential dwelling units at a density of up to 120 dwelling units per acre ("DUA"); and

WHEREAS, the Project is described within the Applicant's application materials dated May 14, 2019 submitted in connection with SP19-00003, including, without limitation, a narrative statement dated May 14, 2019, and a preliminary site plan dated May 13, 2019, as required by City Code §34-158 (collectively, the "Application Materials"); and

WHEREAS, the Planning Commission reviewed the Application Materials, and the City's Staff Report, and subsequent to a joint public hearing, duly advertised and conducted by the Planning Commission and City Council on August 13, 2019, the Planning Commission voted to recommend that the City Council should approve the requested special use permit, to allow residential density up to 120 dwelling units per acre (DUA), subject to certain suitable conditions and safeguards recommended by the Planning Commission; and

WHEREAS, upon consideration of the comments received during the joint public hearing, the Planning Commission's recommendation, and the Staff Reports discussing this application, as well as the factors set forth within Sec. 34-157 of the City's Zoning Ordinance, this Council finds and determines that granting the proposed Special Use subject to suitable conditions would serve the public necessity, convenience, general welfare or good zoning practice; now, therefore,

**BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia that, pursuant to City Code §§ 34-641, a special use permit is hereby approved and granted, subject to the following conditions:

- 1. The specific development being approved by this special use permit ("Project"), as described within the site plan exhibit required by City Code §34-158(a)(1), shall have the following minimum attributes/ characteristics:
  - a. Not more than one building shall be constructed on the Subject Property (the "Building"). The Building shall be a Mixed Use Building.
  - b. The Building shall not exceed a height of four (4) stories.
  - c. The Building shall contain no more than 55 dwelling units.
  - preparation of demolition or construction plans for the Landowner, and who has expertise in the impact of seismic activity on historic structures) and shall bear the cost of the Baseline Survey and preparation of a written report thereof. The Landowner and the Owner of the Holsinger Building ("Adjacent Landowner") may both have representatives present during the process of surveying and documenting the existing conditions. A copy of a completed written Baseline Survey Report shall be provided to the Adjacent Landowner, and the Adjacent Landowner shall be given fourteen (14) days to review the Baseline Survey Report and return any comments to the Landowner.
  - b. Protective Plan--The Landowner shall engage the engineer who performed the Baseline Survey to prepare a Protective Plan to be followed by all persons performing work within the Development Site, that may include seismic monitoring or other specific monitoring measures of the Adjacent Property if recommended by the engineer preparing the Protective Plan, and minimally shall include installation of at least five crack monitors. Engineer shall inspect and take readings of crack monitors at least weekly during ground disturbance demolition and construction activities. Reports of monitor readings shall be submitted to the city building official and Adjacent Landowner within two days of inspection. A copy of the Protective Plan shall be provided to the Adjacent Landowner. The Adjacent Landowner shall be given fourteen (14) days to review the Report and return any comments to the Landowner.
  - c. Advance notice of commencement of activity--The Adjacent Landowner shall be given 14 days' advance written notice of commencement of demolition at the Development Site, and of commencement of construction at the Development Site. This notice shall include the name, mobile phone number, and email address of the construction supervisor(s) who will be present on the Development Site and who may be contacted by the Adjacent Landowner regarding impacts of demolition or construction on the Adjacent Property.

The Landowner shall also offer the Adjacent Landowner an opportunity to have meetings: (i) prior to commencement of demolition at the Development Site, and (ii) at least fourteen (14) days prior to commencement of construction at the Development Site, on days/ times reasonably agreed to by both parties. During any such preconstruction meeting, the Adjacent Landowner will be provided information as to the nature and duration of the demolition or construction activity and the Landowner will review the Protective Plan as it will apply to the activities to be commenced.

d. Permits--No demolition or building permit, and no land disturbing permit, shall be approved or issued to the Landowner, until the Landowner provides to the department of neighborhood development services: (i) copies of the Baseline Survey Report and Protective Plan, and NDS verifies that these documents satisfy

- d. The Building shall contain space to be occupied and used for retail uses, which shall be located on the ground floor of the Building facing West Main Street. The square footage of this retail space shall be at least the minimum required by the City's zoning ordinance.
- e. Underground parking shall be provided within a parking garage structure constructed underneath the Building, which shall provide at least 53 parking spaces serving the use and occupancy of the Building. All parking required for the Project pursuant to the City's zoning ordinance shall be located on-site. All parking required pursuant to the ordinance for the Project shall be maximized onsite to the satisfaction of the Planning Commission. No direct access shall be provided into the underground parking from the Building's street wall along West Main Street.
- 2. The mass of the Building shall be broken down to reflect the multi-parcel massing historically on the site, as well as the West Main Street context, using building modulation. The Building and massing refer to the historic buildings on either side.
- 3. There shall be pedestrian engagement with the street with an active, transparent, and permeable façade at street level.
- 4. The Landowner (including, without limitation, any person who is an agent, assignee, transferee or successor in interest to the Landowner) shall prepare a Protective Plan for the Rufus Holsinger Building located on property adjacent to the Subject Property at 620-624 West Main Street ("Holsinger Building" or "Adjacent Property"). The Protective Plan shall provide for baseline documentation, ongoing monitoring, and specific safeguards to prevent damage to the Holsinger Building, and the Landowner shall implement the Protective Plan during all excavation, demolition and construction activities within the Subject Property ("Development Site"). At minimum, the Protective Plan shall include the following:
  - a. Baseline Survey—Landowner shall document the existing condition of the Holsinger Building ("Baseline Survey"). The Baseline Survey shall take the form of written descriptions, and visual documentation which shall include color photographs and/or video recordings. The Baseline Survey shall document the existing conditions observable on the interior and exterior of the Holsinger Building, with close-up images of cracks, staining, indications of existing settlement, and other fragile conditions that are observable.

The Landowner shall engage an independent third party structural engineering firm (one who has not participated in the design of the Landowner's Project or

the requirements of these SUP Conditions, (ii) documentation that the Baseline Survey Report and Protective Plan were given to the Adjacent Landowner in accordance with these SUP Conditions.

> Approved by Council October 7, 2019 Kyna Thomas Kyna Thomas, CMC Clerk of Council



THIS DRAWING PREPARED AT THE

CHARLOTTESVILLE OFFICE
Avenue, Suite 200 | Charlottesvill
5.5624 FAX 434.295.8317 www.t

608 TEL PRELIMINARY SITE PLAN

2/26/2020 DRAWN BY A.FONTAINE **DESIGNED BY** 

A. ALLISON CHECKED BY C. KOTARSKI

9

*43751* SHEET NO. C0.1

### **GENERAL NOTES:**

#### UTILITIES

- 1. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONTRACTOR OR ITS SUBCONTRACTORS SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY AND REPAIRED AT CONTRACTOR'S EXPENSE.
- 2. THE CONTRACT DOCUMENTS DO NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE OR LOCATION OF UTILITIES. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OR THE NON-EXISTENCE OF UTILITIES. AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION, CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-552-7001) AND/OR THE RESPECTIVE UTILITY COMPANIES FOR GAS, WATER, SEWER, POWER, PHONE AND CABLE. CONTRACTOR SHALL TIMELY ARRANGE TO HAVE THE VARIOUS UTILITIES LOCATED, AND TO HAVE THEM REMOVED OR RELOCATED, OR TO DETERMINE THE METHOD OF PROTECTION ACCEPTABLE TO THE RESPECTIVE OWNER, IF THE METHOD OF PROTECTION IS NOT OTHERWISE SPECIFIED. CONTRACTOR SHALL CONDUCT ITS WORK IN THE VICINITY OF EXISTING UTILITIES IN ACCORDANCE WITH THE RESPECTIVE UTILITY'S RULES AND REGULATIONS. ANY COST INCURRED FOR REMOVING, RELOCATING OR PROTECTING UTILITIES SHALL BE BORNE BY CONTRACTOR UNLESS INDICATED OTHERWISE. CONTRACTOR SHALL EXCAVATE TO LOCATE BURIED UTILITIES FAR ENOUGH IN ADVANCE OF ITS WORK TO ALLOW FOR HORIZONTAL AND /OR VERTICAL ADJUSTMENTS TO ITS WORK AND/OR THE UTILITIES. NO ADJUSTMENT IN COMPENSATION OR SCHEDULE WILL BE ALLOWED FOR
- DELAYS RESULTING FROM CONTRACTOR'S FAILURE TO CONTACT AND COORDINATE WITH UTILITIES. WHEN THE WORK CROSSES EXISTING UTILITIES, THE EXISTING UTILITIES SHALL BE ADEQUATELY SUPPORTED AND PROTECTED FROM DAMAGE DUE TO THE WORK. ALL METHODS FOR SUPPORTING AND MAINTAINING THE EXISTING UTILITIES SHALL BE APPROVED BY THE RESPECTIVE UTILITY COMPANY AND/OR THE ENGINEER. CONTRACTOR SHALL EXERCISE CARE TO INSURE THAT THE GRADE AND ALIGNMENT OF EXISTING UTILITIES ARE MAINTAINED AND THAT NO JOINTS OR CONNECTIONS ARE DISPLACED. BACKFILL SHALL BE CAREFULLY PLACED AND COMPACTED TO PREVENT FUTURE DAMAGE OR SETTLEMENT TO EXISTING UTILITIES. ANY UTILITIES REMOVED AS PART OF THE WORK, AND NOT INDICATED TO BE REMOVED OR ABANDONED, SHALL BE RESTORED USING MATERIALS AND INSTALLATION EQUAL TO THE UTILITY'S STANDARDS.
- 4. CONTRACTOR SHALL NOTIFY LANDOWNERS, TENANTS AND THE ENGINEER PRIOR TO THE INTERRUPTION OF ANY SERVICES. SERVICE INTERRUPTIONS SHALL BE KEPT TO A MINIMUM.
- 5. ALL RECTANGULAR WATER METER BOXES LOCATED IN SIDEWALKS SHALL BE REPLACED WITH ROUND ONES. THE ADJUSTMENT OF ALL MANHOLE TOPS, WATER VALVE BOXES, GAS VALVE BOXES AND WATER METER BOXES SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
- 6. THE CONTRACTOR SHALL NOTIFY THE CITY UTILITIES DIVISION AT LEAST TWO FULL WORKING DAYS IN ADVANCE TO ARRANGE GAS SERVICE LINE ADJUSTMENTS TO BE PERFORMED BY THE CITY.
- ALL WATER METER, VALVES AND FIRE HYDRANT ADJUSTMENTS/RELOCATIONS SHALL BE COORDINATED OR PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF CHARLOTTESVILLE PUBLIC WORKS REQUIREMENTS.

#### EROSION CONTROL & WORK AREA PROTECTION AND MAINTENANCE

- 1. ALL FENCES REQUIRED TO BE REMOVED OR DISTURBED BY CONSTRUCTION SHALL BE SALVAGED, STORED, PROTECTED AND RE-INSTALLED BY CONTRACTOR. IF SUCH FENCE MATERIAL CANNOT BE REUSED DUE TO DAMAGE CAUSED BY CONTRACTOR, CONTRACTOR SHALL INSTALL NEW FENCE OF THE SAME TYPE OF MATERIAL. TEMPORARY FENCING REQUIRED BY PRIVATE PROPERTY OWNERS SHALL BE PROVIDED BY CONTRACTOR. CONTRACTOR IS ADVISED TO CONTACT PROPERTY OWNERS AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF REMOVING ANY FENCE IN ORDER TO COORDINATE RELOCATION AND TO ESTABLISH AND CONFIRM WITH THE OWNER THE PRE-CONSTRUCTION CONDITION OF ANY FENCE TO BE REMOVED, DISTURBED OR REPLACED.
- 2. CONTRACTOR IS PERMITTED TO WORK IN THE PUBLIC RIGHT-OF-WAY AND ANY TEMPORARY OR PERMANENT EASEMENT SHOWN ON THE PLANS. HOWEVER, CONTRACTOR SHALL NOTIFY PROPERTY OWNER(S) FORTY-EIGHT (48) HOURS PRIOR TO WORKING ON ANY PRIVATE PROPERTY TO COORDINATE ACCESS AND TO DETERMINE A STORAGE AREA FOR MATERIALS IF NEEDED. COORDINATION OF ACCESS TO PUBLIC RIGHT-OF-WAY AND STORAGE OF MATERIALS THEREON SHALL BE COORDINATED WITH THE ENGINEER. CONTRACTOR'S FAILURE TO SO NOTIFY AND COORDINATE WITH PROPERTY OWNERS AND/OR THE ENGINEER MAY RESULT IN DELAYS. NO ADDITIONAL COMPENSATION OR TIME FOR PERFORMANCE WILL BE GIVEN FOR ANY SUCH DELAYS.
- 3. CONTRACTOR SHALL, AT HIS EXPENSE, MAINTAIN THE WORK SITE IN A CLEAN AND ORDERLY APPEARANCE AT ALL TIMES. ALL DEBRIS AND SURPLUS MATERIAL COLLECTED SHALL BE DISPOSED OF OFF THE WORK SITE BY CONTRACTOR, AT HIS EXPENSE.
- 4. EXISTING LAWNS, TREES, SHRUBS, FENCES, UTILITIES, CULVERTS, WALLS, WALKS, DRIVEWAYS, POLES, SIGNS, RIGHT-OF-WAY MONUMENTS, MAILBOXES AND THE LIKE SHALL BE PROTECTED FROM DAMAGE DURING THE WORK. ANY DAMAGE CAUSED TO SUCH ITEMS SHALL BE REPAIRED OR REPLACED BY CONTRACTOR AT NO ADDITIONAL COST. PROPERTY PINS DISTURBED BY CONTRACTOR THAT ARE NOT SHOWN ON THE PLANS TO BE DISTURBED SHALL BE RESTORED BY A LICENSED SURVEYOR AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL EMPLOY EROSION CONTROL DEVICES AND METHODS AS REQUIRED TO MEET THE REQUIREMENTS AND INTENT OF THE CITY EROSION CONTROL ORDINANCE. CONTRACTOR SHALL PROVIDE THE NECESSARY DIVERSION DITCHES, DIKES OR TEMPORARY CULVERTS REQUIRED TO PREVENT MUD AND DEBRIS FROM BEING WASHED ONTO THE STREETS OR PROPERTY. CONTRACTOR'S VEHICLES SHALL BE KEPT CLEAN TO PREVENT MUD OR DUST FROM BEING DEPOSITED ON STREETS. NO AREA SHALL BE LEFT DENUDED FOR MORE THAN SEVEN (7) CALENDAR DAYS.
- 6. CONTRACTOR SHALL CLEAN UP, RESTORE, PERMANENTLY SEED AND MAINTAIN ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF WORK ON EACH SITE. TOPSOIL, SEED, FERTILIZER AND MULCH SHALL BE PLACED IN ACCORDANCE WITH CITY STANDARDS ON ALL DISTURBED AREAS. A PERMANENT STAND OF GRASS
- ADEQUATE TO PREVENT EROSION SHALL BE ESTABLISHED PRIOR TO FINAL ACCEPTANCE. 7. AS DETERMINED BY THE ENGINEER, ANY DEFECTIVE, FAULTY, CRACKED, BROKEN OR GRAFFITIED SIDEWALKS, DRIVEWAYS, HANDICAP RAMPS OR CURB & GUTTER SHALL BE REMOVED AND REPLACED PRIOR TO FINAL ACCEPTANCE. NO ADDITIONAL PAYMENT WILL BE MADE FOR SUCH WORK.
- 8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ADHERE TO REQUESTS FROM THE CITY'S E&S INSPECTOR TO ADD OR MODIFY E&S MEASURES DURING CONSTRUCTION.

