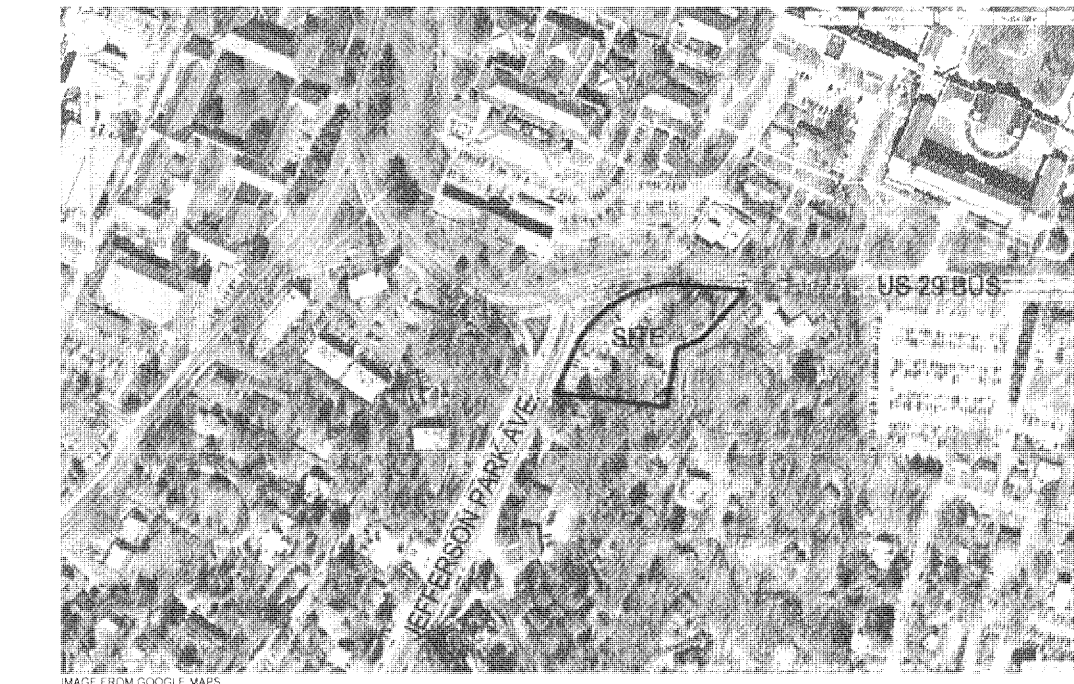


Location & Vicinity Map



SCALE : 1" = 400'

Project Data

GENERAL:	TMP 11-1, 11-2, 11-3 AND 11-4
TAX MAP/PARCEL:	JEFFERSON PARK AVENUE
NEIGHBORHOOD:	CITY OF CHARLOTTESVILLE, VIRGINIA
CITY & STATE:	
EXISTING ZONING:	R3-H
EXISTING ZONING ADJACENT PARCELS:	SEE MAP SHT. 01
PROPOSED USE:	MIXED USE DEVELOPMENT WITH RESIDENTIAL, BED & BREAKFAST AND PARKING GARAGE
EXISTING 1 BR APT. UNITS	MAX UNITS BY TYPE 5
	MAX B&B ROOMS 27
	MAX NEW 2 BR APT. UNITS 33
	MAX NEW 1 BR APT. UNITS 3
	MAX APT. UNITS 41
MAXIMUM BUILDING HEIGHT:	30' AVG. 40' @ JPA
MAXIMUM DENSITY ALLOWABLE:	21 DJA BY-RIGHT, 87 WITH S.U.P.
PROPOSED DENSITY:	32 DJA
MAXIMUM PARKING/CIRCULATION:	18,005 SF (INCLUDING UNDERGROUND GARAGE)
TOTAL PARKING REQUIRED:	48 SPACES (50-2 SPACES FOR BUS STOP CREDITS)
TOTAL PARKING PROVIDED:	53 SPACES (INCL. 3 HC SPACES)
LIMITS OF WORK (L.O.W.):	69,450 SF (1.59 AC)
TOTAL PRE-DEV. IMPERVIOUS AREA:	23,797 SF (0.43 AC)
TOTAL POST-REDEV. IMPERVIOUS AREA:	30,146 SF (0.69 AC, 54%)
EXISTING BUILDING FOOTPRINT:	8,032 SF
PROPOSED BUILDING FOOTPRINT:	10,023 SF
PARKING GARAGE AREA:	INCLUDED (UNDERGROUND)
REMAINING CONCRETE AREAS:	12091 SF
TOTAL PERVIOUS AREA (OPEN SPACE)	24,430 SF (0.56 AC, 43%)
RECREATION AREAS (LAWN & TERRACE GARDENS)	4,672 SF
POROUS PAVERS	2,150 SF
REMAINING VEGETATED AREAS	17,608 SF
SITE LIGHTING	PARKING DECK = 1FC. SITE = SHIELDED, PER ORDINANCE. WALL SCONCES AND STEP LIGHTS PROVIDED. LIGHTING PLAN TO BE SUBMITTED WITH FINAL SITE PLAN.
DEVELOPER:	TENTH & MAIN, LLC

NO PART OF THIS SITE LIES WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN. BUILDINGS AND SITE TO BE ADA ACCESSIBLE. SITE IS WITHIN OAKHURST-GILDERSLEEVE HISTORIC DISTRICT.

RECEIVED
JUL 11 2011
NEIGHBORHOOD DEVELOPMENT SERVICES

OAKHURST INN & APARTMENTS

City of Charlottesville

FINAL SITE PLAN SUBMITTAL

prepared by Waterstreetstudio

July 13, 2010

Owner
Tenth & Main, LLC
134 10th Street NW, Ste 4
Charlottesville, VA 22903

Architect
Wolf - Ackerman Design
110b 2nd St NE #201
Charlottesville, VA 22902
Ph: 434.296.4848
Fax: 434.296.4877

Contractor
R.E Lee & Son, Inc.
2811 Hydraulic Road
Charlottesville, VA 22901
Ph: 434.973.1321
Fax: 434.973.9784

Surveyor
Roger W. Ray & Assoc., Inc.
1717 Allied St., #1B
Charlottesville, VA 22903-5320
Ph: 434.293.3195

Structural Engineer
Dunbar Milby Williams Pittman & Vaughan, PLLC
110 Third Street NE
Charlottesville, VA 22902
Ph: 434.293.5171
Fax: 434.977.5171

Landscape Architect + Civil Engineer
Waterstreetstudio
111 Third Street SE
Charlottesville, VA 22902
Ph: 434.295.8177

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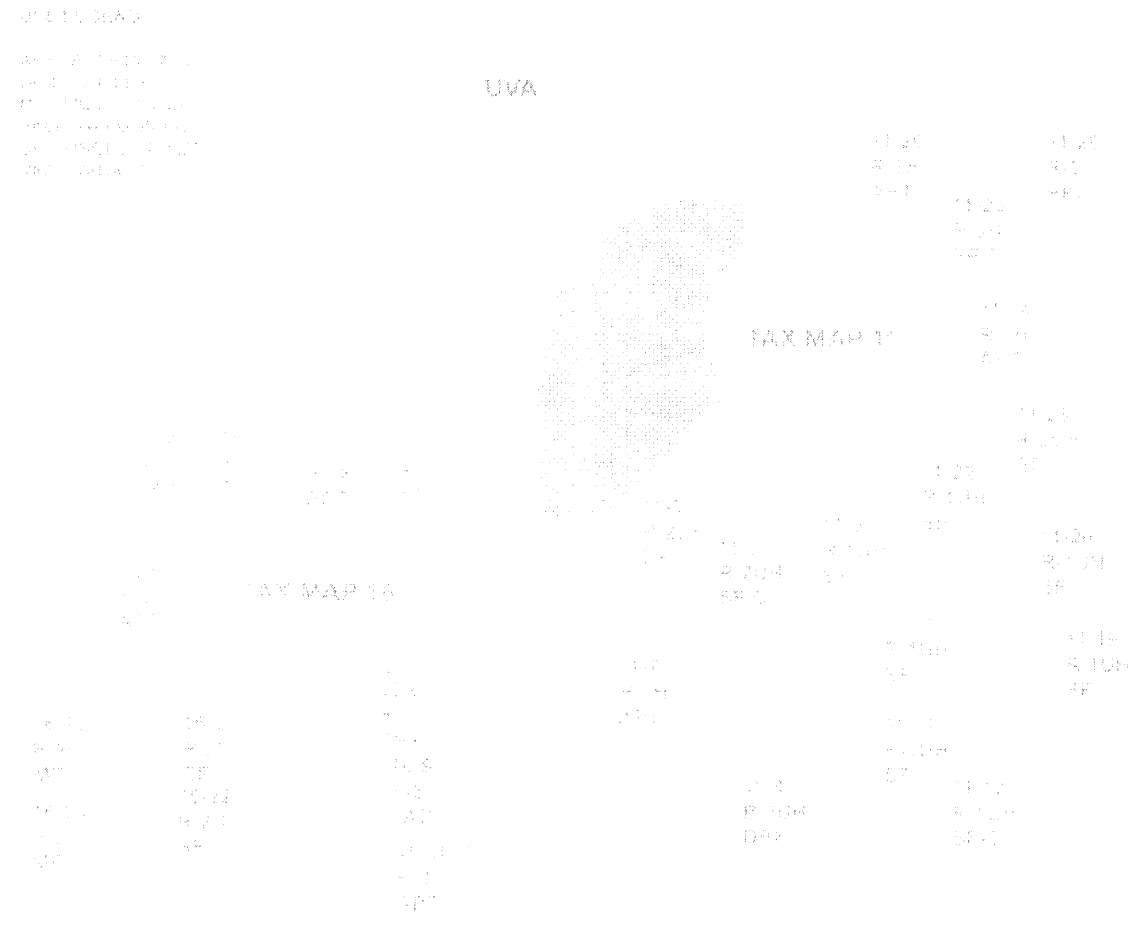
COMMONWEALTH OF VIRGINIA
Alan G. Franklin
Lic. No. 35326
7-8-11
PROFESSIONAL ENGINEER

Approvals

Alan G. Franklin 7/12/11
DIRECTOR OF NEIGHBORHOOD DEVELOPMENT/SERVICES

06/24/09 PRELIM. SITE PLAN SUBMITTAL	07/13/10 FINAL SITE PLAN SUBMITTAL	10/18/10 CITY COMMENTS RE-SUBMITTAL	01/25/11 CITY COMMENTS RE-SUBMITTAL	04/22/09 PRELIM. SITE PLAN SUBMITTAL	REVISIONS
CS					

Context Map-Adjacent Tax Map Parcels



Standards and Specifications

- VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) ROAD AND BRIDGE SPECIFICATIONS, DATED 1994.
- VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION, DIVISION OF SOIL AND WATER CONSERVATION, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, THIRD EDITION, 1992
- CITY WATER PROTECTION ORDINANCE AND THE CITY OF CHARLOTTEVILLE STORMWATER GUIDANCE MANUAL
- VIRGINIA DEPARTMENT OF TRANSPORTATION DRAINAGE MANUAL, DATED APRIL 2002.
- VIRGINIA STORMWATER MANAGEMENT HANDBOOK, FIRST EDITION, 1999.
- CITY OF CHARLOTTEVILLE CITY STANDARDS AND DESIGN MANUAL

Existing and Proposed Setbacks

COMPONENT:	EXISTING:	BY ORDINANCE:	PROPOSED:
FRONT YARD SETBACK:	11' @ BLDG #100 7' @ BLDG #102 19' @ BLDG #104 41' @ 1816 JPA	25' MIN (OR STREET AVG.)	33' AVG; 12' MIN (PER SPECIAL USE PERMIT APPROVED ON 07/14/09)
SIDE YARD SETBACK:	10' AVERAGE	21-43 DUA; 1/3 HT= 10' MIN	1/3 HT= 10' MIN
REAR YARD SETBACK:	N/A	25' MIN.	N/A (NO REAR YARD)
BUILDING SEPARATION:	N/A SEPARATE LOTS	NOT SPECIFIED FOR R-3H (8' FOR R-UMD & R-UHD)	8'

EXISTING FRONT YARD SETBACK ON JEFFERSON PARK AVENUE WITHIN 500' OF SITE ON THE SAME SIDE OF STREET AVERAGES 23.5'.

Existing and Proposed Acreages

TMP	AREA IN SF	AREA IN AC
TMP 11-1:	9687.77	0.22
TMP 11-2:	16961.71	0.39
TMP 11-3:	14862.83	0.34
TMP 11-4:	8781.82	0.20
EXISTING TOTAL ACREAGE:	50294.14	1.15
PROPOSED TOTAL SITE ACREAGE:	56,094.00	1.29

(AFTER PROPOSED INTERSECTION CHANGES)

Required and Provided Laundry Facilities

REQUIRED	PROVIDED
TOTAL NUMBER OF UNITS	41
NUMBER OF PROPOSED BEDROOMS	68 (33 2-BEDROOM UNITS AND 3 1-BEDROOM UNITS)
NUMBER OF WASHERS	5
NUMBER OF DRYERS	5
STORAGE (3 SF PER BEDROOM)	201

LAUNDRY FACILITIES SHALL BE REQUIRED, AS FOLLOWS: ONE (1) WASHER AND ONE-HALF (1 1/2) DRYER FOR EVERY EIGHT (8) UNITS, PLUS ONE (1) ADDITIONAL DRYER FOR EVERY SIXTEEN (16) UNITS. MINIMUM TWO (2) WASHERS AND TWO (2) DRYERS.

STORAGE FACILITIES (OTHER THAN THAT WITHIN THE DWELLING UNITS): THREE (3) SQUARE FEET PER BEDROOM, MIN

Legend/Abbreviations

ITEM	EXISTING	PROPOSED
BENCH MARK		
PROPERTY / RIGHT OF WAY LINE		
SETBACK LINE		
CONTOUR		
INDEX CONTOUR	10	10
BUILDING		
FENCE	X X X X X X	
PAVEMENT		
WATER MAIN	W W W W W W	W W W W W W
WATER VALVE		
STORM SEWER		
SANITARY SEWER	S S S S S S	S S S S S S
MANHOLE		
INLET		
UTILITY POLE		
TELEPHONE PEDESTAL		
OVERHEAD TELEPHONE		
EASEMENT		
BITUMINOUS PAVEMENT		
CONCRETE PAVEMENT		
CURB		
CURB WITH GUTTER		
GAS LINE	GAS GAS GAS	GAS GAS GAS
SWALE/DITCH		
RIP RAP		
STORM DRAIN IDENTIFIER		
SANITARY SEWER IDENTIFIER		
UNDERGROUND ELECTRIC LINE	UEE UEU UEV	UEE UEU UEV
OVERHEAD ELECTRIC LINE	OEH OEU OEV	OEH OEU OEV
UNDERGROUND TELEPHONE LINE	UTE UEU UEV	UTE UEU UEV
OVERHEAD TELEPHONE LINE	OHT OHT	OHT OHT
REINFORCED CONCRETE PIPE	RCP	RCP
FIRE HYDRANT	FH	FH
YARD DRAIN		
TOP OF CURB	TC	TC
BOTTOM OF CURB	BC	BC
LOW POINT	LP	LP
DROP INLET	DI	DI
CLEAN OUT	CO	CO
WATER METER	WM	WM
TOP OF THE STAIRS	TS	TS
BOTTOM OF THE STAIRS	BS	BS

General Notes

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSPECTIONS, BONDS AND OTHER APPROVAL RELATED ITEMS IN ACCORDANCE WITH LOCAL AND STATE POLICY. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT FOR SAID CONSTRUCTION SHALL BE OBTAINED FROM THE CITY TRAFFIC ENGINEER.
- ALL PAVING AND DRAINAGE RELATED MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF CITY OF CHARLOTTEVILLE UNLESS OTHERWISE NOTED.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT WITH ITS RELATIONSHIP TO THE EXISTING SITE SURVEY. THE CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS, AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING OR PROCEEDING WITH WORK.
- DEVIATIONS FROM OR CHANGES TO THESE PLANS WILL NOT BE ALLOWED UNLESS APPROVED BY THE CITY ENGINEER AND OWNER.
- THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF, OR THE NON-EXISTENCE OF, UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "MISS UTILITY" (1-800-552-7001).
- THE CONSTRUCTION MANAGER IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR REPAIRING AT HIS EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION. IF A UTILITY IS DAMAGED DURING CONSTRUCTION, STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER.
- CONSTRUCTION MANAGER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONSTRUCTION MANAGER SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- ANY DAMAGE TO EXISTING PHYSICAL FEATURES (WALKS, LIGHTS, TREES, SHRUBS, ETC.) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. REPAIRS OR REPLACEMENT SHALL BE MADE AS NECESSARY AT NO COST TO THE OWNER.
- ALL TURF AREAS THAT ARE IMPACTED OR DISTURBED BY CONTRACTOR VEHICLES, EQUIPMENT OR ACTIVITY SHALL BE REPAIRED, REGRADED, AND RESEDED.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE FOLLOWING AUTHORITIES TO SCHEDULE ON-SITE INSPECTIONS AS APPROPRIATE THROUGHOUT THE COURSE OF HIS/HER WORK: EROSION AND SEDIMENT CONTROL - E&S/ZONING ADMINISTRATOR (970-3182) SANITARY SEWER MAINS - CITY ENGINEERING (970-3182) POTABLE WATER MAINS - PUBLIC UTILITIES (970-3800) STORM WATER STRUCTURES - CITY ENGINEERING (970-3182) STREET CUT - PUBLIC SERVICE (970-3800) OTHER CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY (SIDEWALKS, FILL, OVERHEAD, ETC.) - (970-3182)

- ALL WORK WITHIN THE EXISTING CITY RIGHT-OF-WAY REQUIRES TWO PERMITS: STREET CUT/RIGHT-OF-WAY DISTURBANCE PERMIT- PUBLIC WORKS DEPARTMENT. PUBLIC SERVICE DIVISION. TRAFFIC DISTURBANCE PERMIT/PARTIAL OR FULL STREET CLOSURE PERMIT- CITY TRAFFIC ENGINEER, NDS.
- THE FOLLOWING INSPECTIONS ARE REQUIRED: WATER LINE - PUBLIC WORKS DEPARTMENT, PUBLIC SERVICE DIVISION. SANITARY SEWER, ROADS & OTHER INFRASTRUCTURE (R-O-W STORM CULVERTS-DITCHES, SIDEWALKS, ETC)-CITY ENGINEER'S OFFICE, NDS INSPECTOR. (970-3182) E&S CONTROL MEASURES AND ON-SITE STORMWATER-ZONING ADMINISTRATOR. (970-3182)

WATER AND SEWER

- WORK SHALL BE SUBJECT TO INSPECTION BY CITY OF CHARLOTTEVILLE INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE PROPER SERVICE AUTHORITY OFFICIALS AT THE START OF THE WORK.
- THE LOCATION OF EXISTING UTILITIES ACROSS THE LINE OF THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN, ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL ON HIS OWN INITIATIVE LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY.
- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS AS ADOPTED BY THE CITY OF CHARLOTTEVILLE.
- DATUM FOR ALL ELEVATIONS SHOWN IN NATIONAL GEODETIC SURVEY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "MISS UTILITY" (1-800-552-7001).
- ALL WATER AND SEWER PIPES SHALL HAVE A MINIMUM OF 3 FEET OF COVER MEASURED FROM THE TOP OF PIPE, OVER THE CENTERLINE OF PIPE. THIS INCLUDES ALL FIRE HYDRANT LINES, SERVICE LATERALS AND WATER LINES, ETC.
- AS-BUILT CONSTRUCTION DATA SHALL BE MAINTAINED BY THE CONTRACTOR IN THE FIELD. A MARKUP SET OF PLANS SHALL BE PROVIDED TO THE OWNER OR HIS REPRESENTATIVE TO SERVE AS THE BASIS FOR THE FINAL AS-BUILT PLANS. THE DATA RECORDED SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS AS SPECIFIED IN THE CITY OF CHARLOTTEVILLE AS-BUILT PLAN CHECKLIST, LATEST EDITION.

PAVEMENT CONSTRUCTION

- THE TERM CITY REFERS TO THE CITY OF CHARLOTTEVILLE, VIRGINIA.
- PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT OF WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT FOR SAID CONSTRUCTION SHALL BE OBTAINED FROM CITY OF CHARLOTTEVILLE. THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT, WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF CITY OF CHARLOTTEVILLE UNLESS OTHERWISE NOTED. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND MUST BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.

- UPON COMPLETION OF FINE GRADING AND PREPARATION OF THE PARKING LOT SUBGRADE, THE CONTRACTOR SHALL HAVE CBR TESTS PERFORMED ON THE SUBGRADE SOIL. THREE (3) COPIES OF THE TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER. IF A SUBGRADE SOIL CBR OF 10 OR GREATER IS NOT OBTAINABLE, A REVISED PAVEMENT DESIGN SHALL BE MADE BY THE DESIGN ENGINEER AND SUBMITTED WITH THE TEST RESULTS FOR APPROVAL.
- ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED. MAXIMUM ALLOWABLE FILL OR CUT SLOPE IS 2:1 WHERE REASONABLY OBTAINABLE. LESSER SLOPES OF 4:1 OR BETTER ARE TO BE ACHIEVED.
- TRAFFIC CONTROL OR OTHER REGULATORY SIGNS OR BARRICADES SHALL BE INSTALLED BY THE DEVELOPER WHEN, IN THE OPINION OF CITY ENGINEER OR HIS DESIGNEE, THEY ARE DEEMED NECESSARY IN ORDER TO PROVIDE SAFE AND CONVENIENT ACCESS. ALL SIGNS OR OTHER REGULATORY DEVICES SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED IN ACCORDANCE WITH THE VIRGINIA LITTER CONTROL ACT. NO LESS THAN ONE LITTER RECEPTACLE SHALL BE PROVIDED AT THE CONSTRUCTION SITE.
- ALL CONCRETE WORK WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY STANDARDS (COLOR, MIX AND DESIGN).

IFC CONSTRUCTION AND DEMOLITION NOTES

- IFC 1404.1: SMOKING TO BE ALLOWED IN ONLY DESIGNATED SPACES WITH PROPER RECEPTACLES.
- IFC 1404.2: WASTE DISPOSAL OF COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH WORKDAY.
- IFC 1410.1: ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.
- IFC 1404.6: CUTTING AND WELDING OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CHAPTER 26, OF THE INTERNATIONAL FIRE CODE, ADDRESSING WELDING AND HOTWORK OPERATIONS.
- IFC 1414.1: FIRE EXTINGUISHERS SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
- REQUIRED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.

SP-08-06-09 - Special Use Permit Conditions

- SUP APPROVED BY PC ON 12-9-08
- A MINIMUM OF FOUR (4) BICYCLES WILL BE PROVIDED FOR USE BY THE RESIDENTS OR GUESTS OF THE BED AND BREAKFAST ESTABLISHMENT
 - REALIGNMENT OF THE JEFFERSON PARK AVENUE/EMMET STREET INTERSECTION IN CONJUNCTION WITH THE CITY AS A CITY/TENTH AND MAIN LLC COST SHARE PROJECT.
 - ACQUISITION OF APPROXIMATELY 0.13 ACRES OF LAND CURRENTLY IN THE CITY OF CHARLOTTEVILLE RIGHT-OF-WAY FROM THE CITY OF CHARLOTTEVILLE BY TENTH AND MAIN LLC AS A RESULT OF THE REALIGNMENT OF JEFFERSON PARK AVENUE AND EMMET STREET IN A MANOR SUBSTANTIALLY IN CONFORMANCE WITH THE APPLICANT'S CONCEPTUAL PLAN APPROVED AT THE JOINT PUBLIC HEARING ON DECEMBER 9TH, 2008.
 - REDUCTION OF THE FRONT YARD SETBACK TO TWELVE (12) FEET AS REPRESENTED ON THE CONCEPTUAL SITE PLAN APPROVED AT THE JOINT PUBLIC HEARING ON DECEMBER 9TH, 2008.
 - ACHIEVEMENT OF AT LEAST 10 POINTS ON THE CITY'S LID WORKSHEET
 - DEVELOPMENT SHALL INCLUDE 36 NEW APARTMENTS (33 TWO-BEDROOM UNITS AND 3 ONE-BEDROOM UNITS) AND THE CONTINUED USE OF 104 OAKHURST CIRCLE AS 5-ONE BEDROOM APARTMENTS.

waterstreet

OAKHURST INN & APARTMENTS
CITY OF CHARLOTTEVILLE
PROJECT DATA SHEET

06/24/08 SUP RESUBMITTAL
10/24/08 SUP RESUBMITTAL
11/27/08 SUP RESUBMITTAL
SITE PLAN RESUBMITTAL
04/22/09 PRELIMINARY
SITE PLAN RESUBMITTAL
07/13/10 FINAL SITE PLAN RESUBMITTAL
10/18/10 CITY COUNCIL'S
01/25/11 CITY COMMENTS

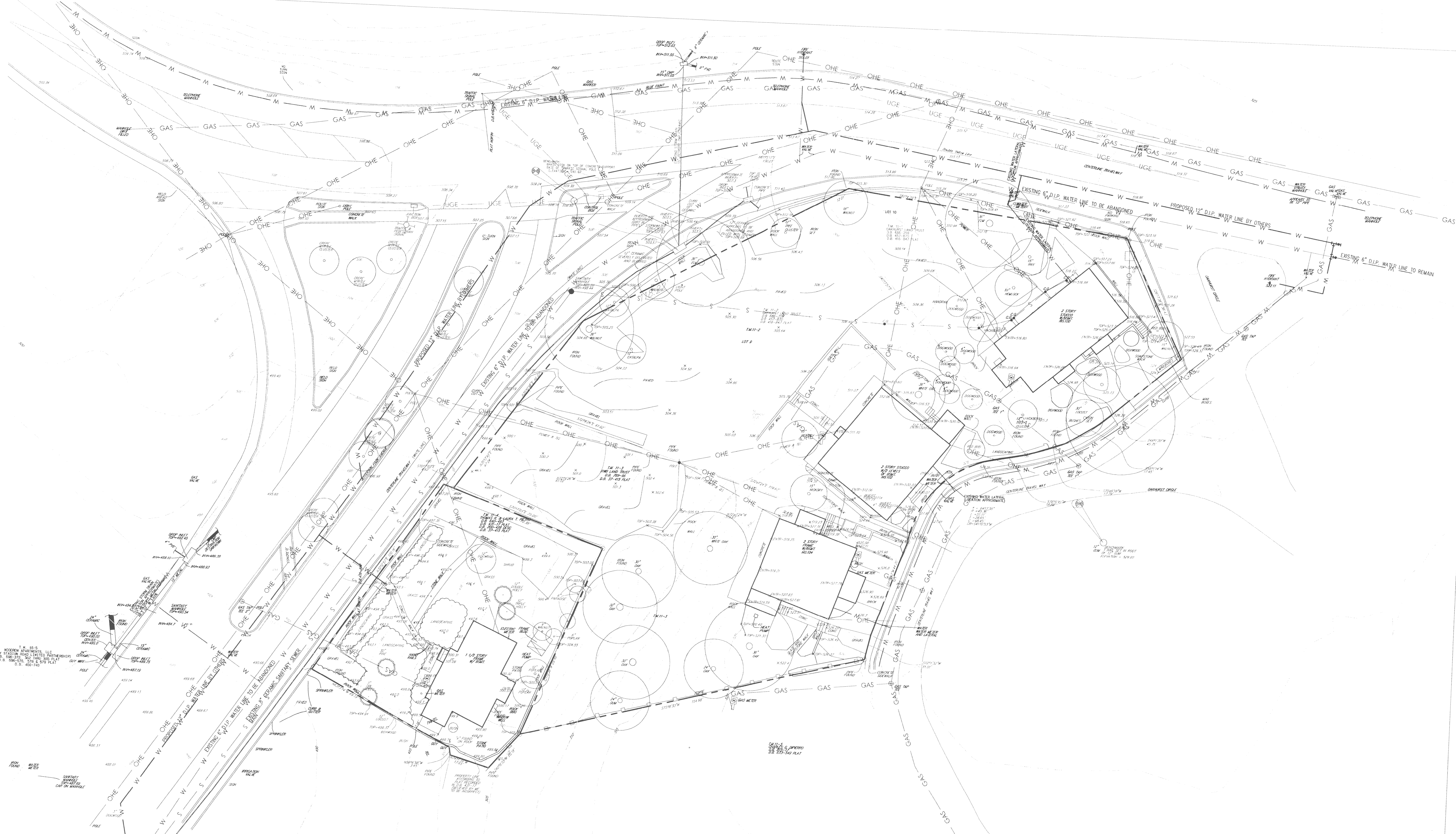
REVISIONS

07.13.10

OAKHURST INN & APARTMENTS CITY OF CHARLOTTESVILLE

EXISTING CONDITIONS PLAN

REVISIONS

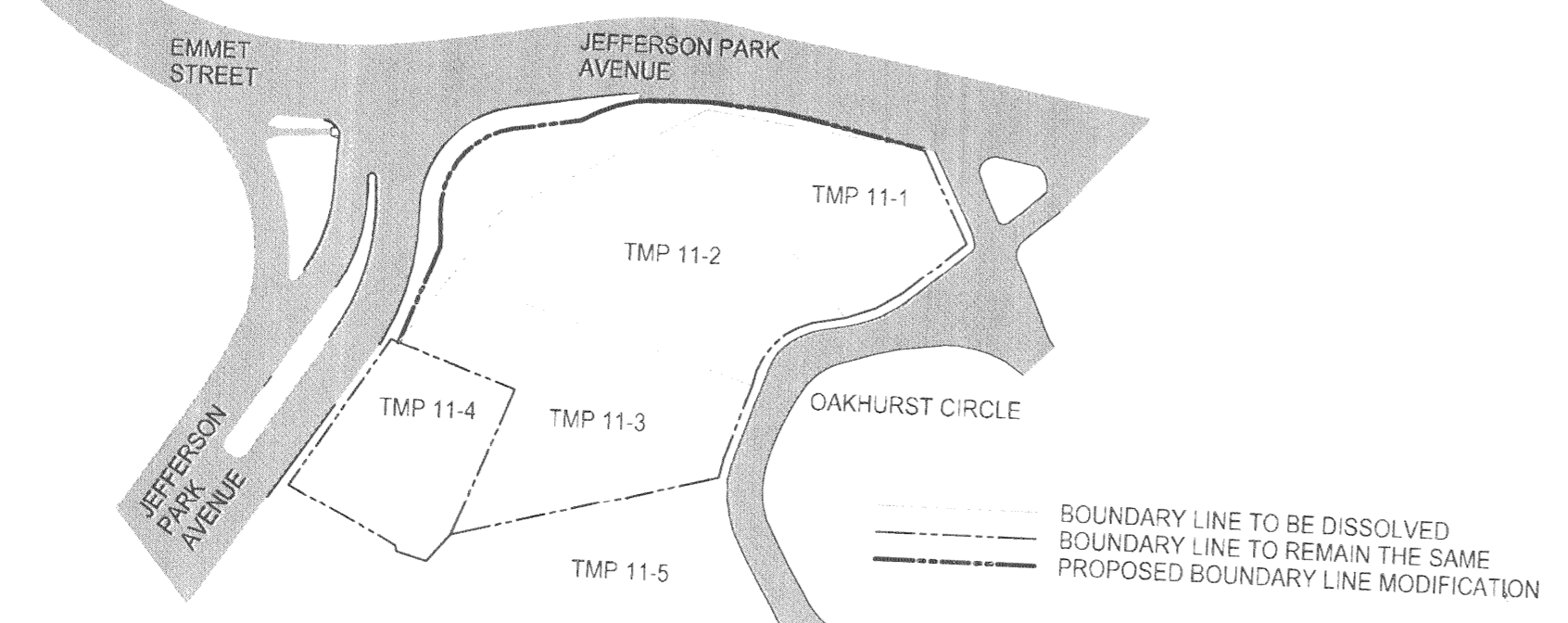


Survey Notes

1. SURVEY AND TOPOGRAPHIC INFORMATION FROM ROGER W. RAY AND ASSOC., INC. CHARLOTTESVILLE, VA. DATED 07/14/2006. REVISED ON 12/06/07. AN ADDITIONAL SURVEY FOR THE 1616 JPA ADJACENT PROPERTY WAS CONDUCTED AND IS DATED 09/12/08.
2. LOCATION OF UNDERGROUND UTILITIES WERE IDENTIFIED BY MISS UTILITY, MARKED IN THE FIELD AND SURVEYED. STORM DRAINS ALONG JPA WERE MARKED BY ROTO-ROOTER VIA VIDEO INSPECTION AND TRANSMITTER. CITY GIS RECORDS WERE UTILIZED FOR THE IDENTIFICATION OF SOME WATER LINES ALONG OAKHURST CIRCLE. SURFACE STRUCTURES WERE FIELD LOCATED. UNDERGROUND LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
3. CONTRACTOR MUST CONTACT MISS UTILITY 48 HRS BEFORE EXCAVATION, DEMOLITION OR ANY CONSTRUCTION. MISS UTILITY CAN BE REACHED AT: 1-800-552-7001
4. GAS LINES ARE NOT SHOWN ON PLANS. CONTACT MISS UTILITY TO LOCATE IN THE FIELD. MISS UTILITY CAN BE REACHED AT: 1-800-552-7001.
5. ONE BENCHMARK IS LOCATED ON GUM TREE WITHIN OAKHURST CIRCLE ALONG THE EASTERN PORTION OF THE SITE. SECOND BRASS BENCHMARK IS LOCATED ON TRAFFIC SIGNAL POLE AT JPA/EMMET INTERSECTION. DATUM OF INTERSECTION BENCHMARK IS CITY OF CHARLOTTESVILLE USGS DATUM.
6. SOURCE OF 10 FOOT CONTOURS OUTSIDE PROPERTY BOUNDARY IS ALBEMARLE COUNTY SERVICE AUTHORITY.
7. CITY GIS RECORDS SHOW THAT AN EXISTING WATER LINE MAY EXIST UNDER JPA CHANNELIZED RIGHT TURN LANE. LOCATION OF THIS WATER LINE TO BE VERIFIED BEFORE FINAL SITE PLAN APPROVAL.

Boundary Line Adjustment Note

TAX MAP PARCEL 11-1, 11-2 AND 11-3 WILL BE CONSOLIDATED INTO ONE PLAT. BOUNDARY LINE ALONG JEFFERSON PARK AVENUE WILL BE MODIFIED TO ACCOMMODATE PROPOSED MODIFICATIONS.

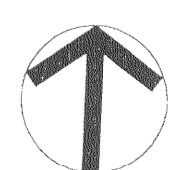
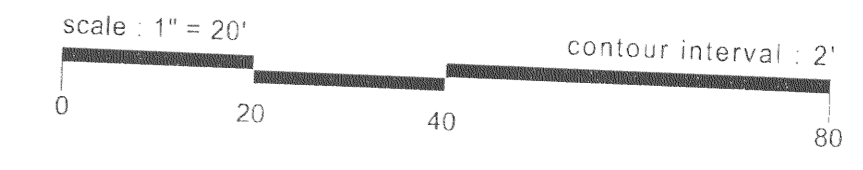


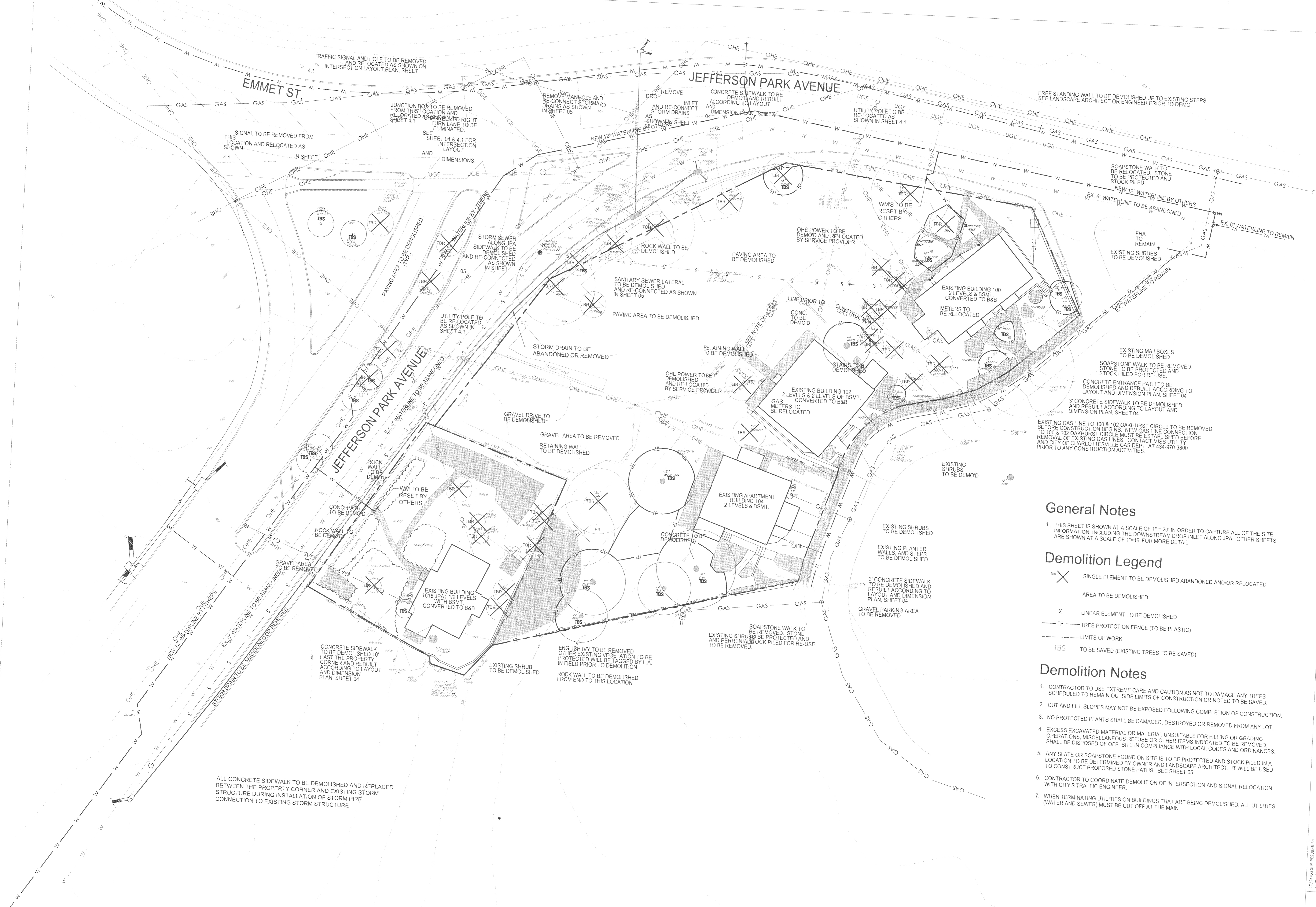
General Notes

1. THIS SHEET IS SHOWN AT A SCALE OF 1" = 20' IN ORDER TO CAPTURE ALL OF THE SITE INFORMATION, INCLUDING THE DOWNSTREAM DROP-INLET ALONG JPA. OTHER SHEETS ARE SHOWN AT A SCALE OF 1" = 16' FOR MORE DETAIL.

City Fire Department Notes

1. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE. THIS REQUIREMENT WILL APPLY TO THE PROPOSED FIRE HYDRANT ON JEFFERSON PARK AVENUE.






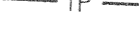




ALL CONCRETE SIDEWALK TO BE DEMOLISHED AND REPLACED BETWEEN THE PROPERTY CORNER AND EXISTING STORM STRUCTURE DURING INSTALLATION OF STORM PIPE CONNECTION TO EXISTING STORM STRUCTURE

General Notes

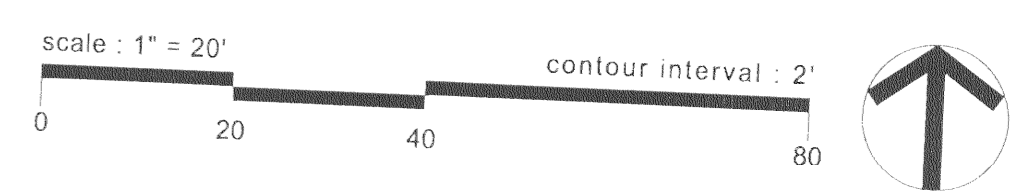
1. THIS SHEET IS SHOWN AT A SCALE OF 1" = 20' IN ORDER TO CAPTURE ALL OF THE SITE INFORMATION, INCLUDING THE DOWNSTREAM DROP INLET ALONG JPA. OTHER SHEETS ARE SHOWN AT A SCALE OF 1" = 16' FOR MORE DETAIL.

Demolition Legend

-  SINGLE ELEMENT TO BE DEMOLISHED ABANDONED AND/OR RELOCATED
-  AREA TO BE DEMOLISHED
-  LINEAR ELEMENT TO BE DEMOLISHED
-  TREE PROTECTION FENCE (TO BE PLASTIC)
-  LIMITS OF WORK
-  TO BE SAVED (EXISTING TREES TO BE SAVED)

Demolition Notes

1. CONTRACTOR TO USE EXTREME CARE AND CAUTION AS NOT TO DAMAGE ANY TREES SCHEDULED TO REMAIN OUTSIDE LIMITS OF CONSTRUCTION OR NOTED TO BE SAVED.
2. CUT AND FILL SLOPES MAY NOT BE EXPOSED FOLLOWING COMPLETION OF CONSTRUCTION.
3. NO PROTECTED PLANTS SHALL BE DAMAGED, DESTROYED OR REMOVED FROM ANY LOT.
4. EXCESS EXCAVATED MATERIAL OR MATERIAL UNSUITABLE FOR FILLING OR GRADING OPERATIONS, MISCELLANEOUS REFUSE OR OTHER ITEMS INDICATED TO BE REMOVED, SHALL BE DISPOSED OF OFF-SITE IN COMPLIANCE WITH LOCAL CODES AND ORDINANCES.
5. ANY SLATE OR SOAPSTONE FOUND ON SITE IS TO BE PROTECTED AND STOCK PILED IN A LOCATION TO BE DETERMINED BY OWNER AND LANDSCAPE ARCHITECT. IT WILL BE USED TO CONSTRUCT PROPOSED STONE PATHS. SEE SHEET 05.
6. CONTRACTOR TO COORDINATE DEMOLITION OF INTERSECTION AND SIGNAL RELOCATION WITH CITY'S TRAFFIC ENGINEER.
7. WHEN TERMINATING UTILITIES ON BUILDINGS THAT ARE BEING DEMOLISHED, ALL UTILITIES (WATER AND SEWER) MUST BE CUT OFF AT THE MAIN.



