

BOTANICAL GARDEN OF THE PIEDMONT

FINAL SITE PLAN (SDP2025-000XX)

ALBEMARLE COUNTY, VIRGINIA

01/20/2025

SITE DATA:

TAX MAP PARCEL IMPACTED BY PROJECT:
PARCEL NUMBER: 460002000 (CITY OF CHARLOTTESVILLE)
6.731 ACRES

460001200 (CITY OF CHARLOTTESVILLE)
3.932 ACRES

450001000 (CITY OF CHARLOTTESVILLE)
145.170 ACRES

61-139A (ALBEMARLE COUNTY)
3.50 ACRES

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

LIMITS OF DISTURBANCE: 7.73 ACRES

IMPERVIOUS AREA: EXISTING 0.43 ACRES
PROPOSED 3.29 ACRES

SOURCE OF SURVEY, BOUNDARY, AND TOPOGRAPHY: TRC ENGINEERS, INC.
110 AVON STREET
CHARLOTTESVILLE, VA 22902
(434) 295 - 0700
DATED: 5/27/2024
AMENDED: 1/15/2024

DATUM REFERENCE: VERTICAL: NAVD 88
HORIZONTAL: NAD83, VA STATE GRID, SOUTH ZONE

MISS UTILITY TICKET NUMBER: B405301756-008
B500702286

CURRENT USE: PARK SPACE

PROPOSED USE: BOTANICAL GARDENS, INCLUDING TRAILS/PATHS, GARDENS, PLAZAS, SURFACE PARKING, AND PROPOSED BUILDINGS
PAVILION/VISITOR CENTER BUILDING ±19,757 SF

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

OVERLAY DISTRICTS: CRITICAL SLOPES

COUNTY ZONING: R4 RESIDENTIAL

RECEIVING WATERS: RIVANNA RIVER - MEADOW CREEK VIA SHENKS BRANCH

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

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

ALLOWABLE BUILDING HEIGHT*: 35' MAX.

PROPOSED MAX. BUILDING HEIGHT: 33'-3"

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

TOTAL PARKING SPACES PROVIDED: 86 SPACES

ADA PARKING SPACES REQUIRED: 4 SPACES
ADA PARKING SPACES PROVIDED: 4 SPACES

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

UTILITIES: CITY OF CHARLOTTESVILLE PUBLIC WATER AND SEWER

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

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

FLOODPLAIN: A 100-YEAR FLOODPLAIN EXISTS ON SITE BUT WILL NOT BE IMPACTED AS PART OF THIS PROJECT.

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

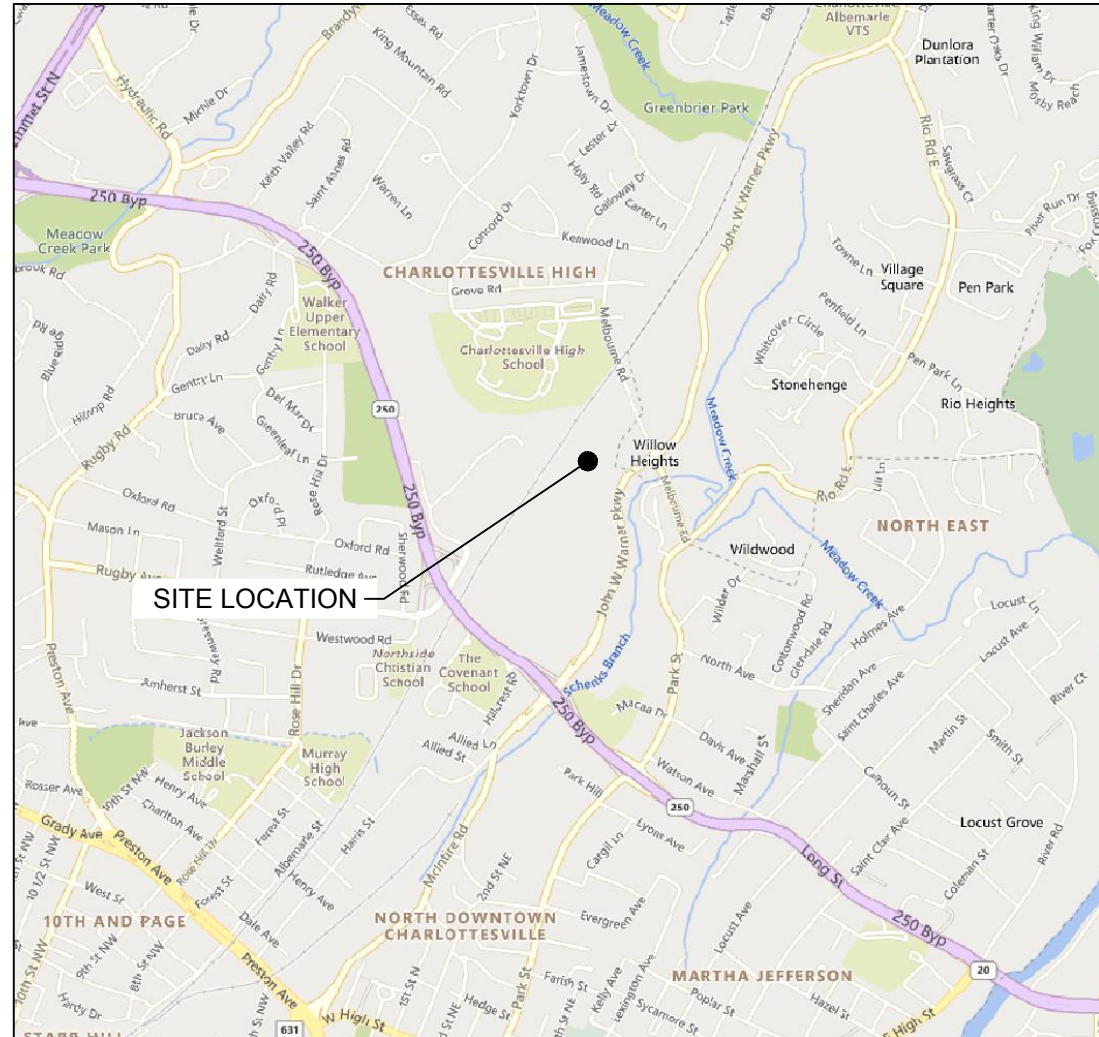
ALL CONCRETE, ASPHALT, ETC. IN THE RIGHT OF WAY (ROW) THAT ARE DAMAGED DURING CONSTRUCTION BUT NOT SHOWN ON THE APPROVED SITE PLAN SHALL BE RESTORED PER CITY STANDARDS AT NO COST TO THE CITY.

PUBLIC UTILITY NOTES:

- A. PER THE VIRGINIA DEPARTMENT OF HEALTH WATERWORKS REGULATIONS (PART II, ARTICLE 3, SECTION 12 VAC 5-590 THROUGH 630), ALL BUILDINGS THAT HAVE THE POSSIBILITY OF CONTAMINATING THE POTABLE WATER DISTRIBUTION SYSTEM (HOSPITALS, INDUSTRIAL SITES, BREWERIES, ETC.) SHALL HAVE A BACKFLOW PREVENTION DEVICE INSTALLED WITHIN THE FACILITY. THIS DEVICE SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, SHALL BE TESTED IN REGULAR INTERVALS AS REQUIRED, AND TEST RESULTS SHALL BE SUBMITTED TO THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
- B. ALL BUILDINGS THAT MAY PRODUCE WASTES CONTAINING MORE THAN ONE HUNDRED (100) PARTS PER MILLION OF FATS, OIL, OR GREASE SHALL INSTALL A GREASE TRAP. THE GREASE TRAP SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, MAINTAIN RECORDS OF CLEANING AND MAINTENANCE, AND BE INSPECTED ON REGULAR INTERVALS BY THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
- C. PLEASE CONTACT THE REGULATORY COMPLIANCE ADMINISTRATOR AT 970-3032 WITH ANY QUESTIONS REGARDING THE GREASE TRAP OR BACKFLOW PREVENTION DEVICES.

TRIP GENERATION:

LAND USE	ITE CODE	AMOUNT	UNITS	WEEKDAY							SATURDAY		
				ADT	AM PEAK HOUR			PM PEAK HOUR			SUNDAY/PEAK HOUR		
					IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
Museum - Botanical Garden	580	19,757	Square Feet	91	5	1	6	1	3	4	9	4	13



VICINITY MAP SCALE 1"=2000'

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

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

ENGINEER OF RECORD: TIMMONS GROUP

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

CITY OF CHARLOTTESVILLE - OUTFALL TABULATION CHART																			
EXISTING										PROPOSED									
Outfall Designation	LOA Designation	Receiving Channel Type	Compliance Method	Total DA (acres)	Offsite Contribution (acres)	CN	Tc (min)	Q1 (CFS)	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)	1-Year Volume (cu/yr)	Runoff Volume (cu/yr)	Total DA (acres)	Offsite Contribution (acres)	CN	Tc (min)	Q1 (CFS)	Q2 (CFS)
G1	Outfall 1	Manmade - Pond	B-3.a(III)	0.080	0	83	7.5	0.44	0.59	1.05	1.59	0.021	0.140	0	84	6	0.36	0.47	0.61
G2	Outfall 2	Natural	B-3.a(III)	2.080	0.50	99	11.7	2.11	5.07	17.03	46.98	0.257	0.000	0.53	79	11.7	2.41	4.00	9.50
G3	Outfall 3	Manmade - Inlet	B-3.a(III)	0.150	0	81	6	0.34	0.47	0.86	1.63	0.016	0.000	0	98	6	0.25	0.30	0.45
TOTAL				8.290									0.000						

City of Charlottesville Department of Public Works Engineering Division Version 1.0 10-21-2020
NOTE: Options for column "Receiving Channel Type" include: Manmade, Natural, Restored, Sheet, or Other
The column for "Compliance Method" requires specific code references, options include: B-1.a B-2.a, B-3.a(III), D

CITY OF CHARLOTTESVILLE-LAND DISTURBANCE M54 REPORTING CHART									
BMP TYPE	PRACTICE (1-15)	LEVEL (1 or 2)	LATITUDE	LONGITUDE	TOTAL DA (AC)	IMP. DA (AC)	PERV. DA (AC)	P REMOVED (LBS)	12 MO. HUC.
BIORETENTION 1	P-FIL-05	2	-78.471732	38.05028	0.48	0.34	0.14	0.85	020802040401
BIORETENTION 2	P-FIL-05	2	-78.471732	38.05028	0.96	0.60	0.26	1.70	020802040401
RAINWATER HARVESTING	P-BAS-04	1	-78.471732	38.05028	4.91	2.48	2.43	1.92	020802040401
TOTAL GDD (AC)									7.73
TOTAL P REMOVED BY BMP'S (LBS)									2.77
TOTAL P CREDITS PURCHASED (LBS)									0
TOTAL P CREDITED TO PROJECT (LBS)									2.77
TOTAL P REQUIRED (LBS)									2.35
*LAND DISTURBING #									
* SWM BOND RELEASE DATE									

Sheet List Table

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C1.2	NOTES AND DETAILS
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C1.4	RETAINING WALL DETAILS
C2.0	OVERALL EXISTING CONDITIONS
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C2.2	EXISTING CONDITIONS AND DEMO PLAN - AREA 2
C2.3	EXISTING CONDITIONS AND DEMO PLAN - AREA 3
C2.4	EXISTING CONDITIONS AND DEMO PLAN - AREA 4
C3.0	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
C3.1	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
C3.2	EROSION AND SEDIMENT CONTROL PLAN PHASE 1A
C3.3	EROSION AND SEDIMENT CONTROL PLAN PHASE 1A
C3.4	EROSION AND SEDIMENT CONTROL PLAN PHASE 1B
C3.5	EROSION AND SEDIMENT CONTROL PLAN PHASE 1B
C3.6	EROSION AND SEDIMENT CONTROL PLAN PHASE 1C
C3.7	EROSION AND SEDIMENT CONTROL PLAN PHASE 1C
C3.8	EROSION AND SEDIMENT CONTROL PLAN PHASE 2A
C3.9	EROSION AND SEDIMENT CONTROL PLAN PHASE 2A
C3.10	EROSION AND SEDIMENT CONTROL PLAN PHASE 2B
C3.11	EROSION AND SEDIMENT CONTROL PLAN PHASE 2B
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TOTAL = 31 SHEETS

UTILITY DEMANDS

WATER FLOW (AVERAGE DAILY DEMAND)
AVERAGE FLOW RATES (FROM TABLE S-1 & S-2, CHARLOTTESVILLE STANDARDS & DESIGN MANUAL):
OFFICE = (200 GPD/1,000 SF OF FLOOR SPACE) * 19,757 SF
= 3,952 GPD

AVERAGE HOUR: 3,952 GPD / 24 = 165 GALLONS PER HOUR

MAX HOUR = 300% OF AVERAGE HOUR = 165 X 3 = 495 GALLONS

PEAK HOUR = MAX HOUR X 1.5 = 495 X 1.5 = 743 GALLONS = 12.4 GPM

SEWER FLOW (AVERAGE DAILY FLOW)

AVERAGE FLOW RATES (FROM TABLE S-1 & S-2, CHARLOTTESVILLE STANDARDS & DESIGN MANUAL):
OFFICE = (200 GPD/1,000 SF OF FLOOR SPACE) * 19,757 SF
= 3,952 GPD

SIGNATURE PANEL:

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



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BROCK WARE
project team

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CIVIL ENGINEER, GEOTECH, & ENVIRONMENTAL
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T (978) 448 9511

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CMS Collaborative
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BOTANICAL GARDEN OF THE PIEDMONT

project name

BOTANICAL GARDEN OF THE PIEDMONT
client

950 MELBOURNE RD, CHARLOTTESVILLE, VA 22901
project address

FINAL SITE PLAN
project phase

JANUARY 20, 2025
issue date

revisions

COVER

sheet title

C0.0
sheet number

GENERAL NOTES:

UTILITIES

1. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONTRACTOR OR ITS SUBCONTRACTORS SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY AND REPAIRED AT CONTRACTOR'S EXPENSE.
2. THE CONTRACT DOCUMENTS DO NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE OR LOCATION OF UTILITIES. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES. NON-EXISTENCE OF UTILITIES, AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION, CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-552-7001) AND/OR THE REGIONAL MISS UTILITY OFFICE FOR GAS, ELECTRIC, WATER, SEWER, AND CABLE SERVICES. CONTRACTOR SHALL TIMEARLY ARRANGE TO HAVE THE VARIOUS UTILITIES LOCATED, AND TO HAVE THEM REMOVED OR RELOCATED, OR TO DETERMINE THE METHOD OF PROTECTION ACCEPTABLE TO THE RESPECTIVE OWNER, IF THE METHOD OF PROTECTION IS NOT OTHERWISE SPECIFIED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES IN ACCORDANCE WITH THE RESPECTIVE UTILITY'S RULES AND REGULATIONS. ANY COST INCURRED FOR REMOVING, RELOCATING OR PROTECTING UTILITIES SHALL BE BORNE BY CONTRACTOR. CONTRACTOR SHALL BE LOCATED AND EXPOSED EXISTING UTILITIES TO A MINIMUM DEPTH FAR ENOUGH IN ADVANCE OF ITS WORK TO ALLOW FOR HORIZONTAL AND/OR VERTICAL ADJUSTMENTS TO ITS WORK AND/OR THE UTILITIES. NO ADJUSTMENT IN COMPENSATION OR SCHEDULE WILL BE ALLOWED FOR DELAYS RESULTING FROM CONTRACTOR'S FAILURE TO CONTACT ANY UTILITIES IN ADVANCE.
3. WHEN THE WORK CROSSES EXISTING UTILITIES, THE EXISTING UTILITIES SHALL BE ADEQUATELY SUPPORTED AND PROTECTED FROM DAMAGE DUE TO THE WORK. ALL METHODS FOR SUPPORTING AND MAINTAINING THE EXISTING UTILITIES SHALL BE APPROVED BY THE RESPECTIVE UTILITY. ANY REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES SHALL BE APPROVED BY THE UTILITY. GRADE AND ALIGNMENT OF EXISTING UTILITIES ARE MAINTAINED AND THAT NO JOINTS OR CONNECTIONS ARE DISPLACED. BACKFILL SHALL BE CAREFULLY PLACED AND COMPACTED TO PREVENT FUTURE DAMAGE OR SETTING DUE TO EXISTING UTILITIES. ANY UTILITIES REMOVED AS PART OF THE WORK, AND NOT INDICATED TO BE REMOVED OR ABANDONED, SHALL BE RESTORED USING MATERIALS AND INSTALLATION EQUAL TO THE UTILITY'S STANDARDS.
4. CONTRACTOR SHALL NOTIFY LANDOWNERS, TENANTS AND THE ENGINEER PRIOR TO THE INTENTION OF ANY EXCAVATION, SERVICE LINE OR UTILITY WORK TO A MINIMUM.
5. THE CONTRACTOR SHALL NOTIFY THE CITY UTILITIES DIVISION AT LEAST TWO WEEK PRIOR WORK DAYS IN ADVANCE TO ARRANGE GAS SERVICE LINE ADJUSTMENTS TO BE PERFORMED BY THE CITY.
6. ALL WATER METER, VALVES AND FIRE HYDRANT ADJUSTMENTS/RELOCATIONS SHALL BE COMPLETED PRIOR TO OR CONCURRENT WITH THE WORK BY THE CITY IN ACCORDANCE WITH THE CITY OF CHARLOTTEVILLE PUBLIC WORKS REQUIREMENTS.
7. PER THE VIRGINIA DEPARTMENT OF HEALTH WATERWORKS REGULATIONS (PART II, ARTICLE 3, SECTION 12 VAC § 5-990 THROUGH 630), ALL BUILDINGS THAT HAVE THE POSSIBILITY OF CONTAMINATING TO THE PUBLIC WATER SUPPLY SHALL BE REQUIRED TO HAVE SITES, BREEWERIES, ETC.) SHALL HAVE A BACKFLOW PREVENTION DEVICE INSTALLED WITHIN THE FACILITY. THIS DEVICE SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BACKFLOW CODE. SITES IN RURAL AREAS WITH INTERVALS AS REQUIRED BY THE VIRGINIA DEPARTMENT OF HEALTH SHALL BE SUBMITTED TO THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
8. PLEASE CONTACT THE REGULATORY COMPLIANCE ADMINISTRATOR AT 970-3032 WITH ANY QUESTIONS REGARDING THE REQUIREMENTS TO PREVENT GREASE FROM ENTERING THE WASTEWATER SYSTEM.
9. ALL BUILDINGS THAT MAY PRODUCE WASTES CONTAINING MORE THAN ONE HUNDRED (100) PARTS PER MILLION OF FATS, OIL, OR GREASE SHALL INSTALL A GREASE TRAP. THE GREASE TRAP SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, MAINTAIN RECORDS OF CLEANING, AND BE INSPECTED AT REGULAR INTERVALS BY THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.

EROSION CONTROL & WORK AREA PROTECTION AND MAINTENANCE

1. ALL FENCES REQUIRED TO BE REMOVED OR DISTURBED BY CONSTRUCTION SHALL BE SALVAGED, STORED, PROTECTED AND RE-INSTALLED BY CONTRACTOR. IF SUCH FENCE MATERIAL CANNOT BE REUSED DUE TO DAMAGE CAUSED BY CONTRACTOR, CONTRACTOR SHALL INSTALL NEW FENCE OF THE SAME TYPE OF FENCE AS THE EXISTING FENCE. CONTRACTOR SHALL NOTIFY PROPERTY OWNERS THAT BE PROVIDED BY CONTRACTOR. CONTRACTOR IS ADVISED TO CONTACT PROPERTY OWNERS AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF REMOVING ANY FENCE IN ORDER TO COORDINATE RELOCATION AND TO ESTABLISH AND CONFIRM WITH THE OWNER THE PROPOSED CONSTRUCTION DATES AND LOCATION OF THE FENCE TO BE PLACED.
2. CONTRACTOR IS PERMITTED TO WORK IN THE PUBLIC RIGHT-OF-WAY AND ANY TEMPORARY OR PERMANENT EASEMENT SHOWN ON THE PLANS. HOWEVER, CONTRACTOR SHALL NOTIFY PROPERTY OWNER(S) FORTY-EIGHT (48) HOURS PRIOR TO WORKING ON ANY PRIVATE PROPERTY TO COORDINATE ACCESS AND TO DETERMINE A STORAGE AREA FOR MATERIALS IF NEEDED. COORDINATION OF ACCESS TO PUBLIC RIGHT-OF-WAY AND STORAGE OF MATERIALS THEREON SHALL BE COORDINATED WITH THE ENGINEER. CONTRACTOR'S FAILURE TO SO NOTIFY AND COORDINATE WITH PROPERTY OWNERS AND/OR THE ENGINEER MAY RESULT IN DELAYS. NO ADDITIONAL COMPENSATION OR TIME FOR PERFORMANCE WILL BE GIVEN FOR ANY SUCH DELAYS.
3. CONTRACTOR SHALL, AT HIS OWN EXPENSE, MAINTAIN THE WORK SITE IN A CLEAN AND ORDERLY APPEARANCE AT ALL TIMES. ALL DEBRIS AND SURPLUS MATERIAL COLLECTED SHALL BE DISPOSED OF OFF THE WORK SITE BY CONTRACTOR, AT HIS EXPENSE.
4. EXISTING LAWNS, TREES, SHRUBS, FENCES, UTILITIES, CULVERTS, WALLS, WALKS, DRIVEWAYS, POLES, SIGNS, RIGHT-OF-WAY MONUMENTS, MAILBOXES AND THE LIKE SHALL BE PROTECTED FROM DAMAGE DURING THE CONSTRUCTION OF THE PROJECT. ANY DAMAGE TO EXISTING STRUCTURES OR REPLACED BY CONTRACTOR AT NO ADDITIONAL COST. PROPERTY PINS DISTURBED BY CONTRACTOR THAT ARE NOT SHOWN ON THE PLANS TO BE DISTURBED SHALL BE RESTORED BY A LICENSED SURVEYOR AT CONTRACTOR'S EXPENSE.
5. CONTRACTOR SHALL COMPLY WITH ALL CITY ORDINANCES, RULES AND METHODS AS REQUIRED TO MEET THE REQUIREMENTS AND INTENT OF THE CITY EROSION CONTROL ORDINANCE. CONTRACTOR SHALL PROVIDE THE NECESSARY DIVERSION DITCHES, DIKES OR TEMPORARY CULVERTS REQUIRED TO PREVENT MUD AND DEBRIS FROM BEING WASHED ONTO THE STREETS OR PROPERTY. CONTRACTOR'S VEHICLES SHALL BE KEPT CLEAN TO PREVENT MUD OR DUST FROM BEING DEPOSITED ON STREETS. NO AREA SHALL BE LEFT DENuded FOR MORE THAN SEVEN (7) CALENDAR DAYS.
6. CONTRACTOR SHALL CLEAN UP, RESTORE, PERMANENTLY SEED AND MAINTAIN ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF WORK ON EACH SITE. TOPSOIL, SEED, FERTILIZER AND MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF WORK. A PERMANENT STAND OF GRASS ADEQUATE TO PREVENT EROSION SHALL BE ESTABLISHED PRIOR TO FINAL ACCEPTANCE.
7. AS DETERMINED BY THE ENGINEER, ANY DEFECTIVE, FAULTY, CRACKED, BROKEN OR GRAFFITIED SIDEWALKS, DRIVEWAYS, HANDICAP RAMPS OR CURB & GUTTER SHALL BE REMOVED AND REPLACED PRIOR TO FINAL ACCEPTANCE. NO ADDITIONAL PAYMENT WILL BE MADE FOR SUCH WORK.

EARTHWORK AND SITE CONDITIONS

1. EXCEPT AS OTHERWISE SHOWN ON THE PLANS, ALL CUTS AND FILLS SHALL MATCH EXISTING SLOPES OR BE NO GREATER THAN 2:1.
2. NO NEW SIDEWALK SHALL EXCEED 2.0% CROSS-SLOPE (PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAFFIC)
3. ALL GRADING AND IMPROVEMENTS TO BE CONFINED TO THE PROJECT AREA UNLESS OTHERWISE INDICATED.
4. MATERIALS AND INSTALLATION DETAILS SHALL CONFORM TO THE CITY OF CHARLOTTESVILLE EXISTING DIVISION STANDARDS AND ALL OTHER APPLICABLE CITY ORDINANCES.
5. ANY UNUSUAL OR UNANTICIPATED SUBSURFACE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND LOCATIONS PRIOR TO BEGINNING WORK. IMMEDIATELY NOTIFY THE ENGINEER IN THE EVENT THERE ARE ANY DISCREPANCIES BETWEEN SUCH CONDITIONS AND THOSE SHOWN ON THE PLANS AND SPECIFICATIONS.

CONCRETE AND ASPHALT

1. ALL FORMS SHALL BE INSPECTED BY THE ENGINEERING INSPECTOR BEFORE ANY CONCRETE IS PLACED. THE ENGINEER INSPECTOR MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO REMOVE AND REPLACE CONCRETE PLACED PRIOR TO OR WITHOUT SUCH INSPECTION.
2. ALL MATERIAL INSIDE FORMS SHALL BE CLEAN AND FREE OF ALL CHECKS AND OTHER LOOSE DEBRIS. BASE MATERIAL SHALL BE PROTECTED BY MECHANICAL MEANS.
3. CONCRETE SHALL NOT BE PLACED UNLESS THE AIR TEMPERATURE IS AT LEAST 40 DEGREES FAHRENHEIT (F) IN THE SHADE AND RISING.
4. CONCRETE SHALL NOT BE PLACED UNTIL STEEL WOUNDS HAVE BEEN INSTALLED IN EXISTING CONCRETE IN ACCORDANCE WITH CITY STANDARDS.
5. 1/2" REMOLED EXPANSION JOINT MATERIAL SHALL BE PLACED AT A MAXIMUM OF 30' INTERVALS 1/2" NEW SIDEWALK, CURB, GUTTER & GUTTER, AT EACH END OF DRIVEWAY ENTRANCES, AT EACH END OF HANDICAP RAMPS, SOME POINT ON ENTRANCE WALKS AND STEPS ADJUSTMENTS, AND ALONG BUILDINGS AND WALLS WHERE NEW CONCRETE SIDEWALKS ARE PLACED AGAINST THEM.
6. EXISTING CURBS AND GUTTERS SHALL BE REMOVED. THE CURB SHALL BE REMOVED SHALL BE TAKEN OUT TO THE NEAREST JUNCTION. DEMOLITION AND DISPOSAL COST TO BE INCLUDED IN OTHER UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
7. DRIVEWAY ADJUSTMENTS ARE TO BE DONE IN GENTLE TRANSITIONS RATHER THAN ABRUPT BREAK AT THE BACK OF WALKS. GRAVEL DRIVEWAYS ABOVE STREET GRADE SHALL BE PAVED FOR A MINIMUM DISTANCE OF 20' BEYOND THE BACK OF THE SIDEWALK OR CURB & GUTTER APRON WHERE APPLICABLE.
8. EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT AND REMOVED AS PER THE SPECIFICATIONS. REMOVAL SHALL BE DONE IN SUCH A MANNER AS TO NOT TEAR, BULGE OR DISPLACE ADJACENT PAVED EDGES. CURBS SHALL BE CLEAN AND STRAIGHT, ALL CUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE DIRECTION OF TRAFFIC.
9. DISPOSAL OF ALL EXCESS MATERIAL IS THE RESPONSIBILITY OF CONTRACTOR.

DRAINAGE

1. CONTRACTOR SHALL EXERCISE CARE, ESPECIALLY AT INTERSECTIONS AND GUTTER LINES, TO PROVIDE POSITIVE DRAINAGE. ANY AREAS WHERE WATER IS PONDING SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL COST. POSITIVE DRAINAGE OF ALL ROADWAY AREAS TO THE STORM DRAIN INLETS OR OTHER ACCEPTABLE DRAINAGE CHANNELS AS NOTED ON THE PLANS IS REQUIRED.
2. CONTRACTOR SHALL MAINTAIN EXISTING STREAMS, DITCHES, DRAINAGE STRUCTURES, CULVERTS AND FLOWS AT ALL TIMES DURING THE WORK. CONTRACTOR SHALL PAY FOR ALL PERSONAL INJURY AND PROPERTY DAMAGE WHICH MAY OCCUR AS A RESULT OF FAILING TO MAINTAIN

ADEQUATE DRAINAGE.

3. ALL PIPES, D/S AND OTHER STRUCTURES SHALL BE INSPECTED BY THE ENGINEERING INSPECTOR BEFORE BEING BACKFILLED OR BURIED. THE ENGINEERING INSPECTOR MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO UNCOVER AND RE-COVER SUCH STRUCTURES IF THEY HAVE BEEN BACKFILLED OR BURIED WITHOUT SUCH INSPECTION.
4. REMOVED PIPE SHALL BE THE PROPERTY OF CONTRACTOR AND IF NOT SALVAGED FOR RE-USE, SHALL BE DISPOSED OF LAWFULLY.
5. ALL STORM SEWER PIPE AND DROP INLETS SHALL BE CLEARED OF DEBRIS AND ERODED MATERIAL PRIOR TO FINAL BACKFILLING.
6. ALL STORM SEWER PIPE JOINTS SHALL BE SEATED AND SEALED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
7. ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT TIED INTO EXISTING PIPE SHALL BE TIED INTO NEW PIPE. ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT BLOCKED OR DISCONNECTED FROM THE EXISTING DRAINAGE DRAINAGE PATTERNS SHALL BE SHORTENED, EXTENDED OR OTHERWISE CONNECTED TO THE NEW WORK USING MATERIALS APPROVED BY THE ENGINEERING INSPECTOR, AND IN SUCH A WAY THAT THE NEW DRAINAGE PATTERNS ARE IDENTICAL TO EXISTING.
8. A CITY STORMWATER MANAGEMENT INSPECTOR SHALL BE CONTACTED 24-HOURS IN ADVANCE OF THE DETENTION SYSTEM INSTALLATION.

VEGETATION

1. PRIOR TO REMOVING ANY VEGETATION, CONTRACTOR SHALL MEET WITH THE PROPERTY OWNERS AND THE ENGINEER TO REVIEW THE LIMITS OF CONSTRUCTION AND OBTAIN PERMISSION TO REMOVE VEGETATION REQUIRED TO DO THE WORK.
2. TREE AND PLANT ROOTS OR BRANCHES THAT MAY INTERFERE WITH THE WORK SHALL BE TRIMMED OR CUT ONLY WITH THE APPROVAL OF THE OWNER AND ENGINEER. ANY TREES OR PLANTS WHICH ARE SHOWN TO REMAIN THAT DO NOT INTERFERE WITH THE WORK, BUT ARE DAMAGED BY CONTRACTOR OR HIS SUBCONTRACTORS, SHALL BE REPAIRED OR REPLACED BY CONTRACTOR AT NO ADDITIONAL COST.

