



PLANNING COMMISSION

AGENDA for September 10th 2024

AGENDA

PUBLIC HEARING

- 1) Zoning Map Amendment, Site Plan Review, and ROW abandonment - 4004 Catalpa Ave

REGULAR MEETING

Call to Order by Chairman and Roll Call

Public Comment on Items Not on the Agenda

Review and Adoption of Minutes

- 1) Minutes of the July 9th meeting
- 2) Minutes of the August 13th meeting

Old Business

- 1) Zoning Map Amendment, Site Plan Review, and ROW abandonment - 4004 Catalpa Ave
- 2) Site Plan Review – 25 CJ Morrison Dr

New Business

- 1) Site Plan Review – 2013 Magnolia Ave
- 2) Site Plan Review – 100 block East 31st St

Report of Secretary

- City received a \$10,000 grant from the National Trust for Historic Preservation for an architectural and market study of the library (Old City Hall) building.
- October 3-6 the timber frame group will construct a band shell on the stage platform at Town Square. We are soliciting donations to cover the City's costs.

Adjournment

Members and Term Expirations

Dennis Hawes, Chairman, 7/31/2028

Harold Kidd, 6/30/2026

Justin Wiseman, 8/31/2025

Marolyn Cash, 6/30/2028

Sarah Henson, 9/30/2027

Melvin Henson, City Council Representative,
9/30/2027

Kristie Gibbons, 12/31/2024

Timothy Petrie, 12/31/2024

Jason Tyree, Ex Officio member

Staff

Tom Roberts, Director of Community Development

City Hall, 2039 Sycamore Avenue, Buena Vista VA 24416

(540) 261-8607 | troberts@bvcity.org | buenvistava.org/planning

Meetings

Members of the Buena Vista Planning Commission meet in Council Chambers, 2039 Sycamore Avenue, at 7:00 p.m. on the 2nd Tuesday of each month, unless otherwise announced. Meetings may be held and business conducted without a quorum, but no votes may be taken unless a quorum is present. A majority of members constitutes a quorum. A motion passes with a majority vote; a tie constitutes defeat of the motion.



PLANNING COMMISSION

MINUTES of July 9th 2024

Members of the Buena Vista Planning Commission met in Council Chambers at 7:00 PM on Tuesday, July 9th 2024.

Members Present:

Dennis Hawes, Chairman
Sarah Henson
Marolyn Cash
Kristie Gibbons
Harold Kidd
Timothy Petrie

Members Absent:

Jason Tyree, Ex Officio member
Melvin Henson, City Council Representative
Justin Wiseman

Staff Present:

Tom Roberts, Director of Community Development

Meeting is called to order.

Minutes

For minutes of 6/11/2024 meeting:

Corrections: none

Motion to approve: 1st by Mr. Kidd, 2nd by Mrs. Cash

Abstentions: Mrs. Gibbons because she was absent.

Secretary's Report

Mr. Roberts noted that at the previous meeting they had discussed some sort of rezoning or master planning in the 800-900 blocks of West 29th Street. He now recommends that the City wait to do that planning process because the Bontex site has received an EPA technical assistance award to perform environmental study and master planning for redevelopment of the site. Studying at the houses on 29th St as part of that project will be more beneficial.

New Business

600 Block Magnolia – Zoning Map Amendment, ROW Abandonment

Mr. Hawes asked the applicant and engineer if they wished to speak. Hunter Young, the engineer, spoke. He gave a very brief overview of the project and then described some details of the utility relocations and connections.

Mr. Roberts then outlined the process for approval. This presentation is very preliminary. The site plan is not quite finalized, and architectural design is not complete. The next step will be review of the final site plan and building designs. This will not be ready in August but may be in September.

Mr. Roberts relayed the questions and concerns from Mr. Mel Henson. Mr. Henson asked about snow removal, which would be the responsibility of the owner because the through street would be private; and about emergency vehicle access. The emergency access off of Woodland Ave is only 10' wide, but this is not seen as a route for emergency vehicles except in a true emergency. The development will have two entrances, on one 6th St and the other on Magnolia Ave. Mr. Henson's other concern is about visibility of the entrance, sight distances, and ice that forms on this part of Magnolia because of shade.

Mr. Hawes stated that he shares the sight line concerns of Mr. Henson. There was some discussion of whether the sign distance was adequate and the traffic dynamics in this area. Then there was some discussion of making the north entrance to the development (closer to the creek) could be a one-way entrance.

Mr. Hawes also stated that he expects some neighborhood resistance to the density proposed because this is surrounded by detached single-family homes. The height requested is 40' which is above the 35' limit in R4. Mr. Petrie said they would need the actual design of the units.

Other development sites in the City, specifically the one between 30th St and 34th St and Catalpa Ave and Rockbridge Ave. Mr. Roberts noted that delivering sewer to that area is difficult.

Mr. Hawes asked Mr. Roberts to research what the R3 zoning would allow to be built on this site. Mr. Roberts stated that it would not be many because none of the lots fronting on Woodland would be developable because of the steep hillside and creek. Mr. Roberts then noted that the Kimbers are expending a great deal of effort to correct the floodplain delineation. Mr. Young explained the challenges of the site and the process with FEMA to adjust the floodplain delineation.

Mr. Petrie circled back to the vehicular circulation issues and suggested maybe a flashing yellow light on Magnolia or some sort of traffic signal based on the added vehicles. Mr. Roberts stated that he would ask VDOT about recommendations they have based on the volume of Magnolia Ave and trip generation from the units. Mr. Roberts then offered that Magnolia Ave could be modified with traffic calming measures to slow down vehicles and increase driver alertness. This could be landscaped curb bumpouts or a rumble strip or other measures.

Mr. Young pointed out, in reference to traffic volume, that if all outgoing traffic were funneled to the 6th St entrance, there would be no higher volume there than most of the numbered streets intersecting Magnolia through downtown, which serve multiple blocks of houses. Additionally, 6th St has good visibility and sight distance.

Mr. Roberts stated that there would be a combination of for-sale condominium units and rental units, and there would be a HOA.

Adjournment 7:55 PM

Approved: _____



PLANNING COMMISSION

MINUTES of August 13th 2024

Members of the Buena Vista Planning Commission met in Council Chambers at 7:00 PM on Tuesday, August 13th 2024.

Members Present:

Dennis Hawes, Chairman
Kristie Gibbons
Marolyn Cash
Justin Wiseman
Timothy Petrie

Members Absent:

Jason Tyree, Ex Officio member
Sarah Henson
Harold Kidd
Melvin Henson, City Council Representative

Staff Present:

Tom Roberts, Director of Community Development

Meeting is called to order.

Minutes

Mr. Roberts has not completed the minutes.

New Business

740 W 4th St – ROW Abandonment

Mr. Hawes began by asking if this was different from the previous abandonment done here. Mr. Roberts clarified that the previous abandonment was for Palm Ave. Mr. Roberts then explained that he passed out a sheet with an additional old plat that shows an additional perpendicular section of alley in addition to the section shown in the staff report that is parallel to 4th Street. Mr. Roberts estimates that this additional section of alley is 25' long so adds \$187.50 to the price of the alley. He added that he still needed to pull together the plats and documentation for the public hearing.

Mr. Hawes went over the process. This will go to City Council public hearing on September 5th. Mr. Petrie motioned to recommend approval, Mrs. Cash seconded, and all voted yes.

4004 Catalpa Ave – Zoning Map Amendment, Conditional Use Permit, Site Plan, ROW Abandonment

Mr. Roberts went over the staff report. He apologized for forgetting the actual site plan in the packet, and stepped back up to his office to print those out.

Mr. Hawes asked about the parking and noted the perpendicular parking spaces on 40th Street. Mr. Roberts acknowledged that there are some safety concerns with perpendicular parking. There was some discussion about the ROW width and pavement width. Mrs. Cash asked about the number of units accessed by Heavner's Way (the alley). There are only a handful of mobile homes that front on Heavner's Way because it dead ends before connecting to Locust Ave.

Mr. Wiseman asked about whether mobile homes could be put on this site and the zoning status of the mobile home park. Mr. Roberts explained that the MHP is a pre-existing non-conforming use, and mobile homes are not permitted in R3. He also noted that the MHP has indicated they are having a hard time finding small mobile homes to replace the very old single-wide units they are pulling out. Mr. Hawes stated that the mobile home park could be a good location for apartment redevelopment in the future.

There was some discussion of the number and size of units. The Commission expressed some concern that 12 is too many units, and Mr. Hawes suggested moving the laundromat inside the building instead of one of the apartments. Mr. Wiseman suggested that two of the units could be combined into a single larger unit. This could reduce pressure on parking.

25 CJ Morrison Drive – Site Plan

Mr. Roberts gave brief background on the process for selecting a site for a new Dept of Social Services office. The process was flawed initially and there were false starts but ultimately the three localities settled on this new site by Food Lion in Buena Vista. It will be jointly owned by the three localities.

This building will be 14,000 sf. DSS will be the only occupant at this time. They need to stay on track with plan approval because of the funding source.

Mr. Hawes stated at the outset that he did not want to approve tonight because he could not read the site plan and it did not have a landscaping plan.

Mr. Roberts noted that the parking spaces listed in the staff report (139) is incorrect. The actual number of spaces is 107. This is plenty, but the parking lot is intentionally overbuilt to accommodate a second building in the future, potentially for the health department.

Mr. Roberts explained that he is recommending more shade trees over the parking lot. Mrs. Gibbons motioned to approve the footprint but hold site plan approval until the landscaping and lighting plan is complete. Mr. Petrie seconded and all voted yes. Mr. Roberts then briefly read his five recommendations from the staff report.

Secretary's Report

Mr. Roberts briefly summarized the items in the secretary report staff report.

Adjournment 7:55 PM

Approved: _____



PLANNING COMMISSION Staff Report

Zoning Map Amendment, Conditional Use Permit, Site Plan, ROW
 Realignment
 4004 Catalpa Ave
 9/4/2024

Synopsis

Applicant Raymon Holguin proposes 12-unit apartment building in the 4000 block of Catalpa Avenue, with accessory laundromat open to the public.

Site Information

Address/Tax Map:	6-1-6-25-2, to be addressed 4004 Catalpa Ave	
Existing zoning:	R3 Residential Limited	
Existing land use:	Vacant/grass	
Proposed zoning:	R4 Medium Density Residential	
Proposed land use:	Apartments and laundromat	
Surrounding zoning and land use: R3 Residential Limited		
North and East: Hillside Mobile Home Park		
South and West: Single family detached residential		
Size:	Approximately 19,000 sf	
Tentative Timeline	Preliminary Commission Discussion	8/13/2024
	Planning Commission Public Hearing	9/10/2024
	City Council Public Hearing	10/3/2024
	City Council Adoption	10/17/2024

Overview

This project would construct twelve apartments and a laundromat on a vacant site at the corner of 40th St and Catalpa Avenue, where it transitions to Longhollow Rd. There are four land use approvals on which Planning Commission must weigh in:

- 1) Zoning Map Amendment – the current zoning (R3 Residential Limited) does not allow multifamily; staff propose R4 Medium Density Residential zone
- 2) Conditional Use Permit – required for the laundromat use in R4, and the current site plan proposes a reduction in the minimum setbacks for the R4 zone
- 3) Site Plan – required for multifamily and commercial development

- 4) Right of Way Realignment – the current site plan proposes realigning a portion of the alley along an existing road access that runs across the applicant’s property. The City would swap the platted alley for the right-of-way of the new alley alignment.

Following, or concurrent with, the zoning approval process, the site will be subject to Erosion & Sediment Control and Storm Water Management permitting.

Use (Zoning Map Amendment & Conditional Use Considerations)

Housing

The current zoning, R3 Residential Limited, would only allow construction of two single-family homes on this site by right; the applicant proposes 12 apartments in a three-story building, as well as a detached laundromat building open to the public. There is a clearly-documented need for new housing units in the City, supported by the forthcoming housing study as well as robust market demand for new housing units. Additionally, apartment-type units would help the diversity of unit types in the City, as almost all new units in the last few years have been either detached single-family homes or attached single-family homes (townhouses).

This location is well-suited to multifamily housing. As a general principle, multifamily is better suited close to main corridors and denser development to facilitate efficient and safer use of road infrastructure. Proximity to corridors is more convenient for residents. This site is also adjacent to an existing manufactured home park, which functions more like multifamily housing because of its density. (Note that the Hillside MHP is also zoned R3 and is a pre-existing non-conforming use.)

Laundromat

The applicant proposes a laundromat to serve residents in his apartments as well as the neighborhood. The nearest laundromat is on the other side of the City at 17th Street and Magnolia Ave, and Catalpa and Longhollow Ave are a primary travel route through the north end of the City. Not far up Longhollow Ave in the county are Pinky’s May’s convenience store and Heavener’s automobile sales.

The R4 zone is intended to accommodate some commercial use where it is related to the residential development, on a case by case basis through the conditional use permit process. The intent statement reads,

The R-4 District is established to accommodate a range of residential densities including multifamily buildings, as well as limited institutional, office, and commercial uses that support such residential development. R4 is primarily residential and is intended for lower intensity of pedestrian and vehicular use than the Mixed Use or Mixed Business districts.

