

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 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.

3.

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.

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.

6.

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.

7.

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.

8.

PLEASE CONTACT THE REGULATORY COMPLIANCE ADMINISTRATOR AT 970-3032 WITH ANY QUESTIONS REGARDING THE GREASE TRAP OR BACKFLOW PREVENTION DEVICES.

4.

CONCRETE SHALL NOT BE PLACED UNTIL STEEL DOWELS HAVE BEEN INSTALLED IN EXISTING CONCRETE IN ACCORDANCE WITH CITY STANDARDS.

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 CONCRETE SIDEWALKS ARE PLACED AGAINST THEM.

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.

9.

DISPOSAL OF ALL EXCESS MATERIAL IS THE RESPONSIBILITY OF CONTRACTOR.

2.

CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS FOR AS BUILT DOCUMENTATION, AS REQUIRED BY THE LOCALITY. THIS INCLUDES, BUT IS NOT LIMITED TO, TESTING, INSTALLATION DOCUMENTATION, SURVEY, ETC. ALL REQUIREMENTS SHALL BE DISCUSSED WITH THE LOCALITY PRIOR TO BEGINNING CONSTRUCTION.

2.

ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS AND STANDARDS.

3.

PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT THE ENGINEER AND VERIFY THE APPROVAL OF THE PLANS BY ALL FEDERAL, STATE AND LOCAL AGENCIES.

4.

THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATERLINES, ETC, PRIOR TO CONSTRUCTION.

5.

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.

6.

ALL STORM SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH VDOT 1 AND I LD-94 (D) 121.13.

7.

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.

8.

IF PRE-CAST UNITS ARE TO BE USED CERTIFICATION AND VDOT STAMP WILL BE REQUIRED ON ALL UNITS.

9.

ALL CONCRETE SHALL BE VDOT CLASS A4 (4,000 PSI), UNLESS OTHERWISE NOTED.

10.

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.

11.

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 1-800-552-7001.

12.

THE INSTALLATION OF SEWER, WATER, AND GAS MAINS (INCLUDING SERVICE LATERALS AND SLEEVES) SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF AGGREGATE BASE COURSE.

13.

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.

14.

THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECAST WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS.

15.

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).

16.

ALL VEGETATION AND ORGANIC MATERIAL MATERIAL IS TO BE REMOVED FROM THE PROPOSED PAVEMENT LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.

17.

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.

18.

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 A117.1-03.

19.

HORIZONTAL AND VERTICAL SIGHT DISTANCES SHALL BE FREE OF PARKED VEHICLES.

20.

THIRD PARTY INSPECTORS WILL NEED TO BE ON-SITE DURING ROAD AND CONSTRUCTION TO DOCUMENT THAT THE ROAD WAS CONSTRUCTED ACCORDING TO THE CURRENT VERSION OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS. REPORTS, SHALL BE SENT TO THE ENGINEERING DEPARTMENT FOR REVIEW AS CONSTRUCTION PROGRESSES. FURTHERMORE, THE AN INSPECTOR ROM THE ENGINEERING DEPARTMENT NEEDS TO BE CONTACTED NO MORE THAN 24 HOURS IN ADVANCE OF ROAD CONSTRUCTION.

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.

5.

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.

1.

EXCEPT AS OTHERWISE SHOWN ON THE PLANS, ALL CUTS AND FILLS SHALL MATCH EXISTING SLOPES OR BE NO GREATER THAN 2:1.

2.

NO NEW SIDEWALK SHALL EXCEED 2.0% CROSS-SLOPE (PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAFFIC).

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.

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.

1.

CONTRACTOR SHALL EXERCISE CARE, ESPECIALLY AT INTERSECTIONS AND GUTTER LINES, TO PROVIDE POSITIVE DRAINAGE. ANY AREAS WHERE WATER IS PONDING 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.

2.

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.

3.

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.

7.

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.

8.

A CITY STORMWATER MANAGEMENT INSPECTOR SHALL BE CONTACTED 24-HOURS IN ADVANCE OF THE DETENTION SYSTEM INSTALLATION.

1.

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.

2.

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.

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.

3.

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 THE WORK.

5.

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.

6.

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 AT ALL TIMES.

7.

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 MUTCD.

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.

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.

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.

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ALL STORM SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH VDOT 1 AND I LD-94 (D) 121.13.

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IF PRE-CAST UNITS ARE TO BE USED CERTIFICATION AND VDOT STAMP WILL BE REQUIRED ON ALL UNITS.

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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.

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12.

THE INSTALLATION OF SEWER, WATER, AND GAS MAINS (INCLUDING SERVICE LATERALS AND SLEEVES) SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF AGGREGATE BASE COURSE.

13.

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.

14.

THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECAST WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS.

15.

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).

16.

ALL VEGETATION AND ORGANIC MATERIAL MATERIAL IS TO BE REMOVED FROM THE PROPOSED PAVEMENT LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.

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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.

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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 A117.1-03.

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HORIZONTAL AND VERTICAL SIGHT DISTANCES SHALL BE FREE OF PARKED VEHICLES.

20.

THIRD PARTY INSPECTORS WILL NEED TO BE ON-SITE DURING ROAD AND CONSTRUCTION TO DOCUMENT THAT THE ROAD WAS CONSTRUCTED ACCORDING TO THE CURRENT VERSION OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS. REPORTS, SHALL BE SENT TO THE ENGINEERING DEPARTMENT FOR REVIEW AS CONSTRUCTION PROGRESSES. FURTHERMORE, THE AN INSPECTOR ROM THE ENGINEERING DEPARTMENT NEEDS TO BE CONTACTED NO MORE THAN 24 HOURS IN ADVANCE OF ROAD CONSTRUCTION.

1.

BUILDING STREET NUMBERS SHALL BE PLAINLY VISIBLE FROM STREET.

2.

A KNOXBOX KEY BOX SHALL BE MOUNTED TO THE SIDE OF THE FRONT OR MAIN ENTRANCE.

3.

AN ELEVATOR KEYBOX WILL BE REQUIRED.

4.

OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13.5'.

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 FOR 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. INSTALLATION OF THE STANDPIPE SYSTEM SHALL BEGIN AT THE 2ND FLOOR LEVEL.

9.

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 EXTINGUISHERS 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 WEIGHING 85,000LBS.

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.

1.

BUILDING STREET NUMBERS SHALL BE PLAINLY VISIBLE FROM STREET.

2.

A KNOXBOX KEY BOX SHALL BE MOUNTED TO THE SIDE OF THE FRONT OR MAIN ENTRANCE.

3.

AN ELEVATOR KEYBOX WILL BE REQUIRED.

4.

OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13.5'.

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.

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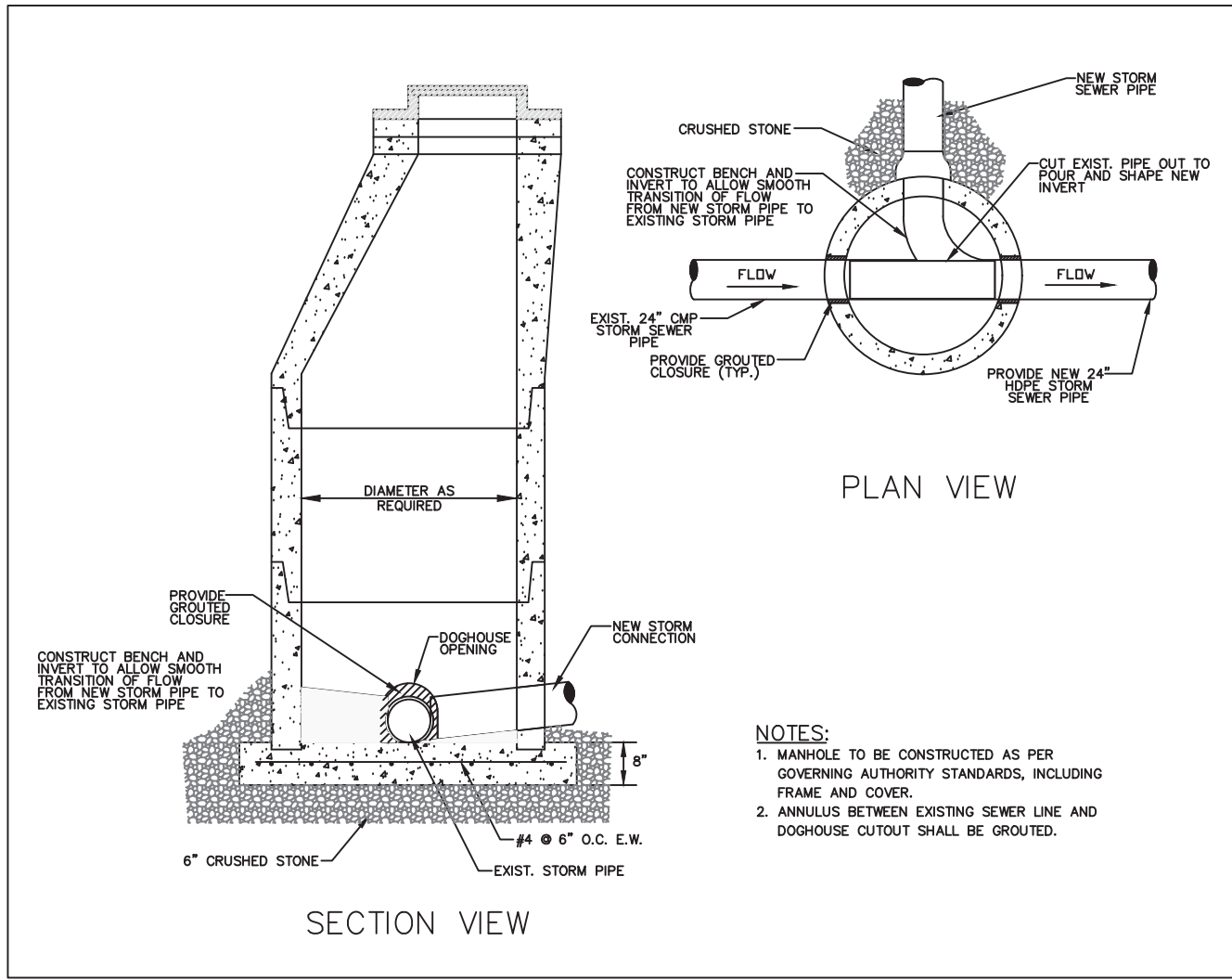
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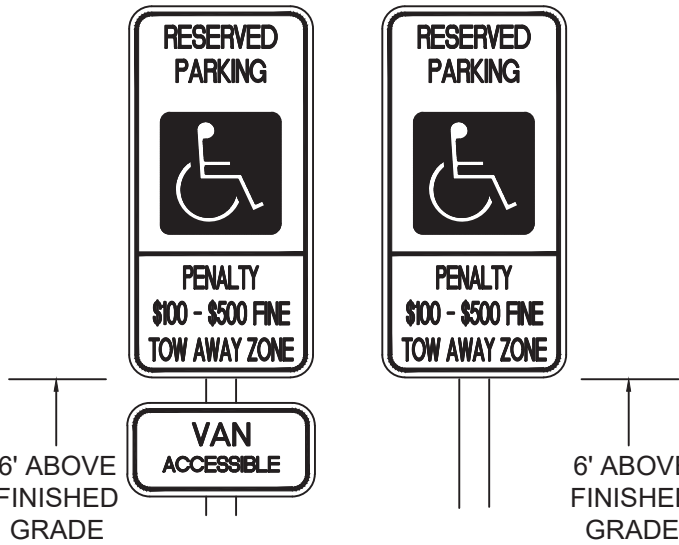
S:\103144483-1223_Harris_ST_SUP\DWG\Sheet\CD44483-C-10 NOTES & DETAILS.dwg | Plotted on 10/19/2022 4:29 PM | by Kevin Flynn



DOGHOUSE MANHOLE

No Scale

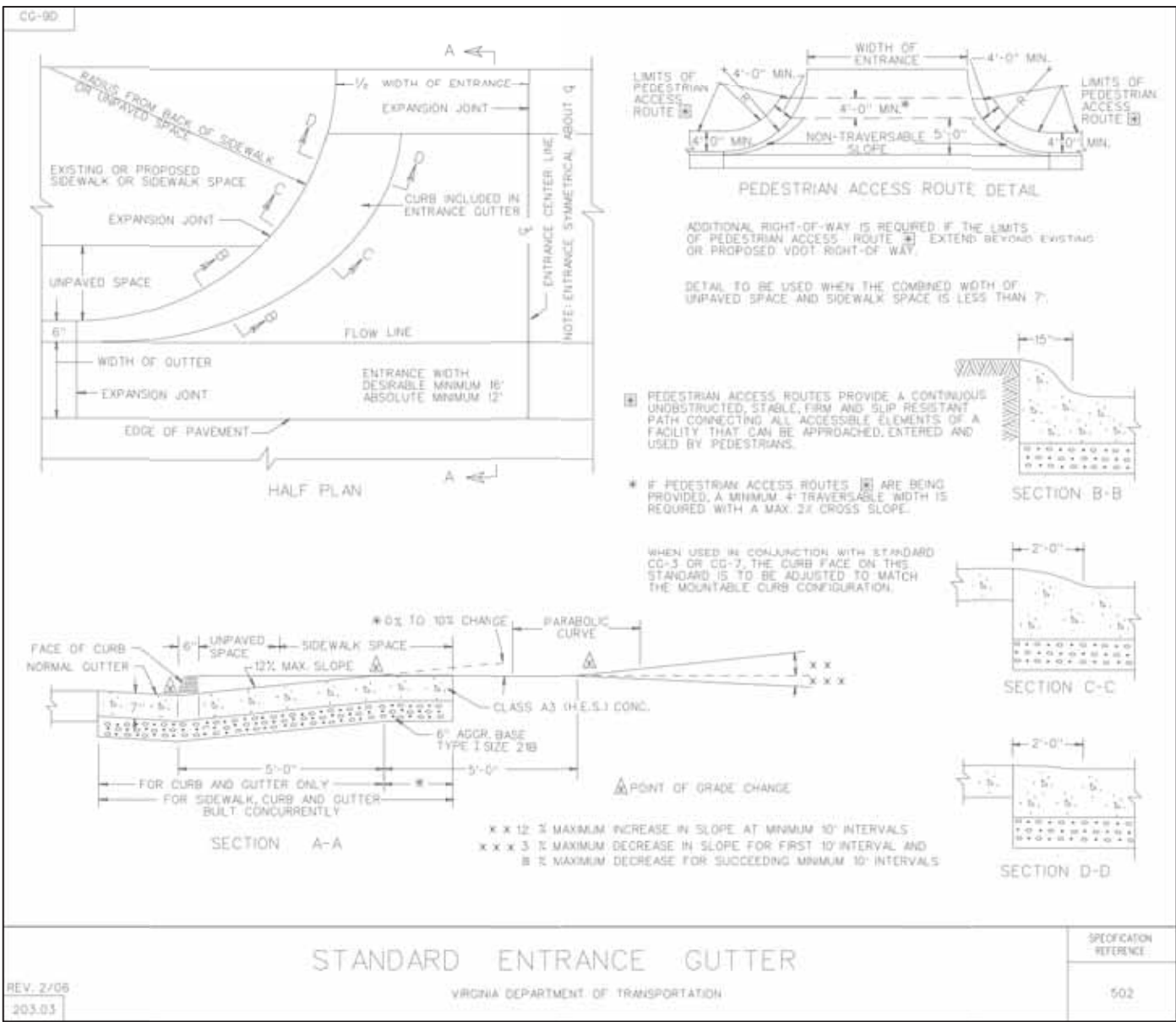
VA. SIGN FOR THE DISABLED ON 0.80 GAUGE ALUMINUM. COLORS: GREEN BORDER & LEGEND, BLUE SYMBOL FOR ACCESSIBILITY, WHITE BACKGROUND.



SPACES SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS AS RESERVED FOR PHYSICALLY DISABLED PERSONS. PROVIDE ONE (1) R-7-8 SIGN AT EACH PARKING SPACE INDICATED ON SITE PLAN. SIGN SHALL BE ALUMINUM (PAINTED WHITE) WITH GREEN LETTERS AND INTERNATIONAL WHEELCHAIR SYMBOL. SIGN SHALL BE PLACED ON STEEL POST 1-1/2" O PAINTED BLACK SET IN MIN. 2' OF CONCRETE.

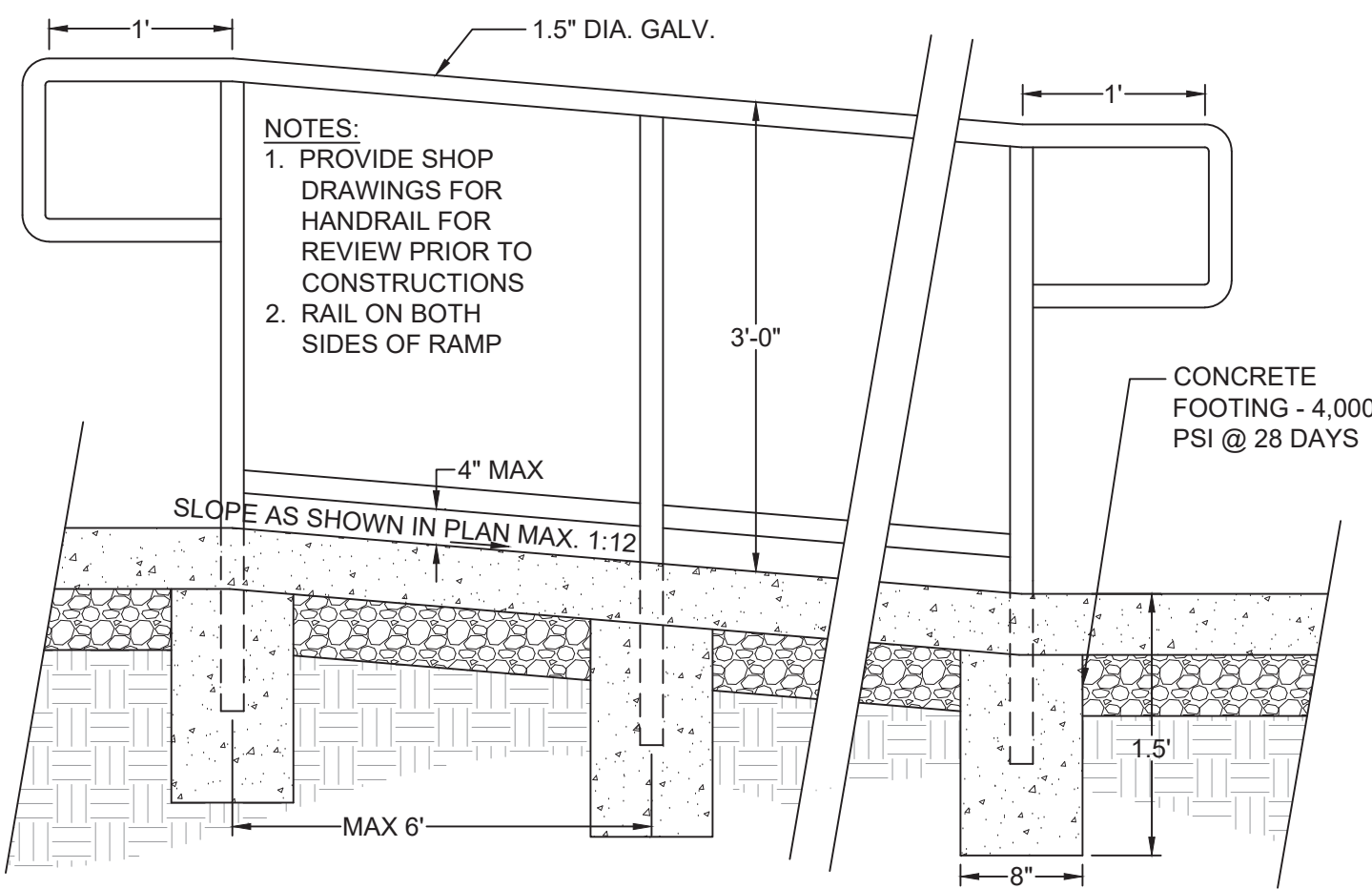
ADA PARKING SIGNS

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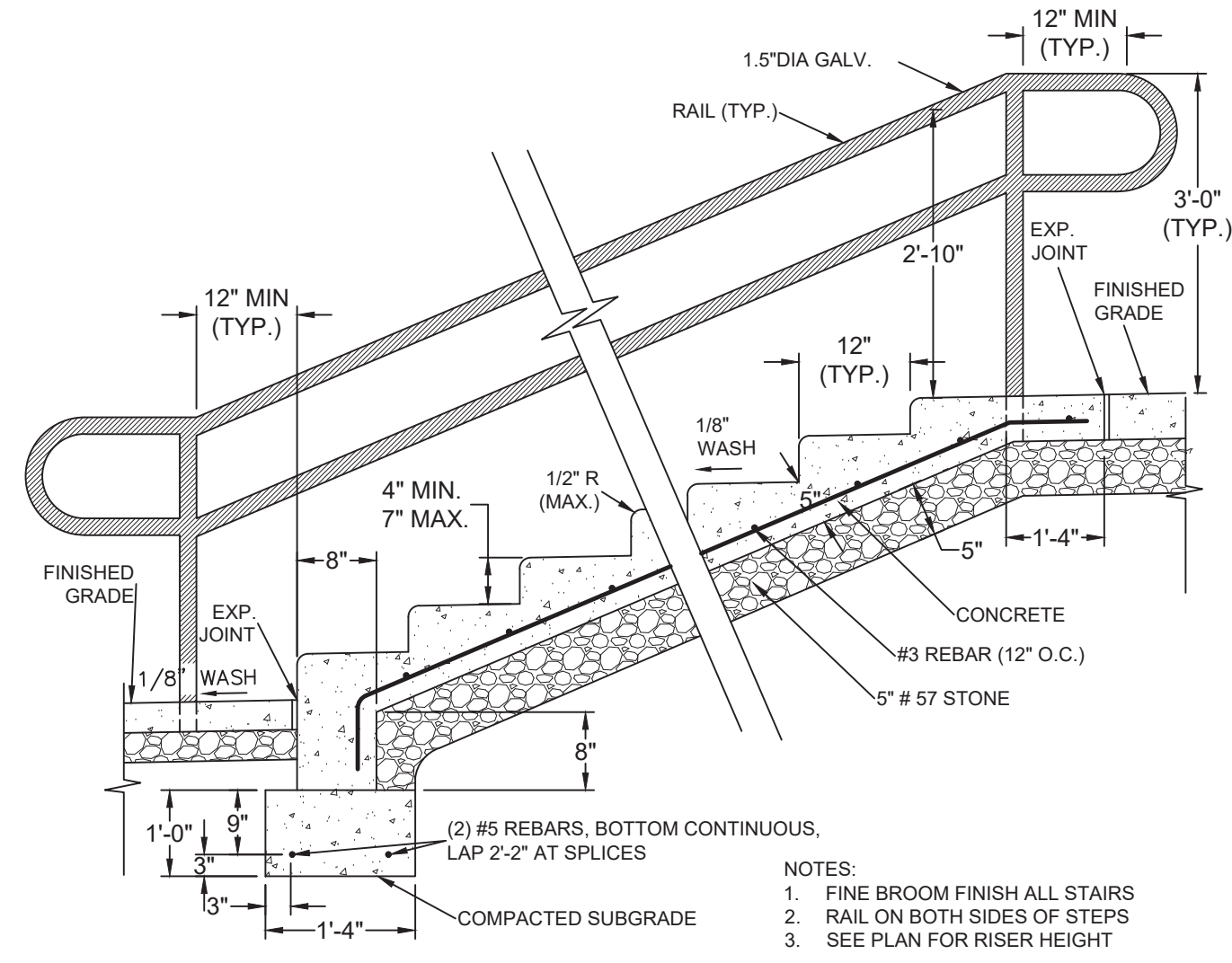
VDOT CG-9D ENTRANCE

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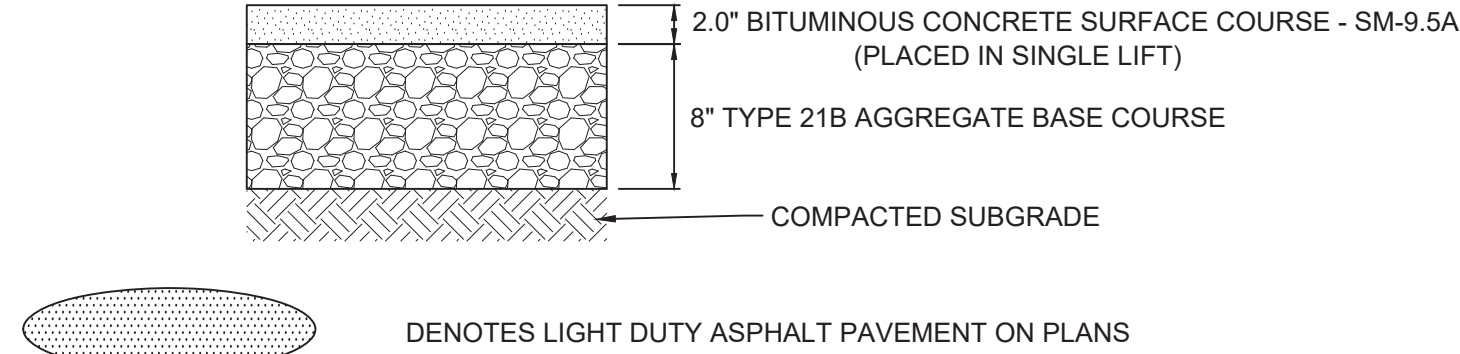
ADA RAMP AND HANDRAIL DETAIL

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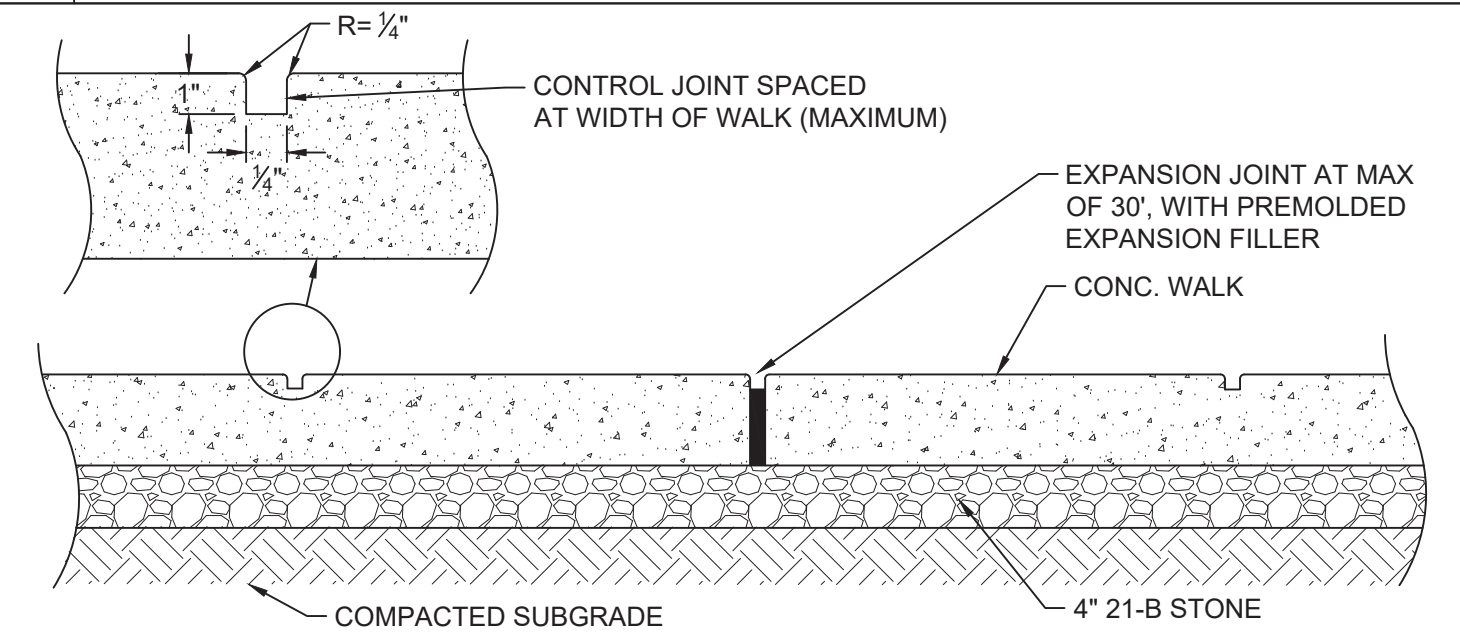
EXTERIOR STAIRS

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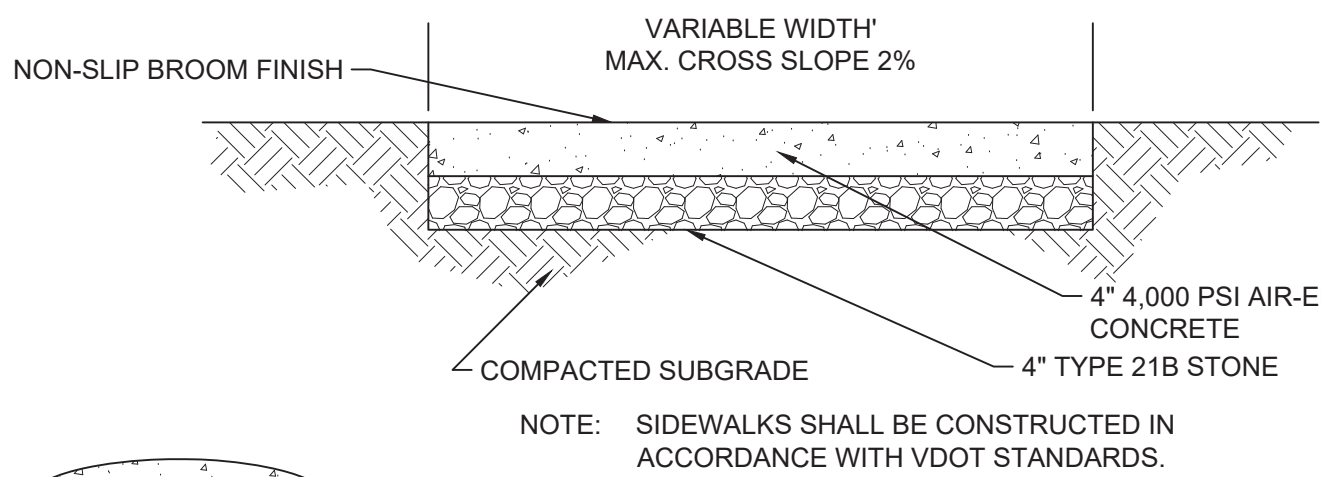
LIGHT DUTY ASPHALT PAVEMENT SECTION

No Scale



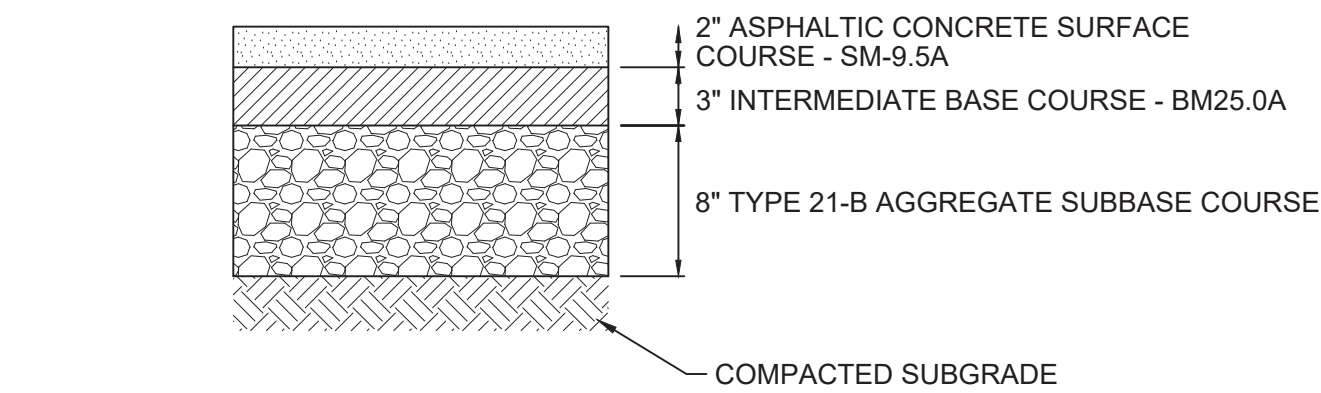
CONCRETE SIDEWALK JOINT DETAIL

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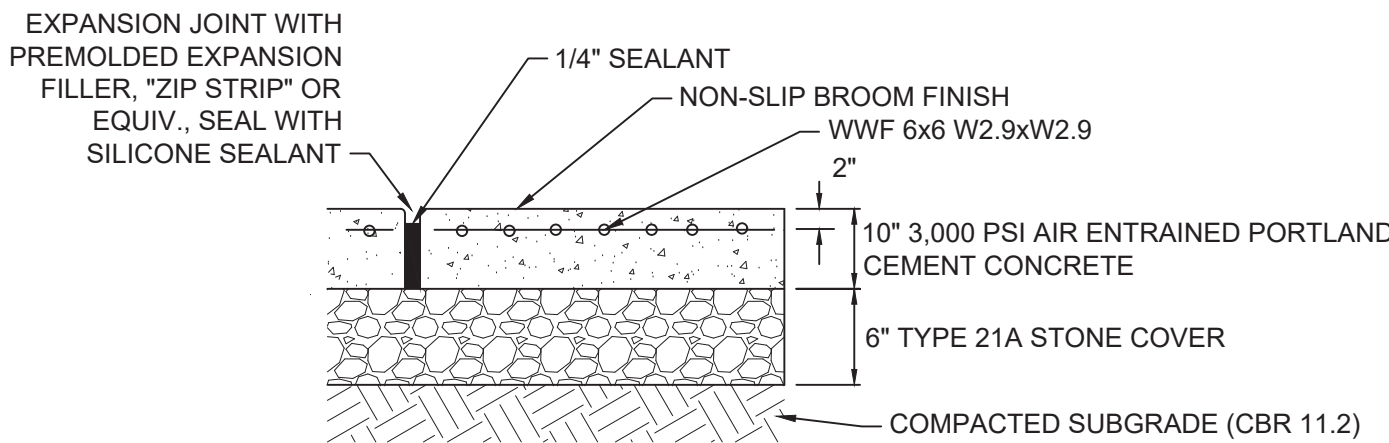
CONCRETE SIDEWALK PAVEMENT SECTION

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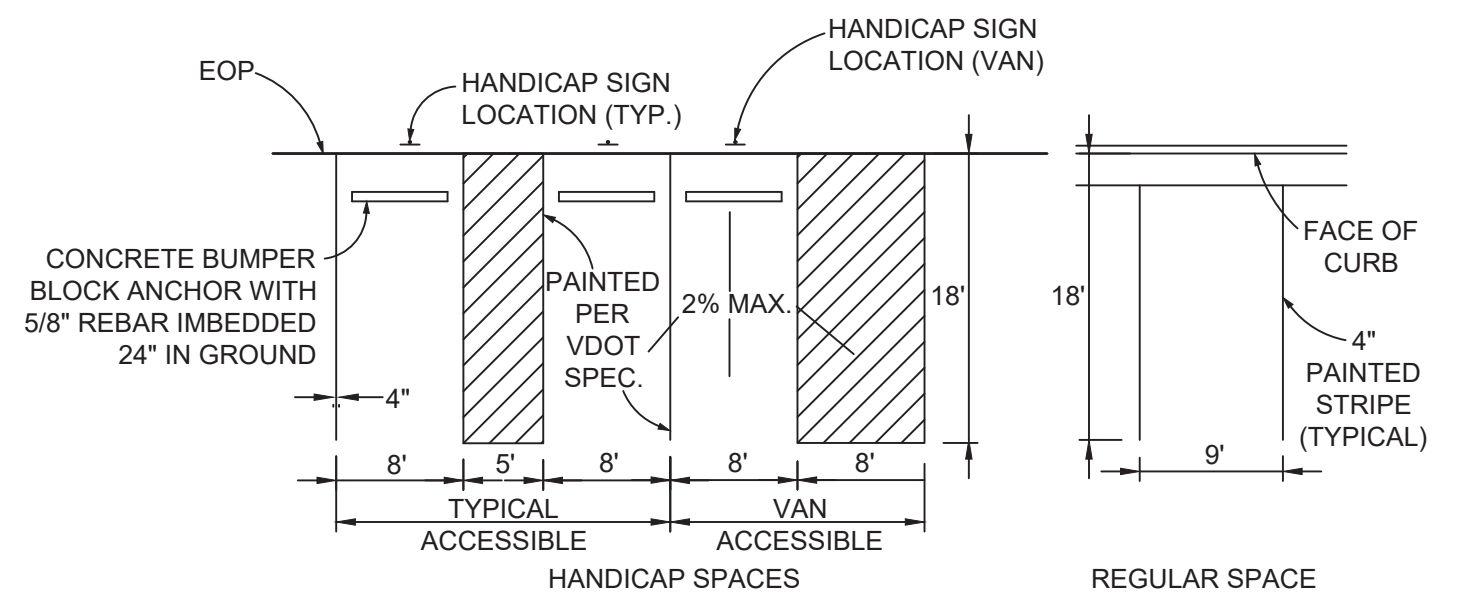
HEAVY DUTY ASPHALT PAVEMENT SECTION

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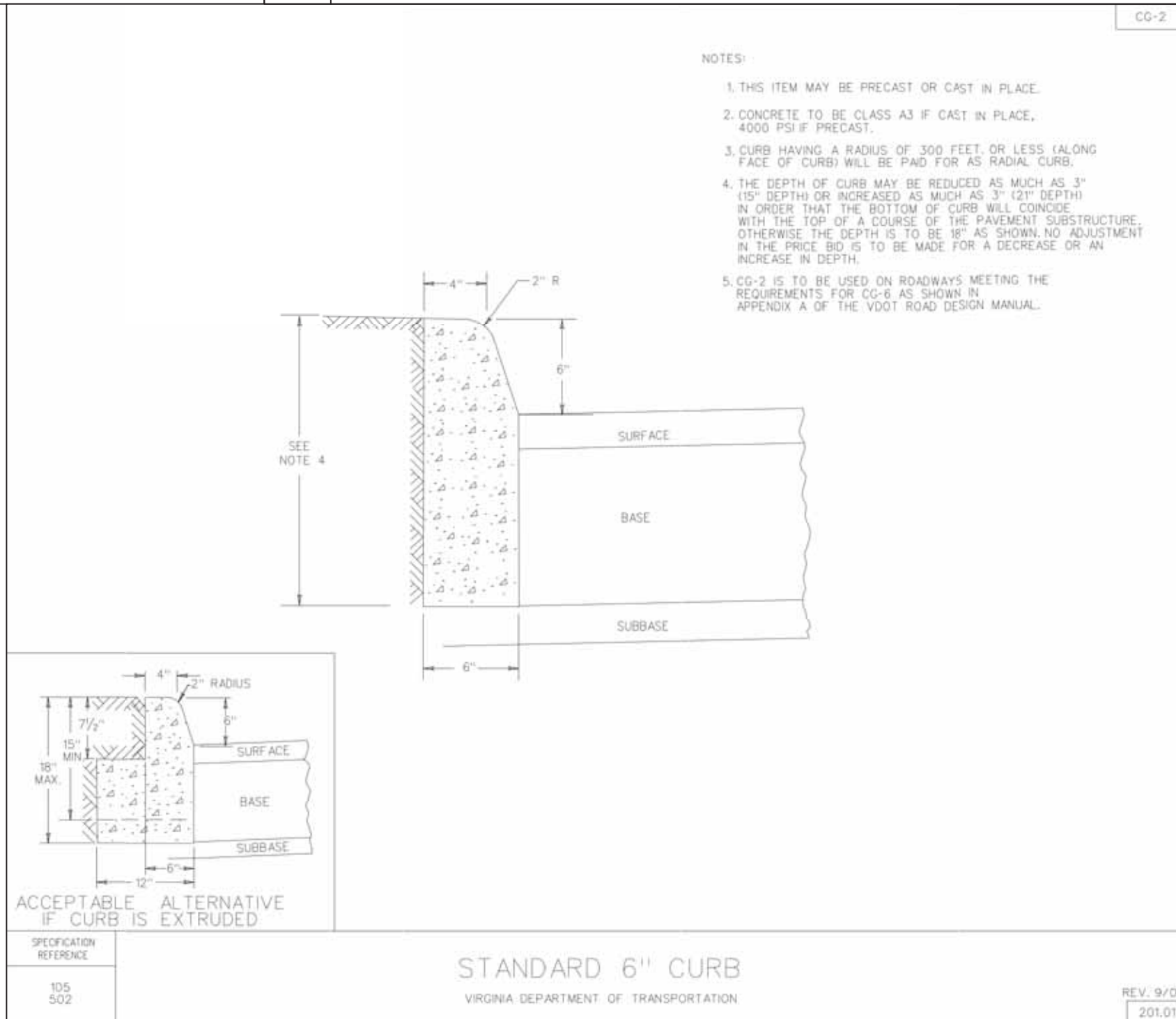
HEAVY DUTY CONCRETE SECTION

No Scale



TYPICAL PARKING SPACE DETAILS

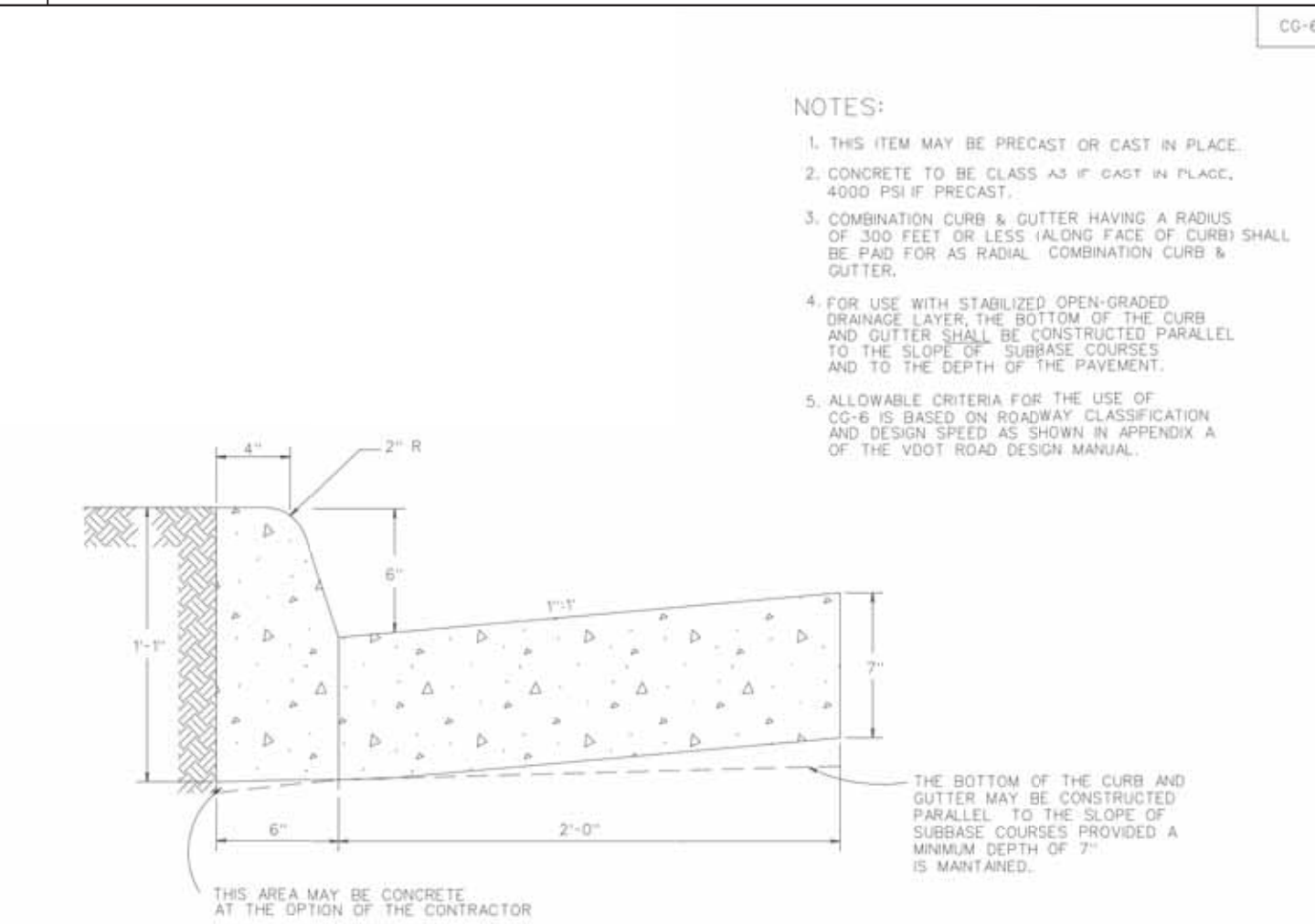
No Scale



STANDARD 6" CURB

VIRGINIA DEPARTMENT OF TRANSPORTATION

SPECIFICATION REFERENCE	105 502
REV. 9/08	201.01



COMBINATION 6" CURB & GUTTER

VIRGINIA DEPARTMENT OF TRANSPORTATION

SPECIFICATION REFERENCE	105 502
REV. 9/08	201.03



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CHARLOTTEVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434-293-5624 FAX 434-293-8317 www.timmons.com

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REVISION DESCRIPTION	DATE	CITY COMMENTS
	03/22/2022	
	05/13/2022	
	07/26/2022	
	09/15/2022	
	10/20/2022	

DATE	08/24/21
DRAWN BY	K. FLYNN
DESIGNED BY	C. SHIFFLETT
CHECKED BY	C. SHIFFLETT
SCALE	

TIMMONS GROUP

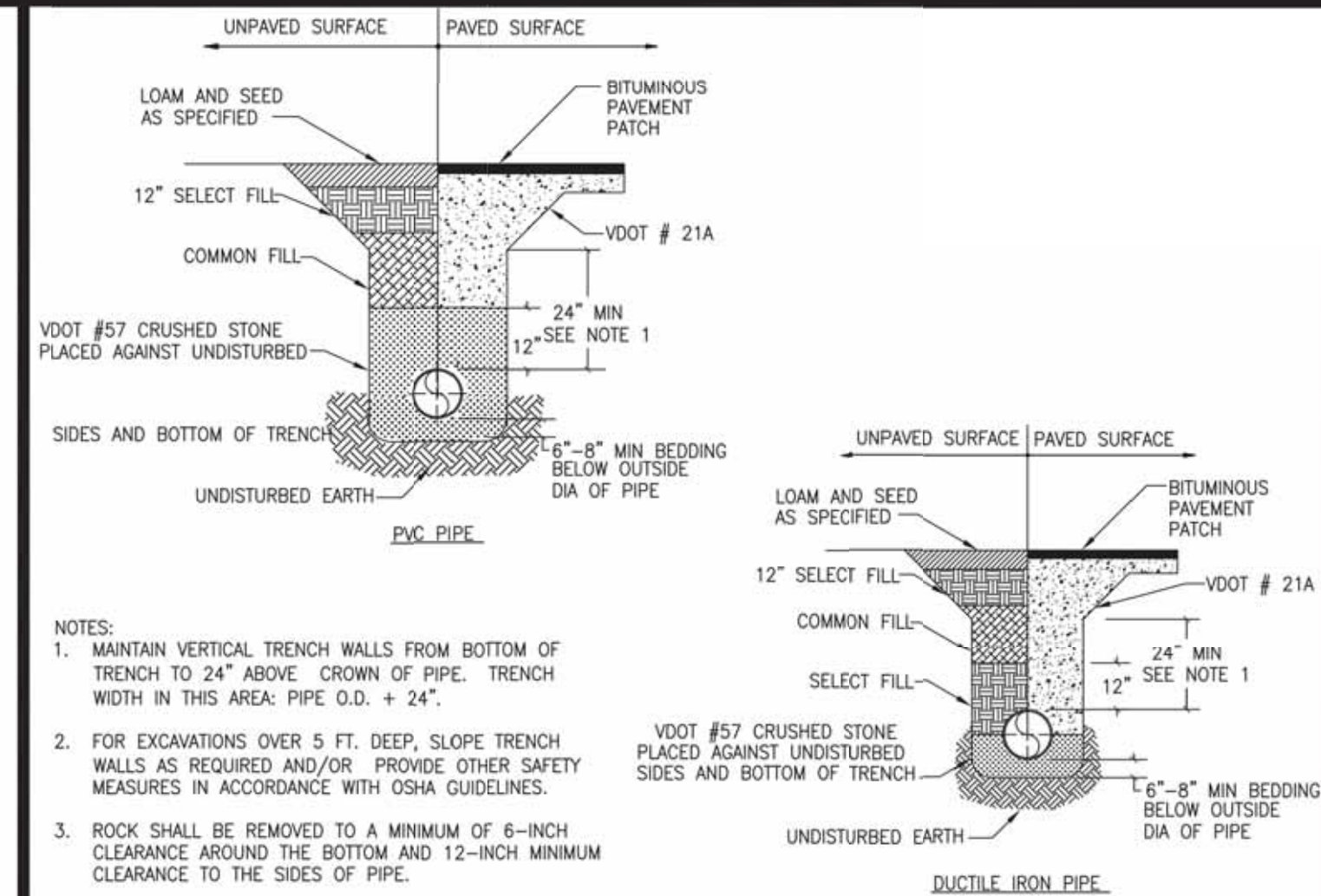
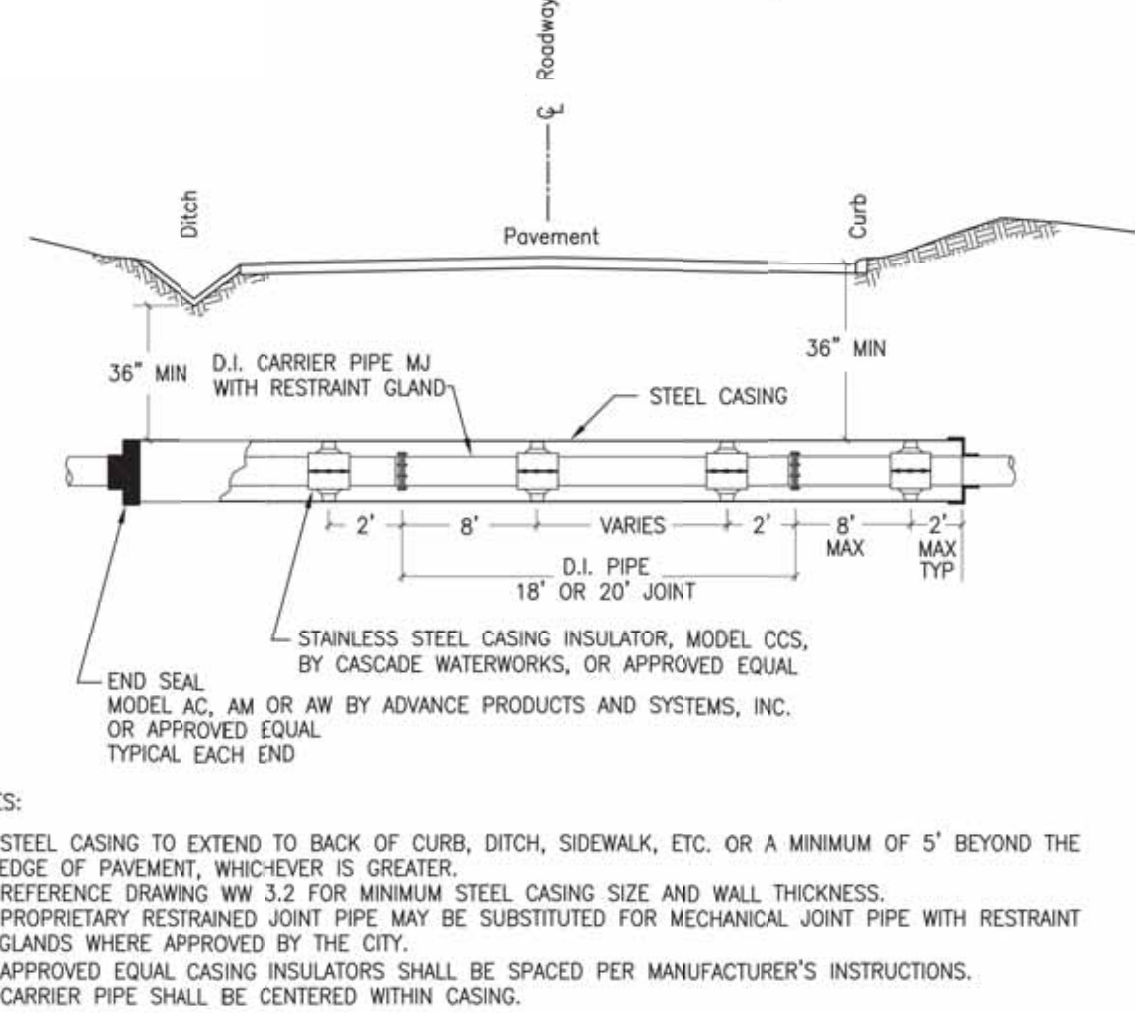
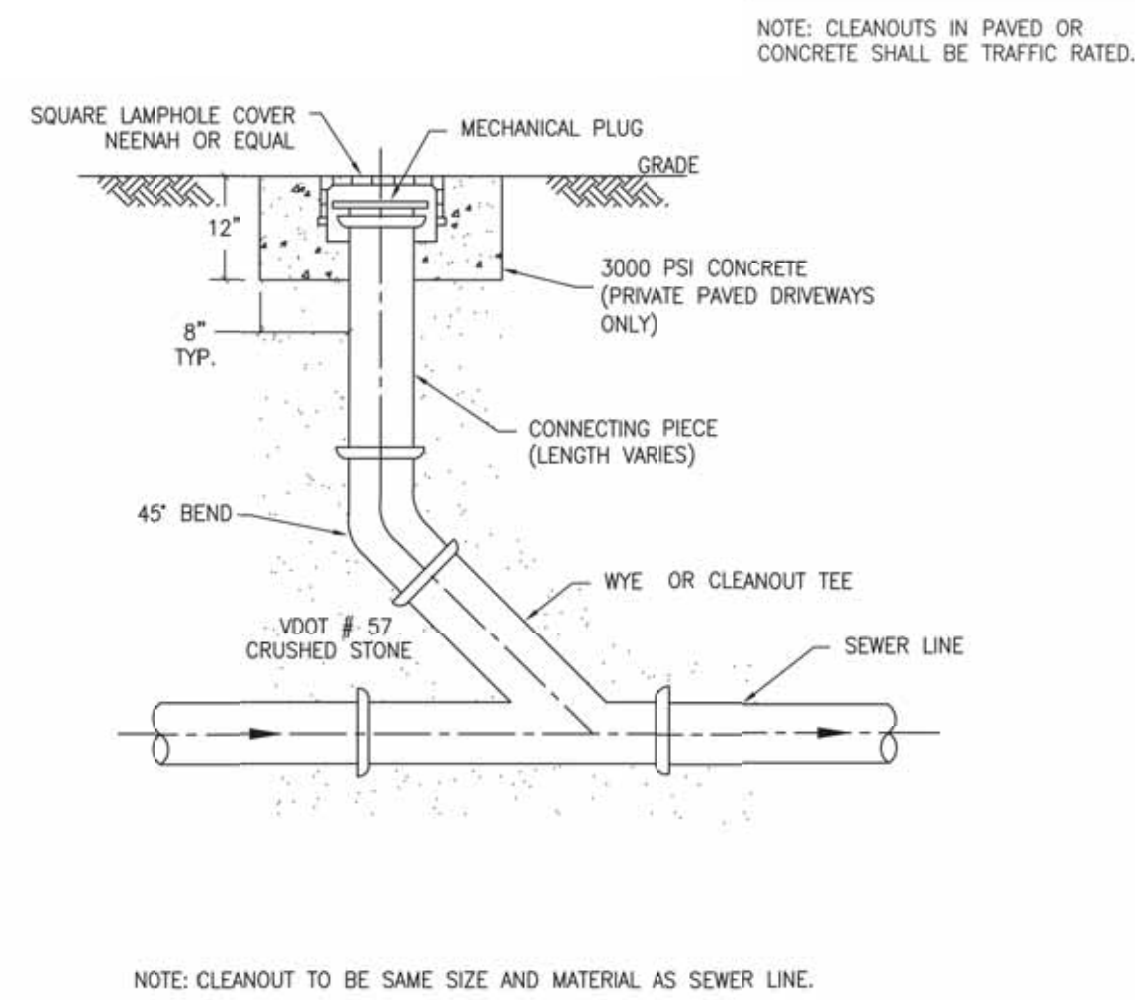
CITY'S EDGE (1223 HARRIS ST) FINAL SITE PLAN

CHARLOTTEVILLE, VIRGINIA

NOTES & DETAILS

JOB NO.	44983
SHEET NO.	C1.01

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REVISION DESCRIPTION



		CITY STANDARDS	
		MINIMUM PAVEMENT PATCH	
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: PP-1



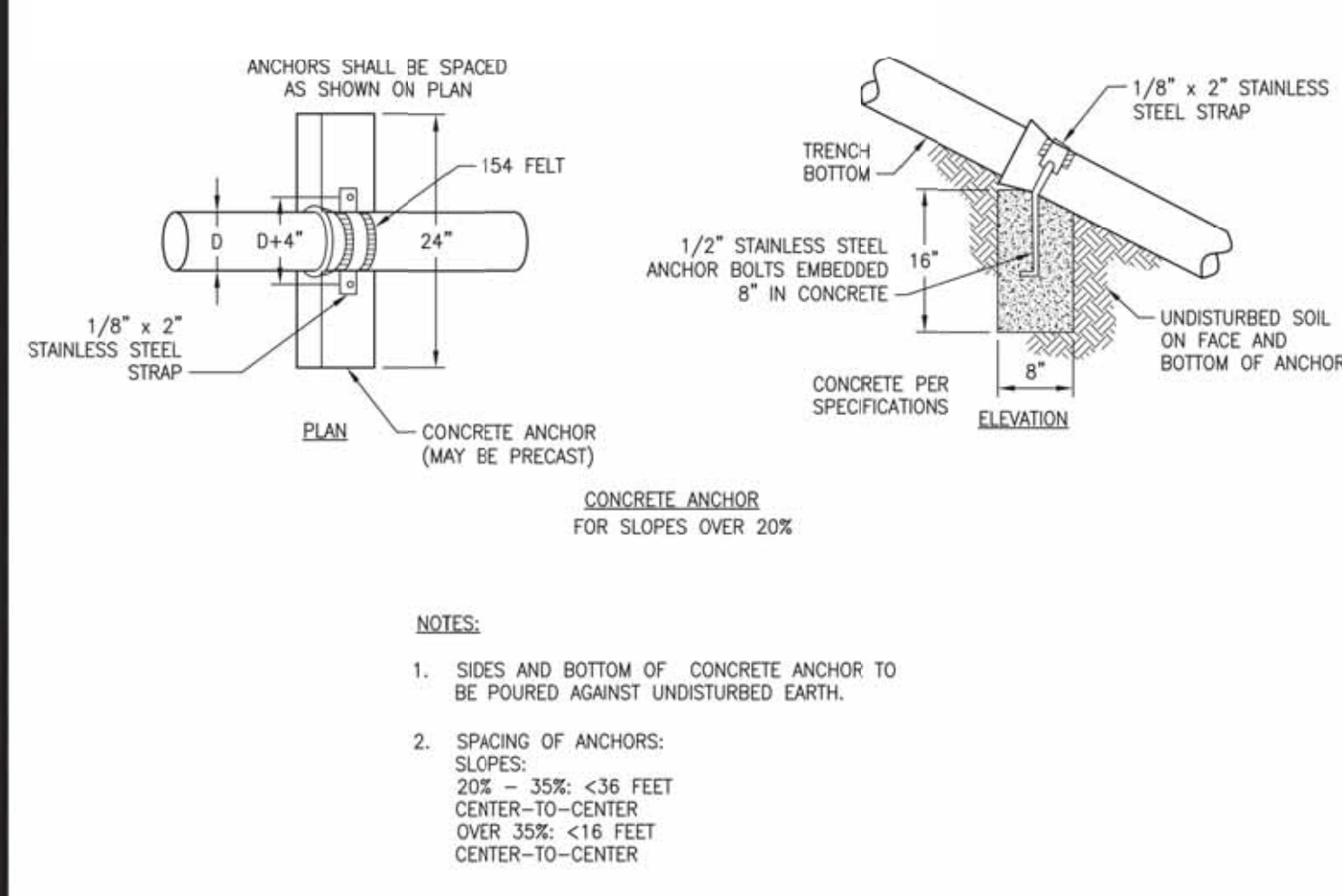
JAN	2011	CITY STANDARDS	
		CLEANOUT DETAIL	
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: WW 5.1



		CITY STANDARDS	
		STEEL CASING INSTALLATION	
		UNDER ROADWAYS	
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: WW 3.0



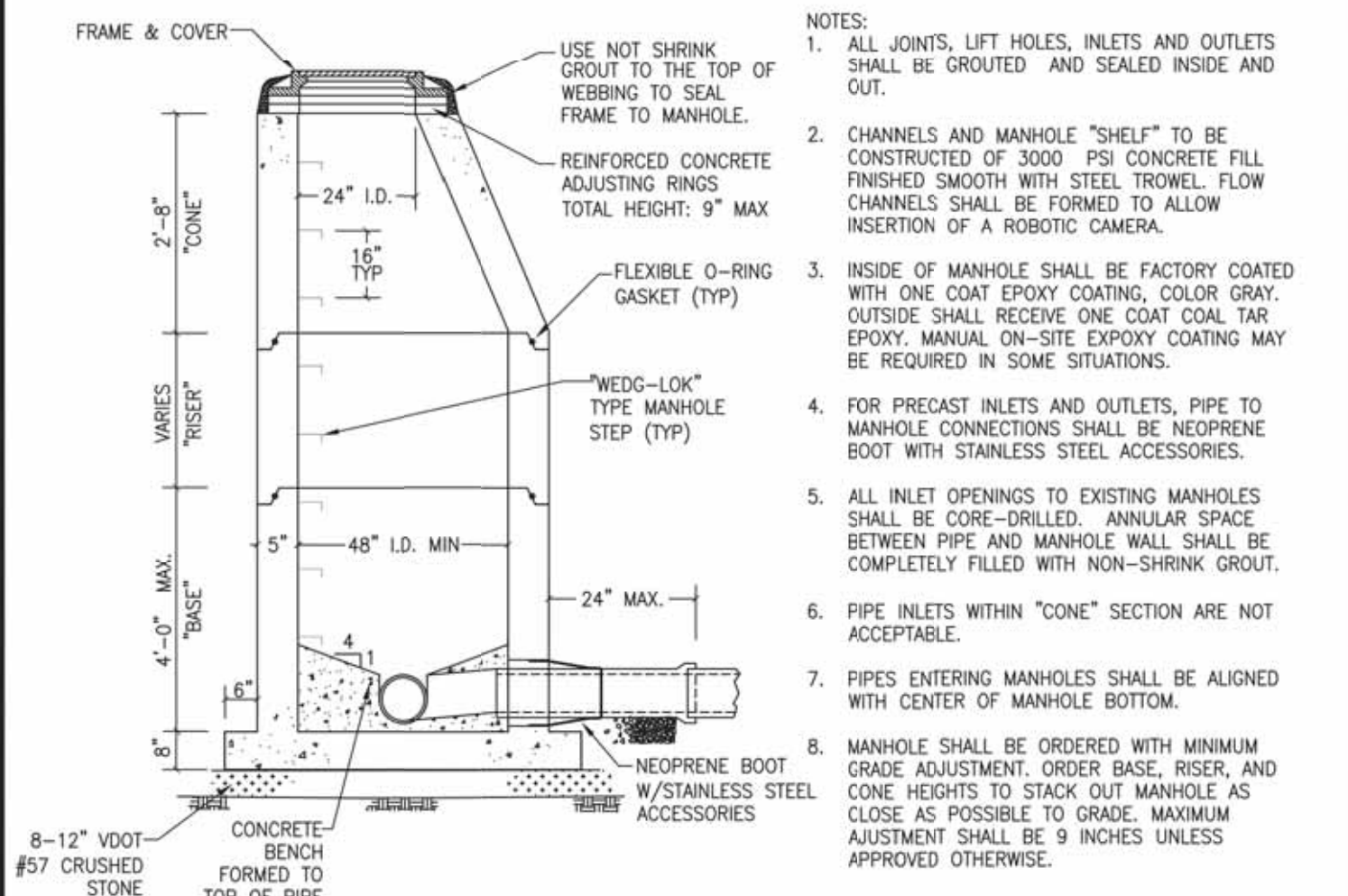
JAN	2012	CITY STANDARDS	
		PIPE TRENCHING AND BEDDING - TYPICAL	
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: WW 1.0



PIPE CASING			
CARRIER PIPE DIA.	MIN. PIPE CASING DIA.	MINIMUM WALL THICKNESS	
		CRITERIA WITHIN RAILROAD RIGHT-OF-WAY	CRITERIA WITHIN CITY OR VDOT RIGHT-OF-WAY
		STEEL	STEEL
6"	20"	0.375"	0.250"
8"	20"	0.375"	0.250"
10"	24"	0.375"	0.250"
12"	24"	0.375"	0.250"
14"	30"	0.500"	0.375"
16"	30"	0.500"	0.375"
18"	36"	0.563"	0.375"
20"	36"	0.563"	0.375"
24"	48"	0.688"	0.500"
30"	48"	0.688"	0.500"

NOTES:

1. SLOPES THROUGH BORES SHALL NOT BE BASED ON MINIMUM GRADE.
2. INCREASE THICKNESS OF CASING 0.125" WHERE BORE LENGTH EXCEEDS 125 FEET.
3. A MINIMUM OF 0.375" THICKNESS IS REQUIRED WHEN GROUND COVER OVER PIPE EXCEEDS 15 FEET.
4. WHERE RESTRAINING DEVICES ARE REQUIRED FOR THE CARRIER PIPE, THE CASING PIPE DIAMETER SHALL BE INCREASED AS NECESSARY.