TRAFFIC AND SIGNAGE

1. ALL TEMPORARY NO PARKING REQUIREMENTS SHALL BE PROVIDED BY CONTRACTOR WITH APPROVAL OF THE TRAFFIC ENGINEER.
2. CONTRACTOR SHALL PROVIDE NECESSARY REFLECTORS, BARRICADES, TRAFFIC CONTROL DEVICES AND SIGNS TO INSURE THE SAFETY OF ITS WORKERS AND THE PUBLIC.
3. CONTRACTOR SHALL MAINTAIN SAFE AND PASSABLE PUBLIC ACCESS TO PROPERTIES AND THE PUBLIC RIGHT-OF-WAY DURING CONSTRUCTION. EXCEPT AS APPROVED IN ADVANCE IN WRITING BY THE CITY ENGINEER, CONTRACTOR SHALL MAINTAIN THE EXISTING TRAFFIC SIGNALS WITHIN THE PUBLIC RIGHT-OF-WAY. THESE TRAFFIC CONTROLS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT MUTCD MANUAL. ACCESS FOR EMERGENCY VEHICLES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONALLY CONTRACTOR SHALL PROVIDE ADEQUATE PEDESTRIAN BARRIERS AND SIGNAGE TO MAINTAIN PEDESTRIAN ACCESS TO PROPERTIES AND THE PUBLIC.
4. EXCEPT AS OTHERWISE AUTHORIZED IN WRITING BY THE ENGINEER, THE WORK SHALL BE COORDINATED AND PERFORMED IN A MANNER SO THAT ALL EXISTING FIRE HYDRANTS SHALL BE AVAILABLE TO ALL AT ALL TIMES.
5. CONTRACTOR SHALL NOTIFY PROPERTY OWNER(S) TWELVE (12) HOURS IN ADVANCE OF BLOCKING ANY ENTRANCE. NO ENTRANCE SHALL BE BLOCKED FOR MORE THAN TWELVE (12) HOURS IN ANY 24-HOUR PERIOD WITHOUT APPROVAL OF THE PROPERTY OWNER, EXCEPT WHERE NEW ENTRANCES ARE BEING CONSTRUCTED.
6. WITHIN 24 HOURS OF THEIR REMOVAL, CONTRACTOR SHALL REPLACE MAILBOXES, STREET SIGNS, TRAFFIC SIGNS, AND THE LIKE THAT ARE REMOVED FOR CONSTRUCTION. PERMANENT OR SUITABLE TEMPORARY ITEMS WILL BE USED AS THE STATUS OF WORK PERMITS. PERMANENT OR TEMPORARY STOP SIGNS SHALL BE USED TO MAINTAIN TRAFFIC FLOW.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY TRAFFIC DIVISION ONE FULL WORKING DAY PRIOR TO ANY CONCRETE POUR WHERE TRAFFIC AND STREET SIGNS ARE TO BE REMOVED. UPON THE CITY TRAFFIC DIVISION'S APPROVAL, CONTRACTOR SHALL SET SLEEVES, WHEN NEEDED, AND IDENTIFY THE LOCATION WHERE SIGNS ARE TO BE PLACED.
8. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE SHOWN ON PLANS AND SHALL BE CONSISTENT WITH THE MUTCD.
9. WHEN A STREET CLOSURE PERMIT IS REQUIRED FOR CLOSURE OF SIDEWALKS, PARKING SPACES, AND ROADWAYS IS AND IS SUBJECT TO APPROVAL BY THE CITY TRAFFIC ENGINEER.

MISCELLANEOUS

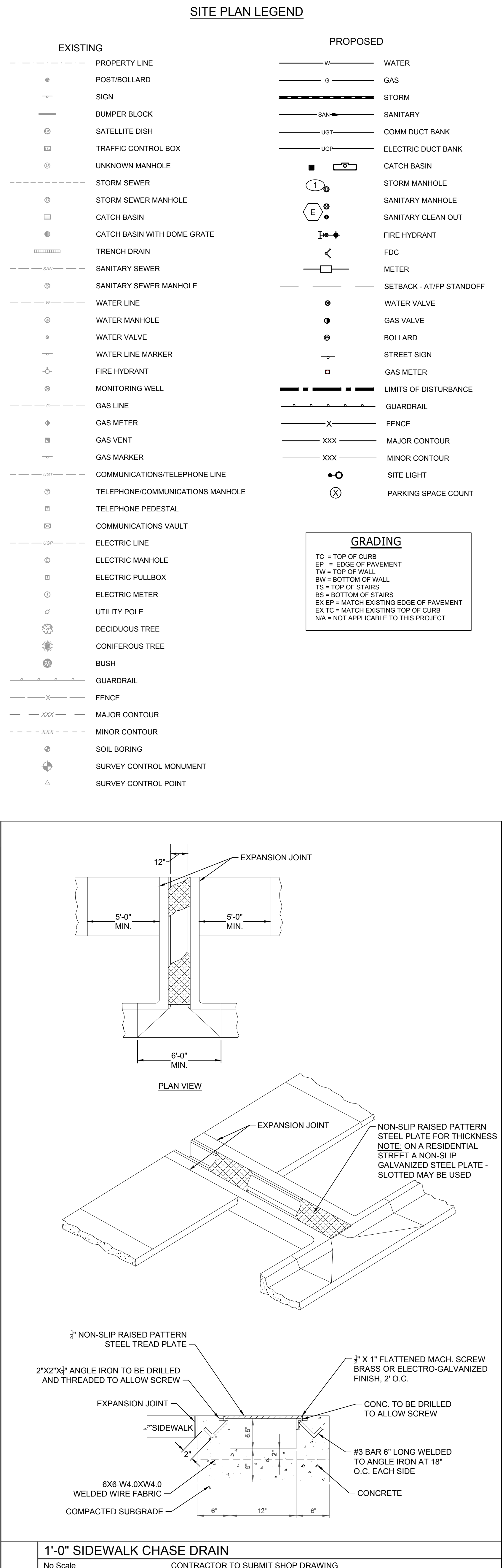
1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INSPECTIONS, BONDS, AND OTHER APPROVAL RELATED ITEMS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, LOCAL, STATE, AND FEDERAL POLICIES. CONTACT FOR CITY STREET/SIDEWALK CUT PERMITS, PLEASE CALL (434) 970-3100.
2. THE CONTRACTOR WILL BE REQUIRED TO PLACE "DEAR NEIGHBOR" DOOR HANGER NOTIFICATIONS ON THE FRONT DOOR OF ALL RESIDENCES AFFECTED BY THE CONSTRUCTION AND "SIDEWALK" SAFETY SIGNS AT EACH LOCATION WITH WORKING CREWS. THIS SHALL BE DONE PRIOR TO ANY WORK BEING PERFORMED.
3. WATER METERS THAT ARE TO BE MOVED SHALL BE MOVED COMPLETELY IN THE SIDEWALK OR COMPLETELY OUT OF THE SIDEWALK. WATER METERS MOVED IN THE SIDEWALK SHALL BE LOCATED WITHIN 18" OF THE EDGE.
4. RETAINING WALLS WITH A MAX HEIGHT OF 12" OR LESS SHALL BE POURED IN CONTINUITY WITH THE SIDEWALK. WALLS WITH A MAX HEIGHT GREATER THAN 12" SHALL BE SEGMENTAL BLOCK WALLS.
5. ALL SIGNS TO BE LOCATED SHALL BE LOCATED WITHIN 6 INCHES BEHIND THE BACK EDGE OF THE SIDEWALK.
6. MAILBOXES SHALL BE RELOCATED TO THE FRONT OF THE SIDEWALK BUT SHALL ALSO PROVIDE A MINIMUM OF 3 FEET OF CLEARANCE BEHIND THE MAILBOX TO MEET ADA REQUIREMENTS.
7. EXISTING ROOF DRAINS SHALL BE ROUTED THROUGH SIDEWALK. ROOF DRAINS LARGER THAN 4" WILL REQUIRE A TROUGH DRAIN.

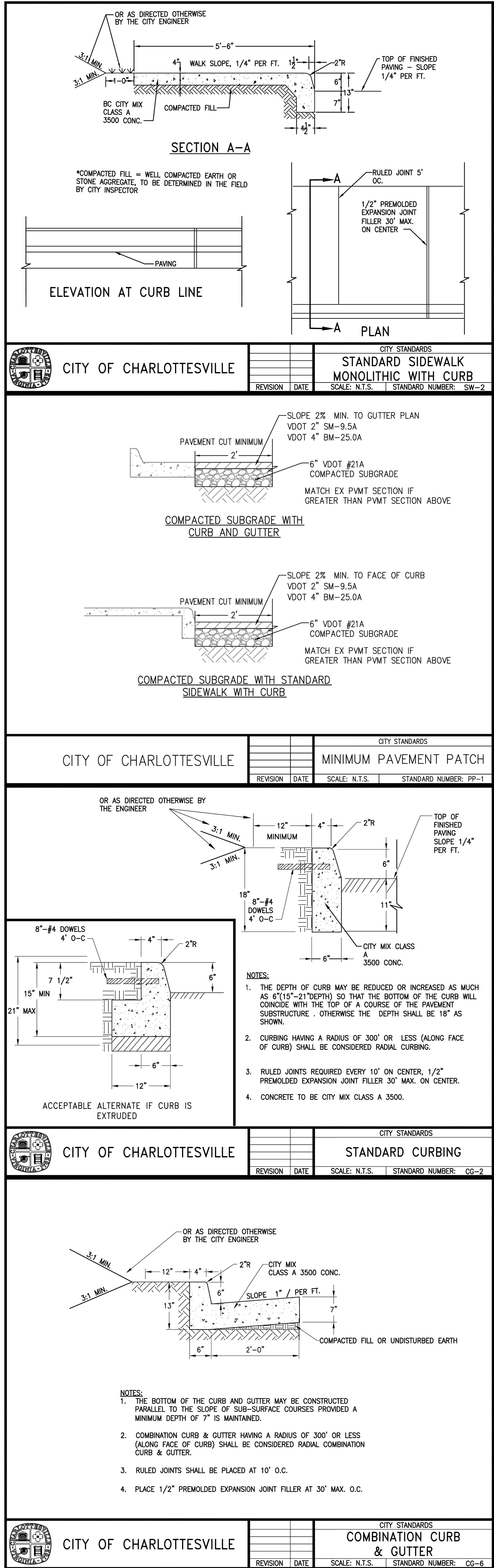
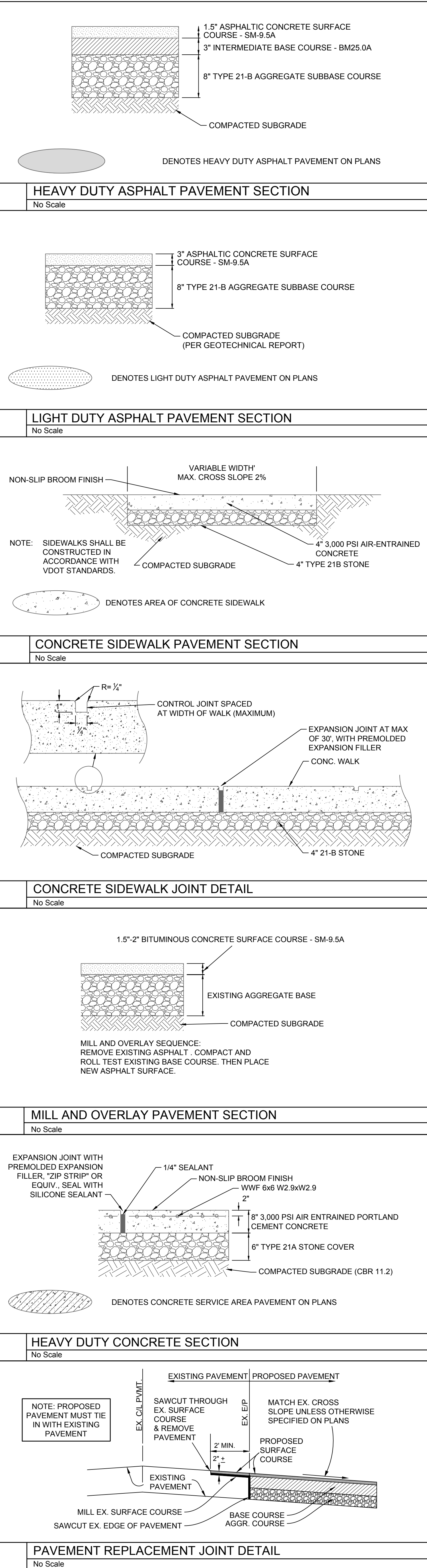
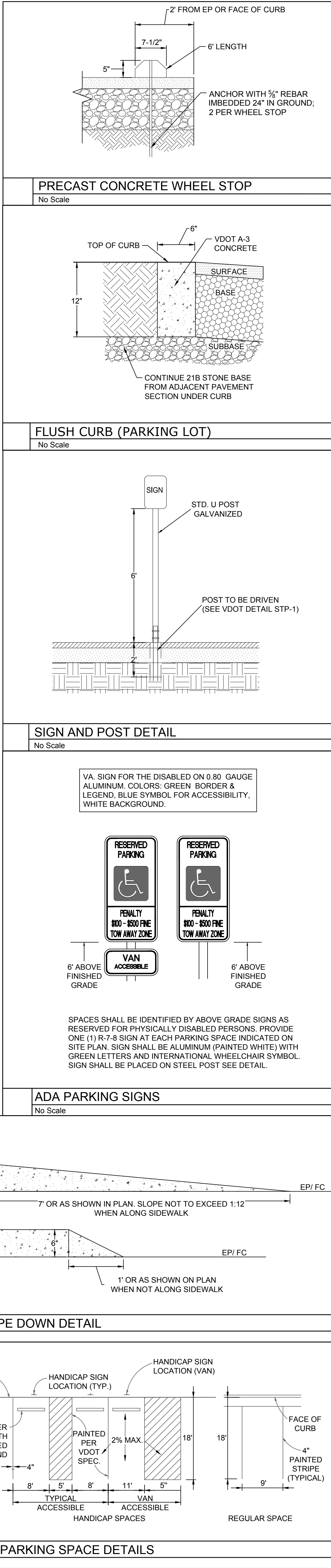
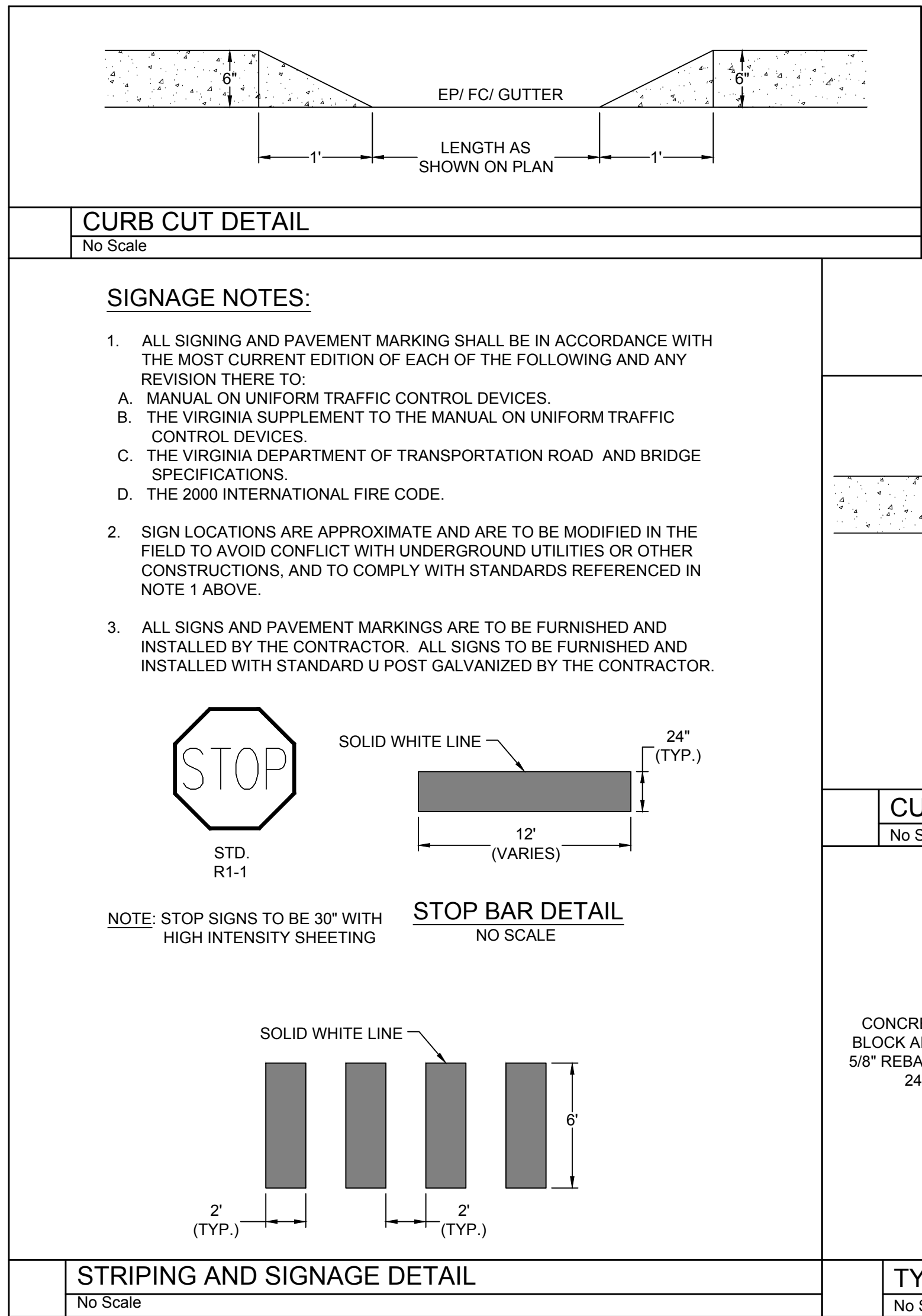
GENERAL NOTES

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 BEGINNING WORK.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS AND STANDARDS.
3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT THE ENGINEER AND VERIFY THE APPROVAL OF THE PLANS BY ALL FEDERAL, STATE AND LOCAL AGENCIES.
4. IF THE CONTRACTOR IDENTIFIES ANY EXISTING UTILITY OR WATER TIGHT CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATERLINES, ETC. PRIOR TO CONSTRUCTION.
5. UPON DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR FOUNDATIONS, SUBGRADES, OR OTHER ROADWAY CONSTRUCTION PURPOSES, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER. THE CONTRACTOR SHALL BE EXCAVATED BELOW PLANS TO A DEPTH DICTATED BY THE OWNER, AND FILL WITH SUITABLE MATERIAL AND COMPACT IN ACCORDANCE WITH CURRENT SPECIFICATIONS.
6. ALL STORM SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH VDOT 1 AND LD 94- (D) 121.13.
7. ALL STORM PIPE SHALL BE DUAL WALL HDPE WITH SMOOTH INTERIOR WALLS AND CORRUGATED EXTERIOR. ALL CONNECTIONS SHALL BE WITH 150 LB PER INCH WATER TIGHT IN ACCORDANCE WITH ASTM D3212 WITH GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477.
8. IF PRE-CAST MANHOLE ARE TO BE USED CERTIFICATION AND VDOT STAMP WILL BE REQUIRED ON ALL UNITS.
9. ALL CONCRETE WITHIN PUBLIC ROW SHALL HAVE MINIMUM STRENGTH OF 4,000 PSI. SEE CHAPTER 2000.00 AND 2000.01 FOR MINIMUM STRENGTH AND MIX REQUIREMENTS. ALL OTHER CONCRETE SHALL BE A3-A (AIR ENTRAINED 3,000 PSI), UNLESS OTHERWISE NOTED.
10. DESIGN CHANGES, SPECIFIED MATERIALS, CHANGES AND/OR FIELD CHANGES FROM THE APPROVED PLANS NEED TO BE RESUBMITTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE REVISED PLANS AND/OR THE DRAINAGE CALCULATIONS. WORK SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER.
11. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE ARE ANY CHANGES TO BE A DEPTH OF 12" OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON PLAN, CALL MISS UTILITY OF CENTRAL VIRGINIA AT 1-800-552-7001.
12. THE INSTALLATION OF SEWER, WATER, AND GAS MAINS (INCLUDING SERVICE LATERALS AND SLEEVES) SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF AGGREGATE BASE COURSE.
13. A PRIME COAT SEAL BETWEEN THE AGGREGATE BASE AND BITUMINOUS CONCRETE WILL BE REQUIRED. THE AGGREGATE AND ORGANIC MATERIAL SHALL BE 1.5 INCHES PER SQUARE YARD (REC-250 PRIME COAT) PER VDOT STANDARDS AND SPECIFICATIONS.
14. THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECAST WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS.
15. THE OWNERS REPRESENTATIVE SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT THE OWNER FOR INSPECTION FOR THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
16. ALL REGULATION AND ORGANIC MATERIAL IS TO BE REMOVED FROM THE PROPOSED PAVING LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.
17. CERTIFICATION AND SOURCE OF MATERIALS ARE TO BE SUBMITTED TO THE OWNER FOR ALL MATERIALS AND BE IN ACCORDANCE WITH THE ROAD AND BRIDGE SPECIFICATIONS, AND ROAD AND BRIDGE STANDARDS.
18. ALL HAND-TO-TO ACCESSIBLE REQUIREMENTS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT.
19. HORIZONTAL AND VERTICAL SIGHT DISTANCES SHALL BE FREE OF PARKED VEHICLES.

FIRE DEPARTMENT

1. BUILDING STREET NUMBERS SHALL BE PLAINLY VISIBLE FROM STREET.
2. A KNOXBOX KEY BOX SHALL BE MOUNTED TO THE SIDE OF THE FRONT OR MAIN ENTRANCE.
3. AN ELEVATOR KEYBOX WILL BE REQUIRED.
4. OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13.5'.
5. AN APPROVED WATER SUPPLY DURING CONSTRUCTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON SITE.





Botanical Garden
of the Piedmont
We'll Grow Together

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BOTANICAL GARDEN OF THE PIEDMONT
project name

BOTANICAL GARDEN OF THE PIEDMONT
client

950 MELBOURNE RD, CHARLOTTESVILLE, VA 22901
project address

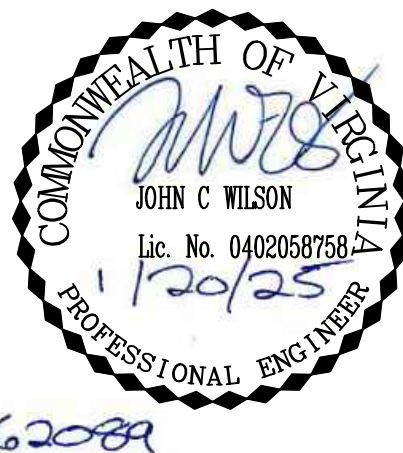
FINAL SITE PLAN
project phase

JANUARY 20, 2025
issue date

revisions

NOTES AND DETAILS
sheet title

C1.1
sheet number



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project address

FINAL SITE PLAN

project phase

JANUARY 20, 2025

issue date

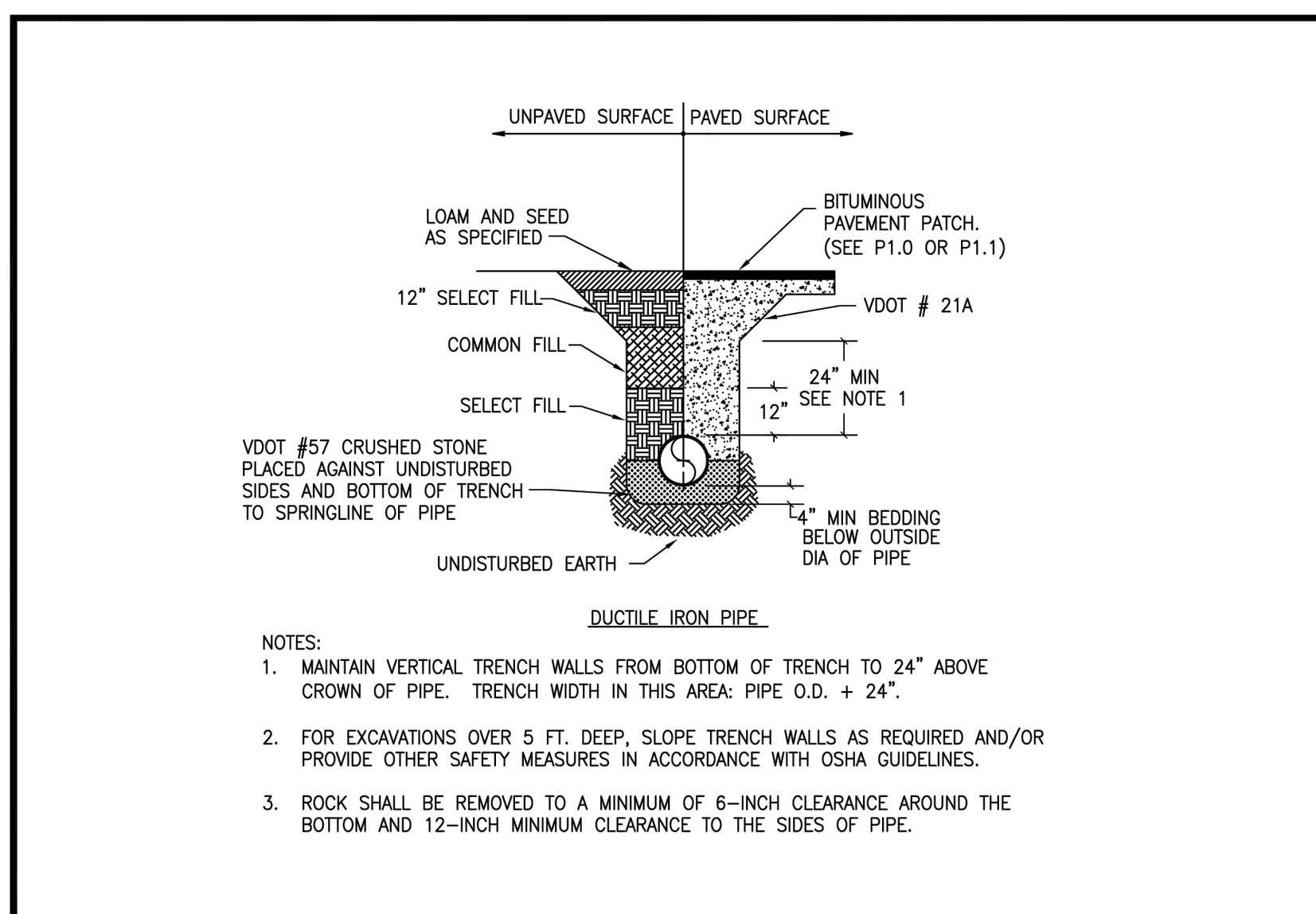
revisions

NOTES AND DETAILS

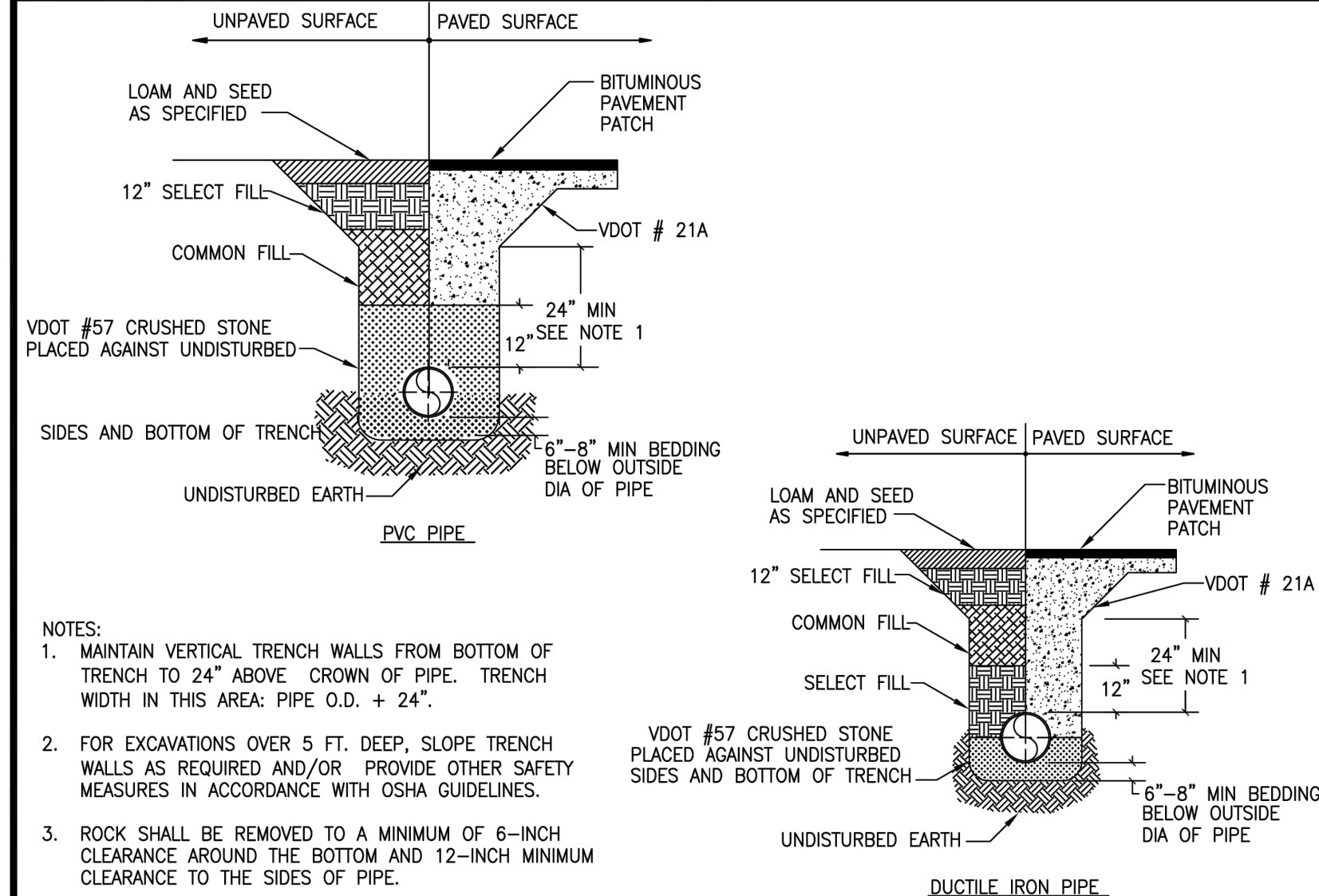
sheet title

C1.2

sheet number



CITY OF CHARLOTTESVILLE	FEB 2012		CITY STANDARDS	
	REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: W 1.0



CITY OF CHARLOTTESVILLE	JAN 2012		CITY STANDARDS	
	REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: WW 1.0

SIZING WATER SERVICE LINES AND METERS

Water Customer Data Sheet

Customer: _____ Phone: _____
Building Address: Botanical Gardens Map/Lot: _____
Type of Occupancy: Visitor Center (Apartment, Hotel, Shopping Center, etc.)