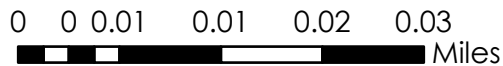
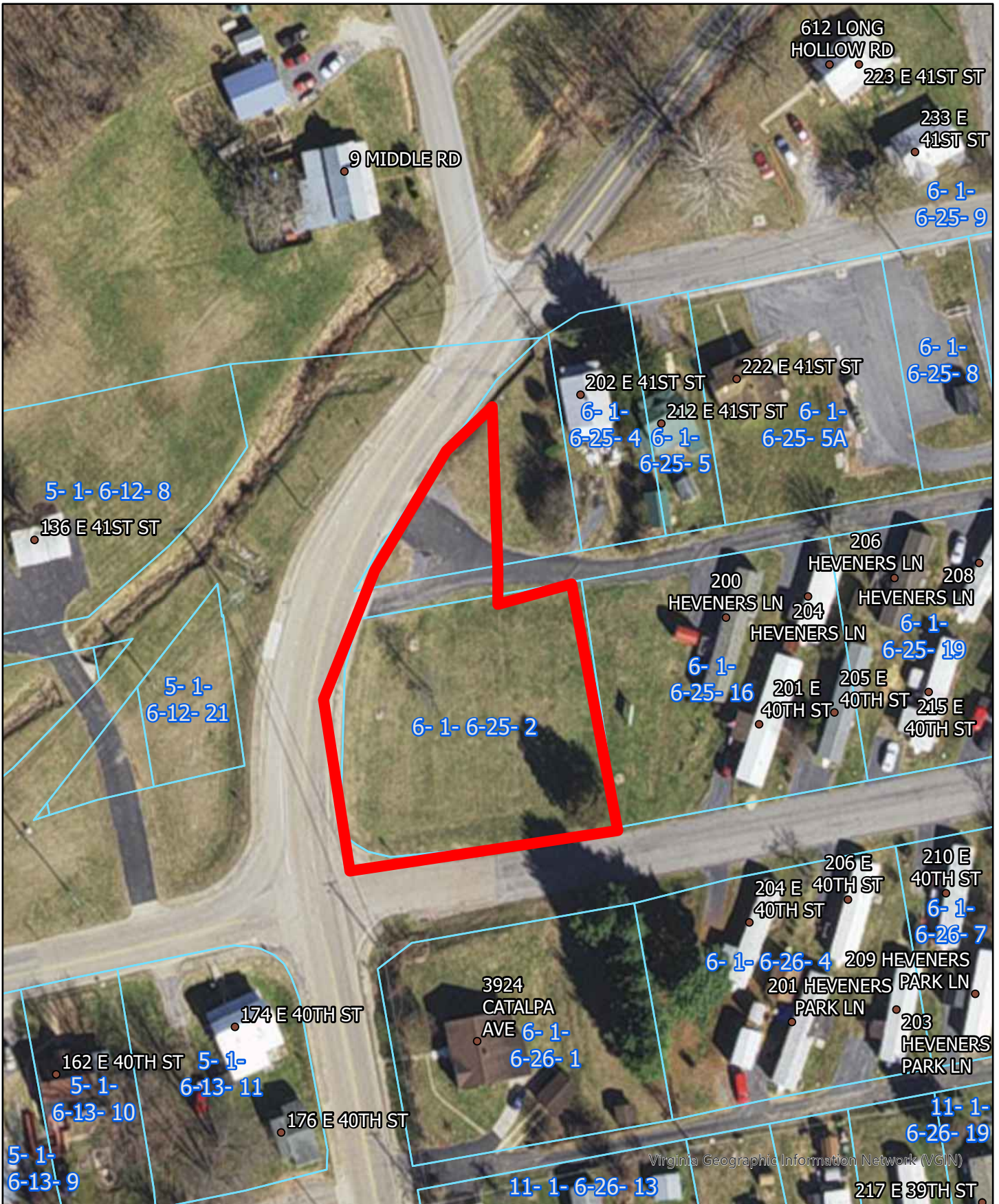
The laundromat clearly supports the residential development on site. However, there is not any commercial development within several blocks of this site. The owner of the mobile home park has raised concerns about the compatibility of commercial development in general, and the laundromat use specifically, in this neighborhood.

Site Planning Considerations

1. Overall layout
 - a. The apartment building would have three levels of four units each, totaling 12 units, each 960 sf.
 - b. The laundromat building, sited at the northeast corner of the site, is sf. Staff believe this building is set too close to Heavner's Lane and needs to be slid closer to the apartments.
 - c. There is 15' separating the apartments from the laundromat which provides some green open space on the site. The other green space on the site is the slope behind the apartments and a buffer between the parking lot and the sidewalk on Catalpa Ave.
2. Setbacks and height
 - a. In R4, minimum front setbacks are 30'; side setbacks are 15'; and rear setbacks are 25'. The current plan proposes a 15' rear setback and 10' side setback for the apartments, and a 5' rear setback and 10' diminishing to 3' side setback. Dimensional regulations can be modified by conditional use permit. Many of the manufactured homes along 40th St have a setback of 10' or perhaps less, and the buildings will still be surrounded by landscaping and grass buffers.
3. Vehicular circulation and parking
 - a. Alley realignment: Currently the alley on the north side of the site branches as it reaches Catalpa Avenue. The southern branch is the platted alley which is a City ROW. The northern branch appears to have been an informal cut-through that was later paved. Paving and creating a concrete apron in the sidewalk/curb and gutter made the shortcut seem more official, but in fact it is located on private property and is not a public ROW. However, this informal shortcut provides a wider and somewhat safer entrance than the actual alley entrance. Therefore, staff propose to swap a portion of the platted alley for this shortcut, effectively realigning the public alley. This also allows a better parking lot design.
 - i. The portion of the alley to be abandoned is 983 sf. The portion of the developer's property to be dedicated to the City as new public ROW is 1,270 sf.
 - b. Parking
 - i. Apartments: 12 units x 1.5 parking spaces per unit = 18 spaces required for apartments. Laundromat: 1 space for each 200 sf of retail space @ 875 sf = 4 spaces required. The revised plan provides these spaces (22 total), however, one or two spaces will need to be sacrificed to accommodate ADA parking spaces, which are wider; and at least one space will be sacrificed for a trash dumpster.
 - ii. Because residential parking spaces can be considered full-time use, they can't be shared with another use, as one might share spaces between a church and restaurant.
 - iii. Perpendicular street parking is proposed for E 40th Street. The traffic volume on 40th St is low and the street is short, making this parking

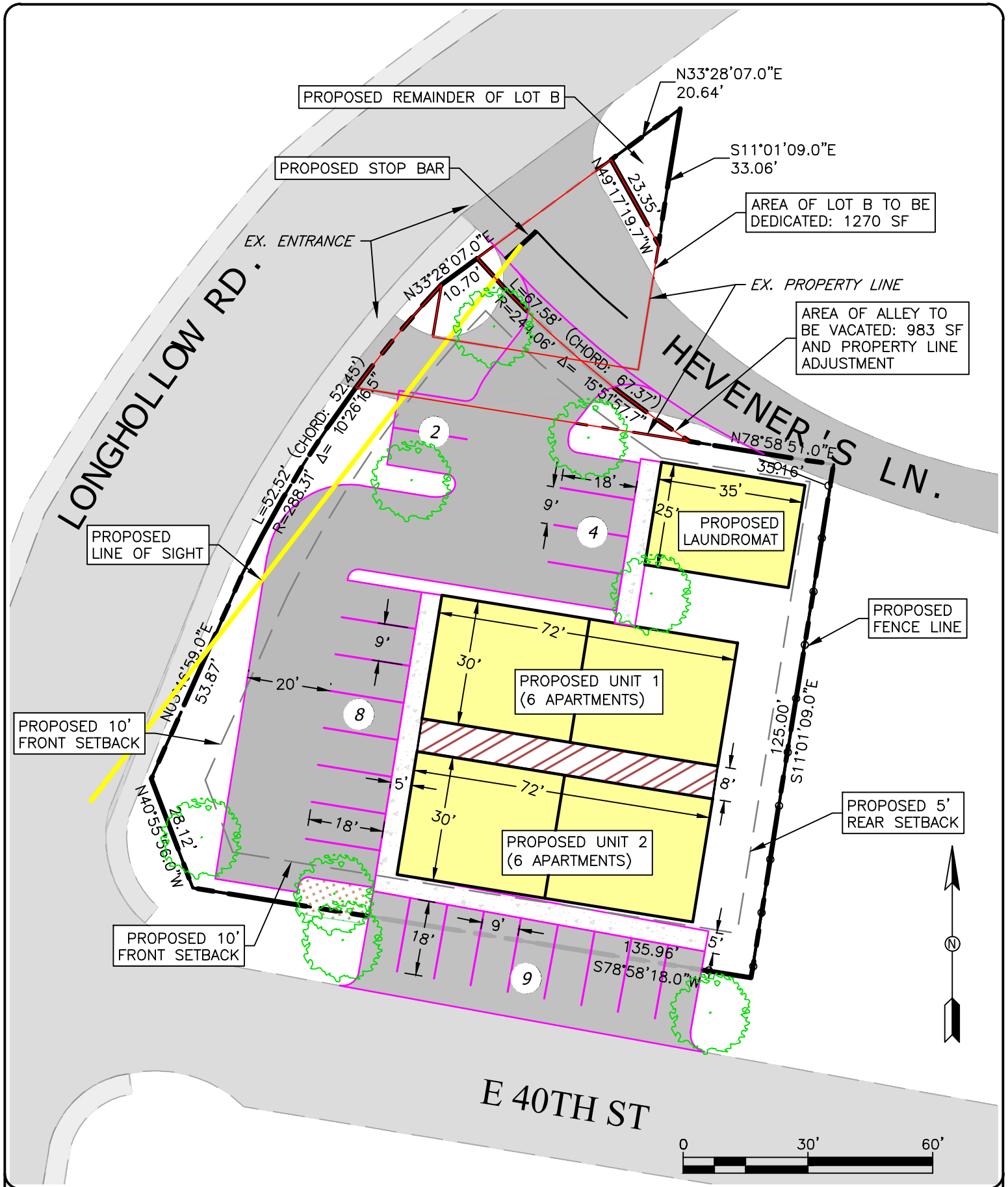
arrangement an option. The revised plan adds five feet between the end of the parking spaces and the edge of the existing pavement. Signage indicating vehicles are backing out may be necessary going east on 40th St.

4. Pedestrian circulation
 - a. Sidewalk is already present on Catalpa Avenue adjacent to this site. This site has good pedestrian connectivity to the rest of the City. Sidewalk is provided around the building as well.
5. Landscaping and screening
 - a. A chain link fence will be run along the rear of the property separating it from the mobile home park. There will also likely be a retaining wall on this slope.
 - b. The site has landscaped strips around the perimeter. These will be grass with eight trees called for on the site plan. Staff will ensure these are medium or small trees from the City's preferred list.
6. Trash collection
 - a. A small dumpster will be placed in the four-spot parking area in front of the laundromat, closest to the apartment building.
7. Water and sewer
 - a. Readily available to the site, exact locations to be determined with public works.
8. Storm water management
 - a. Because the buildings and parking consume the majority of the site, storm water management will likely require underground storage structures. This site will have both an Erosion & Sediment Control Plan and a Storm Water Management permit.



4004 Catalpa Ave Site

8/7/2024



COLMAN ENGINEERING, PLC
 1123 South High Street | Harrisonburg, VA 22801
 Ph: (540) 246-3712
 Email: contact@colmanengineering.com
 www.colmanengineering.com

- REZONING EXHIBIT -

Catalpa Apartments
 Raymon Holguin
 4004 Catalpa Ave
 Buena Vista, VA, 24416

PROJECT #: CE202447
 DATE: 08/30/2024
 DESIGN BY: GLC, PE
 SCALE: 1" = 30'

DWG No. **1**



Looking north from 40th St at site; MHP to right



Looking from Catalpa Ave north; site is on right



Looking from alley shortcut southwest



Looking from 40th St intersection north at Catalpa Ave/Longhollow Rd



Looking from 40th St north at site



Looking south across alley at site

Tom Roberts

From: Christian Cronin <CCronin@FoundryCompanies.com>
Sent: Friday, August 23, 2024 11:24 AM
To: Tom Roberts; Monica Palmer
Cc: Michelle Maxey
Subject: RE: Hillside mobile home park

Follow Up Flag: Follow up
Flag Status: Completed

Categories: File

Tom,

It was a pleasure speaking with you the other day and I thank you for listening to our concerns. Via this email, I wanted to summarize those concerns in writing for you and the planning commission.

We have worked very hard at turning around the Hillside Mobile Home Park. Prior to our ownership, the community had issues drugs, police interactions, and the infrastructure was failing. We have spent time and money cleaning the community up. We have rehabbed homes, enforced rules and regulations, and have worked hard to improve the tenancy by removing drugs and other persistent problems. I think that you and the community would agree that although not perfect, Hillside looks and feels like a safe, clean and hopefully desirable community for residents to call home.

When we consider the proposed development, we need to consider the residents of the 61 homes in our immediate community and the surrounding residential neighborhoods. That is the key word, residential neighborhoods. The proposed project is requesting a zoning map amendment above and beyond the character of the neighborhood. A 12 unit apartment building is entirely too large for the site. By requesting height, side yard setback, and rear yard setback variances, its clear that the proposed project is just trying to maximize density without regard to the physical characteristics of the site. Is there precedent for a multifamily building of this size in this neighborhood? Does the neighborhood have the street and utility infrastructure to withstand the increased traffic and keep the local residents safe on those roads with the increased ingress and egress of the neighborhood?

By allowing a residential building of this size and scale, it will dwarf the existing size and scale of the surrounding neighborhood which was never considered per the current zoning maps. Just because it is a vacant lot, should not mean that we should be building the biggest thing we can. I encourage you to consider the density, size, and scale of the proposed building in how it relates to the existing surroundings. I would encourage you to look at scaling this down to a more manageable scale and density, which in my opinion is probably 4 units, 2 on the 1st floor and 2 on second floor. Any more height and it does not fit with the neighborhood.

The road system, traffic control, and environmental impact must also be considered. I know the project must do more planning and submit construction drawings which will address some of these issues, but does the planning commission have an idea of what will be required and what the impacts will be of more traffic, more cars entering and leaving this community. What are the ingress and egress controls? There is a very big bend in the road right at this site, will our residents and the new residents of an apartment building be safe with more cars coming and going on a regular basis? We are on a hill, what will the storm water run-off look like with all of the new impervious area of the parking lot that surrounds the proposed building? Will Catalpa Ave begin flooding every time it rains creating more traffic and safety issues?

In regards to the laundry mat, we stand strongly against any commercial space being built here, specifically a laundry. This is a residential neighborhood. Our residents by and large have washing machines and dryers. This is not serving a need for the community. It will be an eye sore though. These uses do not belong in a residential neighborhood. They belong in the business district, where you normally find such commercial uses and in fact Buena Vista has a laundry mat in downtown. What happens when the laundry mat changes uses? Will it be a methadone clinic in the neighborhood? We strongly encourage you to eliminate the possibility of any commercial use here. We are concerned about the hours of operations and the loitering that this use brings. People will be standing around in the Hillside community for hours as they wait for their laundry to finish. I don't think it's a stretch to understand that not all of these people would be the people you would want around your family. Yes, I am generalizing, but we owe it to our residents to create and maintain a safe and clean community. By allowing a commercial use that draws all sorts of people directly into our community, it will create problems. People want to feel safe and know their neighbors. Now, they will have random strangers literally at their doorstep daily. This is not why they moved here. What happens when the laundry mat stops operating? Will the building sit vacant and attract criminals?