### EARTHWORK AND SITE CONDITIONS

- 1. EXCEPT AS OTHERWISE SHOWN ON THE PLANS, ALL CUTS AND FILLS SHALL MATCH EXISTING SLOPES OR BE NO
- 2. NO NEW SIDEWALK SHALL EXCEED 2.0% CROSS-SLOPE (PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN
- 3. ALL GRADING AND IMPROVEMENTS TO BE CONFINED TO THE PROJECT AREA UNLESS OTHERWISE INDICATED. 4. ALL MATERIALS AND INSTALLATION DETAILS SHALL CONFORM TO THE CITY OF CHARLOTTESVILLE ENGINEERING DIVISION STANDARDS AND ALL OTHER APPLICABLE CITY ORDINANCES.
- 5. ANY UNUSUAL OR UNANTICIPATED SUBSURFACE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
- 6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND LOCATIONS PRIOR TO BEGINNING WORK, AND IMMEDIATELY NOTIFY THE ENGINEER IN THE EVENT THERE ARE ANY DISCREPANCIES BETWEEN SUCH CONDITIONS AND THOSE SHOWN ON THE PLANS AND SPECIFICATIONS.

### CONCRETE AND ASPHALT

ACCORDANCE WITH CITY STANDARDS.

CONCRETE SIDEWALKS ARE PLACED AGAINST THEM.

- 1. ALL FORMS SHALL BE INSPECTED BY THE ENGINEERING INSPECTOR BEFORE ANY CONCRETE IS PLACED. THE ENGINEER INSPECTOR MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO REMOVE AND REPLACE CONCRETE PLACED PRIOR TO OR WITHOUT SUCH INSPECTION.
- 2. ALL MATERIAL INSIDE FORMS SHALL BE CLEAN AND FREE OF ALL ROCKS AND OTHER LOOSE DEBRIS. SUB-BASE MATERIAL SHALL BE COMPACTED BY MECHANICAL MEANS.
- 3. CONCRETE SHALL NOT BE PLACED UNLESS THE AIR TEMPERATURE IS AT LEAST 40 DEGREES FAHRENHEIT (F) IN
- THE SHADE AND RISING. 4. CONCRETE SHALL NOT BE PLACED UNTIL STEEL DOWELS HAVE BEEN INSTALLED IN EXISTING CONCRETE IN
- 5. 1/2" PREMOLDED EXPANSION JOINT MATERIAL SHALL BE PLACED AT A MAXIMUM OF 30' INTERVALS ON NEW SIDEWALK, CURB, CURB & GUTTER, AT EACH END OF DRIVEWAY ENTRANCES, AT EACH END OF HANDICAP RAMPS, SOME POINT ON ENTRANCE WALKS AND STEPS ADJUSTMENTS, AND ALONG BUILDINGS AND WALLS WHERE NEW
- 6. ALL EXISTING CURBS, CURB & GUTTER, SIDEWALK AND STEPS TO BE REMOVED SHALL BE TAKEN OUT TO THE NEAREST JOINT. DEMOLITION AND DISPOSAL COST TO BE INCLUDED IN OTHER UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
- 7. DRIVEWAY ADJUSTMENTS ARE TO BE DONE IN GENTLE TRANSITIONS RATHER THAN ABRUPT BREAKS AT THE BACK OF WALKS. GRAVEL DRIVEWAYS ABOVE STREET GRADE SHALL BE PAVED FOR A MINIMUM DISTANCE OF 20' BEYOND THE BACK OF THE SIDEWALK OR CURB & GUTTER APRON WHERE APPLICABLE.
- 8. EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT AND REMOVED AS PER THE SPECIFICATIONS. REMOVAL SHALL BE DONE IN SUCH A MANNER AS TO NOT TEAR, BULGE OR DISPLACE ADJACENT PAVEMENT. EDGES SHALL BE CLEAN AND VERTICAL, ALL CUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE DIRECTION OF TRAFFIC.
- DISPOSAL OF ALL EXCESS MATERIAL IS THE RESPONSIBILITY OF CONTRACTOR.

#### **DRAINAGE**

- 1. CONTRACTOR SHALL EXERCISE CARE, ESPECIALLY AT INTERSECTIONS AND GUTTER LINES, TO PROVIDE POSITIVE DRAINAGE. ANY AREAS WHERE WATER IS IMPOUNDED SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL COST. POSITIVE DRAINAGE OF ALL ROADWAY AREAS TO THE STORM DRAIN INLETS OR OTHER ACCEPTABLE DRAINAGE CHANNELS AS NOTED ON THE PLANS IS REQUIRED
- CONTRACTOR SHALL MAINTAIN EXISTING STREAMS, DITCHES, DRAINAGE STRUCTURES, CULVERTS AND FLOWS AT ALL TIMES DURING THE WORK. CONTRACTOR SHALL PAY FOR ALL PERSONAL INJURY AND PROPERTY DAMAGE WHICH MAY OCCUR AS A RESULT OF FAILING TO MAINTAIN ADEQUATE DRAINAGE.
- ALL PIPES, DI'S AND OTHER STRUCTURES SHALL BE INSPECTED BY THE ENGINEERING INSPECTOR BEFORE BEING BACKFILLED OR BURIED. THE ENGINEERING INSPECTOR MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO UNCOVER AND RE-COVER SUCH STRUCTURES IF THEY HAVE BEEN BACKFILLED OR BURIED WITHOUT SUCH INSPECTION.
- 4. REMOVED PIPE SHALL BE THE PROPERTY OF CONTRACTOR AND IF NOT SALVAGED FOR RE-USE, SHALL BE DISPOSED OF LAWFULLY.
- 5. ALL STORM SEWER PIPE AND DROP INLETS SHALL BE CLEARED OF DEBRIS AND ERODED MATERIAL PRIOR TO FINAL ACCEPTANCE.
- 6. ALL STORM SEWER PIPE JOINTS SHALL BE SEATED AND SEALED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT TIED INTO EXISTING PIPE SHALL BE TIED INTO NEW PIPE. ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT BLOCKED OR DISRUPTED FROM THEIR PRE-CONSTRUCTION DRAINAGE PATTERNS SHALL BE SHORTENED, EXTENDED OR OTHERWISE CONNECTED TO THE NEW WORK USING MATERIALS APPROVED BY THE ENGINEERING INSPECTOR, AND IN SUCH A WAY THAT THE NEW DRAINAGE PATTERNS ARE ACCEPTABLE TO ENGINEER.

#### VEGETATION

- PRIOR TO REMOVING ANY VEGETATION, CONTRACTOR SHALL MEET WITH THE PROPERTY OWNERS AND THE ENGINEER TO REVIEW THE LIMITS OF CONSTRUCTION AND OBTAIN PERMISSION TO REMOVE VEGETATION REQUIRED TO DO THE WORK.
- TREE AND PLANT ROOTS OR BRANCHES THAT MAY INTERFERE WITH THE WORK SHALL BE TRIMMED OR CUT ONLY WITH THE APPROVAL OF THE OWNER AND ENGINEER. ANY TREES OR PLANTS WHICH ARE SHOWN TO REMAIN THAT DO NOT INTERFERE WITH THE WORK, BUT ARE DAMAGED BY CONTRACTOR OR HIS SUBCONTRACTORS, SHALL BE REPAIRED OR REPLACED BY CONTRACTOR AT NO ADDITIONAL COST.

#### TRAFFIC AND SIGNAGE

- 1. ALL TEMPORARY NO PARKING REQUIREMENTS SHALL BE PROVIDED BY CONTRACTOR WITH APPROVAL OF THE TRAFFIC ENGINEER.
- 2. CONTRACTOR SHALL PROVIDE NECESSARY REFLECTORS, BARRICADES, TRAFFIC CONTROL DEVICES AND/OR FLAG PERSONS TO INSURE THE SAFETY OF ITS WORKERS AND THE PUBLIC.
- CONTRACTOR SHALL MAINTAIN SAFE AND PASSABLE PUBLIC ACCESS TO PROPERTIES AND THE PUBLIC RIGHT-OF-WAY DURING CONSTRUCTION. EXCEPT AS APPROVED IN ADVANCE IN WRITING BY THE ENGINEER, TWO WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES THROUGH WORK AREAS WITHIN THE PUBLIC RIGHT-OF-WAY. THESE TRAFFIC CONTROLS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT MUTCD MANUAL. ACCESS FOR EMERGENCY VEHICLES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONALLY CONTRACTOR SHALL PROVIDE ADEQUATE PEDESTRIAN BARRIERS AND MAINTAIN PEDESTRIAN CIRCULATION DURING CONSTRUCTION.
- 4. EXCEPT AS OTHERWISE AUTHORIZED IN WRITING BY THE ENGINEER, THE WORK SHALL BE COORDINATED AND PERFORMED IN A MANNER SO THAT ALL EXISTING FIRE HYDRANTS SHALL BE ACCESSIBLE AT ALL TIMES DURING
- CONTRACTOR SHALL NOTIFY PROPERTY OWNER(S) TWELVE (12) HOURS IN ADVANCE OF BLOCKING ANY ENTRANCE. NO ENTRANCE SHALL BE BLOCKED FOR MORE THAN TWELVE (12) HOURS IN ANY 24 HOUR PERIOD WITHOUT APPROVAL OF THE PROPERTY OWNER, EXCEPT WHERE NEW ENTRANCES ARE CONSTRUCTED.
- WITHIN 24 HOURS OF THEIR REMOVAL, CONTRACTOR SHALL REPLACE MAILBOXES, STREET SIGNS, TRAFFIC SIGNS, AND THE LIKE THAT ARE REMOVED FOR CONSTRUCTION. PERMANENT OR SUITABLE TEMPORARY ITEMS WILL BE USED AS THE STATUS OF WORK PERMITS. PERMANENT OR TEMPORARY STOP SIGNS MUST BE IN PLACE
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY TRAFFIC DIVISION ONE FULL WORKING DAY PRIOR TO ANY CONCRETE POUR WHERE TRAFFIC AND STREET SIGNS ARE TO BE REPLACED. UPON SUCH NOTIFICATION, THE CITY WILL PROVIDE SIGN POST SLEEVES, WHEN NEEDED, AND IDENTIFY THE LOCATION WHERE SIGNS ARE TO BE PLACED.
- 8. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE SHOWN ON PLANS AND SHALL BE CONSISTENT WITH THE
- 9. A TEMPORARY STREET CLOSURE PERMIT IS REQUIRED FOR CLOSURE OF SIDEWALKS, PARKING PACES, AND ROADWAYS AND IS SUBJECT TO APPROVAL BY THE CITY TRAFFIC ENGINEER.

### MISCELLANEOUS

- 1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INSPECTIONS, BONDS, AND OTHER APPROVAL RELATED ITEMS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, LOCAL, STATE, AND FEDERAL POLICIES. CONTACT FOR CITY STREET/SIDEWALK CUT PERMITS, PLEASE CALL (434) 970-3361.
- 2. THE CONTRACTOR WILL BE REQUIRED TO PLACE "DEAR NEIGHBOR" DOOR HANGER NOTIFICATIONS ON THE FRONT DOOR OF ALL RESIDENCES AFFECTED BY THE CONSTRUCTION AND "SIDEWALK" SAFETY SIGNS AT EACH LOCATION WITH WORKING CREWS. THIS SHALL BE DONE PRIOR TO ANY WORK STARTING.
- 3. WATER METERS THAT ARE TO BE MOVED SHALL BE MOVED COMPLETELY IN THE SIDEWALK OR COMPLETELY OUT
- OF THE SIDEWALK. WATER METERS MOVED IN THE SIDEWALK SHALL BE LOCATED WITHIN 18" OF THE EDGE. 4. RETAINING WALLS WITH A MAX HEIGHT OF 12" OR LESS SHALL BE POURED IN CONTINUITY WITH THE SIDEWALK. WALLS WITH A MAX HEIGHT GREATER THAN 12" SHALL BE SEGMENTAL BLOCK WALLS.
- 5. ALL SIGNS TO BE RELOCATED SHALL BE LOCATED WITHIN 6 INCHES BEHIND THE BACK EDGE OF THE SIDEWALK.
- 6. MAILBOXES SHALL BE RELOCATED TO THE FRONT OF THE SIDEWALK BUT SHALL ALSO PROVIDE A MINIMUM OF 3 FEET OF CLEARANCE BEHIND THE MAILBOX TO MEET ADA REQUIREMENTS.
- 7. EXISTING ROOF DRAINS SHALL BE ROUTED THROUGH SIDEWALK. ROOF DRAINS LARGER THAN 4" WILL REQUIRE A TROUGH DRAIN

### FIRE DEPARTMENT

WEIGHING 85,000LBS.

