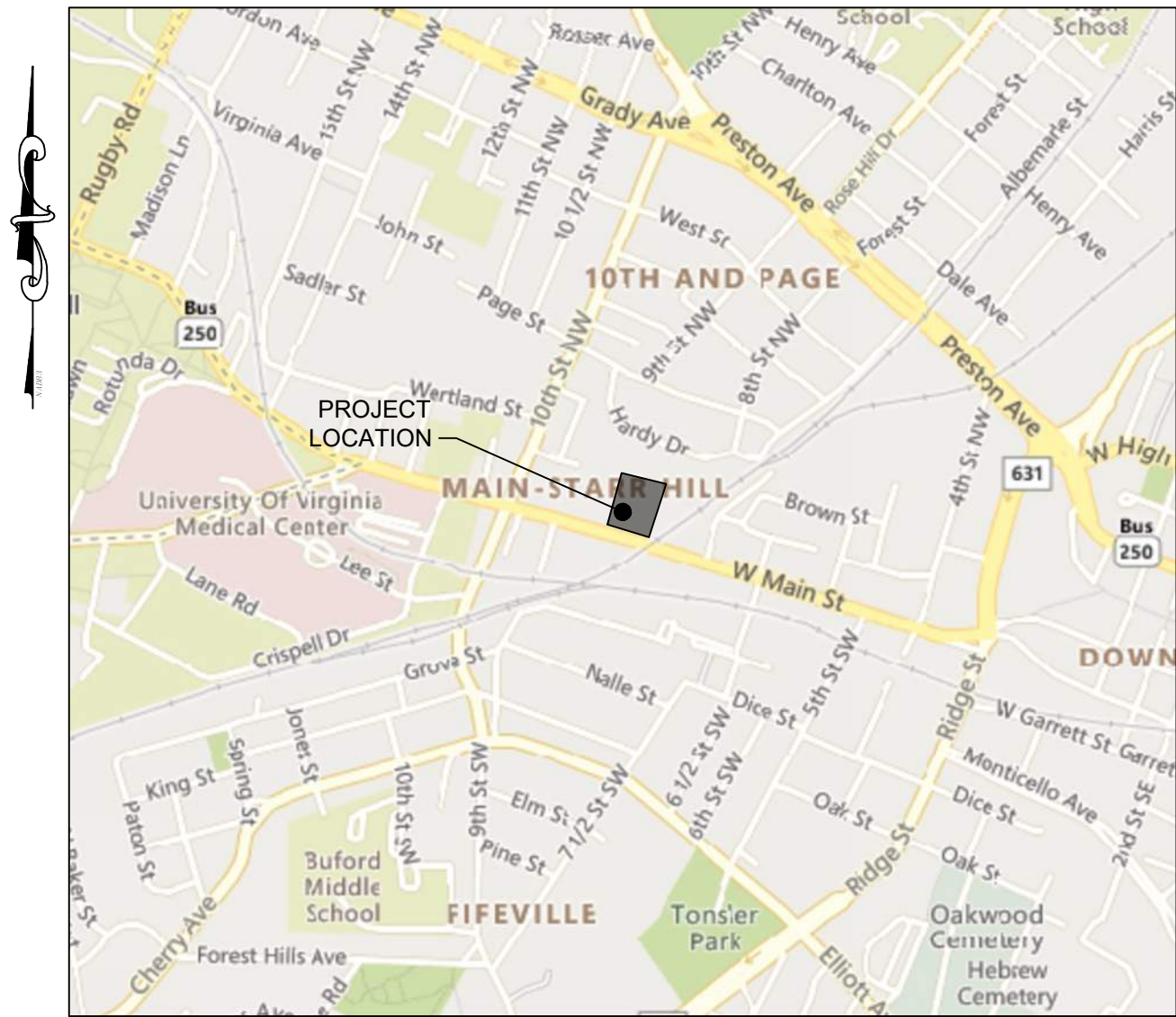


843 WEST MAIN STREET

FINAL SITE PLAN

843 W. MAIN ST
CITY OF CHARLOTTESVILLE, VIRGINIA
06/18/2025



VICINITY MAP

SCALE: 1" = 1,000'

OWNER:

LV COLLECTIVE
2340 GUADALUPE STREET
AUSTIN, TX 78705

ENGINEER OF RECORD:

TIMMONS GROUP
608 PRESTON AVENUE SUITE 200
CHARLOTTESVILLE, VA 22903
CONTACT: JONATHAN SHOWALTER, P.E.
TELEPHONE: 434-327-1681

APPLICANT:

LV COLLECTIVE
2340 GUADALUPE ST
AUSTIN, TX 78705
CONTACT: ANDREE SAHAKIAN
TELEPHONE: 311-771-0328

SITE DATA:

TAX MAP PARCEL AND OWNER INFO: PARCEL 310174000 (KIM T. CHRIS T. DABNEY)
PARCEL 31075000 (KIM TRAN DABNEY)
PARCEL 310183000 (FLUVANNA HOLDING, LLC)

TOTAL SITE AREA: 0.17+0.79+0.65 = 1.61 ACRES

EXISTING IMPERVIOUS AREA: 1.62 ACRES

PROPOSED IMPERVIOUS AREA: 1.61 ACRES

LIMITS OF DISTURBANCE: 1.66 ACRES

SOURCE OF SURVEY, BOUNDARY, AND TOPOGRAPHY: TIMMONS GROUP
28 IMPERIAL DRIVE
STAUNTON, VA 24401
KRISTOPHER L. CAISTER, L.S.
(540) 885-0920
CONDUCTED: 05/11/2021

HORIZONTAL DATUM REFERENCE: NAD83 (NA2011), VIRGINIA STATE GRID, SOUTH ZONE.

VERTICAL DATUM REFERENCE: NAVD88

VA811 TICKET NUMBER: B422602781-008 SUBMITTED ON 8/13/2024
A420702575-00A SUBMITTED ON 7/25/2024

BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51003C0286D, PANEL 286 OF 575, EFFECTIVE DATE FEBRUARY 4, 2005, THE PROPERTY SHOWN HEREON LIES IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

CURRENT USE: PARKING LOT AND SMALL COMMERCIAL BUILDING

PROPOSED USE: GENERAL HOUSEHOLD LIVING

ZONING: CX-8

OVERLAY DISTRICT: ARCHITECTURAL DESIGN CONTROL DISTRICT

SETBACKS: PRIMARY STREET LOT LINE (MIN/MAX): 0'-10'
SIDE STREET LOT LINE (MIN/MAX): 0'-10'
SIDE LOT LINE (MIN): 0'
REAR LOT LINE (MIN): 0'
ALLEY LOT LINE (MIN): 5'

ADJACENT PROPERTIES: NORTH - RESIDENTIAL
EAST - CELL TOWER AND RAILROAD TRACKS
SOUTH - APARTMENT
WEST - APARTMENT

MAXIMUM ALLOWABLE BUILDING HEIGHT: 8 STORIES - 114' (WITH BONUS 11 STORIES - 156')

PROPOSED BUILDING HEIGHT: 8 STORIES - 86.17'

PROPOSED DENSITY: NO DENSITY RESTRICTION

TOTAL UNIT COUNT: 182 UNITS

PARKING PROVIDED: 49 TOTAL SPACES (INCLUDING 2 ACCESSIBLE SPACES)

BIKE PARKING SPACES: 182 SPACES FOR LONG-TERM AND 18 SPACES FOR SHORT-TERM

STREET CATEGORY: MIXED USE 'B'

PRIMARY STREET: WEST MAIN STREET ALONG SOUTH SIDE OF THE PROPERTY

PROJECT TIMING & PHASING: PROJECT WILL BE CONSTRUCTED IN ONE PHASE AND CONSTRUCTION ACTIVITIES ARE ANTICIPATED TO LAST APPROXIMATELY 24 MONTHS

ADMINISTRATIVE MODIFICATIONS AND VARIANCES:

FOLLOWING MODIFICATIONS, VARIANCES AND WAIVERS APPLICATION WILL BE SUBMITTED:

- STREETSCAPE
- BIKE PARKING SPACES
- ACTIVE DEPTH
- GROUND STORY HEIGHT
- FINISHED FLOOR ELEVATION
- BUILDING SETBACK
- BUILD-TO-WIDTH
- ENTRANCE

SITE LIGHT NOTES:

SITE LIGHTING TO MEET THE REQUIREMENTS OF CHAPTER 34-4.12 AND CHAPTER 11 OF CHARLOTTESVILLE STANDARDS AND DESIGN MANUAL.

PUBLIC UTILITY NOTES:

- A. PER THE VIRGINIA DEPARTMENT OF HEALTH WATERWORKS REGULATIONS (PART II, ARTICLE 3, SECTION 12 VAC 5-590 THROUGH 630), ALL BUILDINGS THAT HAVE THE POSSIBILITY OF CONTAMINATING THE POTABLE WATER DISTRIBUTION SYSTEM (HOSPITALS, INDUSTRIAL SITES, BREWERIES, ETC.) SHALL HAVE A BACKFLOW PREVENTION DEVICE INSTALLED WITHIN THE FACILITY. THIS DEVICE SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, SHALL BE TESTED IN REGULAR INTERVALS AS REQUIRED, AND TEST RESULTS SHALL BE SUBMITTED TO THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
- B. ALL BUILDINGS THAT MAY PRODUCE WASTES CONTAINING MORE THAN ONE HUNDRED (100) PARTS PER MILLION OF FATS, OIL, OR GREASE SHALL INSTALL A GREASE TRAP. THE GREASE TRAP SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, MAINTAIN RECORDS OF CLEANING AND MAINTENANCE, AND BE INSPECTED ON REGULAR INTERVALS BY THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
- C. PLEASE CONTACT THE REGULATORY COMPLIANCE ADMINISTRATOR AT (434) 970-3805 WITH ANY QUESTIONS REGARDING THE GREASE TRAP OR BACKFLOW PREVENTION DEVICES.

CITY OF CHARLOTTEVILLE-LAND DISTURBANCE M54 REPORTING CHART										
BMP TYPE	PRACTICE (1-15)	LEVEL (1 or 2)	LATITUDE	LONGITUDE	TOTAL DA (AC)	IMP. DA (AC)	PERV. DA (AC)	P REMOVED (LBS)	32 DIG. HUC	*SWM MAINT. AGR. INST. #
					N/A					
TOTAL LOD (AC)			1.66							
TOTAL P REMOVED BY BMP'S (LBS)			0							
TOTAL P CREDITED PURCHASED (LBS)			0.36							
TOTAL P CREDITED TO PROJECT (LBS)			0							
TOTAL P REQUIRED (LBS)			0.28							
*LAND DISTURBING #										
* SWM BOND RELEASE DATE										
* TO BE ENTERED BY CITY OF CHARLOTTEVILLE STAFF										

CITY OF CHARLOTTEVILLE - OUTFALL TABULATION CHART																								
9VAC25-875-600:				EXISTING										PROPOSED										
Outfall Designation	LOA Designation	Receiving Channel Type	Compliance Method	DA (acres)	Offsite Contribution (Acres)	CN	Tc (min)	Q1 (CFS)	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)	Runoff Volume (Vr/RV), 1-yr	Runoff Volume Units	DA (Acres)	Offsite Contribution (Acres)	CN	Tc (min)	Q1 (CFS)	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)	Runoff Volume (Vr/RV), 1-yr	Runoff Volume Units	
Area A	Area A	Manmade	B.3	1.18	0.00	97	5.0	5.11	6.24	9.52			Ac-ft	1.27	0.00	98	5.0	3.59	5.40	9.47			Ac-ft	
Area B	Area B	Manmade	B.3	0.39	0.00	98	5.0	1.71	2.08	3.16			Ac-ft	0.31	0.00	97	5.0	1.34	1.64	2.50			Ac-ft	
Area C	Area C	Manmade	B.3	0.09	0.00	98	5.0	0.40	0.48	0.73			Ac-ft	0.08	0.00	98	5.0	0.35	0.43	0.65			Ac-ft	
TOTAL				1.66	0.00									1.66	0.00									

*Post-Developed Q values incorporate SWM A storage facility. 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

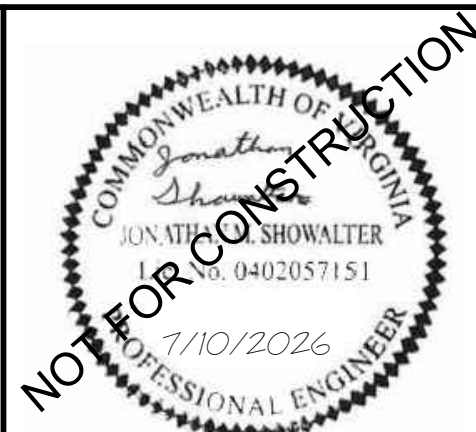
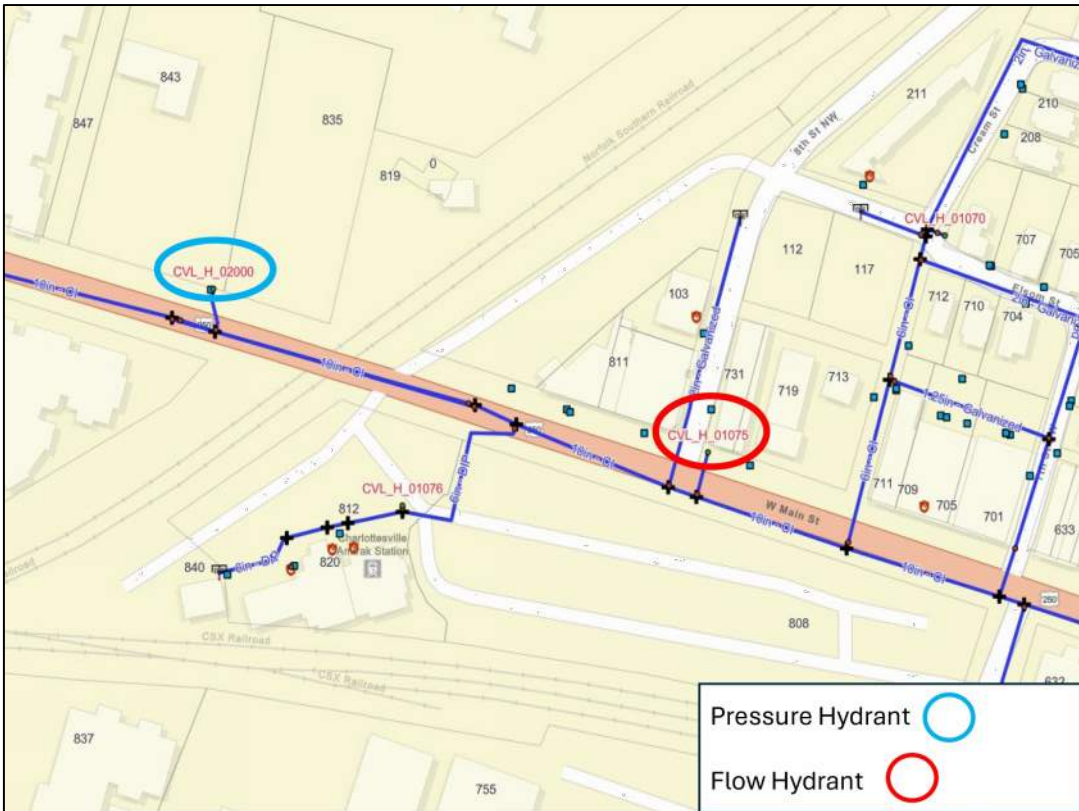
Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	NOTES & DETAILS
C1.1	NOTES & DETAILS
C1.2	NOTES & DETAILS
C1.3	NOTES & DETAILS
C1.4	NOTES & DETAILS
C2.0	EXISTING CONDITIONS
C2.1	DEMOLITION PLAN
C3.0	EROSION & SEDIMENT CONTROL - NOTES & DETAILS
C3.1	EROSION & SEDIMENT CONTROL - NOTES & DETAILS
C3.2	EROSION & SEDIMENT CONTROL - PHASE I
C3.3	EROSION & SEDIMENT CONTROL - PHASE II
C4.0	LAYOUT PLAN
C4.1	UTILITY PLAN
C4.2	EASEMENT PLAN
C5.0	GRADING PLAN
C5.1	INLET DRAINAGE AREA MAP
C6.0	STORMWATER MANAGEMENT PLAN
C6.1	STORMWATER MANAGEMENT DETAILS
C7.0	STORM PROFILES
C7.1	UTILITY PROFILES
C8.0	ENTRANCE SIGHT STOPPING DISTANCE
L0.1	TREE PRESERVATION PLAN
L0.2	TREE PRESERVATION NOTES AND DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES AND DETAILS
L3.0	SITE LIGHTING PLAN
L3.1	LIGHTS DATA SHEETS

TOTAL SHEETS = 28

APPROVALS

DIRECTOR OF NEIGHBORHOOD DEVELOPMENT SERVICES



THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.235.3624 FAX 434.235.8317 www.timmons.com

DEVELOPMENT PLAN

REVISION DESCRIPTION	DATE	MAJOR DEVELOPMENT PLAN SUBMITTAL	FINAL SITE PLAN SUBMITTAL	REVISED PER CITY COMMENTS
	06/18/2025			
	07/10/2026			

DATE
06/18/2025
DRAWN BY
S. KIRBY
DESIGNED BY
S. KIRBY
CHECKED BY
J. SHOWALTER
SCALE
N/A

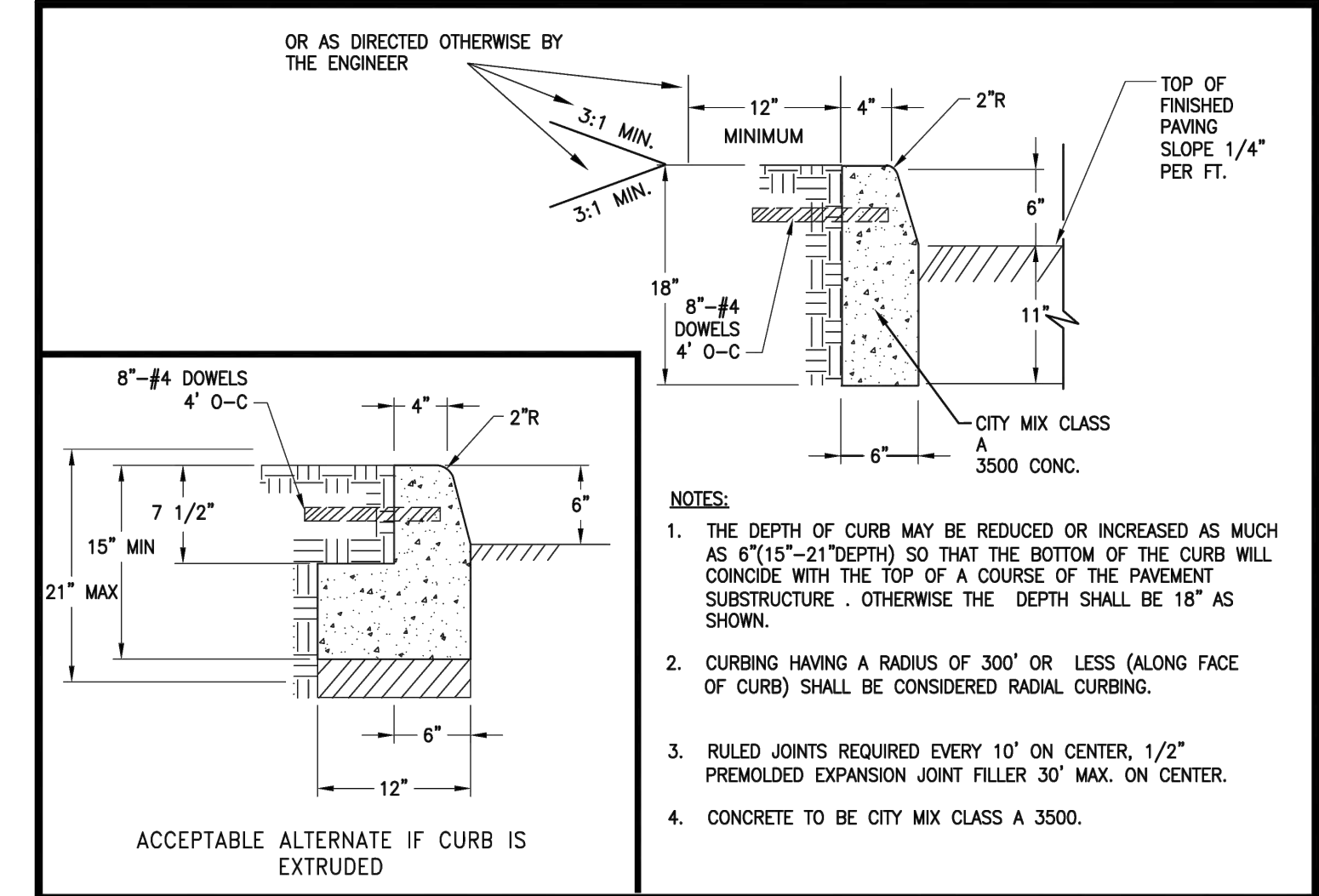
TIMMONS GROUP

843 WEST MAIN STREET
CHARLOTTESVILLE, VA

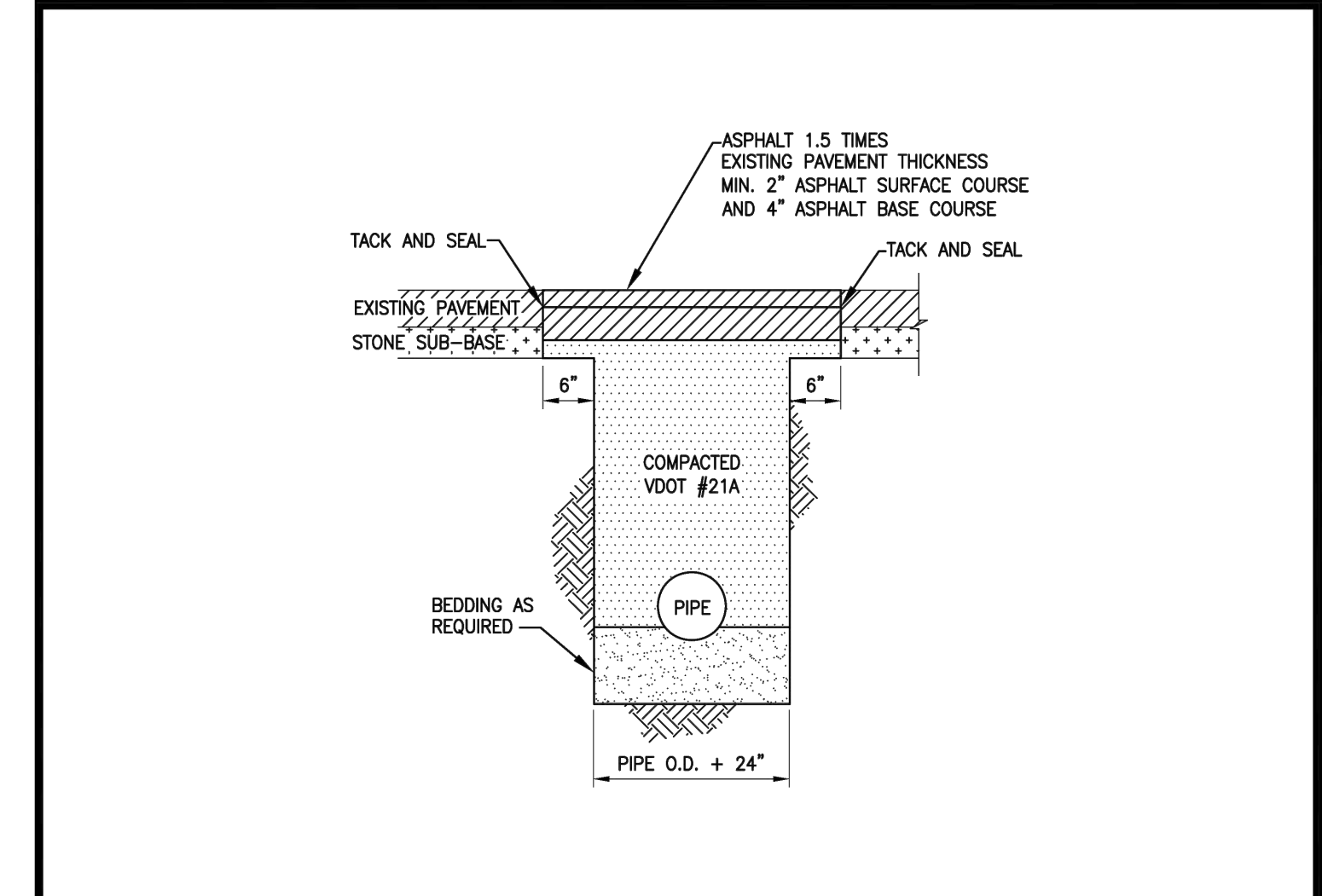
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JOB NO.
68675
SHEET NO.
C0.0