It is one thing to build more housing in a residential neighborhood. It is entirely another to introduce commercial uses to a low density neighborhood. Do not do it. It is not necessary, does not improve the quality of life for the neighborhood and in fact will reduce the quality by attracting outside elements and creating unsafe conditions in a family community.

I thank you for considering this and look forward to more conversations.

Thanks,
Christian

-----Original Message-----

From: Tom Roberts <TRoberts@bvcity.org>

Sent: Thursday, August 15, 2024 4:34 PM

To: Christian Cronin <CCronin@FoundryCompanies.com>; Monica Palmer <shenvalley@fmmhc.com>

Subject: RE: Hillside mobile home park

Hi Christian,

Sure. Can you call my cell (540) 319-8004? Attached are the staff report and site plan.

Tom Roberts
Director of Community Development
troberts@bvcity.org
(540) 319-8004 (cell)

-----Original Message-----

From: Christian Cronin <CCronin@FoundryCompanies.com>

Sent: Thursday, August 15, 2024 4:19 PM

To: Tom Roberts <TRoberts@bvcity.org>; Monica Palmer <shenvalley@fmmhc.com>

Subject: RE: Hillside mobile home park

[You don't often get email from ccronin@foundrycompanies.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

How about next Tuesday at 11:30? If it works, I will just give you a call. Can you resend the planning commission report?



PLANNING COMMISSION Staff Report

Site Plan Review

25 CJ Morrison Drive – Rockbridge Area Department of Social Services Office

9/5/2024

Synopsis

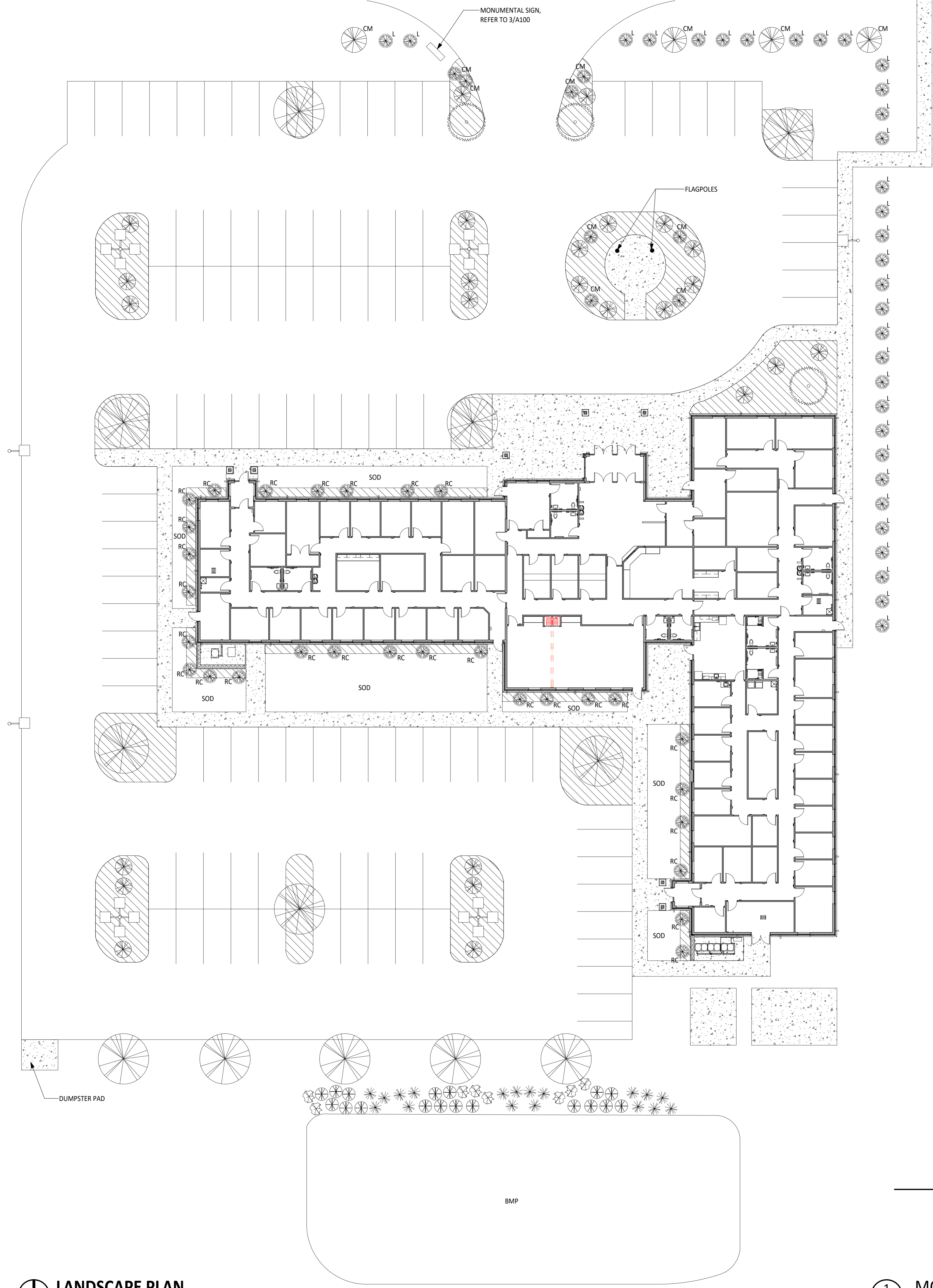
Site plan review for new government office building to be located at CJ Morrison Dr.

Site Information

Address/Tax Map:	14-A---1A and 1B, to be addressed 25 CJ Morrison Drive	
Existing zoning:	Mixed Business – Hilltop (MXB-HT)	
Existing land use:	Vacant	
Staff Recommendation:	Approve with comments	
Tentative Timeline	Planning Commission Review	8/13/2024
	Planning Commission Review	9/10/2024

Update Since 8/13/2024 Meeting

1. The sign design has been supplied. It will be a monument sign with a brick base and laser-cut metal panel. The height will be approximately six feet. The sign meets sign design standards in the Hill Top-Glen Maury zone (section 618.60) as well as the sign ordinance (Section 706).
2. The landscaping recommendations from staff in the previous staff report were followed.
 - a. Some changes were made to the parking lot configuration to accommodate shade trees. The light post locations were not changed but shrubs are indicated under the light poles.
 - b. Foundation and perimeter plantings are shown as requested.
 - c. Species indicated are satisfactory to staff.
3. The sidewalk connection requested by staff is shown.
4. The curb and gutter requested by staff is not shown on this plan. Staff recommend making approval contingent on including this curb and gutter.
5. No changes to the Baner Lane connection portion of the site.



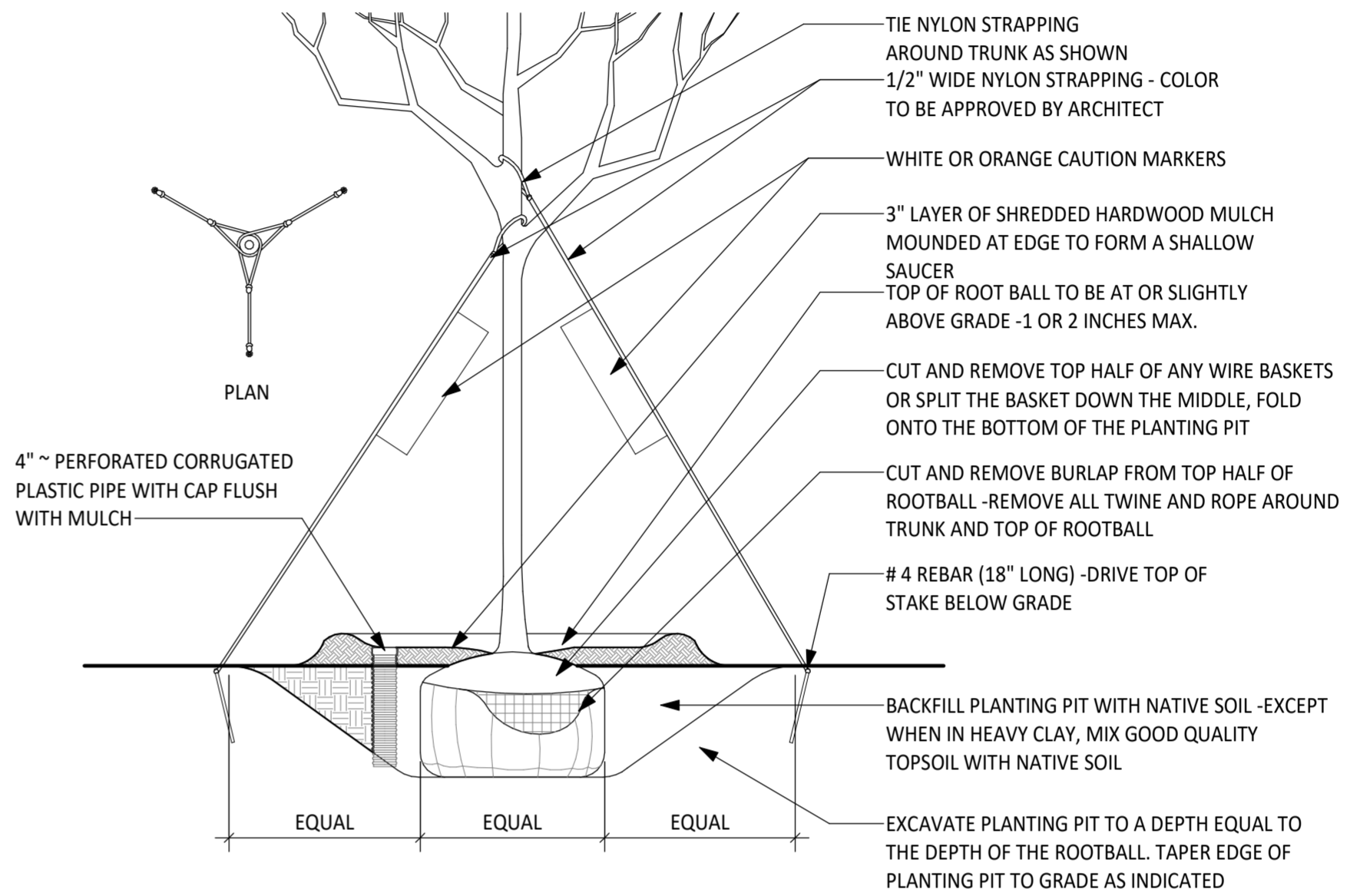
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PLANT MATERIAL SCHEDULE

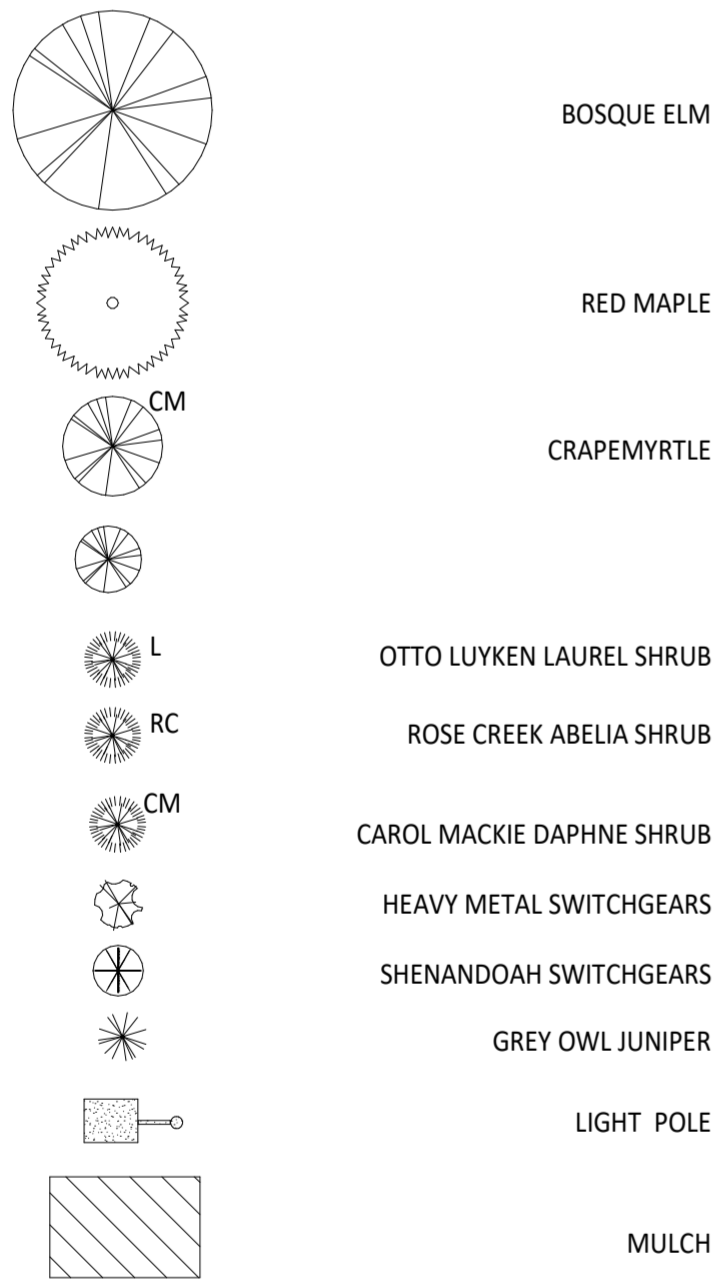
QUANTITY	BOTANICAL NAME	COMMON NAME	SPACING	CALIPER	HT./SPREAD	ROOT TYPE	DETAIL	REMARKS
TREES								
10	ULMUS PARVIFOLIA 'UPMTF'	BOSQUE ELM	50' O/C	1.5" - 2"		B & B	A	UPRIGHT, FULL
4	ACER RUBRUM	RED MAPLE	50' O/C	2"		B & B	A	UPRIGHT, FULL
26	LLEX OPCA	AMERICAN HOLLY	3'-6' O/C	2"		B & B	A	UPRIGHT, FULL
4	LAGERSTROEMIA	CRAPE MYRTLE	6'-8' O/C	2"		B & B	A	UPRIGHT, FULL
SHRUBS AND ORNAMENTAL GRASSES								
42	ABELIA X GRANDIFLORA 'ROSE CREEK'	ROSE CREEK ABELIA	VARIES		16-24"	CONT.	B	MULCH ENTIRE BED
35	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	VARIES		24-30"	CONT.	B	MULCH ENTIRE BED
8	DAPHNE X BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	VARIES		16-24"	CONT.	B	MULCH ENTIRE BED
9	PANCIUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGEARS	VARIES		18"	CONT.	B	MULCH ENTIRE BED
15	PANCIUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGEARS	VARIES		18"	CONT.	B	MULCH ENTIRE BED
9	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	VARIES		18"	CONT.	B	MULCH ENTIRE BED

