UVA COMMUNITY CREDIT UNION - DEMOLITION PLAN

WPO AMENDMENT

WPO-2023-00021

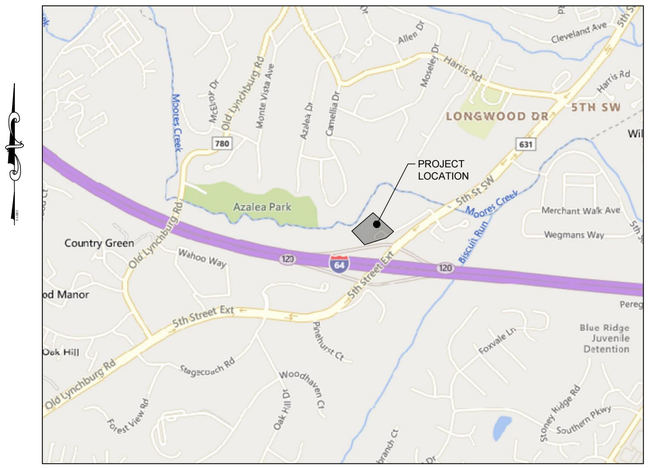
ALBEMARLE COUNTY, VIRGINIA

03/27/2024

SITE DATA:

TAX MAP PARCEL AND OWNER INFO:	UNIVERSITY OF VIRGINIA CREDIT UNION 3300 BERKMAR DRIVE CHARLOTTESVILLE VA, 22901
PARCEL ID:	07600-00-00-05500
TOTAL SITE AREA:	6.00 ACRES
LIMITS OF DISTURBANCE:	0.78 ACRES
EXISTING IMPERVIOUS AREA:	0.44 ACRES
PROPOSED IMPERVIOUS AREA:	0.00 ACRES
SOURCE OF SURVEY, BOUNDARY, AND TOPOGRAPHY:	TIMMONS GROUP 28 IMPERIAL DRIVE STAUNTON, VA 24401 JOSEPH C. MEDLEY, L.S. (540) 885-0920 CONDUCTED: DECEMBER 13-14, 2022
HORIZONTAL DATUM REFERENCE:	NAD83
VERTICAL DATUM REFERENCE:	NAVD88
MISS UTILITY TICKET NUMBER:	A121700921
CURRENT USE:	VACANT
ZONING:	HIGHWAY COMMERCIAL
MAGISTERIAL DISTRICT:	SCOTTSVILLE DISTRICT
SETBACKS:	FRONT: 10' MIN SIDE: NONE REAR: 50' MIN
EXISTING PARKING SPACES:	196 SPACES (5 ADA SPACES)
EXISTING COMMERCIAL SQUARE FOOTAGE:	41,943 SF
INDUSTRIAL USES:	NONE

EXISTING MAIN BUILDING HEIGHT: 56' - 7"
EXISTING CELL TOWER HEIGHT: APPROXIMATELY 130'
EXISTING SMALL BRICK BUILDING HEIGHT: APPROXIMATELY 14' - 6"



VICINITY MAP

SCALE: 1" = 1,000'

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TOTAL SHEETS = 11

NOTE: FOR THE PURPOSES OF STORMWATER MANAGEMENT, THIS DEMOLITION PLAN IS PART OF A COMMON PLAN OF DEVELOPMENT FOR A NEW BUILDING FOR THE UVA COMMUNITY CREDIT UNION. A SEPARATE MAJOR SITE PLAN AMENDMENT WILL BE SUBMITTED FOR THE PROPOSED BUILDING AND ASSOCIATED SITE INFRASTRUCTURE.

OWNER:

UVA COMMUNITY CREDIT UNION
3300 BERKMAR DRIVE
CHARLOTTESVILLE, VA 22901
CONTACT: SUSAN GRUBER
PHONE: 434-964-2002
SUSAN.GRUBER@UVACREDITUNION.COM

DEVELOPER:

UVA COMMUNITY CREDIT UNION
300 2ND ST NE 22902
CHARLOTTESVILLE, VA 22903
CONTACT: FRANK HUFFMAN
PHONE: 434-270-8771
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ENGINEER OF RECORD:

TIMMONS GROUP
608 PRESTON AVENUE SUITE 200
CHARLOTTESVILLE, VA 22903
CONTACT: KEVIN FLYNN, P.E.
434-327-1699
KEVIN.FLYNN@TIMMONS.COM

SIGNATURE PANEL:

	APPROVAL	DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT		
PLANNING & ZONING		
ENGINEERING		
INSPECTIONS		
E911		
DEPARTMENT OF FIRE AND RESCUE		
ALBEMARLE COUNTY SERVICE AUTHORITY		
VIRGINIA DEPARTMENT OF TRANSPORTATION		
VIRGINIA DEPARTMENT OF HEALTH		
ARCHITECTURAL REVIEW BOARD		

COMMONWEALTH OF VIRGINIA
KEVIN B. FLYNN
Lic. No. 53836
PROFESSIONAL ENGINEER
3/27/24
NOT FOR CONSTRUCTION
63216-DEMO

THIS DRAWING PREPARED AT THE
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REVISION DESCRIPTION

DATE

DATE: 03/27/2024
DRAWN BY: B. PERDUE
DESIGNED BY: C. GAYNER
CHECKED BY: K. FLYNN
SCALE: N/A

TIMMONS GROUP

UVA COMMUNITY CREDIT UNION - DEMOLITION PLAN
ALBEMARLE COUNTY, VA
COVER

JOB NO. 63216
SHEET NO. C0.00

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GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS FOR AS BUILT DOCUMENTATION, AS REQUIRED BY THE LOCALITY. THIS INCLUDES, BUT IS NOT LIMITED TO, TESTING, INSTALLATION DOCUMENTATION, SURVEY, ETC. ALL REQUIREMENTS SHALL BE DISCUSSED WITH THE LOCALITY PRIOR TO THE BEGINNING CONSTRUCTION.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATIONS SPECIFICATIONS AND STANDARDS.
3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT THE ENGINEER AND VERIFY THE APPROVAL OF THE PLANS BY ALL FEDERAL, STATE AND LOCAL AGENCIES.
4. LAND USE PERMITS (LUP-A) MUST BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO BEGINNING ANY CONSTRUCTION WITHIN THE EXISTING STATE MAINTAINED RIGHT OF WAY (INCLUDING ACCESS).
5. VDOT IS TO RECEIVE WRITTEN NOTIFICATION 48 HOURS PRIOR TO COMMENCING WITH INITIAL CONSTRUCTION ACTIVITIES.
6. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATERLINES, ETC, PRIOR TO CONSTRUCTION.
7. UPON DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR FOUNDATIONS, SUBGRADES, OR OTHER ROADWAY CONSTRUCTION PURPOSES, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER. THESE AREAS SHALL BE EXCAVATED BELOW PLAN GRADE AS DIRECTED BY THE OWNER'S REPRESENTATIVE, BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.
8. ALL STORM SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH VDOT STANDARDS. PRIOR TO TYING-IN PRIVATE STORMWATER PIPES, VIDEO INSPECTION OF EXISTING STORMWATER PIPES IS REQUIRED TO CONFIRM CONDITION.
9. ALL STORM SEWER PIPE SHALL BE REINFORCED TONGUE AND GROVE CONCRETE PIPE IN ACCORDANCE WITH ASTM-C-76. PIPE WITHIN THE RIGHT OF WAY SHALL BE MINIMUM CLASS III OR GREATER IN ACCORDANCE WITH CURRENT VDOT STANDARDS AND SPECIFICATIONS.
10. IF PRE-CAST UNITS ARE TO BE USED, VDOT SHALL BE NOTIFIED AND THE MANUFACTURER SHALL SUBMIT DRAWING DETAILS FOR REVIEW. CERTIFICATION AND VDOT STAMP WILL BE REQUIRED ON ALL UNITS.
11. ALL CONCRETE SHALL BE A3-AE (AIR ENTRAINED 3,000 PSI), UNLESS OTHERWISE NOTED.
12. ALL ENTRANCES ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CURRENT VDOT STANDARDS.
13. DESIGN CHANGES, SPECIFIED MATERIALS CHANGES AND/OR FIELD CHANGES FROM THE APPROVED PLANS NEED TO BE RESUBMITTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE REVISED PLANS AND/OR THE DRAINAGE CALCULATIONS, WHICH MUST BE SUBMITTED AND APPROVED BY THE ENGINEER.
14. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT, AND/OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL MISS UTILITY OF CENTRAL VIRGINIA AT 1-800-552-7001. THE OWNER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY UTILITY WITHIN EXISTING AND/OR PROPOSED RIGHT-OF-WAY REQUIRED BY THE DEVELOPMENT.
15. CASING SLEEVES SHALL BE PLACED AT ALL ROAD CROSSINGS FOR GAS, POWER, TELEPHONE AND CABLE TV SERVICE TRUNK LINES. (N/A)
16. THE INSTALLATION OF SEWER, WATER, AND GAS MAINS (INCLUDING SERVICE LATERALS AND SLEEVES) SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF AGGREGATE BASE COURSE.
17. VDOT & ALBEMARLE COUNTY APPROVAL OF CONSTRUCTION PLANS DOES NOT PRECLUDE THE RIGHT TO REQUIRE ADDITIONAL FACILITIES AS DEEMED NECESSARY.
18. VDOT SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT THE OWNER'S REPRESENTATIVE FOR INSPECTION FOR THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
19. A PRIME COAT SEAL BETWEEN THE AGGREGATE BASE AND BITUMINOUS CONCRETE WILL BE REQUIRED AT THE RATE OF 0.30 GALLONS PER SQUARE YARD (REC-250 PRIME COAT) PER VDOT STANDARDS AND SPECIFICATIONS.
20. THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECAST WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS.
21. THE OWNER'S REPRESENTATIVE SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT THE OWNER FOR INSPECTION FOR THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
22. A GEOTECHNICAL ENGINEER IS TO ASCERTAIN CAUSE AND CERTIFY RECOMMENDED METHOD OF REPAIR FOR ALL PAVEMENT STRUCTURAL FAILURES PRIOR TO STATE ACCEPTANCE. (N/A)
23. ALL VEGETATION AND ORGANIC MATERIAL IS TO BE REMOVED FROM THE PROPOSED PAVEMENT LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.
24. CERTIFICATION AND SOURCE OF MATERIALS ARE TO BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR ALL MATERIALS AND BE IN ACCORDANCE WITH THE ROAD AND BRIDGE SPECIFICATIONS, AND ROAD AND BRIDGE STANDARDS.
25. APPROVAL OF A DETAILED CONSTRUCTION SEQUENCING/MAINTENANCE OF TRAFFIC NARRATIVE FOR THE WORK ZONE IS A PREREQUISITE FOR ISSUANCE OF A LAND USE PERMIT ALLOWING ACCESS TO AND CONSTRUCTION WITHIN VDOT MAINTAINED RIGHT OF WAY. (N/A)
26. GRADE LINES ON PROFILES DENOTE FINISHED GRADE OF CENTER LINE OF ROAD. (N/A)
27. ALL APPROACH GUTTERS TO SAG INLETS SHALL MAINTAIN A MINIMUM SLOPE OF 0.004 ft./ft.
28. WHERE A TYPE "B" NOSE IS SPECIFIED ON AN INLET IN CONJUNCTION WITH ROLL FACE CURB AND GUTTER OR CG-7, THERE SHALL BE A 20' TRANSITION ON EACH SIDE OF THE INLET. (N/A)
29. CONTRACTOR SHALL PROVIDE A SEQUENCE OF CONSTRUCTION/MAINTENANCE OF TRAFFIC PLAN IN ACCORDANCE WITH THE STANDARDS AND GUIDELINES CONTAINED IN THE 2011 EDITION OF THE VIRGINIA WORK AREA PROTECTION MANUAL FOR REVIEW BY THE ENGINEER, OWNER'S REPRESENTATIVE, AND VDOT PRIOR TO STARTING WORK THAT IMPACTS TRAFFIC ON STATE ROADS.
30. ALL NEW HANDICAP ACCESSIBLE REQUIREMENTS ON-SITE AND WITHIN ALL NEW STRUCTURES SHALL COMPLY WITH THE 2015 UNIFORM STATEWIDE BUILDING CODE, 2015 VIRGINIA CONSTRUCTION CODE, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AND ICC/ANSI A117.1-03.
31. THE CLEAR ZONE IS TO BE FREE OF STORED MATERIALS AND PARKED EQUIPMENT.
32. HORIZONTAL AND VERTICAL SIGHT DISTANCES SHALL BE FREE OF PARKED VEHICLES.
33. ALL EXCAVATED AREAS WITHIN THE CLEAR ZONE THAT HAVE A DEPTH GREATER THAN 6" SHALL HAVE A 6:1 STONE WEDGE PLACED AT THE END OF THE DAY.
34. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
35. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT HAVE A SURFACE SLOPE GREATER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACE THEY SERVE. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING, ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST POSSIBLE PEDESTRIAN ENTRANCE TO THE PARKING FACILITY. WHERE BUILDINGS HAVE MULTIPLE ACCESSIBLE ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED NEAR THE ACCESSIBLE ENTRANCES. ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTE SHALL BE INSTALLED IN ACCORDANCE WITH ICC ANSI A117.1-09 AND THE 2015 VIRGINIA CONSTRUCTION CODE.
36. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
37. BUILDINGS OR STRUCTURES BUILT BEFORE JANUARY 1, 1985 MUST HAVE AN ASBESTOS SURVEY PERFORMED IN ORDER TO APPLY FOR A DEMOLITION PERMIT. ASBESTOS REMOVAL PERMITS ARE REQUIRED IF POSITIVE FOR SUCH FROM ALBEMARLE COUNTY AND VDOLI. CONTACT VDOLI FOR THEIR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS AT 540-562-3580 x131.
38. ALL WATER, SEWER, AND FIRE LINES REQUIRE NEW INSPECTION AND TESTING PROCEDURES. THE ACSA PERFORMS ANY TESTING AND INSPECTIONS OF THE PUBLIC SEWER AND WATER MAIN(S). THE ALBEMARLE COUNTY BUILDING INSPECTIONS DEPARTMENT (ACBID) DOES A VISUAL INSPECTION AND WITNESSES THE TESTING OF THE BUILDING DRAIN, WATER SERVICE PIPE, AND THE SPRINKLER LEAD-IN CONNECTION. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE TO RETAIN A SPECIAL INSPECTOR AS OUTLINED IN THE UPDATED ALBEMARLE COUNTY POLICY FOR SITE UTILITIES TO PERFORM THE VISUAL INSPECTION AND TESTING OF ALL UTILITIES NOT COVERED BY THE ACSA OR ACBID. THIS INCLUDES BUILDING SEWERS, WATER AND FIRE LINE BRANCHES BETWEEN THE MAIN AND THE METER(S)/BUILDING(S). THE SPECIAL INSPECTOR'S REPORT MUST BE SUBMITTED AND APPROVED BY THE ALBEMARLE COUNTY ENGINEERING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
39. CONTACT ACSA 3 DAYS PRIOR TO ESTABLISHING A CONNECTION TO THE ACSA WATER MAIN.

