



BOTANICAL GARDEN OF THE PIEDMONT

FINAL SITE PLAN

CITY OF CHARLOTTESVILLE, VIRGINIA

01/20/2025

GENERAL SITE DATA:

TAX MAP PARCEL IMPACTED BY PROJECT:
PARCEL NUMBER: 4000205 (CITY OF CHARLOTTESVILLE)
6,731 ACRES

46001200 (CITY OF CHARLOTTESVILLE)
3.932 ACRES

45001009 (CITY OF CHARLOTTESVILLE)
145.170 ACRES

61-193A (ALBEMARLE COUNTY)
3.50 ACRES

TOTAL PARCEL AREA: 155.833 ACRES (CITY OF CHARLOTTESVILLE)
3.932 ACRES (ALBEMARLE COUNTY)

LIMITS OF DISTURBANCE: 9.07 ACRES

IMPERVIOUS AREA: EXISTING 1.07 ACRES
PROPOSED 3.66 ACRES

SOURCE OF SURVEY, BOUNDARY, AND TOPOGRAPHY: TRC ENGINEERS, INC.
1102 BROWN STREET
CHARLOTTESVILLE, VA 22902
(434) 795-4700
DATED: 6/27/2024
APPENDED: 1/15/2024

DATUM REFERENCE: VERTICAL: NAVD 83
HORIZONTAL: NAD83, VA STATE GRID, SOUTH ZONE

MISS UTILITY TICKET NUMBER: 0405301756-008 DATE SUBMITTED: 02/22/2024
8500702286 DATE SUBMITTED: 01/07/2025

CURRENT USE: PARK SPACE

PROPOSED USE: PUBLIC USE - BOTANICAL GARDENS, INCLUDING TRAILS/PATHS, GRASSES, PLAZAS, SURFACE PARKING, AND PROPOSED BUILDINGS
PAVILION/ROOF COVER BUILDING 4.83/2.07 AC

RECEIVING WATERS: RIVANNA RIVER - MEADOW CREEK VIA SCHMIDT'S BRANCH

ADJACENT AREAS: NORTHEAST - MELBOURNE ROAD
SOUTHEAST - JOHN WARNER PKWY
SOUTH - WICHITIA PARK
NORTHWEST - RAILROAD

LOCATION OF NEARBY FIRE HYDRANTS: THE NEAREST FIRE HYDRANT TO THE SITE IS LOCATED AT THE INTERSECTION OF MELBOURNE PARK CIRCLE AND MELBOURNE ROAD. THREE ADDITIONAL FIRE HYDRANTS ARE INDICATED WITH THIS PROJECT - ONE ADJACENT TO THE PROJECT AT THE INTERSECTION OF JOHN WARNER PARKWAY AND MELBOURNE ROAD, ONE ADJACENT TO THE SITE ENTRANCE OF MELBOURNE ROAD, AND ONE IN FRONT OF THE PROPOSED BUILDING.

UTILITIES: CITY OF CHARLOTTESVILLE PUBLIC WATER AND SEWER

PROJECT TIMING: THE ANTICIPATED START DATE FOR THE PROJECT IS EARLY 2026. CONSTRUCTION ACTIVITIES ARE ANTICIPATED TO LAST APPROXIMATELY 48 MONTHS.

WETLANDS: NO WETLANDS ARE ANTICIPATED TO BE IMPACTED AS PART OF THIS PROJECT.

FLOODPLAIN: PORTIONS OF THE SITE LIE WITHIN AN AE FLOOD ZONE. FLOODPLAIN DOES NOT APPEAR TO BE IMPACTED BY THE PROPOSED DEVELOPMENT AND WILL REQUIRE AN APPROVED FLOODPLAIN DEVELOPMENT PERMIT PRIOR TO LAND DISTURBANCE.

BUILDING AND SITE SIGNAGE: SIGNAGE PACKAGE WILL BE SUBMITTED UNDER SEPARATE COVER.