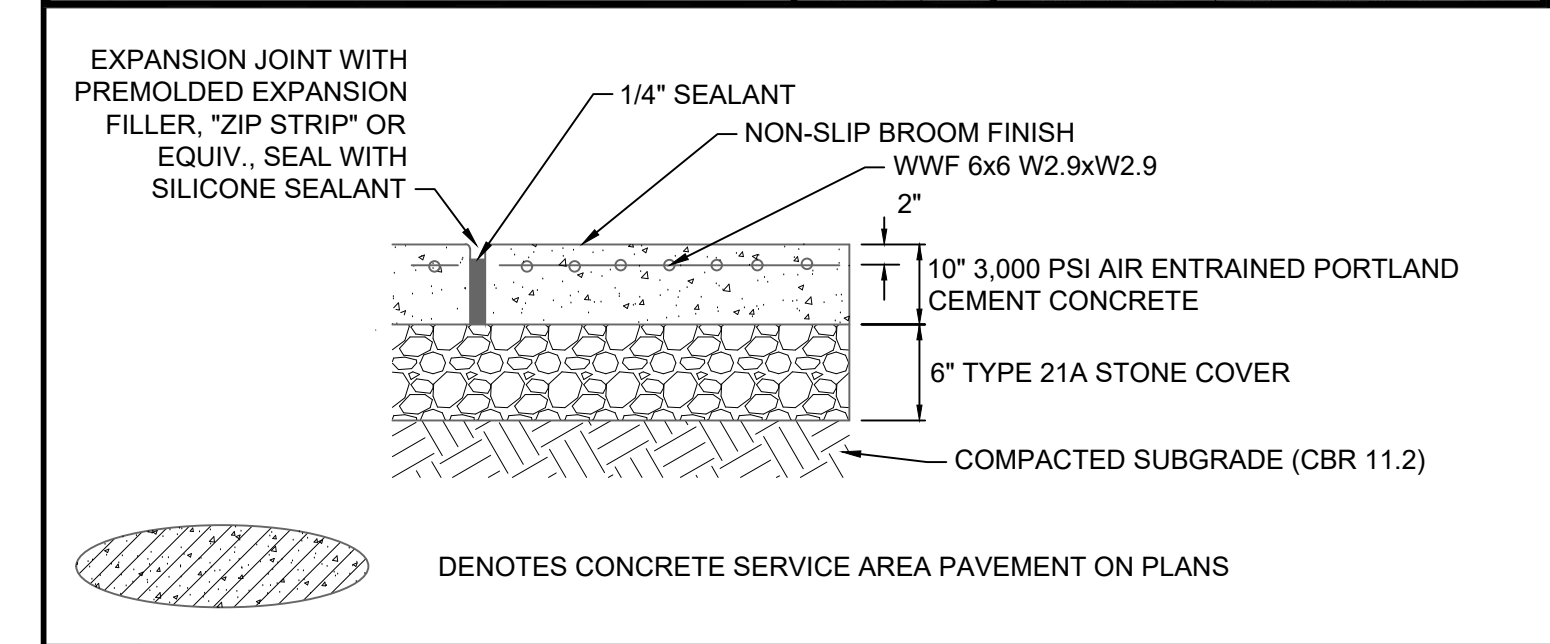
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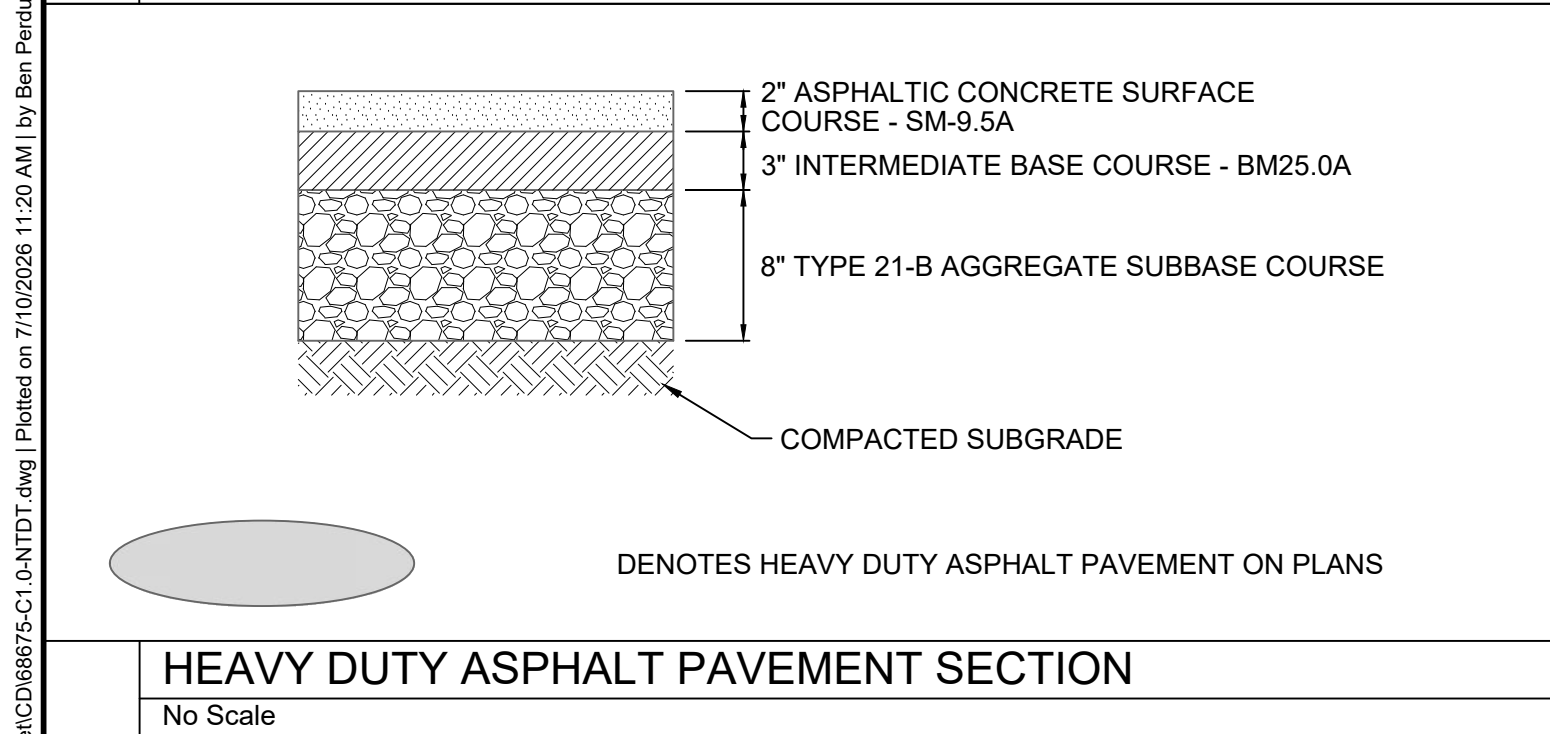
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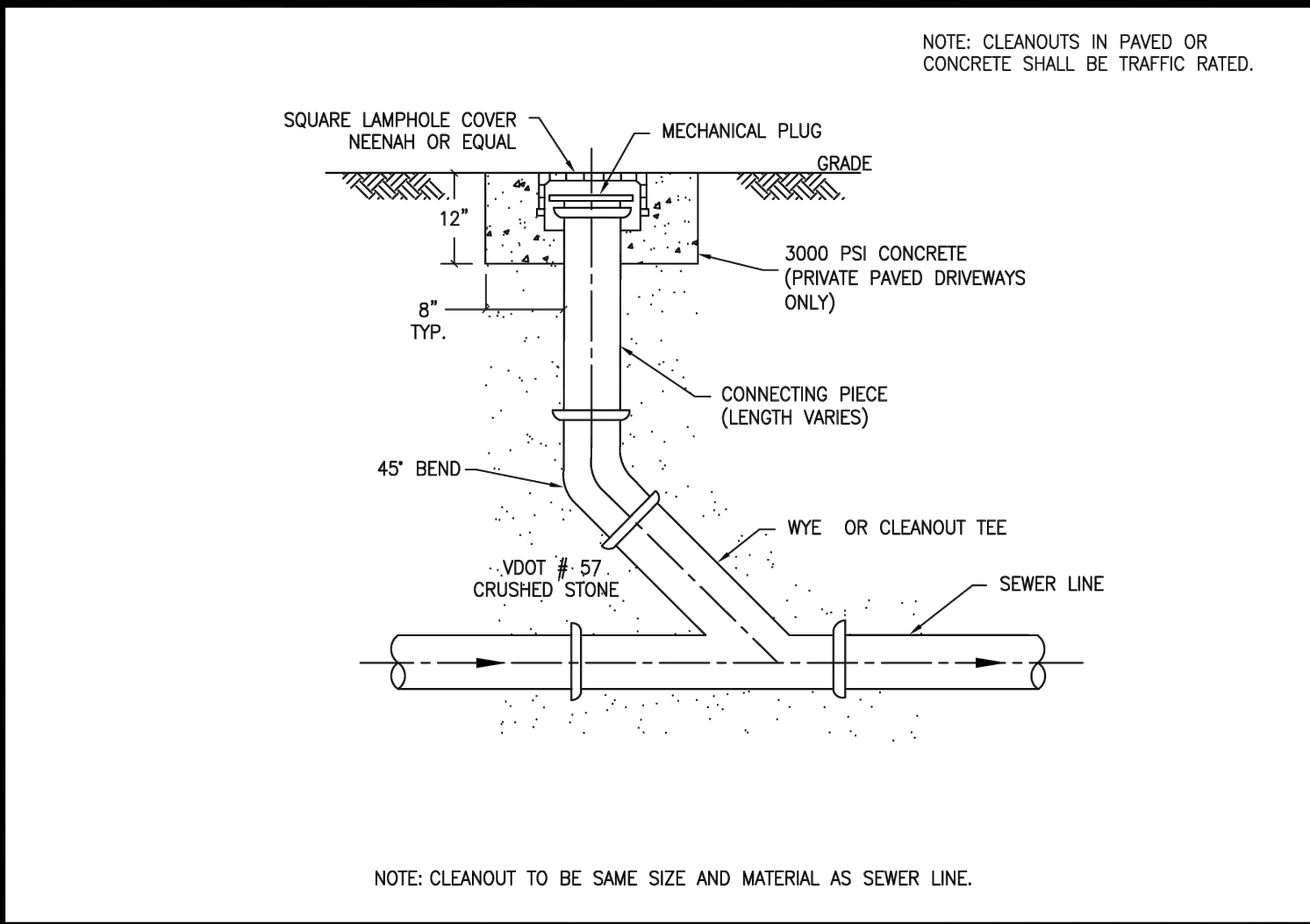
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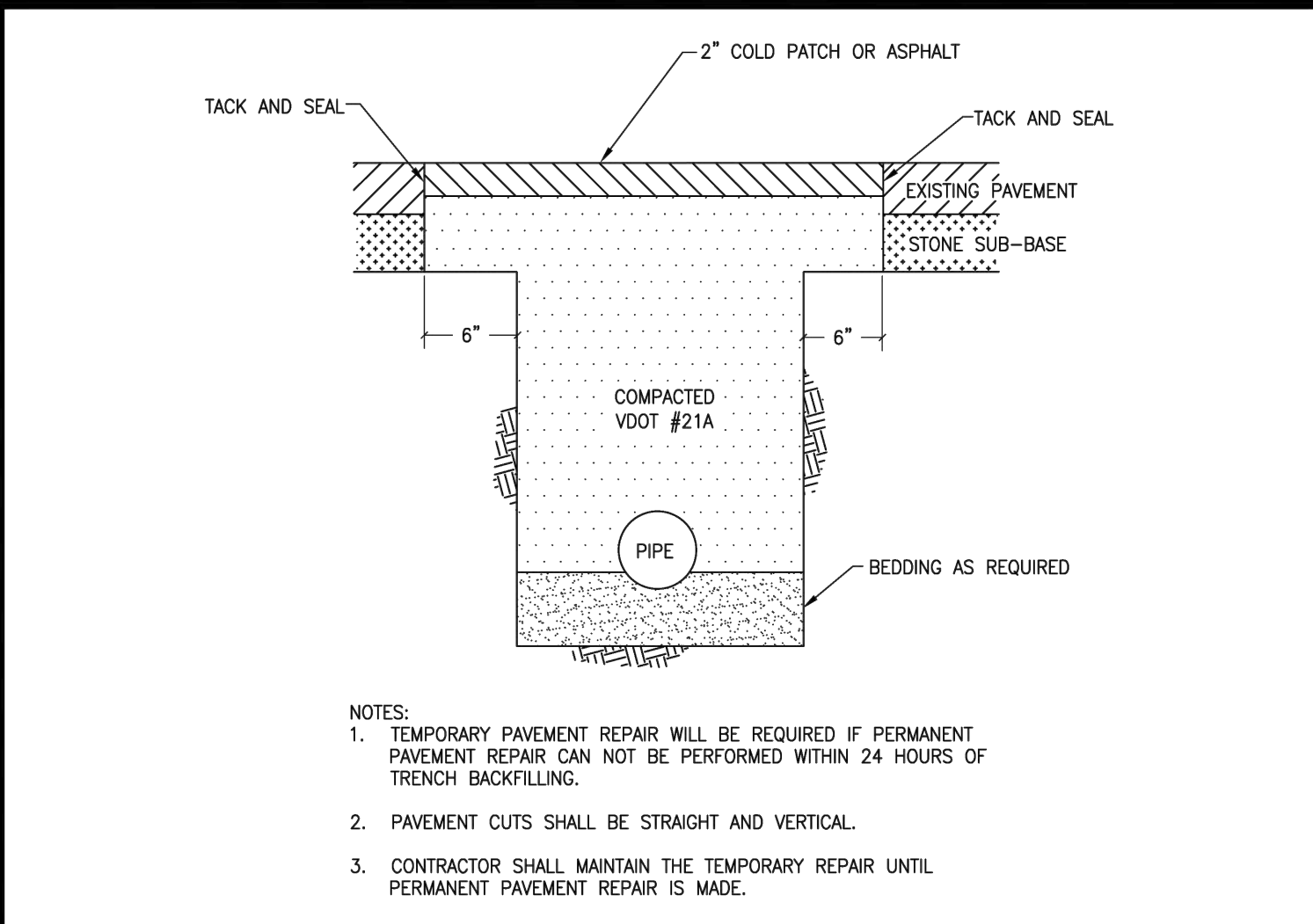
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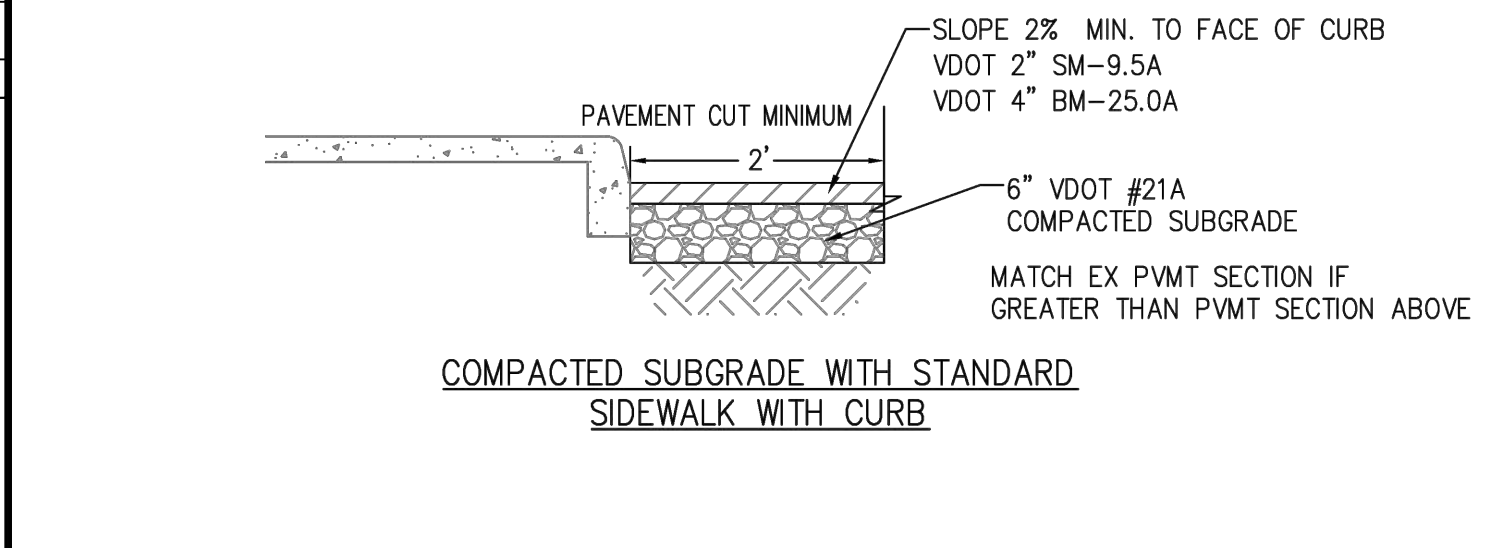
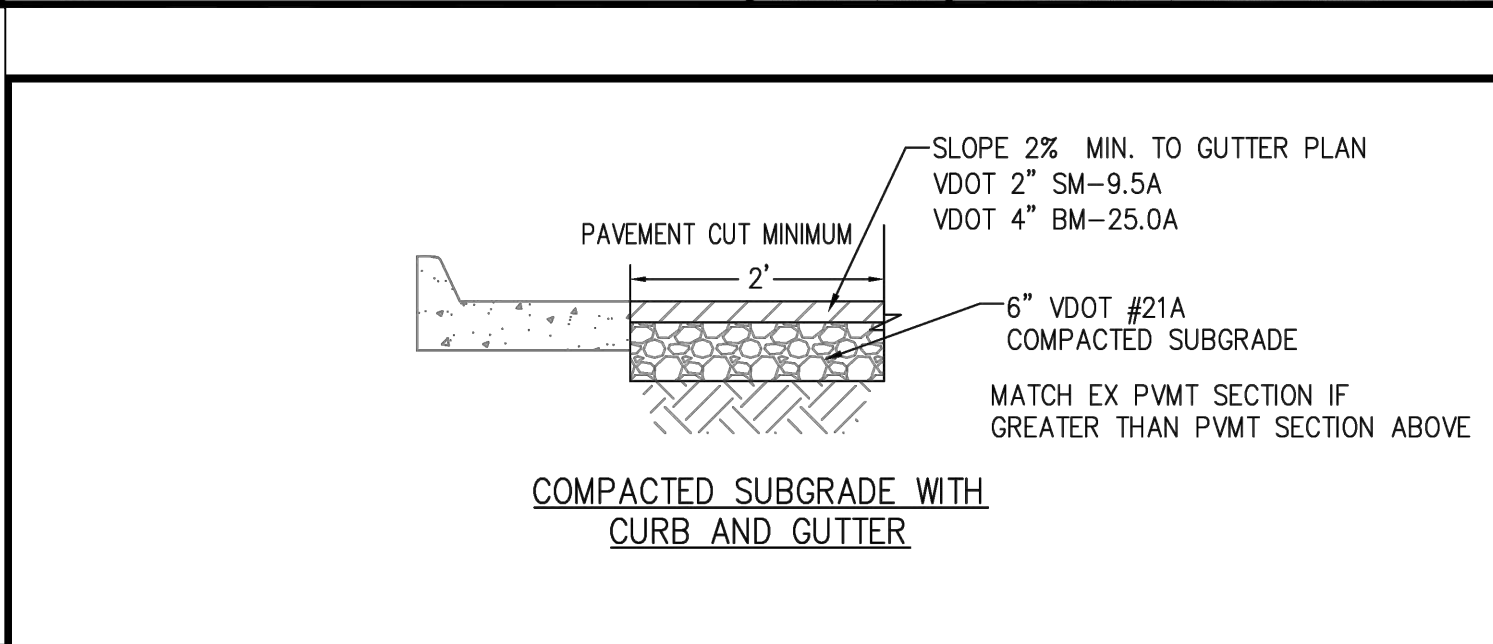
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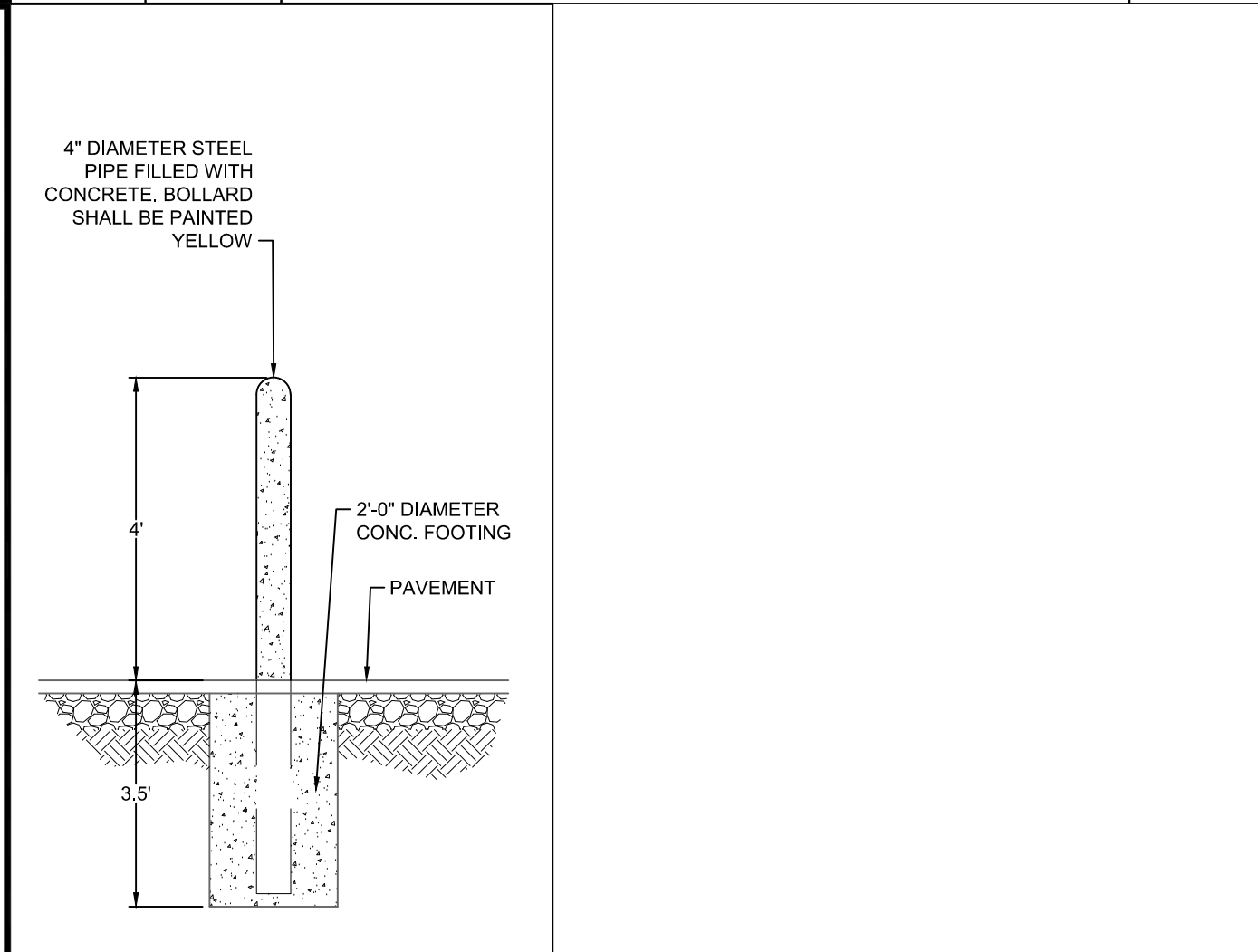
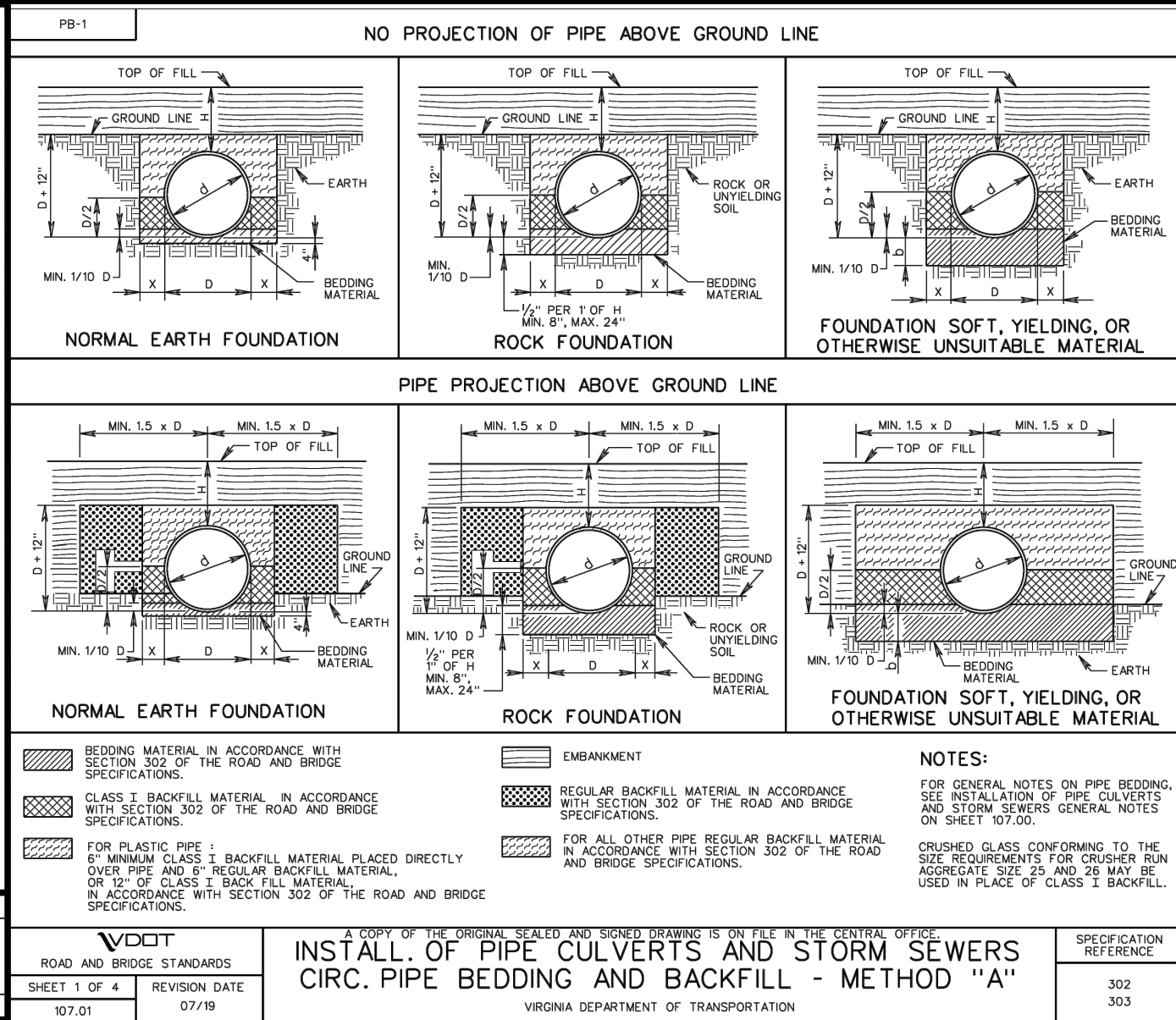
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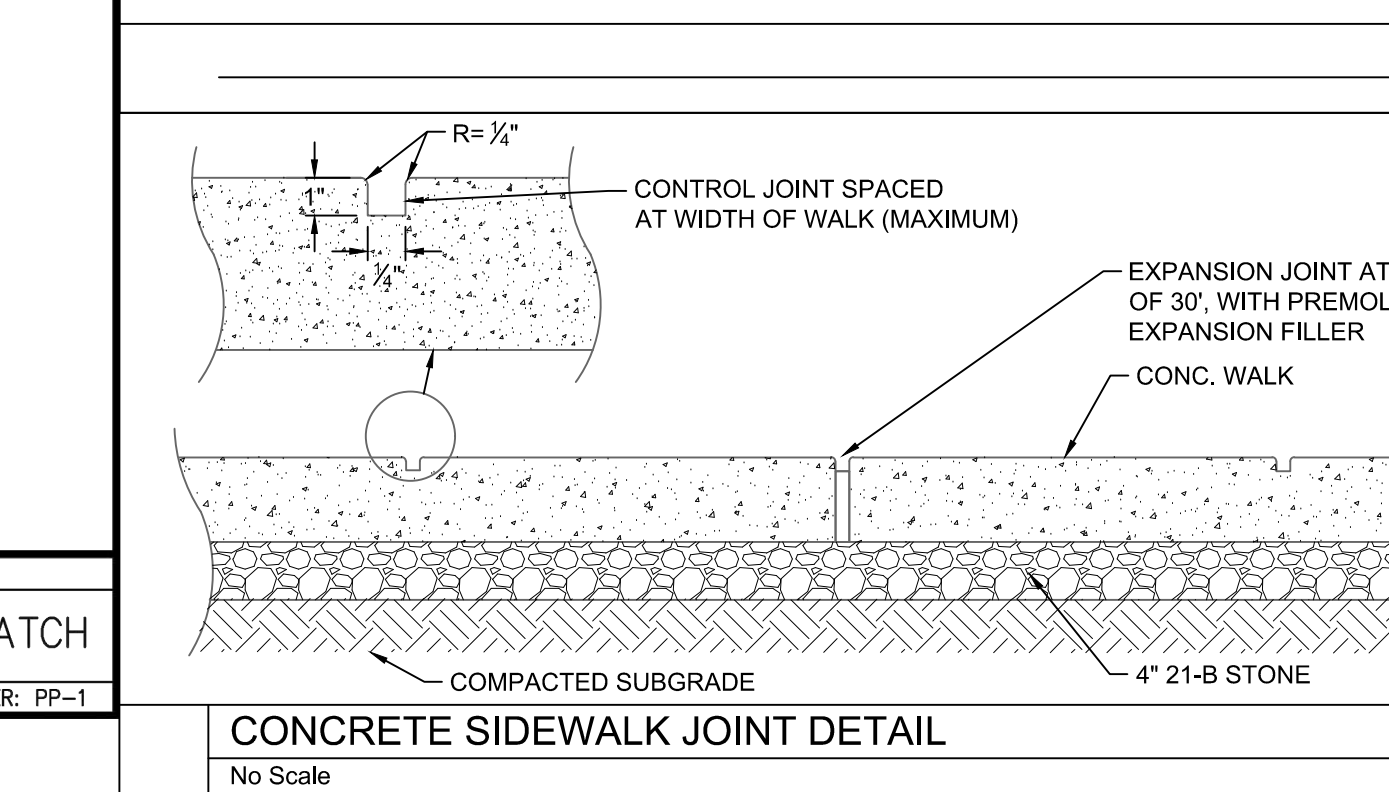
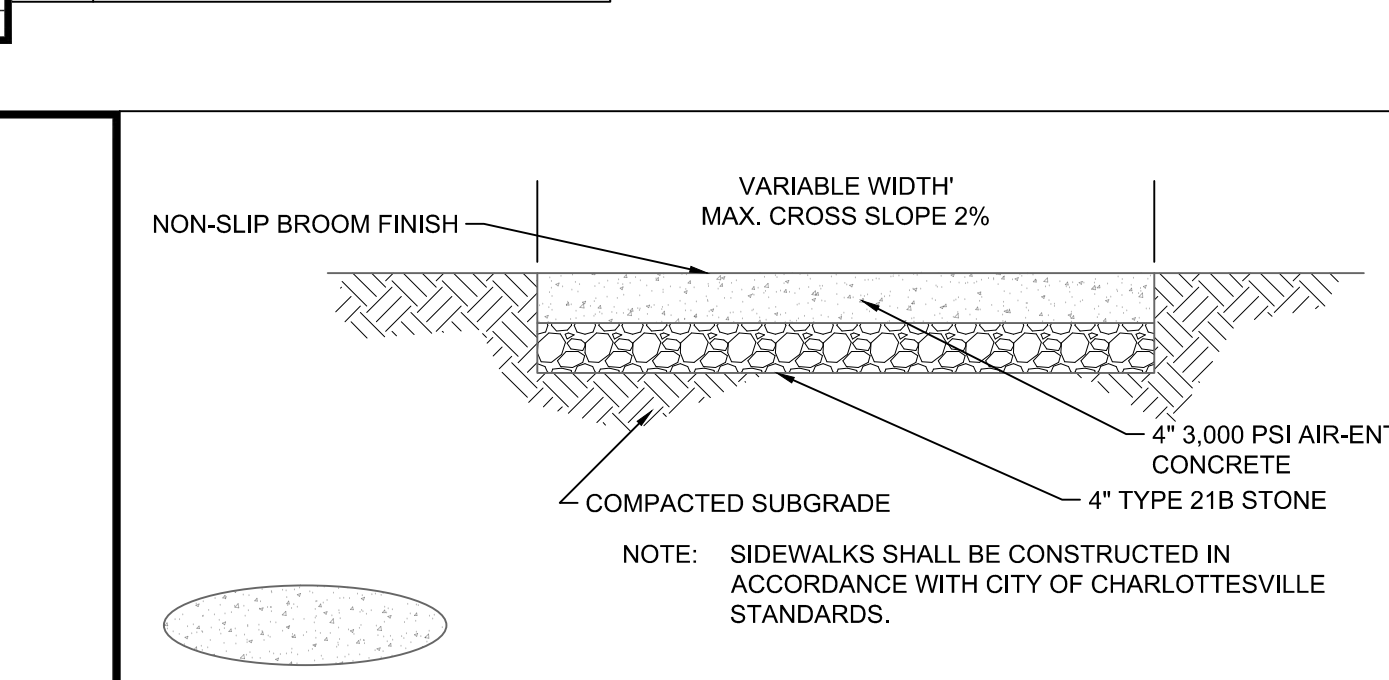
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	REVISION	DATE
TEMPORARY PAVEMENT REPAIR		
SCALE: N.T.S. STANDARD NUMBER: P 1.1		



CITY OF CHARLOTTESVILLE	CITY STANDARDS	
	REVISION	DATE
MINIMUM PAVEMENT PATCH		
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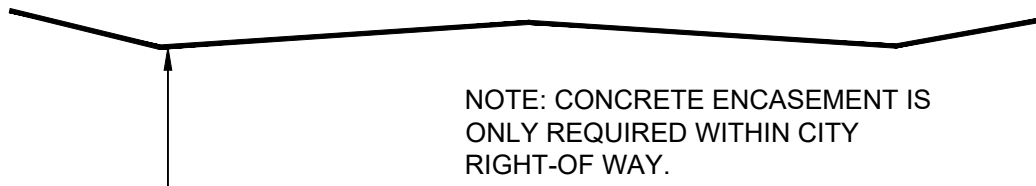


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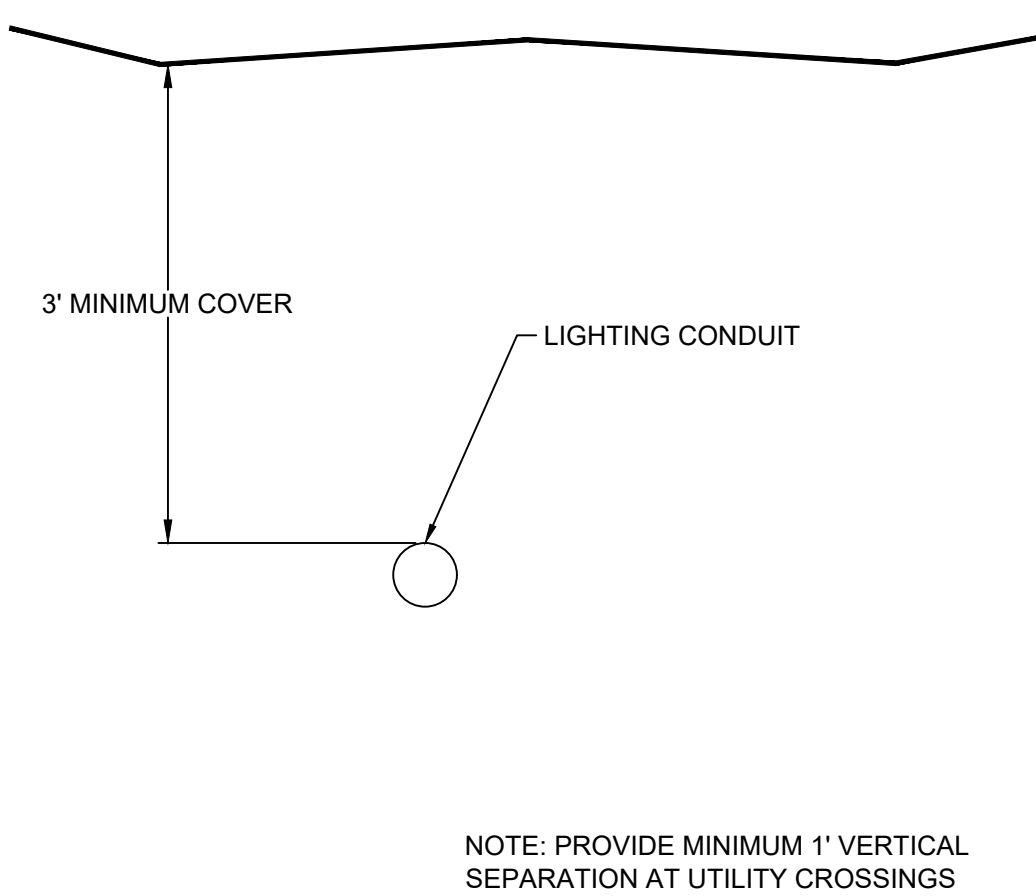
GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS AND STANDARDS.
2. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT THE ENGINEER AND VERIFY THE APPROVAL OF THE PLANS BY ALL FEDERAL, STATE AND LOCAL AGENCIES.
3. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATERLINES, ETC, PRIOR TO CONSTRUCTION.
4. 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.
5. ALL STORM SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH VDOT I AND I LD-94 (D) 121.13.
6. ALL RCP STORM SEWER PIPE SHALL BE REINFORCED TONGUE AND GROVE CONCRETE PIPE IN ACCORDANCE WITH ASTM-C-76. PIPE SHALL BE MINIMUM CLASS III OR GREATER IN ACCORDANCE WITH CURRENT VDOT STANDARDS AND SPECIFICATIONS.
7. IF PRE-CAST UNITS ARE TO BE USED CERTIFICATION AND VDOT STAMP WILL BE REQUIRED ON ALL UNITS.
8. ALL CONCRETE SHALL BE A3-AE (AIR ENTRAINED 3,000 PSI), UNLESS OTHERWISE NOTED.
9. DESIGN CHANGES, SPECIFIED MATERIALS CHANGES AND/OR FIELD CHANGES FROM THE APPROVED PLANS NEED TO BE RESUBMITTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE REVISED PLANS AND/OR THE DRAINAGE CALCULATIONS, WHICH MUST BE SUBMITTED AND APPROVED BY THE ENGINEER.
10. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT, AND/OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL MISS UTILITY OF CENTRAL VIRGINIA AT 1-800-552-7001.
11. THE INSTALLATION OF SEWER, WATER, AND GAS MAINS (INCLUDING SERVICE LATERALS AND SLEEVES) SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF AGGREGATE BASE COURSE.
12. A PRIME COAT SEAL BETWEEN THE AGGREGATE BASE AND BITUMINOUS CONCRETE WILL BE REQUIRED AT THE RATE OF 0.30 GALLONS PER SQUARE YARD (REC-250 PRIME COAT) PER VDOT STANDARDS AND SPECIFICATIONS.
13. THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECAST WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS.
14. THE OWNERS REPRESENTATIVE SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT THE OWNER FOR INSPECTION FOR THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
15. ALL VEGETATION AND ORGANIC MATERIAL MATERIAL IS TO BE REMOVED FROM THE PROPOSED PAVEMENT LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.
16. CERTIFICATION AND SOURCE OF MATERIALS ARE TO BE SUBMITTED TO THE OWNER FOR ALL MATERIALS AND BE IN ACCORDANCE WITH THE ROAD AND BRIDGE SPECIFICATIONS, AND ROAD AND BRIDGE STANDARDS.
17. ALL NEW HANDICAP ACCESSIBLE REQUIREMENTS ON-SITE AND WITHIN ALL NEW STRUCTURES SHALL COMPLY WITH THE 2006 UNIFORM STATEWIDE BUILDING CODE, 2006 VIRGINIA CONSTRUCTION CODE, AND ICC/ANSI A117.1-03.
18. HORIZONTAL AND VERTICAL SIGHT DISTANCES SHALL BE FREE OF PARKED VEHICLES.



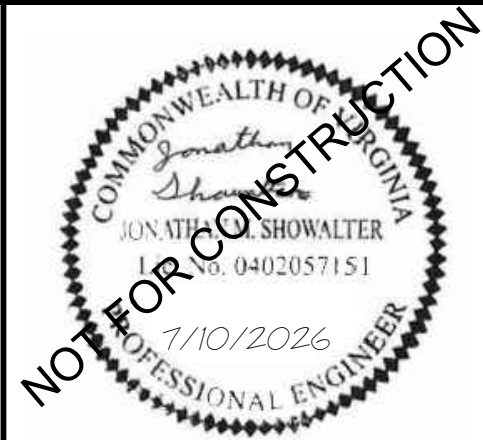
TYPICAL LIGHTING DUCT BANK SECTION INSIDE ROW

SCALE: 1" = 1'-0"



TYPICAL LIGHTING DUCT BANK SECTION OUTSIDE ROW

SCALE: 1" = 1'-0"

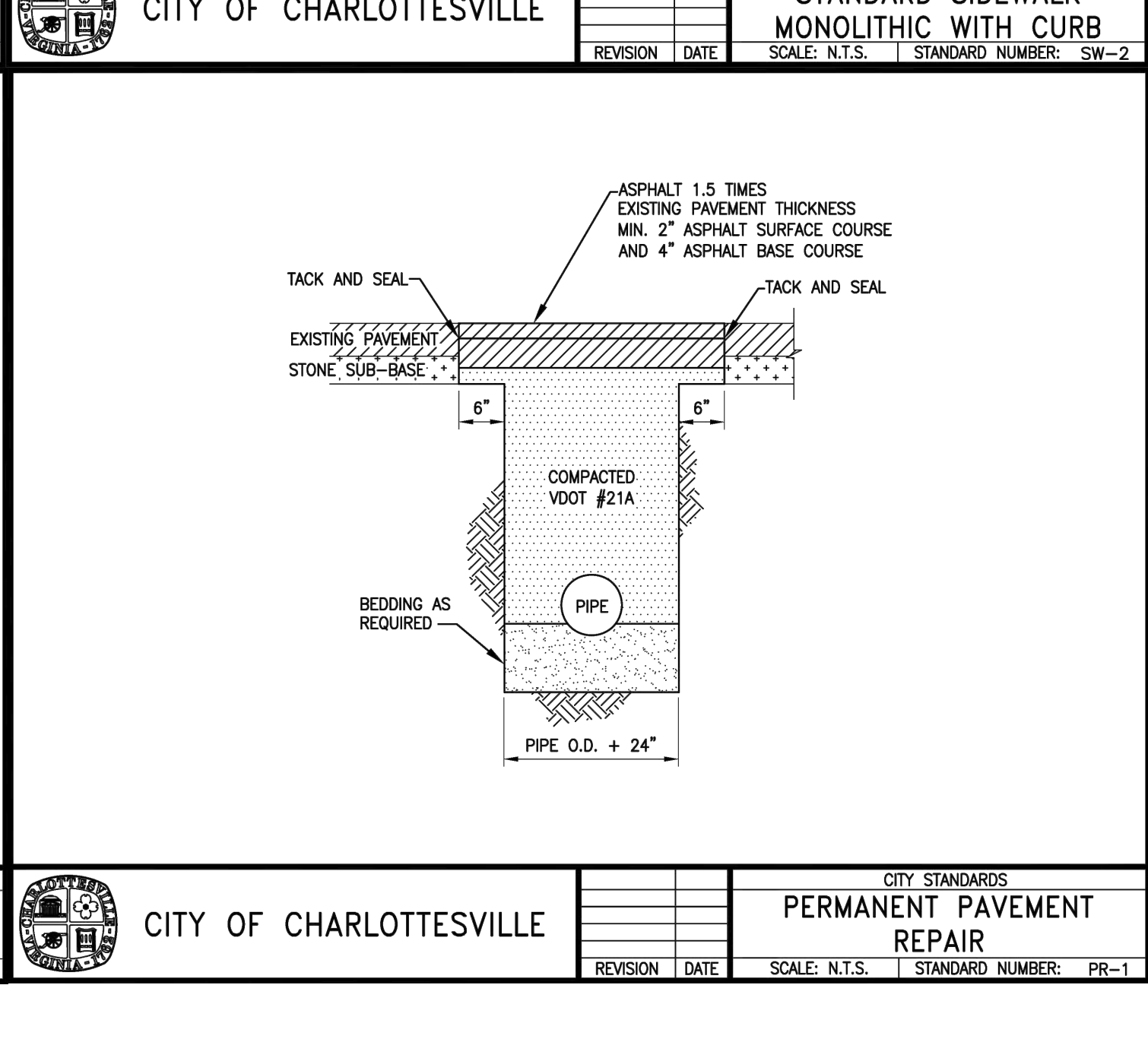
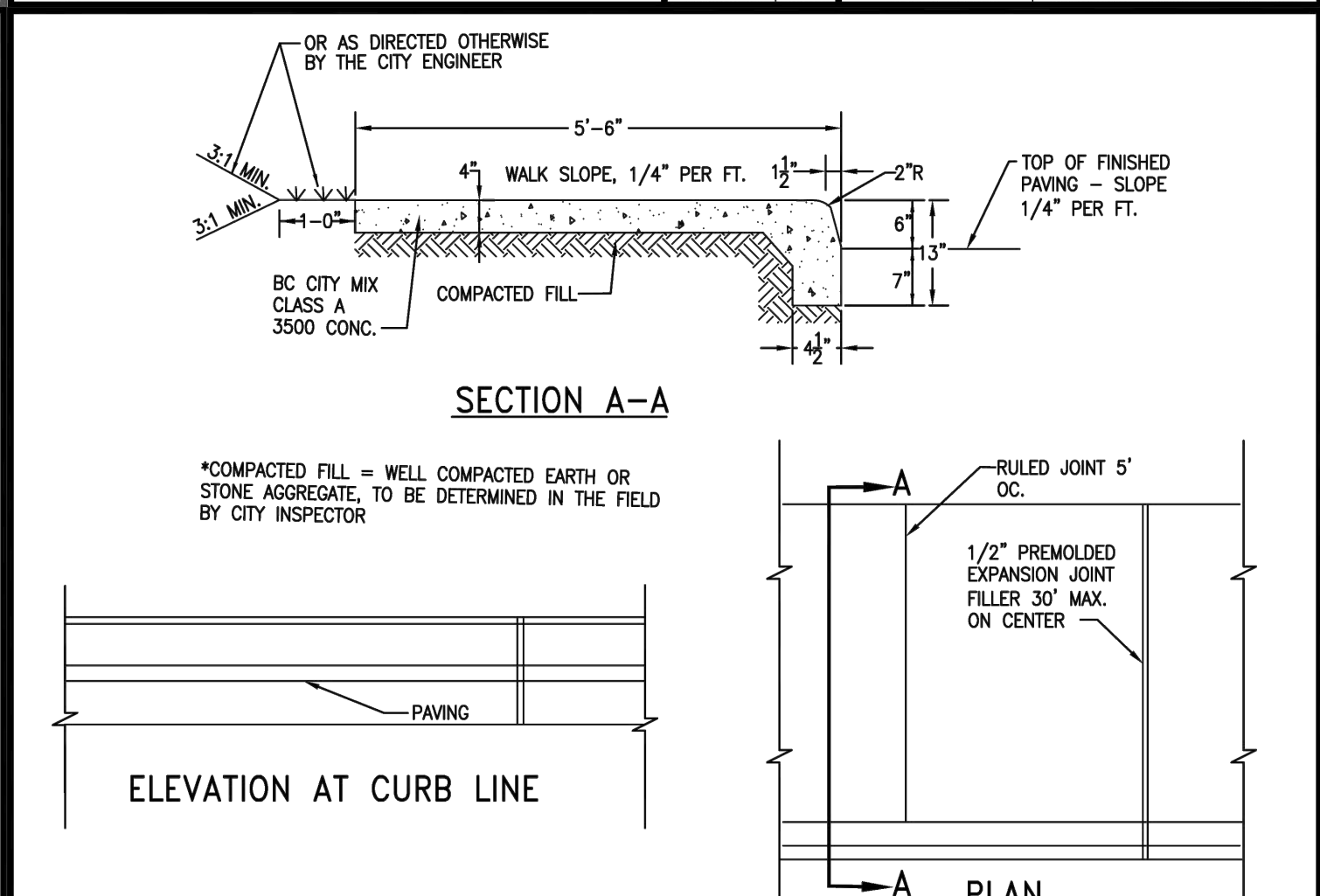
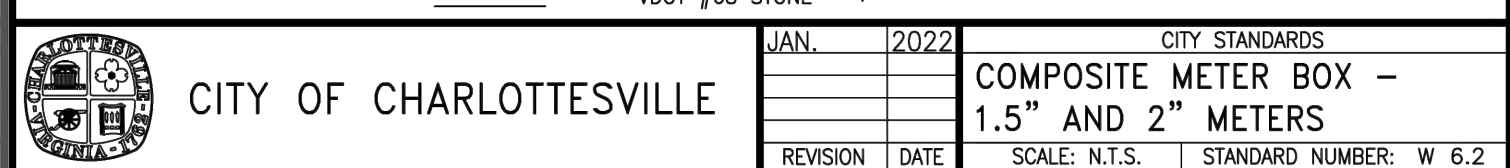
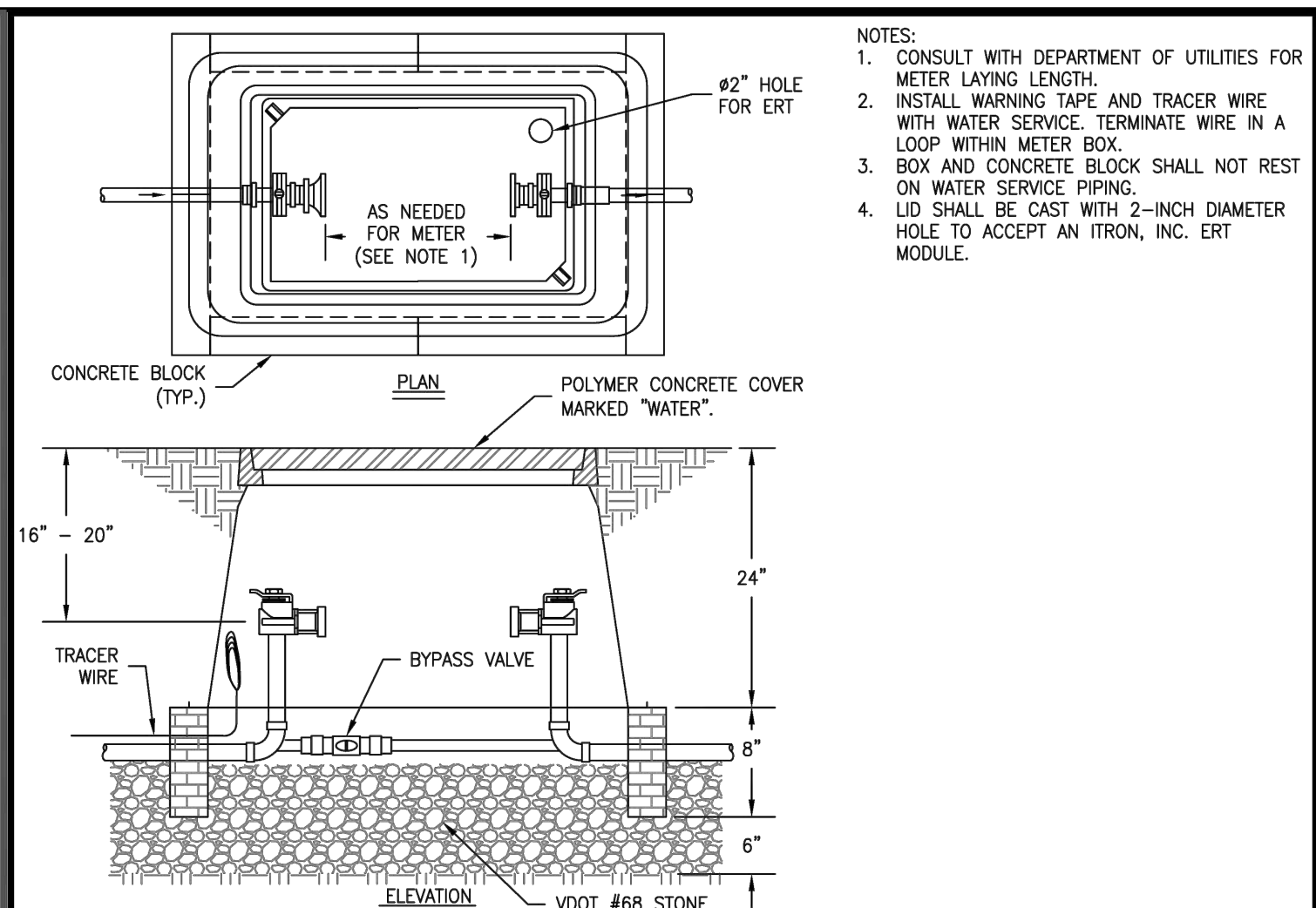


THIS DRAWING PREPARED AT THE	
CHARLOTTESVILLE OFFICE	
608 Preston Avenue, Suite 200 Charlottesville, VA 22903	
TEL 541.425.3524 FAX 541.425.8317 www.timmons.com	
REVISION DESCRIPTION	
DATE	REVISION
06/16/2026	MAJOR DEVELOPMENT PLAN SUBMITTAL
07/10/2026	FINAL SITE PLAN SUBMITTAL REVISED PER CITY COMMENTS