OAKHURST INN & APARTMENTS

CITY OF CHARLOTTEVILLE

DEMOLITION PLAN

DATE	DESCRIPTION
10/24/08 SUP. RESUBMITTA	
07/08 SUP. RESUBMITTA	
12/07 SUP. RESUBMITTA	
05/07 SUP. RESUBMITTA	
04/22/07 SUP. RESUBMITTA	
03/20/07 SUP. RESUBMITTA	
01/13/07 SUP. RESUBMITTA	
01/13/07 SUP. COMMENTS	
01/13/07 SUP. COMMENTS	
01/13/07 SUP. COMMENTS	

REVISIONS

Existing and Proposed Setbacks

COMPONENT:	EXISTING:	BY ORDINANCE:	PROPOSED:
FRONT YARD SETBACK:	11' @ BLDG #100 7' @ BLDG #102 19' @ BLDG #104 41' @ 1616 JPA	25' MIN (OR STREET AVG.)	33' AVG; 12' MIN (REQUIRES PERMIT)
SIDE YARD SETBACK:	10' AVERAGE	21-43 DUA: 1/3 HT= 10' MIN	1/3 HT= 10' MIN
REAR YARD SETBACK:	N/A	25' MIN.	N/A (NO REAR YARD)
BUILDING SEPARATION:	N/A SEPARATE LOTS	NOT SPECIFIED FOR R-3H (8' FOR R-UMD & R-UHD)	8'

Trip Generation Figures

ESTIMATED TRAFFIC GENERATION: ITE CODE 220, 320
 EXISTING DAILY TRIPS: 495 PROPOSED DAILY TRIPS: 847
 NET DAILY INCREASE: 347

AM PEAK HOUR:	IN	OUT	PM PEAK HOUR:	IN	OUT
EXISTING APTS:	3	12		11	6
PROPOSED B&B AND APTS:	13	33		30	20
NET TOTAL INCREASE:	10	21		19	14

Acreage Tabulation by Use

USE	ELEMENTS	SFT.	ACREAGE
RESIDENTIAL	APARTMENT BUILDING (ALL FLOORS)	30,225	0.69
NON-RESIDENTIAL	B&B BUILDINGS (ALL FLOORS)	13,630	0.31
RECREATIONAL	SEE NOTE 6 UNDER GENERAL NOTES	8,740	0.20
PUBLIC USE	SIDEWALK AND BIKE LANE	4,467	0.10
PARKING AND CIRCULATION	BASEMENT GARAGE AND ENTRY DRIVE	18,005	0.41

DUE TO THE INCREASE IN PEDESTRIAN TRIPS DURING PEAK HOURS, THERE IS A 30% REDUCTION IN VEHICLE TRIPS (SEE ANALYSIS ON PAGE 9 OF TRAFFIC STUDY).

Material and Text Legend

[Symbol]	ASPHALT PAVING	[Symbol]	EXISTING SOAPSTONE STEPPING STONES
[Symbol]	SCORED CONCRETE	[Symbol]	PROPOSED PERMEABLE CONCRETE PAVERS
[Symbol]	CONCRETE PAVING	[Symbol]	PROPOSED HONEY DUST PATH
[Symbol]	BIKE RACK (9 BIKES)	[Symbol]	LIMITS OF WORK (L.O.W.)
		[Symbol]	PROPOSED WALLS

General Notes

- THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT WITH ITS RELATIONSHIP TO THE EXISTING SITE SURVEY. THE CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS, AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS OMISSIONS OR DISCREPANCIES BEFORE COMMENCING OR PROCEEDING WITH THE WORK.
- GATHERING SPACES AROUND THE B&B WILL BE DIMENSIONED ALONG WITH THE FINAL SITE PLAN.
- REFER TO THE MATERIAL LEGEND FOR THE VARIOUS PAVEMENT TYPES.
- BENCHMARK (BM) FOR THE PROPOSED LAYOUT IS THE SOUTHWEST PROPERTY CORNER ALONG JEFFERSON PARK AVE.
- WIM AND RECYCLING TO BE STORED IN PARKING GARAGE. SEE LOCATION IN INSET A.03. TRASH AND RECYCLING WILL BE PLACED TEMPORARILY ON CONCRETE SLAB AT GARAGE ENTRANCE ON DAYS OF PICK SERVICE.
- RECREATION AREAS REQUIRED

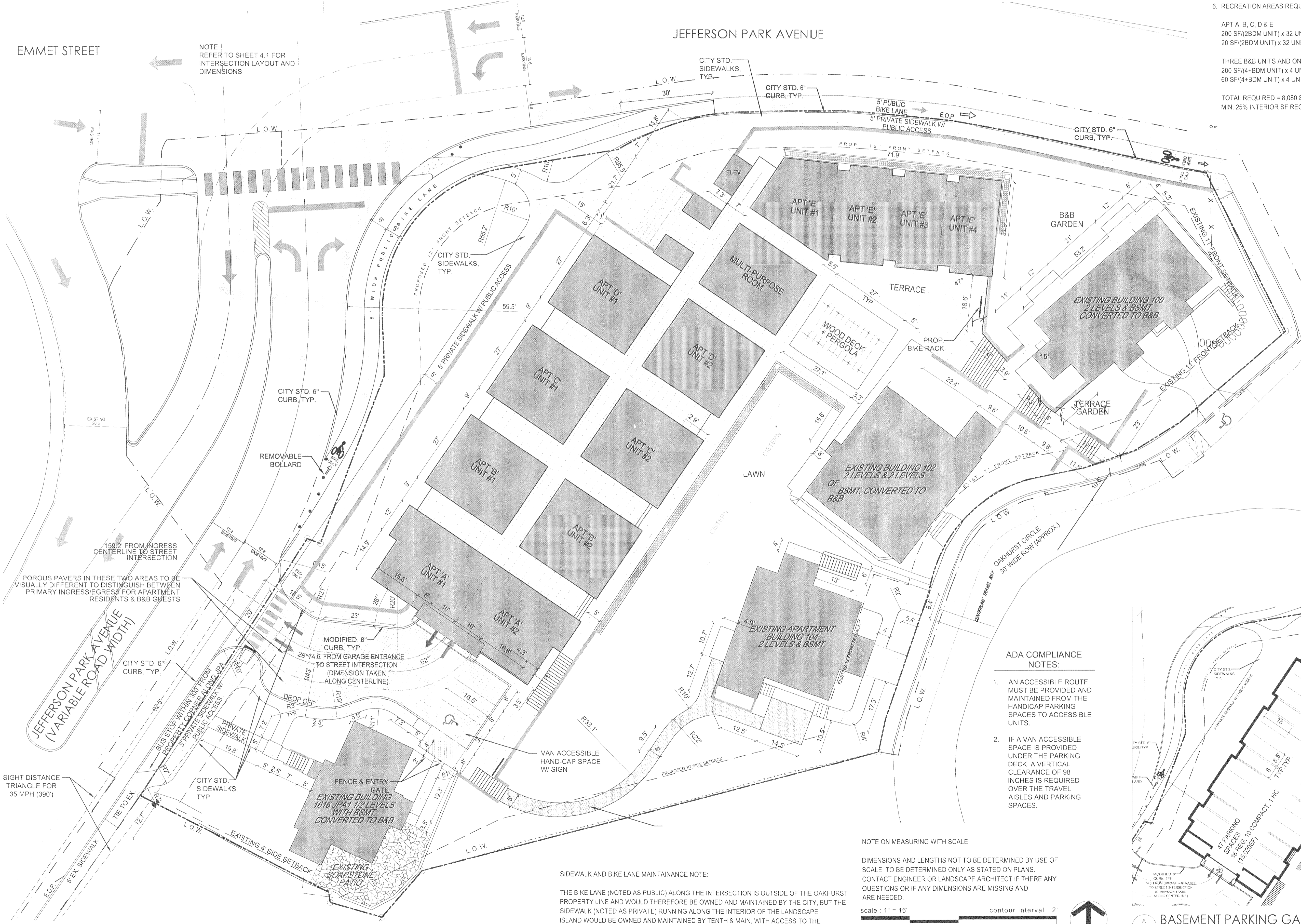
RECREATION AREAS PROVIDED

- LAWN + TERRACES + GARDENS + PICNIC PAVILION = 9,517 SF (7,453 SF of landscaped area)
 - MULTI-PURPOSE ROOM = 949 SF
 - COVERED PORCHES = 3,119 SF
- TOTAL PROVIDED = 13,585 SF
 EXTERIOR SF PROVIDED = 9,517 SF
 INTERIOR SF PROVIDED = 4,068 SF

Parking Calculations

EXISTING PARKING:	
UNMARKED, UNDETERMINED (9980 SF PAVEMENT AREA IN REAR, ADDITIONAL ON-STREET)	
REQUIRED PARKING:	
B&B AT 100, 102, & 1616: 27 ROOMS AT 0.3 PARKING SPACES PER ROOM, PARKING REQ'D	09 SPACES
NEW APTS: 32 TWO BDM & 4 ONE BDM UNITS AT 1.0 PARKING SPACES/UNIT	36 SPACES
EXISTING 104 OAKHURST: 5 ONE BDM UNITS AT 1.0 PARKING SPACES/UNIT, PARKING REQ'D	05 SPACES
CREDIT FOR BUS STOP WIN 300'	-02 SPACES
TOTAL	48 SPACES
PROPOSED PARKING:	
BASEMENT GARAGE	47 SPACES
HC WITHIN UNDERGROUND GARAGE	01 SPACE
HC STREET ON OAKHURST	01 SPACE
HC WITHIN THE SITE (BLDG # 1616)	01 SPACE
REGULAR SPACES ON-SITE (BLDG # 1616)	03 SPACES
TOTAL	53 SPACES
BASEMENT PARKING DIMENSIONS:	
COMPACT (C)	7 SPACES: 8' X 16' (MIN)
HANDICAP (HC)	01 SPACES: 8' X 18' W/5'-8" APRON
REGULAR	39 SPACES: 8.5' X 18'

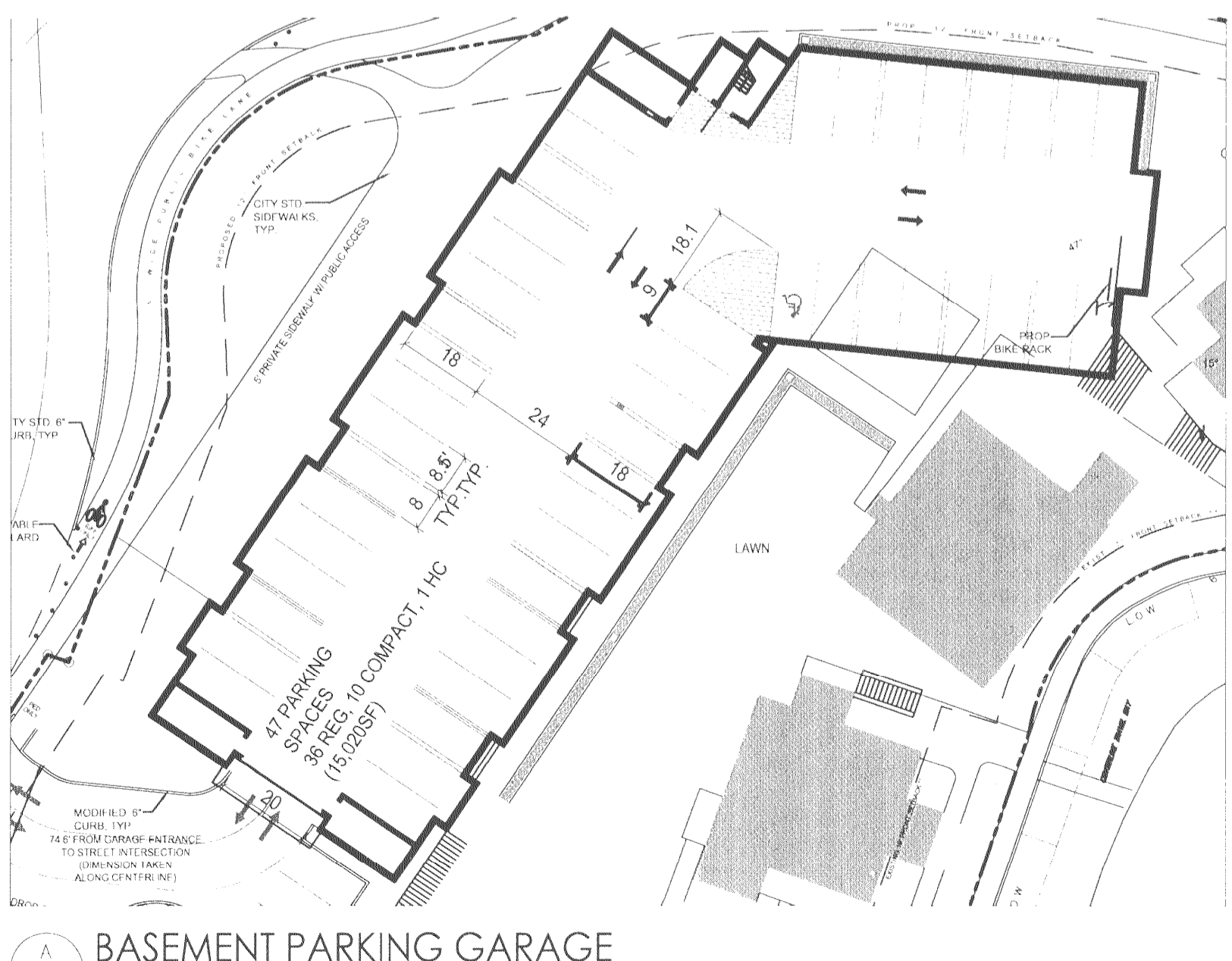
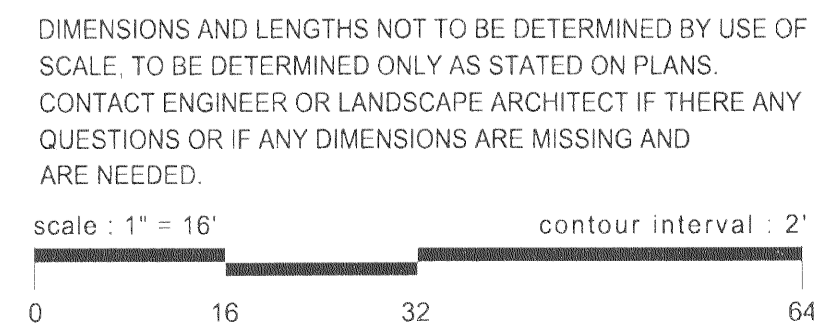
NOTE: PARKING LIFTS MAY BE ADDED AT A FUTURE DATE INSIDE OF THE UNDERGROUND PARKING GARAGE IF IT IS DETERMINED BY THE APPLICANT THAT MORE PARKING IS NEEDED OR DESIRED.



ADA COMPLIANCE NOTES:

- AN ACCESSIBLE ROUTE MUST BE PROVIDED AND MAINTAINED FROM THE HANDICAP PARKING SPACES TO ACCESSIBLE UNITS.
- IF A VAN ACCESSIBLE SPACE IS PROVIDED UNDER THE PARKING DECK, A VERTICAL CLEARANCE OF 98 INCHES IS REQUIRED OVER THE TRAVEL AISLES AND PARKING SPACES.

NOTE ON MEASURING WITH SCALE
 DIMENSIONS AND LENGTHS NOT TO BE DETERMINED BY USE OF SCALE. TO BE DETERMINED ONLY AS STATED ON PLANS.
 CONTACT ENGINEER OR LANDSCAPE ARCHITECT IF THERE ARE ANY QUESTIONS OR IF ANY DIMENSIONS ARE MISSING AND ARE NEEDED.



- 06/24/08 SUP. RESUBMITTAL
 10/24/08 SUP. RESUBMITTAL
 11/21/08 SUP. RESUBMITTAL
 7/29/09 PRELIMINARY SITE PLAN RESUBMITTAL
 06/23/09 PRELIMINARY COMMENTS
 07/13/10 FINAL SITE PLAN SUBMITTAL
 06/15/11 CITY COMMENTS

OAKHURST INN & APARTMENTS

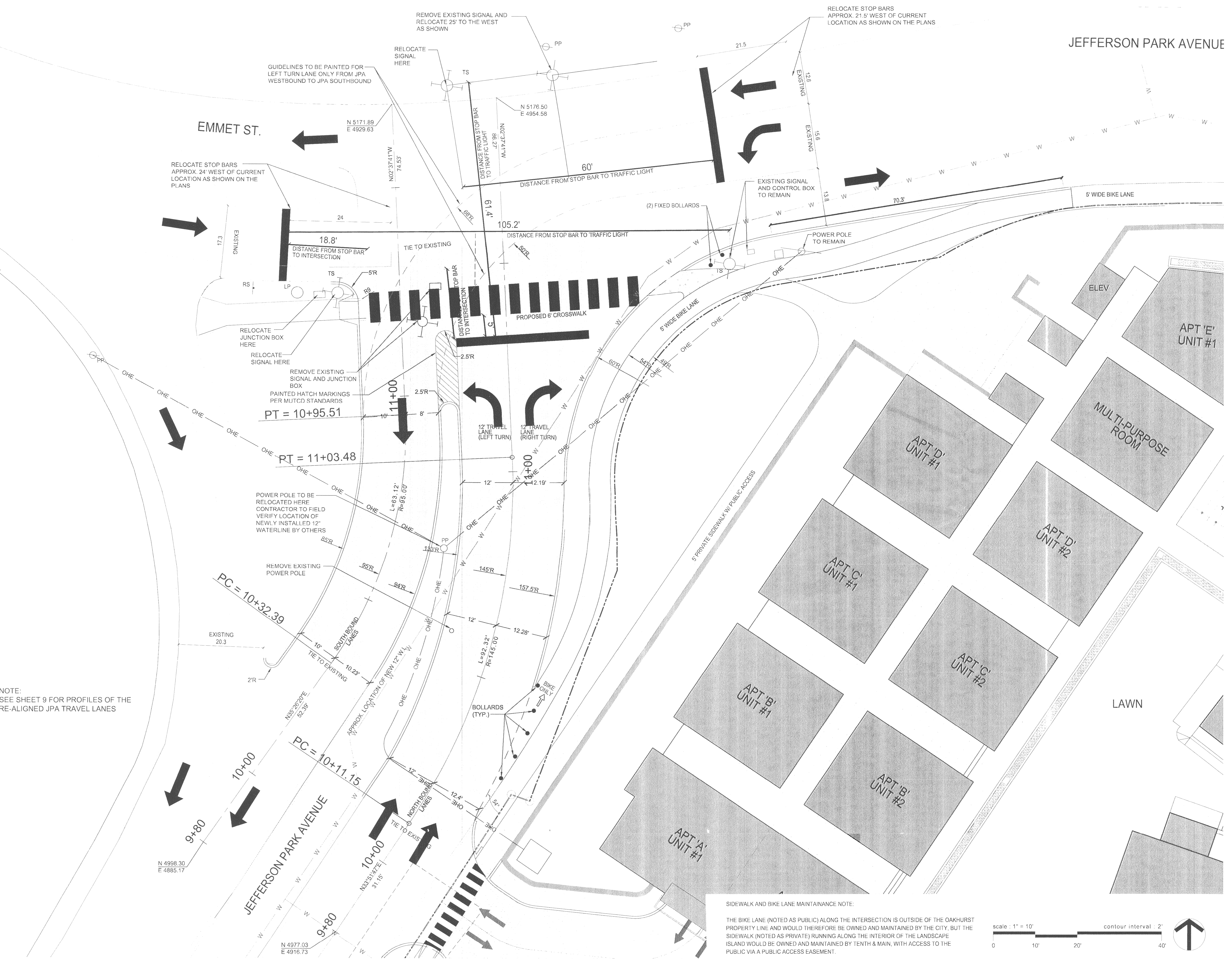
CITY OF CHARLOTTEVILLE

PROPOSED JPA/JPA/EMMET INTERSECTION LAYOUT

REVISIONS

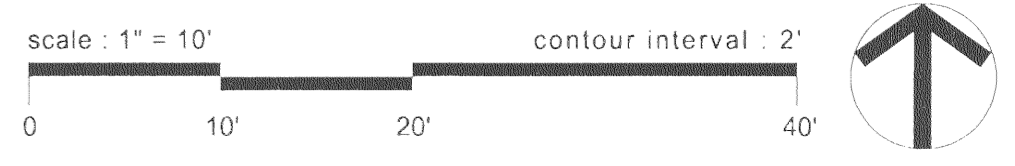
07.13.10

- 10/24/08 SUP RESUBMITTAL
- 11/21/08 SUP RESUBMITTAL
- 12/24/08 PRELIMINARY
- SITE PLAN RESUBMITTAL
- 04/22/09 PRELIMINARY
- 04/23/09 PRELIMINARY COMMENTS
- 07/15/10 FINAL SITE PLAN SUBMITTAL
- 01/25/11 CITY COMMENTS
- 06/15/11 CITY COMMENTS



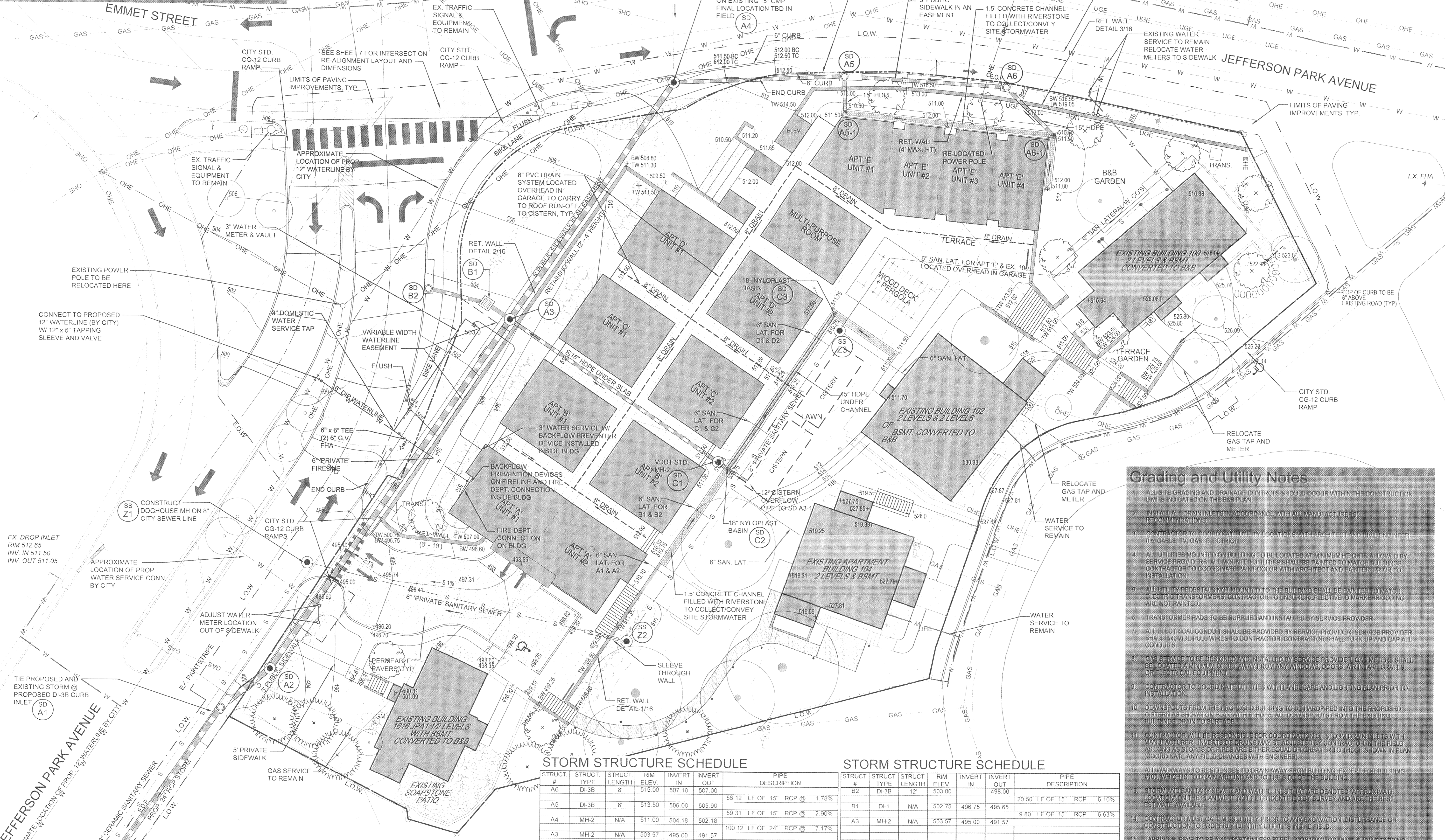
NOTE:
SEE SHEET 9 FOR PROFILES OF THE
RE-ALIGNED JPA TRAVEL LANES

SIDEWALK AND BIKE LANE MAINTENANCE NOTE:
THE BIKE LANE (NOTED AS PUBLIC) ALONG THE INTERSECTION IS OUTSIDE OF THE OAKHURST PROPERTY LINE AND WOULD THEREFORE BE OWNED AND MAINTAINED BY THE CITY, BUT THE SIDEWALK (NOTED AS PRIVATE) RUNNING ALONG THE INTERIOR OF THE LANDSCAPE ISLAND WOULD BE OWNED AND MAINTAINED BY TENTH & MAIN, WITH ACCESS TO THE PUBLIC VIA A PUBLIC ACCESS EASEMENT.



General Notes

1. LOCATION OF EXISTING WATERLINE UNDER JPA TO BE VERIFIED BEFORE COMPLETION OF FINAL SITE PLAN. ANY CHANGES TO PROPOSED LANDSCAPING OR OTHER ELEMENTS IN RELATION TO THIS WATERLINE WILL NEED TO BE MADE BEFORE FINAL SITE PLAN APPROVAL.
2. OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13 FEET 6 INCHES.
3. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 75,000 LBS.



Grading and Utility Notes

1. ALL SITE GRADING AND DRAINAGE CONTROLS SHOULD OCCUR WITHIN THE CONSTRUCTION LIMITS INDICATED ON THE S&S PLAN.
2. INSTALL ALL DRAIN INLETS IN ACCORDANCE WITH ALL MANUFACTURER'S RECOMMENDATIONS.
3. CONTRACTOR TO COORDINATE UTILITY LOCATIONS WITH ARCHITECT AND CIVIL ENGINEER (I.E. CABLE, TV, GAS, ELECTRIC).
4. ALL UTILITIES MOUNTED ON BUILDING TO BE LOCATED AT MINIMUM HEIGHTS ALLOWED BY SERVICE PROVIDERS. ALL UTILITY UTILITIES SHALL BE PAINTED TO MATCH BUILDINGS. CONTRACTOR TO COORDINATE PAINT COLOR WITH ARCHITECT AND PAINTER. PRIOR TO INSTALLATION.
5. ALL UTILITY PEDESTALS NOT MOUNTED TO THE BUILDING SHALL BE PAINTED TO MATCH ELECTRIC TRANSFORMERS. CONTRACTOR TO ENSURE REFLECTIVE ID MARKERS/ODDING ARE NOT PAINTED.
6. TRANSFORMER PADS TO BE SUPPLIED AND INSTALLED BY SERVICE PROVIDER.
7. ALL ELECTRICAL CONDUIT SHALL BE PROVIDED BY SERVICE PROVIDER. SERVICE PROVIDER SHALL PROVIDE PULL WIRES TO CONTRACTOR. CONTRACTOR SHALL TURN UP AND CAP ALL CONDUITS.
8. GAS SERVICE TO BE DESIGNED AND INSTALLED BY SERVICE PROVIDER. GAS METERS SHALL BE LOCATED A MINIMUM OF 3FT AWAY FROM ANY WINDOWS, DOORS, AIR INTAKE GRATES, OR ELECTRICAL EQUIPMENT.
9. CONTRACTOR TO COORDINATE UTILITIES WITH LANDSCAPE AND LIGHTING PLAN PRIOR TO INSTALLATION.
10. DOWNSPOUTS FROM THE PROPOSED BUILDING TO BE HARDPIPED INTO THE PROPOSED CISTERN AS SHOWN ON PLAN WITH 6" HDPE. ALL DOWNSPOUTS FROM THE EXISTING BUILDINGS DRAIN TO SURFACE.
11. CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATION OF STORM DRAIN INLETS WITH MANUFACTURER. HEIGHTS OF DRAINS MAY BE ADJUSTED BY CONTRACTOR IN THE FIELD AS LONG AS SLOPES OF PIPES ARE EITHER EQUAL OR GREATER TO THOSE SHOWN IN PLAN (COORDINATE ANY FIELD CHANGES WITH ENGINEER).
12. ALL WALKWAYS TO RESIDENCES TO DRAIN AWAY FROM BUILDING EXCEPT FOR BUILDING #100 WHICH IS TO DRAIN AROUND AND TO THE SIDE OF THE BUILDING.
13. STORM AND SANITARY SEWER AND WATER LINES THAT ARE DENOTED APPROXIMATE LOCATION ON THE PLAN WERE NOT FIELD IDENTIFIED BY SURVEY AND ARE THE BEST ESTIMATE AVAILABLE.
14. CONTRACTOR MUST CALL IN ALL UTILITIES PRIOR TO ANY EXCAVATION, DISTURBANCE OR CONSTRUCTION TO PROPERLY IDENTIFY UTILITIES IN THE FIELD.
15. TAPPING SLEEVE TO BE A 12"x6" STAINLESS STEEL. CONTRACTOR MUST SUBMIT TAPPING SLEEVE DETAILS TO CITY ENGINEER FOR APPROVAL BEFORE TAP OCCURS (973-3182). CONTRACTOR SHOULD ALLOW 3 WEEKS TO OBTAIN APPROVAL FROM CITY ENGINEER.
16. CONTACT CITY OF CHARLOTTEVILLE 48 HOURS PRIOR TO TAP ON WATER MAIN.
17. CONTRACTOR TO VERIFY LOCATION OF SANITARY SEWER LATERALS UPON CONNECTION. SPECIAL ATTENTION MUST BE MADE FOR 10" AND 14" DIA. HUB-BIRD CONNECTIONS AS SURVEY DOES NOT SHOW ANY SANITARY LATERALS OR GLEAN OUTS FOR THESE BUILDINGS. IN ADDITION, SPECIAL ATTENTION MUST BE MADE FOR 1616 JPA CONNECTIONS AS SURVEY DOES NOT SHOW ANY WATER LATERAL OR SANITARY LATERAL CONNECTIONS.

STORM STRUCTURE SCHEDULE

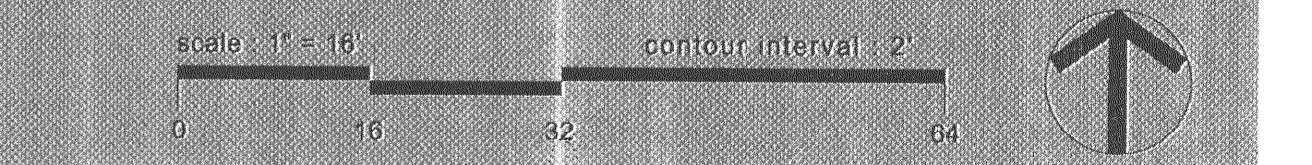
STRUCT #	STRUCT TYPE	STRUCT LENGTH	RIM ELEV.	INVERT IN	INVERT OUT	PIPE DESCRIPTION
A6	DI-3B	8'	515.00	507.10	507.00	56.12 LF OF 15" RCP @ 1.78%
A5	DI-3B	8'	513.50	508.00	505.90	59.31 LF OF 15" RCP @ 2.90%
A4	MH-2	N/A	511.00	504.18	502.18	100.12 LF OF 24" RCP @ 7.17%
A3	MH-2	N/A	503.57	495.00	491.57	147.15 LF OF 24" RCP @ 3.77%
A2	MH-2	N/A	493.00	488.02	485.92	21.60 LF OF 24" RCP @ 2.27%
A1	DI-3B	12'	491.33	485.43	485.33	137.00 LF OF 24" RCP @ 2.25%
A0	EX DI	EX	485.21	482.25	482.00	
C3	18" NYLO	N/A	510.75		503.00	65.25 LF OF 15" HDPE @ 1.53%
C2	18" NYLO	N/A	509.75	502.00	501.90	4.25 LF OF 15" HDPE @ 4.71%
C1	MH-2	N/A	510.85	501.70	496.00	87.29 LF OF 15" HDPE @ 1.15%
A3	MH-2	N/A	503.57	495.00	491.57	

STORM STRUCTURE SCHEDULE

STRUCT #	STRUCT TYPE	STRUCT LENGTH	RIM ELEV.	INVERT IN	INVERT OUT	PIPE DESCRIPTION
B2	DI-3B	12'	503.00		498.00	20.50 LF OF 15" RCP @ 6.10%
B1	DI-1	N/A	502.75	496.75	495.65	9.80 LF OF 15" RCP @ 6.63%
A3	MH-2	N/A	503.57	495.00	491.57	
A6-1	18" NYLO	N/A	510.50		507.50	23.39 LF OF 15" HDPE @ 1.71%
A6	DI-3B	8'	515.00	507.10	507.00	
A5-1	18" NYLO	N/A	510.50		507.50	
A5	DI-3B	8'	513.50	506.00	505.90	12.57 LF OF 15" HDPE @ 11.93%

SANITARY SEWER STRUCTURE SCHEDULE

STRUCT #	STRUCT TYPE	RIM ELEV.	INVERT IN	INVERT OUT	PIPE DESCRIPTION
Z3	SMH	511.00	505.20	505.00	126.80 LF OF 8" PVC @ 1.18%
Z2	SMH (DROP)	508.50	503.50	495.00	109.71 LF OF 8" PVC @ 4.10%
Z1	SMH	494.69	490.50	489.80	



waterstreet

OAKHURST INN & APARTMENTS
CITY OF CHARLOTTEVILLE

GRADING & UTILITIES PLAN

REVISIONS

05

10.15.09

10/24/08 SUP RESUBMITTAL
11/27/08 SUP RESUBMITTAL
1/22/09 PRELIMINARY
04/20/09 PRELIMINARY
SITE PLAN RESUBMITTAL
06/23/09 PRELIMINARY COMMENTS
07/13/10 FINAL SITE PLAN SUBMITTAL
01/26/11 CITY COMMENTS
08/25/11 CITY COMMENTS

General Landscape Notes

- CONTRACTOR TO USE EXTREME CARE AND CAUTION AS NOT TO DAMAGE ANY TREES SCHEDULED TO REMAIN OUTSIDE LIMITS OF CONSTRUCTION OR NOTED TO BE SAVED.
- NO CONSTRUCTION EQUIPMENT OR STORAGE SHALL OCCUR WITHIN DRIP LINE OF EXISTING TREES. CONTRACTOR SHALL CONTACT OWNER OR LANDSCAPE ARCHITECT (LA) TO DISCUSS TREE PROTECTION EFFORTS PRIOR TO MOBILIZATION. ALL TREE PROTECTION MEASURES SHALL BE APPROVED BY OWNER AND LA BEFORE ANY CONSTRUCTION ACTIVITIES SHALL TAKE PLACE ON-SITE.
- CONTRACTOR TO MONITOR TREES FOR STRESS AND/OR DAMAGE AND ADVISE OWNER, LA AND TREE ARBORIST OF ANY OCCURRENCE.
- PRIOR TO MOBILIZATION CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT (LA) TO DISCUSS TREE PROTECTION EFFORTS. ALL TREE PROTECTION MEASURES SHALL BE APPROVED BY LA AND/OR TREE ARBORIST BEFORE ANY CONSTRUCTION ACTIVITIES SHALL TAKE PLACE ON-SITE.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT AND/OR TREE ARBORIST 48-HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY NEEDED WITHIN ANY TREE PROTECTION MEASURE. ALL TREE PROTECTION MEASURES SHALL BE REPLACED IN ORIGINAL LOCATION ONCE WORK HAS BEEN COMPLETED. NO WORK SHALL BE DONE WITHIN DRIP LINE OF EXISTING TREES UNLESS APPROVED BY TREE ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO WORK.
- ALL WORK TO BE PERFORMED BY THE CONTRACTOR WITHIN THE DRIP LINE OF ANY EXISTING TREE OR TREE PROTECTION AREA SHALL BE DONE IN A MANNER SENSITIVE TO ENSURING NO DAMAGE WILL BE DONE TO THE EXISTING TREES. THE PREFERRED METHOD FOR GRADING SMALL AREAS WITHIN THE DRIP LINE SHALL BE DONE BY HAND. LARGER AREAS TO BE GRADED MAY BE DONE WITH A SMALL BOBCAT/TTRACT-HOE.
- CONTRACTOR TO DISCUSS METHODS OF GRADING WORK WITH LANDSCAPE ARCHITECT AND TREE ARBORIST PRIOR TO COMMENCING ANY SUCH WORK WITHIN DESIGNATED TREE PROTECTION AREAS OR WITHIN EXISTING DRIP LINES.
- ALL PLANTS HAVING A QUANTITY GREATER THAN ONE(1) SHALL BE MATCHED AND SUPPLIED FROM THE SAME SOURCE (PER SPECIES).
- CONTACT LANDSCAPE ARCHITECT AT THE TIME OF PLANT MATERIAL DELIVERY, BEFORE ANY SUBSTITUTIONS OR CHANGES. IF SCHEDULED TYPES ARE UNAVAILABLE, AND FOLLOWING INSTALLATION. ALL PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT OF ORDERS.
- LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE ALL PLANT MATERIAL AT TIME OF DELIVERY AS WELL AS AFTER INITIAL PLACEMENT PRIOR TO PLANTING. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT 48-HOURS PRIOR TO DELIVERY.
- PLANT LOCATIONS TO BE REEVALUATED AND REVISED, IF NECESSARY, AFTER FINISHED GRADING.
- MULCH IN PLANTERS AND PLANTING BEDS TO BE CLEAN AND FREE FROM PEST AND DISEASES. MULCH SHALL BE APPLIED TO A 2-INCH DEPTH. MULCH RINGS 24-INCHES MIN. IN DIAMETER ARE TO BE PLACED AROUND ALL TREES NOT LOCATED IN PLANTING BEDS.
- CONTRACTOR TO VERIFY ALL QUANTITIES BETWEEN PLAN AND PLANT LIST AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY PRIOR TO ORDERING.

- STABILIZATION MAT MAY BE APPLIED TO ALL SLOPES EXCEEDING 3:1 (TO BE DETERMINED BY LA AND ENGINEER). TREE PLANTING AND MEADOW MIX SPREADING SHALL BE PERFORMED IN A MANNER THAT DOES NOT COMPROMISE THE INTEGRITY OF THE SLOPE OR MAT (IF USED). SLOPE PROTECTION MATTING SHALL BE AN APPROPRIATE NORTH AMERICAN GREEN PRODUCT. CONSULT LA AND ENGINEER PRIOR TO ORDERING FOR TYPE AND QUANTITY.
- FIRE HYDRANTS, FIRE PUMP TEST HEADER, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL REMAIN CLEAR AND UNOBSSTRUCTED BY LANDSCAPING. PARKING OR OTHER OBJECTS. NO LANDSCAPING OF ANY TYPE SHALL BE PLANTED WITHIN A FIVE (5) FOOT RADIUS OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION. LANDSCAPING IN THE AREA OF FIRE DEPARTMENT CONNECTIONS SHALL BE OF THE TYPE THAT WILL NOT ENCRONCH ON THE REQUIRED FIVE (5) FOOT RADIUS ON MATURITY OF THE LANDSCAPING

Legend and Plant Schedule

DECIDUOUS CANOPY TREES (TYP.)										
CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	ROOT	CANOPY COVERAGE PER/TREE	TOTAL			
GB	Ginkgo biloba	Princeton Sentry	2	4" cal	B&B	14 SF	14 SF			
NS	Nyssa sylvatica	Blackgum	1	2.5" cal	B&B	123 SF	123 SF			
QC	Quercus coccinea	Scarlet Oak	4	4" cal	B&B	370 SF	1480 SF			
UP	Ulmus parvifolia 'Ailex'	Lacebark Elm	12	4" cal	B&B	366 SF	4392 SF			

DECIDUOUS UNDERSTORY TREES (TYP.)										
CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	ROOT	CANOPY COVERAGE PER/TREE	TOTAL			
AA	Amelanchier arborea- 'Autumn Brilliance'	Downy Serviceberry	1	5'-6" hl.	B&B	130 SF	130 SF			
CC	Cercis canadensis	Eastern Redbud	4	5'-6" hl.	B&B	124 SF	496 SF			
CF	Cornus florida - 'Cherokee Princess'	Flowering Dogwood	5	5'-6" hl.	B&B	124 SF	630 SF			
HJ	Hamamelis x intermedia 'Jelena'	Jelena Witch Haze	1	5'-6" hl.	B&B	113 SF	113 SF			

EVERGREEN TREES (TYP.)										
CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	ROOT	CANOPY COVERAGE PER/TREE	TOTAL			
IO	Ilex opaca	American Holly	6	6'-8" hl.	B&B	56 SF	336 SF			

TOTAL CANOPY COVERAGE 7,714 SF

EXISTING TREES TO BE SAVED

SCIENTIFIC NAME	COMMON NAME	CALIPER	CANOPY COVERAGE (SF)
Carya glabra	Pignut Hickory	15"	91.5
Gleditsia triacanthos var. inermis	Honey Locust	30"	636
Gleditsia triacanthos var. inermis	Honey Locust	30"	636
Juglans nigra	Black Walnut	36"	1809
Juglans nigra	Black Walnut	15"	452
Nyssa sylvatica	Black Gum	24"	184.5
Tsuga canadensis	Eastern Hemlock	18"	907
Quercus alba	White Oak	30"	364.5
Quercus alba	White Oak	24"	364.5
Quercus alba	White Oak	36"	364.5
Quercus alba	White Oak	30"	364.5
Quercus alba	White Oak	36"	364.5

TOTAL CANOPY COVERAGE 6,539 SF

EXISTING TREES TO BE SAVED THAT ARE LESS THAN 8" CALIPER

Street Tree Provisions

STREET TREES REQUIRED: 12 (486 L.F. OF FRONTAGE/40')
 STREET TREES PROPOSED: 13

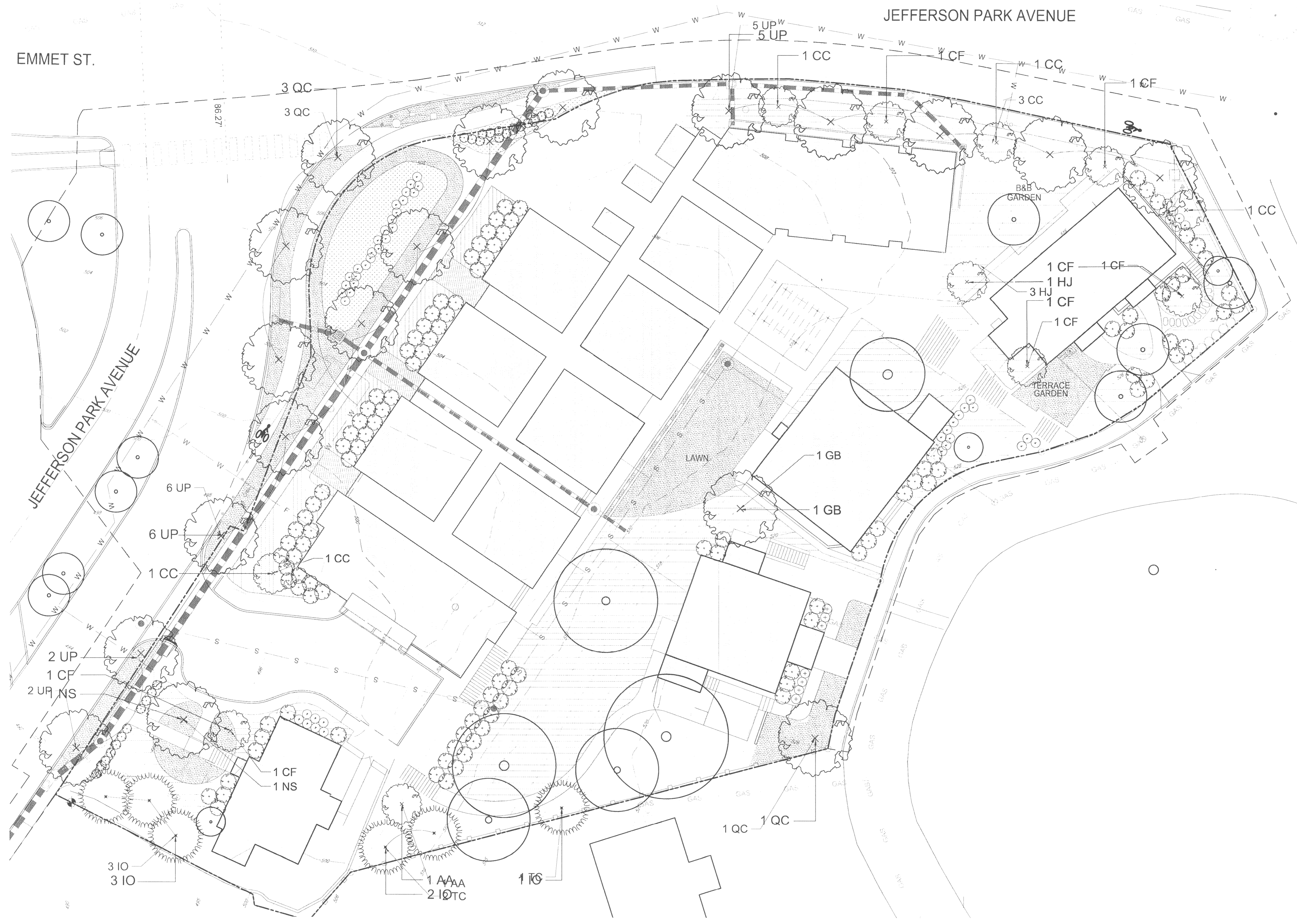
* NOTE THAT THREE ADDITIONAL TREES ARE BEING PROVIDED WITHIN THE ROW ALONG THE JPA INTERSECTION BETWEEN THE ROADWAY AND THE SIDEWALK. THESE TREES ARE NOT BEING COUNTED AS PART OF THE STREET TREES PROVIDED AND ARE REQUESTED BY THE PLANNING COMMISSION.