- BUILDING STREET NUMBERS SHALL BE PLAINLY VISIBLE FROM STREET.
- . A KNOXBOX KEY BOX SHALL BE MOUNTED TO THE SIDE OF THE FRONT OR MAIN ENTRANCE. AN ELEVATOR KEYBOX WILL BE REQUIRED.
- OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13.5'.
- . AN APPROVED WATER SUPPLY DURING CONSTRUCTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON SITE.
- 6. IF THE FLOOR LEVEL OF THE HIGHEST STORY IS MORE THAN 30' ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS, THEN A CLASS I STANDPIPE SYSTEM MUST BE INSTALLED IN ADDITION TO THE SPRINKLER SYSTEM.
- 7. WHERE A BUILDING HAS BEEN CONSTRUCTED TO A HEIGHT GREATER THAN 50' OR FOUR STORIES, AT LEAST ONE TEMPORARY LIGHTED STAIRWELL SHALL BE PROVIDED UNLESS OR MORE PERMANENT STAIR ARE ERECTED AS THE CONSTRUCTION PROGRESSES.
- 8. BUILDINGS FOUR OR MORE STORIES IN HEIGHT SHALL BE PROVIDED WITH NOT LESS THAN ONE STANDPIPE OR USE DURING CONSTRUCTION. SUCH STANDPIPES SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40' 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.
- SMOKING TO BE ALLOWED IN ONLY DESIGNATED SPACES WITH PROPER RECEPTACLES. "NO SMOKING" SIGNS SHALL BE POSTED AT EACH BUILDING SITE AND WITHIN EACH BUILDING DURING CONSTRUCTION.
- 10. WASTE DISPOSAL OF COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH WORKDAY. 11. 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. 12. FIRE EXINGUISHERS SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER AT EACH
- STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE BEEN ACCUMULATED. 13. REQUIRED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED WITHIN 100' 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. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS
- 14. 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 MARSHALL'S OFFICE.
- 15. 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. LANDSCAPING IN THE AREA OF THESE ITEMS SHALL BE OF THE TYPE THAT WILL NOT ENCROACH ON THE REQUIRED FIVE FOOT RADIUS ON MATURITY OF THE LANDSCAPING.
- 16. NO VEHICLE/MACHINERY OF ANY TYPE, CONSTRUCTION MATERIALS OR CONSTRUCTION DEBRIS IS TO BE PARKED WITHIN 15 FT OF EITHER SIDE OR IN FRONT OF A FIRE HYDRANT.

#### SITE PLAN LEGEND

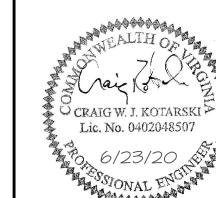
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#### GENERAL NOTES

1-800-552-7001.

FXISTING

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS AND STANDARDS.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT THE ENGINEER AND VERIFY THE APPROVAL OF THE PLANS BY ALL FEDERAL, STATE AND LOCAL AGENCIES.
- THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO
- EXISTING CURBS, SANITARY LINES, WATERLINES, ETC, PRIOR TO CONSTRUCTION. UPON DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR FOUNDATIONS, SUBGRADES, OR OTHER ROADWAY CONSTRUCTION PURPOSES, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER. THESE AREAS SHALL BE EXCAVATED BELOW PLAN GRADE AS DIRECTED BY THE OWNER, BACKFILLED WITH SUITABLE MATERIAL AND
- COMPACTED IN ACCORDANCE WITH CURRENT. ALL STORM SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH VDOT I AND I LD-94 (D) 121.13. ALL RCP STORM SEWER PIPE SHALL BE REINFORCED TONGUE AND GROVE CONCRETE PIPE IN ACCORDANCE WITH ASTM-C-76. PIPE SHALL BE MINIMUM CLASS III OR GREATER IN ACCORDANCE WITH CURRENT VDOT STANDARDS
- AND SPECIFICATIONS. 7. IF PRE-CAST UNITS ARE TO BE USED CERTIFICATION AND VDOT STAMP WILL BE REQUIRED ON ALL UNITS.
- 8. ALL CONCRETE SHALL BE A3-AE (AIR ENTRAINED 3,000 PSI), UNLESS
- OTHERWISE NOTED. 9. DESIGN CHANGES, SPECIFIED MATERIALS CHANGES AND/OR FIELD CHANGES FROM THE APPROVED PLANS NEED TO BE RESUBMITTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE REVISED PLANS AND/OR THE DRAINAGE CALCULATIONS, WHICH MUST BE SUBMITTED
- AND APPROVED BY THE ENGINEER. 10. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT, AND/OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL MISS UTILITY OF CENTRAL VIRGINIA AT
- 11. THE INSTALLATION OF SEWER, WATER, AND GAS MAINS (INCLUDING SERVICE LATERALS AND SLEEVES) SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF AGGREGATE BASE COURSE.
- 12. A PRIME COAT SEAL BETWEEN THE AGGREGATE BASE AND BITUMINOUS CONCRETE WILL BE REQUIRED AT THE
- RATE OF 0.30 GALLONS PER SQUARE YARD (REC-250 PRIME COAT) PER VDOT STANDARDS AND SPECIFICATIONS. 13. THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL
- ACCOMMODATE FORECAST WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS. 14. THE OWNERS REPRESENTATIVE SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT THE OWNER FOR INSPECTION FOR THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO
- APPLICATION OF THE SURFACE COURSE(S). 15. ALL VEGETATION AND ORGANIC MATERIAL MATERIAL IS TO BE REMOVED FROM THE PROPOSED PAVEMENT LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.
- 16. CERTIFICATION AND SOURCE OF MATERIALS ARE TO BE SUBMITTED TO THE OWNER FOR ALL MATERIALS AND BE IN ACCORDANCE WITH THE ROAD AND BRIDGE SPECIFICATIONS, AND ROAD AND BRIDGE STANDARDS.
- 17. ALL NEW HANDICAP ACCESSIBLE REQUIREMENTS ON-SITE AND WITHIN ALL NEW STRUCTURES SHALL COMPLY WITH THE 2006 UNIFORM STATEWIDE BUILDING CODE, 2006 VIRGINIA CONSTRUCTION CODE, AND ICC/ANSI
- 18. HORIZONTAL AND VERTICAL SIGHT DISTANCES SHALL BE FREE OF PARKED VEHICLES.



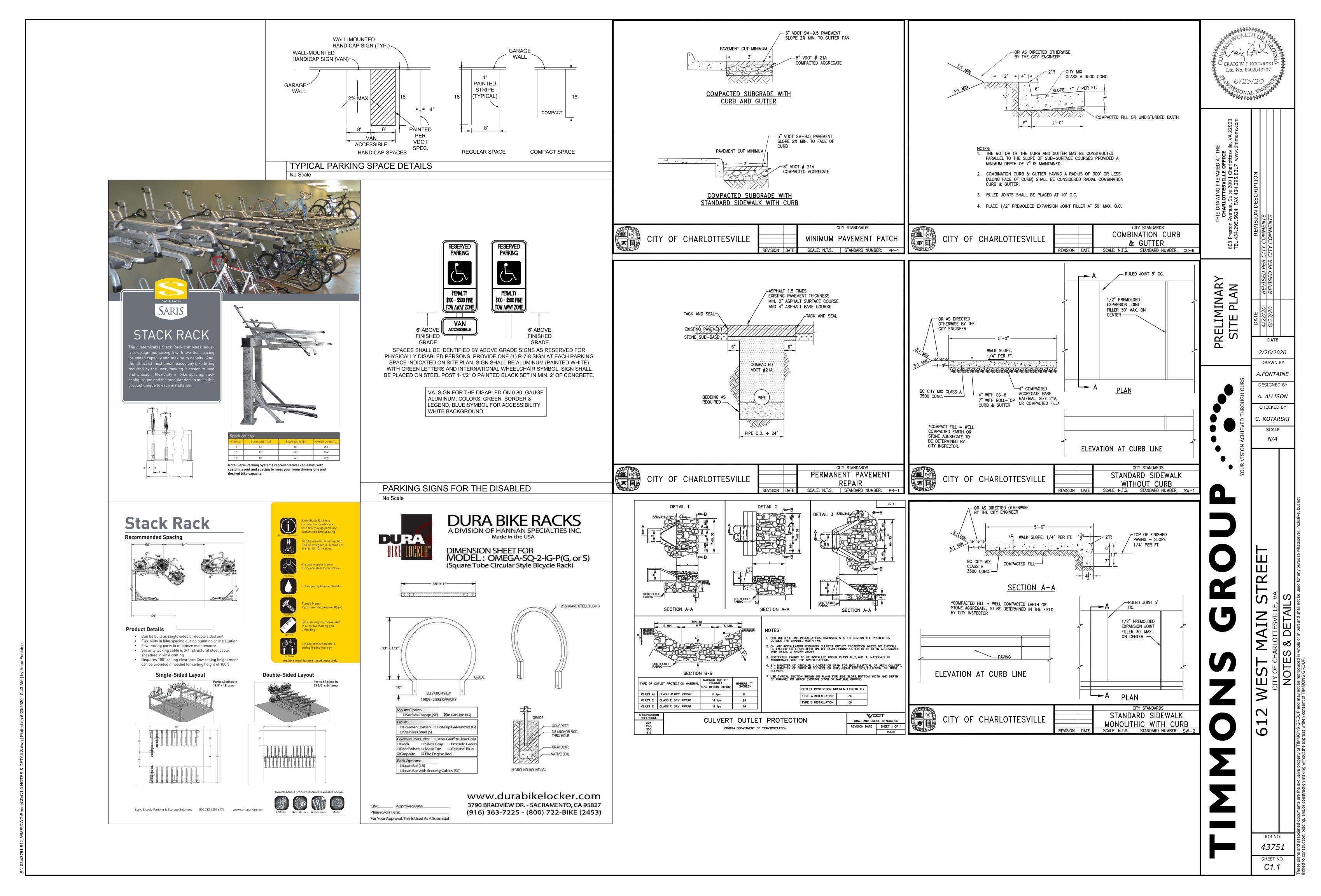
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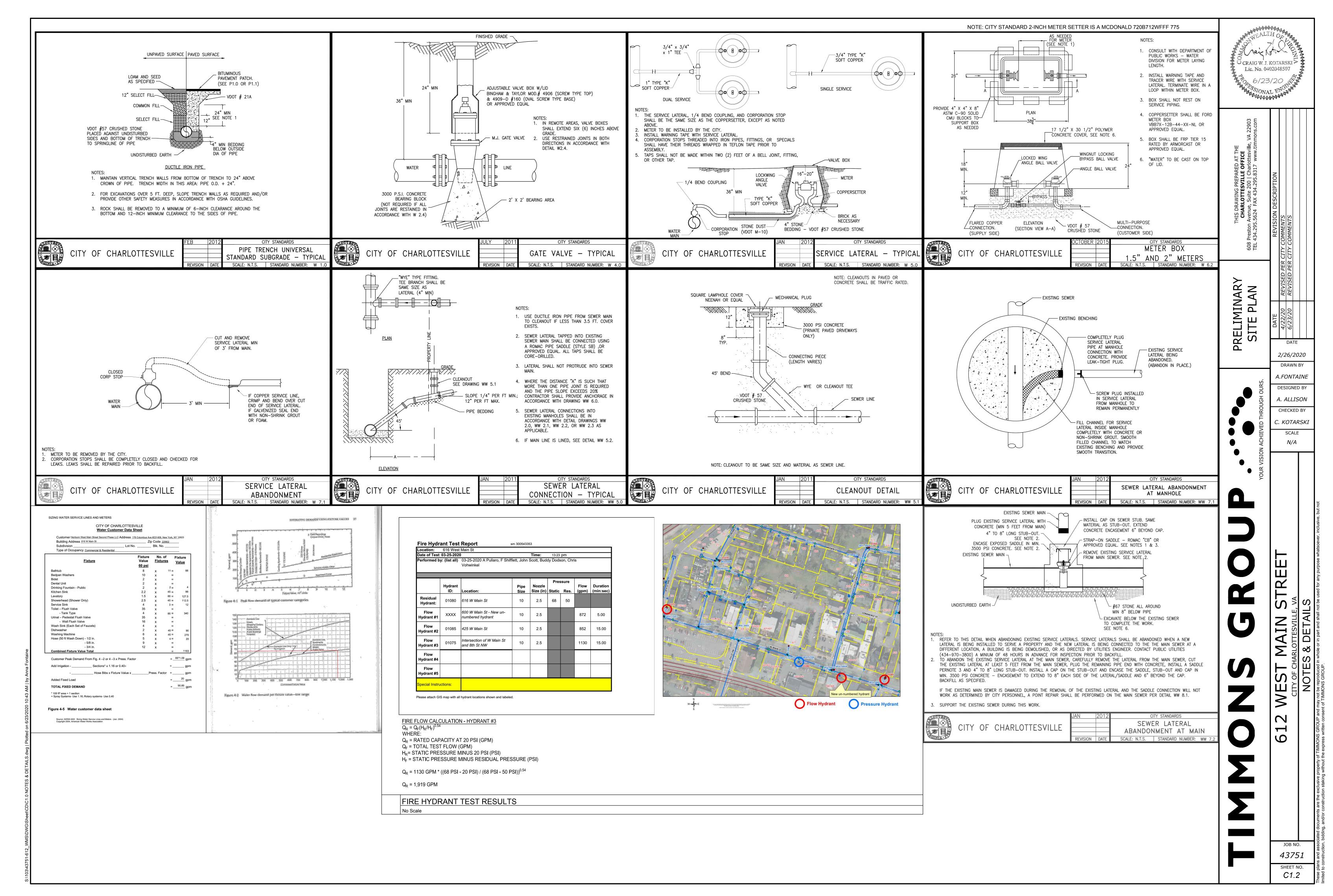
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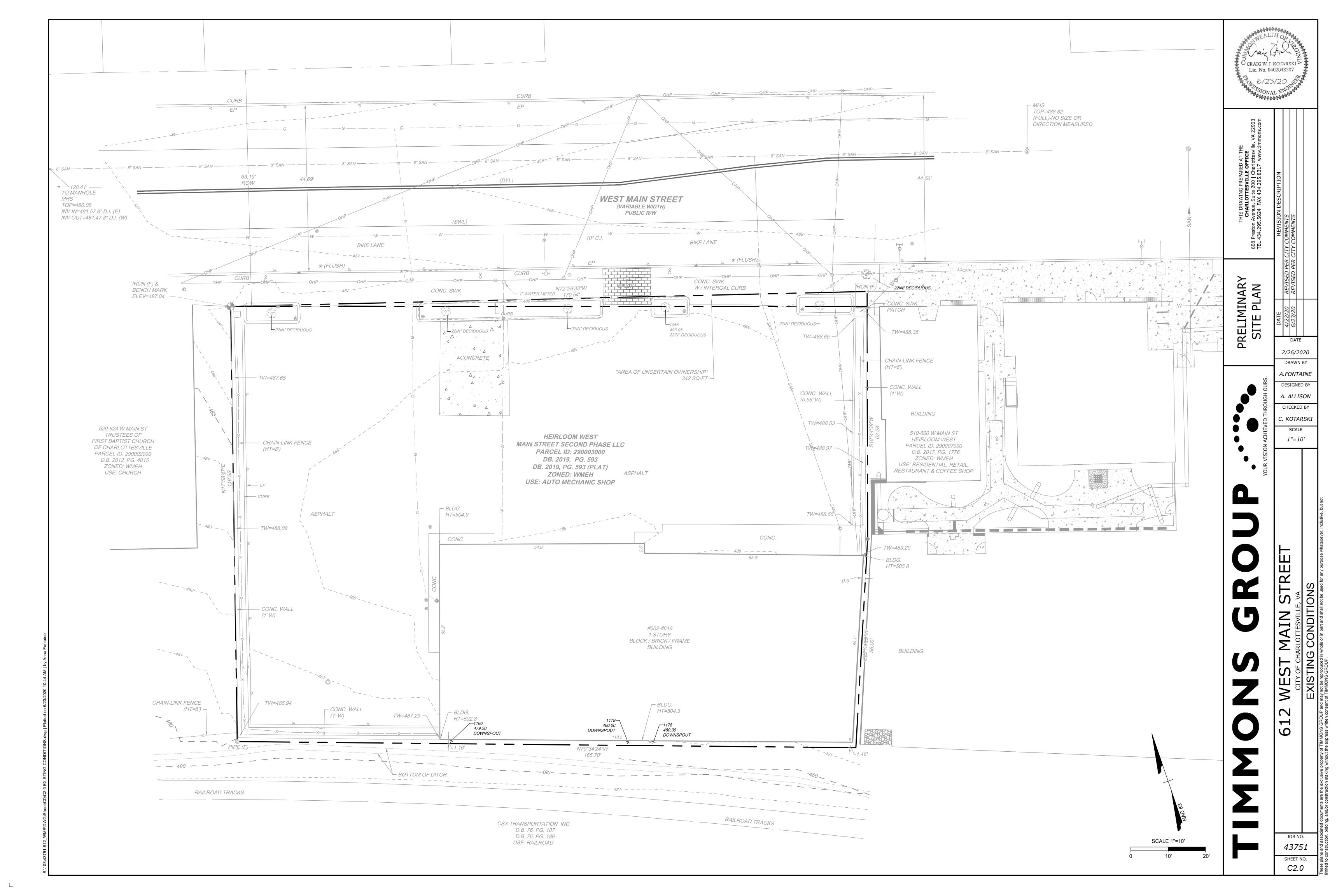
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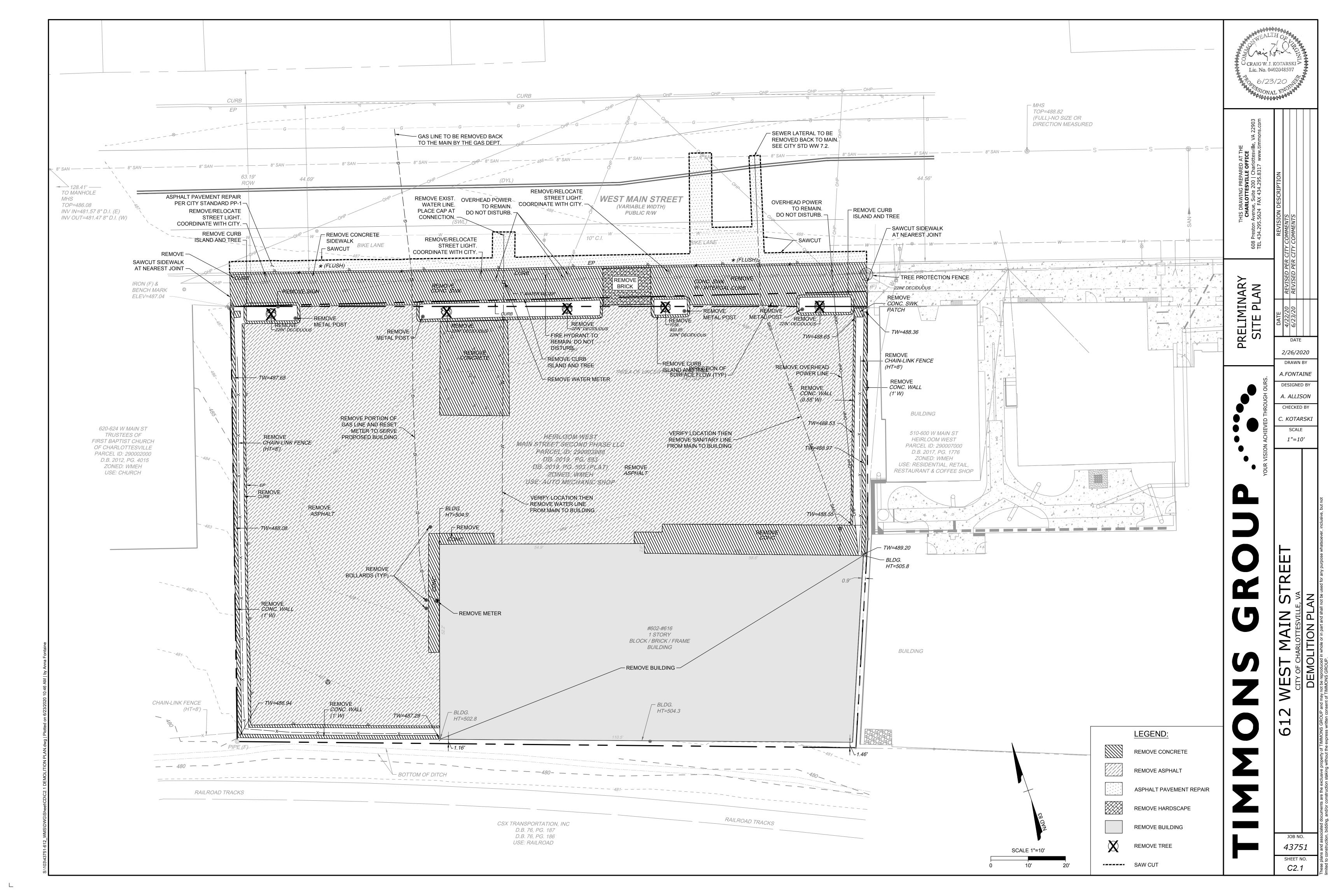