DEVELOPMENT PLAN	
DATE	
06/18/2025	
DRAWN BY	
S. KIRBY	
DESIGNED BY	
S. KIRBY	
CHECKED BY	
J. SHOWALTER	
SCALE	
N/A	

NOTES & DETAILS	
843 WEST MAIN STREET	
CHARLOTTESVILLE, VA	

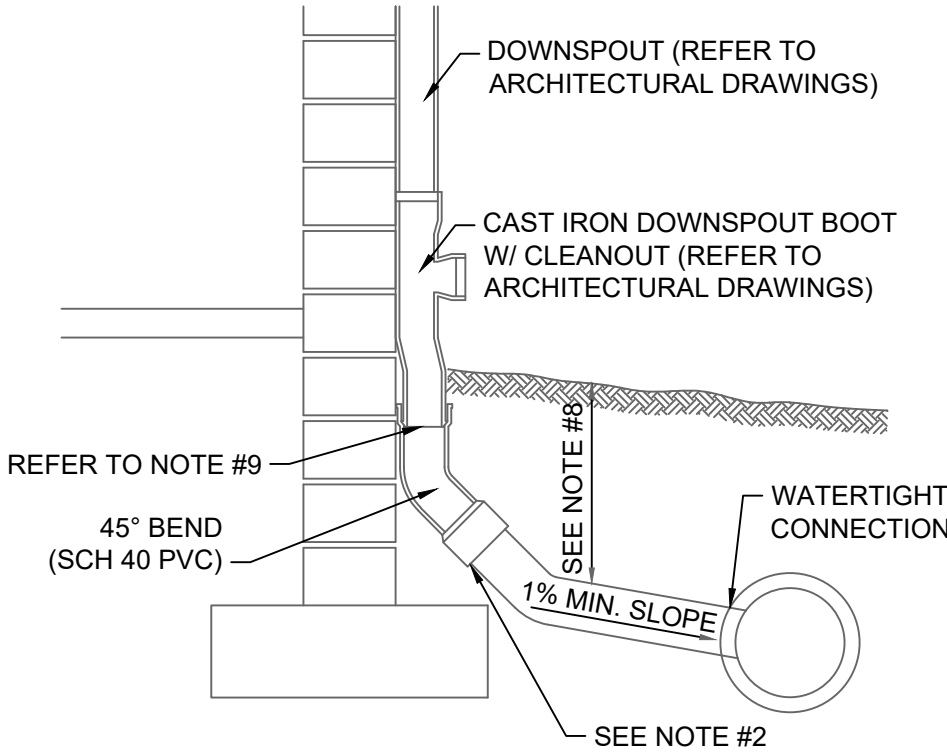
TIMMONS GROUP	
JOB NO.	
68675	
SHEET NO.	
C1.1	



Rivanna Water & Sewer Authority (RWSA)
General Water & Sanitary Sewer Notes
Last Revised: December 2023

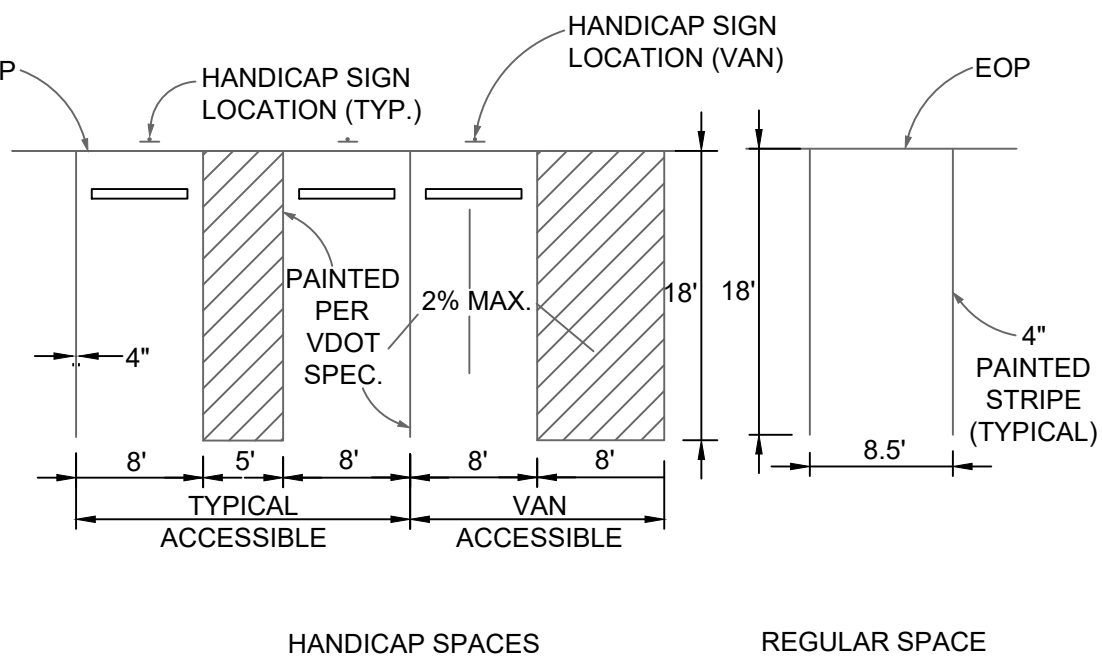
- All materials and methods of construction shall comply with the latest version of the General Water and Sewer Design and Construction Standards - Version 1.0, adopted in December 2015, except as modified below or modified in special notes.
- RWSA shall approve all construction materials and methods of construction. A preconstruction conference shall be held with RWSA prior to the start of any work.
- The contractor shall be responsible for notifying Miss Utility (1-800-552-7001).
- RWSA Engineer (Dyon Vega at (434) 977-2970 ext. 170) shall be notified three business days prior to the start of construction.
- All work is subject to inspection by RWSA staff. No tie-ins to the existing system shall be made without coordination with and the presence of RWSA staff. No work shall be conducted on RWSA facilities on weekends or holidays without special written permission from RWSA.
- For sanitary sewer line construction: RWSA may require bypass pumping for tie-ins to the existing system. All doghouse manholes must be pressure-tested before a connection is made to the system.
- The location of existing utilities as shown on the plans is from data available at the time of design and is not necessarily complete or accurate. The Contractor shall be responsible for the verification of the location, size and depth of all existing utilities, both surface and subsurface. The Contractor shall immediately notify the Engineer of any discrepancies between the plans and field conditions. The Contractor shall use due diligence to protect all utilities and structures from damage at all times, whether shown on the plans or not. Damage to any existing utilities shall be repaired by the Contractor to the original condition at no additional cost to the Owner.
- Erosion and sediment control facilities shall not be permitted in the RWSA easement without special written permission from RWSA. No grading shall be permitted in the RWSA easement unless permitted otherwise by RWSA in writing.
- No blasting shall be permitted within 100 feet of RWSA facilities without written permission and RWSA approval of the blasting plan. Ground monitoring during blasting and a pre-blast survey may be required. For blasting within 100 feet of any operative RWSA sewerlines, bypass pumping and/or pre- and post-CCTV may be required. RWSA may also require certification from a licensed professional engineer stating that the proposed blasting will not damage any RWSA facilities. Damage to any utilities due to blasting shall be repaired by the Contractor to the original condition at no additional cost to the Owner.
- The contractor shall observe minimum separation requirements for utility crossings. When a crossing is made under an existing facility, adequate structural support shall be provided for the existing pipe. The area of the crossing shall be backfilled with compacted 57 stone to the springline of the existing pipe.
- New water main installations shall be pressure tested, chlorinated, flushed and have water samples approved prior to making any permanent connection to the public water system. Approved methods of filling and flushing new water mains will be required to prevent any contamination of the public water system.
- All easements for new RWSA facilities shall be recorded prior to placing the new facilities into service.
- No permanent structural facilities will be permitted in the RWSA easement. This includes building overhangs, retaining walls, footers for any structure, drainage structures, etc.
- Trees are not permitted in the RWSA easement.

- DOWNSPOUT COLLECTOR NOTES:
- CONNECT ALL BUILDING DOWNSPOUTS INTO THE ROOF DRAIN COLLECTOR SYSTEM OR DIRECTLY INTO THE STORM SEWER SYSTEM.
 - THE ROOF DRAIN COLLECTOR SYSTEM SHALL BE SMOOTH-LINED, CORRUGATED POLYETHYLENE PIPE LAID AT A MINIMUM SLOPE OF 1.04%.
 - PIPES CONNECTING TO INDIVIDUAL DOWNSPOUTS SHALL BE 6" ALL OTHER DRAIN PIPES SHALL BE SIZED AS INDICATED.
 - PROVIDE CLEANOUTS AS INDICATED OR AS REQUIRED BY LOCAL BUILDING CODE. AND PROVIDE CLEANOUTS AFTER EACH DOWNSPOUT CONNECTION.
 - MAKE CONNECTIONS INTO CONCRETE PIPES WITH A FLEXIBLE WATERTIGHT TEE CONNECTOR THAT IS MECHANICALLY EXPANDED INTO A CORDED OPENING. CONNECTOR TO BE KOR-N-TEE OR APPROVED EQUAL.
 - MAINTAIN ADEQUATE OUTFALL FOR ROOF DRAIN DURING AND AFTER THE COMPLETION OF CONSTRUCTION.
 - 18" YARD INLETS SHALL BE ADS PRODUCT 2818AG WITH CAST IRON TOP OR APPROVED EQUIVALENT.
 - FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET, FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
 - A WATERTIGHT CONNECTION SHALL BE MAINTAINED AT ALL PIPE CONNECTIONS BELOW GRADE.
 - THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITE WORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO AND INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF DOWNSPOUTS ON BUILDING EXTERIOR WALLS.



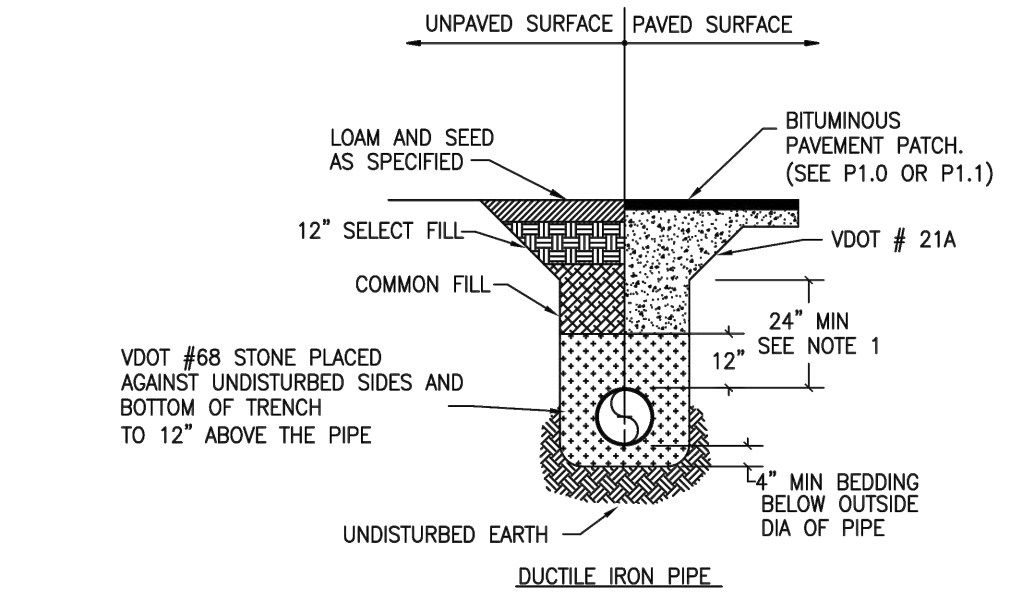
ROOF DRAIN CONNECTION DETAIL

No Scale



TYPICAL PARKING SPACE DETAILS

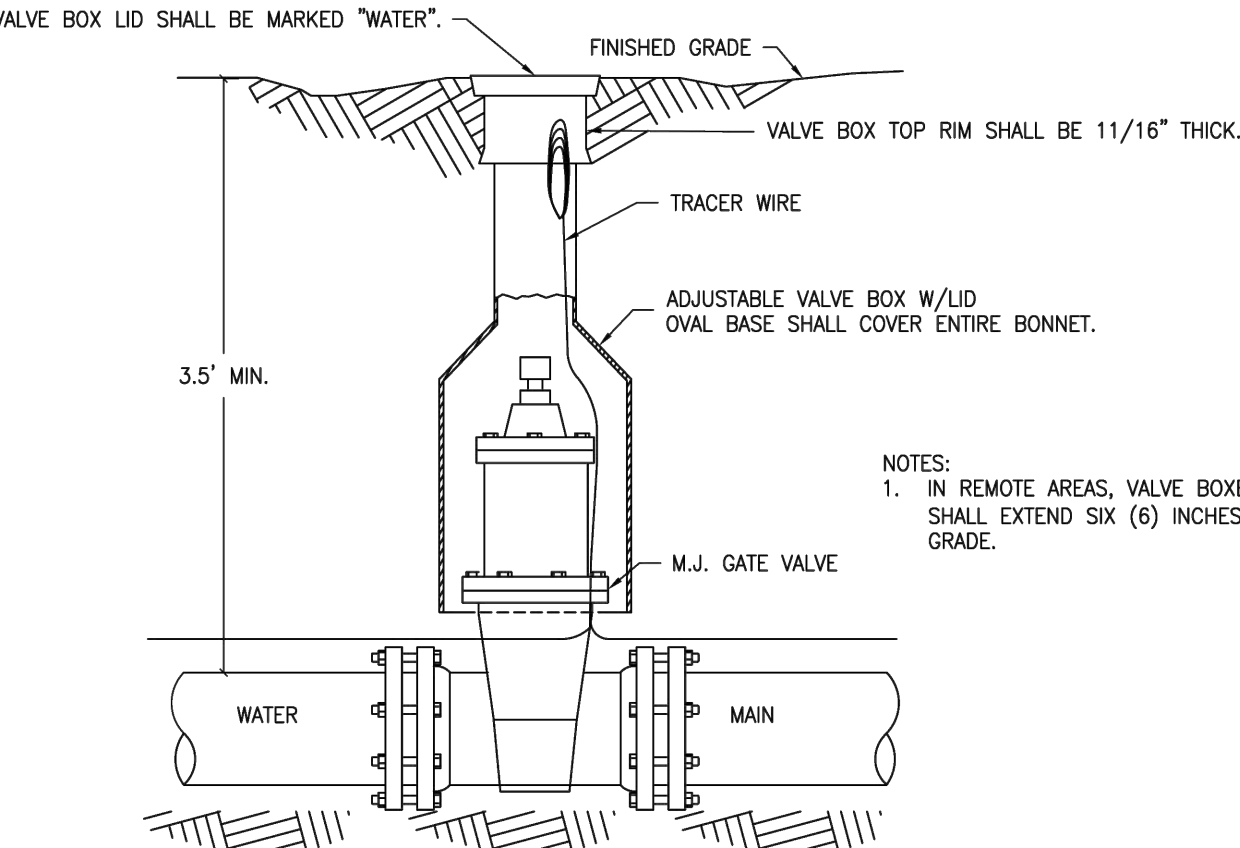
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- NOTES:
- MAINTAIN VERTICAL TRENCH WALLS FROM BOTTOM OF TRENCH TO 24" ABOVE CROWN OF PIPE. TRENCH WIDTH IN THIS AREA: PIPE O.D. + 24".
 - FOR EXCAVATIONS OVER 5 FT. DEEP, SLOPE TRENCH WALLS AS REQUIRED AND/OR PROVIDE OTHER SAFETY MEASURES IN ACCORDANCE WITH OSHA GUIDELINES.
 - ROCK SHALL BE REMOVED TO A MINIMUM OF 6-INCH CLEARANCE AROUND THE BOTTOM AND 12-INCH MINIMUM CLEARANCE TO THE SIDES OF PIPE.
 - ALL BEDDING AND BACKFILL SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY PER ASTM D698.
 - "PAVED SURFACES" INCLUDE ALL PREVIOUSLY PAVED SURFACES OR SURFACES TO BE PAVED AS PART OF PROJECT.

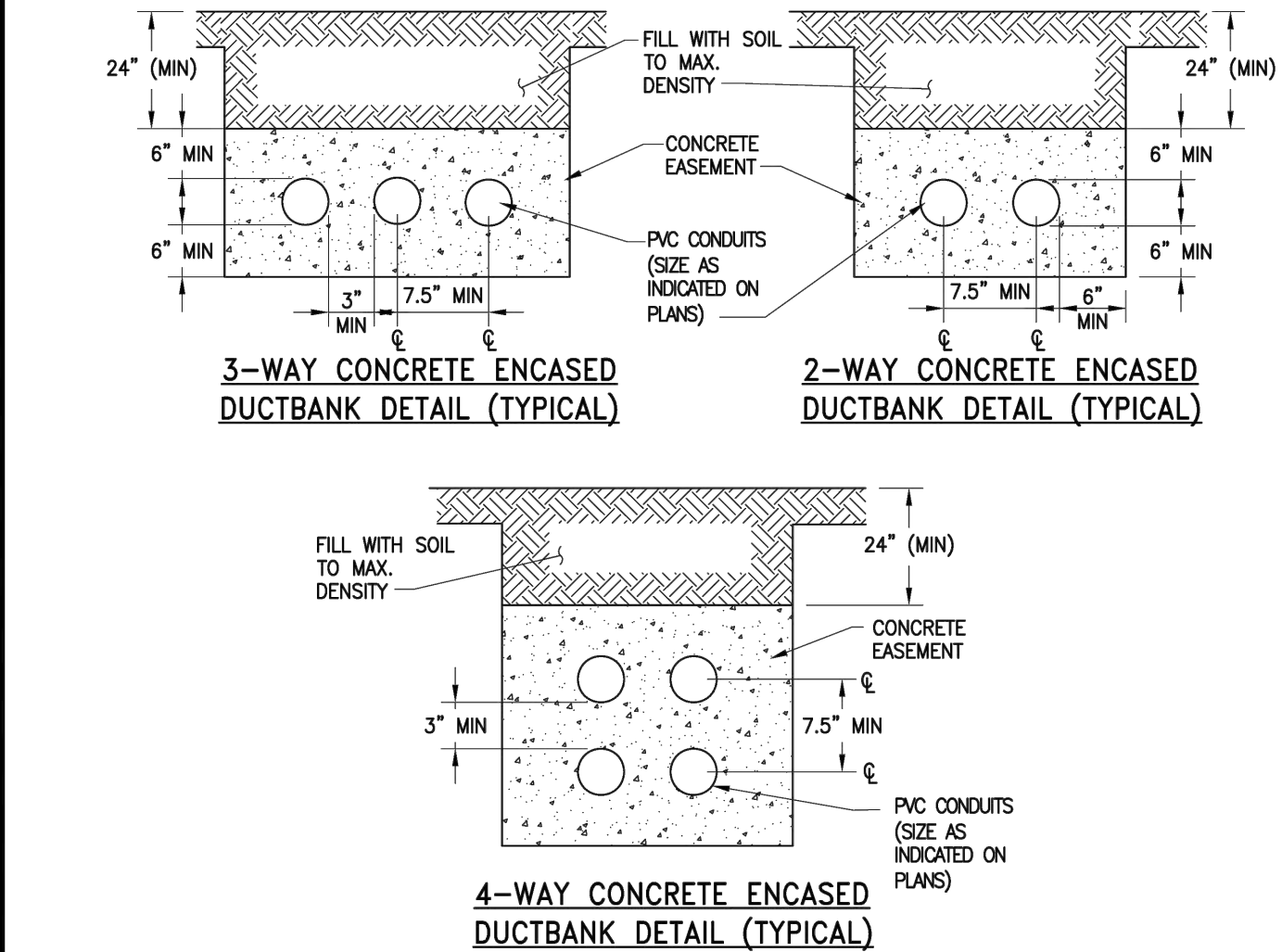
CITY OF CHARLOTTESVILLE

AUG 2013	CITY STANDARDS
MAR 2012	PIPE TRENCH UNIVERSAL
APR 2023	STANDARD SUBGRADE - TYPICAL
REVISION	DATE
SCALE: N.T.S.	STANDARD NUMBER: W 1.0



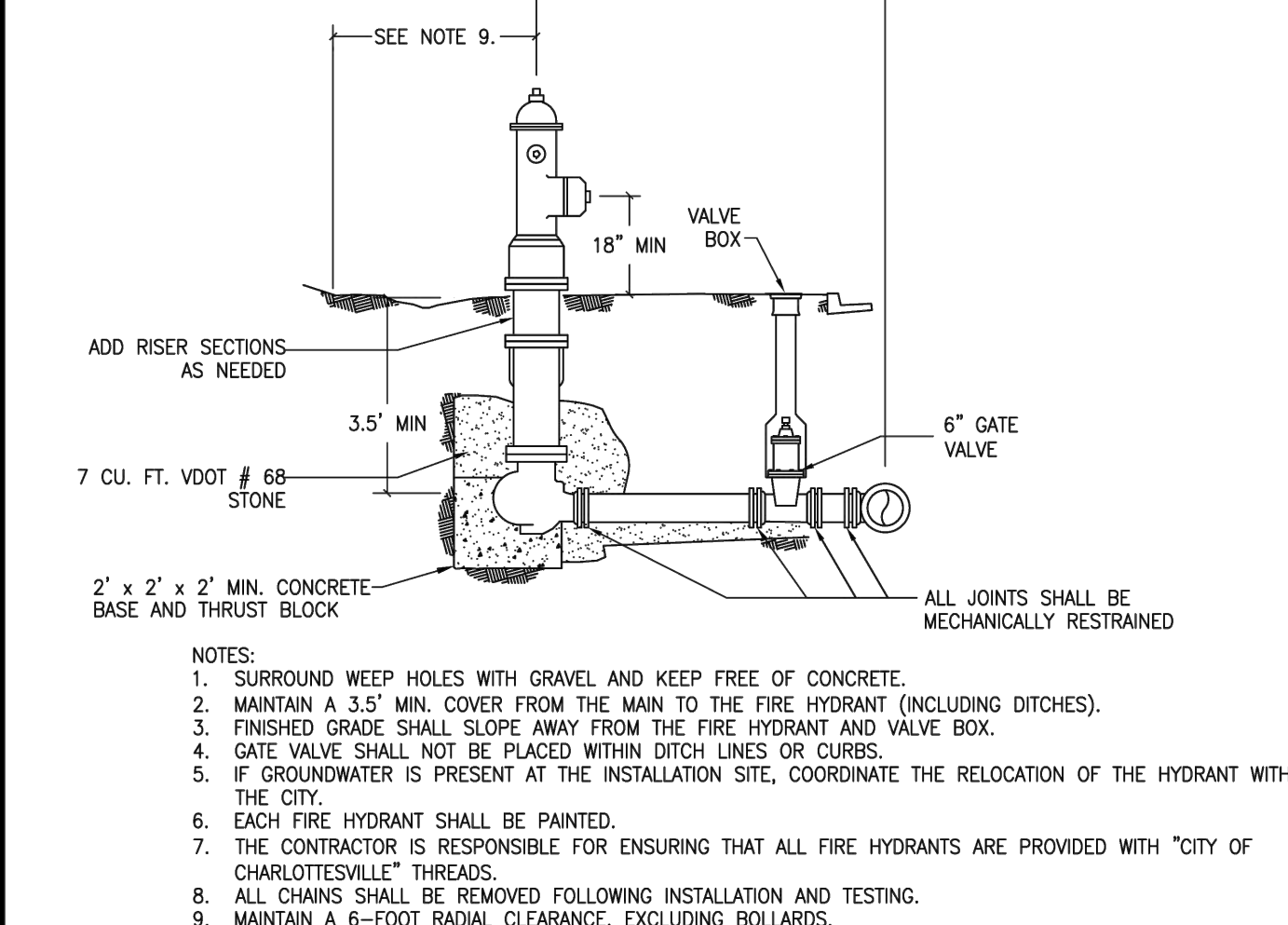
CITY OF CHARLOTTESVILLE

JAN 2022	CITY STANDARDS
REVISION	DATE
SCALE: N.T.S.	STANDARD NUMBER: W 4.0



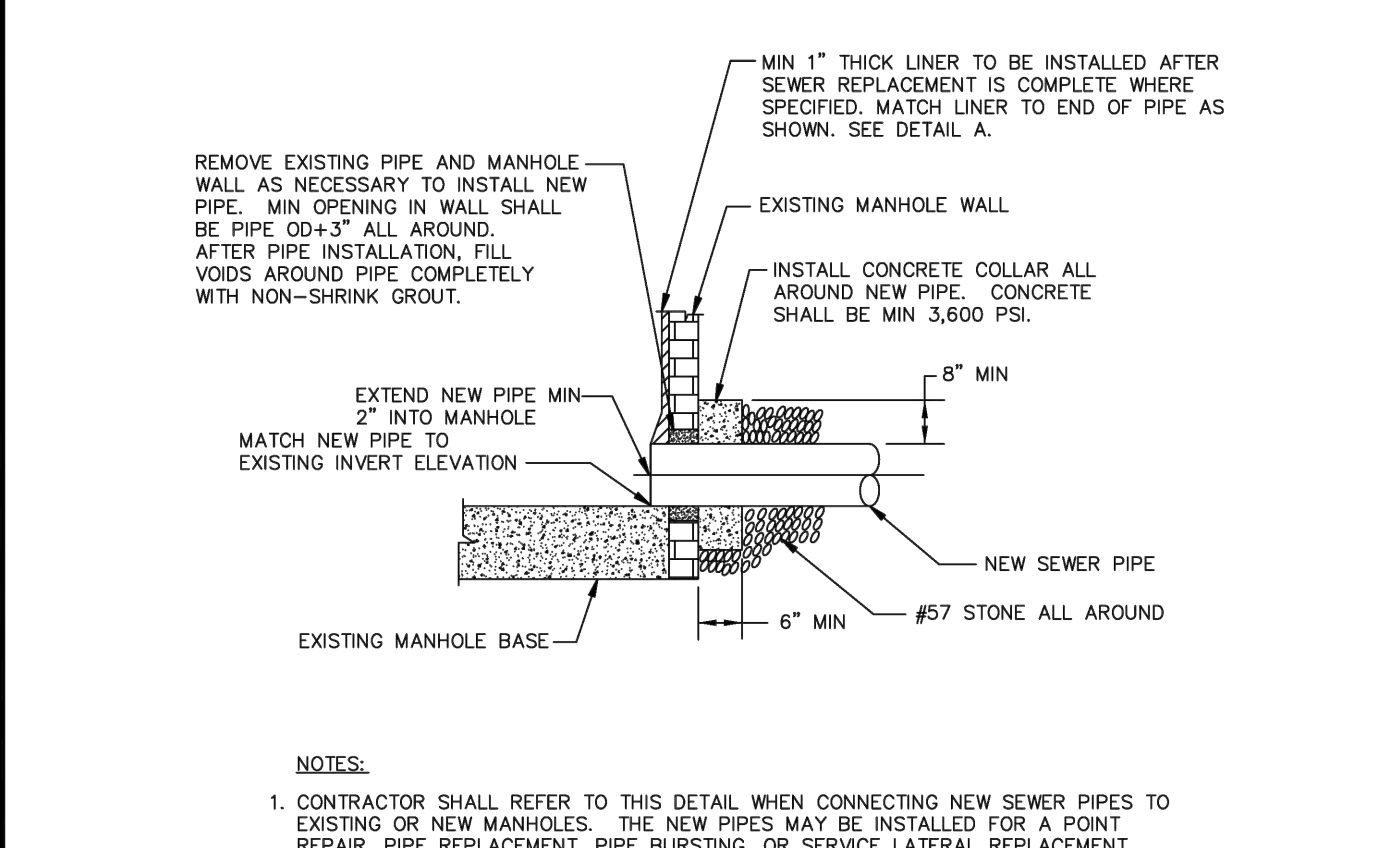
CITY OF CHARLOTTESVILLE

REVISION	DATE
SCALE: N.T.S.	STANDARD NUMBER: DB-1



CITY OF CHARLOTTESVILLE

JAN 2022	CITY STANDARDS
REVISION	DATE
SCALE: N.T.S.	STANDARD NUMBER: W 3.0



CITY OF CHARLOTTESVILLE

JULY 2011	CITY STANDARDS
REVISION	DATE
SCALE: N.T.S.	STANDARD NUMBER: WW 2.8

NOT FOR CONSTRUCTION

COMMONWEALTH OF VIRGINIA
JONATHAN SHAWALTER
PROFESSIONAL ENGINEER
1/10/2026

THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.293.5624 FAX 434.293.8317 www.timmons.com

REVISION DESCRIPTION

DATE	MAJOR DEVELOPMENT PLAN SUBMITTAL
06/18/2026	FINAL SITE PLAN SUBMITTAL REVISED PER CITY COMMENTS

DATE 06/18/2025

DRAWN BY S. KIRBY

DESIGNED BY S. KIRBY

CHECKED BY J. SHAWALTER

SCALE N/A

843 WEST MAIN STREET
CHARLOTTESVILLE, VA

NOTES & DETAILS

JOB NO. 68675

SHEET NO. C1.3

Table 4-1 Pressure adjustment factors*

Working Pressure at Meter Discharge (psi)	Average Flow from 50 ft of 5/8-in. Hose and Sprinkler (gpm)	Pressure Adjustment Factor
35	6.7	0.74
40	7.2	0.80
50	8.1	0.90
60	9.0	1.00
70	9.8	1.09
80	10.5	1.17
90	11.2	1.25
100	12.1	1.34

*derived from Table 4-1 and 4-2 of Manual M22 (1975).

NOTE: To convert psi to kPa: psi x 6.89476; to convert gpm to m³/hr: gpm x 0.227.

SIZING WATER SERVICE LINES AND METERS

Water Customer Data Sheet

Customer: 843 West Main Street LV Collective Phone: _____
Building Address: 843 West Main Street Map/Lot: _____
Type of Occupancy: Apartment (Apartment, Hotel, Shopping Center, etc.)

Fixture	Fixture Value @ 60 PSI		Number of Fixtures		Total Value
Bathtub	8	x	1	=	8
Bedpan Washers	10	x	0	=	0
Bidet	2	x	0	=	0
Dental Unit	2	x	0	=	0
Drinking Fountain - Public	2	x	8	=	16
Kitchen Sink	2.2	x	182	=	400.4
Lavatory	1.5	x	1	=	1.5
Showerhead (shower Only)	2.5	x	0	=	0
Service Sink	4	x	10	=	40
Toilet - Flush Valve	35	x	16	=	560
- Tank Type	4	x	1	=	4
Urinal - Pedestal Flush Valve	35	x	0	=	0
- Wall Flush Valve	16	x	8	=	128
Wash Sink (Each Set of Faucets)	4	x	4	=	16
Dishwasher	2	x	182	=	364
Washing Machine	6	x	182	=	1,092
Hose (50 ft Wash Down) - 1/2 in.	5	x	0	=	0
- 5/8 in.	9	x	0	=	0
- 3/4 in.	12	x	5	=	60
Combined Fixture Value Total				=	9,655.9

Water Flow Demand from Fig. 4-2 or 4-3 125.0 Press. Factor from Table 4-1 0.85

Customer Peak Demand From (Fig. 4-2 or 4-3) x (Press. Factor from Table 4-1) = 106.3 gpm

Add Irrigation					
0 Sections*	x (1.16 or 0.40)**	=	0 gpm		
0 Hose Bibs	x Fixture Value x Press. Factor	=	0.0 gpm		

Added Fixed Load = 0.0 gpm

TOTAL FIXED DEMAND = 106.3 gpm

* 100 ft² area = 1 section
** Spray Systems - Use 1.16; Rotary Systems - Use 0.40

Figure 4-5 Water customer data sheet Adapted from AWWA Manual M22

Cville Meter sizes:
20 GPM to 40 GPM, then a 1-inch meter will be utilized
40 GPM to 80 GPM, then a 1.5-inch meter will be utilized
80 GPM to 130 GPM, then a 2-inch meter will be utilized
130 GPM or greater, then a 3-inch meter will be utilized

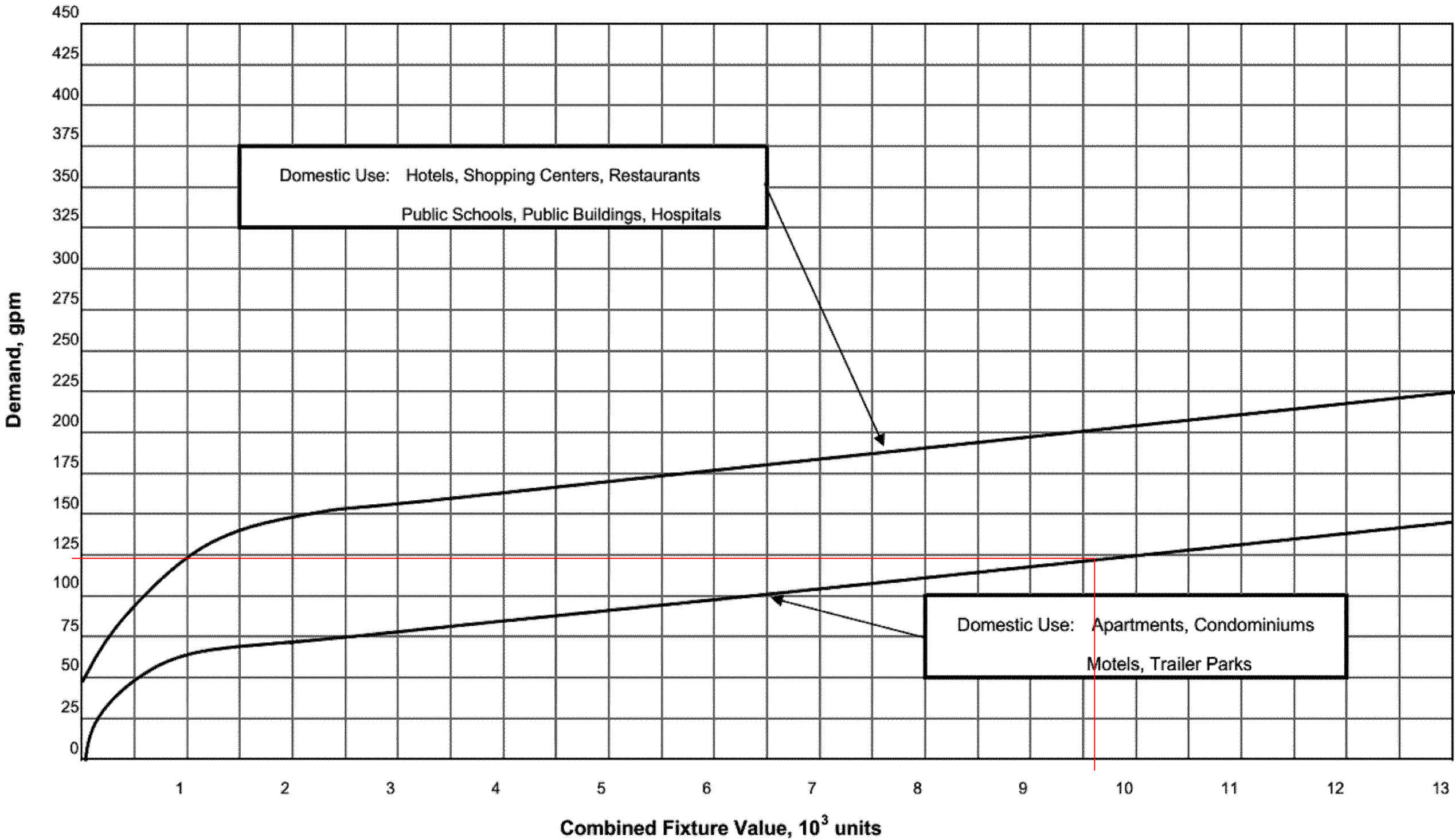


Figure 4-3 Water flow demand per fixture value - High range

Domestic count for x-axis, from Fig 4-5 (Tanks) 9656
Yields a demand of 125 on y-axis (read off chart)



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DEVELOPMENT PLAN

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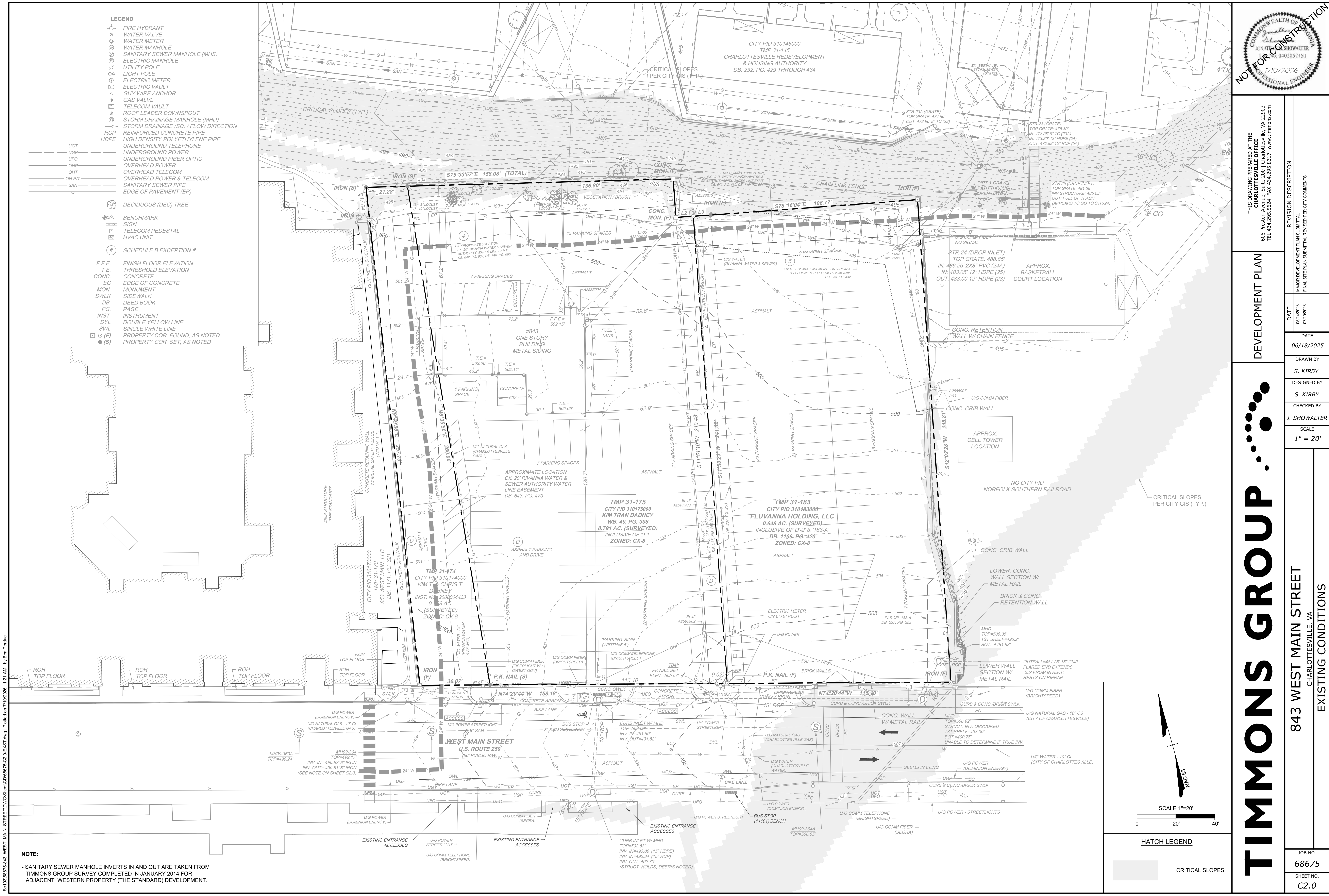
DATE	06/18/2025
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DESIGNED BY	S. KIRBY
CHECKED BY	J. SHOWALTER
SCALE	

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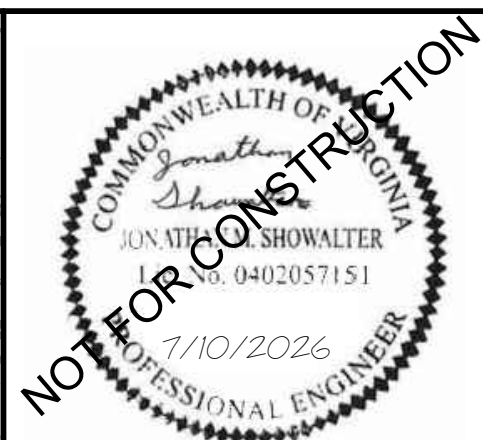
843 WEST MAIN STREET
CHARLOTTEVILLE, VA