		CITY STANDARDS	
		TEMPORARY PAVEMENT	
		REPAIR	
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: P. 1.1



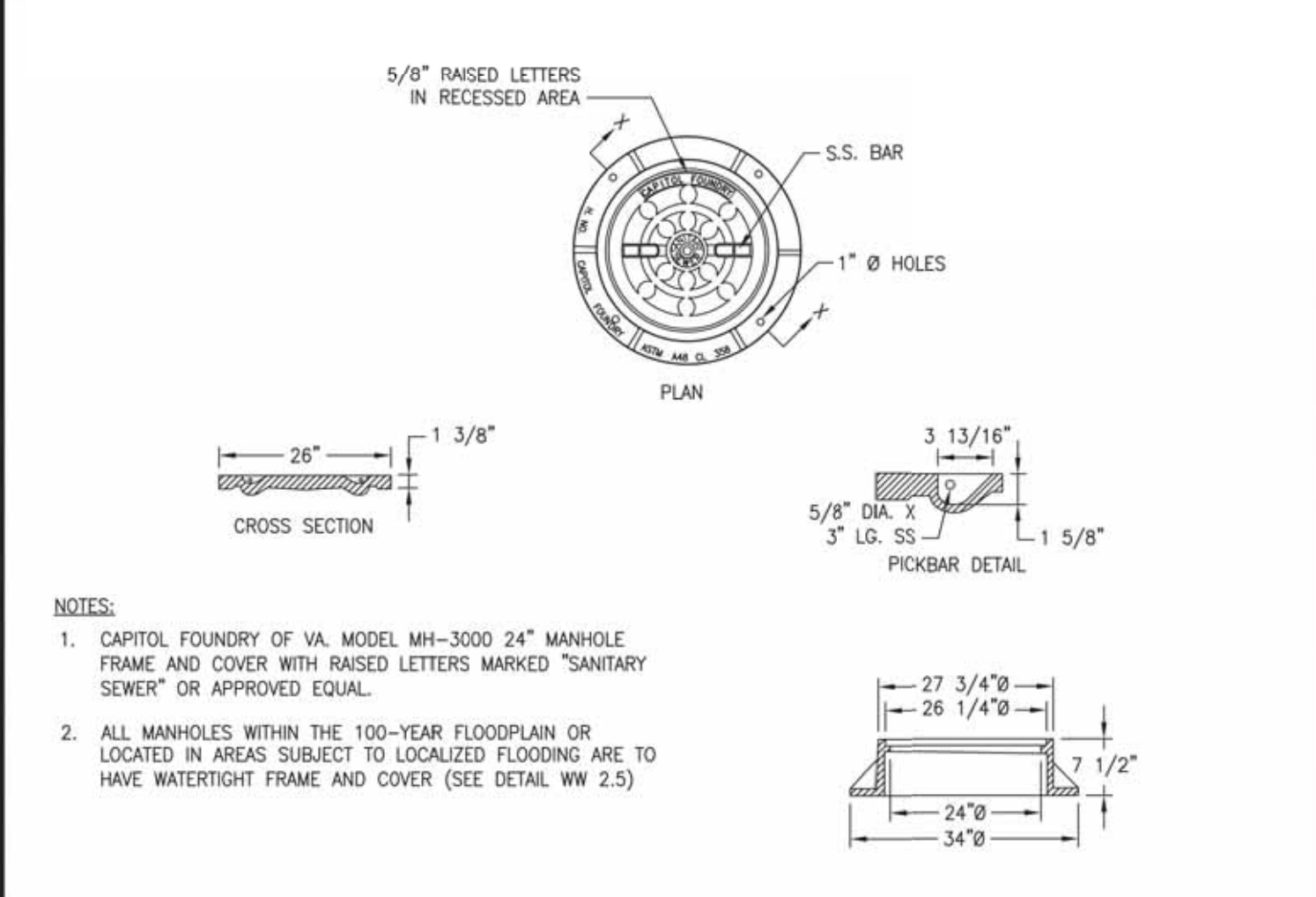
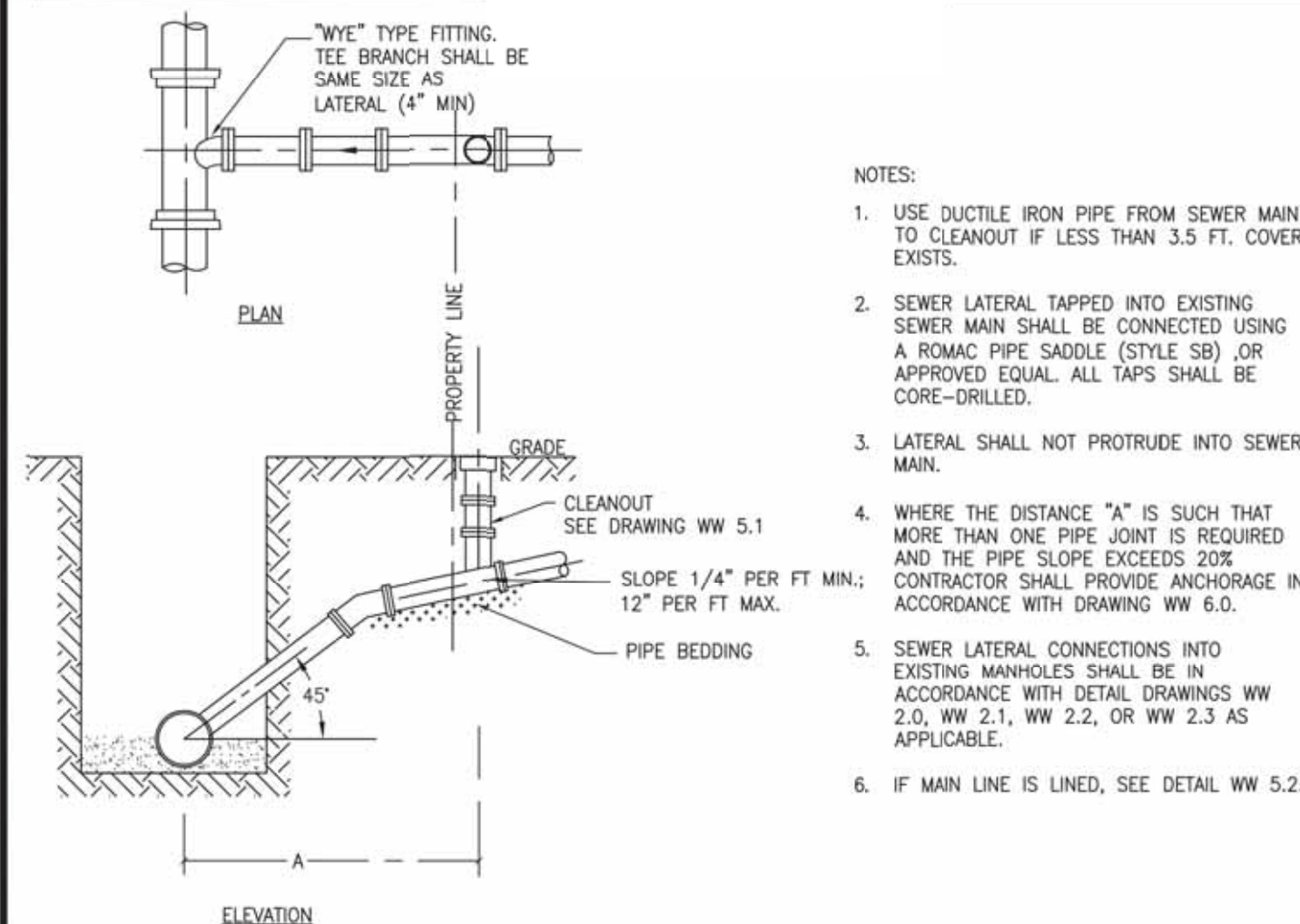
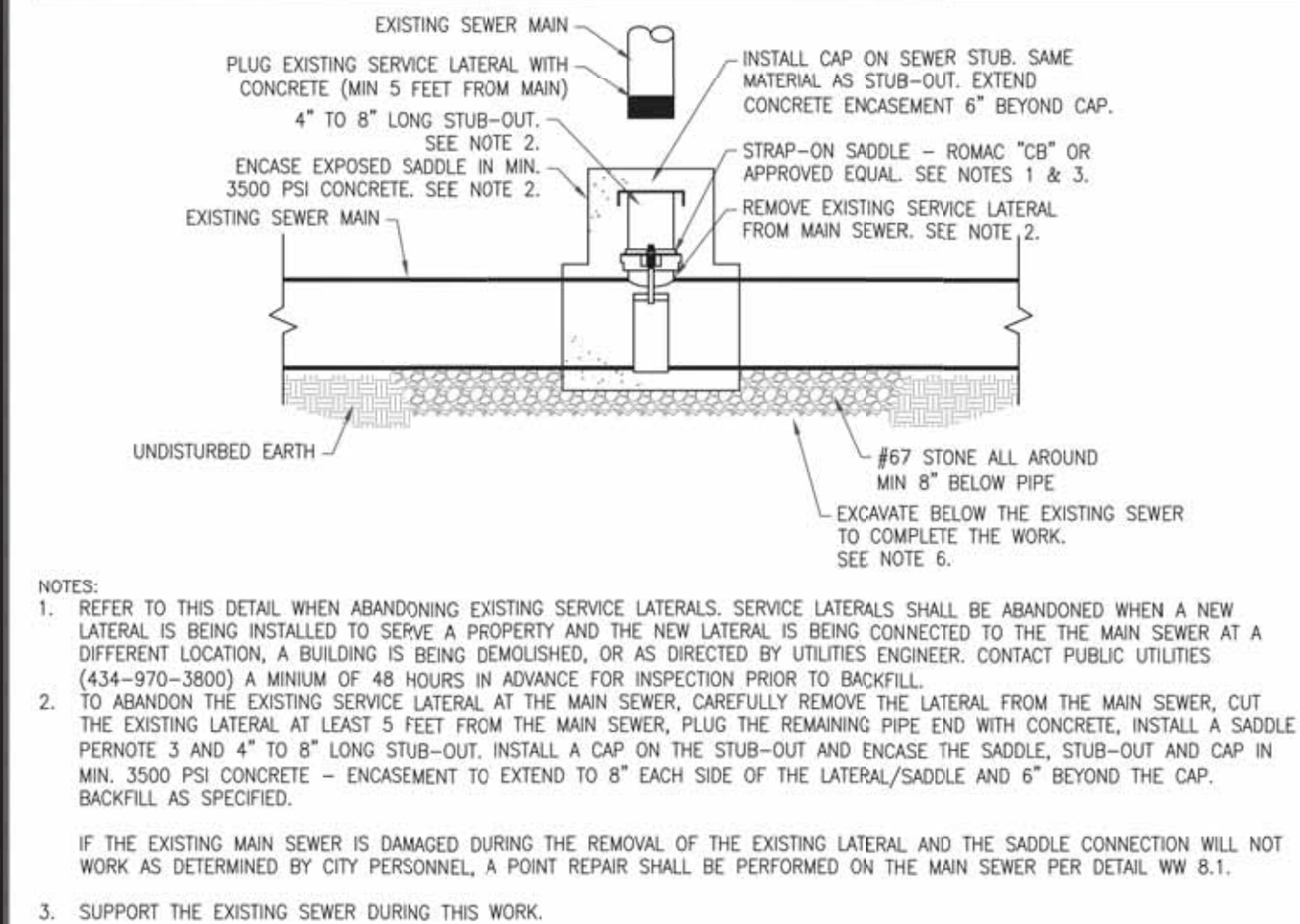
		CITY STANDARDS	
		CONCRETE ANCHOR	
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: WW 6.0



		CITY STANDARDS	
		PIPE CASING REQUIREMENTS	
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: WW 3.2



JAN	2012	CITY STANDARDS	
		CONCRETE	
		MANHOLE – TYPICAL	
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: WW 2.0



		CITY STANDARDS	
		PERMANENT PAVEMENT	
		REPAIR	
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: PP-1



JAN	2012	CITY STANDARDS	
		SEWER LATERAL ABANDONMENT AT MAIN	
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: MAN 7.2




JAN	2011	CITY STANDARDS	
		SEWER LATERAL	
		CONNECTION - TYPICAL	
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: WW 5.0



JULY	2011	CITY STANDARDS	
		MANHOLE FRAME	
		AND COVER	
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: WM 24

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	<i>K. FLYNN</i>
	DESIGNED BY <i>C. SHIFFLETT</i>
	CHECKED BY <i>C. SHIFFLETT</i>
	SCALE

MMONS GROUP

CITY'S EDGE (1223 HARRIS ST) FINAL SITE PLAN

CHARLOTTESVILLE, VIRGINIA

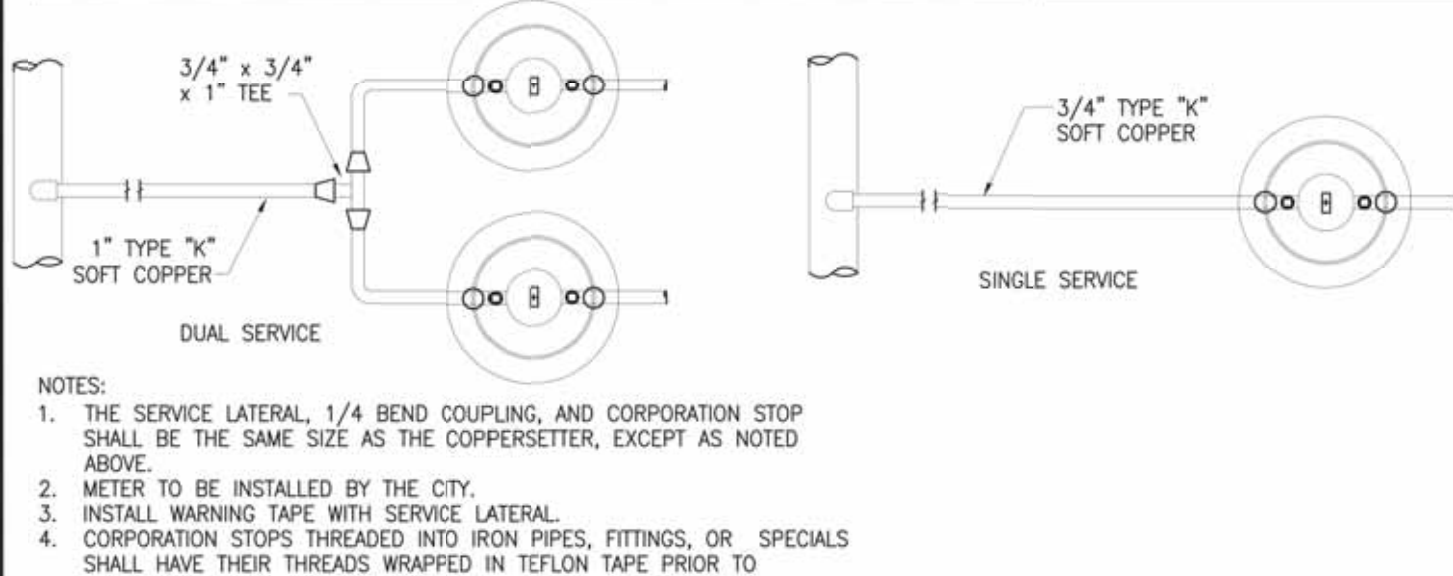
NOTES & DETAILS

JOB NO.
44983

SHEET NO.
C1.02

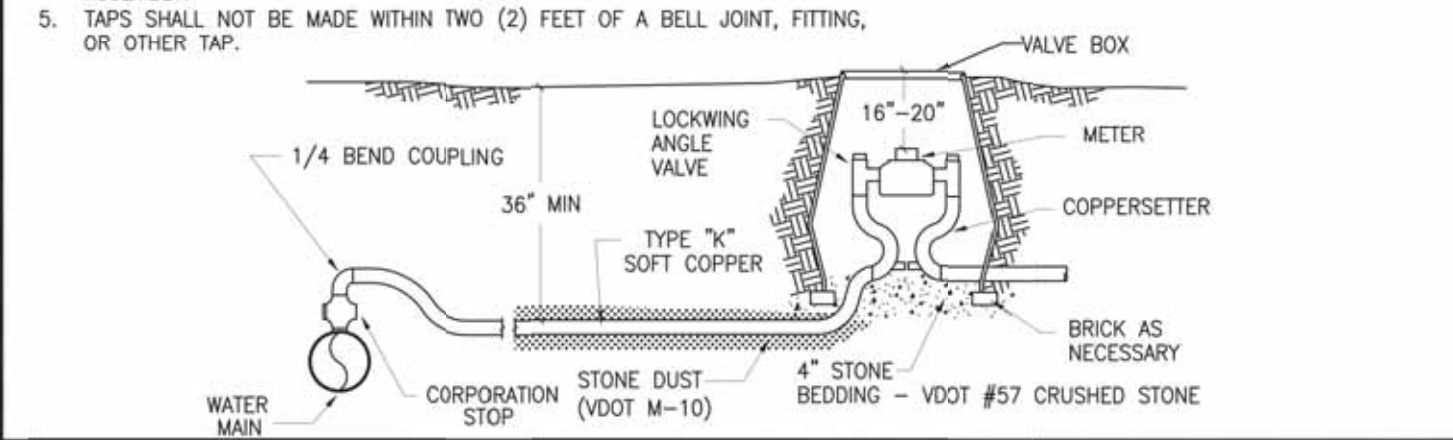
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S:\10344483-1223_Harris_ST_SUPIDWG\SheetCD44983-C1-0 NOTES & DETAILS.dwg | Plotted on 10/19/2022 4:29 PM | by Kevin Flynn



NOTES:

1. THE SERVICE LATERAL, 1/4 BEND COUPLING, AND CORPORATION STOP SHALL BE THE SAME SIZE AS THE COPPERSETTER, EXCEPT AS NOTED ABOVE.
2. METER TO BE INSTALLED BY THE CITY.
3. INSTALL WARNING TAPE WITH SERVICE LATERAL.
4. CORPORATION STOPS THREADED INTO IRON PIPES, FITTINGS, OR SPECIALS SHALL HAVE THEIR THREADS WRAPPED IN TEFLON TAPE PRIOR TO ASSEMBLY.
5. TAPS SHALL NOT BE MADE WITHIN TWO (2) FEET OF A BELL JOINT, FITTING, OR OTHER TAP.



CITY OF CHARLOTTESVILLE

JAN	2012
REVISION	DATE


CITY STANDARDS
SERVICE LATERAL - TYPICAL
SCALE: N.T.S. | STANDARD NUMBER: W-5.0

PIPE SIZE	DEGREE OF BEND	BEND (FT)			MIN. PIPE COVER (FT)	TEE AND PLUG (FT)			MIN. PIPE COVER (FT)
		L	H	T		L	H	T	
4" & 6"	90	3.00	2.50	3.01	3	2.00	2.30	2.50	3
	45	2.00	2.30	2.60					
	22 1/2	1.50	2.00	2.50					
8" & 10"	90	4.50	3.50	3.20	3	3.20	3.00	3.00	3
	45	3.00	2.70	2.80					
	22 1/2	2.00	2.00	2.70					
12" & 14"	90	7.30	4.00	3.60	4	4.30	4.00	2.80	4
	45	4.50	3.60	3.00					
	22 1/2	3.30	2.60	2.90					
16" & 18"	90	10.70	4.50	3.40	5	6.30	4.60	3.80	5
	45	6.50	4.00	3.00					
	22 1/2	4.50	3.30	3.00					

REFERENCE DRAWING 2.0 FOR DIMENSION LOCATIONS

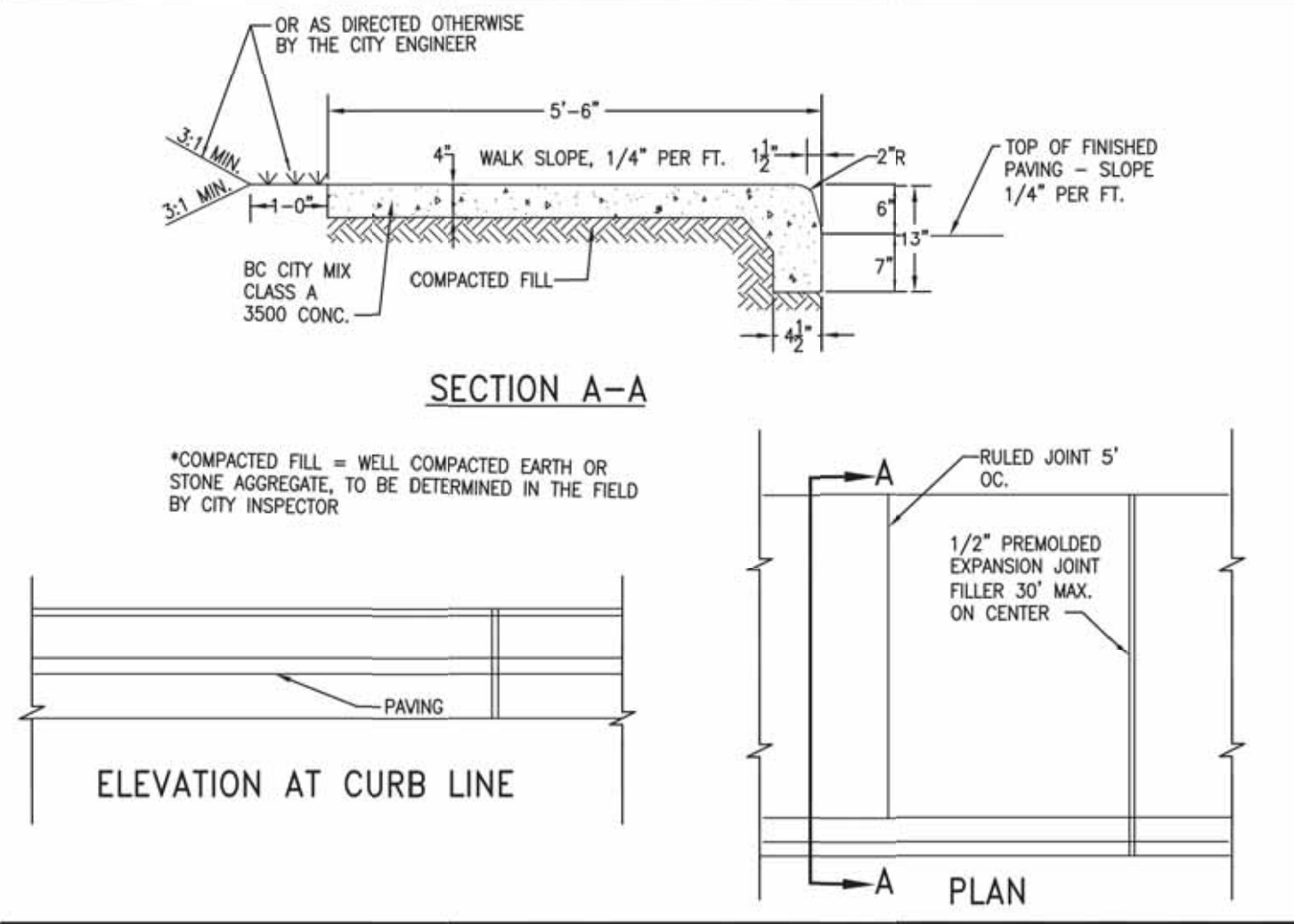
NOTES:


1. MAXIMUM TEST PRESSURE: 225 PSI.
2. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF.
3. USE MINIMUM 3000 P.S.I. CONCRETE.
4. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR VERIFICATION OF ADEQUACY OF ALL THRUST BLOCKS.

CITY OF CHARLOTTESVILLE

JULY	2011
REVISION	DATE

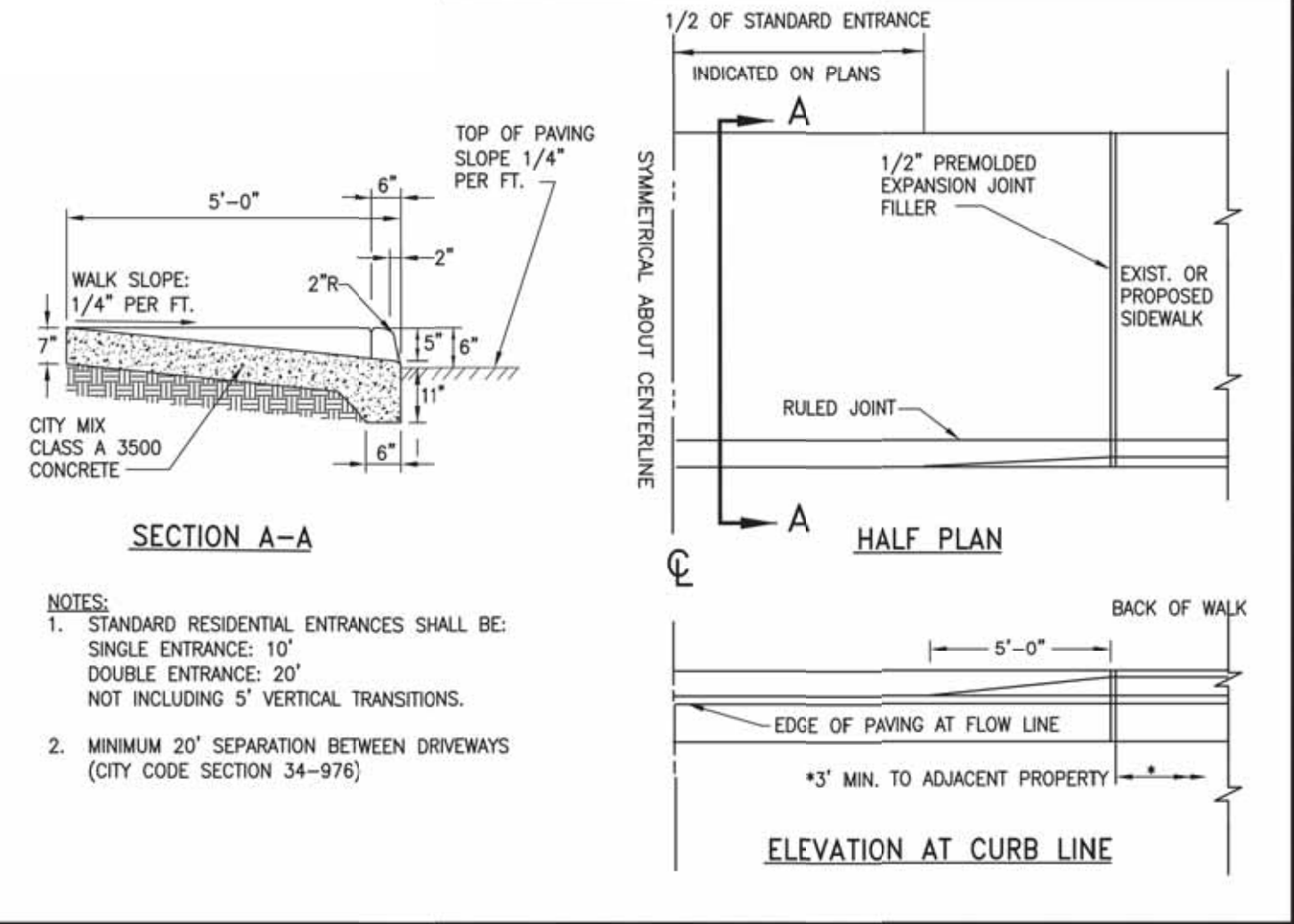
CITY STANDARDS
CONCRETE THRUST BLOCK DIMENSIONS
SCALE: N.T.S. | STANDARD NUMBER: W-2.1




CITY OF CHARLOTTESVILLE

REVISION	DATE

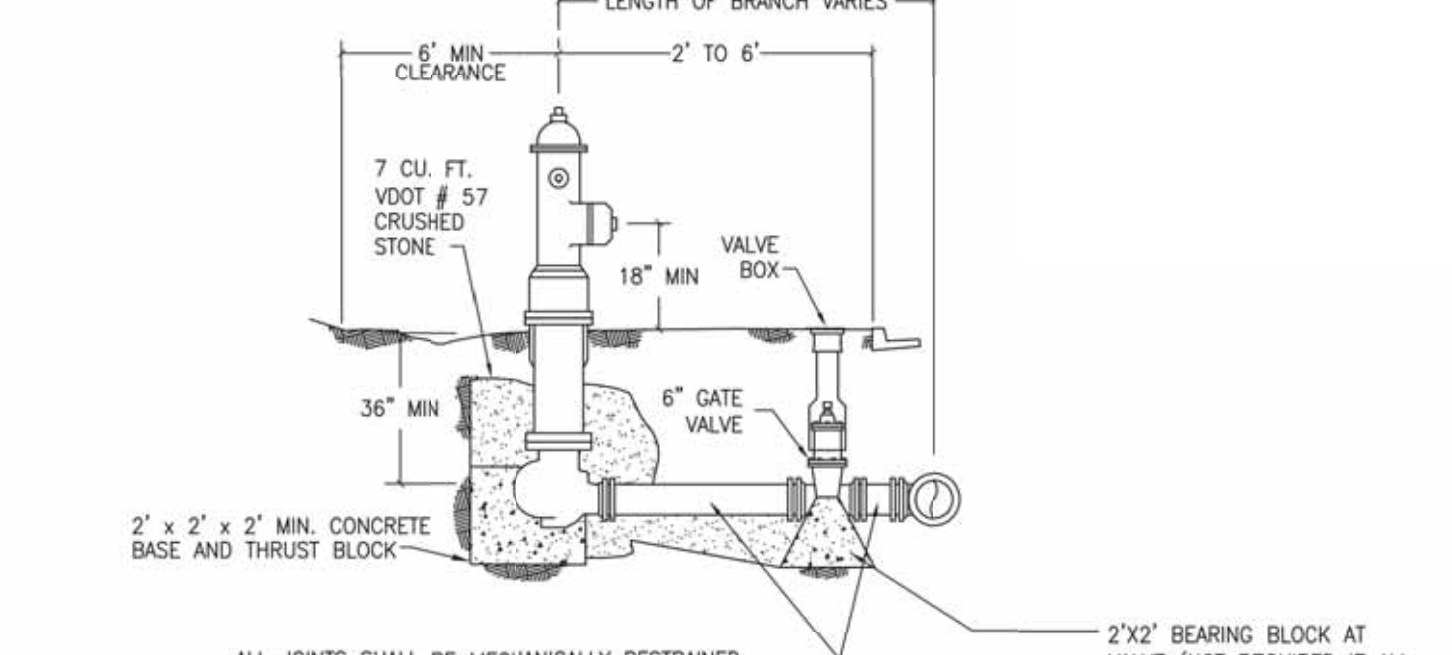
CITY STANDARDS
STANDARD SIDEWALK MONOLITHIC WITH CURB
SCALE: N.T.S. | STANDARD NUMBER: SW-2



CITY OF CHARLOTTESVILLE


REVISION	DATE

CITY STANDARDS
STANDARD ENTRANCE WITH 5' MONOLITHIC SIDEWALK AND CURB
SCALE: N.T.S. | STANDARD NUMBER: RE-1



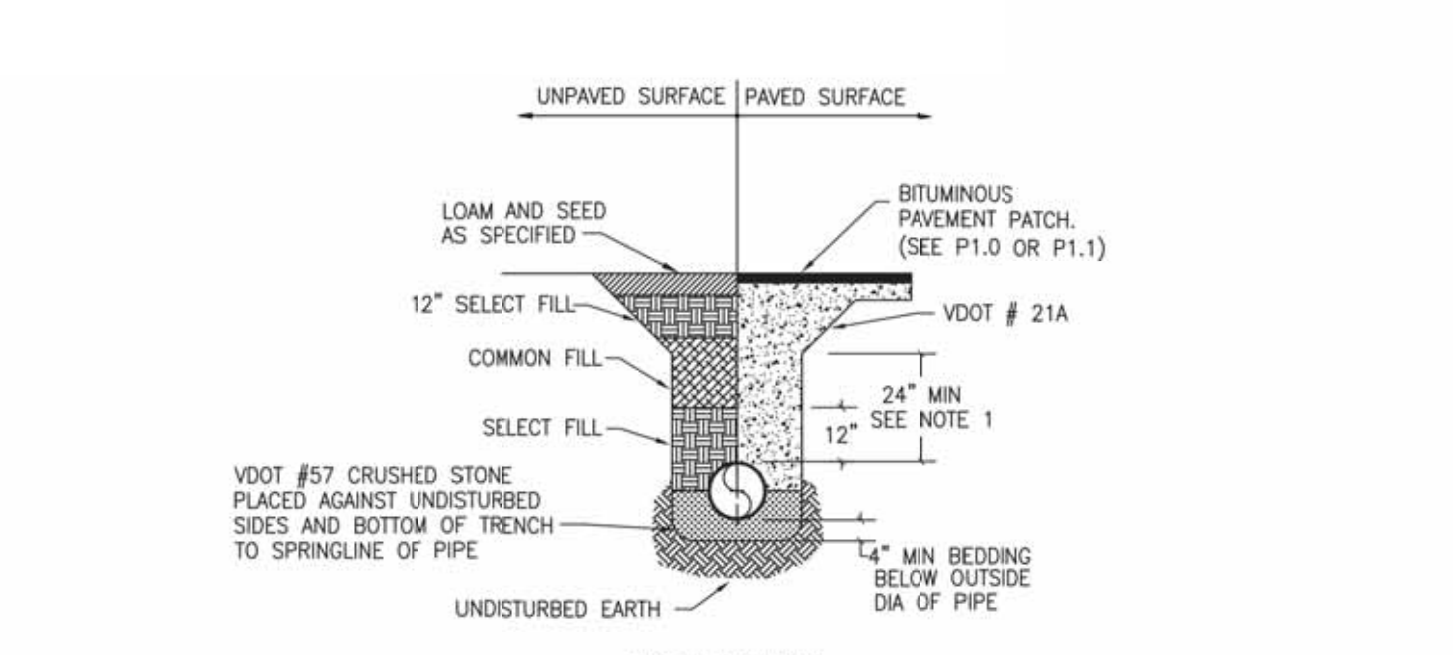
NOTES:

1. SURROUND WEEP HOLES WITH GRAVEL AND KEEP FREE OF CONCRETE.
2. MAINTAIN A 3" MIN. COVER FROM THE MAIN TO THE FIRE HYDRANT (INCLUDING DITCHES).
3. FINISHED GRADE SHALL SLOPE AWAY FROM THE FIRE HYDRANT AND VALVE BOX.
4. GATE VALVE SHALL NOT BE PLACED WITHIN THE DITCH LINES.
5. IF GROUNDWATER IS PRESENT AT THE INSTALLATION SITE, COORDINATE THE RELOCATION OF THE HYDRANT WITH CITY.
6. EACH NEW FIRE HYDRANT SHALL BE FRESHLY PAINTED WITH "GLID" GUARD #45 SAFETY RED, BY "GLIDDEN" OR APPROVED EQUAL.
7. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL FIRE HYDRANTS ARE PROVIDED WITH "CITY OF CHARLOTTESVILLE" THREADS.
8. ALL CHAINS SHALL BE REMOVED FOLLOWING INSTALLATION AND TESTING.

CITY OF CHARLOTTESVILLE


JAN	2012
REVISION	DATE

CITY STANDARDS
FIRE HYDRANT - TYPICAL
SCALE: N.T.S. | STANDARD NUMBER: W-3.0



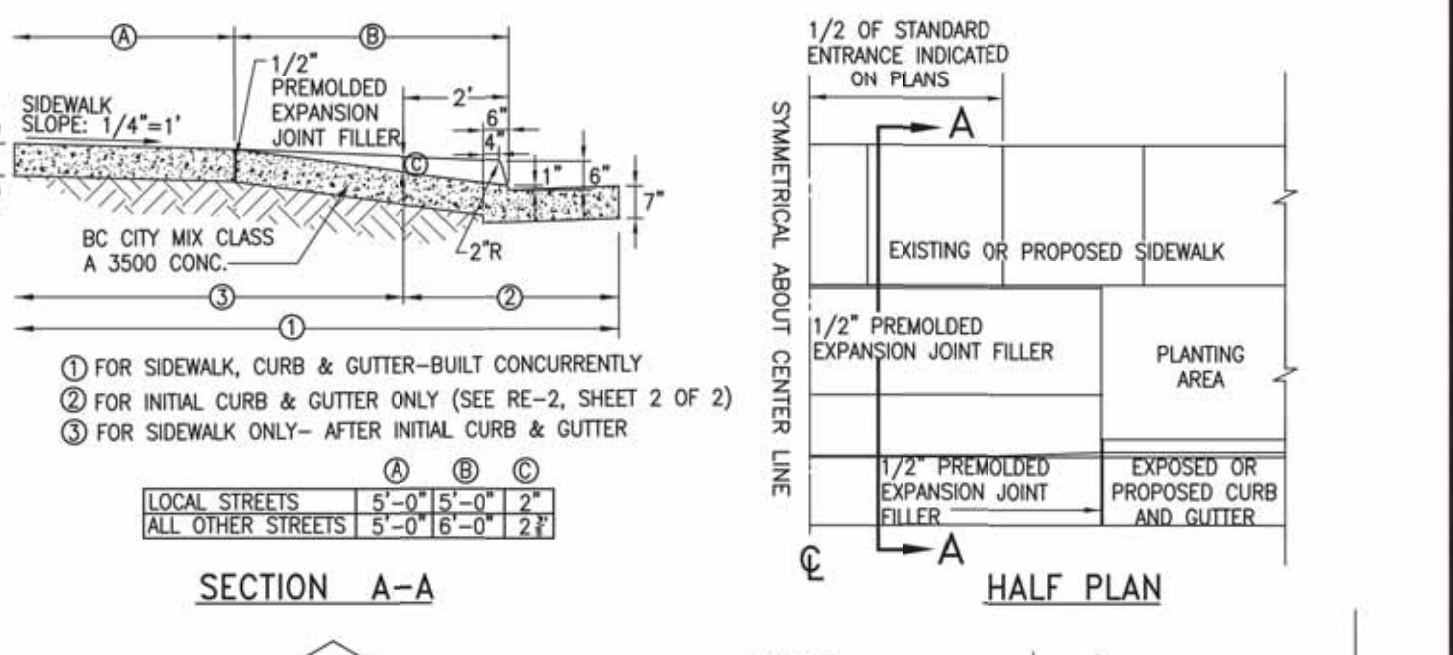
NOTES:

1. MAINTAIN VERTICAL TRENCH WALLS FROM BOTTOM OF TRENCH TO 24" ABOVE CROWN OF PIPE. TRENCH WIDTH IN THIS AREA: PIPE O.D. + 24".
2. FOR EXCAVATIONS OVER 5 FT. DEEP, SLOPE TRENCH WALLS AS REQUIRED AND/OR PROVIDE OTHER SAFETY MEASURES IN ACCORDANCE WITH OSHA GUIDELINES.
3. ROCK SHALL BE REMOVED TO A MINIMUM OF 6-INCH CLEARANCE AROUND THE BOTTOM AND 12-INCH MINIMUM CLEARANCE TO THE SIDES OF PIPE.


CITY OF CHARLOTTESVILLE

FEB	2012
REVISION	DATE

CITY STANDARDS
PIPE TRENCH UNIVERSAL STANDARD SUBGRADE - TYPICAL
SCALE: N.T.S. | STANDARD NUMBER: W-1.0

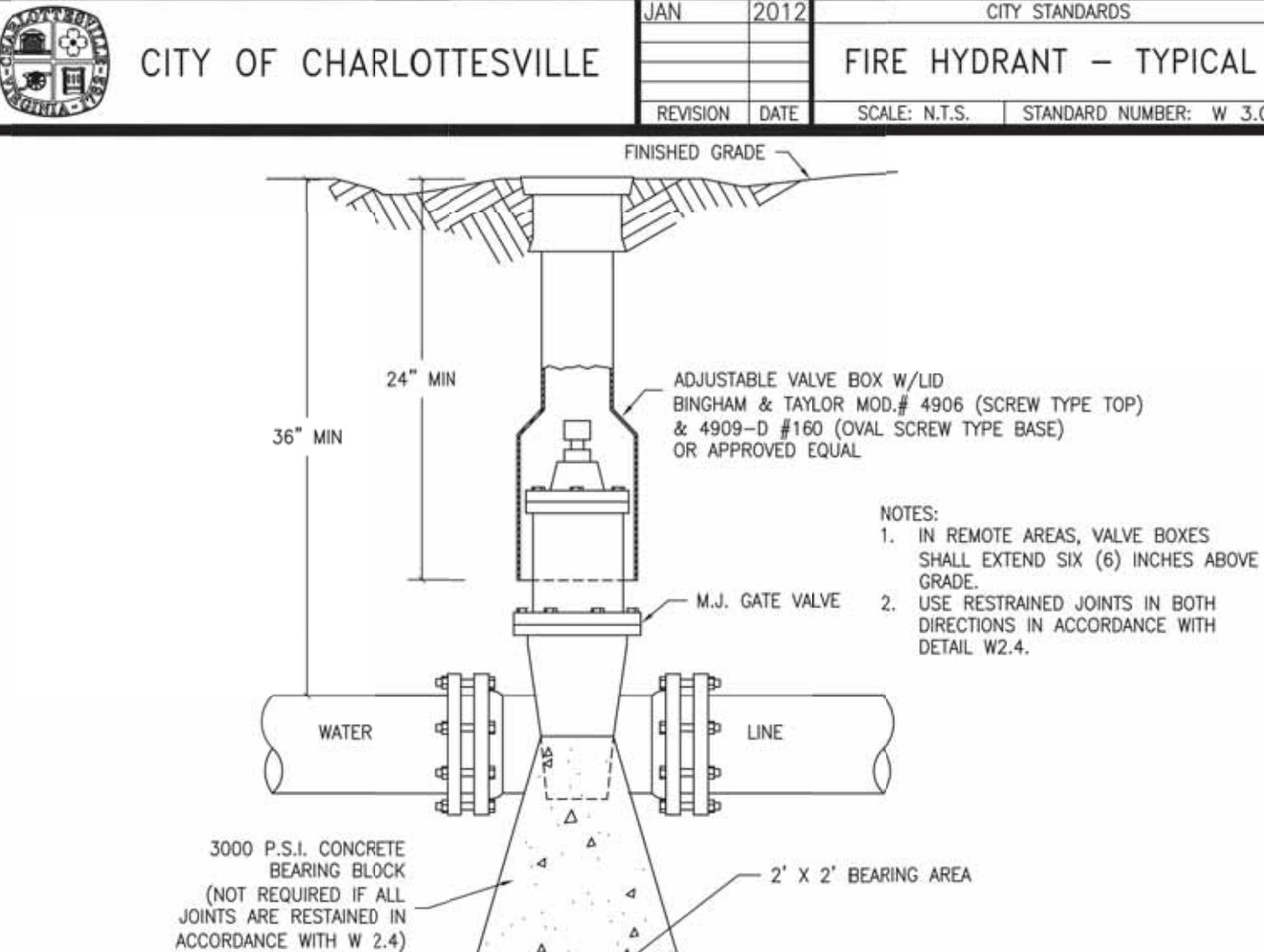


NOTES: STANDARD RESIDENTIAL ENTRANCES SHALL BE:
SINGLE ENTRANCE: 10' WITH CURB
12" WITH SHOULDER & DITCH
DOUBLE ENTRANCE: 20'

CITY OF CHARLOTTESVILLE


REVISION	DATE

CITY STANDARDS
STANDARD ENTRANCE ACROSS SIDEWALK CURB & GUTTER
(SHEET 1 OF 2)
SCALE: N.T.S. | STANDARD NUMBER: RE-2



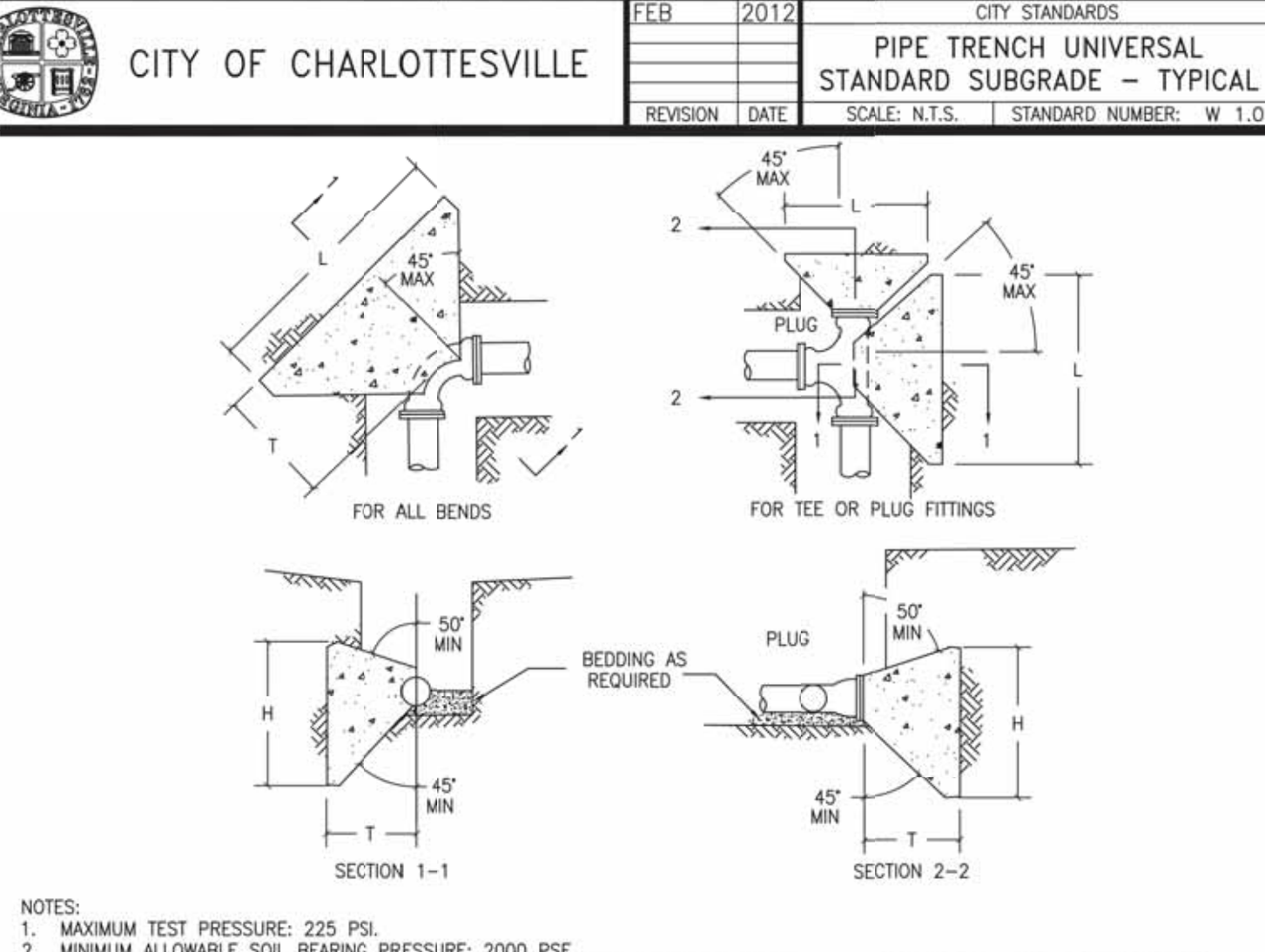
NOTES:

1. IN REMOTE AREAS, VALVE BOXES SHALL EXTEND SIX (6) INCHES ABOVE GRADE.
2. USE RESTRAINED JOINTS IN BOTH DIRECTIONS IN ACCORDANCE WITH DETAIL W2.4.

CITY OF CHARLOTTESVILLE


JULY	2011
REVISION	DATE

CITY STANDARDS
GATE VALVE - TYPICAL
SCALE: N.T.S. | STANDARD NUMBER: W-4.0



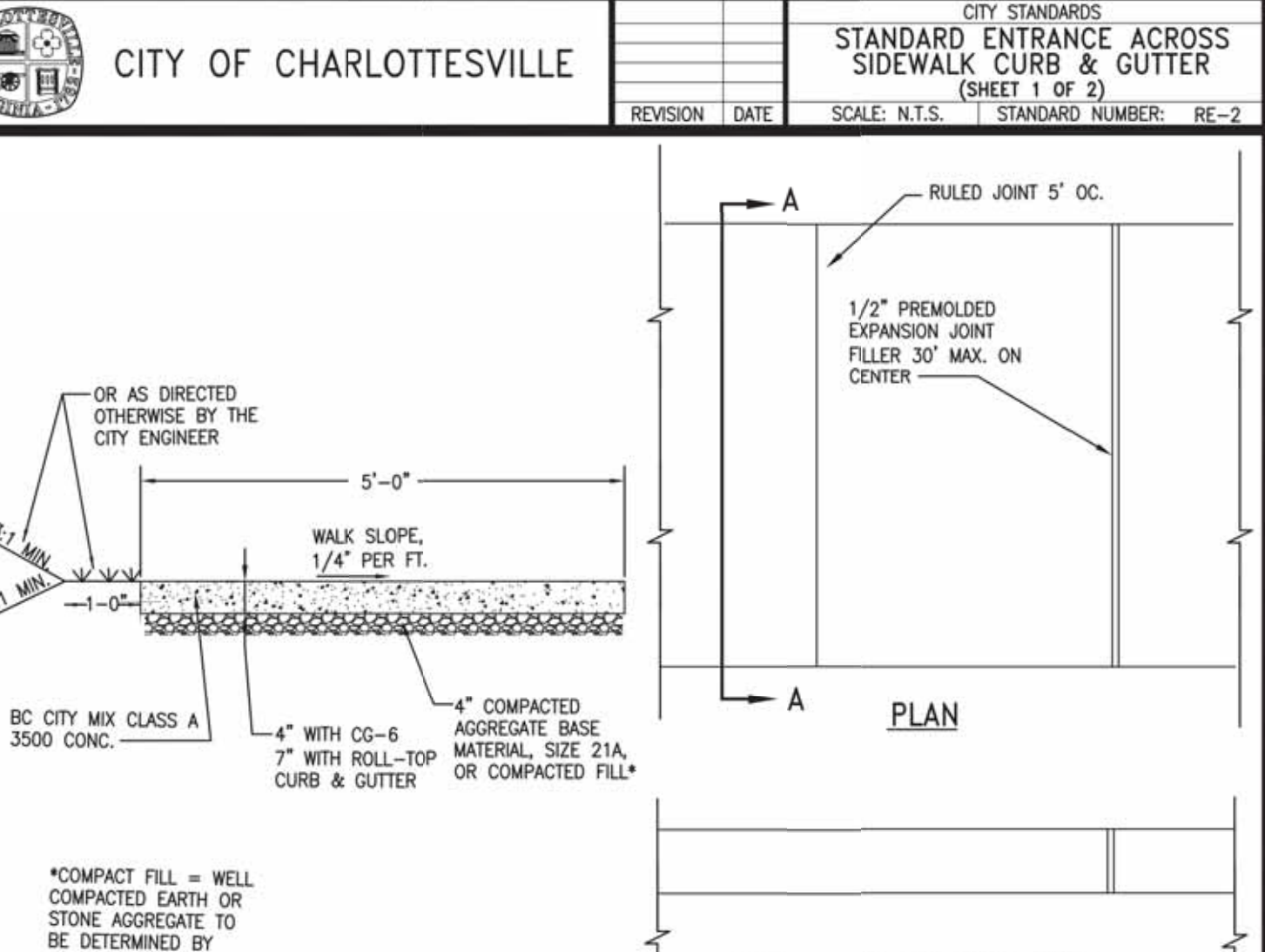
NOTES:

1. MAXIMUM TEST PRESSURE: 225 PSI.
2. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF.
3. THRUST BLOCKS OR RESTRAINED JOINT FITTINGS ARE REQUIRED WHENEVER PIPELINE CHANGES DIRECTION, SIZE, OR DEAD-ENDS.
4. USE 3000 P.S.I. CONCRETE. NO CONCRETE SHALL BE POURED ON ANY PART OF THE JOINT.
5. SEE DRAWING W-2.1 FOR THRUST BLOCK DIMENSIONS.