Landscape Calculations

TOTAL SITE AREA	56,094 SF 1.29 ACRE
TOTAL CANOPY COVERAGE REQUIRED	5,576 SF (10%)
CANOPY COVERAGE PROPOSED	7,888 SF
EXISTING CANOPY PROTECTED (12 TREES)	6,539 SF
TOTAL CANOPY COVERAGE	14,253 SF (26%)
TOTAL OPEN SPACE	27,154 SF (48%)

Landscape Maintenance Notes

- TREES ALONG SIDEWALK TO MAINTAIN CANOPY HEIGHT AT A MINIMUM OF 60" ABOVE GRADE.
- RECOMMEND CLEAR SIGHT LINES FROM STREET THRU THE DEVELOPMENT. CURRENT PLANS SHOW TREES THAT IF MATURE WOULD NOT ALLOW PATROL OFFICERS TO OBSERVE ACTIONS WITHIN THE AREA.
- PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ALL PROPOSED TREES IN THE RIGHT OF WAY FOR A PERIOD OF TWO YEARS FROM THE DATE OF PLANTING. IF SAID TREES ARE DAMAGED OR LOST WITHIN THE FIRST TWO YEARS AFTER PLANTING, THEY SHALL BE REPLACED AT OWNER'S EXPENSE. MAINTENANCE INCLUDES WATERING AND GENERAL UPKEEP.

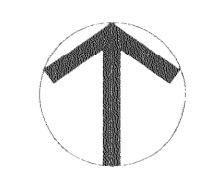


NOTE ON MEASURING WITH SCALE

DIMENSIONS AND LENGTHS NOT TO BE DETERMINED BY USE OF SCALE. TO BE DETERMINED ONLY AS STATED ON PLANS. CONTACT ENGINEER OR LANDSCAPE ARCHITECT IF THERE ANY QUESTIONS REGARDING DIMENSIONS OR IF FURTHER DIMENSIONING IS REQUIRED.

scale: 1" = 10'

contour interval: 2'



General Landscape Notes

- CONTRACTOR TO USE EXTREME CARE AND CAUTION AS NOT TO DAMAGE ANY TREES SCHEDULED TO REMAIN OUTSIDE LIMITS OF CONSTRUCTION OR NOTED TO BE SAVED.
- NO CONSTRUCTION EQUIPMENT OR STORAGE SHALL OCCUR WITHIN DRIP LINE OF EXISTING TREES. CONTRACTOR SHALL CONTACT OWNER OR LANDSCAPE ARCHITECT (LA) TO DISCUSS TREE PROTECTION EFFORTS PRIOR TO MOBILIZATION. ALL TREE PROTECTION MEASURES SHALL BE APPROVED BY OWNER AND LA BEFORE ANY CONSTRUCTION ACTIVITIES SHALL TAKE PLACE ON-SITE.
- CONTRACTOR TO MONITOR TREES FOR STRESS AND/OR DAMAGE AND ADVISE OWNER, LA AND TREE ARBORIST OF ANY OCCURRENCE.
- PRIOR TO MOBILIZATION CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT (LA) TO DISCUSS TREE PROTECTION EFFORTS. ALL TREE PROTECTION MEASURES SHALL BE APPROVED BY LA AND/OR TREE ARBORIST BEFORE ANY CONSTRUCTION ACTIVITIES SHALL TAKE PLACE ON-SITE.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT AND/OR TREE ARBORIST 48-HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY NEEDED WITHIN ANY TREE PROTECTION MEASURE. ALL TREE PROTECTION MEASURES SHALL BE REPLACED IN ORIGINAL LOCATION ONCE WORK HAS BEEN COMPLETED. NO WORK SHALL BE DONE WITHIN DRIP LINE OF EXISTING TREES UNLESS APPROVED BY TREE ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO WORK.
- ALL WORK TO BE PERFORMED BY THE CONTRACTOR WITHIN THE DRIP LINE OF ANY EXISTING TREE OR TREE PROTECTION AREA SHALL BE DONE IN A MANNER SENSITIVE TO ENSURING NO DAMAGE WILL BE DONE TO THE EXISTING TREES. THE PREFERRED METHOD FOR GRADING SMALL AREAS WITHIN THE DRIP LINE SHALL BE DONE BY HAND. LARGER AREAS TO BE GRADED MAY BE DONE WITH A SMALL BOBCAT/TRACT-HOE.
- CONTRACTOR TO DISCUSS METHODS OF GRADING WORK WITH LANDSCAPE ARCHITECT AND TREE ARBORIST PRIOR TO COMMENCING ANY SUCH WORK WITHIN DESIGNATED TREE PROTECTION AREAS OR WITHIN EXISTING DRIP LINES.
- ALL PLANTS HAVING A QUANTITY GREATER THAN ONE(1) SHALL BE MATCHED AND SUPPLIED FROM THE SAME SOURCE (PER SPECIES).
- CONTACT LANDSCAPE ARCHITECT AT THE TIME OF PLANT MATERIAL DELIVERY, BEFORE ANY SUBSTITUTIONS OR CHANGES, IF SCHEDULED TYPES ARE UNAVAILABLE, AND FOLLOWING INSTALLATION. ALL PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT OF ORDERS.
- LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE ALL PLANT MATERIAL AT TIME OF DELIVERY AS WELL AS AFTER INITIAL PLACEMENT PRIOR TO PLANTING. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT 48-HOURS PRIOR TO DELIVERY.
- PLANT LOCATIONS TO BE REEVALUATED AND REVISED, IF NECESSARY, AFTER FINISHED GRADING.
- MULCH IN PLANTERS AND PLANTING BEDS TO BE CLEAN AND FREE FROM PEST AND DISEASES. MULCH SHALL BE APPLIED TO A 2-INCH DEPTH. MULCH RINGS 24-INCHES MIN. IN DIAMETER ARE TO BE PLACED AROUND ALL TREES NOT LOCATED IN PLANTING BEDS.
- CONTRACTOR TO VERIFY ALL QUANTITIES BETWEEN PLAN AND PLANT LIST AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY PRIOR TO ORDERING.

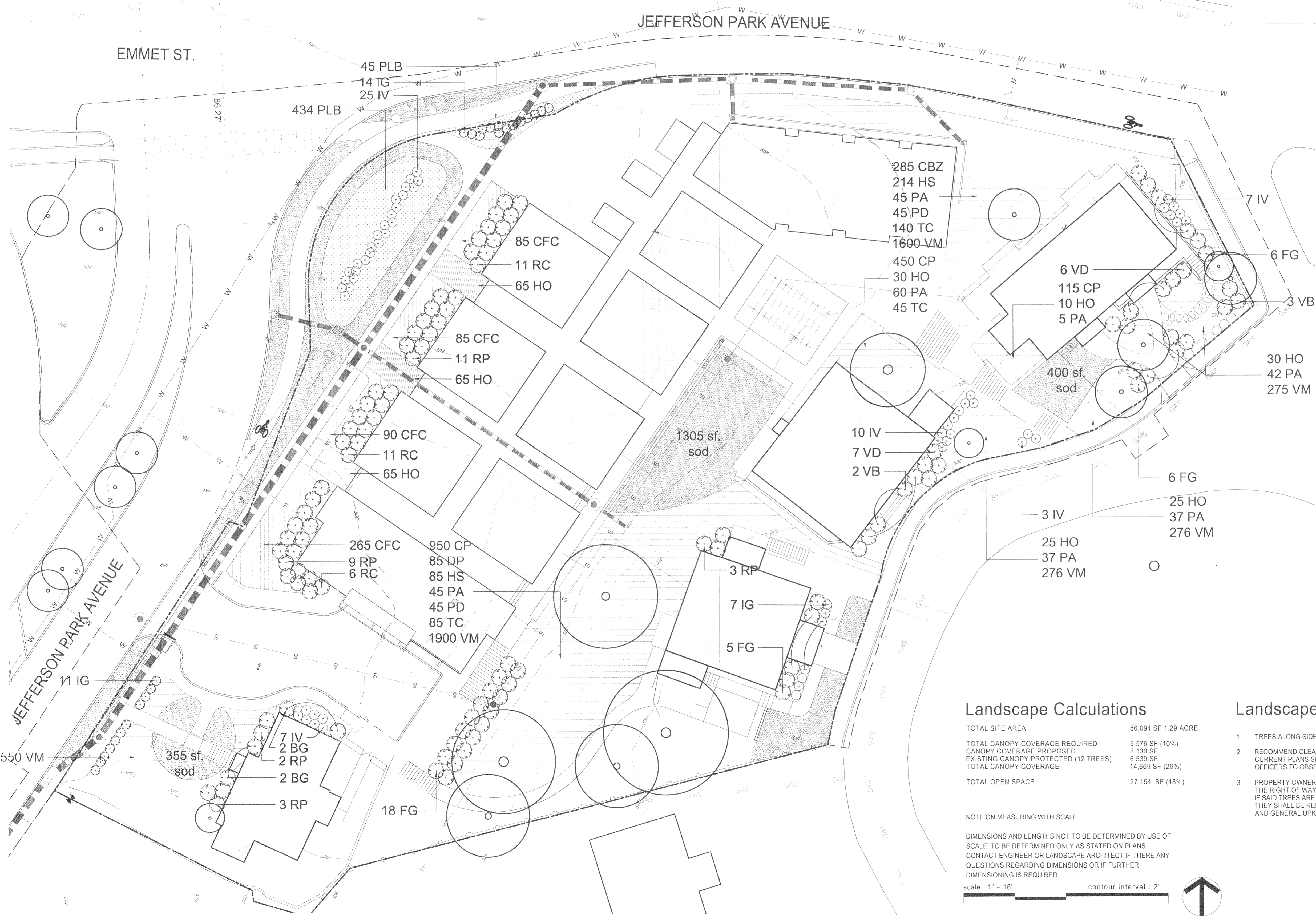
Legend and Plant Schedule

SHRUBS AND GROUNDCOVERS

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	ROOT
BG	Buxus 'Green Mountain'	Green Mountain Boxwood	4	24"-30"	7 gal.
FG	Fothergilla gardenii 'Blue Mist'	Dwarf Fothergilla	35	18"-24" ht.	3 gal.
IG	Ilex glabra 'Shamrock'	Inkberry	32	18"-24" ht.	3 gal.
IV	Itea virginica 'Henry's Garnet'	Virginia Sweetshrub	45	18"-24" ht.	3 gal.
RC	Rhododendron chinoides	Chinoides Rhododendron	28	24"-30" ht.	7 gal.
RP	Rhododendron catalpaense	Purpleum Elegans	27	24"-30" ht.	7 gal.
VB	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	5	18"-24" ht.	3 gal.
VD	Viburnum davidii	David Viburnum	8	24"-30" ht.	b+b

GROUNDCOVER (SPACED 2' O.C.)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	ROOT	SPACING
FB	Fescue Blend Turf Grass		2,908 SF	seed sod		seed sod
CFC	Carex comans 'Frosted Curis'	New Zealand Hair Sedge	525	5"	plug	18"
CBZ	Carex flacca 'Blue Zinger'	Blue Zinger Sedge	285	5"	plug	18"
CP	Carex pennsylvanica	Pennsylvania Sedge	1515	5"	plug	16"
DP	Dennstaedtia punctilobula	Hayscented Fern	85	1 gal.		24"
HO	Hellebore orientalis	Lenten Rose	315	1 gal.		18"
HS	Heuchera 'Mocha'	Mocha Coral Bells	299	1 gal.		18"
PA	Polystichum acrostichoides	Christmas Fern	271	1 gal.		24"
PD	Phlox divaricata	Blue Woodland Phlox	90	1 gal.		24"
PLB	Pennisetum alopecuroides	Little Bunny Fountain Grass	479	3 gal.		24"
TC	Tiarella cordifolia	Heartleaf Foamflower	270	1 gal.		18"
VM	Vinca minor 'Bowles'	Bowles Littleleaf Periwinkle	4327	4"		12"



Landscape Calculations

TOTAL SITE AREA	56,094 SF (1.29 ACRE)
TOTAL CANOPY COVERAGE REQUIRED	5,576 SF (10%)
CANOPY COVERAGE PROPOSED	8,130 SF
EXISTING CANOPY PROTECTED (12 TREES)	6,539 SF
TOTAL CANOPY COVERAGE	14,669 SF (26%)
TOTAL OPEN SPACE	27,154 SF (48%)

NOTE ON MEASURING WITH SCALE

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scale: 1" = 16' contour interval: 2'

Landscape Maintenance Notes

- TREES ALONG SIDEWALK TO MAINTAIN CANOPY HEIGHT AT A MINIMUM OF 60' ABOVE GRADE.
- RECOMMEND CLEAR SIGHT LINES FROM STREET THRU THE DEVELOPMENT. CURRENT PLANS SHOW TREES THAT IF MATURE WOULD NOT ALLOW PATROL OFFICERS TO OBSERVE ACTIONS WITHIN THE AREA.
- PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ALL PROPOSED TREES IN THE RIGHT OF WAY FOR A PERIOD OF TWO YEARS FROM THE DATE OF PLANTING. IF SAID TREES ARE DAMAGED OR LOST WITHIN THE FIRST TWO YEARS AFTER PLANTING, THEY SHALL BE REPLACED AT OWNER'S EXPENSE. MAINTENANCE INCLUDES WATERING AND GENERAL UPKEEP.

OAKHURST INN & APARTMENTS

CITY OF CHARLOTTEVILLE

LANDSCAPE PLAN: Shrubs + Groundcovers

REVISIONS



Stormwater Narrative:

THE PRE-DEVELOPMENT DRAINAGE AREA FOR THE OAKHURST INN & APARTMENTS SITE IS CURRENTLY APPROXIMATELY 1.15 ACRES. THERE ARE 4 EXISTING APARTMENT BUILDINGS (100, 102 AND 104 OAKHURST CIRCLE AND 1616 JPA) AND A PARKING LOT IN POOR CONDITION TO SERVE THEM. THE PROPOSED SITE PLAN WOULD KEEP THESE 4 EXISTING APARTMENT BUILDINGS, CONVERTING 3 INTO BED AND BREAKFASTS AND BUILD A NEW APARTMENT BUILDING OVER THE EXISTING PARKING LOT. THE PROPOSED PARKING WOULD BE PROVIDED UNDER THE NEW APARTMENT BUILDING. THE POST-DEVELOPMENT DRAINAGE AREA IS SLIGHTLY LARGER THAN THE PRE AT 1.25 ACRES. AS A RESULT, THE AMOUNT OF IMPERVIOUS AREA UNDER THE POST-REDEVELOPMENT CONDITION IS ONLY SLIGHTLY MORE THAN UNDER THE EXISTING CONDITIONS AND THE 2 AND 10 YEAR STORMS W/O DETENTION ARE ONLY INCREASED SLIGHTLY BY 0.12 CFS AND 0.43 CFS, RESPECTIVELY. SEE TABLE TO THE RIGHT FOR A SUMMARY.

WHILE A SIGNIFICANT AMOUNT OF DETENTION IS NOT REQUIRED FOR THIS PROJECT, IT IS VERY UNIQUE AND PROGRESSIVE IN THAT TWO 15,000 GALLON UNDERGROUND CISTERNS ARE BEING PROPOSED TO CAPTURE ALL OF THE DIRECT RUNOFF FROM ALL OF THE BUILDING ROOFTOPS, EXCEPT FOR 1616 JPA AND 100 & 102 OAKHURST CIRCLE IN ORDER FOR INTERNAL RE-USE. THE ROOFTOP RUNOFF WILL BE ROUTED DIRECTLY FROM THE NEW APARTMENT ROOFTOPS TO THE CISTERNS UNDERGROUND, AND EXCLUDE ANY SURFACE RUNOFF. SURFACE RUNOFF AND RUNOFF FROM THE EXISTING BUILDINGS WILL BE COLLECTED AND PIPED TO A JPA STORM SYSTEM AND THE CISTERNS WILL HAVE AN EMERGENCY OVERFLOW THAT TIES INTO THE SITE STORM PIPING TO TAKE THE STORMWATER OFF-SITE. THE WATER CAPTURED FROM THE CISTERNS WILL BE ROUTED THROUGH NON-POTABLE WATER LINES INTO THE BUILDING FOR RE-USE TO FLUSH TOILETS. THE WATER CAN ALSO BE USED FOR OUTDOOR IRRIGATION AS WELL. IN ADDITION TO THE CISTERNS BEING INSTALLED, APPROXIMATELY 2150 SF OF PERMEABLE INTERLOCKING CONCRETE PAVERS (PICP) WILL BE INSTALLED IN FRONT OF THE 1616 JPA BUILDING AND LEADING TO THE BASEMENT PARKING. WITH A SUBSTANTIAL GRAVEL BASE BELOW THE PAVERS, THIS SURFACE WILL ACT TO HOLD RAINFALL, ACTING AS A PVIOUS SURFACE.

THIS METHOD OF STORMWATER MANAGEMENT IS KNOWN AS THE RUNOFF REDUCTION METHOD AND IS GAINING SUPPORT IN VIRGINIA. CURRENTLY, THE DEPARTMENT OF CONSERVATION AND RECREATION (DCR) IS REVIEWING THE RUNOFF REDUCTION METHOD (UNDER PUBLIC COMMENTING PERIOD), ORIGINALLY PROPOSED BY THE CENTER FOR WATERSHED PROTECTION AS A VIABLE MEANS TO ACHIEVE BOTH WATER QUANTITY AND WATER QUALITY REQUIREMENTS.

FOR THE OAKHURST SITE, IT IS ESTIMATED THAT THE TOTAL AMOUNT OF RAINWATER THAT CAN BE HARVESTED PER MONTH WILL BE APPROXIMATELY 33,962 GALLONS, ASSUMING 45" OR RAINFALL PER YEAR OR 3.75" PER MONTH, AND 14,529 SF OF ROOFTOP CAPTURED. THE SUPPLY WILL SERVE ONLY THE NEW APARTMENT BUILDINGS. THE NON-POTABLE DEMAND FOR THESE 68 BDMs IS ESTIMATED TO BE 16,320 GALLONS/MO DURING THE SUMMER, BASED ON IRRIGATION ESTIMATES AND 5 TOILET FLUSHES OF 1.6 GALLONS PER DAY PER PERSON.

THEREFORE, RE-USING THE RAINWATER WOULD REDUCE THE DEMAND ON THE CITY'S WATER SUPPLY BY APPROXIMATELY 22,120 GALLONS PER MONTH DURING 5 SUMMER/FALL MONTHS OR 224,840 GALLONS PER YEAR.

THE RESULTS OF THE CISTERNS ROUTING RUNOFF ARE PROVIDED IN THE TABLES ON THIS SHEET TO THE RIGHT. THE MAXIMUM WATER ELEVATION RESULTING FROM THE 100 YEAR STORM IS APPROXIMATELY 9.54 FT WITHIN THE CISTERNS. THE POST-REDEVELOPMENT RUNOFF, SUBSEQUENTLY WOULD ALSO BE LESS THAN THE PRE-REDEVELOPMENT 2, 10 YEAR RUNOFFS. PLEASE SEE TABLE SUMMARY TO THE RIGHT. THROUGH RUNOFF REDUCTION AND RE-USE, WATER QUALITY IS ALSO ADDRESSED, SINCE 14,529 SF OF BUILDING ROOFTOP IMPERVIOUS AREA IS CAPTURED AND WITHDRAWN FROM THE STORMWATER RUNOFF LEAVING THE SITE. PLEASE SEE STORMWATER CALCULATIONS NARRATIVE AND ASSOCIATED CALCULATIONS INCLUDED WITH THIS SUBMITTAL PACKAGE. THE EXPLANATION OF HOW BOTH WATER QUANTITY, INCLUDING RUNOFF AND ROUTING RESULTS AND WATER QUALITY CALCULATIONS WORK ARE INCLUDED. IF YOU HAVE ANY QUESTIONS IN REGARDS TO HOW THIS SYSTEM WORKS, PLEASE CONTACT ALAN FRANKLIN OF WATER STREET STUDIO AT (434) 295-8177

A MAINTENANCE AGREEMENT INCLUDING BMP OWNERSHIP, HYDROLOGIC UNIT CODE, NEARBY WATERBODY, DESCRIPTION OF REQUIRED MAINTENANCE AND OWNER'S SIGNATURE AGREEING TO MAINTAIN FACILITY WILL BE PROVIDED PRIOR TO FINAL SITE PLAN APPROVAL.

Notes:

1. POST-DEVELOPMENT DRAINAGE AREA IS LARGER THAN PRE-DEVELOPMENT DRAINAGE AREA AND WAS DELINEATED BASED ON THE TOTAL RUNOFF THAT WOULD REACH THE RECEIVING STORM SEWER MANHOLE TO THE SOUTHWEST OF 1616 JPA.
2. DESIGN OF THE CISTERNS SYSTEM TO HARVEST ROOFTOP RAINWATER HAS BEEN DEVELOPED IN CONSULTATION WITH RAINWATER MANAGEMENT SOLUTIONS (RMS).
3. THE CISTERNS WILL ONLY HARVEST RAINWATER FROM ROOFTOPS AND DIRECT THIS WATER DIRECTLY FROM ROOFTOPS TO THE UNDERGROUND CISTERNS. NO SURFACE WATER WILL BE DIRECTED TO THE CISTERNS AS THIS WATER HAS THE POTENTIAL TO BECOME CONTAMINATED FROM ANIMALS OR HUMANS.
4. SEE SHEET 17 FOR RAINWATER HARVESTING SYSTEM DETAILS
5. SEE SWM NARRATIVE FOR SECTION OF CISTERNS

Permeable Interlocking Concrete Paver Maintenance Checklist/Schedule

Recommended Action	Frequency
Vacuum surface with regenerative vacuum/sweeper apparatus	1 to 2 times annually, adjust per sediment loading
Inspect after major storm. <ul style="list-style-type: none"> No standing water. Check underdrain outfalls for free flow of water. Check any observation wells 	Annually
Inspect vegetation around pavement perimeter for cover & soil stability. <ul style="list-style-type: none"> Repair and replant as needed 	Annually
Repair ruts or deformations in pavement exceeding 1/2 in	Annually
Repair pavers more than 1/2 in above/below adjacent units	Annually
Replace broken units	Annually
Replenish aggregate in joints	Annually

SUMMARY OF RUNOFF DISCHARGES UNDER PRE AND POST REDEVELOPMENT CONDITIONS

STAGE OF DEVELOPMENT	IMPERVIOUS AREA (ACRES)	DRAINAGE AREA (ACRES)	CN	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)
PRE-REDEVELOPMENT	0.67	1.15	86	5.29	8.87	13.32
POST-REDEVELOPMENT (WITHOUT CISTERNS)	0.69	1.25	84	5.41	9.30	14.15
POST-REDEVELOPMENT (WITH CISTERNS)	0.69	1.25	84	5.17	8.83	13.46

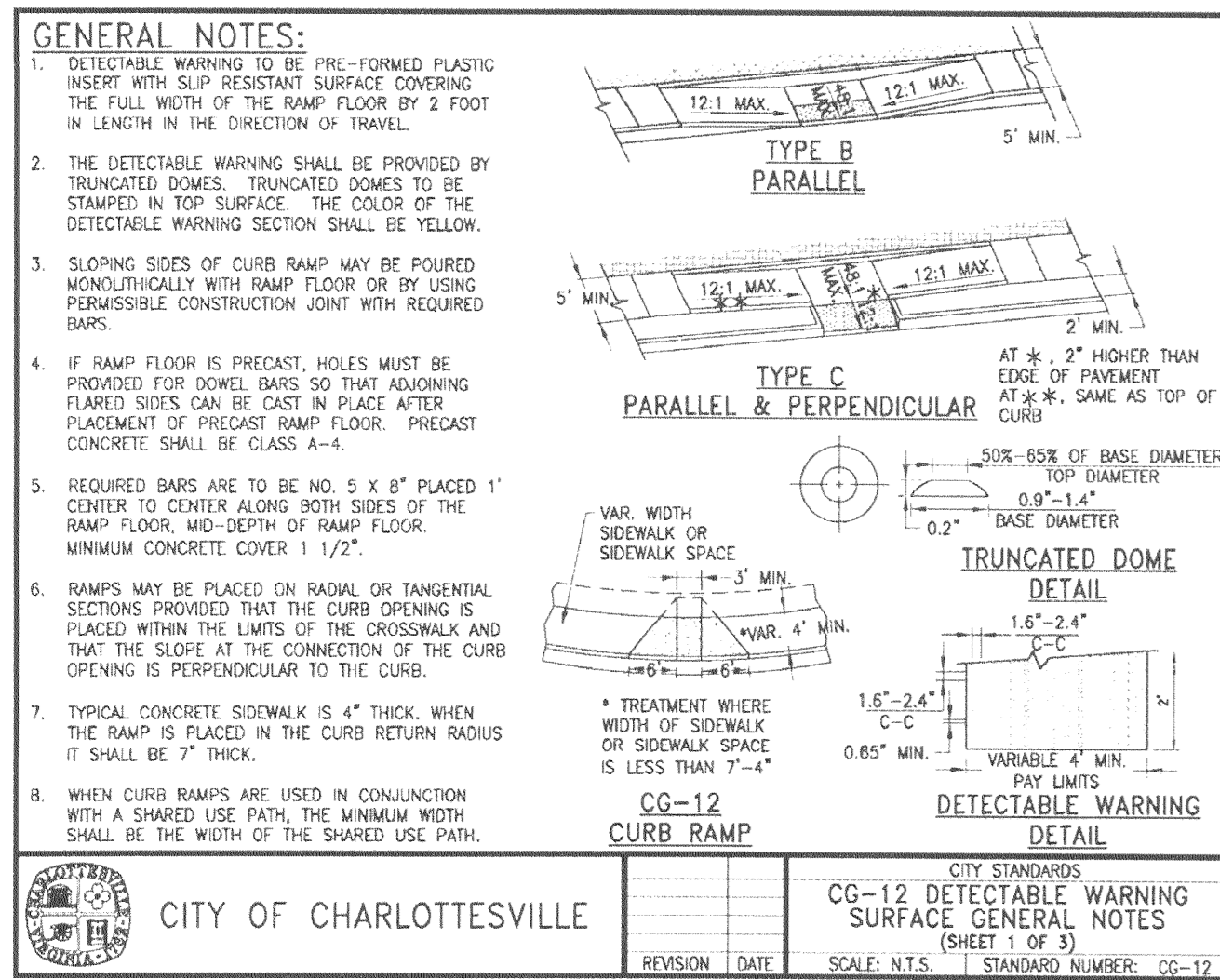
- NOTE:
1. SEE STORMWATER MANAGEMENT CALCULATIONS NARRATIVE FOR A BREAKDOWN OF THE DIFFERENT CN VALUES USED TO REPRESENT THE SITE CONDITIONS.
 2. POST-REDEVELOPMENT RATES WITH CISTERNS ARE TOTAL PEAK RATES FROM SITE.

TOTAL DISCHARGE UNDER POST-REDEVELOPMENT CONDITIONS WITH TWO 15,000 GALLON CISTERNS

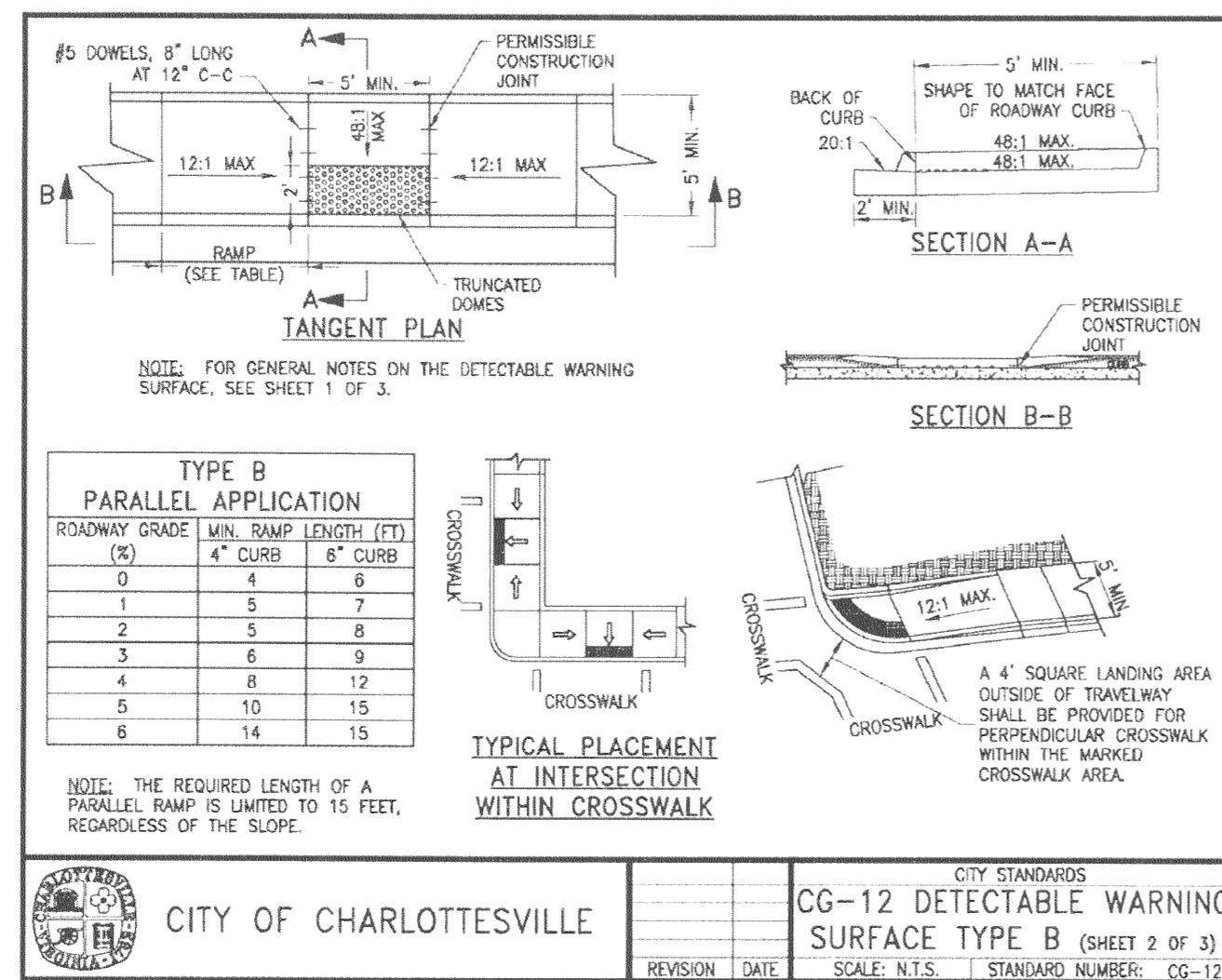
PORTION OF SITE	DRAINAGE AREA (ACRES)	DISCHARGE Q2 (CFS)	DISCHARGE Q10 (CFS)	DISCHARGE Q100 (CFS)
* UNCONTROLLED RUNOFF	0.92	3.35	6.15	9.73
** ROUTED RUNOFF	0.33	1.84	2.74	3.65
*** TOTAL RUNOFF	1.25	5.17	8.83	13.46

- * UNCONTROLLED RUNOFF REFERS TO PORTION OF SITE THAT IS NOT CAPTURED BY CISTERNS
- ** ROUTED RUNOFF INDICATES RELEASE FROM UNDERGROUND CISTERNS
- *** FROM HYDROCAD REPORT

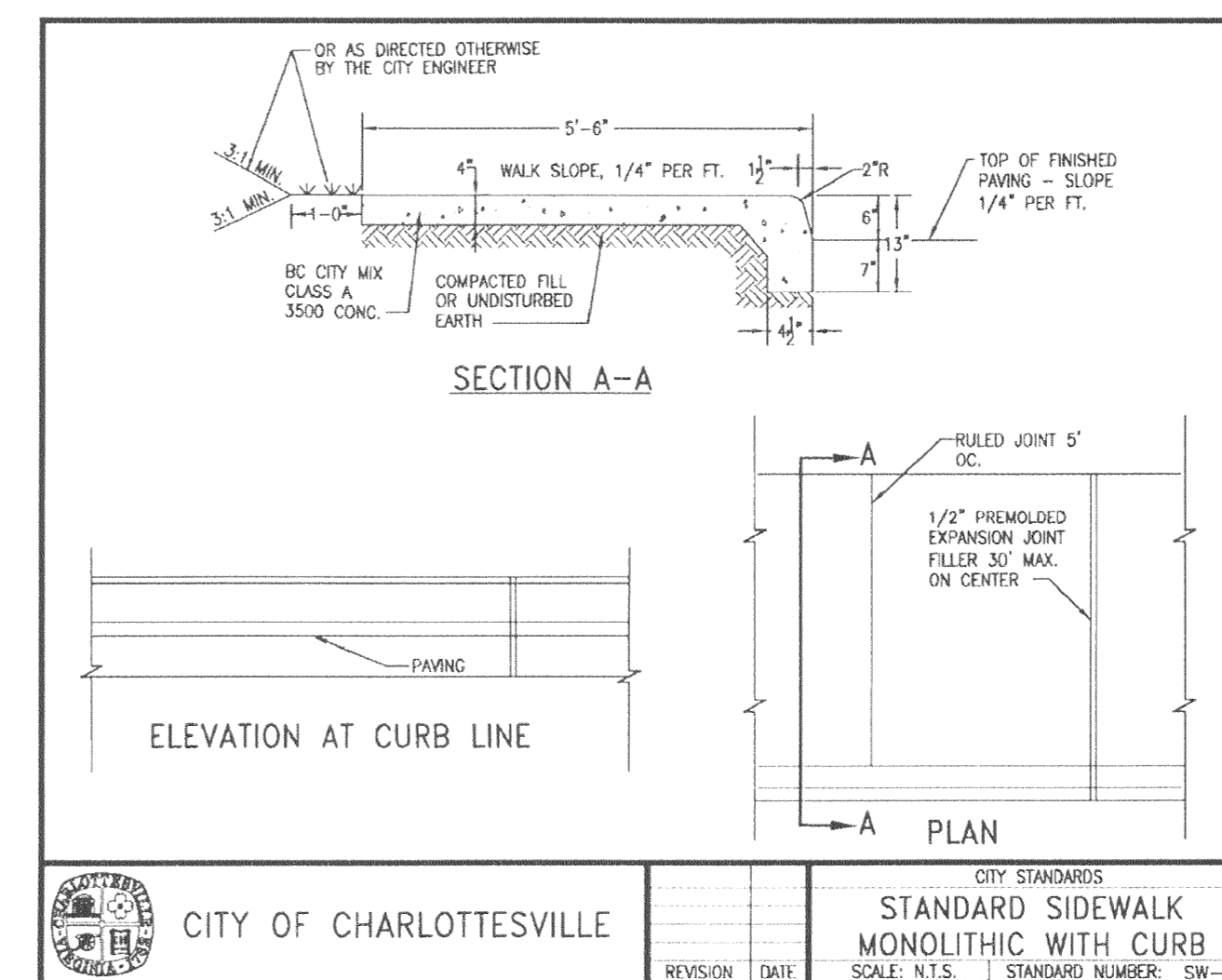
06/24/08 SUP RESUBMITTAL
10/24/08 SUP RESUBMITTAL
12/24/08 PRELIMINARY
04/22/09 PRELIMINARY
06/23/09 PRELIMINARY COMMENTS
07/13/10 FINAL SITE PLAN SUBMITTAL
08/15/11 CITY COMMENTS