ALBEMARLE COUNTY ENGINEERING GENERAL CONSTRUCTION NOTES

1. PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT OF WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT.
3. EROSION AND SILTATION 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.
4. ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED.
5. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.
6. PAVED, RIP-RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
7. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
8. UNLESS OTHERWISE NOTED ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE - CLASS III.
9. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).
10. RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN ALSO. WALLS REQUIRE INSPECTIONS AS OUTLINED IN THE USBC.
11. ALL WATER LINES, SEWER LINES AND FIRE LINES FROM THE MAIN TO THE STRUCTURE MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.

BLASTING NOTES

1. BLASTING SHALL NOT BE PERMITTED ON THIS PROJECT.

ALBEMARLE COUNTY STORMWATER MANAGEMENT NOTES

1. ALL DAMS AND CONSTRUCTED FILL TO BE WITHIN 95% OF MAXIMUM DRY DENSITY AND 2% OF OPTIMUM MOISTURE CONTENT. ALL FILL MATERIAL TO BE APPROVED BY A GEOTECHNICAL ENGINEER. A GEOTECHNICAL ENGINEER IS TO BE PRESENT DURING CONSTRUCTION OF DAMS.
2. PIPE AND RISER JOINTS ARE TO BE WATERTIGHT WITHIN STORMWATER MANAGEMENT FACILITIES.
3. FOR TEMPORARY SEDIMENT TRAPS OR BASINS WHICH ARE TO BE CONVERTED TO PERMANENT STORMWATER MANAGEMENT FACILITIES; CONVERSION IS NOT TO TAKE PLACE UNTIL THE SITE IS STABILIZED, AND PERMISSION HAS BEEN OBTAINED FROM THE COUNTY EROSION CONTROL INSPECTOR.

ALBEMARLE COUNTY FIRE PREVENTION NOTES

1. SMOKING SHALL BE PROHIBITED IN AREAS WHERE SMOKING MAKES CONDITIONS A HAZARD AND THESE AREAS SHALL BE DESIGNATED WITH "NO SMOKING" SIGNS PER THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.
2. AREAS WHERE SMOKING CAN OCCUR SHALL HAVE APPROPRIATE RECEPTACLES FOR DISCARDED SMOKING MATERIALS PER THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.
3. PER THE VIRGINIA STATEWIDE FIRE PREVENTION CODE, VEHICULAR ACCESS FOR FIREFIGHTING SHALL BE PROVIDED AT ALL CONSTRUCTION AND DEMOLITION SITES. PROVIDE ACCESS TO WITHIN 100' OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS AND HAVE NO OVERHEAD WIRING OR OTHER OVERHEAD OBSTRUCTIONS LOWER THAN 13'-6". THIS ACCESS MA BE VIA PERMANENT OR TEMPORARY ROAD, BUT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS IN ALL WEATHER CONDITIONS.
4. CONTRACTOR SHALL ENSURE THE STREET NUMBERS ARE PLAINLY VISIBLE FROM THE FRONTAGE STREET DURING CONSTRUCTION PER THE VIRGINIA STATEWIDE FIRE CODE.
5. AN APPROVED WATER SUPPLY FOR FIREFIGHTING OPERATIONS SHALL BE IN PLACE AND AVAILABLE AS SOON AS COMBUSTIBLE MATERIALS ARRIVE ON SITE.
6. WASTE AND COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH DAY AND DISPOSED OF IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE CODE.
7. FIRE EXTINGUISHERS SHALL BE PROVIDED, ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED (WITH NOT LESS THAN ONE APPROVED FIRE EXTINGUISHER AT EACH STAIRWELL), IN EVERY STORAGE AND CONSTRUCTION SHED, AND IN AREAS OF SPECIAL HAZARDS, SUCH AS WHERE FLAMMABLE AND COMBUSTIBLE LIQUIDS ARE STORED OR USED, IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE CODE.
8. OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL COMPLY WITH THE VIRGINIA STATEWIDE FIRE PREVENTION CODE AND SHALL REQUIRE A PERMIT FROM THE ALBEMARLE COUNTY FIRE MARSHAL'S OFFICE.

GENERAL CONSTRUCTION NOTES FOR EROSION AND SEDIMENT CONTROL

1. 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.
2. 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 AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. 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 ENGINEER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
6. 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.
7. 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.
8. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
9. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
10. ALL FILL MATERIAL TO BE TAKEN FROM AN APPROVED, DESIGNATED BORROW AREA.
11. 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.
12. BORROW OR WASTE AREAS ARE TO BE RECLAIMED WITHIN 7 DAYS OF COMPLETION PER ZONING ORDINANCE SECTION 5.1.28.
13. ALL INERT MATERIALS SHALL BE TRANSPORTED IN COMPLIANCE WITH SECTION 13-301 OF THE CODE OF ALBEMARLE.
14. BORROW, FILL OR WASTE ACTIVITY INVOLVING INDUSTRIAL-TYPE POWER EQUIPMENT SHALL BE LIMITED TO THE HOURS OF 7:00AM TO 9:00PM.
15. 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 STRUCTURES/IMPROVEMENTS, AND DAMAGE TO ANY PUBLIC STREET BECAUSE OF SLIDES, SINKING, OR COLLAPSE.
16. THE DEVELOPER SHALL RESERVE THE RIGHT TO INSTALL, MAINTAIN, REMOVE OR CONVERT TO PERMANENT STORMWATER MANAGEMENT FACILITIES WHERE APPLICABLE ALL EROSION CONTROL MEASURES REQUIRED BY THIS PLAN REGARDLESS OF THE SALE OF ANY LOT, UNIT, BUILDING OR OTHER PORTION OF THE PROPERTY.
17. 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 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 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
18. PERMANENT STABILIZATION SHALL BE LIME AND FERTILIZER. PERMANENT SEEDING, AND MULCH. AGRICULTURAL GRADE LIMESTONE SHALL BE APPLIED AT 90LBS/1000SF, INCORPORATED INTO THE TOP 4-6 INCHES OF SOIL. FERTILIZER SHALL BE APPLIED AT 1000LBS/ACRE AND CONSIST OF A 10-20-10 NUTRIENT MIX. PERMANENT SEEDING SHALL BE APPLIED AT 180LBS/ACRE AND CONSIST OF 95% KENTUCKY 31 OR TALL FESCUE AND 0-5% PERENNIAL RYEGRASS OR KENTUCKY BLUEGRASS. STRAW MULCH IS TO BE APPLIED AT 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
19. MAINTENANCE: ALL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT. ANY DAMAGE OR CLOGGING TO STRUCTURAL MEASURES SHALL BE REPAIRED IMMEDIATELY. SILT TRAPS SHALL BE CLEANED WHEN 50% OF THE WET STORAGE VOLUME IS FILLED WITH SEDIMENT. ALL SEEDED AREAS SHALL BE RESEEDED WHEN NECESSARY TO ACHIEVE A GOOD STAND OF GRASS. SILT FENCE AND DIVERSION DYKES WHICH COLLECT SEDIMENT TO HALF THEIR HEIGHT MUST BE CLEANED AND REPAIRED IMMEDIATELY.
20. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF FINAL SITE STABILIZATION, WHEN MEASURES ARE NO LONGER NEEDED, SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
21. THIS PLAN SHALL BE VOID IF THE OWNER DOES NOT OBTAIN A PERMIT WTIHIN 1 YEAR OF THE DATE OF APPROVAL. (WATER PROTECTION ORDINANCE SECTION 17-204G.)
22. PERMANENT VEGETATION SHALL BE INSTALLED ON ALL DENUDED AREAS WITHIN NINE (9) MONTHS AFTER THE DATE THE LAND DISTURBING ACTIVITY COMMENCED. (WATER PROTECTION ORDINANCE SECTION 17-207B)

