

M:\225005 O'Connor Capital Partners - Stonefield Consolidation and Veterinary\225005.02 Veterinary Emergency Group Site Plan\500502C_CS-1.dwg

LAND USE SCHEDULE:			
TOTAL	21.1	AC.	100%
BUILDINGS (FOOTPRINT)	6.94	AC.	33%
ROADS/PARKING	7.95	AC.	38%
GREEN SPACE	4.42	AC.	21%
CIVIC SPACE	3.36	AC.	16%
IMPERVIOUS AREA	17.97	AC.	85%

- 1) OPEN SPACE IS SUBSTITUTED WITH GREEN SPACE AND CIVIC SPACE IN ACCORDANCE WITH THE CODE OF DEVELOPMENT.
- 2) CIVIC SPACE AND GREEN SPACE AREAS MAY OVERLAP AND ARE INDEPENDENT ENTITIES.
- 3) CIVIC SPACE AND ROADS/PARKING AREAS BOTH INCLUDE CROSSWALK AREAS.
- 4) GREEN SPACE AND ROADS/PARKING AREAS BOTH INCLUDE PARKING ISLANDS.
- 5) BECAUSE OF THE OVERLAP IN AREAS, MENTIONED ABOVE, THE TOTAL AREA IS NOT A SUM OF THE INDIVIDUAL AREAS.
- 6) CALCULATIONS INCLUDE THE APPROVED BUILDING FOOTPRINT AS SHOWN ON SDP 2025-00074 FOR C2-1 THAT HAS NOT BEEN CONSTRUCTED AT THIS TIME.

BLOCKS A-D1 PARKING REQUIREMENTS:

EXISTING SHOPPING CENTER: 1,063 SPACES ((236,248 GLA/1,000=236.25), 236.25*4.5=1,063)

EXISTING HOTEL

 -GUEST ROOMS: 137 SPACES (1 SPACES/HOTEL ROOM)

 -CONFERENCE ROOMS: 24 SPACES (1,790 SF/75 = 24)

 -CAFE: 11 SPACES ((782 SF/1,000)x13 = 11)

COMMONWEALTH OF VIRGINIA
JOHN DAVID DERUBEIS JR.
Lic. No. 042267
3-17-26
PROFESSIONAL ENGINEER

NOTES:

1. THESE PLANS AMEND THE PREVIOUSLY APPROVED SITE PLANS SDP2025-00074.
2. THE PURPOSE OF THESE PLANS IS TO CONSTRUCT A VETERINARY EMERGENCY HOSPITAL LOCATED IN BLOCK C OF THE SHOPS AT STONEFIELD.
3. TOPOGRAPHY, SITE FEATURES, AND UTILITIES ARE FROM EXISTING PLANS AND PHYSICAL SURVEY.
4. NO ADDITIONAL PARKING IS REQUIRED FOR THIS SITE.
5. THE PROPOSED USE IS PERMITTED IN BLOCK C PER THE CURRENT CODE OF DEVELOPMENT.

[illegible]

DESIGNED BY: JDB	PROJECT: STONEFIELD TOWN CENTER			SET REV. NO.
DRAWN BY: KTM	MINOR AMENDMENT			1
DIHR BY: HFV	VETERINARY EMERGENCY GROUP SITE PLAN BUILDING C1-1 ALBEMARLE COUNTY, VIRGINIA			DRAWING NUMBER C-2
WVA NUMBER: 225005.02	FILE NAME: 500502C_ND-1.dwg	DISCIPLINE: CIVIL	SCALE: H: N/A V:	DATE: 10/10/21