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#### PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE DEMOLITION OF AN EXISTING STRUCTURE AND PARKING LOT, AS WELL AS THE CONSTRUCTION OF A MULTISTORY BUILDING WITH A BELOW GROUND PARKING GARAGE AND OTHER ASSOCIATED SITE WORK. THE LIMITS OF DISTURBANCE IS 0.516 ACRES.

THE PROJECT SITE IS BOUND BY WEST MAIN STREET TO THE NORTH, AN OFFICE BUILDING TO THE WEST, A MIXED USE BUILDING TO THE EAST, AND TRAIN TRACKS TO THE SOUTH.

THE SITE CURRENTLY CONTAINS AN AUTO REPAIR BUILDING AND A PARKING AREA.

NO OFFSITE AREAS WILL BE DISTURBED

CRITICAL EROSION AREAS THERE ARE NO CRITICAL EROSION AREAS ON THIS SITE.

#### **EROSION AND SEDIMENT CONTROL MEASURES**

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE CURRENT ADDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. THE MINIMUM STANDARDS OF THE VESCH SHALL BE ADHERED TO UNLESS OTHERWISE WAIVED OR APPROVED BY A VARIANCE BY LOCAL AUTHORITIES HAVING JURISDICTION.

STORMWATER RUNOFF WILL BE DETAINED IN STORAGE PIPES AND OFFSITE CREDITS WILL BE PURCHASED.

- 1. TEMPORARY CONSTRUCTION ENTRANCE 3.02 A TEMPORARY CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT THE LOCATION INDICATED ON THE PLANS. IT IS IMPERATIVE THAT THIS MEASURE BE MAINTAINED THROUGHOUT CONSTRUCTION. ITS PURPOSE IS TO REDUCE THE AMOUNT OF MUD TRANSPORTED ONTO PAVED PUBLIC ROADS BY
- 2. STORM DRAIN INLET PROTECTION 3.07 STONE FILTERS SHALL BE PLACED AT THE INLET OF ALL DRAINAGE STRUCTURES AS INDICATED ON PLANS. ITS PURPOSE IS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAINAGE SYSTEM PRIOR TO PERMANENT STABILIZATION.
- 3. <u>DUST CONTROL</u> 3.39 DUST CONTROL IS TO BE USED THROUGH THE SITE IN AREAS SUBJECT TO SURFACE AND AIR

- 1. TOPSOIL (TEMPORARY STOCKPILE) 3.30 TOPSOIL SHALL BE STRIPPED FROM AREAS TO BE GRADED AND STOCKPILED FOR LATER SPREADING. STOCKPILE LOCATIONS SHALL BE LOCATED ONSITE AND SHALL BE STABILIZED WITH TEMPORARY SILT FENCE AND VEGETATION.
- 2. <u>TEMPORARY SEEDING</u> 3.31 ALL DENUDED AREAS WHICH WILL BE LEFT DORMANT FOR MORE THAN 30 DAYS SHALL BE SEEDED WITH FAST GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING OF THOSE AREAS. SELECTION OF THE SEED MIXTURE SHALL DEPEND ON THE TIME OF YEAR IT IS APPLIED.
- 3. PERMANENT SEEDING 3.32 FOLLOWING GRADING ACTIVITIES, ESTABLISH PERENNIAL VEGETATIVE COVER BY PLANTING SEED TO REDUCE EROSION, STABILIZE DISTURBED AREAS, AND ENHANCE NATURAL BEAUTY.
- 4. SOIL STABILIZATION BLANKETS & MATTING 3.36 A PROTECTIVE COVERING BLANKET OR SOIL STABILIZATION MAT SHALL BE INSTALLED ON PREPARED PLANTING AREAS OF CHANNELS TO PROTECT AND PROMOTE VEGETATION ESTABLISHMENT AND REINFORCE ESTABLISHED TURF.

- 1. PROVIDE SEDIMENT TRAPPING MEASURES AS A FIRST STEP IN GRADING, SEED AND MULCH IMMEDIATELY
- PROVIDE TEMPORARY SEEDING OR OTHER STABILIZATION IMMEDIATELY AFTER GRADING
- 3. ISOLATE TRENCHING FOR UTILITIES AND DRAINAGE FROM DOWNSTREAM CONVEYANCES IN ORDER TO MINIMIZE
- 4. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THEY ARE NO LONGER REQUIRED TO COMPLY WITH THE CONTRACT DOCUMENTS OR STATE LAW.

ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISHED GRADING. SEEDING SHALL BE IN ACCORDANCE WITH STD. & SPEC. 3.32, PERMANENT SEEDING. SEED TYPE SHALL BE AS SPECIFIED FOR "MINIMUM CARE LAWNS" AND "GENERAL SLOPES" IN THE HANDBOOK FOR SLOPES LESS THAN 3:1. FOR SLOPES GREATER THAN 3:1, SEED TYPE SHALL BE AS SPECIFIED FOR "LOW MAINTENANCE SLOPES" IN TABLE 3.32-D OF THE HANDBOOK. FOR MULCH (STRAW OR FIBER) SHALL BE USED ON ALL SEEDED SURFACES. IN ALL SEEDING OPERATIONS SEED, FERTILIZER AND LIME SHALL BE APPLIED PRIOR TO MULCHING.

### SEQUENCE OF INSTALLATION

BEING APPLIED.

- 1. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE CITY OF CHARLOTTESVILLE E&S INSPECTOR, CONTRACTOR,
- OWNER, AND ENGINEER. THIS MEETING SHALL TAKE PLACE ON SITE.
- 2. PRIOR TO DEMOLITION BEGINNING, THE CONTRACTOR SHALL INSTALL ALL INLET PROTECTION, CONSTRUCTION ENTRANCE, SAFETY FENCE AND SILT FENCE.
- CONSTRUCT SEDIMENT TRAP.
- 4. AFTER ALL ESC ITEMS SHOWN ON THE PHASE 1 E&S PLAN ON SHEET C3.1. CONTRACTOR CAN BEGIN DEMOLITION. 5. TEMPORARILY SEED DENUDED AREAS PER VESCH STANDARDS.

1. BEGIN STRUCTURE EXCAVATION. INSTALL AND MAINTAIN SHEETING & SHORING AS DESIGNED BY OTHERS. 2. CONSTRUCT WALLS AS ALLOWED AND LOWER SEDIMENT TRAP AS EXCAVATION OCCURS.

- PHASE III 1. INSTALL ADDITIONAL INLET PROTECTION WHERE SHOWN ON THE PHASE III E&S PLAN ON SHEET C3.3, AS THE
- STORM SYSTEM IS CONSTRUCTED AND BECOMES OPERATIONAL 2. FINE GRADE PROJECT AREA. APPLY PERMANENT SOIL STABILIZATION WITHIN SEVEN DAYS AFTER FINAL GRADE IS
- ACHIEVED. 3. ALL STORMWATER PIPING AND STRUCTURES SHALL BE INSPECTED FOR SILT/SEDIMENT. IF PRESENT
- SILT/SEDIMENT SHALL BE CLEANED OUT FOR THE SYSTEM TO THE SATISFACTION OF THE E&S INSPECTOR. 4. MULCH AND SEED ALL AREAS TO BE GRASS IN FINAL CONDITION AS SOON AS FINAL GRADE IS ACHIEVED. PREVIOUSLY PAVED AREAS SHALL BE ROTOTILLED WITH 6" OF AMENDED TOP SOIL PRIOR TO PERMANENT SEEDING
- 5. ONCE CONSTRUCTION IS COMPLETE AND ALL CONTRIBUTING AREAS ARE STABILIZED, EROSION CONTROL MEASURES CAN BE REMOVED UPON APPROVAL FROM THE E&S INSPECTOR

### GENERAL EROSION AND SEDIMENT CONTROL NOTES:

- UNLESS OTHERWISE INDICATED, CONSTRUCT AND MAINTAIN ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS.
- THE CONTROLLING EROSION AND SEDIMENT CONTROL AUTHORITY WILL MAKE A CONTINUING REVIEW AND EVALUATION OF THE METHODS AND EFFECTIVENESS OF THE EROSION CONTROL PLAN.
- ES-3: PLACE ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO OR AS THE FIRST STEP IN CLEARING, GRADING, OR LAND DISTURBANCE.
- MAINTAIN A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN ON THE SITE AT ALL TIMES. ES-4:
- PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS ES-5: (INCLUDING, BUT NOT LIMITED TO, OFFSITE BORROW OR WASTE AREA), SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE ARCHITECT/ENGINEER AND THE CONTROLLING EROSION AND SEDIMENT CONTROL AUTHORITY FOR REVIEW AND ACCEPTANCE.
- PROVIDE ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND ES-6: SEDIMENTATION AS DETERMINED BY THE RESPONSIBLE LAND DISTURBER. (MODIFIED NOTE)
- ALL DISTURBED AREAS SHALL DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND-DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT.
- DURING DEWATERING OPERATIONS, PUMP WATER INTO AN APPROVED FILTERING DEVICE, ENSURE THAT ES-8: PUMP INLET IS KEPT ABOVE SETTLED SEDIMENT.
- INSPECT ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RUNOFF- PRODUCING RAINFALL EVENT. MAKE ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES IMMEDIATELY.