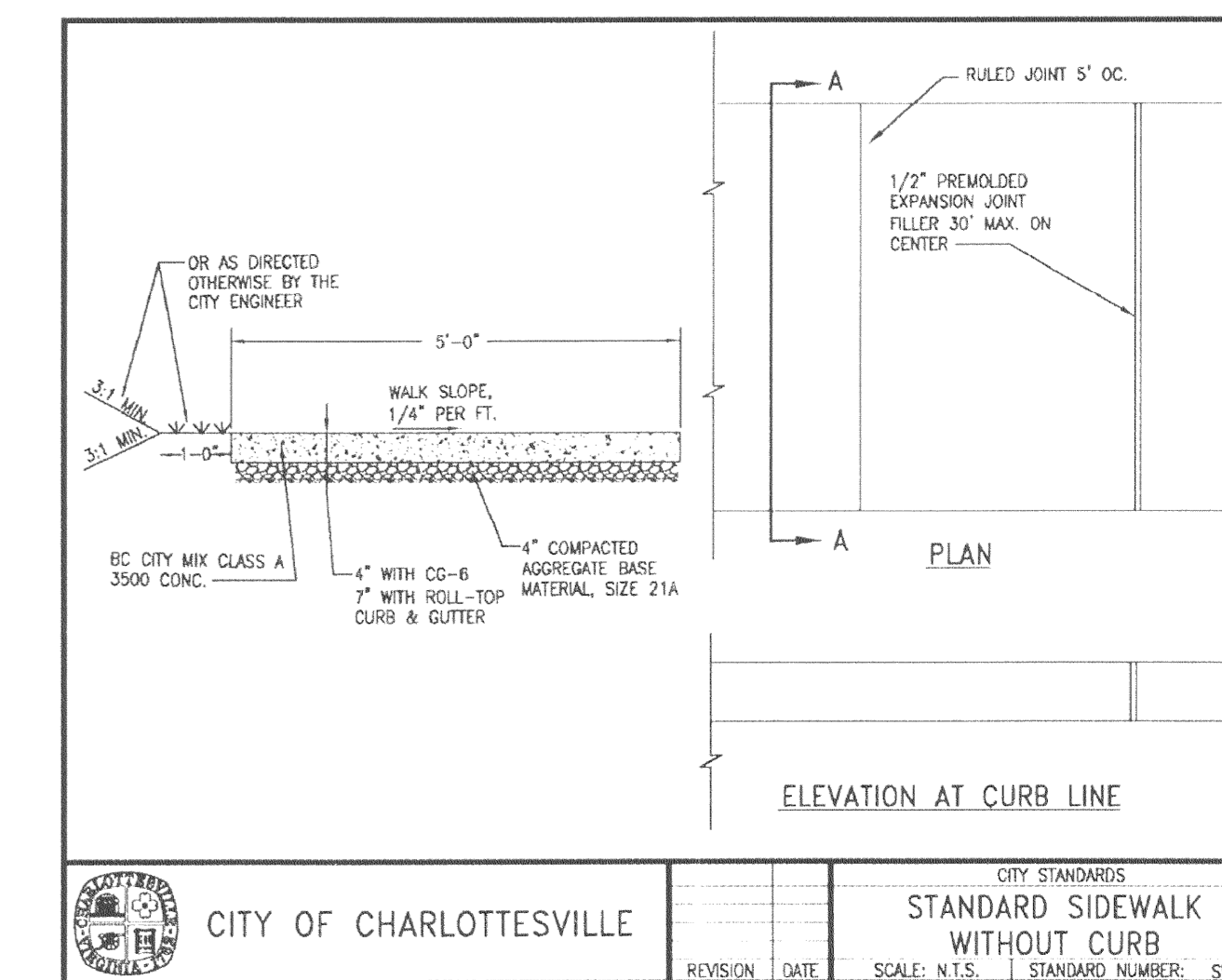
A
12 **CG-12**
GENERAL NOTES NTS



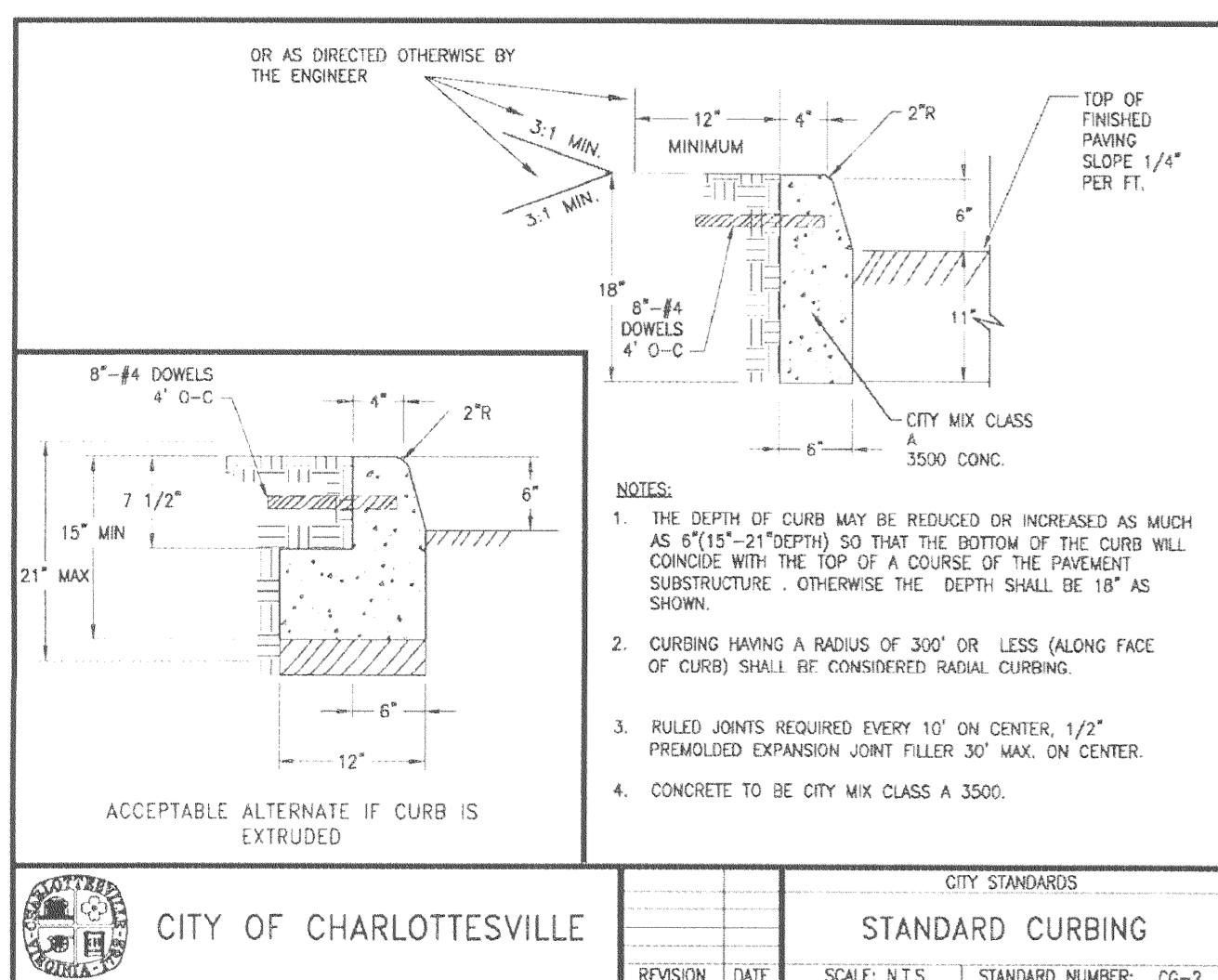
A
12 **CG-12 DETAILS**
NTS



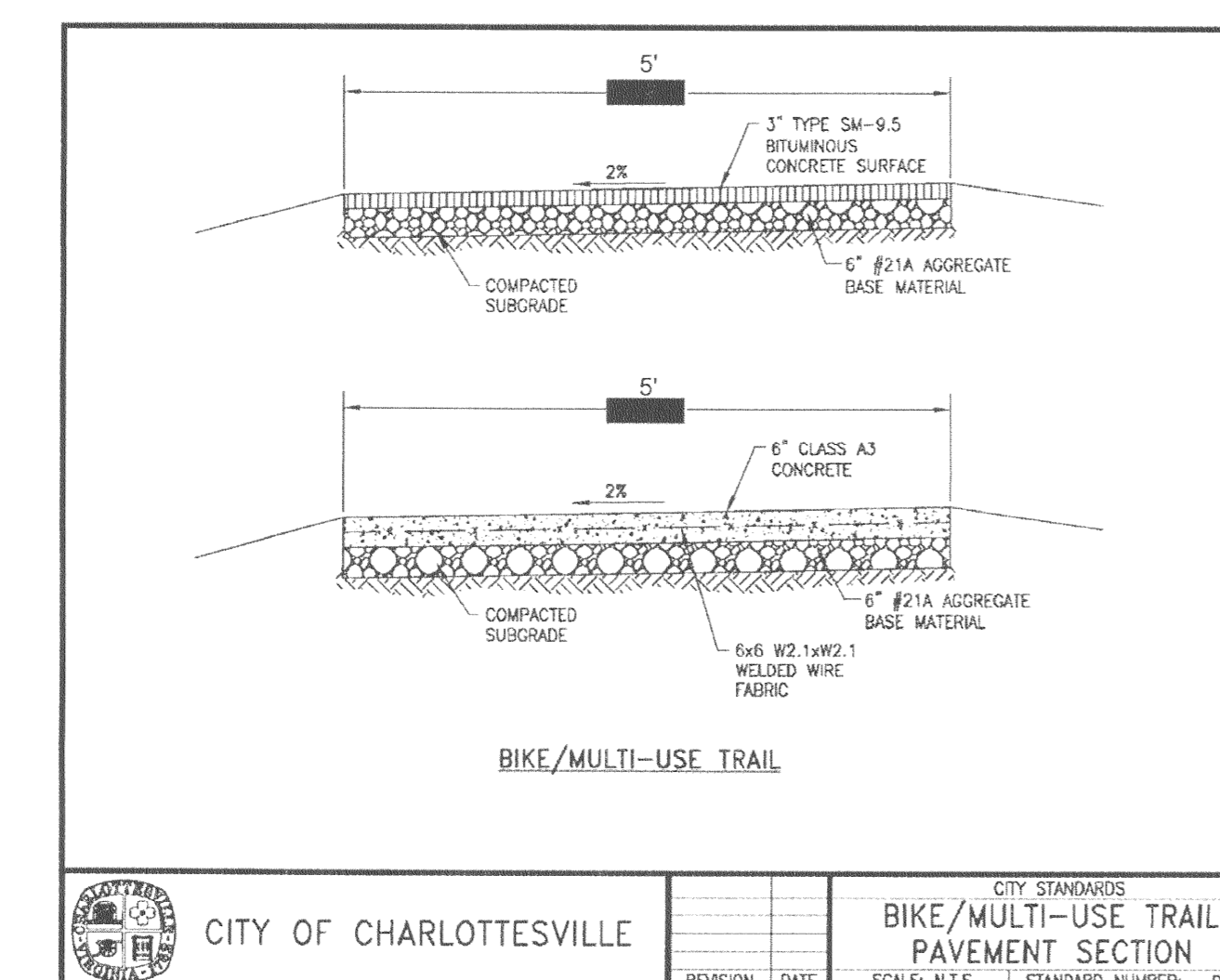
B
12 **STANDARD SIDEWALK W/ CURB**
PLAN, SECTION AND ELEVATION NTS



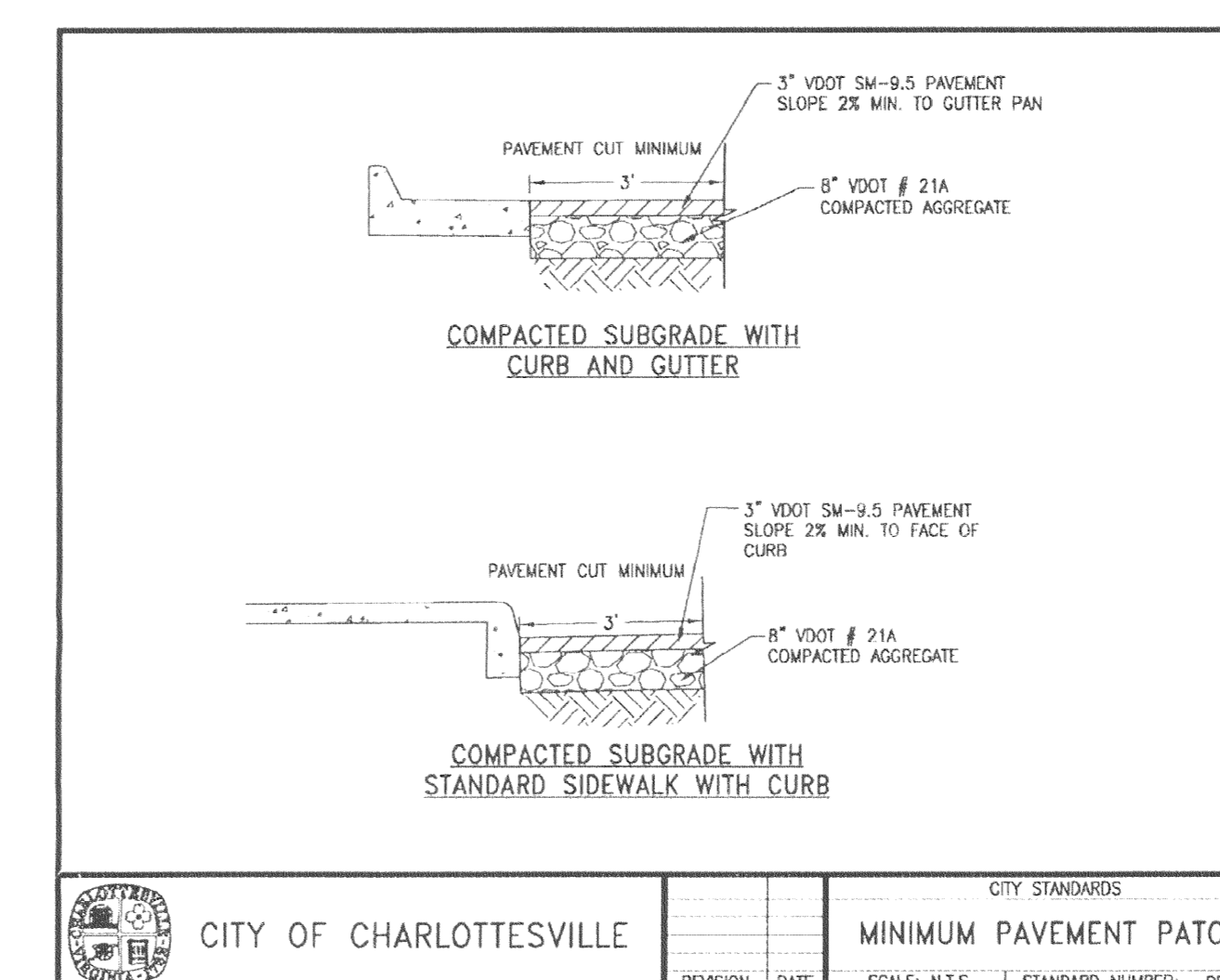
C
12 **STANDARD SIDEWALK W/O CURB**
PLAN, SECTION AND ELEVATION NTS



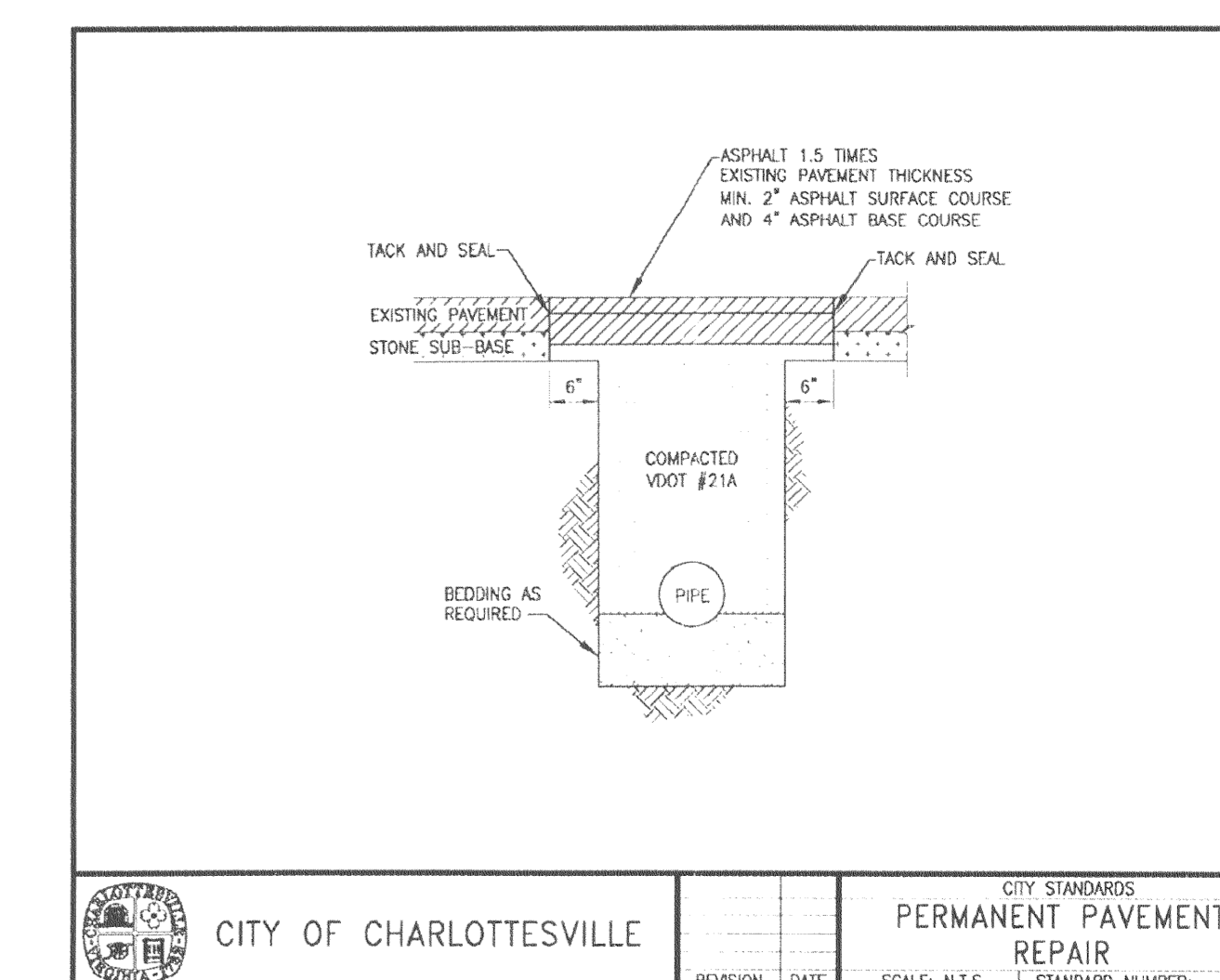
D
12 **STANDARD CURBING**
SECTION NTS



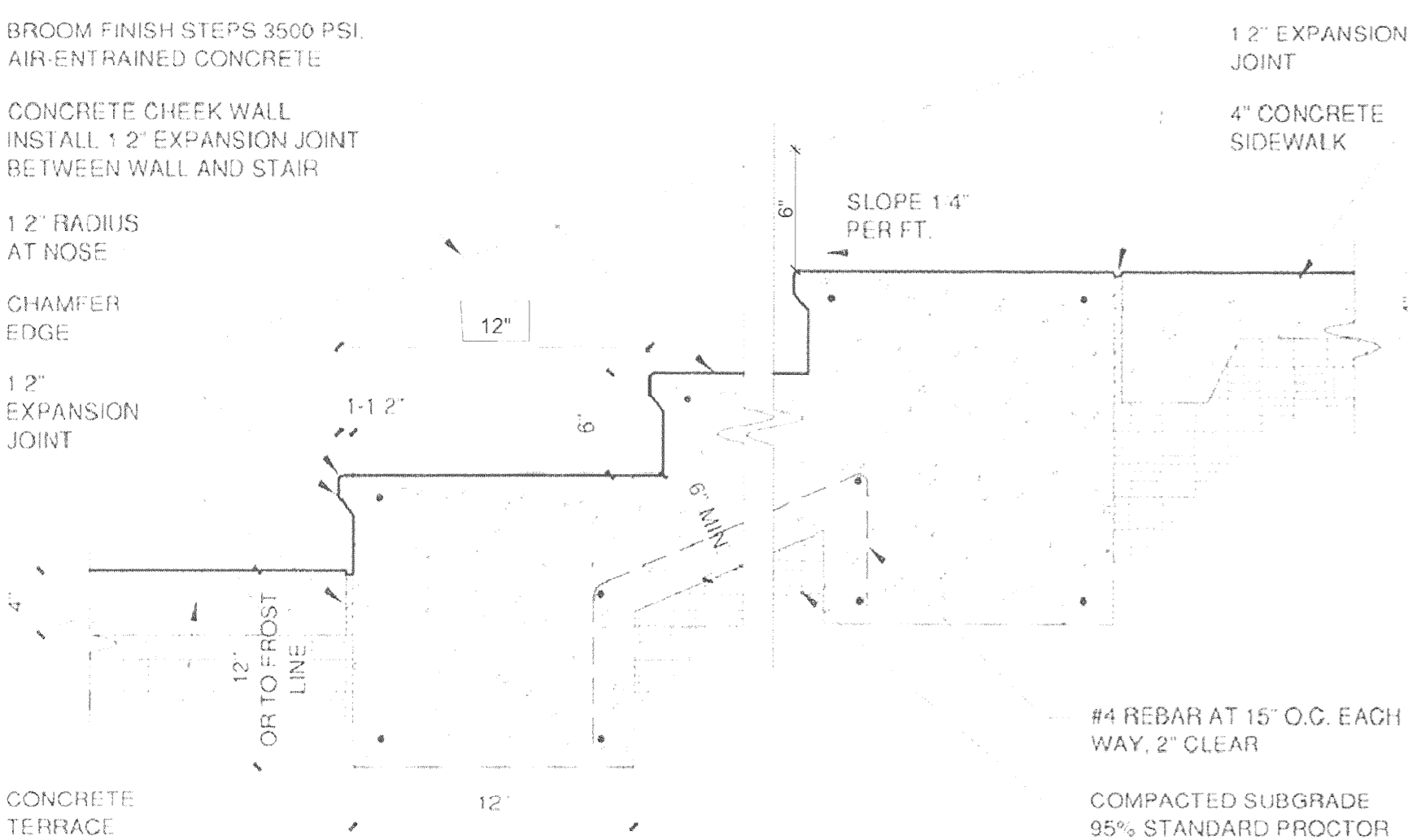
E
12 **MULTI-USE TRAIL PAVING**
SECTION NTS



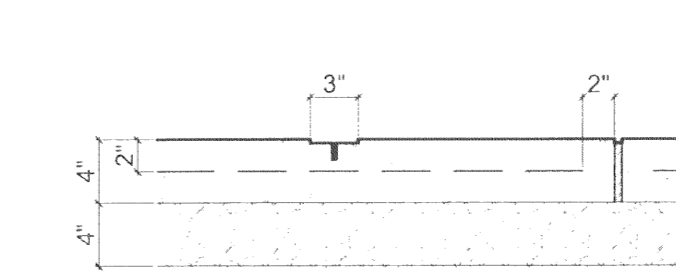
F
12 **MINIMUM PAVEMENT PATCH**
SECTION NTS



G
12 **PERMANENT PAVEMENT REPAIR**
SECTION NTS



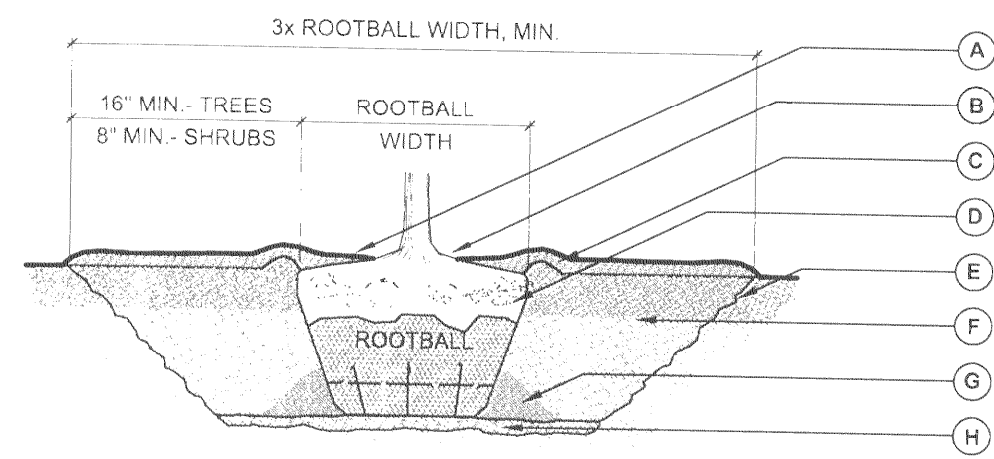
H
12 **CONCRETE STEPS**
SECTION NTS



NOTES:

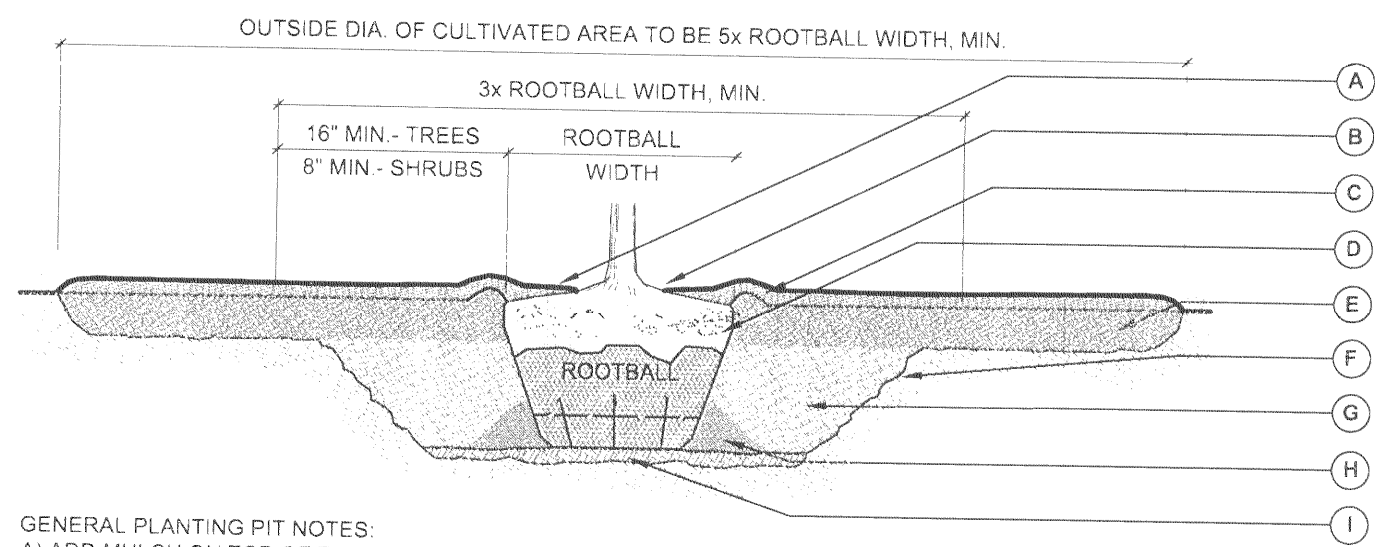
1. EXPANSION JOINTS TO BE PLACED WHERE CONCRETE MEETS BUILDING AND ALL OTHER FIXED VERTICAL STRUCTURES.

I
12 **TYP. TERRACE PAVING SECTION W/ JOINTING**
SECTION NTS



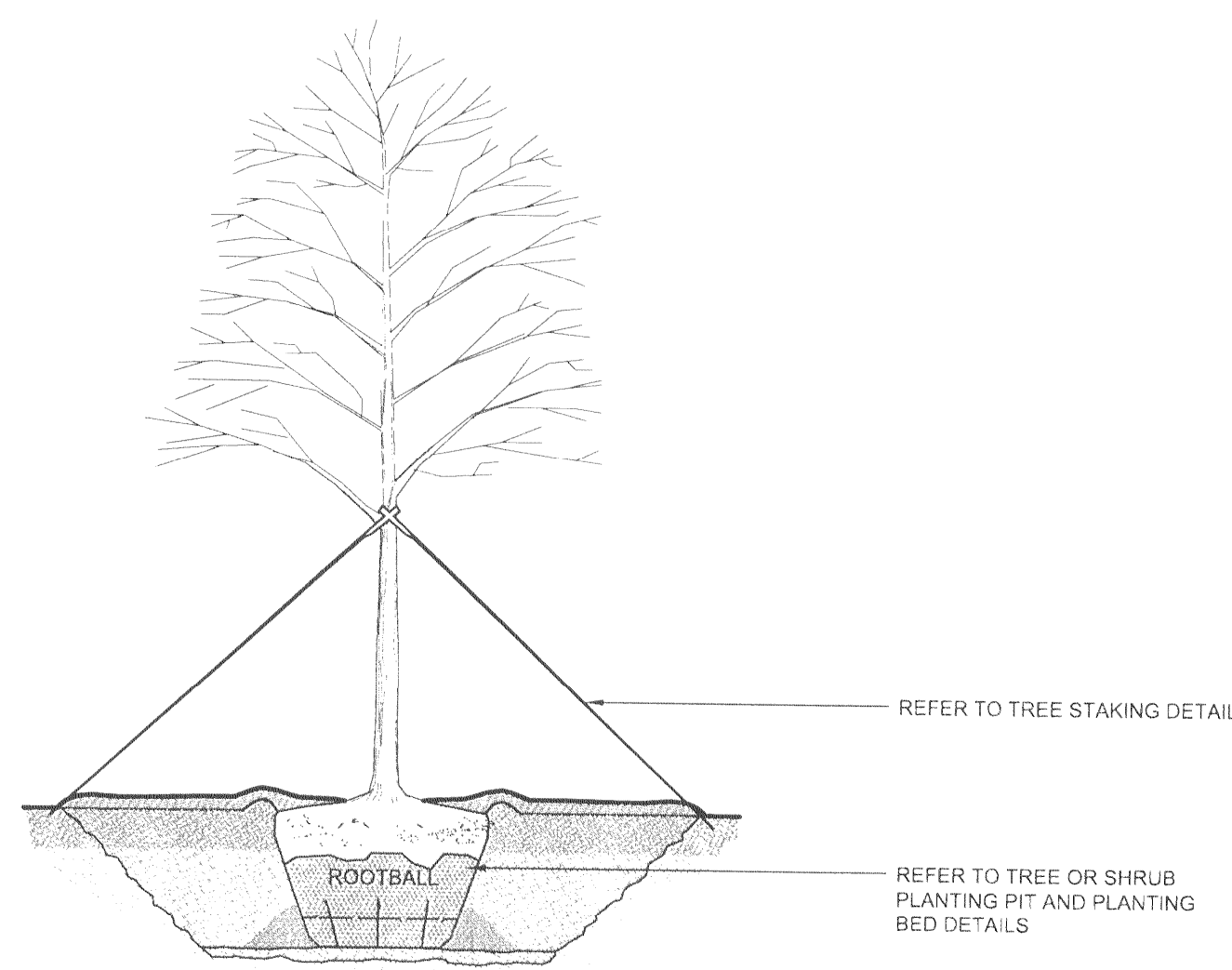
- GENERAL PLANTING PIT NOTES:**
- ADD MULCH ON TOP OF THE ROOTBALL AND PLANTING PIT, BEGINNING AT NO MORE THAN 1" DEPTH NEAR TRUNK AND TAPERING TO A DEPTH OF 3" AT PLANTING PIT LIMITS. THEN TAPER TO PROPOSED FINISHED GRADE. KEEP MULCH CLEAR OF ROOT COLLAR.
 - ROOT COLLAR SHALL BE EXPOSED AND FREE OF SOIL. SET TOP OF ROOTBALL SLIGHTLY ABOVE THE SURROUNDING GRADE.
 - CREATE A SLIGHT MOUND TO DIRECT WATER TO THE ROOTBALL. BACKFILL PIT TO LEVEL OF FINISH GRADE. EXCESS BACKFILL SHALL BE REMOVED OR, WHERE APPROVED BY THE LANDSCAPE ARCHITECT, SPREAD TO SURROUNDING AREA.
 - AFTER FINAL PLACEMENT, CUT AWAY WIRE BASKET TO A MIN. OF 1/2 THE DEPTH OF THE ROOTBALL. CUT ANY REMAINING WIRE GRIDS AS INDICATED. CUT AWAY AND REMOVE BURLAP, STRING, OR OTHER PACKAGING MATERIALS TO A MIN. OF 1/2 THE DEPTH OF THE ROOTBALL. SCARIFY CONTAINER GROWN PLANTS TO LOOSEN ROOTS.
 - TAPER SIDES OF PIT. SCARIFY THOROUGHLY TO LOOSEN SOIL.
 - BACKFILL WITH ORIGINAL SOIL FROM THE PIT EXCAVATION CULTIVATED TO CLUMPS NOT EXCEEDING 3" DIA. COMPACT BACKFILL LIGHTLY IN 6" LIFTS TO REMOVE VOIDS LARGER THAN 1". INCORPORATE 1" EVENLY DISTRIBUTED, APPROVED COMPOST INTO THE TOP 6" OF BACKFILL DURING THE FINAL LIFT.
 - TAMP SOIL FIRMLY AT THE BASE OF THE ROOTBALL TO STABILIZE.
 - SET ROOTBALL ON UNDISTURBED SOIL. WHERE HARDPAN IS PRESENT, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING AND SCARIFY THE BOTTOM OF THE PLANTING PIT SUFFICIENT TO BREAK THROUGH AND LOOSEN ALL HARDPAN MATERIAL AS DIRECTED. IN ANY INSTANCE WHERE TREES ARE TO BE PLANTED ON DISTURBED SOILS, BACKFILL WITH CULTIVATED ORIGINAL SOIL OR APPROVED MATERIAL AS DIRECTED AND COMPACT TO A LEVEL SUFFICIENT TO SUPPORT THE WEIGHT OF THE ROOTBALL WHEN THE BACKFILL SOIL IS AT FIELD CAPACITY.

- SUPPLEMENTAL TREE OR SHRUB PLANTING NOTES:**
- PRIOR TO PLANTING, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF FIELD CONDITIONS AND/OR SOIL CHARACTERISTICS ARE NOT COMPATIBLE WITH THESE PLANTING CRITERIA OR WHERE CONDITIONS RAISE CONCERNS REGARDING PLANT SURVIVABILITY OR WARRANTY.
 - THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY PLANT DAMAGE INCURRED DURING SHIPPING OR THE PLANTING PROCESS.
 - WATER THOROUGHLY IMMEDIATE AFTER PLANTING SUFFICIENT TO SETTLE PLANTING PIT BACKFILL.
 - PLANTING SHALL BE SUBJECT TO INSPECTION BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 24 HOURS PRIOR TO INSTALLATION. **PLANT INSTALLATIONS THAT DEVIATE FROM THESE CRITERIA SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS PRIOR APPROVAL IS GRANTED BY THE LANDSCAPE ARCHITECT.**



- GENERAL PLANTING PIT NOTES:**
- ADD MULCH ON TOP OF THE ROOTBALL AND PLANTING PIT, BEGINNING AT NO MORE THAN 1" DEPTH NEAR TRUNK AND TAPERING TO A DEPTH OF 3" AT PLANTING PIT LIMITS. THEN TAPER TO PROPOSED FINISHED GRADE. KEEP MULCH CLEAR OF ROOT COLLAR. MULCH EXTENDS TO LIMIT OF CULTIVATED ZONE.
 - ROOT COLLAR SHALL BE EXPOSED AND FREE OF SOIL. SET TOP OF ROOTBALL SLIGHTLY ABOVE THE SURROUNDING GRADE.
 - CREATE A SLIGHT MOUND TO DIRECT WATER TO THE ROOTBALL. BACKFILL PIT TO LEVEL OF FINISH GRADE. EXCESS BACKFILL SHALL BE REMOVED OR, WHERE APPROVED BY THE LANDSCAPE ARCHITECT, SPREAD TO SURROUNDING AREA.
 - AFTER FINAL PLACEMENT, CUT AWAY WIRE BASKET TO A MIN. OF 1/2 THE DEPTH OF THE ROOTBALL. CUT ANY REMAINING WIRE GRIDS AS INDICATED. CUT AWAY AND REMOVE BURLAP, STRING, OR OTHER PACKAGING MATERIALS TO A MIN. OF 1/2 THE DEPTH OF THE ROOTBALL. SCARIFY CONTAINER GROWN PLANTS TO LOOSEN ROOTS.
 - ROTOTILL PERIMETER OF PLANTING PIT TO 5X DIAMETER OF THE ROOTBALL AND 6" DEPTH. INCORPORATE 1" COMPOST.
 - TAPER SIDES OF PIT. SCARIFY THOROUGHLY TO LOOSEN SOIL.
 - BACKFILL WITH ORIGINAL SOIL FROM THE PIT EXCAVATION CULTIVATED TO CLUMPS NOT EXCEEDING 3" DIA. COMPACT BACKFILL LIGHTLY IN 6" LIFTS TO REMOVE VOIDS LARGER THAN 1". INCORPORATE 1" EVENLY DISTRIBUTED, APPROVED COMPOST INTO THE TOP 6" OF BACKFILL DURING THE FINAL LIFT.
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 - SET ROOTBALL ON UNDISTURBED SOIL. WHERE HARDPAN IS PRESENT, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING AND SCARIFY THE BOTTOM OF THE PLANTING PIT SUFFICIENT TO BREAK THROUGH AND LOOSEN ALL HARDPAN MATERIAL AS DIRECTED. IN ANY INSTANCE WHERE TREES ARE TO BE PLANTED ON DISTURBED SOILS, BACKFILL WITH CULTIVATED ORIGINAL SOIL OR APPROVED MATERIAL AS DIRECTED AND COMPACT TO A LEVEL SUFFICIENT TO SUPPORT THE WEIGHT OF THE ROOTBALL WHEN THE BACKFILL SOIL IS AT FIELD CAPACITY.

- SUPPLEMENTAL TREE OR SHRUB PLANTING NOTES:**
- PRIOR TO PLANTING, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF FIELD CONDITIONS AND/OR SOIL CHARACTERISTICS ARE NOT COMPATIBLE WITH THESE PLANTING CRITERIA OR WHERE CONDITIONS RAISE CONCERNS REGARDING PLANT SURVIVABILITY OR WARRANTY.
 - THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY PLANT DAMAGE INCURRED DURING SHIPPING OR THE PLANTING PROCESS.
 - WATER THOROUGHLY IMMEDIATE AFTER PLANTING SUFFICIENT TO SETTLE PLANTING PIT BACKFILL.
 - PLANTING SHALL BE SUBJECT TO INSPECTION BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 24 HOURS PRIOR TO INSTALLATION. **PLANT INSTALLATIONS THAT DEVIATE FROM THESE CRITERIA SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS PRIOR APPROVAL IS GRANTED BY THE LANDSCAPE ARCHITECT.**

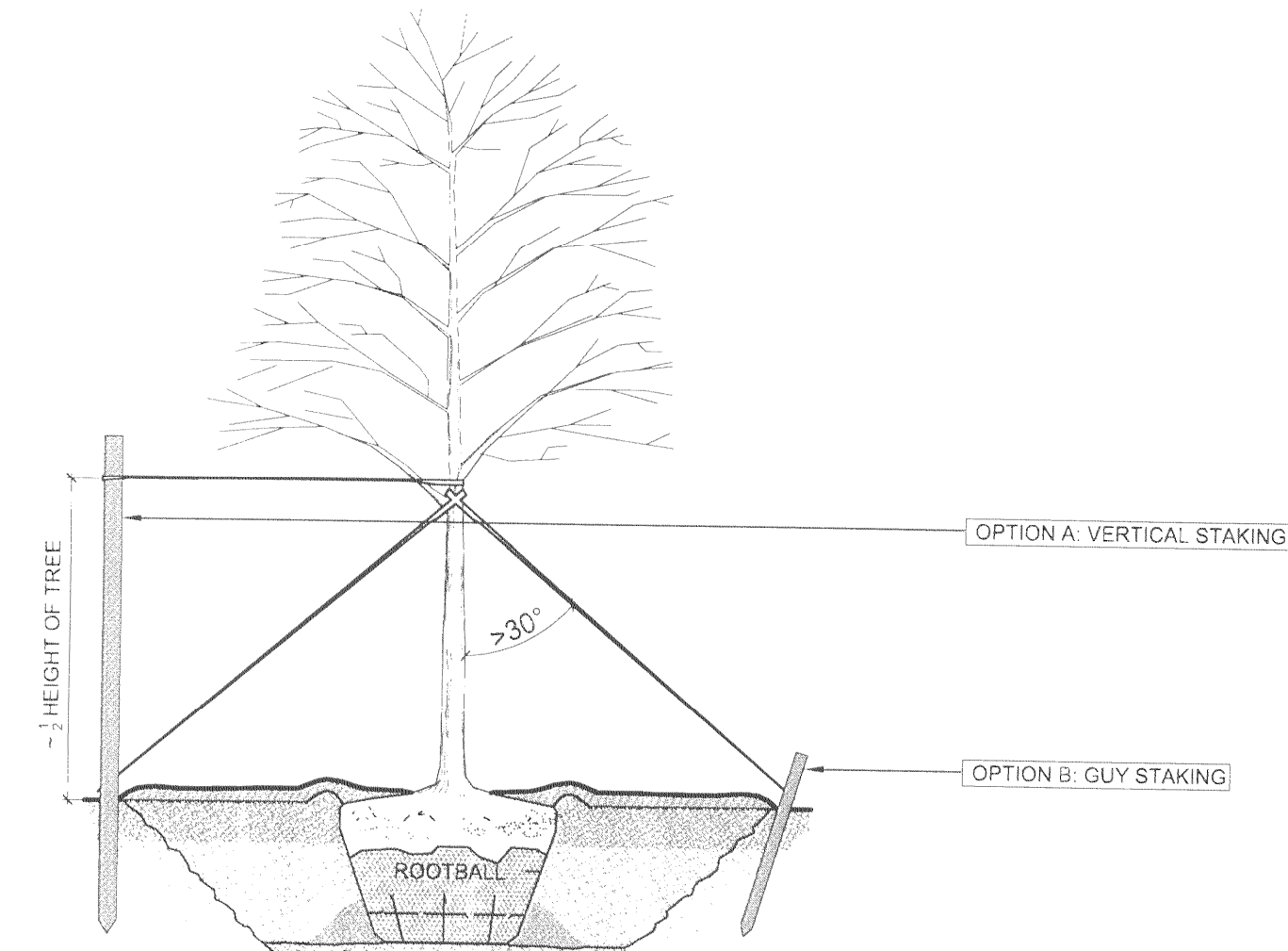


- GENERAL TREE OR SHRUB PLANTING NOTES:**
- SET PLANT PLUMB.
 - ALL PRUNING SHALL BE RESTRICTED TO THE REMOVAL OF DEAD OR BROKEN BRANCHES AND SHALL BE PERFORMED ONLY UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT OR PROJECT ARBORIST.
 - ALL PLANTS SHALL CONFORM TO MINIMUM STANDARDS SET FORTH IN THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK. ADDITIONALLY, PLANTS SHALL BE IN GOOD, VIGOROUS GROWING CONDITION, FREE OF UNNECESSARY INJURY. ROOT COLLARS SHALL BE VISIBLE ABOVE THE SOIL LINE OF THE ROOTBALL. TREES SHALL NOT EXHIBIT DOMINANT LEADERS, WITH THE EXCEPTION OF MULTISTEM SPECIMENS AND CERTAIN DECURENT SPECIES. SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT, CONTAINER GROWN PLANTS SHALL NOT BE ROOT-BOUND. SUB-STANDARD PLANTS SHALL BE REJECTED.
 - WRAP TREES ONLY AS DIRECTED BY THE LANDSCAPE ARCHITECT.
 - FOR SMOOTH BARK SPECIES, MARK THE NORTH SIDE IN THE NURSERY AND ALIGN THAT SIDE TO NORTH IN THE FIELD.
 - ROOTBALLS WRAPPED IN SYNTHETIC BURLAP OR OTHER NON-BIODEGRADABLE MATERIAL SHALL BE REJECTED.
 - WHERE B&B PLANTS ARE SPECIFIED, CONTAINER GROWN PLANTS SHALL NOT BE SUBSTITUTED WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.

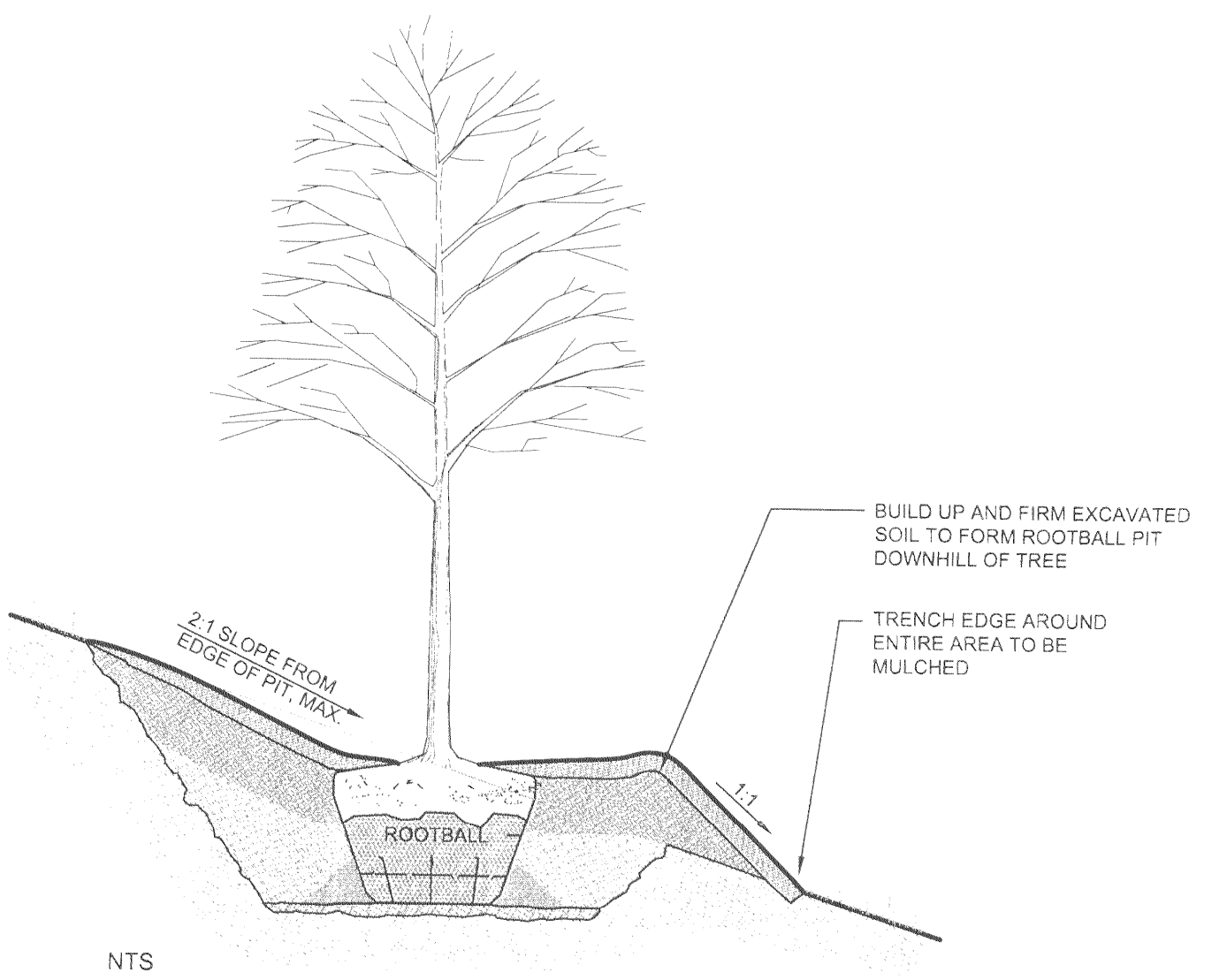
A INDIVIDUAL TREE/SHRUB PLANTING PIT SECTION NTS

B INDIVIDUAL TREE PLANTING PIT - 5X SECTION NTS

C TREE/SHRUB PLANTING (TYP.) SECTION NTS

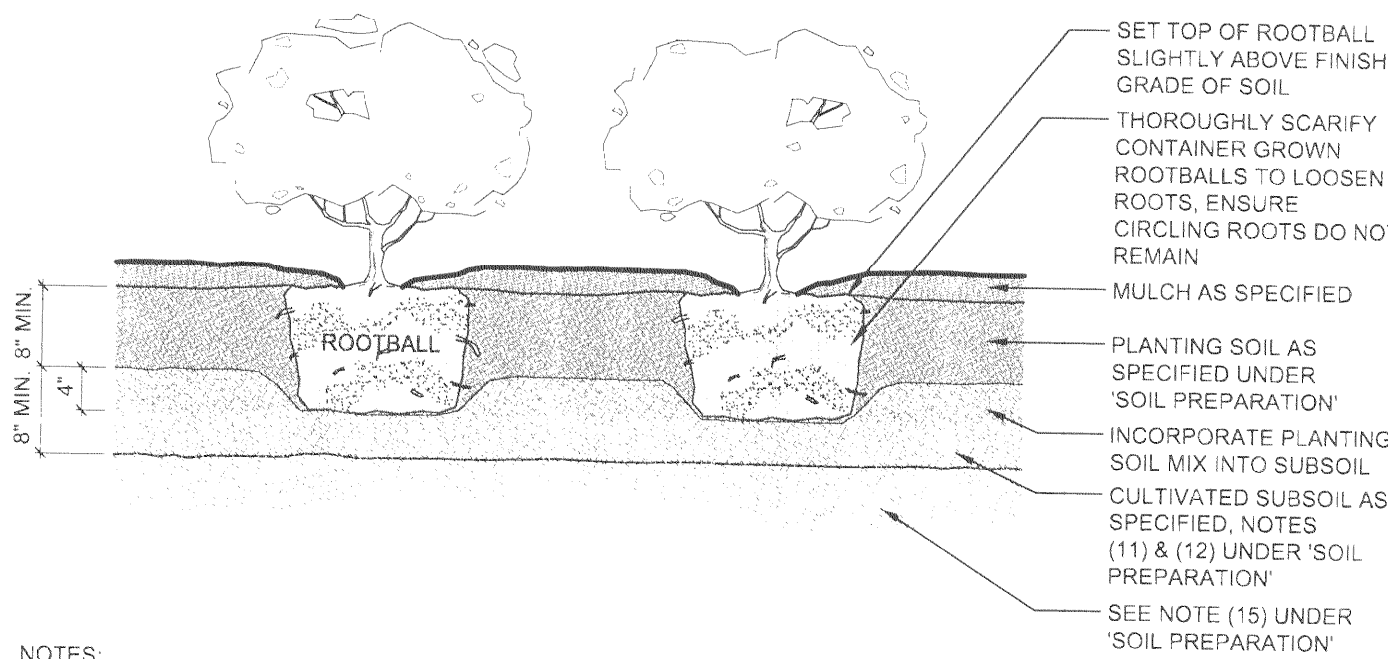


- GENERAL STAKING NOTES:**
- TREES SHALL BE STAKED ONLY WHEN INDICATED BY SITE CONDITIONS AND/OR PLANT CHARACTERISTICS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF CONDITIONS THAT NECESSITATE STAKING OR THAT COMPROMISE PLANT STABILITY, SURVIVABILITY, AND/OR CONTRACTOR'S WARRANTY. UPON APPROVAL OF THE LANDSCAPE ARCHITECT, NECESSARY STAKING SHALL BE INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CLIENT.
- TREE STAKING OPTIONS:**
- UPON APPROVAL OF THE LANDSCAPE ARCHITECT, STAKING SHALL BE INSTALLED AS FOLLOWS:
- OPTION A: VERTICAL STAKING-** VERTICAL OAK STAKES TO BE DRIVEN IN OUTSIDE THE LIMITS OF THE TREE PIT. (2) STAKES AND GUYS PER TREE. SET STAKES AT 180° AROUND TREE PIT. GUY WITH 'ARBORITE' OR EQUIVALENT WOVEN STRAPPING DESIGN FOR TREE STAKING. ATTACH GUY MATERIAL IN A SLACK LOOP AT THE TRUNK AND PULL SLIGHTLY TAUT TO THE STAKE TO SECURE.
- OPTION B: GUY STAKING-** (3) 18" OAK STAKES AND GUYS PER TREE. SET STAKES AT AN ANGLE IN UNDISTURBED SOIL AT 120° AROUND THE TREE PIT. ATTACH ARBORITE OR EQUIVALENT GUY MATERIAL IN A SLACK LOOP AT THE TRUNK AND PULL SLIGHTLY TAUT TO THE STAKE TO SECURE.