Fixture	Fixture Value @ 60 PSI	Number of Fixtures	Total Value
Bathtub	8	x	=
Bedpan Washers	10	x	=
Bidet	2	x	=
Dental Unit	2	x	=
Drinking Fountain - Public	2	x 2	= 4.0
Kitchen Sink	2.2	x 3	= 6.6
Lavatory	1.5	x	=
Showerhead (shower Only)	2.5	x 1	= 2.5
Service Sink	4	x	=
Toilet - Flush Valve	35	x 18	= 630.0
- Tank Type	4	x	=
Urinal - Pedestal Flush Valve	35	x 1	= 35.0
- Wall Flush Valve	16	x	=
Wash Sink (Each Set of Faucets)	4	x 16	= 64.0
Dishwasher	2	x 2	= 4.0
Washing Machine	6	x	=
Hose (50 ft Wash Down) - 1/2 in.	5	x	=
- 5/8 in.	9	x	=
- 3/4 in.	12	x	=
Combined Fixture Value Total			= 746.1

Water Flow Demand from Fig. 4-2 or 4-3 107.0 Press. Factor from Table 4-1 1.34

Customer Peak Demand From (Fig. 4-2 or 4-3) x (Press. Factor from Table 4-1) = 143.4 gpm

Add Irrigation _____ Sections* x (1.16 or 0.40)** = _____ gpm
3 Hose Bids x Fixture Value x Press. Factor = 48.2 gpm

Added Fixed Load _____ gpm

TOTAL FIXED DEMAND _____ gpm

* 100 ft² area = 1 section

** Spray Systems - Use 1.16; Rotary Systems - Use 0.40

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

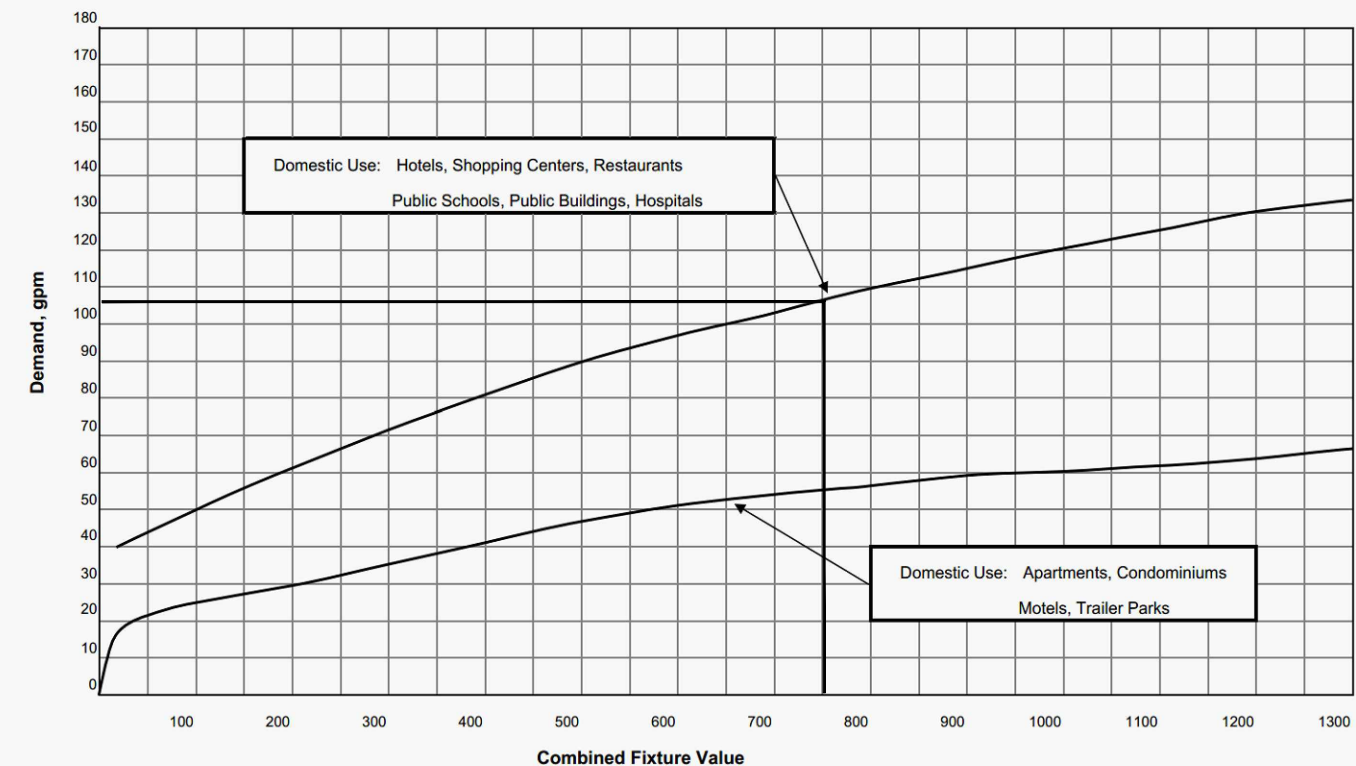
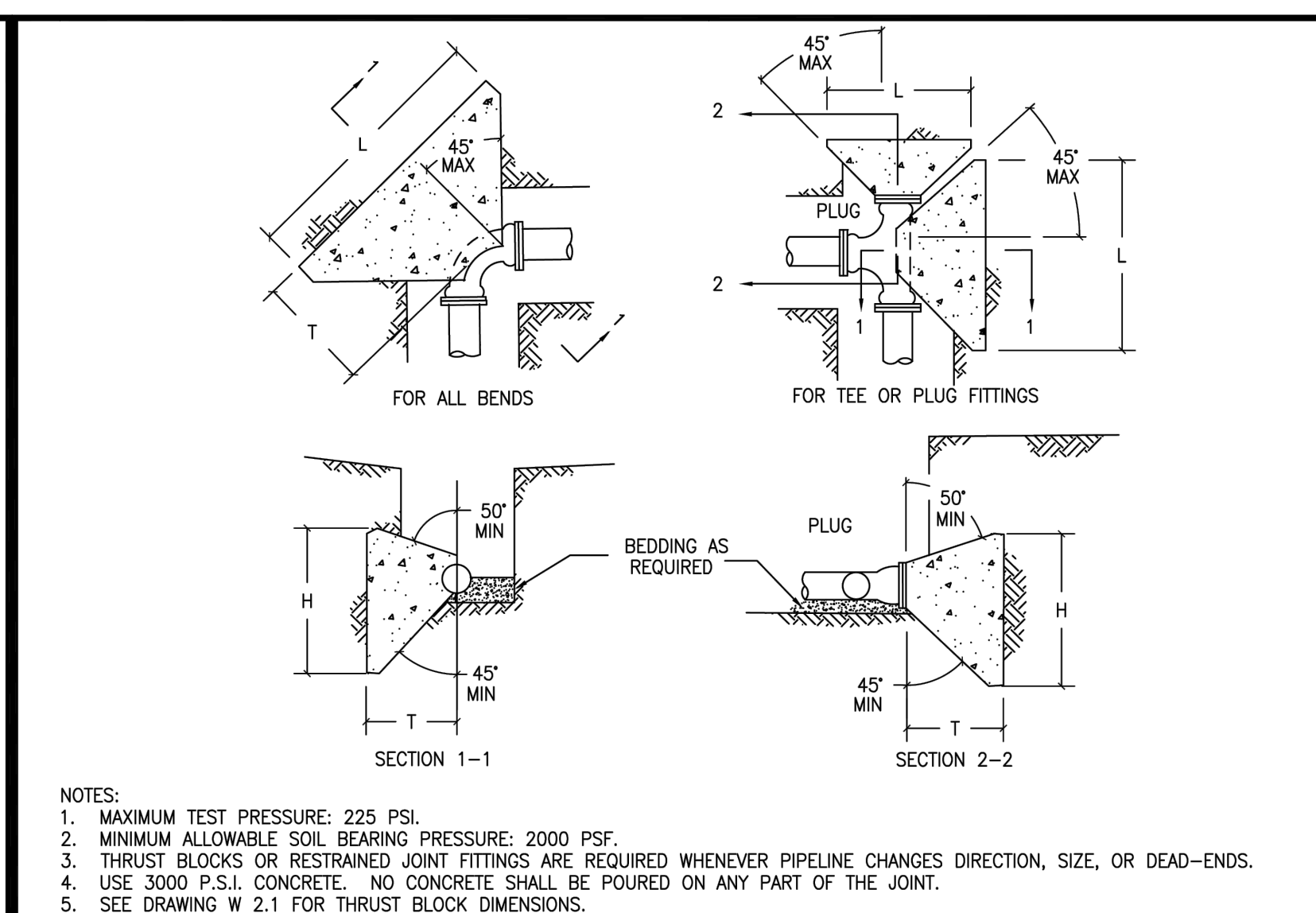


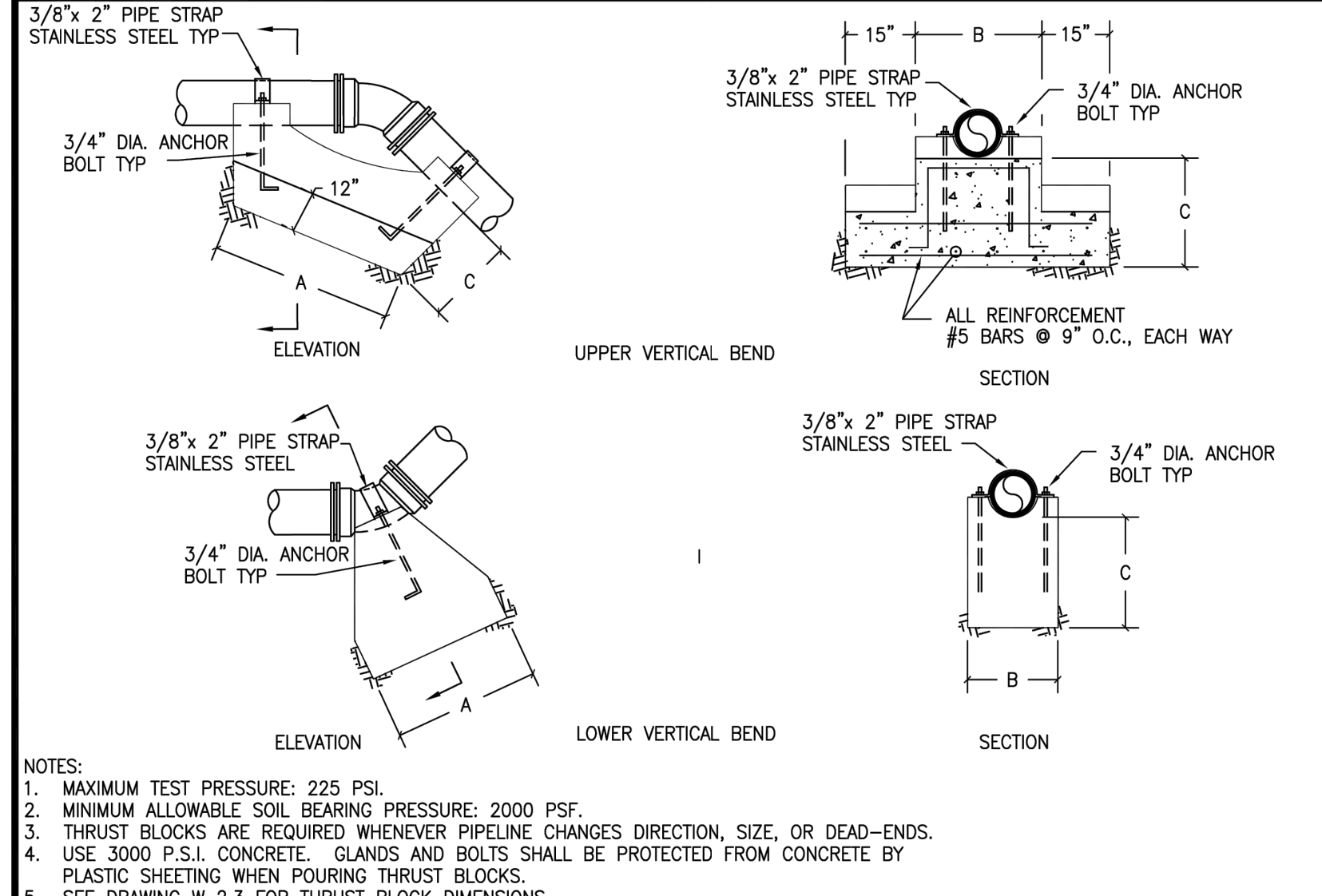
Figure 4-2 Water flow demand per fixture value - low range



CITY OF CHARLOTTESVILLE	JULY 2011		CITY STANDARDS	
	REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: W 2.0

PIPE SIZE	DEGREE OF BEND	BEND (FT)	MIN. PIPE COVER (FT)	TEE AND PLUG (FT)	MIN. PIPE COVER (FT)
4" & 6"	90	3.00	2.50	3.00	3.00
	45	2.00	2.50	2.60	2.60
	22 1/2	1.50	2.00	2.50	2.50
	11 1/4	1.50	2.00	2.50	2.50
8" & 10"	90	4.50	3.50	3.20	3.20
	45	3.00	2.70	2.80	2.80
	22 1/2	2.00	2.00	2.70	2.70
	11 1/4	1.70	2.00	2.70	2.70
12" & 14"	90	7.30	4.00	3.60	3.60
	45	4.50	3.60	3.00	3.00
	22 1/2	3.30	2.60	2.90	2.90
	11 1/4	1.80	2.30	2.90	2.90
16" & 18"	90	10.70	4.50	3.40	3.40
	45	6.50	4.00	3.00	3.00
	22 1/2	4.50	3.30	2.90	2.90
	11 1/4	2.80	2.60	2.80	2.80

CITY OF CHARLOTTESVILLE	JULY 2011		CITY STANDARDS	
	REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: W 2.1



CITY OF CHARLOTTESVILLE	JULY 2011		CITY STANDARDS	
	REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: W 2.2

Fire Hydrant Test Report

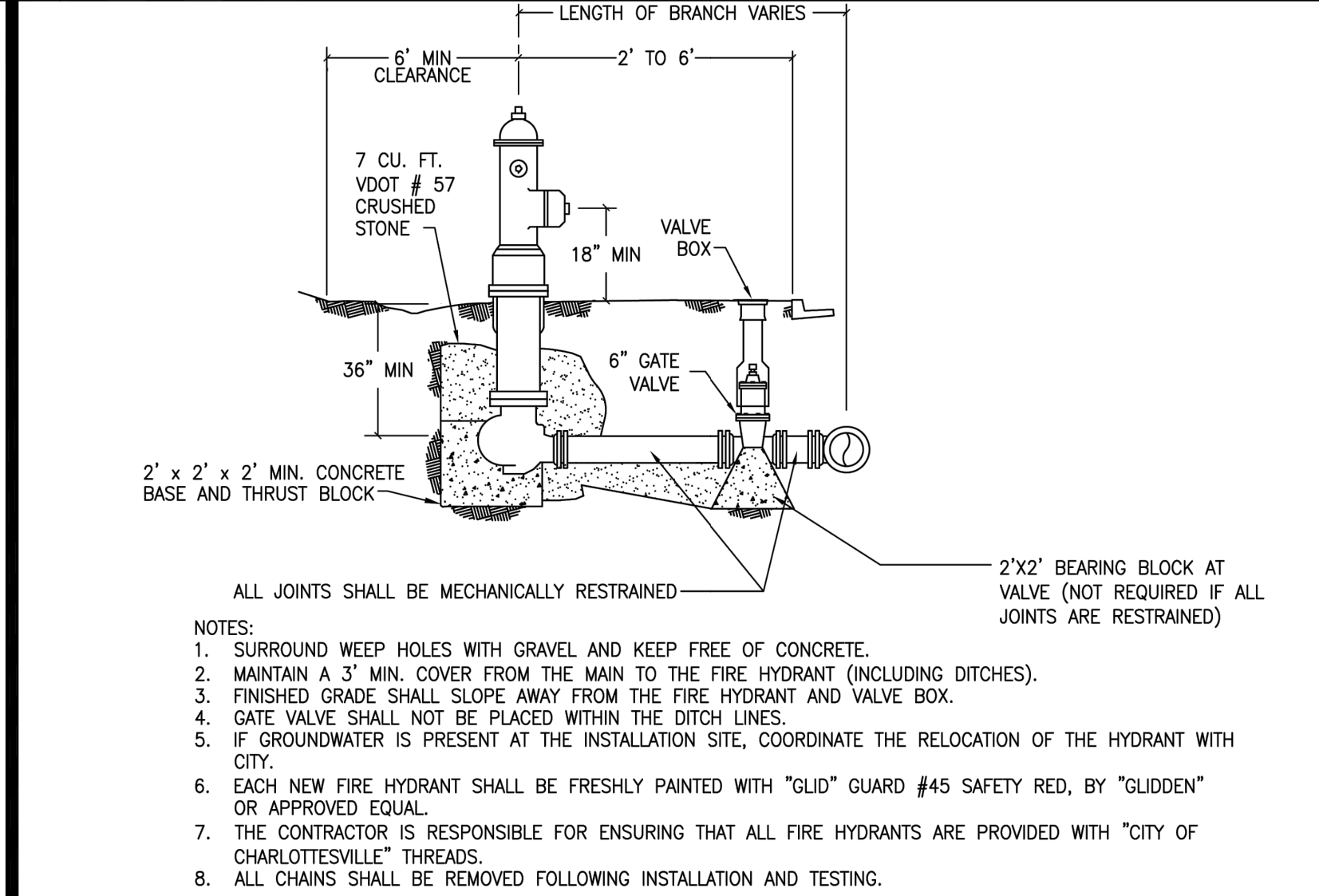
SAP Notification: 300686105

Location:	Melbourne Park Circle					
Date of Test:	12/31/2024					
Performed by: (list all)	C. Deane J. Scott D. Easton K. Morris Z. Pantan T. Herring B. Bowen					
Hydrant ID:	Location:	Pipe Size	Nozzle Size (in)	Pressure Static	Pressure Res.	Flow (gpm)
Residual Hydrant:	09202 Melbourne Rd at Melbourne Park Circle	18	2.5	115	110	
Flow Hydrant #1	09203 Melbourne Park Circle	8	2.5			1130
Flow Hydrant #2	09025 1204 Cutler Lane	12	2.5			1163
Flow Hydrant #3	09030 North Ave at Wilder Dr	8	2.5			1026
Flow Hydrant #4			2.5			
Flow Hydrant #5			2.5			
Special Instructions:						

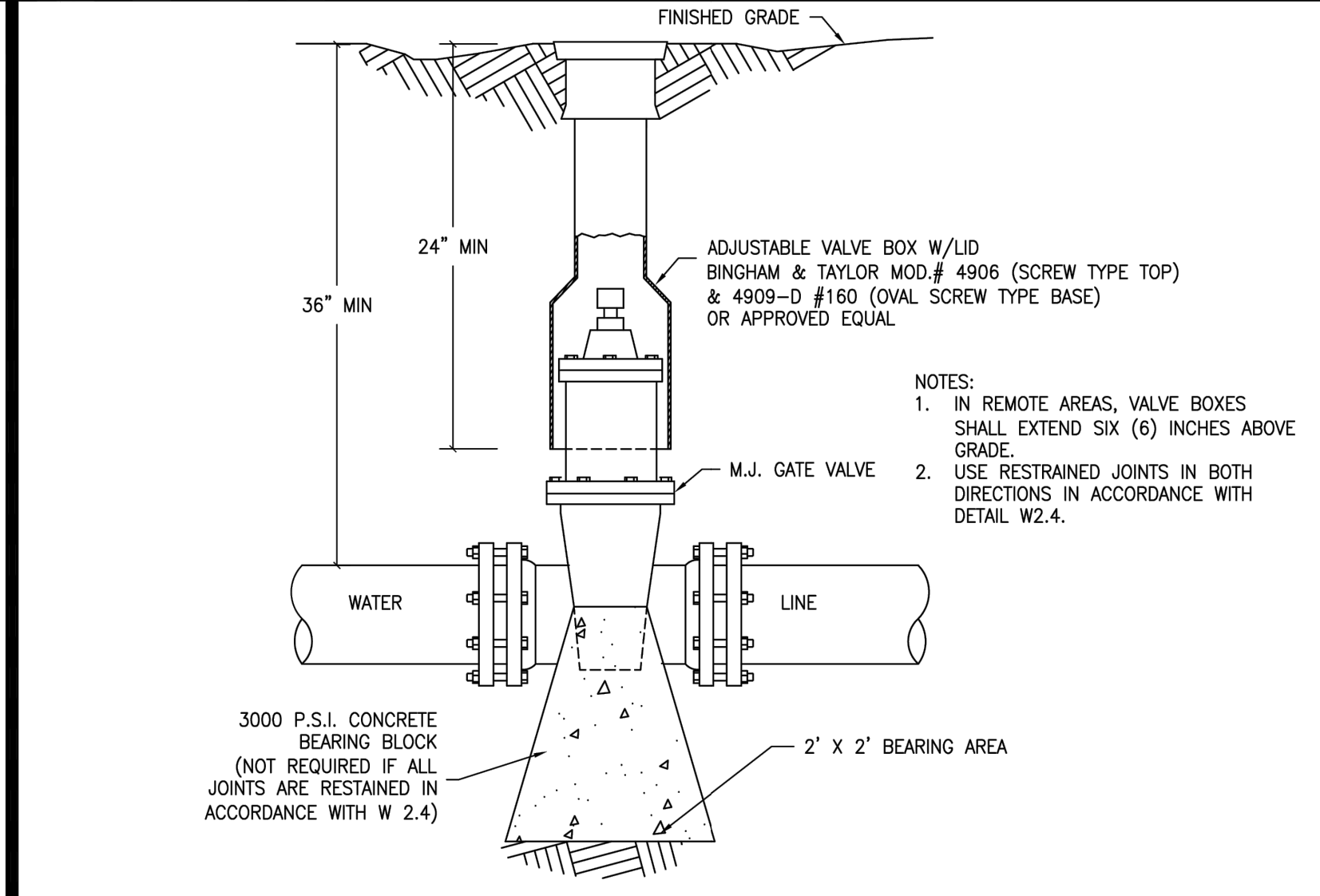
Please attach GIS map with all hydrant locations shown and labeled.

PIPE SIZE	DEGREE OF BEND	BEND (FT)	MIN. PIPE COVER (FT)	TEE AND PLUG (FT)	MIN. PIPE COVER (FT)
4" & 6"	90	3.00	2.50	3.00	3.00
	45	2.00	2.50	2.60	2.60
	22 1/2	1.50	2.00	2.50	2.50
	11 1/4	1.50	2.00	2.50	2.50
8" & 10"	90	4.50	3.50	3.20	3.20
	45	3.00	2.70	2.80	2.80
	22 1/2	2.00	2.00	2.70	2.70
	11 1/4	1.70	2.00	2.70	2.70
12" & 14"	90	7.30	4.00	3.60	3.60
	45	4.50	3.60	3.00	3.00
	22 1/2	3.30	2.60	2.90	2.90
	11 1/4	1.80	2.30	2.90	2.90
16" & 18"	90	10.70	4.50	3.40	3.40
	45	6.50	4.00	3.00	3.00
	22 1/2	4.50	3.30	2.90	2.90
	11 1/4	2.80	2.60	2.80	2.80

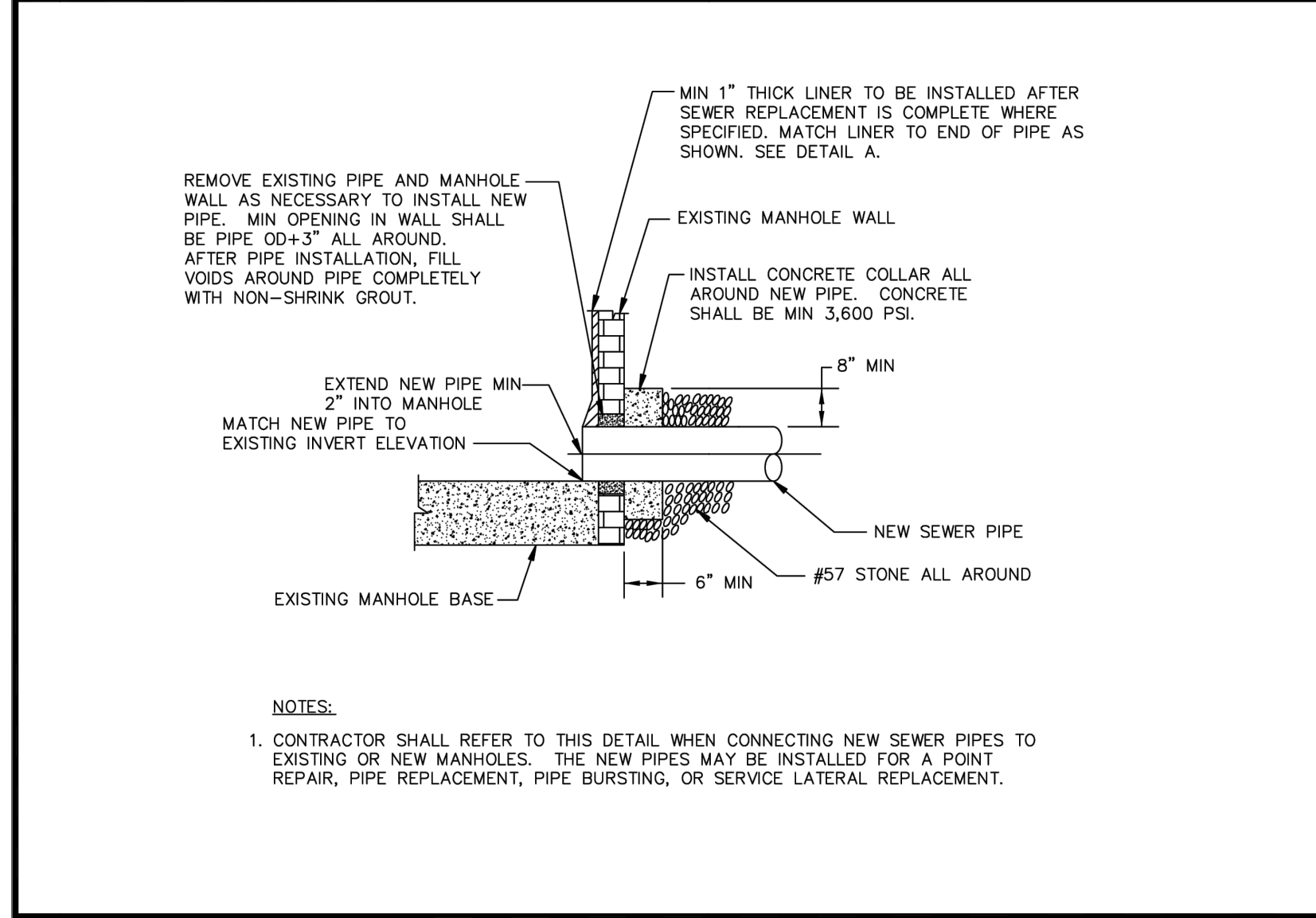
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	REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: W 2.3



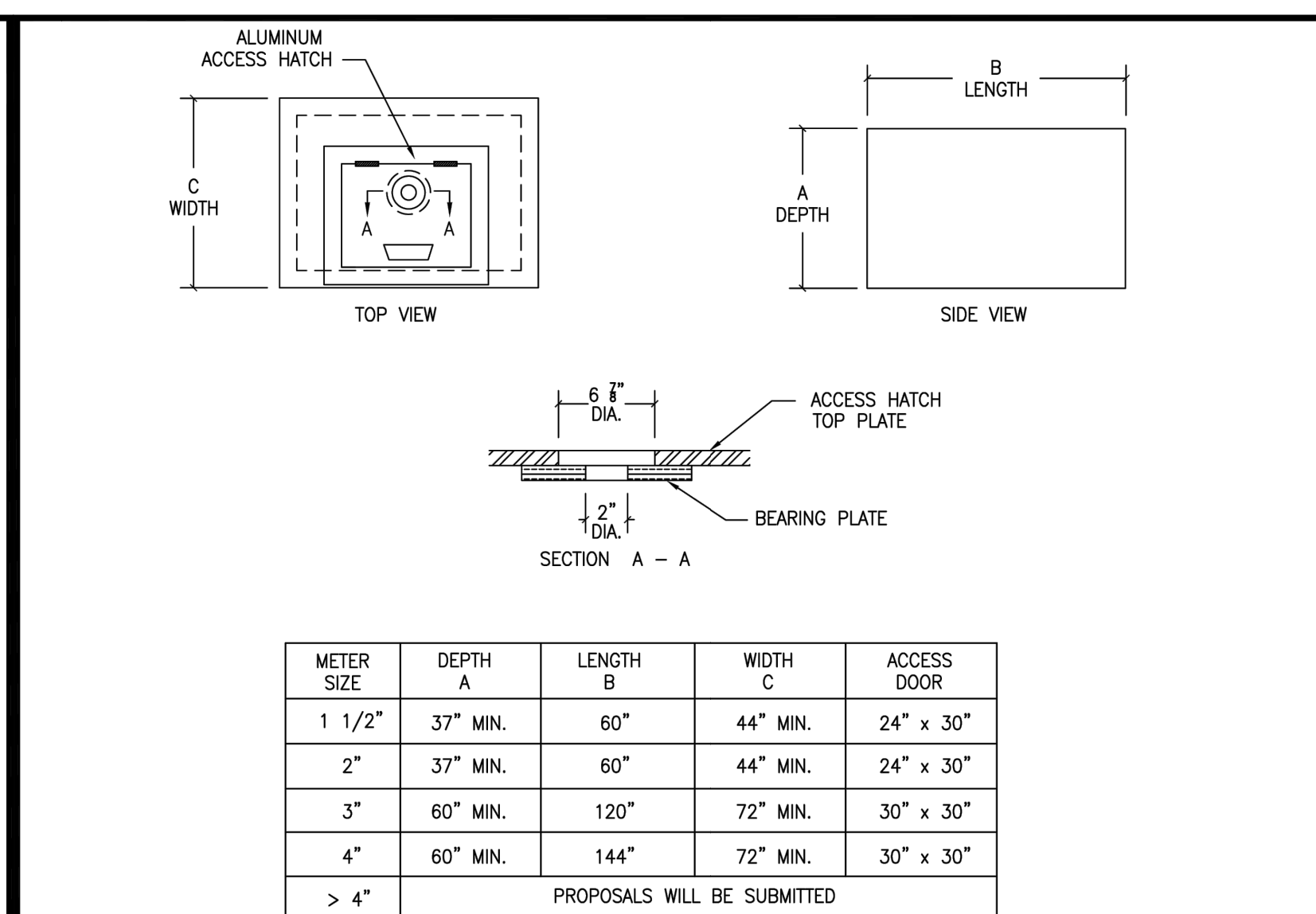
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	REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: W 3.0