CITY OF CHARLOTTESVILLE

JULY	2011
REVISION	DATE

CITY STANDARDS
CONCRETE THRUST BLOCKS
SCALE: N.T.S. | STANDARD NUMBER: W-2.0




***COMPACT FILL = WELL COMPACTED EARTH OR STONE AGGREGATE TO BE DETERMINED BY CITY INSPECTOR.**

CITY OF CHARLOTTESVILLE


REVISION	DATE

CITY STANDARDS
STANDARD SIDEWALK WITHOUT CURB
SCALE: N.T.S. | STANDARD NUMBER: SW-1



CITY'S EDGE (1223 HARRIS ST) FINAL SITE PLAN
CHARLOTTESVILLE, VIRGINIA

NOTES & DETAILS



CLINT W. SHIFFLETT
Lic. No. 54380
10/20/2022
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE
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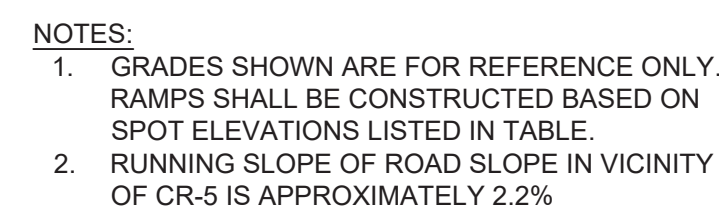
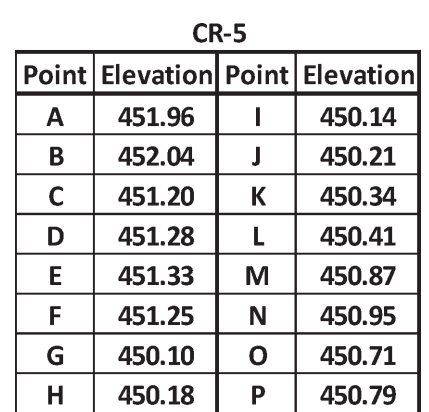
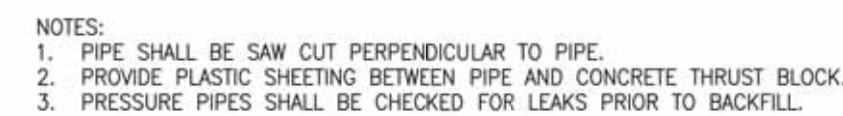
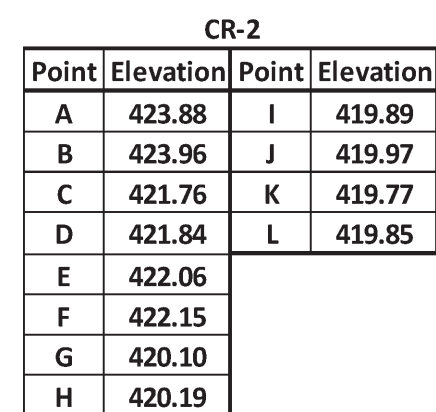
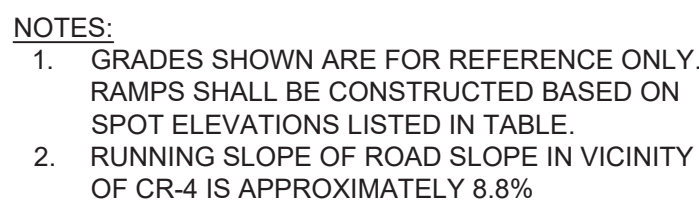
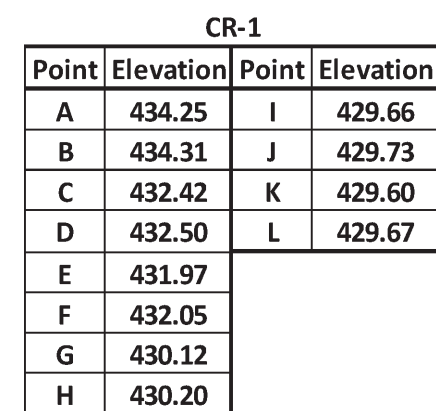
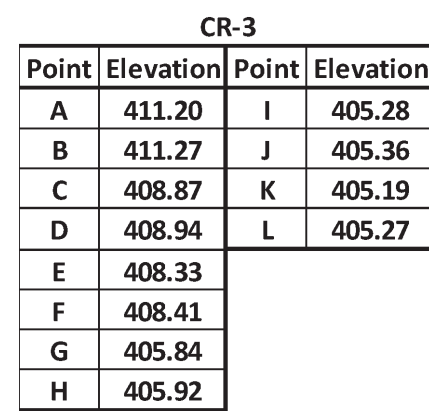
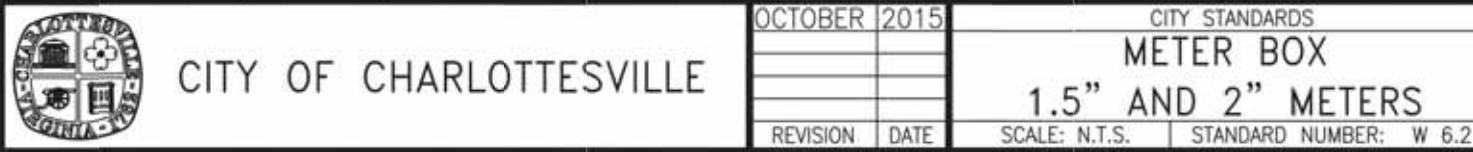
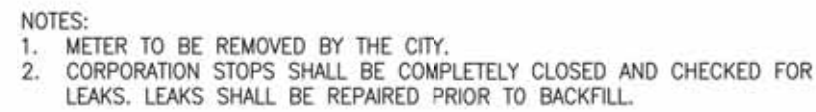
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REVISION DESCRIPTION	DATE	CITY COMMENTS
	03/22/2022	
	05/13/2022	
	07/26/2022	
	09/15/2022	
	10/20/2022	


JOB NO.
44983

SHEET NO.
C1.03

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	<i>K. FLYNN</i>
	DESIGNED BY
	<i>C. SHIFFLETT</i>
	CHECKED BY
	<i>C. SHIFFLETT</i>
	SCALE

CITY'S EDGE (1223 HARRIS ST) FINAL SITE PLAN
CHARLOTTESVILLE, VIRGINIA
NOTES & DETAILS

JOB NO.
44983

SHEET NO.
C1.04



EROSION AND SEDIMENT CONTROL NARRATIVE:

PROJECT DESCRIPTION

THIS PROJECT IS THE GRADING, UTILITIES, AND GENERAL SITE CONSTRUCTION FOR A PROPOSED MIXED-USE COMMERCIAL/MULTI-FAMILY RESIDENTIAL BUILDING AND STRUCTURED PARKING, WITH 6 STORIES ABOVE GRADE AND 4 STORIES INTEGRATED INTO THE SLOPING GRADE. THE E&SC LIMITS OF DISTURBANCE IS 1.14 ACRES. CONSTRUCTION SHALL START APRIL 2022 AND END AUGUST 2023.

ADJACENT PROPERTY

THE SITE IS BOUNDED BY HARRIS STEET TO THE SOUTHEAST, ALLIED STREET AND EXISTING COMMERCIAL BUILDINGS TO THE NORTHEAST, AND AN UNNAMED ACCESS ROAD TO THE NORTHWEST. ADJOINING ON THE SOUTHWEST IS AN EXISTING PARKING LOT.

EXISTING SITE CONDITIONS

THE SITE IS CURRENTLY PARTIALLY DEVELOPED WITH TWO 2-STORY BUILDINGS AND GRAVEL AND ASPHALT PARKING AREAS. THERE IS APPROXIMATELY 0.68 AC OF EXISTING IMPERVIOUS AREA, AND THE REMAINDER OF THE SITE IS GRASSED YARD AND HILLSIDES. THE SITE GENERALLY SLOPED TOWARD THE NORTHWEST TO ALLIED STREET. SLOPES VARY ACROSS THE SITE RANGING FROM 0% TO 80%, WITH SEVERAL EXISTING RETAINING WALLS.

OFF-SITE AREAS

TOPSOIL MUST BE STRIPPED FROM GRADED AREAS AND STOCKPILED FOR USE IN FINAL GRADING AND PERMANENT STABILIZATION. DUE TO ON-SITE SPACE CONSTRAINTS, STOCKPILES WILL BE STORED OFF SITE AT A SITE WITH AN APPROVED EROSION AND SEDIMENT PLAN. STOCKPILES WILL BE STABILIZED WITH TEMPORARY VEGETATION TO PREVENT SOIL LOSS AND SEDIMENT TRANSPORT. ADDITIONAL SITE WORK WILL REQUIRE EXPORT OF CUT MATERIAL, WHICH WILL ALSO BE TRANSPORTED TO A SITE WITH AN APPROVED EROSION AND SEDIMENT CONTROL PLAN.

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 CONSIDERATIONS

STORMWATER RUNOFF WILL BE MANAGED BY MEETING THE 1% RULE FOR THE MAJORITY OF THE SITE. TWO SMALL AREAS SHEET FLOW AWAY FROM THE SITE, TOWARD ALLIED STREET AND TOWARD HARRIS STREET, WITH POST-DEVELOPED FLOW RATES NOT EXCEEDING PRE-DEVELOPED FLOW RATES. OFFSITE NUTRIENT CREDITS WILL BE PURCHASED FOR WATER QUALITY.

STRUCTURAL PRACTICES:

- 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 MOTOR VEHICLES OR RUNOFF.
- SILT FENCE BARRIER - 3.05 SILT FENCE SEDIMENT BARRIERS SHALL BE INSTALLED DOWNSLOPE OF AREAS WITH MINIMAL GRADES TO FILTER SEDIMENT-LADEN RUNOFF FROM SHEET FLOW AS INDICATED. ITS PURPOSE IS TO INTERCEPT SMALL AMOUNTS OF SEDIMENT FROM DISTURBED AREAS AND PREVENT SEDIMENT FROM LEAVING THE SITE.
- 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.
- DIVERSION DIKE - 3.09 & 3.11 A RIDGE OF COMPACTED SOIL CONSTRUCTED AT THE TOP OR BASE OF A SLOPING DISTURBED AREA WHICH DIVERTS OFF-SITE RUNOFF AWAY FROM UNPROTECTED SLOPES AND DO A STABILIZED OUTLET, OR TO DIVERT SEDIMENT-LADEN RUNOFF TO A SEDIMENT TRAPPING STRUCTURE. MAXIMUM EFFECTIVE LIFE IS 18 MONTHS.
- SEDIMENT TRAP - 3.13 A TEMPORARY BARRIER OR DAM WITH A CONTROLLED STORMWATER RELEASE TO DETAIN SEDIMENT-LADEN RUNOFF FROM DISTURBED AREAS IN "WET" AND "DRY" STORAGE LONG ENOUGH FOR THE MAJORITY OF THE SEDIMENT TO SETTLE OUT.
- DUST CONTROL - 3.39 DUST CONTROL IS TO BE USED THROUGH THE SITE IN AREAS SUBJECT TO SURFACE AND AIR MOVEMENT.

VEGETATIVE PRACTICES:

- TOPSOIL (STOCKPILE 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.
- TEMPORARY SEEDING - 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.
- PERMANENT SEEDING - 3.32 FOLLOWING GRADING ACTIVITIES, ESTABLISH PERENNIAL VEGETATIVE COVER BY PLANTING SEED TO REDUCE EROSION, STABILIZE DISTURBED AREAS, AND ENHANCE NATURAL BEAUTY.
- 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.

MANAGEMENT STRATEGIES

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

PERMANENT STABILIZATION

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:

PHASE I - SHEET C3.02

- 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.
- INSTALL INLET PROTECTION AND PERIMETER MEASURES: SILT FENCE, SAFETY FENCE, AND TREE PROTECTION.
- INSTALL CONSTRUCTION ENTRANCE 1.
- DISTURBING A MINIMAL AMOUNT OF CONCRETE, EXCAVATE SEDIMENT TRAP AND INSTALL TEMPORARY GRATE TOP TO INLET.
- INSPECT SILT FENCE AND SEDIMENT TRAP DAILY TO ENSURE THAT IT IS FUNCTIONING PROPERLY. ADDITIONAL MEASURES OR MODIFICATIONS TO EXISTING MEASURES MAY BE REQUESTED BY CITY INSPECTOR TO ENSURE THAT SEDIMENT LADEN RUNOFF IS PREVENTED FROM LEAVING THE SITE.

PHASE II - SHEET C3.03

- AFTER ALL E&SC ITEMS SHOWN ON THE PHASE I E&SC PLAN ARE INSTALLED AND INSPECTED BY THE CITY E&S INSPECTOR, CONTRACTOR MAY BEGIN SITE DEMOLITION. EXISTING SANITARY MAIN CROSSING SITE SHALL REMAIN OPERATIONAL AT THIS TIME. EXISTING RETAINING WALL ON NORTH SIDE OF SITE SHALL REMAIN IN PLACE THROUGHOUT THIS PHASE.
- INSTALL DIVERSION DIKE, ROUGH GRADE 401 LEVEL. INSTALL CONSTRUCTION ENTRANCE 2 AND SILT FENCE. INSTALL NEW SANITARY MAIN ALONG SOUTH SIDE OF SITE.
- AFTER DEMOLITION AND ROUGH GRADING ARE COMPLETE, STABILIZE DISTURBED AREAS WITH TEMPORARY SEEDING AND MULCHING.
- CONSTRUCT BUILDING SLAB AT 401 LEVEL. INSTALL NEW SANITARY MAIN ON SOUTH SIDE OF SITE.
- CONTACT CITY UTILITIES PRIOR TO DEMOLITION OF EXISTING SANITARY MAIN CROSSING SITE. AFTER NEW SANITARY MAIN ON SOUTH SIDE OF SITE IS ACCEPTED AND OPERATIONAL, REMOVE EXISTING SANITARY MAIN CROSSING SITE.
- STABILIZE DISTURBED AREAS WITH TEMPORARY SEEDING AND MULCHING.
- INSPECT SILT FENCE AND SEDIMENT TRAP DAILY TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. ADDITIONAL MEASURES OR MODIFICATIONS TO EXISTING MEASURES MAY BE REQUESTED BY CITY INSPECTOR TO ENSURE THAT SEDIMENT LADEN RUNOFF IS PREVENTED FROM LEAVING THE SITE.

PHASE III - SHEET C3.04

- REMOVE CONSTRUCTION ENTRANCE 2 AND SILT FENCE ADJACENT TO BUILDING SLAB. ADJUST SITE PERIMETER SILT FENCE.
- DEMOLISH EXISTING RETAINING WALL AND ANY REMAINING ELEMENTS SHOWN FOR DEMOLITION ON SHEET C2.01.
- ROUGH GRADE 408 LEVEL. INSTALL DIVERSION DIKES, CHECK DAMS, AND SILT FENCE. INSTALL RIGHT-OF-WAY DIVERSION IN SOUTHWEST CORNER OF SITE.
- ROUGH GRADE DRIVEWAY TO 441 ENTRANCE OF BUILDING. INSTALL RELATED RETAINING WALLS.
- INSTALL CONSTRUCTION ENTRANCE 4.
- AFTER DEMOLITION AND ROUGH GRADING ARE COMPLETE, STABILIZE THE SITE WITH TEMPORARY SEEDING AND MULCHING.
- CONSTRUCT GARAGE SLAB AT 408 LEVEL.
- STABILIZE DISTURBED AREAS WITH TEMPORARY SEEDING AND MULCHING.
- INSPECT SILT FENCE, DIVERSION DIKES AND SEDIMENT TRAP DAILY TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. ADDITIONAL MEASURES OR MODIFICATIONS TO EXISTING MEASURES MAY BE REQUESTED BY CITY INSPECTOR TO ENSURE THAT SEDIMENT LADEN RUNOFF IS PREVENTED FROM LEAVING THE SITE.

SEQUENCE OF INSTALLATION (CONTINUED):

PHASE IV - SHEET C3.05

- ROUGH GRADE 421 LEVEL. REMOVE DIVERSION DIKES, CHECK DAMS, SILT FENCE ADJACENT TO BUILDING SLAB, AND CONSTRUCTION ENTRANCE 3. ADJUST SITE PERIMETER SILT FENCE.
- ROUGH GRADE 421 LEVEL. INSTALL DIVERSION DIKES AND CHECK DAMS.
- AFTER DEMOLITION AND ROUGH GRADING ARE COMPLETE, STABILIZE THE SITE WITH TEMPORARY SEEDING AND MULCHING.
- CONSTRUCT BUILDING SLAB AT 421 LEVEL.
- STABILIZE DISTURBED AREAS WITH TEMPORARY SEEDING AND MULCHING.
- INSPECT SILT FENCE, DIVERSION DIKES AND SEDIMENT TRAP DAILY TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. ADDITIONAL MEASURES OR MODIFICATIONS TO EXISTING MEASURES MAY BE REQUESTED BY CITY INSPECTOR TO ENSURE THAT SEDIMENT LADEN RUNOFF IS PREVENTED FROM LEAVING THE SITE.

PHASE V - SHEET C3.06

- PRIOR TO REMOVAL OF SEDIMENT TRAP, ALL CONTRIBUTING DRAINAGE AREAS MUST BE STABILIZED AND INSPECTED BY THE CITY OF CHARLOTTESVILLE E&S INSPECTOR. REMOVE CONSTRUCTION ENTRANCE 1 AND EXCAVATED SEDIMENT TRAP. REMOVE EXISTING INLET AND PIPE ASSOCIATED WITH TRAP.
- CONTINUE ADDITIONAL SITE DEMOLITION AS NECESSARY FOR WORK IN THIS PHASE.
- INSTALL REMAINING PORTIONS OF BUILDING SLAB AND FOUNDATIONS.
- INSTALL ADDITIONAL INLET PROTECTION AS THE STORM SYSTEM IS CONSTRUCTED AND BECOMES OPERATIONAL.
- AFTER BUILDING SLABS AND WALLS ARE IN PLACE AND ROUGH GRADING IS COMPLETE, CONTRACTOR SHALL CONTACT CITY OF CHARLOTTESVILLE INSPECTOR FOR ON-SITE PRE-CONSTRUCTION MEETING PRIOR TO CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES. BEGIN INSTALLATION OF SWH 18 AND SWM 1C-1A.
- FINE GRADE PROJECT AREA. APPLY PERMANENT SOIL STABILIZATION WITHIN SEVEN DAYS AFTER FINAL GRADE IS ACHIEVED.
- 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.
- 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 BEING APPLIED.
- ONCE CONSTRUCTION IS COMPLETE AND ALL CONTRIBUTING AREAS ARE STABILIZED, EROSION CONTROL MEASURES CAN BE REMOVED UPON APPROVAL FROM THE E&S INSPECTOR.

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 MET.

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:

- NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
- EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
- 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.
- MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
- RESTALLIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
- 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.

MINIMUM STANDARDS (CONTINUED):

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.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

ES-1: 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.

ES-2: 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.

ES-4: MAINTAIN A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN ON THE SITE AT ALL TIMES.

ES-5: PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (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.

ES-6: PROVIDE ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE RESPONSIBLE LAND DISTURBER. (MODIFIED NOTE)

ES-7: ALL DISTURBED AREAS SHALL DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND-DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT.

ES-8: DURING DEWATERING OPERATIONS, PUMP WATER INTO AN APPROVED FILTERING DEVICE, ENSURE THAT PUMP INLET IS KEPT ABOVE SETTLED SEDIMENT.

ES-9: 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.

SOILS INFORMATION

88 - UDORTHENTS - 2 TO 25 PERCENT SLOPES, MORE THAN 80 INCHES TO RESTRICTIVE FEATURES. HYDROLOGIC SOILS GROUP B.

91 - URBAN LAND - 0 TO 25 PERCENT SLOPES, 10 INCHES TO DENSIC MATERIAL. HYDROLOGIC SOIL GROUP B.

127B- ELIOAK - 2 TO 7 PERCENT SLOPES, MORE THAN 80 INCHES TO RESTRICTIVE FEATURES. HYDROLOGIC SOILS GROUP B.



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07/26/2023	CITY COMMENTS
09/15/2023	CITY COMMENTS
10/20/2023	CITY COMMENTS

DATE	
08/24/21	
DRAWN BY	
K. FLYNN	
DESIGNED BY	
C. SHIFFLETT	
CHECKED BY	
C. SHIFFLETT	
SCALE	

TIMMONS GROUP

CITY'S EDGE (1223 HARRIS ST) FINAL SITE PLAN
CHARLOTTESVILLE, VIRGINIA

EROSION & SEDIMENT CONTROL NOTES & DETAILS

JOB NO.	44983
SHEET NO.	C3.00

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TABLE 3-31-B
ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS
"QUICK REFERENCE FOR ALL REGIONS"

PLANTING DATES	SPECIES	RATE (LBS./ACRE)
SEPT. 1 - FEB. 15	50/50 MIX OF ANNUAL RYEGRASS (LOLIUM MULTI-FLORUM) & CEREAL (WINTER) RYE (SECALE CEREALE)	50-100
FEB. 16 - APR. 30	ANNUAL RYEGRASS (LOLIUM MULTI-FLORUM)	60-100
MAY 1 - AUG. 31	GERMAN MILLET (SETARIA ITALICA)	50

TS

3.32

TEMPORARY SEEDING PLANT MATERIALS

No Scale

TYPICAL ORIENTATION OF VESCH TREATMENT - 1 SOIL (STABILIZATION BLANKET)

SHALLOW SLOPE

ON SHALLOW SLOPES, STRIPS NETTING PROTECTIVE COVERINGS MAY BE APPLIED ACROSS THE SLOPE.

STEEP SLOPE

WHERE THERE IS A BERM AT THE TOP OF THE SLOPE, BRING THE MATERIAL OVER THE BERM AND ANCHOR IT BEHIND THE BERM.

ON STEEP SLOPES, APPLY PROTECTIVE COVERING PARALLEL TO THE DIRECTION OF FLOW AND ANCHOR SECURELY.

DITCH

FLOW

BRING MATERIAL DOWN TO A LEVEL AREA BEFORE TERMINATING THE INSTALLATION. TURN THE END UNDER 4" AND STAPLE AT 12" INTERVALS.

IN DITCHES, APPLY PROTECTIVE COVERING PARALLEL TO THE DIRECTION OF FLOW. USE CHECK SLOTS AS REQUIRED. AVOID JOINING MATERIAL IN THE CENTER OF THE DITCH IF AT ALL POSSIBLE.

BM

3.36-1

SOIL STABILIZATION BLANKET (TREATMENT-1)

No Scale

ANCHOR SLOT

JUNCTION SLOT

CHECK SLOT

TERMINAL FOLD

LAP JOINT 2" MIN. (JUTE MESH ONLY)

TAMP FIRMLY

ANCHOR SLOT

2"

12" TO 12"

6" TO 12"

2"

12" TO 12"

6" TO 12"

2"

12" TO 12"

6" TO 12"

2"

12" TO 12"

6" TO 12"

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12" TO 12"

6" TO 12"

2"

12" TO 12"

6" TO 12"

2"

12" TO 12"

6" TO 12"

2"

12" MAX. 4:1 OR FLATTER

6" MAX. STEEPER THAN 4:1

EDGE AND END JOINTS TO BE SNUGLY ABUTTED

(JUTE MESH WILL HAVE STAPLED LAP JOINT IN LIEU OF EDGE JOINT)

5' MAX. 4:1 OR FLATTER 3'

MAX. STEEPER THAN 4:1

1" TO 2"

6" TO 8" MIN.

6" STAPLE FORMED FROM NO.11 STEEL WIRE

8" STAPLE MIN. LENGTH FOR SANDY SOIL

6" STAPLE MIN. LENGTH FOR OTHER SOIL

CHECK SLOTS AT MIN. 5'-0" C-C INTERVALS. NOT REQ'D WITH ALL COMBINATION BLANKETS

VAR.

VAR.

VAR.

VAR.

VAR.

VAR.

VAR.

VAR.

VAR.

VAR.

VAR.

VAR.

VAR.

VAR.

VAR.

VAR.

VAR.

VAR.

VAR.

VAR.

VAR.

VAR.

VAR.

VAR.

VAR.

VAR.

VAR.

VAR.

VAR.

VAR.

VAR.

VAR.

BM

3.36-2

SOIL STABILIZATION BLANKET (TREATMENT-1)

No Scale

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 FENCE.

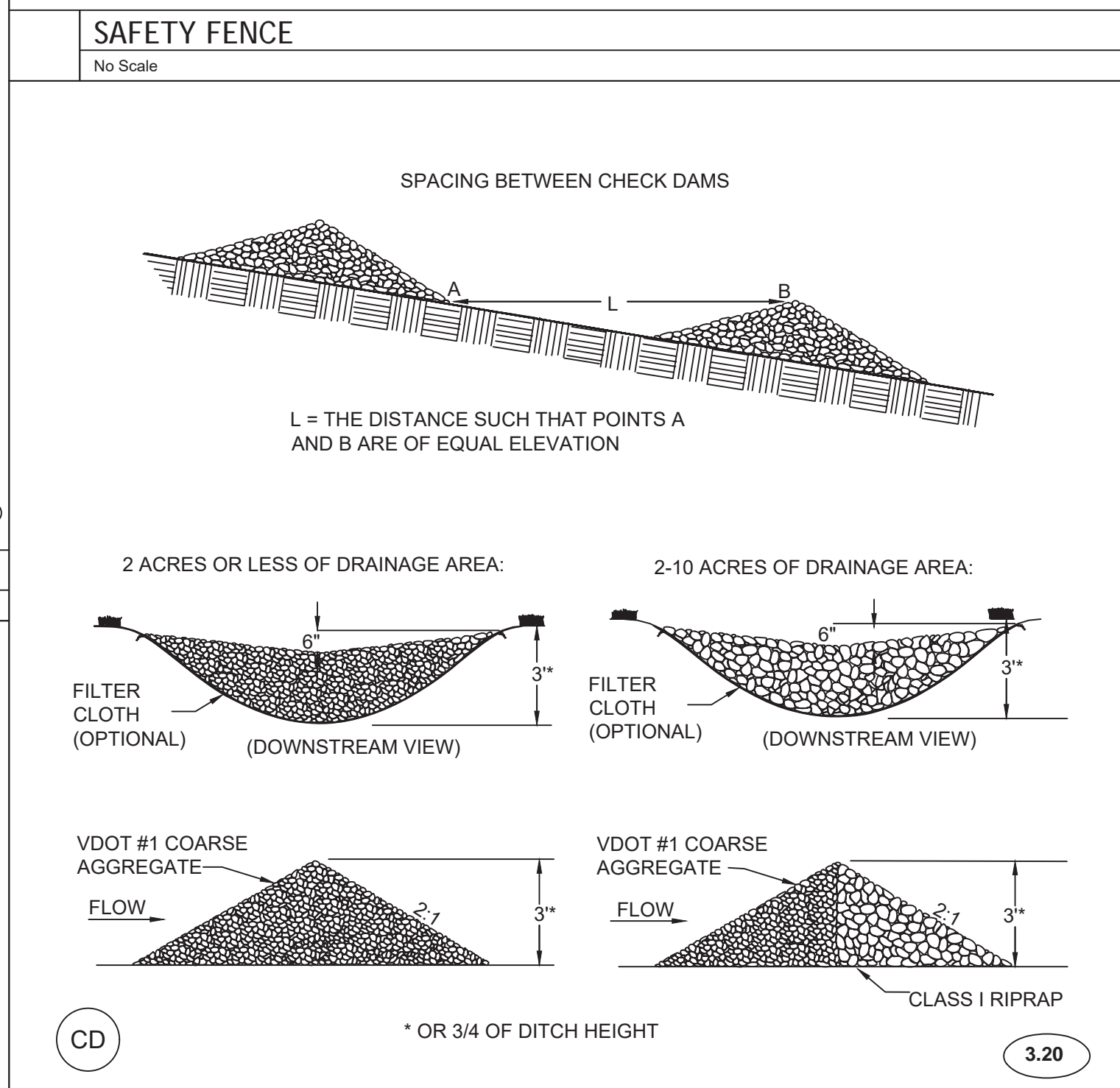
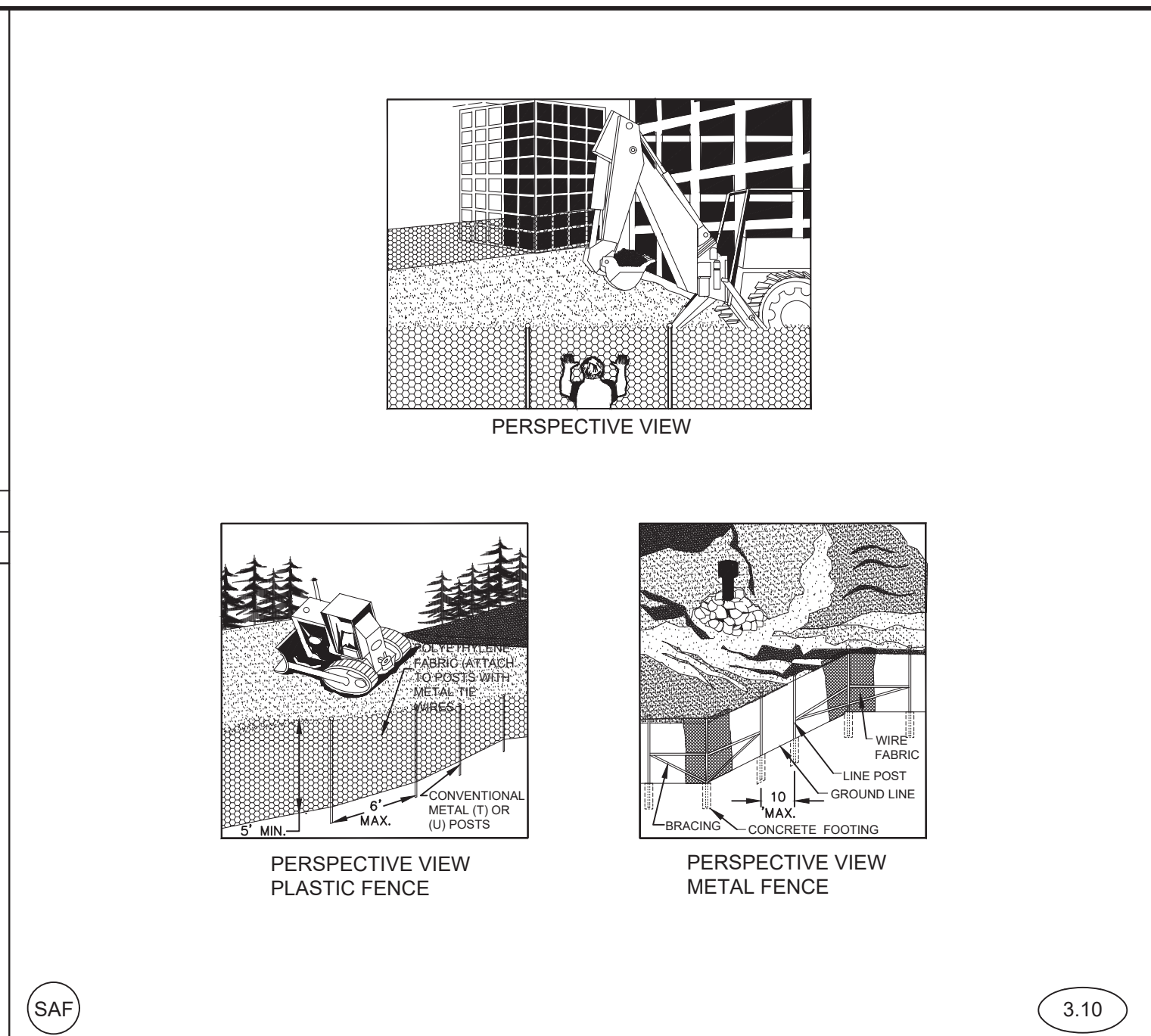
NO SCALE

TP

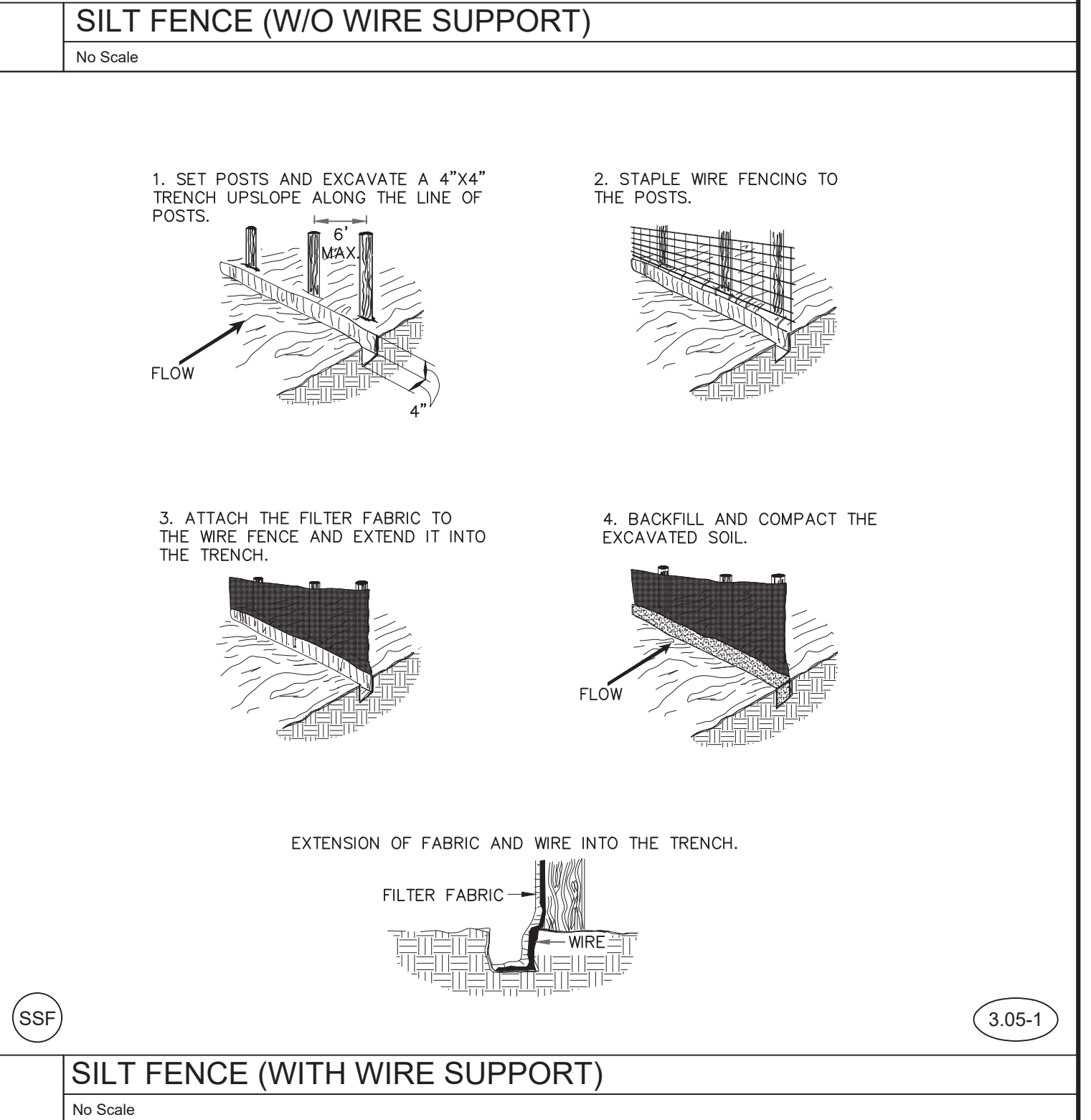
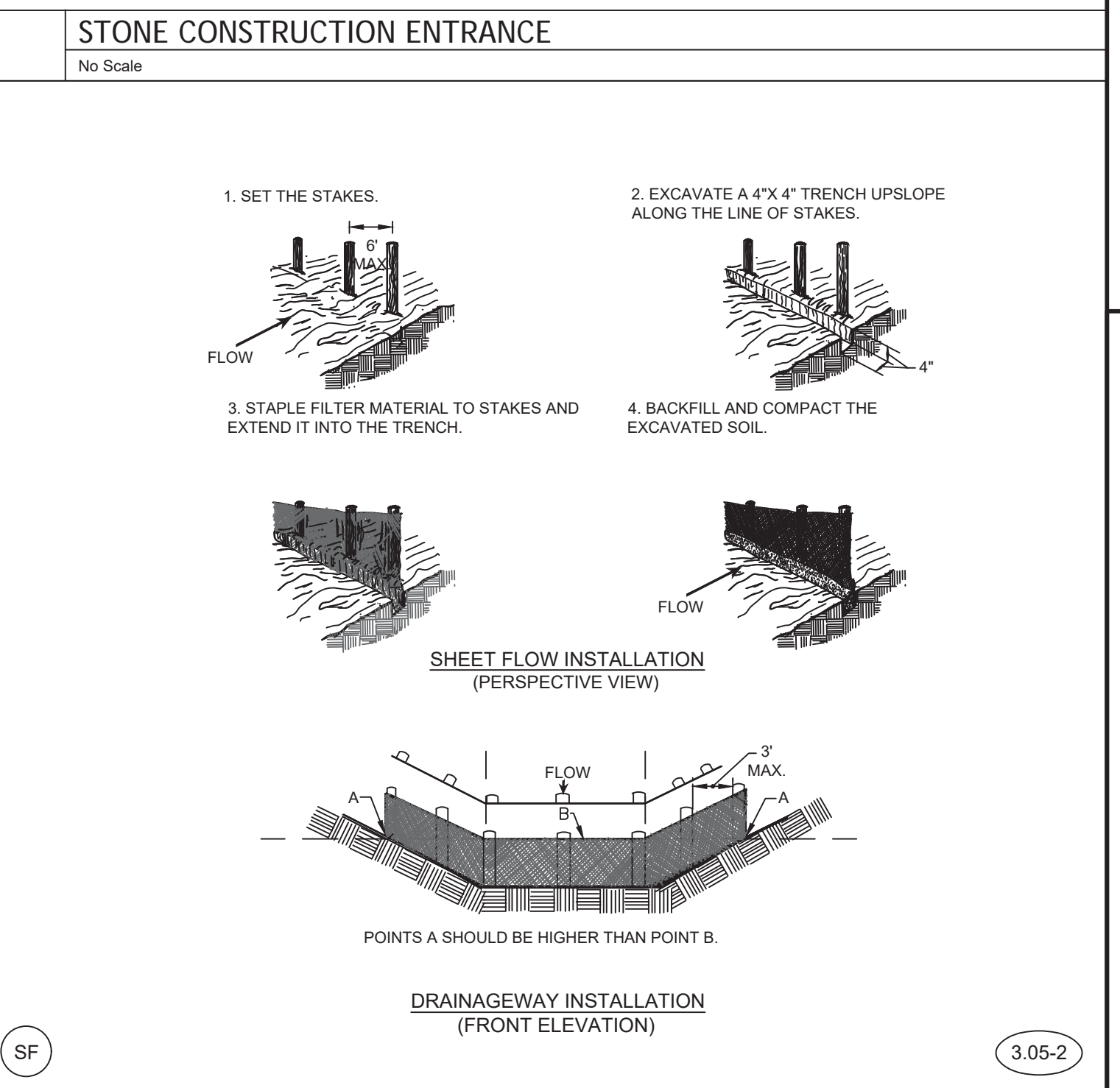
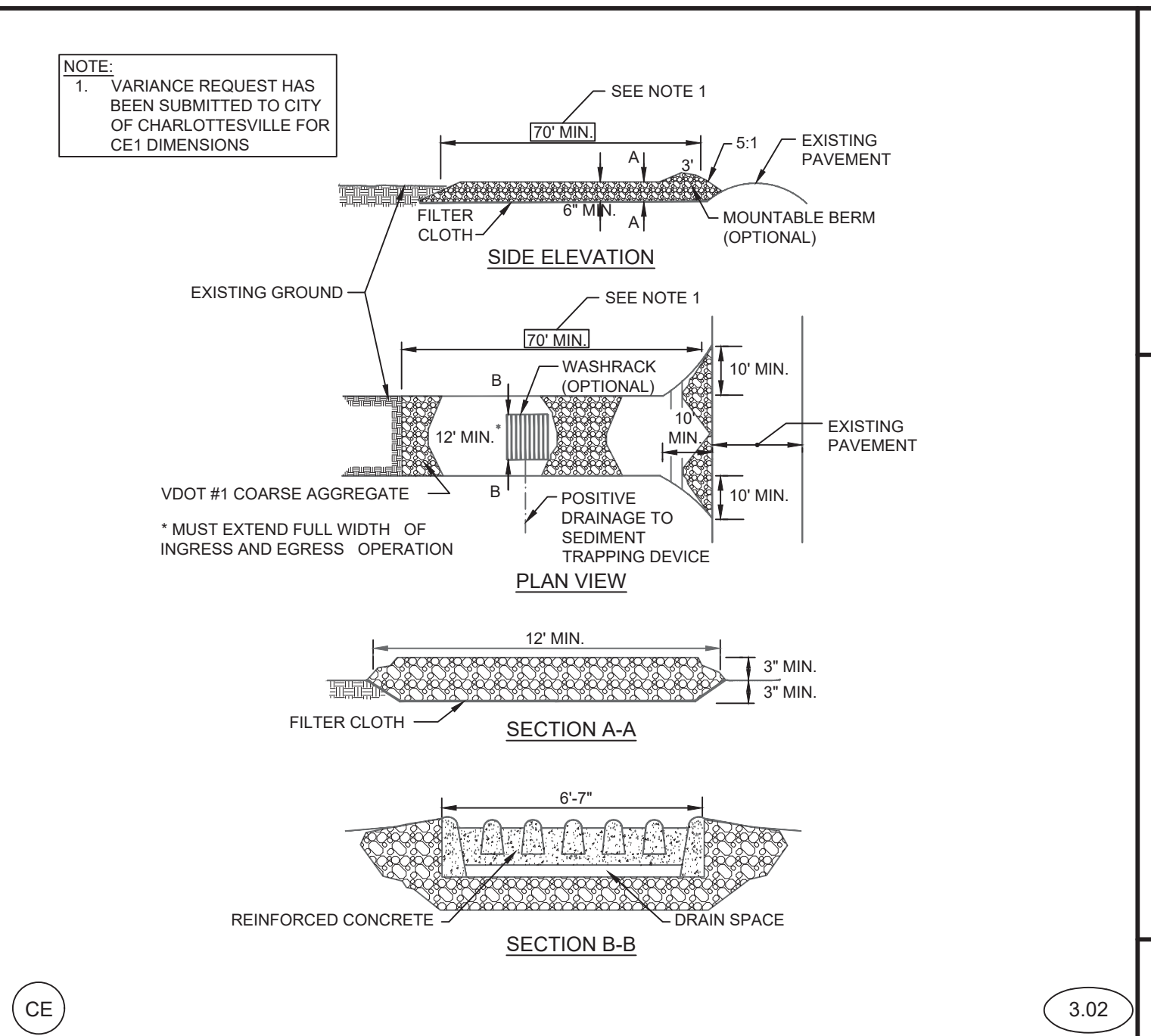
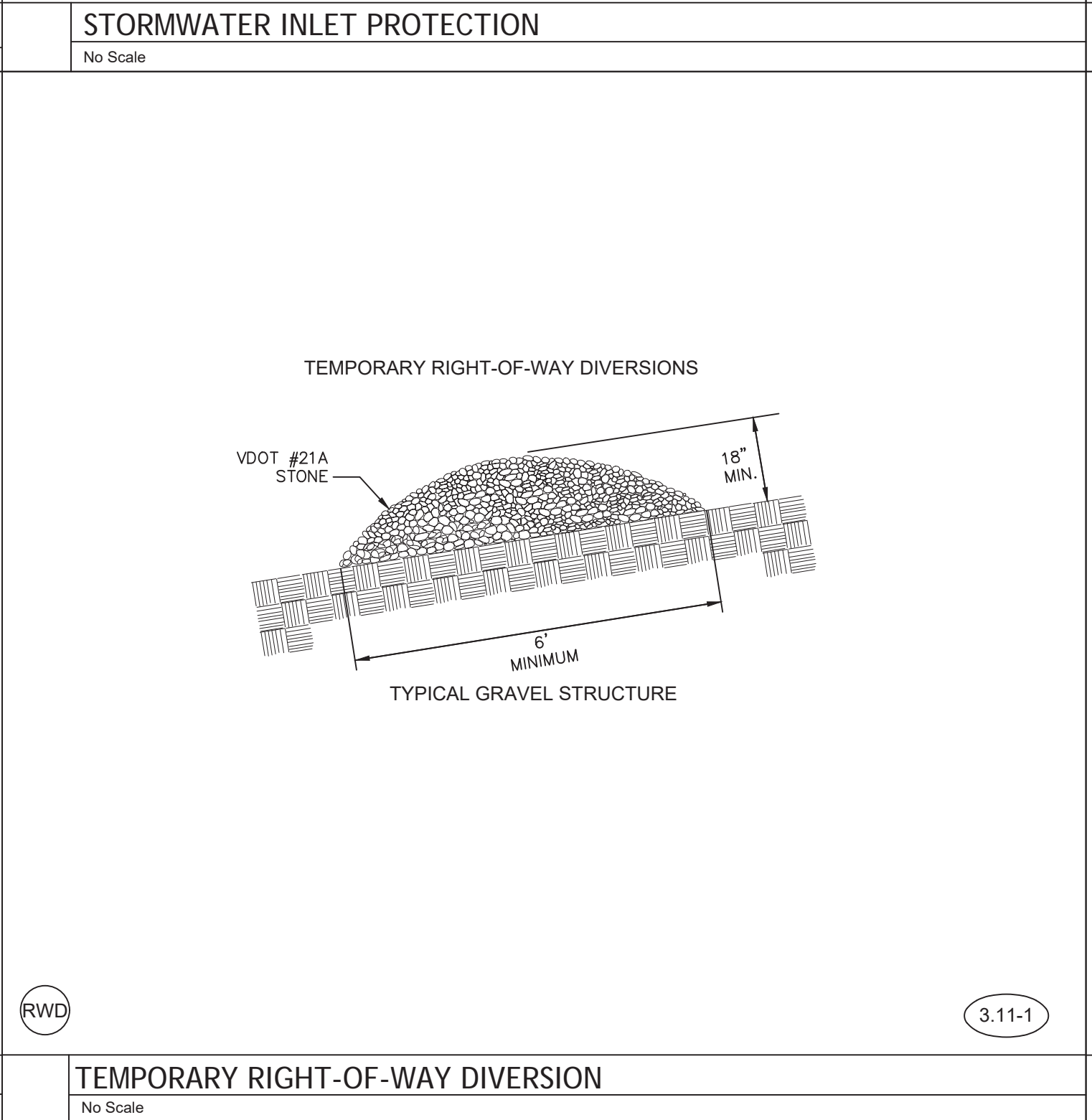
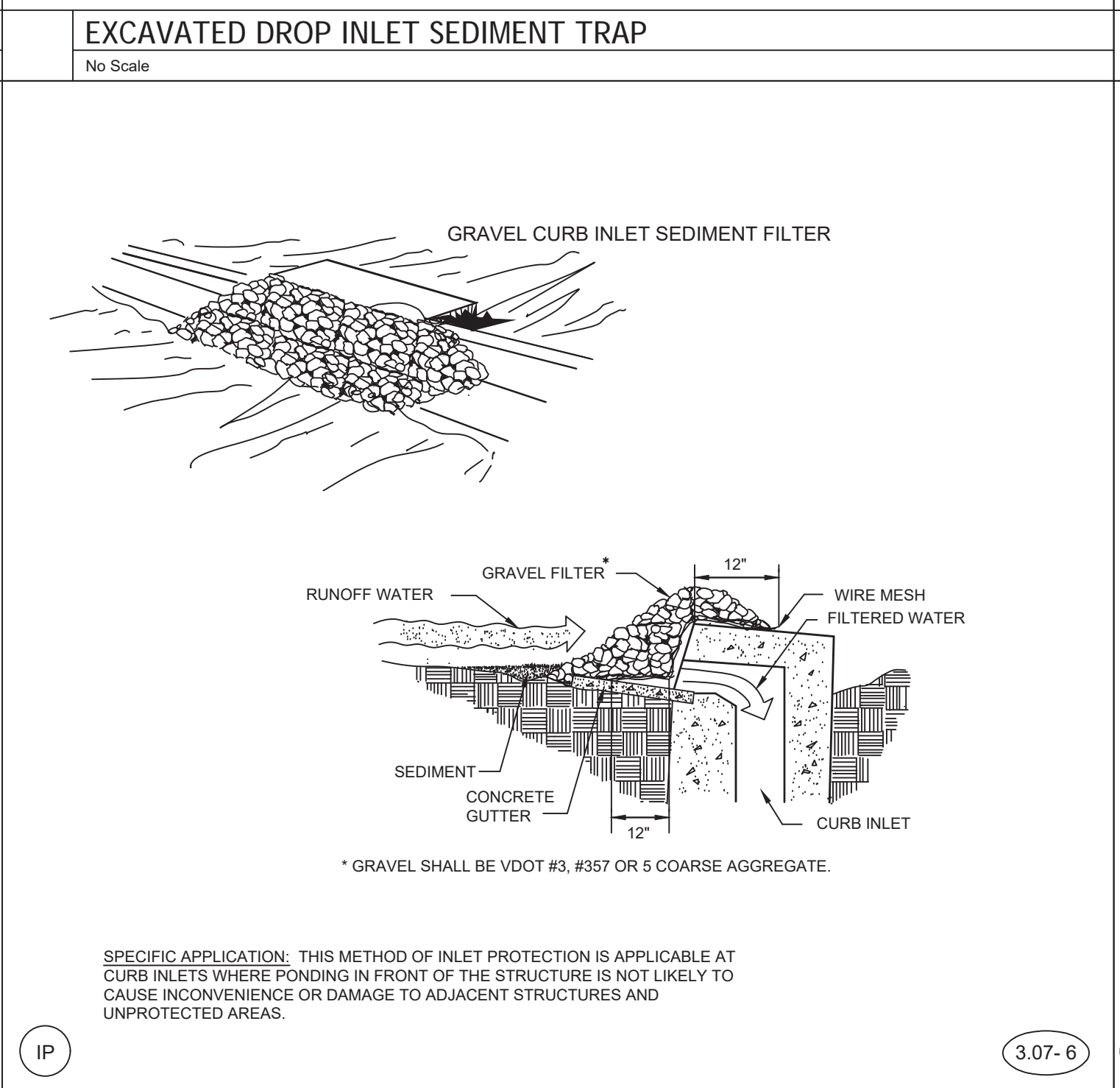
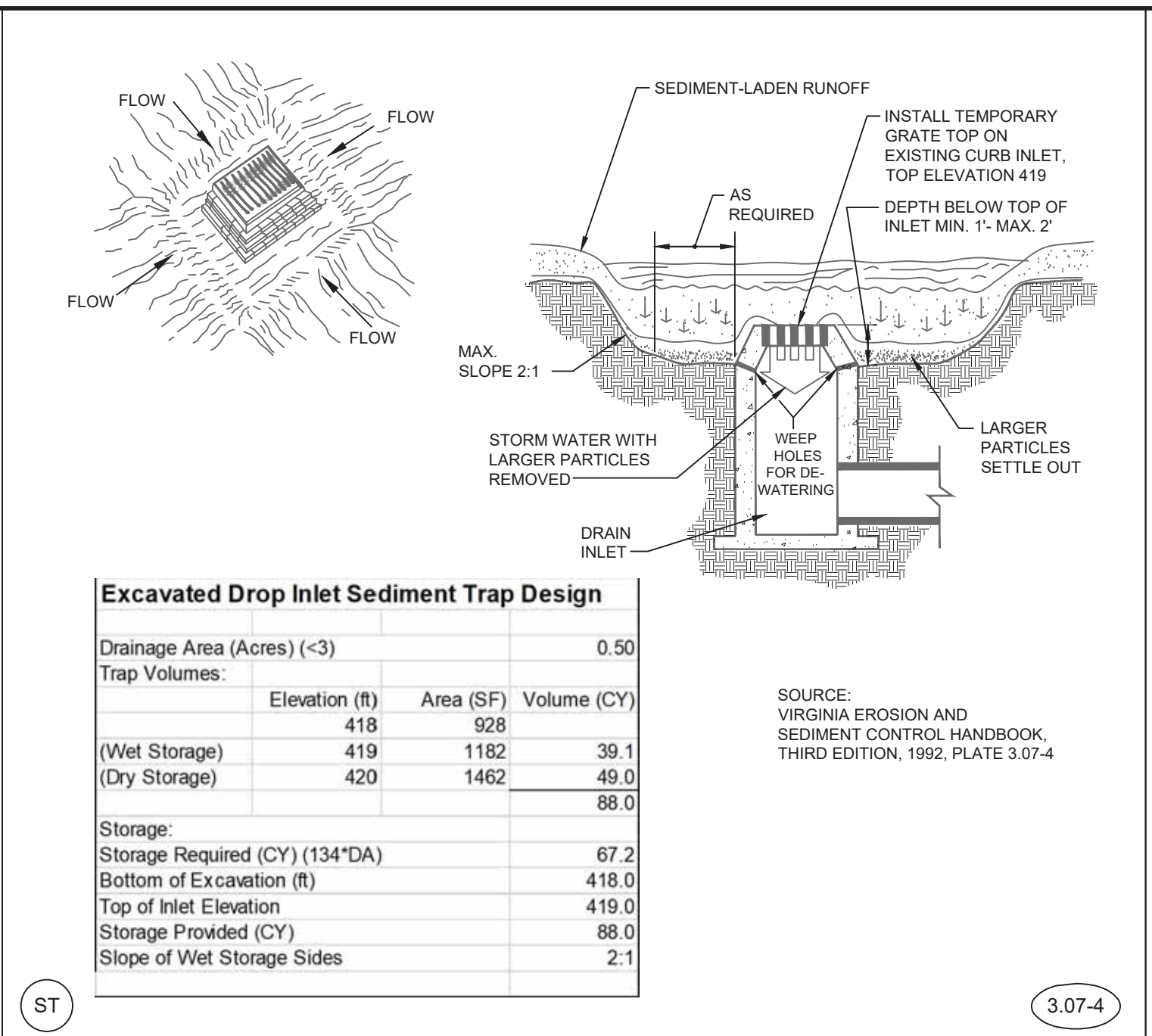
3.38

TREE PROTECTION

No Scale



<div> <div>ROCK CHECK DAM</div> <div>No Scale</div> </div>	
<div>TABLE 3.32-D</div> <div>SITE SPECIFIC SEEDING MIXTURES FOR PIEDMONT AREA</div>	
<div>MINIMUM CARE LAWN</div> <div>COMMERCIAL OR RESIDENTIAL</div> <div>KENTUCKY 31 OR TURF-TYPE TALL FESCUE</div> <div>IMPROVED PERENNIAL RYEGRASS</div> <div>KENTUCKY BLUEGRASS</div>	<div>TOTAL LBS. PER ACRE</div> <div>175-200 LBS.</div> <div>90-100%</div> <div>0-5%</div> <div>0-5%</div>
<div>GENERAL SLOPE (3:1 OR LESS)</div> <div>KENTUCKY 31 FESCUE</div> <div>RED TOP GRASS</div> <div>SEASONAL NURSE CROP *</div>	<div>128 LBS.</div> <div>2 LBS.</div> <div>20 LBS.</div> <div>150 LBS.</div>
<div>LOW-MAINTENANCE SLOPE (STEEPER THAN 3:1)</div> <div>KENTUCKY 31 FESCUE</div> <div>RED TOP GRASS</div> <div>SEASONAL NURSE CROP *</div> <div>CROWN VETCH **</div>	<div>108 LBS.</div> <div>2 LBS.</div> <div>20 LBS.</div> <div>20 LBS.</div> <div>150 LBS.</div>
<div>* USE SEASONAL NURSE CROP IN ACCORDANCE WITH SEEDING DATES</div> <div>AS STATED BELOW:</div> <div>FEBRUARY 16TH THROUGH APRIL..... ANNUAL RYE</div> <div>MAY 1ST THROUGH AUGUST 15TH..... FOXTAIL MILLET</div> <div>AUGUST 16TH THROUGH OCTOBER..... ANNUAL RYE</div> <div>NOVEMBER THROUGH FEBRUARY 15TH..... WINTER RYE</div>	
<div>** SUBSTITUTE SERICEA LESPEDEZA FOR CROWN VETCH EAST OF FARMVILLE. VA (WAY THROUGH SEPTEMBER USE HULLED SERICEA, ALL OTHER PERIODS, USE UNHULLED SERICEA). IF FLATPEA IS USED IN LIEU OF CROWN VETCH, 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 SEEDING PERIODS; ADD 10-20 LBS./ACRE IN MIXES.</div>	
<div>PS</div>	
<div>PERMANENT SEEDING MIX FOR PIEDMONT AREA</div> <div>No Scale</div>	



<div><div>TIMMONS GROUP</div><div>CITY'S EDGE (1223 HARRIS ST) FINAL SITE PLAN</div><div>CHARLOTTESVILLE, VIRGINIA</div><div>EROSION & SEDIMENT CONTROL NOTES & DETAILS</div></div>		<div><div>THIS DRAWING PREPARED AT THE CHARLOTTESVILLE OFFICE 608 Preston Avenue, Suite 200 Charlottesville, VA 22903 TEL 434.295.5624 FAX 434.295.8317 www.timmons.com</div><div><div>YOUR VISION ACHIEVED THROUGH OURS.</div><div><div>DATE</div><div>03/22/2022</div><div>CITY COMMENTS</div></div><div><div>DATE</div><div>05/13/2022</div><div>CITY COMMENTS</div></div><div><div>DATE</div><div>07/26/2022</div><div>CITY COMMENTS</div></div><div><div>DATE</div><div>09/15/2022</div><div>CITY COMMENTS</div></div><div><div>DATE</div><div>10/20/2022</div><div>CITY COMMENTS</div></div></div></div>	
<div><div>REVISION DESCRIPTION</div><div>08/24/21</div><div>DRAWN BY K. FLYNN</div><div>DESIGNED BY C. SHIFFLETT</div><div>CHECKED BY C. SHIFFLETT</div><div>SCALE</div></div>		<div><div>JOB NO. 44983</div><div>SHEET NO. C3.01</div></div>	



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10/30/2022	CITY COMME

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08/24/21

K. FLYNN

DESIGNED BY

CHECKED BY

C. SHIFFLETT
SCALE

CITY'S EDGE (1223 HARRIS ST) FINAL SITE PLAN

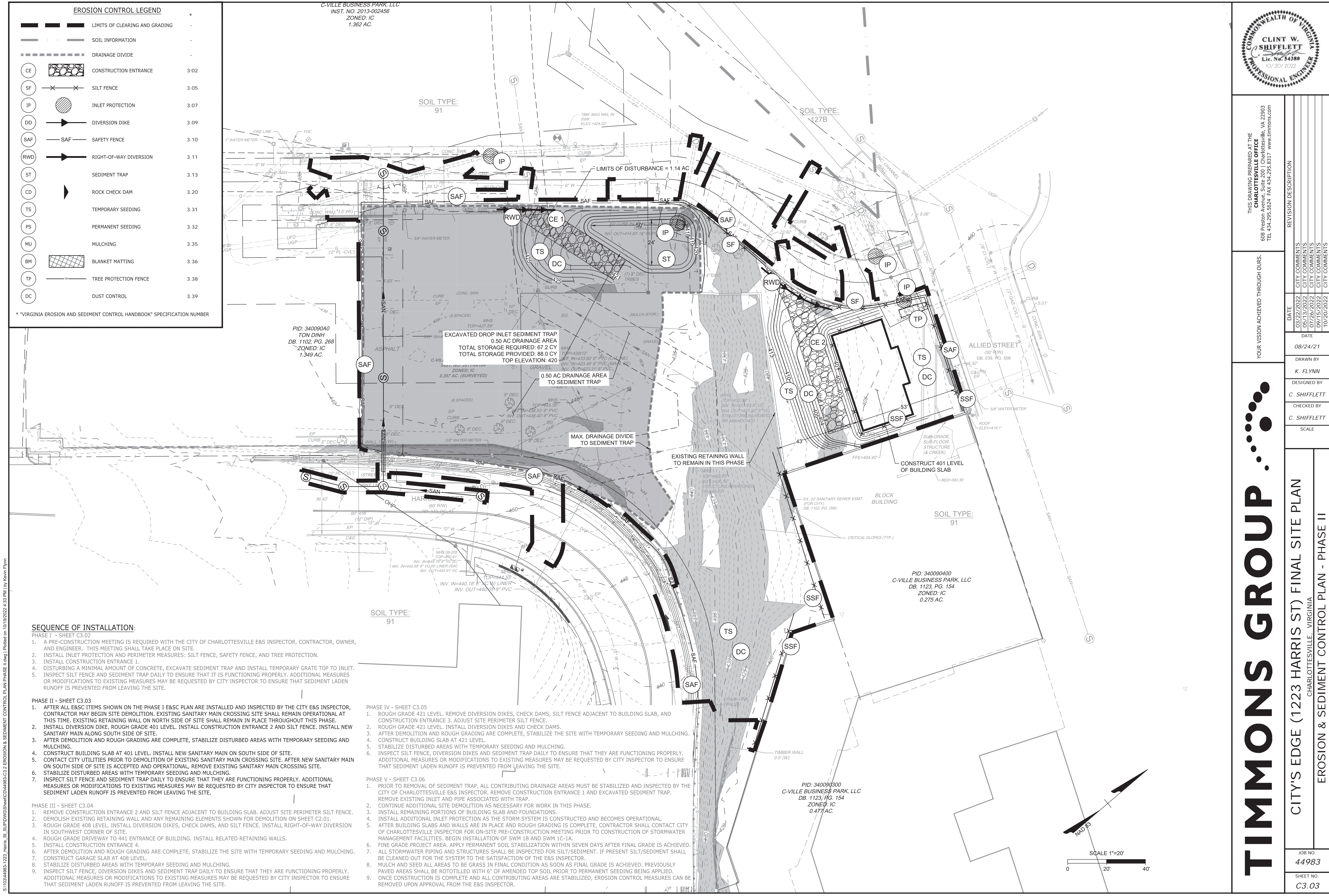
CHARLOTTESVILLE, VIRGINIA

EROSION & SEDIMENT CONTROL PLAN - PHASE I

JOB NO.
4498.3

SHEET NO.