PLANTING NOTES:

- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR TO BE IN A HEALTHY GROWING CONDITION. PLANT MATERIALS WHICH DO NOT FULFILL THIS GUARANTEE SHALL BE REPLACED AT NO COST TO THE OWNER. REPLACEMENT SHALL BE GUARANTEED THROUGHOUT THE ORIGINAL GUARANTEE PERIOD. PLANTS THAT DIE SHALL BE REPLACED IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.
- CONTRACTOR RESPONSIBLE FOR CONTACTING MISS UTILITY PRIOR TO BEGINNING OF CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY ARCHITECT IF ANY CONFLICTS OCCUR.
- ALL PLANT MATERIALS, TOPSOIL, MULCH, FERTILIZERS, SOIL AMENITIES, PLANTING SUPPLIES AND METHODS SHALL BE SUBJECT TO ARCHITECTS APPROVAL. REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT DELAY.
- ALL PLANT MATERIALS AND PLANTING METHODS SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK.
- CONTRACTOR SHALL LAYOUT AND MARK LOCATION FOR ALL PLANT MATERIAL, PLANTING, AND IMPROVEMENTS SHOWN AND REQUEST IN FIELD APPROVAL FROM ARCHITECT.
- ALL PLANTING BED AREAS SHALL BE COVERED WITH A 3" MINIMUM LAYER OF MEDIUM TEXTURE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED.
- ALL SUBSTITUTIONS OF PLANT MATERIAL SHALL BE REQUESTED IN WRITING TO THE ARCHITECT AND APPROVED IN WRITING BY THE OWNER.
- ALL PLANTING OPERATIONS SHALL BE UNDER THE SUPERVISION OF AN EXPERIENCED PLANTSMAN.
- FOR TREES BALLED IN WIRE BASKETS, CUT AND REMOVE TOP AND SIDES OF BASKET AFTER INSTALLATION.
- ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK. SEE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-(CURRENT EDITION).
- SOIL SHALL BE FREE OF ALL WEEDS.
- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL, AND SCHEDULE A FINAL INSPECTION FOR ACCEPTANCE BY OWNER.
- THE ONE YEAR GUARANTEE PERIOD SHALL BEGIN UPON THE OWNER'S APPROVAL AND ACCEPTANCE OF THE PLANTING INSTALLATION. THE OWNER SHALL ASSUME RESPONSIBILITY FOR MAINTENANCE INCLUDING WATERING, WEEDING, PEST CONTROL, AND FERTILIZATION.
- CONTRACTOR SHALL REMOVE STAKING FROM TREES AT THE END OF THE ONE YEAR WARRANTY PERIOD.
- ALL LARGE TREES ADJACENT TO ANY PAVED SURFACE ARE TO BE A MINIMUM OF 10'-0" AWAY FROM HARDSCAPE.

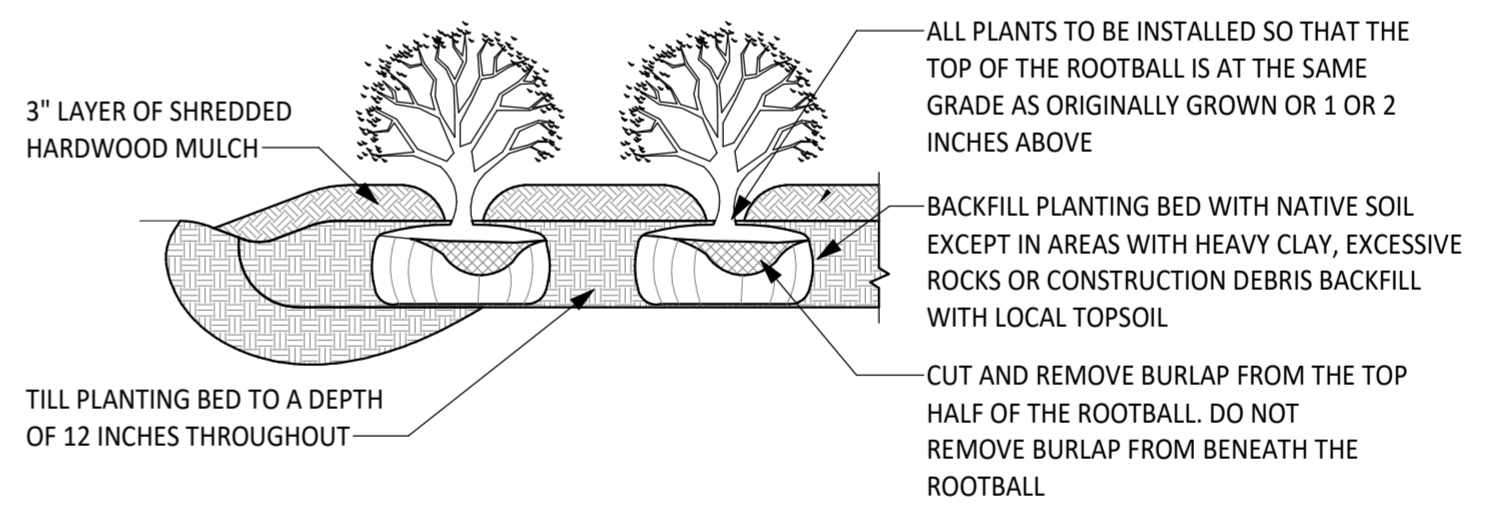


LANDSCAPE LEGEND



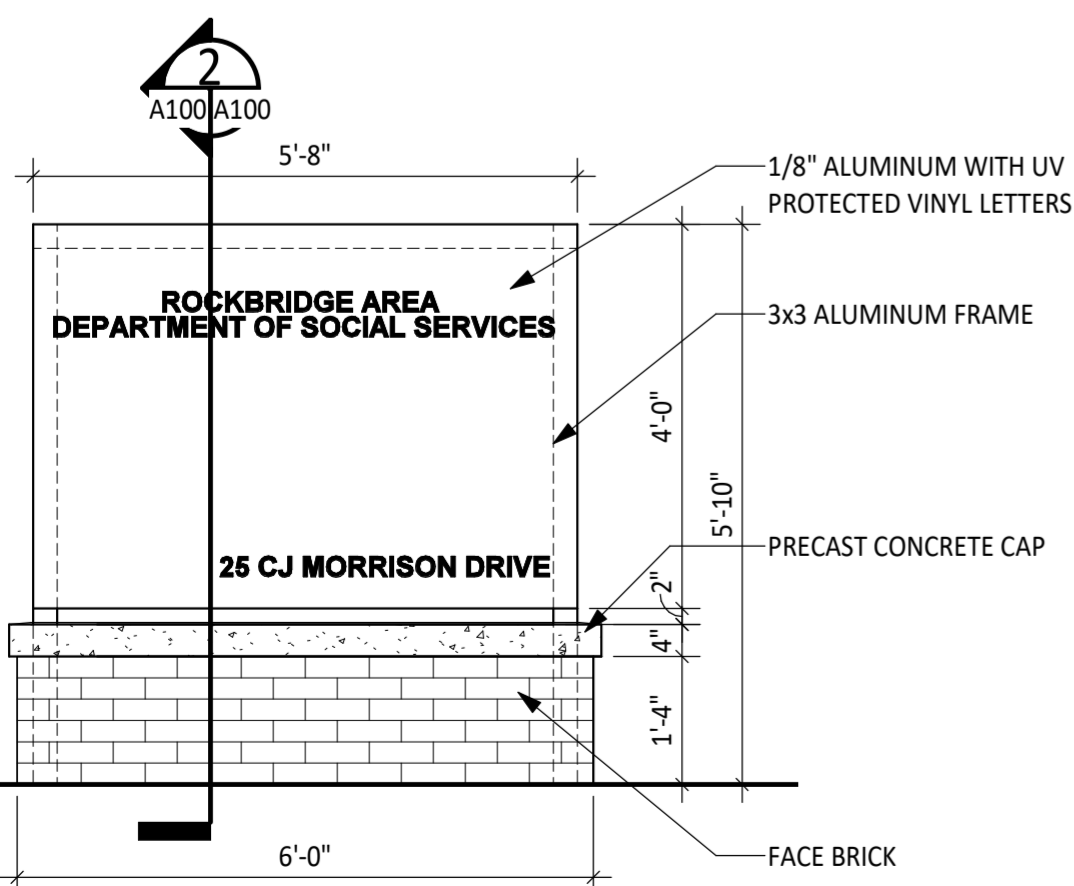
A DECIDUOUS TREE GUYING DETAIL

SCALE: 1" = 1'-0"



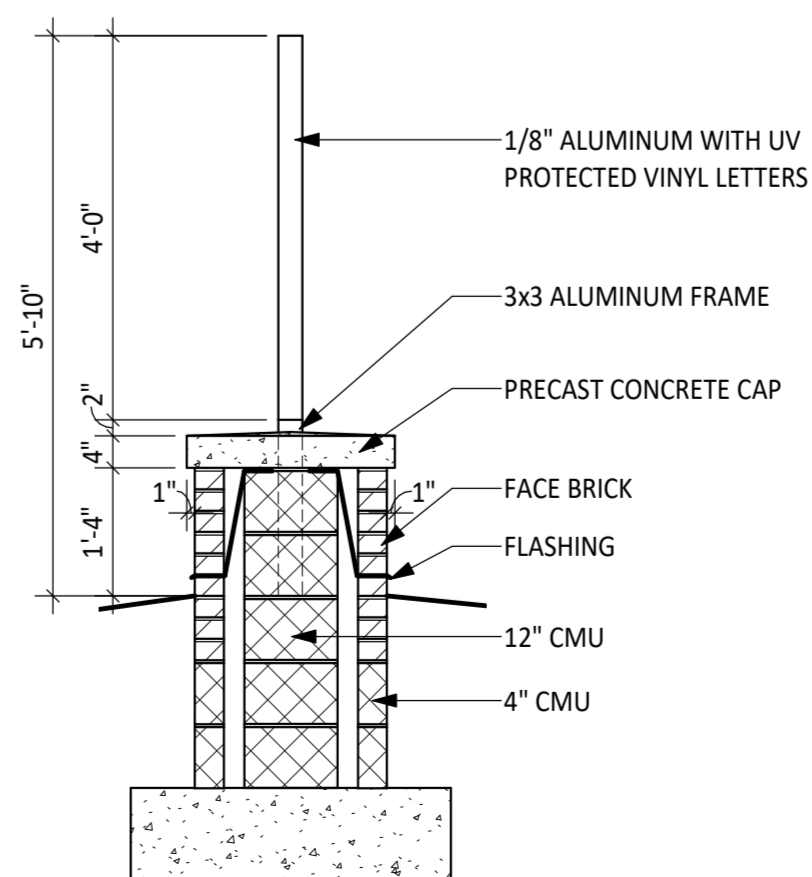
B SHRUB PLANTING DETAIL

SCALE: 3/4" = 1'-0"



MONUMENTAL SIGN ELEVATION

SCALE: 1/2" = 1'-0"



2 MOMUMENTAL SIGN SECTION

SCALE: 1/2" = 1'-0"



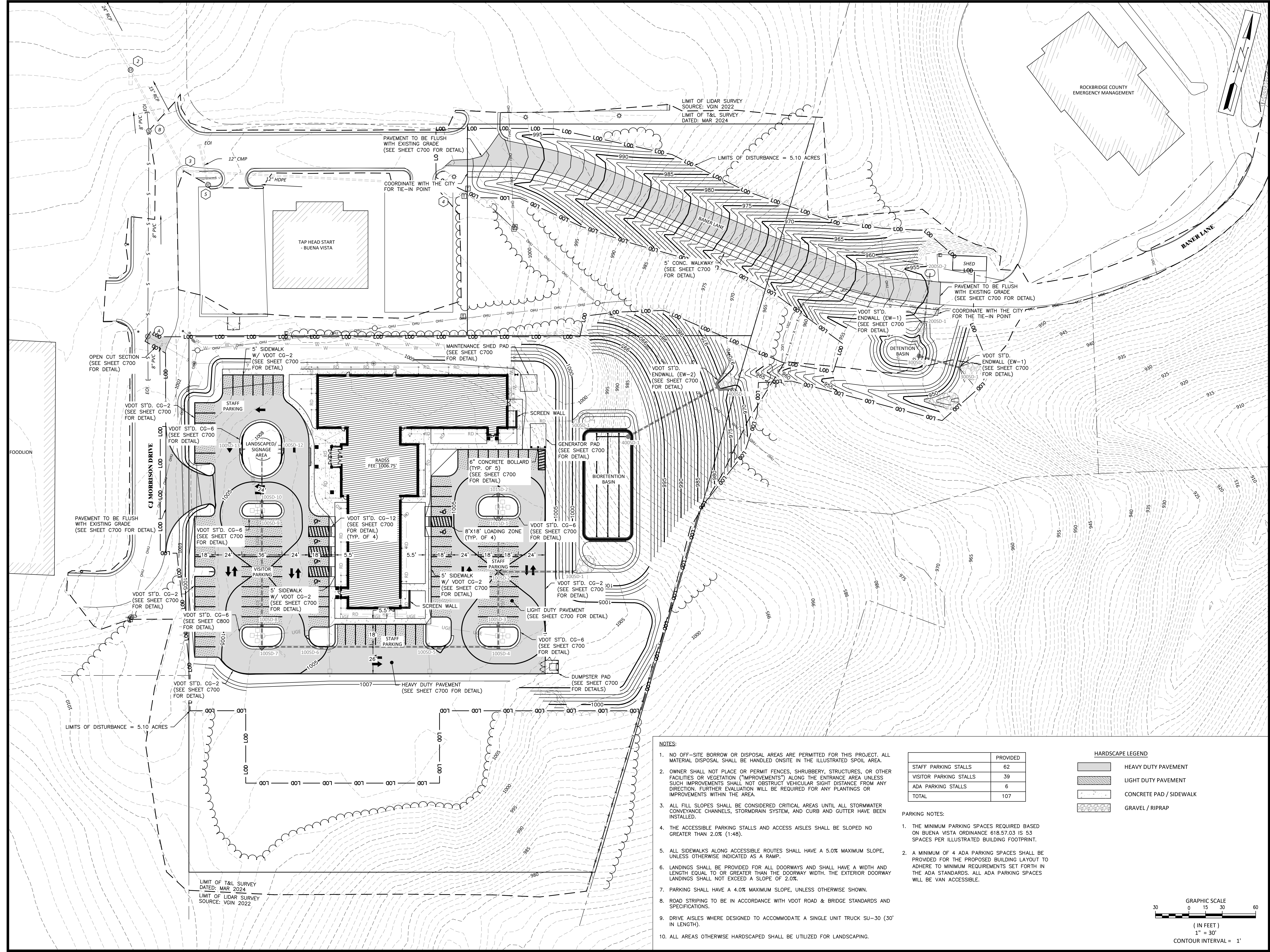
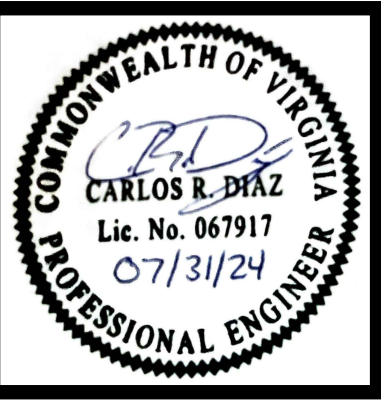