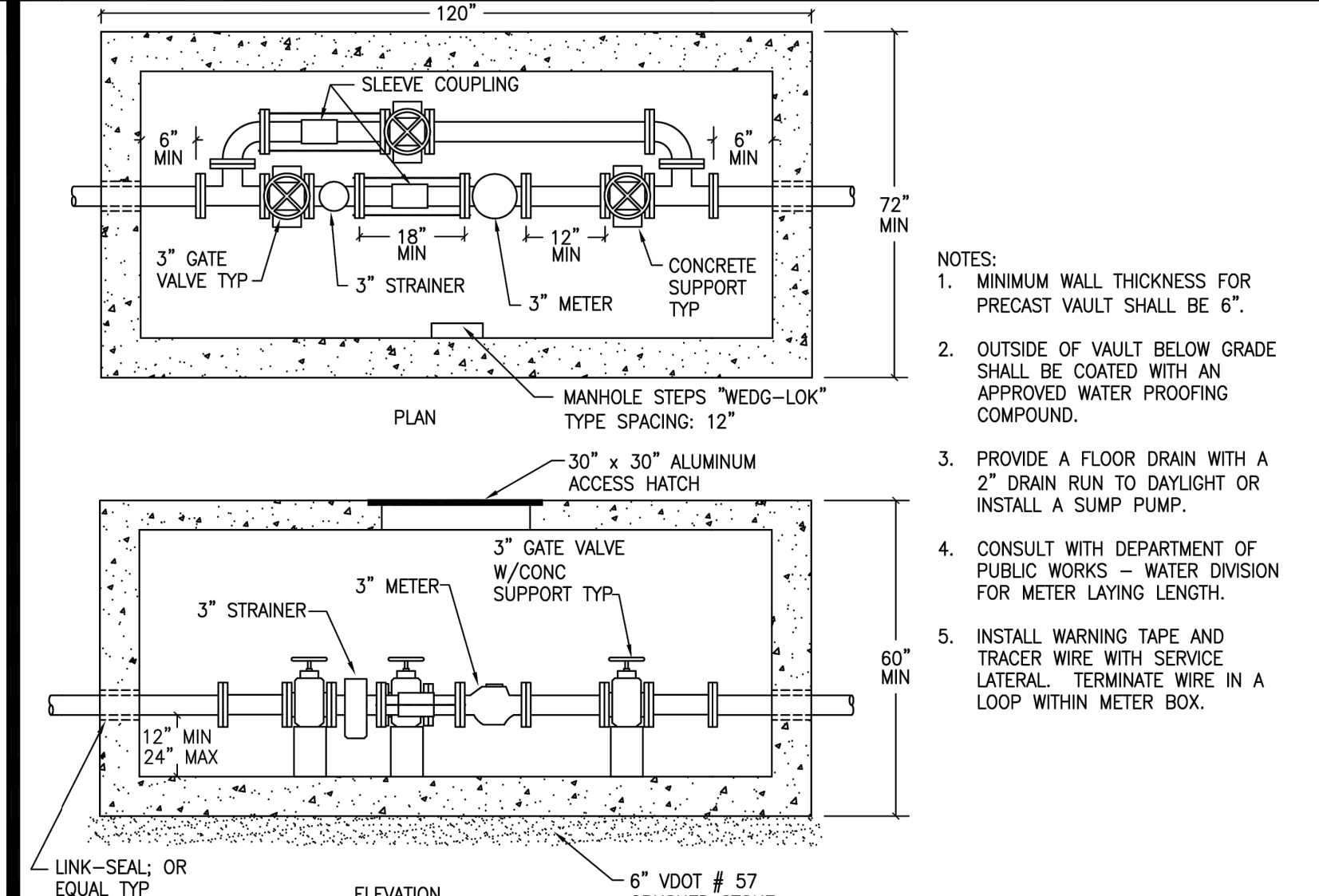
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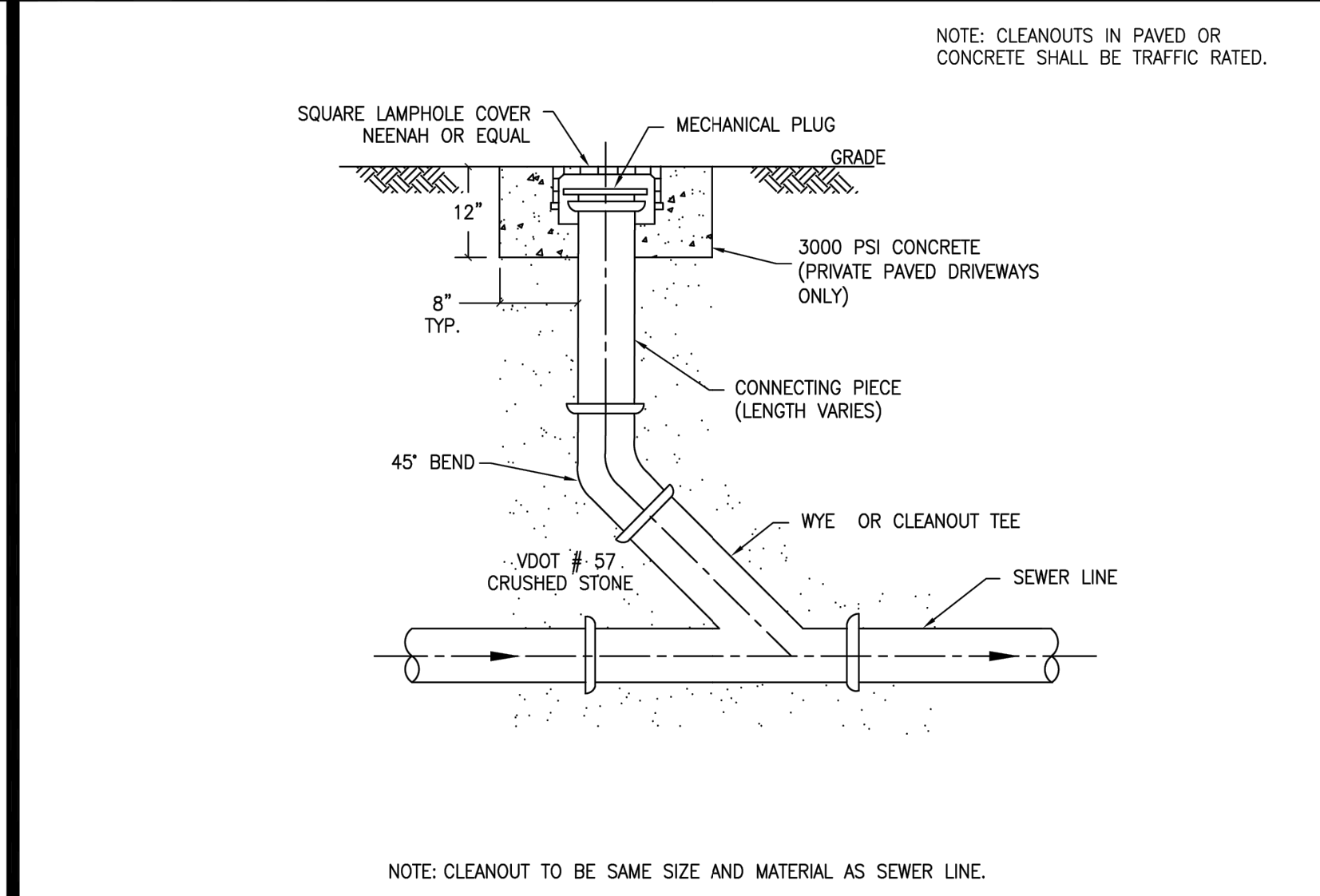
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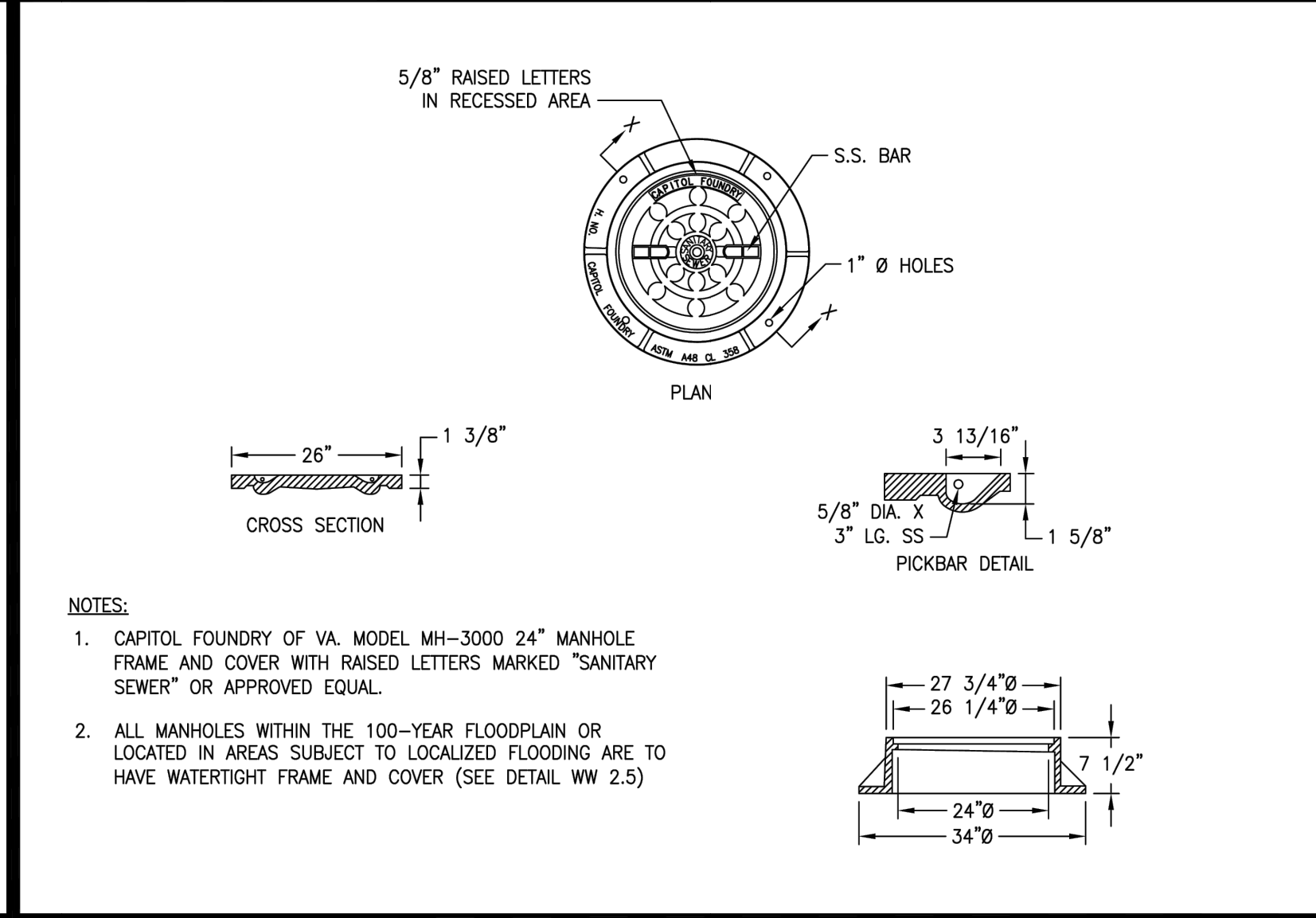
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CITY OF CHARLOTTESVILLE	JULY 2011		CITY STANDARDS	
	REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: W 6.3



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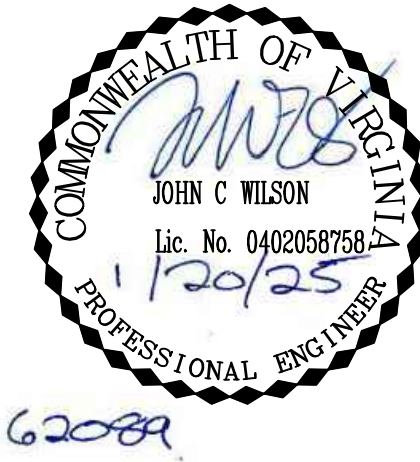
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BOTANICAL GARDEN OF THE PIEDMONT

project name

BOTANICAL GARDEN OF THE PIEDMONT
client

950 MELBOURNE RD, CHARLOTTESVILLE, VA 22901
project address

FINAL SITE PLAN
project phase

JANUARY 20, 2025
issue date

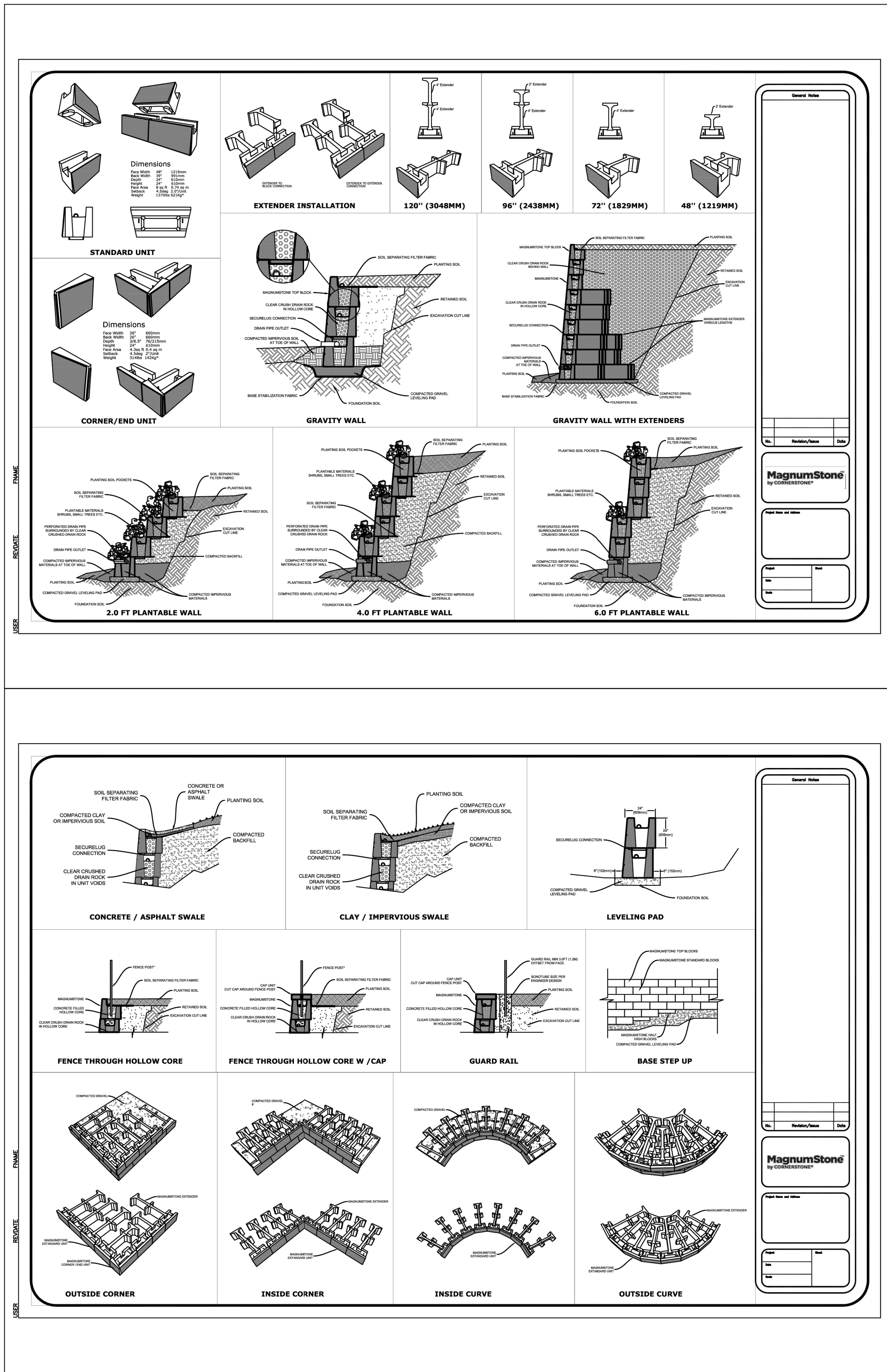
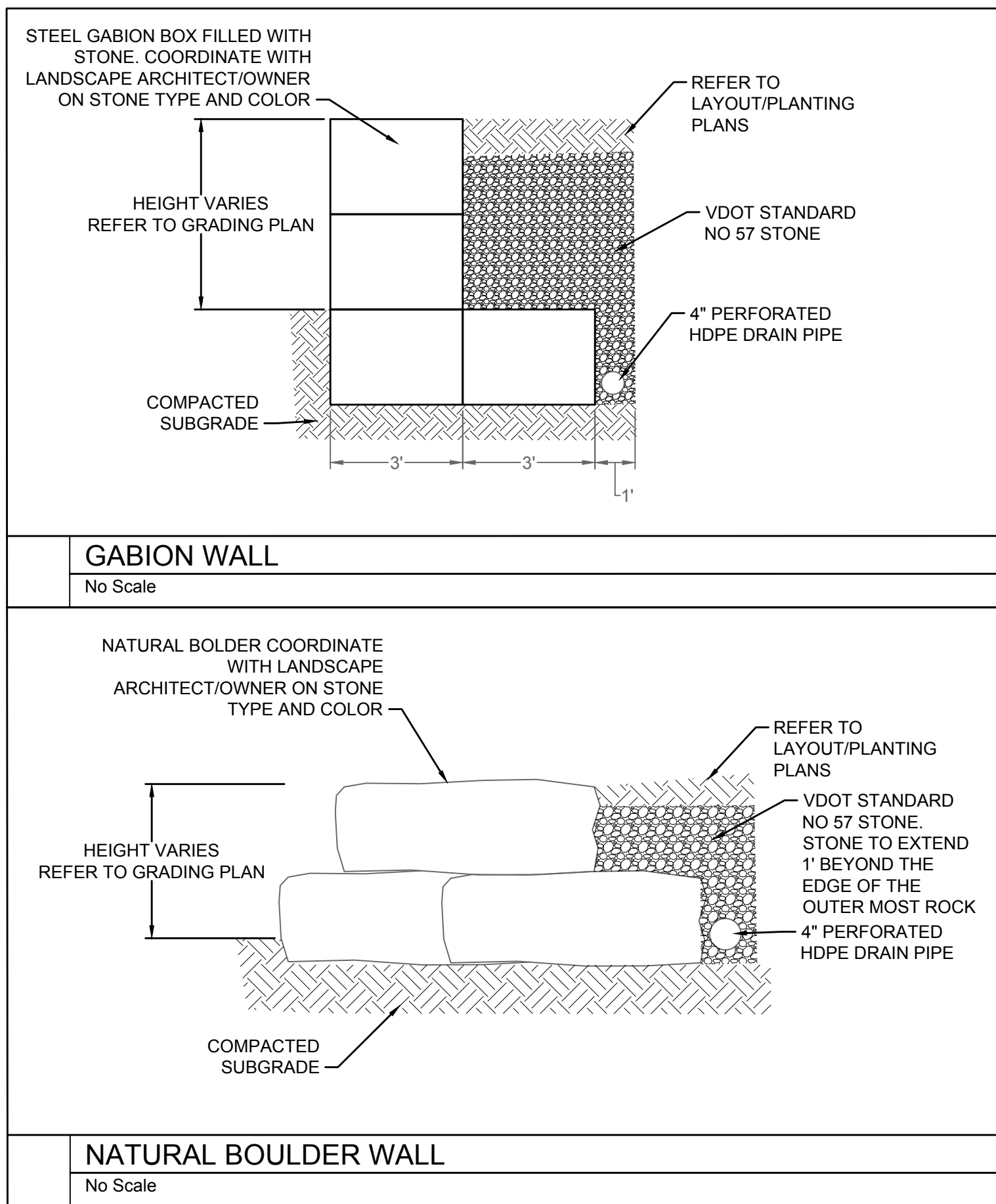
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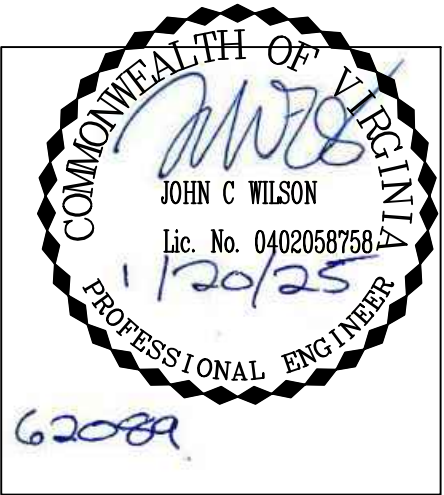
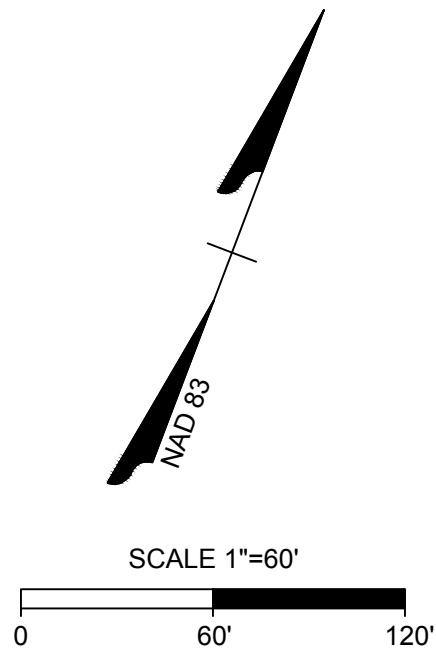
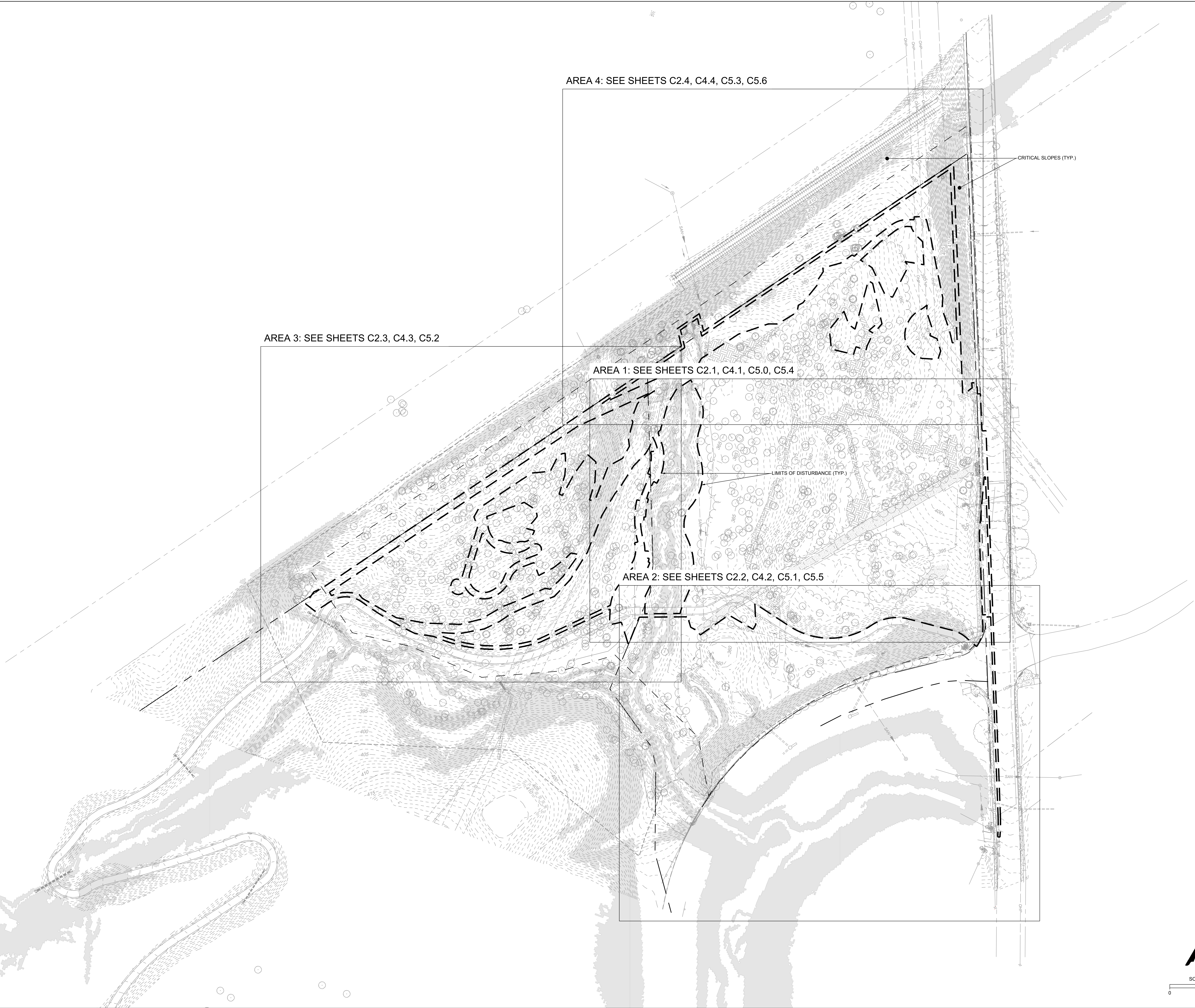
RETAINING WALL DETAILS

sheet title

C1.4

sheet number





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**BOTANICAL GARDEN
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project name

BOTANICAL GARDEN OF THE PIEDMONT
client

950 MELBOURNE RD., CHARLOTTESVILLE, VA 22901
project address

FINAL SITE PLAN
project phase

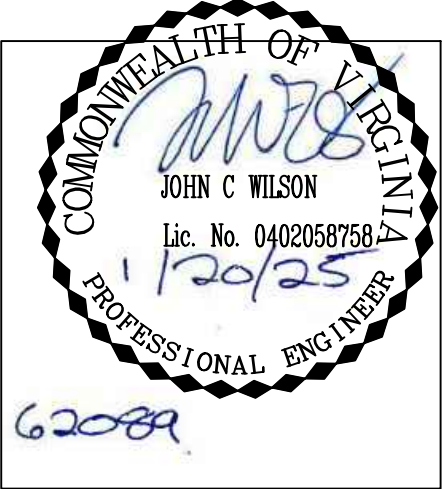
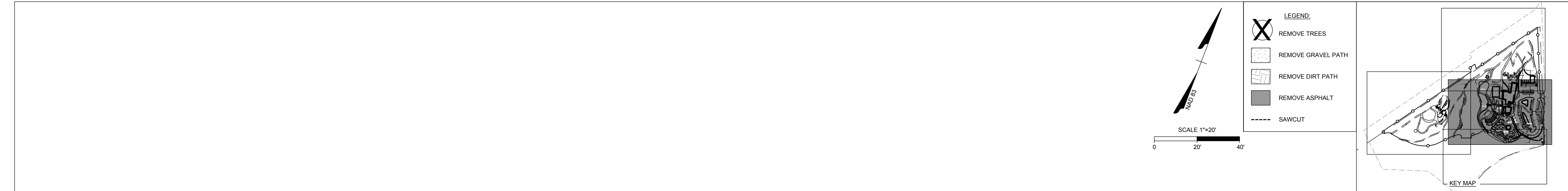
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issue date

revisions

**OVERALL EXISTING
CONDITIONS**

sheet title

C2.0
sheet number



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FINAL SITE PLAN

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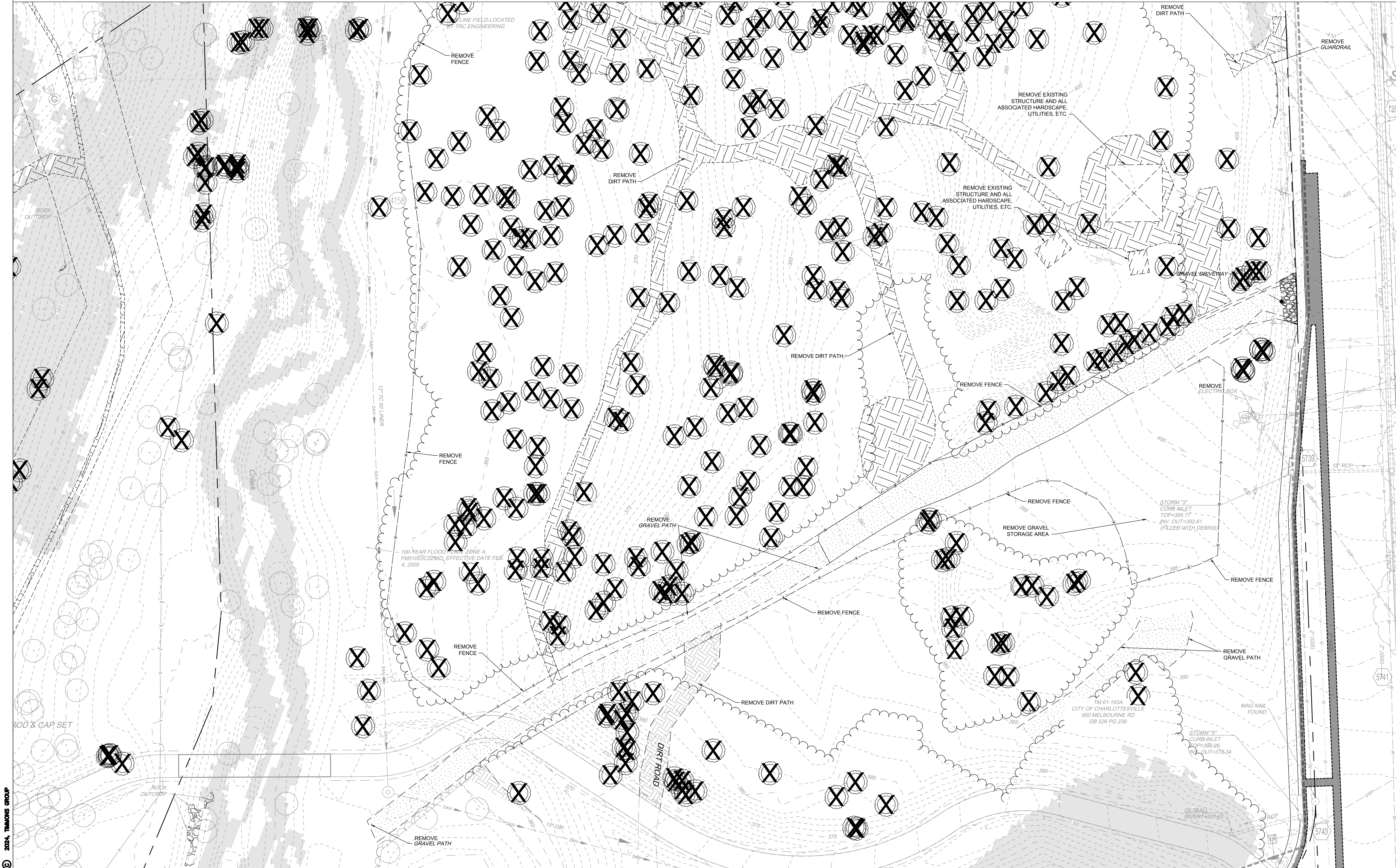
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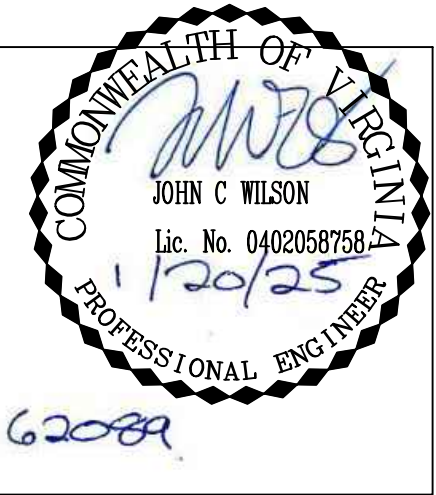
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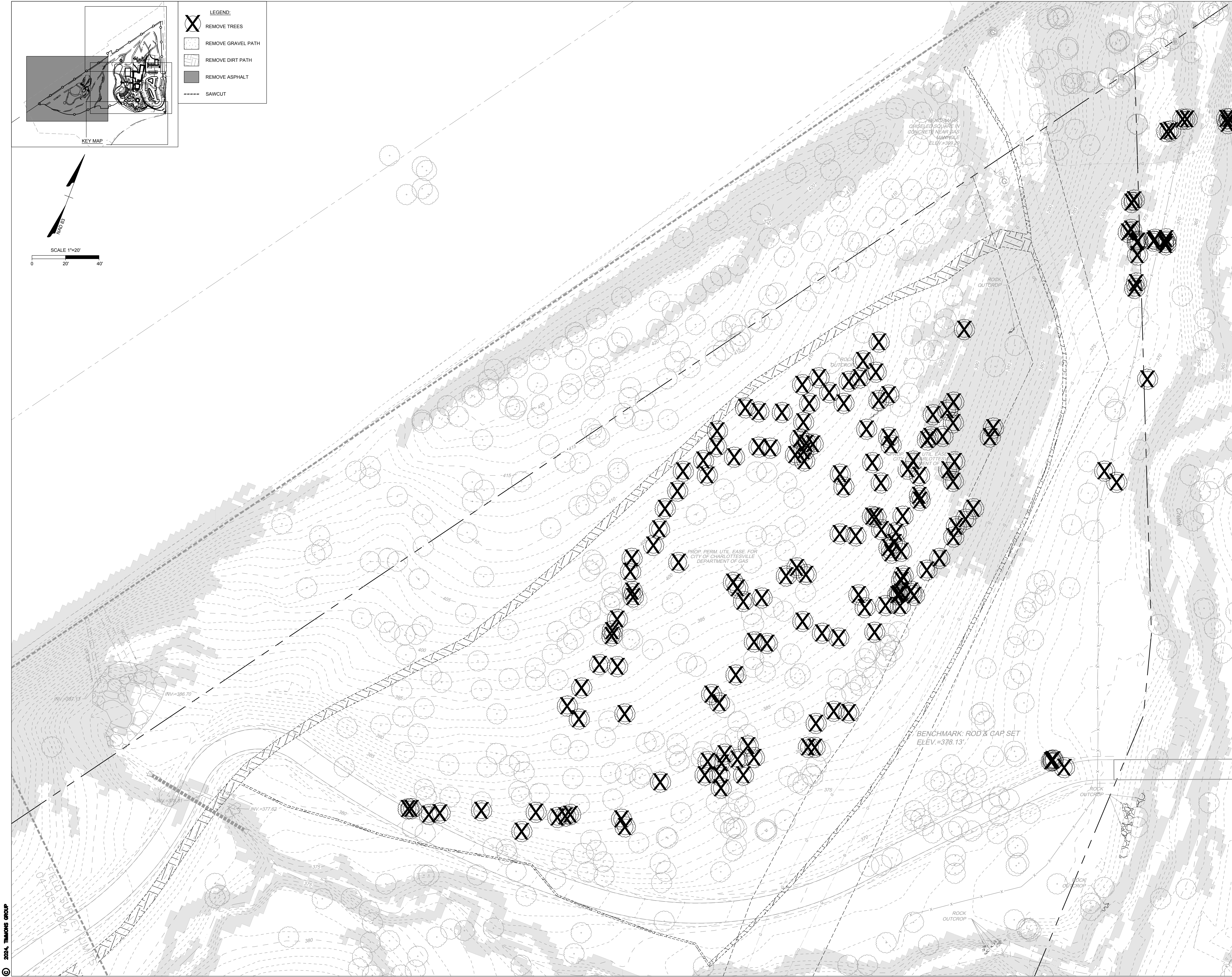