PROPOSED LEGEND

- PROPERTY LINE
- STORM PIPE
- UGP — ELECTRIC DUCT BANK
- CATCH BASIN
- 1 — STORM MANHOLE
- BOLLARD
- STREET SIGN
- LIMITS OF DISTURBANCE
- XXX — MAJOR CONTOUR
- XXX — MINOR CONTOUR
- SITE LIGHT
- PARKING SPACE COUNT
- DRAINAGE EASEMENT

GRADING

TC = TOP OF CURB
BC = BOTTOM OF CURB
EP = EDGE OF PAVEMENT
EC = EDGE OF CONCRETE
TW = TOP OF WALL
BW = BOTTOM OF WALL
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS

VDOT CHARLOTTESVILLE RESIDENCY GENERAL NOTES AND DETAILS

1. ALL MATERIALS AND CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE *VIRGINIA DEPARTMENT OF TRANSPORTATION'S ROAD AND BRIDGE SPECIFICATIONS, ROAD AND BRIDGE STANDARDS AND VIRGINIA WORK AREA PROTECTION MANUAL.*
2. LAND USE PERMITS (LUP) SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO BEGINNING ANY CONSTRUCTION WITHIN THE EXISTING STATE MAINTAINED RIGHT-OF-WAY (INCLUDING ACCESS) .
3. VDOT REQUIRES NOTIFICATION 48 HOURS PRIOR TO COMMENCING WITH INITIAL CONSTRUCTION ACTIVITIES. PLEASE CONTACT THE APPROPRIATE PERMIT OFFICE IN WHICH YOUR PROPOSED ACTIVITIES ARE TO OCCUR.
4. APPROVAL OF A DETAILED CONSTRUCTION SEQUENCING AND MAINTENANCE OF TRAFFIC PLAN FOR THE WORK ZONE IS A PREREQUISITE FOR ISSUANCE OF A LAND USE PERMIT. THE PLAN SHALL ACCOMMODATE ACCESS TO AND CONSTRUCTION WITHIN VDOT MAINTAINED RIGHT-OF-WAY.
5. WORK ZONES - REQUESTS FOR THE IMPLEMENTATION OF TEMPORARY LANE AND SHOULDER CLOSURES ON INTERSTATE, LIMITED ACCESS PRIMARY ROUTES, AND HIGH VOLUME SECONDARY ROUTES MUST BE ENTERED INTO THE VDOT LANE CLOSURE ADVISORY MANAGEMENT SYSTEM (LCAMS) BY 12:00 PM ON THURSDAY THE WEEK BEFORE THE WORK IS TO TAKE PLACE FOR APPROVAL. CONTACT THE WORK ZONE COORDINATOR AT 540-717-4121 FOR QUESTIONS AND ASSISTANCE. ALL LANE/SHOULDER CLOSURES REQUIRING LCAMS APPROVAL SHALL BE ENTERED INTO VA TRAFFIC. LANE/SHOULDER CLOSURES ON PRIMARY AND MAJOR SECONDARY ROUTES MUST ALSO BE ENTERED IN VA TRAFFIC. MAJOR SECONDARY ROUTES ARE DEFINED AS THOSE LISTED IN THE RICHMOND DISTRICT RECOMMENDED WORK HOURS DOCUMENT. JUST PRIOR TO THE FIRST CONE GOING DOWN, USERS MUST CONTACT THE TOC AT 540-332-9500 TO ACTIVATE THE WORK ZONE AND WHEN THE LAST CONE HAS BEEN PICKED UP TO DEACTIVATE THE WORK ZONE.
6. PERMITTEE MUST NOTIFY VIRGINIA DEPARTMENT OF TRANSPORTATION TOC WHEN THERE IS A CRASH IN A WORK ZONE AT 540-332-9500
7. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT THE DEVELOPER'S ENGINEERING CONSULTANT AND VERIFY THE APPROVAL OF THE PLANS BY ALL APPLICABLE FEDERAL, STATE AND LOCAL AGENCIES.
8. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT THE DEVELOPER'S ENGINEERING CONSULTANT IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT, OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL MISS UTILITY. AT 811. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY UTILITY WITHIN EXISTING AND PROPOSED RIGHT OF WAY REQUIRED BY THE DEVELOPMENT.
9. THE PERMITTEE OR THEIR AGENT MUST CONTACT THE VDOT CUSTOMER SERVICE CENTER AT 1-800-367-7623 A MINIMUM OF 48 HOURS PRIOR TO INITIATING ANY PLANNED EXCAVATION WITHIN 1,000 FEET OF A SIGNALIZED INTERSECTION AND/OR NEAR VDOT ITS INFRASTRUCTURE. EXCAVATION MAY PROCEED ONLY AFTER THE VDOT REGIONAL UTILITY LOCATION AGENT HAS NOTIFIED THE PERMITTEE THAT THE UTILITY MARKING HAS BEEN COMPLETED. ADDITIONAL INFORMATION CAN BE FOUND AT: HTTP://WWW.VIRGINIADOT.ORG/BUSINESS/RESOURCES/IIM/TE-383_REQUEST_FOR_MARKING_VDOT_UTILITY_LOCATION.PDF MISS UTILITY, DOES NOT LOCATE VDOT UTILITIES.
10. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OF PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATER LINES, ETC., PRIOR TO CONSTRUCTION.
11. DESIGN CHANGES, SPECIFIED MATERIALS CHANGES AND FIELD CHANGES FROM THE APPROVED PLANS SHALL BE RE-SUBMITTED TO VDOT FOR APPROVAL PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE PROPOSED REVISION ALONG WITH DRAINAGE CALCULATIONS WHEN APPROPRIATE.
12. VDOT APPROVAL OF CONSTRUCTION PLANS DOES NOT PRECLUDE THE RIGHT TO REQUIRE ADDITIONAL FACILITIES AS DEEMED NECESSARY FOR ACCEPTANCE OF THE ROADS INTO THE VDOT SECONDARY ROAD SYSTEM BASED ON FIELD CONDITIONS OR UNAPPROVED PLAN CHANGES.
13. VDOT APPROVAL OF THESE PLANS WILL EXPIRE FIVE (5) YEARS FROM THE DATE OF APPROVAL FOR SITE PLANS AND SUBDIVISION PLANS IF CONSTRUCTION HAS NOT STARTED.
14. PRELIMINARY DESIGN OF THE PAVEMENT STRUCTURE FOR ALL SUBDIVISION STREETS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF *THE PAVEMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS IN VIRGINIA,* THE COMPLETED DESIGN WORKSHEET APPENDIX IV SHALL BE INCLUDED WITH THE INITIAL PLAN SUBMITTAL FOR EACH PROPOSED PAVEMENT SECTION UTILIZING THE PREDICTED SOIL SUPPORT VALUE SHOWN IN APPENDIX I OF THE PAVEMENT DESIGN GUIDE OR AS REPORTED IN A GEOTECHNICAL ANALYSIS OF THE ON-SITE SOILS.
15. A COPY OF THE COMPLETE CBR REPORT SHALL BE SUBMITTED TO VDOT IN CONJUNCTION WITH FINAL PAVEMENT DESIGNS. ALL PAVEMENT DESIGN RECOMMENDATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF *PAVEMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS IN VIRGINIA.*
16. ALL VEGETATION AND ORGANIC MATERIAL SHALL BE REMOVED FROM THE RIGHT OF WAY LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.
17. UPON DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR FOUNDATIONS, SUBGRADES, OR OTHER ROADWAY CONSTRUCTION PURPOSES, THE DEVELOPER OR HIS DESIGNEE, WHICH MAY BE THE CONTRACTOR, SHALL IMMEDIATELY ENGAGE A GEOTECHNICAL ENGINEER AND NOTIFY VDOT. THESE AREAS SHALL BE EXCAVATED BELOW PLAN GRADE AS DIRECTED BY THE GEOTECHNICAL ENGINEER, BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED IN ACCORDANCE WITH CURRENT VDOT SPECIFICATIONS.
18. THE NECESSITY AND LOCATIONS

LEGEND

MONUMENT FOUND	EDGE OF PAVEMENT
IRON ROD FOUND	FENCE LINE
IRON ROD SET	GUARDRAIL
CALCULATED POINT	DITCH
SIGN	STORM LINE
FLAGPOLE	OVERHEAD POWER LINE
AIR CONDITIONER	UNDERGROUND POWER LINE
HANDICAP PARKING	UNDERGROUND TELECOMM LINE
DECIDUOUS TREE	UNDERGROUND WATER LINE
CONIFEROUS TREE	FEMA FLOOD ZONE LINE
STORM MANHOLE	
STORM GRATE	
FLARED END SECTION	
SANITARY MANHOLE	
CLEANOUT	
GROUND LIGHT	
LIGHT POLE	
ELECTRIC BOX	
TELECOMM MANHOLE	
FIRE HYDRANT	
WATER METER	
WATER VALVE	
WELL	
TRAFFIC SIGNAL POLE	
TRAFFIC SIGNAL BOX	
SURVEY BENCHMARK	

CONC.	CONCRETE
DEC.	DECIDUOUS TREE
C&G	CURB & GUTTER
ESMT.	EASEMENT
D.B.	DEED BOOK
PG.	PAGE
IRF	IRON ROD FOUND
MONF	MONUMENT FOUND
IRS	IRON ROD SET
SW	SIDEWALK

SURVEY NOTES:

1. PROPERTY & ZONING INFORMATION:

OWNER	COUNTY TAX MAP PARCEL	RECORD INSTRUMENT	ADDRESS
CHRISTIAN AID MISSION	76-55	D.B. 1642, PG. 230	1201 5TH ST. EXT.

CURRENT ZONING: HIGHWAY COMMERCIAL (HC)

FROM ALBEMARLE COUNTY CODE, CHAPTER 18

SECTION 24.3: MINIMUM FRONTAGE = 150 FEET
SECTION 21.4: HEIGHT REGULATION = MAXIMUM 65 FEET
SECTION 21.7: SETBACK FROM STREET = 10 FEET
SETBACK FROM SIDE AND REAR = 50 FEET

2. THE SURVEY SHOWN HEREON IS BASED ON FIELD SURVEY BY TIMMONS GROUP COMPLETED ON THE FOLLOWING DATES: AUGUST 11-23, 2021 AND DECEMBER 13-14, 2022.

3. THE PROPERTY BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A SURVEY TITLED, "ALTA/NSPS LAND TITLE SURVEY OF THE LANDS OF CHRISTIAN AID MISSION", DATED SEPTEMBER 10, 2021 AND PREPARED BY THIS FIRM. BEARINGS AND DISTANCES ARE SHOWN AS MEASURED.