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S:\10314483-1223_Harris_St_SUPIDWG\SheetCD\44983-C3.2 EROSION & SEDIMENT CONTROL PLAN PHASE I.dwg | Plotted on 10/19/2022 4:53 PM | by Kevin Flynn

SEQUENCE OF INSTALLATION:

- PHASE I - SHEET C3.02
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. INSTALL INLET PROTECTION AND PERIMETER MEASURES: SILT FENCE, SAFETY FENCE, AND TREE PROTECTION.
 3. INSTALL CONSTRUCTION ENTRANCE 1.
 4. DISTURBING A MINIMAL AMOUNT OF CONCRETE, EXCAVATE SEDIMENT TRAP AND INSTALL TEMPORARY GRATE TOP TO INLET.
 5. INSPECT SILT FENCE AND SEDIMENT TRAP DAILY TO ENSURE THAT IT IS FUNCTIONING PROPERLY. ADDITIONAL MEASURES OR MODIFICATIONS TO EXISTING MEASURES MAY BE REQUESTED BY CITY INSPECTOR TO ENSURE THAT SEDIMENT LADEN RUNOFF IS PREVENTED FROM LEAVING THE SITE.
- PHASE II - SHEET C3.03
1. AFTER ALL E&S ITEMS SHOWN ON THE PHASE I E&S PLAN ARE INSTALLED AND INSPECTED BY THE CITY E&S INSPECTOR, CONTRACTOR MAY BEGIN SITE DEMOLITION. EXISTING SANITARY MAIN CROSSING SITE SHALL REMAIN OPERATIONAL AT THIS TIME. EXISTING RETAINING WALL ON NORTH SIDE OF SITE SHALL REMAIN IN PLACE THROUGHOUT THIS PHASE.
 2. INSTALL DIVERSION DIKE. ROUGH GRADE 401 LEVEL. INSTALL CONSTRUCTION ENTRANCE 2 AND SILT FENCE. INSTALL NEW SANITARY MAIN ALONG SOUTH SIDE OF SITE.
 3. AFTER DEMOLITION AND ROUGH GRADING ARE COMPLETE, STABILIZE DISTURBED AREAS WITH TEMPORARY SEEDING AND MULCHING.
 4. CONSTRUCT BUILDING SLAB AT 401 LEVEL. INSTALL NEW SANITARY MAIN ON SOUTH SIDE OF SITE.
 5. CONTACT CITY UTILITIES PRIOR TO DEMOLITION OF EXISTING SANITARY MAIN CROSSING SITE. AFTER NEW SANITARY MAIN ON SOUTH SIDE OF SITE IS ACCEPTED AND OPERATIONAL, REMOVE EXISTING SANITARY MAIN CROSSING SITE.
 6. STABILIZE DISTURBED AREAS WITH TEMPORARY SEEDING AND MULCHING.
 7. INSPECT SILT FENCE AND SEDIMENT TRAP DAILY TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. ADDITIONAL MEASURES OR MODIFICATIONS TO EXISTING MEASURES MAY BE REQUESTED BY CITY INSPECTOR TO ENSURE THAT SEDIMENT LADEN RUNOFF IS PREVENTED FROM LEAVING THE SITE.
- PHASE III - SHEET C3.04
1. REMOVE CONSTRUCTION ENTRANCE 2 AND SILT FENCE ADJACENT TO BUILDING SLAB. ADJUST SITE PERIMETER SILT FENCE.
 2. DEMOLISH EXISTING RETAINING WALL AND ANY REMAINING ELEMENTS SHOWN FOR DEMOLITION ON SHEET C2.01.
 3. ROUGH GRADE 408 LEVEL. INSTALL DIVERSION DIKES, CHECK DAMS, AND SILT FENCE. INSTALL RIGHT-OF-WAY DIVERSION IN SOUTHWEST CORNER OF SITE.
 4. ROUGH GRADE DRIVEWAY TO 441 ENTRANCE OF BUILDING. INSTALL RELATED RETAINING WALLS.
 5. INSTALL CONSTRUCTION ENTRANCE 4.
 6. AFTER DEMOLITION AND ROUGH GRADING ARE COMPLETE, STABILIZE THE SITE WITH TEMPORARY SEEDING AND MULCHING.
 7. CONSTRUCT GARAGE SLAB AT 408 LEVEL.
 8. STABILIZE DISTURBED AREAS WITH TEMPORARY SEEDING AND MULCHING.
 9. INSPECT SILT FENCE, DIVERSION DIKES AND SEDIMENT TRAP DAILY TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. ADDITIONAL MEASURES OR MODIFICATIONS TO EXISTING MEASURES MAY BE REQUESTED BY CITY INSPECTOR TO ENSURE THAT SEDIMENT LADEN RUNOFF IS PREVENTED FROM LEAVING THE SITE.

- PHASE IV - SHEET C3.05
1. ROUGH GRADE 421 LEVEL. REMOVE DIVERSION DIKES, CHECK DAMS, SILT FENCE ADJACENT TO BUILDING SLAB, AND CONSTRUCTION ENTRANCE 3. ADJUST SITE PERIMETER SILT FENCE.
 2. ROUGH GRADE 421 LEVEL. INSTALL DIVERSION DIKES AND CHECK DAMS.
 3. AFTER DEMOLITION AND ROUGH GRADING ARE COMPLETE, STABILIZE THE SITE WITH TEMPORARY SEEDING AND MULCHING.
 4. CONSTRUCT BUILDING SLAB AT 421 LEVEL.
 5. STABILIZE DISTURBED AREAS WITH TEMPORARY SEEDING AND MULCHING.
 6. INSPECT SILT FENCE, DIVERSION DIKES AND SEDIMENT TRAP DAILY TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. ADDITIONAL MEASURES OR MODIFICATIONS TO EXISTING MEASURES MAY BE REQUESTED BY CITY INSPECTOR TO ENSURE THAT SEDIMENT LADEN RUNOFF IS PREVENTED FROM LEAVING THE SITE.
- PHASE V - SHEET C3.06
1. PRIOR TO REMOVAL OF SEDIMENT TRAP, ALL CONTRIBUTING DRAINAGE AREAS MUST BE STABILIZED AND INSPECTED BY THE CITY OF CHARLOTTESVILLE E&S INSPECTOR. REMOVE CONSTRUCTION ENTRANCE 1 AND EXCAVATED SEDIMENT TRAP. REMOVE EXISTING INLET AND PIPE ASSOCIATED WITH TRAP.
 2. CONTINUE ADDITIONAL SITE DEMOLITION AS NECESSARY FOR WORK IN THIS PHASE.
 3. INSTALL REMAINING PORTIONS OF BUILDING SLAB AND FOUNDATIONS.
 4. INSTALL ADDITIONAL INLET PROTECTION AS THE STORM SYSTEM IS CONSTRUCTED AND BECOMES OPERATIONAL.
 5. AFTER BUILDING SLABS AND WALLS ARE IN PLACE AND ROUGH GRADING IS COMPLETE, CONTRACTOR SHALL CONTACT CITY OF CHARLOTTESVILLE INSPECTOR FOR ON-SITE PRE-CONSTRUCTION MEETING PRIOR TO CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES. BEGIN INSTALLATION OF SWM 1B AND SWM 1C-1A.
 6. FINE GRADE PROJECT AREA. APPLY PERMANENT SOIL STABILIZATION WITHIN SEVEN DAYS AFTER FINAL GRADE IS ACHIEVED.
 7. 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.
 8. 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 BEING APPLIED.
 9. ONCE CONSTRUCTION IS COMPLETE AND ALL CONTRIBUTING AREAS ARE STABILIZED, EROSION CONTROL MEASURES CAN BE REMOVED UPON APPROVAL FROM THE E&S INSPECTOR.

COMMONWEALTH OF VIRGINIA

CLINT W. SHIFFLETT

Lic. No. 54380

10/20/2022

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K. FLYNN

DESIGNED BY

C. SHIFFLETT

CHECKED BY

C. SHIFFLETT

SCALE

CITY'S EDGE (1223 HARRIS ST) FINAL SITE PLAN

CHARLOTTESVILLE, VIRGINIA

EROSION & SEDIMENT CONTROL PLAN - PHASE II

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44983

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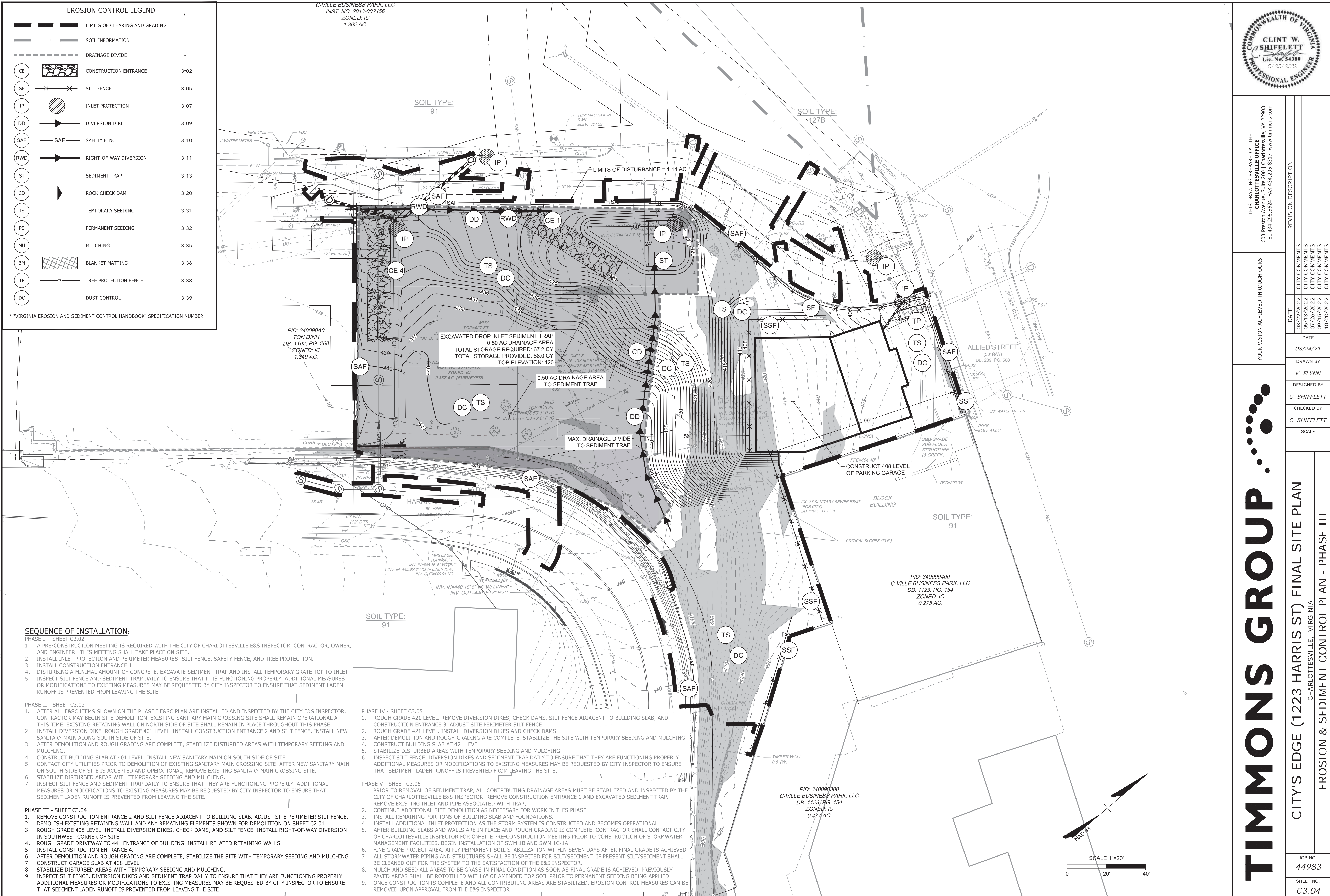
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S:\10314483-1223_Harris_ST_SUPIDWG\SheetCD4483-C3.3 EROSION & SEDIMENT CONTROL PLAN PHASE III.dwg [Plotted on: 10/19/2022 4:34 PM] by Kevin Flynn



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CITY'S EDGE (1223 HARRIS ST) FINAL SITE PLAN

CHARLOTTESVILLE, VIRGINIA

EROSION & SEDIMENT CONTROL PLAN - PHASE III

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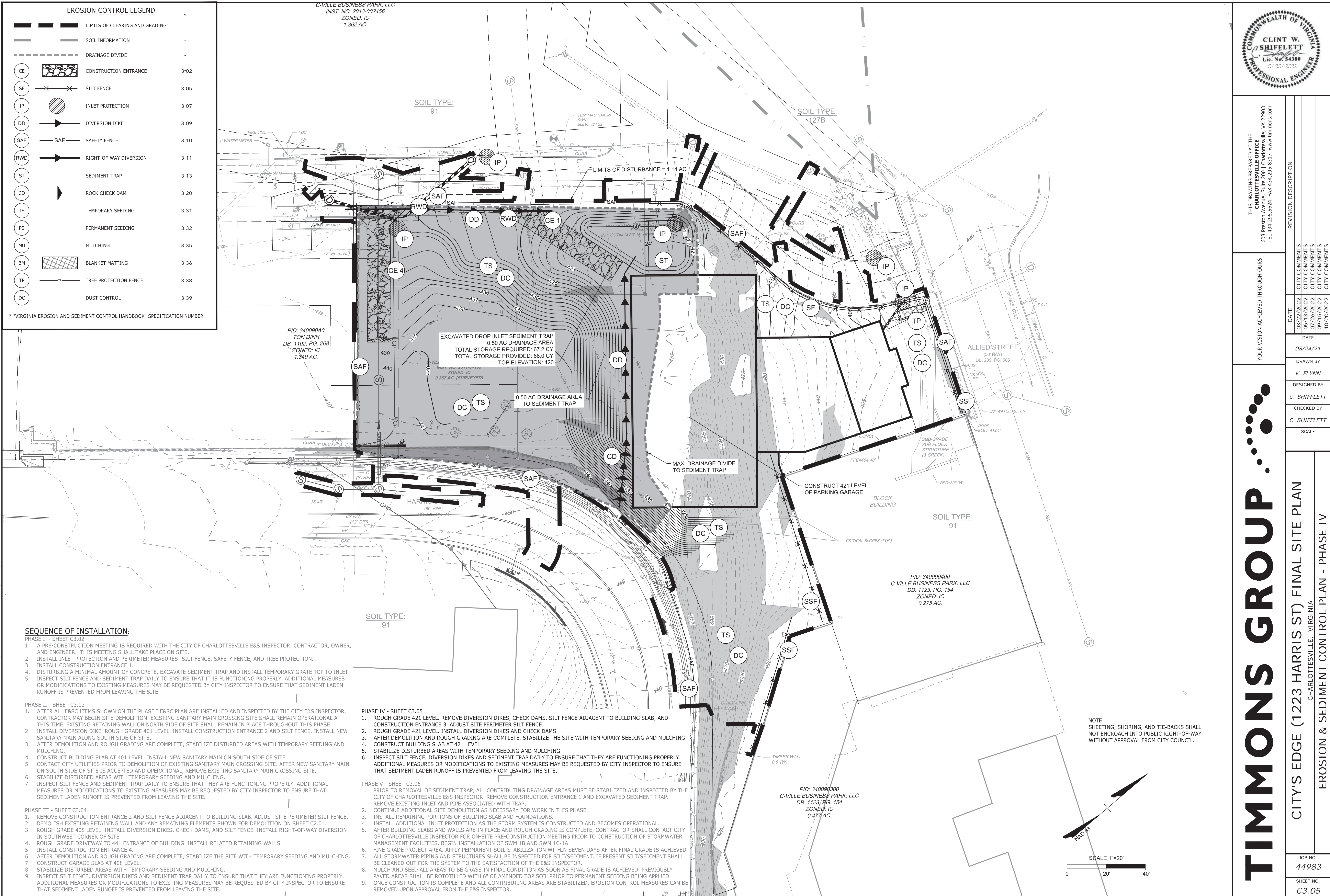
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CITY'S EDGE (1223 HARRIS ST) FINAL SITE PLAN

CHARLOTTESVILLE, VIRGINIA

EROSION & SEDIMENT CONTROL PLAN - PHASE IV

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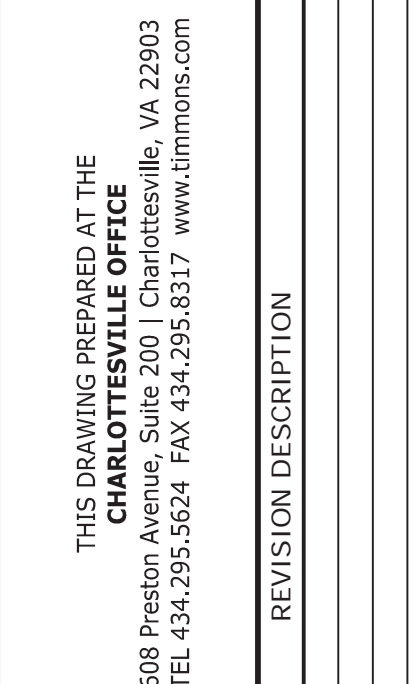
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10/20/2022	CITY COMMENTS

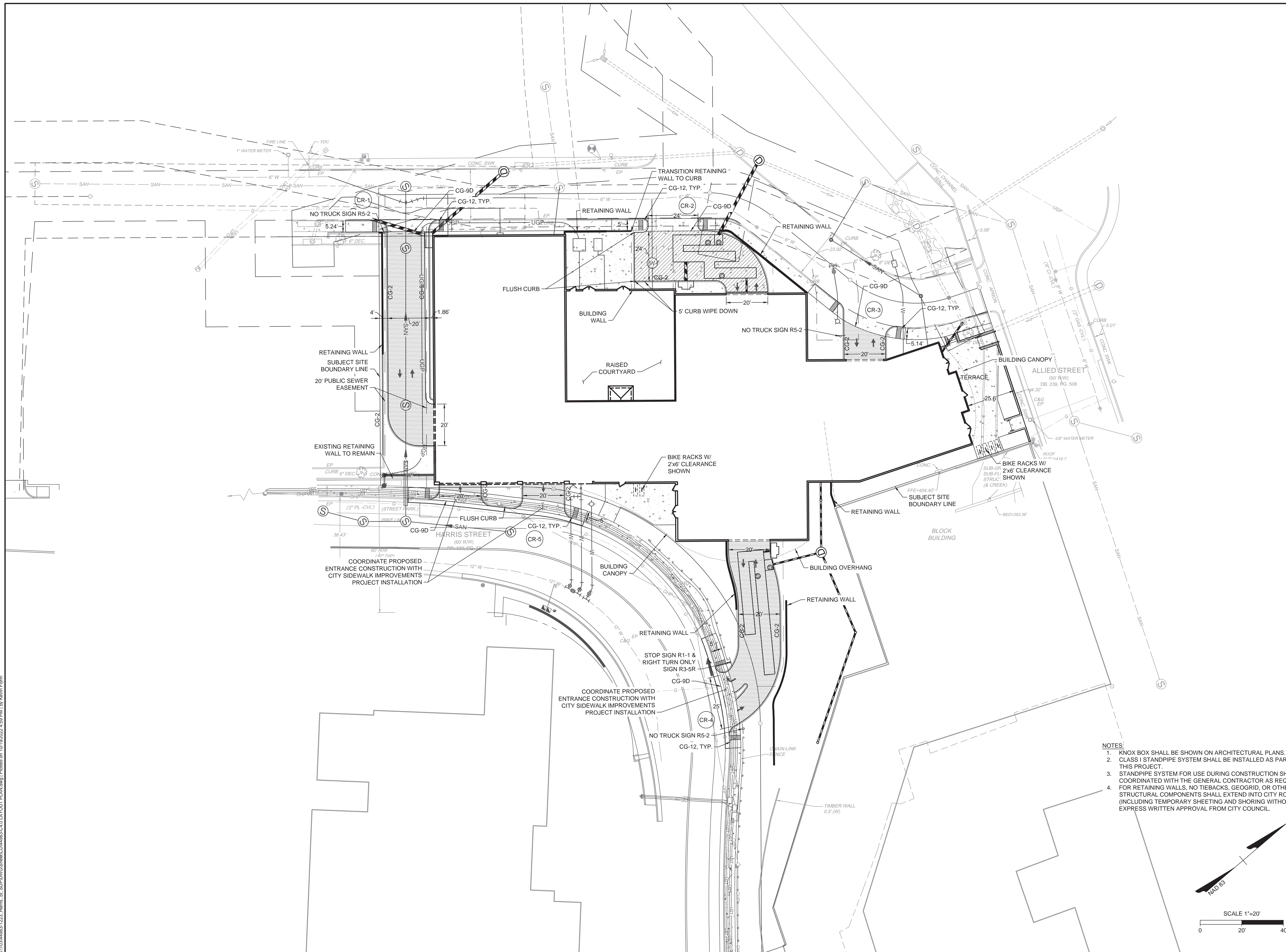
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SCALE	

CITY'S EDGE (1223 HARRIS ST) FINAL SITE PLAN
CHARLOTTESVILLE, VIRGINIA
LAYOUT PLAN

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44983

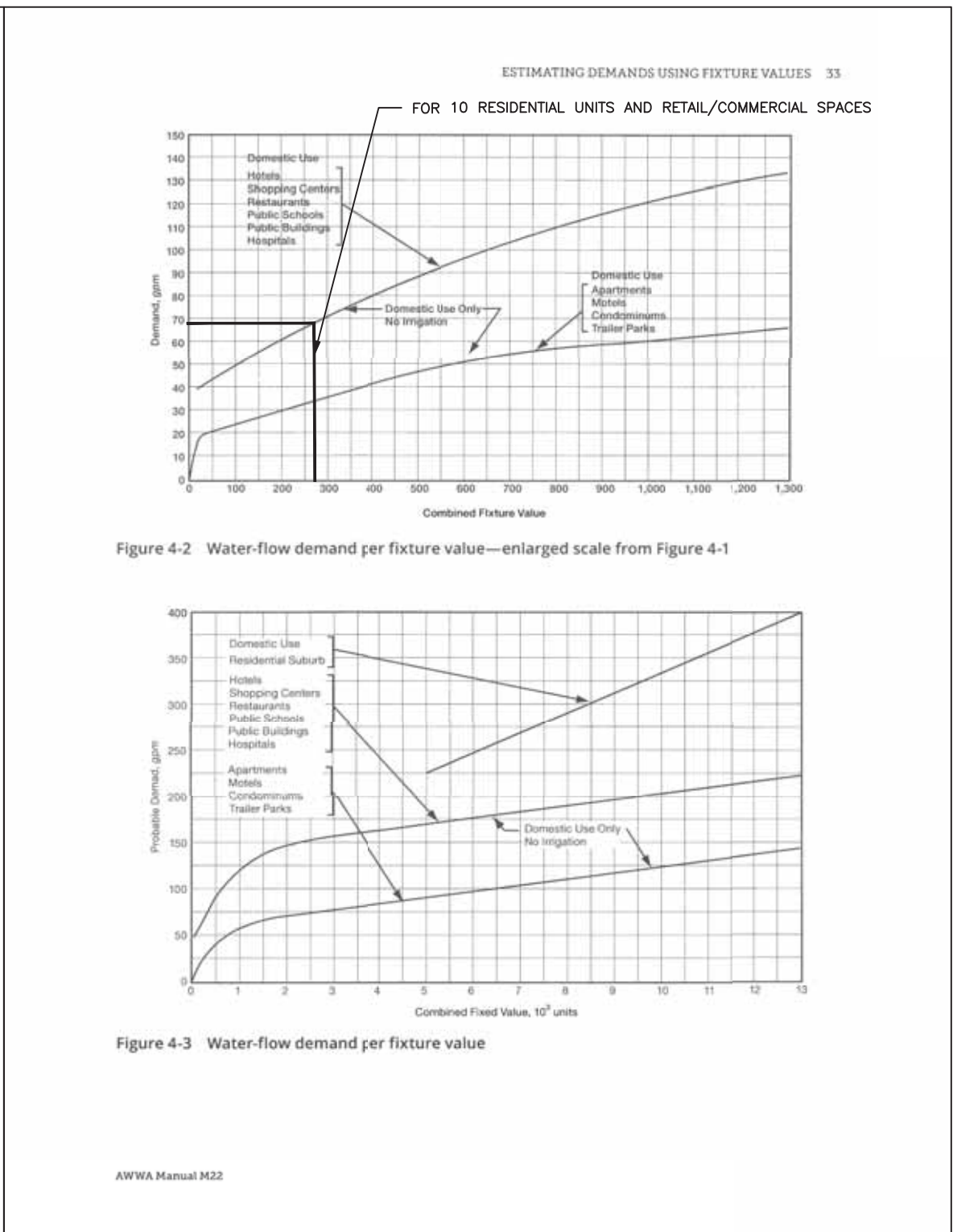
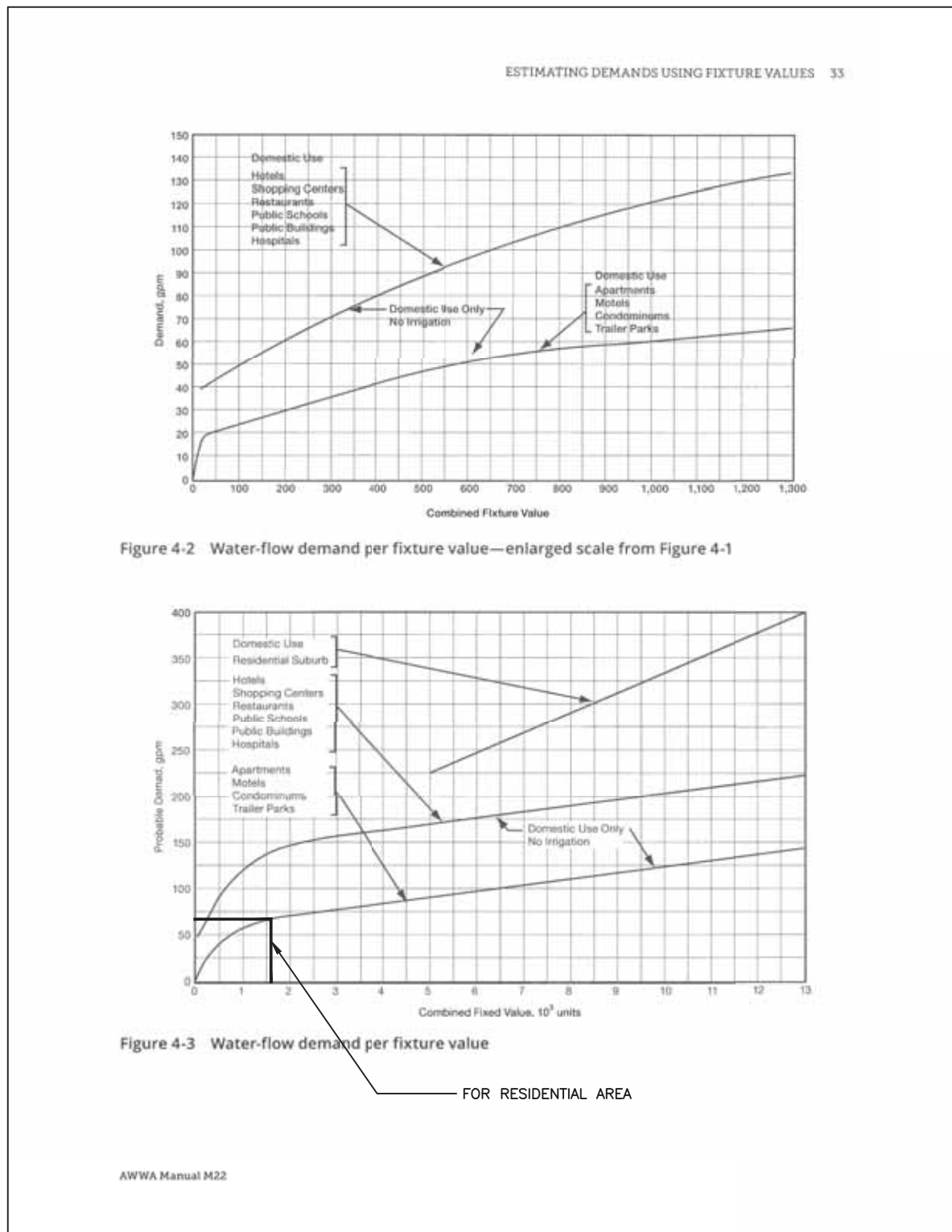
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WATER METER SIZING PER AWWA M22, THIRD EDITION (FOR RESIDENTIAL AREA)					
FIXTURE	FIXTURE VALUE 60 PSI	FIXTURE UNITS PER FIXTURE	NO. OF FIXTURES	FIXTURE UNITS PER FIXTURE	FIXTURE VALUE
BATHTUB	8	X	=	=	
BEDPAN WASHERS	10	X	=	=	
BIDET	2	X	=	=	
DENTAL UNIT	2	X	=	=	
DRINKING FOUNTAIN - PUBLIC	2	X	1	=	2.00
KITCHEN SINK	2.2	X	=	=	
LAVATORY	1.5	X	113	=	169.50
SHOWERHEAD (SHOWER ONLY)	2.5	X	110	=	275.00
SERVICE SINK	4	X	3	=	12.00
TOILET --FLUSH VALVE	35	X	3	=	105.00
--TANK TYPE	4	X	110	=	440.00
URINAL -- PEDESTAL FLUSH VALVE	35	X	=	=	
--WALL FLUSH VALVE	16	X	=	=	
WASH SINK (EACH SET OF FAUCETS)	4	X	110	=	440.00
DISHWASHER	2	X	110	=	220.00
WASHING MACHINE	6	X	=	=	
HOSE (50 FT. WASH DOWN) -- ½ IN.	5	X	=	=	
-- ¾ IN.	9	X	=	=	
-- 1 ¼ IN.	12	X	2	=	24
COMBINED FIXTURE TOTAL					1687.50

1. COMBINED FIXTURE VALUE TOTAL

2. WATER-FLOW DEMAND (PER FIXTURE VALUE FROM FIGURE 4-2 OR 4-3)

3. PRESSURE ADJUSTMENT FACTOR (TABLE 4.3 -- FIXTURE OUTLET FROM 60-70 PSI)

4. CUSTOMER PEAK DEMAND (WATER-FLOW DEMAND #2 x PRESS. ADJ. FACTOR #3)

5. EXTERNAL HOSE BIBS = (3) HOSE BIBS x (12) FIXTURE VALUE x (1.0) PRESS. ADJ. FACTOR

6. TOTAL FIXED DEMAND = ITEM #5 + ITEM #6

= 1,687.5

= 65 GPM

= 1.0

= 65 GPM = 3,900 GPH

= 36 GPM

= 101 GPM = 6,060 GPH

METER SIZE CHOSEN PER TABLE 6-1

= 2" IN.

WATER METER SIZING PER AWWA M22, THIRD EDITION (FOR 10 RESIDENTIAL UNITS and RETAIL/COMMERCIAL SPACES)					
FIXTURE	FIXTURE VALUE 60 PSI	FIXTURE UNITS PER FIXTURE	NO. OF FIXTURES	FIXTURE UNITS PER FIXTURE	FIXTURE VALUE
HYDRATION STATION - PUBLIC	2	X	1	=	2.00
LAVATORY	1.5	X	12	=	18.00
TOILET -- FLUSH VALVE	35	X	2	=	70.00
--TANK TYPE	4	X	10	=	40.00
URINAL -- PEDESTAL FLUSH VALVE	35	X	=	=	
--WALL FLUSH VALVE	16	X	=	=	
SHOWERHEAD (SHOWER ONLY)	2.5	X	10	=	25.00
SERVICE SINK	4	X	=	=	
WASH SINK (EACH SET OF FAUCETS)	4	X	10	=	40
DISHWASHER	2	X	10	=	20
WASHING MACHINE	45	X	=	=	
HOSE (50 FT. WASH DOWN) -- ½ IN.	5	X	=	=	
-- ¾ IN.	9	X	=	=	
-- 1 ¼ IN.	12	X	5	=	60
COMBINED FIXTURE UNITS					275.00

1. COMBINED FIXTURE VALUE TOTAL

2. WATER-FLOW DEMAND (PER FIXTURE VALUE FROM FIGURE 4-2 OR 4-3)

3. PRESSURE ADJUSTMENT FACTOR (TABLE 4.3 -- FIXTURE OUTLET FROM 60-70 PSI)

4. CUSTOMER PEAK DEMAND (WATER-FLOW DEMAND #2 x PRESS. ADJ. FACTOR #3)

5. EXTERNAL HOSE BIBS = (1) HOSE BIBS x (12) FIXTURE VALUE x (1.0) PRESS. ADJ. FACTOR

6. TOTAL FIXED DEMAND = ITEM #5 + ITEM #6

= 275

= 68 GPM

= 1.0

= 68 GPM = 4,080 GPH

= 18 GPM

= 86 GPM = 5,160 GPH

METER SIZE CHOSEN PER TABLE 6-1

= 1 ½" IN.

WATER DEMAND PER AWWA THIRD EDITION (FOR OVERALL PROJECT)					
FIXTURE	FIXTURE VALUE 60 PSI	FIXTURE UNITS PER FIXTURE	NO. OF FIXTURES	FIXTURE UNITS PER FIXTURE	FIXTURE VALUE
HYDRATION STATION - PUBLIC	2	X	1	=	2
BATHTUB	8	X	=	=	
BEDPAN WASHERS	10	X	=	=	
BIDET	2	X	=	=	
DENTAL UNIT	2	X	=	=	
DRINKING FOUNTAIN - PUBLIC	2	X	1	=	2.00
KITCHEN SINK	2.2	X	=	=	
LAVATORY	1.5	X	125	=	187.50
SHOWERHEAD (SHOWER ONLY)	2.5	X	120	=	300.00
SERVICE SINK	4	X	3	=	12.00
TOILET -- FLUSH VALVE	35	X	5	=	175.00
--TANK TYPE	4	X	120	=	480.00
URINAL -- PEDESTAL FLUSH VALVE	35	X	=	=	
--WALL FLUSH VALVE	16	X	=	=	
WASH SINK (EACH SET OF FAUCETS)	4	X	120	=	480.00
DISHWASHER	2	X	120	=	240.00
WASHING MACHINE	6	X	=	=	
HOSE (50 FT. WASH DOWN) -- ½ IN.	5	X	=	=	
-- ¾ IN.	9	X	=	=	
-- 1 ¼ IN.	12	X	8	=	96
COMBINED FIXTURE TOTAL					1972.50

1. COMBINED FIXTURE VALUE TOTAL

2. WATER-FLOW DEMAND (PER FIXTURE VALUE FROM FIGURE 4-2 OR 4-3)

3. PRESSURE ADJUSTMENT FACTOR (TABLE 4.3 -- FIXTURE OUTLET FROM 60-70 PSI)

4. CUSTOMER PEAK DEMAND (WATER-FLOW DEMAND #2 x PRESS. ADJ. FACTOR #3)

5. EXTERNAL HOSE BIBS = (3) HOSE BIBS x (12) FIXTURE VALUE x (1.0) PRESS. ADJ. FACTOR

6. TOTAL FIXED DEMAND = ITEM #5 + ITEM #6

= 1,972.5

= 149 GPM

= 1.0

= 149 GPM = 8,940 GPH

= 36 GPM

= 185 GPM = 11,100 GPH

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Associates
Architects

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(434) 977-0593 (FAX)

CITY'S EDGE APARTMENTS
1225 HARRIS STREET
CHARLOTTESVILLE, VIRGINIA

NO	DESCRIPTION	DATE
1		
REVISIONS		
SCALE		
DATE 9-15-21 DWN BY PL CHECKED BY DV PROJECT NO V2120 DRAWING NO		
OF 9		



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K. FLYNN
DESIGNED BY
C. SHIFFLETT
CHECKED BY
C. SHIFFLETT
SCALE

CITY'S EDGE (1223 HARRIS ST) FINAL SITE PLAN
CHARLOTTESVILLE, VIRGINIA
UTILITY CALCULATIONS

JOB NO.
44983
SHEET NO.
C4.02

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PROPOSED DOMESTIC WATER AND SANITARY SEWER CALCULATIONS (FOR OVERALL PROJECT):

(AHS APARTMENTS, CHARLOTTESVILLE, VA)

A. AVERAGE DAILY FLOW:

PROPOSED ESTIMATED WATER DEMAND						
LEVEL	USE	NUMBERS OF APARTMENT (1)	NUMBERS OF PERSON (2)	FLOW RATE PER PERSON (GAL/DAY) (3)	FLOW RATE (GAL/DAY/ACRE)	ESTIMATED AVERAGE DAILY FLOW RATE (GAL/ DAY)
LEVEL G0	RETAIL (1177 SF)	–	–	–	2000	54.00
LEVEL G1	APARTMENT (1BR)	2	4	100		400
LEVEL G2	APARTMENT (1BR)	2	4	100		400
LEVEL G3	APARTMENT (1BR)	5	10	100		1000
LEVEL G4	APARTMENT (1BR)	4	8	100		800
	APARTMENT (2BR)	1	3	100		300
LEVEL G5	APARTMENT (1BR)	5	10	100		1000
	OFFICE (625 SF)				1500	21.0
	COMMERCIAL (1950 SF)			PER 1000 SQUARE FEET	250	487.5
LEVEL 1	APARTMENT (1BR)	17	34	100		3400
	APARTMENT (2BR)	5	15	100		1500
LEVEL 2	APARTMENT (1BR)	17	34	100		3400
	APARTMENT (2BR)	5	15	100		1500
LEVEL 3	APARTMENT (1BR)	17	34	100		3400
	APARTMENT (2BR)	5	15	100		1500
LEVEL 4	APARTMENT (1BR)	17	34	100		3400
	APARTMENT (2BR)	5	15	100		1500
LEVEL 5	APARTMENT (1BR)	10	20	100		2000
	APARTMENT (2BR)	3	9	100		900
TOTAL	APARTMENTS	120	-			
TOTAL						26962.5
PROPOSED ESTIMATED SEWAGE DEMAND (4)						
						21570

- NOTES:
(1) THE NUMBERS OF APARTMENT.
(2) THE NUMBERS OF PERSON.
(3) POTABLE WATER AND SANITARY SEWER STANDARD SPECIFICATIONS AND DETAILS CITY OF CHARLOTTESVILLE, VIRGINIA 2012 (TABLE A & TABLE B)
(4) SEWAGE FLOWS ARE ASSUMED TO BE 80% OF THE TOTAL WATER USAGE. TOTAL SEWAGE DEMAND IS CALCULATED BY TOTAL WATER DEMAND FLOW X 80%

- AVERAGE DOMESTIC WATER DEMAND = 26962.5 GALS/DAY (AVG)

- PROPOSED SEWAGE FLOW = 21570 GALS/DAY (AVG)

B. MAXIMUM FLOW:

- MAXIMUM FACTOR = 250%

- MAXIMUM DOMESTIC WATER FLOW = 250% x AVERAGE = 250% x 26962.5 = 67406.25 GALS/DAY = 2808.6 GALS/HOUR (MAXIMUM)

- MAXIMUM SEWAGE FLOW = 250% x AVERAGE = 250% x 21570 GALS/DAY = 53925 GALS/ DAY = 2246.9 GALS/HOUR (MAXIMUM)

C. PEAK FLOW:

- PEAKING FACTOR = 400%

- PEAK DOMESTIC WATER FLOW = 400% x AVERAGE= 400% x 26962.5 = 107850 GALS/DAY = 4493.75 GALS/HOUR (PEAK)

- PEAK SEWAGE FLOW = 400% x AVERAGE = 400% x 21570 GALS/DAY = 86280 GALS/DAY = 3595 GALS/HOUR (PEAK)

dbf Associates Architects

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CITY'S EDGE APARTMENTS
1225 HARRIS STREET
CHARLOTTESVILLE, VIRGINIA

NO DESCRIPTION DATE

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DATE 9-15-21

DWN BY PL

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PROJECT NO

V2120

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DATE
08/24/21

DRAWN BY
K. FLYNN

DESIGNED BY
C. SHIFFLETT

CHECKED BY
C. SHIFFLETT

SCALE

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CITY'S EDGE (1223 HARRIS ST) FINAL SITE PLAN

CHARLOTTESVILLE, VIRGINIA

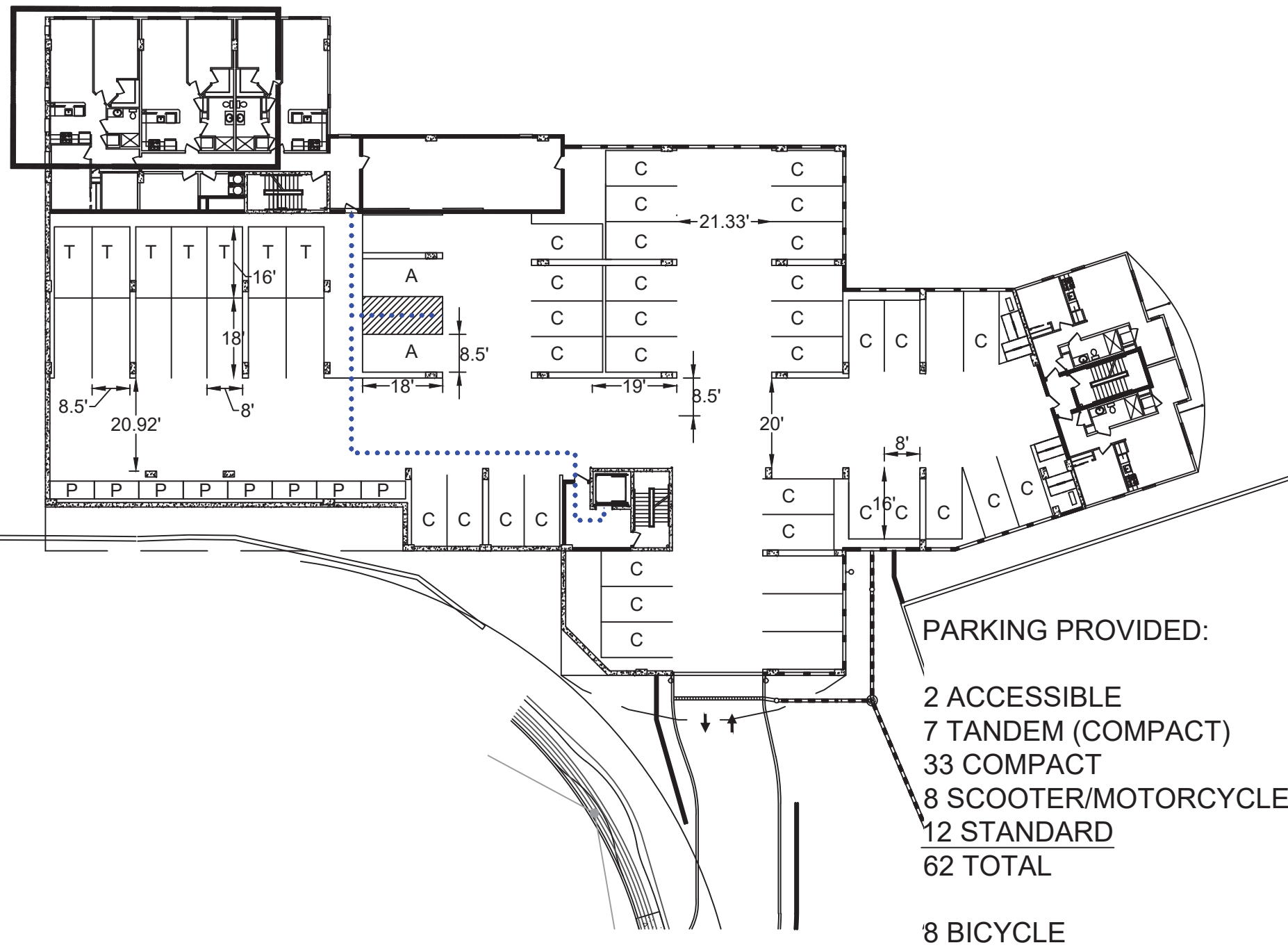
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JOB NO.
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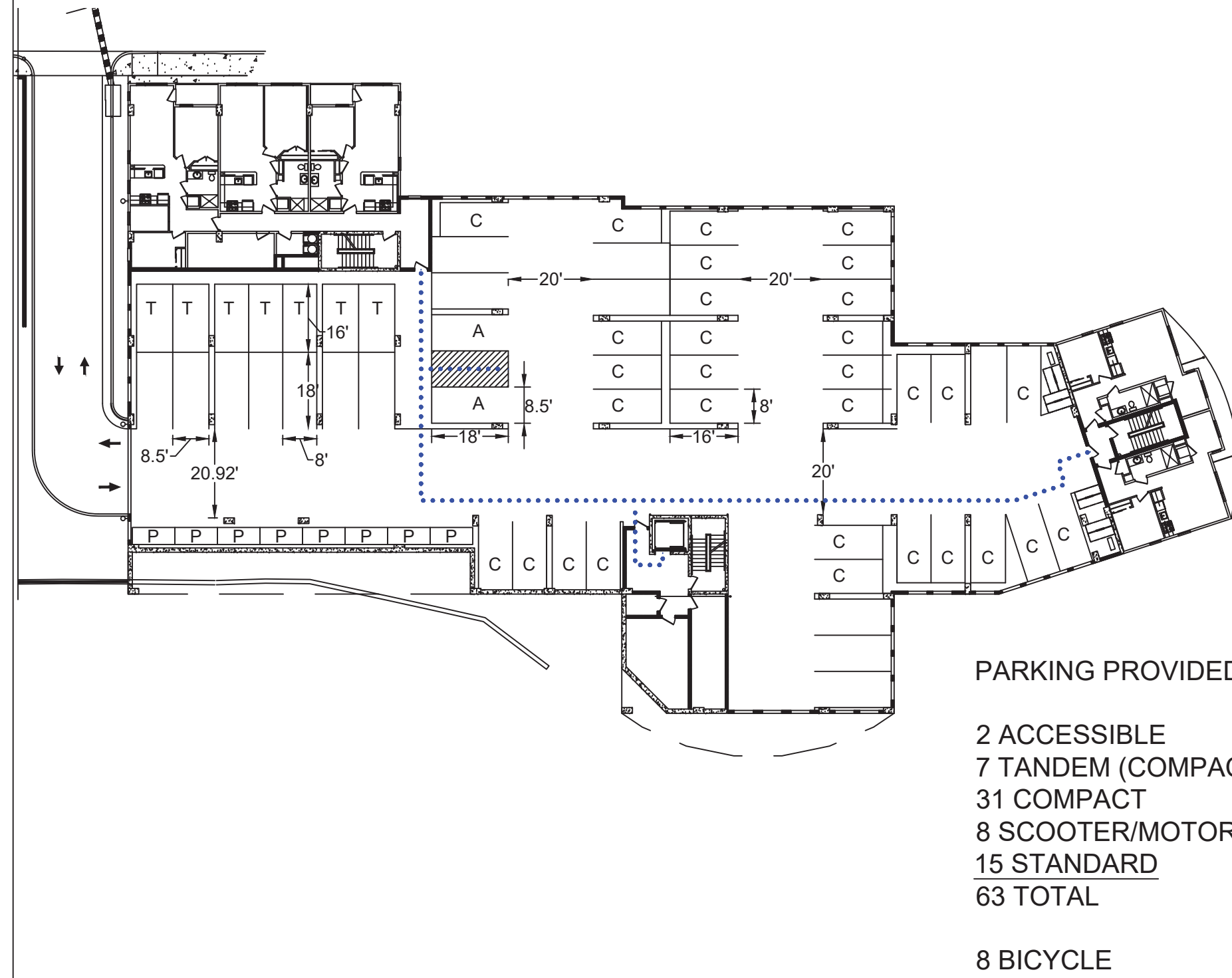
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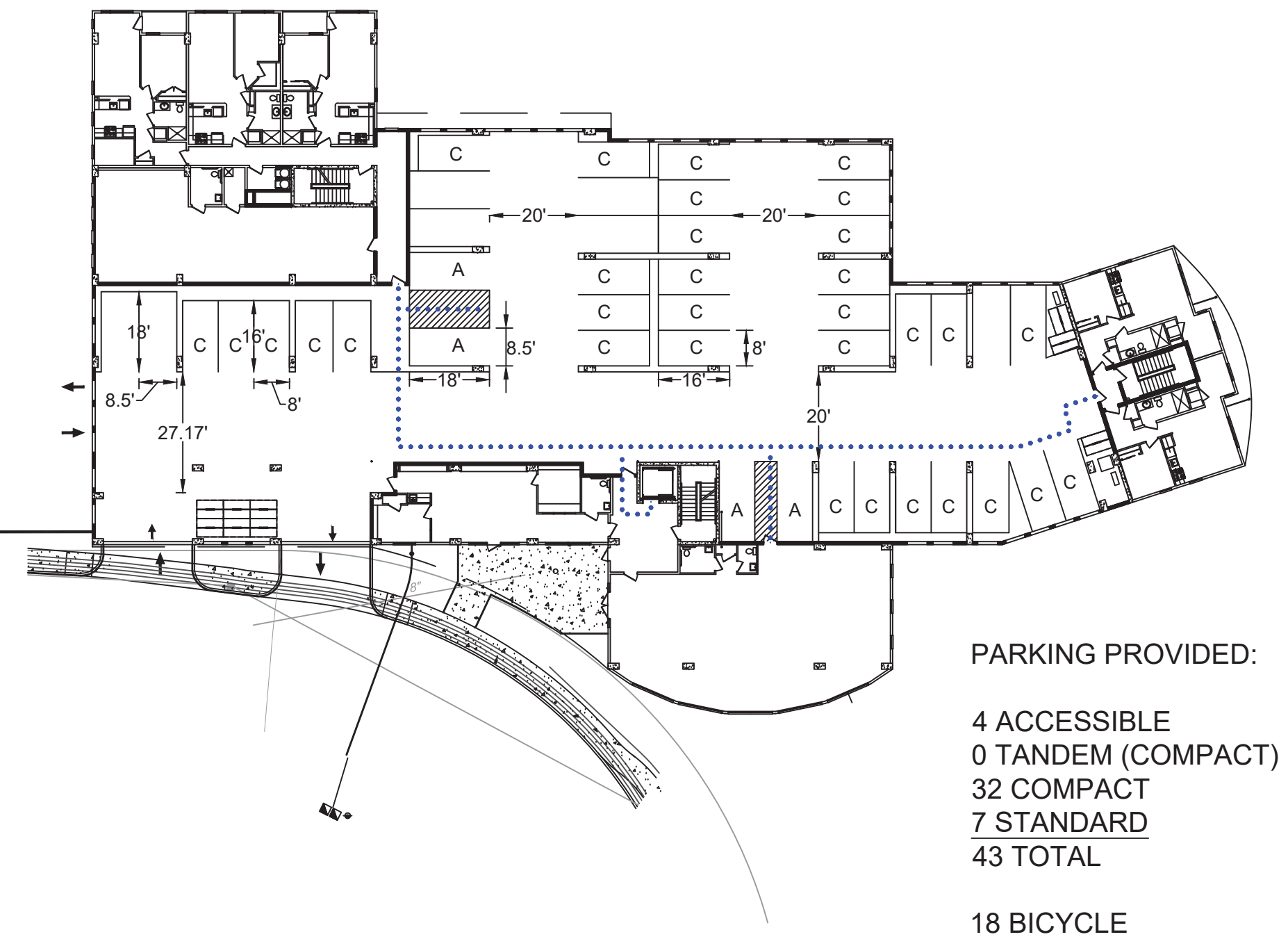
S:\10344483-1223_harris_st_SUP\DWGS\SheetCD\4483-C4.4 PARKING PLAN.dwg | Plotted on 10/19/2022 4:36 PM | by Kevin Flynn



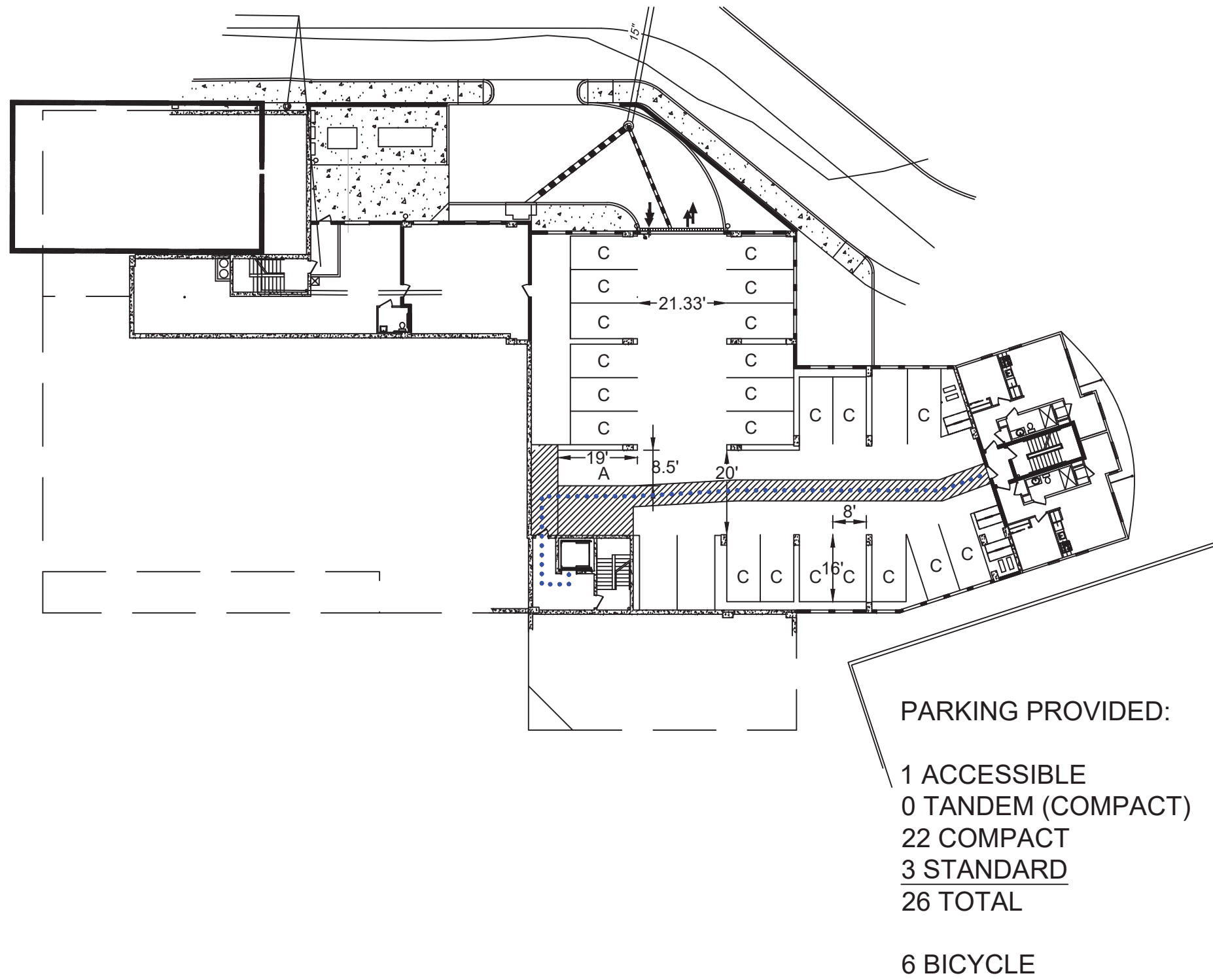
GARAGE PARKING AT FGE = 431



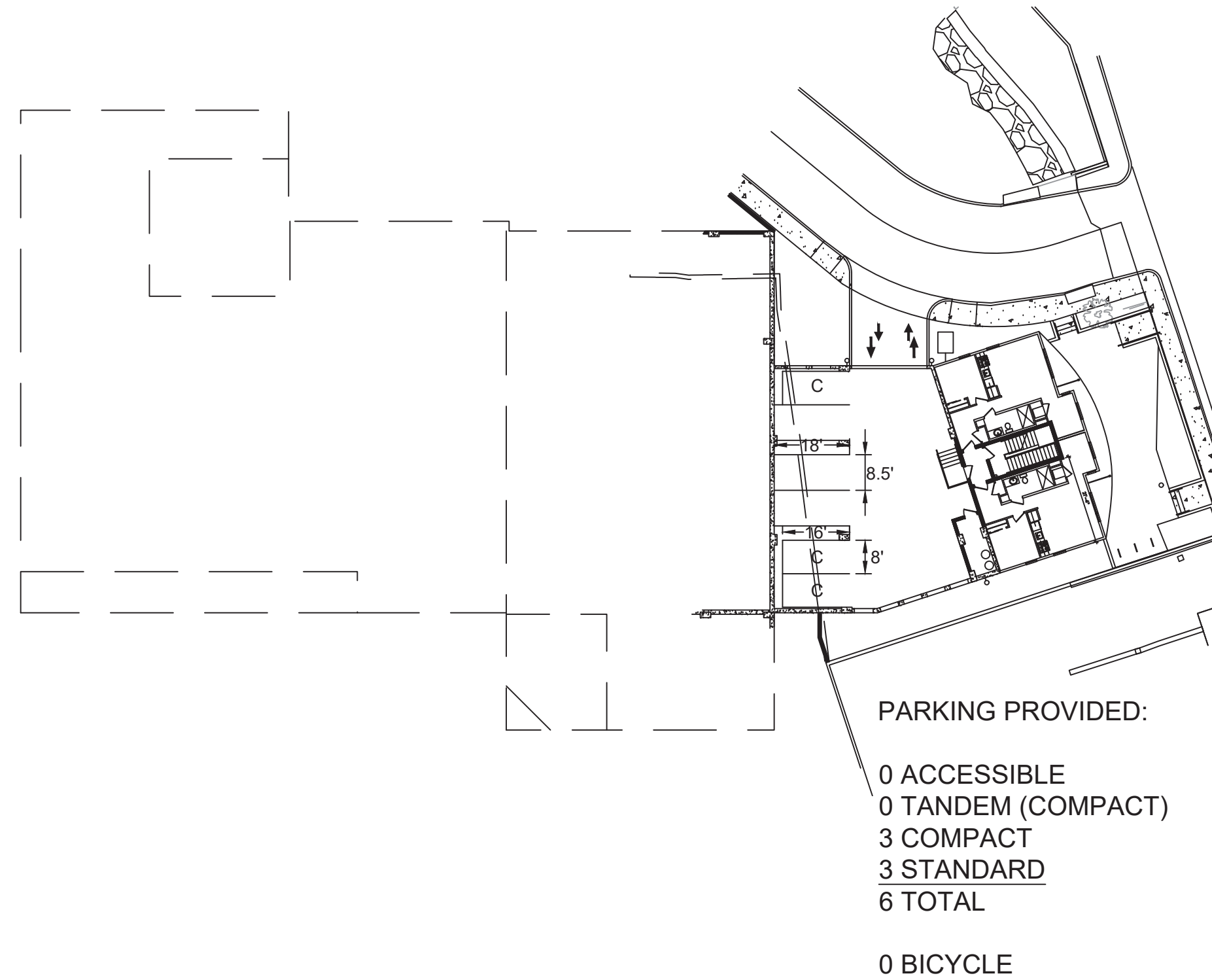
GARAGE PARKING AT FGE = 441



GARAGE PARKING AT FGE = 451



GARAGE PARKING AT FGE = 421



GARAGE PARKING AT FGE = 408

LEGEND

..... ACCESSIBLE ROUTE (MAX 5% RUNNING SLOPE AND MAX 2% CROSS SLOPE, MAX 8.3% RUNNING SLOPE FOR RAMPS)

TOTAL PARKING PROVIDED:

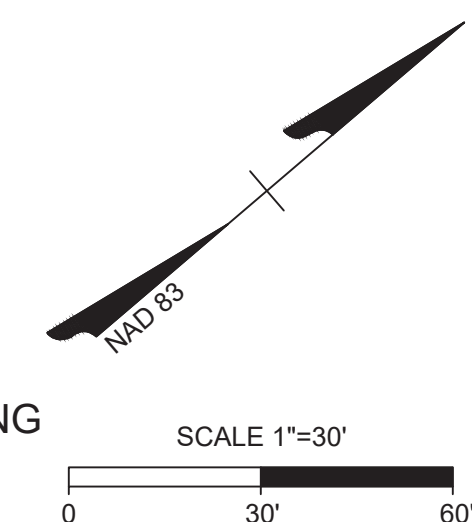
9 ACCESSIBLE
14 TANDEM (COMPACT)
121 COMPACT
40 STANDARD
184 TOTAL

16 ADDITIONAL MOTORCYCLE/
SCOOTER STALLS PROVIDED

40 BICYCLE IN GARAGE
12 BICYCLE OUTDOORS
52 BICYCLE TOTAL

NOTE:

FOR ADDITIONAL DETAILS RELATED TO THE INTERIOR OF THE GARAGES, SEE BUILDING PERMIT SUBMITTAL. ACCESSIBLE PARKING SPACES IN PARKING GARAGES SHALL COMPLY WITH ALL ADA VERTICAL CLEARANCE AND SLOPE REQUIREMENTS.