ROCKBRIDGE AREA DEPARTMENT OF SOCIAL SERVICES

RENDERING

08/28/2024





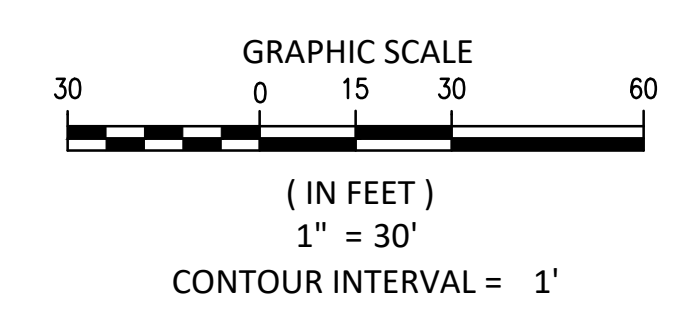
- NOTES:**
- NO OFF-SITE BORROW OR DISPOSAL AREAS ARE PERMITTED FOR THIS PROJECT. ALL MATERIAL DISPOSAL SHALL BE HANDLED ONSITE IN THE ILLUSTRATED SPOIL AREA.
 - OWNER SHALL NOT PLACE OR PERMIT FENCES, SHRUBBERY, STRUCTURES, OR OTHER FACILITIES OR VEGETATION ("IMPROVEMENTS") ALONG THE ENTRANCE AREA UNLESS SUCH IMPROVEMENTS SHALL NOT OBSTRUCT VEHICULAR SIGHT DISTANCE FROM ANY DIRECTION. FURTHER EVALUATION WILL BE REQUIRED FOR ANY PLANTINGS OR IMPROVEMENTS WITHIN THE AREA.
 - ALL FILL SLOPES SHALL BE CONSIDERED CRITICAL AREAS UNTIL ALL STORMWATER CONVEYANCE CHANNELS, STORMDRAIN SYSTEM, AND CURB AND GUTTER HAVE BEEN INSTALLED.
 - THE ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL BE SLOPED NO GREATER THAN 2.0% (1:48).
 - ALL SIDEWALKS ALONG ACCESSIBLE ROUTES SHALL HAVE A 5.0% MAXIMUM SLOPE, UNLESS OTHERWISE INDICATED AS A RAMP.
 - LANDINGS SHALL BE PROVIDED FOR ALL DOORWAYS AND SHALL HAVE A WIDTH AND LENGTH EQUAL TO OR GREATER THAN THE DOORWAY WIDTH. THE EXTERIOR DOORWAY LANDINGS SHALL NOT EXCEED A SLOPE OF 2.0%.
 - PARKING STRIP HAVE A 4.0% MAXIMUM SLOPE, UNLESS OTHERWISE SHOWN.
 - ROAD STRIPING TO BE IN ACCORDANCE WITH VDOT ROAD & BRIDGE STANDARDS AND SPECIFICATIONS.
 - DRIVE AISLES WHERE DESIGNED TO ACCOMMODATE A SINGLE UNIT TRUCK SU-30 (30' IN LENGTH).
 - ALL AREAS OTHERWISE HARDSCAPED SHALL BE UTILIZED FOR LANDSCAPING.

	PROVIDED
STAFF PARKING STALLS	62
VISITOR PARKING STALLS	39
ADA PARKING STALLS	6
TOTAL	107

HARDSCAPE LEGEND

	HEAVY DUTY PAVEMENT
	LIGHT DUTY PAVEMENT
	CONCRETE PAD / SIDEWALK
	GRAVEL / RIPRAP

- PARKING NOTES:**
- THE MINIMUM PARKING SPACES REQUIRED BASED ON BUENA VISTA ORDINANCE 618.57.03 IS 53 SPACES PER ILLUSTRATED BUILDING FOOTPRINT.
 - A MINIMUM OF 4 ADA PARKING SPACES SHALL BE PROVIDED FOR THE PROPOSED BUILDING LAYOUT TO ADHERE TO MINIMUM REQUIREMENTS SET FORTH IN THE ADA STANDARDS. ALL ADA PARKING SPACES WILL BE VAN ACCESSIBLE.



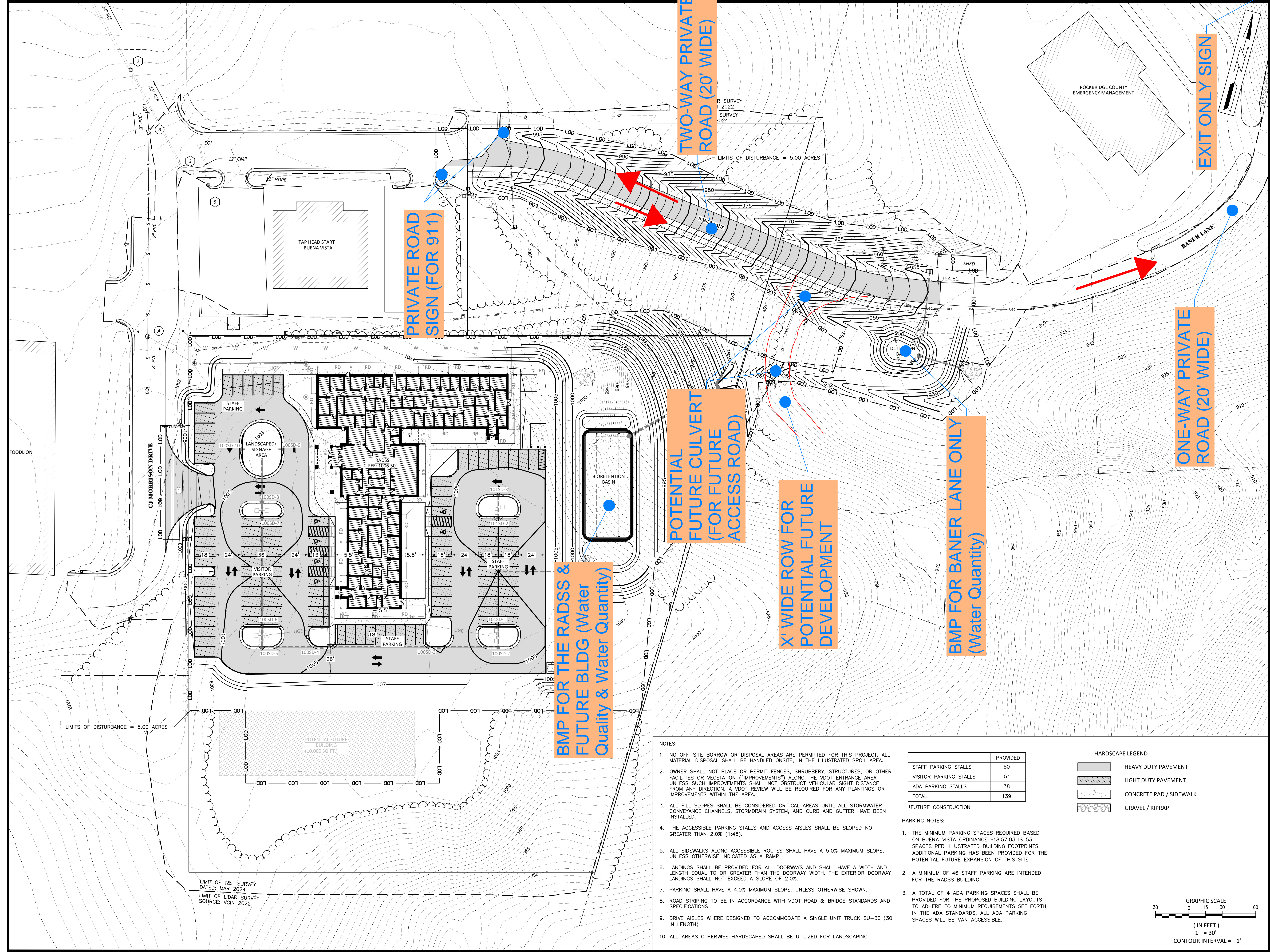
No.	Date	Purpose of Document Issue

Designed	CRD
Drawn	CRD
Checked	MAM
Date	07/31/2024

Project No.
17686



Sheet No.
C300



PRELIMINARY

ROCKBRIDGE AREA DEPARTMENT OF SOCIAL SERVICES
BUENA VISTA, VIRGINIA

No.	Date	Purpose of Document Issue

Designed	CRD
Drawn	CRD
Checked	MAM
Date	07/23/2024

Project No.
17686



Sheet No.
C300

OVERALL SITE & GRADING PLAN

NOTES:

- NO OFF-SITE BORROW OR DISPOSAL AREAS ARE PERMITTED FOR THIS PROJECT. ALL MATERIAL DISPOSAL SHALL BE HANDLED ONSITE, IN THE ILLUSTRATED SPOIL AREA.
- OWNER SHALL NOT PLACE OR PERMIT FENCES, SHRUBBERY, STRUCTURES, OR OTHER FACILITIES OR VEGETATION ("IMPROVEMENTS") ALONG THE VDOT ENTRANCE AREA UNLESS SUCH IMPROVEMENTS SHALL NOT OBSTRUCT VEHICULAR SIGHT DISTANCE FROM ANY DIRECTION. A VDOT REVIEW WILL BE REQUIRED FOR ANY PLANTINGS OR IMPROVEMENTS WITHIN THE AREA.
- ALL FILL SLOPES SHALL BE CONSIDERED CRITICAL AREAS UNTIL ALL STORMWATER CONVEYANCE CHANNELS, STORMDRAIN SYSTEM, AND CURB AND GUTTER HAVE BEEN INSTALLED.
- THE ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL BE SLOPED NO GREATER THAN 2.0% (1:48).
- ALL SIDEWALKS ALONG ACCESSIBLE ROUTES SHALL HAVE A 5.0% MAXIMUM SLOPE, UNLESS OTHERWISE INDICATED AS A RAMP.
- LANDINGS SHALL BE PROVIDED FOR ALL DOORWAYS AND SHALL HAVE A WIDTH AND LENGTH EQUAL TO OR GREATER THAN THE DOORWAY WIDTH. THE EXTERIOR DOORWAY LANDINGS SHALL NOT EXCEED A SLOPE OF 2.0%.
- PARKING SHALL HAVE A 4.0% MAXIMUM SLOPE, UNLESS OTHERWISE SHOWN.
- ROAD STRIPING TO BE IN ACCORDANCE WITH VDOT ROAD & BRIDGE STANDARDS AND SPECIFICATIONS.
- DRIVE AISLES WHERE DESIGNED TO ACCOMMODATE A SINGLE UNIT TRUCK SU-30 (30' IN LENGTH).
- ALL AREAS OTHERWISE HARDSCAPED SHALL BE UTILIZED FOR LANDSCAPING.

	PROVIDED
STAFF PARKING STALLS	50
VISITOR PARKING STALLS	51
ADA PARKING STALLS	38
TOTAL	139

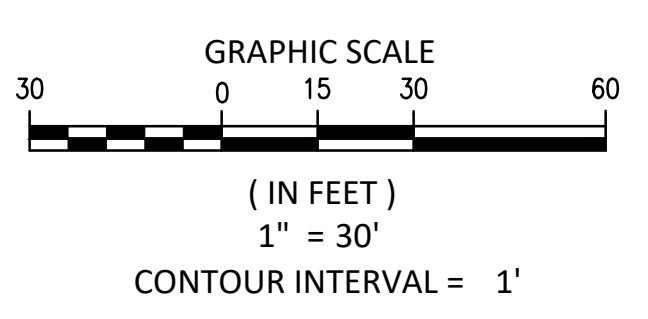
*FUTURE CONSTRUCTION

PARKING NOTES:

- THE MINIMUM PARKING SPACES REQUIRED BASED ON BUENA VISTA ORDINANCE 618.57.03 IS 53 SPACES PER ILLUSTRATED BUILDING FOOTPRINTS. ADDITIONAL PARKING HAS BEEN PROVIDED FOR THE POTENTIAL FUTURE EXPANSION OF THIS SITE.
- A MINIMUM OF 46 STAFF PARKING ARE INTENDED FOR THE RADSS BUILDING.
- A TOTAL OF 4 ADA PARKING SPACES SHALL BE PROVIDED FOR THE PROPOSED BUILDING LAYOUTS TO ADHERE TO MINIMUM REQUIREMENTS SET FORTH IN THE ADA STANDARDS. ALL ADA PARKING SPACES WILL BE VAN ACCESSIBLE.