#### MINIMUM STANDARDS:

AN EROSION AND SEDIMENT CONTROL PROGRAM ADOPTED BY A DISTRICT OR LOCALITY MUST BE CONSISTENT WITH THE FOLLOWING CRITERIA TECHNIQUES AND METHODS:

- MS-1. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.
- MS-2. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
- MS-3. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.
- MS-4. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
- MS-5. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.

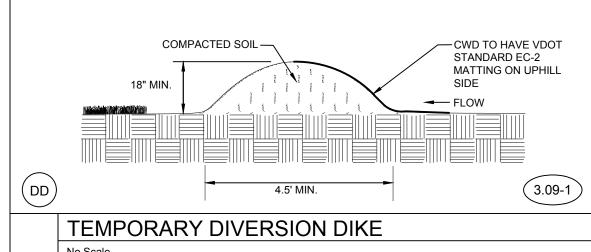
MS-6. SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN.

- A. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT TRAP SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA AND THE TRAP SHALL ONLY CONTROL DRAINAGE AREAS LESS THAN THREE ACRES.
- B. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT BASIN SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA, THE OUTFALL SYSTEM SHALL, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A 25-YEAR STORM OF 24-HOUR DURATION. RUNOFF COEFFICIENTS USED IN RUNOFF CALCULATIONS SHALL CORRESPOND TO A BARE EARTH CONDITION OR THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS UTILIZED.
- MS-7. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.
- MS-8. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
- MS-9. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
- MS-10. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
- MS-11. BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
- MS-12. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.
- MS-13. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.
- MS-14. ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE
- MS-15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED
- MS-16. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
  - A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME
  - B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
  - C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
  - D. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE
  - E. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
  - F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
- MS-17. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.
- MS-18. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
- MS-19. PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE STANDARDS AND CRITERIA LISTED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, CHAPTER 8 PAGES 20-24.

### SOILS INFORMATION

ENTIRE SITE IS CLASSIFIED AS 91 - URBAN LAND - 0 TO 25 PERCENT SLOPES, 10 INCHES PLUS TO RESTRICTIVE FEATURES. HYDROLOGIC SOIL GROUP D.

> PLACEHOLDER TO MEET REQUIREMENTS. PLEASE DO NOT REVIEW.

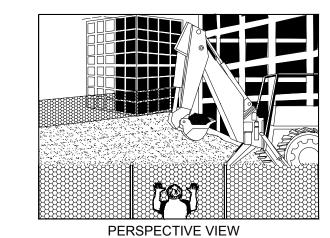


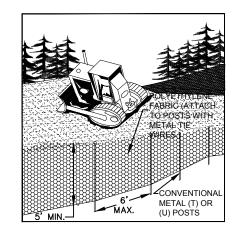
STANDARD ORANGE VINYL OR PLASTIC CONSTRUCTION FENCE ATTACHED TO POSTS (PRE-WEATHERED WOOD, GALVANIZED STEEL, IRON OR THICK PVC PLASTIC), AT LEAST 40" ABOVE FINISH GRADE WITH SPAN BETWEEN POSTS NO GREATER THAN 6' ON CENTER. EVERY NINTH POST SHALL CONTAIN A WARNING SIGN

THAT CLEARLY IDENTIFIES THE FENCE AS A TREE PROTECTION

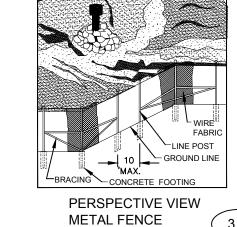
(TP) TREE PROTECTION

FENCE.





PERSPECTIVE VIEW



60-100

2 LBS.

20 LBS.

150 LBS.

. WINTER RYE

3.32

3.31

PLASTIC FENCE SAFETY FENCE

No Scale

No Scale

**TABLE 3.31-B** ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS "QUICK REFERENCE FOR ALL REGIONS"

PLANTING DATES <u>SPECIES</u> RATE (LBS./ACRE) SEPT. 1 - FEB. 15 50/50 MIX OF ANNUAL RYEGRASS (LOLIUM MULTI-FLORUM) 50-100

CEREAL (WINTER) RYE (SECALE CEREALE) FEB. 16 - APR. 30 ANNUAL RYEGRASS

(LOLIUM MULTI-FLORUM) MAY 1 - AUG. 31 GERMAN MILLET

(SETARIA ITALICA)

TEMPORARY SEEDING PLANT MATERIALS

TABLE 3.32-D

SITE SPECIFIC SEEDING MIXTURES FOR PIEDMONT AREA

TOTAL LBS. PER ACRE MINIMUM CARE LAWN COMMERCIAL OR RESIDENTIAL 175-200 LBS. KENTUCKY 31 OR TURF-TYPE TALL FESCUE 90-100% IMPROVED PERENNIAL RYEGRASS 0-5% KENTUCKY BLUEGRASS 0-5% GENERAL SLOPE (3:1 OR LESS) 128 LBS. **KENTUCKY 31 FESCUE** 

LOW-MAINTENANCE SLOPE (STEEPER THAN 3:1) \* SEE SLOPE STABILIZATION SEED MIX

RED TOP GRASS

SEASONAL NURSE CROP \*

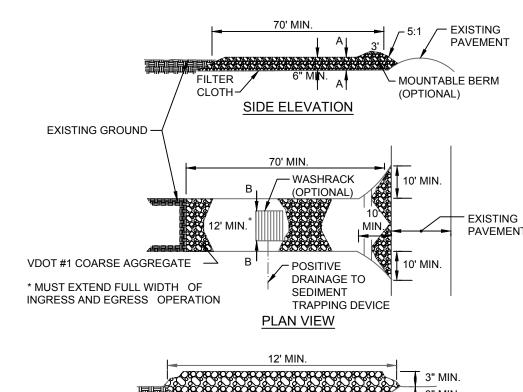
\* USE SEASONAL NURSE CROP IN ACCORDANCE WITH SEEDING DATES AS STATED BELOW: FEBRUARY 16TH THROUGH APRIL. ANNUAL RYE MAY 1ST THROUGH AUGUST 15TH . FOXTAIL MILLET AUGUST 16TH THROUGH OCTOBER. . ANNUAL RYE

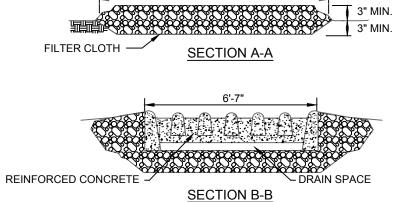
\*\* SUBSTITUTE SERICEA LESPEDEZA FOR CROWNVETCH EAST OF FARMVILLE, VA (MAY THROUGH SEPTEMBER USE HULLED SERICEA, ALL OTHER PERIODS, USE UNHULLED SERICEA). IF FLATPEA IS USED IN LIEU OF CROWNVETCH, INCREASE RATE TO 30 LBS./ACRE. ALL LEGUME SEED MUST BE PROPERLY INOCULATED. WEEPING LOVEGRASS MAY BE ADDED TO ANY SLOPE OR LOW-MAINTENANCE MIX DURING WARMER

NOVEMBER THROUGH FEBRUARY 15TH...

SEEDING PERIODS; ADD 10-20 LBS./ACRE IN MIXES.

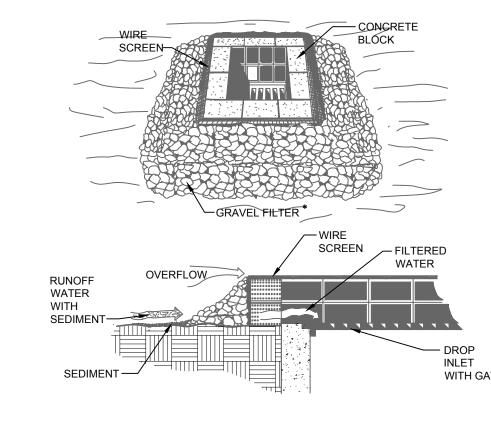
PERMANENT SEEDING MIX FOR PIEDMONT AREA





STONE CONSTRUCTION ENTRANCE

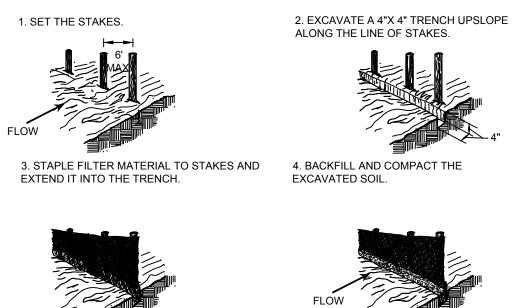
BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER

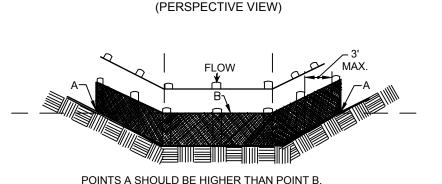


SPECIFIC APPLICATION: THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.

\* GRAVEL SHALL BE VDOT #3, #357 OR #5 COARSE AGGREGATE.

STORM DRAIN INLET PROTECTION

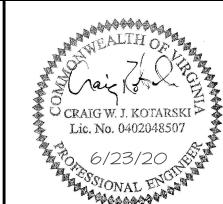




DRAINAGEWAY INSTALLATION (FRONT ELEVATION)



SILT FENCE (W/O WIRE SUPPORT)



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3.02

DATE 2/26/2020 DRAWN BY A.FONTAINE

DESIGNED BY A. ALLISON CHECKED BY KOTARSK SCALE

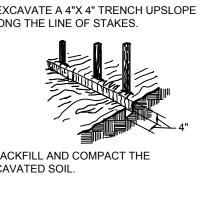
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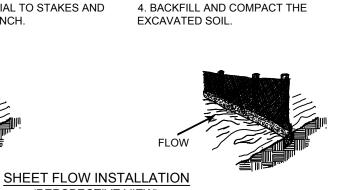
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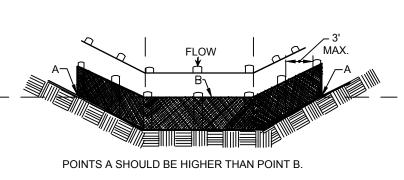
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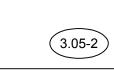
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(3.07-3)