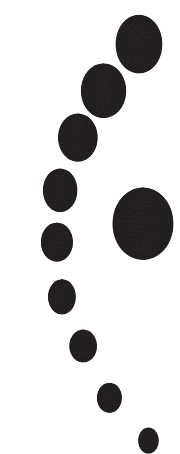


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10/20/2022	CITY COMMENTS	

DATE	DRAWN BY	DESIGNED BY	CHECKED BY	SCALE
08/24/21	K. FLYNN	C. SHIFFLETT	C. SHIFFLETT	


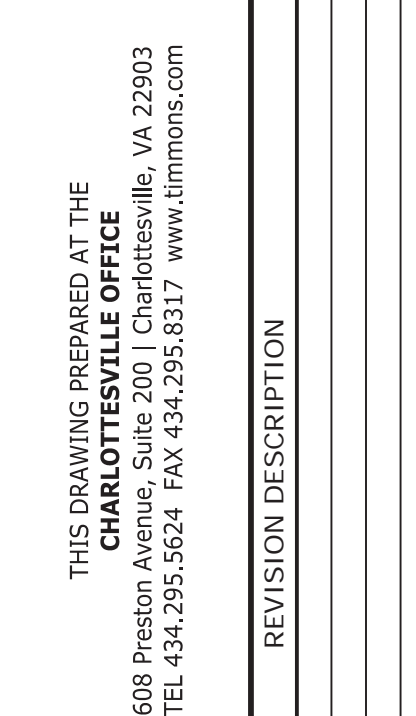


TIMMONS GROUP

CITY'S EDGE (1223 HARRIS ST) FINAL SITE PLAN
CHARLOTTEVILLE, VIRGINIA
PARKING PLAN

JOB NO. 44983
SHEET NO. C4.04

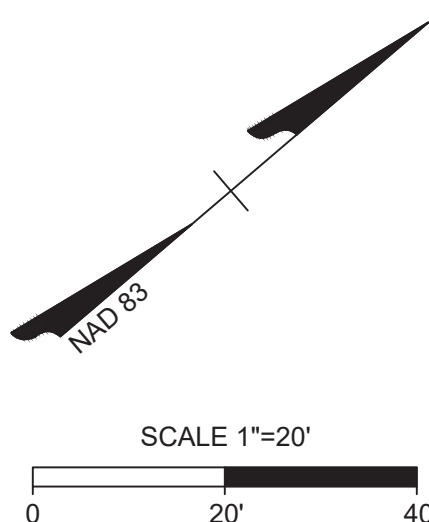
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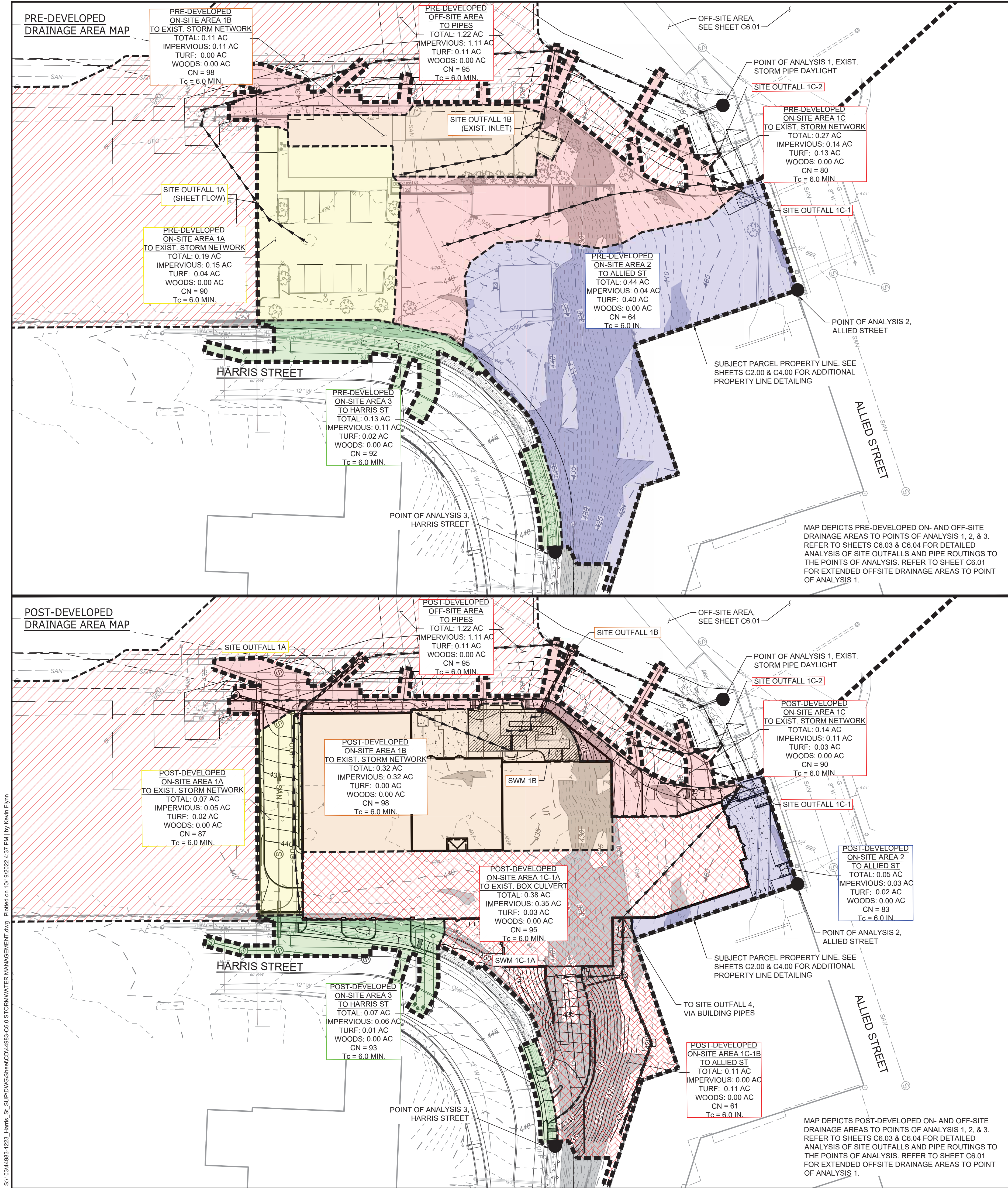


DESIGNED BY	K. FLYNN
CHECKED BY	C. SHIFFLE
SCALE	

JOB NO.
44983
SHEET NO.
C5.00

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WATER QUANTITY NARRATIVE

EXISTING
IN THE EXISTING CONDITION, RUNOFF LEAVES THE SITE VIA 6 OUTFALL LOCATIONS.

SITE OUTFALLS 1A, 1B, 1C-1, & 1C-2 DRAIN TO THE EXISTING STORMWATER CONVEYANCE SYSTEM ASSOCIATED WITH THE PRIVATE DRIVE ON THE WEST SIDE OF THE SITE, WHICH DAYLIGHTS INTO AN OPEN CHANNEL (POINT OF ANALYSIS 1). THE CITY OF CHARLOTTESVILLE HAS HISTORIC KNOWLEDGE OF FLOODING IN THIS LOCATION.

RUNOFF FROM SITE OUTFALL 2 LEAVES THE SITE AS CHANNEL FLOW ALONG THE EXISTING GUTTER ON ALLIED STREET.

RUNOFF FROM SITE OUTFALL 3 LEAVES THE SITE AS CHANNEL FLOW ALONG THE EXISTING GUTTER ON HARRIS STREET.

PROPOSED
RUNOFF FROM THE PROPOSED DEVELOPMENT LEAVES THE SITE VIA 6 SITE OUTFALL LOCATIONS.

AREA 1B DRAINS TO SWM 1B DETENTION PIPE, BEFORE LEAVING THE SITE VIA SITE OUTFALL 1B. AREA 1C-1A DRAINS TO SWM 1C-1A, BEFORE LEAVING THE SITE VIA SITE OUTFALL 1C-1. SITE OUTFALLS 1A, 1B, 1C-1, & 1C-2 DRAIN TO THE EXISTING STORMWATER CONVEYANCE SYSTEM ASSOCIATED WITH THE PRIVATE DRIVE ON THE WEST SIDE OF THE SITE, WHICH DAYLIGHTS INTO AN OPEN CHANNEL (POINT OF ANALYSIS 1).

POINT OF ANALYSIS 1 IS LOCATED WHERE THE EXISTING STORMWATER CONVEYANCE SYSTEM ENTERS THE EXISTING OPEN CHANNEL. CHANNEL ADEQUACY HAS BEEN DEMONSTRATED FROM SITE OUTFALLS 1A, 1B, 1C-1, & 1C-2 TO THE EXISTING OPEN CHANNEL, WHERE THE SITE AREA IS LESS THAN 1% OF THE TOTAL WATERSHED AREA. FLOOD PROTECTION AND CHANNEL PROTECTION CRITERIA ARE MET AND HAVE BEEN DEMONSTRATED AT POINT OF ANALYSIS 1.

RUNOFF FROM SITE OUTFALL 2 LEAVES THE SITE AS CHANNEL FLOW ALONG THE EXISTING GUTTER ON ALLIED STREET. CHANNEL PROTECTION REQUIREMENTS ARE MET WITH THE ENERGY BALANCE EQUATION AT POINT OF ANALYSIS 2. FLOOD PROTECTION REQUIREMENTS ARE MET BY ENSURING THAT THE POST-DEVELOPED Q_{10} FLOW RATE AT POINT OF ANALYSIS 2 DOES NOT EXCEED THE PRE-DEVELOPED CONDITION.

RUNOFF FROM SITE OUTFALL 3 LEAVES THE SITE AS CHANNEL FLOW ALONG THE EXISTING GUTTER ON HARRIS STREET. CHANNEL PROTECTION REQUIREMENTS ARE MET WITH THE ENERGY BALANCE EQUATION AT POINT OF ANALYSIS 3. FLOOD PROTECTION REQUIREMENTS ARE MET BY ENSURING THAT THE POST-DEVELOPED Q_{10} FLOW RATE AT POINT OF ANALYSIS 3 DOES NOT EXCEED THE PRE-DEVELOPED CONDITION.

WATER QUALITY ANALYSIS

SITE DATA
PRE DEVELOPED AREA
FOREST/OPEN SPACE = 0.00 ACRES
MANAGED TURF = 0.59 ACRES
IMPERVIOUS = 0.55 ACRES

PRE DEVELOPED LOAD (TP) (LB/YR) = 1.46

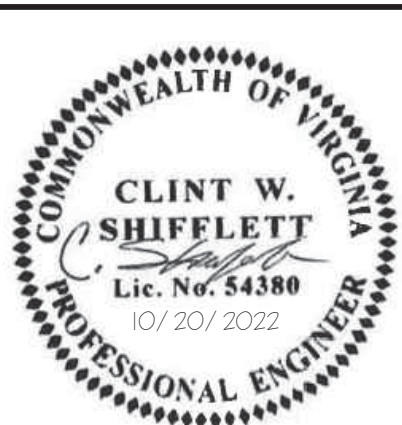
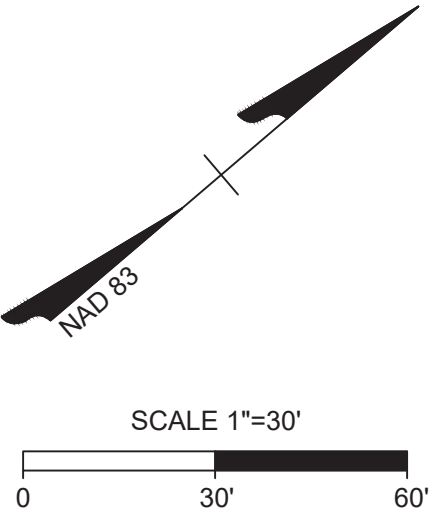
POST DEVELOPED AREA
FOREST/OPEN SPACE = 0.00 ACRES
MANAGED TURF = 0.22 ACRES
IMPERVIOUS = 0.92 ACRES

POST DEVELOPED LOAD (TP) (LB/YR) = 2.09
MAXIMUM PERCENT REDUCTION REQUIRED FOR REDEVELOPMENT = 20%

TOTAL LOAD REDUCTION REQUIRED (LB/YR) = 0.91 LB/YR

0.91 LB/YR REMAINING REMOVAL REQUIRED NUTRIENT CREDITS TO BE PURCHASED FROM A DEQ-APPROVED NUTRIENT CREDIT BANK IN ACCORDANCE WITH VIRGINIA CODE 62.1-44.15.35

- LEGEND
- POINT OF ANALYSIS
 - DRAINAGE DIVIDE
 - LIMITS OF DISTURBANCE
 - T_c FLOW PATH
 - DRAINAGE AREA 1A (TO POINT OF ANALYSIS 1, VIA SITE OUTFALL 1A)
 - DRAINAGE AREA 1B (TO POINT OF ANALYSIS 1, VIA SWM 1B & SITE OUTFALL 1B)
 - DRAINAGE AREA 1C (TO POINT OF ANALYSIS 1, VIA SITE OUTFALLS 1C-1 & 1C-2)
 - OFF-SITE DRAINAGE AREA TO PIPES (TO POINT OF ANALYSIS 1)
 - DRAINAGE AREA 1C-1A (TO POINT OF ANALYSIS 1, VIA SWM 1C-1A & SITE OUTFALL 1C-1)
 - DRAINAGE AREA 1C-1B (TO POINT OF ANALYSIS 1, VIA SITE OUTFALL 1C-1)
 - DRAINAGE AREA 2 (TO POINT OF ANALYSIS 2)
 - DRAINAGE AREA 3 (TO POINT OF ANALYSIS 3)



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DESIGNED BY
C. SHIFFLETT

CHECKED BY
C. SHIFFLETT

SCALE

TIMMONS GROUP

CITY'S EDGE (1223 HARRIS ST) FINAL SITE PLAN

CHARLOTTESVILLE, VIRGINIA

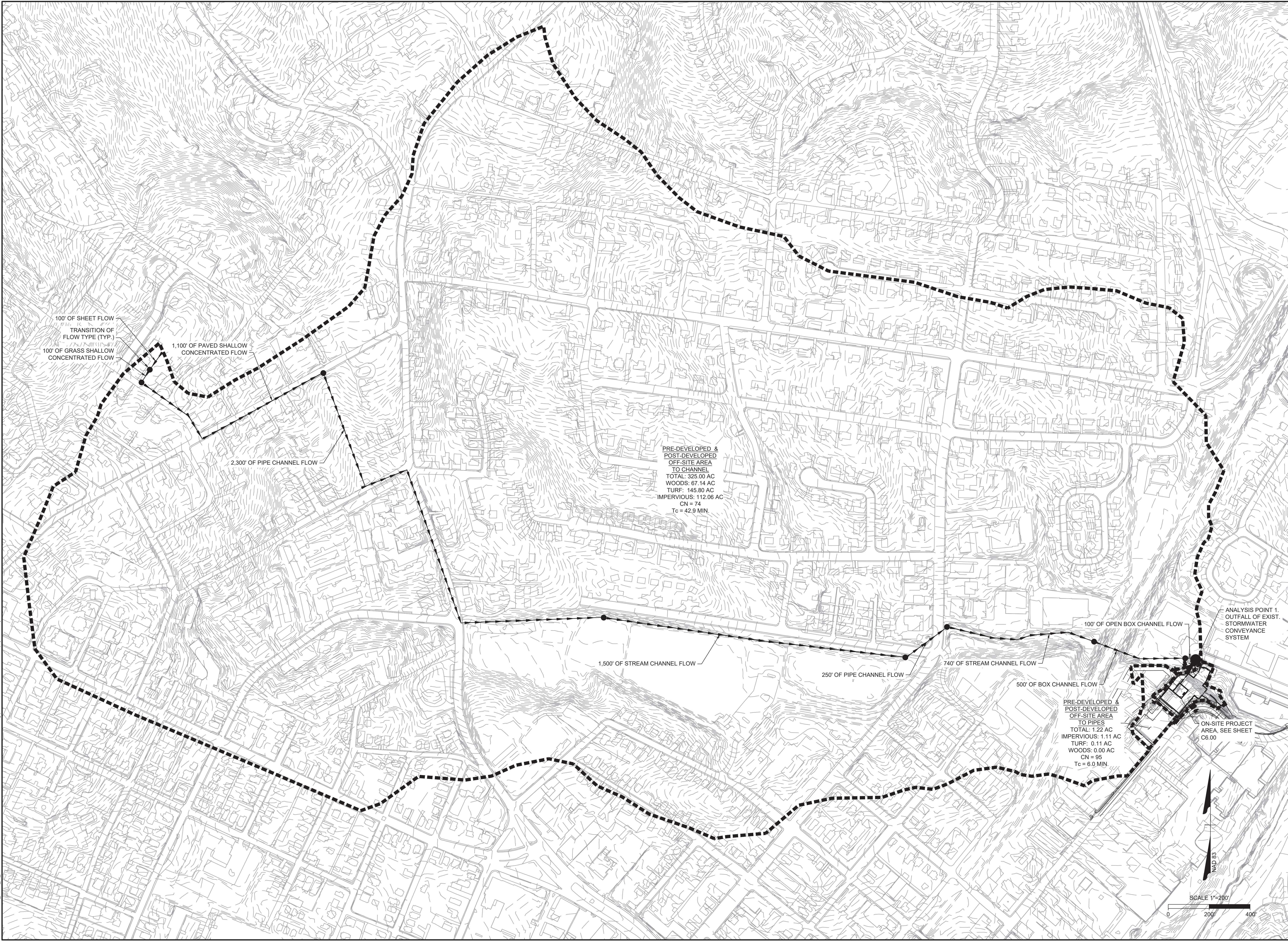
STORMWATER MANAGEMENT PLAN - POINTS OF ANALYSIS 1, 2, & 3


JOB NO.
44983

SHEET NO.
C6.00

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CITY'S EDGE (1223 HARRIS ST) FINAL SITE PLAN

CHARLOTTESVILLE, VIRGINIA

STORMWATER MANAGEMENT PLAN - OFFSITE

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DATE

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CITY COMMENTS

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S:\10344483-1223_Harris_St_SUPIDWG\SheetCD44883-C6.0 STORMWATER MANAGEMENT.dwg Plotted on 10/19/2022 4:38 PM I by Kevin Flynn

WATER QUANTITY - TO OPEN CHANNEL (POINT OF ANALYSIS 1)

DRAINAGE AREA ANALYSIS (PRE-DEVELOPED)

PRE-DEVELOPED ON-SITE AREA 1A TO EXIST. STORM NETWORK
AREA = 0.19 ACRES
IMPERVIOUS = 0.15 ACRES
MANAGED TURF = 0.04 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	0.64	0.032
2 YEAR	0.82	
10 YEAR	1.35	

PRE-DEVELOPED ON-SITE AREA 1B TO EXIST. STORM NETWORK
AREA = 0.11 ACRES
IMPERVIOUS = 0.11 ACRES
MANAGED TURF = 0.00 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	0.46	0.026
2 YEAR	0.56	
10 YEAR	0.85	

PRE-DEVELOPED ON-SITE AREA 1C TO EXIST. STORM NETWORK
AREA = 0.27 ACRES
IMPERVIOUS = 0.14 ACRES
MANAGED TURF = 0.13 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	0.60	0.029
2 YEAR	0.83	
10 YEAR	1.56	

PRE-DEVELOPED OFF-SITE AREA TO CHANNEL
AREA = 325.00 ACRES
IMPERVIOUS = 112.06 ACRES
MANAGED TURF = 145.80 ACRES
WOODED = 67.14 ACRES
Tc = 42.9 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	187.17	25.288
2 YEAR	286.19	

DRAINAGE AREA ANALYSIS (POST-DEVELOPED)

POST-DEVELOPED ON-SITE AREA 1A TO EXIST. STORM NETWORK
AREA = 0.07 ACRES
IMPERVIOUS = 0.05 ACRES
MANAGED TURF = 0.02 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	0.21	0.010
2 YEAR	0.28	
10 YEAR	0.47	

POST-DEVELOPED ON-SITE AREA 1B TO SWM 1B
AREA = 0.32 ACRES
IMPERVIOUS = 0.32 ACRES
MANAGED TURF = 0.00 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	1.34	0.075
2 YEAR	1.62	
10 YEAR	2.47	

POST-DEVELOPED ON-SITE AREA 1C TO EXIST. STORM NETWORK
AREA = 0.14 ACRES
IMPERVIOUS = 0.11 ACRES
MANAGED TURF = 0.03 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	0.47	0.024
2 YEAR	0.61	
10 YEAR	0.99	

POST-DEVELOPED ON-SITE AREA 1C-1A TO SWM 1C-1A
AREA = 0.38 ACRES
IMPERVIOUS = 0.35 ACRES
MANAGED TURF = 0.03 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	1.50	0.079
2 YEAR	1.85	
10 YEAR	2.87	

POST-DEVELOPED OFF-SITE AREA TO CHANNEL
AREA = 325.00 ACRES
IMPERVIOUS = 112.06 ACRES
MANAGED TURF = 145.80 ACRES
WOODED = 67.14 ACRES
Tc = 42.9 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	0.05	0.003
2 YEAR	0.11	
10 YEAR	0.33	

POST-DEVELOPED OFF-SITE AREA TO CHANNEL
AREA = 325.00 ACRES
IMPERVIOUS = 112.06 ACRES
MANAGED TURF = 145.80 ACRES
WOODED = 67.14 ACRES
Tc = 42.9 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	187.17	25.288
2 YEAR	286.19	

POST-DEVELOPED OFF-SITE AREA TO CHANNEL
AREA = 325.00 ACRES
IMPERVIOUS = 112.06 ACRES
MANAGED TURF = 145.80 ACRES
WOODED = 67.14 ACRES
Tc = 42.9 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	187.17	25.288
2 YEAR	286.19	

PRE-DEVELOPED OFF-SITE AREA TO PIPES
AREA = 1.22 ACRES
IMPERVIOUS = 1.11 ACRES
MANAGED TURF = 0.11 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	4.81	0.253
2 YEAR	5.93	
10 YEAR	9.22	

COMBINED FLOW AT POINT OF ANALYSIS 1
AREA = 0.11 ACRES
IMPERVIOUS = 0.11 ACRES
MANAGED TURF = 0.00 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	4.81	0.253
2 YEAR	5.93	
10 YEAR	9.22	

COMBINED FLOW AT POINT OF ANALYSIS 1
AREA = 0.11 ACRES
IMPERVIOUS = 0.11 ACRES
MANAGED TURF = 0.00 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	4.81	0.253
2 YEAR	5.93	
10 YEAR	9.22	

COMBINED FLOW IN OPEN CHANNEL AT <1% POINT
AREA = 0.11 ACRES
IMPERVIOUS = 0.11 ACRES
MANAGED TURF = 0.00 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	4.81	0.253
2 YEAR	5.93	
10 YEAR	9.22	

COMBINED FLOW AT POINT OF ANALYSIS 1
AREA = 0.11 ACRES
IMPERVIOUS = 0.11 ACRES
MANAGED TURF = 0.00 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	4.81	0.253
2 YEAR	5.93	
10 YEAR	9.22	

FLOW THROUGH SWM 1B

	Q (CFS)	V (AC-FT)
1 YEAR	0.68	
2 YEAR	0.85	
10 YEAR	1.26	

	Q (CFS)	V (AC-FT)
1 YEAR	1.34	0.075
2 YEAR	1.62	
10 YEAR	2.47	

POST-DEVELOPED ON-SITE AREA 1C TO EXIST. STORM NETWORK
AREA = 0.14 ACRES
IMPERVIOUS = 0.11 ACRES
MANAGED TURF = 0.03 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	0.47	0.024
2 YEAR	0.61	
10 YEAR	0.99	

POST-DEVELOPED ON-SITE AREA 1C-1A TO SWM 1C-1A
AREA = 0.38 ACRES
IMPERVIOUS = 0.35 ACRES
MANAGED TURF = 0.03 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	1.50	0.079
2 YEAR	1.85	
10 YEAR	2.87	

POST-DEVELOPED OFF-SITE AREA TO CHANNEL
AREA = 325.00 ACRES
IMPERVIOUS = 112.06 ACRES
MANAGED TURF = 145.80 ACRES
WOODED = 67.14 ACRES
Tc = 42.9 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	0.05	0.003
2 YEAR	0.11	
10 YEAR	0.33	

POST-DEVELOPED OFF-SITE AREA TO CHANNEL
AREA = 325.00 ACRES
IMPERVIOUS = 112.06 ACRES
MANAGED TURF = 145.80 ACRES
WOODED = 67.14 ACRES
Tc = 42.9 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	0.05	0.003
2 YEAR	0.11	
10 YEAR	0.33	

COMBINED FLOW IN OPEN CHANNEL AT <1% POINT
AREA = 0.11 ACRES
IMPERVIOUS = 0.11 ACRES
MANAGED TURF = 0.00 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	187.17	25.288
2 YEAR	286.19	

CHANNEL PROTECTION:
SEE SHEET C6.03 FOR FORM LD-229 ANALYSIS OF THE POST-DEVELOPED STORMWATER CONVEYANCE SYSTEM, INCLUDING EXISTING PIPES, FROM SITE OUTFALLS 1A, 1B, 1C-1, & 1C-2 TO THE EXISTING OPEN CHANNEL, DEMONSTRATING CHANNEL ADEQUACY TO POINT OF ANALYSIS 1.

MANNING'S FORMULA HAS BEEN USED TO DETERMINE THE 2-YEAR 24-HOUR STORM PEAK FLOW RATE IN THE EXISTING OPEN CHANNEL, WHERE THE SITE'S CONTRIBUTING DRAINAGE AREA IS LESS THAN 1.0% OF THE TOTAL WATERSHED AREA. STUDIES HAVE SHOWN THE EROSION VELOCITY FOR GABION BASKETS TO BE APPROXIMATELY 18-22 FPS.

CHANNEL SECTION 1 - UPSTREAM OF EXISTING STORM PIPE DAYLIGHT & POINT OF ANALYSIS 1

Q_(2-YR) = 286.19 CFS
V_{2-YR} = 7.07 FPS ≤ V_{MAX ALLOWABLE} = 18-22 FPS **OK**

CHANNEL SECTION 2 - DOWNSTREAM OF EXISTING STORM PIPE DAYLIGHT & POINT OF ANALYSIS 1

Q_(2-YR) = 287.59 CFS
V_{2-YR} = 7.61 FPS ≤ V_{MAX ALLOWABLE} = 18-22 FPS **OK**

CHANNEL PROTECTION CRITERIA AS DESCRIBED IN 9VAC25-870-66 B 1a HAVE BEEN MET THROUGH DEMONSTRATION THAT DOWNSTREAM MANMADE CHANNELS DO NOT EXPERIENCE EROSION, AND IN ACCORDANCE WITH 9VAC25-870-66 B 4a, THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1.0% OF THE TOTAL WATERSHED AREA AT THE POINT OF ANALYSIS.

ADDITIONALLY, NOTE THAT WHERE THE EXISTING STORMWATER CONVEYANCE SYSTEM ENTERS THE EXISTING OPEN CHANNEL, THE 2-YEAR 24-HOUR POST-DEVELOPED PEAK FLOW RATE MATCHES THE PRE-DEVELOPED PEAK FLOW RATE.

FLOOD PROTECTION:

POST-DEVELOPED Q₁₀ ≤ PRE-DEVELOPED Q₁₀

OK 12.93 CFS (POST-DEVELOPED Q₁₀) ≤ 12.97 CFS (PRE-DEVELOPED Q₁₀)

FLOOD PROTECTION CRITERIA AS DESCRIBED IN 9VAC25-870-66 C 2b HAVE BEEN MET THROUGH DEMONSTRATION THAT THE POST-DEVELOPMENT PEAK FLOW RATE FROM THE 10-YEAR 24-HOUR STORM EVENT IS LESS THAN THE PRE-DEVELOPMENT PEAK FLOW RATE FROM THE SAME STORM AT POINT OF ANALYSIS 1 INSIDE THE EXISTING STORMWATER CONVEYANCE PIPE SYSTEM. NO ADDITIONAL DOWNSTREAM ANALYSIS IS REQUIRED.

WATER QUALITY ANALYSIS

SITE DATA

PRE DEVELOPED AREA
FOREST/OPEN SPACE = 0.00 ACRES
MANAGED TURF = 0.59 ACRES
IMPERVIOUS = 0.55 ACRES

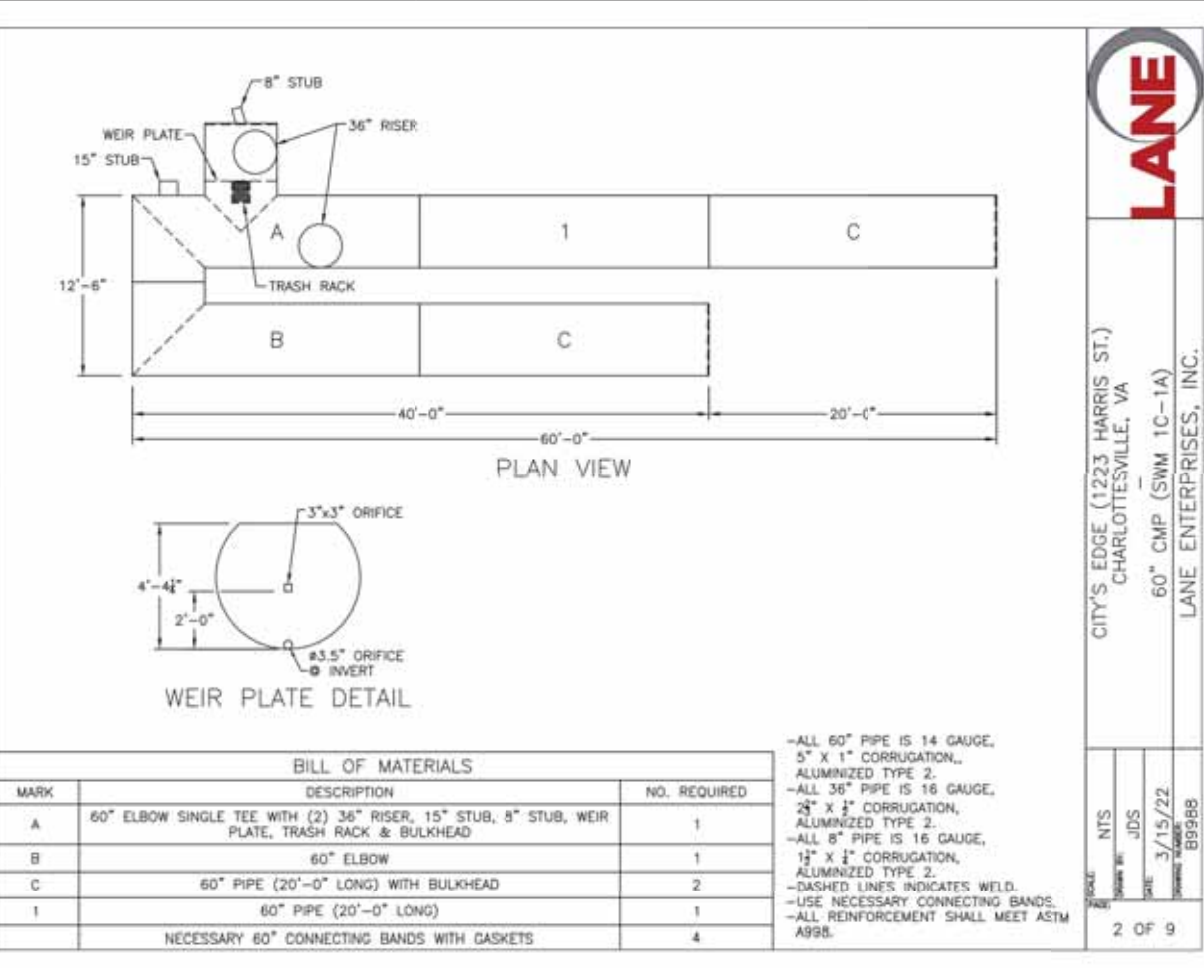
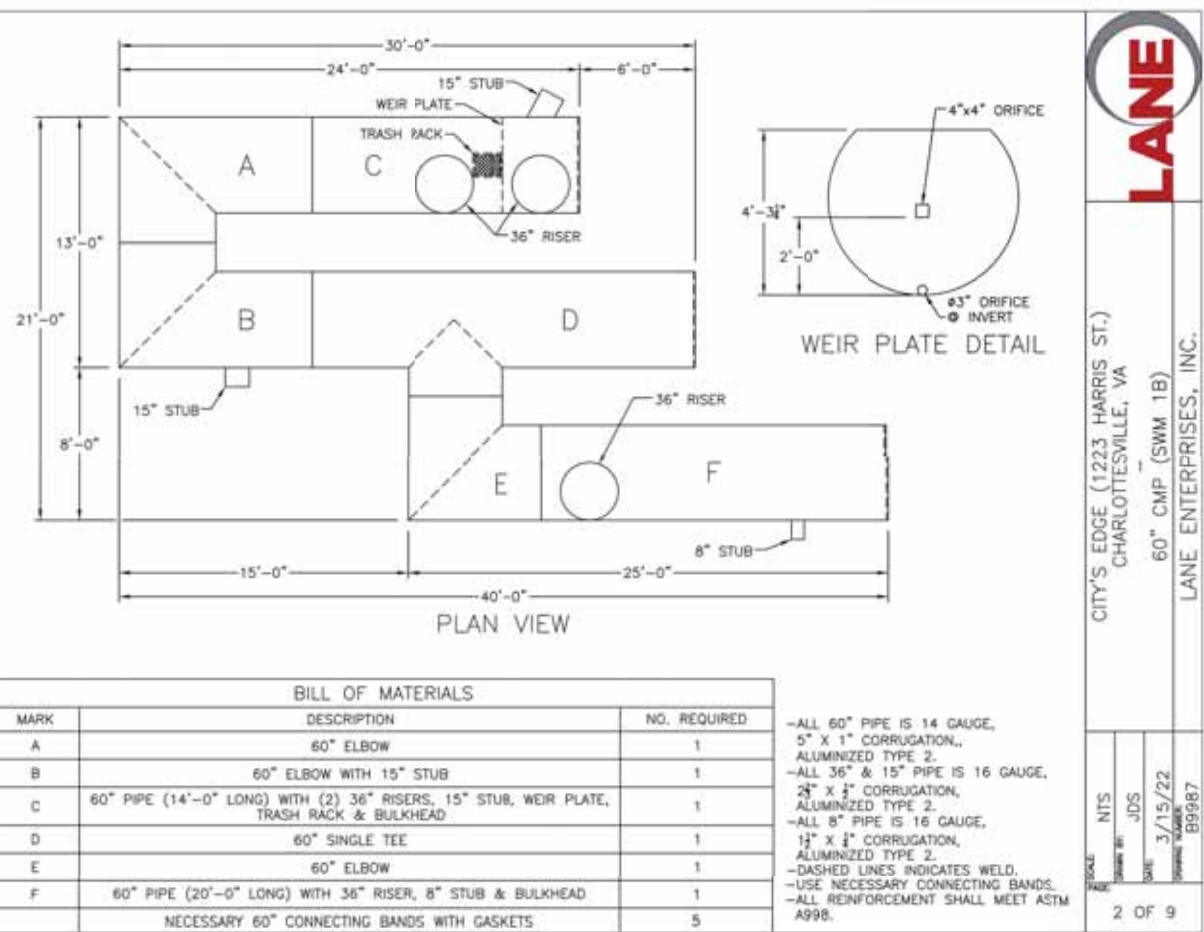
PRE DEVELOPED LOAD (TP) (LB/YR) = 1.46

POST DEVELOPED AREA
FOREST/OPEN SPACE = 0.00 ACRES
MANAGED TURF = 0.22 ACRES
IMPERVIOUS = 0.92 ACRES

POST DEVELOPED LOAD (TP) (LB/YR) = 2.09
MAXIMUM PERCENT REDUCTION REQUIRED FOR REDEVELOPMENT = 20%

TOTAL LOAD REDUCTION REQUIRED (LB/YR) = 0.91 LB/YR

0.91 LB/YR REMAINING REMOVAL REQUIRED NUTRIENT CREDITS TO BE PURCHASED FROM A DEC-APPROVED NUTRIENT CREDIT BANK IN ACCORDANCE WITH VIRGINIA CODE 82.1-44.15.35



WATER QUANTITY - TO ALLIED STREET (POINT OF ANALYSIS 2)

DRAINAGE AREA ANALYSIS (PRE-DEVELOPED)

PRE-DEVELOPED ON-SITE AREA 2 TO ALLIED STREET
AREA = 0.44 ACRES
IMPERVIOUS = 0.04 ACRES
MANAGED TURF = 0.40 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	0.32	0.018
2 YEAR	0.57	
10 YEAR	1.50	

DRAINAGE AREA ANALYSIS (POST-DEVELOPED)

POST-DEVELOPED ON-SITE AREA 2 TO ALLIED STREET
AREA = 0.05 ACRES
IMPERVIOUS = 0.03 ACRES
MANAGED TURF = 0.02 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	0.13	0.006
2 YEAR	0.17	
10 YEAR	0.31	

CHANNEL PROTECTION (ENERGY BALANCE):

$$Q_{DEVELOPED} \leq 0.80 * (Q_{PRE-DEVELOPED} * RV_{PRE-DEVELOPED}) / RV_{DEVELOPED}$$

OK 0.13 CFS ≤ 0.80 * (0.32 CFS * 0.018 AC-FT) / (0.006 AC-FT) = 0.77 CFS

FLOOD PROTECTION:

POST-DEVELOPED Q₁₀ ≤ PRE-DEVELOPED Q₁₀

OK 0.31 CFS (POST-DEVELOPED Q₁₀) ≤ 1.50 CFS (PRE-DEVELOPED Q₁₀)

WATER QUANTITY - TO HARRIS STREET (POINT OF ANALYSIS 3)

DRAINAGE AREA ANALYSIS (PRE-DEVELOPED)

PRE-DEVELOPED ON-SITE AREA 3 TO HARRIS STREET
AREA = 0.13 ACRES
IMPERVIOUS = 0.11 ACRES
MANAGED TURF = 0.02 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	0.47	0.024
2 YEAR	0.59	
10 YEAR	0.95	

DRAINAGE AREA ANALYSIS (POST-DEVELOPED)

POST-DEVELOPED ON-SITE AREA 3 TO HARRIS STREET
AREA = 0.07 ACRES
IMPERVIOUS = 0.06 ACRES
MANAGED TURF = 0.01 ACRES
WOODED = 0.00 ACRES
Tc = 6.0 MIN.

	Q (CFS)	V (AC-FT)
1 YEAR	0.26	0.013
2 YEAR	0.33	
10 YEAR	0.52	

CHANNEL PROTECTION (ENERGY BALANCE):

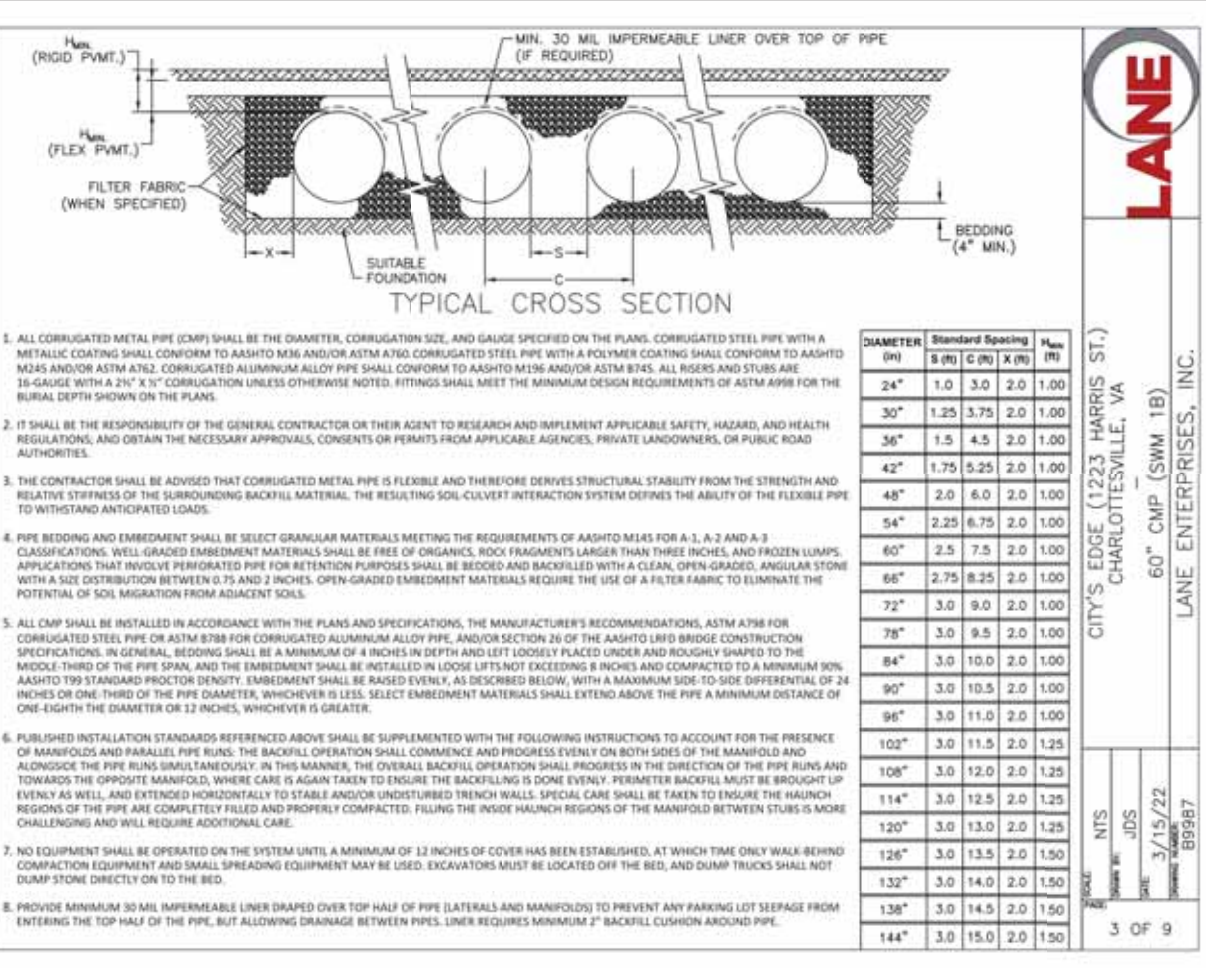
$$Q_{DEVELOPED} \leq 0.80 * (Q_{PRE-DEVELOPED} * RV_{PRE-DEVELOPED}) / RV_{DEVELOPED}$$

OK 0.26 CFS ≤ 0.80 * (0.47 CFS * 0.024 AC-FT) / (0.013 AC-FT) = 0.69 CFS

FLOOD PROTECTION:

POST-DEVELOPED Q₁₀ ≤ PRE-DEVELOPED Q₁₀

OK 0.52 CFS (POST-DEVELOPED Q₁₀) ≤ 0.95 CFS (PRE-DEVELOPED Q₁₀)



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	08/24/21			

DRAWN BY	DESIGNED BY	CHECKED BY	SCALE
K. FLYNN	C. SHIFFLETT	C. SHIFFLETT	

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S:\03\4483-1223_Itarrs_SF_SUP\DWG\SheetCD\4483-C6.0 STORMWATER MANAGEMENT.dwg | Plotted on 10/19/2022 4:38 PM | by Kevin Flynn

PIPE ADEQUACY ANALYSIS				PROJECT: 1223 Harris Street				Designed by: A. Mabee							
				LOCATION: City of Charlottesville											
				COUNTY: Charlottesville				Checked by:							
STORM FREQUENCY				10											
								UNITS							
								ENGLISH							
PIPE NO.	FROM POINT	TO POINT	DRAIN AREA "A" Acre	WEIGHTED "CN"	RUNOFF		INVERT ELEVS		PIPE SIZE			Capacity CFS	Q < CAPACITY?		
					Increment	Total	UPPER END	LOWER END	LENGTH	SLOPE	SIZE Dia.			SHAPE	
						CFS	CFS			Fl.	Fl./Fl.	In.			
EX-1	Existing 1	Existing 2	0.26	97	1.97	1.97		432.83	430.59	8.80	0.255	15	Circular	35.31	OK
EX-2	Existing 2	300	0.34	93	2.48	4.45		430.58	425.82	57.60	0.083	15	Circular	20.12	OK
301	302	300	0.07	86	0.41	0.41		426.15	425.92	23.30	0.010	15	Circular	6.95	OK
EX-2b	300	Existing 3	-	-	-	4.86		425.82	421.95	46.75	0.083	15	Circular	20.14	OK
EX-3	Existing 3	Existing MH	0.07	95	0.51	5.37		421.93	414.39	103.03	0.073	15	Circular	18.93	OK
EX-6	Existing 6	Existing MH	0.44	94	3.31	3.31		414.27	413.10	79.48	0.015	15	Circular	7.84	OK
EX-4	Existing MH	200	-	-	-	8.68		413.00	411.17	10.00	0.183	15	Circular	29.94	OK
211	TD-2	SWM 1B	0.00	98	0.02	0.02		416.75	416.62	6.63	0.020	8	Circular	1.83	OK
201	202	SWM 1B	0.06	95	0.45	0.45		415.50	415.44	3.13	0.019	15	Circular	9.69	OK
201A	SWM 1B	200	-	-	1.26	1.26		413.00	412.16	42.00	0.020	15	Circular	9.90	OK
EX-4b	200	Existing MH	-	-	-	9.94		411.17	396.13	82.14	0.183	15	Circular	29.95	OK
113	TD-1	SWM 1C-1A	-	-	0.55	0.55		426.70	426.67	1.67	0.018	8	Circular	1.75	OK
111	SWM 1C-1A	106	-	-	1.11	1.11		423.00	420.35	20.39	0.130	8	Circular	4.72	OK
109	110	108	0.02	61	0.05	0.05		415.70	414.86	56.06	0.015	8	Circular	1.60	OK
107	108	106	0.06	61	0.18	0.23		414.76	414.13	41.95	0.015	8	Circular	1.60	OK
105	106	104	-	-	-	1.34		414.03	413.65	25.01	0.015	8	Circular	1.61	OK
103	104	BLDG	0.02	61	0.05	1.39		413.55	413.42	8.68	0.015	8	Circular	1.60	OK
101	BLDG	Existing 8	-	-	-	1.39		398.00	397.74	17.24	0.015	12	Circular	4.74	OK
EX-8	Existing 8	Existing 7	0.05	86	0.32	1.71		397.64	397.13	27.28	0.019	15	Circular	9.57	OK
EX-7	Existing 7	Existing MH	0.20	95	1.55	3.26		397.01	396.13	24.23	0.036	15	Circular	13.34	OK
EX-5	Existing MH	EX End	-	-	-	13.20		396.08	395.72	7.65	0.047	18	Circular	24.69	OK