HARDSCAPE LEGEND

- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- CONCRETE PAD / SIDEWALK
- GRAVEL / RIPRAP



PROJECT CODE: Project #17686

File Name:
Date/Time:

LIMIT OF T&L SURVEY
DATED: MAR 2024
LIMIT OF LIDAR SURVEY
SOURCE: VGIN 2022

LIMITS OF DISTURBANCE = 5.00 ACRES

LIMITS OF DISTURBANCE = 5.00 ACRES



PLANNING COMMISSION Staff Report

Site Plan
2013 Magnolia Ave
9/4/2024

Synopsis

Applicant Daniel DeSouza proposes to renovate and expand existing building at 2013 Magnolia Ave.

Site Information

Address/Tax Map:	2013 Magnolia Ave, Tax Maps 34-1-2-16-17 and 18
Zoning:	Mixed Use (MU)
Existing land use:	Vacant commercial building, vacant lot
Proposed land use:	Retail, boarding house, multifamily
Size:	Lot size 9,375 sf Proposed building total size approx. 13,000 sf
Staff Recommendation:	Approve

Overview

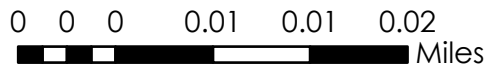
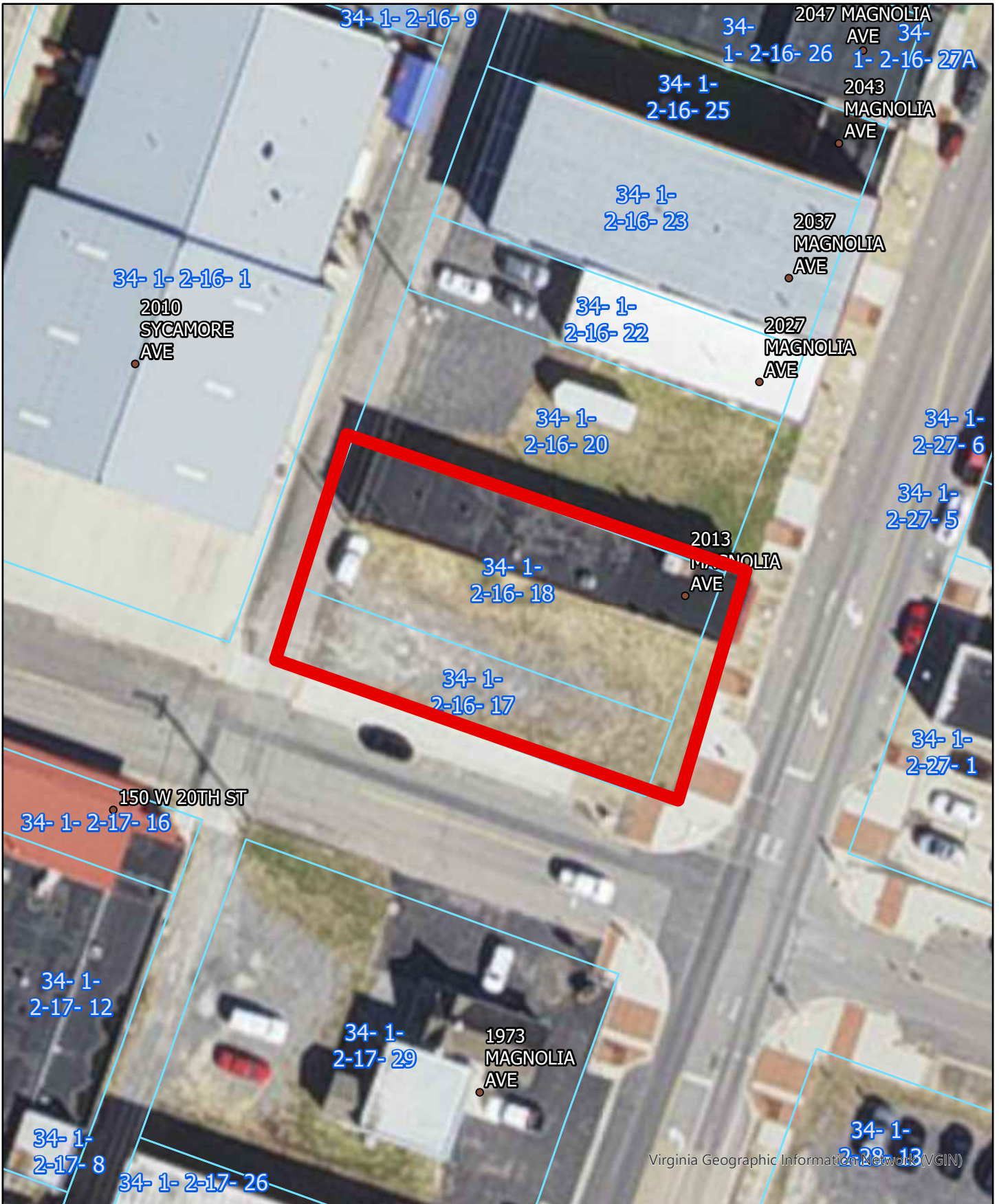
The existing building at 2013 Magnolia Ave is a historic one-story commercial building that occupies almost all of a 25' x 125' lot. Phase 1 of the proposed project would renovate the existing building and construct a second story at the rear of the building and a rooftop terrace over the front of the building. Phase 2 would construct a new two story building on the adjacent open lot at the corner of Magnolia Ave and 20th Street.

Analysis

1. Overall Layout and Use
 - a. The existing building is 3,000 sf. For Phase 1, the second story will include approximately 1,000 sf of fully enclosed space and approximately 2,000 sf of open rooftop terrace. Phase 2 will consist of approximately 9,000 sf on two stories on the adjacent lot. The first floor would not connect, but the second floor of the new building would open onto the rooftop terrace.
 - b. Phase 1 will create an approximately 600 sf retail space in the front of the building on the first floor, and a boarding house split between the first and second levels of the rear of the building. The first floor will have six boarding house bedrooms measuring about 230 sf, each with a full bathroom and exterior egress window. The second floor will have a roughly 1,000 sf living/kitchen/utility area opening onto the rooftop terrace.

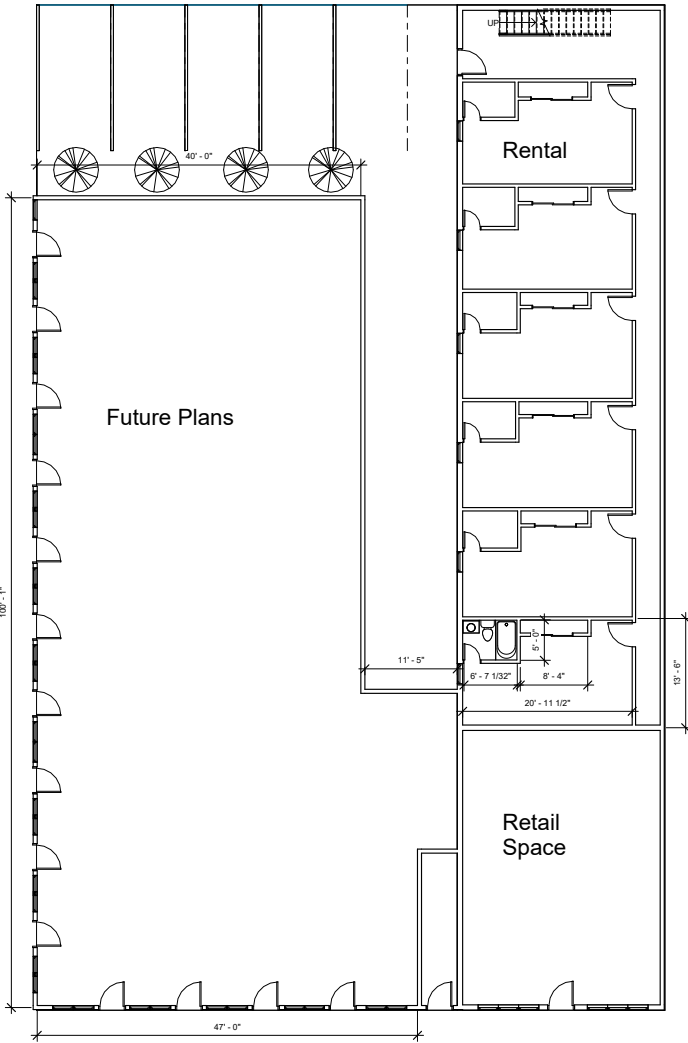
- c. Phase 2 will create an approximately 4500 sf space on the first floor. The use is not determined. The second floor will feature a boarding house or multifamily units. A concept floorplan for this level is shown but not finalized.
 - d. Boarding houses are a by right use in the Mixed Use zone. The definition of a boarding house is
302.02-7 Boarding house means a building or part thereof, other than a hotel, motel, or restaurant, where meals and/or residential lodging are provided for compensation for three to ten unrelated persons and where no cooking or dining facilities are provided in individual rooms. If the duration of stay of any guest is less than 30 days, then the establishment must be registered or licensed as a Residential Transient Occupancy use pursuant to section 714.00.
- 2. Setbacks and Height
 - a. The Mixed Use zone does not have setbacks.
 - b. The height limit in MU is “three stories in height or one story greater than contiguous buildings, up to a maximum height of 40 feet.” This project meets that.
 - 3. Vehicular Circulation and Parking
 - a. This site is located with the district exempt from off-street parking requirements. No off-street parking is required.
 - b. Phase 1 would retain the existing informal parking on the vacant lot at the corner. Phase 2 would create five off-street parking spaces at the rear of the site, accessed from the alley. The alley here is paved.
 - 4. Pedestrian Circulation
 - a. This site has frontage on Magnolia Ave and 20th Street sidewalk and is easily walkable.
 - 5. Landscaping and Screening
 - a. Phase 1 does not include any landscaping changes. Phase 2 would add trees at the rear of the building next to the parking area.
 - 6. Trash Collection
 - a. Trash collection will remain at the rear of the building in the alley.
 - 7. Water and Sewer
 - a. Existing water and sewer service will be used or upgraded if needed.
 - 8. Storm Water Management
 - a. Not applicable.
 - 9. Building Design Guidelines
 - a. Appendix A-F of the Land Development Regulations (Building design guidelines) applies to this project. The floorplan meets Appendix B, and the parking area meets Appendix D.

Recommendation: Approve as presented.

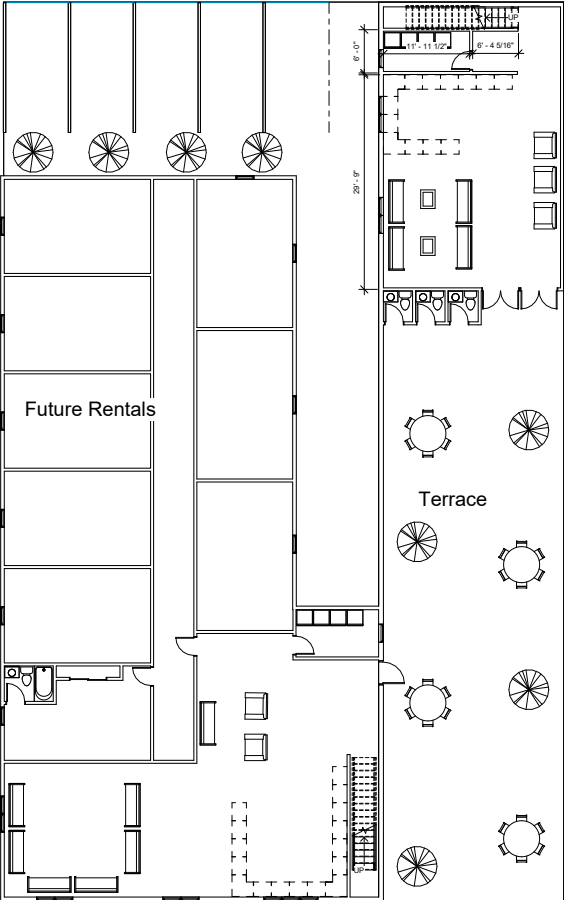


2013 Magnolia Ave

FIRST FLOOR



SECOND FLOOR







PLANNING COMMISSION Staff Report

Site Plan Review, ROW Abandonment

100 Block E 31st Street

8/26/2024

Synopsis

Applicant Joe Whetstone proposes 15 townhouses on vacant site near Catalpa Avenue and 31st Street, and conversion of existing alley to private street.

Site Information

Address/Tax Map:	100 block of E 31 st Street, 19-1-6-21-11 and 19-1-6-21-21	
Zoning:	R4 Medium Density Residential	
Size:	1 acre	
Staff Recommendation:	Approve	
Timeline:	Planning Commission	9/10/2024
	City Council Public Hearing (ROW abandonment)	9/19/2024
	City Council Adoption	10/19/2024

Overview

This project would construct 15 townhouses, in three banks of four units and one bank of three units, on an existing vacant site on the west side of Catalpa Ave between 31st Street and 32nd Street. The existing alley would be abandoned and a private street established on the same alignment to provide access and frontage.

Zoning and Review Process

This site was zoned to R4 Medium Density Residential in 2018 specifically to facilitate and encourage multifamily development in this vicinity, because of the contiguous undeveloped land and proximity to roads and destinations. The proposed townhouses are by-right development, requiring only site plan review. However, the abandonment of a public alley to create a private street will require a public hearing and action by City Council.

Site Plan

1. Overall Layout
 - a. The townhouses are arranged facing a central private street where the existing alley is, with perpendicular parking along the new street.
2. Setbacks
 - a. Side setbacks of 10' and rear setbacks of 25' are met.

- b. The minimum front setback in R4 is 30'. This setback matches the front setback in R3 Residential Limited zone and generally harmonizes with the setbacks of houses in the City's single-family neighborhoods. However, this site is not on an existing residential street and presents some unique challenges. Therefore, staff issued a Zoning Modification to reduce the front setback from 30' to 21.5' (a reduction of only 8.5'). Analysis for the Modification:
 - i. There are steep slopes on both the south and north sides of the site. If 30' setbacks were enforced, the buildings would be pushed much closer to these steep slopes, requiring excavation and stabilization on steep slopes, engineered fill on the south side, and a large retaining wall on the north side. Additionally, by reducing the setback, the total land disturbance is kept under one acre, avoiding the more complex Storm Water Regulation permitting. As a general principle, any development project should seek to limit land disturbance, because undisturbed land manages runoff much better than disturbed.
 - ii. The townhouses will face onto a new private street where the existing alley is. The alley has a ROW of 15', but the private street will have a ROW 50' wide. The setback of 21.5' will be from the edge of this ROW, meaning the total distance between the buildings will be 93'. There will be landscaped front yards about 10' deep separating the front porch of each unit from the sidewalk running along the parking spaces, with individual sidewalks to each unit. Thus, the intent of having green space between the street and buildings is maintained.