NOTES & DETAILS

JOB NO.	68675
SHEET NO.	C1.4



- LEGEND**
- FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - WATER MANHOLE
 - SANITARY SEWER MANHOLE (MHS)
 - ELECTRIC MANHOLE
 - UTILITY POLE
 - ELECTRIC METER
 - ELECTRIC VAULT
 - GUY WIRE ANCHOR
 - GAS VALVE
 - TELECOM VAULT
 - ROOF LEADER DOWNSPOUT
 - STORM DRAINAGE MANHOLE (MHD)
 - STORM DRAINAGE (SD) / FLOW DIRECTION
 - REINFORCED CONCRETE PIPE
 - HIGH DENSITY POLYETHYLENE PIPE
 - UNDERGROUND TELEPHONE
 - UNDERGROUND POWER
 - UNDERGROUND FIBER OPTIC
 - OVERHEAD POWER
 - OVERHEAD TELECOM
 - OVERHEAD POWER & TELECOM
 - SAN
 - EDGE OF PAVEMENT (EP)
 - DECIDUOUS (DEC) TREE
 - BENCHMARK
 - SIGN
 - TELECOM PEDESTAL
 - HVAC UNIT
 - SCHEDULE B EXCEPTION #
 - F.F.E. FINISH FLOOR ELEVATION
 - T.E. THRESHOLD ELEVATION
 - CONC. CONCRETE
 - EC EDGE OF CONCRETE
 - MON. MONUMENT
 - SWLK SIDEWALK
 - DB. DEED BOOK
 - PG. PAGE
 - INST. INSTRUMENT
 - DYL. DOUBLE YELLOW LINE
 - SWL. SINGLE WHITE LINE
 - PROPERTY COR. FOUND, AS NOTED
 - PROPERTY COR. SET, AS NOTED



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S. KIRBY

DESIGNED BY
S. KIRBY

CHECKED BY
J. SHOWALTER

SCALE
1" = 20'

TIMMONS GROUP

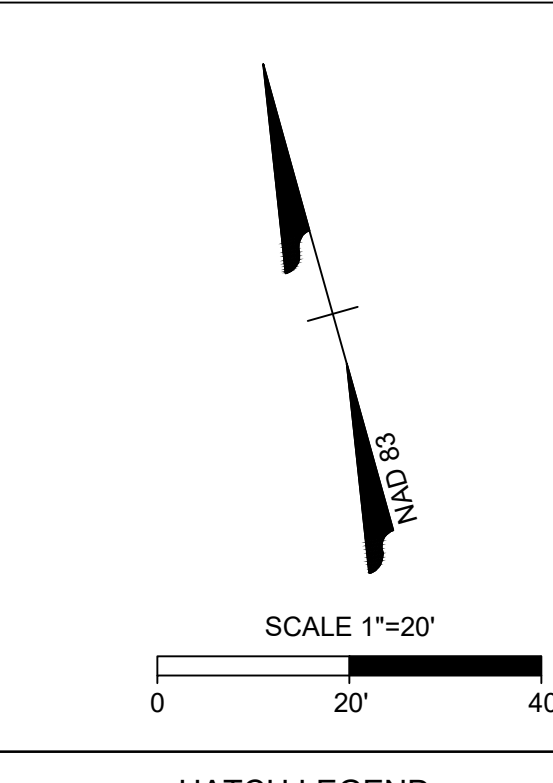
843 WEST MAIN STREET
CHARLOTTEVILLE, VA

EXISTING CONDITIONS

JOB NO.	68675
SHEET NO.	C2.0

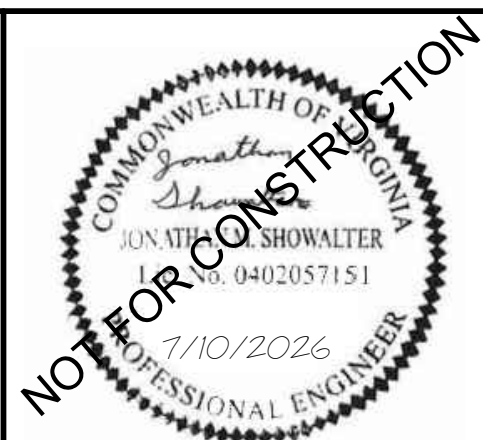
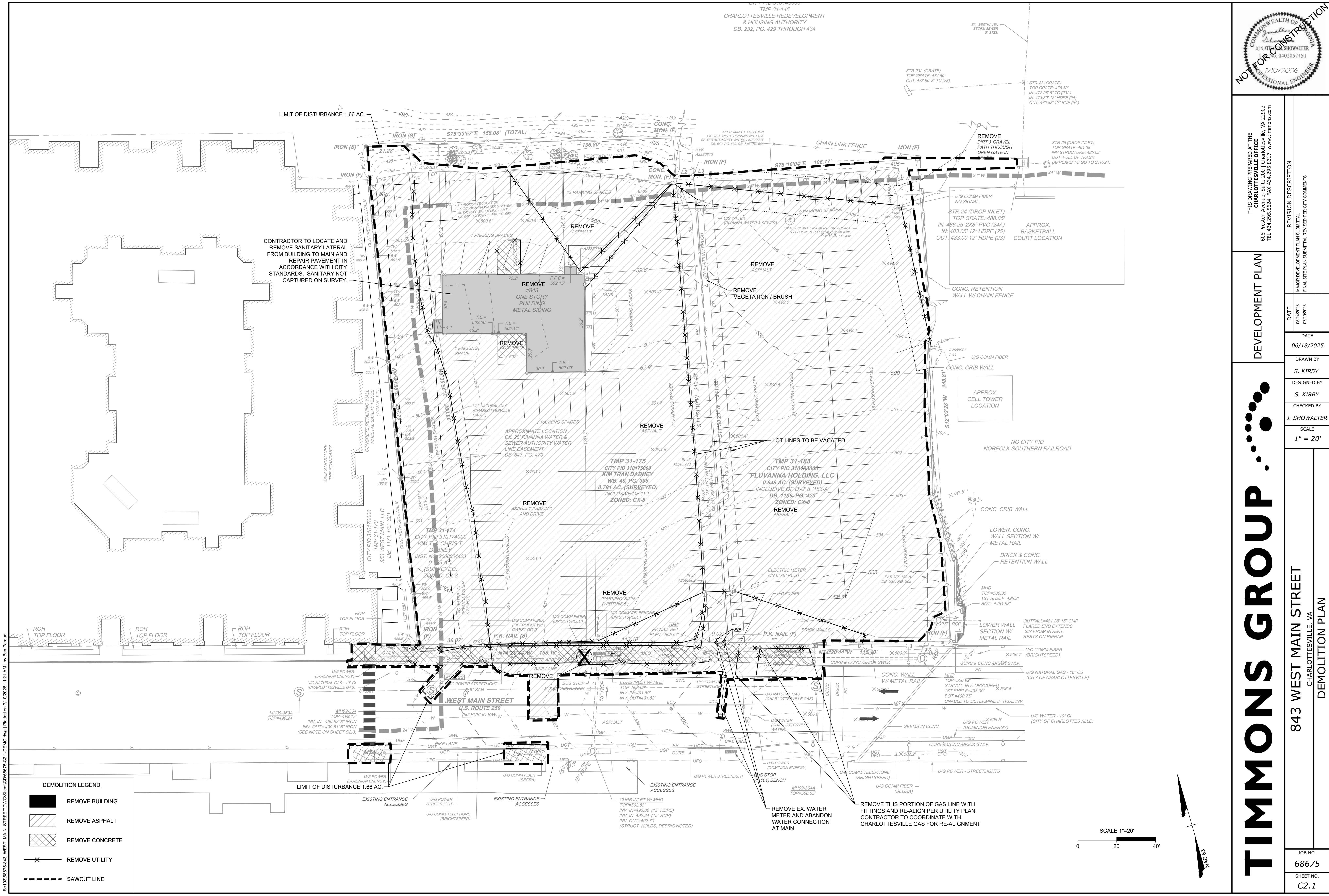
NOTE:

- SANITARY SEWER MANHOLE INVERTS IN AND OUT ARE TAKEN FROM TIMMONS GROUP SURVEY COMPLETED IN JANUARY 2014 FOR ADJACENT WESTERN PROPERTY (THE STANDARD) DEVELOPMENT.



HATCH LEGEND

CRITICAL SLOPES



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DATE	REVISION DESCRIPTION
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DRAWN BY
S. KIRBY

DESIGNED BY
S. KIRBY

CHECKED BY
J. SHOWALTER

SCALE
1" = 20'

843 WEST MAIN STREET
CHARLOTTEVILLE, VA

DEMOLITION PLAN

JOB NO.	68675
SHEET NO.	C2.1

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EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE DEMOLITION OF THE CURRENT BUILDINGS AND FOUNDATIONS ON THE SITE, REMOVAL OF PARKING LOT, AND PARKING ISLANDS. THE SITE WILL BE EXCAVATED TO CONSTRUCT A NEW BUILDING AND PARKING GARAGE. THE LIMITS OF DISTURBANCE ARE 1.66 AC.

ADJACENT PROPERTY

THE AREA TO THE NORTH OF THE SITE IS RESIDENTIAL. THE AREA TO THE WEST IS RESIDENTIAL APARTMENT BUILDINGS. TO THE SOUTH IS WEST MAIN STREET. THE PROPERTY TO THE SOUTH SIDE OF WEST MAIN STREET IS HIGH DENSITY COMBINED RESIDENTIAL COMMERCIAL AND RETAIL BUILDING. THE AREA TO THE EAST OF THE SITE IS A CELL TOWER AND RAILROAD TRACKS.

EXISTING SITE CONDITIONS

THE SITE CURRENTLY HAS ONE BUILDING ON IT AND A PARKING LOT.

OFF-SITE AREAS

THE SIDEWALK IN THE RIGHT-OF-WAY ON WEST MAIN STREET WILL BE REPLACED ALONG WITH UTILITY REMOVAL AND NEW CONNECTIONS WITHIN WEST MAIN STREET.

CRITICAL EROSION AREAS

CRITICAL EROSION AREAS EXIST ON SITE. SEE SHEET C2.0 FOR LOCATION OF THESE AREAS RELATIVE TO THE 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 VIRGINIA STORMWATER MANAGEMENT HANDBOOK DESIGN SPECIFICATION FOR CONSTRUCTION BMP'S SHALL BE ADHERED TO UNLESS OTHERWISE WAIVED OR APPROVED BY A VARIANCE BY LOCAL AUTHORITIES HAVING JURISDICTION.

STORMWATER RUNOFF CONSIDERATIONS

STORMWATER WILL BE CONVEYED THROUGH A SERIES OF PIPES ON THE SITE. THE SITE WILL HAVE ONE UNDERGROUND DETENTION PIPE.

EROSION AND SEDIMENT CONTROL MAINTENANCE

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH VIRGINIA STORMWATER MANAGEMENT HANDBOOK DESIGN SPECIFICATION FOR CONSTRUCTION BMP'S AND THE CONSTRUCTION SEQUENCE, INCLUDING THE INSPECTION OF ALL MEASURES AFTER ALL RAIN EVENTS.

STRUCTURAL PRACTICES:

1. TEMPORARY CONSTRUCTION ENTRANCE - C-CSM-03 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.
2. SILT FENCE BARRIER - C-PCM-04 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.
3. STORM DRAIN INLET PROTECTION - C-CSM-04 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.
4. DUST CONTROL - C-CSM-01 DUST CONTROL IS TO BE USED THROUGH THE SITE IN AREAS SUBJECT TO SURFACE AND AIR MOVEMENT.
5. TREE PROTECTION - C-SSM-01 TEMPORARY FENCE USED FOR THE PROTECTION OF DESIRABLE TREES FROM MECHANICAL AND OTHER TYPES OF INJURY DURING LAND DISTURBANCE AND CONSTRUCTION.
6. SAFETY FENCE - C-PCM-01 SAFETY FENCES ARE TO BE USED TO PREVENT PUBLIC ACCESS TO EROSION CONTROL MEASURE AND TO DELINEATE LIMITS OF ENVIRONMENTALLY SENSITIVE AREAS TO BE PROTECTED.
7. SUPER SILT FENCE - C-PCM-04-2 SUPER SILT FENCES WILL BE USED TO CONTROL RUNOFF FROM SMALL, DISTURBED AREAS WHERE MAXIMUM SLOPE LENGTHS FOR STANDARD SILT FENCES ARE EXCEEDED.
8. OUTLET PROTECTION - C-ECM15 OUTLET PROTECTION IS PLACED AT THE OUTLETS OF PIPES, CURB OPENINGS, DITCH TURNOUTS, OR PAVED CHANNELS TO SLOW DISCHARGE VELOCITY AND PREVENT EROSION.
9. MULCHING - C-SSM-11 MULCHING IS USED TO PROTECT THE SOIL SURFACE FROM RAINDROP IMPACT AND REDUCE VELOCITY OF SURFACE WATER FLOW, AS WELL AS TO FOSTER VEGETATIVE GROWTH.

VEGETATIVE PRACTICES:

10. TEMPORARY SEEDING - C-SSM-09 ALL DENUDED AREAS WHICH WILL BE LEFT DORMANT FOR MORE THAN 30 DAYS SHALL BE SEEDDED 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.
11. PERMANENT SEEDING - C-SSM-10 FOLLOWING GRADING ACTIVITIES, ESTABLISH PERENNIAL VEGETATIVE COVER BY PLANTING SEED TO REDUCE EROSION, STABILIZE DISTURBED AREAS, AND ENHANCE NATURAL BEAUTY.

MANAGEMENT STRATEGIES

1. PROVIDE TEMPORARY SEEDING OR OTHER STABILIZATION IMMEDIATELY AFTER GRADING.
2. ISOLATE TRENCHING FOR UTILITIES AND DRAINAGE FROM DOWNSTREAM CONVEYANCES IN ORDER TO MINIMIZE PERIMETER CONTROLS.
3. 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. C-SSM-10, PERMANENT SEEDING. SEED TYPE SHALL BE AS SPECIFIED FOR "MINIMUM CARE LAWNS" AND "GENERAL SLOPES" IN THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK DESIGN SPECIFICATION FOR CONSTRUCTION BMP'S FOR SLOPES LESS THAN 3:1. FOR SLOPES GREATER THAN 3:1, SEED TYPE SHALL BE AS SPECIFIED FOR "LOW MAINTENANCE SLOPES" IN TABLE C-SSM-10-7 OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK DESIGN SPECIFICATION FOR CONSTRUCTION BMP'S. FOR MULCH (STRAW OR FIBER) SHALL BE USED ON ALL SEEDDED SURFACES. IN ALL SEEDING OPERATIONS SEED, FERTILIZER AND LIME SHALL BE APPLIED PRIOR TO MULCHING.

SEQUENCE OF INSTALLATION:

PHASE I - SITE PREPARATION AND MOBILIZATION - SHEET C3.2

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 ANY DIVERSIONS, TREE PROTECTION, INLET PROTECTION, CONSTRUCTION ENTRANCE, SILT FENCE, AND ALL OTHER PERIMETER CONTROLS.
3. PERFORM DEMOLITION AND BEGIN CONSTRUCTION.
4. PROVIDE TEMPORARY SEEDING AND DUST CONTROL AS NEEDED.

PHASE II - GRADING, UTILITY, AND BUILDING PAD CONSTRUCTION - SHEET C3.3

1. MODIFY SILT FENCE, DIVERSIONS DIKES AND OTHER SHOWN PROTECTION MEASURES REQUIRED FOR PHASE II.
2. INSTALL INLET PROTECTIONS AS INLETS ARE INSTALLED.
3. APPLY PERMANENT SEEDING, TOPSOIL AND STRAW MULCHING TO ALL DISTURBED AREAS AS THEY REACH FINISHED GRADE.
4. ONCE THE SITE WORK IS FINALIZED AND ALL FINAL STABILIZATION MEASURES ARE IN PLACE, NOTIFY THE INSPECTORS FOR FINAL INSPECTION. ONCE APPROVAL IS OBTAINED FROM THE INSPECTOR AND ALL UPSTREAM AREAS HAVE ESTABLISHED VEGETATION, ALL REMAINING EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS.
5. REMOVE ALL EQUIPMENT, CONSTRUCTION MATERIALS AND DEBRIS FROM THE SITE AND PROVIDED ALL APPROPRIATE INFORMATION NEEDED TO CLOSE OUT THE LAND DISTURBING PERMIT WITH THE CITY OF CHARLOTTESVILLE, INCLUDING ASSISTING IN PREPARING CERTIFICATION DOCUMENTS.

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 STORMWATER MANAGEMENT HANDBOOK DESIGN SPECIFICATION FOR CONSTRUCTION BMP'S AND VIRGINIA REGULATIONS 9VAC25-875 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.
- 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.

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: STABILIZATION

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. IF FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE, VEGETATION MUST BE ESTABLISHED TO PREVENT EROSION, BECAUSE GROUND COVER CAN REDUCE EROSION POTENTIAL BY MORE THAN 90%. TEMPORARY SEEDING MUST BE APPLIED IF ANY PORTION OF THE SITE WILL REMAIN DORMANT FOR MORE THAN 14 DAYS.

MS-2: STOCKPILES, WASTE, AND BORROW AREAS

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. LOCATIONS OF STOCKPILES AND BORROW PITS SHOULD BE IDENTIFIED ON SITE PLANS AD STOCKPILES SHOULD HAVE PERIMETER EROSION AND SEDIMENT CONTROL MEASURES INSTALLED AS WELL AS LOCATED WITH ENOUGH SETBACK DISTANCE FROM STREAMS, WATERWAYS, AND ENTRANCES/LINE OF SIGHT. SOIL STOCKPILE SLOPES SHOULD NOT EXCEED 2:1 (H:V).

MS-3: PERMANENT VEGETATION

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: FIRST-STEP MEASURES

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: EARTHEN STRUCTURE STABILIZATION

STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.

MS-6: TRAPS AND BASINS

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. PROVIDE A COMBINATION OF MAN-MADE STORMWATER CONVEYANCE SYSTEM IMPROVEMENT, STORMWATER DETENTION, OR OTHER MEASURES THAT IS SATISFACTORY TO THE VSMP OR VESCP AUTHORITY. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPOSED OF FLOW FROM DRAINAGE AREA GREATER THAN OR EQUAL TO 3 ACRES WILL BE CONTROLLED BY A SEDIMENT BASIN. THE MINIMUM STORAGE CAPACITY OF A BASIN WILL BE 134 CY PER ACRE OF DRAINAGE AREA. TEMPORARY SEDIMENT BASINS SHOULD BE DESIGNED AND CONSTRUCTED BASED ON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE SEDIMENT BASIN. THE MAXIMUM TOTAL DRAINAGE AREA TO BE SERVED BY A TEMPORARY SEDIMENT BASIN SHOULD BE 100 ACRES. THE OUTFALL SYSTEM WILL, 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 WILL CORRESPOND TO A BARE EARTH CONDITION OR THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS USED.
- C. THE MINIMUM STORAGE CAPACITY OF A TEMPORARY SEDIMENT TRAP SHOULD BE 134 CUBIC YARDS PER ACRE OF TOTAL DRAINAGE AREA, HALF OF WHICH SHOULD BE IN THE FORM OF A PERMANENT POOL OR WET STORAGE TO PROVIDE A STABLE SETTLING MEDIUM. THE REMAINING HALF SHOULD BE IN THE FORM OF A DRAWDOWN OR DRY STORAGE TO PROVIDE EXTENDED SETTLING TIME DURING LESS FREQUENT, LARGER STORM EVENTS. CONCENTRATED STORMWATER FLOW FROM A TEMPORARY SEDIMENT BASIN SHOULD BE RELEASED INTO AN ADEQUATE STORMWATER CONVEYANCE SYSTEM. DEMONSTRATE THAT THE TOTAL DRAINAGE AREA AT THE POINT OF DISCHARGE WITHIN THE STORMWATER CONVEYANCE SYSTEM IS AT LEAST 100 TIMES GREATER THAN THE DRAINAGE AREA SERVED BY THE SEDIMENT BASIN IN QUESTION.

MS-7: CUT AND FILL SLOPES

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

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: WATER SEEPS

WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.

MS-10: INLET PROTECTION

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: OUTLET PROTECTION

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: WATERCOURSE CONSTRUCTION

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: TEMPORARY VEHICULAR STREAM CROSSING

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: OTHER WATERCOURSE REGULATIONS

ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.

MS-15: BED AND BANK STABILIZATION

THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.

MS-16: UTILITY CONSTRUCTION

UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:

- A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
- B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
- C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSAGES THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
- D. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
- E. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
- F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

MS-17: VEHICULAR TRACKING AND CONSTRUCTION ENTRANCES

WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE, WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE. THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.

MS-18: TEMPORARY CONTROL REMOVE

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.

ADEQUATE STORMWATER CONVEYANCE TO ADEQUATE STORMWATER OUTFALL PROPERTIES AND WATERWAYS DOWNSLOPE FROM DEVELOPMENT SITES MUST 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 FOLLOWING STANDARDS AND CRITERIA. STREAM RESTORATION AND RELOCATION PROJECTS THAT INCORPORATE NATURAL CHANNEL DESIGN CONCEPTS ARE NOT MANMADE CHANNELS AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MANMADE CHANNELS:

- (a) CONCENTRATED STORMWATER RUNOFF LEAVING THE DEVELOPMENT SITE SHALL BE DISCHARGED DIRECTLY INTO AN ADEQUATE NATURAL OR MANMADE RECEIVING CHANNEL, PIPE, OR STORM SEWER SYSTEM. FOR THOSE SITES WHERE RUNOFF IS DISCHARGED INTO A PIPE OR PIPE SYSTEM, DOWNSTEAM STABILITY ANALYSES AT THE OUTFALL OF THE PIPE OR PIE SYSTEM SHALL BE PERFORMED.
- (b) ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED IN THE FOLLOWING MANNER:

(1) THE APPLICANT SHALL DEMONSTRATE THAT THE TOTAL DRAINAGE AREA TO THE POINT OF ANALYSIS WITHIN THE CHANNEL IS 100 TIMES GREATER THAN THE CONTRIBUTING DRAINAGE AREA OF THE PROJECT IN QUESTION; OR

(2) (A) NATURAL CHANNELS SHALL BE ANALYZED BY THE USE OF A TWO-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP CHANNEL BANKS NOR CAUSE EROSION OF CHANNEL BED OR BANKS.

(B) ALL PREVIOUSLY CONSTRUCTED MANMADE CHANNELS SHALL BE ANALYZED BY THE USE OF A 10-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP THE STORMWATER'S BANKS AND BY THE USE OF A TWO-YEAR STORM TO DEMONSTRATE THAT STORMWATER WILL NOT CAUSE EROSION OF CHANNEL BED OR BANKS; AND

(C) PIPES AND STORM SEWER SYSTEMS SHALL BE ANALYZED BY THE USE OF A 10-YEAR STORM TO VERIFY THAT STORMWATER WILL BE CONTAINED WITHIN THE PIPE OR SYSTEM.

(c) IF EXISTING NATURAL RECEIVING CHANNELS OR PREVIOUSLY CONSTRUCTED MANMADE CHANNELS OR PIPES ARE NOT ADEQUATE, THE APPLICANT SHALL:

- (1) IMPROVE THE CHANNELS TO A CONDITION WHERE A 10-YEAR STORM WILL NOT OVERTOP THE BANKS AND A TWO-YEAR STORM WILL NOT CAUSE EROSION TO THE CHANNEL, THE BED, OR THE BANKS.
- (2) IMPROVE THE PIPE OR PIPE SYSTEM TO A CONDITION WHERE THE 10-YEAR STORM IS CONTAINED WITHIN THE APPURTENANCES;

- (3) DEVELOP A SITE DESIGN THAT WILL NOT CAUSE THE PREDEVELOPMENT PEAK RUNOFF RATE FROM A TWO-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A NATURAL CHANNEL OR WILL NOT CAUSE THE PREDEVELOPMENT PEAK RUNOFF RATE FROM A 10-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A MANMADE CHANNEL; OR
- (4) PROVIDE A COMBINATION OF CHANNEL IMPROVEMENT, STORMWATER DETENTION, OR OTHER MEASURES THAT IS SATISFACTORY TO THE VESCP OR VESMP AUTHORITY TO PREVENT DOWNSTEAM EROSION.

- (i) THE APPLICANT SHALL PROVIDE EVIDENCE OF PERMISSION TO MAKE THE IMPROVEMENTS.
- (e) ALL HYDROLOGIC ANALYSES SHALL BE BASED ON THE EXISTING WATERSHED CHARACTERISTICS AND THE ULTIMATE DEVELOPMENT CONDITION OF THE SUBJECT PROJECT.

- (f) IF THE APPLICANT CHOOSES AN OPTION THAT INCLUDES STORMWATER DETENTION, THE APPLICANT SHALL OBTAIN APPROVAL FROM THE VESCP OR VESMP AUTHORITY FOR A PLAN FOR MAINTENANCE OF THE DETENTION FACILITIES. THE PLAN SHALL SET FORTH THE MAINTENANCE REQUIREMENTS OF THE FACILITY AND THE PERSON RESPONSIBLE FOR PERFORMING THE MAINTENANCE.
- (g) OUTFALL FROM A DETENTION FACILITY SHALL BE DISCHARGED TO A RECEIVING CHANNEL, AND ENERGY DISSIPATORS SHALL BE PLACED AT THE OUTFALL OF ALL DETENTION FACILITIES AS NECESSARY TO PROVIDE A STABILIZED TRANSITION FROM THE FACILITY TO THE RECEIVING CHANNEL.

- (h) ALL ON-SITE CHANNELS MUST BE VERIFIED TO BE ADEQUATE.
- (i) INCREASED VOLUMES OF SHEET FLOWS THAT MAY CAUSE EROSION OR SEDIMENTATION ON ADJACENT PROPERTY SHALL BE DIVERTED TO A STABLE OUTLET, ADEQUATE CHANNEL, PIPE, OR PIPE SYSTEM OR TO A DETENTION FACILITY.

- (j) IN APPLYING THESE STORMWATER MANAGEMENT CRITERIA, INDIVIDUAL LOTS OR PARCELS IN A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL DEVELOPMENT SHALL NOT BE CONSIDERED TO BE SEPARATE DEVELOPMENT PROJECTS. INSTEAD, THE DEVELOPMENT, AS A WHOLE, SHALL BE CONSIDERED TO BE A SINGLE DEVELOPMENT PROJECT. HYDROLOGIC PARAMETERS THAT REFLECT THE ULTIMATE DEVELOPMENT CONDITION SHALL BE USED IN ALL ENGINEERING CALCULATIONS.
- (k) ALL MEASURES USED TO PROTECT PROPERTIES AND WATERWAYS SHALL BE EMPLOYED IN A MANNER THAT MINIMIZES IMPACTS ON THE PHYSICAL, CHEMICAL, AND BIOLOGICAL INTEGRITY OF RIVERS, STREAMS, AND OTHER WATERS OF THE STATE.

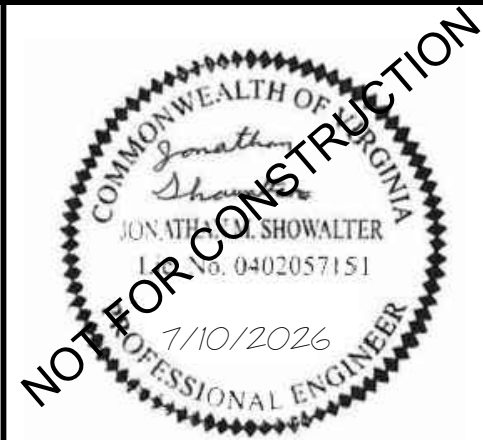
- (l) ANY PLAN APPROVED PRIOR TO JULY 1, 2014, THAT PROVIDES FOR STORMWATER MANAGEMENT THAT ADDRESSES ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MANMADE CHANNELS SHALL SATISFY THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MANMADE CHANNELS IF THE PRACTICES ARE DESIGNED TO (I) DETAIN THE WATER QUALITY VOLUME AND TO RELEASE IT OVER 48 HOURS; (II) DETAIN AND RELEASE OVER A 24-HOUR PERIOD THE EXPECTED RAINFALL RESULTING FROM THE ONE YEAR, 24-HOUR STORM; AND (III) REDUCE THE ALLOWABLE PEAK FLOW RATE RESULTING FROM THE 1.5-YEAR, TWO-YEAR, AND 10-YEAR 24-HOUR STORMS TO A LEVEL THAT IS LESS THAN OR EQUAL TO THE PEAK FLOW RATE FROM THE SITE ASSUMING THE SITE WAS IN A GOOD FORESTED CONDITION, ACHIEVED THROUGH MULTIPLICATION OF THE FORESTED PEAK FLOW RATE BY A REDUCTION FACTOR THAT IS EQUAL TO THE RUNOFF VOLUME FROM THE SITE WHEN THE SITE WAS IN A GOOD FORESTED CONDITION DIVIDED BY THE RUNOFF VOLUME FROM THE SITE IN THE SITE'S PROPOSED CONDITION, AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MANMADE CHANNELS AS DEFINED IN ANY REGULATIONS PROMULGATED PURSUANT TO § 62.1-44.15.28 OF THE CODE OF VIRGINIA (VESMA) OR § 62.1-44.15.54 OR 62.1-44.15.65 OF THE CODE OF VIRGINIA (ESCL).

- (m) FOR PLANS APPROVED ON AND AFTER JULY 1, 2014, THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS OF § 62.1-44.15.52 A OF THE CODE OF VIRGINIA (ESCL) AND THIS SUBDIVISION 19 SHALL BE SATISFIED BY COMPLIANCE WITH WATER QUANTITY REQUIREMENTS IN THE VESMA AND ATTENDANT REGULATIONS, UNLESS SUCH LAND-DISTURBING ACTIVITIES (I) ARE IN ACCORDANCE WITH PROVISIONS FOR TIME LIMITS ON APPLICABILITY OF APPROVED DESIGN CRITERIA IN 9VAC25-875-480 OR GRANDFATHERING IN 9VAC25-875-490, IN WHICH CASE THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS OF § 62.1-44.15.52 A OF THE CODE OF VIRGINIA (ESCL) SHALL APPLY; OR (II) ARE EXEMPT PURSUANT TO § 62.1-44.15.34 G 2 OF THE CODE OF VIRGINIA (VESMA).

- (n) COMPLIANCE WITH THE WATER QUANTITY MINIMUM STANDARDS SET OUT IN 9VAC25-875-600 SHALL BE DEEMED TO SATISFY THE REQUIREMENTS OF THIS SUBDIVISION 19.

SOILS INFORMATION:

ENTIRE SITE IS CLASSIFIED AS 91 - URBAN LAND, 0 TO 25 PERCENT SLOPES, 10 INCHES TO RESTRICTIVE FEATURES



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REVISION DESCRIPTION	
MAJOR DEVELOPMENT PLAN SUBMITTAL	
FINAL SITE PLAN SUBMITTAL REVISED PER CITY COMMENTS	

DATE	06/18/2025
DRAWN BY	S. KIRBY
DESIGNED BY	S. KIRBY
CHECKED BY	J. SHOWALTER
SCALE	N/A

TIMMONS GROUP

843 WEST MAIN STREET
CHARLOTTESVILLE, VA

EROSION & SEDIMENT CONTROL - NOTES & DETAILS

JOB NO.	68675
SHEET NO.	C3.0

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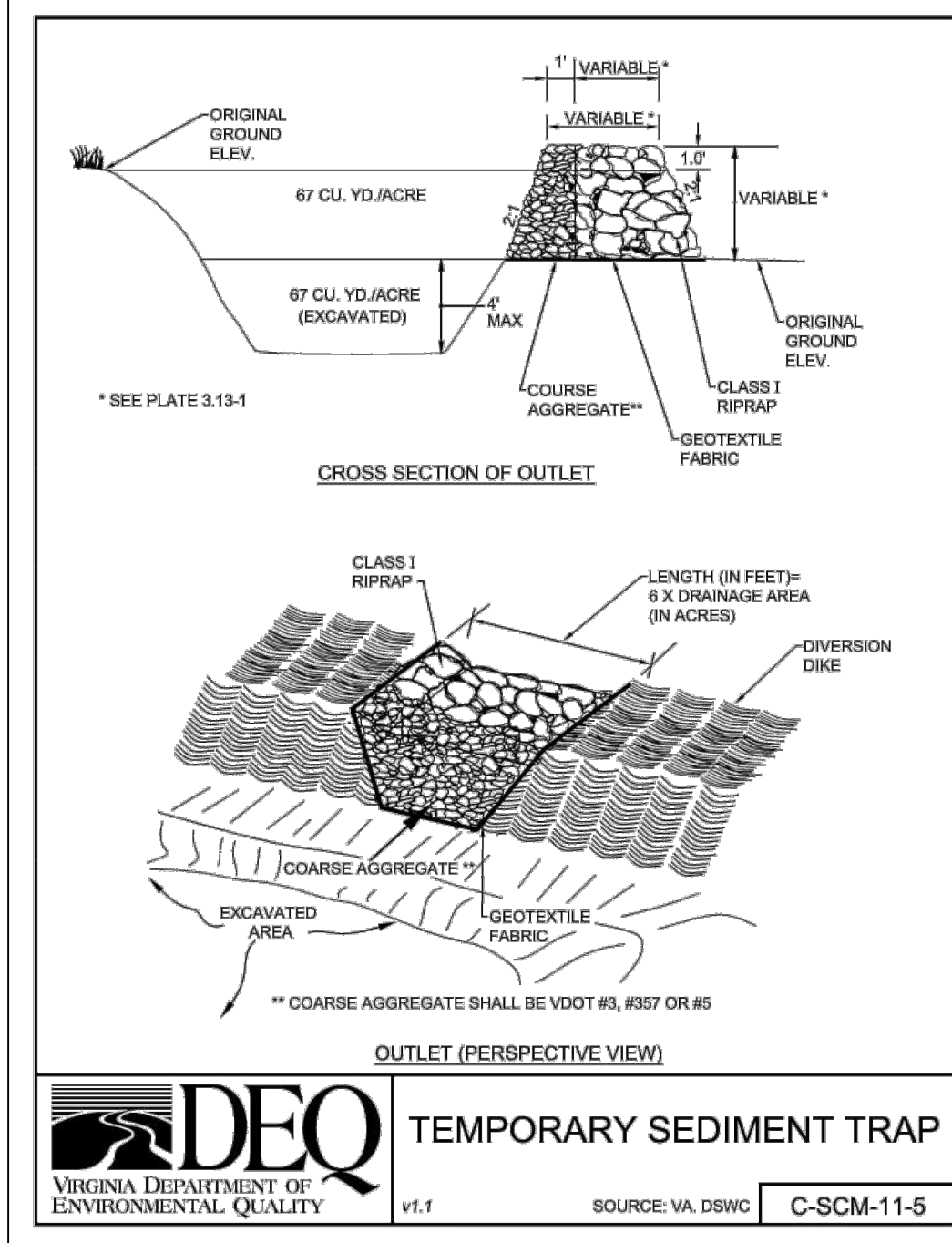


TABLE 3.32-D
SITE SPECIFIC SEEDING MIXTURES FOR PIEDMONT AREA

	TOTAL LBS. PER ACRE
MINIMUM CARE LAWN	
COMMERCIAL OR RESIDENTIAL	175-200 LBS.
KENTUCKY 31 OR TURF-TYPE TALL FESCUE	90-100%
IMPROVED PERENNIAL RYEGRASS	0-5%
KENTUCKY BLUEGRASS	0-5%
GENERAL SLOPE (3:1 OR LESS)	
KENTUCKY 31 FESCUE	128 LBS.
RED TOP GRASS	2 LBS.
SEASONAL NURSE CROP *	20 LBS.
LOW-MAINTENANCE SLOPE (STEEPER THAN 3:1)	
KENTUCKY 31 FESCUE	108 LBS.
RED TOP GRASS	2 LBS.
SEASONAL NURSE CROP *	20 LBS.
CROWNVELCH **	150 LBS.

* USE SEASONAL NURSE CROP IN ACCORDANCE WITH SEEDING DATES AS STATED BELOW:

FEBRUARY 16TH THROUGH APRIL.....	ANNUAL RYE
MAY 1ST THROUGH AUGUST 15TH.....	FOXTAIL MILLET
AUGUST 16TH THROUGH OCTOBER.....	ANNUAL RYE
NOVEMBER THROUGH FEBRUARY 15TH.....	WINTER RYE

** SUBSTITUTE SERICEA LESPEDEZA FOR CROWNVELCH EAST OF FARMVILLE, VA (MAY THROUGH SEPTEMBER USE HULLED SERICEA, ALL OTHER PERIODS, USE UNHULLED SERICEA). IF FLATPEA IS USED IN LIEU OF CROWNVELCH, 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.