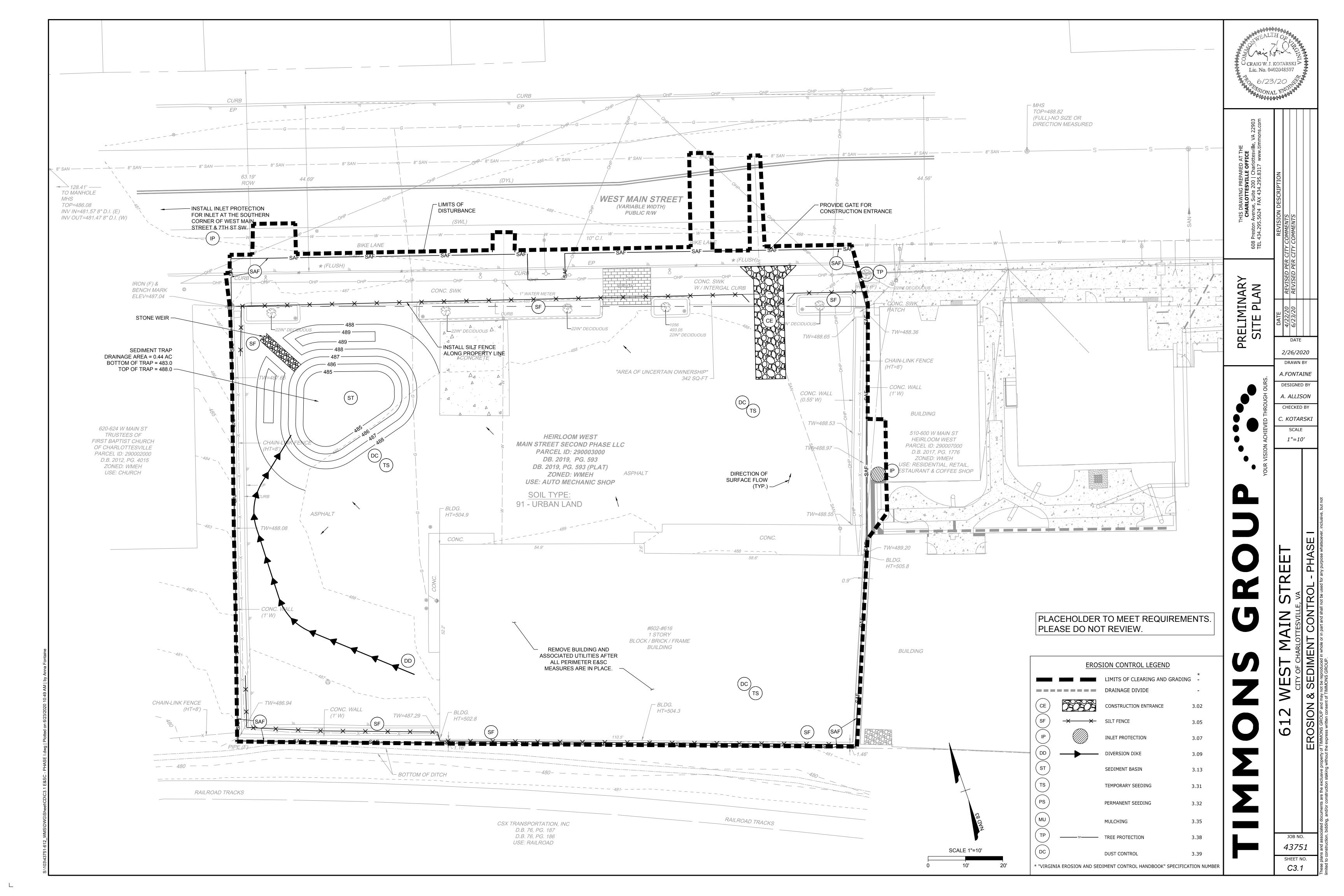


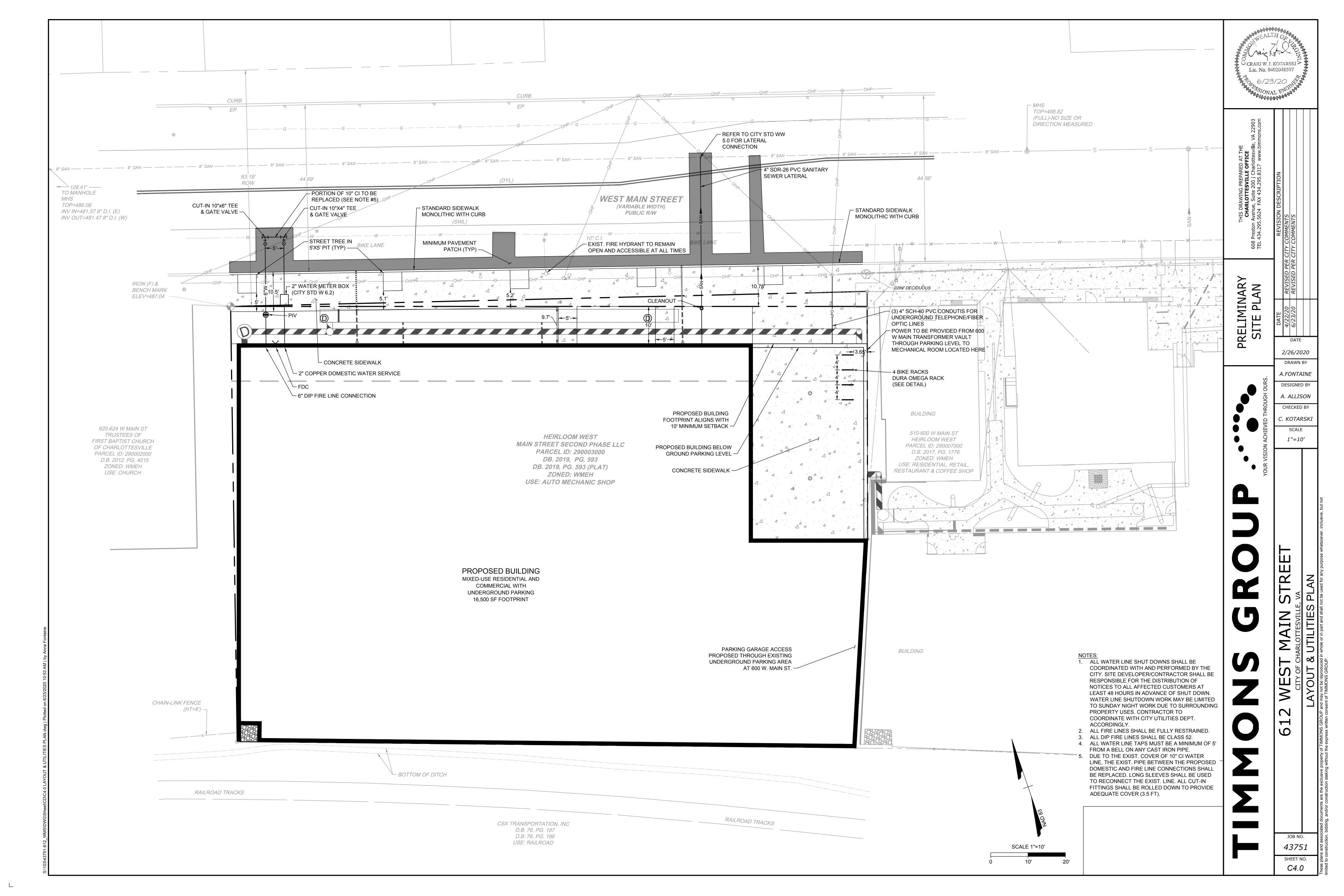


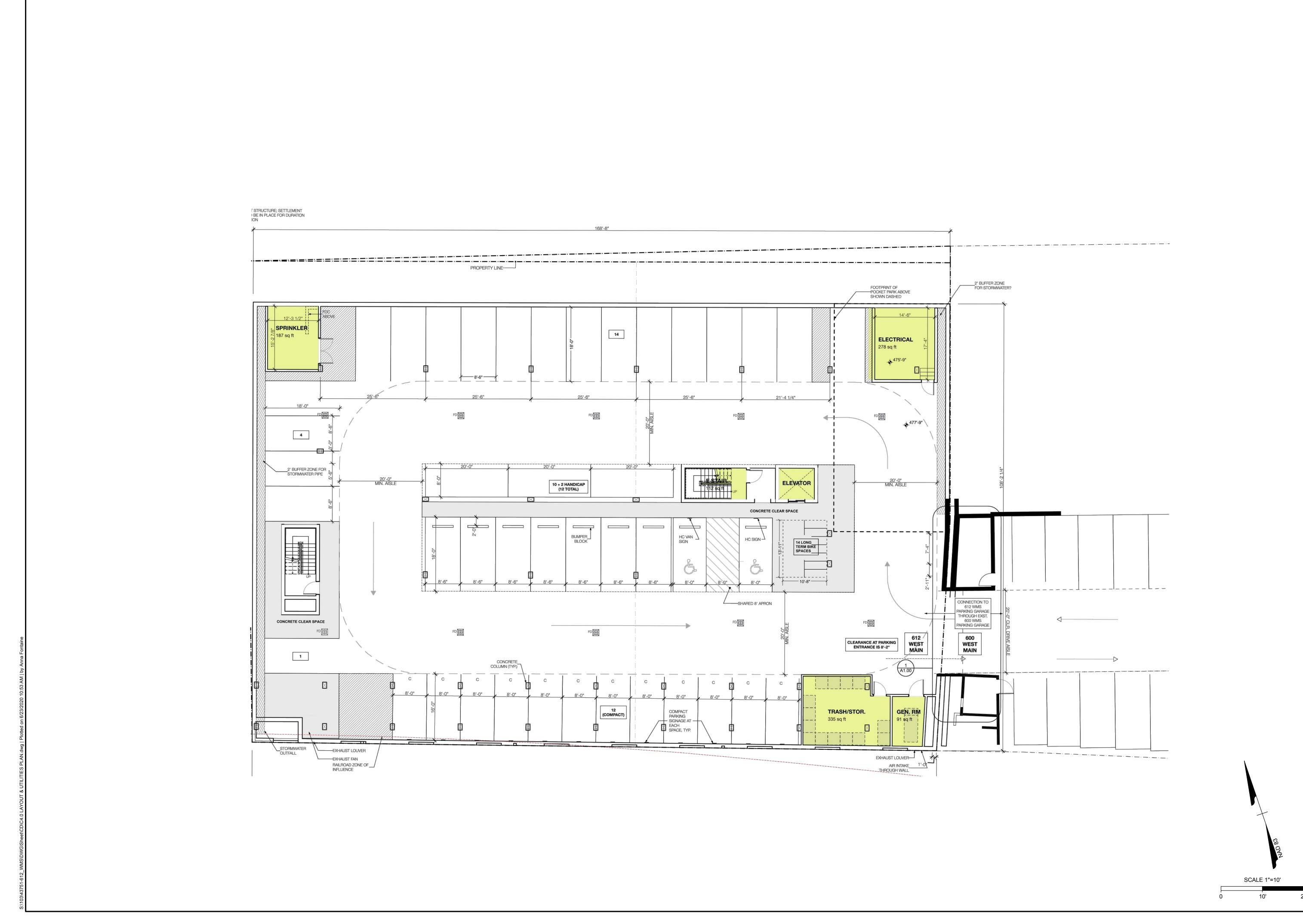


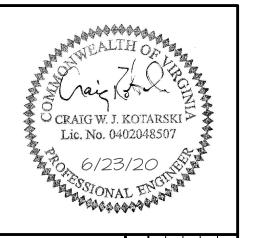


JOB NO. 43751 SHEET NO. C3.0









THIS DRAWING PREPARED AT THE CHARLOTTESVILLE OFFICE IN Avenue, Suite 200 | Charlottesvill 15.5624 FAX 434.295.8317 www.ti

PRELIMINARY SITE PLAN

DATE

2/26/2020

DRAWN BY

A.FONTAINE

DESIGNED BY

A. ALLISON

CHECKED BY

C. KOTARSKI

SCALE 1"=10'

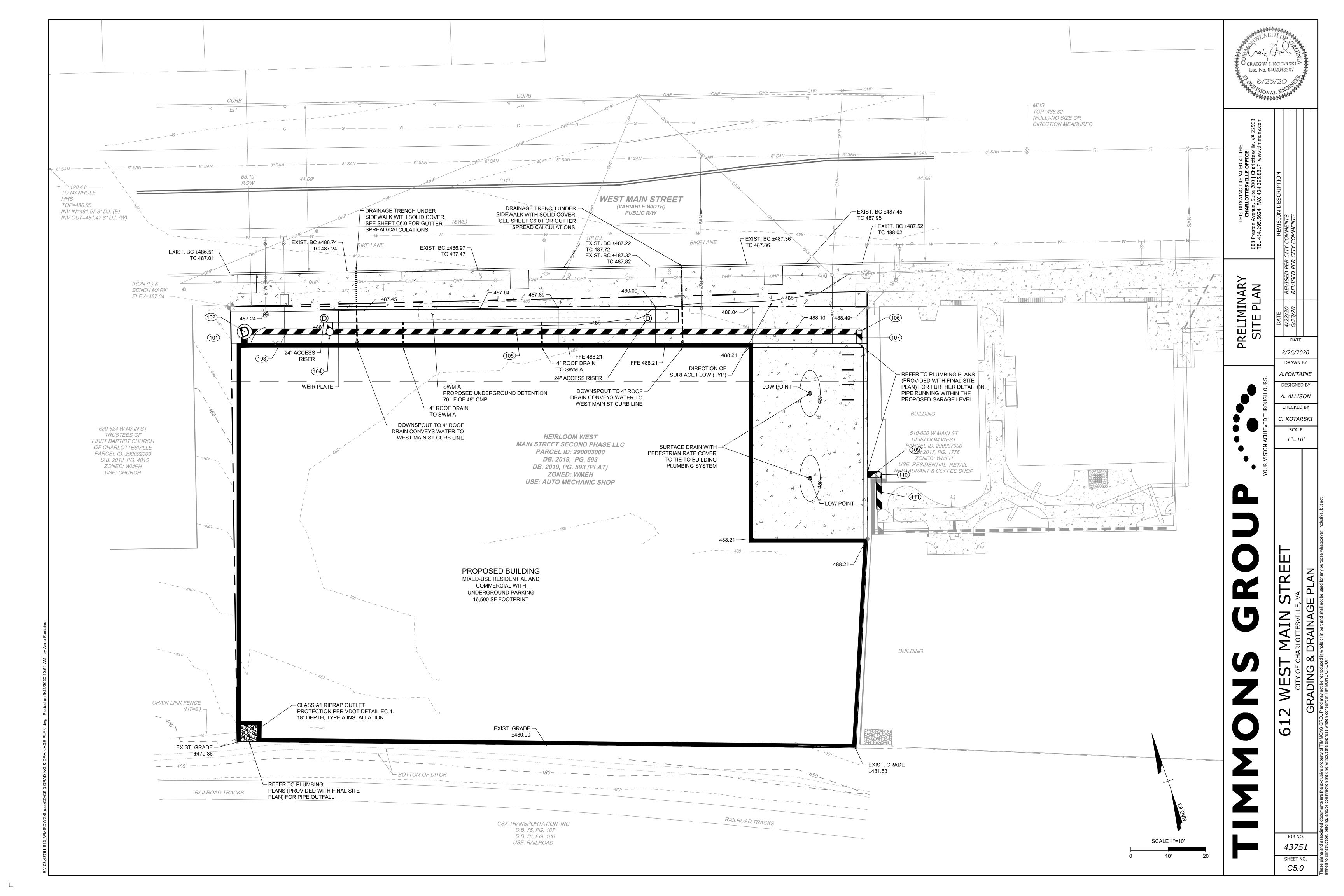
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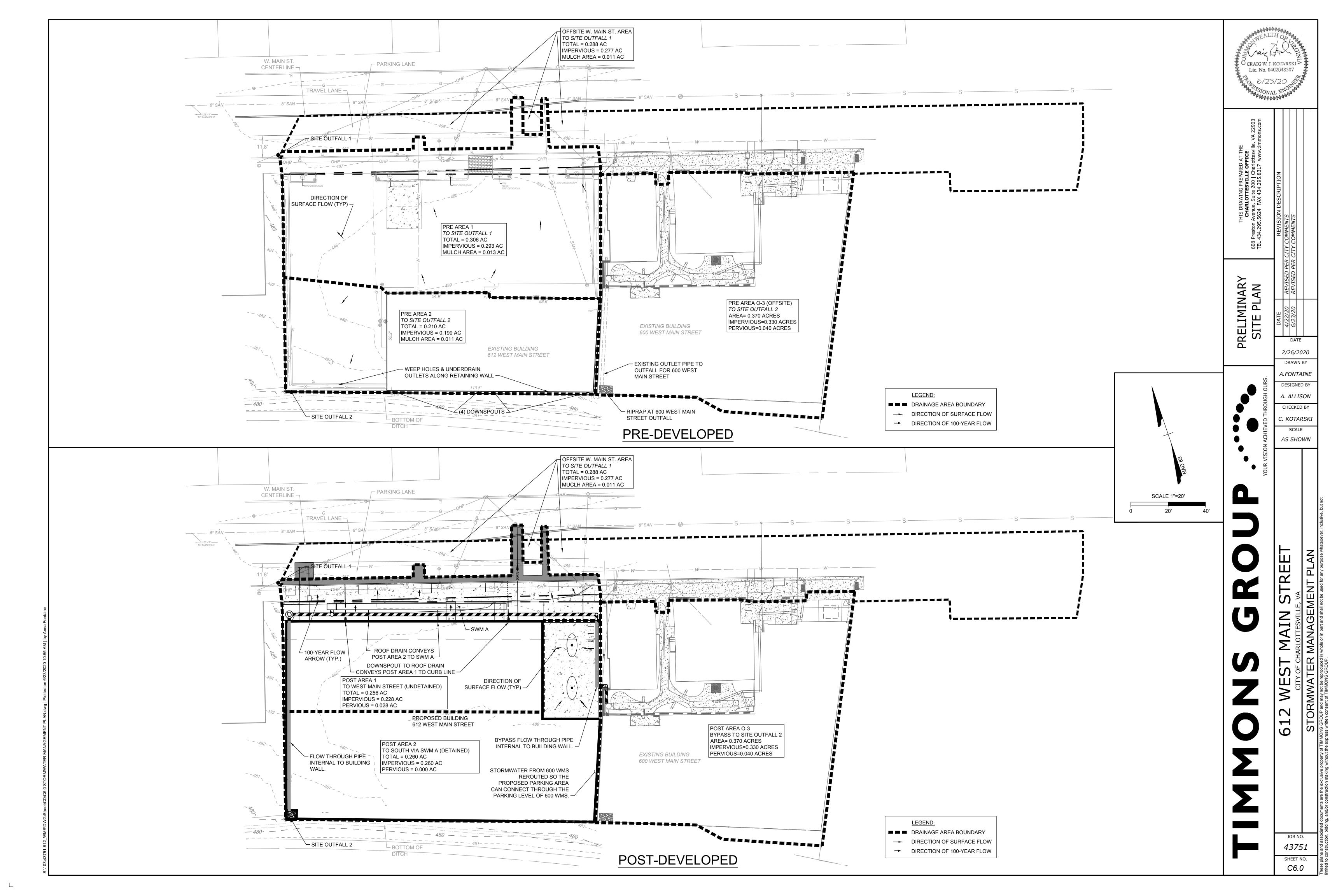
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#### PRELIMINARY WATER QUANTITY ANALYSIS TO SITE OUTFALL 1 DRAINAGE AREA ANALYSIS (PRE-DEVELOPED) DRAINAGE AREA ANALYSIS (POST-DEVELOPED) POST AREA 1 (UNDETAINED) TO SITE OUTFALL 1 TO SITE OUTFALL 1 AREA = 0.306 ACAREA = 0.256 AC 0.293 AC (IMPERVIOUS) 0.228 AC (IMPERVIOUS) 0.013 AC (MULCH AREA) 0.028 AC (MANAGED TURF) Tc = 6 MINTc = 6 MIN0.072 1.28 1 YEAR 1.05 2 YEAR 1.55 2 YEAR 1.28 10 YEAR 2.36 10 YEAR 1.97 OFFSITE W. MAIN ST. AREA (UNDETAINED) TO SITE OUTFALL 1 AREA = 0.288 AC 0.277 AC (IMPERVIOUS) 0.011 AC (MULCH AREA) Tc = 6 MIN1 YEAR 2 YEAR 1.46 10 YEAR 2.22 CHANNEL PROTECTION (ENERGY BALANCE):