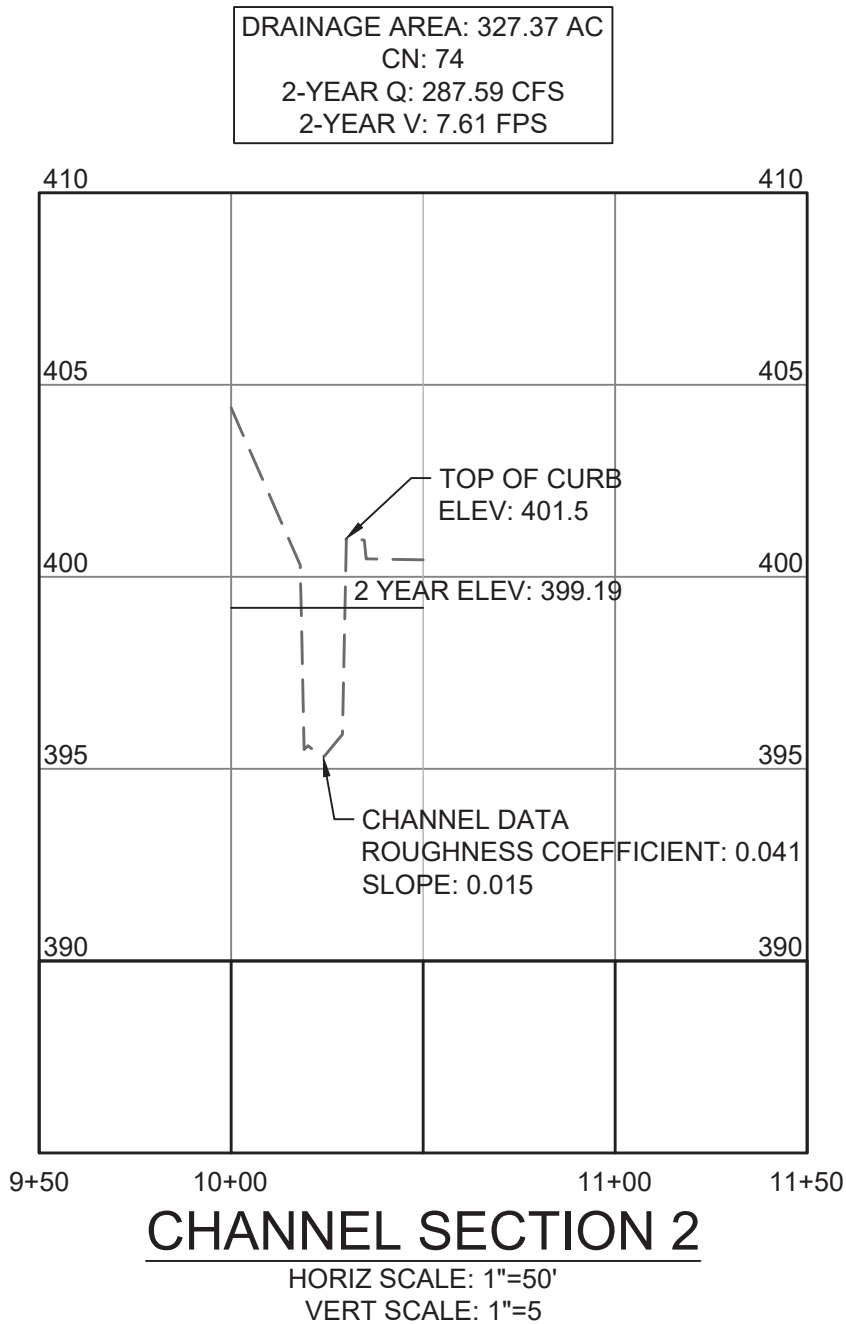
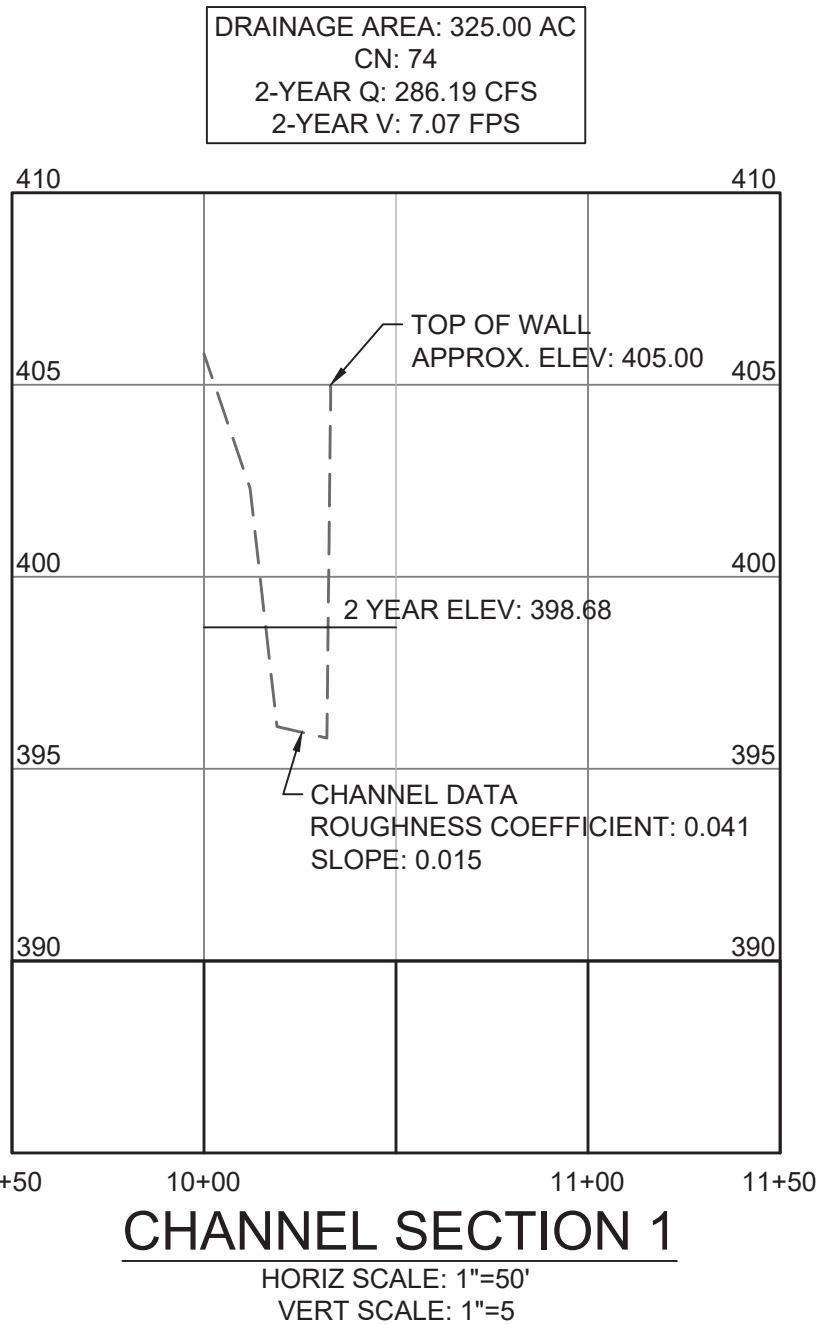
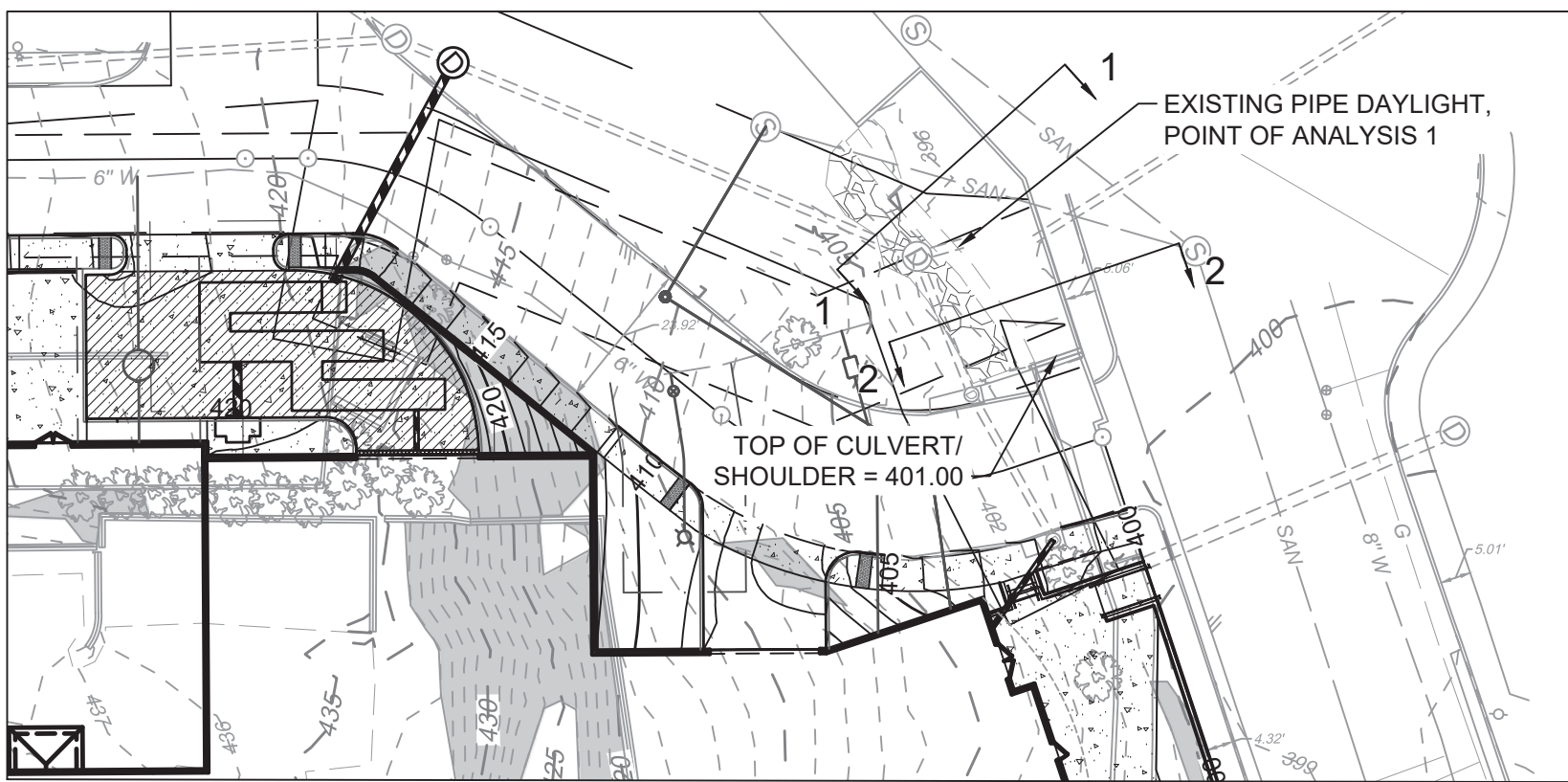
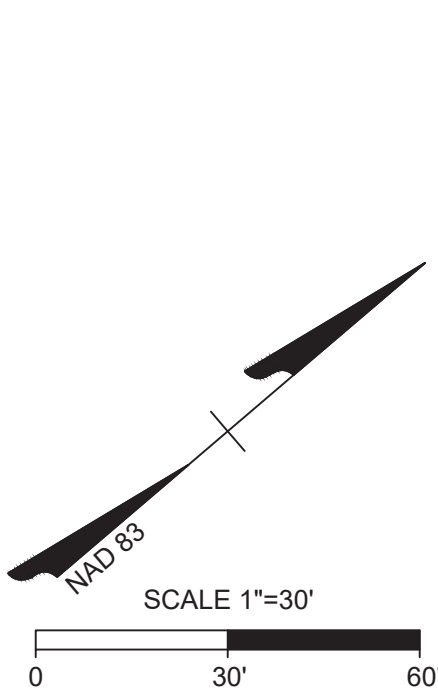
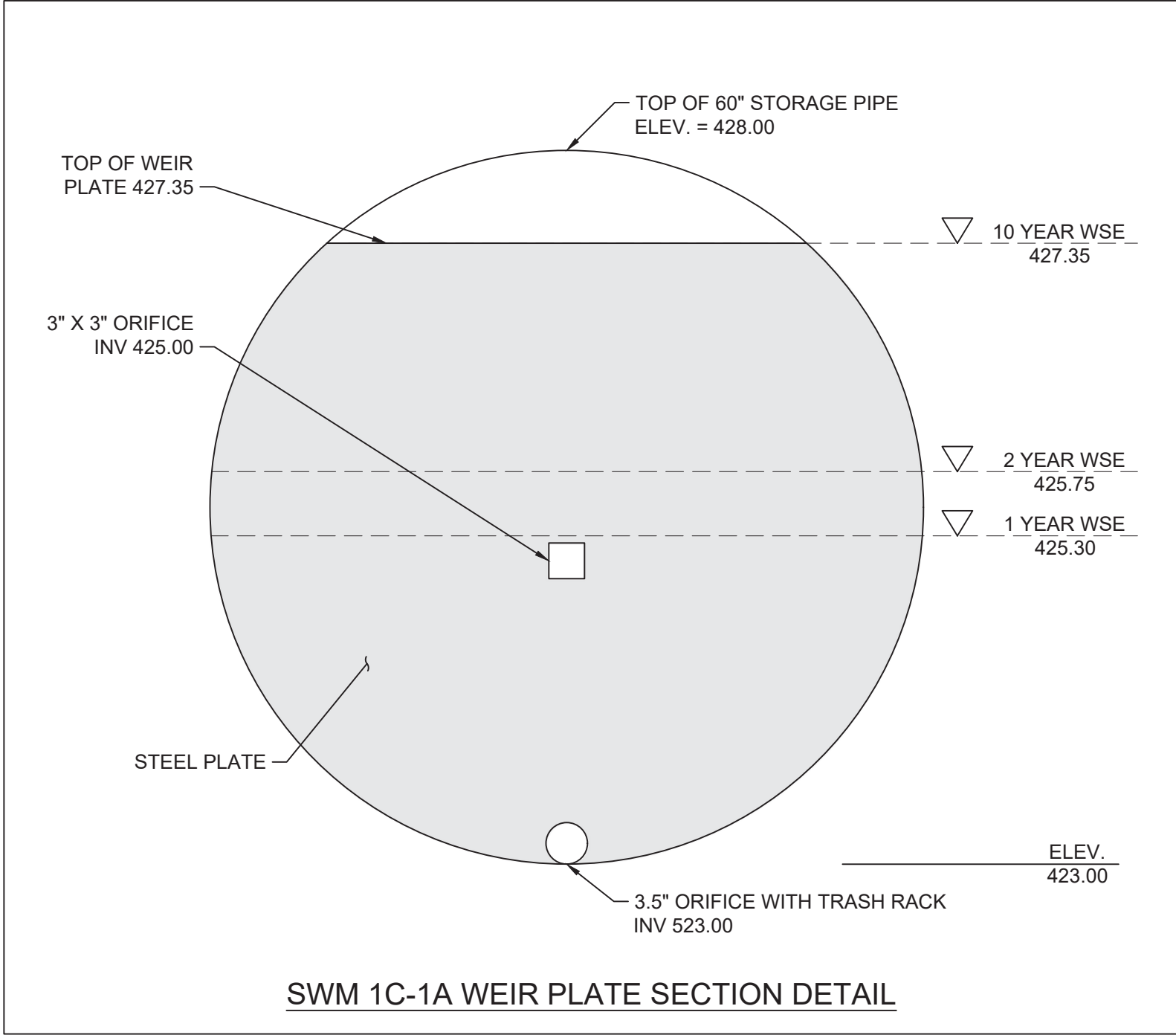
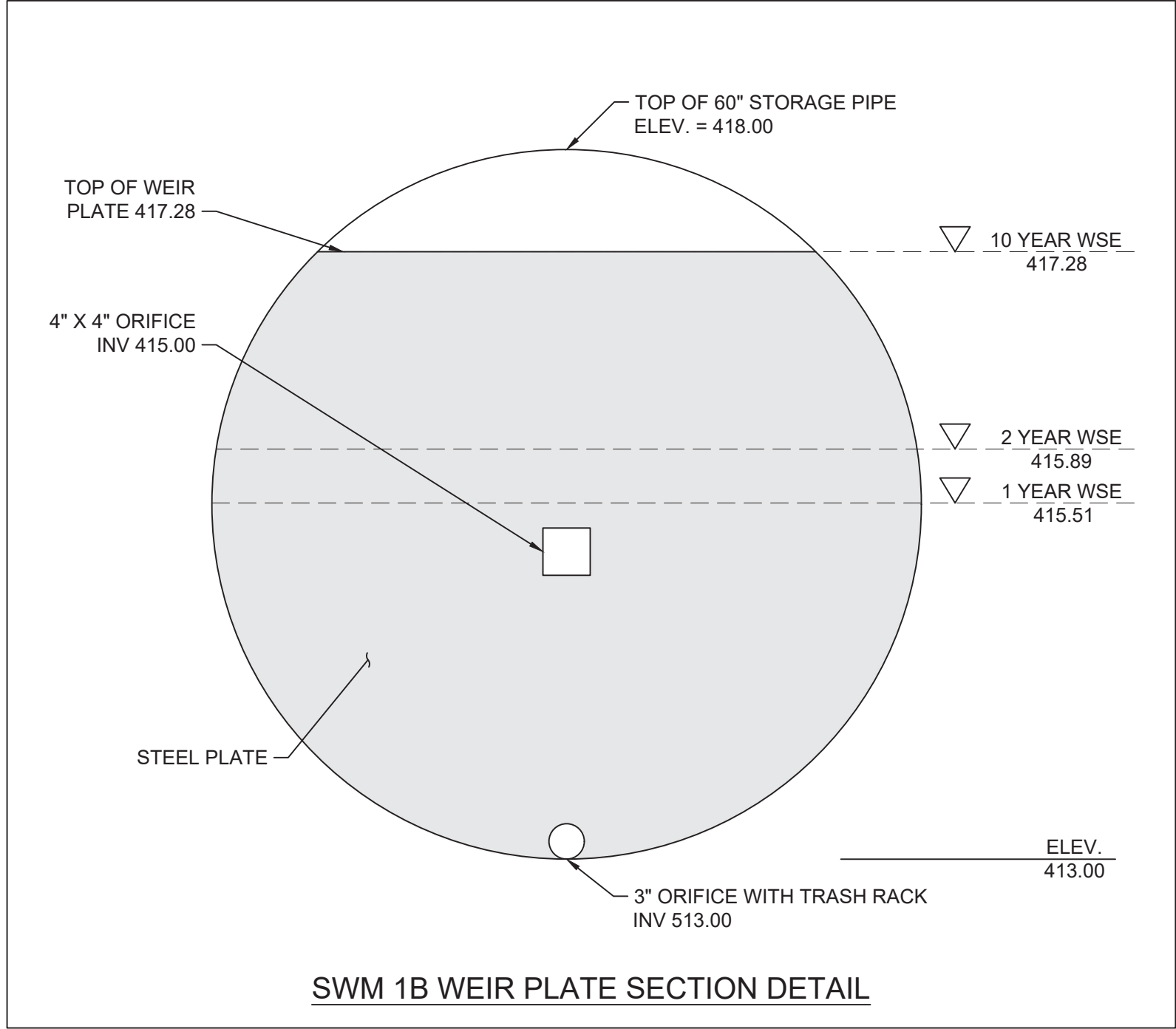
- NOTES:
1. FLOWS USED FOR EXISTING PIPE CHANNEL ADEQUACY ANALYSIS WERE GENERATED FROM TR-55 10-YEAR 24-HOUR STORM EVENT. SEE DESIGN CALCULATIONS AND NARRATIVE BOOK FOR ADDITIONAL INFORMATION.
 2. FOR CONSERVATIVE DESIGN, UPSTREAM CONTRIBUTING FLOWS HAVE BEEN ADDED DIRECTLY TOGETHER, WITHOUT ACCOUNTING FOR DIFFERING TIMES OF CONCENTRATION OR ON-SITE DETENTION. THIS PRODUCES GREATER RUNOFF VALUES THAN WILL ACTUALLY OCCUR IN THE STORMWATER CONVEYANCE SYSTEM, DEMONSTRATING THE SYSTEM IS CAPABLE OF CARRYING THE WORST-CASE FLOW FROM THE 10-YEAR STORM.

CITY OF CHARLOTTESVILLE - OUTFALL TABULATION CHART																							
9VAC25-870-66:				EXISTING										PROPOSED									
Outfall					Offsite							Runoff			Offsite						Runoff		
Designation	LOA Designation	Receiving Channel Type	Compliance Method	DA (acres)	Contribution (Acres)	CN	Tc (min)	Q1 (CFS)	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)	1-yr On-Site	Runoff Volume Units	DA (Acres)	Contribution (Acres)	CN	Tc (min)	Q1 (CFS)	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)	1-yr On-Site	Runoff Volume Units
Site Outfall 1A	Point of Analysis 1	Manmade	B.1.a	0.19	0.00	90	6.0	0.64	0.82	1.35	2.32	0.032	Ac-ft	0.07	0.00	87	6.0	0.21	0.28	0.47	0.83	0.010	Ac-ft
Site Outfall 1B	Point of Analysis 1	Manmade	B.1.a	0.11	0.00	98	6.0	0.46	0.56	0.85	1.40	0.026	Ac-ft	0.32	0.00	98	6.0*	0.68	0.85	1.26	4.55	0.075	Ac-ft
Site Outfall 1C	Point of Analysis 1	Manmade	B.1.a	0.27	0.00	80	6.0	0.60	0.83	1.56	2.97	0.029	Ac-ft	0.63	0.00	88	6.0**	0.95	1.35	2.25	7.40	0.106	Ac-ft
Site Outfall 2	Point of Analysis 2	Manmade	B.1.b	0.44	0.00	64	6.0	0.32	0.57	1.50	3.56	0.018	Ac-ft	0.05	0.00	83	6.0	0.13	0.17	0.31	0.57	0.006	Ac-ft
Site Outfall 3	Point of Analysis 3	Manmade	B.1.b	0.13	0.00	92	6.0	0.47	0.59	0.95	1.61	0.024	Ac-ft	0.07	0.00	93	6.0	0.26	0.33	0.52	0.87	0.013	Ac-ft
TOTAL				1.14										1.14									

*Post-Developed Q values incorporate SWM 1B storage facility. Post-Developed Tc on this table indicates time of concentration to the facility.
**Post-Developed Q values incorporate SWM 1C-1A storage facility combined with undetained areas to Site Outfall 1C-1 ("Site Outfall 1C Link" in design calculations booklet). Post-Developed Tc on this table indicates time of concentration to the facility.
City of Charlottesville Department of Public Works-Engineering Division Version 1.0-10-21-2020

- NOTES:
1. SITE OUTFALLS 1A, 1B, & 1C ARE ANALYZED AT THE COMBINED POINT OF ANALYSIS 1 AT THE OPEN CHANNEL.
 2. SITE OUTFALL 1C INCLUDES DRAINAGE AREAS 1C, 1C-1A, & 1C-1B.
 3. PROPOSED FLOWS LISTED FOR SITE OUTFALLS 1B & 1C ARE SHOWN DOWNSTREAM OF SWM 1B & SWM1C-1A.
 4. SEE DESIGN CALCULATIONS AND NARRATIVE BOOK FOR ADDITIONAL INFORMATION REGARDING ADEQUACY OF EXISTING STORM PIPES, OPEN CHANNEL, AND CONCRETE BOX CULVERT BETWEEN SITE OUTFALLS AND POINT OF ANALYSIS.

- DETENTION SYSTEM INSPECTION/MAINTENANCE SCHEDULE:
1. INSPECT PIPE SYSTEM BOTH UPSTREAM AND DOWNSTREAM OF WEIR PLATE CONTROL STRUCTURE FOR SEDIMENT BUILDUP ON A YEARLY BASIS.
 2. INSPECT WEIR PLATE CONTROL STRUCTURE FOR CLOGGED ORIFICES ON A YEARLY BASIS. IF ANY CONTROL ORIFICES ARE CLOGGED, REMOVE DEBRIS.
 3. EACH DETENTION PIPE SHALL BE CLEANED OUT ANNUALLY, OR MORE FREQUENTLY IF ANNUAL INSPECTION/CLEANING SHOWS MORE SEDIMENT THAN ANTICIPATED.



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10/20/2022	CITY COMMENTS

DATE
08/24/21

DRAWN BY
K. FLYNN

DESIGNED BY
C. SHIFFLETT

CHECKED BY
C. SHIFFLETT

SCALE

TIMMONS GROUP

CITY'S EDGE (1223 HARRIS ST) FINAL SITE PLAN

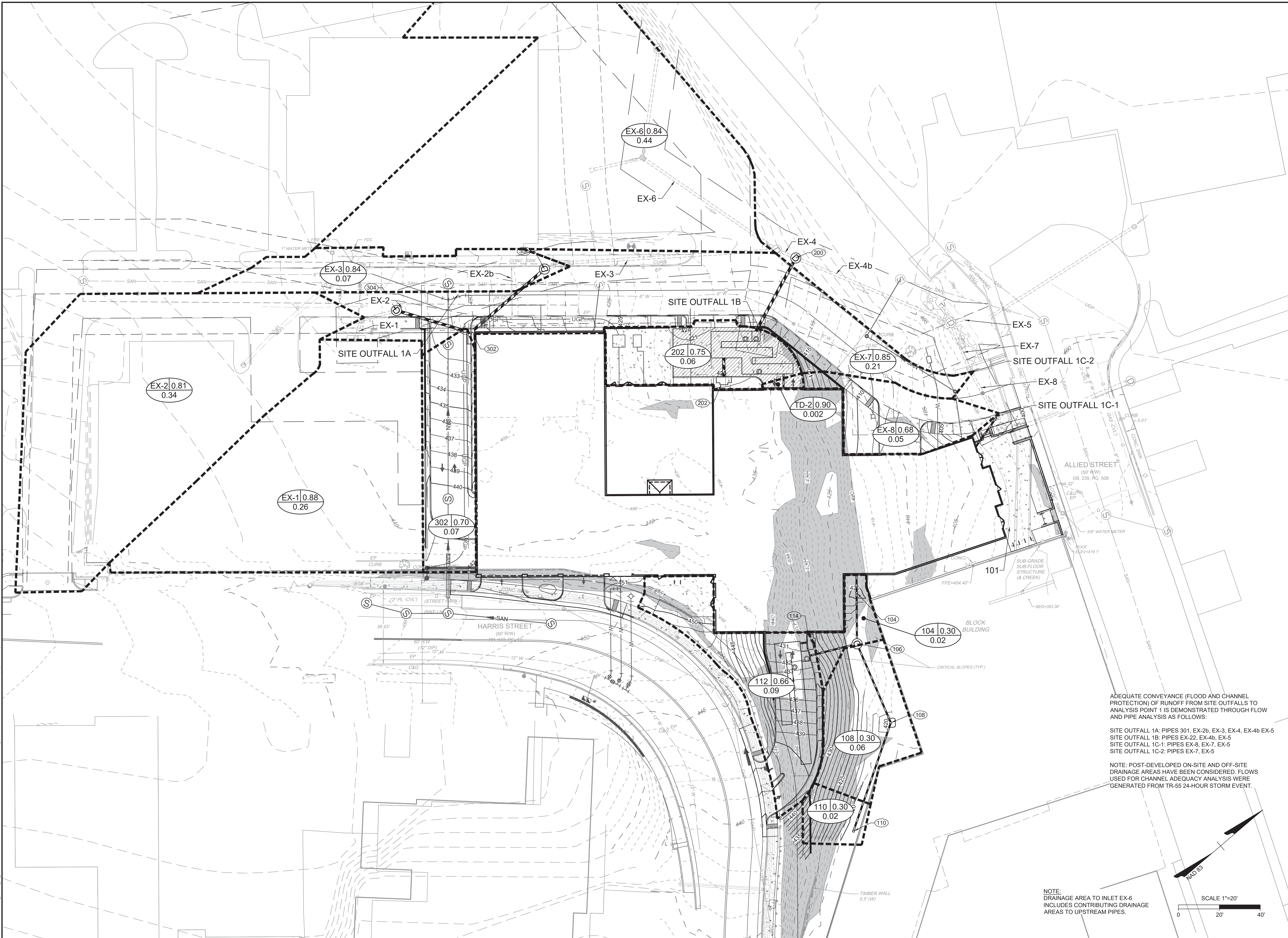
CHARLOTTESVILLE, VIRGINIA
OUTFALL CHANNEL AND PIPE ANALYSIS & SWM DETAILS

JOB NO.
44983

SHEET NO.
C6.03

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S:\10344883-1223_Harris_ST_SUP\DWGS\SheetCD\44983-06.4 INLET DRAINAGE AREAS.dwg [Plotted on 10/19/2022 4:40 PM] by Kevin Flynn



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09/15/2022	
10/20/2022	

DRAWN BY	K. FLYNN
DESIGNED BY	C. SHIFFLETT
CHECKED BY	C. SHIFFLETT
SCALE	

CITY'S EDGE (1223 HARRIS ST) FINAL SITE PLAN

CHARLOTTEVILLE, VIRGINIA

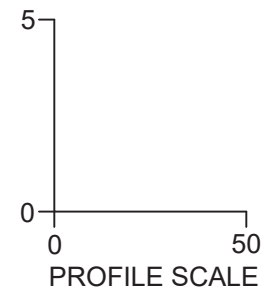
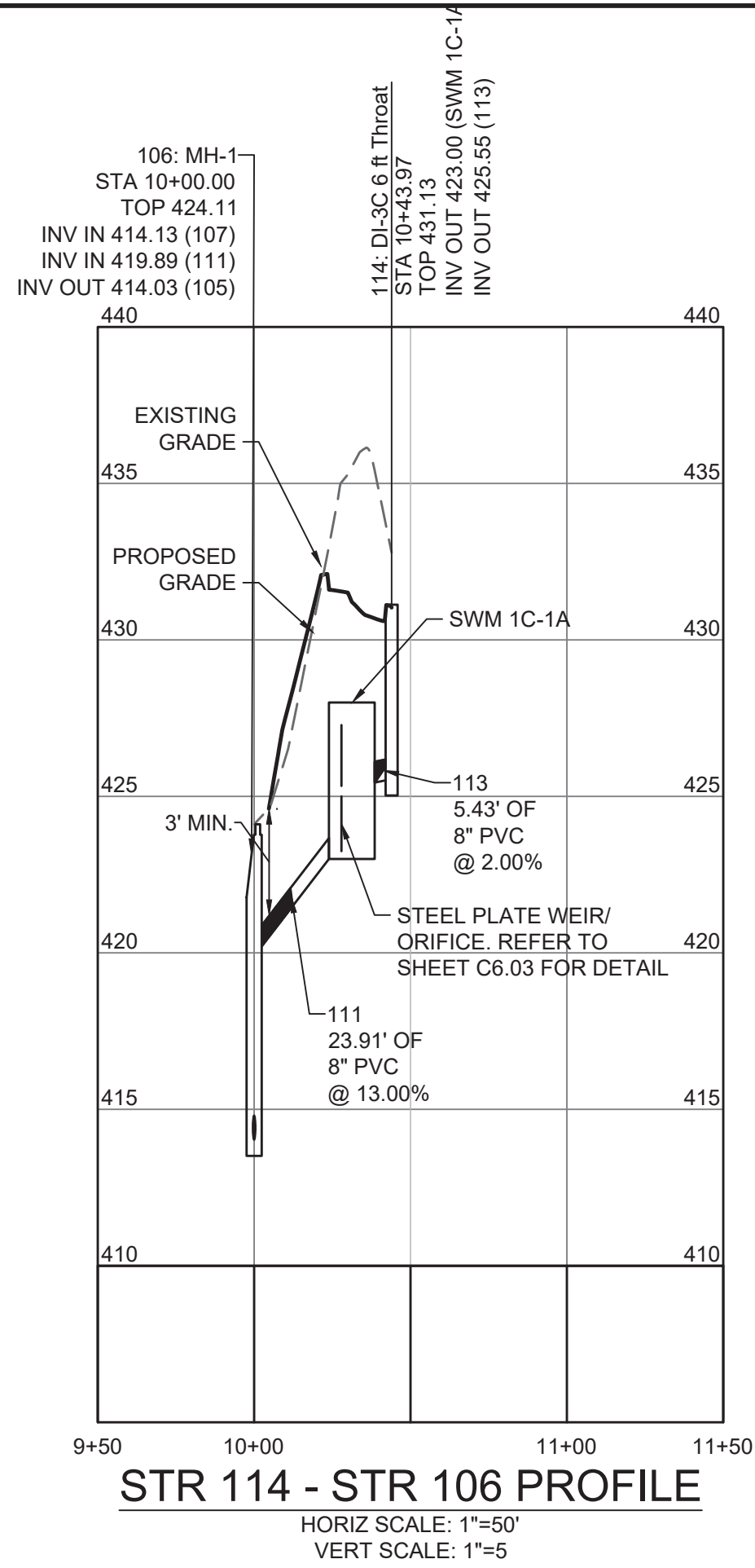
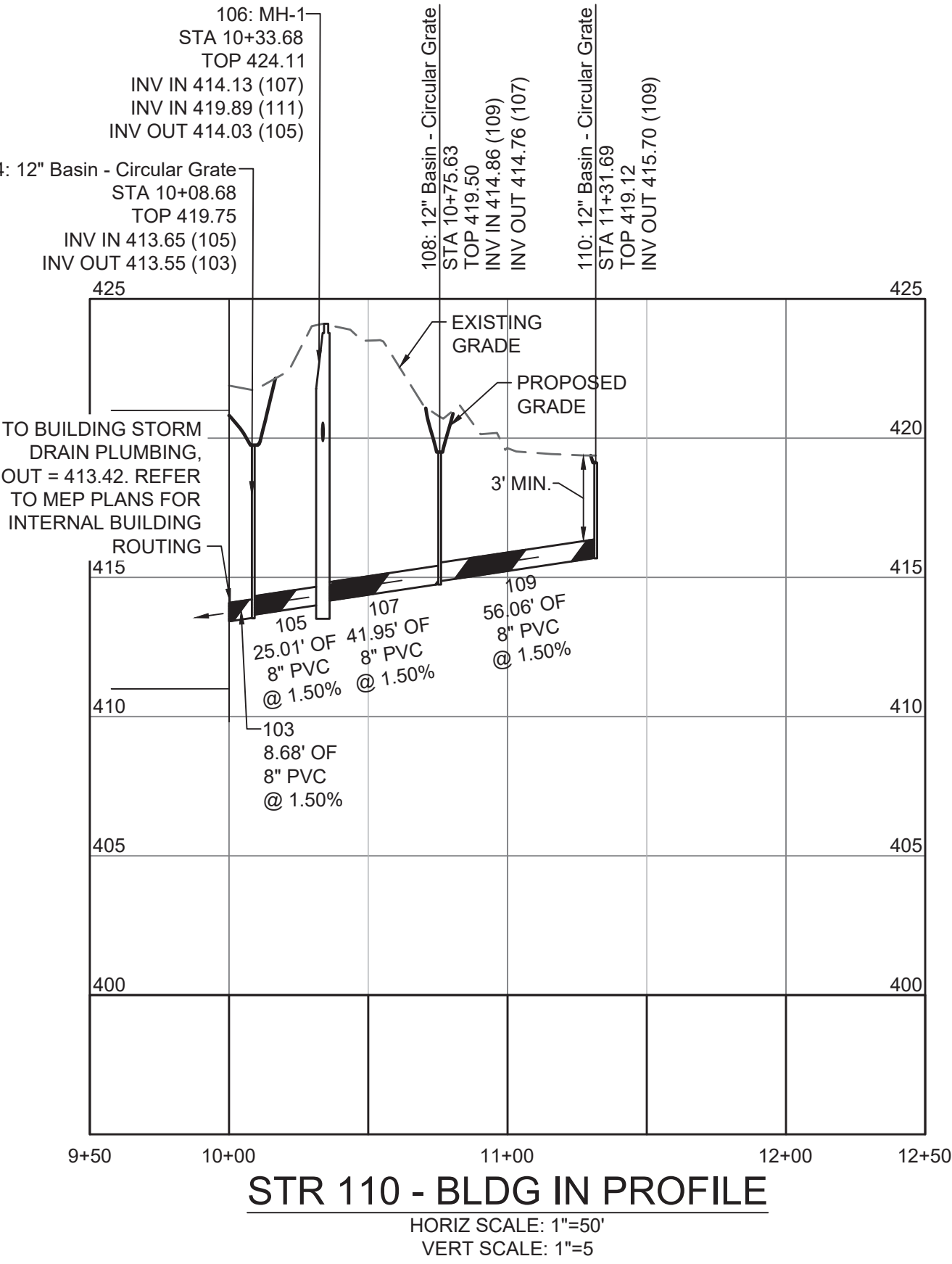
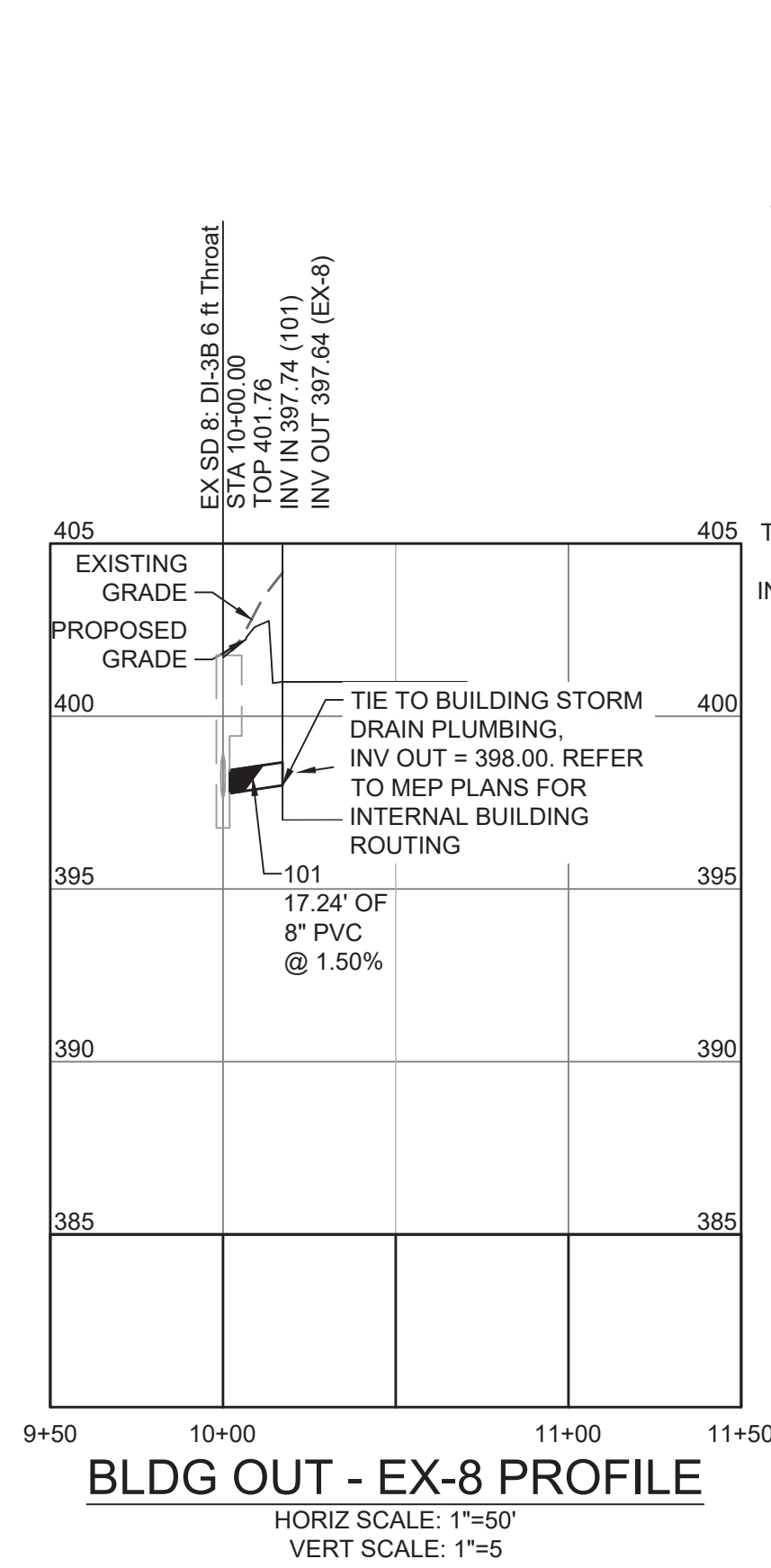
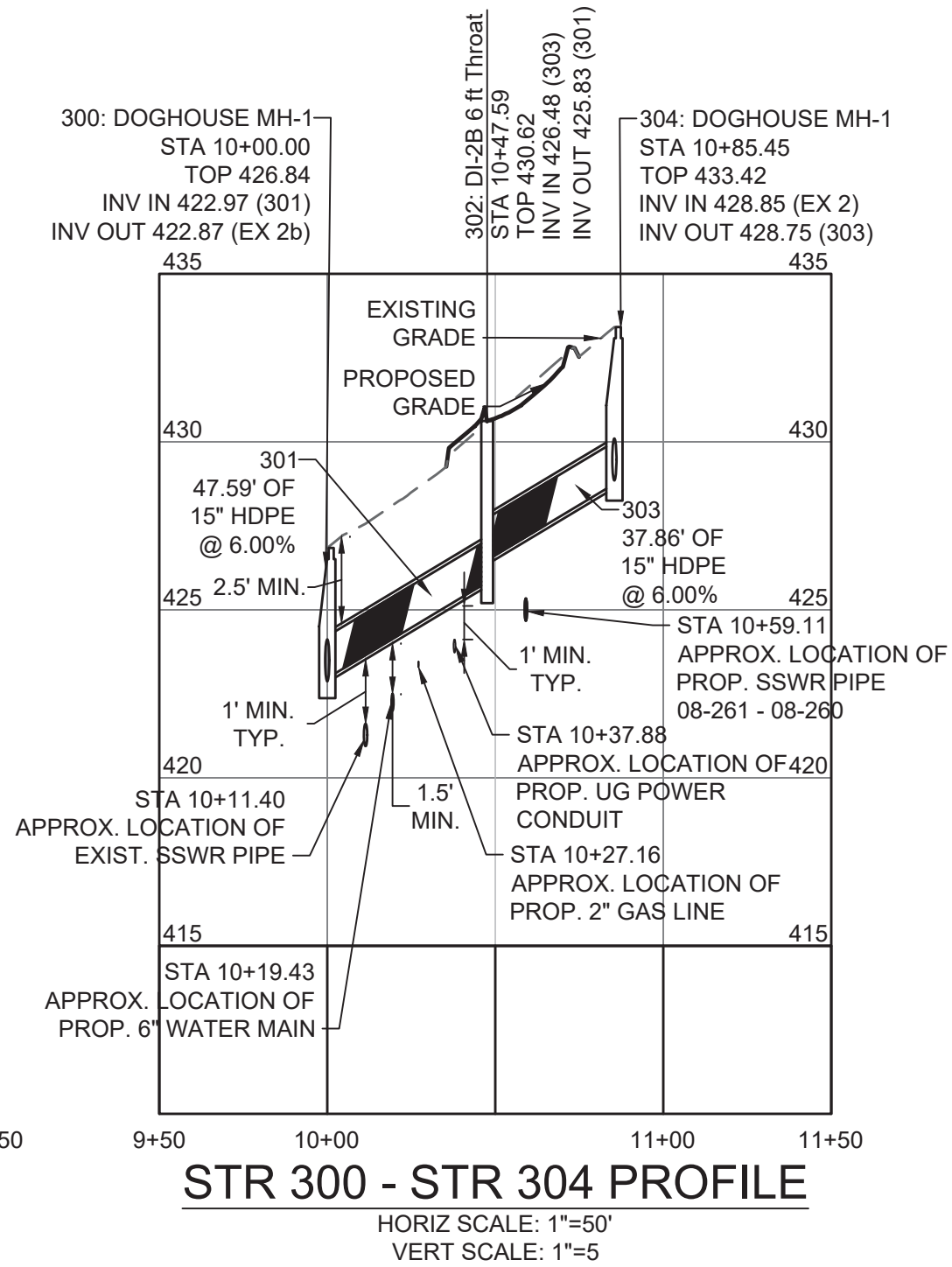
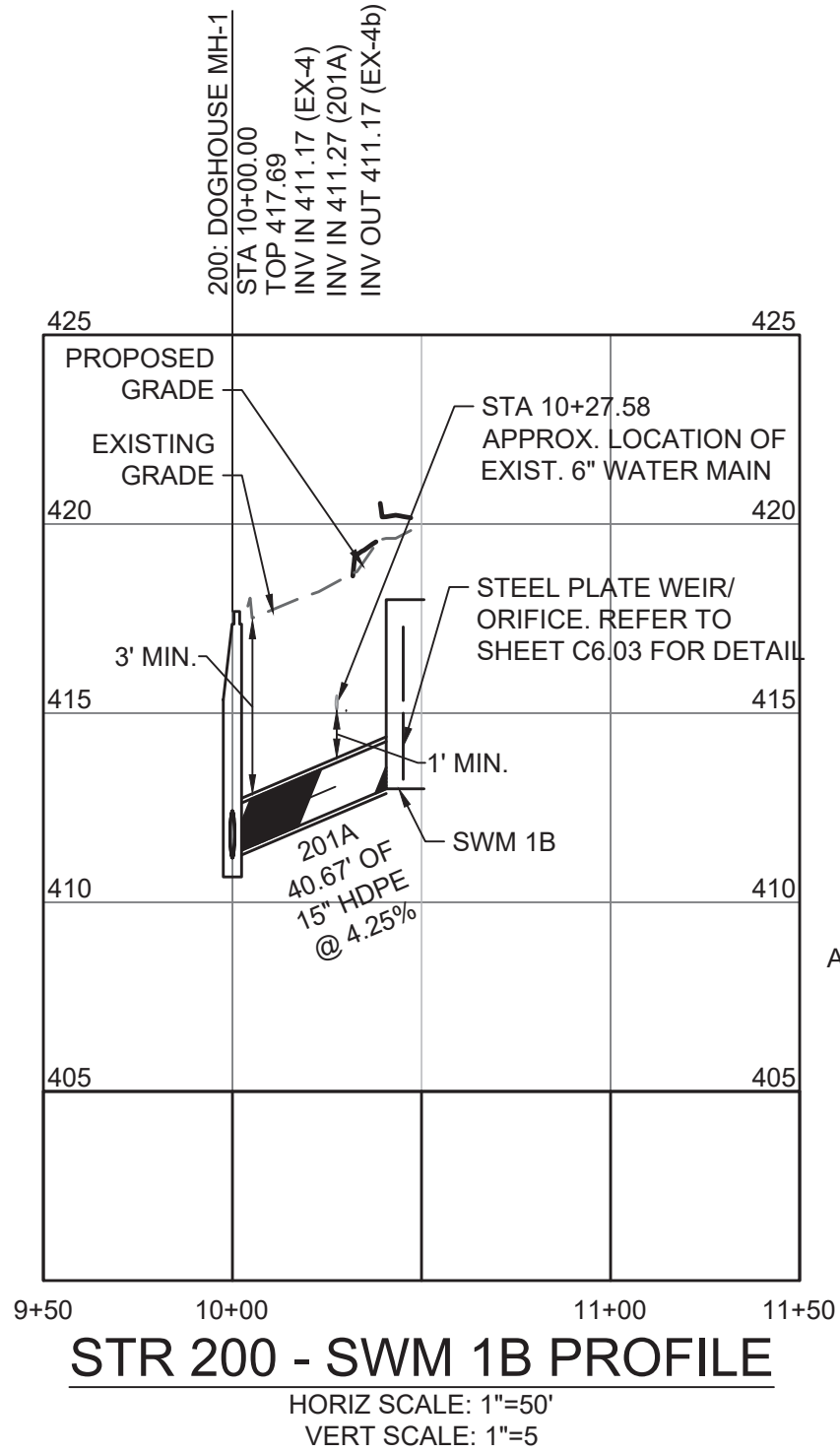
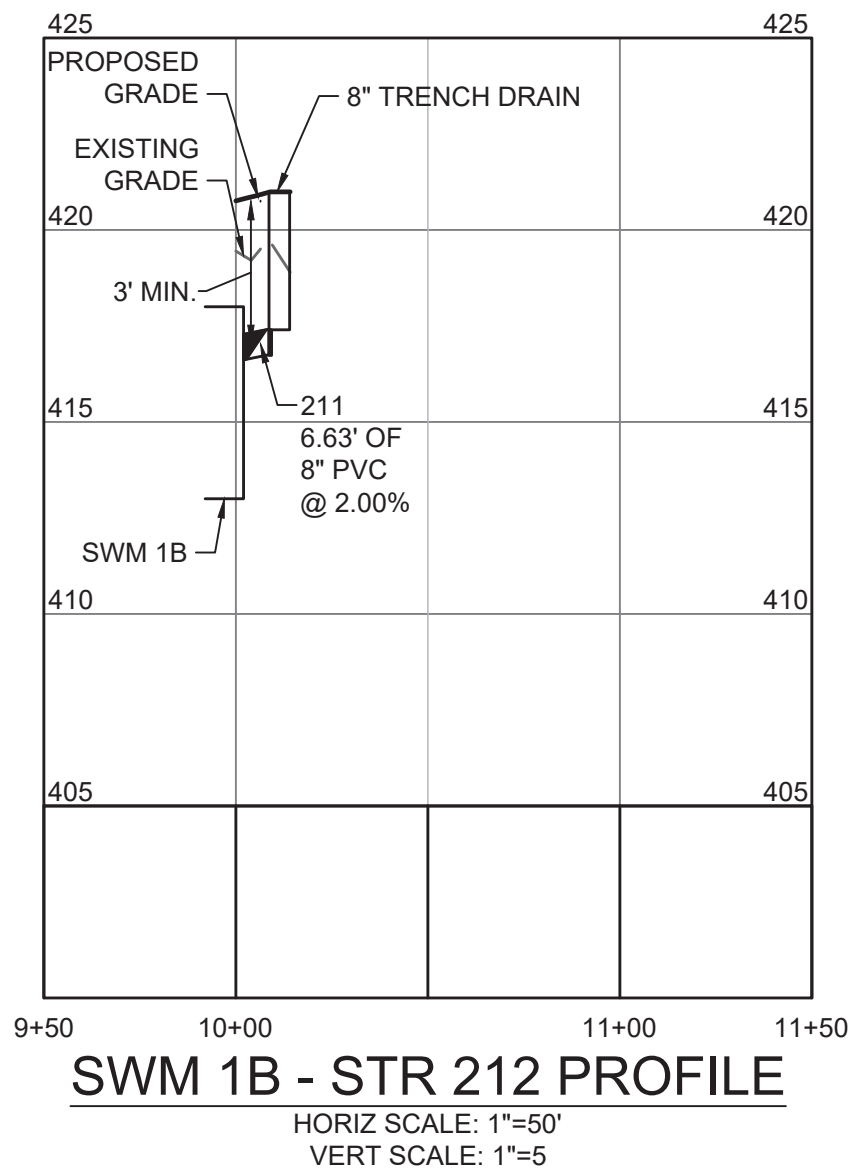
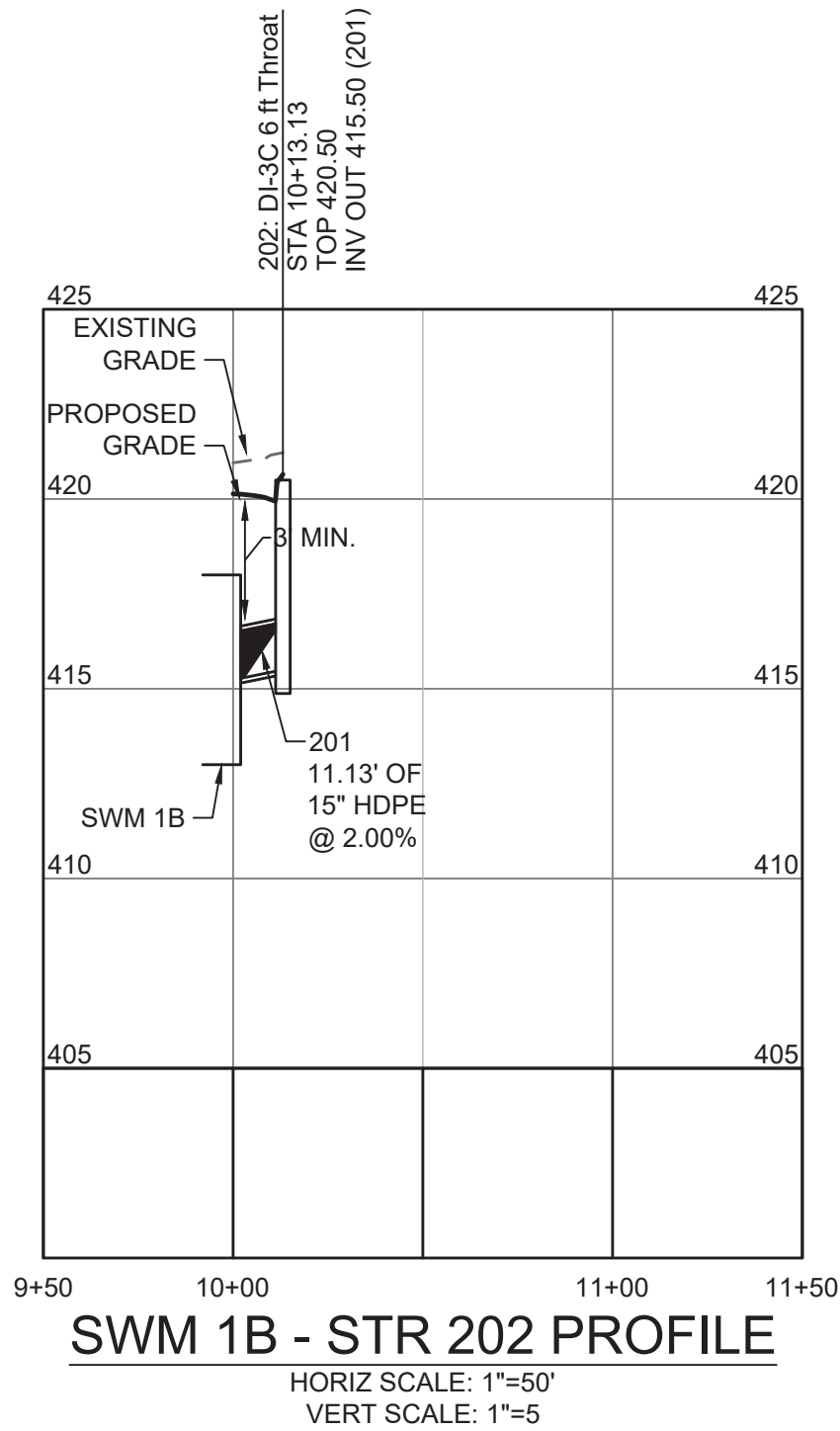
INLET DRAINAGE AREA PLAN AND SITE OUTFALL ANALYSIS

JOB NO.
44983

SHEET NO.
C6.04

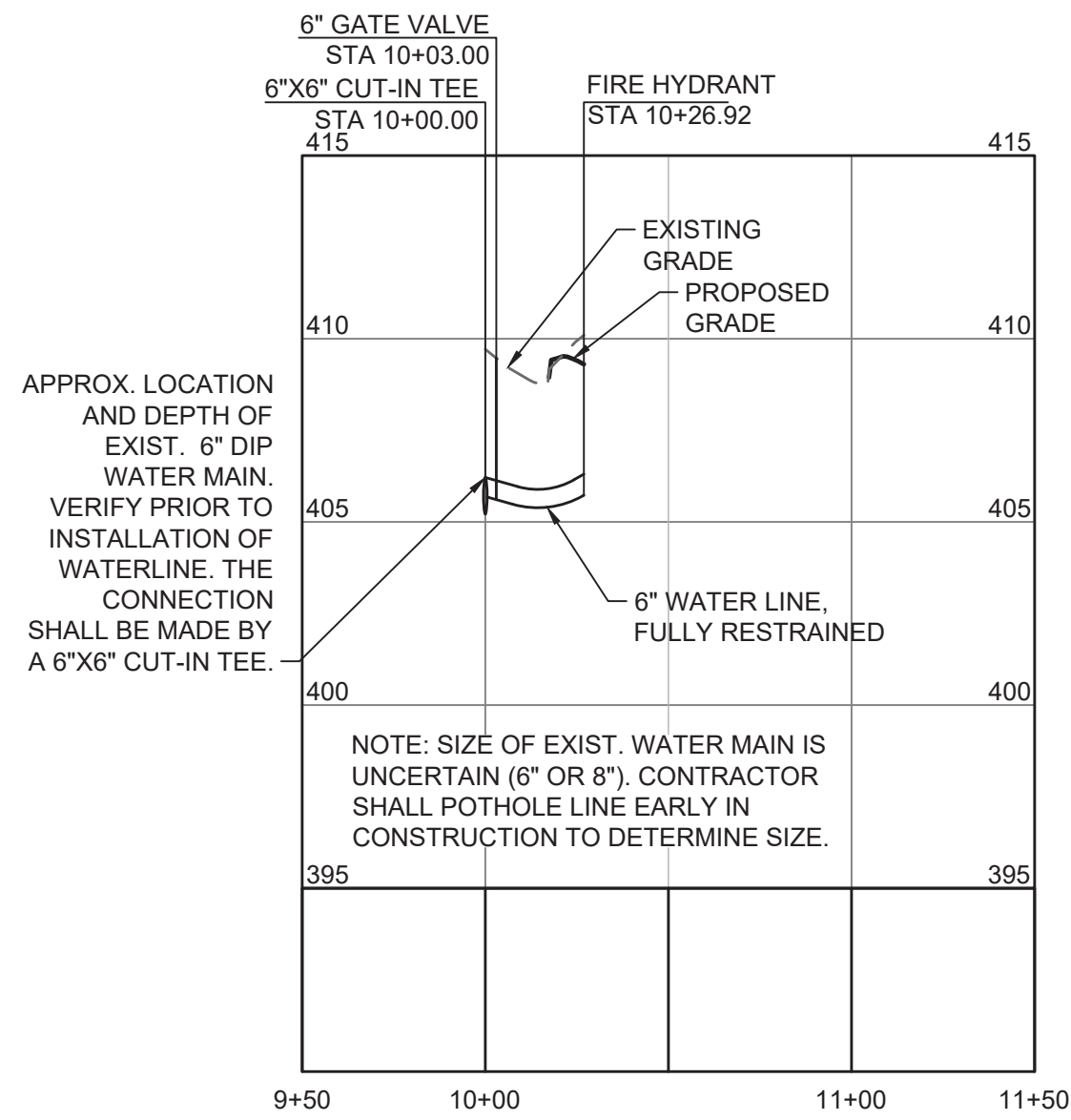
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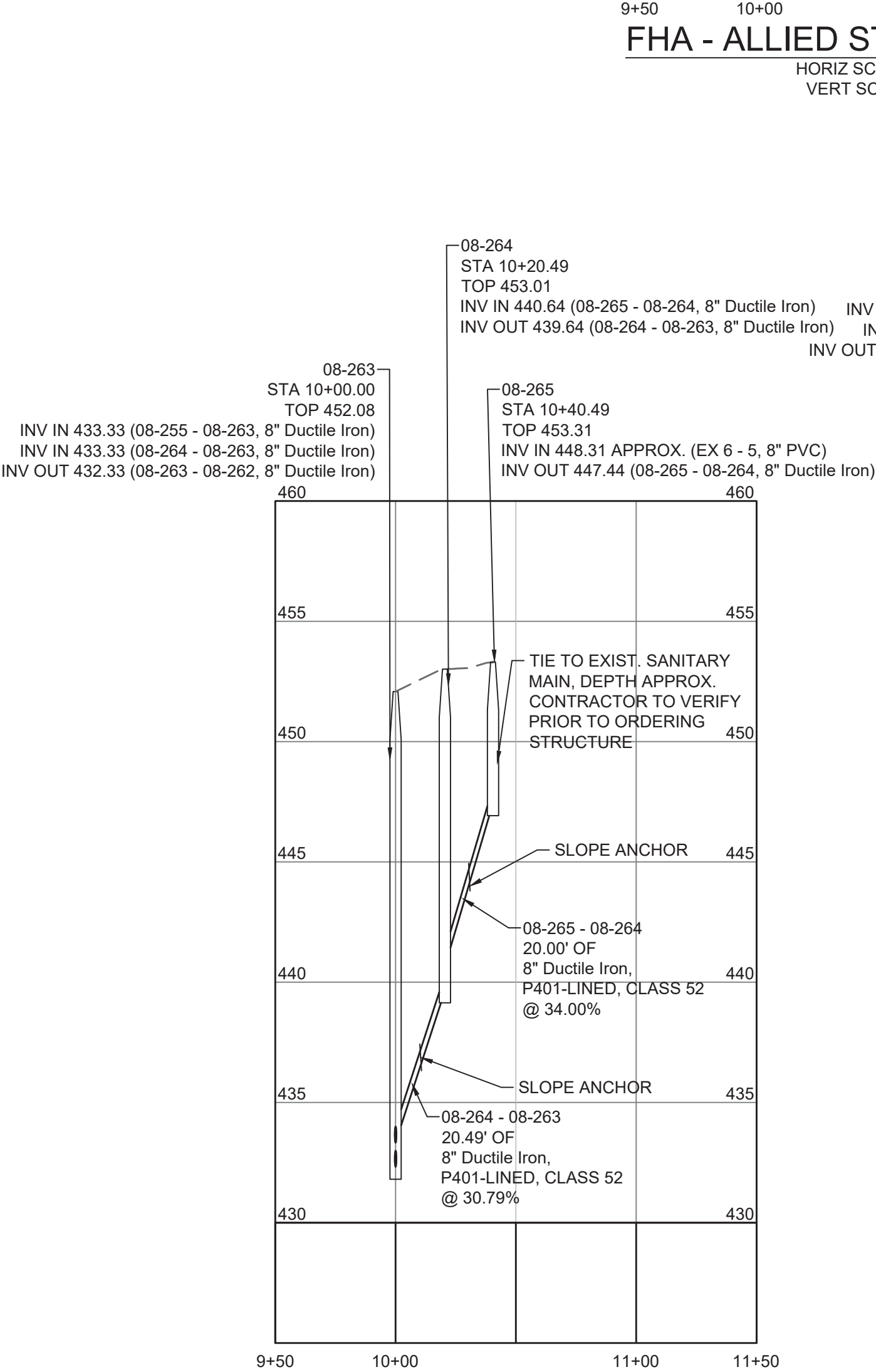
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10/20/2022	