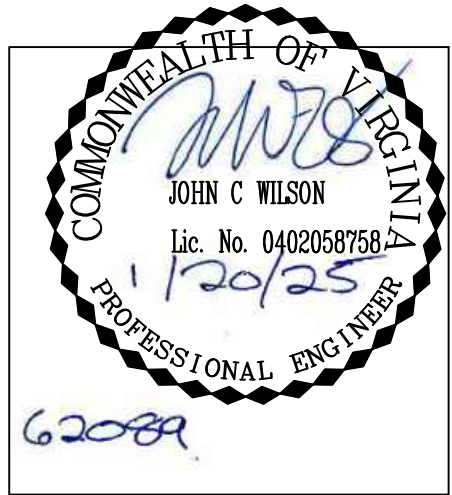
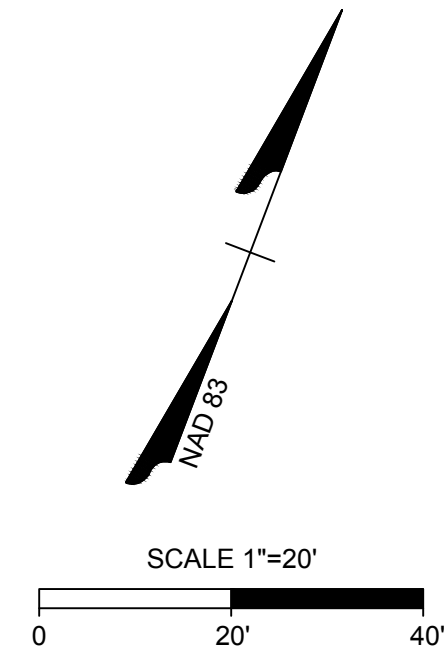
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sheet number





- LEGEND:
- REMOVE TREES
 - REMOVE GRAVEL PATH
 - REMOVE DIRT PATH
 - REMOVE ASPHALT
 - SAWCUT



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BOTANICAL GARDEN OF THE PIEDMONT

project name

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950 MELBOURNE RD, CHARLOTTESVILLE, VA 22901
project address

FINAL SITE PLAN
project phase

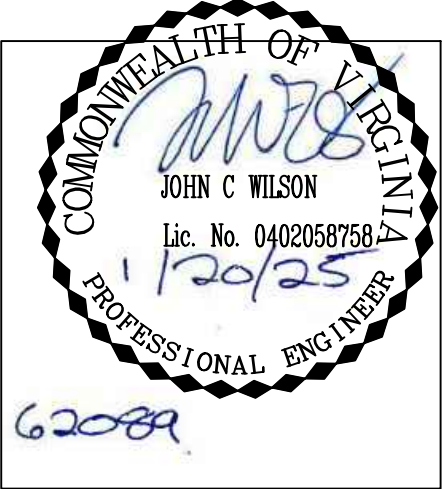
JANUARY 20, 2025
issue date

revisions

EXISTING CONDITIONS AND DEMO PLAN - AREA 3

sheet title

C2.3
sheet number



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FINAL SITE PLAN
project phase

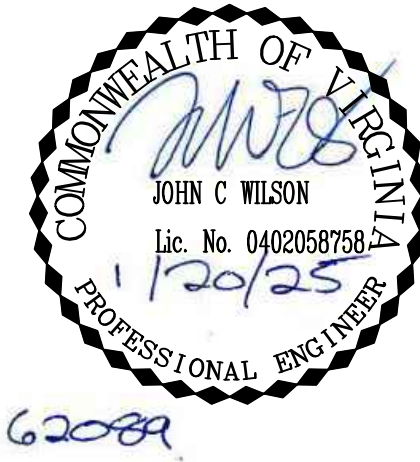
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revisions

EXISTING CONDITIONS
AND DEMO PLAN - AREA 4

sheet title

C2.4
sheet number



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FINAL SITE PLAN
project phase

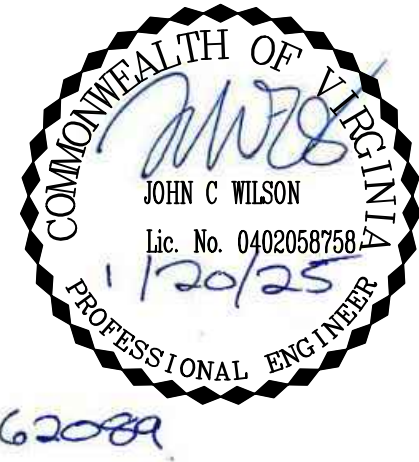
JANUARY 20, 2025
issue date

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OVERALL LAYOUT AND UTILITIES PLAN

sheet title

C4.0
sheet number



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FINAL SITE PLAN

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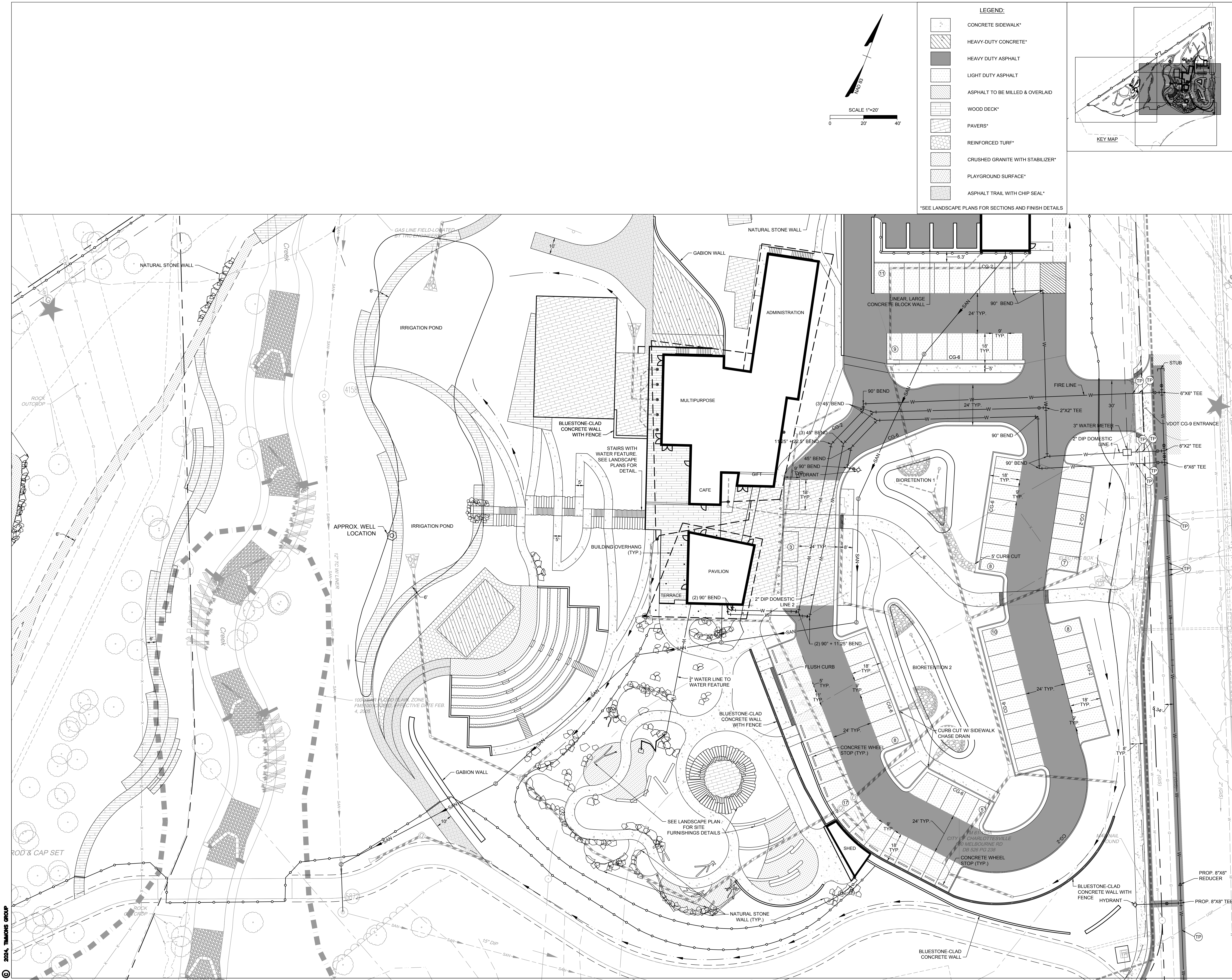
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LAYOUT AND
UTILITIES PLAN -
AREA 1

sheet title

C4.1

sheet number





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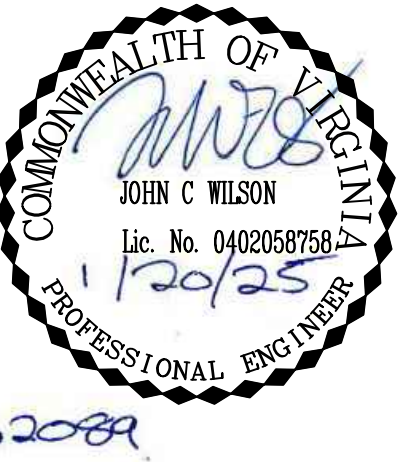
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LAYOUT AND UTILITIES PLAN - AREA 2

sheet title

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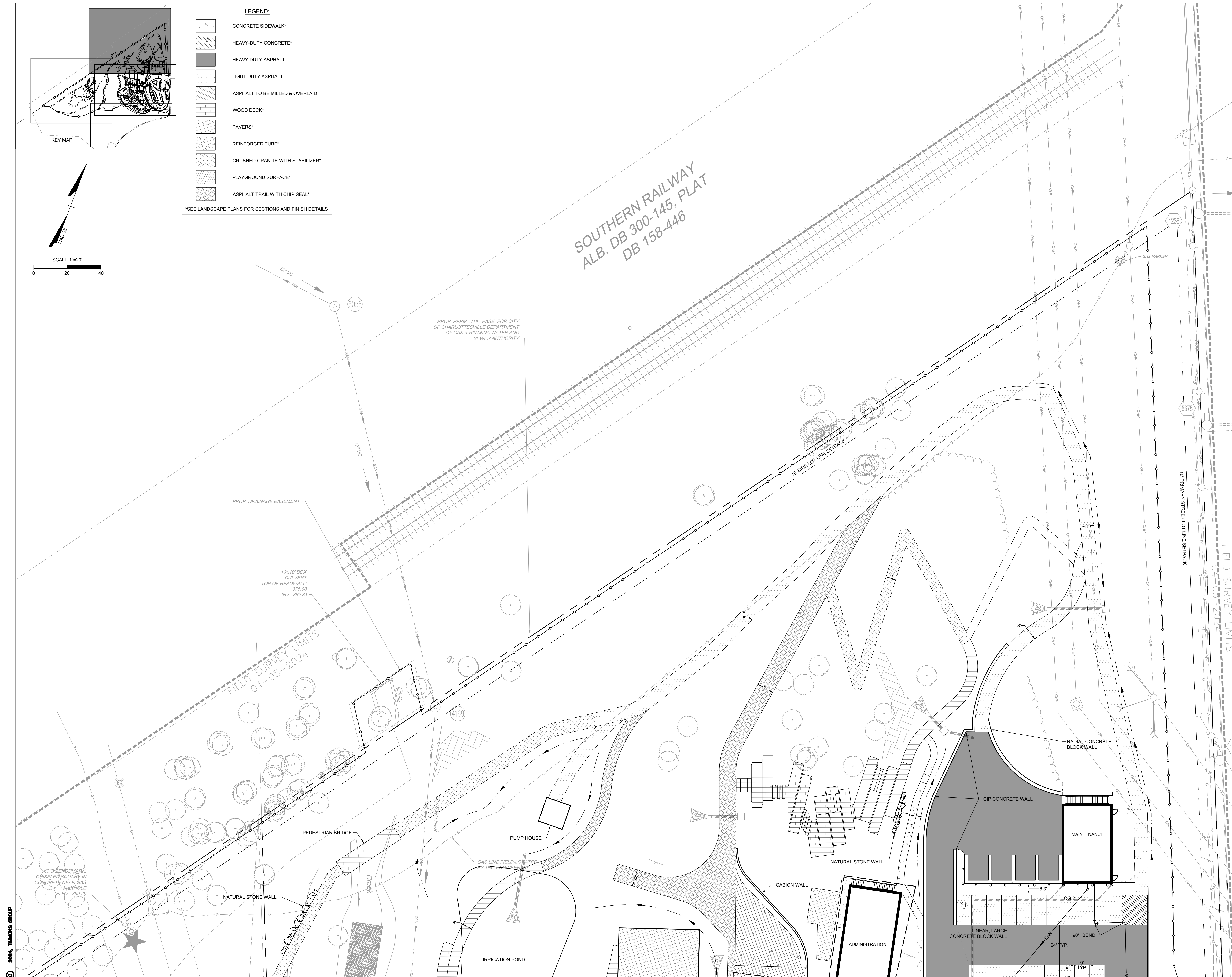
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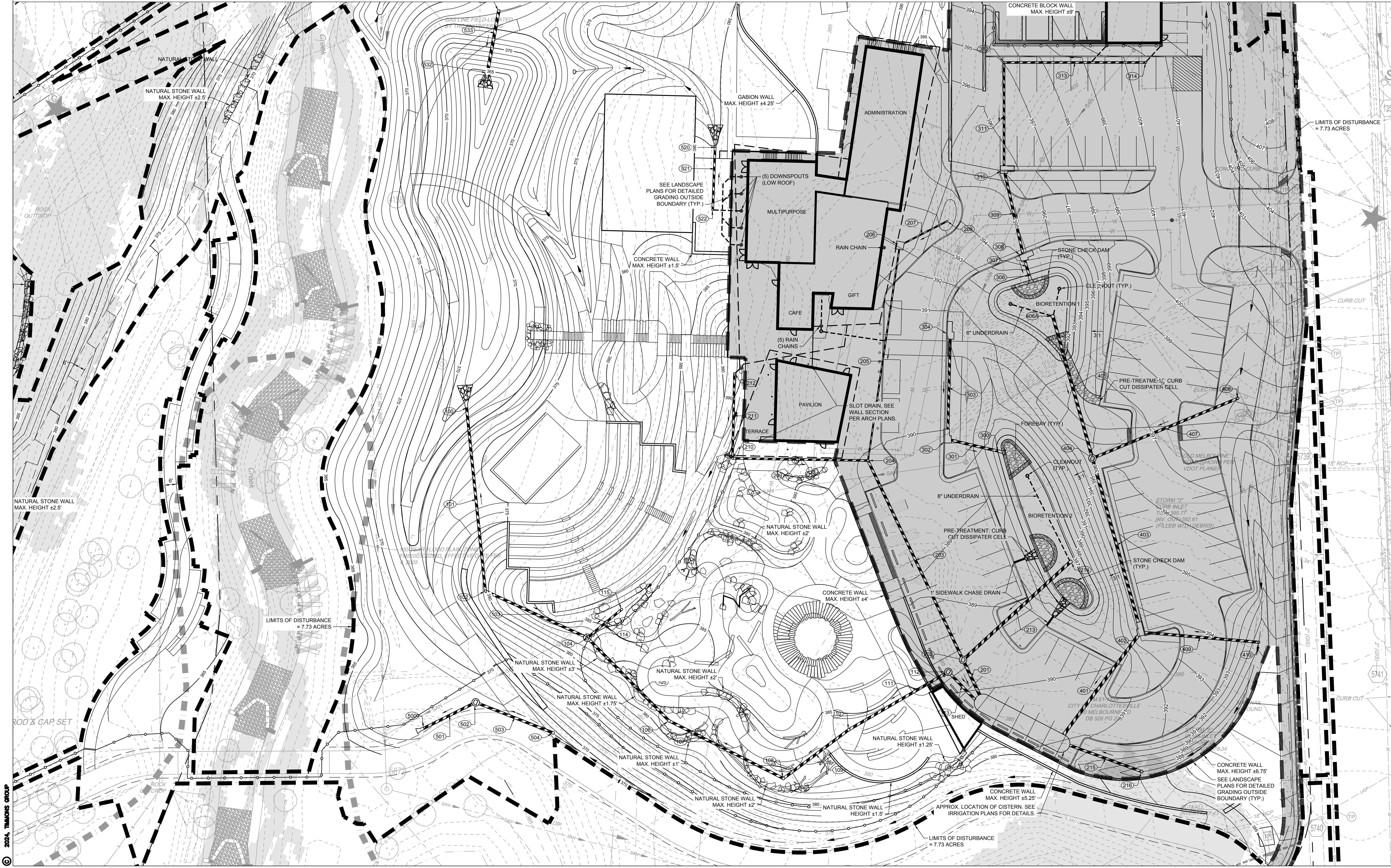
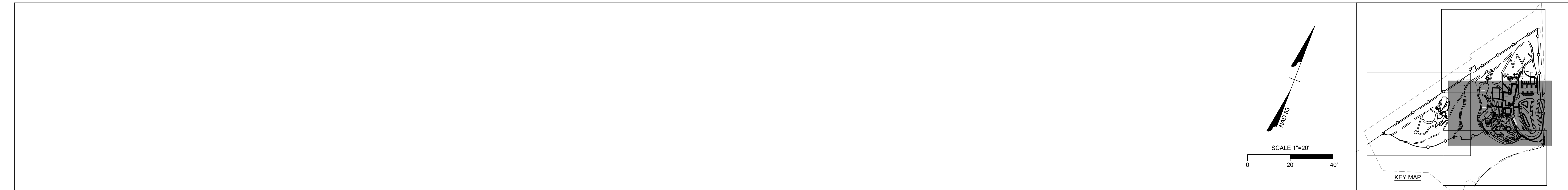




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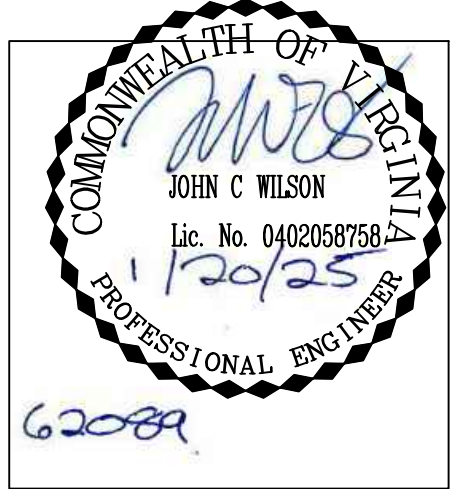
FINAL SITE PLAN
project phase

JANUARY 20, 2025
issue date

revisions

GRADING AND DRAINAGE PLAN - AREA 1
sheet title

C5.0
sheet number



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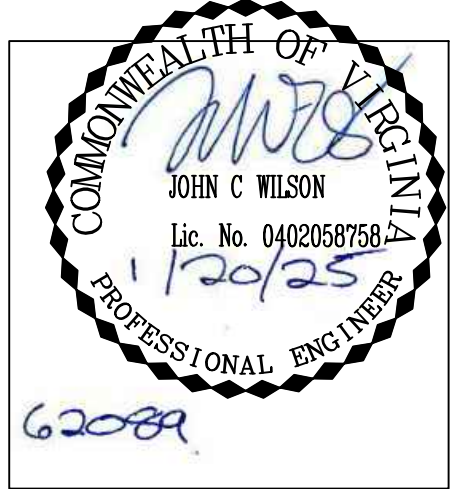
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GRADING AND
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AREA 2

sheet title

C5.1

sheet number



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BOTANICAL GARDEN OF THE PIEDMONT

project name

BOTANICAL GARDEN OF THE PIEDMONT
client

950 MELBOURNE RD, CHARLOTTESVILLE, VA 22901
project address

FINAL SITE PLAN
project phase

JANUARY 20, 2025
issue date

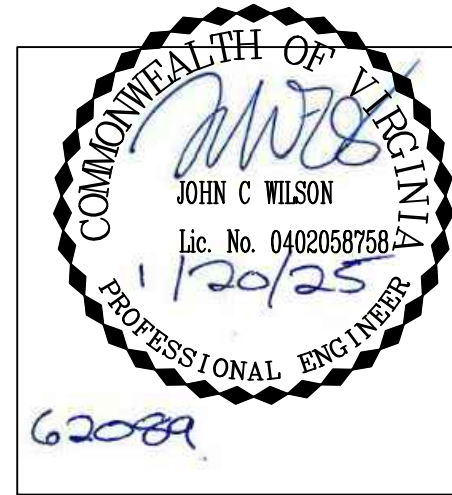
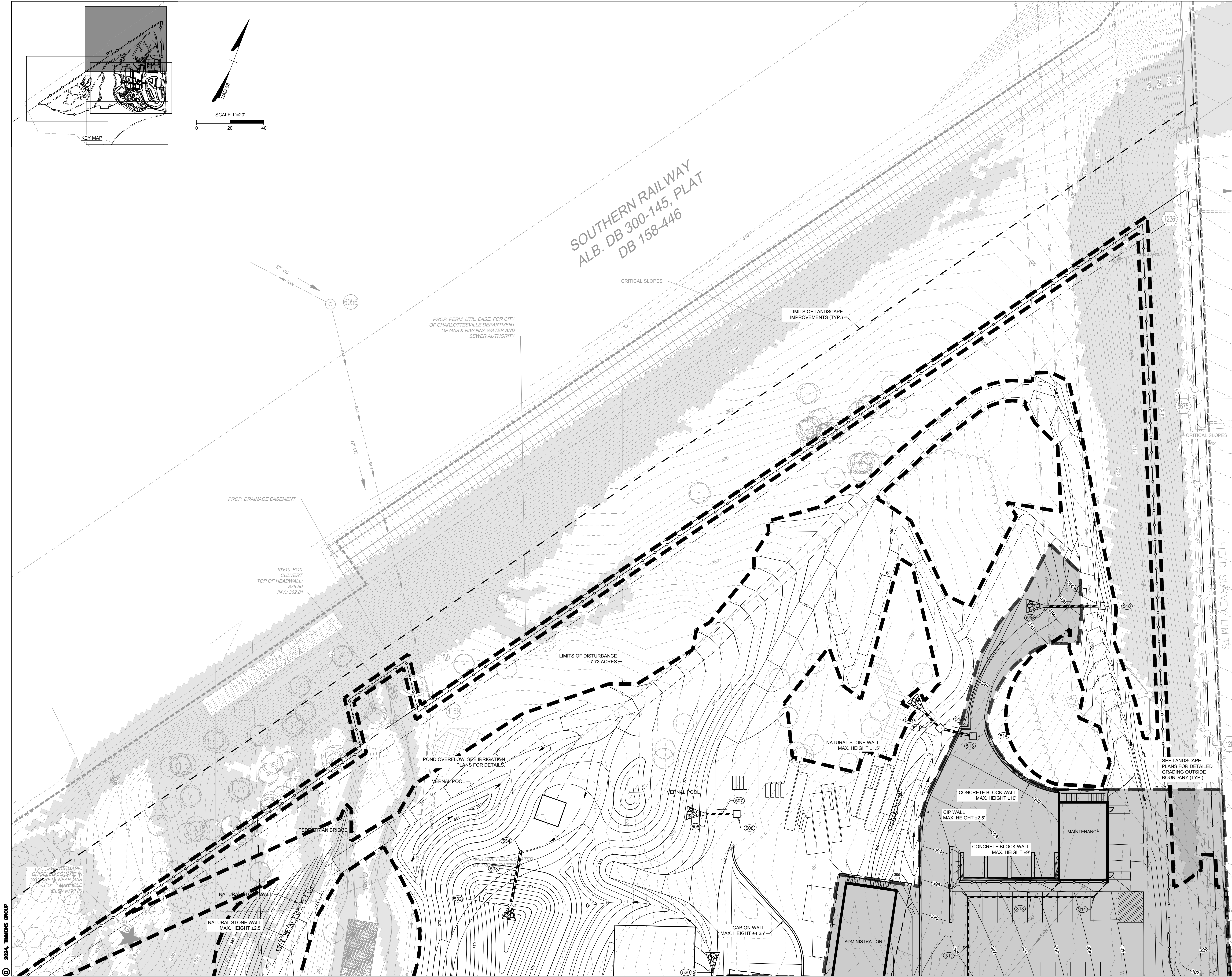
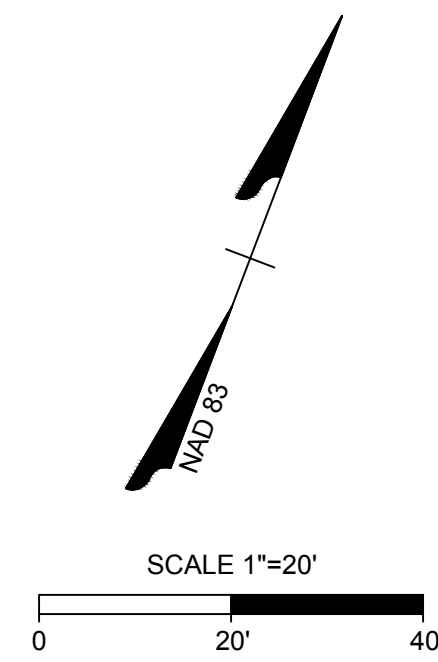
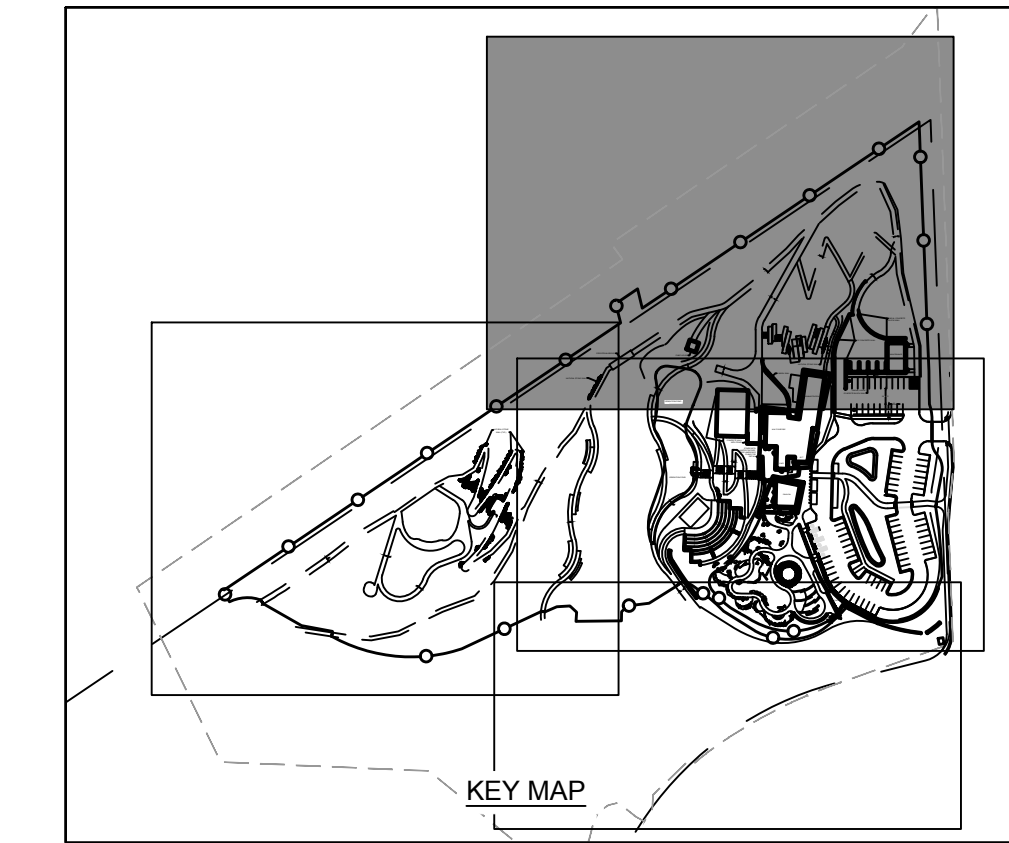
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GRADING AND
DRAINAGE PLAN -
AREA 3

sheet title

C5.2

sheet number



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**GRADING AND
DRAINAGE PLAN -
AREA 4**
sheet title