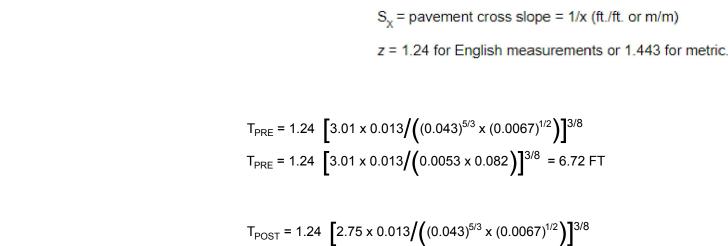
 $Q_{DEVELOPED} \le 0.90*(Q_{PRE-DEVELOPED}*RV_{PRE-DEVELOPED})/RV_{DEVELOPED}$ 

 $1.05 \text{ CFS} \le 0.90*(1.28 \text{ CFS}*0.072 \text{ AC-FT})/(0.058 \text{ AC-FT}) = 1.43 \text{ CFS}$ 

1.97 CFS (POST-DEVELOPED  $Q_{10}$ )  $\leq$  2.36 CFS (PRE-DEVELOPED  $Q_{10}$ )

POST-DEVELOPED Q<sub>10</sub> ≤ PRE-DEVELOPED Q<sub>10</sub>

FLOOD PROTECTION:



**GUTTER SPREAD CALCULATIONS** 

Ponded Width of Flow (T)

Transverse slope,  $S_x$ , = 1/z

Depth of flow (y)

AT W. MAIN ST. CURB

FLOW FROM OFFSITE

TO SITE OUTFALL 1

2 YEAR

THE AREA OF SITE PROPOSED TO BE ROUTED TO SITE OUTFALL 1, COMBINED WITH THE EXISTING STREET STORMWATER FLOW TO SITE OUTFALL 1, PRODUCES A SPREAD OF 6.49 FT INTO THE PARKING LANE WITH THE 2-YEAR STORM.

 $T_{POST} = 1.24 \left[ 2.75 \times 0.013 / \left( 0.0053 \times 0.082 \right) \right]^{3/8} = 6.49 \text{ FT}$ 

Q = gutter flow rate (cfs or  $m^3/s$ )

n = Manning's roughness coefficient

S = longitudinal slope (ft./ft. or m/m)

### PRELIMINARY WATER QUANTITY ANALYSIS TO SITE OUTFALL 2

DRAINAGE AREA ANALYSIS (POST-DEVELOPED) DRAINAGE AREA ANALYSIS (PRE-DEVELOPED) TO SITE OUTFALL 2 TO UNDERGROUND STORAGE PIPE SWM A AREA = 0.210 AC AREA = 0.26 AC 0.199 AC (IMPERVIOUS) 0.26 AC (IMPERVIOUS) 0.011 AC (MULCH AREA) 0.00 AC (MANAGED TURF) Tc = 6 MINTc = 6 MINV (AC-FT) 1 YEAR 1 YEAR 0.88 0.049 2 YEAR 1.32 2 YEAR 1.07 0.060 0.075 10 YEAR 10 YEAR 1.62 2.01 DRAINAGE FROM 600 W. MAIN ST. DRAINAGE FROM 600 W. MAIN ST. PRE AREA O-3 (OFFSITE) POST AREA O-3 (OFFSITE) ROUTED THROUGH 612 PIPES TO SITE OUTFALL 2 TO SITE OUTFALL 2

AREA = 0.37 ACAREA = 0.37 AC0.33 AC (IMPERVIOUS) 0.33 AC (IMPERVIOUS) 0.04 AC (MANAGED TURF) 0.04 AC (MANAGED TURF) Tc = 6 MINTc = 6 MINV (AC-FT) V (AC-FT) <u>Q (CFS)</u> 1 YEAR 1 YEAR 0.080 1.49 1.49 2 YEAR 0.099 2 YEAR 1.83 0.099 1.83 10 YEAR 2.82 10 YEAR 2.82

FLOW FROM EXISTING CMP STORAGE PIPE FLOW FROM EXISTING CMP STORAGE PIPE 1 YEAR 1.00 1 YEAR 2 YEAR 1.16 2 YEAR 1.16 10 YEAR 2.76 10 YEAR 2.76

COMBINED FLOW TO SITE OUTFALL 2 1 YEAR 1.80 2 YEAR 2.13

4.26

CHANNEL PROTECTION (ENERGY BALANCE):

 $Q_{DEVELOPED} \le 0.90*(Q_{PRE-DEVELOPED}*RV_{PRE-DEVELOPED})/RV_{DEVELOPED} + Q_{OFFSITE}$  $1.62 \text{ CFS} \le 0.90*(0.88 \text{ CFS}*0.049 \text{ AC-FT})/(0.061 \text{ AC-FT}) + 1.00 \text{ CFS}$ 

= 1.63 CFS

FLOOD PROTECTION:

10 YEAR

POST-DEVELOPED Q<sub>10</sub> ≤ PRE-DEVELOPED Q<sub>10</sub>

4.20 CFS (POST-DEVELOPED  $Q_{10}$ )  $\leq$  4.26 CFS (PRE-DEVELOPED  $Q_{10}$ )

95 LF OF 42" CMP - SEE WEIR PLATE DETAIL

Q (CFS) 0.62 1 YEAR 2 YEAR 0.70 10 YEAR 1.59

COMBINED FLOW TO SITE OUTFALL 2

Q (CFS) 1.62 1 YEAR 2 YEAR 1.86 10 YEAR 4.20

### PRELIMINARY STORMWATER NARRATIVE

THIS PROJECT PROPOSES THE DEMOLITION OF AN EXISTING AUTO REPAIR BUILDING, PARKING AREA, AND ASSOCIATED UTILITIES, FOLLOWED BY THE CONSTRUCTION OF A NEW MIXED USE BUILDING WITH UNDERGROUND PARKING, UTILITY CONNECTIONS, AND ASSOCIATED SITE WORK. THE LIMITS OF DISTURBANCE IS 0.516 ACRES.

THE UNDERGROUND PARKING LEVEL FOR 612 WEST MAIN STREET IS PROPOSED TO BE ACCESSED FROM THE EXISTING UNDERGROUND PARKING LEVEL OF 600 WEST MAIN STREET. TO ACCOMMODATE THIS CONNECTION, THE STORMWATER FROM 600 WEST MAIN STREET WILL BE RE-ROUTED AROUND THE PROPOSED NEW BUILDING AND WILL DISCHARGE AT SITE OUTFALL 2, DOWNSTREAM OF ITS EXISTING OUTFALL.

TO MEET WATER QUANTITY REQUIREMENTS, THE SITE HAS BEEN ANALYZED CONSIDERING TWO OUTFALLS TO WHICH STORMWATER IS DISCHARGING.

IN THE PRE-DEVELOPED CONDITION, THE FRONT OF THE SITE (PRE AREA 1) SHEET FLOWS ACROSS THE IMPERVIOUS DRIVE AREA AND SIDEWALK THROUGH THE 3 EXISTING CURB CUTS ON WEST MAIN STREET. THE CURB ON WEST MAIN STREET ACTS AS A MANMADE CHANNEL CONVEYING WATER TO SITE OUTFALL 1

IN THE POST-DEVELOPED CONDITION, THE AREA DRAINING TO SITE OUTFALL 1 (POST AREA 1) HAS BEEN REDUCED SO THAT THE DISCHARGE AT SITE OUTFALL 1 MEETS ENERGY BALANCE EQUATION REQUIREMENTS. ADDITIONALLY, THE VDOT GUTTER SPREAD CALCULATIONS ARE INCLUDED ON THIS SHEET AND SHOW THAT, WITH THE REDUCTION IN AREA TO SITE OUTFALL 1, THE GUTTER SPREAD AT SITE OUTFALL 1 REDUCES TO 6.49 FEET DURING THE 2-YEAR STORM. THIS IS A REDUCTION FROM THE PRE-DEVELOPED GUTTER SPREAD OF 6.72 FEET. IT IS IMPORTANT TO NOTE THAT THIS GUTTER SPREAD IS IN THE WEST MAIN STREET PARKING LANE, NOT THE TRAVEL LANE.

#### **SITE OUTFALL 2**

IN THE PRE-DEVELOPED CONDITION, THE REMAINING PROJECT SITE AREA (PRE AREA 2) DRAINS TO SITE OUTFALL 2, AT THE SOUTHWEST CORNER OF THE SITE. THIS OUTFALL IS LOCATED WITHIN A ROCKY, SHALLOW, ROUNDED-BOTTOM DITCH. THERE ARE 4 DOWNSPOUTS ON THE SOUTH SIDE OF THE EXISTING BUILDING DISCHARGING ROOF RUNOFF, AND AT LEAST 10 OUTLETS AT THE BOTTOM OF THE EXISTING RETAINING WALL, PRESUMABLY DISCHARGING WATER FROM UNDERDRAINS ASSOCIATED WITH THE WALL. ADDITIONALLY, WATER SHEET FLOWS ACROSS THE PARKING LOT TO A GRASS STRIP ALONG THE SOUTHWEST CORNER OF THE LOT. FROM THERE, SOME WATER LIKELY INFILTRATES, BUT BASED ON THE PROMINENT WATER STAINS ON THE RETAINING WALL, A SIGNIFICANT AMOUNT FLOWS OVER THE TOP OF THE WALL. THE DOWNSPOUTS, OUTLETS AND OVERFLOW ALL DISCHARGE TOWARDS THE AFOREMENTIONED DITCH. NOTE THAT THERE IS CURRENTLY NO TYPE OF OUTFALL PROTECTION TO SLOW VELOCITY OF THIS DISCHARGE INTO THE DITCH.

THE ADJACENT PROPERTY, 600 WEST MAIN STREET, CONTAINS AN UNDERGROUND DETENTION PIPE WHICH RECEIVES DRAINAGE FROM AREA O-3 (OFFSITE). THIS SYSTEM CURRENTLY FLOWS THROUGH A PIPE INSTALLED ALONG THE INSIDE OF THE WESTERN WALL OF THE EXISTING UNDERGROUND PARKING GARAGE, AND OUTFALLS TO A RIPRAP AREA AT THE SOUTHWEST CORNER OF THE PROPERTY.

IN THE POST-DEVELOPED CONDITION, THIS PLAN PROPOSES AN UNDERGROUND DETENTION FACILITY TO HANDLE STORMWATER FROM POST AREA 2, AND AN 18" HDPE BYPASS PIPE TO RE-ROUTE STORMWATER FROM AREA O-3 (OFFSITE). THE BYPASS PIPE CONNECTS TO THE 612 WEST MAIN STREET PIPE NETWORK AFTER THE DETENTION PIPE, AND STORMWATER FROM THERE, FLOWS THROUGH A PIPE INSTALLED ON THE INSIDE WALL OF THE UNDERGROUND PARKING LEVEL, DISCHARGING TO A RIPRAP AREA, TO SITE OUTFALL 2. THIS PROPOSED OUTFALL FOR 612 WEST MAIN STREET IS BEING DESIGNED SIMILARLY TO THAT OF THE EXISTING 600 WEST MAIN STREET PIPE. ALSO, BASED ON THE DIRECTION OF THE DITCH FROM THE SURVEY, THE PROPOSED OUTLET PIPE WILL OUTFALL WITHIN THE DITCH, AT SITE OUTFALL 2.

THE PROPOSED UNDERGROUND DETENTION FACILITY (SWM A) CONSISTS OF 95 LF OF 42" CMP DETENTION PIPE AND A WEIR PLATE (DETAIL ON THIS SHEET). THE OFFSITE FLOW FROM POST AREA O-3 (OFFSITE) IS ADDED TO THE ENERGY BALANCE EQUATION AND DEMONSTRATES THAT THE RESULT OF THIS PROPOSED SITE STORMWATER MANAGEMENT CONFIGURATION REDUCES THE 1-YEAR, 24-HOUR STORM TO MEET THE REQUIREMENTS OF THE ENERGY BALANCE EQUATION AT SITE OUTFALL 2. REFER TO CALCULATIONS ON THIS SHEET FOR DETAILED DISCHARGE VALUES.

IN ADDITION TO MEETING ENERGY BALANCE/CHANNEL PROTECTION REQUIREMENTS, MANNING'S EQUATION HAS BEEN UTILIZED IN THE PROGRAM FLOWMASTER TO DETERMINE THE VELOCITY AT THE PIPE OUTFALL DURING THE 2-YEAR STORM. WITH THE FOLLOWING INPUTS, THE VELOCITY AT THE END OF THE PIPE, NOT CONSIDERING THE RIPRAP AREA, IS 4.40 FPS.