4. THE LIMITS OF THE CURRENT TOPOGRAPHIC SURVEY ARE NOTED HEREON. ADDITIONAL PLANIMETRIC DATA LOCATED BEYOND THE LIMITS OF THE CURRENT SURVEY IS SOURCED FROM THE ABOVE-REFERENCED ALTA/NSPS SURVEY PREPARED BY THIS FIRM AND IS SHOWN FOR REFERENCE PURPOSES.

5. HORIZONTAL DATUM IS BASED ON NAD83 (NA2011), VIRGINIA STATE GRID, SOUTH ZONE, AND VERTICAL DATUM IS BASED ON NAVD88, AS ESTABLISHED THROUGH LEICA SmartNET GPS OBSERVATIONS ON AUGUST 11, 2021.

6. BASED ON FEMA FLOOD INSURANCE RATE MAPS: (FIRM), MAP NO. 51003C0269D EFFECTIVE DATE FEBRUARY 4, 2005, PORTIONS OF THE PROPERTY LIE IN A FLOODWAY AREA IN ZONE AE, SPECIAL FLOOD HAZARD AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED WHERE THE FLOODWAY AND FLOODPLAIN MUST BE KEPT FREE OF ENCROACHMENT; ZONE A, SPECIAL FLOOD HAZARD AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED; SHADED ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AND ZONE X, AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

7. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 272210261 AND DATE OF JULY 01, 2021 AT 8:00 AM. EASEMENTS EXCEPTED FROM SAID TITLE COMMITMENT ARE REFERENCED HEREON. EASEMENTS RECORDED SUBSEQUENT TO SAID DATE MAY NOT BE REFLECTED HEREON.

8. MISS UTILITY TICKET INITIATED; TICKET NO. A121700921 . NO UNDERGROUND UTILITY INVESTIGATION BEYOND INFORMATION PROVIDED VIA MISS UTILITY HAS BEEN CONDUCTED BY THIS FIRM.

9. THE SUBJECT PROPERTY LIES WITHIN THE STATE DAM BREAK INUNDATION ZONE.

10. THE PORTION OF THE SUBJECT PROPERTY ALONG MOORES CREEK IS SUBJECT TO A WATER PROTECTION ORDINANCE BUFFER.

11. THE SUBJECT PROPERTY LIES WITHIN THE MOORES CREEK WATERSHED.

12. THE SUBJECT PROPERTY IS ADJACENT TO A ZONING ENTRANCE CORRIDOR ALONG ROUTE 631.

13. THE SUBJECT PROPERTY IS WITHIN AN AIRPORT IMPACT AREA.

14. THE SUBJECT PROPERTY IS SUBJECT TO AN ENTRANCE CORRIDOR OVERLAY.

15. NO ZONING REPORT OR LETTER WAS PROVIDED BY THE CLIENT. THE ZONING INFORMATION SHOWN HEREON IS DERIVED FROM ALBEMARLE COUNTY GIS AND IS NOT GUARANTEED CORRECT.

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF JOSEPH C. MEDLEY FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON THE FOLLOWING DATES: AUGUST 11-23, 2021 AND DECEMBER 13-14, 2022. THIS BASE-MAP AND DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

COMMONWEALTH OF VIRGINIA
KEVIN B. FLYNN
Lic. No. 53836
REGISTERED PROFESSIONAL ENGINEER
3/27/24
NOT FOR CONSTRUCTION
63216-DEMO

THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.295.5624 FAX 434.295.8317 www.timmons.com

REVISION DESCRIPTION

DATE

DATE 03/27/2024
DRAWN BY B. PERDUE
DESIGNED BY C. GAYNER
CHECKED BY K. FLYNN
SCALE N/A

TIMMONS GROUP

UVA COMMUNITY CREDIT UNION - DEMOLITION PLAN
ALBEMARLE COUNTY, VA
SURVEY NOTES & DETAILS

JOB NO. 63216
SHEET NO. C2.00

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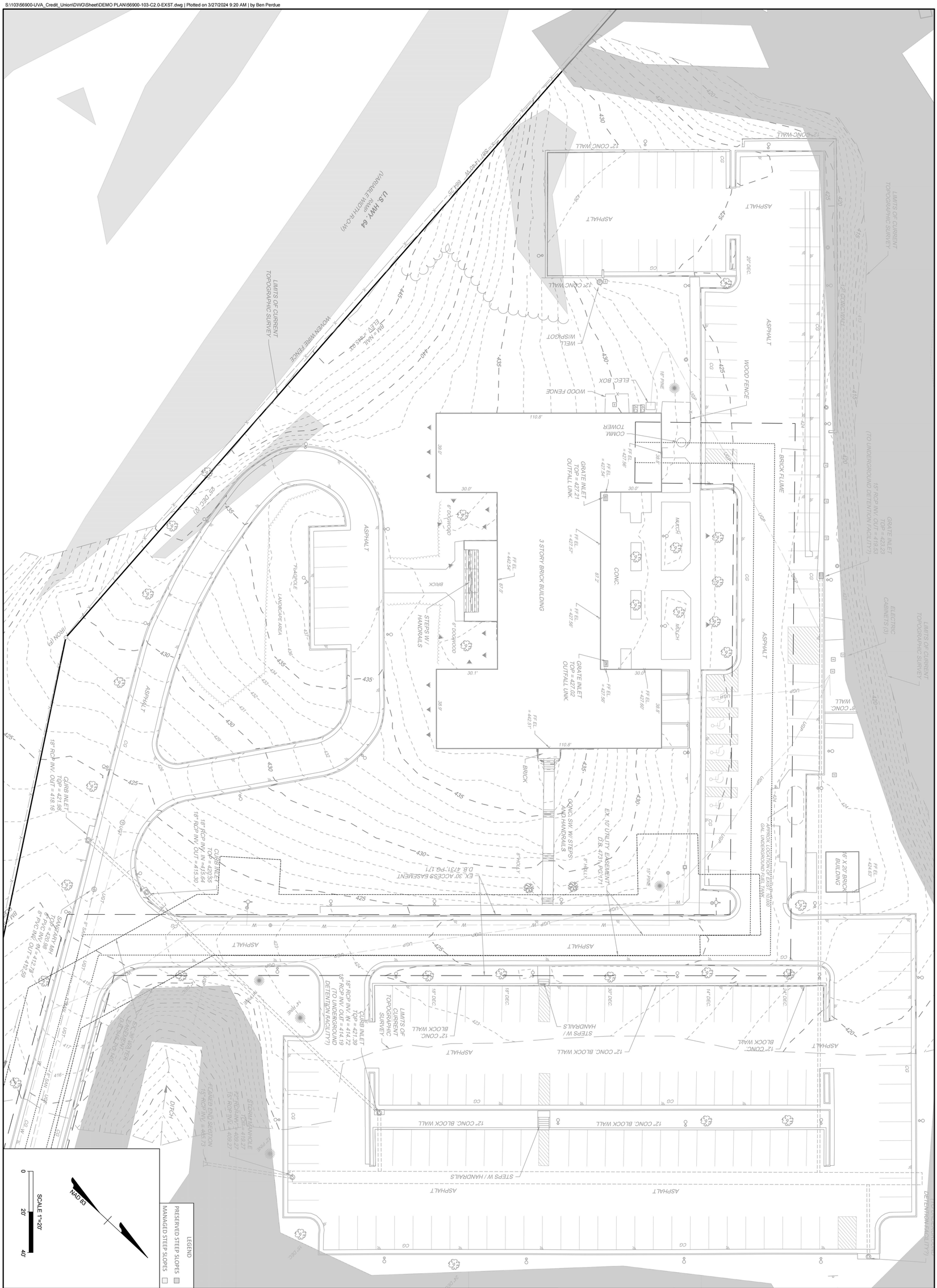

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NOT FOR CONSTRUCTION
COMMONWEALTH OF VIRGINIA
KEVIN L. GAINER
LICENSED
No. 030308
PROFESSIONAL ENGINEER

SHEET NO.	C2.01
JOB NO.	63216

UVA COMMUNITY CREDIT UNION - DEMOLITION PLAN

ALBEMARLE COUNTY, VA

EXISTING CONDITIONS PLAN

SCALE	1" = 20'
CHECKED BY	K. FLYNN
DESIGNED BY	C. GAINER
DRAWN BY	B. PERDUE
DATE	03/27/2024

DATE	REVISION DESCRIPTION

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COMMONWEALTH OF VIRGINIA
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Lic. No. 53836
PROFESSIONAL ENGINEER
3/27/24
NOT FOR CONSTRUCTION
63216-DEMO

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REVISION DESCRIPTION

DATE

DATE
03/27/2024

DRAWN BY
B. PERDUE

DESIGNED BY
C. GAYNER

CHECKED BY
K. FLYNN

SCALE
1" = 20'

TIMMONS GROUP

UVA COMMUNITY CREDIT UNION - DEMOLITION PLAN

ALBEMARLE COUNTY, VA

DEMOLITION PLAN

JOB NO.
63216

SHEET NO.
C2.02

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LIMITS OF CURRENT TOPOGRAPHIC SURVEY

GRATE INLET
TOP = 423.23
15" RCP INV. OUT = 419.53
(TO UNDERGROUND DETENTION FACILITY?)

ELECTRIC CABINETS (3)

12" CONC. WALL

8" CONC. WALL

16' X 20' BRICK BUILDING
FF EL. = 424.63'

CURB INLET
TOP = 415.49
15" RCP INV. OUT = 410.34
(TO UNDERGROUND DETENTION FACILITY?)

BRICK FLUME

COMM. TOWER TO REMAIN. CONTRACTOR TO COORDINATE UTILITY CONNECTIONS WITH SERVICE PROVIDERS TO ENSURE ANY SERVICE DISRUPTIONS ARE IDENTIFIED AND COMMUNICATED IN ADVANCE

APPROX. LOCATION OF EXIST. 10,000 GAL. UNDERGROUND FUEL TANK

ASPHALT

WOOD FENCE

REMOVE LIGHTS

ELEC. BOX

18" PINE

TO BE RELOCATED. COORDINATE WITH SERVICE PROVIDERS ON NEW LOCATION.

REMOVE MULCH

REMOVE MULCH

FF EL. = 427.56'

FF EL. = 427.60'

CONC.

FF EL. = 427.54'

FF EL. = 427.56'

REMOVE WOOD FENCE

REMOVE GRATE INLET TOP = 427.21 OUTFALL UNK.

FF EL. = 427.57'

FF EL. = 427.56'

REMOVE GRATE INLET TOP = 427.02 OUTFALL UNK.

REMOVE 3 STORY BRICK BUILDING

WELL W/SPIGOT

FF EL. = 442.54'

REMOVE THE HANDRAILS AND A PORTION OF THE STAIRS.

REMOVE LIGHTS

REMOVE LIGHTS

REMOVE 6" DOGWOOD

REMOVE 6" DOGWOOD

WOOD

STEPS W / HANDRAILS

REMOVE LIGHTS

REMOVE LIGHTS

REMOVE LIGHT POLES & SALVAGE FOR FUTURE USE

DISCONNECT EXISTING UTILITY SERVICES AT METERS. REMOVE SERVICE LATERALS BETWEEN METERS AND BUILDING

EX. 10' UTILITY EASEMENT D.B. 4731, PG. 171

REMOVE 8" HOLLY.