3. Vehicular circulation and parking

- a. The alley will be abandoned through the site, a distance of 200', and a new private street will be established. Abandonment details:
 - i. The City owns the 50' x 125' lot at the southeast corner of the site which is the location of a storm water retention pond. When the alley is abandoned, the 7.5' wide half of the alley adjacent to this lot will revert from City ROW to City fee simple ownership. Then, the City will transfer to the developer a 25' wide x 50' long piece of land which will form part of the new 50' wide private street, so that the entire private street is owned by the developer.
 - ii. In addition to the standard utility easements that the City places on abandoned ROW such as alleys, this private street will have perpetual access easements for the owners of the existing house at 172 E 31st St and the property owner across the alley from them, Jerry Coleman and Wilford Ramsey Jr. The existing alley is the only vehicular access for the existing house at 172 E 31st so preserving access for them is important.
- b. The ROW of this block of 31st Street is partly in Chalk Mine Run and totally undevelopable. Therefore, this proposed street would become the 100 block of

East 31st Street, essentially shifting the street up to the location of the existing alley for this one block.

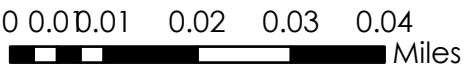
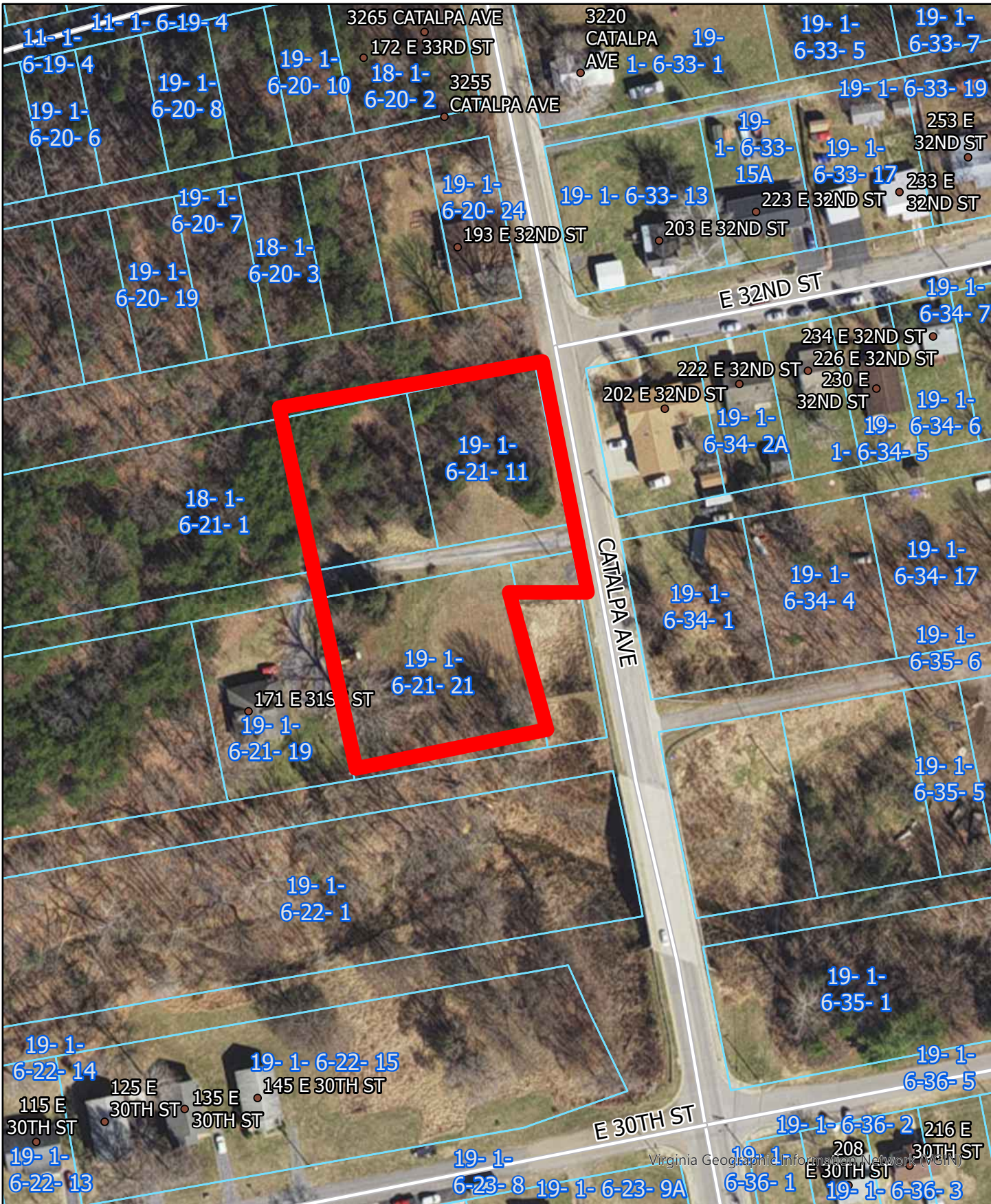
- c. Private versus public street: Staff give careful consideration to abandonment of ROWs that could provide vehicular or pedestrian connections for future development. Although based on its location this street could potentially provide access to future development, staff believe a private street is the best option for this development.
 - i. It is possible that there will be future development west of these townhouses that would benefit from this street being public instead of private, however, such development is too speculative. There are significant topographical challenges to development in this area between Catalpa Ave and Rockbridge Ave, and the sewer study last fall revealed even more significant challenges to serving development here with sewer. Additionally, future development would have other routes of access besides this proposed street, including the 32nd St ROW from Catalpa Ave and the end of 31st St to the west of this area (coming from Rockbridge Ave).
 - ii. The street is designed in such a way that it could be paved and dedicated as a public street in the future with no changes to its width, curb and gutter, etc.
 - iii. The site will be crisscrossed with private utilities, in particular private sewer lines connecting to a private pump station on the south side of the site. This will significantly complicate making it a public street as the City does not typically allow private utilities in public ROW because it complicates maintenance responsibilities.
- d. The private street will have a travel way of 24' wide (12' lanes) which meets VDOT and parking lot lane width requirements.
- e. Parking will be perpendicular to the travel way along both sides. The design meets parking lot design requirements and is intended to create the maximum number of spots. Perpendicular parking along a travel way is not as safe as angle or parallel parking, but the only vehicles this street will see other than residents of this development are the residents of 172 E 31st Street. If this street were converted to a public street and additional development used this as an access route, the perpendicular spaces could be converted to angled spaces, which would provide safer backing movements and wider travel lanes.
 - i. The current design provides 32 standard parking spaces. Building code requires that some of these be ADA compliant, which will likely reduce the number of spaces to 30 spaces. This represents two spaces for each unit. The minimum off street parking required for townhomes is 1.5 spaces per unit, or 22.5 spaces for the development.

- f. The entrance will be a deep concrete apron. The surface of the lot will be gravel or compacted crush & run.
 - g. As a private street, all maintenance, and responsibility for access, will be the responsibility of the developer. This includes responsibility to ensure the residents of 172 E 31st St can access their property.
4. Pedestrian circulation
- a. 5' wide sidewalks will run along the edge of the perpendicular parking. At the entrance from the site onto Catalpa Ave, there will be a curved sidewalk with ramp and detectable warning surface to allow pedestrians to cross the street and reach the sidewalk on the other side of Catalpa Ave. This is a reasonably safe location for a crosswalk since it is far from any controlled intersection and is at the crest of the hill, meaning there is good visibility of pedestrians from both directions on Catalpa. Staff recommend painting a crosswalk at this location and placing signs north and south on Catalpa warning drivers that there is a crosswalk ahead. It is hoped that many residents will choose to walk because it is only 2 blocks to Sheltman's Gas and a few more blocks to SVU's campus.
5. Landscaping and screening
- a. Existing tree canopy on the south and north edges of the site will be maintained (outside the limits of land disturbance).
 - b. The site will have 11 redbuds and dogwoods (small trees) placed in front and to the side of the townhouses. Site constraints and utility conflicts make larger trees impractical.
 - c. There will be a row of evergreen arborvitae (Thuja genus) on the southwest side of the site, screening the yard of the existing house at 172 E 31st St from the townhouses.
6. Trash collection
- a. There will be a trash can corral with 15 cans at the northeast corner of the parking lot. This location allows easy collection by the trash service. It will be surrounded by a privacy fence with gates on either end. Trash service will be at least two times per week.
 - b. The separate gravel driveway directly across from the corral provides a space for trash trucks to back up and turn out onto Catalpa Ave.
7. Water and Sewer
- a. Water is readily available to this site from Catalpa Avenue. As a private development with a private street, there will be a single master meter on a 4" lateral. This will be split to serve each of the townhouses, which will be sub-metered by the developer.

- b. There will not be a fire hydrant on site. There is a fire hydrant at the intersection of 32nd St and Catalpa Ave, which is less than a block away from the entrance.
 - c. All the townhouses will gravity feed to a private sanitary sewer pump station at the southeast corner of the site. A 2" force main line will run up along the edge of Catalpa Ave to the manhole at the intersection of 32nd St and Catalpa Ave. The system will be entirely private, with maintenance the responsibility of the developer, from a valve to be installed just outside the curb of Catalpa Ave at 32nd Street.
8. Erosion & Sediment Control and Storm Water Management
- a. The site exceeds 10,000 sf of land disturbance and requires an Erosion & Sediment Control permit, but does not meet the threshold of 1 acre requiring a Storm Water Management permit.
 - b. Storm water will be captured by multiple drop inlets around the site and piped to one of two outlets. A small portion will drain to an outlet with rip rap outlet protection on the south side of the site and ultimately into Chalk Mine Run. The majority of runoff will flow into the existing storm water retention pond at the southeast corner of the site. This pond will be expanded to accommodate the additional flow. Perkins & Orrison has run calculations to ensure it can still accommodate storm flow for the existing drainage area as well as the new development.
 - c. The City will continue to own the retention pond and maintain it. The gravel driveway directly across from the trash corral provides a parking spot for City maintenance vehicles. The developer will remove and replace a portion of the fencing where the pond is to be expanded.

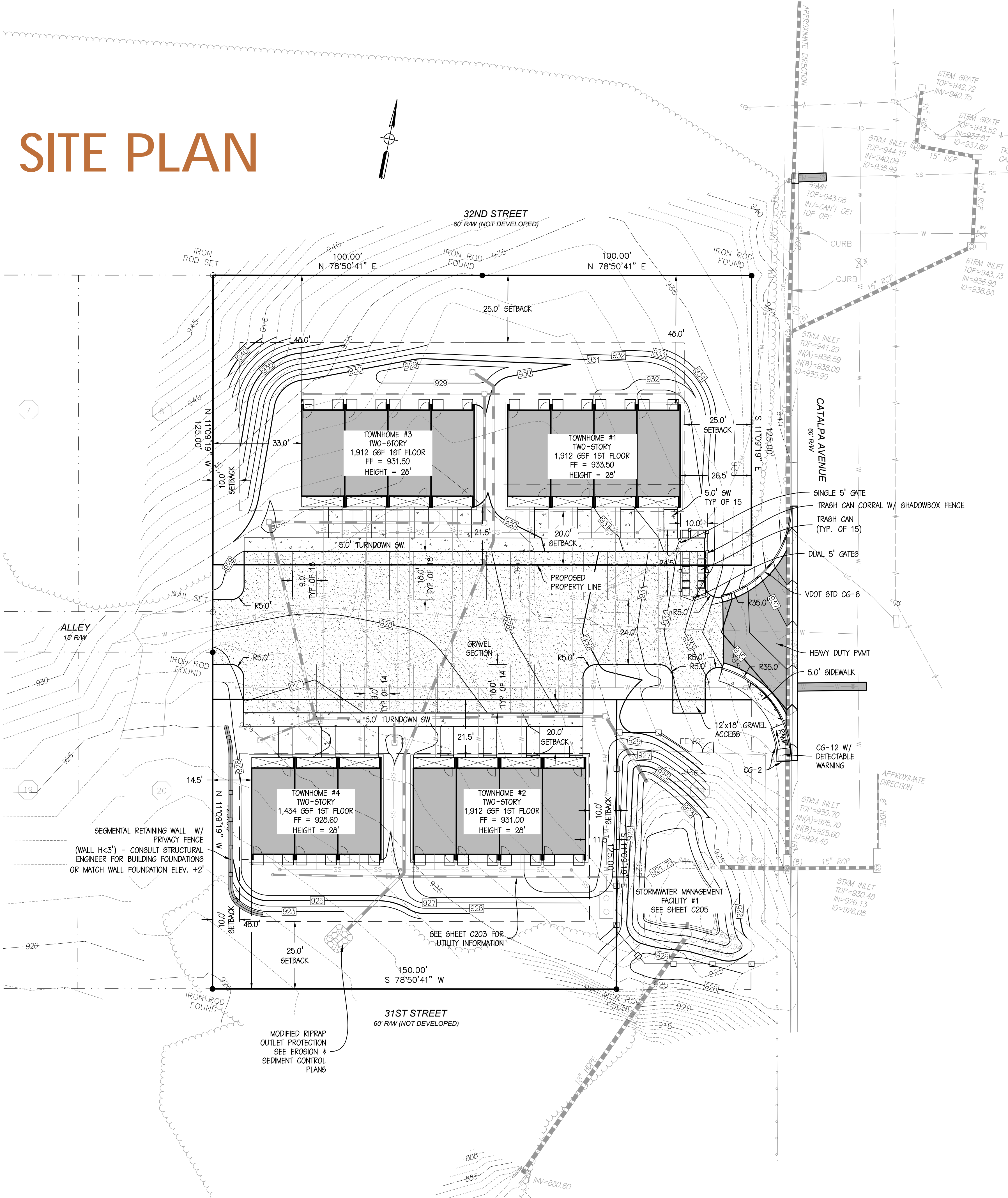
Recommendation

Staff recommend approval as presented.