E PLANTING ON A SLOPE SECTION NTS

D TREE STAKING SECTION NTS



- NOTES:**
- REFER TO NOTES UNDER 'INDIVIDUAL TREE OR SHRUB PLANTING PIT' AND 'TREE AND SHRUB PLANTING' DETAILS FOR GUIDELINES REGARDING PLANT QUALITY, HANDLING, INSTALLATION.

F TREE/SHRUB PLANTING IN BEDS SECTION NTS

GENERAL SOIL NOTES

- TOPSOIL:**
- TOPSOIL SHALL BE NATURALLY OCCURRING, FERTILE, GRANULAR, FRIABLE LOAM, FREE OF STONES OR OTHER DEBRIS LARGER THAN 2" IN DIAMETER AND NOXIOUS WEEDS OR WEED SEEDS. PREFERENCE SHALL BE GIVEN TO SOILS NATIVE TO THE SITE. LOAM SOILS SHALL HAVE A CLAY CONTENT BETWEEN 15 AND 27% AND SHALL HAVE A TEXTURE OF LOAM, SANDY LOAM, OR SILT LOAM, ACCORDING TO THE USDA SOIL CLASSIFICATION SYSTEM. SOIL pH SHALL RANGE BETWEEN 6 AND 7. SUBMIT SOIL SAMPLE AND COMPLETE SOIL ANALYSIS REPORT TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
 - TOPSOIL SHALL BE INSTALLED IN FRIABLE CONDITION IN ALL LANDSCAPED AREAS TO A MINIMUM DEPTH OF 6". SOILS SHALL NOT BE WORKED WHEN WET. VERIFY REQUIRED TOPSOIL DEPTHS WITH THE LANDSCAPE ARCHITECT.

- PLANTING SOIL:**
- THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL TOPSOIL AND PLANTING SOIL MIX. MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. (REFER TO SPECIFICATION SECTION 31-3200 AND NOTE (1) ABOVE PLUS NOTE (4) TO UNDER THIS HEADING FOR TOPSOIL AND AMENDMENT REQUIREMENTS).
 - THE TYPICAL PLANTING SOIL MIX FOR ON-GRADE PLANTINGS IN CONTIGUOUS PLANTING BED (NOT INDIVIDUAL PLANTING HOLES) SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

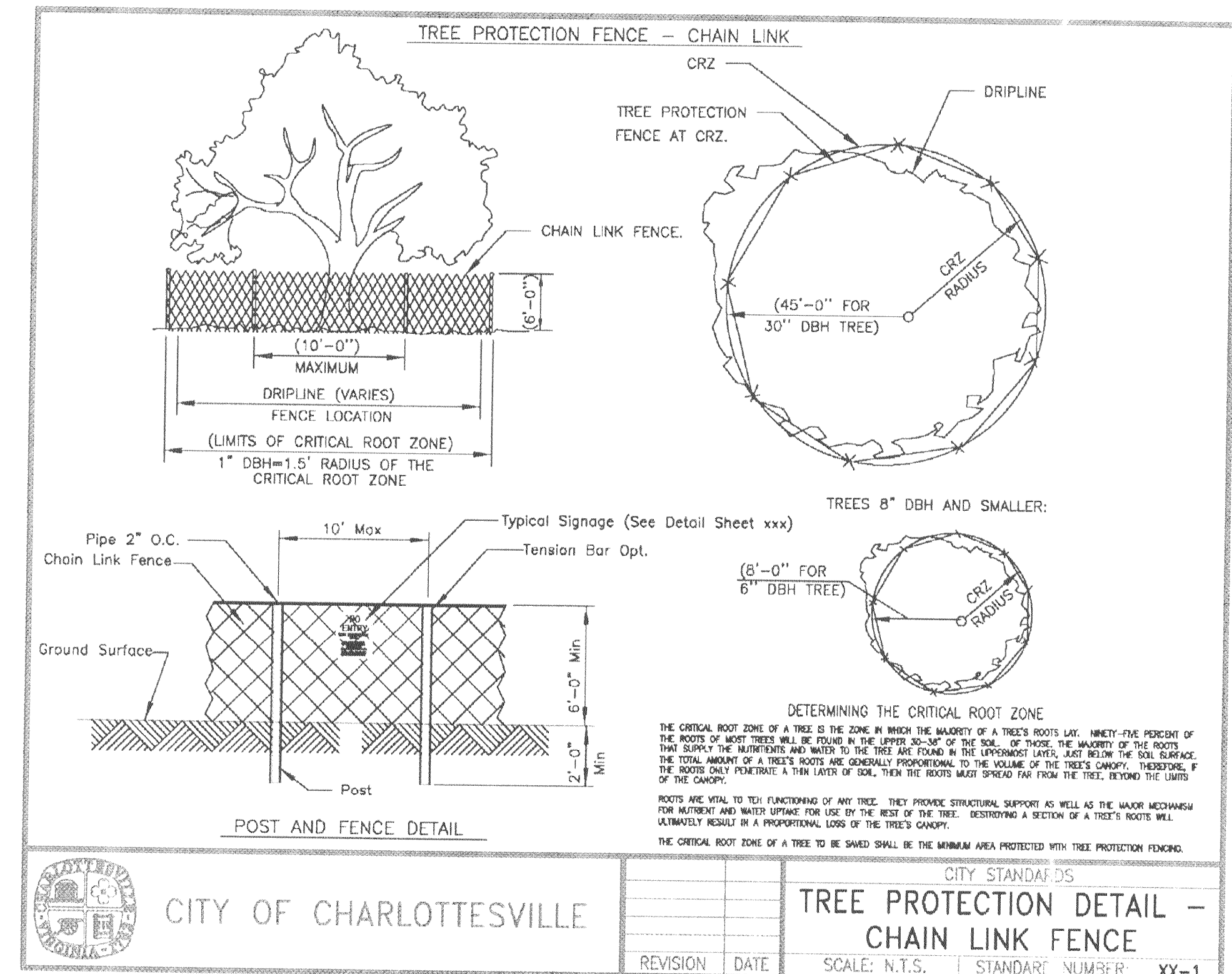
- BY VOLUME:**
- 80% TOPSOIL AS SPECIFIED IN NOTE (1)
 - 20% FULLY COMPOSTED ORGANIC MATTER FREE OF VIABLE WEED SEED, HEAVY METALS, AND EXCESSIVE LEVELS OF NUTRIENTS OR SALTS
 - SLOW RELEASE COMMERCIAL FERTILIZER(S) AND MINERAL S AS RECOMMENDED IN THE SOIL ANALYSIS REPORT 1 LB. ACUTAL NITROGEN IN SLOW RELEASE FORMULATION PER 1,000 SQUARE FEET LIME AS RECOMMENDED IN SOIL ANALYSIS REPORT

- SITE PREPARATION:**
- IN AREAS SCHEDULED FOR LANDSCAPE INSTALLATION WHERE CLEARING AND GRUBBING HAS NOT BEEN COMPLETED, OR WHERE VEGETATION HAS REESTABLISHED, THE CONTRACTOR SHALL CLEAR AND GRUB ALL WEEDS, DEAD PLANT MATERIAL, STUMPS, AND ALL OTHER MATERIAL, NOT NOTED TO BE SAVED.
 - VERIFY MATERIAL TO BE REMOVED WITH THE LANDSCAPE ARCHITECT PRIOR TO ANY CLEARING AND GRUBBING.

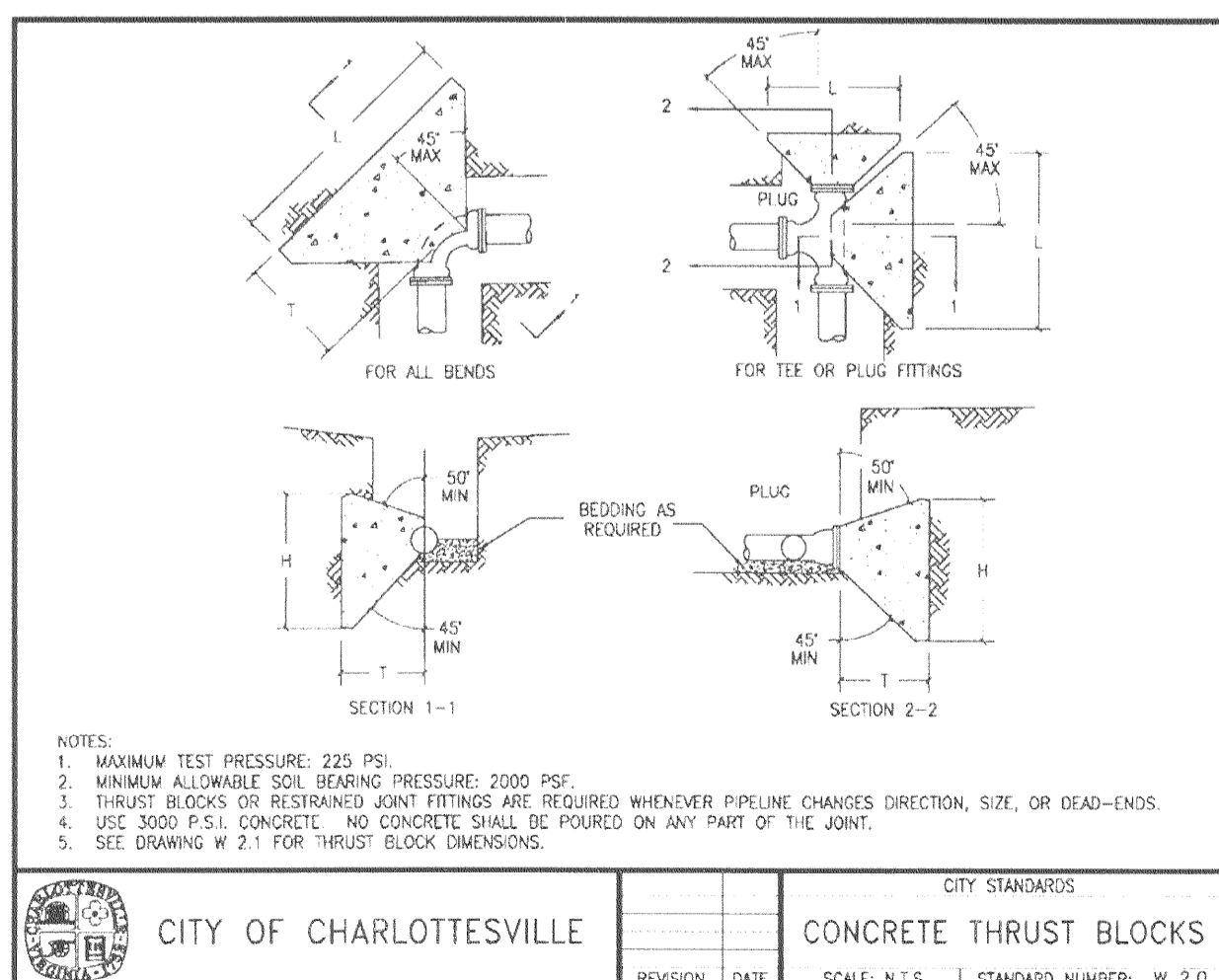
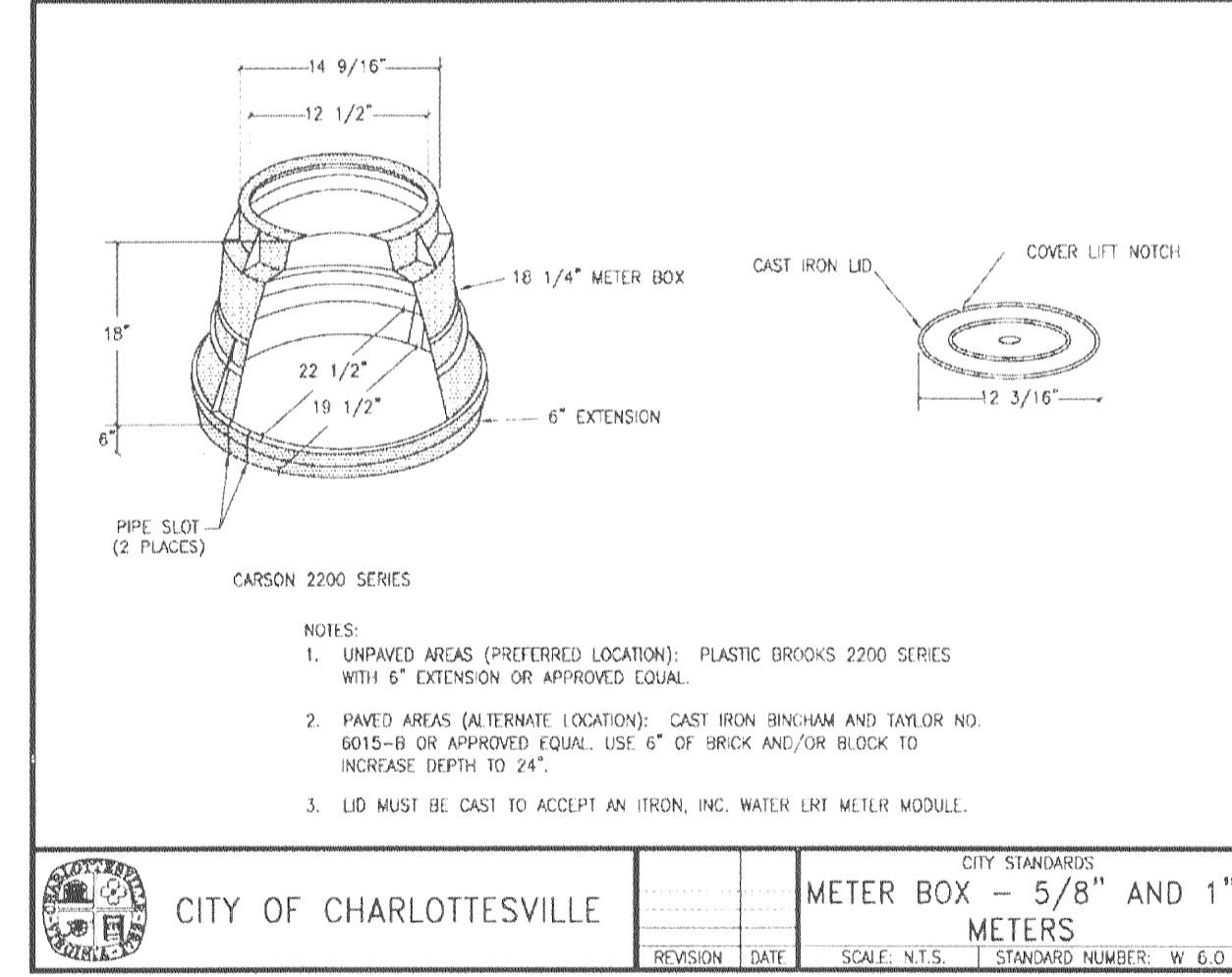
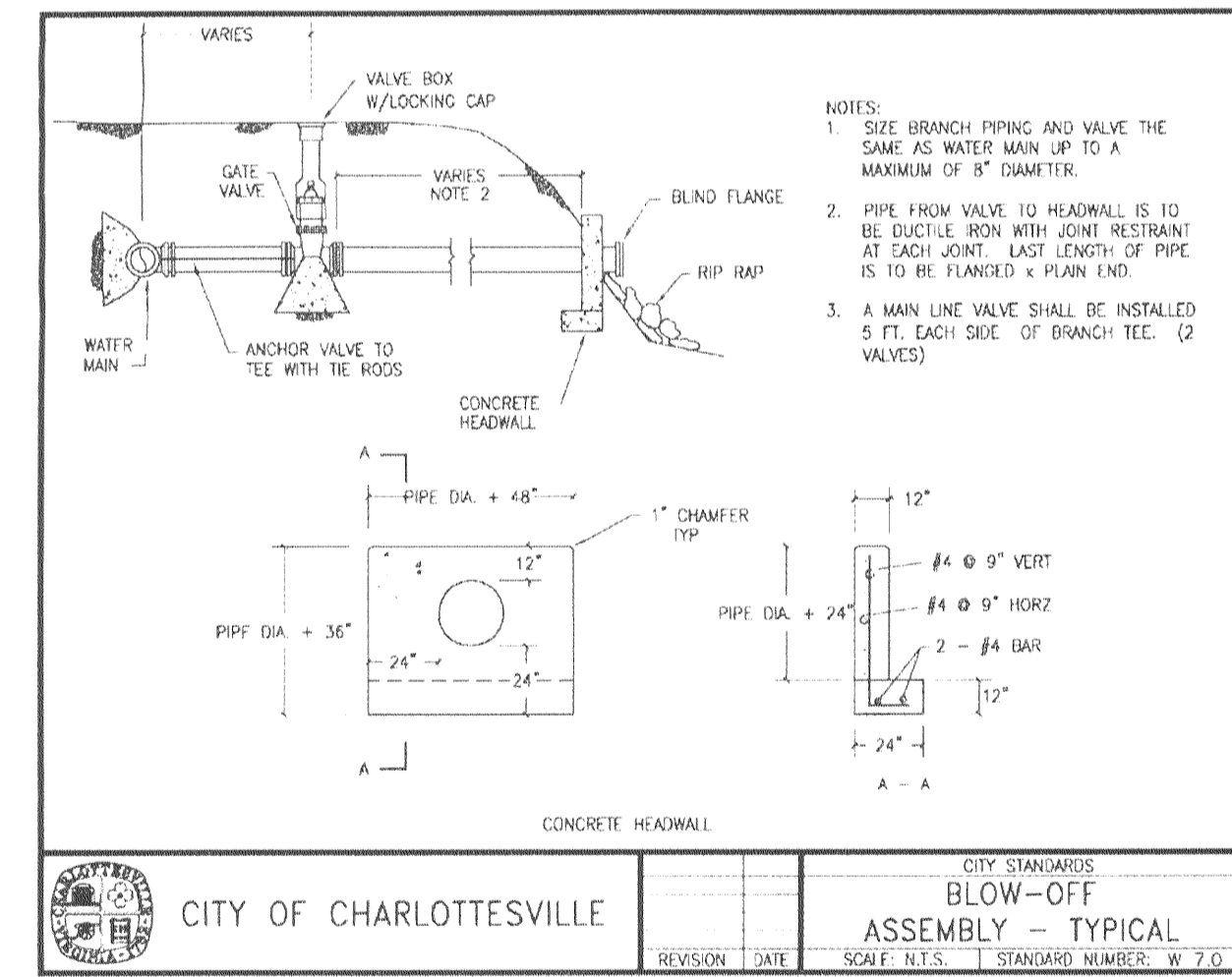
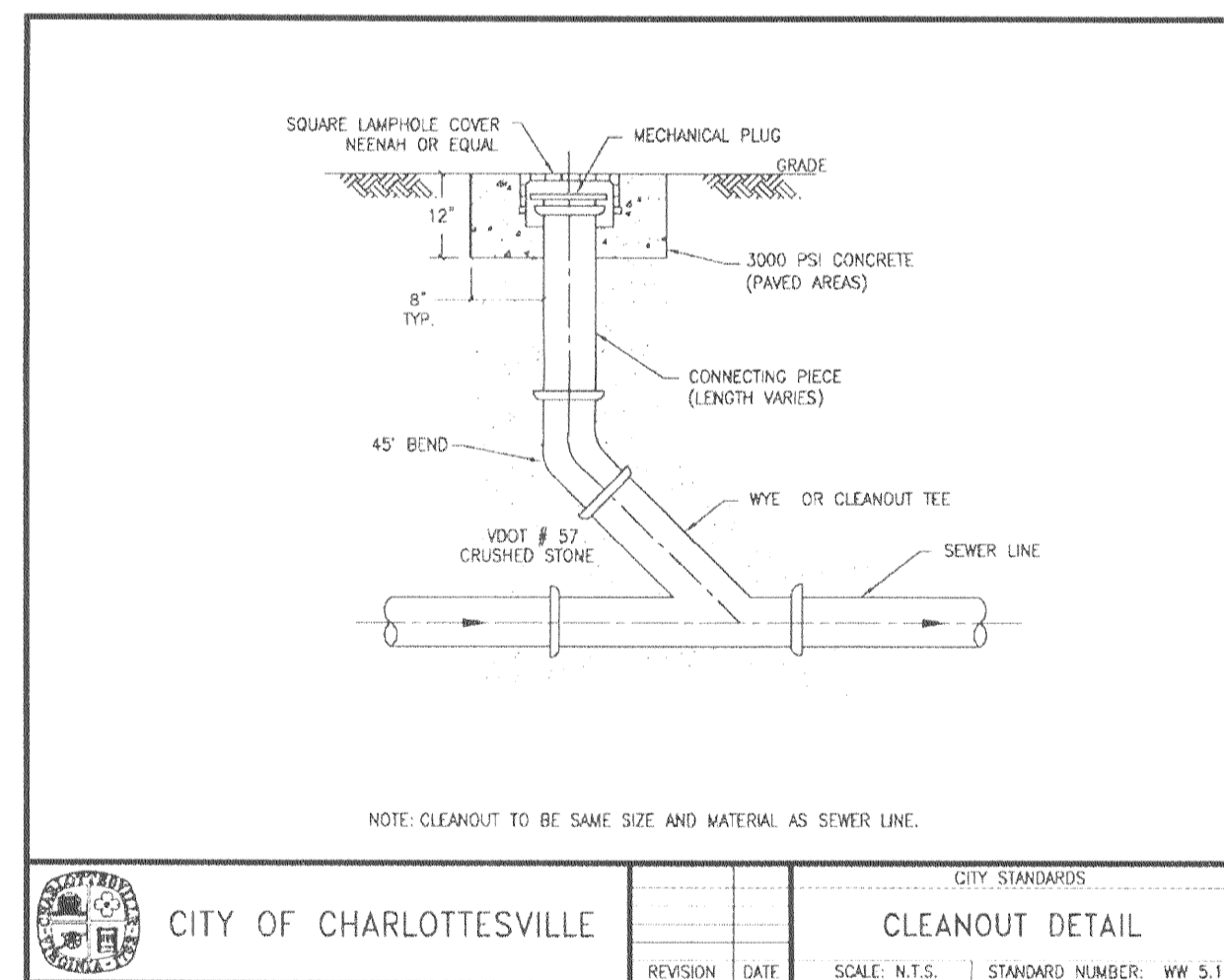
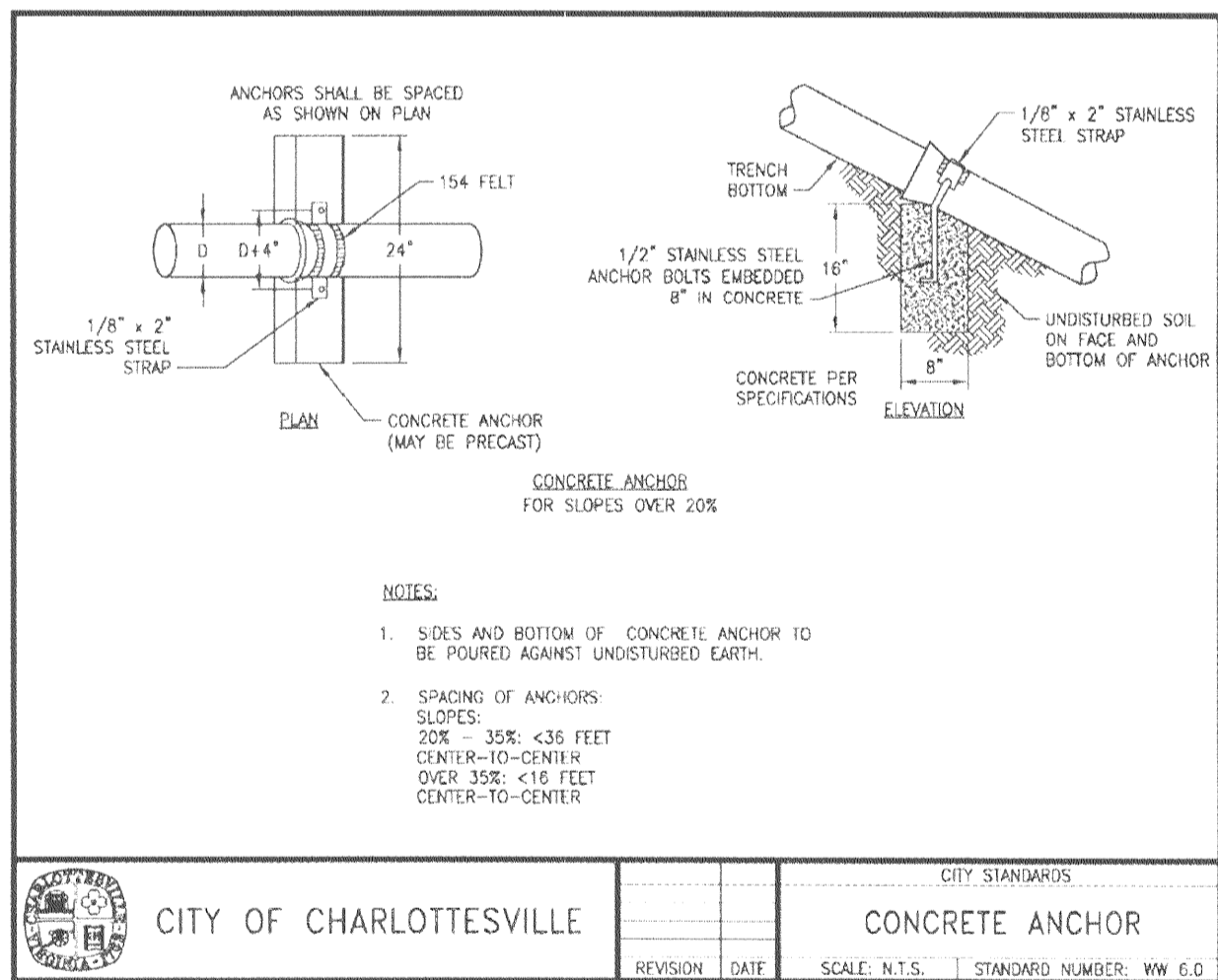
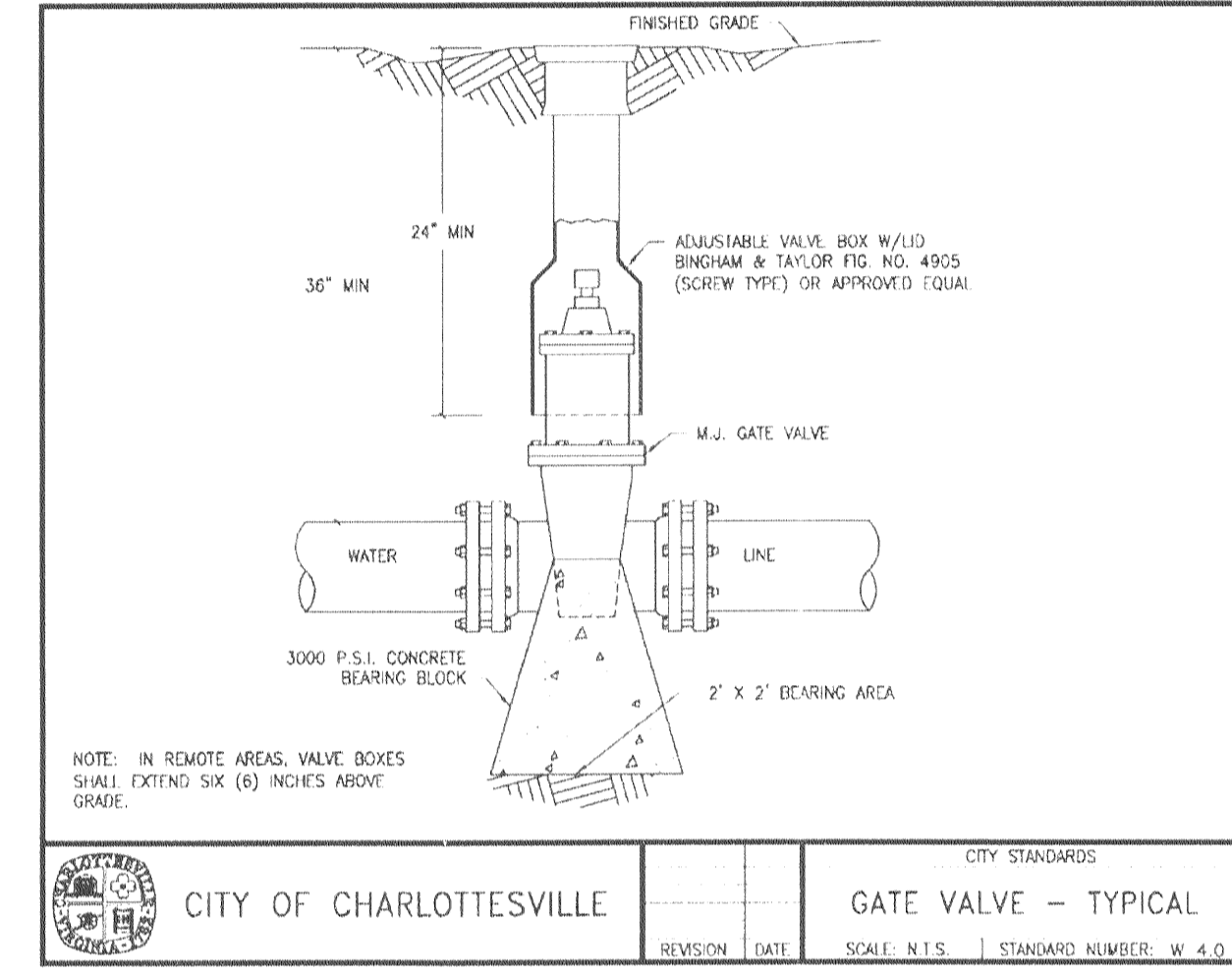
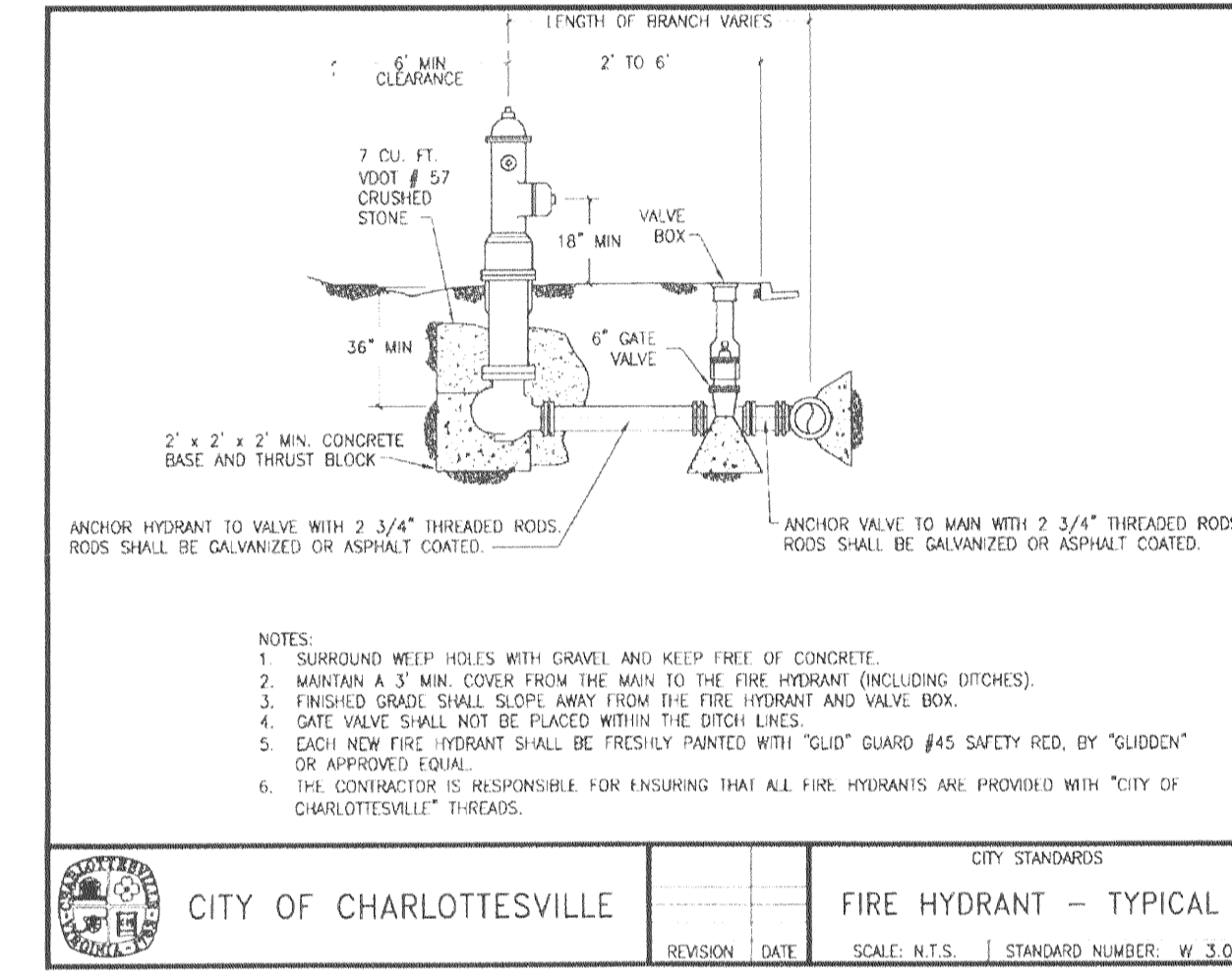
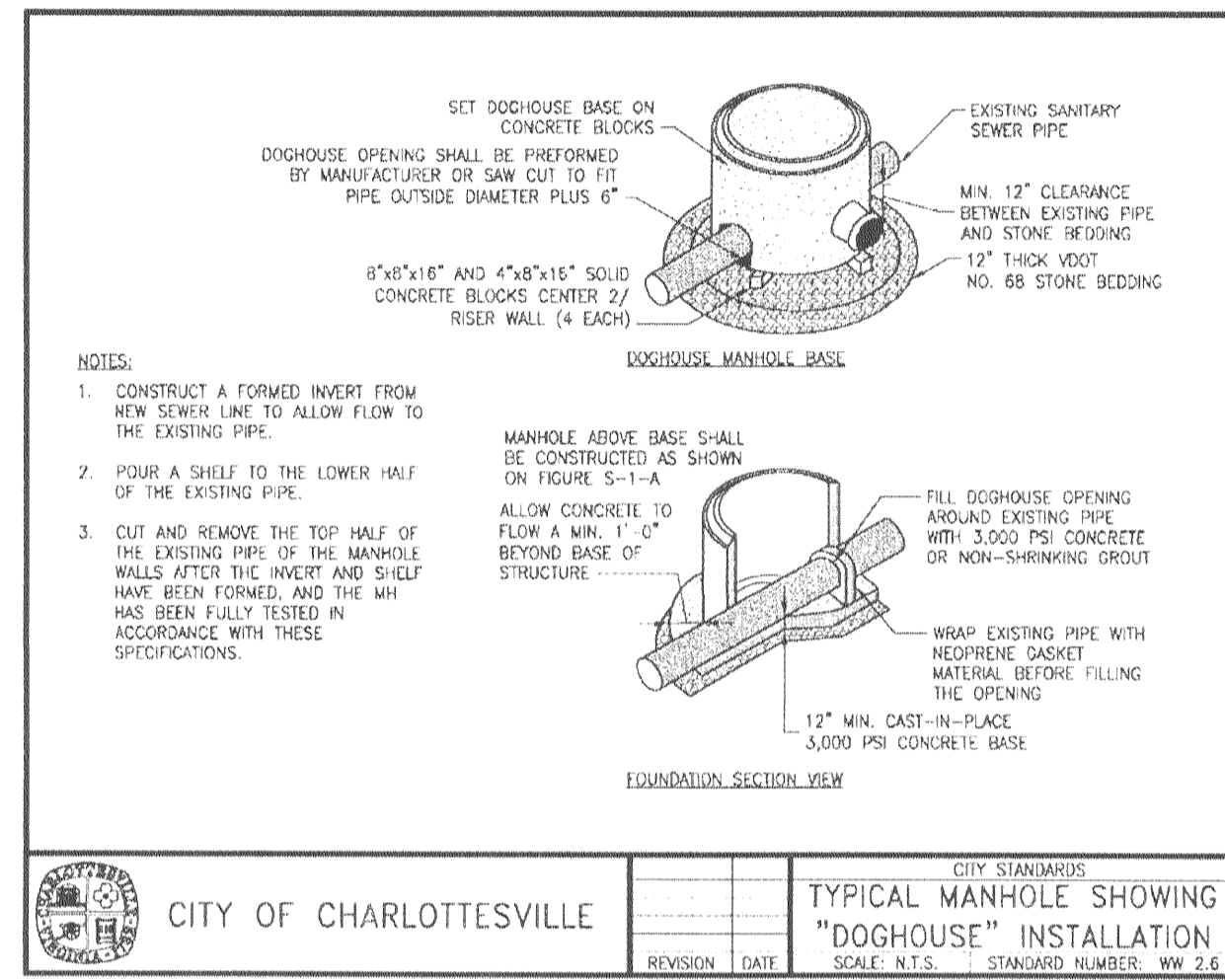
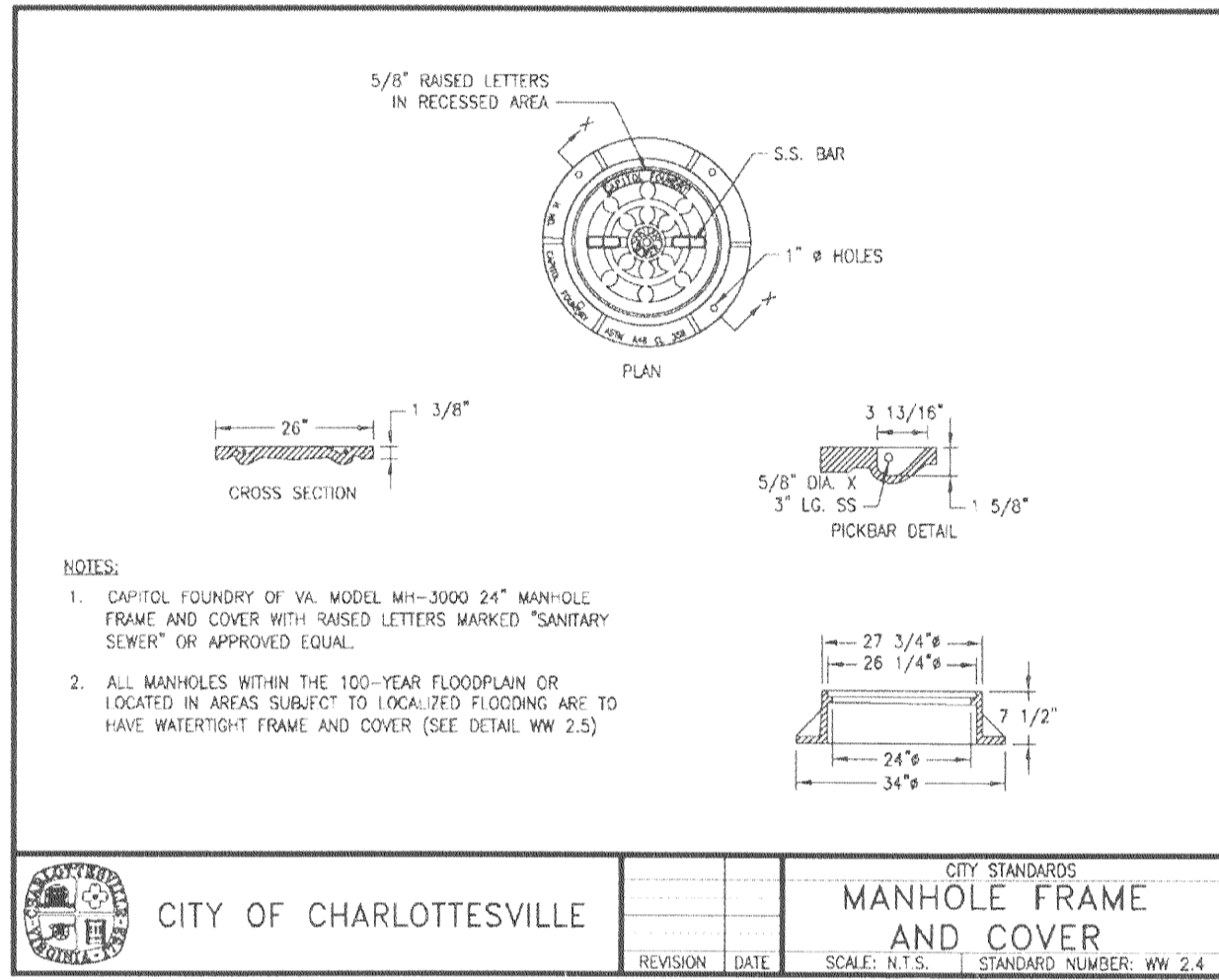
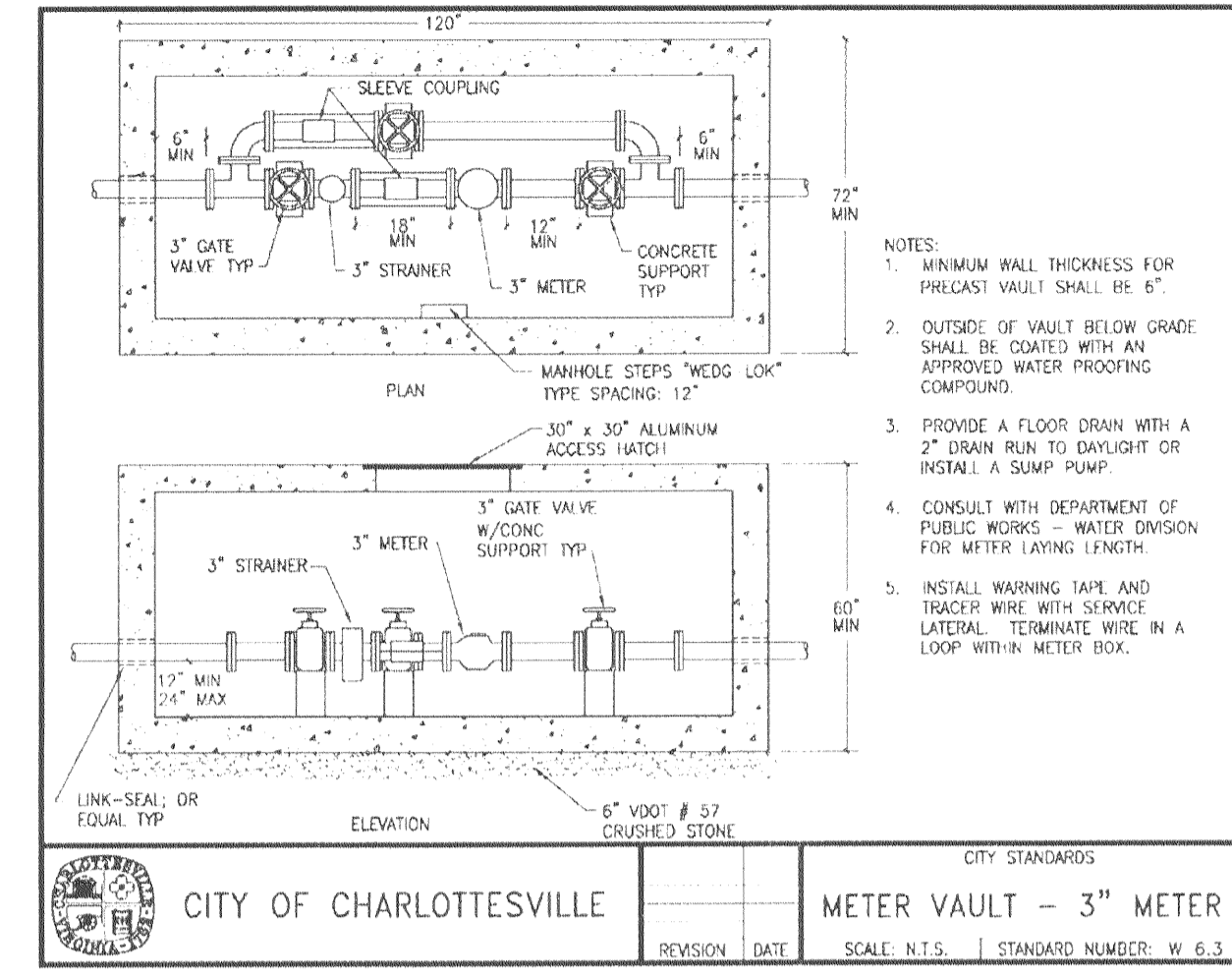
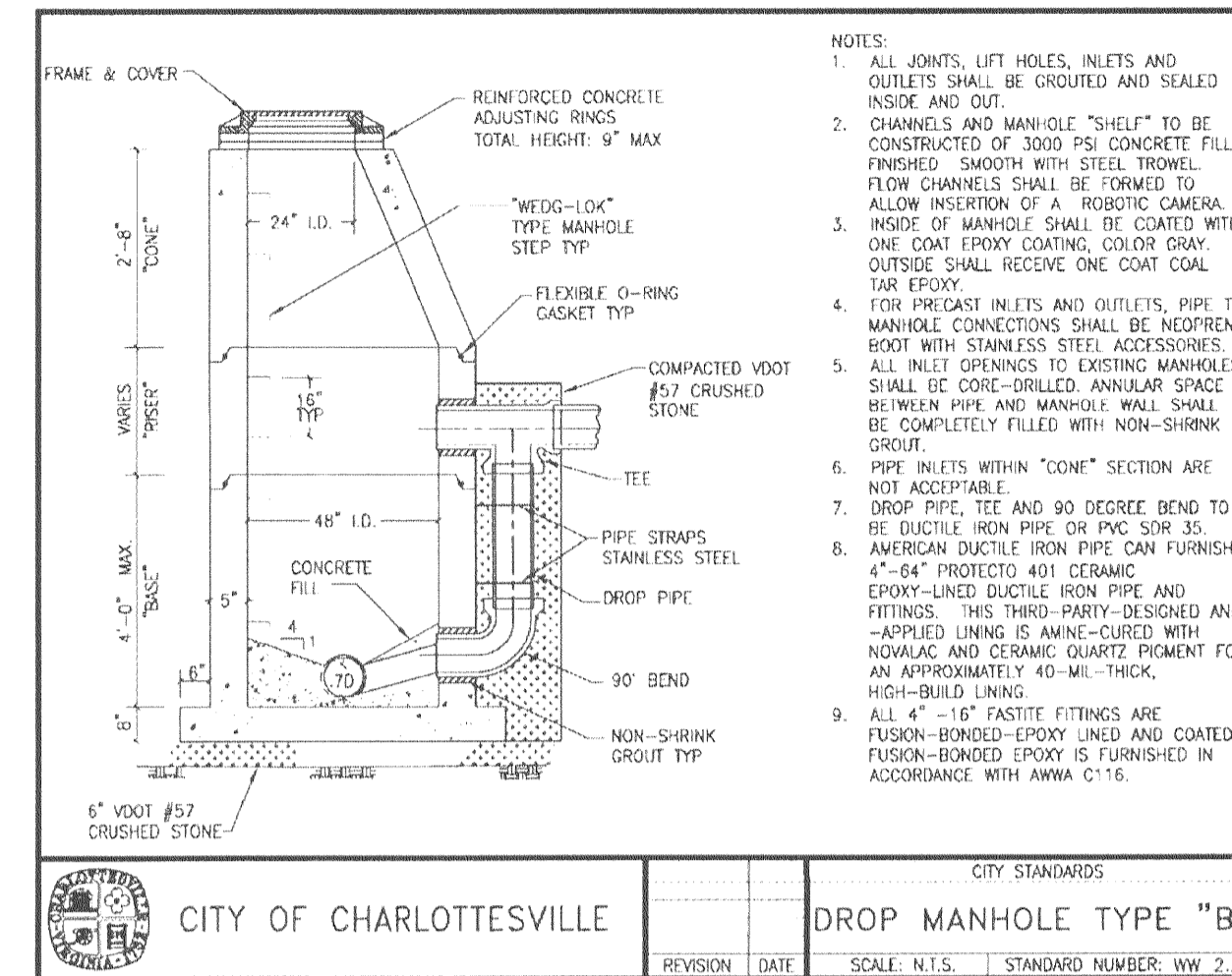
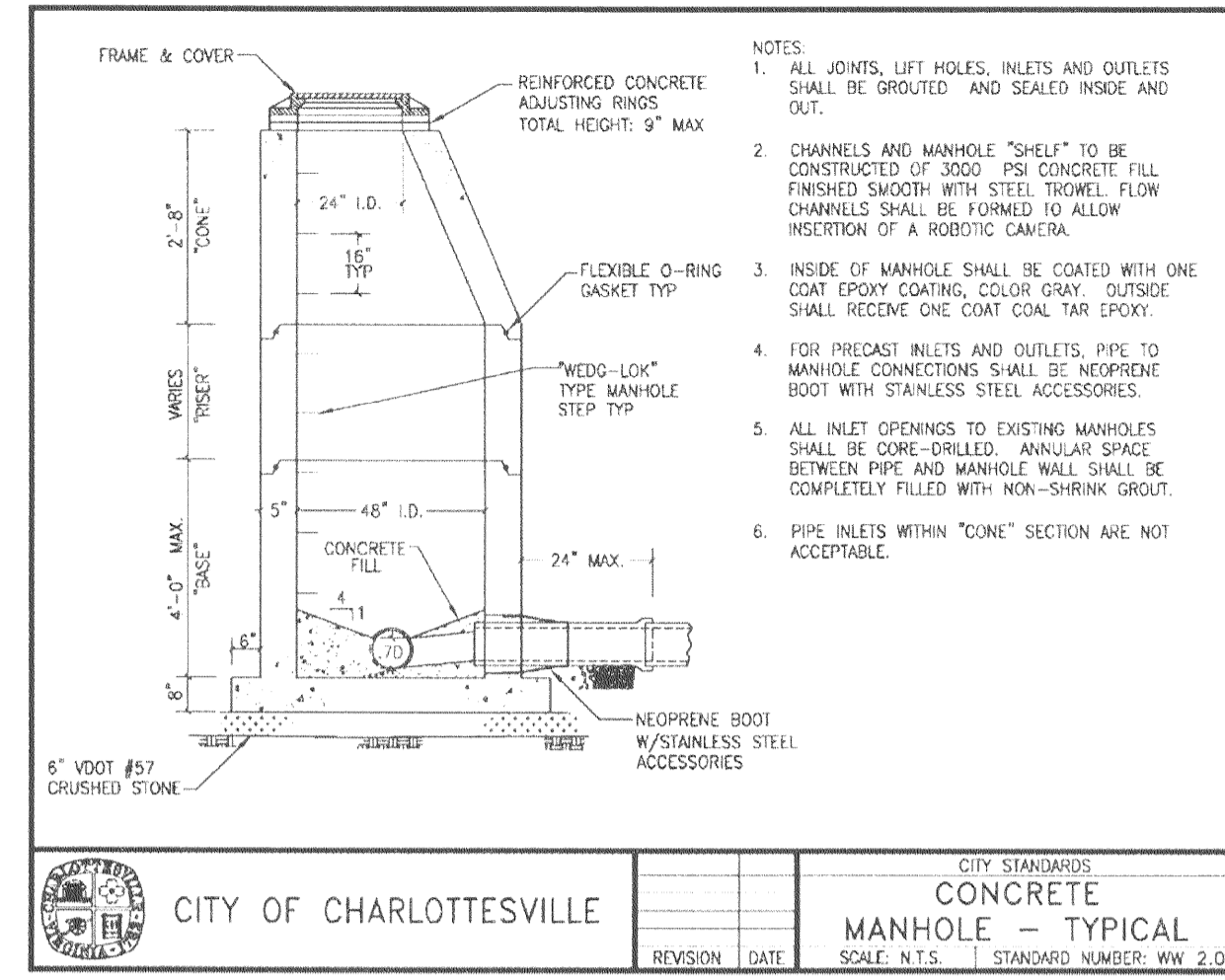
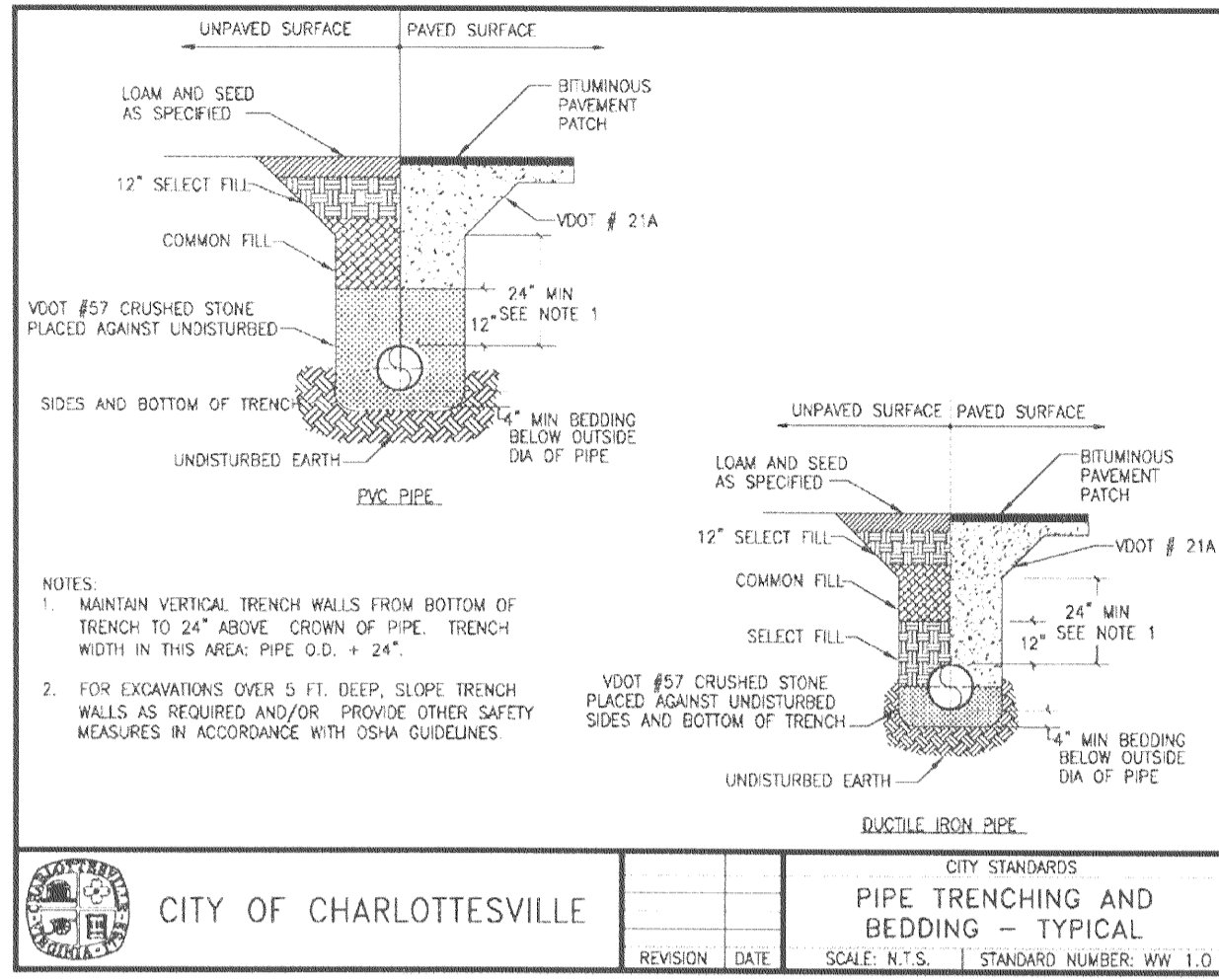
- SOIL PREPARATION- ALL PLANTING BEDS:**
- WHERE SOILS ARE SUFFICIENT TO MEET THE DEFINITION OF TOPSOIL ESTABLISHED IN NOTE (1)-
- CREATE A V-DITCH BED EDGE TO A DEPTH OF 3" FOR ALL BEDS, UNLESS OTHERWISE NOTED.
 - ROTOTILL BED AREAS TO A MINIMUM DEPTH OF 8". REMOVE DEBRIS GREATER THAN 2" IN DIAMETER. DO NOT ROTOTILL WHEN SOILS ARE WET. DO NOT ROTOTILL WITHIN THE DRIP LINE OF ANY TREE.
 - SPREAD 2" FULLY COMPOSTED ORGANIC MATTER (AS DEFINED NOTE (4)) THROUGHOUT THE PLANTING BED. EVENLY APPLY SOIL AMENDMENTS AS INDICATED IN NOTE (4). INCORPORATE AMENDMENTS INTO TOP 6" OF SOIL BY ROTOTILLING AGAIN.
 - RAKE BED SMOOTH AT SPECIFIED GRADIENT(S), ASSURING POSITIVE DRAINAGE TO THE PERIMETER. AFTER PLANTING APPLY 2-3" AGED, DOUBLE SHREDDED HARDWOOD MULCH FREE OF DYES, UNLESS OTHERWISE SPECIFIED.