CITY OF CHARLOTTESVILLE SITE DATA:

CITY ZONING: CV (COMM) - PROJECT WILL UTILIZE PARK ALTERNATE FORM PER CITY OF CHARLOTTESVILLE ZONING ORDINANCE

CITY OVERLAY DISTRICTS: CRITICAL SLOPES

SETBACKS*: PRIMARY STREET LOT LINE: 10' MIN.
SIDE STREET LOT LINE: 10' MIN.
SIDE LOT LINE: 10' MIN.
REAR LOT LINE: 10' MIN.
ALLEY LOT LINE: 5' MIN.

ALLOWABLE BUILDING HEIGHT*: 35' MAX.
PROPOSED MAX. BUILDING HEIGHT: 33'-3"

MAX. BUILDING LOT COVERAGE: 50%
PROVIDED BUILDING LOT COVERAGE: 0.28%

FENCE/WALL MAX. HEIGHT*: FRONT YARD: 10'
SIDE STREET YARD: 10'

TOTAL PARKING SPACES PROVIDED: 83 SPACES
ADA PARKING SPACES PROVIDED: 4 SPACES
ADA PARKING SPACES PROVIDED: 4 SPACES

NOTE: ALL CONCRETE, ASPHALT, ETC. IN THE RIGHT OF WAY (ROW) THAT ARE DAMAGED DURING CONSTRUCTION BUT NOT SHOWN ON THE APPROVED SITE PLAN SHALL BE RESTORED PER CITY STANDARDS AT NO COST TO THE CITY.

ALBEMARLE COUNTY SITE DATA:

COUNTY ZONING: R4 RESIDENTIAL

COUNTY OVERLAY DISTRICTS: AIRPORT IMPACT AREA
ENTRANCE CORRIDOR
FLOOD HAZARD
STEEP SLOPES (MANAGED & PRESERVED)

SETBACKS: FRONT: 5' MIN. FROM RIGHT-OF-WAY OR EXTERIOR EDGE OF SIDEWALK IF SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY
SIDE: 5' MIN.
REAR: 20' MIN.

MAGISTERIAL DISTRICT: RIO

SITE IS NOT LOCATED WITHIN A COUNTY WATER SUPPLY WATERSHED.

NOTE: SITE ENTRANCE AND ACCESSWAYS PROPOSED ON CHARLOTTESVILLE PARCELS SHALL BE INSTALLED EITHER PRIOR TO OR CONCURRENT WITH THE INSTALLATION OF PARKING AREAS PROPOSED ON TRIPPL-193A.

PUBLIC UTILITY NOTES:

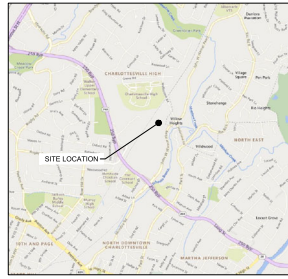
A. PER THE VIRGINIA DEPARTMENT OF HEALTH WATERSHED REGULATIONS (PART II, ARTICLE 3, SECTION 12 VAC 5-590 THROUGH 630), ALL BUILDINGS THAT HAVE THE POSSIBILITY OF CONTAMINATING THE POTABLE WATER DISTRIBUTION SYSTEM (HOSPITALS, INDUSTRIAL SITES, BREWERIES, ETC.) SHALL HAVE A BACKFLOW PREVENTION DEVICE 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 ADMINISTRATION OF THE DEPARTMENT OF UTILITIES.

B. ALL BUILDINGS THAT MAY PRODUCE WASTES CONTAINING MORE THAN ONE HUNDRED (100) PARTS PER MILLION OF PANTS, 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 ADMINISTRATION OF THE DEPARTMENT OF UTILITIES.

C. PLEASE CONTACT THE REGULATORY COMPLIANCE ADMINISTRATOR AT 970-3805 WITH ANY QUESTIONS REGARDING THE GREASE TRAP OR BACKFLOW PREVENTION DEVICES.