100 Block E 31st St

SITE PLAN



7

19

20

SEGMENTAL RETAINING WALL W/
PRIVACY FENCE
(WALL H<3') - CONSULT STRUCTURAL
ENGINEER FOR BUILDING FOUNDATIONS
OR MATCH WALL FOUNDATION ELEV. +2'

MODIFIED RIPRAP
OUTLET PROTECTION
SEE EROSION &
SEDIMENT CONTROL
PLANS

SEE SHEET C203 FOR
UTILITY INFORMATION

STORMWATER
MANAGEMENT
FACILITY #1
SEE SHEET C205

- SINGLE 5' GATE
- TRASH CAN CORRAL W/ SHADOWBOX FENCE
- TRASH CAN (TYP. OF 15)
- DUAL 5' GATES
- VDOT STD CG-6
- HEAVY DUTY PAVT
- 5.0' SIDEWALK
- CG-12 W/ DETECTABLE WARNING

LANDSCAPING PLAN

- AT PLANTING PRUNE ONLY CROSSING LIMBS, CO-DOMINANT LEADERS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS
- WATER THOROUGHLY TWICE WITHIN THE FIRST 48 HOURS
- TOP OF BALL TO BE SET 2" TO 3" ABOVE THE LEVEL OF THE SURROUNDING SOIL
- REMOVE BURLAP AND BASKET FROM TOP 1/3 OF BALL AND REMOVE FROM SITE.
- 3" EARTH GAUCER
- BACKFILL WITH 1/2 CLEAN EXISTING SOIL, 1/4 CERTIFIED TOPSOIL AND 1/4 ORGANIC MATERIAL
- STAKES OR GUYS TO BE INSTALLED USING ACCEPTED ARBORICULTURE PRACTICE

TREE PLANTING DETAIL DECIDUOUS TREE

NO SCALE

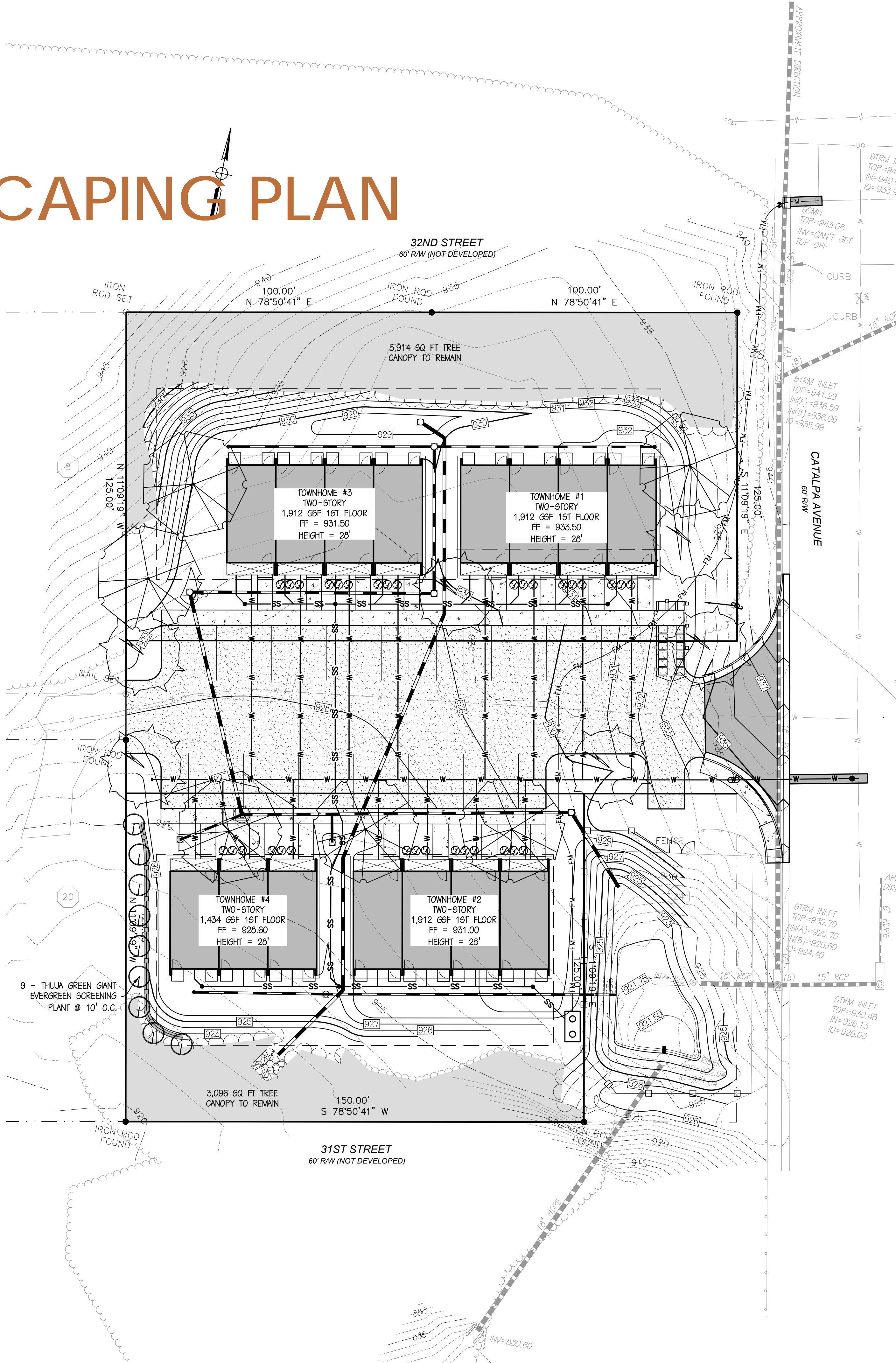
- CONSTRUCT EARTH GAUCER, 3" HIGH CONTINUOUS BERM
- 2" MULCH EXTENDING OVER BERM
- 1/8 TO 1/4 OF ROOTBALL ABOVE GRADE
- REMOVE BURLAP FROM TOP OF BALL
- BACKFILL WITH 1/2 CLEAN EXISTING SOIL, 1/4 SAND AND 1/4 ORGANIC MATTER.
- BREAK SUBSOIL WITH A PICK

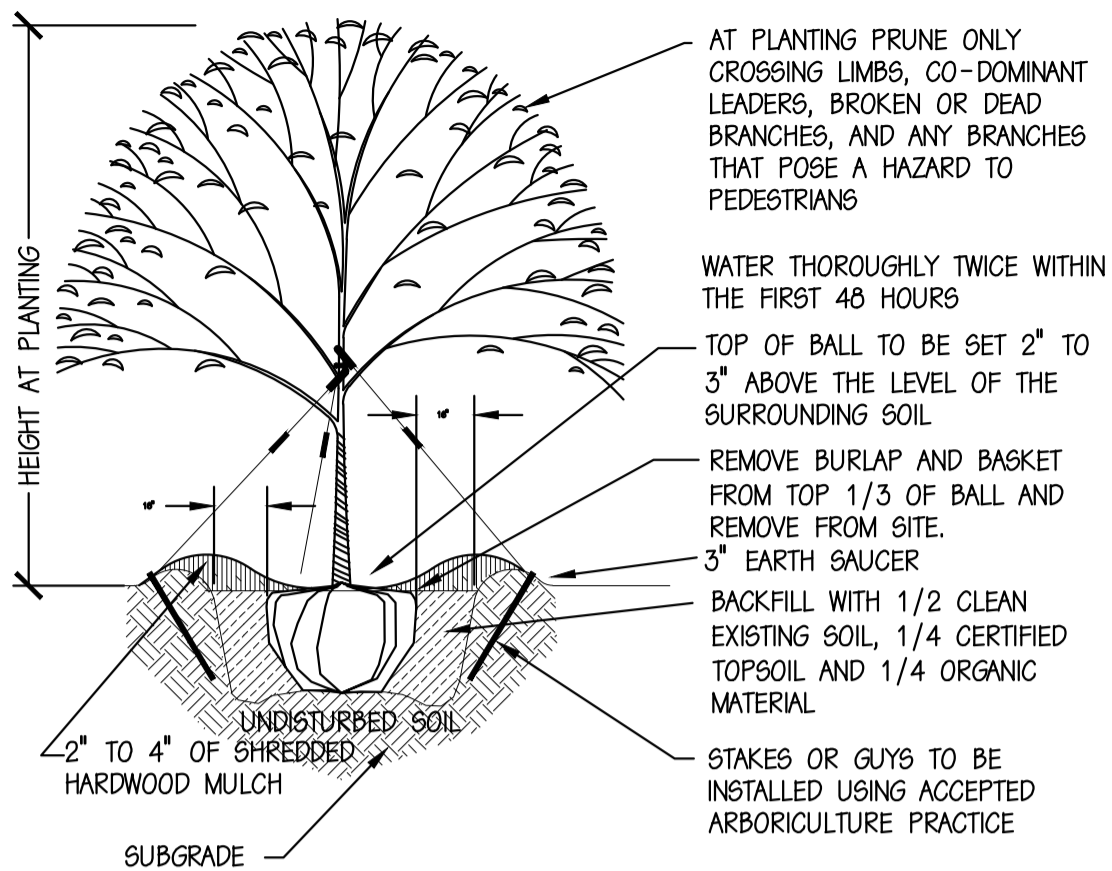
SHRUB PLANTING DETAIL

NO SCALE

NAME	COMMENTS
bud	1.5" MIN CAL. B&B
wood	1.5" MIN CAL. B&B
Giant	4-5' @ PLANTING
or ebush etpsire Azalea	3 GAL.

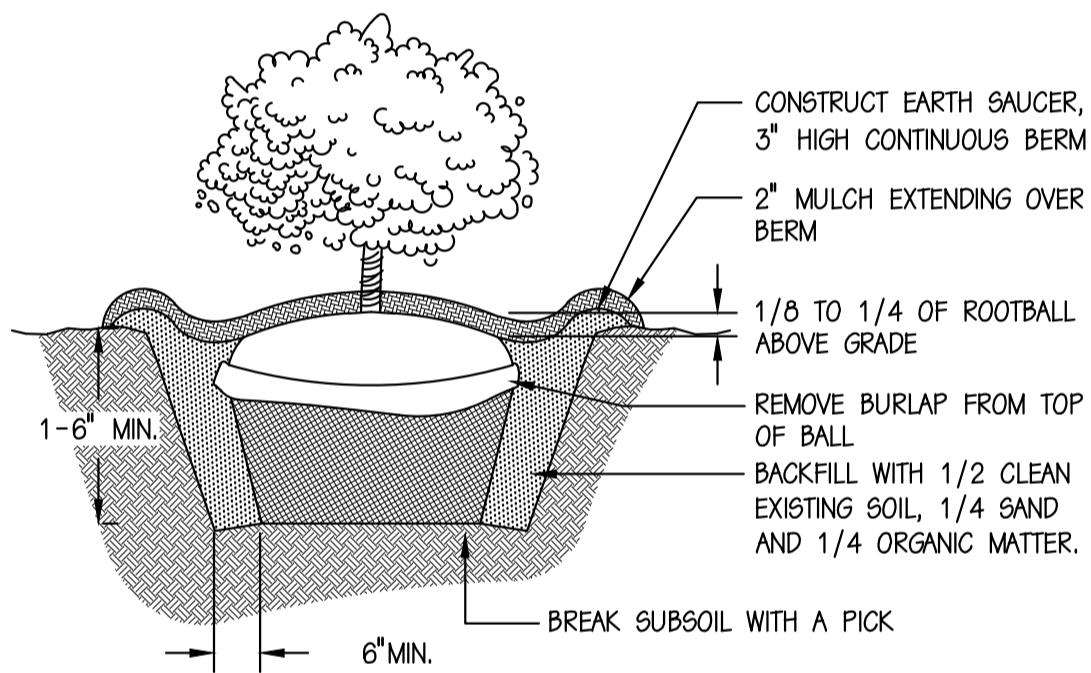
REPRESENTING ACTUAL HEIGHT OF TREE





**TREE PLANTING DETAIL
DECIDUOUS TREE**

NO SCALE



SHRUB PLANTING DETAIL

NO SCALE

LANDSCAPE LEGEND				
SYM	QUANTITY	BOTANIC NAME	COMMON NAME	COMMENTS
A	6	<i>Cercis canadensis</i>	Eastern Redbud	1.5" MIN CAL. B&B
B	6	<i>Cornus florida</i>	Flowering Dogwood	1.5" MIN CAL. B&B
C	9	<i>Thuja standishii x plicata</i>	Thuja Green Giant	4-5' @ PLANTING
D	33	<i>Ilex glabra</i> (Inkberry) or <i>Lindera benzoin</i> (spicebush) or <i>Itea virginica</i> (sweetspire) or <i>Rhododendron</i> (azalea)	Inkberry or Northern Spicebush or Virginia Sweetspire or Deciduous Azalea	3 GAL.

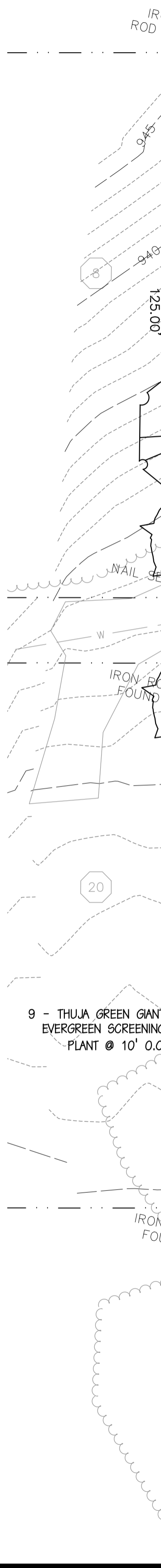
B&B : BALL AND BURLAP

ALL PLANTINGS TO BE IN SHREDDED PINE BARK MULCHED BEDS.

*HEIGHT OF TREES MEASURED FROM THE TOP OF THE ROOT BALL, REPRESENTING ACTUAL HEIGHT OF TREE WHEN PLANTED (NOT INCLUDING ROOT MASS)

IRRIGATION BY OTHERS

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LOOKING FROM CATALPA AVE WEST SHOWING STORM WATER POND



LOOKING SOUTHWEST WITH POND AT LEFT, SHOWING EXISTING HOUSE AT 172 E 31ST ST



EXISTING ALLEY ENTRANCE ONTO CATALPA



LOOKING NORTH ON CATALPA AT LOCATION OF ENTRANCE