PERMANENT SEEDING MIX FOR PIEDMONT AREA

No Scale

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-FLOSUM) & CEREAL (WINTER) RYE (SECALE CEREALE)	50-100
FEB. 16 - APR. 30	ANNUAL RYEGRASS (LOLIUM MULTI-FLOSUM)	60-100
MAY 1 - AUG. 31	GERMAN MILLET (SETARIA ITALICA)	50

TEMPORARY SEEDING PLANT MATERIALS

No Scale

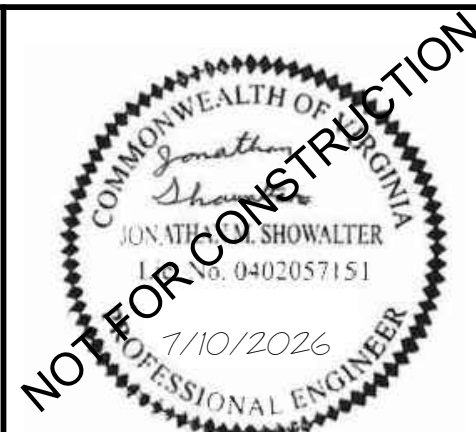
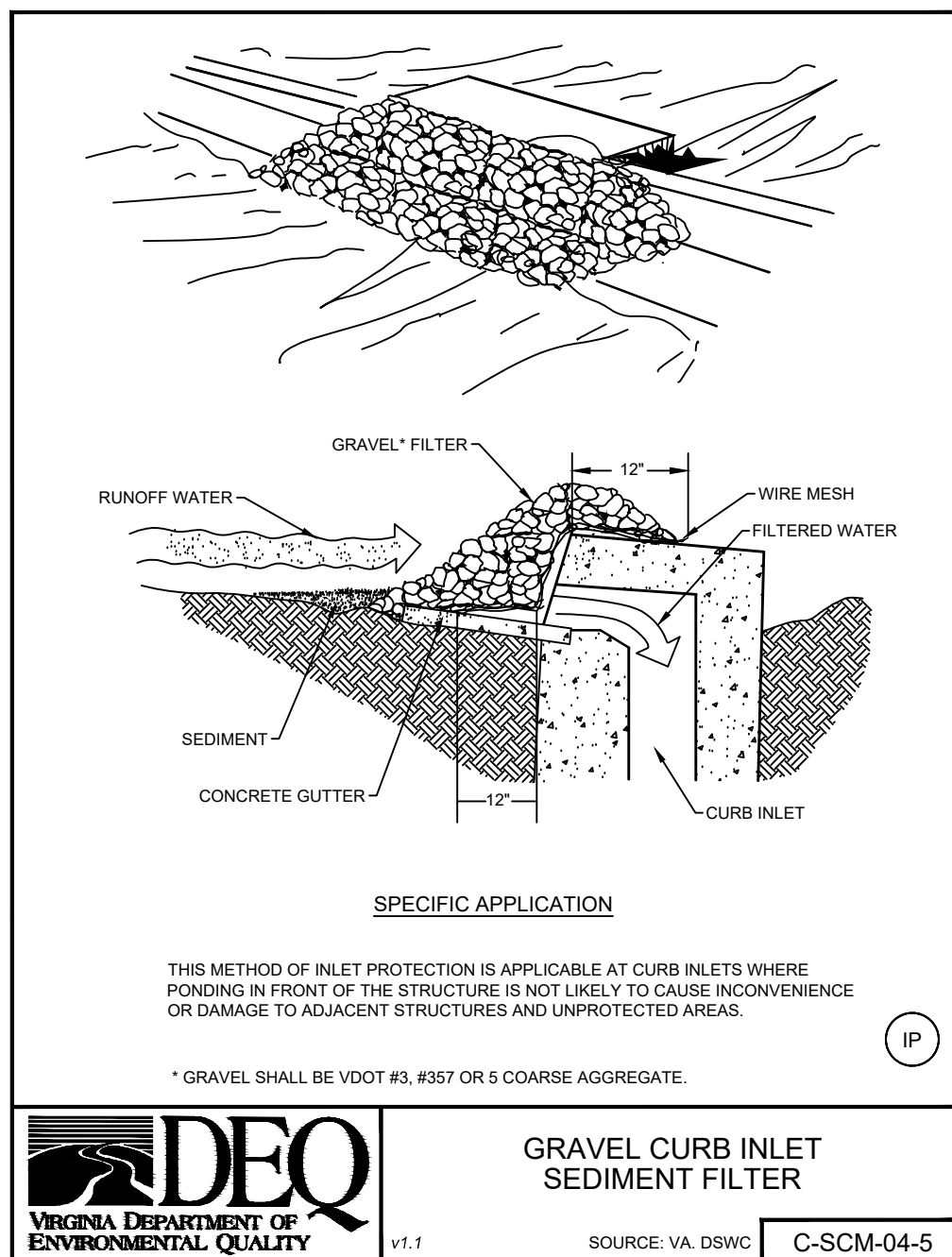
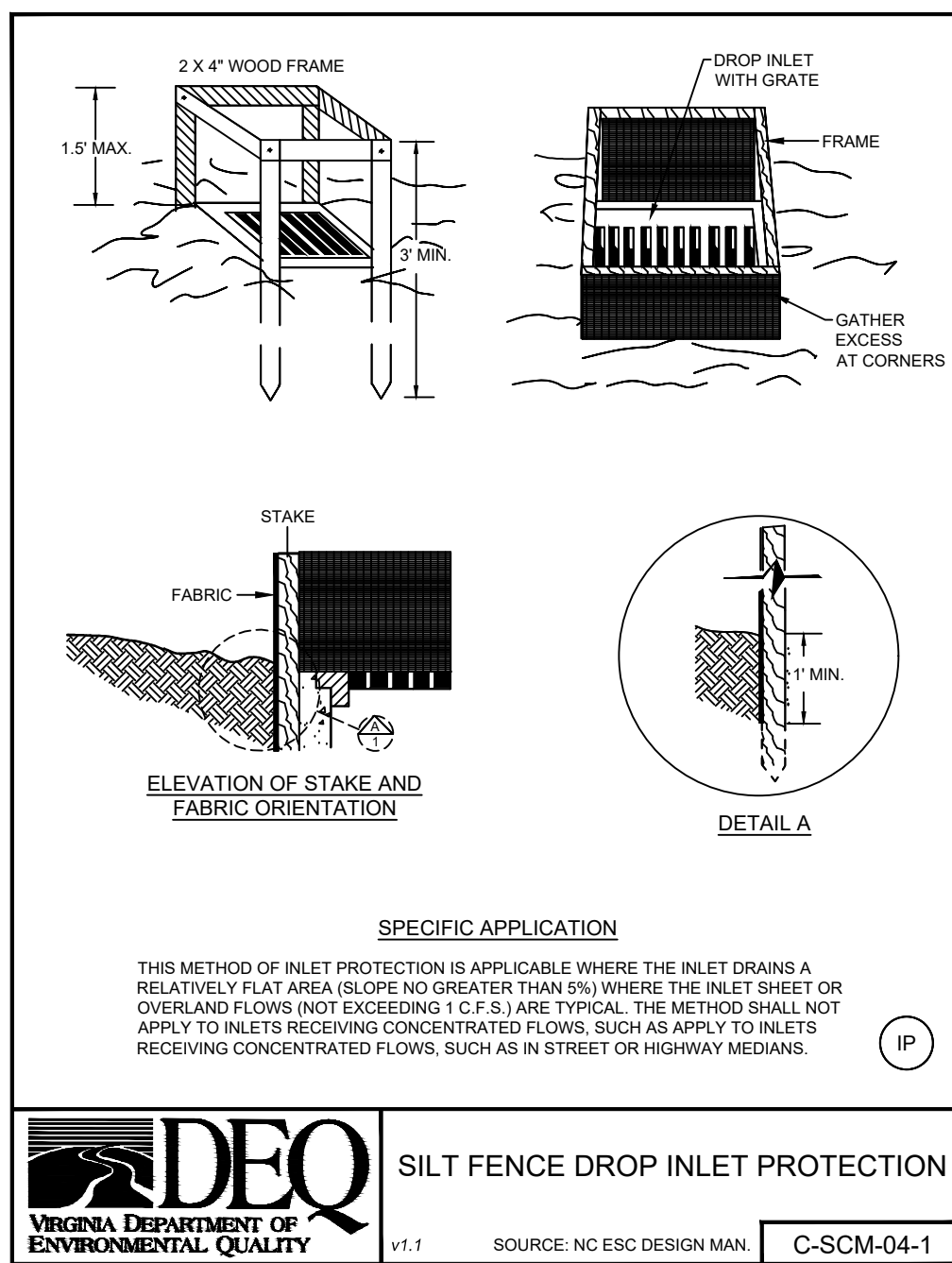
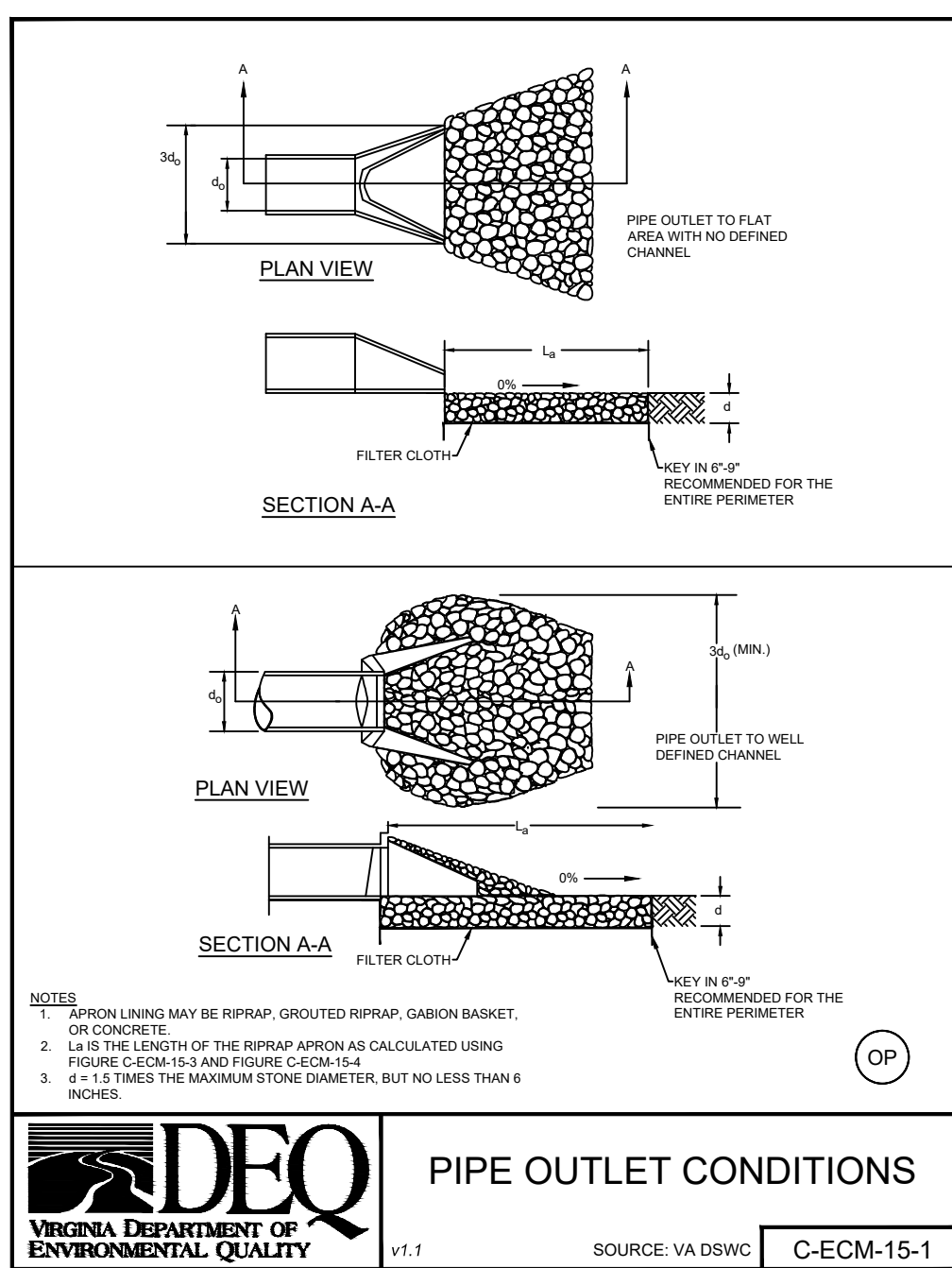
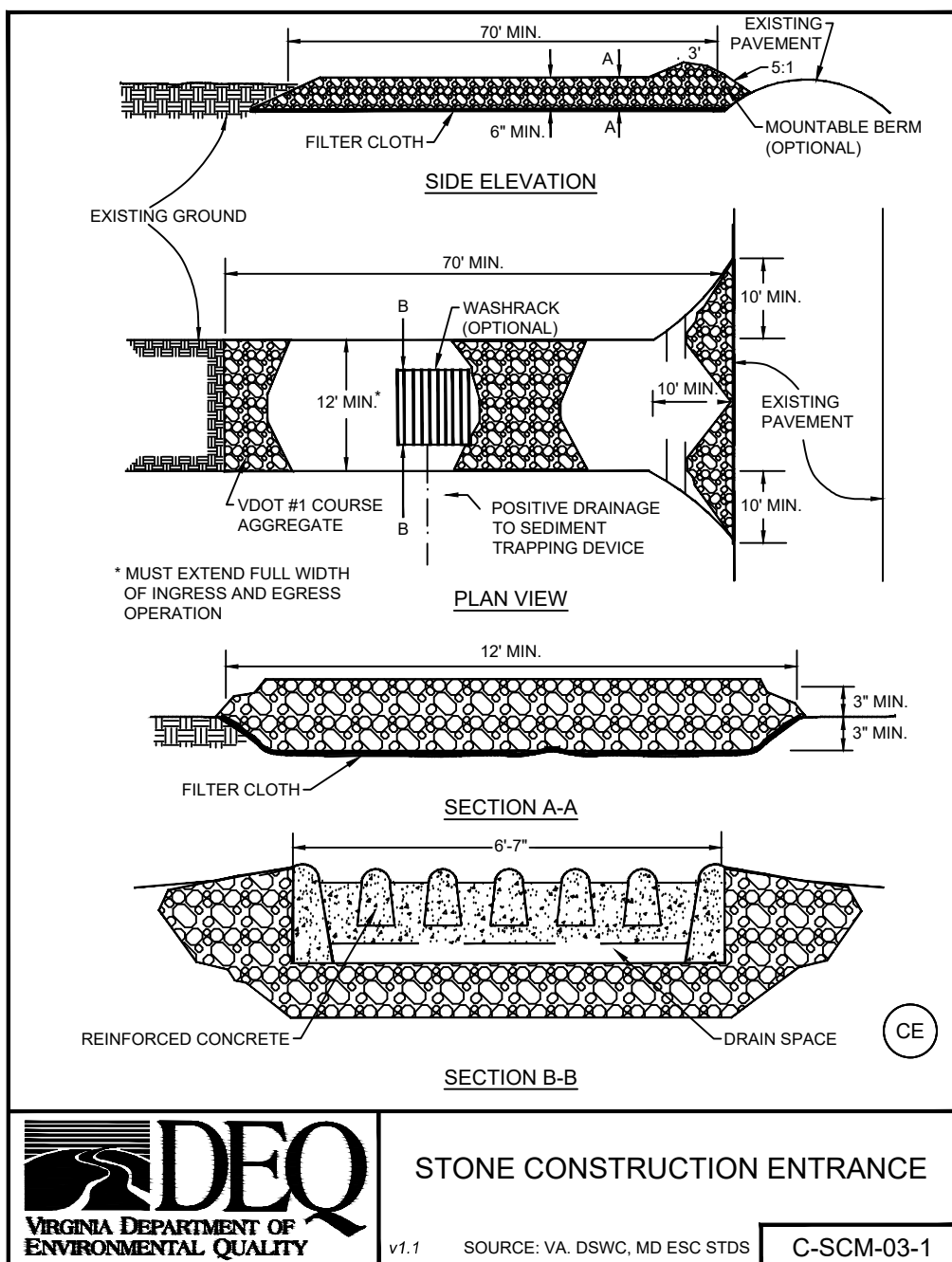
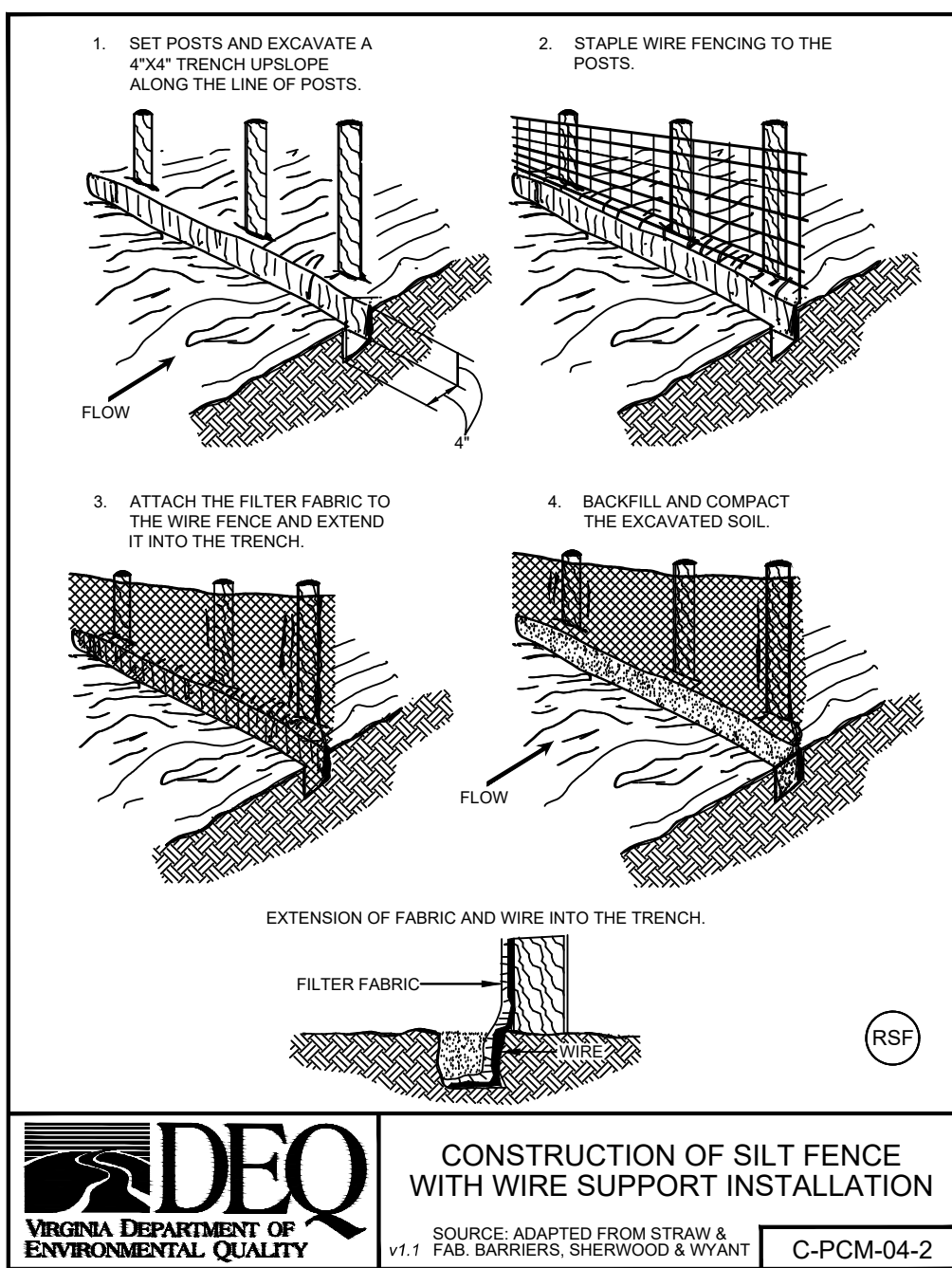
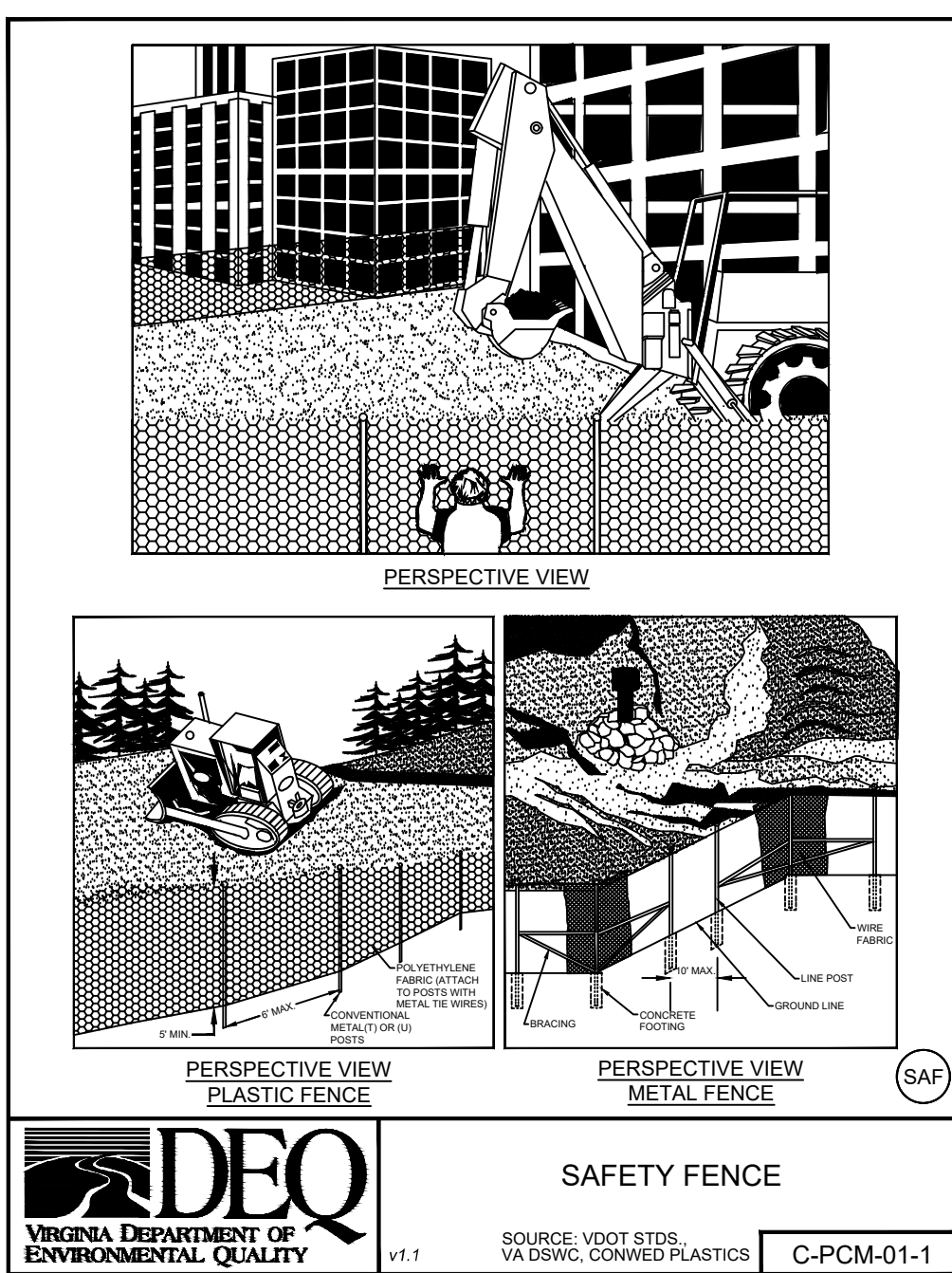
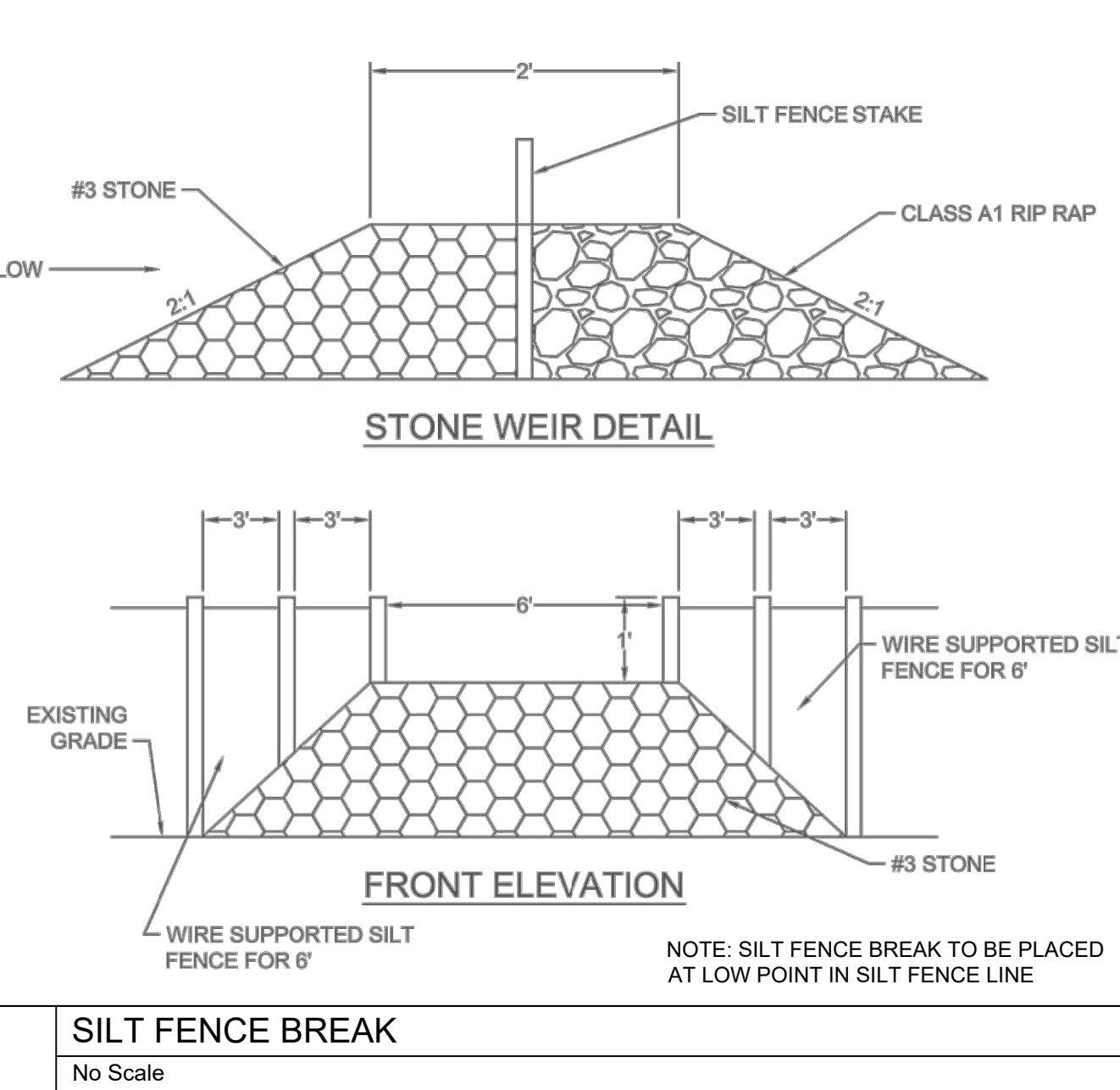
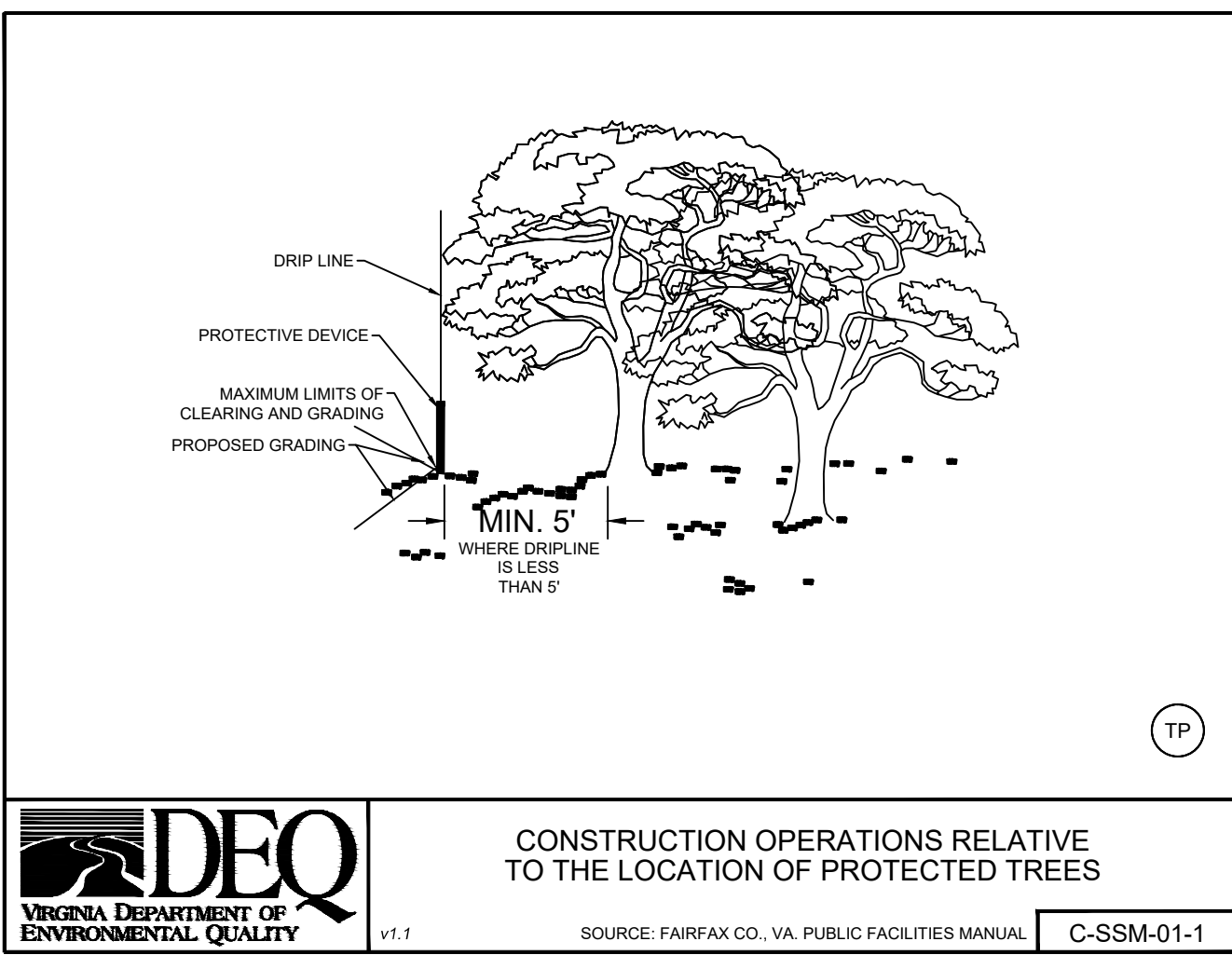
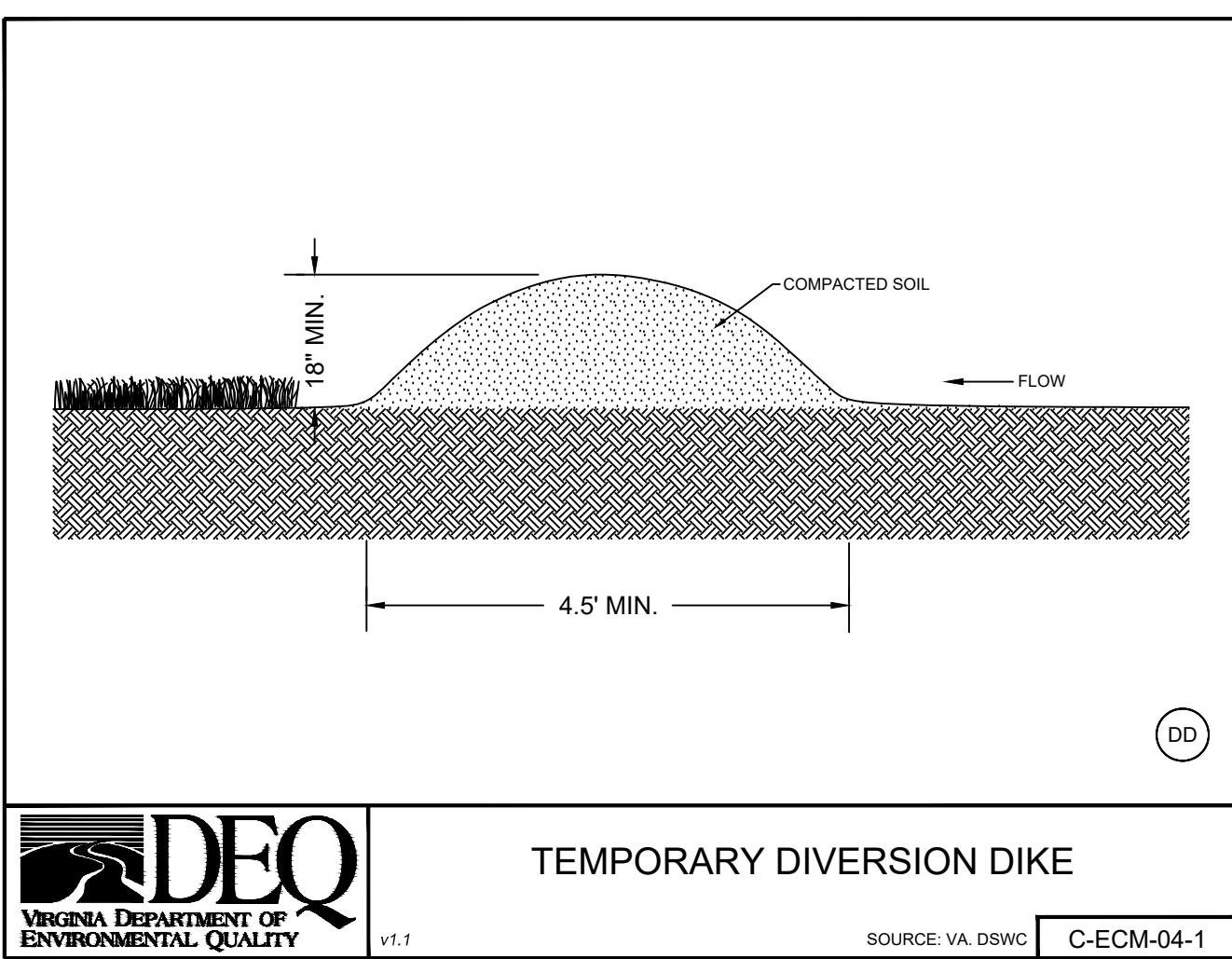
Table C-SSM-11-5 Organic Mulch Materials and Application Rates

Mulches	Rates		Notes
	Per Acre	Per 1,000 ft ²	
Straw or Hay	1.5 to 2 tons	70 to 90 lbs.	Free from weeds and coarse matter. Must be anchored. Spread with mulch blower or by hand. Use a minimum of 2 tons per acre for winter cover.
Fiber Mulch	1,500 lbs.	35 lbs.	Do not use as mulch for winter cover or during hot, dry periods. Apply as slurry. When fiber mulch is the only available mulch during periods when straw should be used, apply at a minimum rate of 2000 lbs./acre or 45 lbs./1,000 ft ² .
Corn Stalks	4 to 6 tons	185 to 275 lbs.	Cut or shredded in 4- to 6-inch lengths. Air-dried. Do not use in fine turf areas. Apply with mulch blower or by hand.
Wood Chips	4 to 6 tons	185 to 275 lbs.	Free of coarse matter. Air-dried. Treat with 12 lbs. nitrogen per ton. Do not use in fine turf areas. Apply with mulch blower, chip handler, or by hand.
Bark Chips or Shredded Bark	50 to 70 cy	1 to 2 cy	Free of coarse matter. Air-dried. Do not use in fine turf areas. Apply with mulch blower, chip handler, or by hand.

Source: Va, DSWC

Table C-SCM-01-2 Adhesives Used in Dust Control

Adhesive	Water Dilution (adhesive: water)	Type of Nozzle	Application Rate (gallons/acre)
Anionic asphalt emulsion	7:1	Coarse Spray	1,200
Latex emulsion	12.5:1	Fine Spray	235
Resin in water	4:1	Fine Spray	300
Acrylic emulsion (non-traffic)	7:1	Coarse Spray	450
Acrylic emulsion (traffic)	3.5:1	Coarse Spray	350



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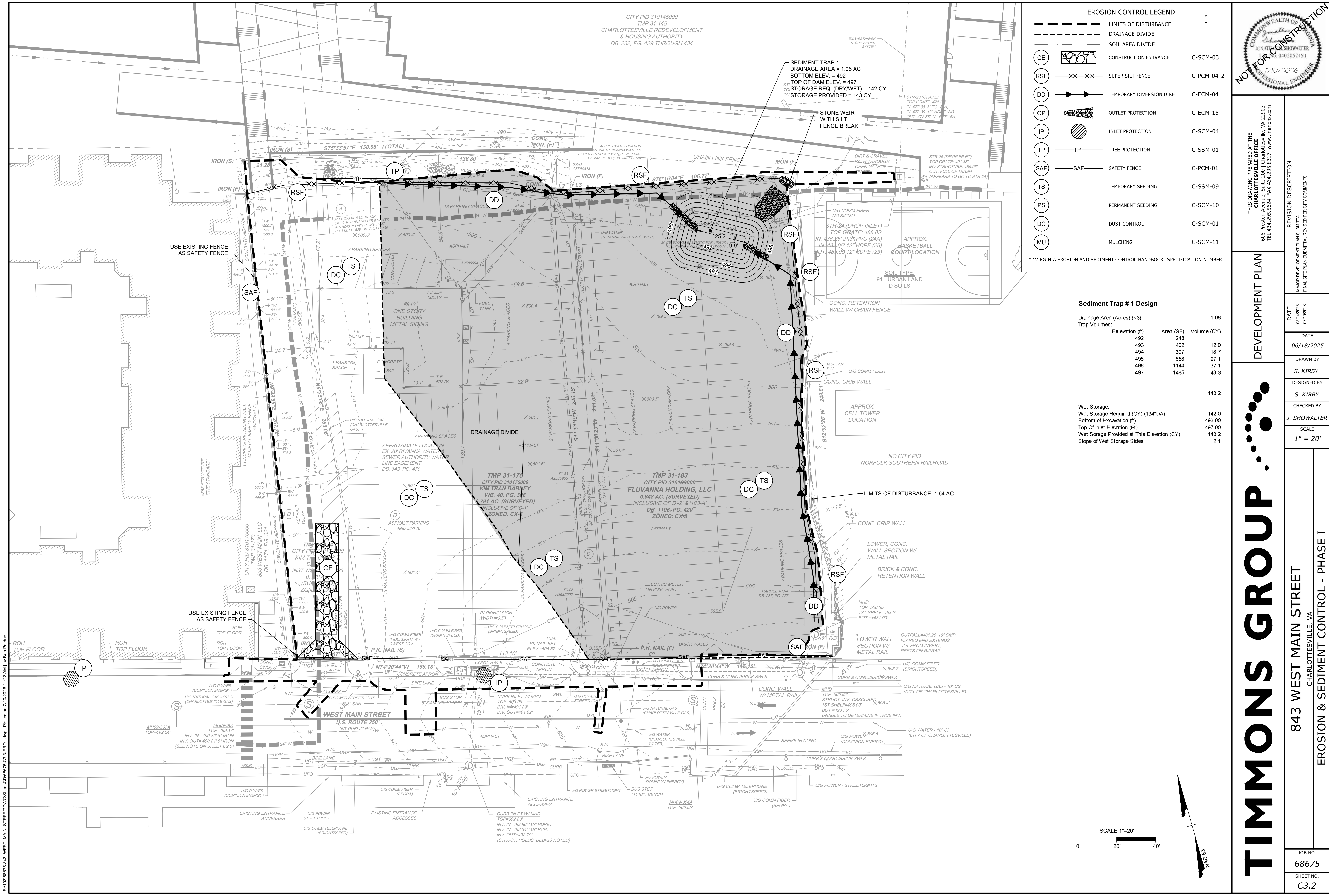
DATE	REVISION
06/18/2025	DATE
07/10/2026	DATE

DRAWN BY
S. KIRBY

DESIGNED BY
S. KIRBY

CHECKED BY
J. SHOWALTER

SCALE
N/A



EROSION CONTROL LEGEND

---	LIMITS OF DISTURBANCE	*
---	DRAINAGE DIVIDE	-
---	SOIL AREA DIVIDE	-
CE	CONSTRUCTION ENTRANCE	C-SCM-03
RSF	SUPER SILT FENCE	C-PCM-04-2
DD	TEMPORARY DIVERSION DIKE	C-ECM-04
OP	OUTLET PROTECTION	C-ECM-15
IP	INLET PROTECTION	C-SCM-04
TP	TREE PROTECTION	C-SSM-01
SAF	SAFETY FENCE	C-PCM-01
TS	TEMPORARY SEEDING	C-SSM-09
PS	PERMANENT SEEDING	C-SCM-10
DC	DUST CONTROL	C-SCM-01
MU	MULCHING	C-SCM-11

* "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" SPECIFICATION NUMBER

Sediment Trap # 1 Design

Drainage Area (Acres) (<3)			1.06
Trap Volumes:			
Elevation (ft)	Area (SF)	Volume (CY)	
492	248		
493	402	12.0	
494	607	18.7	
495	858	27.1	
496	1144	37.1	
497	1465	48.3	
			143.2

Wet Storage:
Wet Storage Required (CY) (134*DA) 142.0
Bottom of Excavation (ft) 493.00
Top Of Inlet Elevation (ft) 497.00
Wet Storage Provided at This Elevation (CY) 143.2
Slope of Wet Storage Sides 2:1

NOT FOR CONSTRUCTION

COMMONWEALTH OF VIRGINIA
JONATHAN SHOWALTER
No. 0402057151
1/10/2026
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE
CHARLOTTEVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.293.5624 FAX 434.293.8317 www.timmons.com

DEVELOPMENT PLAN

DATE	REVISION DESCRIPTION
06/18/2025 <td>MAJOR DEVELOPMENT PLAN SUBMITTAL</td>	MAJOR DEVELOPMENT PLAN SUBMITTAL
07/02/2026 <td>FINAL SITE PLAN SUBMITTAL REVISED PER CITY COMMENTS</td>	FINAL SITE PLAN SUBMITTAL REVISED PER CITY COMMENTS