REMOVE CONC. SW. W/ STEPS AND HANDRAILS

FF EL. = 442.51'

REMOVE BRICK

REMOVE 8" HOLLY

LIGHT POLE TO BE RELOCATED. REFER TO LANDSCAPE PLAN (TYP)

EX. 30' ACCESS EASEMENT D.B. 4731, PG. 171

24" DEC.

12" CONC. BLOCK WALL

14" DEC.

12" CONC. BLOCK WALL

30" DEC.

12" CONC. BLOCK WALL

STEPS W / HANDRAILS

18" DEC.

12" CONC. BLOCK WALL

LIMITS OF CURRENT TOPOGRAPHIC SURVEY

CURB INLET
TOP = 421.39
18" RCP INV. IN = 414.72
18" RCP INV. OUT = 414.19
(TO UNDERGROUND DETENTION FACILITY?)

14" PINE

12" PINE

STORM MANHOLE
TOP = 419.27
12" RCP INV. = 409.27
15" RCP INV. = 409.27

FLARED END SECTION
15" RCP INV. = 485.73

DITCH

15" DEC.

24" DEC.

U.S. HWY. 64
(VARIABLE WIDTH R.O.W)

RAMP

BM = NAIL
ELEV. = 445.93'

WOVEN WIRE FENCE

LIMITS OF CURRENT TOPOGRAPHIC SURVEY

25" DEC. (X)

IRON (FF)

FLAGPOLE

LANDSCAPE AREA

CURB INLET
TOP = 420.55
18" RCP INV. IN = 415.64
18" RCP INV. OUT = 415.30

CURB INLET
TOP = 421.98
18" RCP INV. OUT = 418.16

SANITARY MH
TOP = 420.98
8" PVC INV. IN = 412.78
8" PVC INV. OUT = 412.59

8" SAN.

UGT

UGP

W

NAD 83

SCALE 1"=20'
0 20' 40'

DEMOLITION LEGEND

- REMOVE TREE
- SAW CUT LINE
- REMOVE BUILDING
- REMOVE CONCRETE
- REMOVE BRICK

EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION
THIS PROJECT INCLUDES THE DEMOLITION OF EXISTING BUILDING AND OTHER ASSOCIATED SITE WORK. THE LIMITS OF DISTURBANCE IS 0.78 ACRES.

ADJACENT PROPERTY
THESE IMPROVEMENTS ARE BEING MADE WITHIN THE PROPERTY BOUNDARY. THE PROPERTY IS BOUNDED BY MOORE'S CREEK TO THE NORTH AND WEST WITH RESIDENTIAL PROPERTIES BEYOND, THE I-64 ON-RAMP TO THE SOUTH, AND 5TH STREET EXTENDED TO THE EAST.

EXISTING SITE CONDITIONS
THE SITE IS CURRENTLY OCCUPIED BY AN EXISTING OFFICE AND ASSOCIATED INFRASTRUCTURE.

OFF-SITE AREAS
NO OFF-SITE AREAS WILL BE DISTURBED AS A PART OF THIS PROJECT.

CRITICAL EROSION AREAS
NO CRITICAL EROSION AREAS ARE TO BE DISTURBED AS PART OF THIS PROJECT.

EROSION AND SEDIMENT CONTROL MEASURES
UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE CURRENT ADDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. THE MINIMUM STANDARDS OF THE VESCH SHALL BE ADHERED TO UNLESS OTHERWISE WAIVED OR APPROVED BY A VARIANCE BY LOCAL AUTHORITIES HAVING JURISDICTION.

EROSION AND SEDIMENT CONTROL MAINTENANCE
ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH VESCH AND THE CONSTRUCTION SEQUENCE, INCLUDING THE INSPECTION OF ALL MEASURES AFTER ALL RAIN EVENTS.

STRUCTURAL PRACTICES:
1. TEMPORARY CONSTRUCTION ENTRANCE - 3.02 A TEMPORARY CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT THE LOCATION INDICATED ON THE PLANS. IT IS IMPERATIVE THAT THIS MEASURE BE MAINTAINED THROUGHOUT CONSTRUCTION. ITS PURPOSE IS TO REDUCE THE AMOUNT OF MUD TRANSPORTED ONTO PAVED PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF.
2. SILT FENCE BARRIER - 3.05 SILT FENCE SEDIEMENT BARRIERS SHALL BE INSTALLED DOWNSLOPE OF AREAS WITH MINIMAL GRADES TO FILTER SETTLEMENT LADEN RUNOFF FROM SHEET FLOW AS INDICATED. ITS PURPOSE IS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
3. STORM DRAIN INLET PROTECTION - 3.07 STONE FILTERS SHALL BE PLACED AT THE INLET OF ALL DRAINAGE STRUCTURES AS INDICATED ON PLANS. ITS PURPOSE IS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAINAGE SYSTEM PRIOR TO PERMANENT STABILIZATION.
4. DUST CONTROL - 3.39 DUST CONTROL IS TO BE USED THROUGH THE SITE IN AREAS SUBJECT TO SURFACE AND AIR MOVEMENT
5. TREE PROTECTION - 3.38 PROTECTION OF DESIRABLE TRESS FROM MECHANICAL AND OTHER INJUSRY DURING LAND DISTURBING AND CONSTRUCTION ACTIVITY.

VEGETATIVE PRACTICES:
6. TEMPORARY SEEDING - 3.31 ALL DENUDED AREAS WHICH WILL BE LEFT DORMANT FOR MORE THAN 30 DAYS SHALL BE SEEDED WITH FAST GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING OF THOSE AREAS. SELECTION OF THE SEED MIXTURE SHALL DEPEND ON THE TIME OF YEAR IT IS APPLIED.
7. PERMANENT SEEDING - 3.32 FOLLOWING GRADING ACTIVITIES, ESTABLISH PERENNIAL VEGETATIVE COVER BY PLANTING SEED TO REDUCE EROSION, STABILIZE DISTURBED AREAS, AND ENHANCE NATURAL BEAUTY.

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

PERMANENT STABILIZATION
ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISHED GRADING. SEEDING SHALL BE IN ACCORDANCE WITH STD. & SPEC. 3.32, PERMANENT SEEDING. SEED TYPE SHALL BE AS SPECIFIED FOR "MINIMUM CARE LAWNS" AND "GENERAL SLOPES" IN THE HANDBOOK FOR SLOPES LESS THAN 3:1. FOR SLOPES GREATER THAN 3:1, SEED TYPE SHALL BE AS SPECIFIED FOR "LOW MAINTENANCE SLOPES" IN TABLE 3.32-D OF THE HANDBOOK. FOR MULCH (STRAW OR FIBER) SHALL BE USED ON ALL SEEDED SURFACES. IN ALL SEEDING OPERATIONS SEED, FERTILIZER AND LIME SHALL BE APPLIED PRIOR TO MULCHING.

SEQUENCE OF INSTALLATION
PHASE I - SHEET C3.02
1. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH ALBEMARLE COUNTY E&S INSPECTOR, CONTRACTOR, OWNER, AND ENGINEER. THIS MEETING SHALL TAKE PLACE AT THE COMMUNITY DEVELOPMENT OFFICE OR THROUGH TELECONFERENCE. CLEARING LIMITS MUST BE FLAGGED PRIOR TO THE MEETING WITH ONE (1) WEEK OF NOTICE.
2. INSTALL CONSTRUCTION ENTRANCE, SILT FENCE, TREE PROTECTION AND INLET PROTECTION.
3. AFTER ALL EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE, DEMOLITION AND SITE GRADING CAN BEING.
4. ROUGH GRADE PROJECT AREA. INSPECT PERIMETER MEASURES AS REQUIRED TO ENSURE SEDIMENT DOES NOT LEAVE THE SITE. SEED ALL DENUDED AREAS PER VESCH STANDARDS. ADDITIONAL MEASURES MAY BE REQUIRED AT THE REQUEST OF THE COUNTY INSPECTOR.

PHASE II - SHEET C3.03
1. PHASE 1 PERIMETER MEASURES SHALL REMAIN IN PLACE UNTIL UPSTREAM AREAS ARE STABILIZED
2. FINE GRADE PROJECT AREA. CONTRACTOR MAY ADJUST GRADING AS NECESSARY TO BALANCE EARTHWORKS. POSITIVE DRAINAGE TO INLETS SHALL BE MAINTAINED. APPLY PERMANENT SOIL STABILIZATION TO THESE AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS ACHIEVED.
3. SILT FENCE MUST BE MAINTAINED THROUGH GRADING AND CONSTRUCTION.
4. ONCE CONSTRUCTION IS COMPLETE AND ALL CONTRIBUTING AREAS ARE STABILIZED, EROSION CONTROL MEASURES CAN BE REMOVED UPON APPROVAL FROM THE E&S INSPECTOR.

GENERAL CONSTRUCTION NOTES FOR EROSION AND SEDIMENT CONTROL

1. 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.
2. 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 AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. 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.
6. 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.
7. 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.
8. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
9. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
10. ALL FILL MATERIAL TO BE TAKEN FROM AN APPROVED, DESIGNATED BORROW AREA.
11. 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.
12. BORROW OR WASTE AREAS ARE TO BE RECLAIMED WITHIN 7 DAYS OF COMPLETION PER ZONING ORDINANCE SECTION 5.1.28.
13. ALL INERT MATERIALS SHALL BE TRANSPORTED IN COMPLIANCE WITH SECTION 13-301 OF THE CODE OF ALBEMARLE.
14. BORROW, FILL OR WASTE ACTIVITY INVOLVING INDUSTRIAL-TYPE POWER EQUIPMENT SHALL BE LIMITED TO THE HOURS OF 7:00AM TO 9:00PM.
15. 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 STRUCTURES/IMPROVEMENTS, AND DAMAGE TO ANY PUBLIC STREET BECAUSE OF SLIDES, SINKING, OR COLLAPSE.
16. THE DEVELOPER SHALL RESERVE THE RIGHT TO INSTALL, MAINTAIN, REMOVE OR CONVERT TO PERMANENT STORMWATER MANAGEMENT FACILITIES WHERE APPLICABLE ALL EROSION CONTROL MEASURES REQUIRED BY THIS PLAN REGARDLESS OF THE SALE OF ANY LOT, UNIT, BUILDING OR OTHER PORTION OF THE PROPERTY.
17. 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 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 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
18. PERMANENT STABILIZATION SHALL BE LIME AND FERTILIZER, PERMANENT SEEDING, AND MULCH. AGRICULTURAL GRADE LIMESTONE SHALL BE APPLIED AT 90LBS/1000SF, INCORPORATED INTO THE TOP 4-6 INCHES OF SOIL. FERTILIZER SHALL BE APPLIED AT 1000LBS/ACRE AND CONSIST OF A 10-20-10 NUTRIENT MIX. PERMANENT SEEDING SHALL BE APPLIED AT 180LBS/ACRE AND CONSIST OF 95% KENTUCKY 31 OR TALL FESCUE AND 0-5% PERENNIAL RYEGRASS OR KENTUCKY BLUEGRASS. STRAW MULCH IS TO BE APPLIED AT 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
19. MAINTENANCE: ALL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT. ANY DAMAGE OR CLOGGING TO STRUCTURAL MEASURES SHALL BE REPAIRED IMMEDIATELY. SILT TRAPS SHALL BE CLEANED WHEN 50% OF THE WET STORAGE VOLUME IS FILLED WITH SEDIMENT. ALL SEEDED AREAS SHALL BE RESEEDED WHEN NECESSARY TO ACHIEVE A GOOD STAND OF GRASS. SILT FENCE AND DIVERSION DYKES WHICH COLLECT SEDIMENT TO HALF THEIR HEIGHT MUST BE CLEANED AND REPAIRED IMMEDIATELY.
20. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF FINAL SITE STABILIZATION, WHEN MEASURES ARE NO LONGER NEEDED, SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

ES-1: UNLESS OTHERWISE INDICATED, CONSTRUCT AND MAINTAIN ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS.