- WHERE SUBSOILS ARE PRESENT OR WHERE SOILS ARE NOT SUFFICIENT TO MEET THE DEFINITION OF TOPSOIL ESTABLISHED IN NOTE (1)-
- WHERE SOILS TO BE PLANTED DO NOT MEET THE DEFINITION OF TOPSOIL OR ARE DETERMINED TO BE INADEQUATE FOR PLANT GROWTH BY THE LANDSCAPE ARCHITECT DUE TO CONSTRUCTION COMPACTION, HIGH CLAY CONTENT, OR POOR DRAINAGE, THE CONTRACTOR SHALL EXCAVATE AREAS TO BE PLANTED TO A MINIMUM DEPTH OF 8" BELOW FINISH GRADE OF SOIL. AFTER EXCAVATION, ROTOTILL REMAINING SOIL TO A MINIMUM DEPTH OF 8". RAKE SMOOTH AND SLOPE TOWARD BED PERIMETER.
 - ADD 3" SOIL MIX (AS SPECIFIED IN NOTE (4)) AND INCORPORATE INTO TOP 4" OF CULTIVATED EXISTING SOIL BY ROTOTILLING. LIGHTLY COMPACT SOIL. ADD ADDITIONAL SOIL MIX TO ACHIEVE FINISH GRADE. RAKE TO ACHIEVE SPECIFIED GRADIENT(S).
 - CREATE A V-DITCH BED EDGE TO A DEPTH OF 3"
 - RAKE BED SMOOTH AT SPECIFIED GRADIENT(S), ASSURING POSITIVE DRAINAGE TO THE PERIMETER. AFTER PLANTING APPLY 2-3" AGED, DOUBLE SHREDDED HARDWOOD MULCH FREE OF DYES, UNLESS OTHERWISE SPECIFIED.

- REMEDICATION OF COMPACTED SUBSOILS:**
- WHERE SUBSOILS ARE COMPACTED TO A LEVEL THAT WILL INHIBIT ROOT GROWTH OR INFILTRATION OF WATER THROUGH THE SOIL PROFILE, AS DETERMINED BY THE LANDSCAPE ARCHITECT AND DEFINED IN NOTE (16), THE CONTRACTOR SHALL FRACTURE THE SOILS WITH A RIPPER OR SIMILAR DEVICE TO A MINIMUM DEPTH OF 18" @ 24" O.C. BOTH WAYS. ALTERNATIVELY, SOILS MAY BE LOOSENEED BY DIGGING AND TURNING WITH A BACKSHOVE TO A DEPTH OF 18". ADDITIONALLY, WHERE ACCESS IS LIMITED, SUBSOILING REMEDIATION MAY BE ACCOMPLISHED BY AUGERING 6" DIA HOLES TO A MINIMUM DEPTH OF 18" AT 18" O.C. AND BACKFILLING WITH UNAMENDED TOPSOIL. IF COMPACTED SOILS ARE FOUND TO RESULT FROM CONSTRUCTION ACTIVITIES, ALL SOIL REMEDIATION CONSULTATION AND OPERATIONS SHALL BE CONDUCTED AT THE NO ADDITIONAL EXPENSE TO THE CLIENT.
 - LEVELS OF COMPACTION SHALL BE DETERMINED BY FIELD INSPECTION, OR WHERE REQUIRED, BY A QUALIFIED SOILS CONSULTANT. ROOT LIMITING COMPACTION WILL BE DETERMINED BY MEASURING SOIL BULK DENSITY AND COMPARING TO SOIL BULK DENSITIES GENERALLY ACCEPTED TO BE ROOT LIMITING SPECIFIC TO THE SOIL'S TEXTURE AS REFERENCED IN TREES IN THE URBAN LANDSCAPE, TROWBRIDGE AND BASSUK, 2004.



CITY OF CHARLOTTEVILLE		CITY STANDARDS	
TREE PROTECTION FENCE - CHAIN LINK FENCE		STANDARD NUMBER XX-1	
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER XX-1

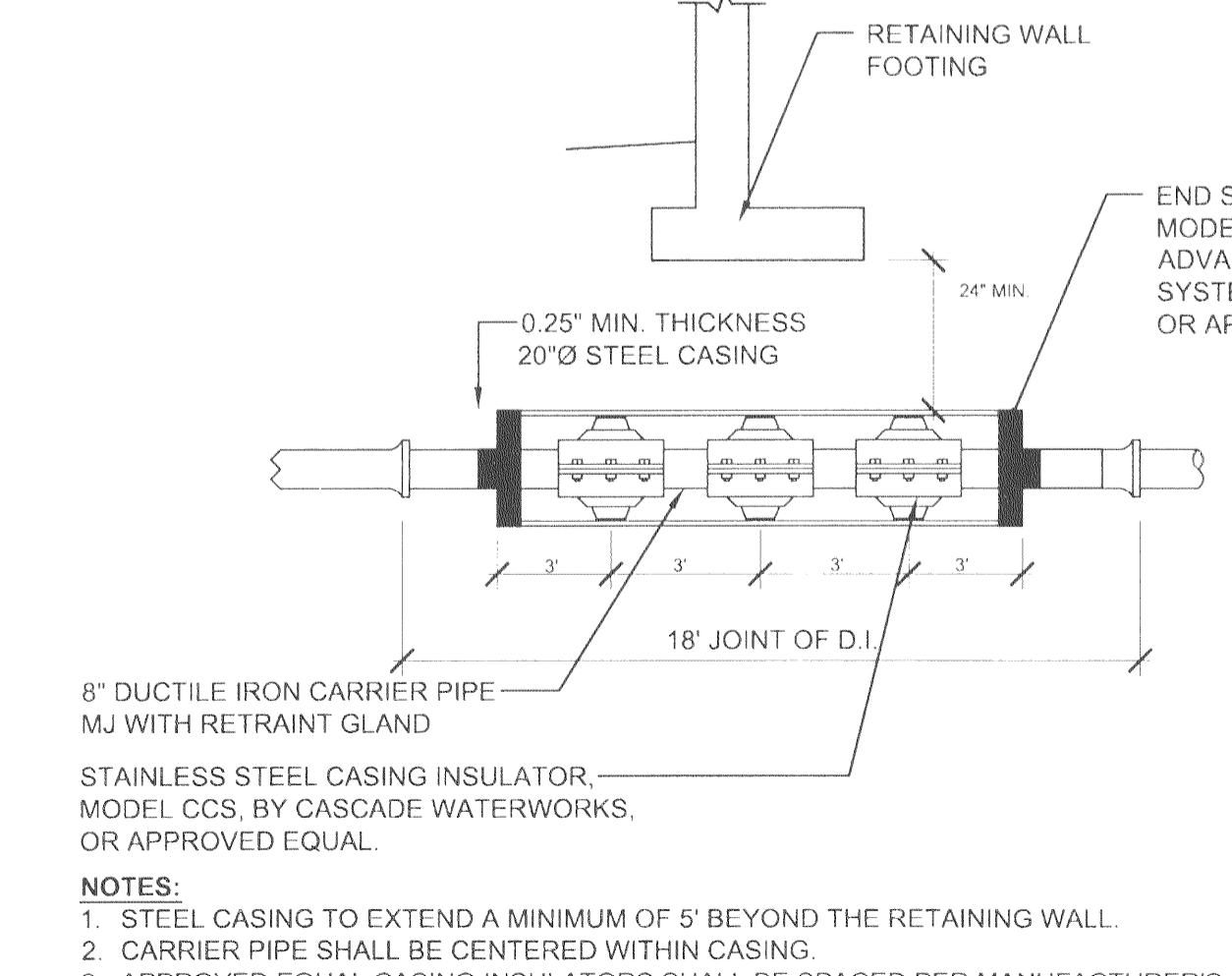
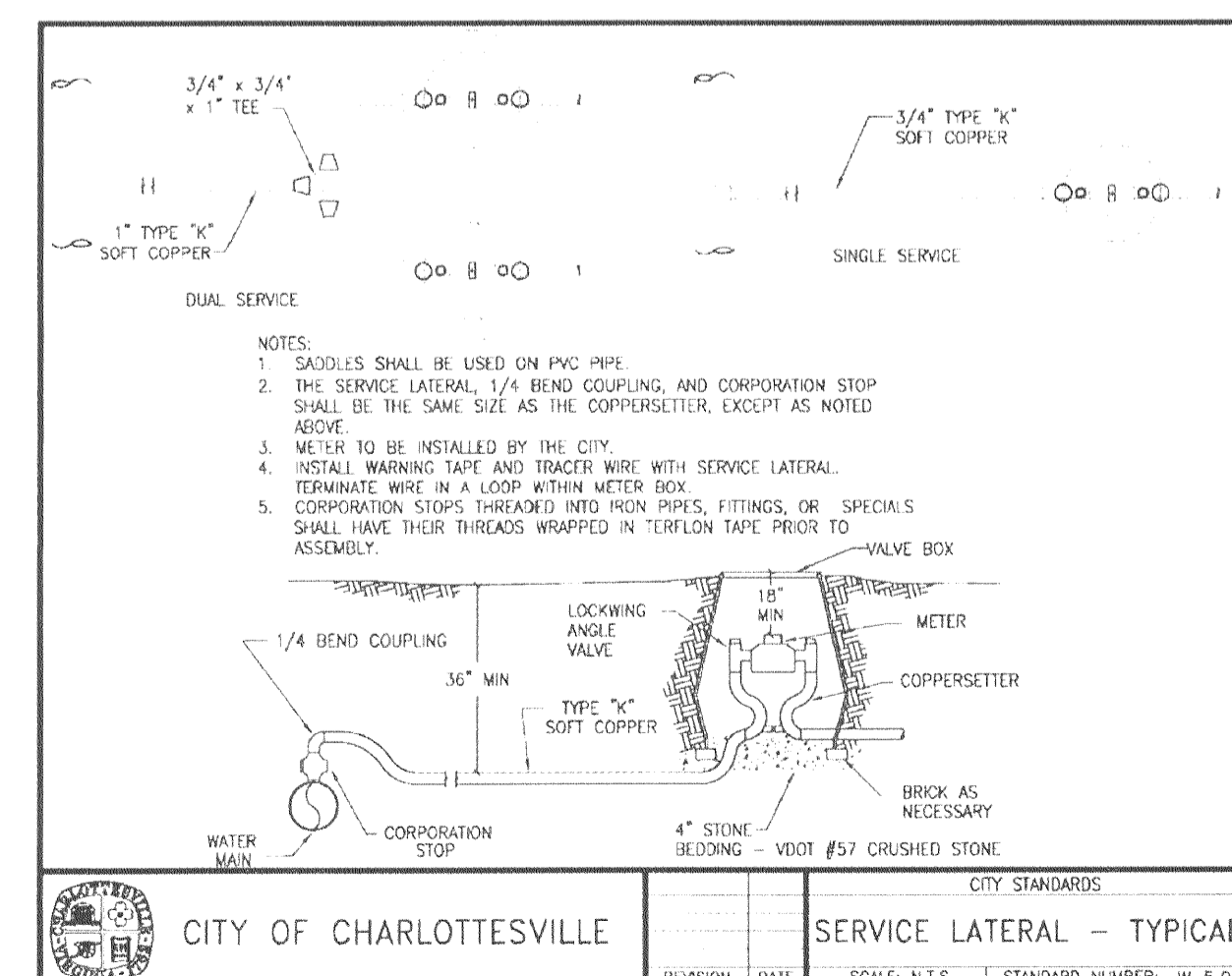


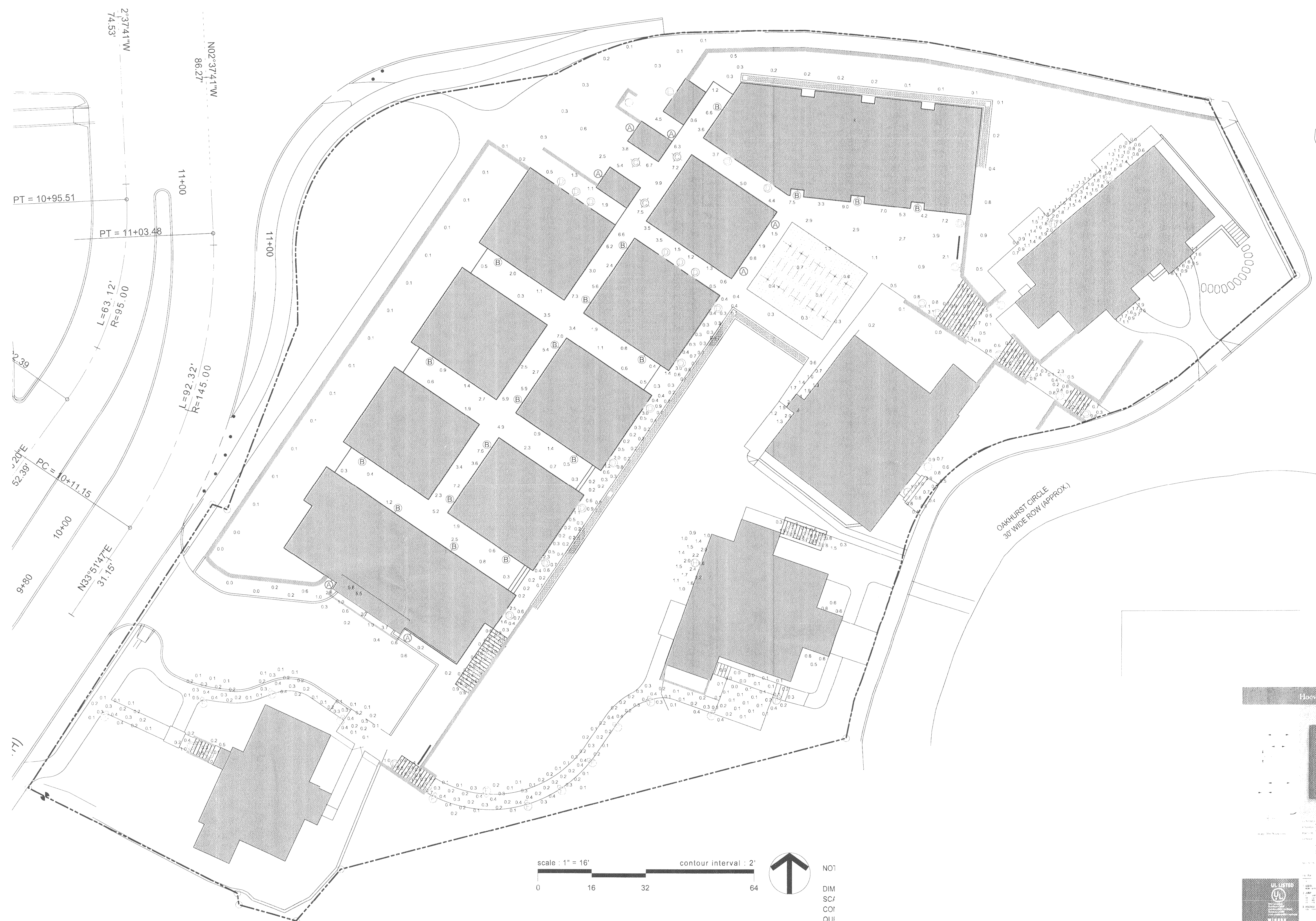
CITY OF CHARLOTTEVILLE
 CITY STANDARDS
CONCRETE THRUST BLOCK DIMENSIONS
 SCALE: N.T.S. | STANDARD NUMBER: W 2.1

PIPE SIZE	DEGREE OF BEND	BEND (FT)			TEE AND PLUG (FT)			MIN. PIPE COVER (FT)	MIN. PIPE (FT)
		L	H	T	L	H	T		
4" & 6"	90°	3.00	2.50	3.00	2.00	2.30	2.50	3	
	45°	2.00	2.50	2.60					
	22 1/2°	1.50	2.00	2.50					
8" & 10"	90°	4.50	3.50	3.50	3.00	3.00	3.00	3	
	45°	3.00	2.70	2.80					
	22 1/2°	2.00	2.00	2.00					
12" & 14"	90°	7.00	4.00	3.60	4.30	4.00	2.80	4	
	45°	4.50	3.60	3.00					
	22 1/2°	3.00	2.80	2.80					
16" & 18"	90°	10.70	4.50	3.40	6.50	4.60	3.80	5	
	45°	6.50	4.00	3.00					
	22 1/2°	4.50	3.30	3.00					

REFERENCE DRAWING 2.0 FOR DIMENSION LOCATIONS

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



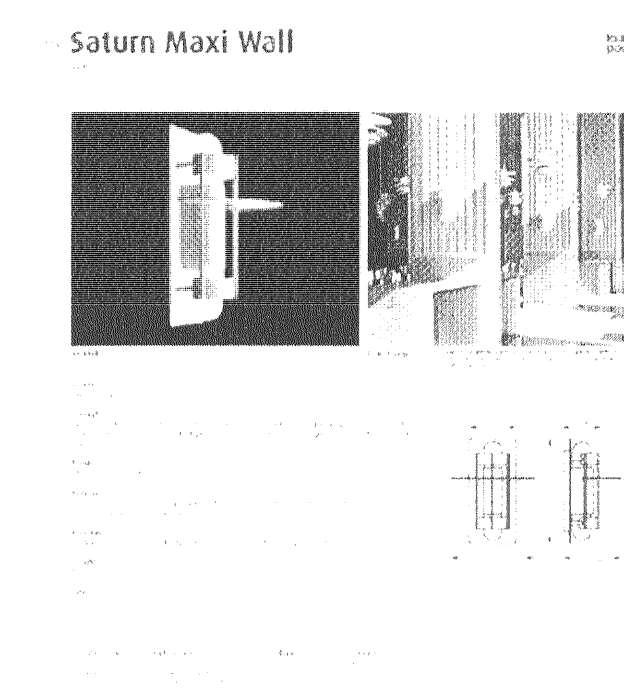
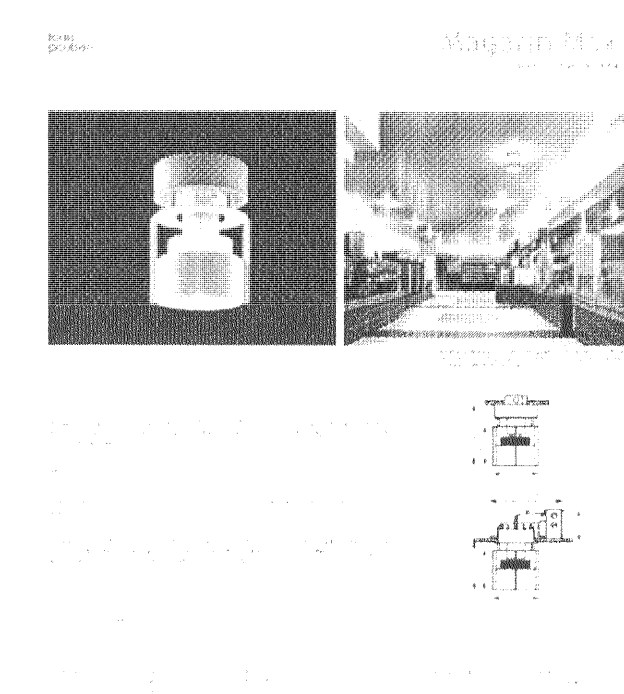
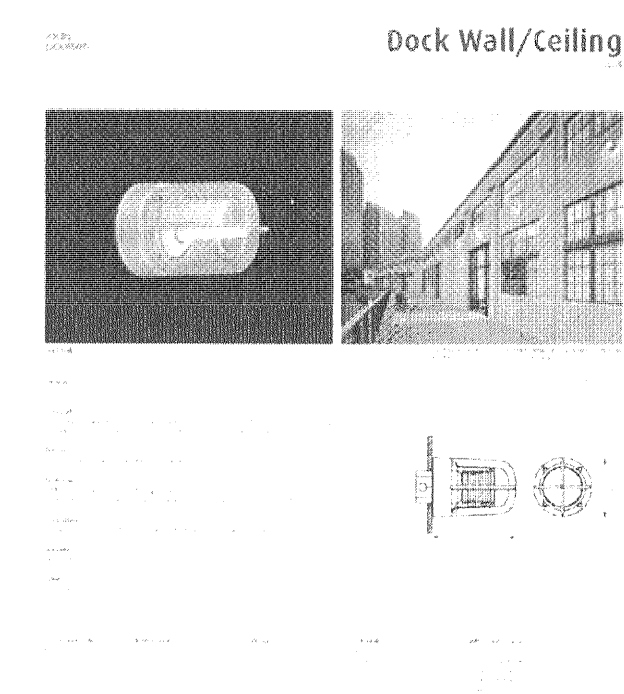
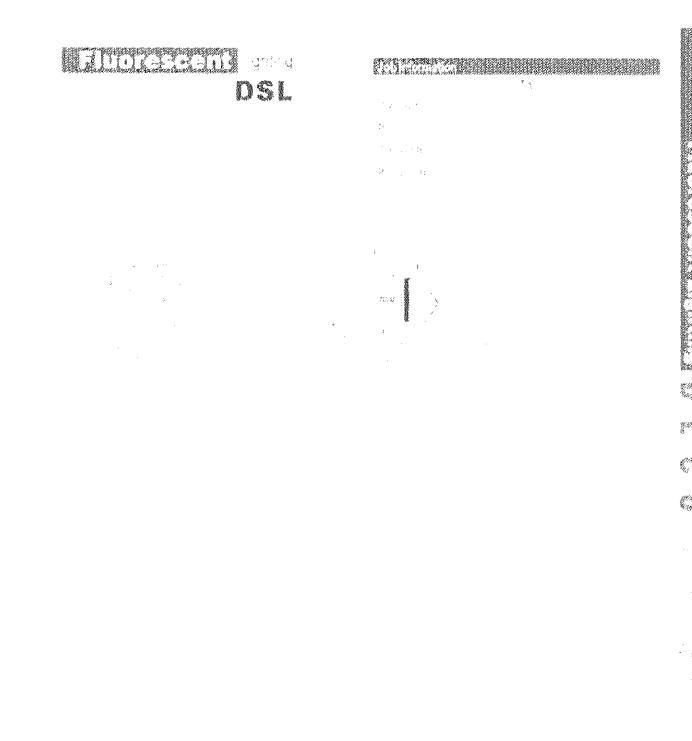
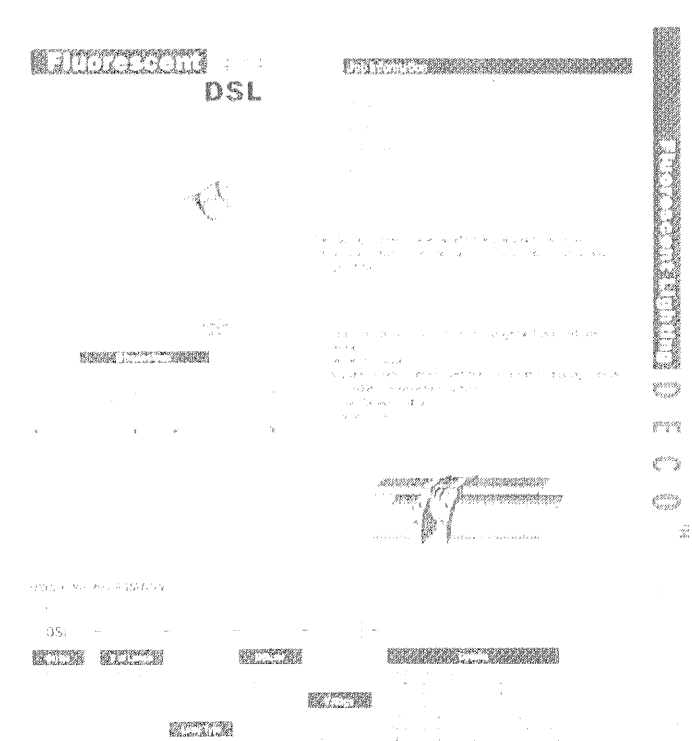
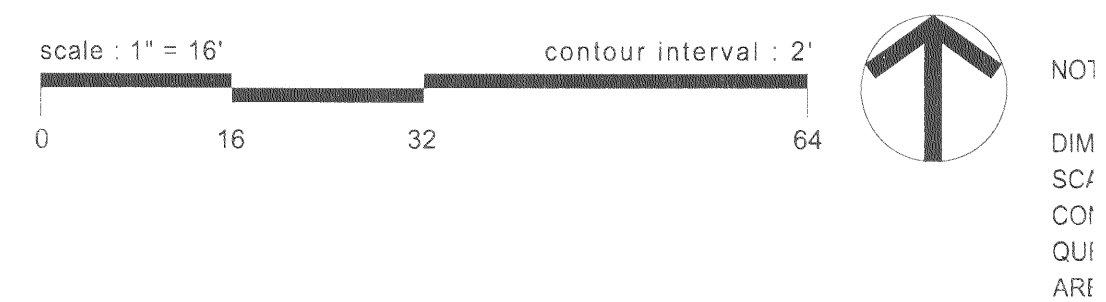
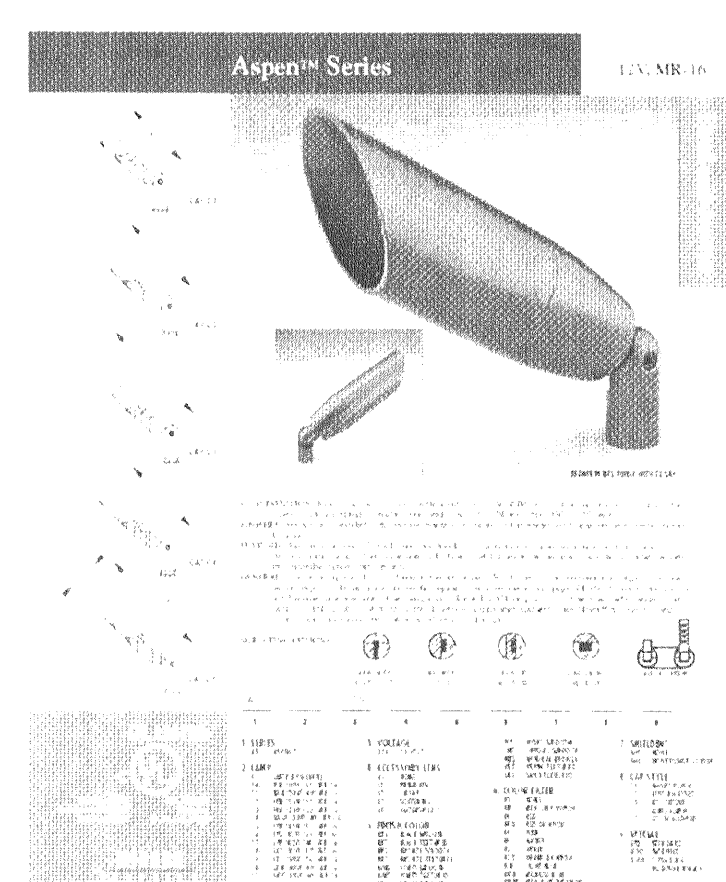
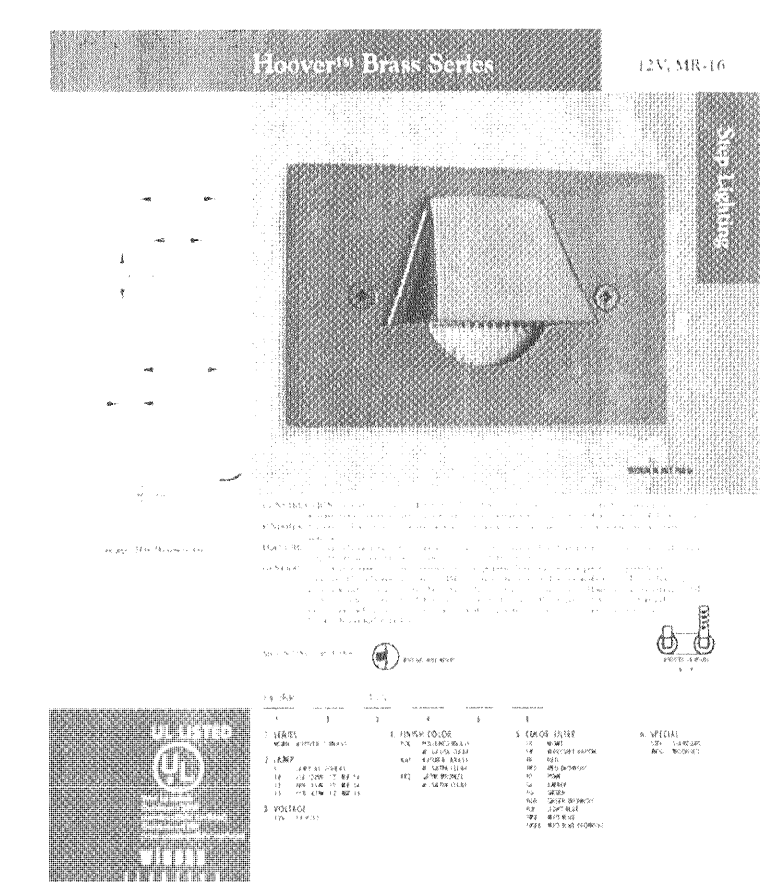