TRIP GENERATION:

LANDUSE	ITE CODE	AMOUNT	UNITS	WEEKDAY								SATURDAY			
				AM PEAK HOUR		PM PEAK HOUR		TOTAL		TOTAL		TOTAL		TOTAL	
				IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT
Museum - Botanical Garden	500	19,757	Square Feet	91	5	1	6	1	3	4	9	4	13		



VICINITY MAP SCALE 1"=2000'

OWNER:
CITY OF CHARLOTTESVILLE
PO BOX 911
CHARLOTTESVILLE, VA 22901
CONTACT: CHRIS GENSIC
TELEPHONE: (434) 989-0061
EMAIL: GENSIC@CHARLOTTESVILLE.GOV

DEVELOPER/LESSEE:
BOTANICAL GARDEN OF THE PIEDMONT
PO BOX 6224
CHARLOTTESVILLE, VA 22906
CONTACT: JILL TRISCHMAN-MARKS
TELEPHONE: (434) 953-0060
EMAIL: J.TRISCHMAN.MARKS@PIEDMONTGARDEN.ORG

ENGINEER OF RECORD:
TIMMONS GROUP
608 PRESTON AVE, SUITE 200,
CHARLOTTESVILLE, VA 22903
CONTACT: JOHN WILSON, P.E.
TELEPHONE: 434-327-5380
EMAIL: JOHN.WILSON@TIMMONS.COM

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER
C1.0	NOTES AND DETAILS
C1.1	NOTES AND DETAILS
C1.2	NOTES AND DETAILS
C1.3	NOTES AND DETAILS
C2.0	OVERALL EXISTING CONDITIONS
C2.1	EXISTING CONDITIONS AND DEMO PLAN - AREA 1
C2.2	EXISTING CONDITIONS AND DEMO PLAN - AREA 2
C2.3	EXISTING CONDITIONS AND DEMO PLAN - AREA 3
C2.4	EXISTING CONDITIONS AND DEMO PLAN - AREA 4
C3.0	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
C3.1	EROSION AND SEDIMENT CONTROL PLAN PHASE 1A
C3.2	EROSION AND SEDIMENT CONTROL PLAN PHASE 1A
C3.3	EROSION AND SEDIMENT CONTROL PLAN PHASE 1B
C3.4	EROSION AND SEDIMENT CONTROL PLAN PHASE 1B
C3.5	EROSION AND SEDIMENT CONTROL PLAN PHASE 1B
C3.6	EROSION AND SEDIMENT CONTROL PLAN PHASE 2A
C3.7	EROSION AND SEDIMENT CONTROL PLAN PHASE 2A
C3.8	EROSION AND SEDIMENT CONTROL PLAN PHASE 2B
C3.9	EROSION AND SEDIMENT CONTROL PLAN PHASE 2B
C3.10	EROSION AND SEDIMENT CONTROL PLAN PHASE 2C
C3.11	EROSION AND SEDIMENT CONTROL PLAN PHASE 2C
C3.12	EROSION AND SEDIMENT CONTROL PLAN PHASE 3A
C3.13	EROSION AND SEDIMENT CONTROL PLAN PHASE 3A
C3.14	EROSION AND SEDIMENT CONTROL PLAN PHASE 3B
C3.15	EROSION AND SEDIMENT CONTROL PLAN PHASE 3B
C3.16	EROSION AND SEDIMENT CONTROL PLAN PHASE 4A
C3.17	EROSION AND SEDIMENT CONTROL PLAN PHASE 4B
C4.0	OVERALL LAYOUT PLAN
C4.1	LAYOUT PLAN - AREA 1
C4.2	LAYOUT PLAN - AREA 2
C4.3	LAYOUT PLAN - AREA 3
C4.4	LAYOUT PLAN - AREA 4
C4.5	UTILITY PLAN - AREA 1
C4.6	UTILITY PLAN - AREA 2
C4.7	UTILITY PLAN - AREA 3
C4.8	UTILITY PLAN - AREA 4
C4.9	PAVEMENT MARKINGS AND SIGNAGE PLAN
C4.10	EASEMENT PLAN - AREA 1
C4.11	EASEMENT PLAN - AREA 2
C4.12	EASEMENT PLAN - AREA 3