843 WEST MAIN STREET
CHARLOTTEVILLE, VA

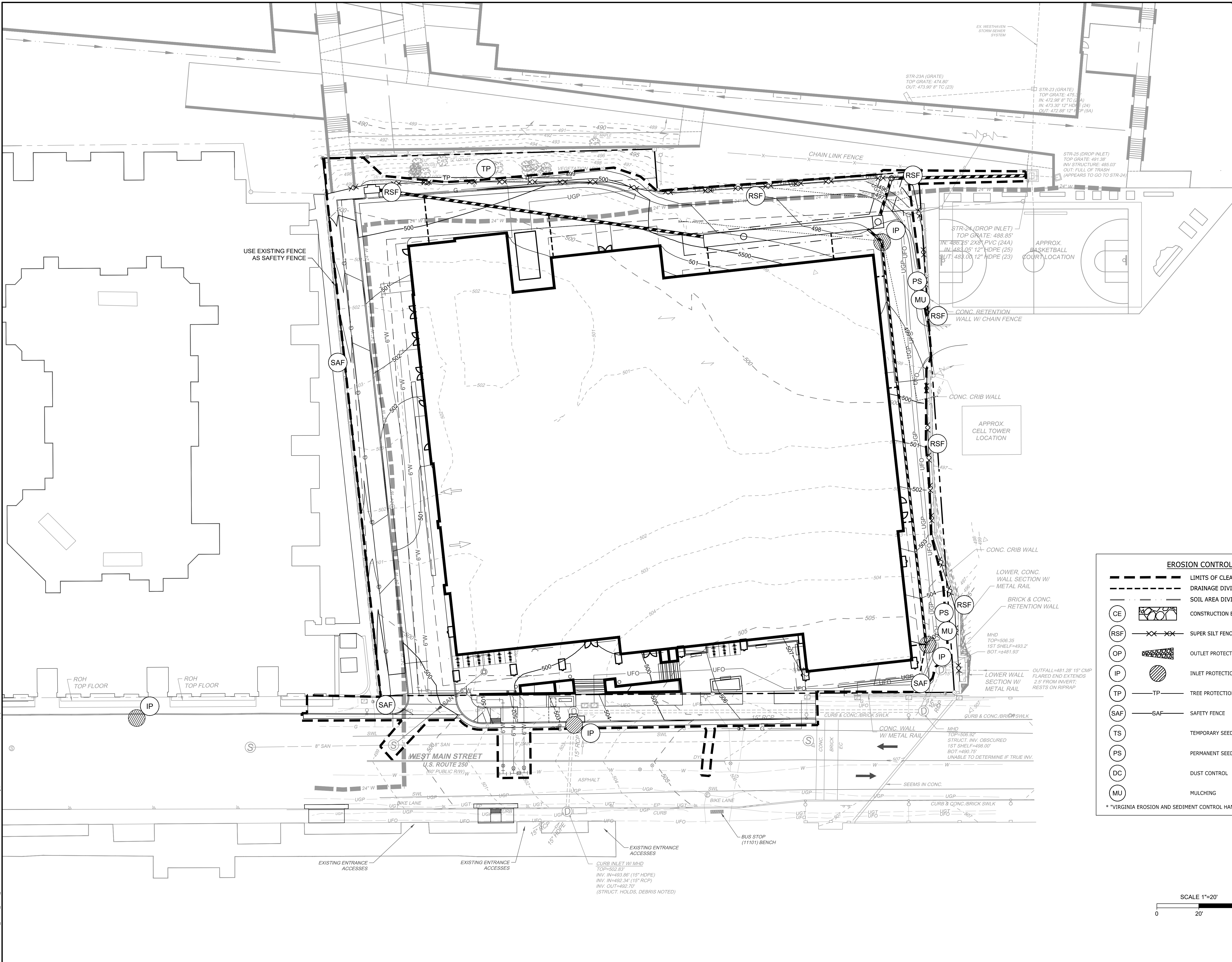
EROSION & SEDIMENT CONTROL - PHASE I

JOB NO.
68675

SHEET NO.
C3.2

S:\0306875-843 WEST MAIN STREET\DWG\Sheet\CD68675-C3.2-EROT.dwg | Plotted on 7/10/2026 11:22 AM | By Ben Perdue

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EROSION CONTROL LEGEND		
---	LIMITS OF CLEARING AND GRADING	*
---	DRAINAGE DIVIDE	.
---	SOIL AREA DIVIDE	-
CE	CONSTRUCTION ENTRANCE	C-SCM-03
RSF	SUPER SILT FENCE	C-PCM-04-2
OP	OUTLET PROTECTION	C-ECM-15
IP	INLET PROTECTION	C-SCM-04
TP	TREE PROTECTION	C-SSM-01
SAF	SAFETY FENCE	C-PCM-01
TS	TEMPORARY SEEDING	C-SSM-09
PS	PERMANENT SEEDING	C-SCM-10
DC	DUST CONTROL	C-SCM-01
MU	MULCHING	C-SCM-11

* "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" SPECIFICATION NUMBER

COMMONWEALTH OF VIRGINIA

NOT FOR CONSTRUCTION

JUN 17 2026

J. SHOWALTER

PROFESSIONAL ENGINEER

NO. 0402057151

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DEVELOPMENT PLAN

DATE 06/18/2025

DRAWN BY S. KIRBY

DESIGNED BY S. KIRBY

CHECKED BY J. SHOWALTER

SCALE 1" = 20'

TIMMONS GROUP

843 WEST MAIN STREET

CHARLOTTEVILLE, VA

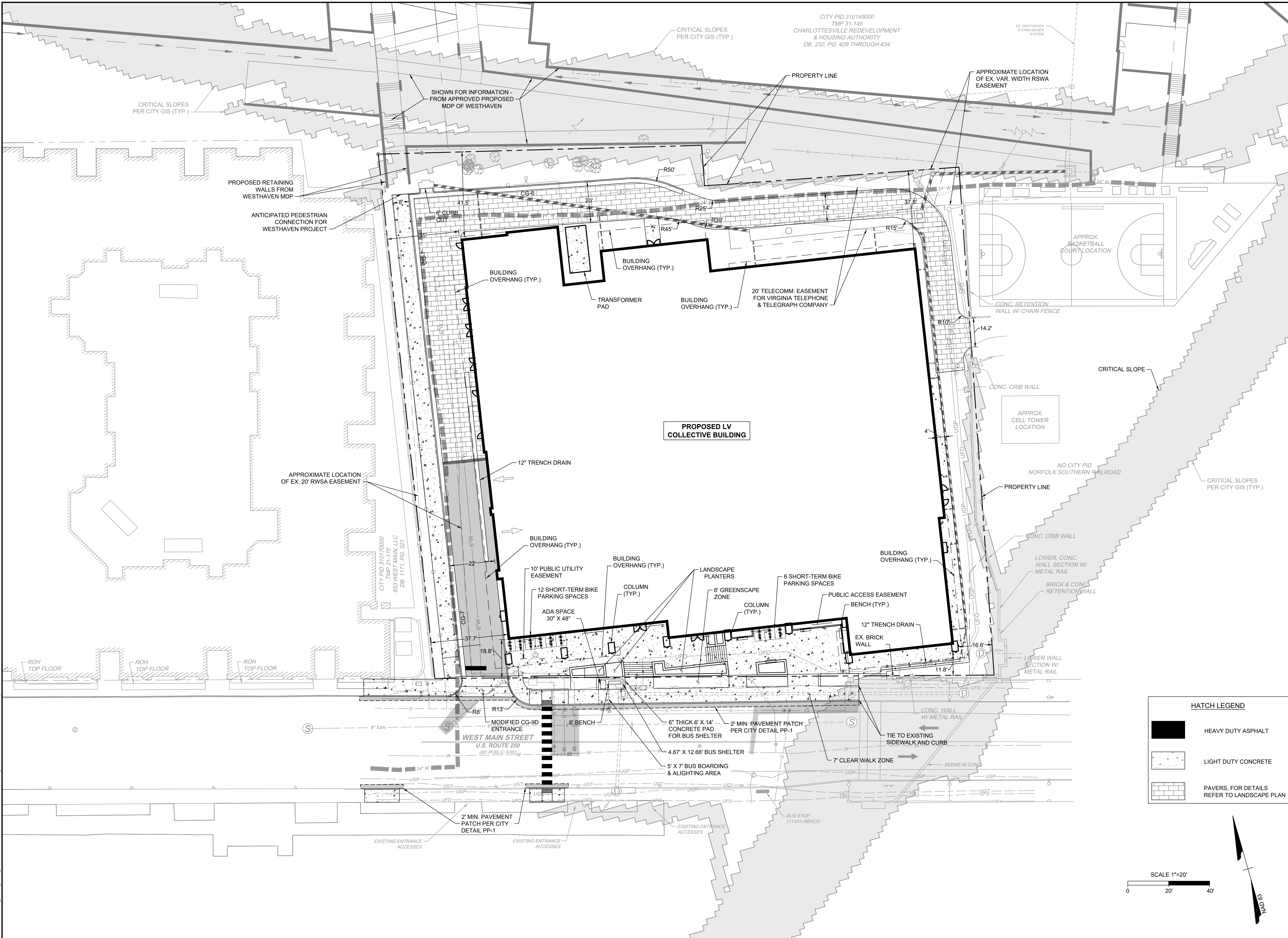
EROSION & SEDIMENT CONTROL - PHASE II

JOB NO. 68675

SHEET NO. C3.3

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COMMONWEALTH OF VIRGINIA

NOT FOR CONSTRUCTION

JUN 17, 2026

J. SHOWALTER

PROFESSIONAL ENGINEER

NO. 0402057151

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DATE

06/18/2025

DRAWN BY

S. KIRBY

DESIGNED BY

S. KIRBY

CHECKED BY

J. SHOWALTER

SCALE

1" = 20'

REVISION DESCRIPTION

MAJOR DEVELOPMENT PLAN SUBMITTAL

FINAL SITE PLAN SUBMITTAL REVISED PER CITY COMMENTS

DATE

06/18/2025

DRAWN BY

S. KIRBY

DESIGNED BY

S. KIRBY

CHECKED BY

J. SHOWALTER

SCALE

1" = 20'

REVISION DESCRIPTION

MAJOR DEVELOPMENT PLAN SUBMITTAL

FINAL SITE PLAN SUBMITTAL REVISED PER CITY COMMENTS

DATE

06/18/2025

DRAWN BY

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DESIGNED BY

S. KIRBY

CHECKED BY

J. SHOWALTER

SCALE

1" = 20'

REVISION DESCRIPTION

MAJOR DEVELOPMENT PLAN SUBMITTAL

FINAL SITE PLAN SUBMITTAL REVISED PER CITY COMMENTS

DEVELOPMENT PLAN

LAYOUT PLAN

843 WEST MAIN STREET

CHARLOTTEVILLE, VA

JOB NO.

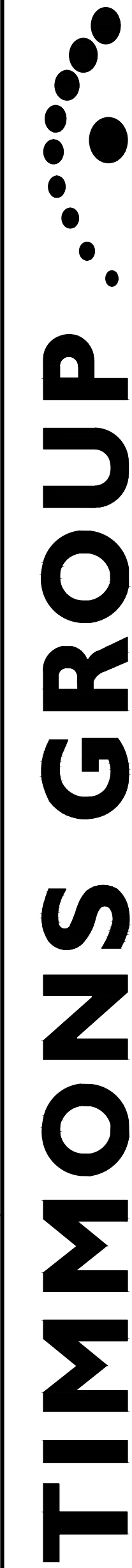
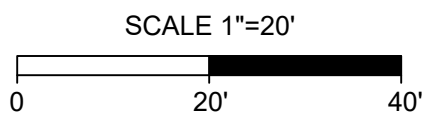
68675

SHEET NO.

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1. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH AND SIZE OF EXISTING WATER LINES AND OTHER UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES AND CONFLICTS.
2. THE CONTRACTOR SHALL EXCAVATE TEST PITS TO VERIFY THE DEPTH OF THE EXISTING 24-INCH WATER LINE AND SHALL NOTIFY THE ENGINEER UPON CONFIRMATION.



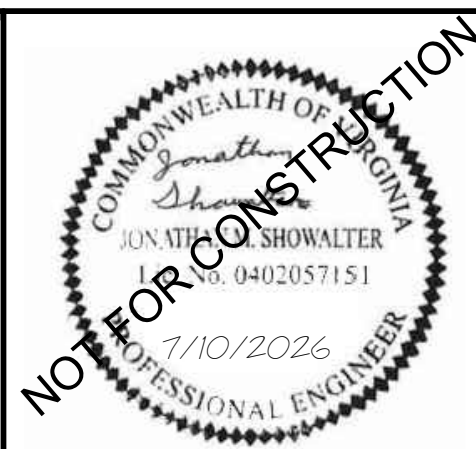
843 WEST MAIN STREET
CHARLOTTESVILLE, VA

UTILITY PLAN

JOB NO.
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SHEET NO.
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DEVELOPMENT PLAN

DATE
06/18/202

DRAWN BY

DESIGNED BY

CHECKED BY

SCALE

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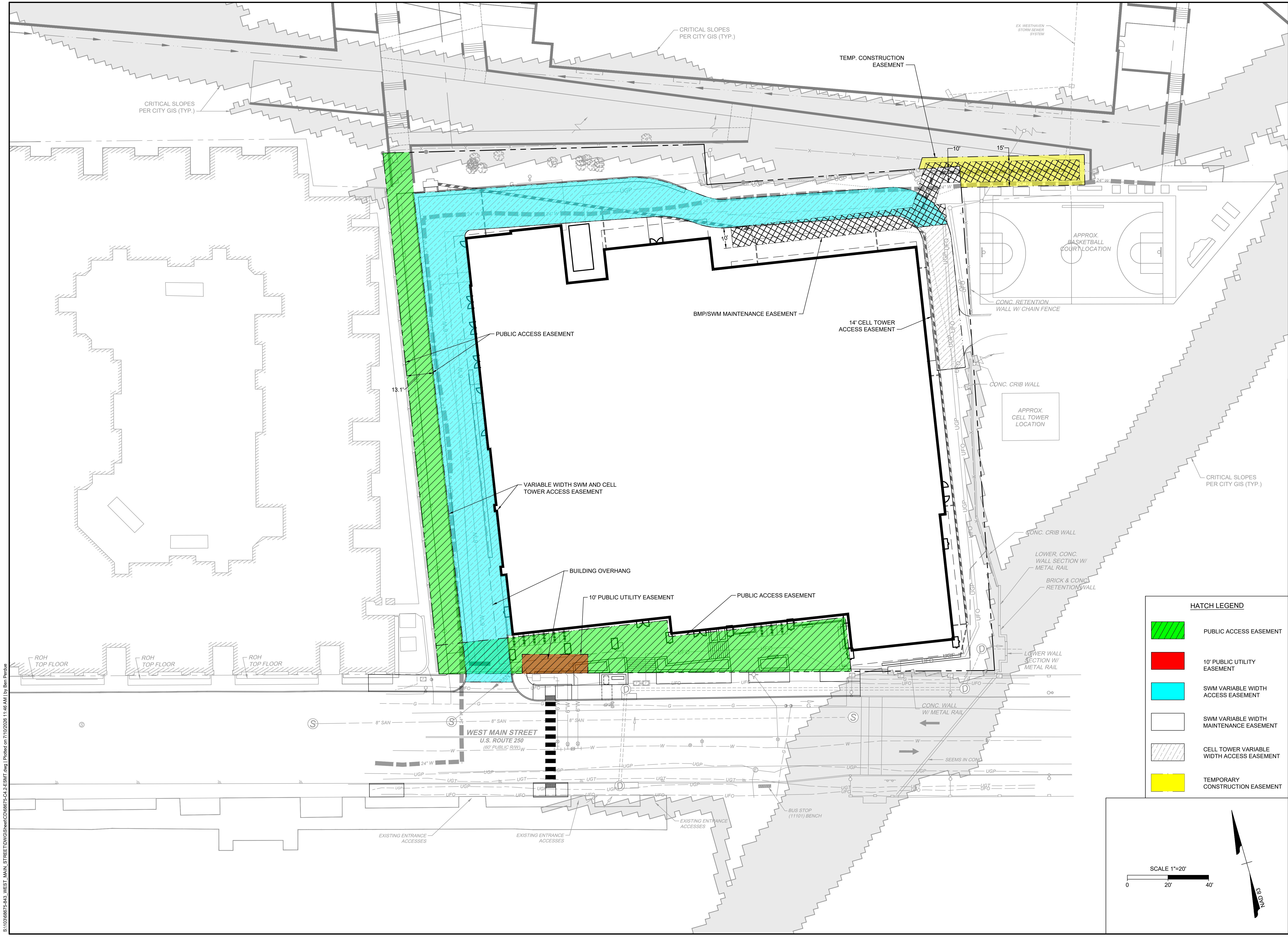
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JOB NO.

SHEET NO.



COMMONWEALTH OF VIRGINIA
JUN 14, 2026
J. SHOWALTER
No. 0402057151
1/10/2026
PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

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DEVELOPMENT PLAN	
DATE	REVISION DESCRIPTION
06/18/2025	MAJOR DEVELOPMENT PLAN SUBMITTAL
07/10/2025	FINAL SITE PLAN SUBMITTAL REVISED PER CITY COMMENTS

DATE	06/18/2025
DRAWN BY	S. KIRBY
DESIGNED BY	S. KIRBY
CHECKED BY	J. SHOWALTER
SCALE	1" = 20'

TIMMONS GROUP

843 WEST MAIN STREET
CHARLOTTEVILLE, VA

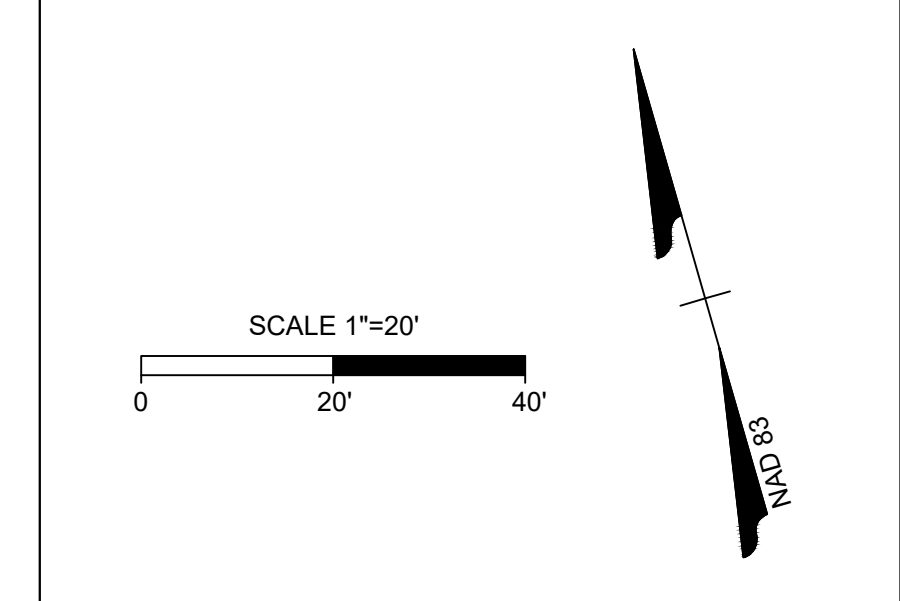
EASEMENT PLAN

JOB NO.
68675

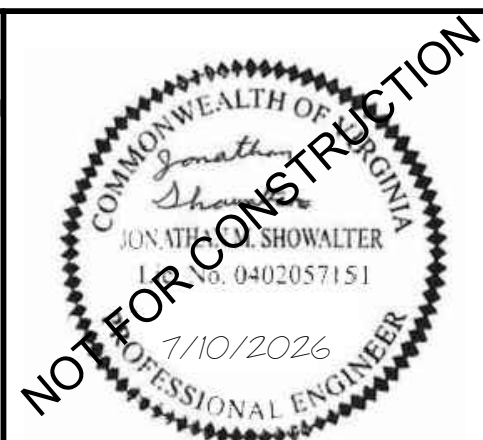
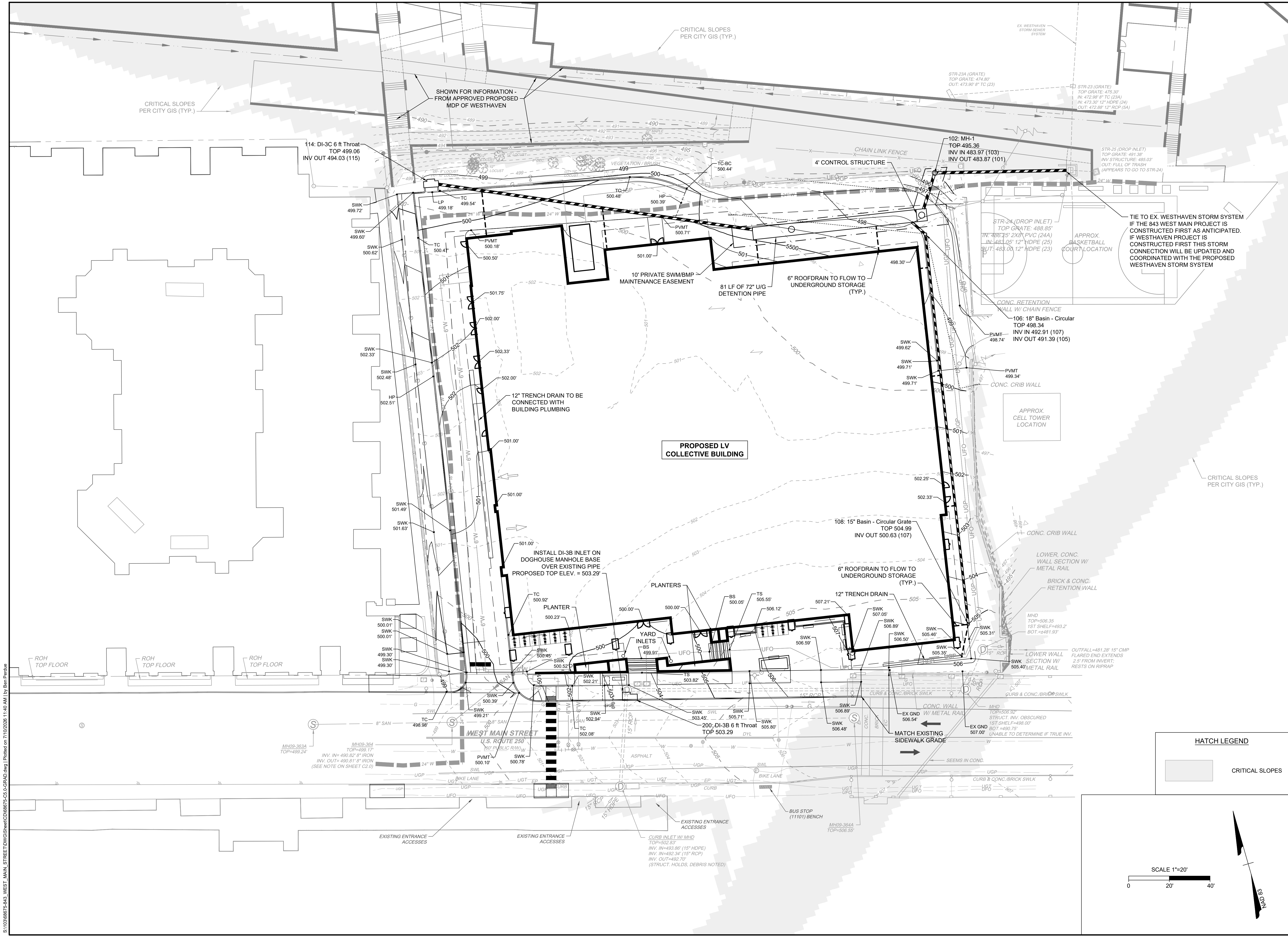
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HATCH LEGEND	
	PUBLIC ACCESS EASEMENT
	10' PUBLIC UTILITY EASEMENT
	SWM VARIABLE WIDTH ACCESS EASEMENT
	SWM VARIABLE WIDTH MAINTENANCE EASEMENT
	CELL TOWER VARIABLE WIDTH ACCESS EASEMENT
	TEMPORARY CONSTRUCTION EASEMENT



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DEVELOPMENT PLAN	
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07/10/2026	FINAL SITE PLAN SUBMITTAL REVISED PER CITY COMMENTS

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SCALE
1" = 20'

TIMMONS GROUP

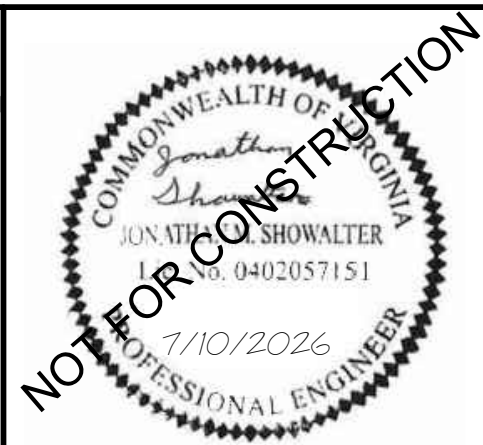
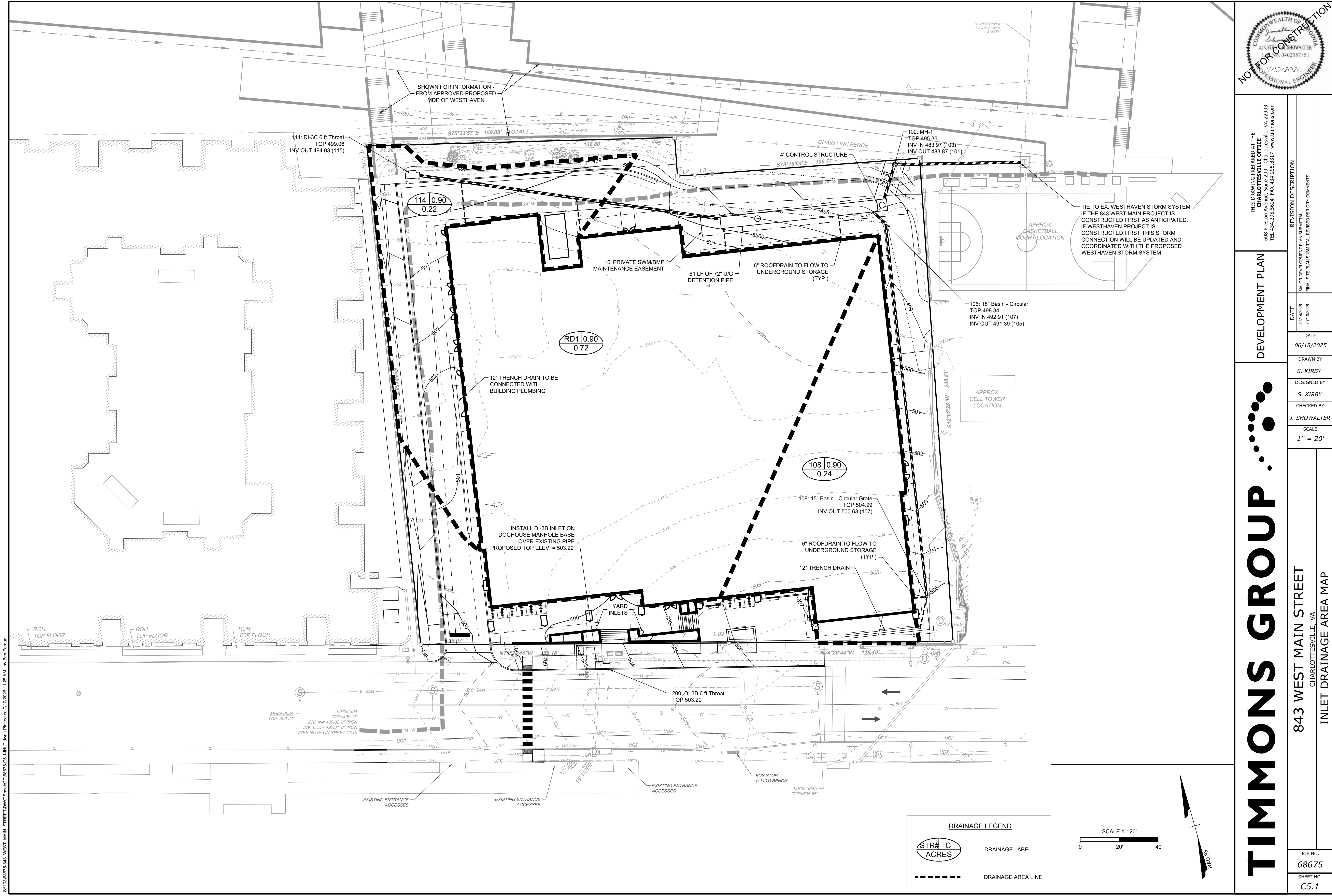
843 WEST MAIN STREET
CHARLOTTEVILLE, VA

GRADING PLAN

JOB NO.
68675

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DATE	REVISION
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07/10/2026	FINAL SITE PLAN SUBMITTAL REVISED PER CITY COMMENTS

DATE
06/18/2025

DRAWN BY
S. KIRBY

DESIGNED BY
S. KIRBY

CHECKED BY
J. SHOWALTER

SCALE
1" = 20'

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843 WEST MAIN STREET
CHARLOTTEVILLE, VA

INLET DRAINAGE AREA MAP

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DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 4.1

Project Name:843 West Main Street

Date:7/7/2026

Linear Development Project?No

CLEAR ALL (Ctrl+Shift+R)

data input cells

constant values

calculation cells

final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) →1.66

Maximum reduction required:20%

The site's net increase in impervious cover (acres) is:0

Post-Development TP Load Reduction for Site (lb/yr):0.28

Pre-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) – undisturbed, protected forest or reforested land				0.00	0.00
Mixed Open (acres) – undisturbed/inrequently maintained grass or shrub land				0.00	0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed				0.04	0.04
Impervious Cover (acres)				1.62	1.62
					1.66

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) – undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) – undisturbed/inrequently maintained grass or shrub land					0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed				0.05	0.05
Impervious Cover (acres)				1.61	1.61
Area Check	OK	OK	OK	OK	1.66

Check:

BMP Design Specifications List: 2024 Sds & Specs

Linear project?No

Land cover areas entered correctly?✓

Total disturbed area entered?✓

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)0.28

Nitrogen Loads (Informational Purposes Only)

Pre-Development TN Load (lb/yr)20.34

Final Post-Development TN Load20.33

LAND COVER SUMMARY – PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-Redevelopment	Unlisted	Adjusted ¹
Forest Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
Weighted Loading Rate(forest)	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted Rv(mixed)	0.00	0.00
Weighted Loading Rate(mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	0.04	0.04
Weighted Rv(turf)	0.25	0.25
Weighted Loading Rate(turf)	0.85	0.85
% Managed Turf	2%	2%
Impervious Cover (acres)	1.62	1.62
Rv(impervious)	0.95	0.95
Weighted Loading Rate(impervious)	0.86	0.86
% Impervious	98%	98%
Total Site Area (acres)	1.66	1.66
Site Rv	0.93	0.93

Treatment Volume and Nutrient Load

Pre-Redevelopment Treatment Volume (acre-ft)	0.1291	0.1291
Pre-Redevelopment Treatment Volume (cubic feet)	5,623	5,623
Pre-Redevelopment TP Load (lb/yr)	1.42	1.42
Pre-Redevelopment TP Load per acre (lb/acre/yr)	0.86	0.86
Baseline TP Load (lb/yr) (0.28 lb/acre/yr applied to pre-redevelopment area excluding previous land proposed for new impervious cover)		0.43

LAND COVER SUMMARY – POST DEVELOPMENT

Land Cover Summary-Post		
Post-Redevelopment	Unlisted	Adjusted ¹
Forest Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
Wgt. Ld. Rate(forest)	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted Rv(mixed)	0.00	0.00
Wgt. Ld. Rate(mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	0.05	0.05
Weighted Rv(turf)	0.25	0.25
Wgt. Ld. Rate(turf)	0.85	0.85
% Managed Turf	3%	3%
Impervious Cover (acres)	1.61	1.61
Rv(impervious)	0.95	0.95
Wgt. Ld. Rate(imperv.)	0.86	0.86
% Impervious	97%	97%
Total RedDev. Site Area (acres)	1.66	
RedDev Site Rv	0.93	

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.1285	Post-Redevelopment Treatment Volume (acre-ft)0.1285
Final Post-Development Treatment Volume (cubic feet)	5,597	Post-Redevelopment Treatment Volume (cubic feet)5,597
Final Post-Development TP Load (lb/yr)	1.42	Post-Redevelopment Load (TP) (lb/yr) ² 1.42
Final Post-Development TP Load per acre (lb/acre/yr)	0.86	Post-Redevelopment TP Load per acre (lb/acre/yr)0.86
		Max. Reduction Required (Below Pre-Redevelopment Load)20%
		TP Load Reduction Required for Redeveloped Area (lb/yr)0.28
		TP Load Reduction Required for New Impervious Area (lb/yr)0

¹Adjusted Land Cover Summary:
Pre-Redevelopment land cover minus previous land cover (forest, mixed open or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-Redevelopment acreage (minus acreage of new impervious cover).

Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.28 lb/acre/year).

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.
4. WHILE NOT REQUIRED TO BE INCLUDED IN THE EASEMENT, FEATURES SUCH AS DOWN SPOUTS, ROOF LEADERS CONVEYANCES, ROOF PEAKS, YARD INLETS, ETC. ARE STILL SUBJECT TO INSPECTION AND ENFORCEMENT UNDER THE VSMP PROGRAM FOR COMPLIANCE

COMMONWEALTH OF VIRGINIA
JONATHAN SHOWALTER
No. 0402057151
7/10/2026
PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