Symbol	Label	Qty	Category Number	Description	Height	Watt	Lumens	E.F.	Notes
Q1	A	7	LEDS PROJEN 5700K/4	Satur Maxi Wall	11.02 THT	1007800 lum	2400	0.75	36
Q2	B	16	LEDS PROJEN Dock beam/eye	Dock beam eye	11.08 WCF	903300 lum	1000	0.75	18
Q3	C	3	LEDS PROJEN MAGNUS M	Magnus M	11.02 THT	907800 lum	2400	0.75	36
Q4	D	42	HUON 42" RTR LIGHT	Recessed Wall sconce	11.04 THT	1007800 lum	400	0.95	10
Q5	E	1	MR LIGHTING	Sign Light	11.04 THT				
Q6	F	13	HUON 13" WATT 2V CORNER WALL WATT LIGHT	10 WATT 2V CORNER WALL WATT LIGHT	10 WATT 2V CORNER WALL WATT LIGHT	1007800 lum	2400	0.95	10
Q7	G	13	URBAN ARCHITECTURE LIGHTING	LED LINE WALL	11.02 THT	1007800 lum	2400	0.75	36
Q8	H	4	HUON 4" WATT 2V	WALL MOUNT REM	11.02 THT	1007800 lum	2400	0.75	36
Q9	I	4	URBAN ARCHITECTURE LIGHTING	WALL MOUNT	11.08 WCF	1007800 lum	1000	0.75	18
Q10	J	2	11" TUBULAR LIGHT	11" TUBULAR LIGHT WITH FIBER OPTIC	11.02 THT	1007800 lum	2400	0.75	36

Category	Symbol	Qty	Avg	Min	Max	Min/Avg	Max/Avg
NEW PA	+	0.2%	1.6%	0.0%	N/A	N/A	N/A
ART L	x	0.6%	3.8%	0.1%	38.0%	6.0%	6.0%
ART A	x	0.6%	2.0%	0.0%	N/A	N/A	N/A
EXISTING BLDG 104 ENTRANCE	x	0.9%	1.1%	0.0%	2.2%	1.8%	1.8%
EXISTING BLDG 104	x	0.6%	1.0%	0.0%	3.3%	2.7%	2.7%
EXISTING BLDG 106	x	2.3%	2.6%	1.6%	1.4%	1.3%	1.3%
EXISTING BLDG 108	x	2.3%	2.6%	1.6%	1.4%	1.3%	1.3%
EXISTING BLDG 104 EXCHANGE	x	1.6%	1.9%	1.3%	1.5%	1.2%	1.2%
EXISTING BLDG 104	x	1.7%	4.0%	0.0%	N/A	N/A	N/A
EXISTING BLDG 106	x	0.7%	3.5%	0.0%	N/A	N/A	N/A
EXISTING BLDG 108 EXCHANGE	x	1.6%	1.8%	1.3%	1.4%	1.2%	1.2%
EXISTING BLDG 108	x	2.1%	2.8%	1.5%	1.9%	1.4%	1.4%
LANDSCAPE ENTRANCE	+	0.6%	1.6%	0.2%	6.0%	3.0%	3.0%
LANDSCAPE	+	2.6%	4.9%	0.1%	40.0%	20.0%	20.0%
DRIVE DRIVE	+	0.1%	0.6%	0.0%	N/A	N/A	N/A
PROPERTY LINE	+	0.6%	0.5%	0.0%	N/A	N/A	N/A
DRIVE DRIVE	+	0.4%	2.9%	0.0%	N/A	N/A	N/A
DRIVE DRIVE	+	0.5%	4.0%	0.0%	N/A	N/A	N/A
DRIVE DRIVE	+	1.6%	4.3%	0.0%	N/A	N/A	N/A

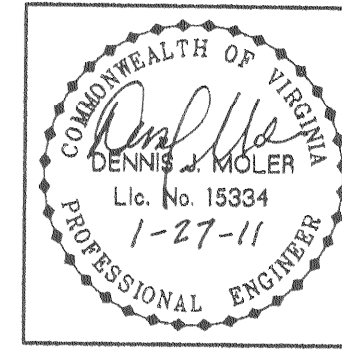
General Lighting Notes

1. NO OUTDOOR LUMINAIRE SHALL BE MOUNTED OR PLACED AT A LOCATION THAT IS MORE THAN TWENTY (20) FEET IN HEIGHT
2. ALL OUTDOOR LUMINAIRES, REGARDLESS OF THE NUMBER OF LUMENS SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING LOW DENSITY RESIDENTIAL DISTRICTS.



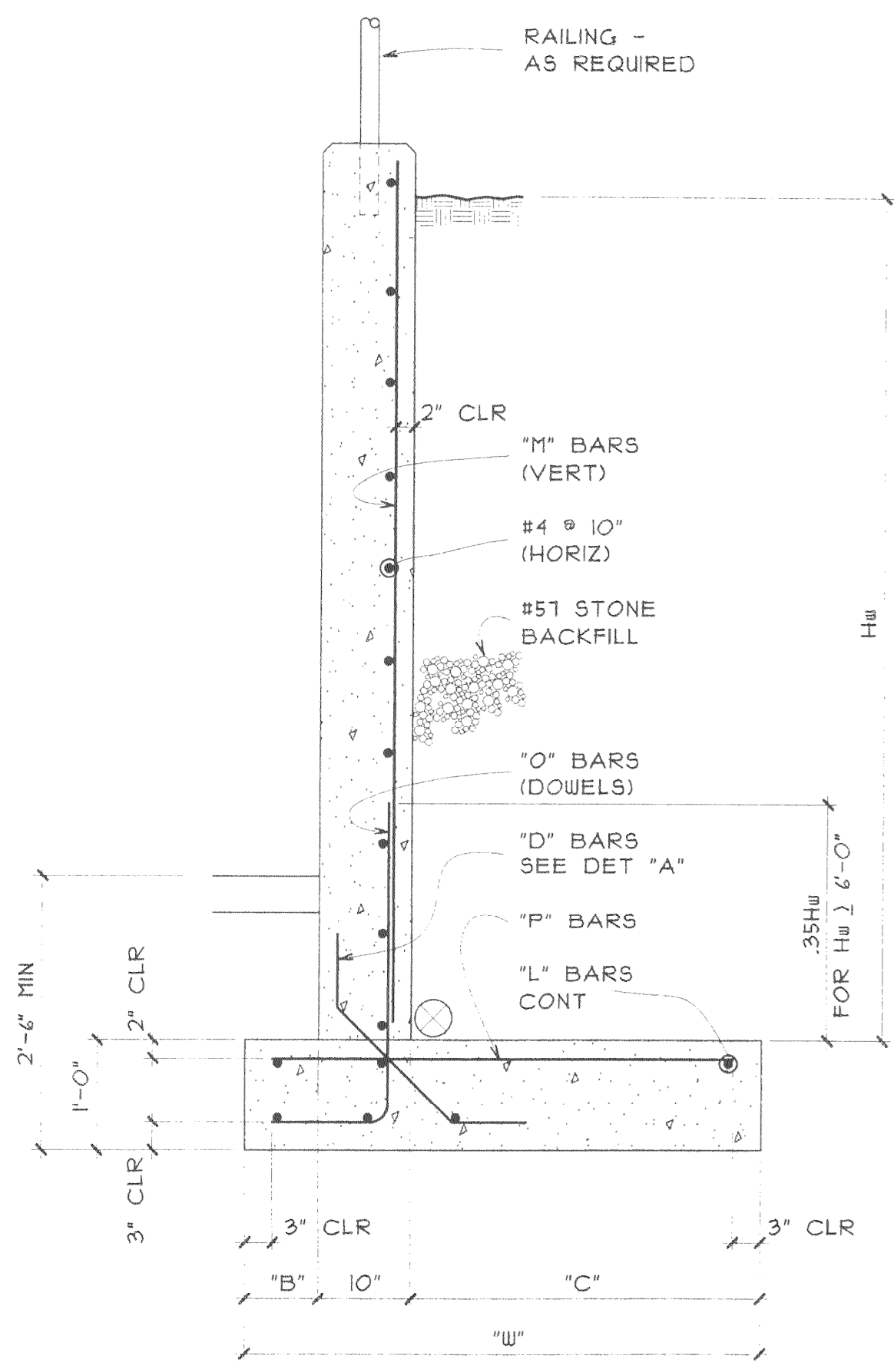
PROJECT NAME	TYPE
WINSCAPE SUBMITTAL - HOOVER BRASS SERIES	
PROJECT NAME	TYPE
WINSCAPE SUBMITTAL - ASPEN SERIES	
PROJECT NAME	TYPE

PROJECT NAME	TYPE
WINSCAPE SUBMITTAL - HOOVER BRASS SERIES	
PROJECT NAME	TYPE
WINSCAPE SUBMITTAL - ASPEN SERIES	
PROJECT NAME	TYPE

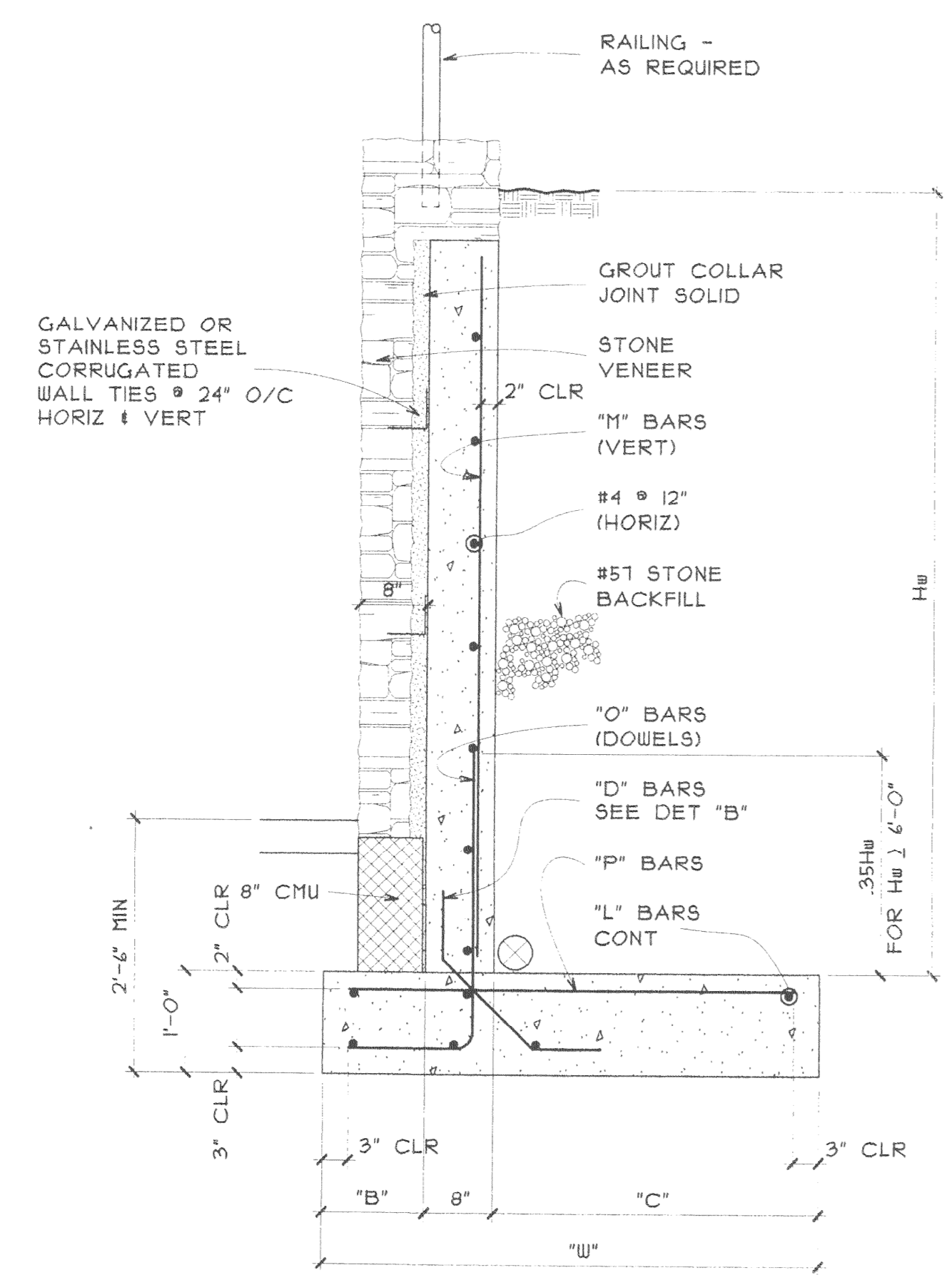


RETAINING WALL SCHEDULE (SECTION 1/SK-I)								
DIMENSIONS		REINFORCING						
H _w	"B"	"C"	"W"	"D" BARS	"L" BARS	"M" BARS	"O" BARS	"P" BARS
0'-0" - 4'-0"	0'-4"	0'-10"	2'-0"	#4 @ 18"	(6) - #4	-----	#4 @ 18"	#4 @ 18"
4'-0" - 6'-0"	0'-4"	1'-11"	3'-1"	#4 @ 18"	(6) - #4	-----	#4 @ 18"	#4 @ 18"
6'-0" - 8'-0"	0'-5"	3'-1"	4'-4"	#4 @ 14"	(6) - #4	#4 @ 14"	#4 @ 14"	#4 @ 14"
8'-0" - 10'-0"	0'-10"	4'-2"	5'-10"	#4 @ 12"	(8) - #4	#4 @ 12"	#5 @ 12"	#4 @ 12"
10'-0" - 12'-0"	1'-3"	5'-3"	7'-4"	#4 @ 8"	(10) - #4	#4 @ 8"	#5 @ 8"	#5 @ 8"

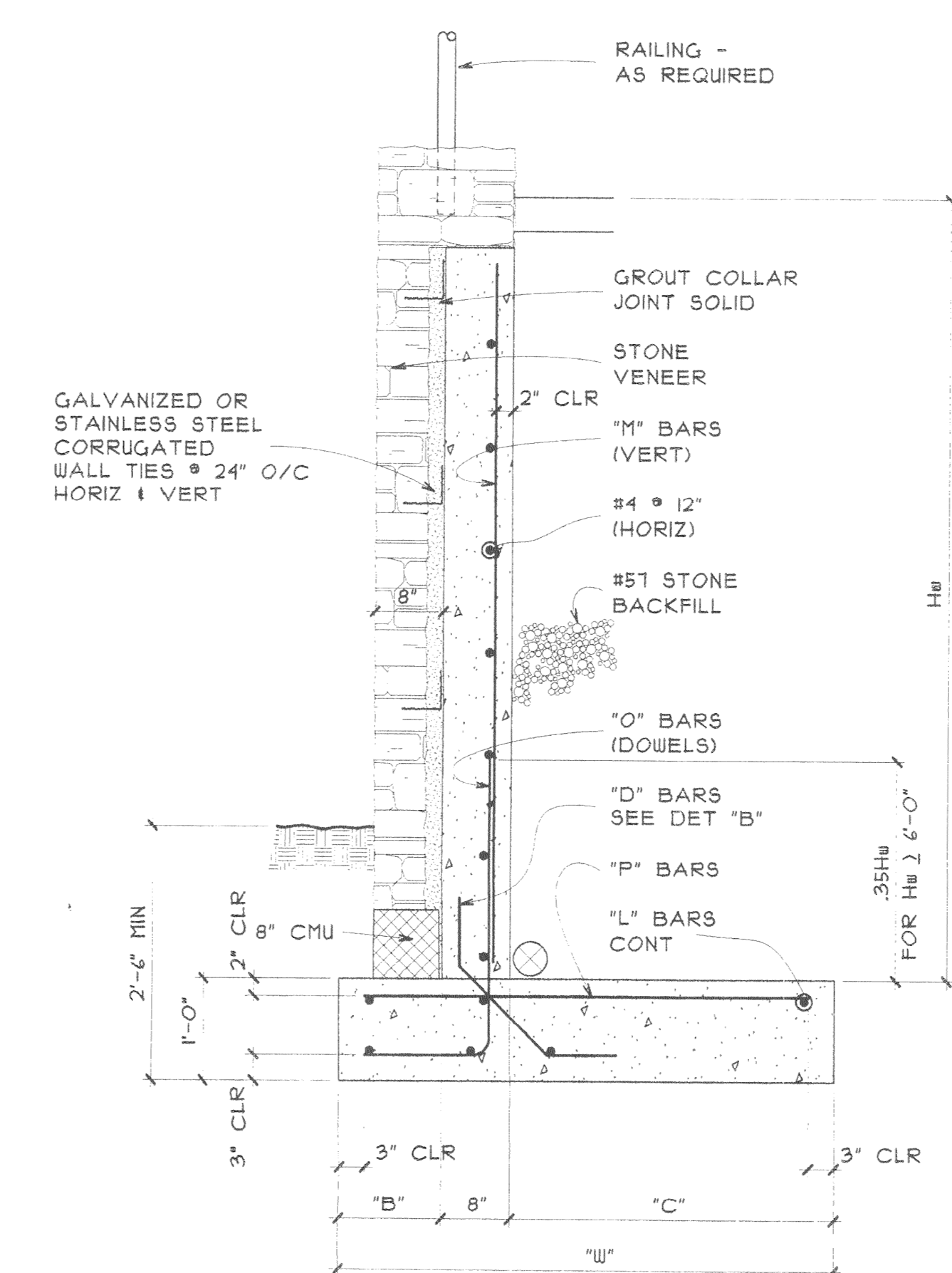
RETAINING WALL SCHEDULE (SECTIONS 2 & 3/SK-I)								
DIMENSIONS		REINFORCING						
H _w	"B"	"C"	"W"	"D" BARS	"L" BARS	"M" BARS	"O" BARS	"P" BARS
0'-0" - 4'-0"	1'-0"	1'-0"	2'-8"	#4 @ 18"	(6) - #4	-----	#4 @ 18"	#4 @ 18"
4'-0" - 6'-0"	1'-0"	2'-0"	3'-8"	#4 @ 18"	(6) - #4	-----	#4 @ 18"	#4 @ 18"
6'-0" - 8'-0"	1'-2"	3'-2"	5'-0"	#4 @ 16"	(7) - #4	#4 @ 16"	#5 @ 16"	#4 @ 16"
8'-0" - 10'-0"	1'-2"	4'-4"	6'-2"	#4 @ 10"	(8) - #4	#4 @ 10"	#5 @ 10"	#4 @ 10"



SECTION 1
3/4" = 1'-0"

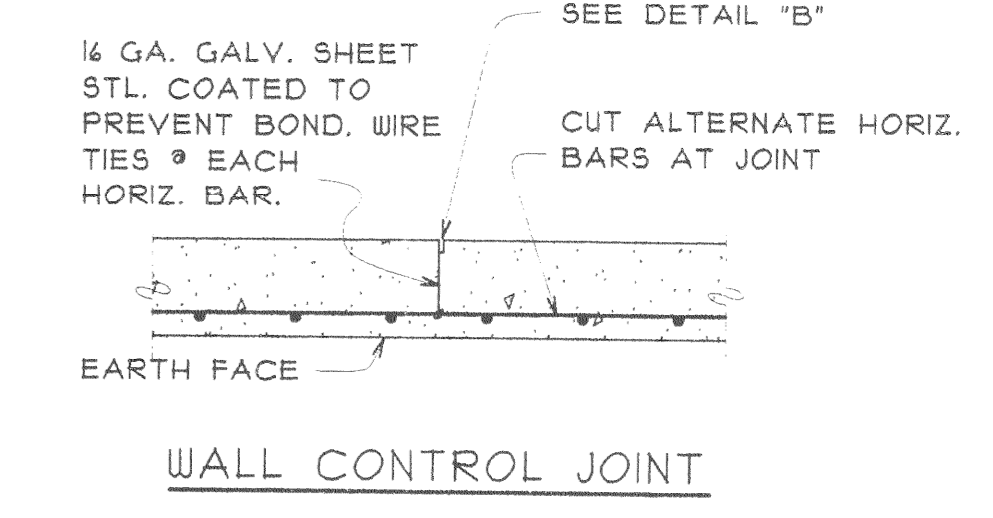
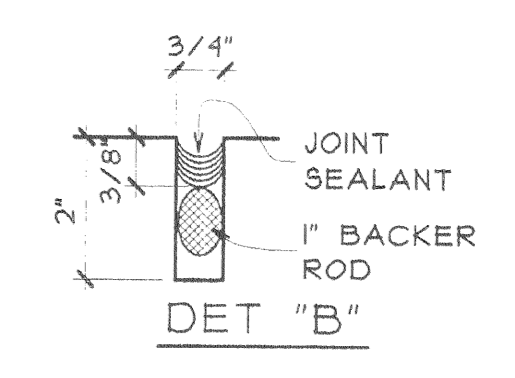
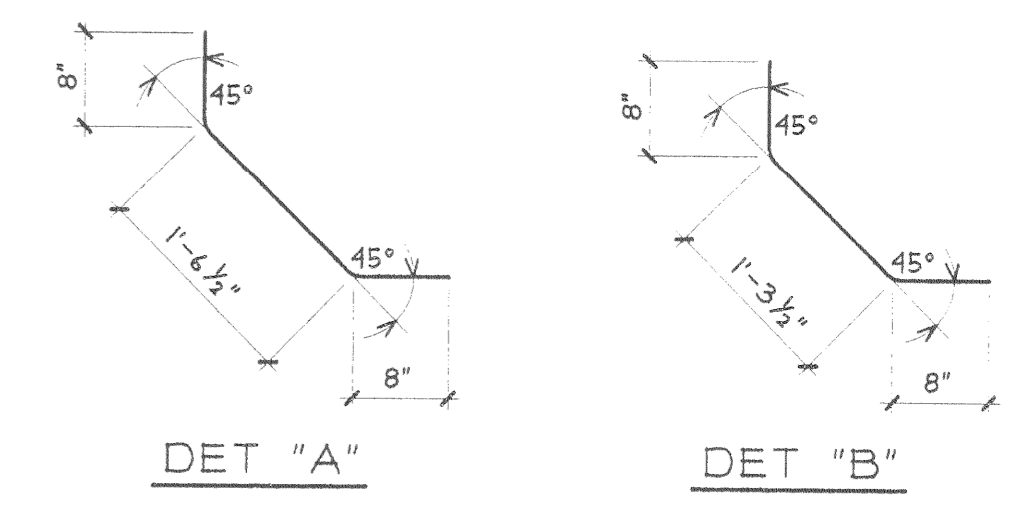


SECTION 2
3/4" = 1'-0"



SECTION 3
3/4" = 1'-0"

- NOTES:
1. CONC: 3000 PSI @ 28 DAYS
 2. REINF: GRADE 60
 3. MAX SOIL BEARING PRESSURE = 2000 PSF (ASSUMED)
 4. PROVIDE WALL CONTROL JOINTS @ 20'-0" MAX



SECTION 4
3/4" = 1'-0"

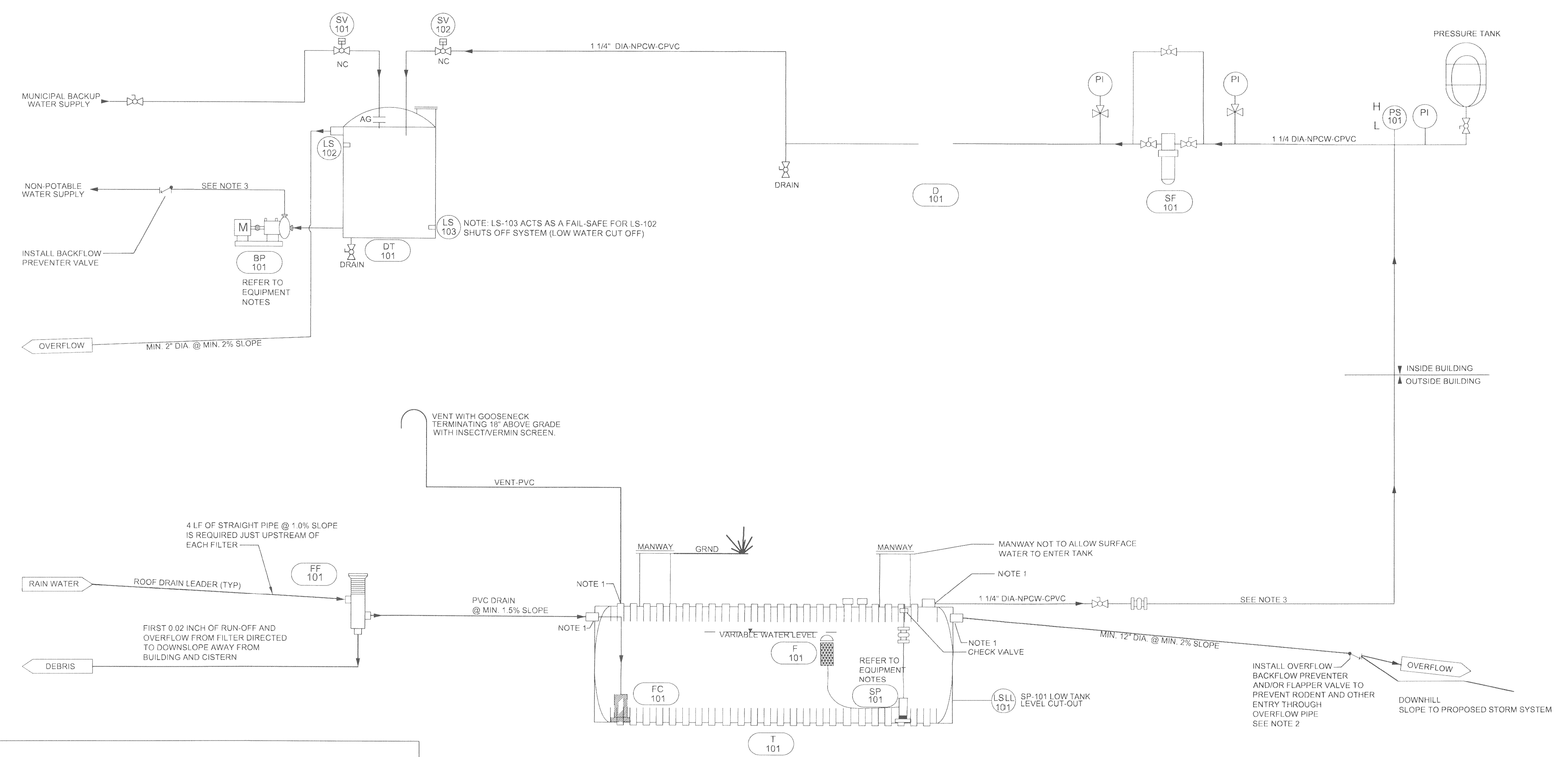
MOLER & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS
305 SOUTH WATER STREET
CHARLOTTEVILLE, VA 22902
PHONE: 434-971-3027 FAX: 434-971-4027
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Oakhurst Inn & Apartments
Charlottesville, Virginia

Date: 1/27/11
Scale: As Noted
Drawn By: JHF
Checked By: DJM

No.	Date	Revision

Sheet Number:
16



FLOW DIRECTION
 PRESSURE TANK
 DAY TANK
 FIRST FLUSH FILTER
 FLOW CALMING DEVICE
 SEDIMENT FILTER
 DISINFECTION UNIT
 STAINLESS STEEL SUCTION FILTER
 BOOSTER PUMP
 SUBMERSIBLE PUMP
 FLEXIBLE COUPLING
 BALL VALVE
 CHECK VALVE
 AUTOMATIC SOLENOID VALVE
 SOLENOID VALVE
 PRESSURE INDICATOR (GAUGE)
 PRESSURE SWITCH
 B-LEVEL SENSOR INDICATOR
 LEVEL SWITCH, LOW-LOW (PUMP CUT-OFF)
 DIA-NPCW-CPVC
 MATERIAL OF PIPE
 NON-POTABLE COLD WATER
 DIAMETER OF PIPE SPECIFIED BY DESIGNER
 NC: NORMALLY CLOSED
 PVC: POLY-VINYL CHLORIDE
 AG: AIR GAP
 SHOP DRAWING NEEDS TO BE PROVIDED BY CONTRACTOR SHOWING PLAN LAYOUT TO BE APPROVED BY ENGINEER

EQUIPMENT: STORM DRAINAGE PIPING (PVC); ASTM D2665 DWV PIPE AND FITTINGS, SCHEDULE 20. PRESSURE PIPING (PVC); ASTM D1765 PVC PLAIN END PRESSURE PIPE, SCHEDULE 40. SOLVENT CEMENT SOCKET FITTINGS. PVC BODY BALL VALVES WITH TRUE-UNION END CONNECTIONS, PTFE SEATS.

WHEN CISTERN LEVEL DROPS TO 6 INCHES ABOVE BOTTOM OF TANK, LSLL-101 OPENS START CONTROL CIRCUIT TO P-101 TO PREVENT PUMP START.

- FIBERGLASS TANK SHALL BE SUPPLIED WITH APPROPRIATE STUB OUT PIPE FITTINGS FOR INLET AND OUTLET. TANK SHALL BE INSTALLED FOLLOWING MANUFACTURERS INSTRUCTIONS.
- PVC, CPVC, PEX OR EQUIVALENT TUBING RECOMMENDED. COPPER PIPE SHOULD NOT BE USED.
- INVERT OUT SHOULD BE MIN. 3" BELOW INV IN TO TANK OR AS SPECIFIED BY CISTERN MANUFACTURER.
- OVERFLOW PIPE TO BE EQUAL TO OR GREATER THAN ROOF DRAIN PIPE FEEDING RAINWATER TO TANK.
- A PLAN DOCUMENT SHOULD BE PROVIDED IN CONJUNCTION WITH THIS SHEET IN ORDER TO SPECIFY AND ENSURE FEASIBILITY OF CISTERN LOCATION AS IT RELATES TO MINIMUM UTILITY, SEPTIC AND OTHER SEPARATION AND SETBACK DISTANCES AS SPECIFIED BY LOCAL AND STATE REGULATIONS. MINIMUM PIPE SLOPES, INVERTS AND DAYLIGHTINGS, ETC.
- LS-102 CONTROLS BOTH SV-101 AND SV-102. SV-102 LINE REFILLS DAY TANK WITH RAINWATER. IF RAINWATER IS UNAVAILABLE AND TANK LEVEL CONTINUES TO DROP, SV-101 MUNICIPAL BACKUP LINE IS ACTIVATED AT A LOWER LEVEL TO BEGIN FILLING TANK.
- GUTTERS AND ROOF DRAINS TO BE SIZED APPROPRIATELY IN ORDER TO CONVEY RAINWATER TO TANK.

ALL SYSTEM COMPONENTS MUST BE MAINTAINED ACCORDING TO MANUFACTURERS SPECIFICATIONS AND MAINTENANCE RECOMMENDATIONS.

- THE SEDIMENT FILTER WILL REQUIRE REPLACING ON AVERAGE EVERY 6 MONTHS, DEPENDING ON QUALITY OF WATER AND FLOW. FILTERS SHOULD BE REPLACED WHEN THE PRESSURE DROP ACROSS THE FILTER IS 10 PSI OR GREATER.
- THE UV LIGHT WILL REQUIRE REPLACING EVERY 12 MONTHS.
- INSPECT STAINLESS STEEL FILTER INSERTS FOR THE VORTEX FILTERS EVERY SIX MONTHS. IF NEEDED, REMOVE FILTER INSERTS WITH INCLUDED HANDLE AND WASH WITH A GARDEN HOSE.
- THE STAINLESS STEEL FILTER INSERTS FOR THE VORTEX FILTERS WILL NEVER NEED REPLACING, IF MAINTAINED AS DIRECTED.
- THE STORAGE TANK WILL NOT NEED ROUTINE MAINTENANCE.

ITEM NO.	FF-101	T-101	FC-101	F-101	SP-101	P-101	SF-101	D-101	DT-101	BP-101	BACKFLOW PREVENTER VALVE
TITLE	FIRST FLUSH VORTEX FILTER	RAIN WATER STORAGE TANK	SMOOTHING INLET	FLOATING FILTER	SUBMERSIBLE PUMP	PRESSURE TANK	SEDIMENT FILTER	DISINFECTION	DAY TANK	BOOSTER PUMP	BACKFLOW PREVENTER VALVE
QUANTITY	4	2	5	1	22 GALLON CAPACITY	1	1	1	1	1	1
DESCRIPTION	JAY R. SMITH RH9520-06 6" INLET 280 MICRON	15,000 CAPACITY GALLONS/EACH MATERIAL FIBERGLASS	JAY R. SMITH RH9530SI-04 4" INLET STAINLESS STEEL	JAY R. SMITH RH9532C-2 2" CONNECTION 1200 MICRON FILTER	GOULDS 1SC SUBMERSIBLE PUMP WITH CUSTOM BASEPLATE AND NOZZLE BY RMS 1/2 HP 3450 RPM 50 FT (TDH) 32 GPM	ROSEDALE MODEL 6 30" DEPTH FILTER: 4 1/2" DIA 5 MICRON	AQUA TREATMENT SYSTEMS IND-50 WITH OPTIONAL INTENSITY MONITOR	500 CAPACITY GALLONS	PUMP SIZING SUBJECT TO APPROVAL BY PLUMBING DESIGNER FOLLOWING FINAL DESIGN OF THE BUILDING	12" PVC BACKWATER VALVE	

NOTES
 A 01 RAINWATER HARVESTING SYSTEM DIAGRAM AND SPECIFICATIONS

GENERAL EROSION & SEDIMENT CONTROL NOTES

- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, THIRD EDITION (1992) AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS.
- THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND NARRATIVE SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS, THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
- ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
- DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
- THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF PRODUCING RAINFALL EVENT ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
- ALL FILL MATERIAL SHALL BE TAKEN FROM AN APPROVED, DESIGNATED BORROW AREA.
- ALL WASTE MATERIALS SHALL BE TAKEN TO AN APPROVED WASTE AREA. EARTH FILL SHALL BE INERT MATERIALS ONLY, FREE OF ROOTS, STUMPS, WOOD, RUBBISH, AND OTHER DEBRIS.
- BORROW, FILL OR WASTE ACTIVITY SHALL BE CONDUCTED IN A SAFE MANNER THAT MAINTAINS LATERAL SUPPORT, OR ORDER TO MINIMIZE ANY HAZARD TO PERSONS, PHYSICAL DAMAGE TO ADJACENT LAND AND IMPROVEMENTS, AND DAMAGE TO ANY PUBLIC STREET BECAUSE OF SLIDES, SINKING, OR COLLAPSE.
- TEMPORARY STABILIZATION SHALL BE TEMPORARY SEEDING AND MULCHING. SEEDING IS TO BE AT 75 LBS/ACRE, AND IN THE MONTHS OF SEPTEMBER TO FEBRUARY TO CONSIST OF A 50/50 MIX OF ANNUAL RYEGRASS AND CEREAL WINTER RYE, OR IN MARCH AND APRIL TO CONSIST OF ANNUAL RYE, OR MAY THROUGH AUGUST TO CONSIST OF GERMAN MILLET. STRAW MULCH IS TO BE APPLIED AT 80 LBS/1000SF. ALTERNATIVES ARE SUBJECT TO APPROVED BY THE CITY OF CHARLOTTESVILLE E & S INSPECTOR.
- PERMANENT STABILIZATION SHALL BE LIME AND FERTILIZER, PERMANENT SEEDING, AND MULCH. AGRICULTURAL GRADE LIMESTONE SHALL BE APPLIED AT 90 LBS/1000SF, INCORPORATED INTO THE TOP 4-6 INCHES OF SOIL. FERTILIZER SHALL BE APPLIED AT 1000 LBS/ACRE AND CONSIST OF A 10-20-10 NUTRIENT MIX. PERMANENT SEEDING SHALL BE APPLIED AT 180 LBS/ACRE AND CONSIST OF 95% KENTUCKY 31 OR TALL FESCUE AND 0-5% PERENNIAL RYEGRASS OR TURF TYPE TALL FESCUE. STRAW MULCH IS TO BE APPLIED AT 80 LBS/1000SF. ALTERNATIVES ARE SUBJECT TO APPROVED BY THE CITY OF CHARLOTTESVILLE E & S INSPECTOR.
- MAINTENANCE: ALL MEASURES ARE TO BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. ANY DAMAGE OR CLOGGING TO STRUCTURAL MEASURES IS TO BE REPAIR IMMEDIATELY. SILT TRAPS ARE TO BE CLEANED WHEN 50% OF THE WET STORAGE VOLUME IS FILLED WITH SEDIMENT. ALL SEEDED AREAS ARE TO BE RESEEDED WHEN NECESSARY TO ACHIEVE A GOOD STAND OF GRASS. SILT FENCE AND DIVERSION DIKES WHICH ARE COLLECTING SEDIMENT TO HALF THEIR HEIGHT MUST BE CLEANED AND REPAIRED IMMEDIATELY.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REMOVED WITHIN 30 DAYS OF FINAL SITE STABILIZATION, WHEN MEASURES ARE NO LONGER NEEDED SUBJECT TO APPROVAL BY THE CITY OF CHARLOTTESVILLE E & S INSPECTOR.

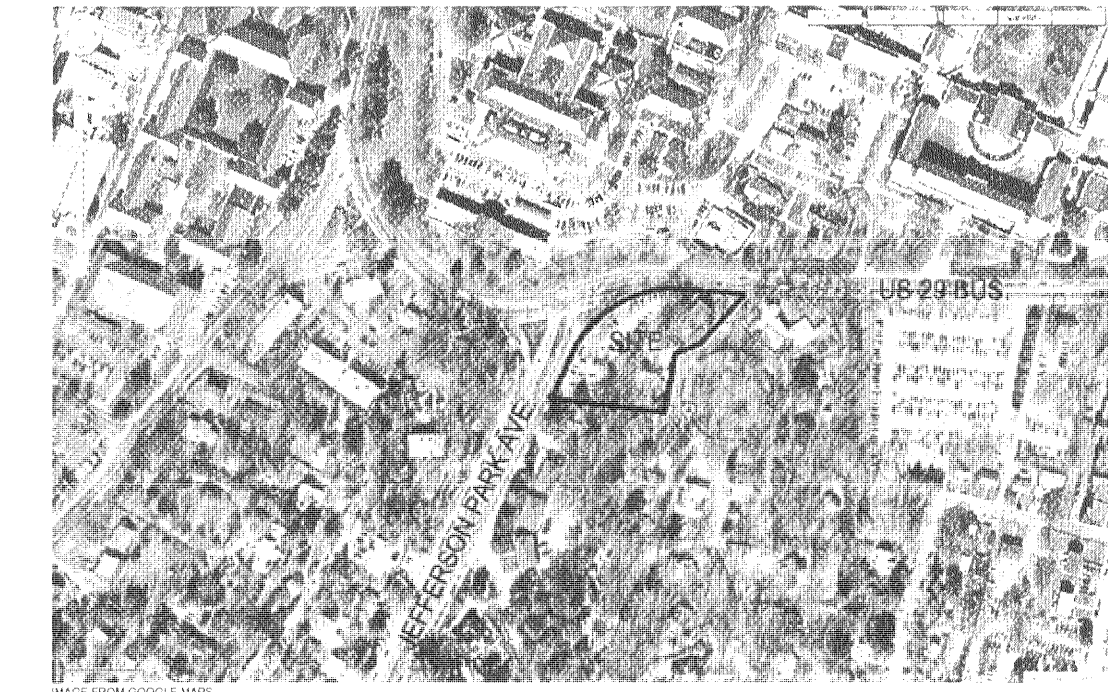
E&SC MEASURES

SAF	SAFETY FENCE:	— X — X —	E&SC STD. 3.01
CE	CONSTRUCTION ENTRANCE:	—	E&SC STD. 3.02
SF	SILT FENCE:	— SF — SF —	E&SC STD. 3.05
IP	INLET PROTECTION:	⊗	E&SC STD. 3.07
DD	DIVERSION DIKE:	—	E&SC STD. 3.09
RWD	RIGHT-OF-WAY DIVERSION:	—	E&SC STD. 3.11
ST	TEMPORARY SEDIMENT TRAP:	—	E&SC STD. 3.13
TO	TOPSOILING:	—	E&SC STD. 3.30
TS	TEMPORARY SEEDING:	—	E&SC STD. 3.31
PS	PERMANENT SEEDING:	—	E&SC STD. 3.32
MU	MULCHING:	—	E&SC STD. 3.35
BM	SOIL STABILIZATION BLANKETS/MATTING:	—	E&SC STD. 3.36
TP	TREE PRESERVATION AND PROTECTION:	—	E&SC STD. 3.38
DC	DUST CONTROL:	—	E&SC STD. 3.39

CONSTRUCTION SEQUENCE

- STAGE A**
- ESTABLISH CONSTRUCTION ENTRANCE AT LOCATION SHOWN ON PLANS
 - INSTALL TREE PROTECTION AS SHOWN ON PLANS
 - INSTALL SILT FENCE AS SHOWN ON PLANS
 - INSTALL ORANGE SAFETY FENCING AROUND PERIMETER OF PROPERTY
 - INSTALL J.P.A. INTERSECTION IMPROVEMENTS
 - PERFORM ALL DEMOLITION ACTIVITIES
 - INSTALL STORM DRAIN IMPROVEMENTS AS SHOWN ON ESC STAGE A PLAN
 - INSTALL SEDIMENT TRAP AND DIVERSION DIKE #1
 - REMOVE TOPSOIL IN AREAS OF PROPOSED GRADING AND STOCKPILE FOR RE-USE NEAR STAGING AREAS
 - BEGIN MASS GRADING OF BUILDING PAD AND PARKING AREAS AS SHOWN ON STAGE A E&SC PLAN
 - INSTALL SHEETING AND SHORING AS REQUIRED TO OBTAIN SUBGRADE ELEVATION WHILE PROTECTING EXISTING STRUCTURES AND TREES TO BE SAVED
 - ESTABLISH LAYDOWN AND CONSTRUCTION STAGING AREAS AS SHOWN ON PLAN. INSTALL GRAVEL SURFACE IF NECESSARY
 - INSTALL ALL REQUIRED UTILITIES THAT WILL PASS UNDER BUILDING PAD
 - INSTALL WATER LINE IMPROVEMENTS
 - ESTABLISH ALL FINAL GRADE ELEVATIONS WITH THE EXCEPTION OF APARTMENT 'A' AND STABILIZE WITH GRAVEL BASE OR VEGETATION
 - DO NOT BEGIN CONSTRUCTION OF APARTMENT 'A' BUILDING UNTIL SITE IS STABILIZED
 - ONCE STAGE A SITE IS STABILIZED, PROCEED WITH THE STAGE B E&SC PLAN
- STAGE B**
- REMOVE SEDIMENT TRAP AND PROCEED WITH CONSTRUCTION OF APARTMENT 'A'
 - INSTALL INLET PROTECTION AND TEMPORARY VEGETATION UNTIL PERMANENT STABILIZATION/VEGETATION IS ESTABLISHED
 - ONCE SITE IS STABILIZED AND ALL CONSTRUCTION ACTIVITIES ARE COMPLETED, REMOVE ALL EROSION CONTROL MEASURES IF APPROVED BY THE CITY OF CHARLOTTESVILLE E & S INSPECTOR.