FLOWMASTER INPUTS: ROUGHNESS COEFFICIENT = 0.013 CHANNEL SLOPE = 0.0095 FT/FT DIAMETER = 1.50 FT DISCHARGE = 1.86 CFS (FROM HYDROCAD) VELOCITY = 4.40 FPS

THIS FURTHER DEMONSTRATES THAT A 2-YEAR STORM WILL NOT CAUSE EROSION OF THE DITCH BED OR BANKS, ESPECIALLY WITH THE OUTLET PROTECTION OF RIPRAP.

#### FLOOD PROTECTION

WHEN COMPARED TO THE PRE-DEVELOPED CONDITION. THE POST-DEVELOPED CONDITION IN A 10-YEAR, 24-HOUR STORM WILL RESULT IN A REDUCTION OF DISCHARGE AT BOTH SITE OUTFALL 1 AND 2. THE FLOOD PROTECTION CALCULATIONS ON THIS SHEET DEMONSTRATE THIS, INDICATING THAT THIS DESIGN MEETS FLOOD PROTECTION REQUIREMENTS. ADDITIONALLY, TO ENSURE THE BUILDING IS PROTECTED IN MORE SEVERE STORM EVENTS, THE DETENTION PIPE HAS BEEN DESIGNED TO HANDLE THE 100-YEAR, 24-HOUR STORM.

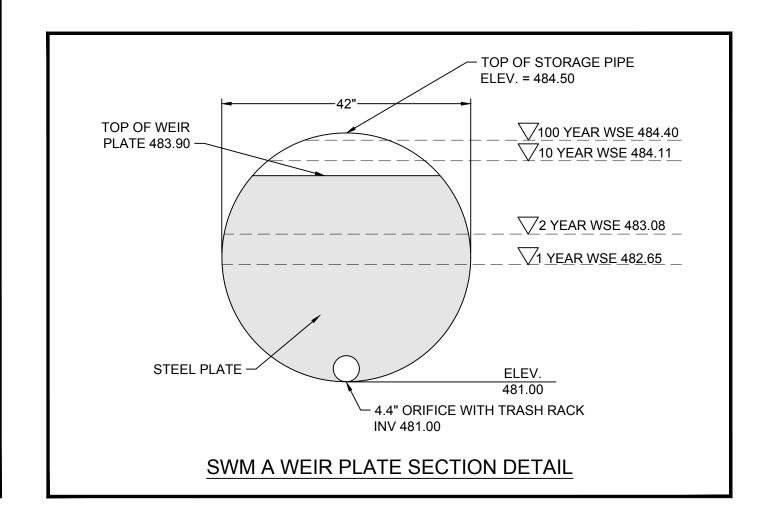
FINALLY. TO MEET WATER QUALITY REQUIREMENTS. 0.10 LB/YR OF OFFSITE NUTRIENT CREDITS WILL BE PURCHASED. THE SUMMARY PER THE VIRGINIA RUNOFF REDUCTION SPREADSHEET IS PRESENTED IN THE "PRELIMINARY WATER QUALITY ANALYSIS" BOX. BELOW

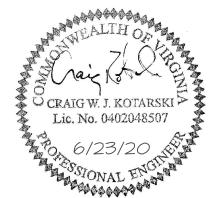
### PRELIMINARY WATER QUALITY ANALYSIS SITE DATA

PRE DEVELOPED AREA MANAGED TURF = 0.024 ACRES IMPERVIOUS = 0.492 ACRES PRE DEVELOPMENT LOAD (TP) (LB/YR) = 1.08 POST DEVELOPED AREA MANAGED TURF = 0.026 ACRES

IMPERVIOUS = 0.490 ACRES POST DEVELOPMENT LOAD (TP) (LB/YR) = 1.08 MAXIMUM PERCENT REDUCTION REQUIRED FOR REDEVELOPMENT = 10%

TOTAL LOAD REDUCTION REQUIRED (LB/YR) = 0.10 LB/YR.





THIS DRAWING PREPARED AT THI

CHARLOTTESVILLE OFFICE
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5.5624 FAX 434.295.8317 www.t

PRELIMINARY SITE PLAN

DATE

2/26/2020 DRAWN BY A.FONTAINE **DESIGNED BY** 

A. ALLISON CHECKED BY . KOTARSKI SCALE

AS SHOWN

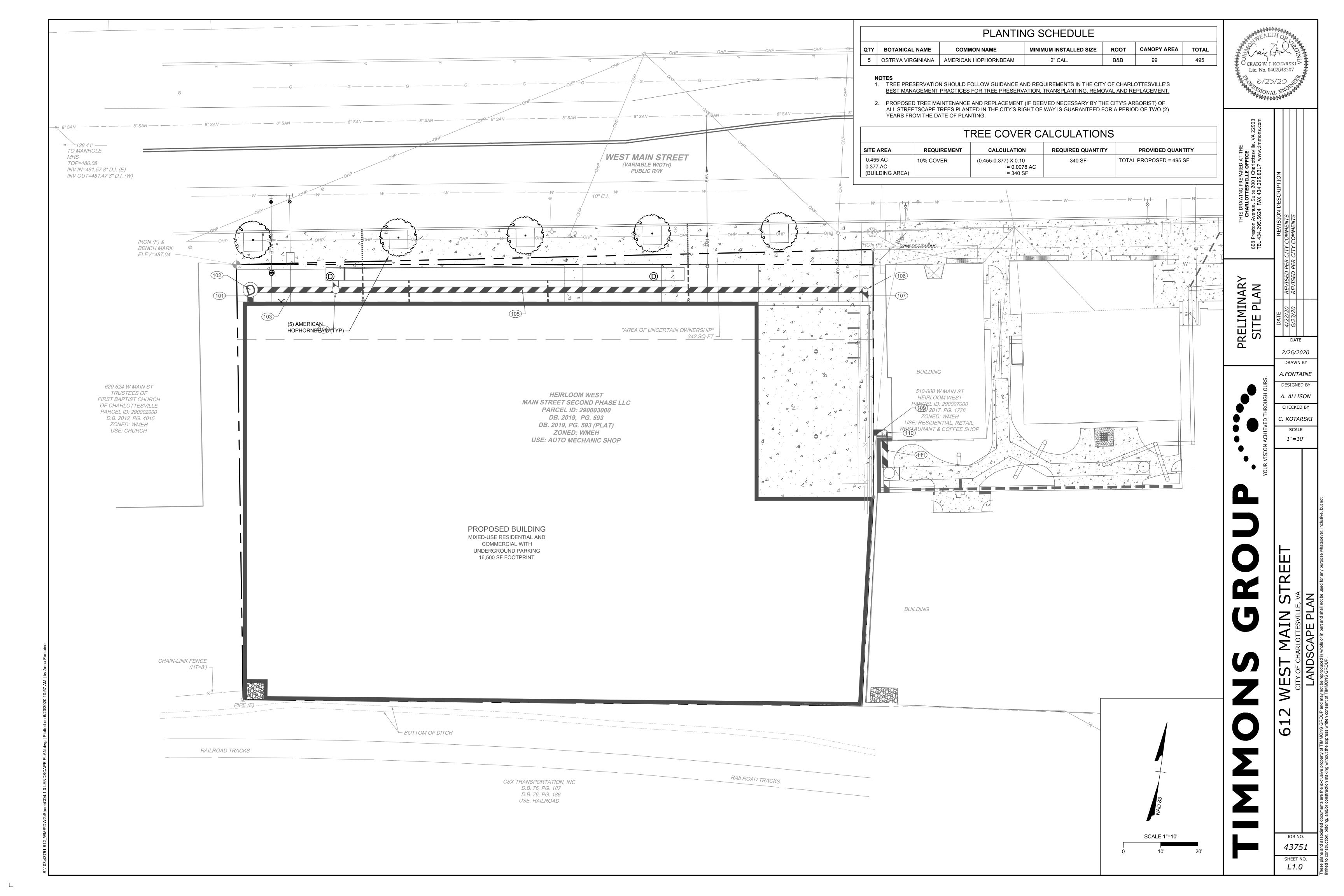
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JOB NO. 43751

SHEET NO. C6.1



# RESOLUTION APPROVING A SPECIAL USE PERMIT TO ALLOW HIGH DENSITY RESIDENTIAL DEVELOPMENT FOR PROPERTY LOCATED AT 602-616 WEST MAIN STREET

WHEREAS, landowner Heirloom West Main Street Second Phase, LLC is the current owner of a lot identified on 2019 City Tax Map 29 as Parcel 3 (City Parcel Identification No. (290003000) (the "Subject Property"), and pursuant to City Code §34-641, the landowner proposes to redevelop the Subject Property by constructing a mixed use building on the Subject Property ("Project"), containing residential dwelling units at a density of up to 120 dwelling units per acre ("DUA"); and

**WHEREAS,** the Project is described within the Applicant's application materials dated May 14, 2019 submitted in connection with SP19-00003, including, without limitation, a narrative statement dated May 14, 2019, and a preliminary site plan dated May 13, 2019, as required by City Code §34-158 (collectively, the "Application Materials"); and

WHEREAS, the Planning Commission reviewed the Application Materials, and the City's Staff Report, and subsequent to a joint public hearing, duly advertised and conducted by the Planning Commission and City Council on August 13, 2019, the Planning Commission voted to recommend that the City Council should approve the requested special use permit, to allow residential density up to 120 dwelling units per acre (DUA), subject to certain suitable conditions and safeguards recommended by the Planning Commission; and

**WHEREAS**, upon consideration of the comments received during the joint public hearing, the Planning Commission's recommendation, and the Staff Reports discussing this application, as well as the factors set forth within Sec. 34-157 of the City's Zoning Ordinance, this Council finds and determines that granting the proposed Special Use subject to suitable conditions would serve the public necessity, convenience, general welfare or good zoning practice; now, therefore,

**BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia that, pursuant to City Code §§ 34-641, a special use permit is hereby approved and granted, subject to the following conditions:

- 1. The specific development being approved by this special use permit ("Project"), as described within the site plan exhibit required by City Code §34-158(a)(1), shall have the following minimum attributes/ characteristics:
  - a. Not more than one building shall be constructed on the Subject Property (the "Building"). The Building shall be a Mixed Use Building.
  - b. The Building shall not exceed a height of four (4) stories.
  - c. The Building shall contain no more than 55 dwelling units.

- d. The Building shall contain space to be occupied and used for retail uses, which shall be located on the ground floor of the Building facing West Main Street. The square footage of this retail space shall be at least the minimum required by the City's zoning ordinance.
- e. Underground parking shall be provided within a parking garage structure constructed underneath the Building, which shall provide at least 53 parking spaces serving the use and occupancy of the Building. All parking required for the Project pursuant to the City's zoning ordinance shall be located on-site. All parking required pursuant to the ordinance for the Project shall be maximized on-site to the satisfaction of the Planning Commission. No direct access shall be provided into the underground parking from the Building's street wall along West Main Street.
- 2. The mass of the Building shall be broken down to reflect the multi-parcel massing historically on the site, as well as the West Main Street context, using building modulation. The Building and massing refer to the historic buildings on either side.
- 3. There shall be pedestrian engagement with the street with an active, transparent, and permeable façade at street level.
- 4. The Landowner (including, without limitation, any person who is an agent, assignee, transferee or successor in interest to the Landowner) shall prepare a Protective Plan for the Rufus Holsinger Building located on property adjacent to the Subject Property at 620-624 West Main Street ("Holsinger Building" or "Adjacent Property"). The Protective Plan shall provide for baseline documentation, ongoing monitoring, and specific safeguards to prevent damage to the Holsinger Building, and the Landowner shall implement the Protective Plan during all excavation, demolition and construction activities within the Subject Property ("Development Site"). At minimum, the Protective Plan shall include the following:
  - a. *Baseline Survey*—Landowner shall document the existing condition of the Holsinger Building ("Baseline Survey"). The Baseline Survey shall take the form of written descriptions, and visual documentation which shall include color photographs and/or video recordings. The Baseline Survey shall document the existing conditions observable on the interior and exterior of the Holsinger Building, with close-up images of cracks, staining, indications of existing settlement, and other fragile conditions that are observable.

The Landowner shall engage an independent third party structural engineering firm (one who has not participated in the design of the Landowner's Project or

preparation of demolition or construction plans for the Landowner, and who has expertise in the impact of seismic activity on historic structures) and shall bear the cost of the Baseline Survey and preparation of a written report thereof. The Landowner and the Owner of the Holsinger Building ("Adjacent Landowner") may both have representatives present during the process of surveying and documenting the existing conditions. A copy of a completed written Baseline Survey Report shall be provided to the Adjacent Landowner, and the Adjacent Landowner shall be given fourteen (14) days to review the Baseline Survey Report and return any comments to the Landowner.

- b. *Protective Plan*--The Landowner shall engage the engineer who performed the Baseline Survey to prepare a Protective Plan to be followed by all persons performing work within the Development Site, that may include seismic monitoring or other specific monitoring measures of the Adjacent Property if recommended by the engineer preparing the Protective Plan, and minimally shall include installation of at least five crack monitors. Engineer shall inspect and take readings of crack monitors at least weekly during ground disturbance demolition and construction activities. Reports of monitor readings shall be submitted to the city building official and Adjacent Landowner within two days of inspection. A copy of the Protective Plan shall be provided to the Adjacent Landowner. The Adjacent Landowner shall be given fourteen (14) days to review the Report and return any comments to the Landowner.
- c. Advance notice of commencement of activity--The Adjacent Landowner shall be given 14 days' advance written notice of commencement of demolition at the Development Site, and of commencement of construction at the Development Site. This notice shall include the name, mobile phone number, and email address of the construction supervisor(s) who will be present on the Development Site and who may be contacted by the Adjacent Landowner regarding impacts of demolition or construction on the Adjacent Property.

The Landowner shall also offer the Adjacent Landowner an opportunity to have meetings: (i) prior to commencement of demolition at the Development Site, and (ii) at least fourteen (14) days prior to commencement of construction at the Development Site, on days/ times reasonably agreed to by both parties. During any such preconstruction meeting, the Adjacent Landowner will be provided information as to the nature and duration of the demolition or construction activity and the Landowner will review the Protective Plan as it will apply to the activities to be commenced.

d. *Permits*--No demolition or building permit, and no land disturbing permit, shall be approved or issued to the Landowner, until the Landowner provides to the department of neighborhood development services: (i) copies of the Baseline Survey Report and Protective Plan, and NDS verifies that these documents satisfy

the requirements of these SUP Conditions, (ii) documentation that the Baseline Survey Report and Protective Plan were given to the Adjacent Landowner in accordance with these SUP Conditions.

Approved by Council October 7, 2019

Lyna Ihomas

Kyna Thomas, CMC Clerk of Council