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ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	CY	CUBIC YARDS	GV	GATE VALVE	NBL	NORTH BOUND LANE	RT	RIGHT	TW	TOP OF WALL
AHD	AHEAD	DI	DROP INLET	HB	HORIZONTAL BEND	NC	NORMALLY CLOSED	R/W	RIGHT OF WAY	TYP	TYPICAL
ARV	AIR RELEASE VALVE	DIA	DIAMETER	HC	HANDICAP	NF	NAIL FOUND	SAN	SANITARY SEWER	UG	UNDERGROUND
BC	BACK OF CURB	DIP	DUCTILE IRON PIPE	HDPE	HIGH DENSITY POLYETHELENE	NO	NORMALLY OPEN	SBL	SOUTH BOUND LANE	UGT	UNDERGROUND TELEPHONE
BF	BLIND FLANGE	EC	EDGE OF CONCRETE	HK	HOOK	NS	NAIL SET	SD	STORM DRAIN	UGU	UNDERGROUND UTILITY
BFF	BASEMENT FINISHED FLOOR	EF	EACH FACE	HWL	HIGH WATER LEVEL	NIC	NOT IN CONTRACT	SDMH	STORM DRAIN MANHOLE	UON	UNLESS OTHERWISE NOTED
BM	BENCH MARK	EL	ELEVATION	ID	INNER DIAMETER	NTS	NOT TO SCALE	SH	SODIUM HYPOCHLORITE	VB	VERTICAL BEND
BK	BACK	ELEC	ELECTRIC	INV	INVERT	OC	ON CENTER	SL	SLUDGE	VHD	VEHICLES PER DAY
BOV	BLOW OFF VALVE	EOG	EDGE OF GRAVEL	IPF	IRON PIPE FOUND	PE	POLYETHYLENE	SPD	SLUDGE PUMP DISCHARGE	W	WATER
BW	BOTTOM OF WALL	EOP	EDGE OF PAVEMENT	IRF	IRON PIN FOUND	PF	PLANT FLOW	SQ	SQUARE	WAS	WASTE ACTIVATED SLUDGE
CATV	CABLE TELEVISION	EOTL	EDGE OF TRAVEL LANE	IRS	IRON PIN SET	PGL	PROFILE GRADE LINE	S.S.	STAINLESS STEEL	WL	WATER LINE
CG	CURB & GUTTER	EQPT	EQUIPMENT	JB	JUNCTION BOX	PP	POWER POLE	SSMH	SANITARY SEWER MANHOLE	WM	WATER METER
CIP	CAST IRON PIPE	EW	EACH WAY	LAT	LATERAL	PROP	PROPOSED	STA	STATION	WSE	WATER SURFACE ELEVATION
CL	CENTER LINE	EX OR EXIST	EXISTING	LF	LINEAR FEET	PRV	PRESSURE RELIEF VALVE	STD	STANDARD	WT	WATERTIGHT
CMP	CORRUGATED METAL PIPE	FF	FINISHED FLOOR	LP	LAMP POST	PS	PLANTED STONE FOUND	STL	STEEL	WWF	WOVEN WIRE FABRIC
CO	CLEAN OUT	FH	FIRE HYDRANT	LT	LEFT	PVC	POLYVINYL CHLORIDE	SW	SIDEWALK	WWTP	WASTEWATER TREATMENT PLANT
CONC	CONCRETE	FM	FORCE MAIN	LWL	LOW WATER LEVEL	PVMT	PAVEMENT	TBA	TO BE ABANDONED	XING	CROSSING
COR	BOUNDARY LINE CORNER	FL	FLOURIDE	MF	MONUMENT FOUND	RAS	RETURN ACTIVATED SLUDGE	TBR	TO BE REMOVED	YDS	YARDS
CPP	CORRUGATED PLASTIC PIPE	FOC	FACE OF CURB	MH	MANHOLE	RCP	REINFORCED CONCRETE PIPE	TC	TOP OF CURB	YH	YARD HYDRANT
CS	CAUSTIC SODA	GALV	GALVANIZED	MJ	MECHANICAL JOINT	REQ'D	REQUIRED	TSV	TAPPING SLEEVE AND VALVE		

EX SYMBOL LEGEND

	AIR RELEASE VALVE
	BENCHMARK/FFE
	BLOW OFF VALVE
	BOLLARD
	BORE HOLE
	BUILDING COLUMN
	BUSH
	CABLE BOX
	CEMETERY
	CONIFEROUS TREE
	DECIDUOUS TREE
	DRAINAGE INLET GRATE
	DRILL HOLE
	ELECTRIC METER BOX
	ELECTRIC PANEL BOX
	ELECTRIC PEDESTAL
	ELECTRIC MAN HOLE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FLAG POLE
	GAS MAN HOLE
	GAS METER
	GAS VALVE
	GENERATOR
	GROUND LIGHT
	GUY POLE
	HANDICAPPED PARKING
	HEAT PUMP
	IRON PIN
	LIGHT POLE
	MAILBOX
	MONITORING WELL
	MONUMENT FOUND
	MONUMENT SET