C5.3
sheet number



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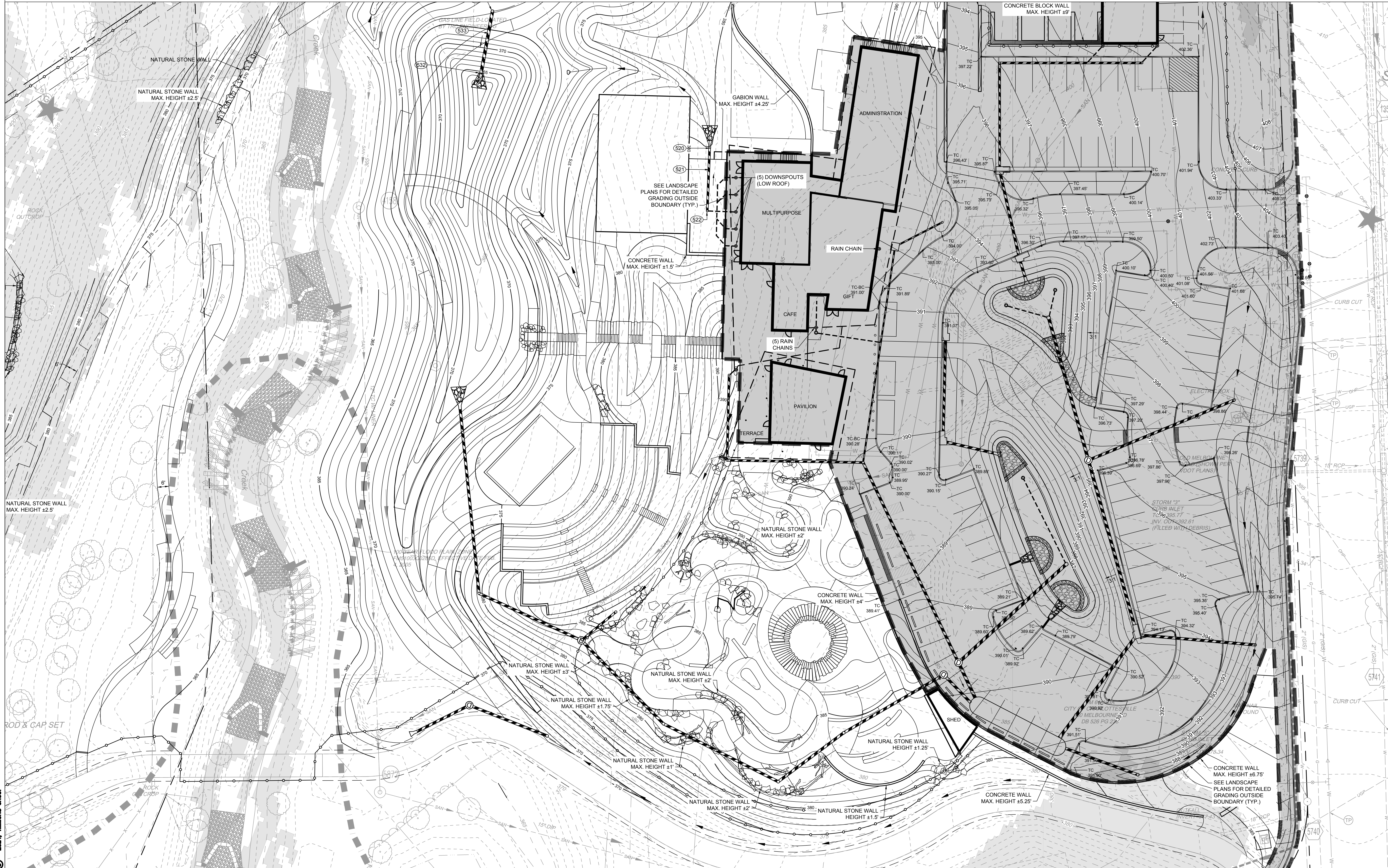
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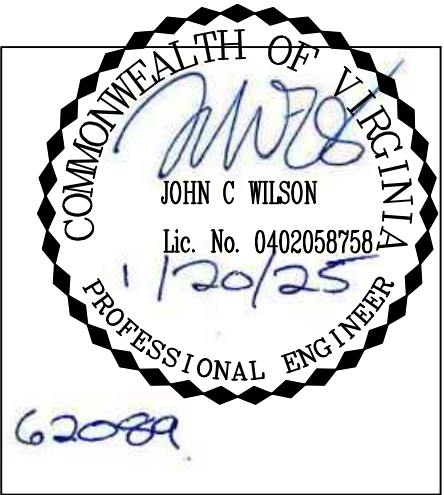
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DETAILED GRADING
PLAN - AREA 1

sheet title

C5.4

sheet number



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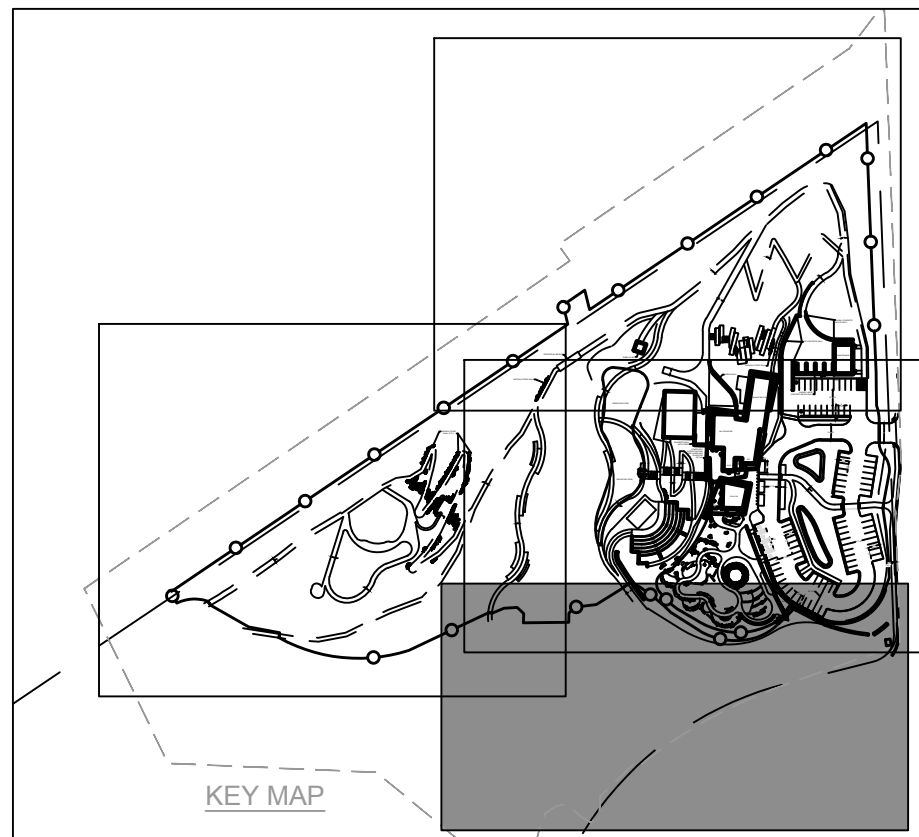
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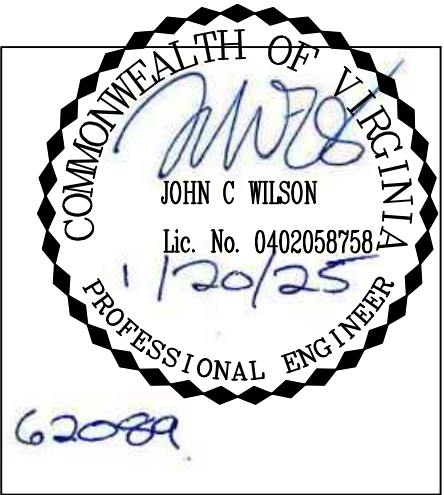
DETAILED GRADING PLAN - AREA 2

sheet title

C5.5

sheet number





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DETAILED GRADING PLAN - AREA 4

sheet title

C5.6
sheet number



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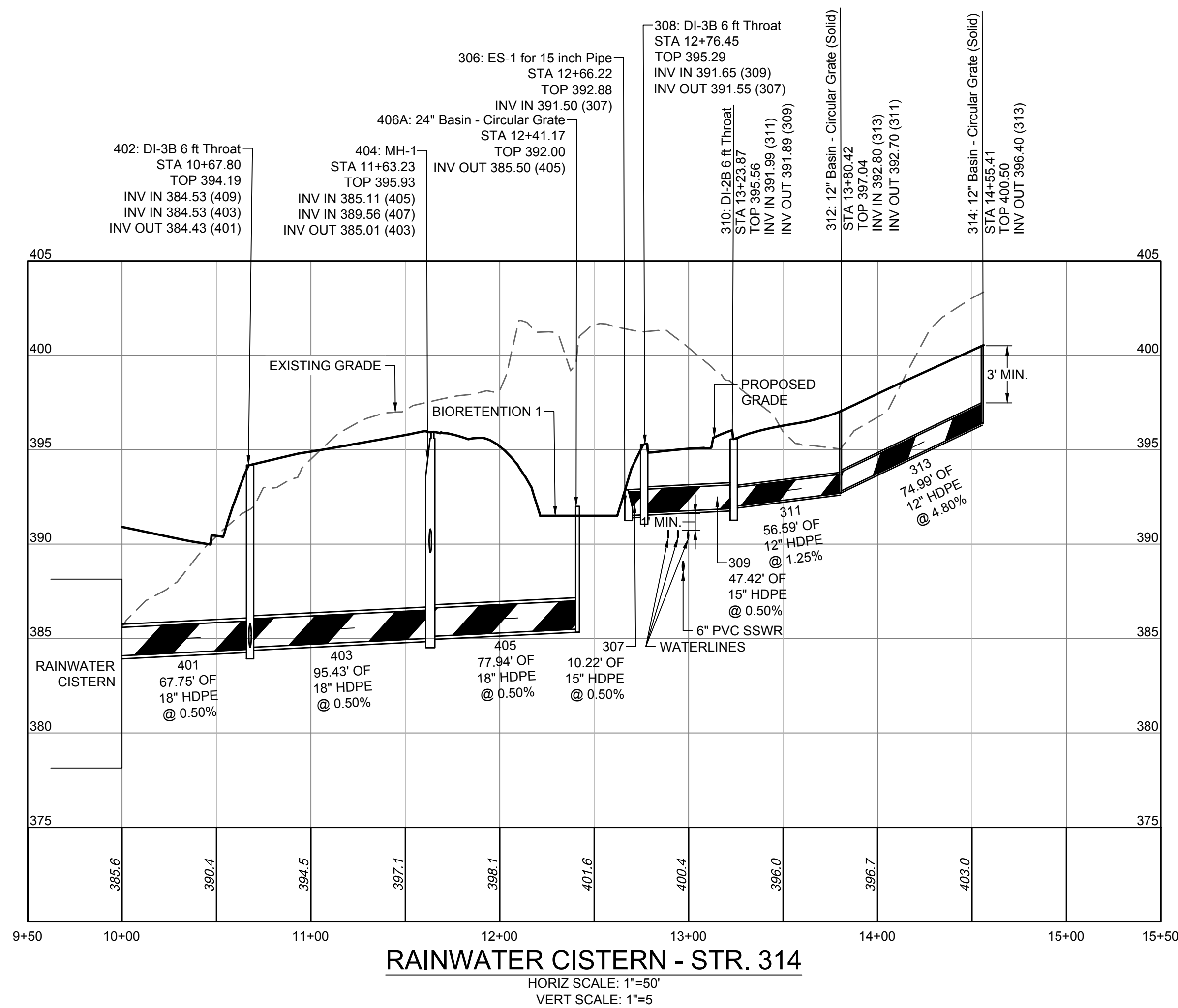
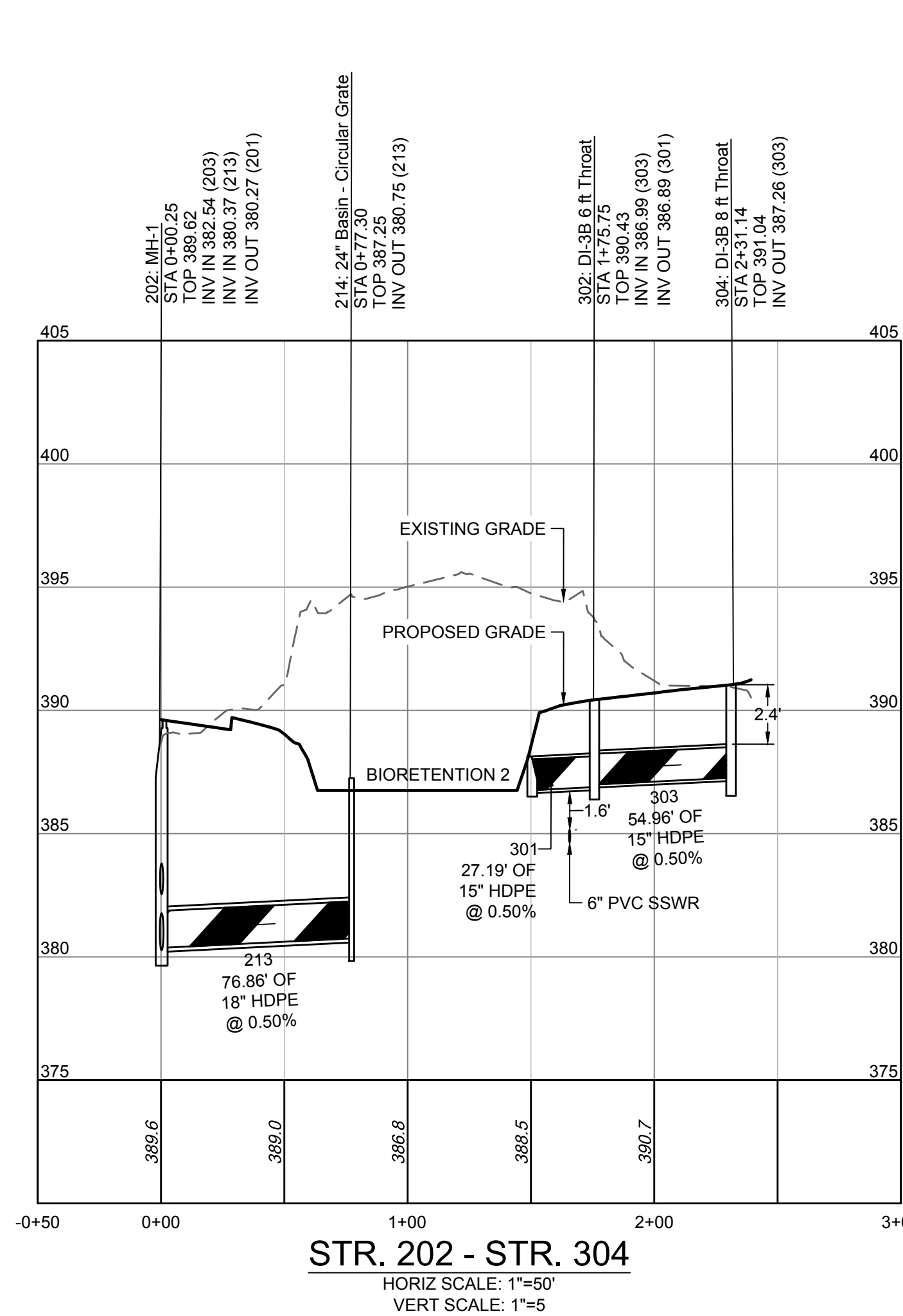
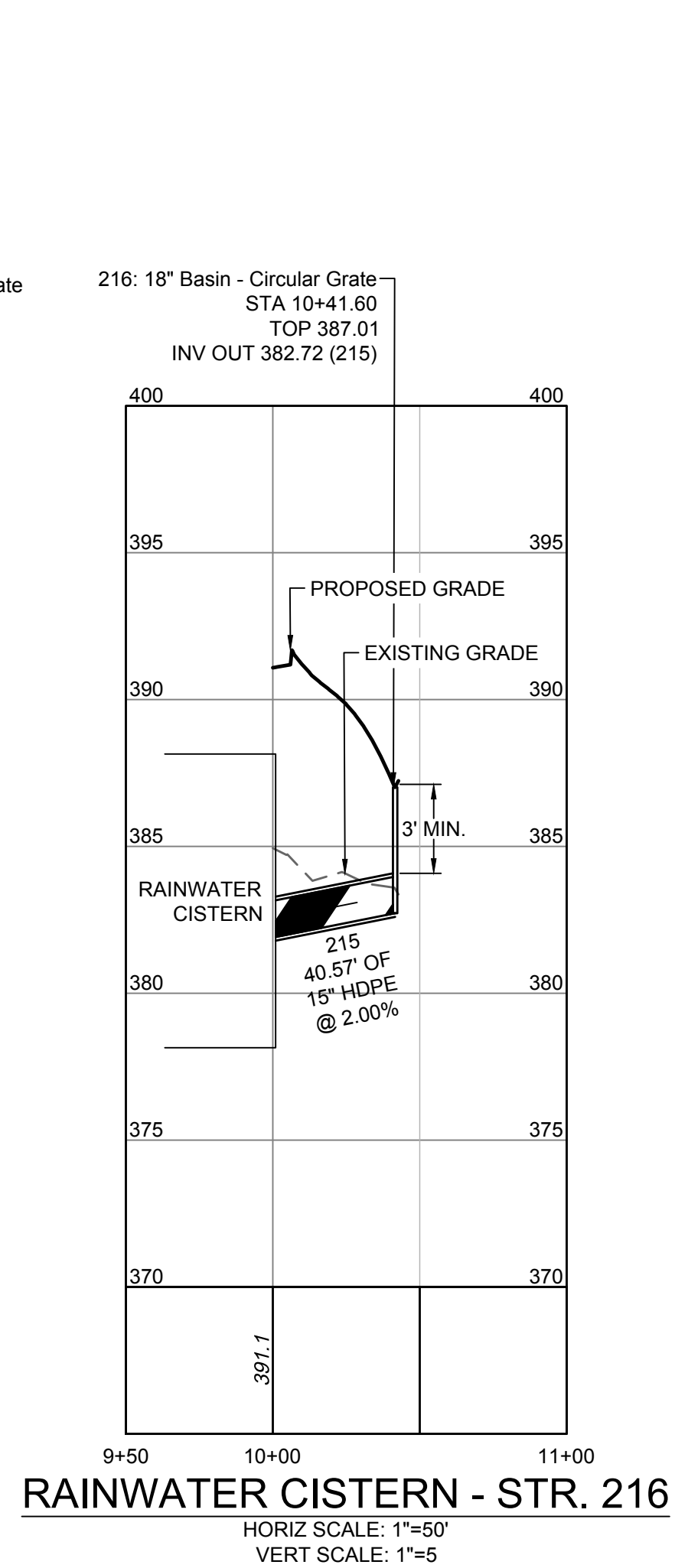
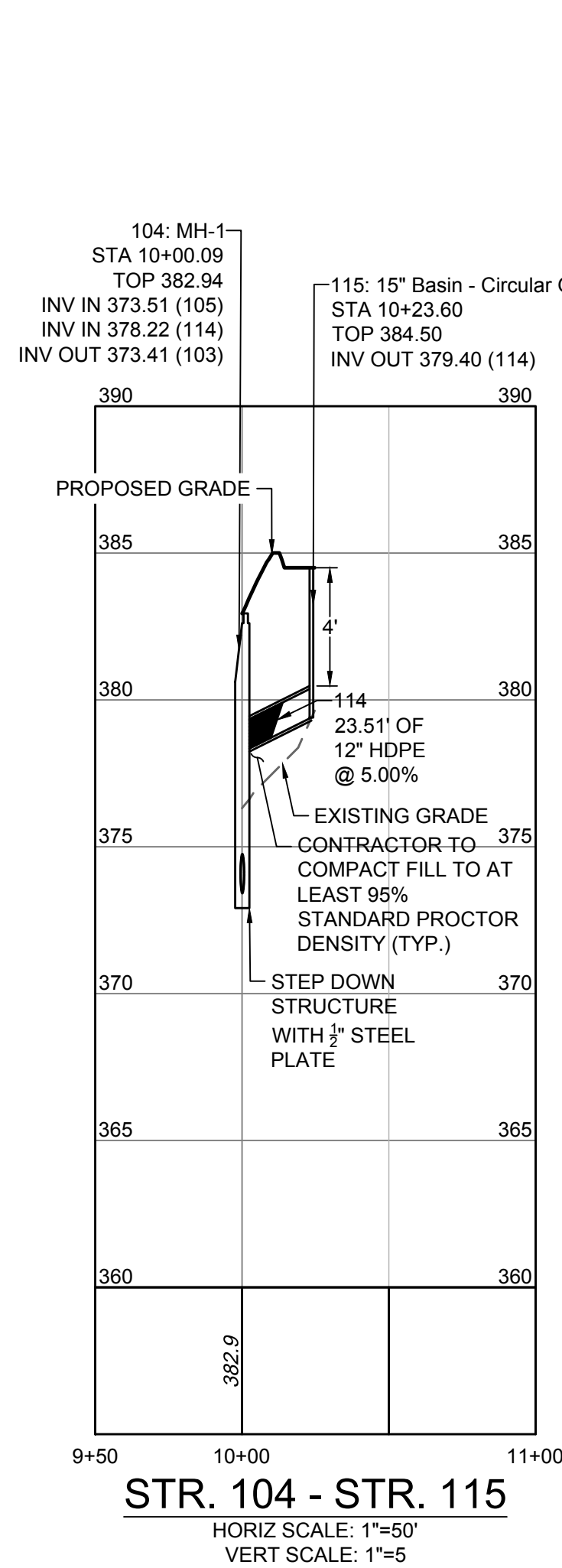
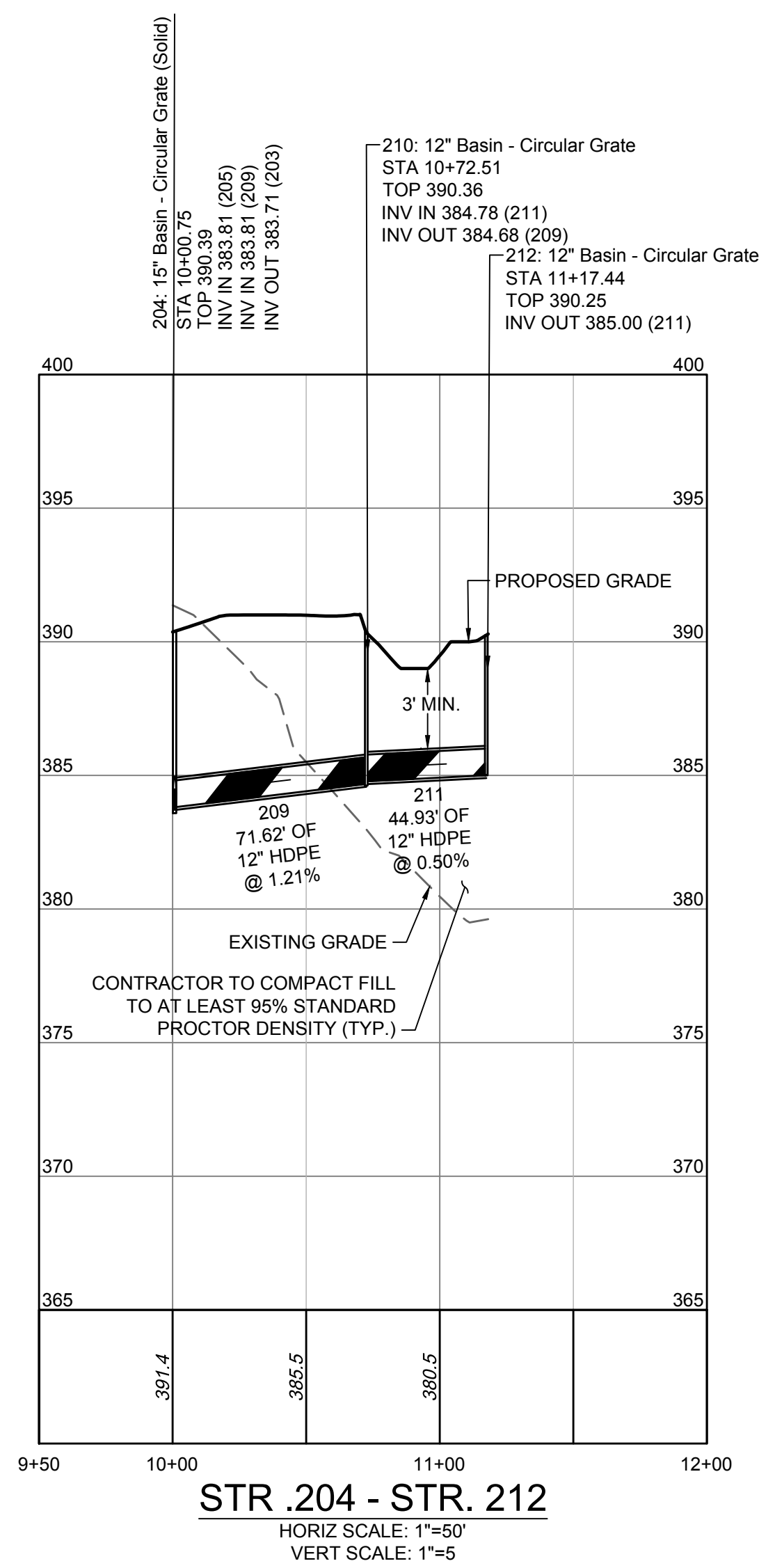
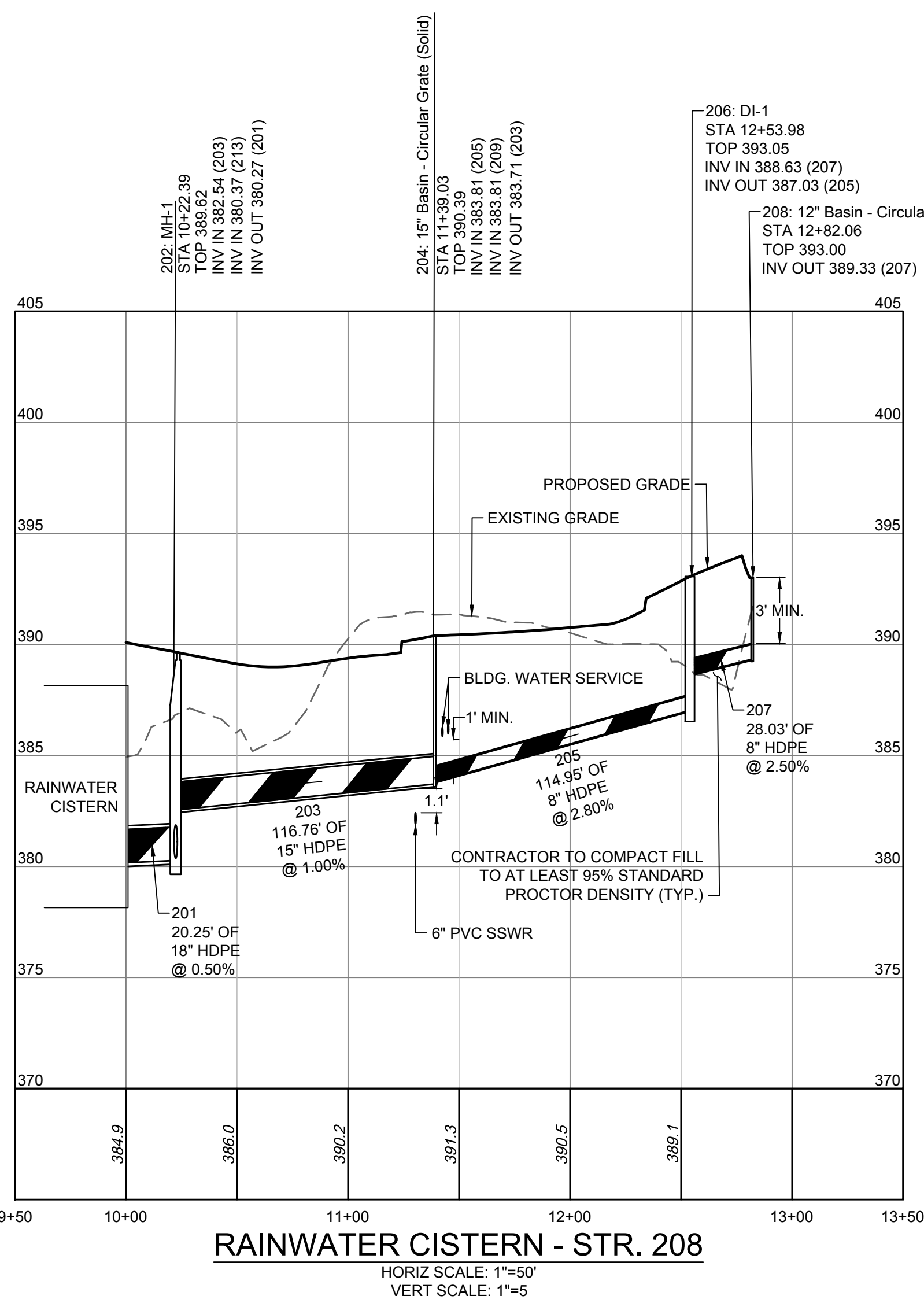
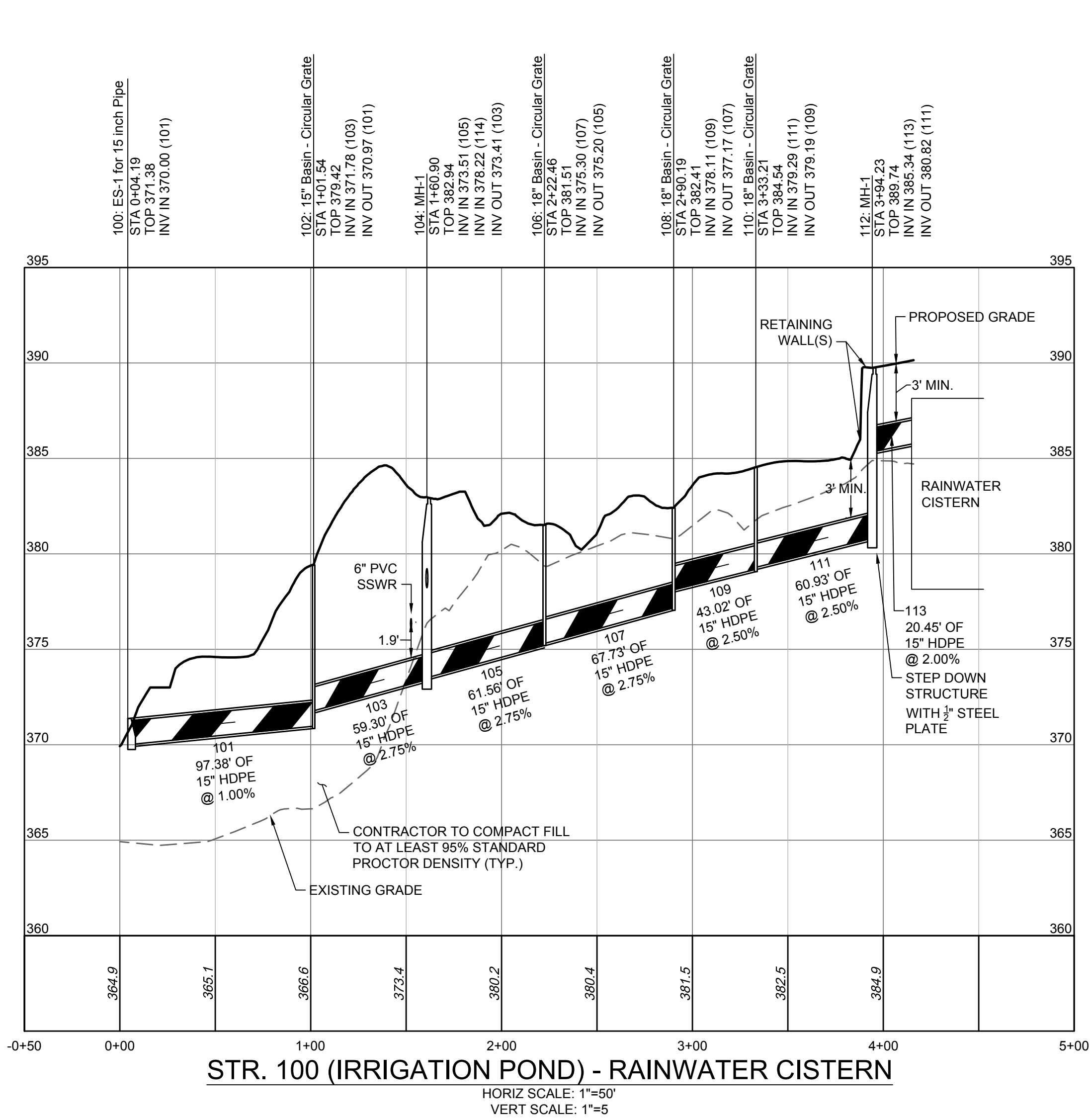
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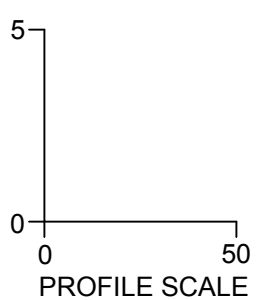
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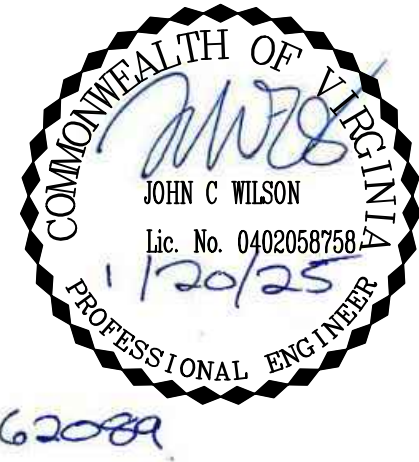
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NOTES:
1. ALL RCP PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
2. PROVIDE SAFETY SLAB FOR ALL MANHOLE STRUCTURES WITH HEIGHTS GREATER THAN 12'.





