

# Information for Residents in Construction Areas



If you are living in an area in which the streets have not been accepted into the City street system, there are some things you should know. We hope that this document helps. If you have questions that are not addressed here, please contact us at the number at the bottom of this page. Depending on a number of factors, developments and their associated street network may be under construction for an extended period of time. If you are living in those areas during this construction, you should be aware of some things that will likely be in place until the development is completed and the streets are accepted into the public system.

## City Services

The following City Services are **not** available to properties on streets which are not accepted into the City street system: Trash Service, Snow Removal, Street Sweeping, Leaf Removal, General Maintenance & Repair of infrastructure, etc. Services will begin **only after acceptance** of the street into the public street system by City Council. The developer must make this request to the City once the roadway is complete and has passed all required inspections. City staff will then generate a report for City Council to accept the street, which will allow City services to begin. Until this happens, you should ask your developer how these services will be performed

## Bus Service (Including School Bus)

Locations for bus stops will be evaluated and placed in appropriate locations on accepted streets. Evaluation of stop locations by Charlottesville Area Transit staff will occur once roads are accepted. Please refer to [www.catchthecat.org](http://www.catchthecat.org) to find your closest current stop.

## Noise

Noise levels for construction is exempt from regulation during **day time** hours. The requirements note that, "No person shall permit, operate or cause any source of sound to create a sound level in a residential zone or within any residential building during the hours between **10:00 pm and 6:00 am** in excess of fifty-five (55) dB(A) when measured at or outside the property boundary." (City Code Section 16-8) 55 Decibels sounds like the loudness of a conversation in a quiet restaurant or louder than a refrigerator but softer than an air conditioner. Contact the Charlottesville Police department with any concerns.

## Vibration

As noise and light can be concerns with construction, vibration is also something that may happen during construction. The developer and builder should provide you with information about the timing and duration of any activities that may cause vibration. They should also address any potential concerns.

## Access to Site

If there are occupied dwellings within a development under construction, traffic must be able to move through the area so that resident access is not obstructed and emergency services can respond. No construction materials or debris are allowed in these traffic areas and residential activities must remain separate from construction activities. There may be periodic road blockages to bring in materials for other construction. However, the builder and developer should inform all impacted parties in advance to allow for proper planning and those closures should not impede public safety.

In addition, at no time shall there be vehicle/machinery of any type, construction materials or construction debris parked/placed within 15 feet of either side of a fire hydrant. Call 970-3280 (Police Non-Emergency) to report noncompliance.

## Good Neighbor Responsibilities

The developer is provided with documentation for being a good neighbor during construction with guidance on lighting, noise and burn laws. This information is also available here:

<http://www.charlottesville.org/home/showdocument?id=59318>.

## US Mail Delivery

Mail service is not typically provided until street acceptance so it is likely that there will be a cluster mailbox provided at the first available public street until street acceptance. Details need to be discussed directly with the developer and United States Postal Service (USPS).

## Requirements which affect issuance of Certificate of Occupancy

Many developments have proffers (items the developer has provided to the greater community at the approval stage of the project) and development agreements (outlining the timing for a variety of aspects of the development). It is important that you are aware of the details in these documents to understand how construction will proceed as well as potential timing for certificate of occupancy for dwellings within the site. If items in these documents are not complete, it will delay issuance of the certificate of occupancy for dwellings until those commitments are addressed. The developer or builder can provide you with this information.

Sidewalks and other associated infrastructure must be completed with proper inspections in all areas surrounding a property prior to issuance of a Certificate of Occupancy of a dwelling.

Certificate of Occupancy for new buildings require building inspection, zoning, engineering and public utility review before issuance. An as-built survey is also required.

## Parking

In many developments, the approvals have limitations on the allowable parking on the streets. Signage should be provided prior to issuance of Certificate of Occupancy. If not, signs will be required prior to acceptance of the street into the public street system. The developer or builder can provide you with site plan drawings which indicate any parking limitations for the site. It is advisable that residents adhere to any parking limitations right away to avoid potential frustration later.

## Public Accessibility

Until streets and areas of public accommodation are accepted into the public system, the City has no authority to ensure and/or obligate universal accessibility.

## Mosquito/Insect and Water Structures

Many large developments contain measures which treat storm water for the community to assist in preserving the community environment (Examples: Sediment traps/basins, bioswales, etc.) These structures are designed to hold water and slow down flow. Residents occasionally express concerns about mosquitos and insects related to these structures. There are methods to mitigate mosquito breeding in these types of structures. The developer is responsible for such actions. Those comments/questions should be directed to the developer of the project for review.

## Safety

Residents and their children should keep out of areas in which construction is taking place, out of areas in which construction materials are stored, and off any construction equipment. These areas contain hazards and are not suitable as play areas, pedestrian walkways, etc. All residents of a subdivision that remains under construction must be aware at all times of the potential hazards, and supervise children playing outdoors at all times.