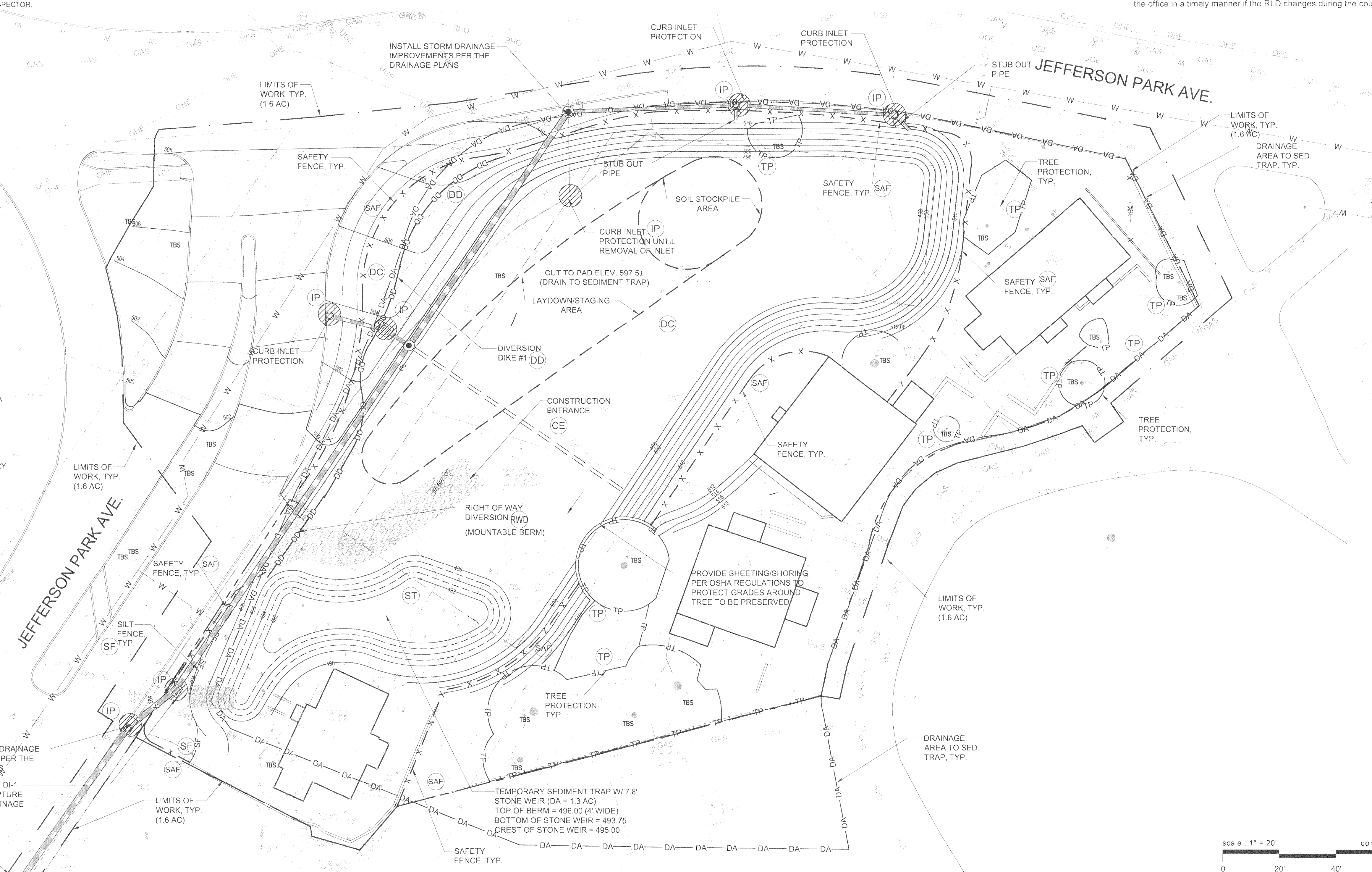
VICINITY MAP



SCALE : 1" = 400'

Certified Responsible Land Disturber (RLD) Statement
A Certified Responsible Land Disturber (RLD) is required during all stages of construction, from the initial land disturbance through final stabilization. The name of the project RLD must be provided to the City of Charlottesville Erosion & Sediment Administrator before any land disturbance may begin. Notify the office in a timely manner if the RLD changes during the course of the project.

EMMETT ST.



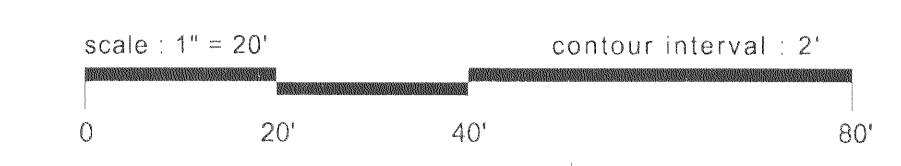
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- CLEAN UP OFF-SITE TRACKING OR SPILLING EVERY FOUR HOURS AS REQUIRED AND PROVIDE MORE FREQUENT CLEANING WHEN NEEDED.

INSTALL STORM DRAINAGE IMPROVEMENTS PER THE DRAINAGE PLANS

INSTALL TEMPORARY DI-1 TOP @ 493.00 TO CAPTURE SEDIMENT TRAP DRAINAGE

LIMITS OF WORK EXTENDS APPROXIMATELY 130' FROM PROPERTY CORNER TO EXISTING CURB INLET



OAKHURST INN & APARTMENTS
 CITY OF CHARLOTTESVILLE
 Erosion + Sediment Control Plan - Stage A

REVISIONS
 10/24/16 SUP REVISION #1
 11/27/16 SUP REVISION #2
 12/26/16 PRELIMINARY
 01/27/17 PRELIMINARY
 04/27/17 PRELIMINARY
 05/16/17 PRELIMINARY
 06/16/17 PRELIMINARY COMMENTS
 07/13/17 CITY COMMENTS
 08/15/17 CITY COMMENTS

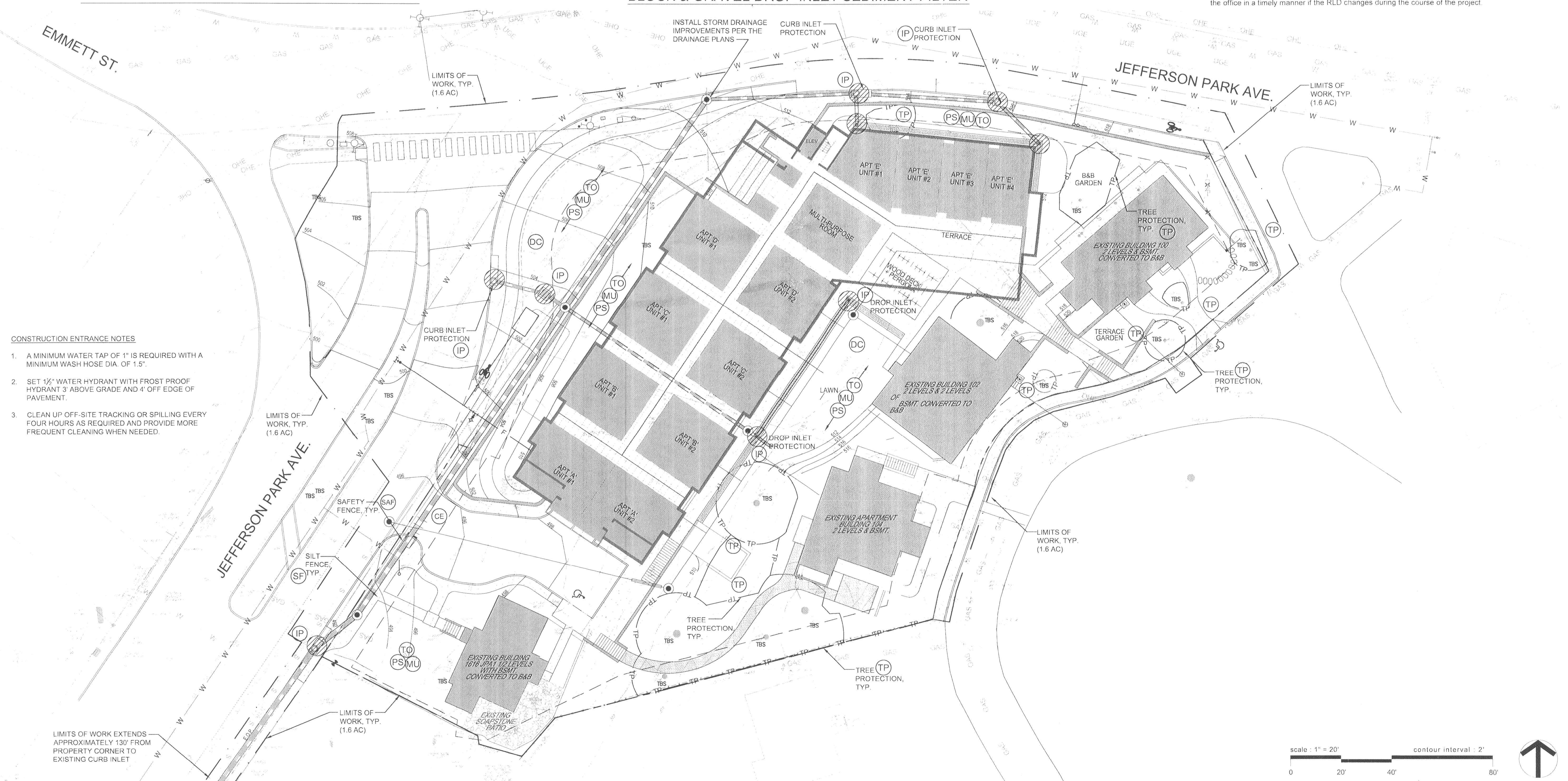
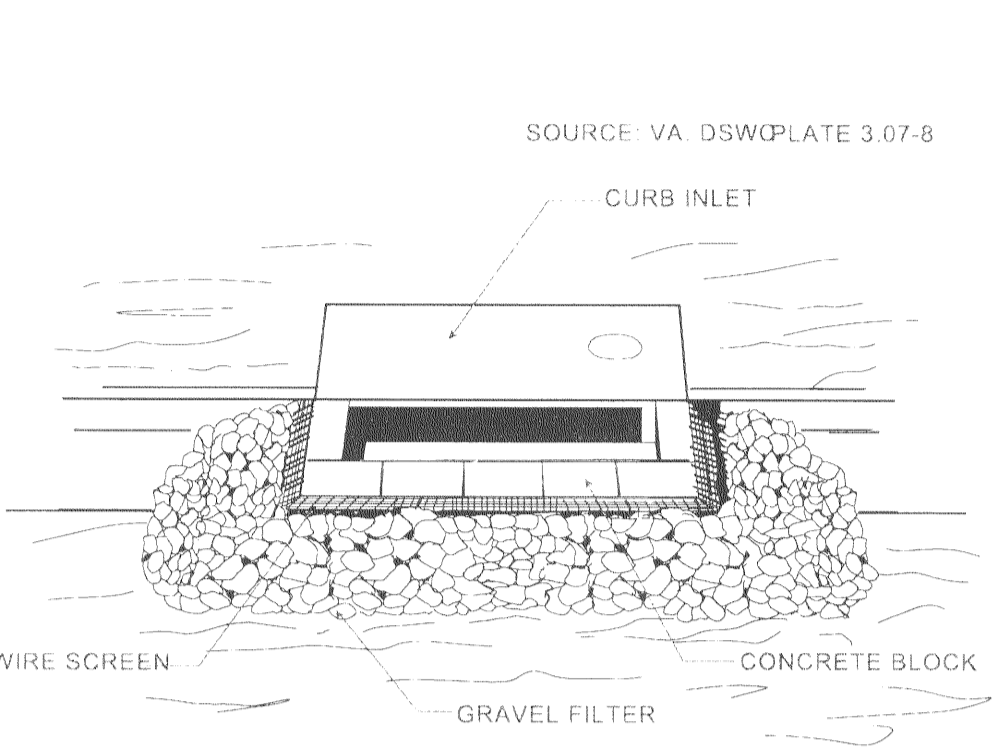
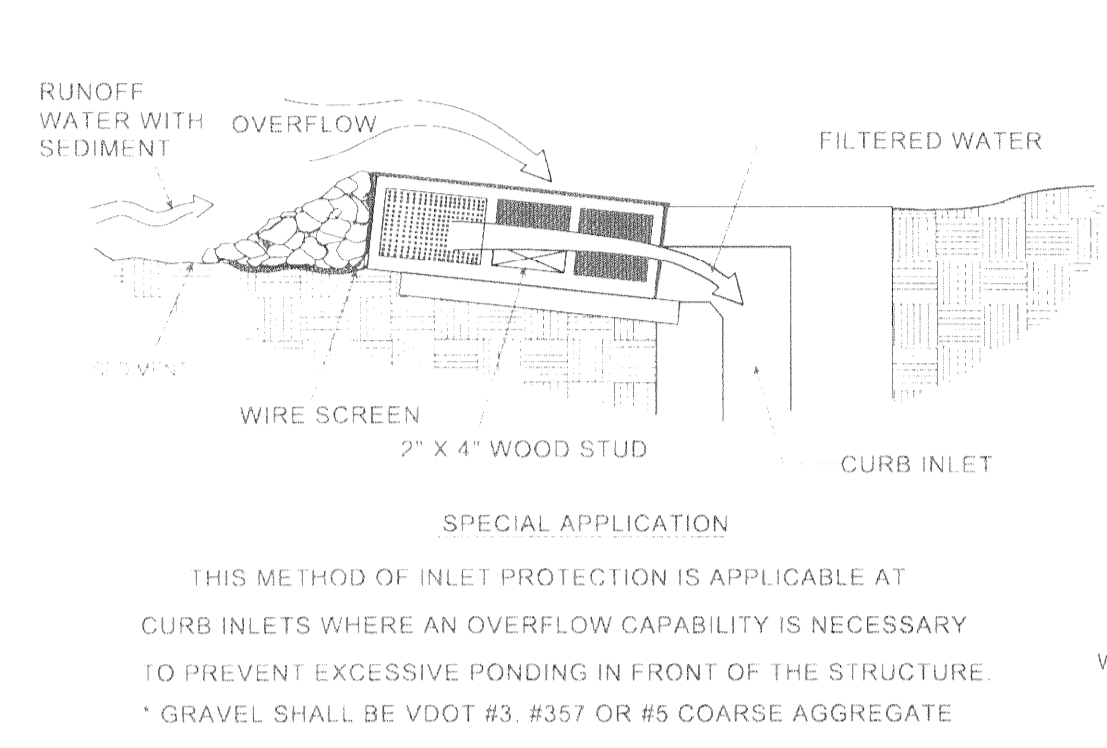
E&S MEASURES

(SAF)	SAFETY FENCE:	— X — X —	E&S STD. 3.01	(TS)	TEMPORARY SEEDING	E&S STD. 3.31
(CE)	CONSTRUCTION ENTRANCE:		E&S STD. 3.02	(PS)	PERMANENT SEEDING:	E&S STD. 3.32
(SF)	SILT FENCE:	— SF — SF —	E&S STD. 3.05	(ML)	MULCHING:	E&S STD. 3.35
(IP)	INLET PROTECTION:		E&S STD. 3.07	(B/M)	SOIL STABILIZATION BLANKETS MATTING	E&S STD. 3.36
(ST)	TEMPORARY SEDIMENT TRAP:		E&S STD. 3.13	(TP)	TREE PRESERVATION AND PROTECTION	E&S STD. 3.38
(TO)	TOPSOILING:		E&S STD. 3.30	(DC)	DUST CONTROL	E&S STD. 3.39

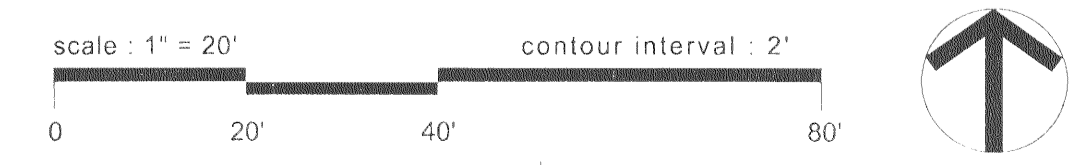
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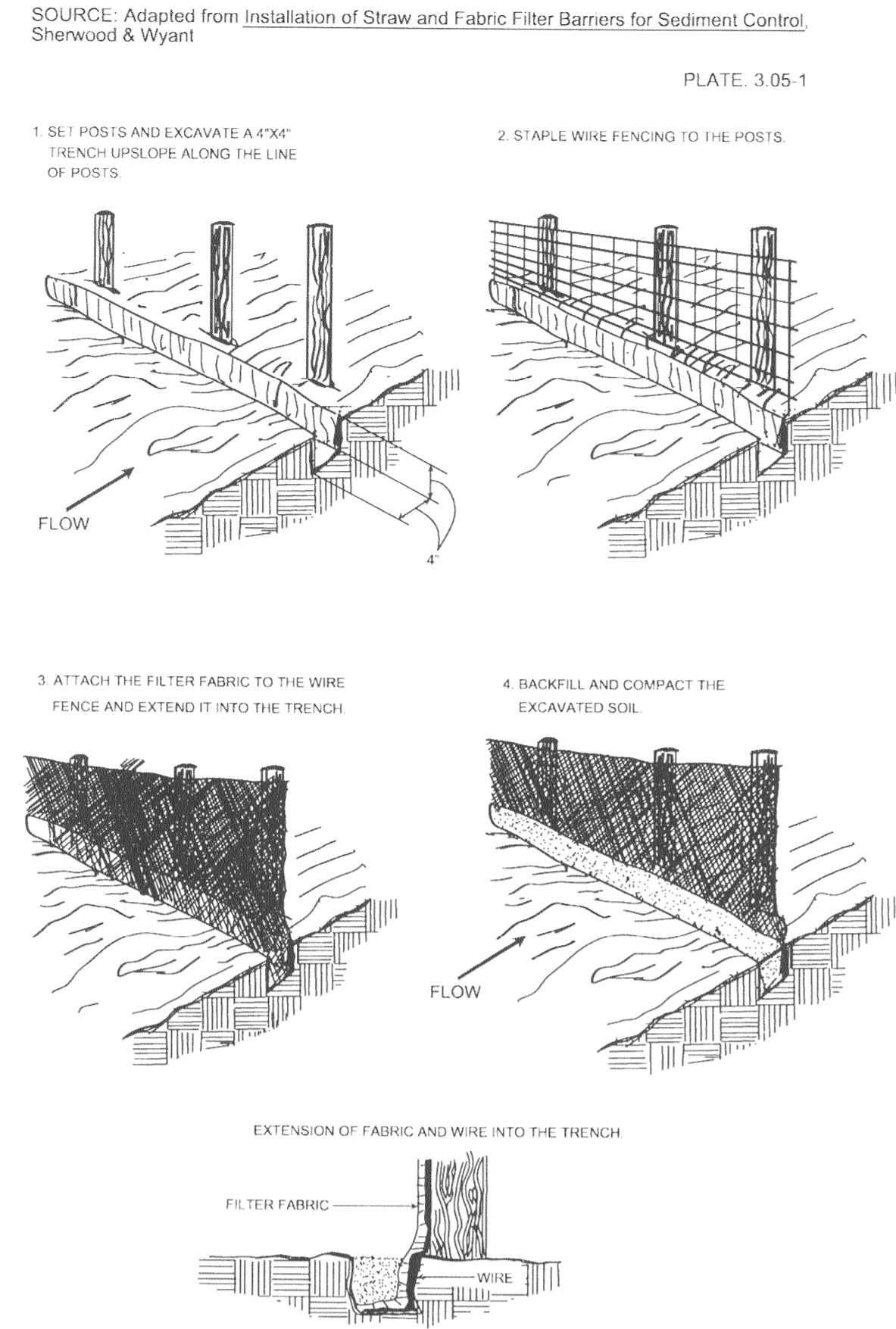
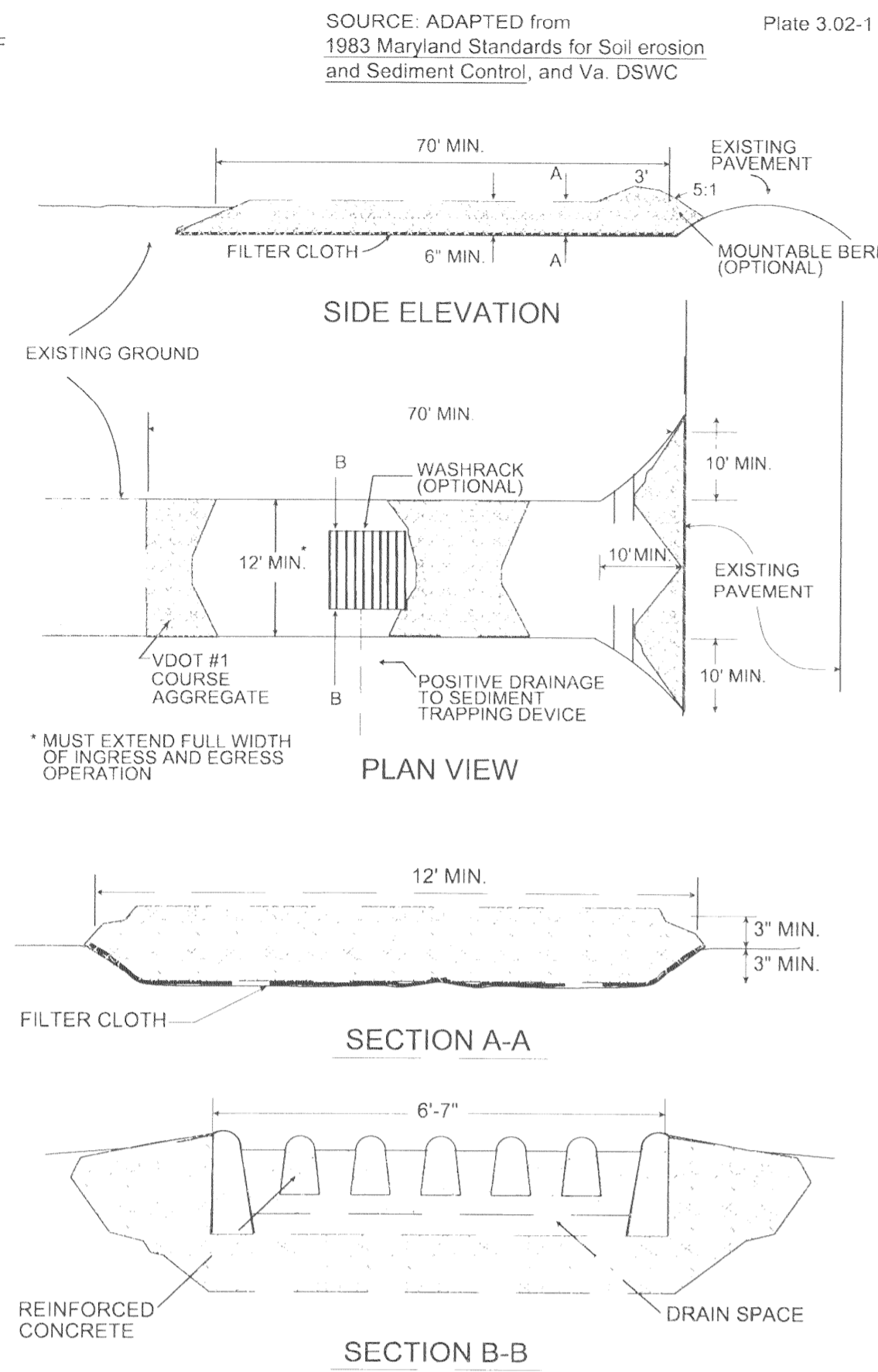
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 2. SET 1/2" WATER HYDRANT WITH FROST PROOF HYDRANT 3' ABOVE GRADE AND 4' OFF EDGE OF PAVEMENT.
 3. CLEAN UP OFF-SITE TRACKING OR SPILLING EVERY FOUR HOURS AS REQUIRED AND PROVIDE MORE FREQUENT CLEANING WHEN NEEDED.



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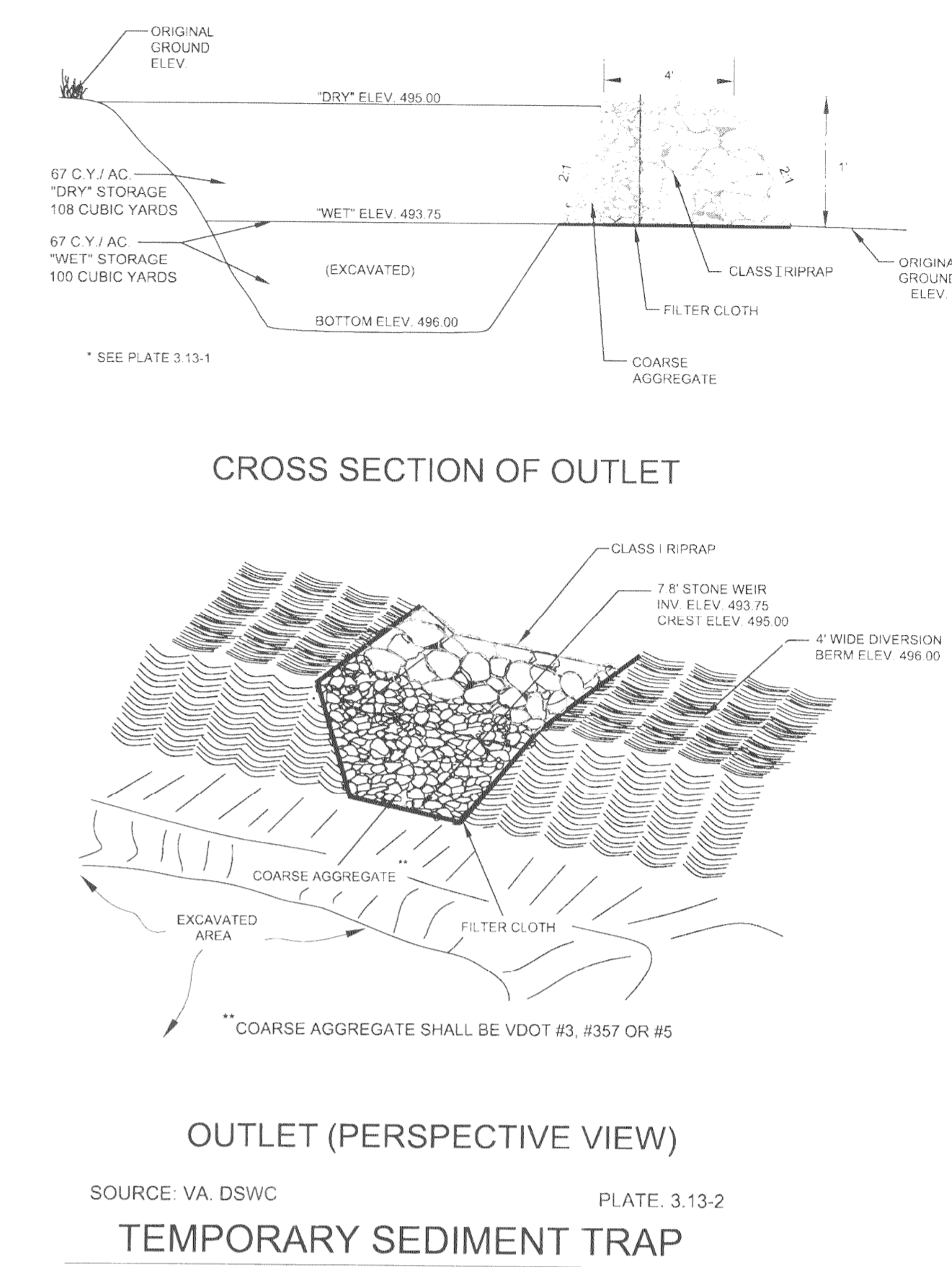
1992 3.32

TABLE 3.32-D SITE SPECIFIC SEEDING MIXTURES FOR PIEDMONT AREA

Minimum Care Lawn	Total Lbs. Per Acre
- Commercial or Residential	175-200 lbs.
- Kentucky 31 or Turf-Type Tall Fescue	95-100%
- Improved Perennial Ryegrass	0-5%
- Kentucky Bluegrass	0-5%
High-Maintenance Lawn	200-250 lbs.
- Kentucky 31 or Turf-Type Tall Fescue	100%
General Slope (3:1 or less)	
- Kentucky 31 Fescue	128 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop *	20 lbs.
	150 lbs.
Low-Maintenance Slope (Steeper than 3:1)	
- Kentucky 31 Fescue	108 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop *	20 lbs.
- Crownvetch **	20 lbs.
	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

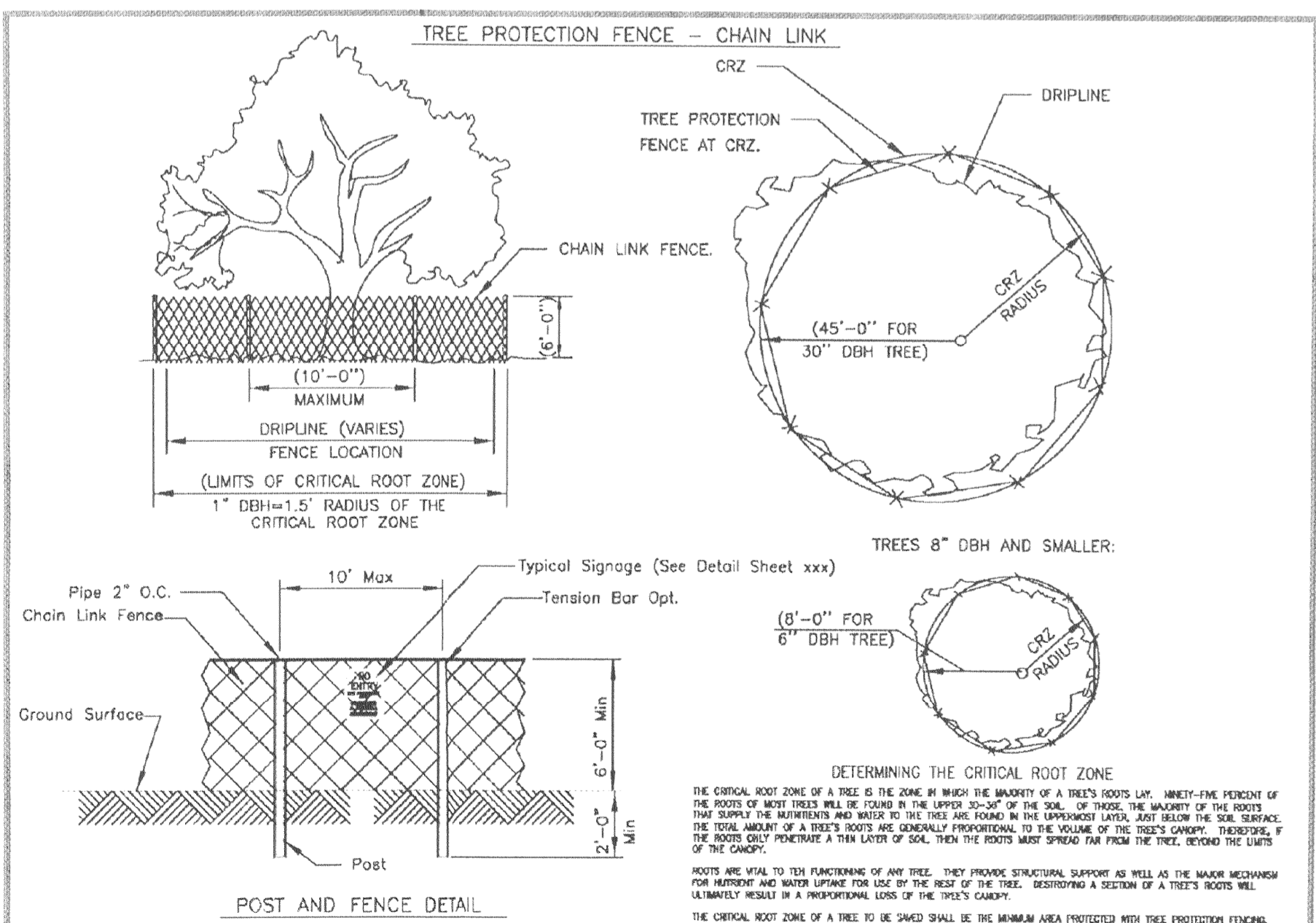
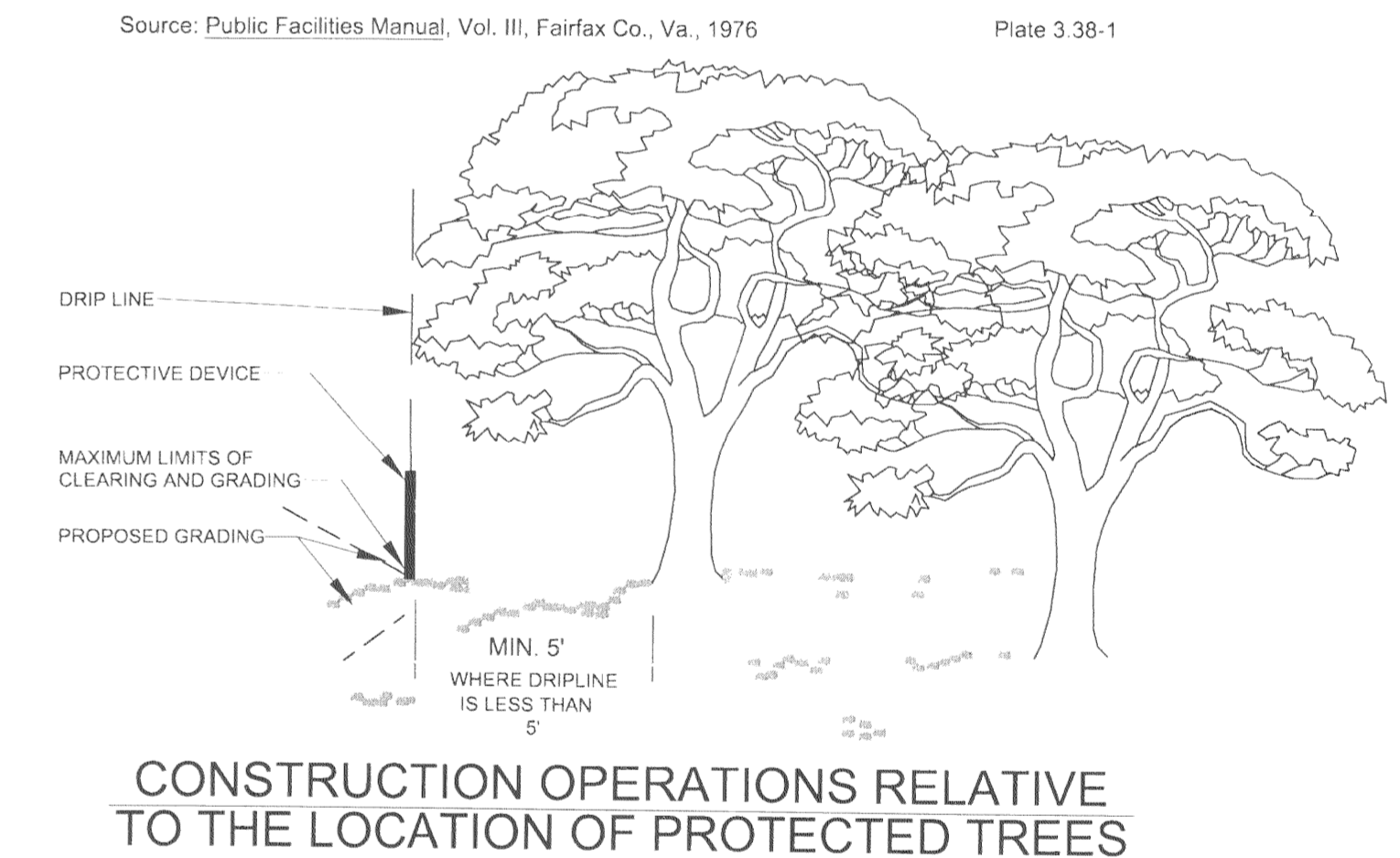
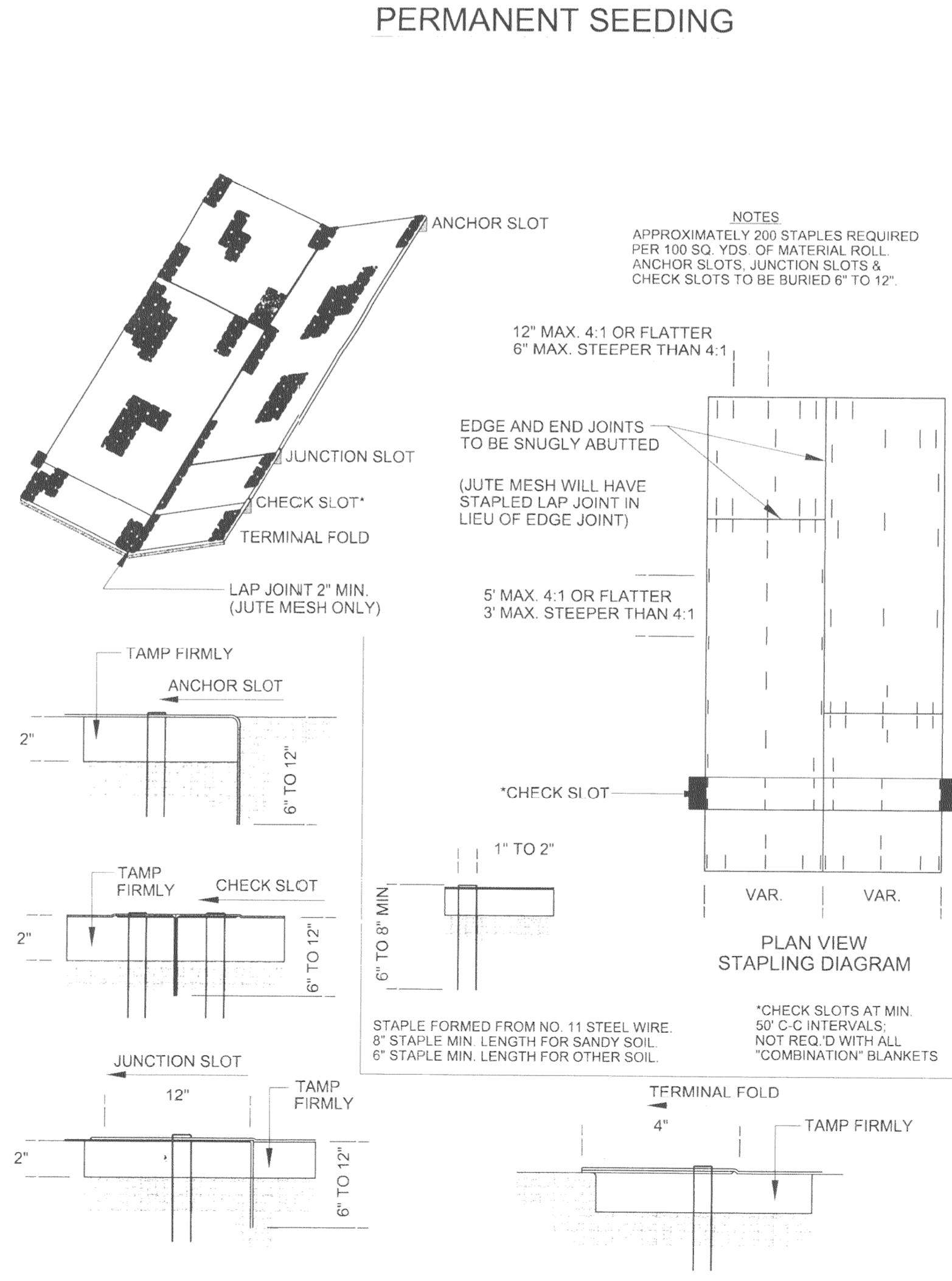
** Substitute *Sericea lespedeza* for Crownvetch east of Farmville, Va. (May through September use hulled *Sericea*), all other periods, use unhulled *Sericea*). If *Platycodon* is used in lieu of Crownvetch, increase rate to 30 lbs./acre. All legume seed must be properly inoculated. Weeping Lovegrass may be added to any slope or low-maintenance mix during warmer seeding periods; add 10-20 lbs./acre in mixes.



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 & CEREAL WINTER RYE	50-100
FEB. 16 - APR. 30	ANNUAL RYEGRASS	60-100
MAY 1 - AUG. 31	GERMAN MILLET	50

TEMPORARY SEEDING



CITY STANDARDS

TREE PROTECTION DETAIL - CHAIN LINK FENCE

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