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BOTANICAL GARDEN OF THE PIEDMONT

project name

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950 MELBOURNE RD, CHARLOTTESVILLE, VA 22901
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FINAL SITE PLAN
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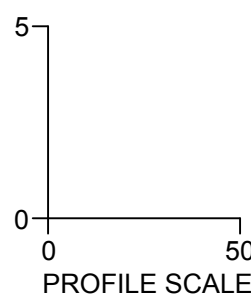
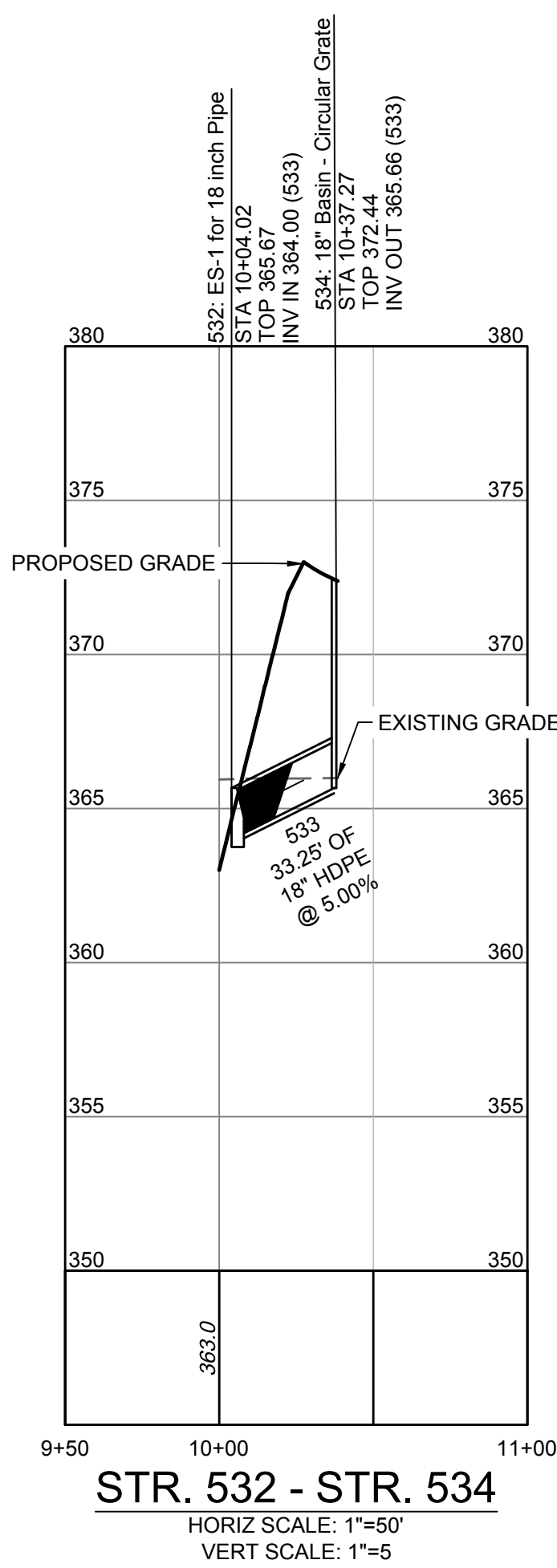
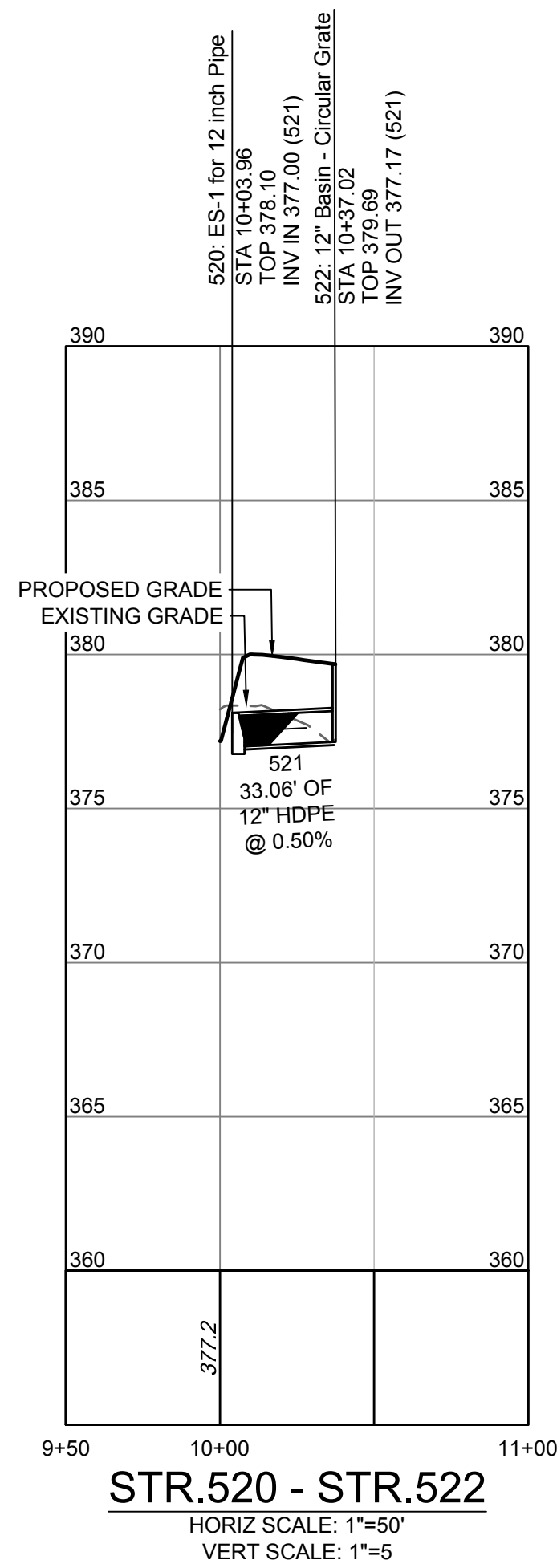
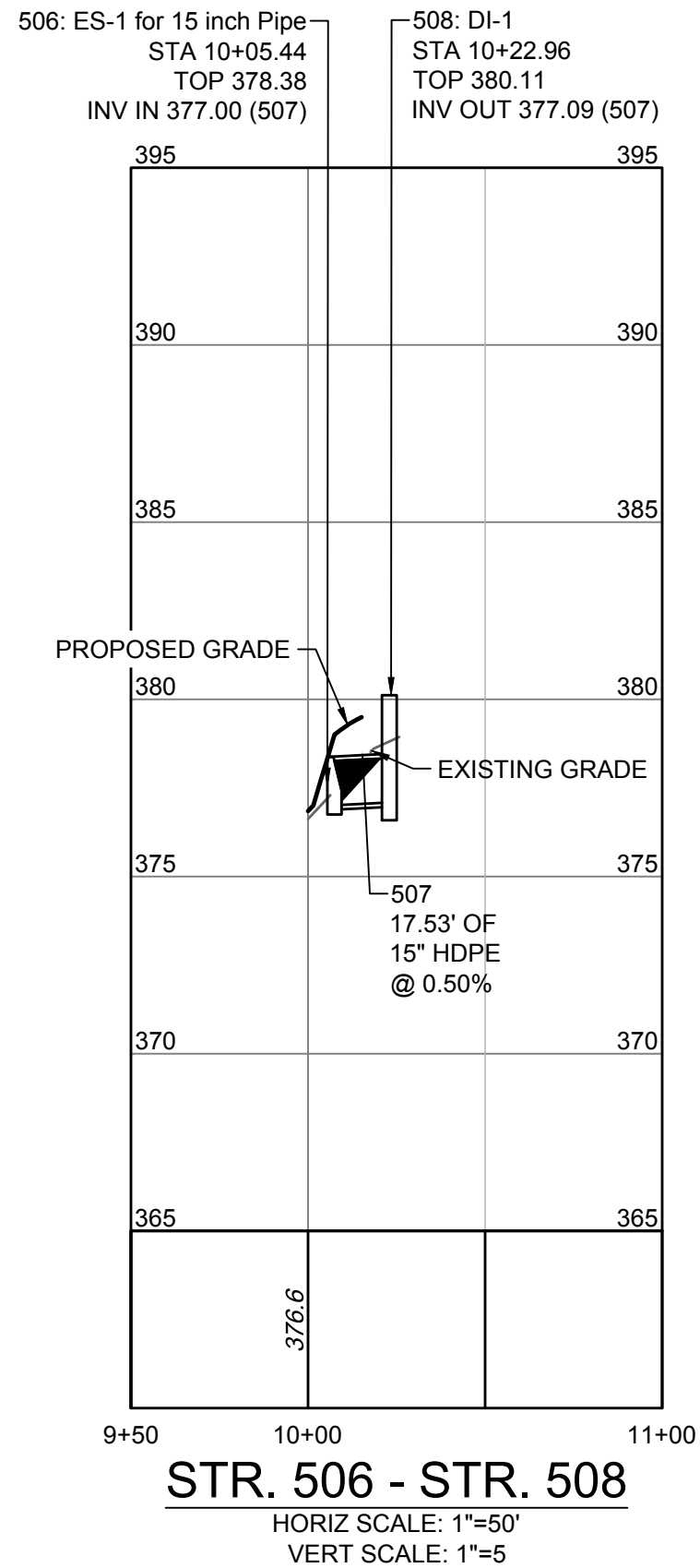
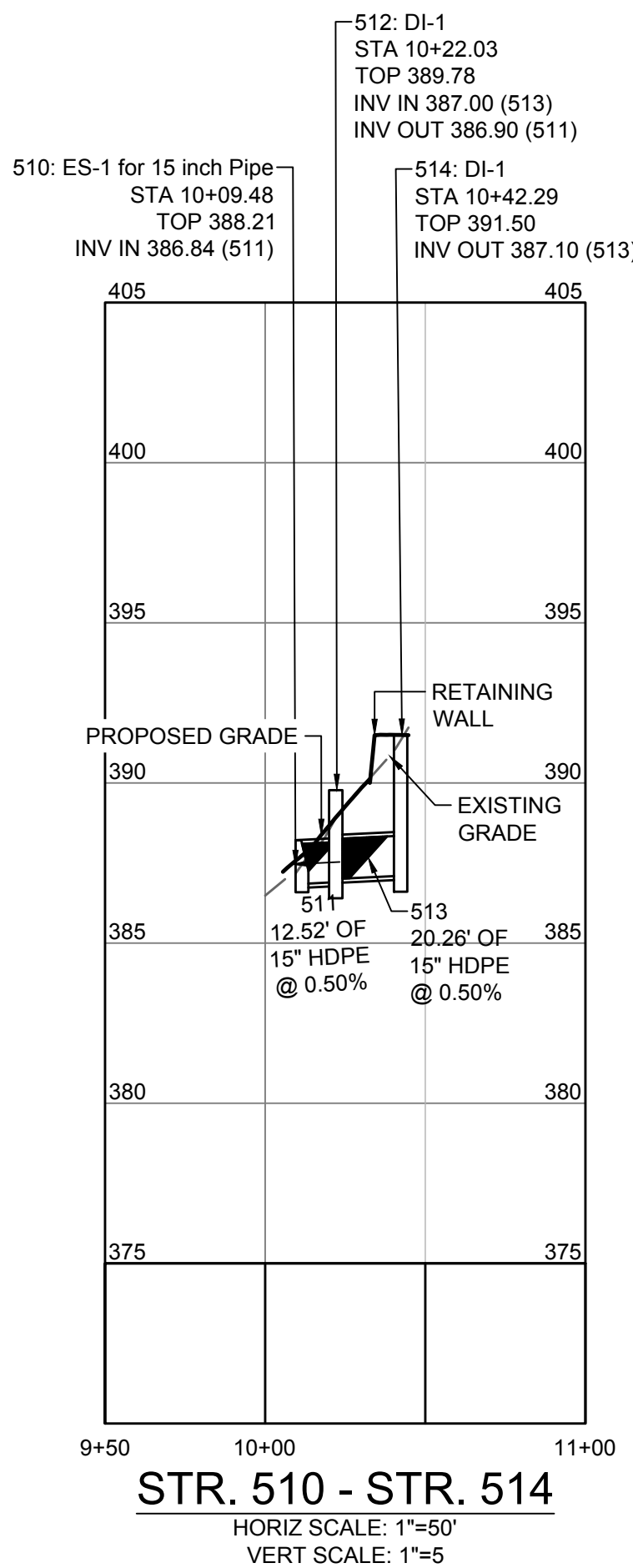
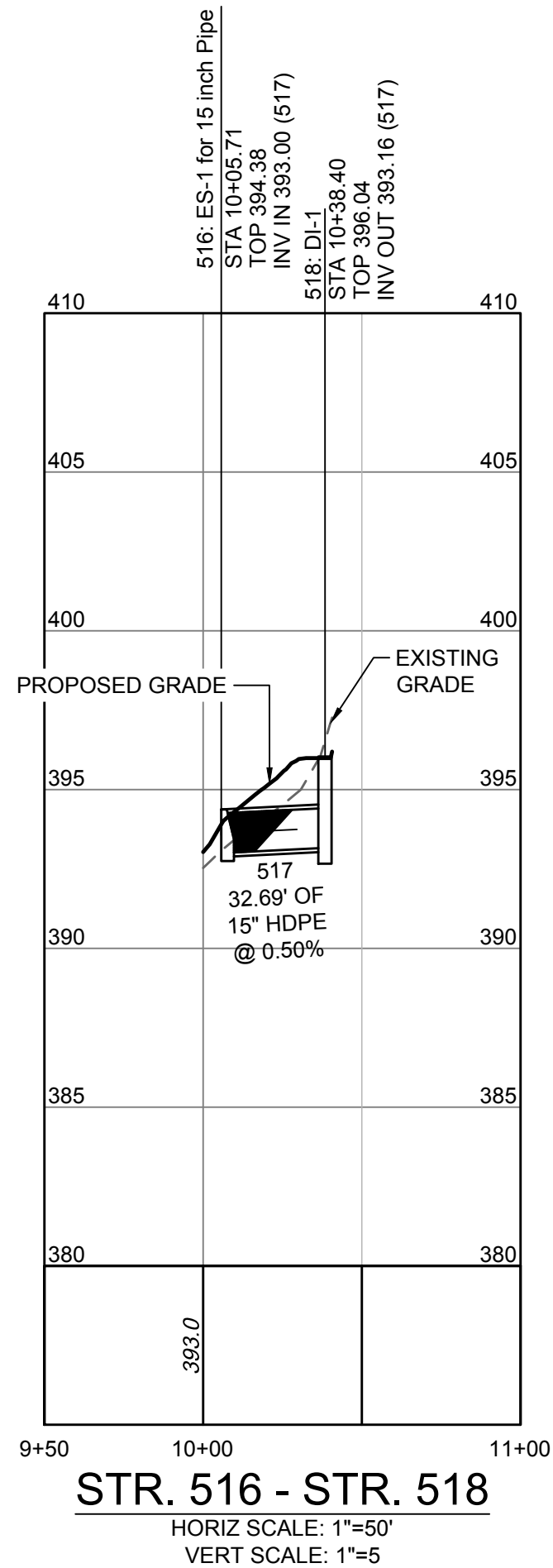
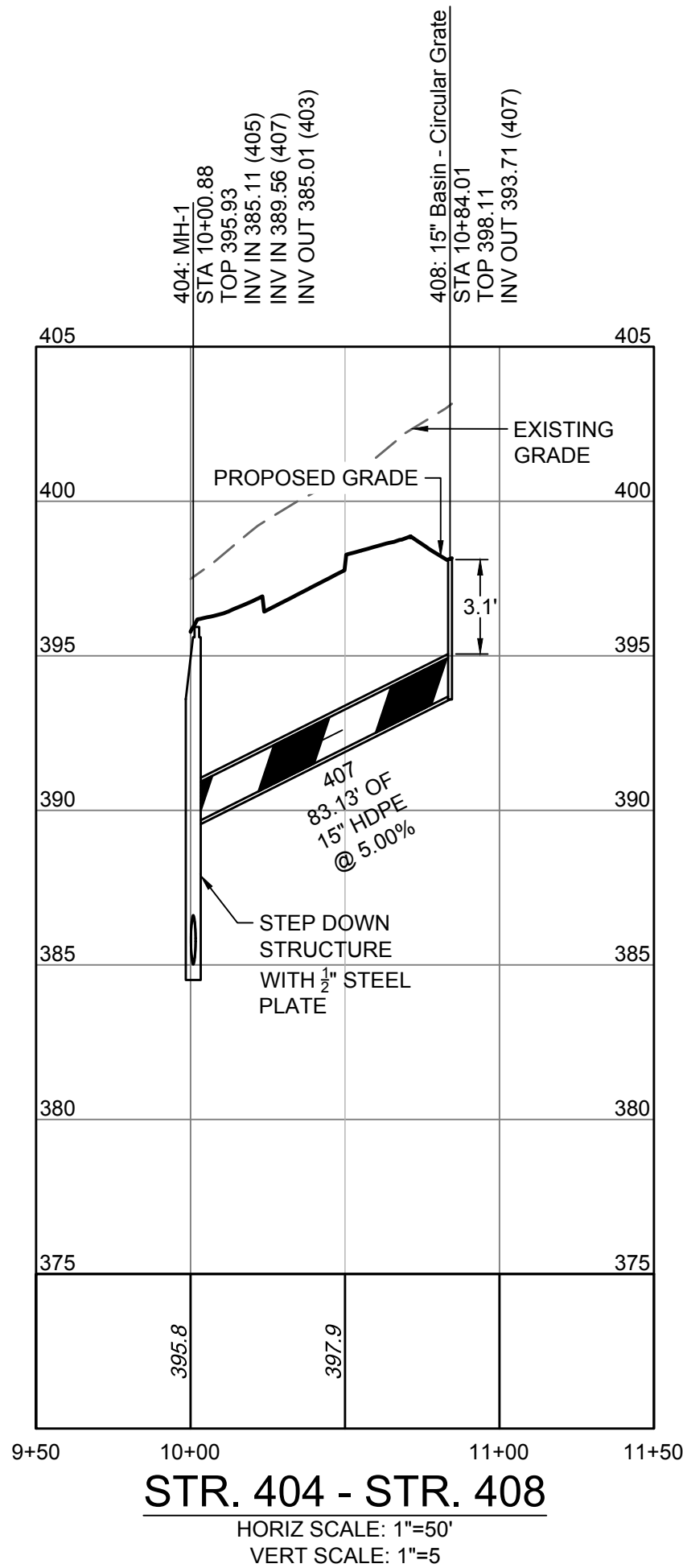
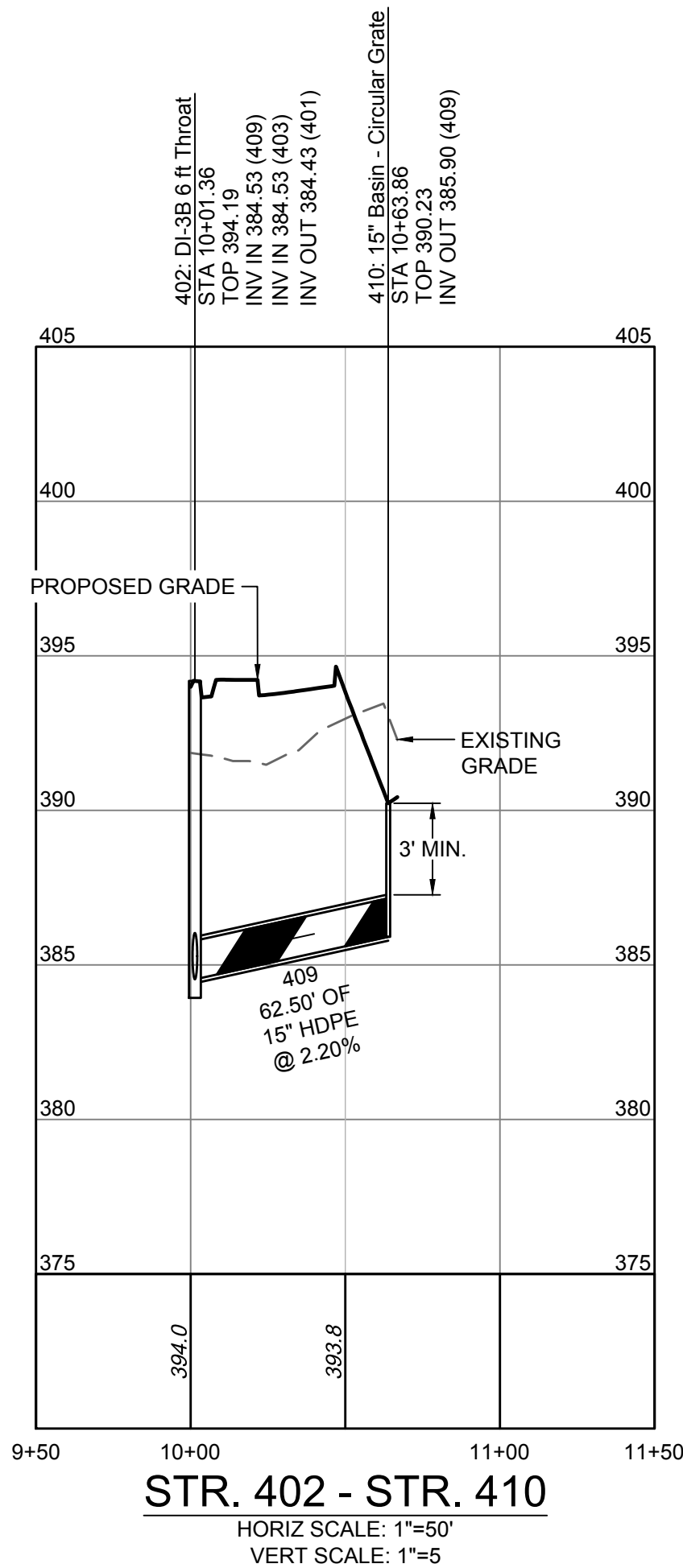
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STORMWATER PROFILES

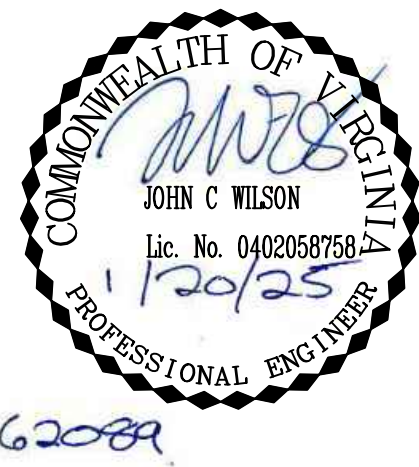
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- NOTES:
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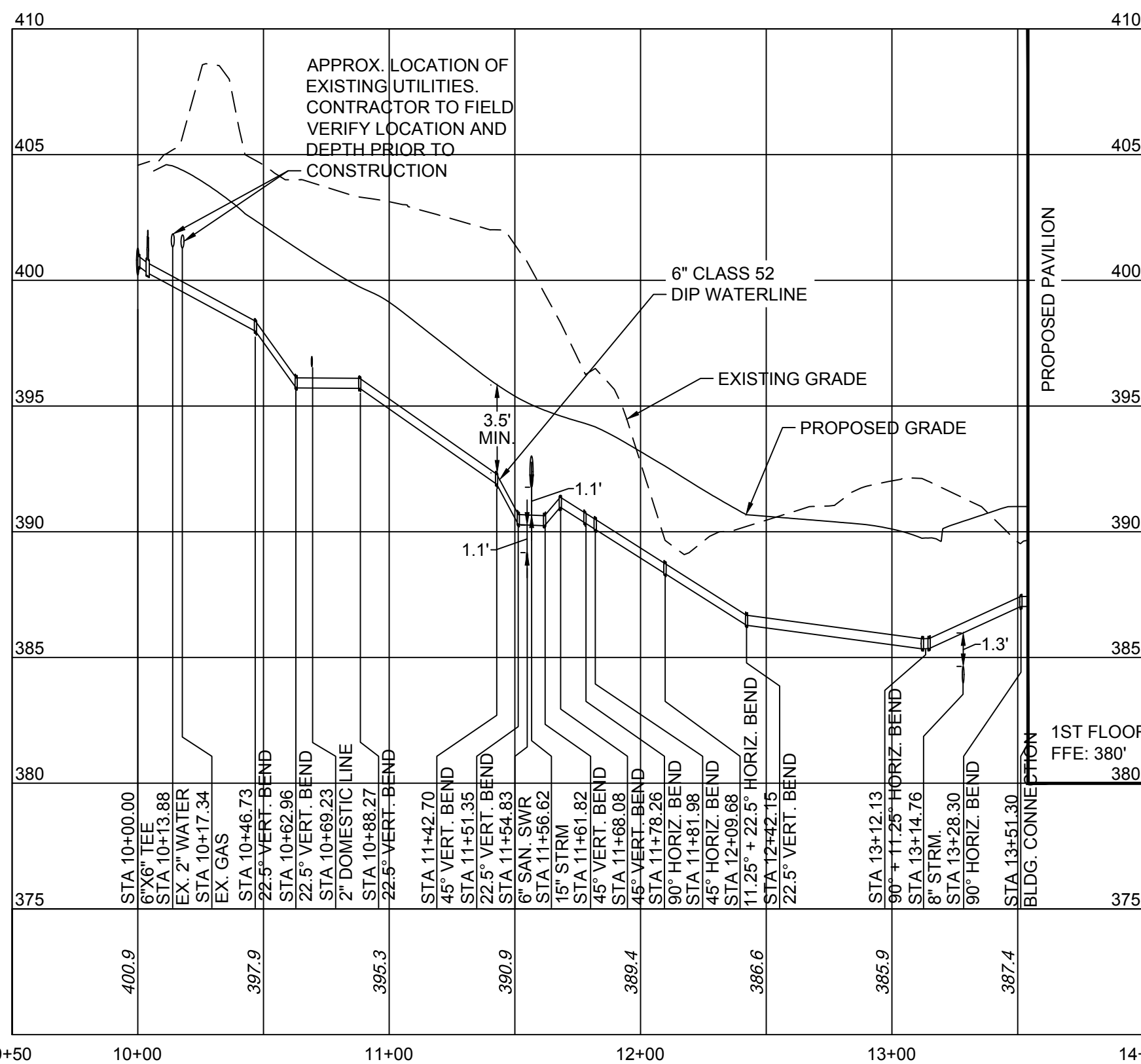
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project phase

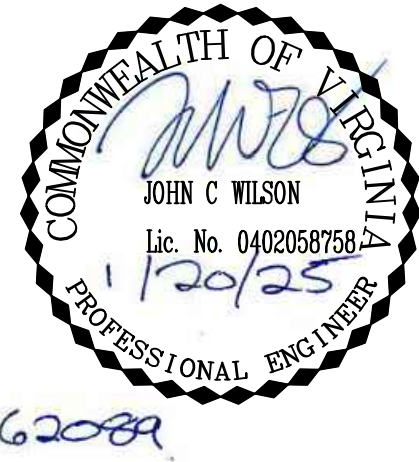
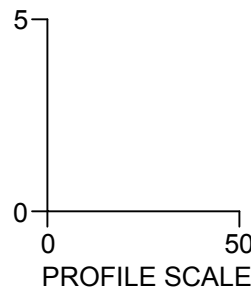
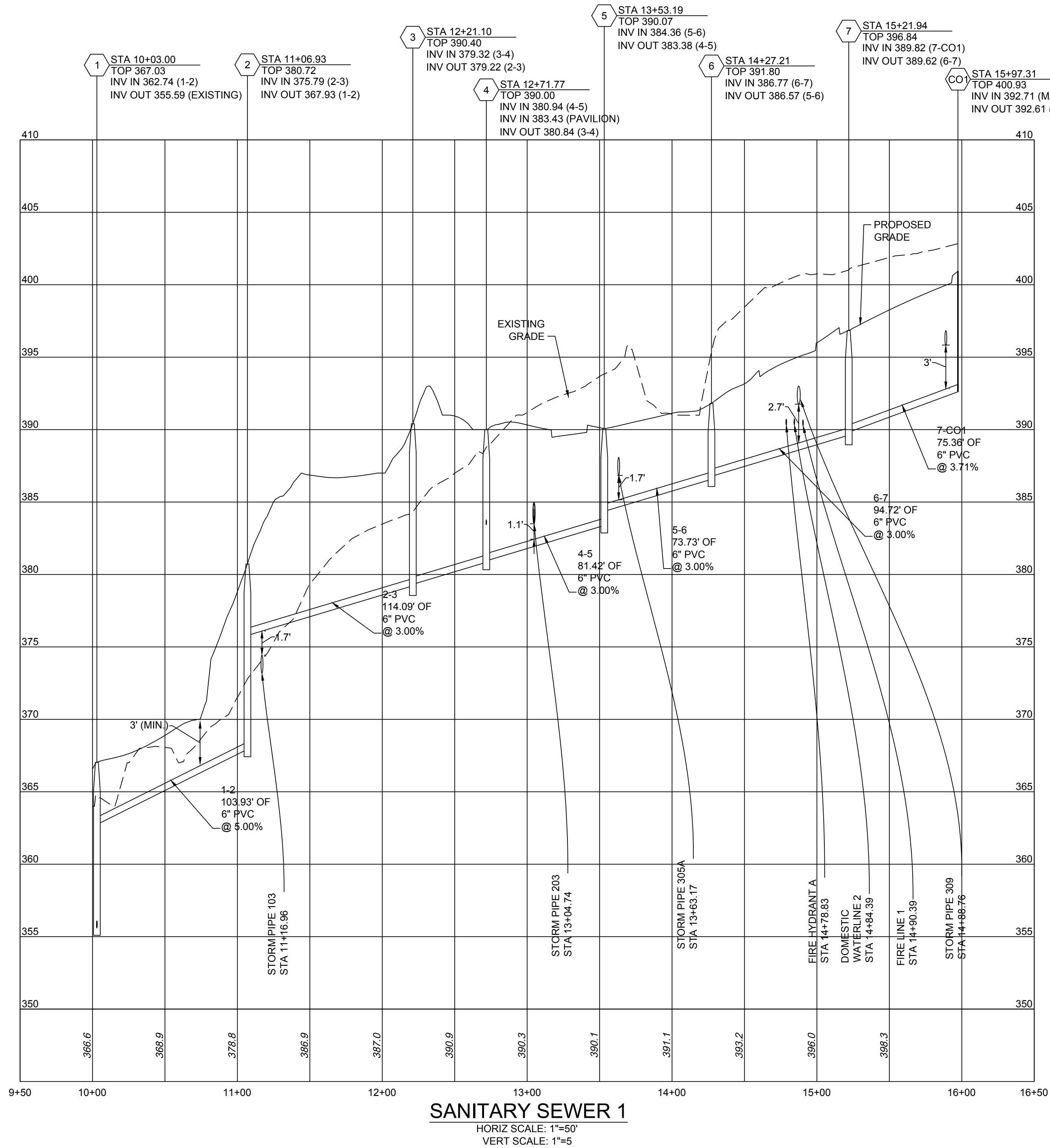
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UTILITY PROFILES
sheet title