ES-2: THE CONTROLLING EROSION AND SEDIMENT CONTROL AUTHORITY WILL MAKE A CONTINUING REVIEW AND EVALUATION OF THE METHODS AND EFFECTIVENESS OF THE EROSION CONTROL PLAN.

ES-3: PLACE ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO OR AS THE FIRST STEP IN CLEARING, GRADING, OR LAND DISTURBANCE.

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

ES-5: PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFFSITE BORROW OR WASTE AREA), SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE ARCHITECT/ENGINEER AND THE CONTROLLING EROSION AND SEDIMENT CONTROL AUTHORITY FOR REVIEW AND ACCEPTANCE.

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

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

ES-8: DURING DEWATERING OPERATIONS, PUMP WATER INTO AN APPROVED FILTERING DEVICE.

ES-9: INSPECT ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RUNOFF- PRODUCING RAINFALL EVENT. MAKE ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES IMMEDIATELY.

SOILS INFORMATION:

21B - CULPEPPER FINE SANDY LOAM, 27 TO 7 PERCENT SLOPES. 40 TO 79 INCHES TO PARALITHIC AND LITHIC BEDROCK, WELL DRAINED, HYDROLOGIC SOIL GROUP: B

21C - CULPEPER FINE SANDY LOAM, 7 TO 15 PERCENT SLOPES. 40 TO 79 INCHES TO PARALITHIC AND LITHIC BEDROCK, WELL DRAINED, HYDROLOGIC SOIL GROUP: B

22C3 - CULPEPER CLAY LOAM, 7 TO 15 PERCENT SLOPES, SEVERLY ERODED. 40 TO 79 INCHES TO PARALITHIC AND LITHIC BEDROCK, WELL DRAINED, HYDROLOGIC SOIL GROUP: B

MINIMUM STANDARDS:

AN EROSION AND SEDIMENT CONTROL PROGRAM ADOPTED BY A DISTRICT OR LOCALITY MUST BE CONSISTENT WITH THE FOLLOWING CRITERIA, TECHNIQUES AND METHODS:

MS-1. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

MS-2. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

MS-3. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.

MS-4. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.

MS-5. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.

MS-6. SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN.
A. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT TRAP SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA AND THE TRAP SHALL ONLY CONTROL DRAINAGE AREAS LESS THAN THREE ACRES.
B. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT BASIN SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA. THE OUTFALL SYSTEM SHALL, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A 25-YEAR STORM OF 24-HOUR DURATION. RUNOFF COEFFICIENTS USED IN RUNOFF CALCULATIONS SHALL CORRESPOND TO A BARE EARTH CONDITION OR THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS UTILIZED.

MS-7. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.

MS-8. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.

MS-9. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.

MS-10. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

MS-11. BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.

MS-12. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.

MS-13. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.

MS-14. ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.

MS-15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.

MS-16. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
D. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
E. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

MS-17. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.

MS-18. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

MS-19. PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE STANDARDS AND CRITERIA LISTED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, CHAPTER 8 PAGES 20-24.

COMMONWEALTH OF VIRGINIA
KEVIN M. FLYNN
LIC. NO. 53836
PROFESSIONAL ENGINEER
3/27/24
NOT FOR CONSTRUCTION
63216-DEM0

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REVISION DESCRIPTION

DATE

DATE
03/27/2024
DRAWN BY
B. PERDUE
DESIGNED BY
C. GAYNER
CHECKED BY
K. FLYNN
SCALE
N/A

TIMMONS GROUP

UVA COMMUNITY CREDIT UNION - DEMOLITION PLAN
ALBEMARLE COUNTY, VA

EROSION & SEDIMENT CONTROL NOTES & DETAILS

JOB NO.
63216
SHEET NO.
C3.00

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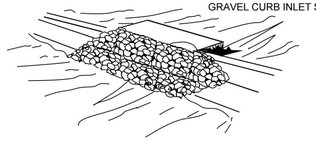
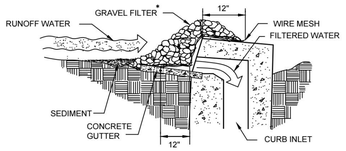




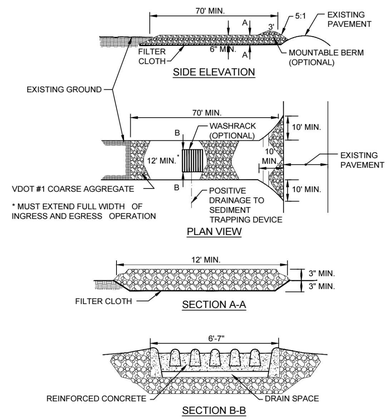
* GRAVEL SHALL BE VDOT #3, #357 OR 5 COARSE AGGREGATE.

SPECIFIC APPLICATION: THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

IP 3.07- 6

STORMWATER INLET PROTECTION

No Scale



CE 3.02

STONE CONSTRUCTION ENTRANCE

No Scale

TABLE 3.31-B
ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS
"QUICK REFERENCE FOR ALL REGIONS"

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

TS

TEMPORARY SEEDING PLANT MATERIALS

No Scale

TABLE 3.32-D
SITE SPECIFIC SEEDING MIXTURES FOR PIEDMONT AREA

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

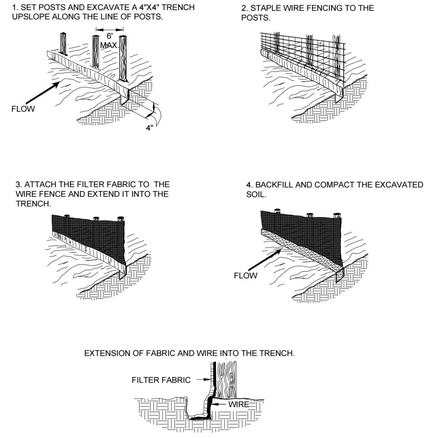
* USE SEASONAL NURSE CROP IN ACCORDANCE WITH SEEDING DATES AS STATED BELOW:
FEBRUARY 16TH THROUGH APRIL..... ANNUAL RYE
MAY 1ST THROUGH AUGUST 15TH..... FOXTAIL MILLET
AUGUST 16TH THROUGH OCTOBER..... ANNUAL RYE
NOVEMBER THROUGH FEBRUARY 15TH..... WINTER RYE

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

PS

PERMANENT SEEDING MIX FOR PIEDMONT AREA

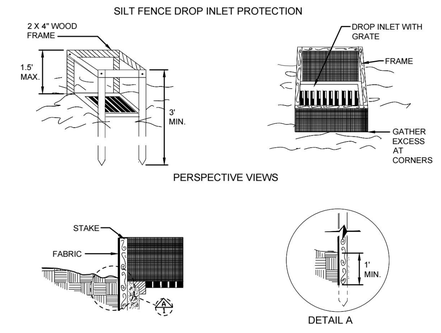
No Scale



SSF 3.05-1

SILT FENCE (WITH WIRE SUPPORT)

No Scale



SPECIFIC APPLICATION
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPE NO GREATER THAN 5%) WHERE THE INLET SHEET OR OVERLAND FLOWS (NOT EXCEEDING 1 C.F.S.) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

IP 3.07-1

STORM DRAIN INLET PROTECTION

No Scale

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DRAWN BY B. PERDUE
DESIGNED BY C. GAYNER
CHECKED BY K. FLYNN
SCALE N/A

TIMMONS GROUP

UVA COMMUNITY CREDIT UNION - DEMOLITION PLAN
ALBEMARLE COUNTY, VA

EROSION & SEDIMENT CONTROL NOTES & DETAILS

JOB NO. 63216
SHEET NO. C3.01

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LIMITS OF CURRENT TOPOGRAPHIC SURVEY

GRATE INLET
TOP = 423.23
15" RCP INV. OUT = 419.53
(TO UNDERGROUND DETENTION FACILITY?)

ELECTRIC CABINETS (3)

12" CONC. WALL

8" CONC. WALL

16' X 20' BRICK BUILDING
FF EL. = 424.63'

CURB INLET
TOP = 415.49
15" RCP INV. OUT = 410.34
(TO UNDERGROUND DETENTION FACILITY?)

SOIL TYPE: 22C3

ASPHALT

BRICK FLUME

COMM. TOWER

LIMITS OF DISTURBANCE: 0.78 ACRES

APPROX. LOCATION OF EXIST. 10,000 GAL. UNDERGROUND FUEL TANK

20" DEC.

WOOD FENCE

ELEC. BOX

MULCH

CE

CONC.

FF EL. = 427.60'

FF EL. = 427.56'

FF EL. = 427.54'

GRATE INLET
TOP = 427.21
OUTFALL UNK.

GRATE INLET
TOP = 427.02
OUTFALL UNK.

SOIL TYPE: 21B

3 STORY BRICK BUILDING

FF EL. = 442.51'

FF EL. = 442.54'

6" DOGWOOD

BRICK

STEPS W / HANDRAILS

EX. 10' UTILITY EASEMENT D.B. 4731, PG.171

CONC. SW. W/ STEPS AND HANDRAILS

EX. 30' ACCESS EASEMENT D.B. 4731, PG.171

WELL W/SPIGOT

U.S. HWY. 64
RAMP
(VARIABLE WIDTH R-O-W)

BM = NAIL
ELEV. = 445.932

WOVEN WIRE FENCE

LIMITS OF CURRENT TOPOGRAPHIC SURVEY

LIMITS OF DISTURBANCE: 0.78 ACRES

FLAGPOLE

LANDSCAPE AREA

SOIL TYPE: 22C3

CURB INLET
TOP = 420.55
18" RCP INV. IN = 415.64
18" RCP INV. OUT = 415.30

CURB INLET
TOP = 421.98
18" RCP INV. OUT = 418.16

SANITARY MH
TOP = 420.98
8" PVC INV. IN = 412.78
8" PVC INV. OUT = 412.59

IRON (F)

12" CONC. BLOCK WALL

24" DEC.

18" DEC.

30" DEC.

STEPS W / HANDRAILS

LIMITS OF CURRENT TOPOGRAPHIC SURVEY

CURB INLET
TOP = 421.39
18" RCP INV. IN = 414.72
18" RCP INV. OUT = 414.19
(TO UNDERGROUND DETENTION FACILITY?)