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DEVELOPMENT PLAN

DATE
06/18/2025

DATE
06/18/2025

DRAWN BY
S. KIRBY

DESIGNED BY
S. KIRBY

CHECKED BY
J. SHOWALTER

SCALE
N/A

TIMMONS GROUP

843 WEST MAIN STREET
CHARLOTTEVILLE, VA

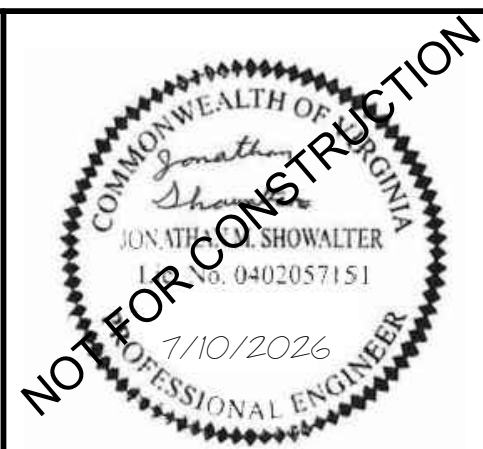
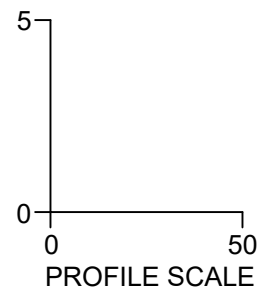
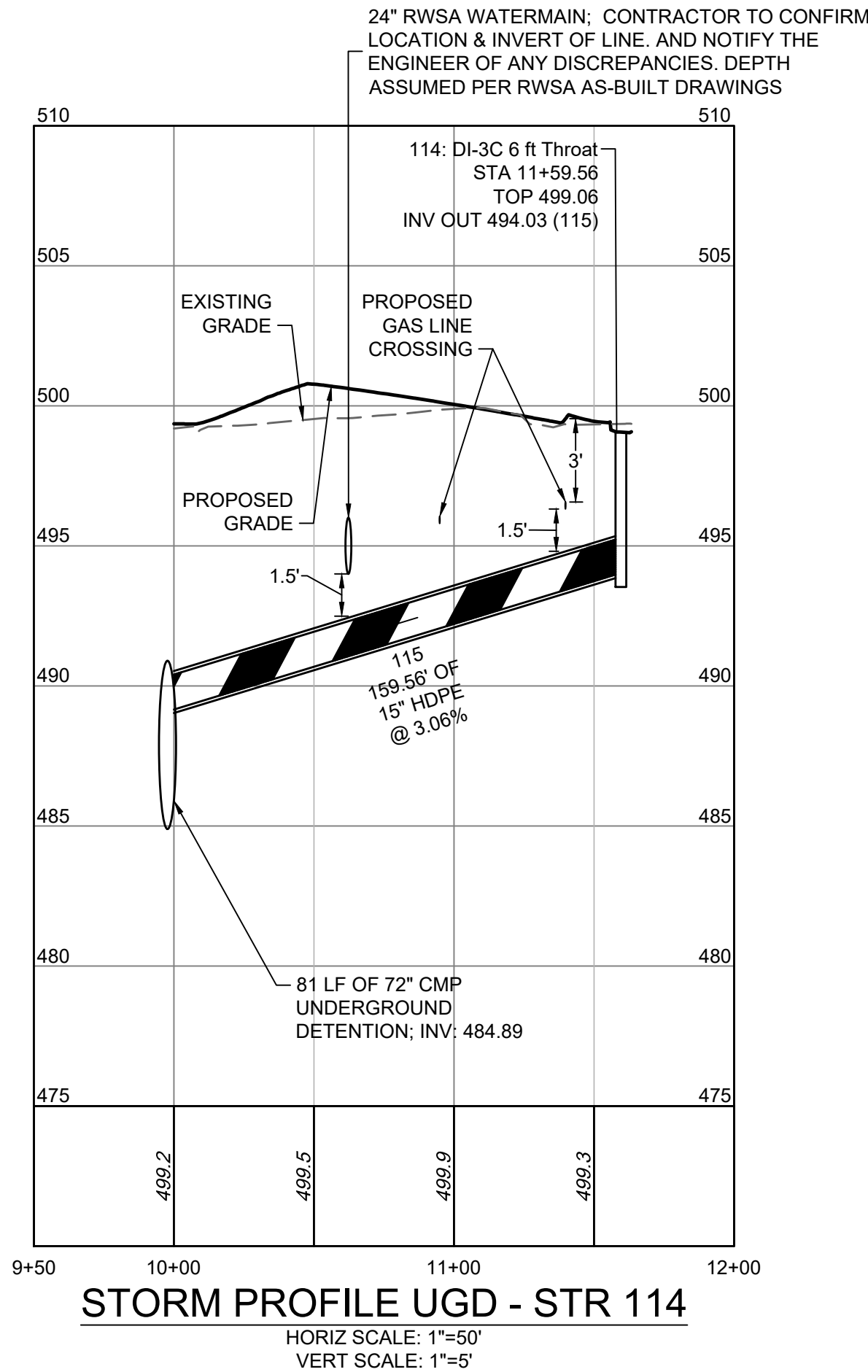
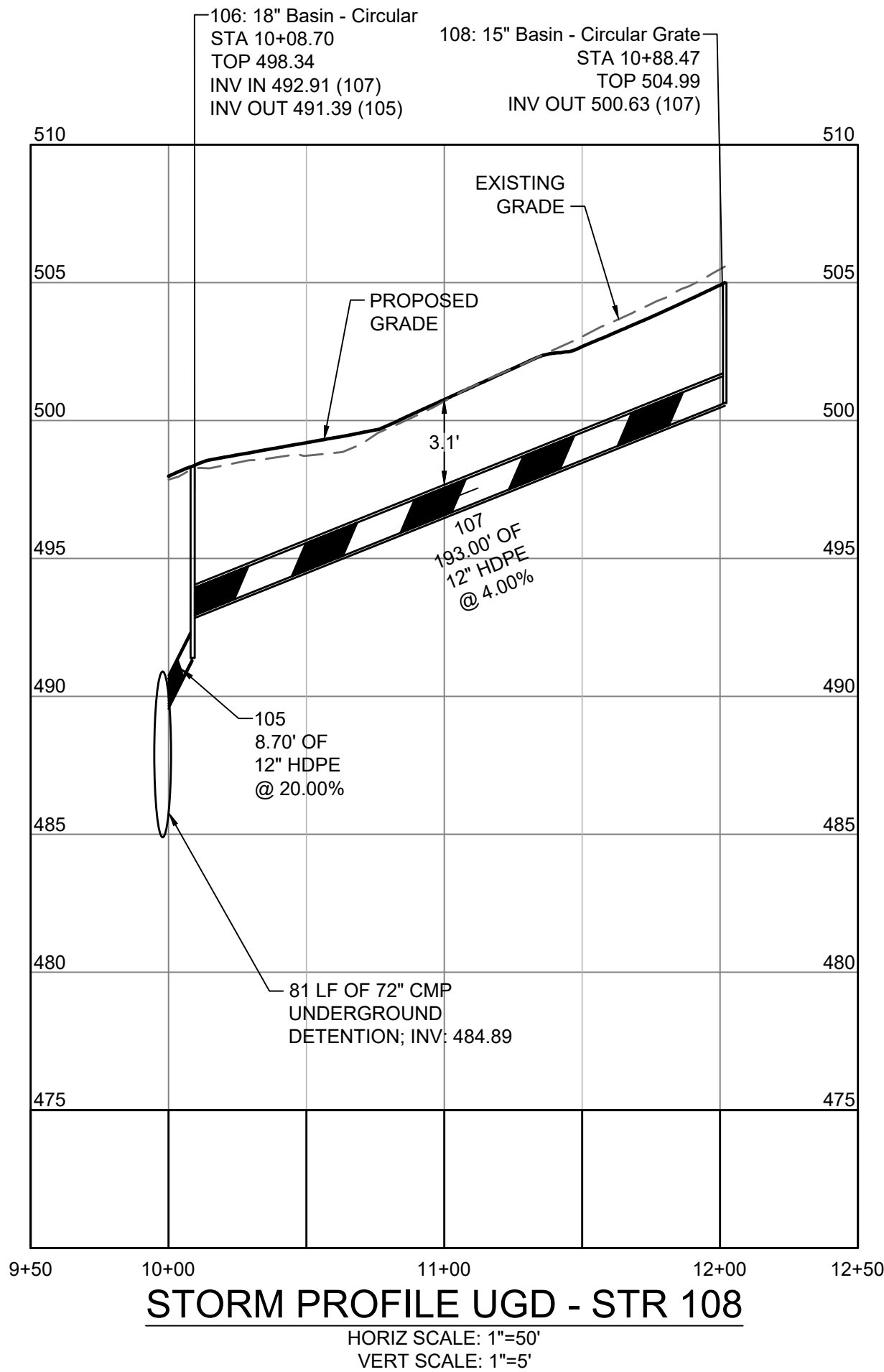
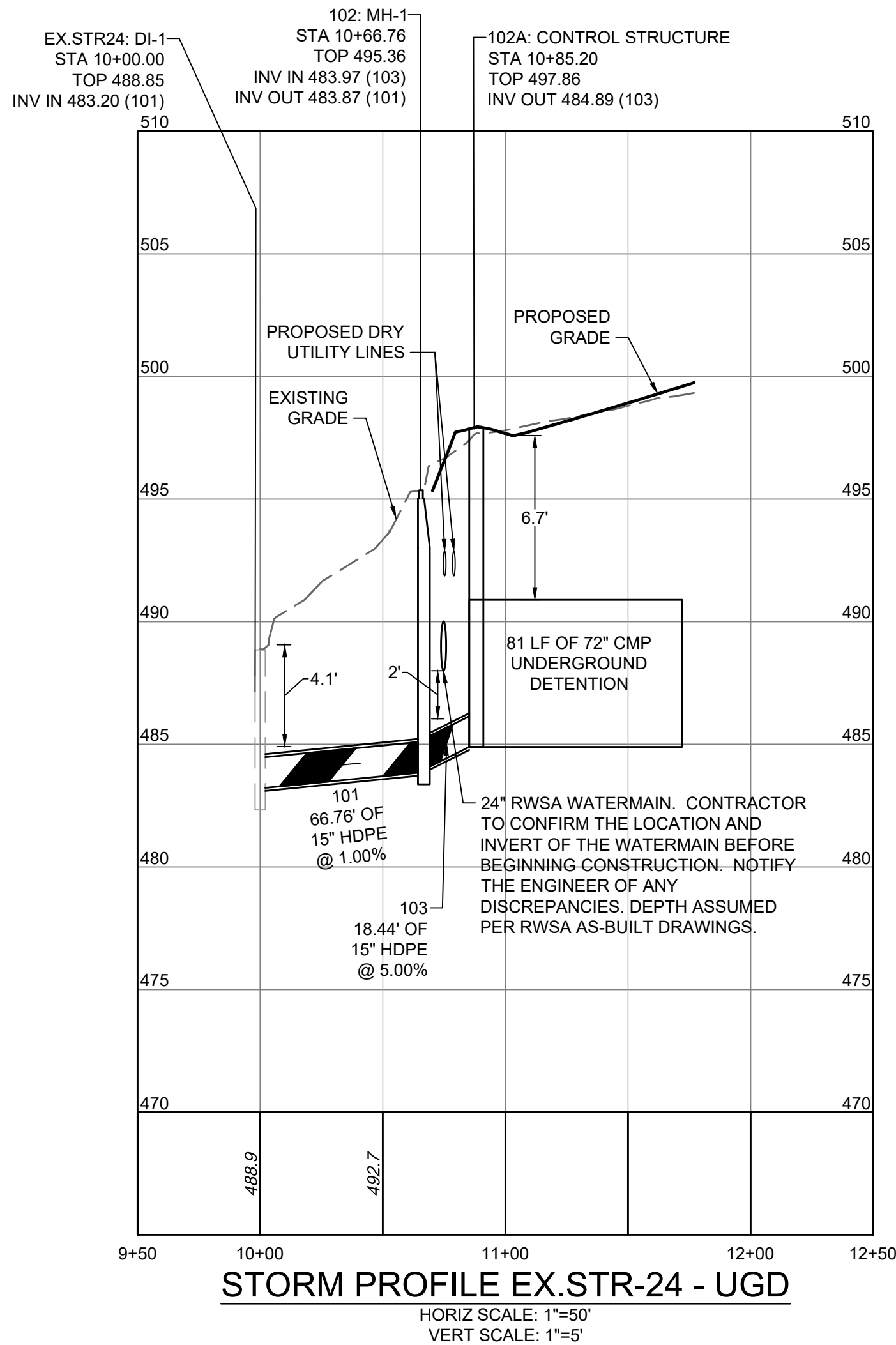
STORMWATER MANAGEMENT DETAILS

JOB NO.
68675

SHEET NO.
C6.1

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S:\10306875-843_WEST_MAIN_STREET\DWG\Sheet\CD\68675-C7-D-STPR.dwg | Plotted on 7/10/2025 11:28 AM | by Ben Pindus



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TEL 534.235.5624 FAX 434.235.8317 www.timmons.com

DEVELOPMENT PLAN

DATE	REVISION DESCRIPTION
05/14/2026	MAJOR DEVELOPMENT PLAN SUBMITTAL
07/10/2026	FINAL SITE PLAN SUBMITTAL REVISED PER CITY COMMENTS

DATE
06/18/2025

DRAWN BY
S. KIRBY

DESIGNED BY
S. KIRBY

CHECKED BY
J. SHOWALTER

SCALE
AS SHOWN

TIMMONS GROUP

843 WEST MAIN STREET
CHARLOTTEVILLE, VA

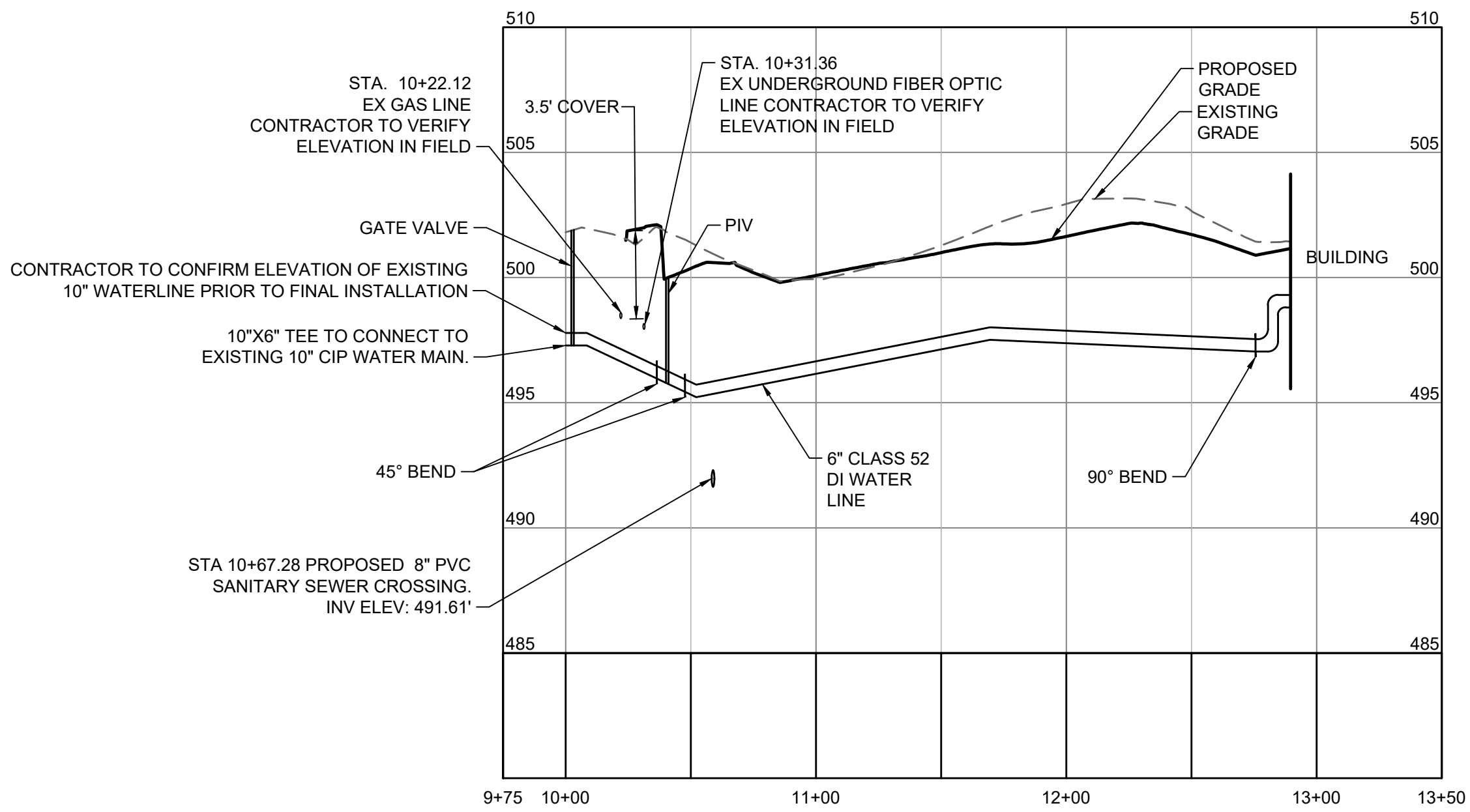
STORM PROFILES

JOB NO.
68675

SHEET NO.
C7.0

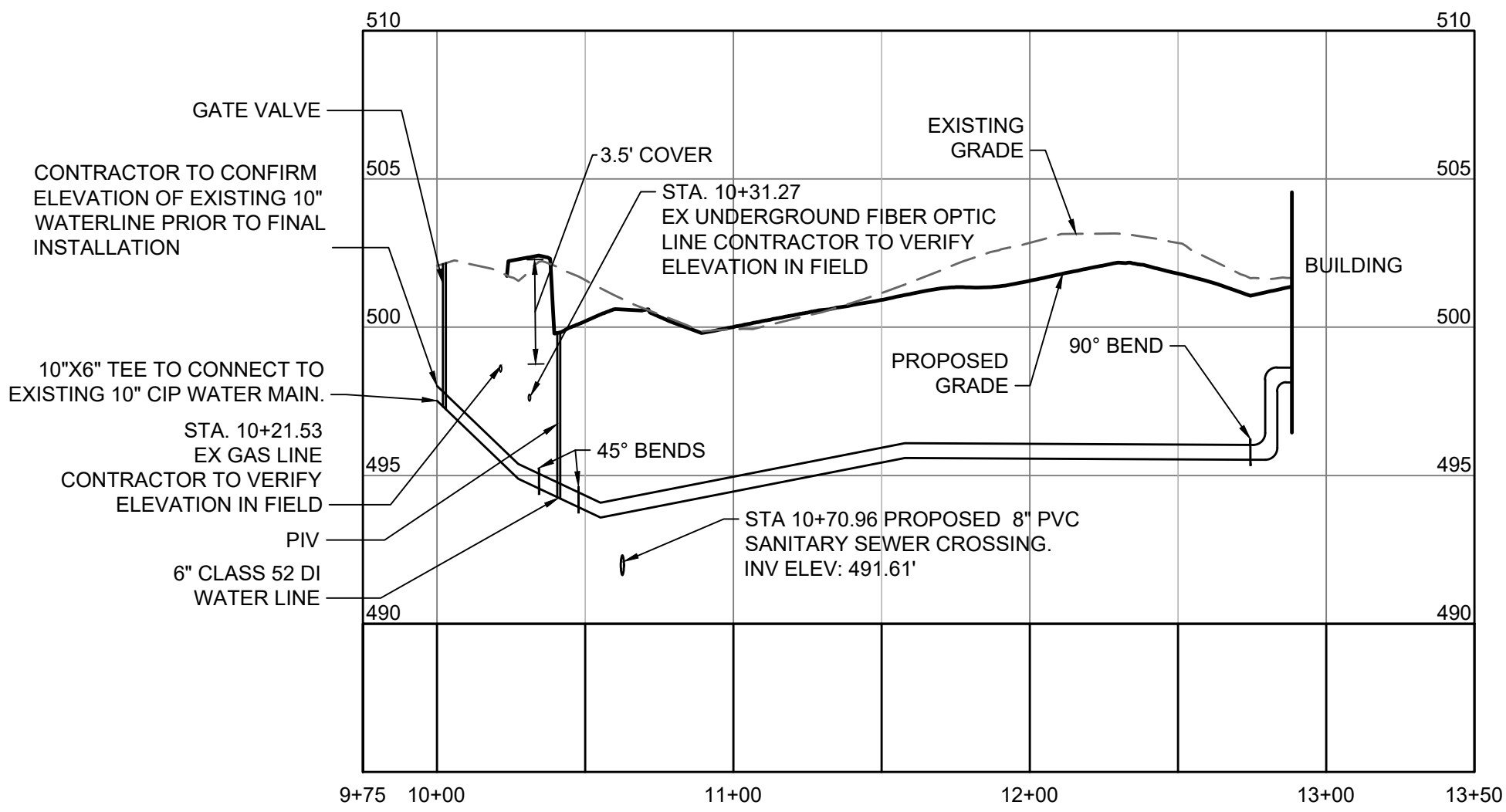
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S:\10306875-843_VEST_MAIN_STREET\DWGS\SheetCD\68675-C7-1-SSPR.dwg | Plotted on 7/10/2026 11:26 AM | by Ben Perdue



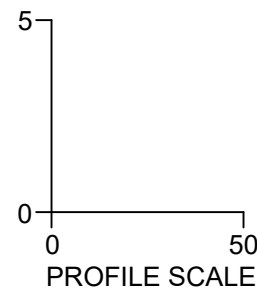
UPPER FIRE LINE PROFILE

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

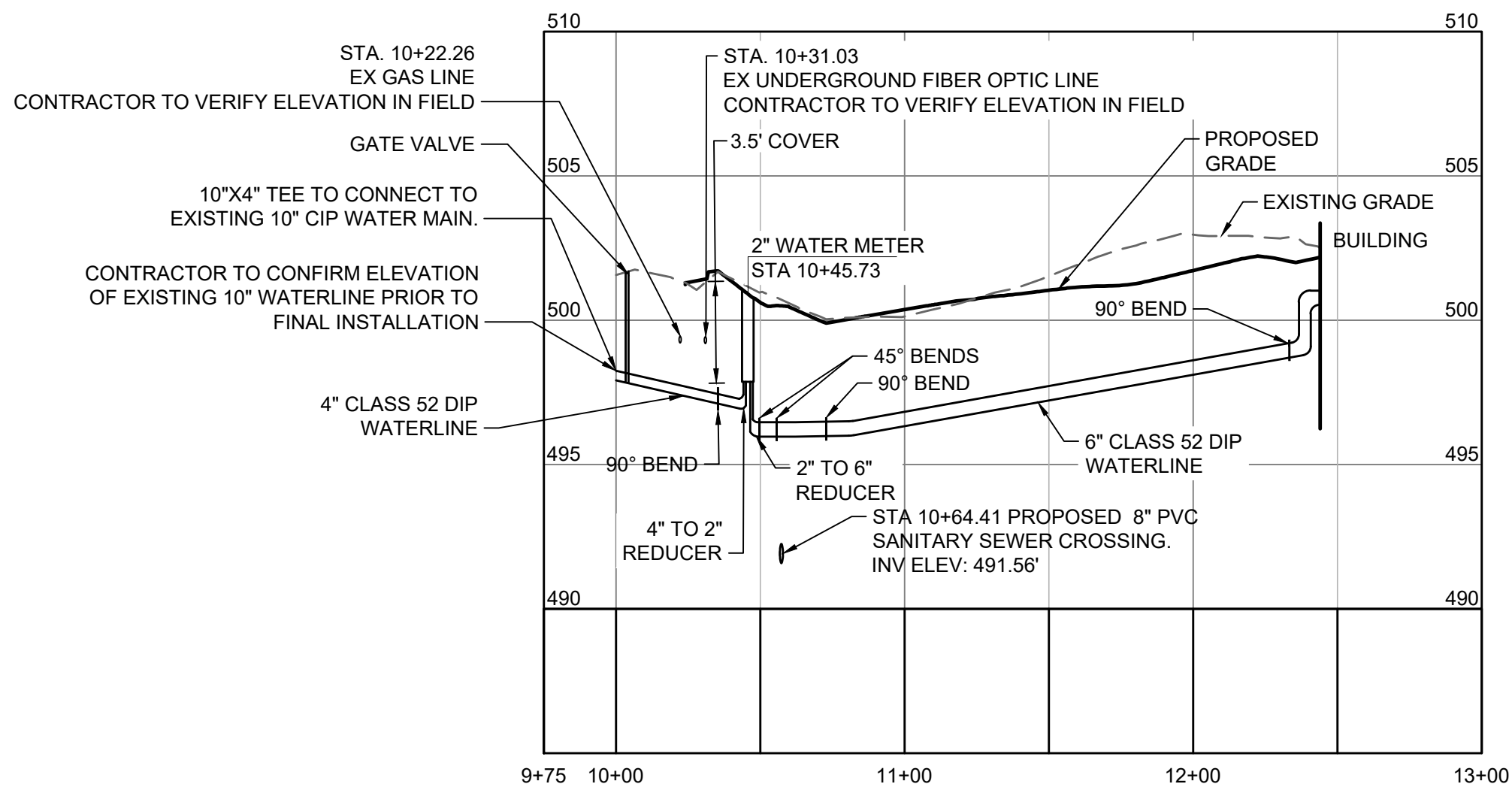


LOWER FIRE LINE PROFILE

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

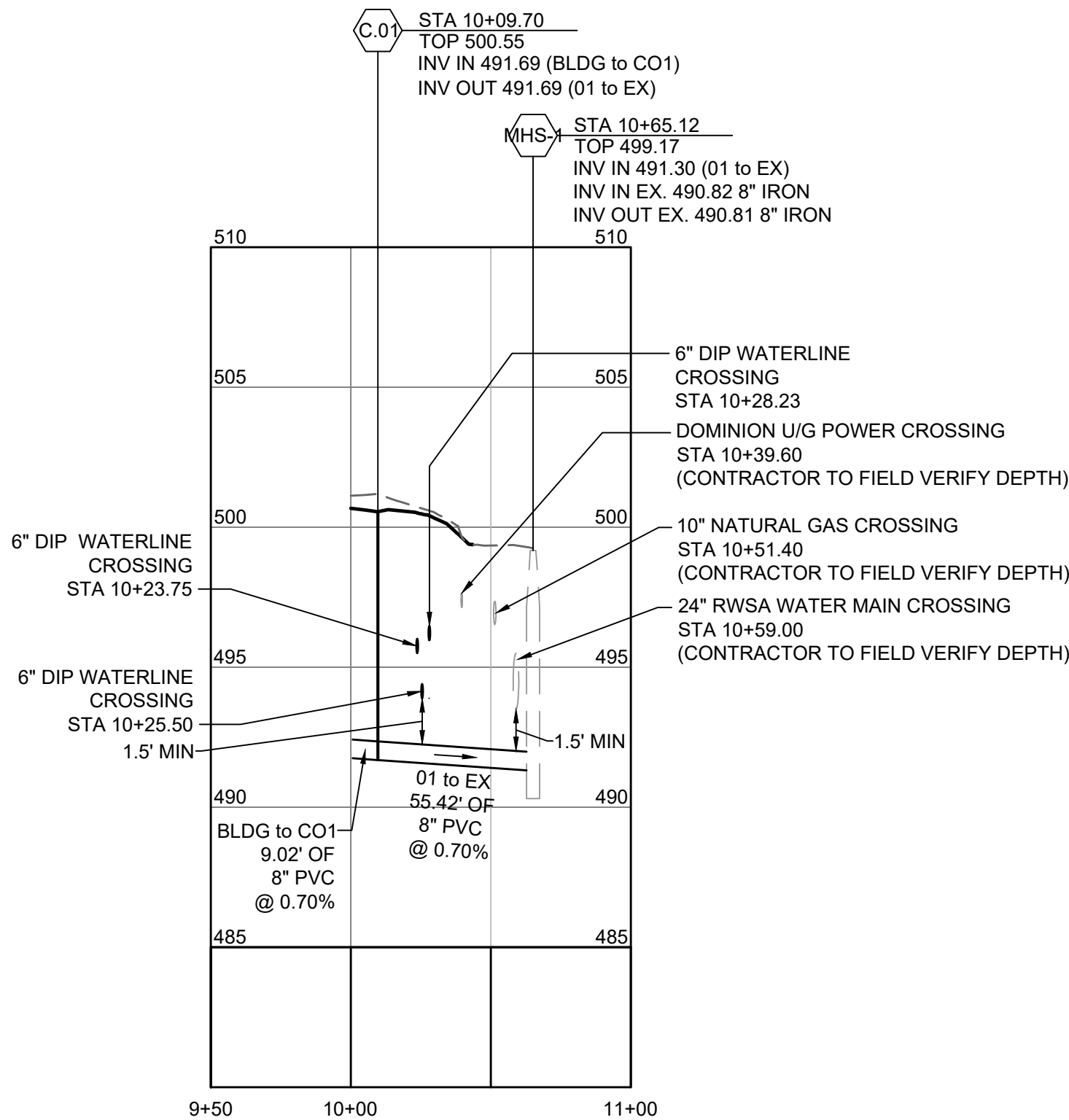


NOTE:
SANITARY SEWER MANHOLE INVERTS IN AND OUT ARE TAKEN FROM TIMMONS GROUP SURVEY COMPLETED IN JANUARY 2014 FOR ADJACENT WESTERN PROPERTY (THE STANDARD) DEVELOPMENT.



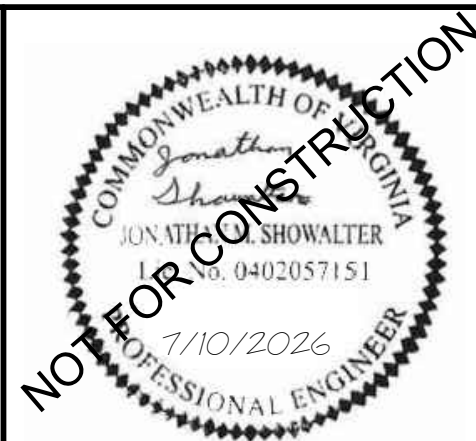
DOMESTIC WATERLINE PROFILE

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



SANITARY ALIGNMENT PROFILE

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



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DEVELOPMENT PLAN

DATE	REVISION DESCRIPTION
05/14/2026	MAJOR DEVELOPMENT PLAN SUBMITTAL
07/10/2026	FINAL SITE PLAN SUBMITTAL REVISED PER CITY COMMENTS

DRAWN BY
S. KIRBY
DESIGNED BY
S. KIRBY
CHECKED BY
J. SHOWALTER
SCALE
AS SHOWN

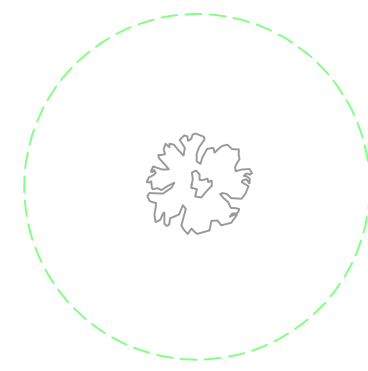
TIMMONS GROUP

843 WEST MAIN STREET
CHARLOTTEVILLE, VA

UTILITY PROFILES

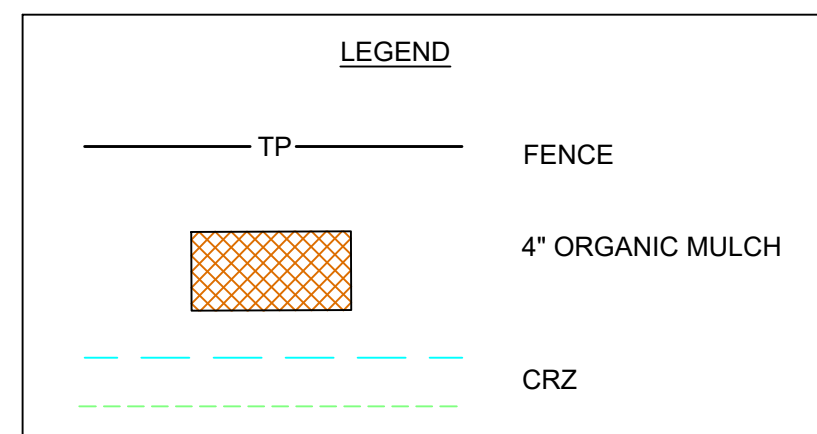
JOB NO.
68675
SHEET NO.
C7.1

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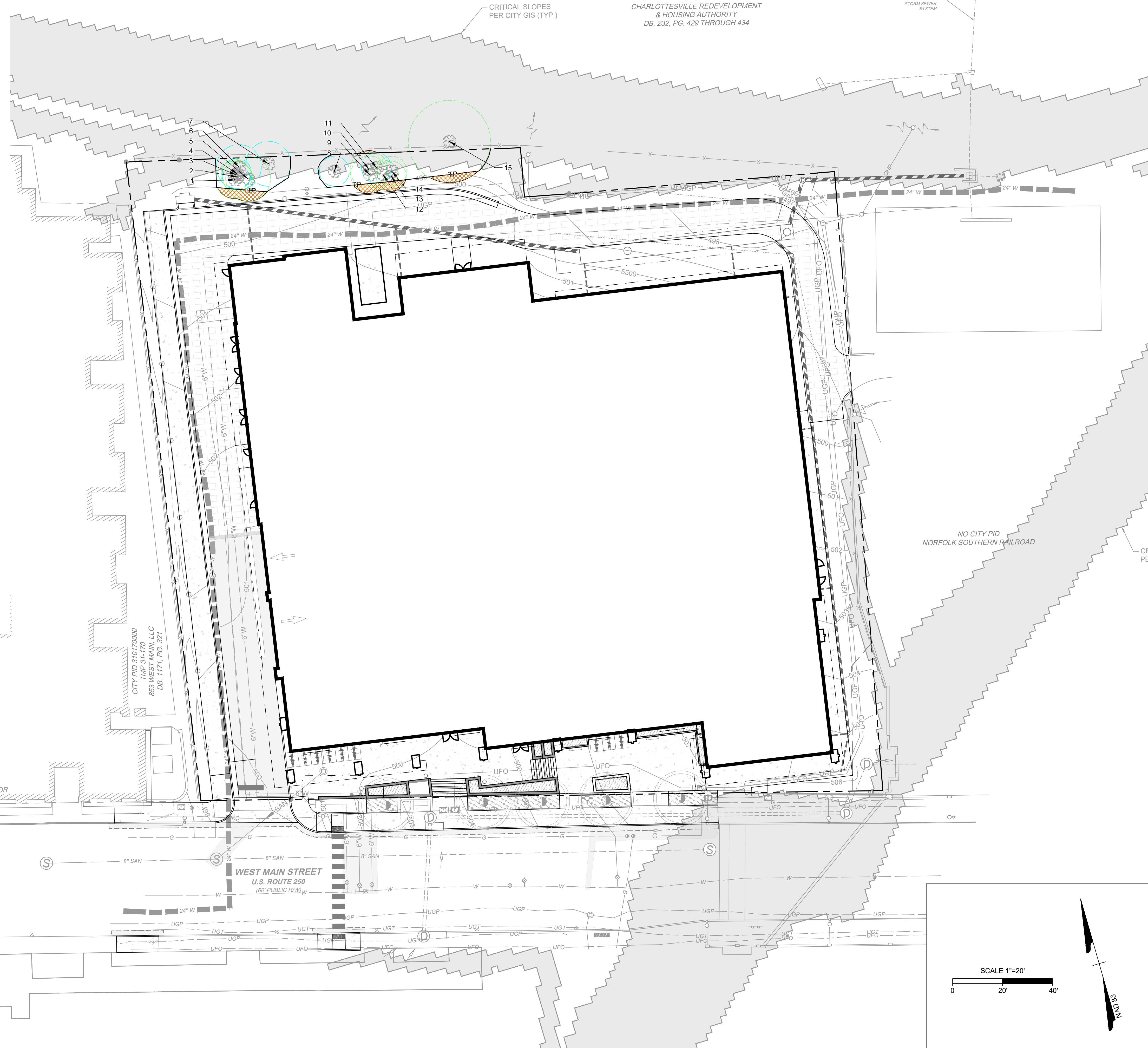
	TREE COUNTS	SQFT OF DRIP LINE
REMAIN IN PLACE UNDISTURBED	5	849 SF
REMAIN IN PLACE UNDER SUPERVISION (1%-30% DISTURBANCE)	10	2,207 SF

TREE PRESERVATION INVENTORY				
TREE NO.	TOTAL AREA OF C.R.Z. / AREA OF DISTURBED (SQFT)	PERCENT OF CRITICAL ROOT ZONE DISTURBANCE	SURVIVAL PROBABILITY STATUS	REMOVE OR REMAIN
1	177 / 36	20.3%	HIGH	REMAIN
2	113 / 5	4.4%	HIGH	REMAIN
3	113 / 1	<1%	HIGH	REMAIN
4	113 / -	0%	HIGH	REMAIN
5	255 / 50	19.6%	HIGH	REMAIN
6	255 / -	0%	HIGH	REMAIN
7	255 / -	0%	HIGH	REMAIN
8	113 / -	0%	HIGH	REMAIN
9	177 / 36	20.3%	HIGH	REMAIN
10	177 / 11	6.2%	HIGH	REMAIN
11	113 / -	0%	HIGH	REMAIN
12	113 / 23	20.3%	HIGH	REMAIN
13	113 / 32	28.3%	HIGH	REMAIN
14	113 / 13	11.5%	HIGH	REMAIN
15	856 / 47	5.5%	HIGH	REMAIN



NOTE:
BEFORE ANY WORK OR DISTURBANCE IS CONDUCTED WITHIN OR PAST THE TREE PROTECTION FENCING WITHIN THE CRITICAL ROOT ZONE OF ANY EXISTING TREE TO BE PRESERVED THE OWNER OR CONTRACTOR MUST FIRST:

- CONTACT THE CITY'S URBAN FORESTER.
- HIRE OR CONTRACT A CERTIFIED ARBORIST AND HAVE THEM ON SITE DURING ANY DISTURBANCE WITHIN A CRITICAL ROOT ZONE.



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REVISION DESCRIPTION	
MAJOR DEVELOPMENT PLAN SUBMITTAL	
FINAL SITE PLAN SUBMITTAL REVISED PER CITY COMMENTS	

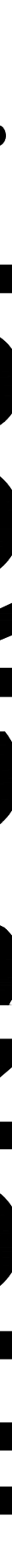
DATE
06/18/2025

E. ESPINO

DESIGNED BY
E. ESPINO

C. OLDAKER

SCALE
 $1'' = 20'$

The logo for the Timmons Group, featuring the company name in a bold, sans-serif font, followed by a graphic of a series of dots of varying sizes arranged in a curved, upward-pointing arc.

843 WEST MAIN STREET
CHARLOTTESVILLE, VA

TREE PRESERVATION PLAN

JOB NO.
68675

SHEET NO.
L0.1

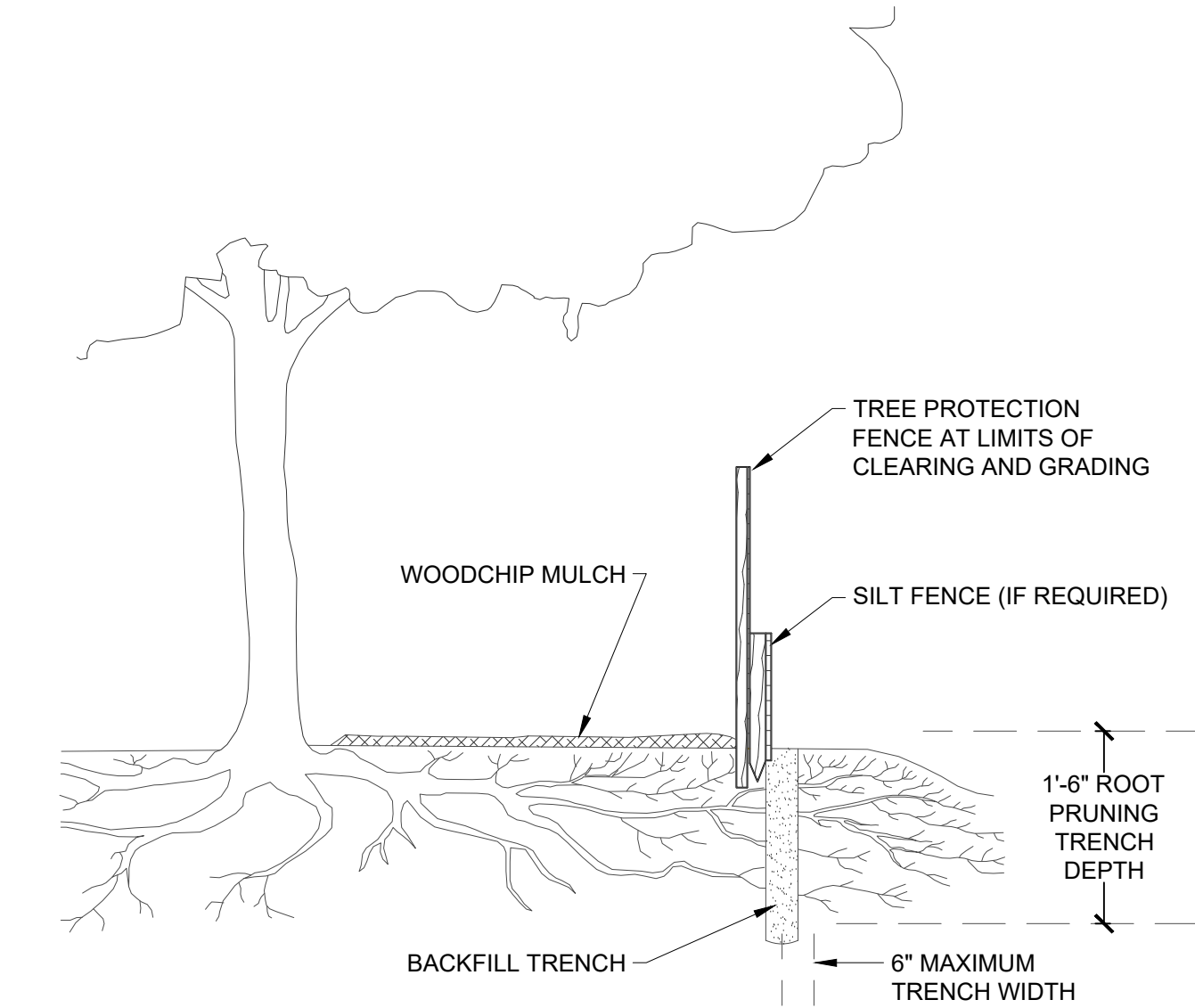
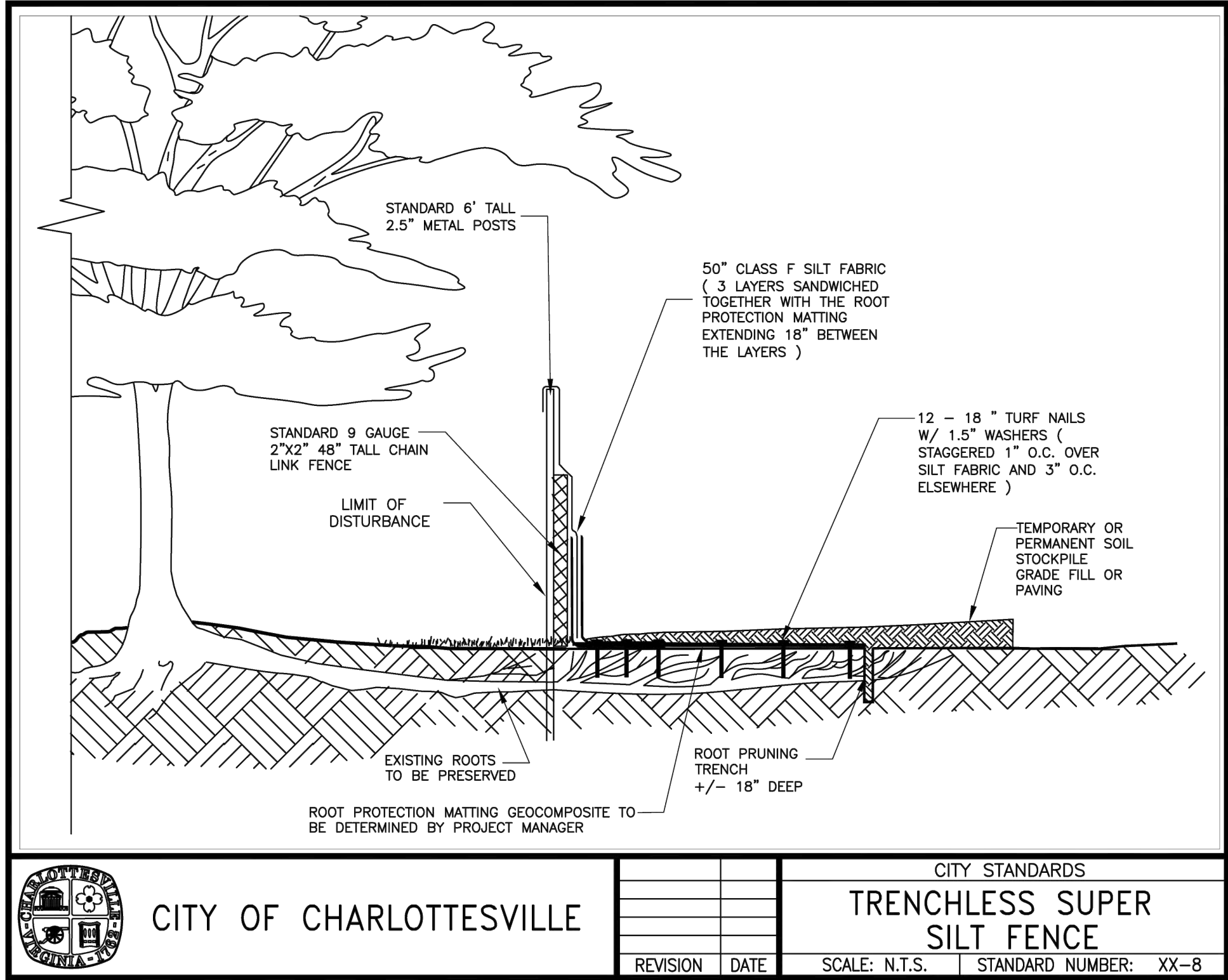
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S:\10306875-843_VEST_MAIN_STREET\DWGS\SheetCD\68675-L0.0-TREE.dwg | Plotted on 7/10/2026 11:27 AM | by Ben Purdue

- Pre-Construction**
- a. Pre-Construction Meeting
- There shall be a pre-construction meeting with the contractors to explain the tree protection and monitoring requirements as outlined in the approved TPP.
- b. Tree Protection Fencing
- Prior to any clearing, grubbing, trenching, grading, or any land disturbances, tree protection fencing must be installed as follows:
- i. Type
- The fencing shall be temporary, readily visible, and a minimum of 4-feet high. The fencing shall effectively: 1) keep the foliage, crown, branch structure and trunk clear from damage by equipment, materials or disturbances; 2) preserve roots and soil in an intact and non-compacted state; and 3) identify the TPZ zone.
- ii. Signage
- One English language and one Spanish language, readily-visible, durable, waterproof sign shall be installed on the fence in 4 equidistant locations around each individual protected tree. Signs placed on fencing around a stand of protected trees shall be placed at approximately 50-foot intervals. The size of each sign must be a minimum of 16 inches wide and must contain the wording below. The lettering in the word "WARNING" (and Spanish equivalent) must be in capital letters at least 2 inches in height; the phrase "TREE PROTECTION ZONE" must be in capital letters at least 1 inches; size; all other lettering must be at least ½ inch in size.
- c. Verify Fencing Installation
- Verification that tree protection fencing has been installed pursuant to the approved TPP shall be provided to County before construction commences.