C4.13	EASEMENT PLAN - AREA 4
C5.0	GRADING AND DRAINAGE PLAN - AREA 1
C5.1	GRADING AND DRAINAGE PLAN - AREA 2
C5.2	GRADING AND DRAINAGE PLAN - AREA 3
C5.3	GRADING AND DRAINAGE PLAN - AREA 4
C5.4	DETAILED GRADING PLAN - AREA 1
C5.5	DETAILED GRADING PLAN - AREA 2
C5.6	DETAILED GRADING PLAN - AREA 4
C6.0	STORMWATER MANAGEMENT PLAN (PRE-DEVELOPMENT)
C6.1	STORMWATER MANAGEMENT PLAN (POST-DEVELOPMENT)
C6.2	STORMWATER MANAGEMENT CALCULATIONS - QUANTITY
C6.3	IRRIGATION POND DETAILS
C6.4	INLET DRAINAGE AREA MAP
C6.5	INLET DRAINAGE AREA MAP
C6.6	INLET DRAINAGE AREA MAP
C6.7	STORMWATER MANAGEMENT CALCULATIONS - QUALITY
C6.8	BIORETENTION CALCULATIONS AND DETAILS
C6.9	BIORETENTION MAINTENANCE NOTES
C7.0	STORMWATER PROFILES
C7.1	STORMWATER PROFILES
C7.2	UTILITY PROFILES
C7.3	UTILITY PROFILES
C7.4	SIGHT DISTANCE PROFILES
L1.00	LANDSCAPE FENCING PLAN
L1.01	ROAD FRONTAGE FENCING PLAN ENLARGEMENT
L2.00	LANDSCAPE PLANTING PLAN
L2.01	PARKING LOT PLANTING PLAN ENLARGEMENT
L2.02	ROAD FRONTAGE PLANTING PLAN ENLARGEMENT
L3.00	SITE DETAILS - FENCES AND WALLS
L3.01	SITE DETAILS - FENCES AND WALLS
L3.02	SITE DETAILS - PEDESTRIAN BRIDGE
L4.00	PLANTING SCHEDULE, NOTES, AND DETAILS
E801	ELECTRICAL LEGEND, DETAILS & NOTES
E8100	ELECTRICAL PLAN OVERALL
E8101	ELECTRICAL PLAN NORTH
E8102	ELECTRICAL PLAN SOUTHWEST
E8103	ELECTRICAL PLAN SOUTHEAST
E801	PHOTOMETRIC PLAN PARKING AREA
E802	PHOTOMETRIC PLAN PARK AREA
L301	LIGHTING CUT SHEETS
L302	LIGHTING CUT SHEETS
I3.02	PHASE 1 SEQUENCE OF OPERATIONS & ONE LINE DIAGRAM
I3.03	PHASE 2 SEQUENCE OF OPERATIONS & ONE LINE DIAGRAM
I4.01	PHASE 1 IRRIGATION CISTERN DETAILS
TOTAL 85 SHEETS	

UTILITY DEMANDS

WATER FLOW (AVERAGE DAILY DEMAND)
AVERAGE FLOW RATES (FROM TABLE 8-1.1 & 8-1.2, CHARLOTTESVILLE STANDARDS & DESIGN MANUAL)
OFFICE = (200 GPD/1000 SF OF FLOOR SPACE) / 19,757 SF
= 3.845 GPD

AVERAGE HOUR = 3.85 GPD / 24 = 165 GALLONS PER HOUR
MAX HOUR = 30% OF AVERAGE HOUR = 165 X 3 = 495 GALLONS
PEAK HOUR = MAX HOUR X 1.5 = 495 X 1.5 = 743 GALLONS = 13.4 GPM
SEWER FLOW (AVERAGE DAILY FLOW)
AVERAGE FLOW RATES (FROM TABLE 8-1.1 & 8-1.2, CHARLOTTESVILLE STANDARDS & DESIGN MANUAL)
OFFICE = (200 GPD/1000 SF OF FLOOR SPACE) / 19,757 SF
= 3.852 GPD

APPROVALS
DIRECTOR OF NEIGHBORHOOD DEVELOPMENT SERVICES

BOTANICAL GARDEN OF THE PIEDMONT

project name
BOTANICAL GARDEN OF THE PIEDMONT client
930 MELBOURNE RD, CHARLOTTESVILLE, VA 22901
project address

FINAL SITE PLAN
project phase
JANUARY 16, 2026
issue date

revisions
REVISED PER COMMENTS

COVER
sheet title

C.O.
sheet number