C7.2
sheet number





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UTILITY PROFILES
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C7.3
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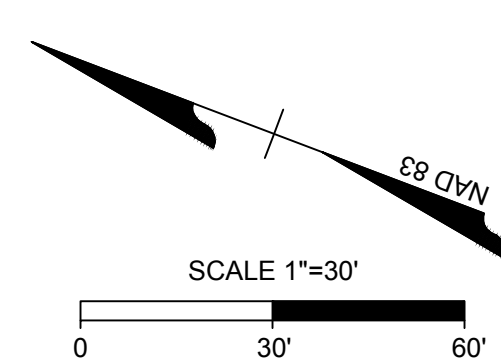
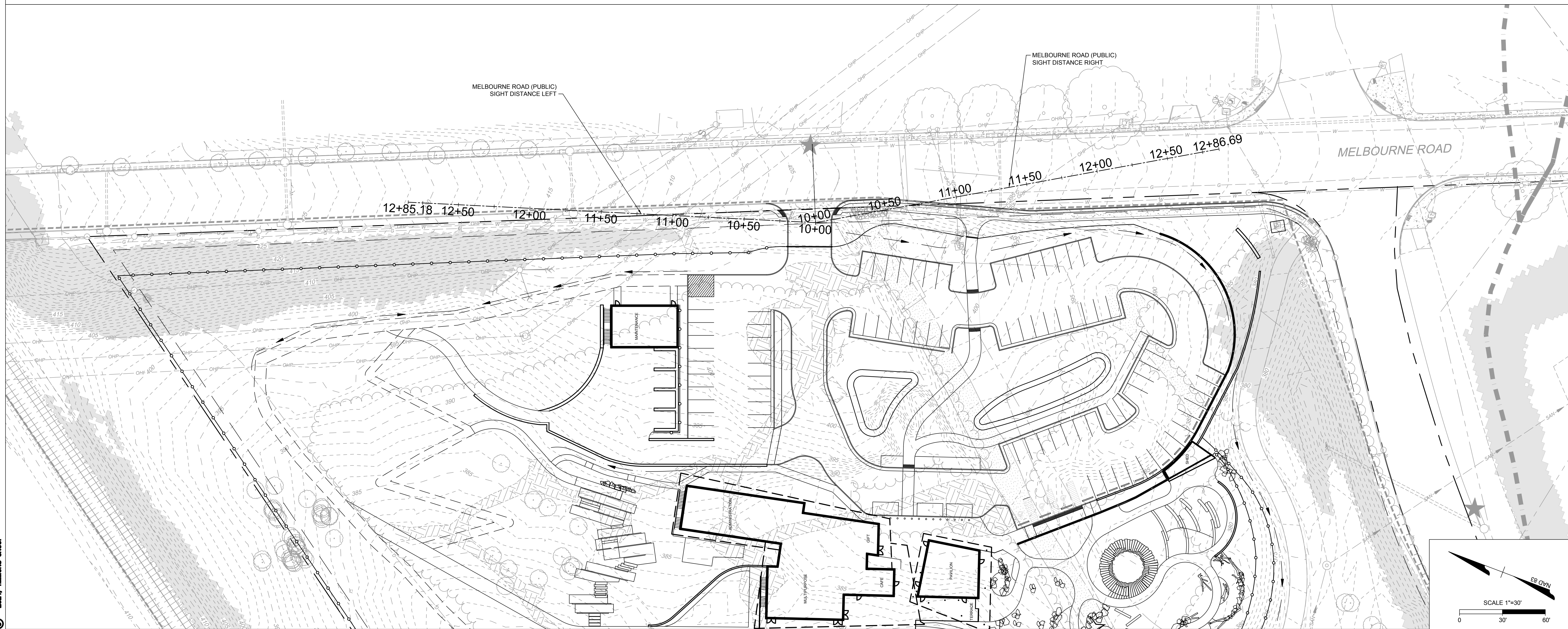
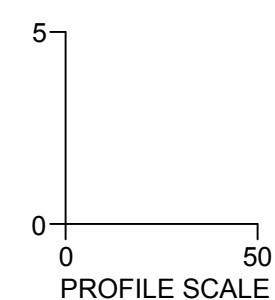
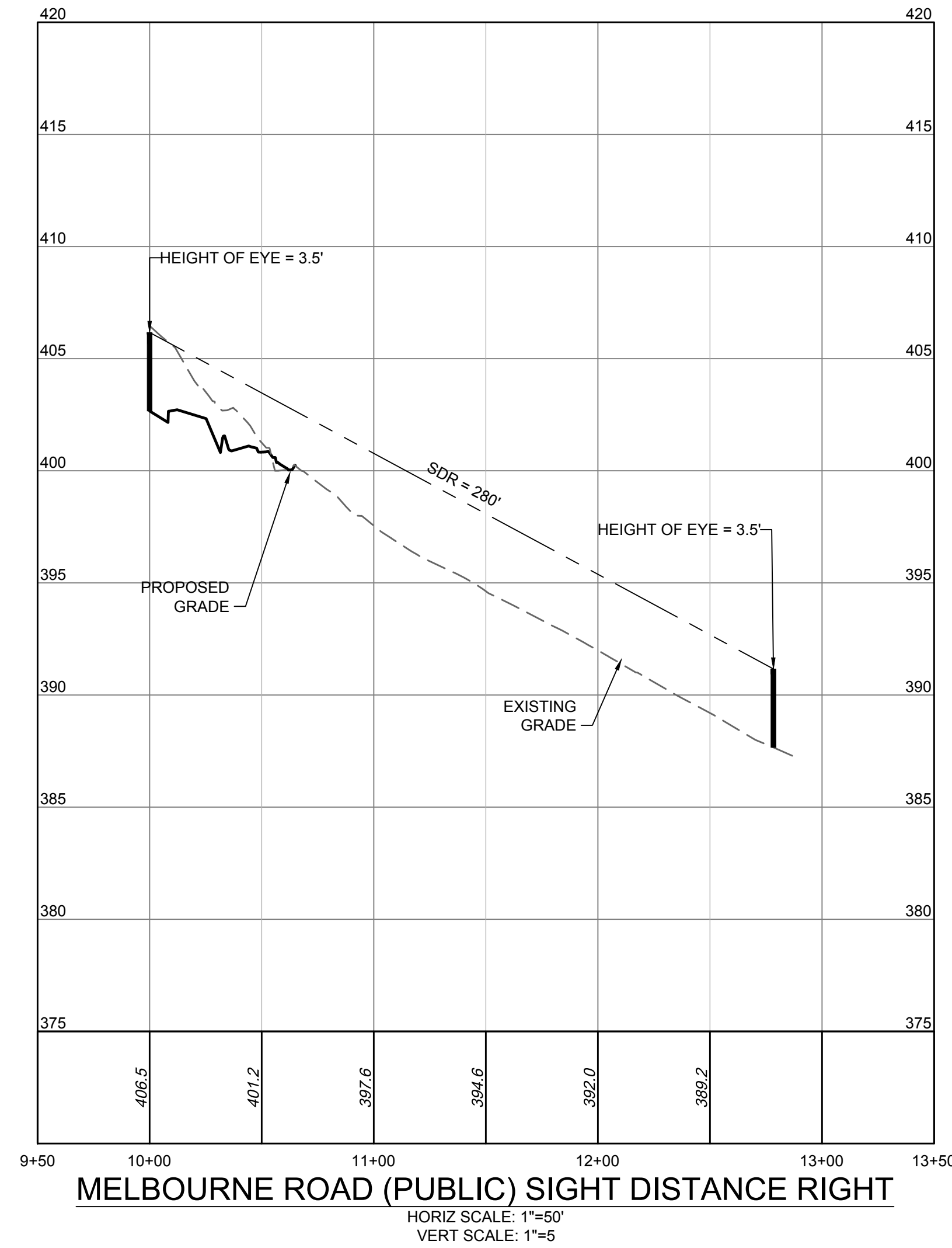
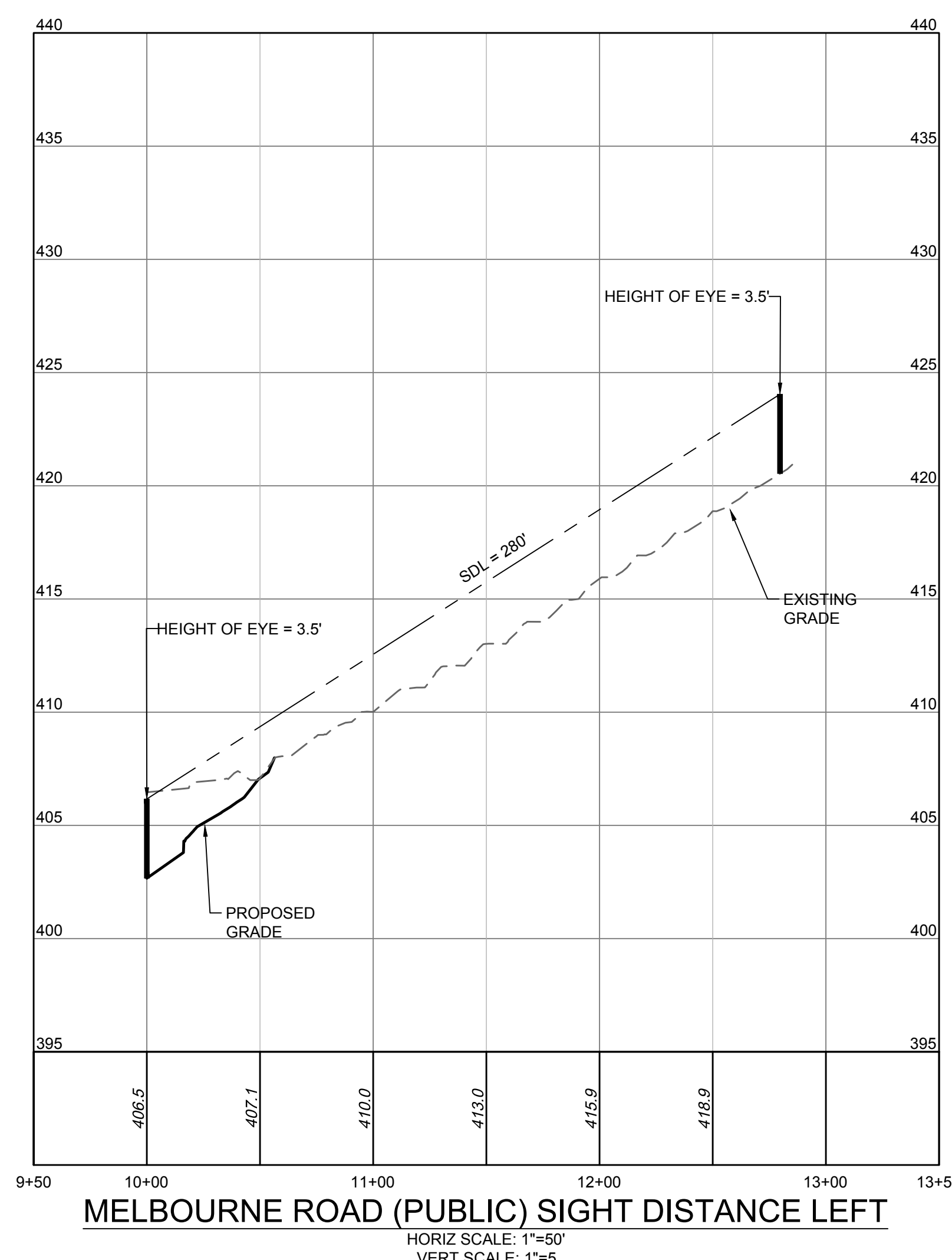
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**BOTANICAL GARDEN
OF THE PIEDMONT**
project name

BOTANICAL GARDEN OF THE PIEDMONT
client

950 MELBOURNE RD, CHARLOTTESVILLE, VA 22901
project address

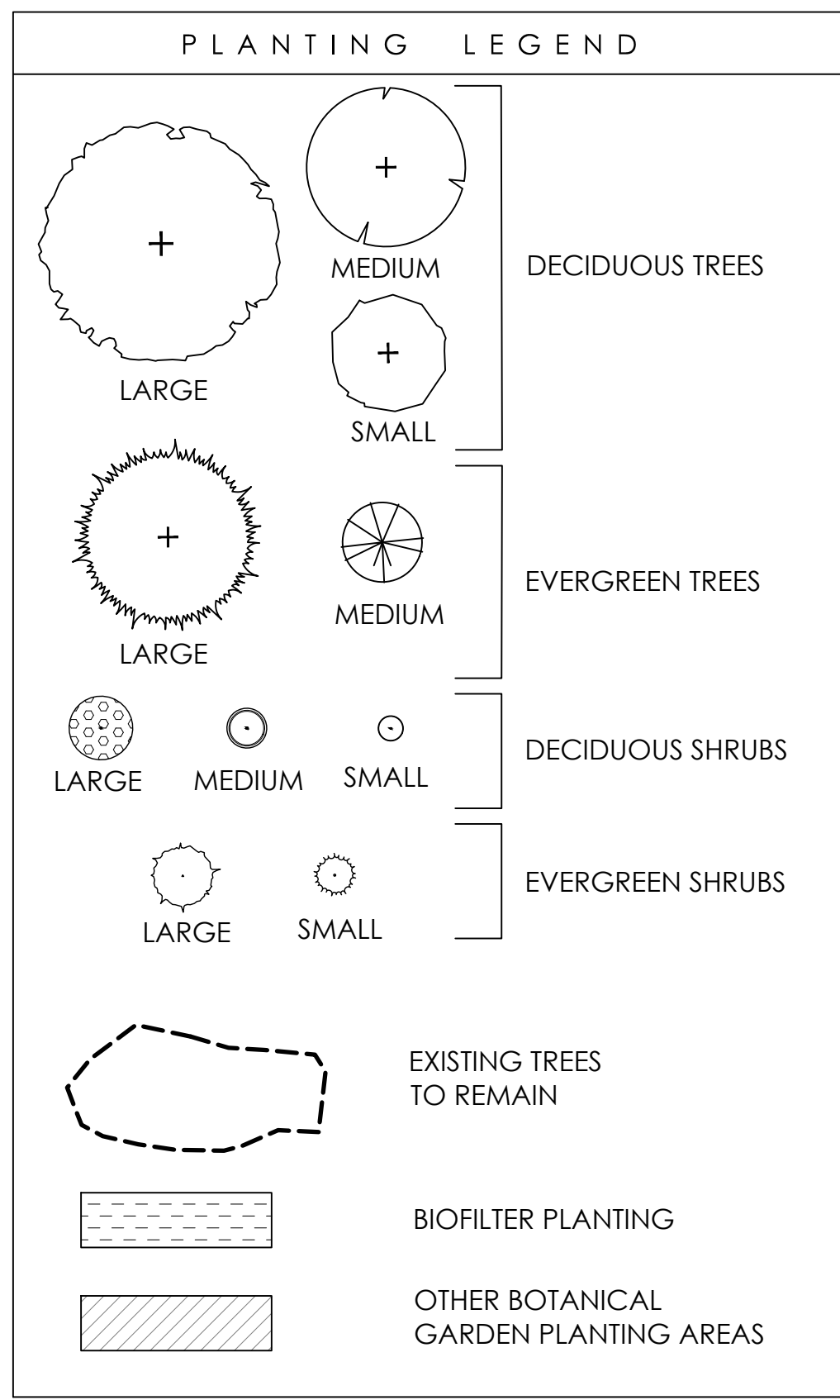
FINAL SITE PLAN
project phase

JANUARY 20, 2025
issue date

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PROFILES**
sheet title

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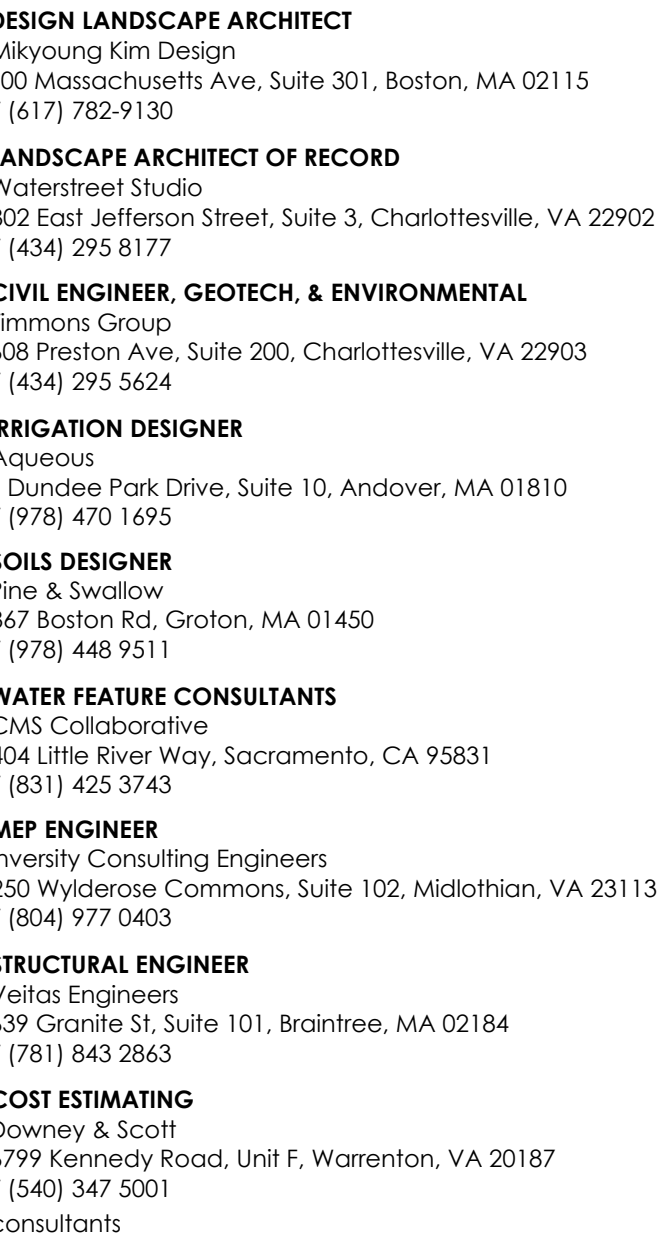
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LANDSCAPE PLAN

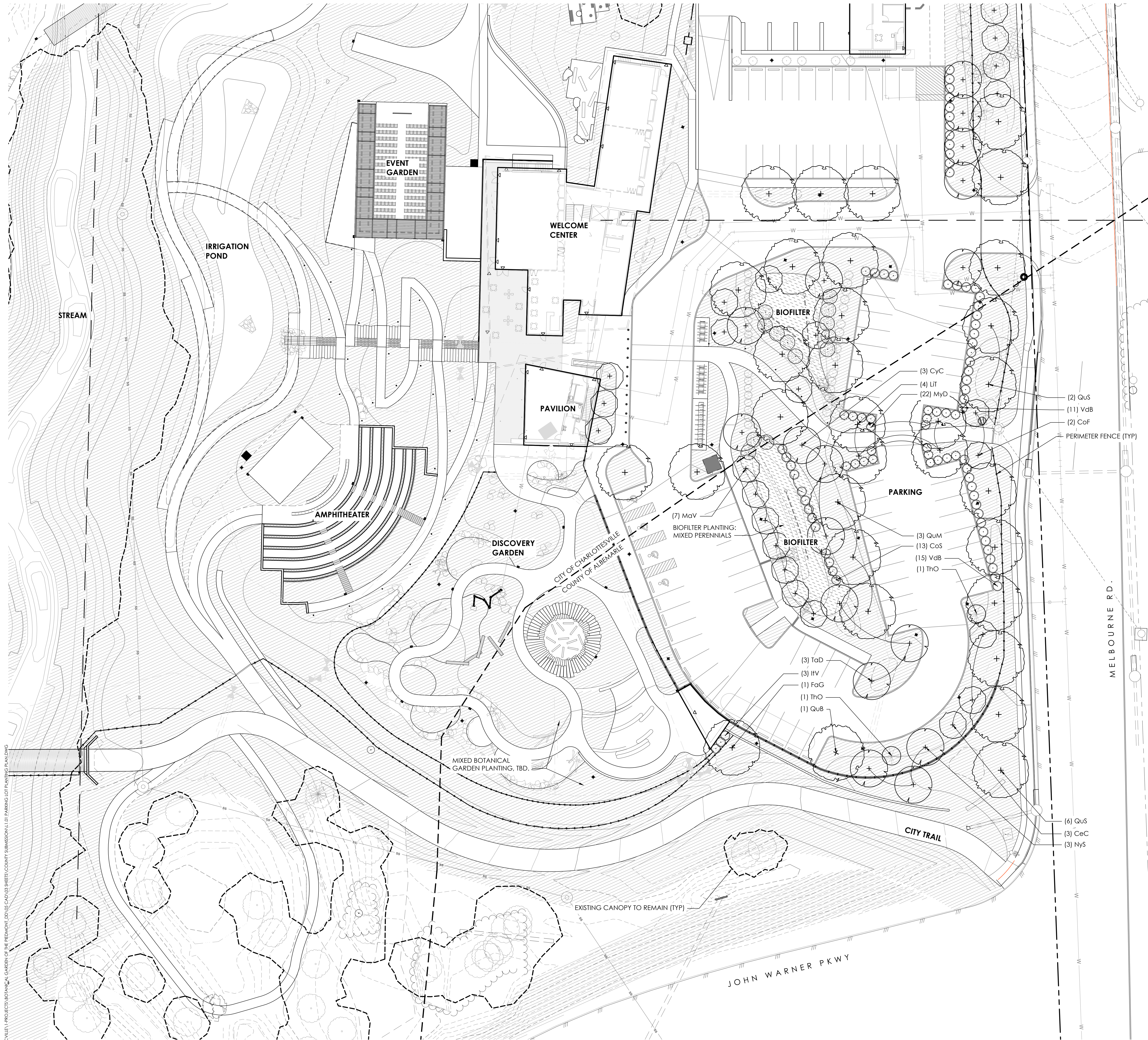
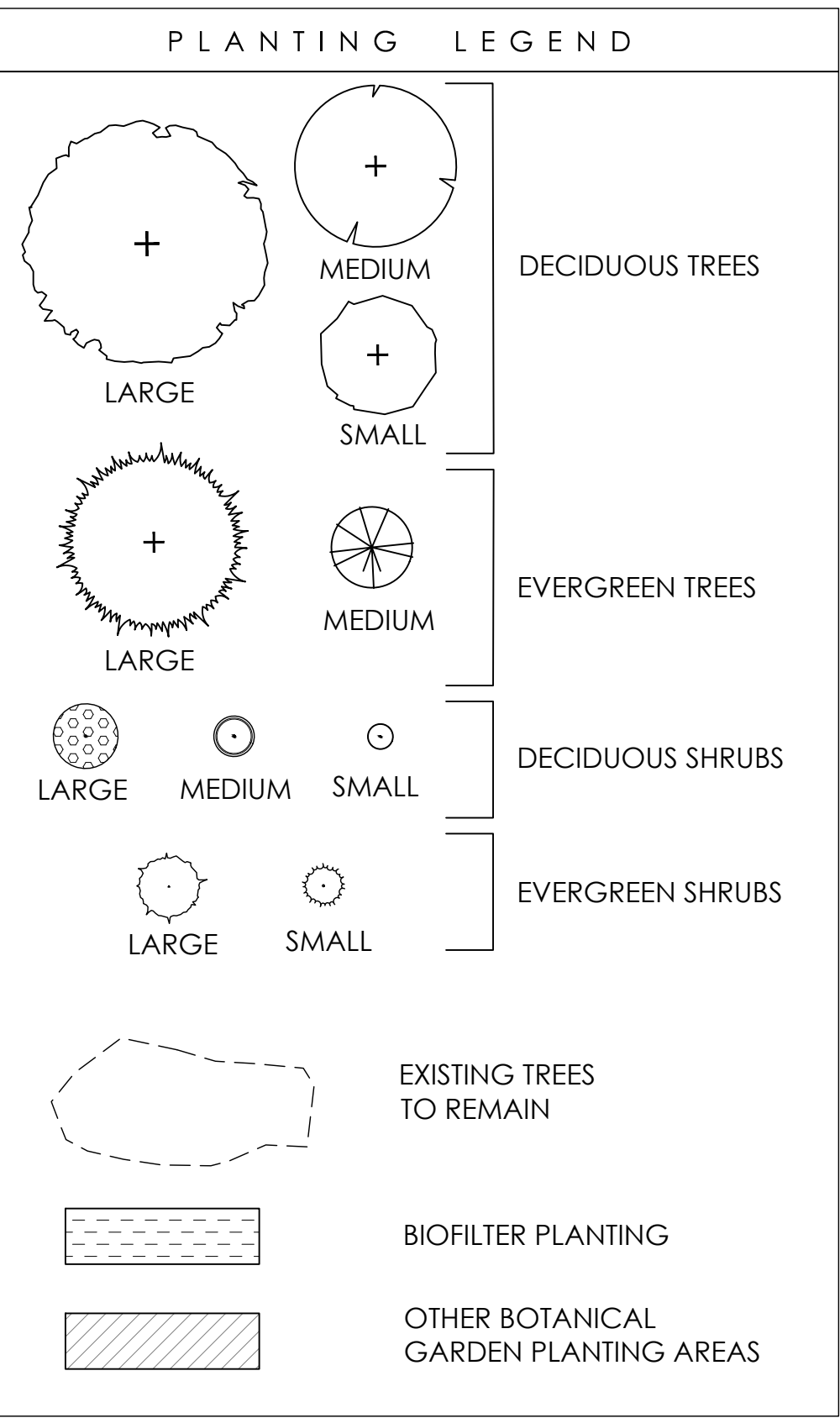
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sheet number

01 PLANTING PLAN - OVERALL
L1.00 SCALE : 1:50



L1.01
sheet number



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01 PARKING LOT PLANTING PLAN
L1.01 SCALE : 1:20

\\192.168.86.6\data\c\valley\PROJECTS\BOTANICAL GARDEN OF THE PIEDMONT\DD\US CAD\03 SHEETS\COUNTY SUBMISSION\L2.00 PLANT SCHEDULE AND CANOPY CALCULATIONS.DWG

PLANT SCHEDULE

QTY.	SYMBOL	Scientific Name	Common Name	Size	Spacing	Root	Notes	10 Year Canopy (SF)	Canopy Total (SF)
STREET TREES									
8	QuS	Quercus shumardii	Shumard Oak	3" Cal.	AS SHOWN	B&B	southeastern native; selected for climate change	372	2976
PARKING LOT - INTERIOR TREES									
4	LIT	Liriodendron tulipifera	Tulip Tree	3" Cal.	AS SHOWN	B&B		430	1720
1	QuB	Quercus bicolor	Swamp White Oak	3" Cal.	AS SHOWN	B&B		339	339
3	QuM	Quercus michauxii	Swamp Chestnut Oak	3" Cal.	AS SHOWN	B&B	southeastern native; selected for climate change	300	900
2	TaD	Taxodium distichum	Bald Cypress	3" Cal.	AS SHOWN	B&B		92	184
SCREEN PLANTING - PARKING BUFFER AND BUILDING SCREEN									
TREES									
3	CeC	Cercis canadensis	Redbud	2 1/2" Cal.	AS SHOWN	B&B		124	372
2	CoF	Cornus florida cultivar	Flowering Dogwood	2 1/2" Cal.	AS SHOWN	B&B		124	248
1	FaG	Fagus grandifolia	American Beech	3" Cal.	AS SHOWN	B&B		275	275
3	NyS	Nyssa sylvatica	Black Tupelo	2 1/2" Cal.	AS SHOWN	B&B		151	453
2	Tho	Thuja occidentalis	Arborvitae	6-8" Ht.	AS SHOWN	B&B		10	20
SHRUBS									
3	IvV	Itea virginica	Virginia Sweetspire	24" Ht.	AS SHOWN	3 Gal			
22	MyD	Myrica cerifera 'Don's Dwarf'	Dwarf Wax Myrtle	24" Ht.	AS SHOWN	3 Gal			
26	VaB	Viburnum dentatum 'Blue Muffin'	Arrowwood Viburnum	24" Ht.	AS SHOWN	5 Gal			
BIOFILTER PLANTING									
TREES									
3	CyC	Carya cordiformis	Bitternut Hickory	2 1/2" Cal	AS SHOWN	B&B		452	1356
7	MaV	Magnolia virginiana	Sweetbay Magnolia	8"-10" Ht.	AS SHOWN	B&B		79	553
1	TaD	Taxodium distichum	Bald Cypress	3" Cal	AS SHOWN	B&B		92	92
SHRUBS									
13	CoS	Cephalanthus occidentalis 'Sugar Shack'	Buttonbush	24" Ht.	AS SHOWN	5 Gal			
MIXED PERENNIALS									
1600	AmH	Ansonia hubrichtii	Threadleaf Bluestar	1 Gal	15" O.C.	Cont.			
	CaR	Carex cherokeensis	Cherokee Sedge	1 Gal	15" O.C.	Cont.			
	CaL	Carex laxiculmis	Sedge	1 Gal	15" O.C.	Cont.			
	CaW	Carex woodii	Wood's Sedge	1 Gal	15" O.C.	Cont.			
	ChG	Chelone glabra	White Turtlehead	1 Gal	15" O.C.	Cont.			
	CoC	Conoclinium coelestinum	Blue Mist Flower	1 Gal	15" O.C.	Cont.			
	EuF	Eupatorium fistulosum	Joe Pye Weed	1 Gal	15" O.C.	Cont.			
	IC	Iris cristata	Dwarf Crested Iris	1 Cal	15" O.C.	Cont.			
	IvV	Iris virginica	Southern Blue Flag Iris	1 Cal	15" O.C.	Cont.			
	JuE	Juncus effusus	Soft Rush	1 Cal	15" O.C.	Cont.			
	JuT	Juncus tenuis	Path Rush	1 Cal	15" O.C.	Cont.			
	LoS	Lobelia siphilitica	Great Blue Lobelia	1 Cal	15" O.C.	Cont.			
	MoF	Monarda fistulosa	Wild Bergamot	1 Cal	15" O.C.	Cont.			
	PaV	Panicum virgatum	Switchgrass	1 Cal	15" O.C.	Cont.			
	Pym	Pycnanthemum muticum	Short-toothed Mountainmint	1 Cal	15" O.C.	Cont.			
	SIA	Sisyrinchium angustifolia	Blue-eyed grass	1 Cal	15" O.C.	Cont.			
	VeH	Verbena hastata	Swamp Verbena	1 Cal	15" O.C.	Cont.			
	VeL	Vernonia lettermannii 'Iron Butterfly'	Ironweed	1 Gal	15" O.C.	Cont.			

LANDSCAPE CALCULATIONS

Road Frontage	
Requirement:	1 Large Shade Tree 1 1/2" - 1 3/4" cal.] per 50 Linear Feet of Road Frontage
Melbourne Road	~335 Linear Feet
Required:	7 Large Shade Trees
Provided:	8 Large Shade Trees (Quercus shumardii)
Parking Lot Perimeter	
Provided:	3 Medium Trees, 2 Evergreen Trees, 5 Small Trees, 38 shrubs
Interior Parking Lot Trees	
Requirement:	1 Large Tree/10 Parking Spaces
Parking Spaces	53
Required:	5 Large Shade Trees
Provided:	10 Large Shade Trees
Parking Lot	
Requirement:	5% of paved parking and vehicular circulation must be landscaped
Area:	27,385 SF
Required:	1,370 SF
Provided:	7,035 SF
Biofilter	
Recommendation	1 tree/250 SF, grouping of shrubs, perennials
Biofilter area	2680 SF
Recommendation	11 Trees, grouping of shrubs, perennials
Provided:	11 Trees, 13 Shrubs, 1600 perennials
Tree Canopy	
Requirement:	15% of Total Area
Total Area	85,275 SF
Required:	12,791 SF
Provided:	13,205 SF
(+) Tree Save	4169 SF
(+) Proposed Trees	9488 SF



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