STORM MANHOLE
TOP = 419.27

14" PINE

12" PINE

EROSION CONTROL LEGEND

	LIMITS OF CLEARING AND GRADING	* -
	DRAINAGE DIVIDE	-
	SOIL AREA DIVIDE	-
CE	CONSTRUCTION ENTRANCE	3.02
SF	SILT FENCE	3.05
IP	INLET PROTECTION	3.07
TS	TEMPORARY SEEDING	3.31
PS	PERMANENT SEEDING	3.32
MU	MULCHING	3.35
TP	TREE PROTECTION FENCE	3.38
DC	DUST CONTROL	3.39

* "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" SPECIFICATION NUMBER

NAD 83

SCALE 1"=20'
0 20' 40'

COMMONWEALTH OF VIRGINIA
KEVIN K. FLYNN
Lic. No. 53836
PROFESSIONAL ENGINEER
3/27/24

NOT FOR CONSTRUCTION

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REVISION DESCRIPTION

DATE

DATE
03/27/2024

DRAWN BY
B. PERDUE

DESIGNED BY
C. GAYNER

CHECKED BY
K. FLYNN

SCALE
1" = 20'

TIMMONS GROUP

UVA COMMUNITY CREDIT UNION - DEMOLITION PLAN

ALBEMARLE COUNTY, VA

EROSION & SEDIMENT CONTROL PLAN - PHASE 1

JOB NO.
63216

SHEET NO.
C3.02

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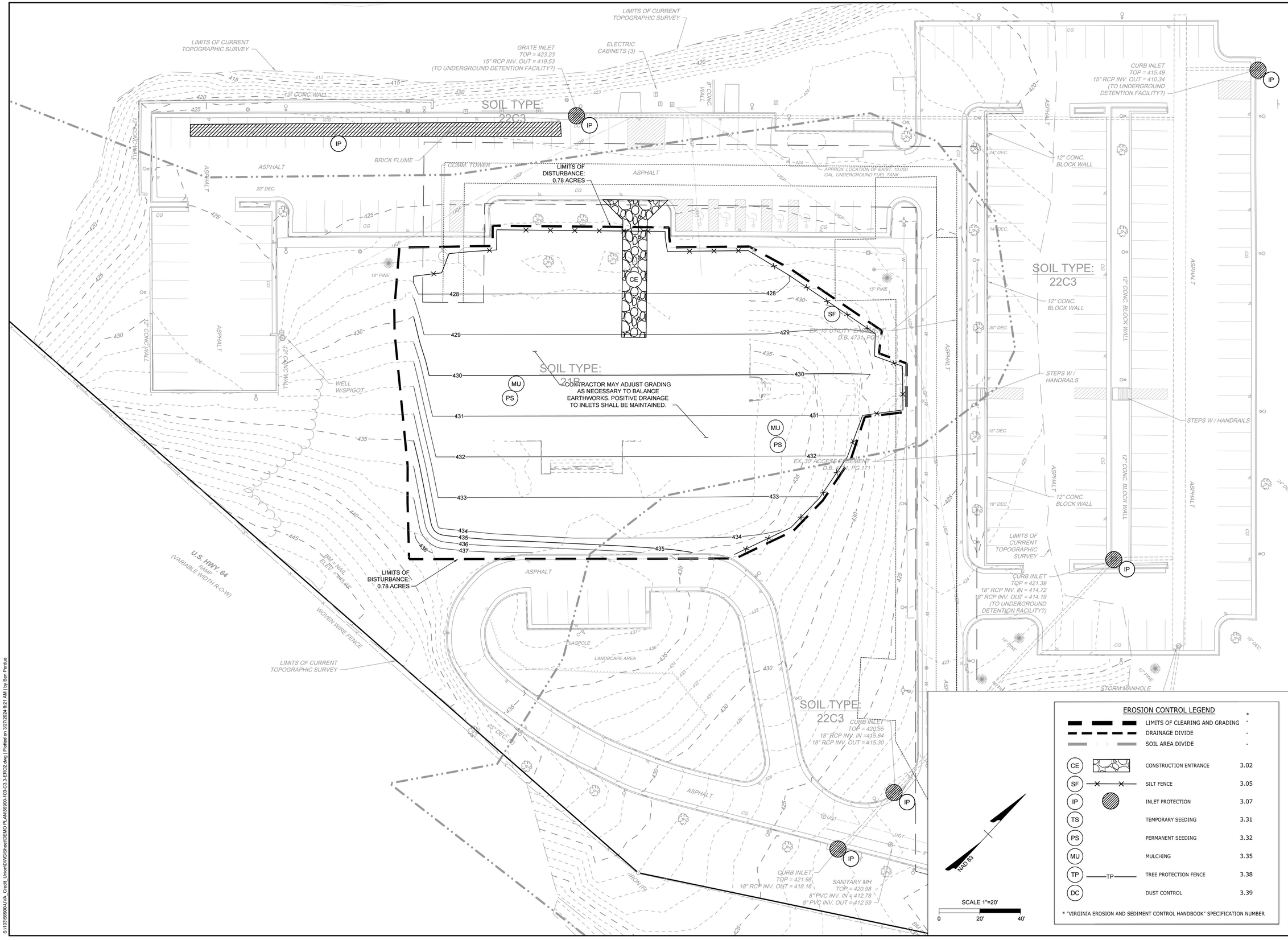

EROSION CONTROL LEGEND

			*
		LIMITS OF CLEARING AND GRADING	-
		DRAINAGE DIVIDE	-
		SOIL AREA DIVIDE	-
CE		CONSTRUCTION ENTRANCE	3.02
SF		SILT FENCE	3.05
IP		INLET PROTECTION	3.07
TS		TEMPORARY SEEDING	3.31
PS		PERMANENT SEEDING	3.32
MU		MULCHING	3.35
TP	TP	TREE PROTECTION FENCE	3.38
DC		DUST CONTROL	3.39

* "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" SPECIFICATION NUMBER

NOT FOR CONSTRUCTION
COMMONWEALTH OF VIRGINIA
KEVIN B. FLYNN
Lic. No. 53836
PROFESSIONAL ENGINEER
3/27/24

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DESIGNED BY: C. GAYNER
CHECKED BY: K. FLYNN
SCALE: 1" = 20'

TIMMONS GROUP

UVA COMMUNITY CREDIT UNION - DEMOLITION PLAN

ALBEMARLE COUNTY, VA

EROSION & SEDIMENT CONTROL PLAN - PHASE 2

JOB NO. 63216
SHEET NO. C3.03

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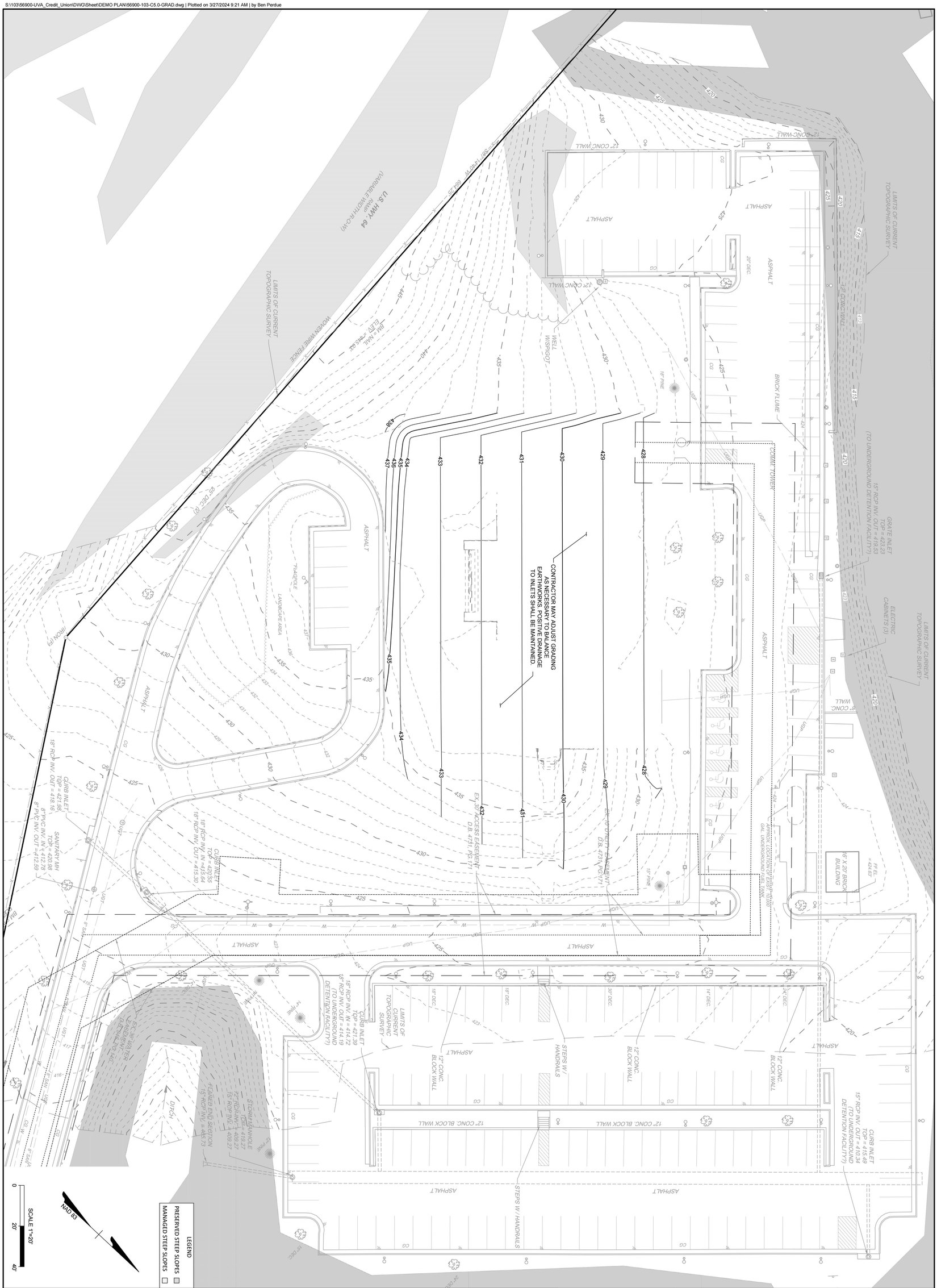

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NOT FOR CONSTRUCTION
COMMONWEALTH OF VIRGINIA
KEVIN LEE GARDNER
LICENSED PROFESSIONAL ENGINEER
No. 039308

UVA COMMUNITY CREDIT UNION - DEMOLITION PLAN

ALBEMARLE COUNTY, VA

GRADING AND DRAINAGE PLAN

SHEET NO.	JOB NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
C5.00	63216	1" = 20'	K. FLYNN	C. GARNER	B. PERDUE	03/27/2024