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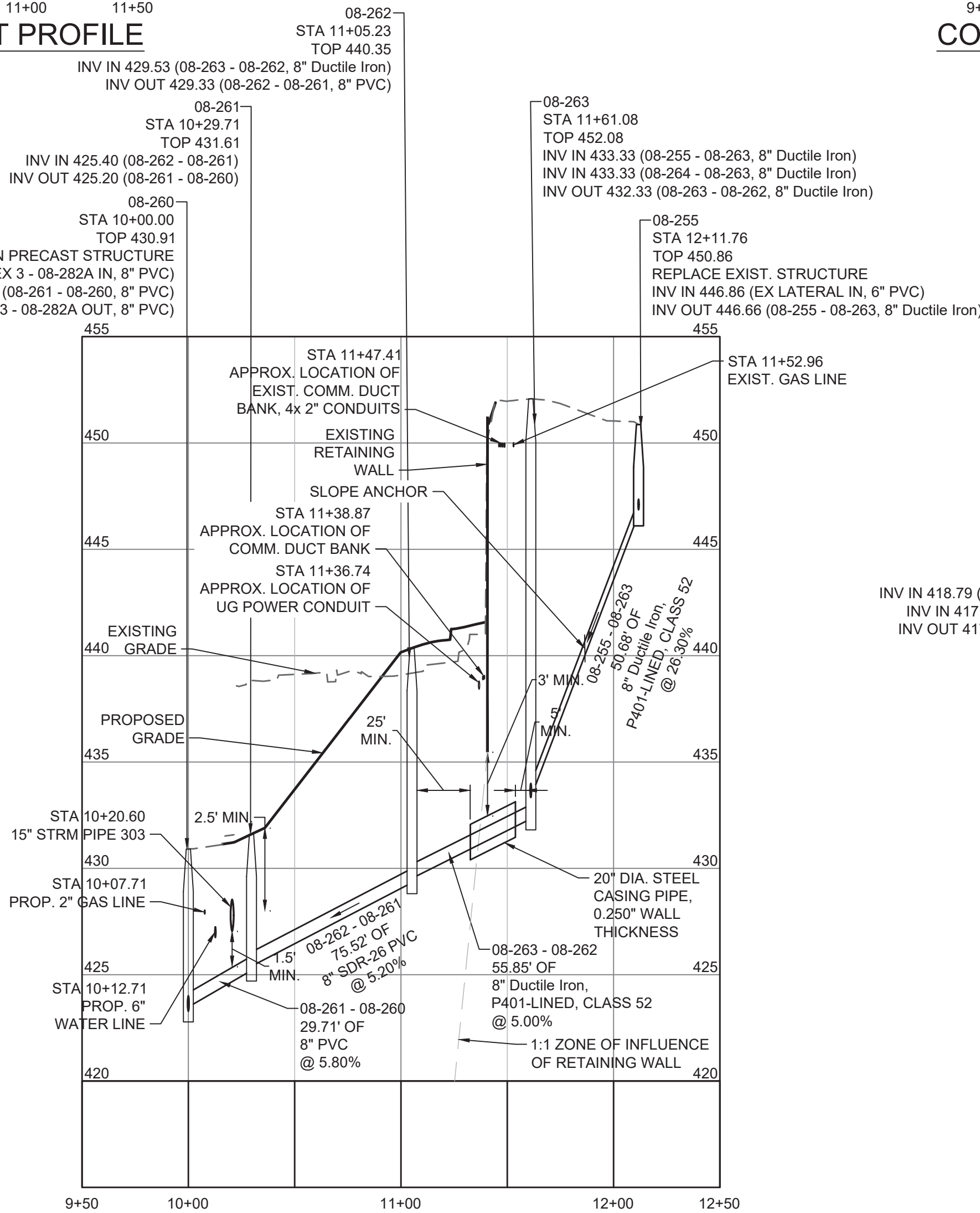
FHA - ALLIED STREET PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



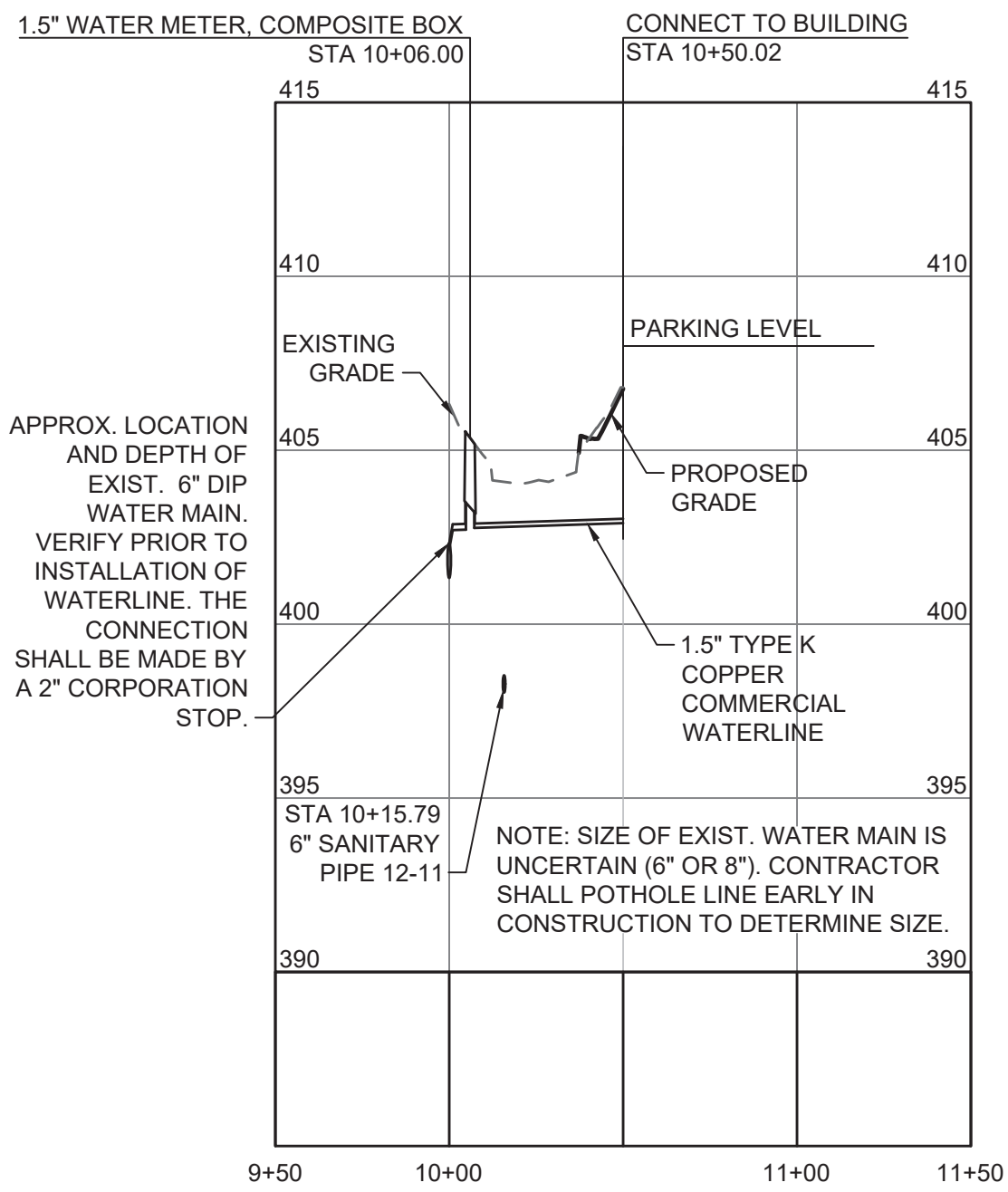
STR 3 - STR 5 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



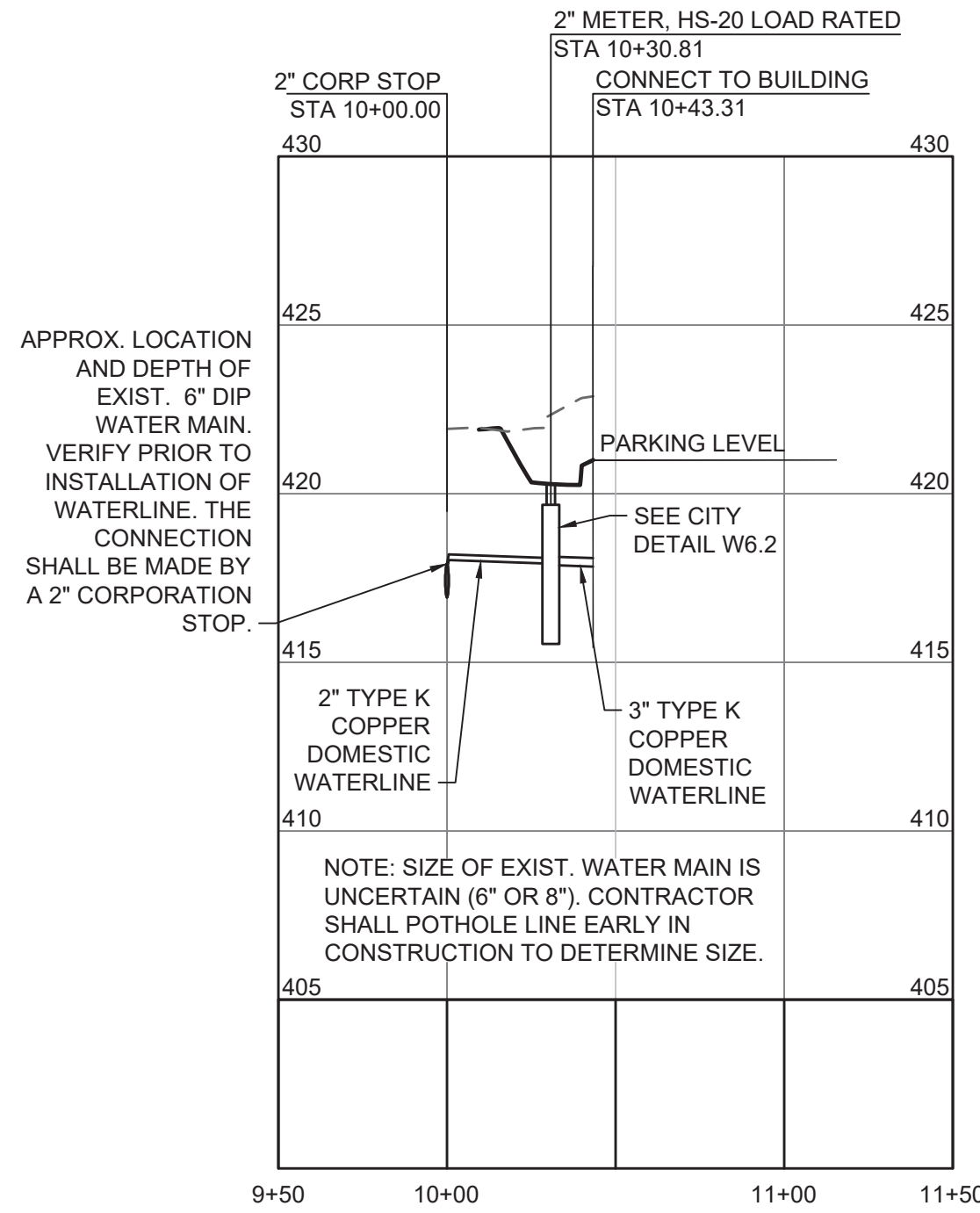
STR 1 - STR 08-255 PROFILE

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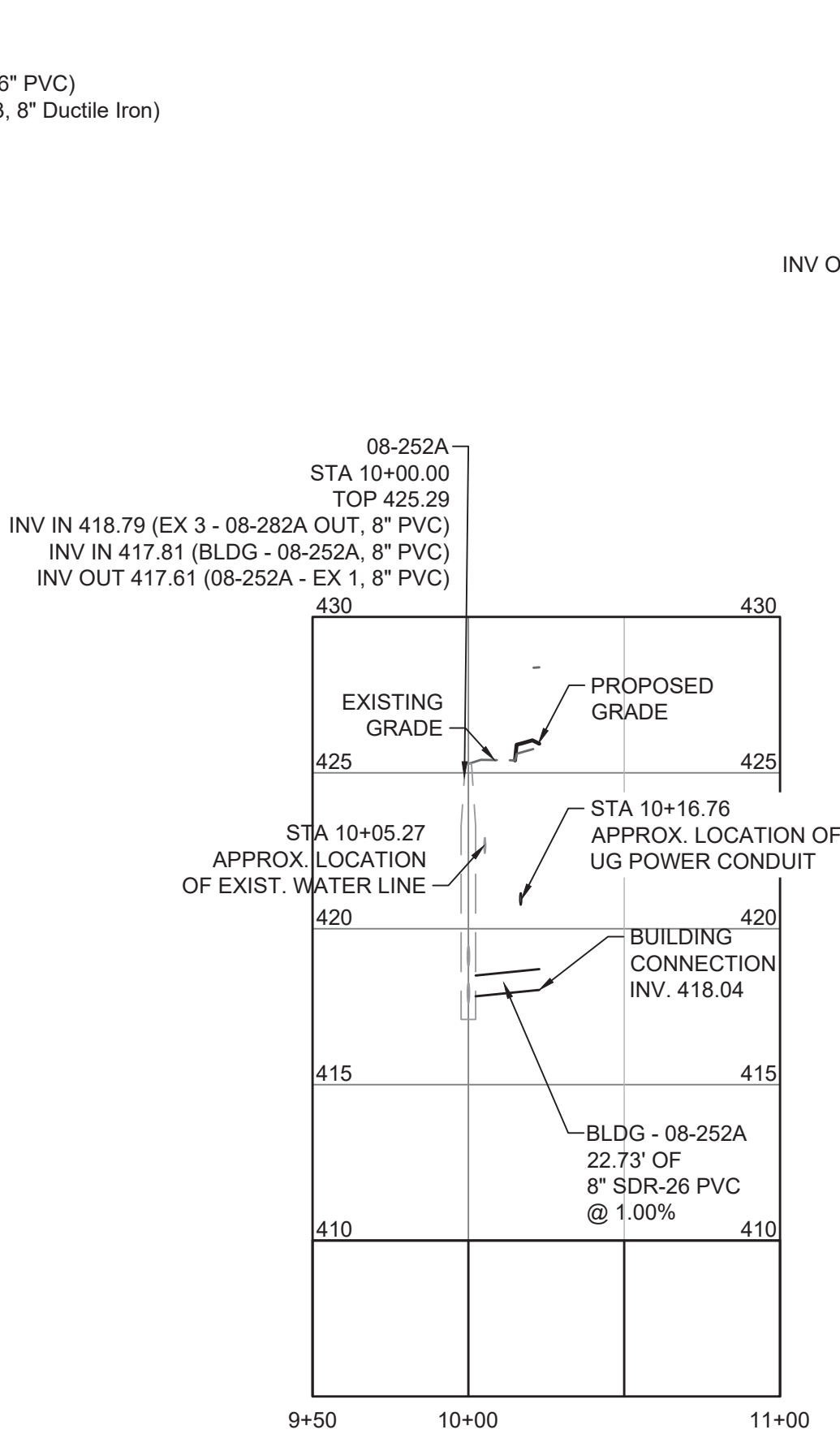
COMMERCIAL WATERLINE PROFILE

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VERT SCALE: 1"=5'



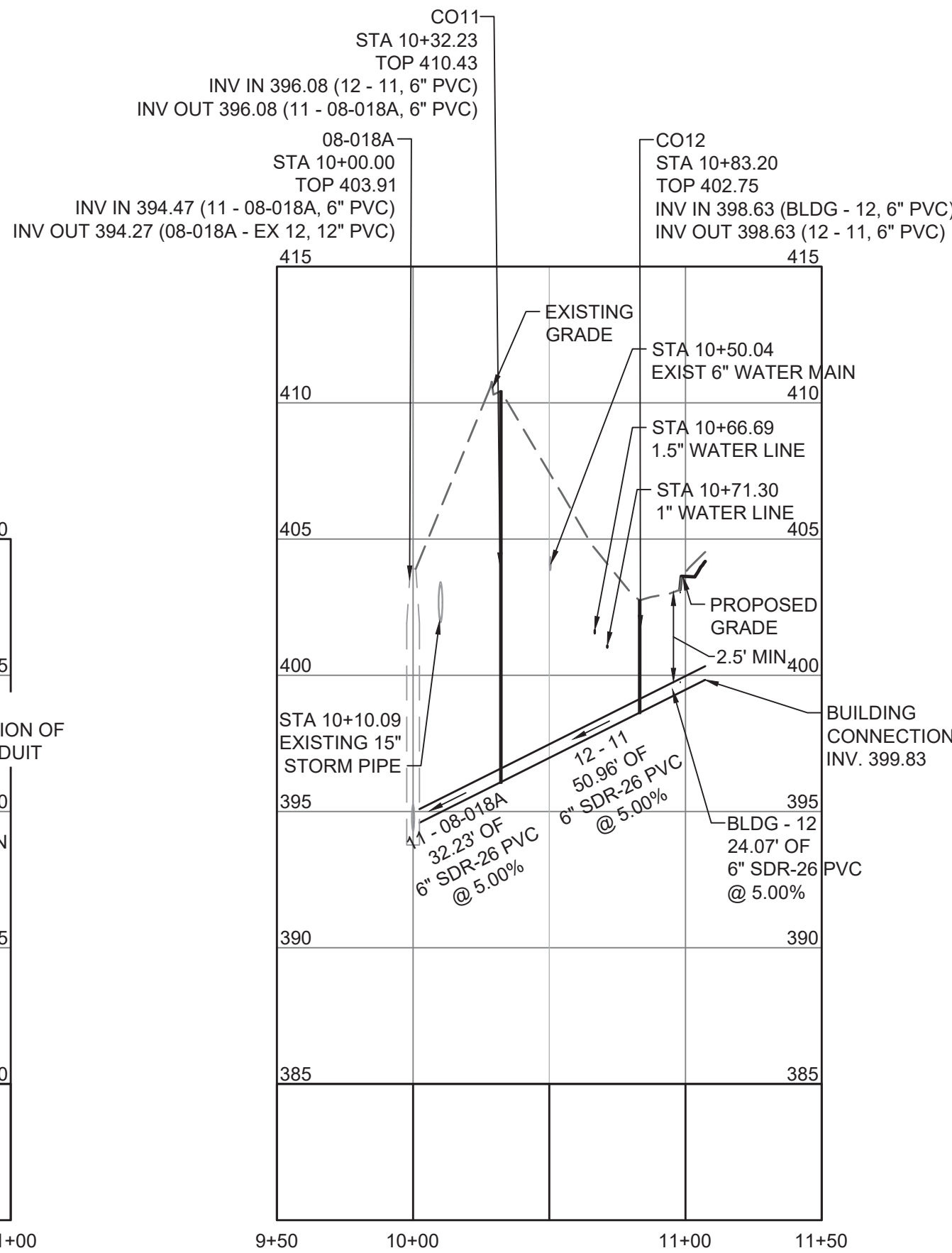
3" DOMESTIC WATERLINE PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



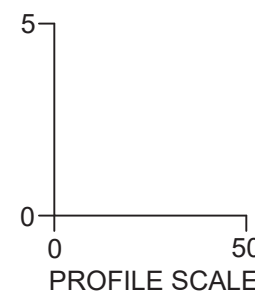
STR 08-252A - BLDG PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



STR 08-018A - BLDG PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



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	10/20/2022	CITY COMMENTS

DATE
08/24/21

DRAWN BY
K. FLYNN

DESIGNED BY
C. SHIFFLETT

CHECKED BY
C. SHIFFLETT

SCALE

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CITY'S EDGE (1223 HARRIS ST) FINAL SITE PLAN

CHARLOTTEVILLE, VIRGINIA

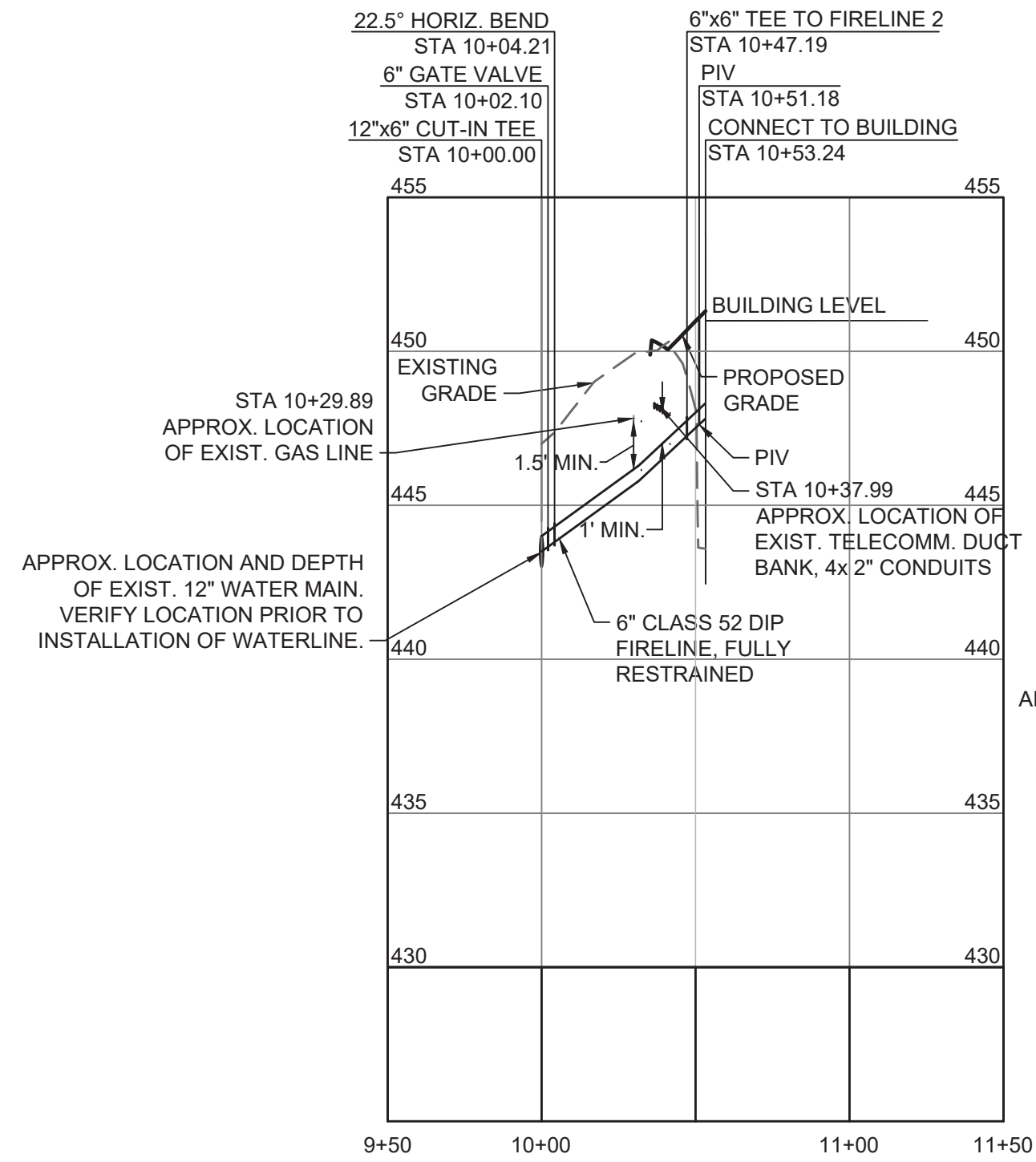
PROFILES

JOB NO.
44983

SHEET NO.
C7.01

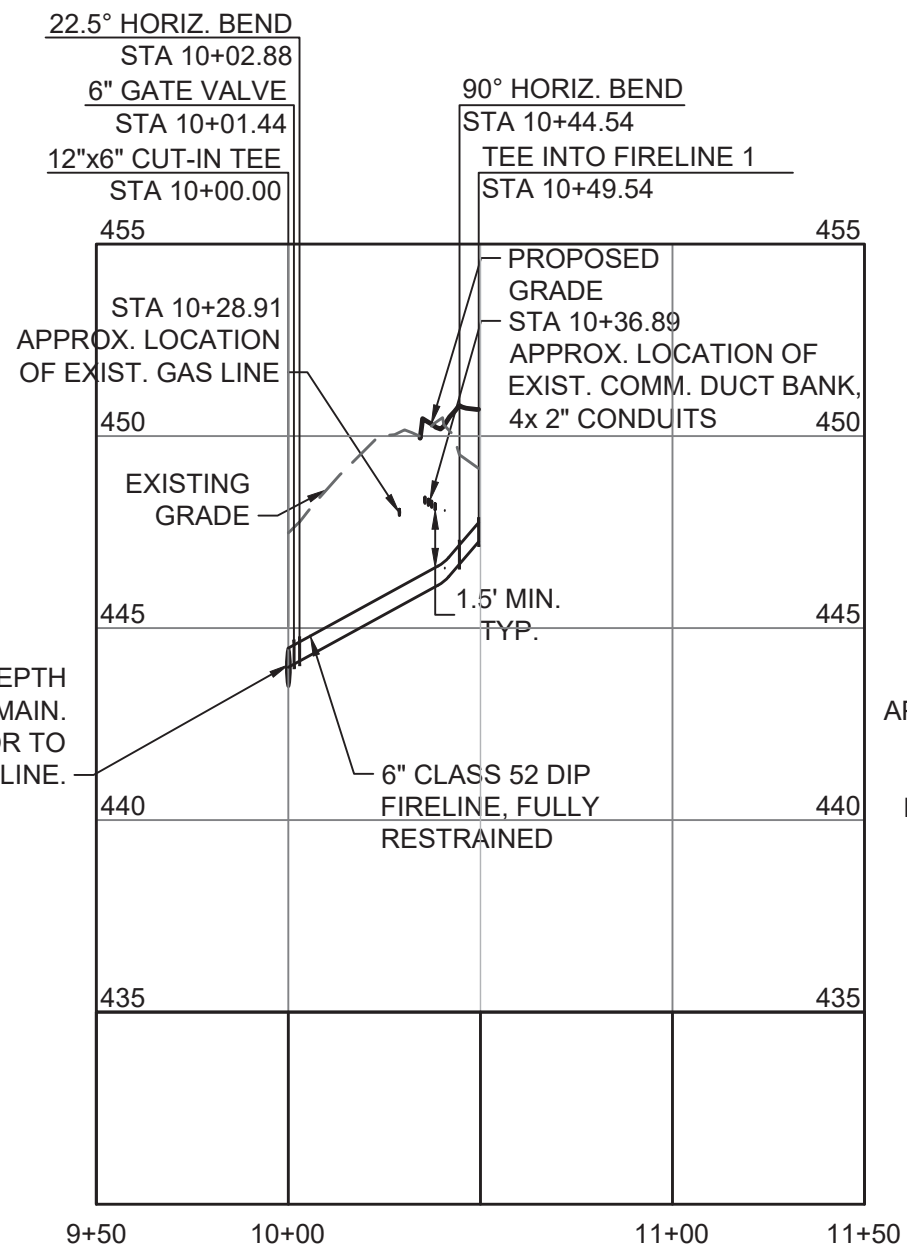
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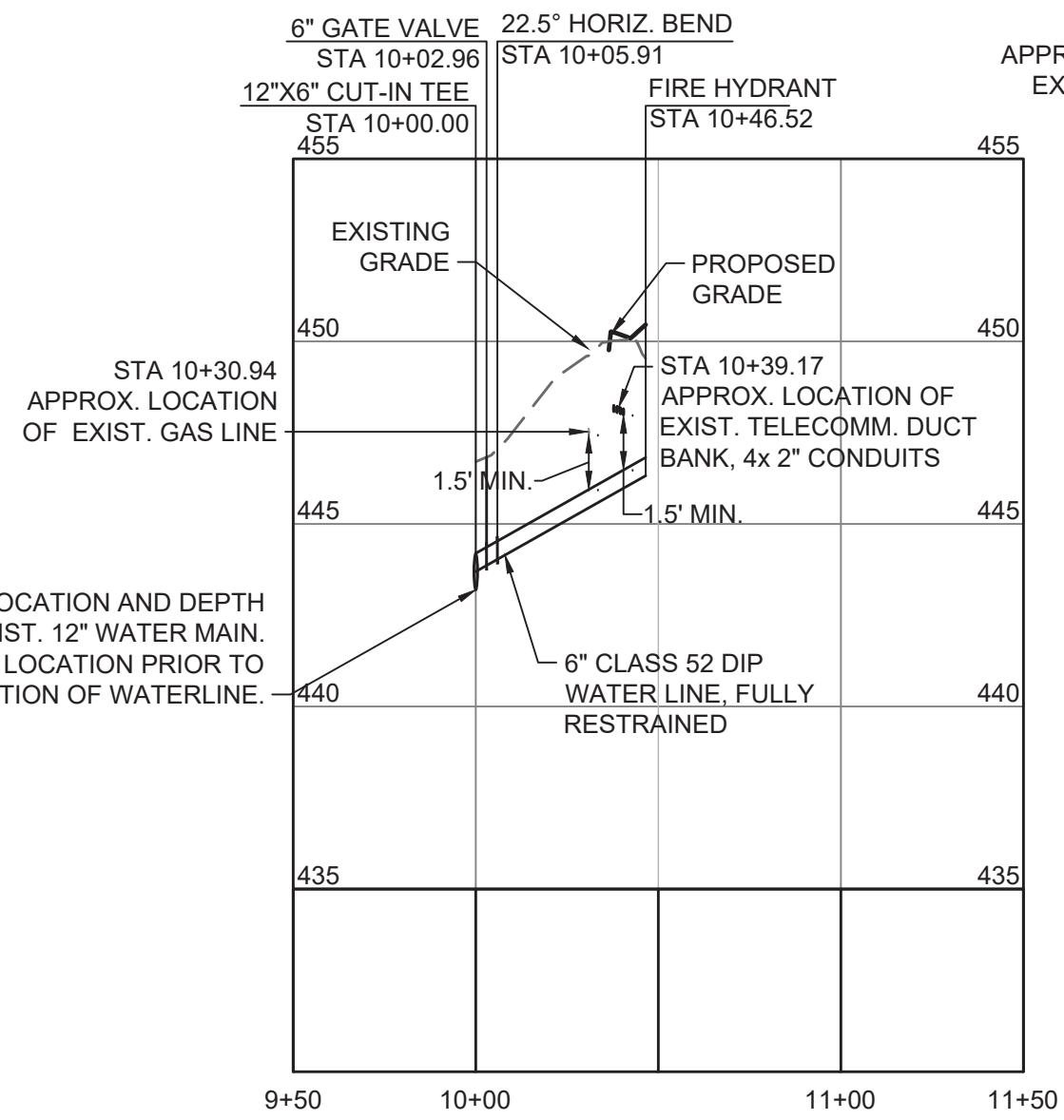
FIRELINE 1 PROFILE

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VERT SCALE: 1"=5'



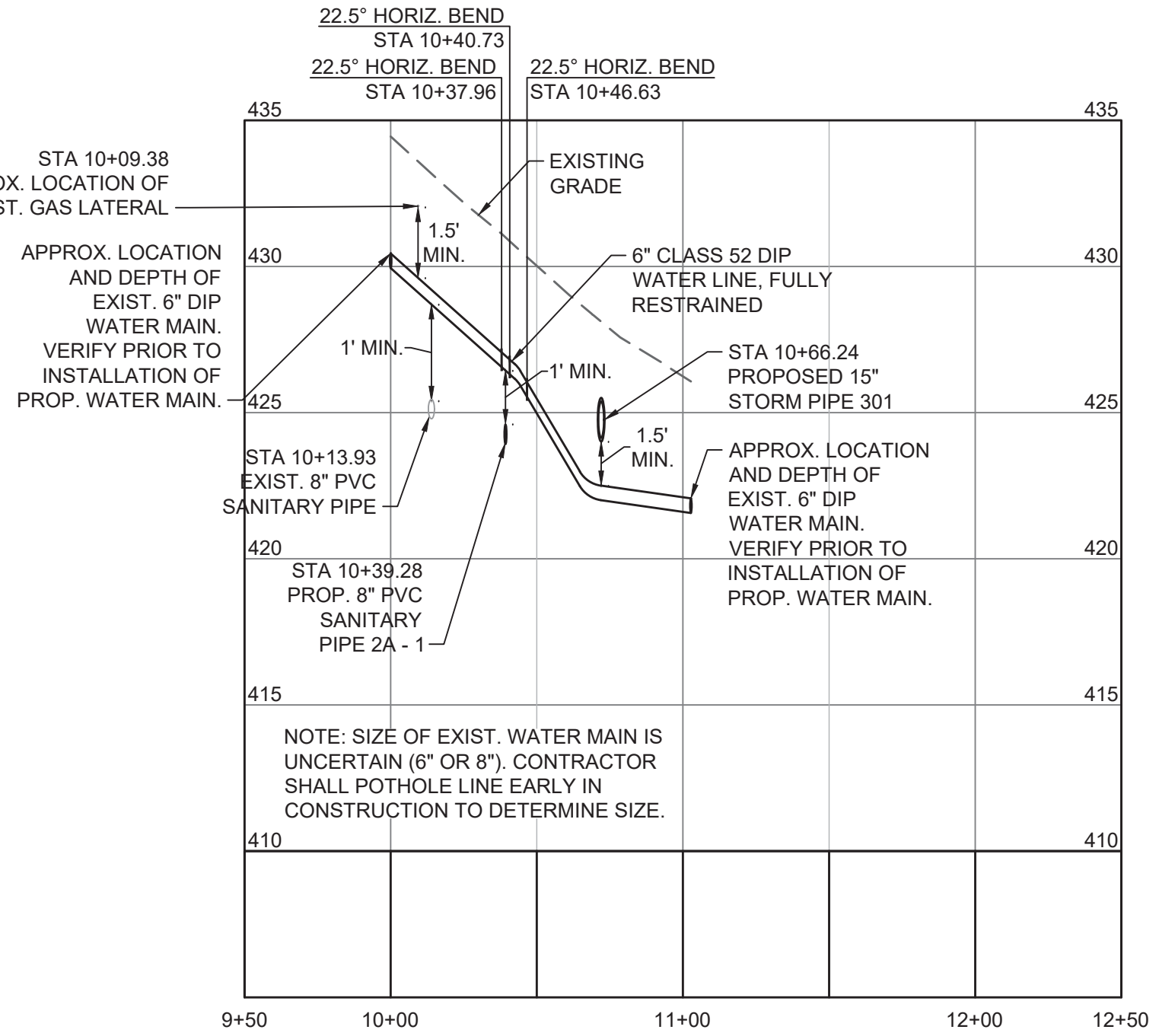
FIRELINE 2 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



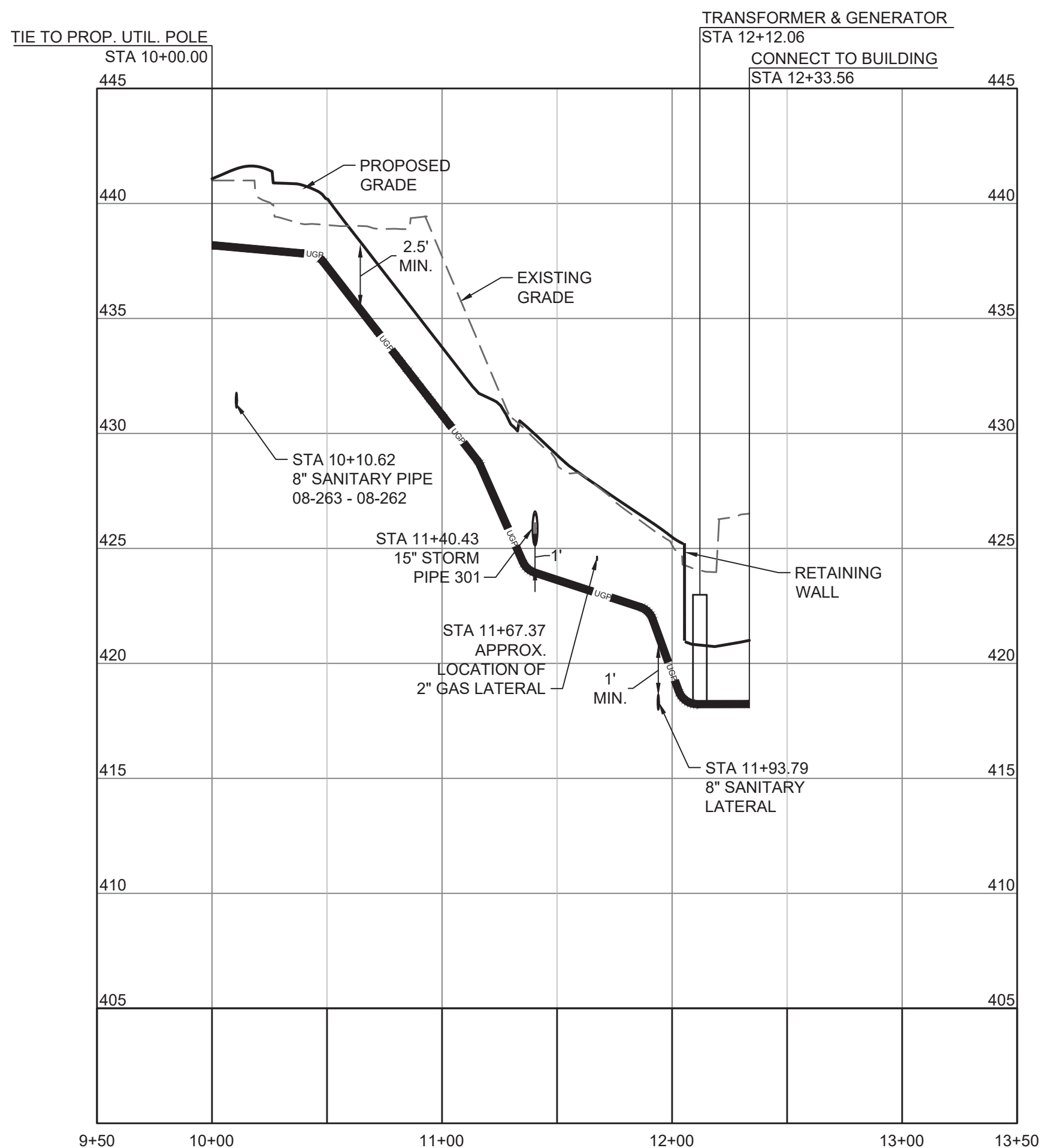
FHA - HARRIS STREET PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



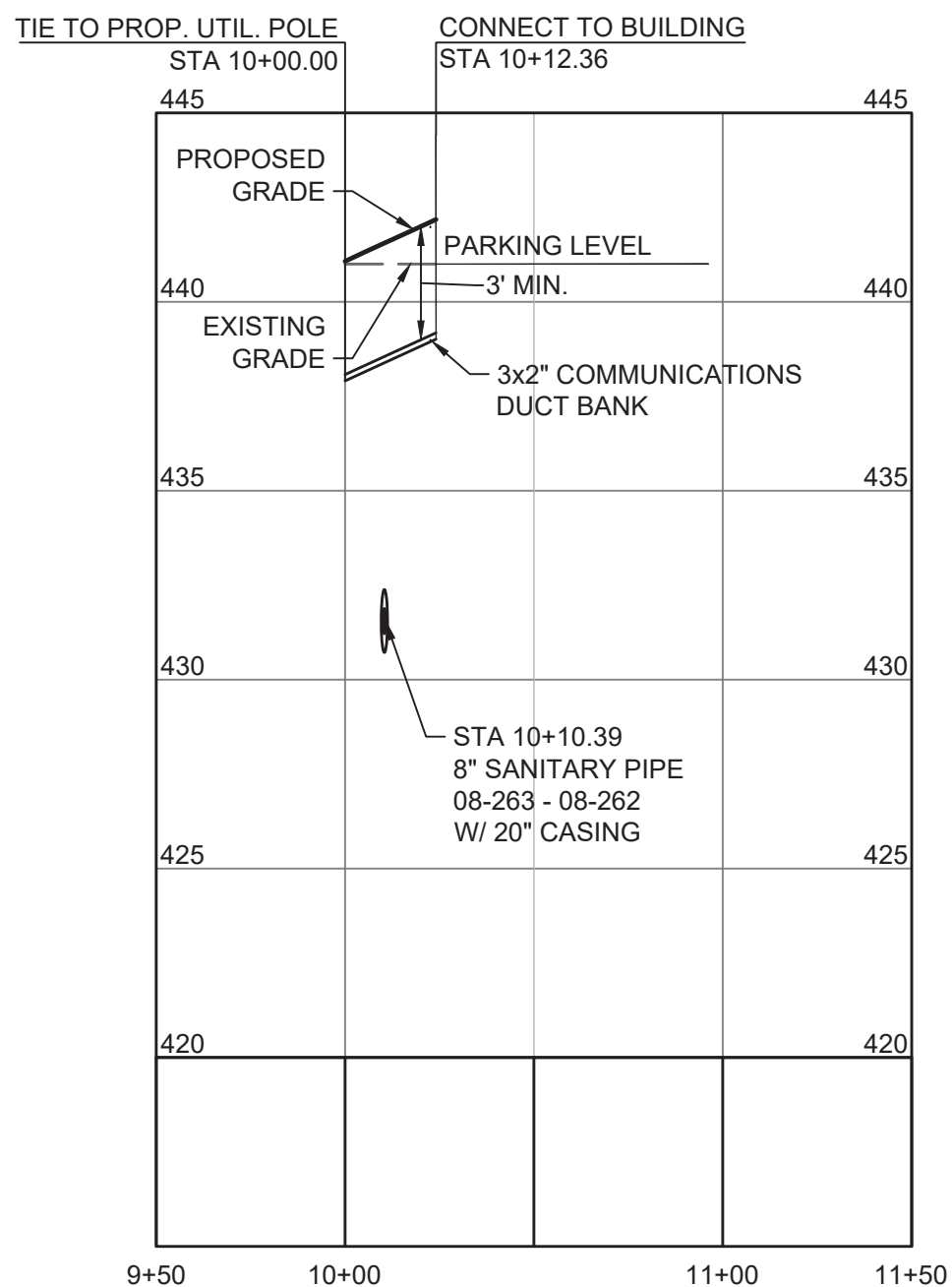
WATERMAIN PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



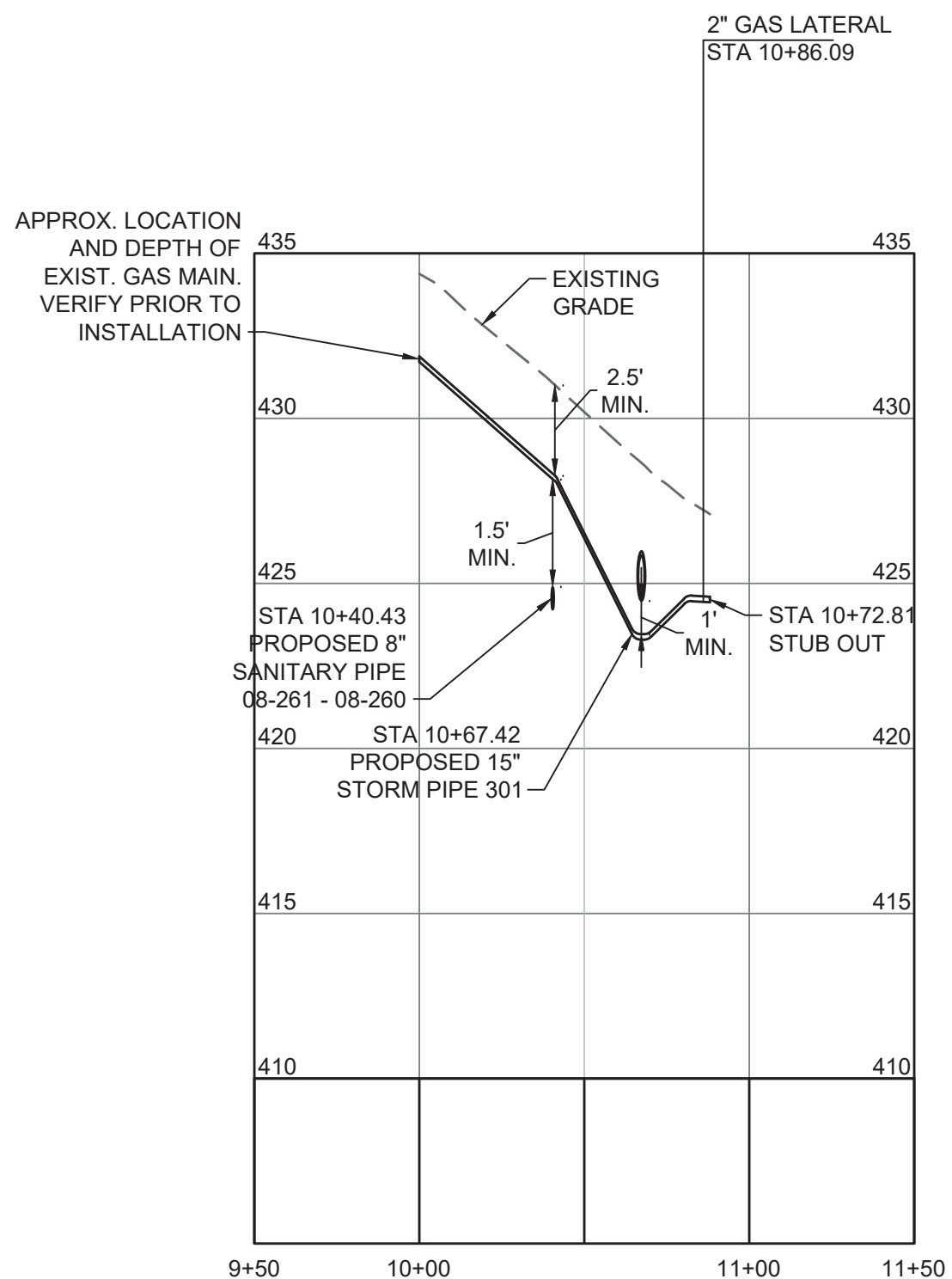
POWER LINE PROFILE

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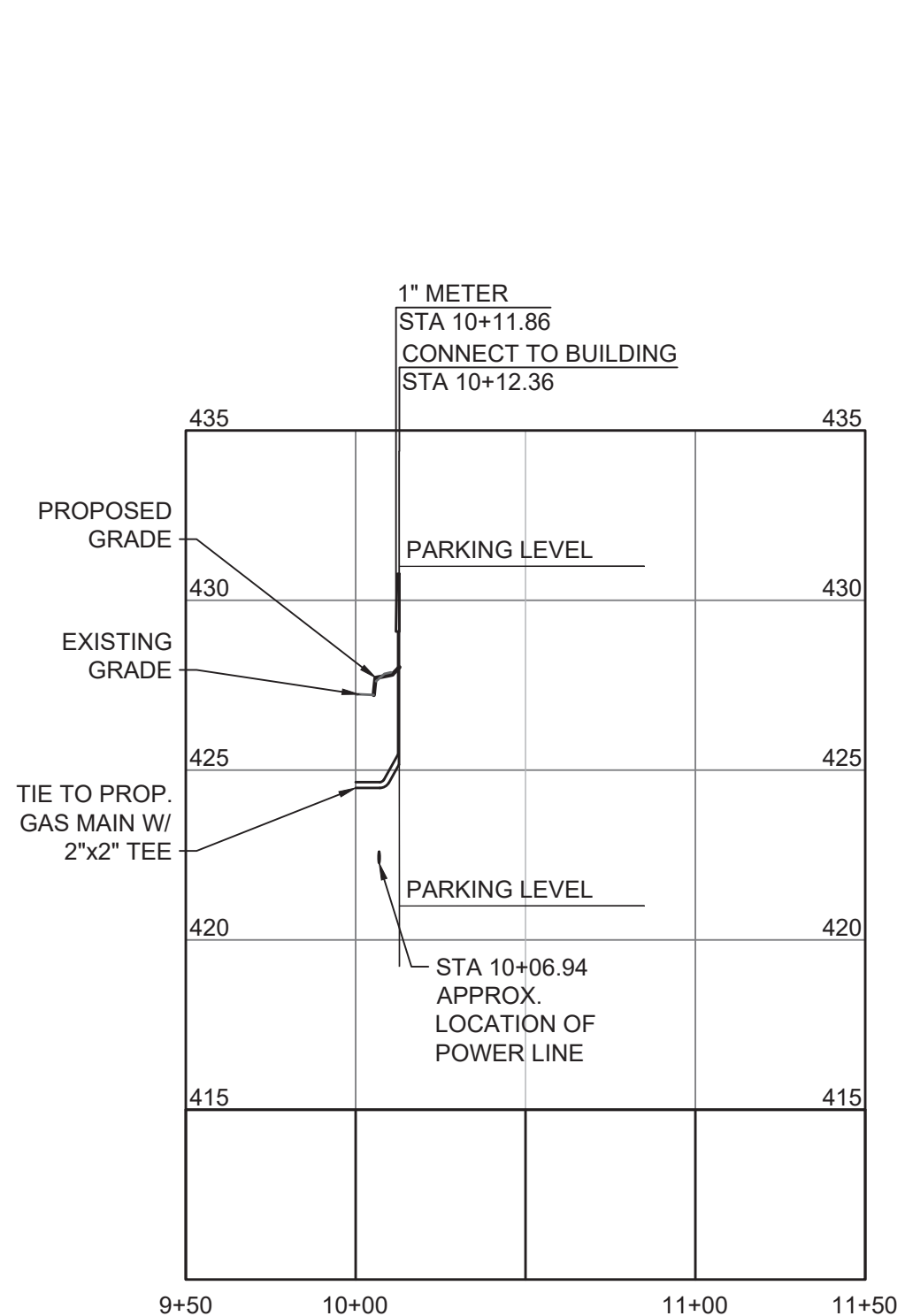
COMM. DUCT BANK PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



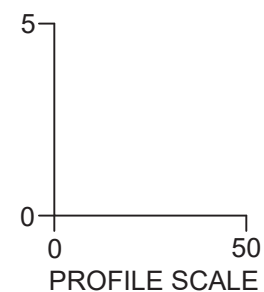
GAS MAIN PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



GAS LATERAL PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



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REVISION DESCRIPTION	DATE	CITY COMMENTS
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	07/26/2022	CITY COMMENTS
	09/15/2022	CITY COMMENTS
	10/20/2022	CITY COMMENTS

DATE
08/24/21

DRAWN BY
K. FLYNN

DESIGNED BY
C. SHIFFLETT

CHECKED BY
C. SHIFFLETT

SCALE

TIMMONS GROUP

CITY'S EDGE (1223 HARRIS ST) FINAL SITE PLAN

CHARLOTTEVILLE, VIRGINIA

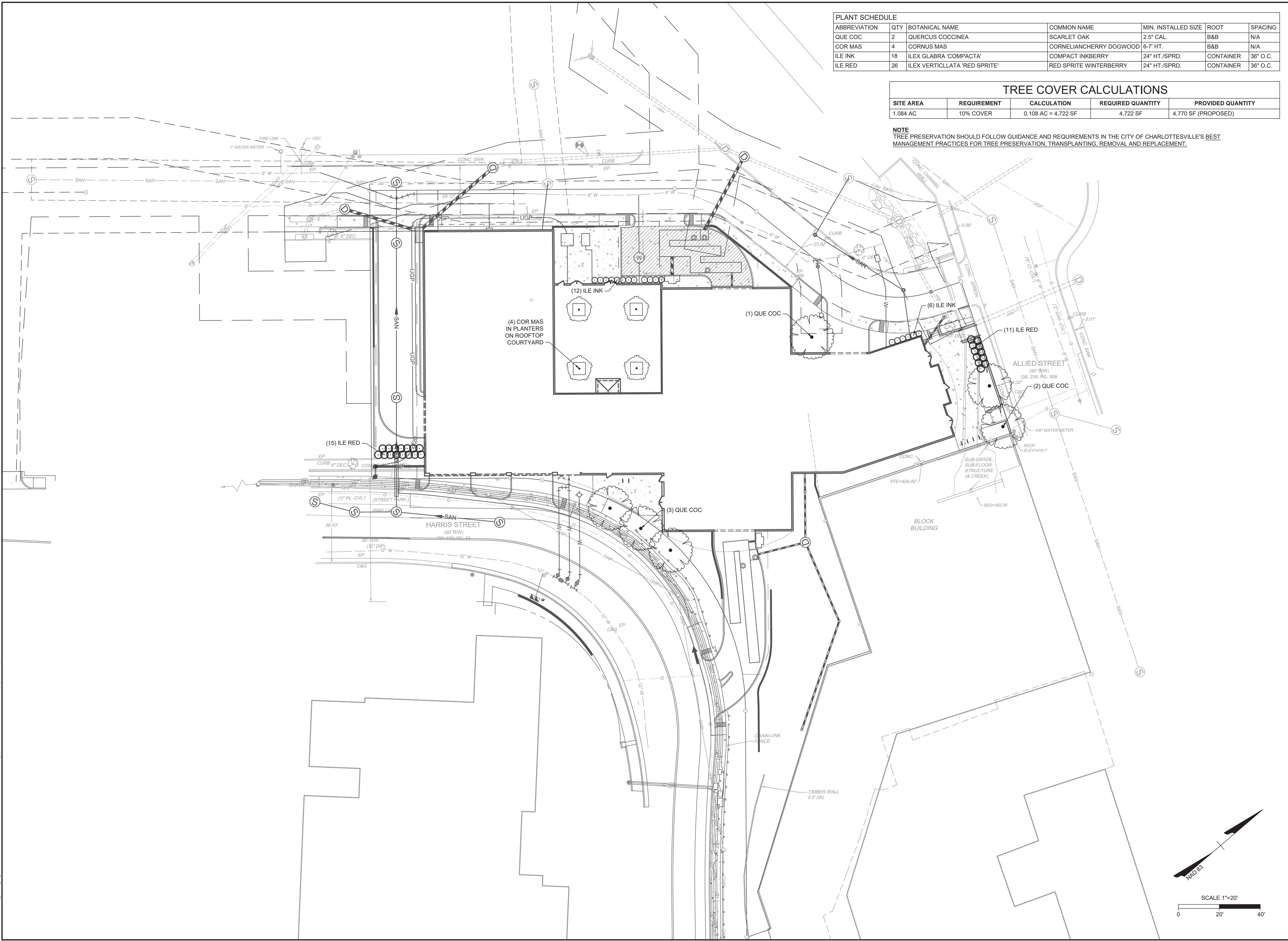
PROFILES

JOB NO.
44983

SHEET NO.
C7.02

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S:\10344983-1223_Harris_ST_SUP\DWG\SheetCD44983.L1.D LANDSCAPE PLAN.dwg | Plotted on 10/19/2022 4:41 PM | by Kevin Flynn



PLANT SCHEDULE						
ABBREVIATION	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
QUE COC	2	QUERCUS COCCINEA	SCARLET OAK	2.5" CAL.	B&B	N/A
COR MAS	4	CORNUS MAS	CORNELIANCHERRY DOGWOOD	6-7' HT.	B&B	N/A
ILE INK	18	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24" HT./SPRD.	CONTAINER	36" O.C.
ILE RED	26	ILEX VERTICLLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	24" HT./SPRD.	CONTAINER	36" O.C.

TREE COVER CALCULATIONS				
SITE AREA	REQUIREMENT	CALCULATION	REQUIRED QUANTITY	PROVIDED QUANTITY
1.084 AC	10% COVER	0.108 AC = 4,722 SF	4,722 SF	4,770 SF (PROPOSED)

NOTE
TREE PRESERVATION SHOULD FOLLOW GUIDANCE AND REQUIREMENTS IN THE CITY OF CHARLOTTESVILLE'S BEST MANAGEMENT PRACTICES FOR TREE PRESERVATION, TRANSPLANTING, REMOVAL AND REPLACEMENT.