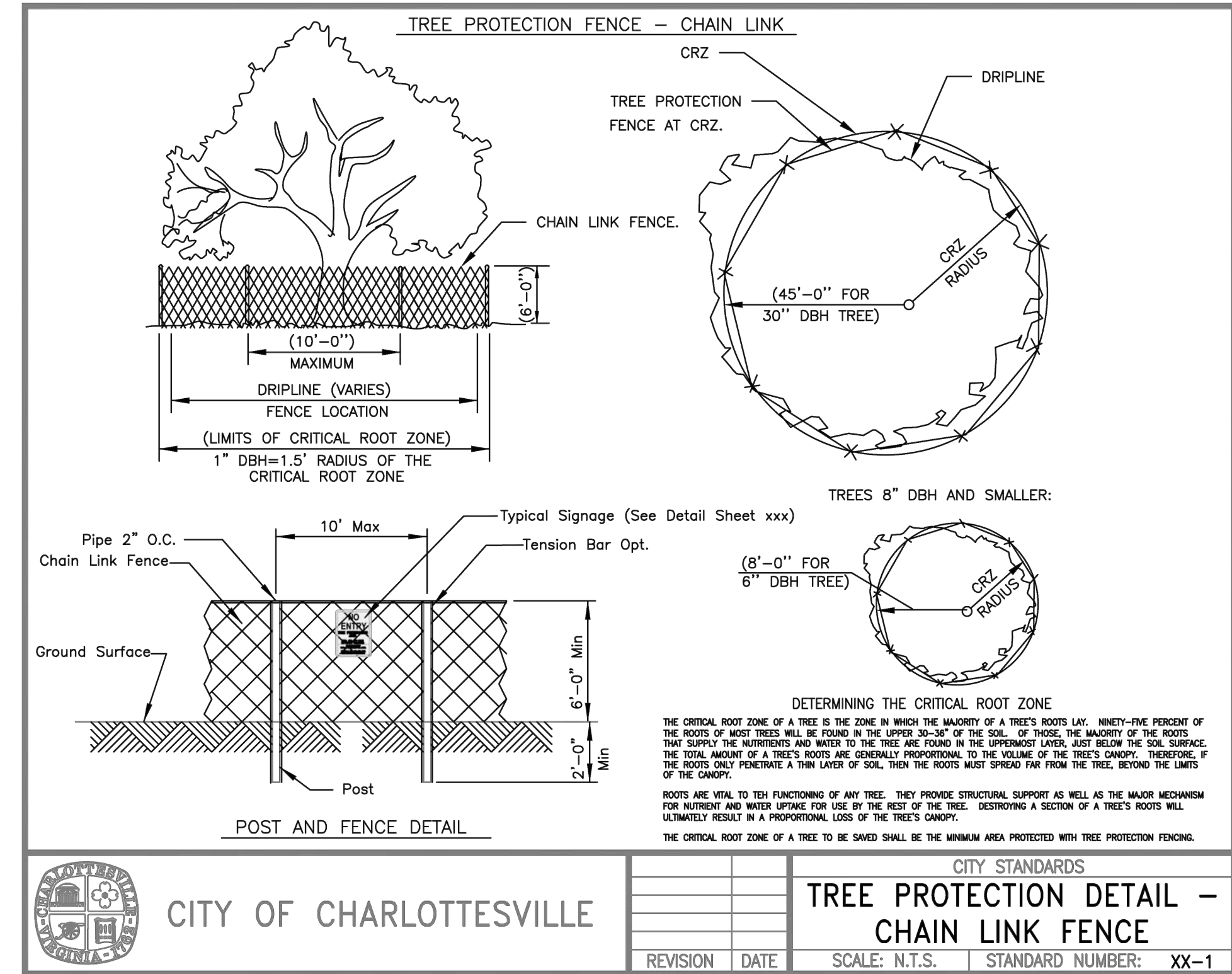
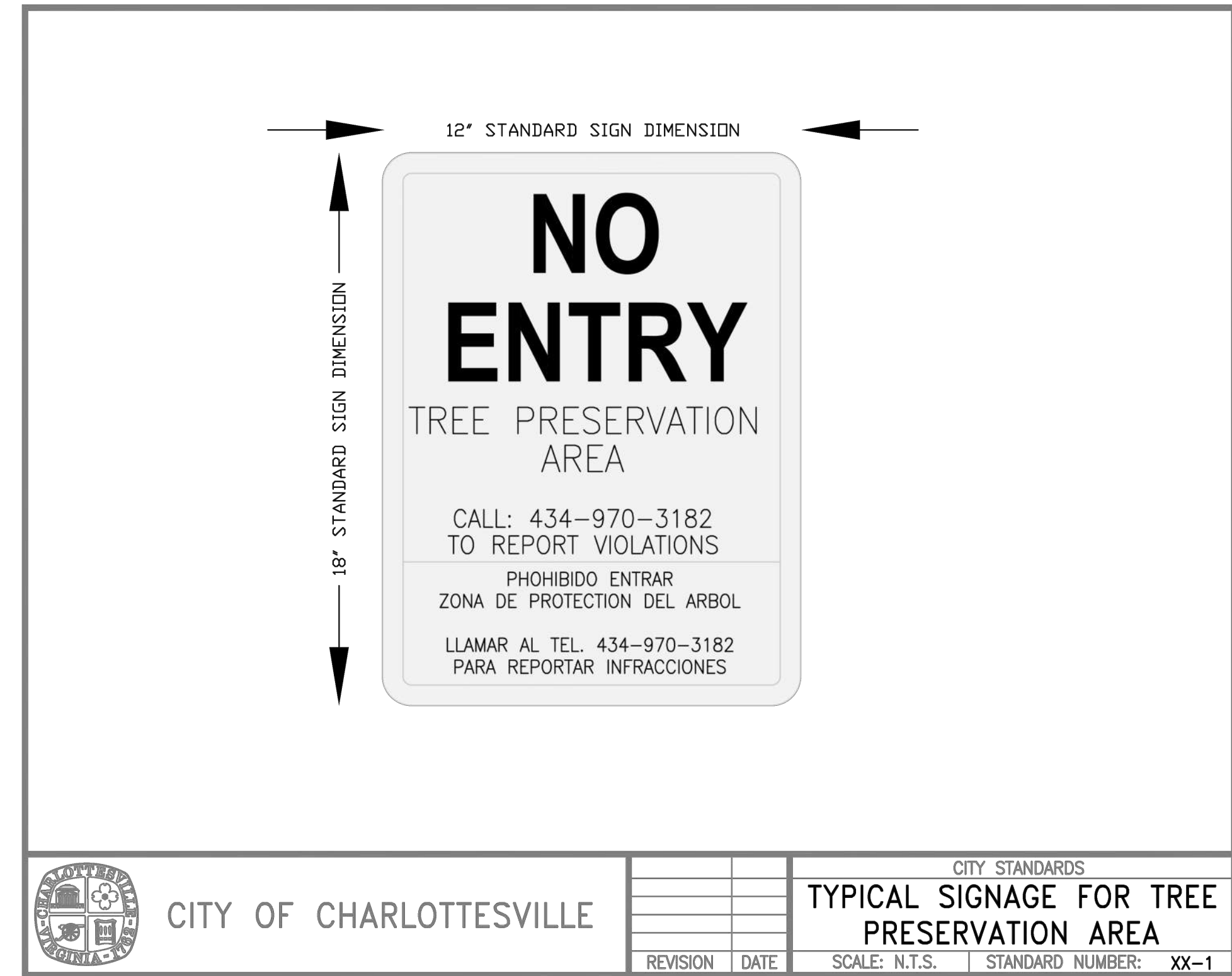
- During Construction**
- General Measures**
- a. Tree Protection Zone Restrictions
- No ground disturbance, grading, trenching, construction activities or structural development shall occur within the tree protection zone (TPZ) except as specifically authorized by this permit and the approved TPP.
- No equipment, soil, or construction materials shall be placed within the TPZ. No oil, gasoline, chemicals, paints, solvents, or other damaging materials may be deposited within the TPZ or in drainage channels, swales or areas that may lead to the TPZ.
- Unless otherwise directed by the project arborist, all work done within the TPZ, including brush clearance, digging, trenching and planting, shall be done with hand tools or small hand held power tools that are of a depth and design that will not cause root damage.
- Where trenching or digging within the TPZ is specifically permitted, the work shall be conducted in a manner that minimizes root damage, as directed by an arborist.
- Grade changes outside of the TPZ shall not significantly alter drainage to protected trees. Grading within the TPZ shall use methods that minimize root damage and ensure that roots are not cut off from air. Where erosion may be a factor return and protect the original grade or otherwise stabilize the soil.
- Protected trees shall not be used for posting signs, electrical wires or pulleys; for supporting structures; and shall be kept free of nails, screws, rope, wires, stakes and other unauthorized fastening devices or attachments.
- b. Pruning
- i. Pruning shall be in compliance with the International Society of Arboriculture (ISA) *Tree-Pruning Guidelines*. Climbing gaffs shall not be used on live wood.
- ii. No live tissue may be removed from protected trees solely for the purpose of altering the appearance of a tree.

- Post-Construction**
- a. Arborist Monitoring
- It is recommended that annual monitoring reports be prepared by an arborist to ensure healthy growth in the future.



TREE PROTECTION FENCE & ROOT PRUNING W/MULCH

N.T.S.



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DATE 06/18/2025

DRAWN BY E. ESPINO

DESIGNED BY E. ESPINO

CHECKED BY C. OLDAKER

SCALE AS SHOWN

TIMMONS GROUP

843 WEST MAIN STREET
CHARLOTTESVILLE, VA

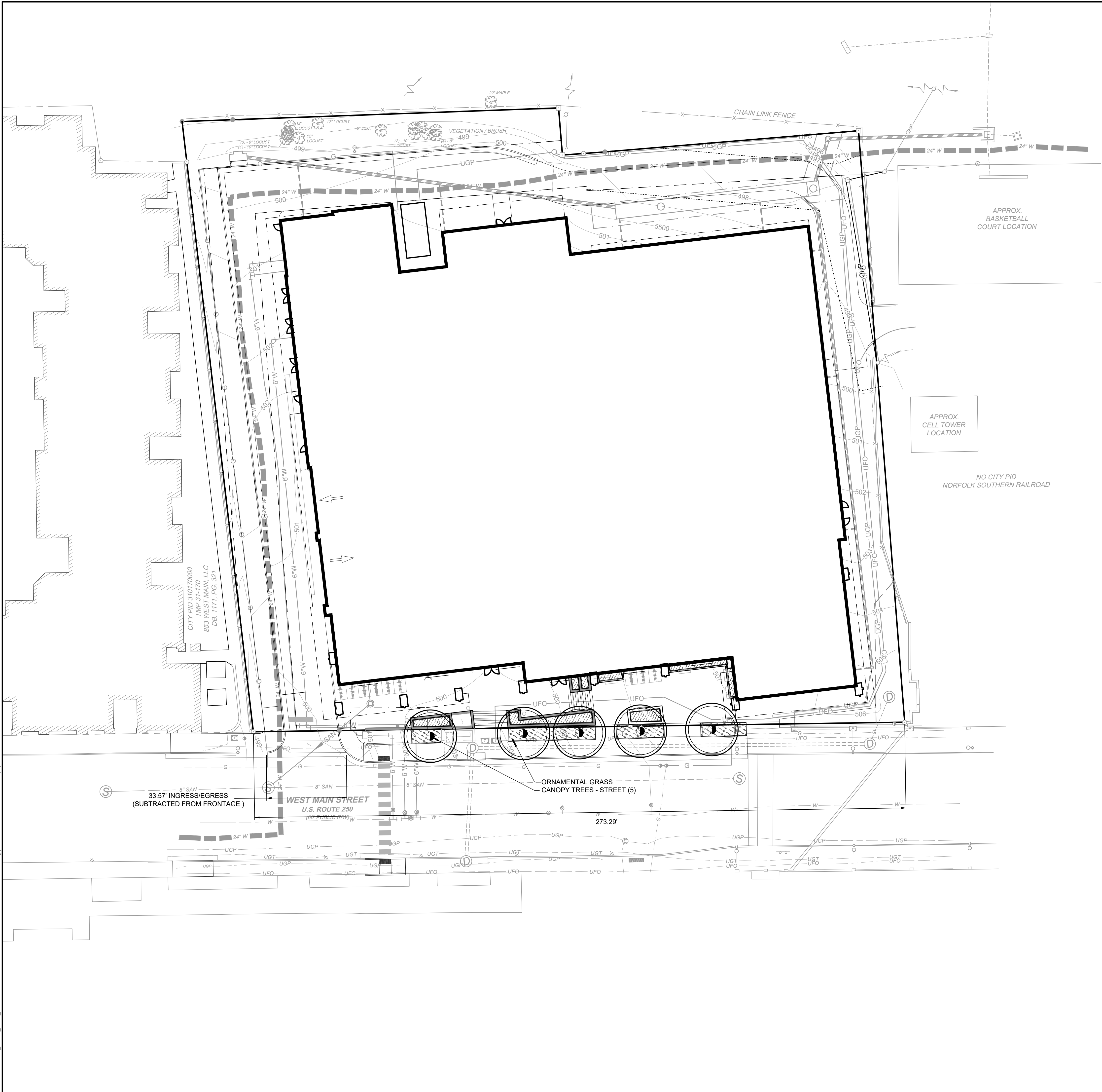
TREE PRESERVATION NOTES AND DETAILS

JOB NO. 68675

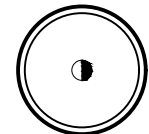
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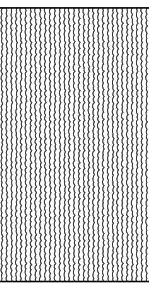
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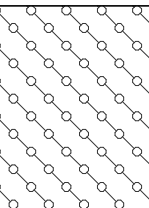
CONCEPT PLANT KEY



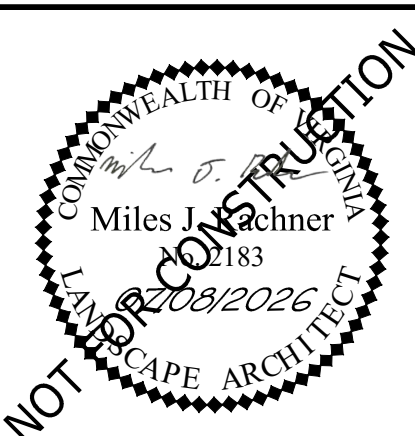
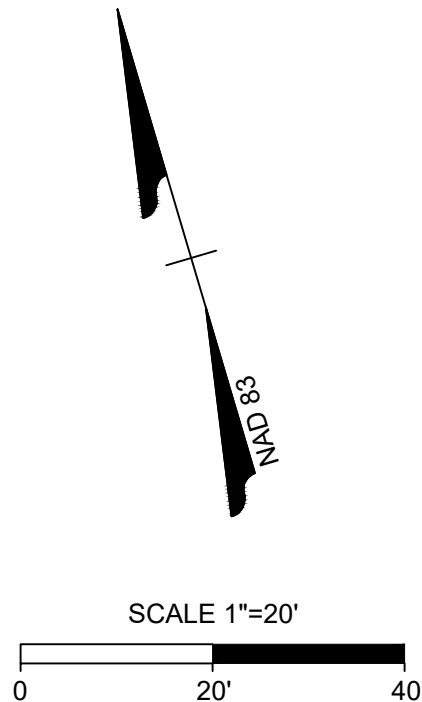
CANOPY TREES- STREET
NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO
QUERCUS COCCINEA / SCARLET OAK
QUERCUS PHELLOS / WILLOW OAK
TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN



PERENNIALS
ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED
CHRYSOGONUM VIRGINIANUM 'GREEN AND GOLD' / GOLDEN STAR
ECHINACEA PURPUREA 'PAS702917' / POWWOW® WILD BERRY CONEFLOWER
PHLOX DIVARICATA / WOODLAND PHLOX
PHLOX STOLONIFERA / CREEPING PHLOX
PHLOX SUBULATA 'EMERALD BLUE' / EMERALD BLUE CREEPING PHLOX
RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' / LITTLE GOLDSTAR CONEFLOWER



ORNAMENTAL GRASS
ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS
PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS
SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' / STANDING OVATION LITTLE BLUESTEM



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843 WEST MAIN STREET
CHARLOTTEVILLE, VA
LANDSCAPE PLAN

REVISION DESCRIPTION		DATE
MAJOR DEVELOPMENT PLAN SUBMITTAL	06/18/2025	
FINAL SITE PLAN SUBMITTAL REVISED PER CITY COMMENTS		07/08/2026
JOB NO.		68675
SHEET NO.		L1.0

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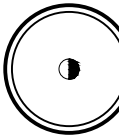
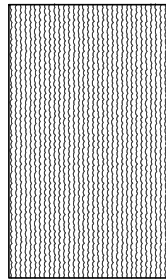
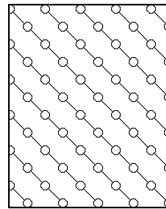
TREE COVER CALCULATIONS * PER SEC. 4.9.1 (D) OF THE CHARLOTTESVILLE DEVELOPMENT CODE						
SITE AREA	REQUIREMENT	CALCULATION	REQUIRED QUANTITY	EXISTING CANOPY MAINTAINED	ADDED CANOPY	PROVIDED QUANTITY
1.61 AC (GROSS SITE AREA)	10% COVER	1.61 AC x .1 = 0.16 AC = 7,007 SF	7,007 SF	3,056 SF x 1.5 = 4,584 SF	1,000 SF*	5,584 SF
				CANOPY BONUS 1.5		

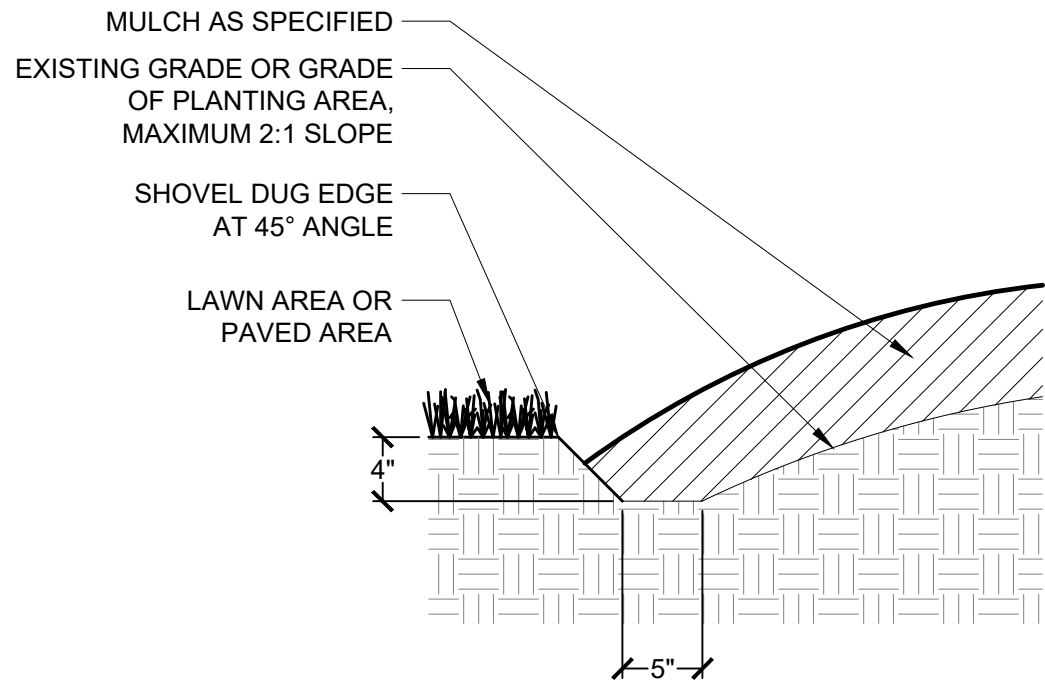
NOTE:
* "CANOPY TREE - STREET" USES AN ESTIMATED AVERAGE OF 200SF OF CANOPY COVERAGE.

LANDSCAPING ALONG STREETS * PER SEC. 4.4.5 (C) OF THE CHARLOTTESVILLE DEVELOPMENT CODE				
REQUIREMENTS	TOTAL FRONTAGE	CALCULATIONS	REQUIRED	PROVIDED
1 LARGE STREET TREE FOR EVERY 30 LF OF STREET FRONTAGE (MIN. 20' O.C.)	273.78' LF	GROSS FRONTAGE: 273.78 LF INGRESS/EGRESS: MINUS 33.57 LF NET FRONTAGE: 240.21 LF	8 LARGE STREET TREES	5 LARGE STREET TREES

NOTE:
-WHERE A PARKING AREA IS LOCATED SO THAT PARKED CARS ARE VISIBLE FROM AN OFF-SITE STREET, SHRUBS ARE TO BE INSTALLED AT A MINIMUM HEIGHT OF 12".
-ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.

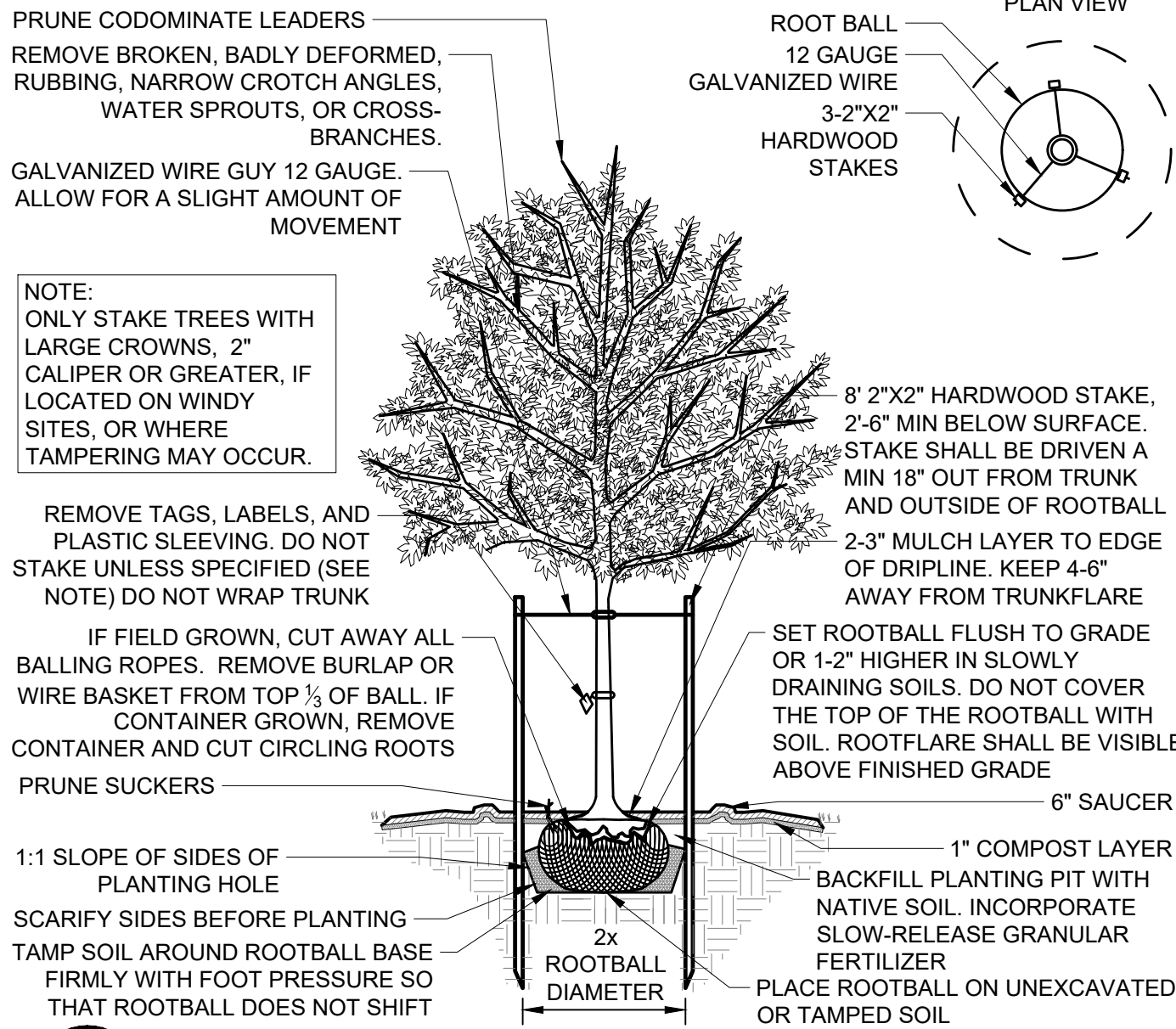
CONCEPT PLANT SCHEDULE

	CANOPY TREES- STREET NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO QUERCUS COCCINEA / SCARLET OAK QUERCUS PHELLOS / WILLOW OAK TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	5
	PERENNIALS ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED CHRYSOGONUM VIRGINIANUM 'GREEN AND GOLD' / GOLDEN STAR ECHINACEA PURPUREA 'PAS702917' / POWWOW® WILD BERRY CONEFLOWER PHLOX DIVARICATA / WOODLAND PHLOX PHLOX STOLONIFERA / CREEPING PHLOX PHLOX SUBULATA 'EMERALD BLUE' / EMERALD BLUE CREEPING PHLOX RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' / LITTLE GOLDSTAR CONEFLOWER	317 SF 329 329 329 145
	ORNAMENTAL GRASS ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' / STANDING OVATION LITTLE BLUESTEM	481 SF 281 125 125 125

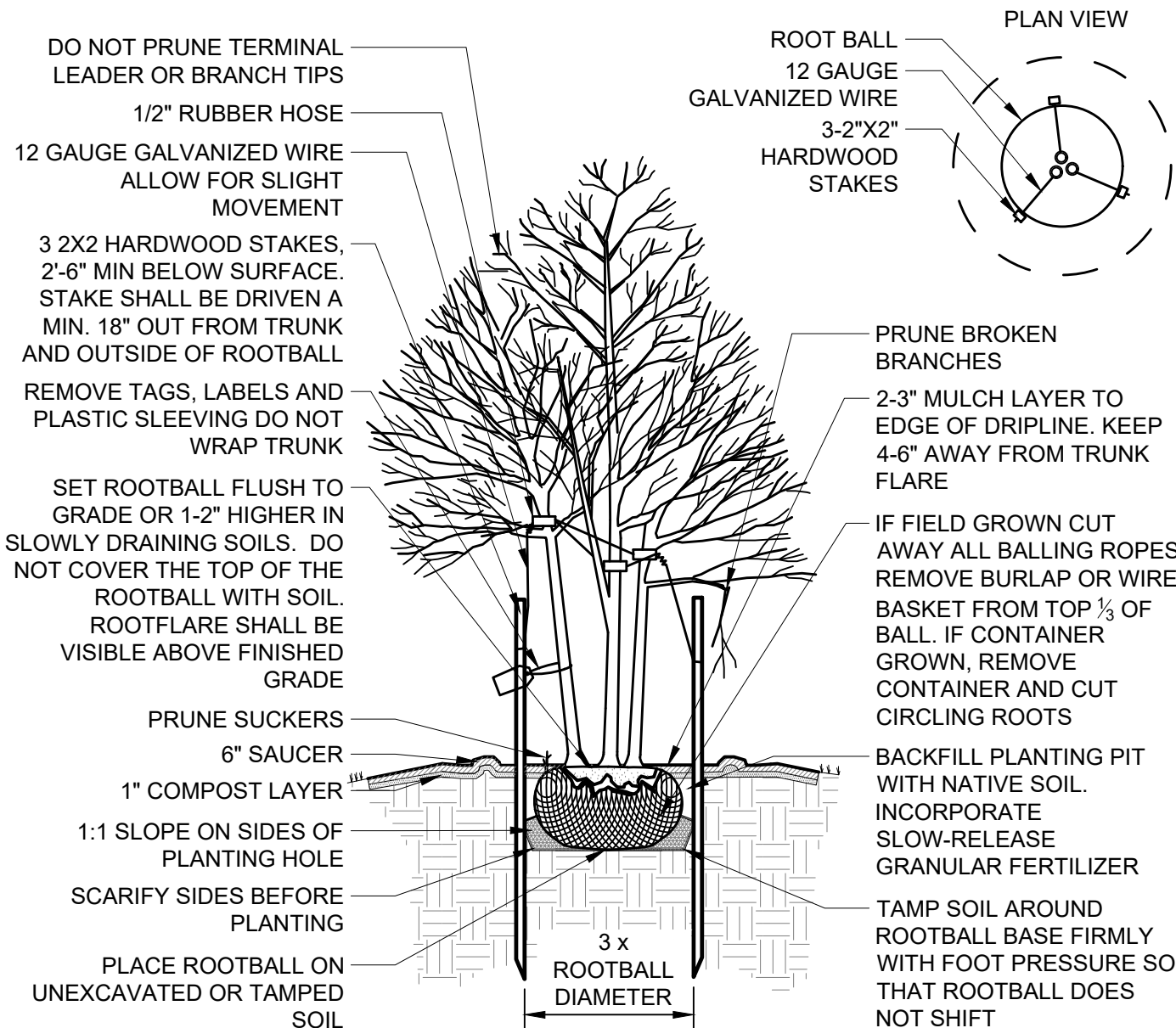


NOTE:
1. TRENCH EDGE DETAIL SHALL BE USED AT ALL LAWN EDGES & AT EDGES OF MULCHED AREA (FOR CONTAINMENT).
2. TRENCH EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS & SHALL CREATE SMOOTH & EVEN LINES (AS INDICATED ON THE PLANS).

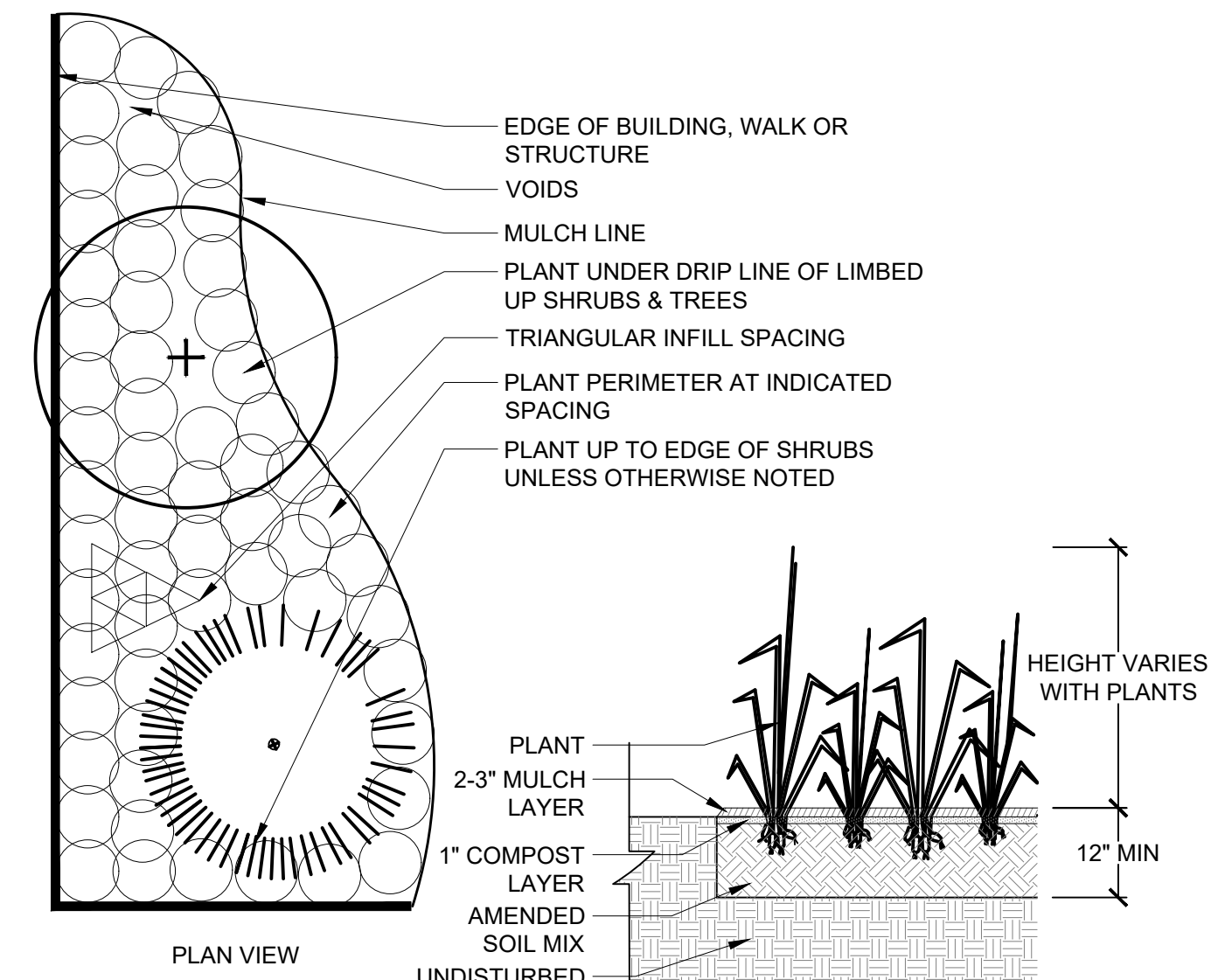
4 TRENCH EDGE
1" = 1'-0"



1 DECIDUOUS TREE PLANTING DETAIL
NTS



2 MULTI-STEM TREE PLANTING DETAIL
NTS



3 GROUNDCOVER PLANTING DETAIL
NTS



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DATE	REVISION DESCRIPTION
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07/02/2026	FINAL SITE PLAN SUBMITTAL REVISED PER CITY COMMENTS
DATE	
06/18/2025	
DRAWN BY	
E. ESPINO	
DESIGNED BY	
E. ESPINO	
CHECKED BY	
C. OLDAKER	
SCALE	
N/A	

TIMMONS GROUP

843 WEST MAIN STREET
CHARLOTTESVILLE, VA

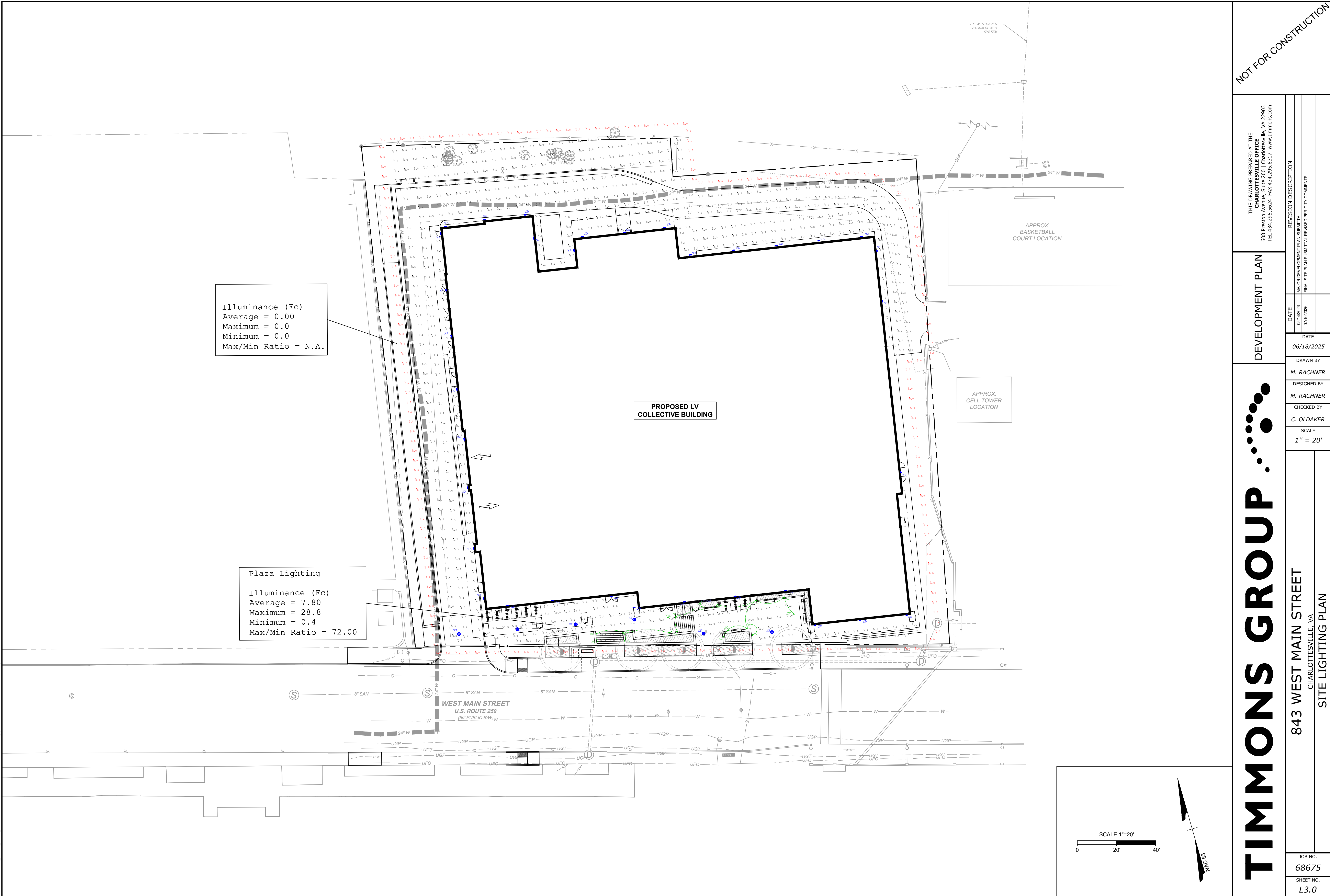
LANDSCAPE NOTES AND DETAILS

JOB NO.
68675

SHEET NO.
L2.0

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843 WEST MAIN STREET
CHARLOTTESVILLE, VA

SITE LIGHTING PLAN

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