DATE	REVISION DESCRIPTION

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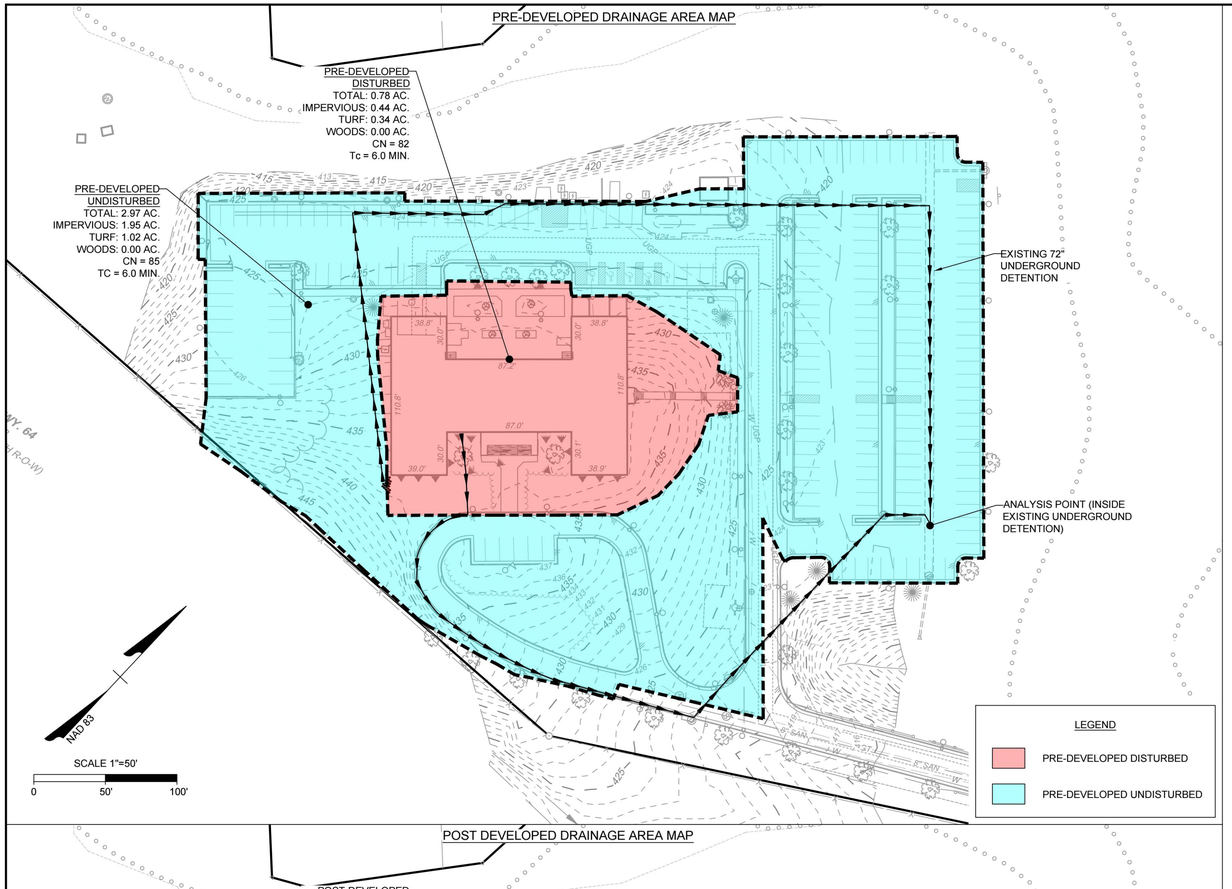
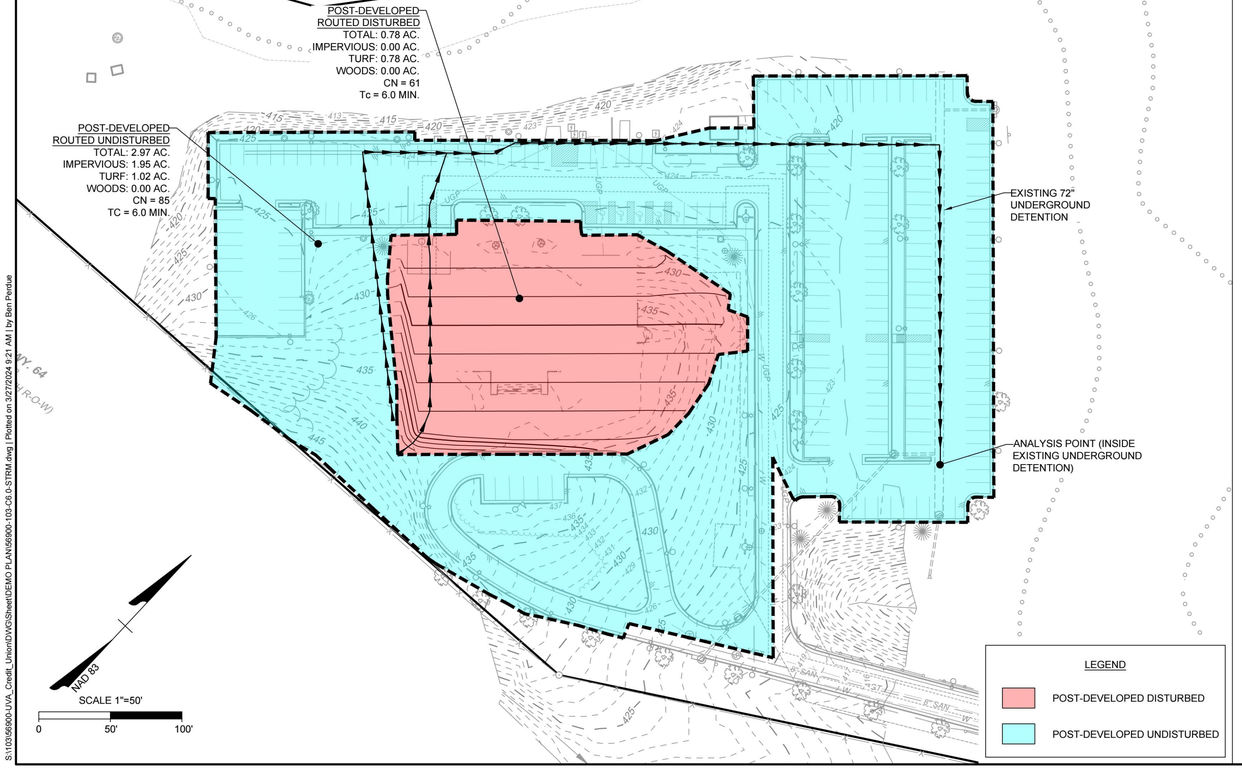
PRE-DEVELOPED DRAINAGE AREA MAP



POST DEVELOPED DRAINAGE AREA MAP



WATER QUANTITY CALCULATIONS:

THE EXISTING SITE IS DEVELOPED WITH AN EXISTING BUILDING AND ASSOCIATED PARKING. THERE IS AN EXISTING STORMWATER CONVEYANCE SYSTEM ON SITE THAT INCLUDES INLETS, STORM PIPES AND A 72" UNDERGROUND DETENTION SYSTEM THAT IS LOCATED IN THE EAST PARKING LOT THAT CAPTURES RUNOFF FROM THE SITE. THE ANALYSIS POINT IS LOCATED IN THE EXISTING UNDERGROUND DETENTION SYSTEM, UPSTREAM OF THE OUTFALL STRUCTURE.

IN THE PROPOSED CONDITION, ALL RUNOFF FROM DISTURBED AREAS WILL FLOW TO THE EXISTING UNDERGROUND DETENTION SYSTEM. DUE TO THE PROPOSED REDUCTION OF IMPERVIOUS SURFACE, NO MODIFICATIONS ARE NECESSARY.

CHANNEL PROTECTION REQUIREMENTS ARE MET WITH THE ENERGY BALANCE EQUATION, AND FLOOD PROTECTION REQUIREMENTS ARE MET BY ENSURING THAT THE POST-DEVELOPED Q10 FLOW RATE DOES NOT EXCEED THE PRE-DEVELOPED CONDITION.

NOTE: FOR THE PURPOSES OF STORMWATER MANAGEMENT, THIS DEMOLITION PLAN IS PART OF A COMMON PLAN OF DEVELOPMENT FOR A NEW BUILDING FOR THE UVA COMMUNITY CREDIT UNION. A SEPARATE MAJOR SITE PLAN AMENDMENT WILL BE SUBMITTED FOR THE PROPOSED BUILDING AND ASSOCIATED SITE INFRASTRUCTURE.

CHANNEL PROTECTION (ENERGY BALANCE):

THE WATER QUANTITY AREA: 0.78 ACRES

$Q_{1\text{-YR POST-DEV TOTAL}} \leq 0.8 * (Q_{\text{PRE-DEV ON-SITE}} * RV_{\text{PRE-DEV}}) / RV_{\text{POST-DEV}} + \text{OFFSITE FLOW}$

8.71 CFS ≤ 0.8 * (1.93 CFS * 0.086 AC/FT) / (0.020 AC/FT) + 8.39 CFS

OK 8.71 CFS ≤ 15.03 CFS

FLOOD PROTECTION:

POST-DEVELOPED $Q_{10} \leq$ PRE-DEVELOPED Q_{10}

OK 21.27 CFS (POST-DEVELOPED Q_{10}) ≤ 23.98 CFS (PRE-DEVELOPED Q_{10})

WATER QUALITY CALCULATIONS:

SUMMARY FROM RUNOFF REDUCTION SPREAD SHEET FOR REDEVELOPMENT (SEE CALC. BOOK):

DISTURBED AREA: 0.78 ACRES

PRE-DEVELOPMENT LAND COVER:
B SOILS:
0.34 AC TURF
0.44 AC IMPERVIOUS

POST-DEVELOPMENT LAND COVER:
B SOILS:
0.79 AC TURF
0.00 AC IMPERVIOUS

REQUIRED REMOVAL: -0.64 LBS/YR

NO TP LOAD REDUCTION IS REQUIRED.

PRE-DEVELOPED DRAINAGE AREA ANALYSIS		
PRE DEVELOPED DISTURBED		
	Q (CFS)	V (AC-FT)
1 YEAR	1.93	0.086
10 YEAR	4.73	

POST DEVELOPED DRAINAGE AREA ANALYSIS		
POST DEVELOPED DISTURBED		
	Q (CFS)	V (AC-FT)
1 YEAR	0.36	0.020
10 YEAR	2.08	

PRE DEVELOPED UNDISTURBED		
	Q (CFS)	V (AC-FT)
1 YEAR	8.39	0.376
10 YEAR	19.25	

POST DEVELOPED UNDISTURBED		
	Q (CFS)	V (AC-FT)
1 YEAR	8.39	0.376
10 YEAR	19.25	

COMBINED FLOW AT ANALYSIS POINT 1		
	Q (CFS)	V (AC-FT)
1 YEAR	10.32	0.462
10 YEAR	23.98	

COMBINED FLOW AT ANALYSIS POINT 1		
	Q (CFS)	V (AC-FT)
1 YEAR	8.71	0.396
10 YEAR	21.27	

COMMONWEALTH OF VIRGINIA
KEVIN K. FLYNN
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3/27/24
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63216-DEMO

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TIMMONS GROUP

UVA COMMUNITY CREDIT UNION - DEMOLITION PLAN

ALBEMARLE COUNTY, VA

STORMWATER MANAGEMENT PLAN

JOB NO. 63216
SHEET NO. C6.00

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