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DATE	08/24/21
DRAWN BY	K. FLYNN
DESIGNED BY	C. SHIFFLETT
CHECKED BY	C. SHIFFLETT
SCALE	

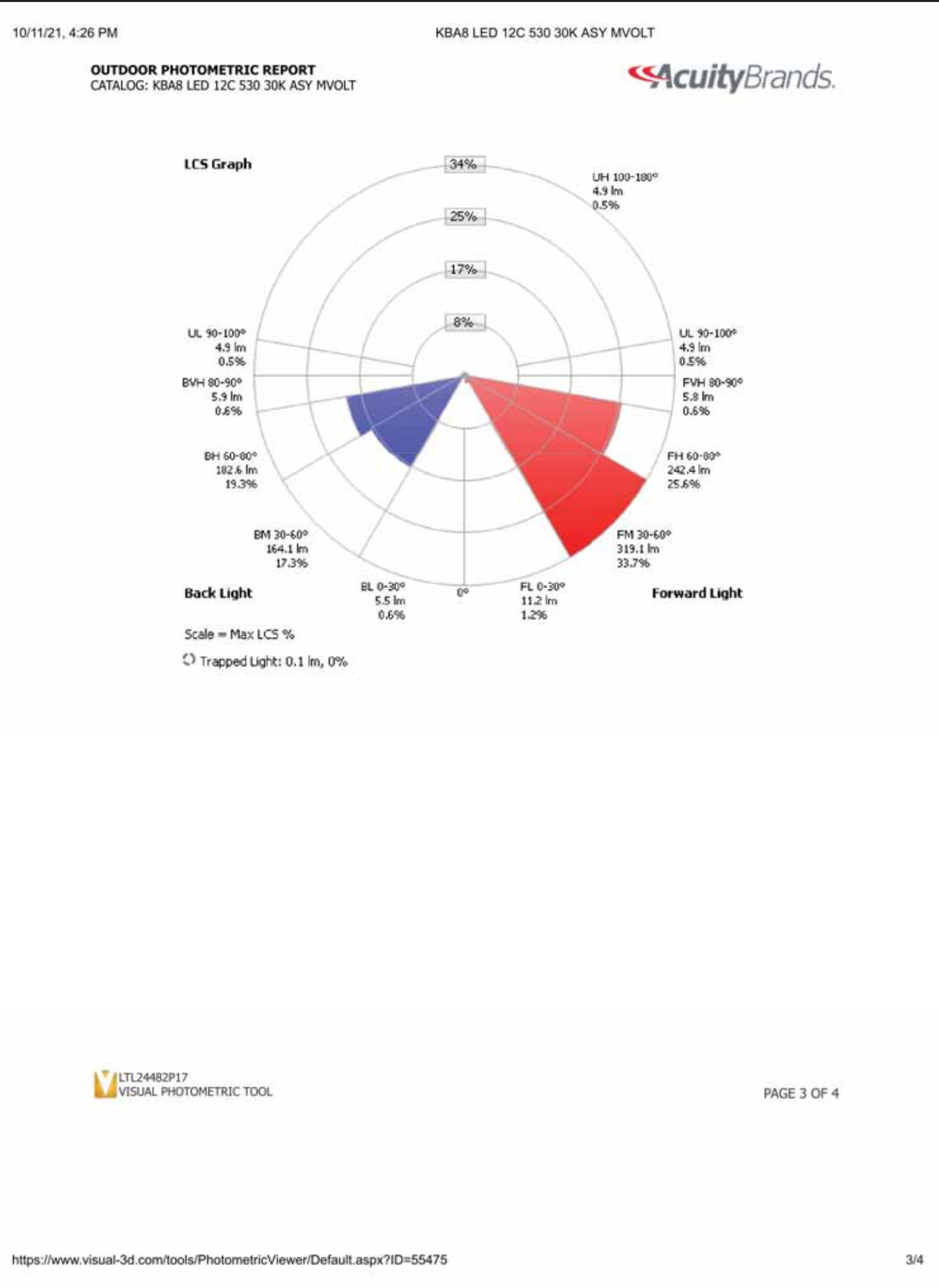
TIMMONS GROUP

CITY'S EDGE (1223 HARRIS ST) FINAL SITE PLAN
CHARLOTTESVILLE, VIRGINIA
LANDSCAPE PLAN

JOB NO.	44983
SHEET NO.	L1.00

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S:\10344483-1223_harris_ST_SUPIDWG\SheetCD4483-E1-10 PHOTOMETRIC PLAN.dwg | Plotted on 10/19/2022 4:41 PM | by Kevin Flynn



10/11/21, 4:26 PM

KBAS LED 12C 530 30K ASY MVOLT

OUTDOOR PHOTOMETRIC REPORT
CATALOG: KBAS LED 12C 530 30K ASY MVOLT

AcuityBrands

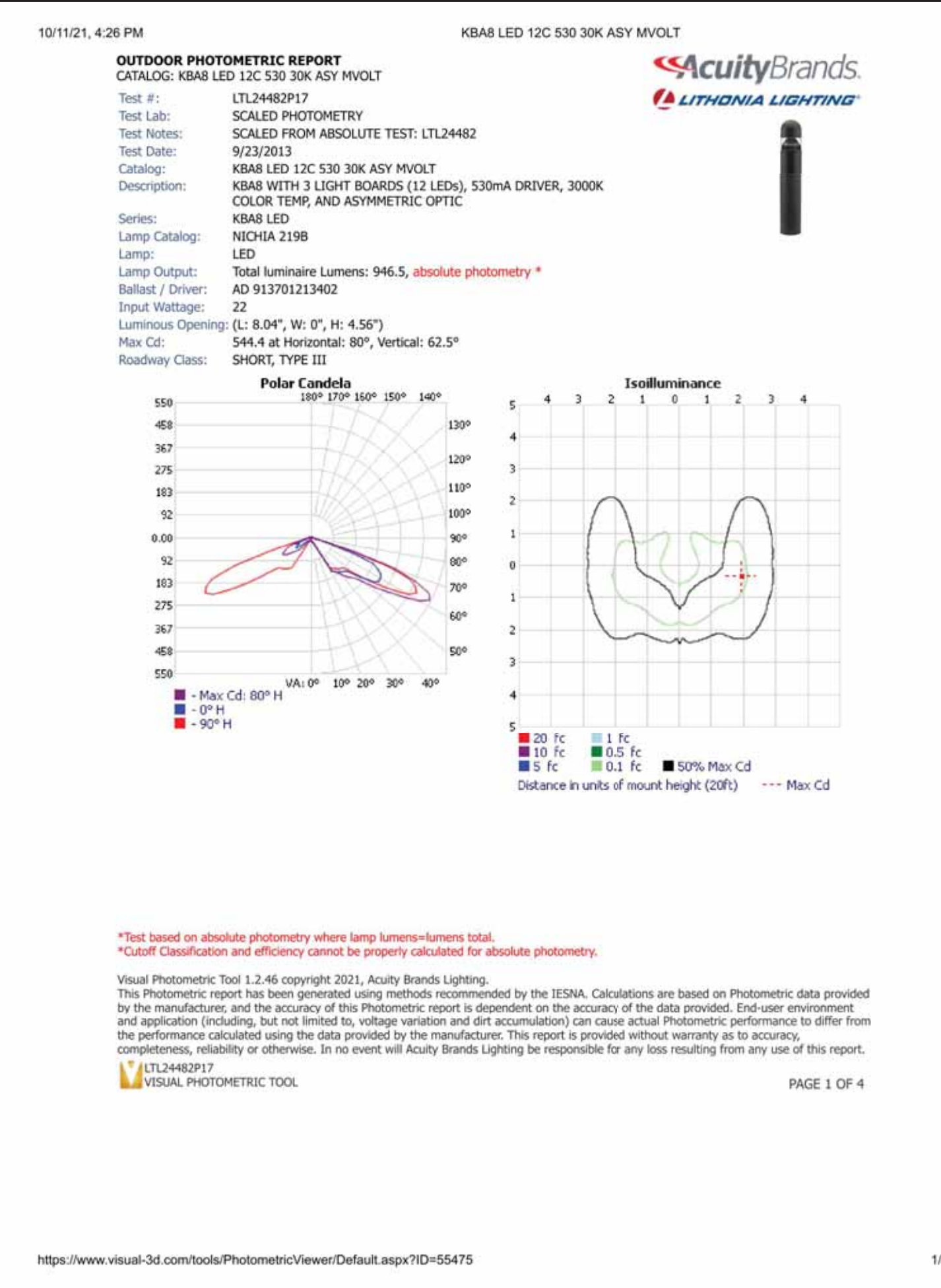
Candela Table - Type C

	0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	3	5	4	4	4	4	3	3	2	2	1	1	0	0	0	0	0	0	1
10	11	14	13	12	12	11	11	11	10	9	8	7	6	5	4	4	4	4	4
15	19	20	19	18	17	17	16	16	15	14	14	12	11	10	9	7	7	7	8
20	22	23	23	22	22	21	20	19	17	16	15	14	12	11	11	10	10	10	11
25	25	26	26	26	26	25	24	23	21	20	19	17	16	15	14	13	12	12	12
30	48	105	99	102	96	89	89	68	62	50	41	50	46	37	32	19	15	14	14
35	167	182	215	223	201	200	209	202	164	150	144	129	78	78	57	49	24	17	
40	180	216	268	280	295	294	263	242	195	161	157	160	145	144	124	111	78	42	19
45	191	260	290	310	312	299	290	276	227	171	166	164	157	151	148	145	109	68	22
50	232	299	332	328	310	306	305	303	278	213	196	184	175	157	151	146	142	87	37
55	310	370	354	340	315	307	335	358	381	326	290	258	213	172	150	156	136	117	72
60	326	388	361	342	325	351	405	459	511	458	438	374	290	210	159	140	134	131	62
65	361	330	316	300	334	419	472	511	528	469	467	445	393	290	188	144	122	112	51
70	186	174	183	226	317	386	393	363	361	326	351	372	357	331	237	122	83	81	30
75	35	34	37	85	109	89	68	46	38	48	71	108	152	167	118	41	39	19	
80	17	15	16	16	17	17	17	17	17	19	20	20	21	21	24	19	14	12	
85	10	9	9	10	10	10	10	10	10	10	10	11	11	10	10	9	7	6	
90	7	6	6	6	7	7	6	6	6	6	6	6	6	6	5	4	4	3	
95	5	5	5	5	6	6	5	5	5	5	5	4	4	4	4	3	2	2	
100	4	4	4	5	5	5	4	4	4	4	4	3	3	2	2	2	2	2	
105	3	3	4	4	4	4	4	4	3	3	3	2	2	2	2	2	2	1	
110	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	
115	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1	
120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
135	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
140	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
155	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
165	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Visual Photometric Tool

https://www.visual-3d.com/tools/PhotometricViewer/Default.aspx?ID=55475

4/4



10/11/21, 4:26 PM

KBAS LED 12C 530 30K ASY MVOLT

OUTDOOR PHOTOMETRIC REPORT
CATALOG: KBAS LED 12C 530 30K ASY MVOLT

AcuityBrands

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	16.8	1.8%
0-40	102.5	10.8%
0-60	500.1	52.8%
60-90	436.6	46.1%
70-100	126.0	13.3%
90-120	9.8	1%
0-90	936.7	99%
90-180	9.8	1%
0-180	946.5	100%

Lumens Per Zone

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	0.5	0.0%	90-100	4.9	0.5%
10-20	3.9	0.4%	100-110	3.1	0.3%
20-30	12.5	1.3%	110-120	1.8	0.2%
30-40	85.7	9.1%	120-130	0.000	0%
40-50	157.6	16.7%	130-140	0.000	0%
50-60	240.0	25.4%	140-150	0.000	0%
60-70	315.5	33.3%	150-160	0.000	0%
70-80	109.4	11.6%	160-170	0.000	0%
80-90	11.7	1.2%	170-180	0.000	0%

Roadway Summary

Distribution	TYPE III, SHORT
Max Cd, 90 Deg Vert:	7.4
Max Cd, 80 to <90 Deg:	23.6
Lumens	% Lamp
Downward Street Side:	578.6 61.1%
Downward House Side:	358.1 37.8%
Downward Total:	936.6 99%
Upward Street Side:	5.8 0.6%
Upward House Side:	4.0 0.4%
Upward Total:	9.8 1%
Total Lumens:	946.4 100%

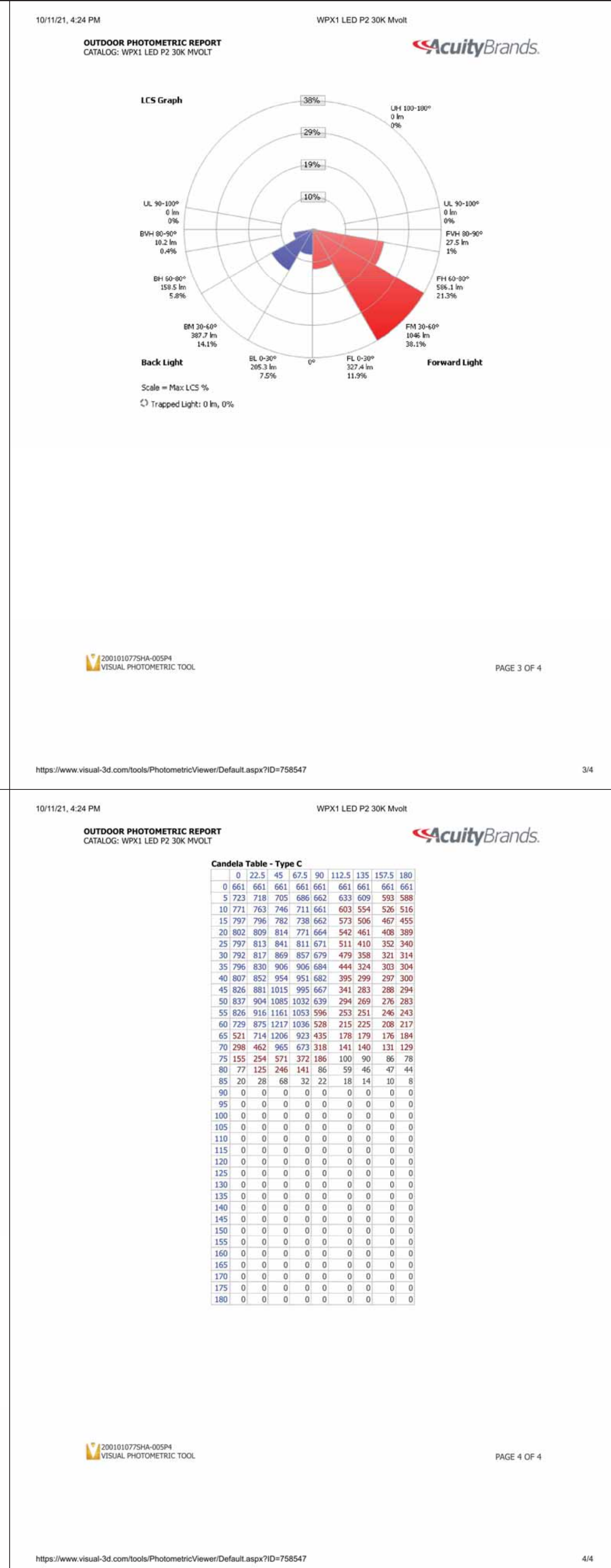
LCS Table

BUG Rating	B1 - U0 - G1
Forward Light	Lumens Lumens %
Low(0-30):	11.2 1.2%
Medium(30-60):	319.1 33.7%
High(60-80):	242.4 25.6%
Very High(80-90):	5.8 0.6%
Back Light	Lumens Lumens %
Low(0-30):	5.5 0.6%
Medium(30-60):	164.1 17.3%
High(60-80):	182.6 19.3%
Very High(80-90):	5.9 0.6%
Uplight	Lumens Lumens %
Low(90-100):	4.9 0.5%
High(100-180):	4.9 0.5%
Trapped Light:	0.1 0%

Visual Photometric Tool

https://www.visual-3d.com/tools/PhotometricViewer/Default.aspx?ID=55475

2/4



10/11/21, 4:24 PM

WPX1 LED P2 30K Mvolt

OUTDOOR PHOTOMETRIC REPORT
CATALOG: WPX1 LED P2 30K Mvolt

AcuityBrands

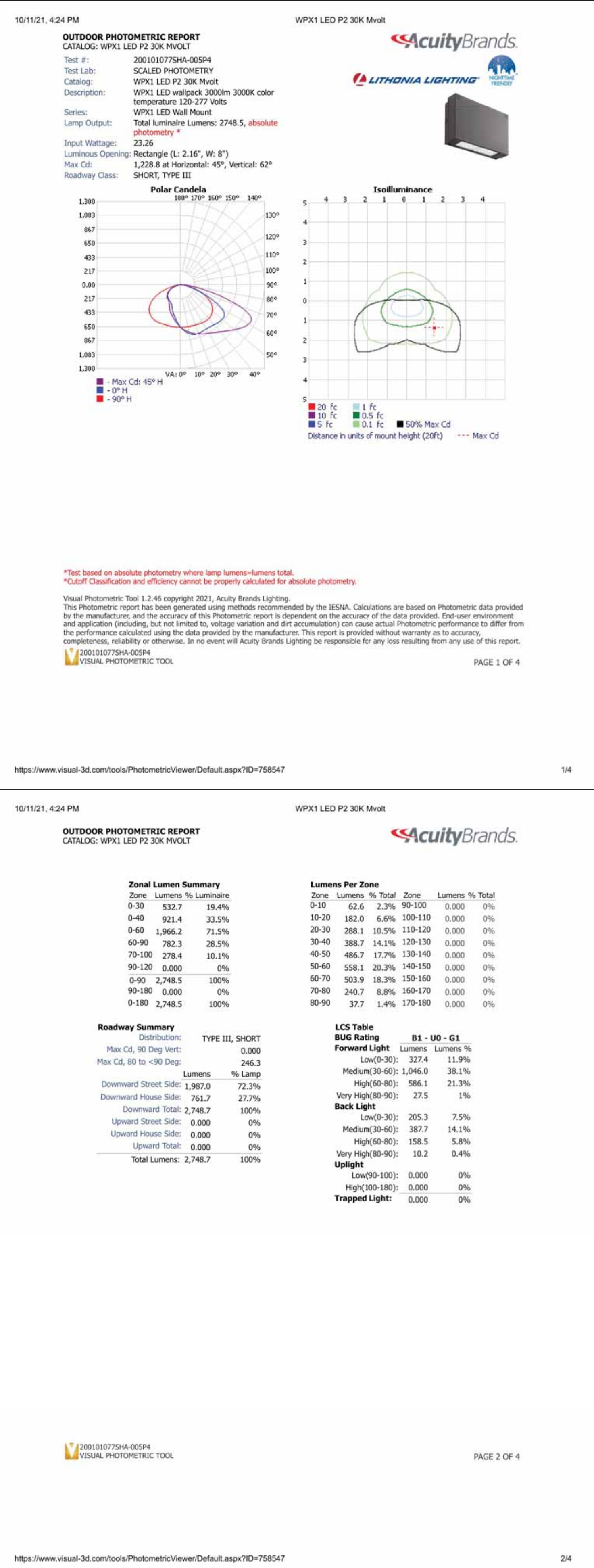
Candela Table - Type C

	0	22.5	45	67.5	90	112.5	135	157.5	180
0	661	661	661	661	661	661	661	661	661
5	723	718	705	686	662	633	609	593	588
10	771	763	746	711	661	603	554	526	516
15	797	796	782	738	662	573	506	467	455
20	802	809	814	771	664	542	461	420	389
25	797	813	841	811	671	511	410	352	340
30	792	817	869	857	679	479	358	321	314
35	796	830	906	906	684	444	324	303	304
40	807	852	954	951	682	395	299	297	300
45	826	881	1015	995	667	341	263	288	294
50	837	904	1085	1032	639	294	269	276	283
55	826	916	1161	1053	596	253	251	246	243
60	729	875	1217	1036	528	215	225	208	217
65	521	714	1206	923	435	178	179	176	184
70	298	462	965	673	318	141	140	131	129
75	155	254	571	372	186	100	90	86	78
80	77	125	246	141	86	59	46	47	44
85	20	28	68	32	22	18	14	10	8
90	0	0	0	0	0	0	0	0	0
95	0	0	0	0	0	0	0	0	0
100	0	0	0	0	0	0	0	0	0
105	0	0	0	0	0	0	0	0	0
110	0	0	0	0	0	0	0	0	0
115	0	0	0	0	0	0	0	0	0
120	0	0	0	0	0	0	0	0	0
125	0	0	0	0	0	0	0	0	0
130	0	0	0	0	0	0	0	0	0
135	0	0	0	0	0	0	0	0	0
140	0	0	0	0	0	0	0	0	0
145	0	0	0	0	0	0	0	0	0
150	0	0	0	0	0	0	0	0	0
155	0	0	0	0	0	0	0	0	0
160	0	0	0	0	0	0	0	0	0
165	0	0	0	0	0	0	0	0	0
170	0	0	0	0	0	0	0	0	0
175	0	0	0	0	0	0	0	0	0
180	0	0	0	0	0	0	0	0	0

Visual Photometric Tool

https://www.visual-3d.com/tools/PhotometricViewer/Default.aspx?ID=758547

4/4



10/11/21, 4:24 PM

WPX1 LED P2 30K Mvolt

OUTDOOR PHOTOMETRIC REPORT
CATALOG: WPX1 LED P2 30K Mvolt

AcuityBrands

Zonal Lumen Summary

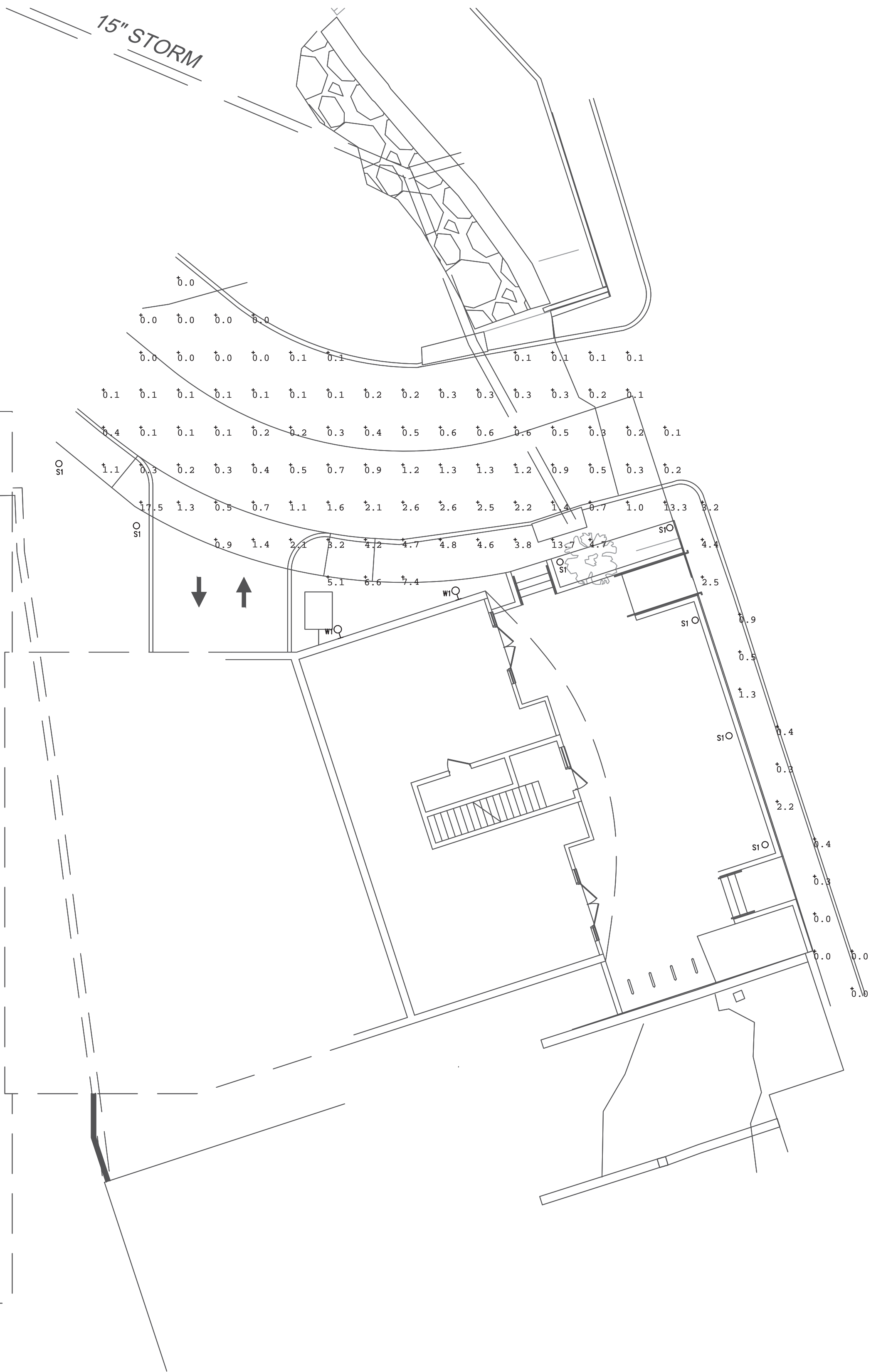
Zone	Lumens	% Luminaire
0-30	332.7	19.4%
0-40	921.4	33.5%
0-60	1,966.2	71.5%
60-90	782.3	28.5%
70-100	278.4	10.1%
9		

S:\10344883-1223_Harris_St_SUP\DWGS\SheetCD44983-E1-D PHOTOMETRIC PLAN.dwg [Plotted on 10/19/2022 4:42 PM] by Kevin Flynn

LIGHT FIXTURE SCHEDULES (THE CONTRACTOR SHALL CHECK WITH THE OWNER/FRANCHISE BEFORE BIDDING, ORDERING, OR INSTALLATION.)						
SYMBOL	TYPE	MANUFACTURER AND MODEL	FINISH	MOUNTING	No., SIZE AND TYPE LAMPS	VOLTAGE
⊙	W1	LITHONIA # WPX1 LED P2 30K MVOLT		WALL PACK	24W/LED 3000K	120-277V
○	S1	LITHONIA # KBAB LED 12C 530 30K ASY MVOLT		BOLLARD	22W/LED 3000K	120-277V
NOTES:						
1. LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SUCH THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMP HOLDERS, OR OTHER ELECTRICAL PARTS. ALL LUMINAIRES SHALL BE SELECTED SUITABLE FOR WET LOCATIONS OR DAMP LOCATION.						

NEO GREEN SYSTEM & BLAD FULL MEMBER. COMMITMENT TO THE PROGRAM: THE NEO GREEN AND DETAILS, AS A PROFESSIONAL, AND INTELLECTUAL, INSTRUMENT OF SERVICE, AND IS NOT TO BE REPRODUCED OR WALKED OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF NEO GREEN DESIGN & BLAD FULL.

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Walkway_G0	Illuminance	fc	1.46	17.5	0.0	N/A	N/A	
Luminaire Schedule								
Qty	Label	Arrangement	LF	Description	Lum. Watts	Lum. Lumens		
2	W1	SINGLE	1.000	WPX1 LED P2 30K mvolt	23.26	2749		
7	S1	SINGLE	1.000	KBAB LED 12C 530 30K ASY MVOLT	22	946		



1 PHOTOMETRIC
LEVEL G0 FLOOR PLAN
SCALE: 1/8"=1'-0"
NOT TO SCALE

dbf
Associates
Architects

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Charlottesville, VA 22902
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(434) 977-0593 (FAX)

OCT. 11, 2021

CITY'S EDGE APARTMENTS
1225 HARRIS STREET
CHARLOTTESVILLE, VIRGINIA

NO	DESCRIPTION	DATE
REVISIONS		
PHOTOMETRIC LEVEL G0 FLOOR PLAN 401.00'		
SCALE 1/8" = 1'-0"		
DATE 9-15-21		
OWN BY PL		
CHECKED BY DV		
PROJECT NO V2120		
DRAWING NO E2.0		
OF 9		

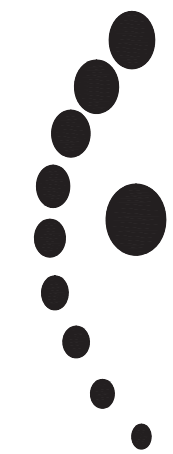


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07/26/2022	CITY COMMENTS
09/15/2022	CITY COMMENTS
10/20/2022	CITY COMMENTS

DATE	DRAWN BY
08/24/21	K. FLYNN
CHECKED BY	C. SHIFFLETT
SCALE	C. SHIFFLETT



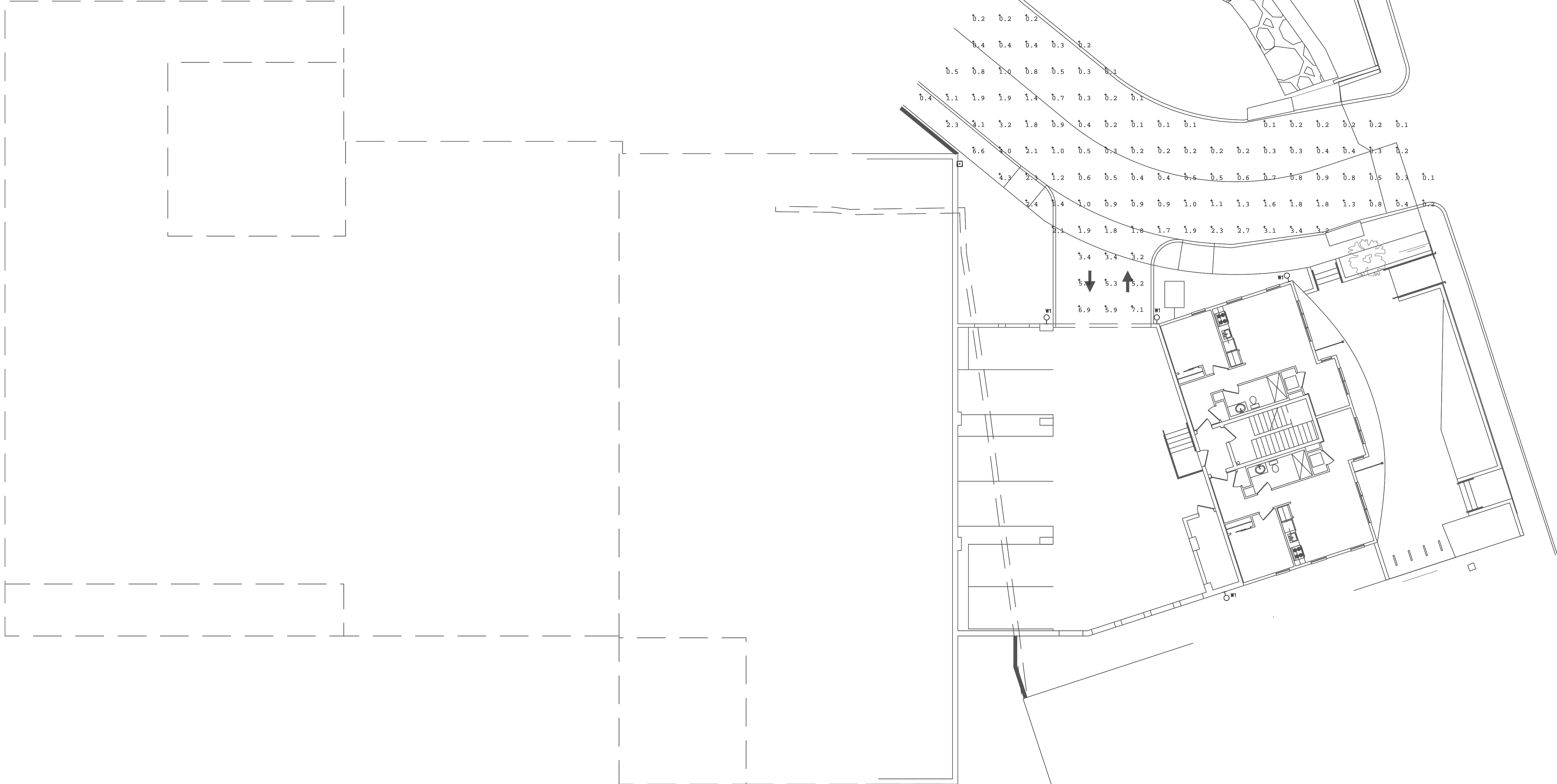
TIMMONS GROUP

CITY'S EDGE (1223 HARRIS ST) FINAL SITE PLAN
CHARLOTTESVILLE, VIRGINIA
PHOTOMETRIC PLAN

JOB NO.
44983
SHEET NO.
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S:\10344883-1223_Harris_St_SUP\DWGS\SheetCD\44983-E1-D PHOTOMETRIC PLAN.dwg [Plotted on 10/19/2022 4:42 PM] by Kevin Flynn



LIGHT FIXTURE SCHEDULES						
(THE CONTRACTOR SHALL CHECK WITH THE OWNER/FRANCHISE BEFORE BIDDING, ORDERING, OR INSTALLATION.)						
SYMBOL	TYPE	MANUFACTURER AND MODEL	FINISH	MOUNTING	No., SIZE AND TYPE LAMPS	VOLTAGE
○	W1	LITHONIA # WPX1 LED P2 30K MVOLT		WALL PACK	24W/LED 3000K	120-277V
○	SI	LITHONIA # KBAB LED 12C 530 30K ASY MVOLT		BOLLARD	22W/LED 3000K	120-277V
NOTES:						
1. LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SUCH THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMP HOLDERS, OR OTHER ELECTRICAL PARTS. ALL LUMINAIRES SHALL BE SELECTED SUITABLE FOR WET LOCATIONS OR DAMP LOCATION.						

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Walkway_G1	Illuminance	Fc	1.37	7.1	0.1	13.7	71.0
Luminaire Schedule							
Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens	
4	W1	SINGLE	1.000	WPX1 LED P2 30K Mvolt	23.26	2749	

1 PHOTOMETRIC
LEVEL G1 FLOOR PLAN
SCALE: 1/8"=1'-0"
NOT TO SCALE

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Associates
Architects

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(434) 977-0593 (FAX)

OCT. 11, 2021

CITY'S EDGE APARTMENTS
1225 HARRIS STREET
CHARLOTTESVILLE, VIRGINIA

NO	DESCRIPTION	DATE
REVISIONS		
PHOTOMETRIC LEVEL G1 FLOOR PLAN 411.00'		
SCALE 1/8" = 1'-0"		
DATE 9-15-21		
OWN BY PL		
CHECKED BY DV		
PROJECT NO V2120		
DRAWING NO E2.1		
OF 9		



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09/15/2022	CITY COMMENTS
10/20/2022	CITY COMMENTS

DATE	DRAWN BY
08/24/21	K. FLYNN
CHECKED BY	C. SHIFFLETT
SCALE	C. SHIFFLETT

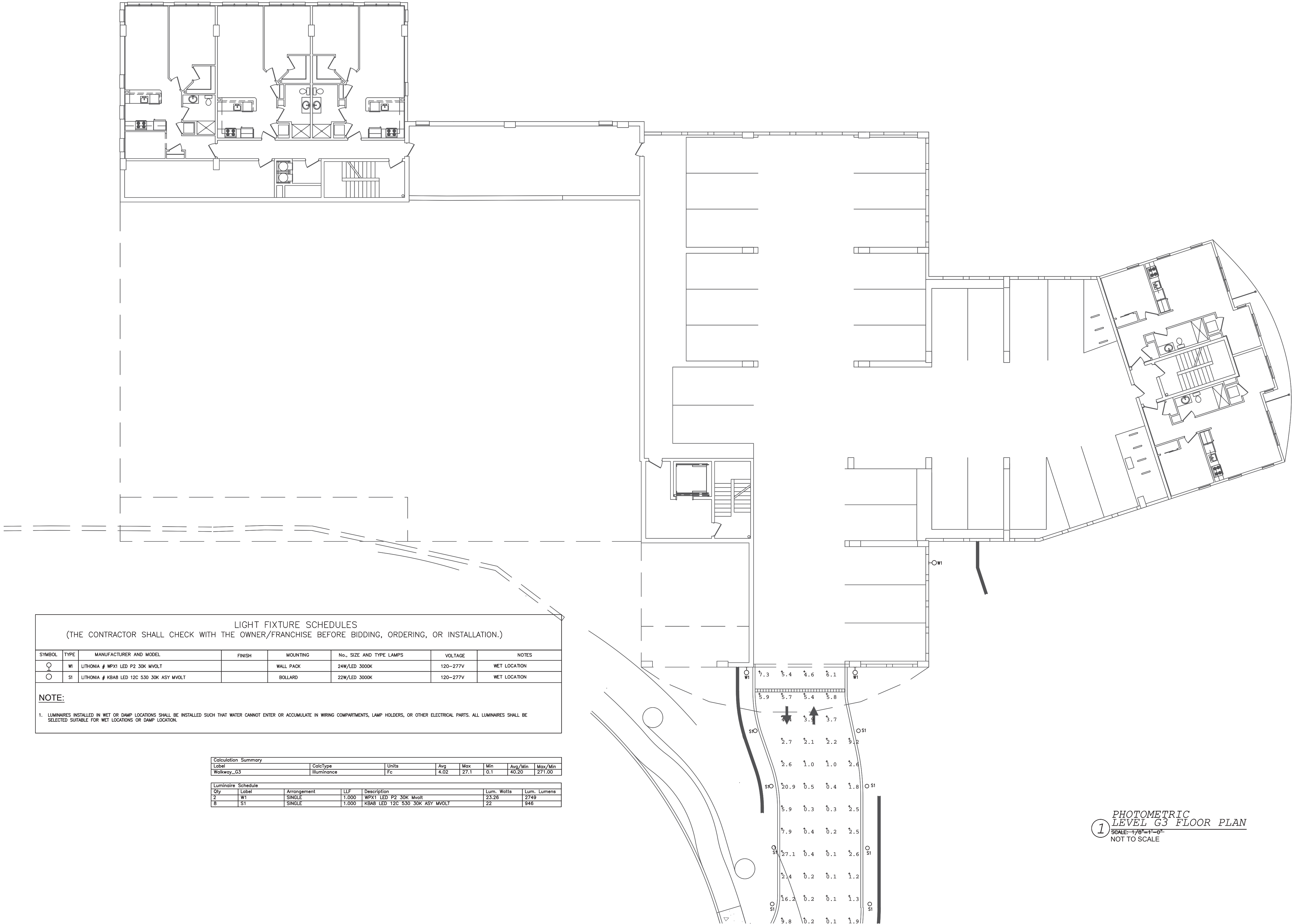
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

CITY'S EDGE (1223 HARRIS ST) FINAL SITE PLAN
CHARLOTTESVILLE, VIRGINIA
PHOTOMETRIC PLAN

JOB NO.
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LIGHT FIXTURE SCHEDULES							
(THE CONTRACTOR SHALL CHECK WITH THE OWNER/FRANCHISE BEFORE BIDDING, ORDERING, OR INSTALLATION.)							
SYMBOL	TYPE	MANUFACTURER AND MODEL	FINISH	MOUNTING	No., SIZE AND TYPE LAMPS	VOLTAGE	NOTES
	WL	LITHONIA # WPX1 LED P2 30K MVOLT		WALL PACK	24W/LED 3000K	120-277V	WET LOCATION
	SL	LITHONIA # KBAS LED 12C 530 30K ASY MVOLT		BOLLARD	22W/LED 3000K	120-277V	WET LOCATION

NOTE:

1. LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SUCH THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMP HOLDERS, OR OTHER ELECTRICAL PARTS. ALL LUMINAIRES SHALL BE SELECTED SUITABLE FOR WET LOCATIONS OR DAMP LOCATION.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Walkway_G3	Illuminance	Fc	4.02	27.1	0.1	40.20	271.00

Luminaire Schedule						
Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens
2	W1	SINGLE	1.000	WPX1 LED P2 30K Mvolt	23.26	2749
8	S1	SINGLE	1.000	KBAS LED 12C 530 30K ASY MVOLT	22	946

1 PHOTOMETRIC
LEVEL G3 FLOOR PLAN
SCALE: 1/8" = 1'-0"
NOT TO SCALE


NEW GREEN SYSTEM & BOLD FULL HEIGHT. COMMENT TO THE DRAWING THE NEW SYSTEM AND DETAILS, AS A PROFESSIONAL AND INTELLIGENT REPRESENTATION OF SERVICE, AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEW GREEN DESIGN & BOLD FULL.

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OCT. 11, 2021

CITY'S EDGE APARTMENTS
1225 HARRIS STREET
CHARLOTTESVILLE, VIRGINIA

NO	DESCRIPTION	DATE
REVISIONS		
PHOTOMETRIC LEVEL G3 FLOOR PLAN 431.00'		
		
SCALE 1/8" = 1'-0"		
DATE 9-15-21		
OWN BY PL		
CHECKED BY DV		
PROJECT NO V2120		
DRAWING NO E2.3		
OF 9		



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07/26/2022	CITY COMMENTS
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10/20/2022	CITY COMMENTS

DATE	DRAWN BY
08/24/21	K. FLYNN
	DESIGNED BY C. SHIFFLETT
	CHECKED BY C. SHIFFLETT
	SCALE

TIMMONS GROUP

CITY'S EDGE (1223 HARRIS ST) FINAL SITE PLAN
CHARLOTTESVILLE, VIRGINIA
PHOTOMETRIC PLAN

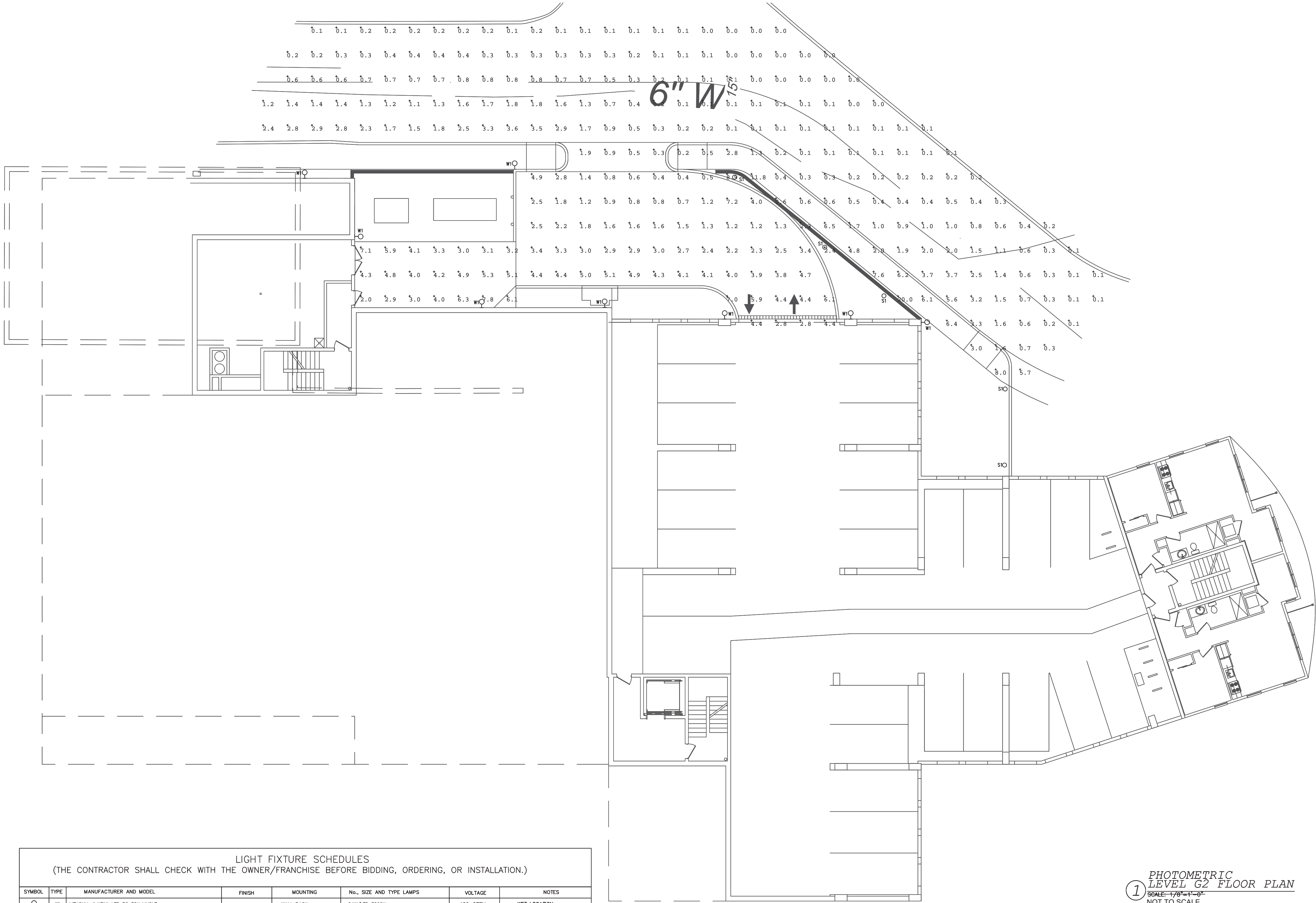
JOB NO.
44983

SHEET NO.
E2.3

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S:\1034483-1223_Harris_St_SUP\DWG\SheetCD44983-E-10 PHOTOMETRIC PLAN.dwg [Plotted on 10/19/2022 4:42 PM] by Kevin Flynn

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LIGHT FIXTURE SCHEDULES						
(THE CONTRACTOR SHALL CHECK WITH THE OWNER/FRANCHISE BEFORE BIDDING, ORDERING, OR INSTALLATION.)						
SYMBOL	TYPE	MANUFACTURER AND MODEL	FINISH	MOUNTING	No., SIZE AND TYPE LAMPS	NOTES
	WI	LITHONIA # WPX1 LED P2 30K MVOLT		WALL PACK	24W/LED 3000K	WET LOCATION
	SI	LITHONIA # KBAB LED 12C 530 30K ASY MVOLT		BOLLARD	22W/LED 3000K	WET LOCATION

NOTE:

1. LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SUCH THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMP HOLDERS, OR OTHER ELECTRICAL PARTS. ALL LUMINAIRES SHALL BE SELECTED SUITABLE FOR WET LOCATIONS OR DAMP LOCATION.

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	
Walkway_G2	Illuminance	Fc	1.77	20.0	0.0	
Luminaire Schedule						
Qty	Label	Arrangement	LF	Description	Lum. Watts	Lum. Lumens
8	W1	SINGLE	1.000	WPX1 LED P2 30K Mvolt	23.28	2749
5	S1	SINGLE	1.000	KBAB LED 12C 530 30K ASY MVOLT	22	946

PHOTOMETRIC
LEVEL G2 FLOOR PLAN
421.00'
SCALE: 1/8" = 1'-0"
NOT TO SCALE

dbf Associates Architects

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OCT. 11, 2021

CITY'S EDGE APARTMENTS
1225 HARRIS STREET
CHARLOTTESVILLE, VIRGINIA

NO	DESCRIPTION	DATE
REVISIONS		
PHOTOMETRIC LEVEL G2 FLOOR PLAN 421.00'		
SCALE 1/8" = 1'-0"		
DATE 9-15-21		
OWN BY PL		
CHECKED BY DV		
PROJECT NO V2120		
DRAWING NO E2.2		
OF 9		



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07/26/2022	CITY COMMENTS
09/15/2022	CITY COMMENTS
10/20/2022	CITY COMMENTS

CITY'S EDGE (1223 HARRIS ST) FINAL SITE PLAN
CHARLOTTESVILLE, VIRGINIA
PHOTOMETRIC PLAN

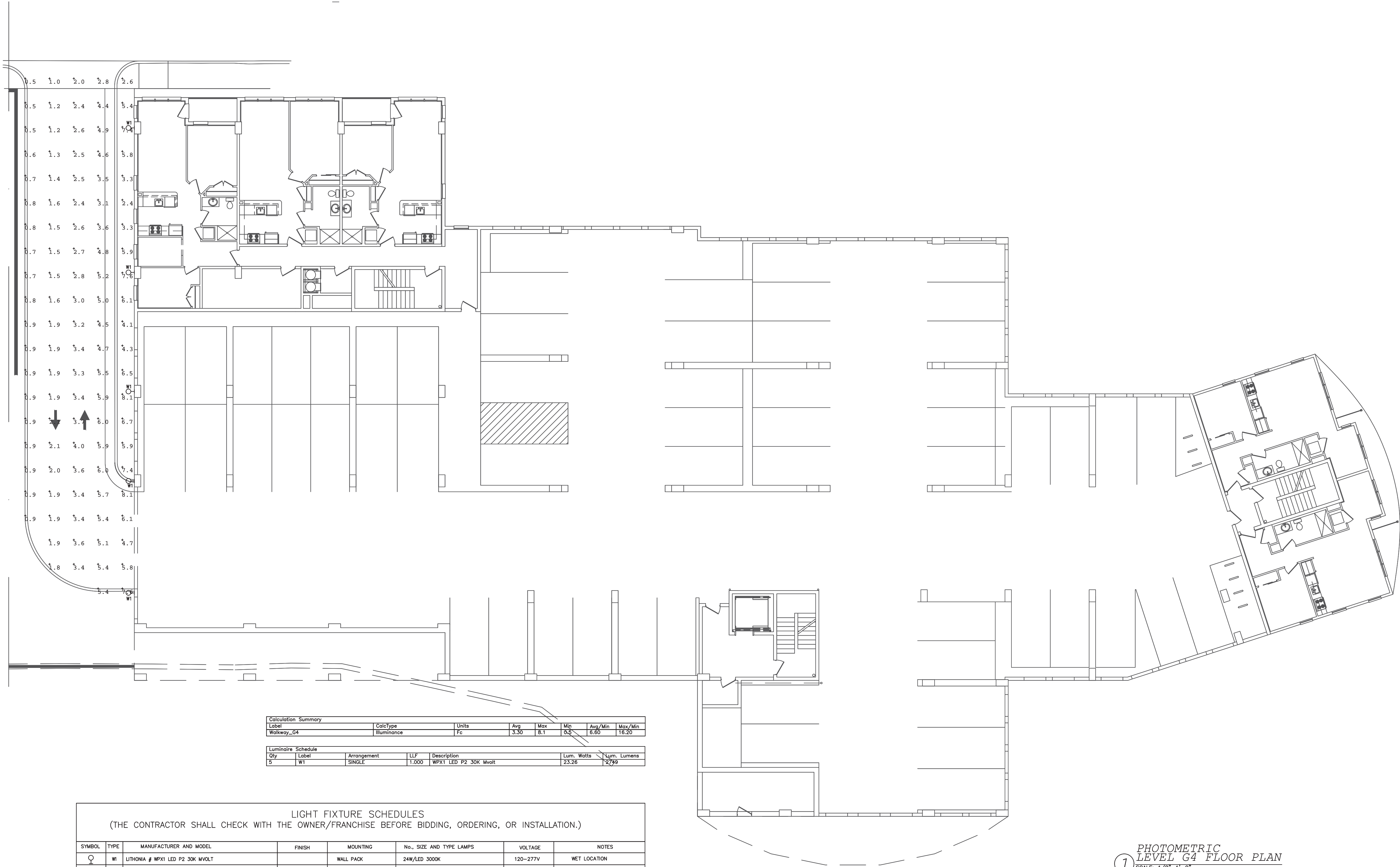
JOB NO.
44983
SHEET NO.
E2.2

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Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Walkway_G4	Illuminance	Fc	3.30	6.1	0.3	6.60	16.20

Luminaire Schedule					
Qty	Label	Arrangement	LLF	Description	Lum. Watts
5	W1	SINGLE	1.000	WPX1 LED P2 30K MVOLT	23.26

LIGHT FIXTURE SCHEDULES (THE CONTRACTOR SHALL CHECK WITH THE OWNER/FRANCHISE BEFORE BIDDING, ORDERING, OR INSTALLATION.)						
SYMBOL	TYPE	MANUFACTURER AND MODEL	FINISH	MOUNTING	No., SIZE AND TYPE LAMPS	VOLTAGE
	W1	LITHONIA # WPX1 LED P2 30K MVOLT		WALL PACK	24W/LED 3000K	120-277V
	S1	LITHONIA # KBAB LED 12C 530 30K ASY MVOLT		BOLLARD	22W/LED 3000K	120-277V
NOTE: 1. LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SUCH THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMP HOLDERS, OR OTHER ELECTRICAL PARTS. ALL LUMINAIRES SHALL BE SELECTED SUITABLE FOR WET LOCATIONS OR DAMP LOCATION.						

PHOTOMETRIC
LEVEL G4 FLOOR PLAN
SCALE: 1/8" = 1'-0"
NOT TO SCALE

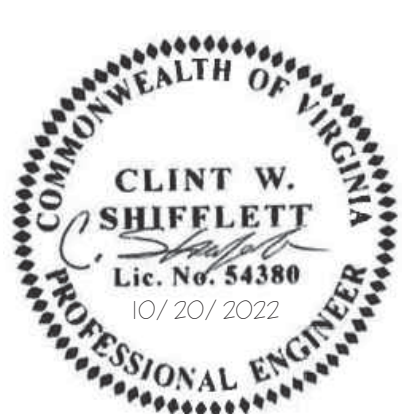
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OCT. 11, 2021

CITY'S EDGE APARTMENTS
1225 HARRIS STREET
CHARLOTTESVILLE, VIRGINIA

NO	DESCRIPTION	DATE
REVISIONS		
PHOTOMETRIC LEVEL G4 FLOOR PLAN 441.00'		
SCALE 1/8" = 1'-0"		
DATE	9-15-21	
OWN BY	PL	
CHECKED BY	DV	
PROJECT NO	V2120	
DRAWING NO	E2.4	
OF	9	

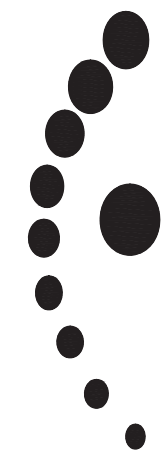


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07/26/2022	CITY COMMENTS
09/15/2022	CITY COMMENTS
10/20/2022	CITY COMMENTS

DATE	08/24/21
DRAWN BY	K. FLYNN
DESIGNED BY	C. SHIFFLETT
CHECKED BY	C. SHIFFLETT
SCALE	




CITY'S EDGE (1223 HARRIS ST) FINAL SITE PLAN
CHARLOTTESVILLE, VIRGINIA
PHOTOMETRIC PLAN

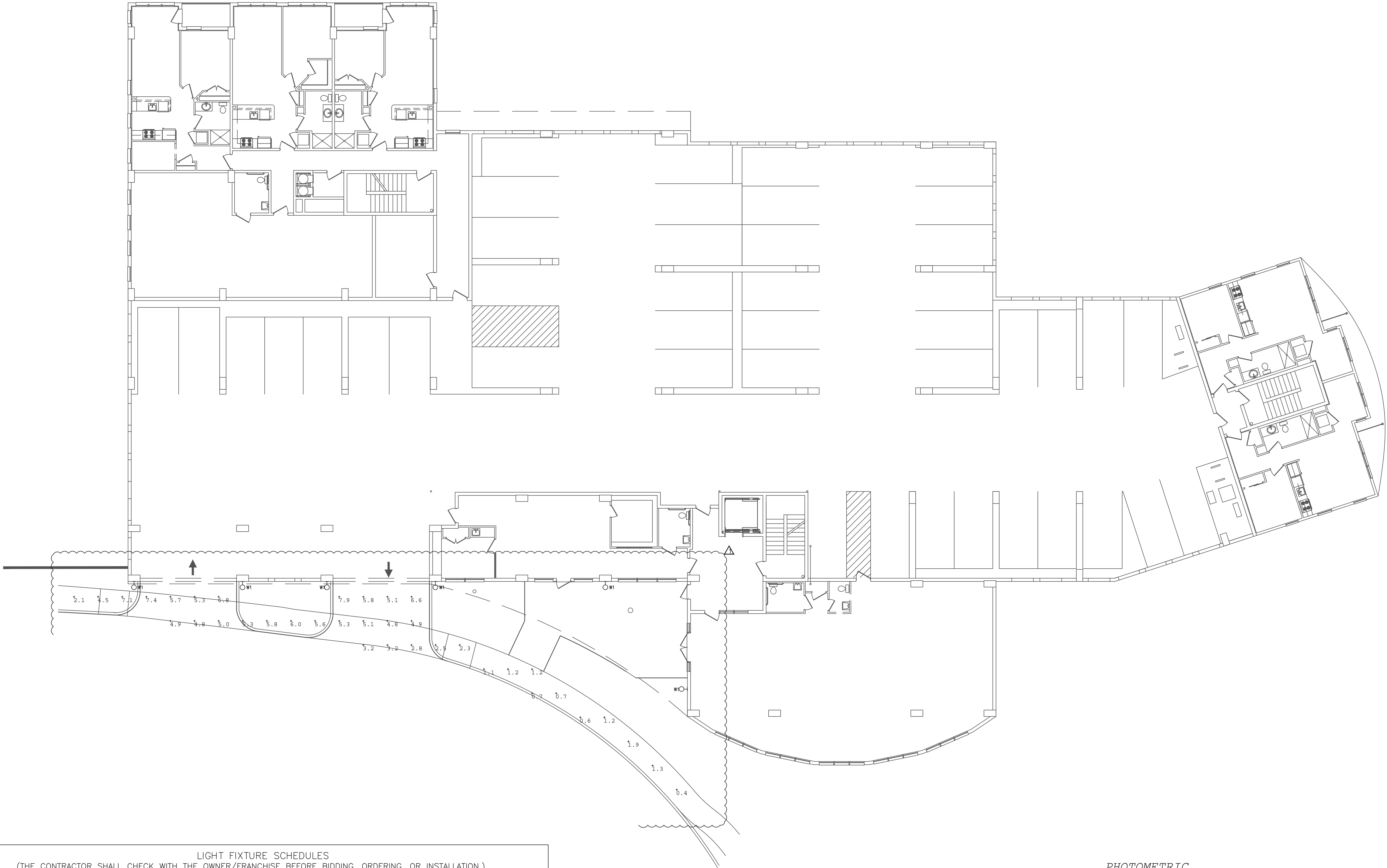
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SHEET NO. E2.4

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NEW GREEN DESIGN & BUILD FULL REMEDIATION. COMMENT TO THIS DOCUMENT. THE NEW DESIGN AND DETAILS, AS A PROFESSIONAL AND INTELLECTUAL INSTRUMENT OF SERVICE, AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEW GREEN DESIGN & BUILD PLLC.

LIGHT FIXTURE SCHEDULES (THE CONTRACTOR SHALL CHECK WITH THE OWNER/FRANCHISE BEFORE BIDDING, ORDERING, OR INSTALLATION.)							
SYMBOL	TYPE	MANUFACTURER AND MODEL	FINISH	MOUNTING	No., SIZE AND TYPE LAMPS	VOLTAGE	NOTES
	WL	LITHONIA # WPX1 LED P2 30K MVOLT		WALL PACK	24W/LED 3000K	120-277V	WET LOCATION
NOTE: 1. LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SUCH THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMP HOLDERS, OR OTHER ELECTRICAL PARTS. ALL LUMINAIRES SHALL BE SELECTED SUITABLE FOR WET LOCATIONS OR DAMP LOCATION.							



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Walkway G5	Illuminance	Fc	3.95	7.9	0.4	9.88	19.75
Luminaire Schedule							
Qty	Label	Arrangement	LF	Description	Lum. Watts		Lum. Lumens
6	WL	SINGLE	1.000	WPX1 LED P2 30K MVolt	23.26		2749


1 PHOTOMETRIC
LEVEL G5 FLOOR PLAN
SCALE: 1/8" = 1'-0"
NOT TO SCALE

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MAR. 10, 2022

CITY'S EDGE APARTMENTS
1225 HARRIS STREET
CHARLOTTESVILLE, VIRGINIA

1	CITY COMMENTS	03/10/22
NO	DESCRIPTION	DATE
REVISIONS		
PHOTOMETRIC LEVEL G5 FLOOR PLAN 451.00'		
		
SCALE 1/8" = 1'-0"		
DATE 9-15-21		
OWN BY PL		
CHECKED BY DV		
PROJECT NO V2120		
DRAWING NO E2.5		
OF		9

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CITY'S EDGE (1223 HARRIS ST) FINAL SITE PLAN
CHARLOTTESVILLE, VIRGINIA
PHOTOMETRIC PLAN

JOB NO.
44983
SHEET NO.
E2.5

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07/26/2022	CITY COMMENTS
09/15/2022	CITY COMMENTS
10/20/2022	CITY COMMENTS



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