NEW

	AIR RELEASE VALVE
	BENCHMARK/FFE
	BLOW OFF VALVE
	BOLLARD
	BORE HOLE
	BUILDING COLUMN
	BUSH
	CABLE BOX
	CEMETERY
	CONIFEROUS TREE
	DECIDUOUS TREE
	DRAINAGE INLET GRATE
	DRILL HOLE
	ELECTRIC METER BOX
	ELECTRIC PANEL BOX
	ELECTRIC PEDESTAL
	ELECTRIC MAN HOLE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FLAG POLE
	GAS MAN HOLE
	GAS METER
	GAS VALVE
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	GROUND LIGHT
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	HANDICAPPED PARKING
	HEAT PUMP
	IRON PIN
	LIGHT POLE
	MAILBOX
	MONITORING WELL
	MONUMENT FOUND
	MONUMENT SET

EX SYMBOL LEGEND

	PANEL POINT
	POWER METER
	POWER POLE
	ROAD SIGN
	SANITARY CLEAN OUT
	SANITARY SEWER MAN HOLE
	SANITARY SEWER VALVE
	SIGN
	SPRINKLER HEAD
	STORM DRAIN MAN HOLE
	TRAFFIC LIGHT POLE
	TELEPHONE MAN HOLE
	TELEPHONE PEDESTAL
	TELEPHONE POLE
	TELEPHONE JUNCTION BOX
	TEST PIT
	TRAFFIC CONTROL BOX
	TRAFFIC JUNCTION BOX
	TRAVERSE
	UTILITY MARKER POST
	UTILITY POLE
	VENT PIPE
	WATER MAN HOLE
	WATER METER
	WATER SURFACE ELEVATION
	WATER VALVE
	WELL
	YARD GRATE

NEW

	PANEL POINT
	POWER METER
	POWER POLE
	ROAD SIGN
	SANITARY CLEAN OUT
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	UTILITY MARKER POST
	UTILITY POLE
	VENT PIPE
	WATER MAN HOLE
	WATER METER
	WATER SURFACE ELEVATION
	WATER VALVE
	WELL
	YARD GRATE

EXISTING

	BUILDING OVERHEAD
	ADJACENT PROPERTY LINE
	ADJACENT RIGHT-OF-WAY
	BOTTOM OF BANK
	BOUNDARY PROPERTY LINE
	BOUNDARY RIGHT-OF-WAY
	BUILDING SETBACK
	BUSH LINE
	CATV OVERHEAD
	CATV UNDERGROUND
	FIBER OPTIC UNDERGROUND
	TELEPHONE OVERHEAD
	TELEPHONE UNDERGROUND
	DITCH CENTER LINE
	EASEMENT - CONSTRUCTION AND GRADING
	EASEMENT - SLOPE
	EASEMENT - SANITARY SEWER
	EASEMENT - STORM
	EASEMENT - STORMWATER MANAGEMENT
	EASEMENT - UTILITIES
	EASEMENT - WATER
	EFFLUENT OUTFALL
	ELECTRIC OVERHEAD
	ELECTRIC UNDERGROUND
	FENCE BARBED WIRE
	FENCE CHAIN LINK
	FENCE ELECTRIC
	FENCE WOOD
	FENCE WOVEN WIRE
	FLOOD PLAIN
	GAS UNDERGROUND
	GRAVEL
	GUARD RAIL
	MIXED LIQUOR
	PAVEMENT ASPHALT
	PLANT FLOW
	PRIMARY CLARIFIER EFFLUENT

LINETYPE LEGEND

	BUILDING OVERHEAD
	ADJACENT PROPERTY LINE
	ADJACENT RIGHT-OF-WAY
	BOTTOM OF BANK
	BOUNDARY PROPERTY LINE
	BOUNDARY RIGHT-OF-WAY
	BUILDING SETBACK
	BUSH LINE
	CATV OVERHEAD
	CATV UNDERGROUND
	FIBER OPTIC UNDERGROUND
	TELEPHONE OVERHEAD
	TELEPHONE UNDERGROUND
	DITCH CENTER LINE
	EASEMENT - CONSTRUCTION AND GRADING
	EASEMENT - SLOPE
	EASEMENT - SANITARY SEWER
	EASEMENT - STORM
	EASEMENT - STORMWATER MANAGEMENT
	EASEMENT - UTILITIES
	EASEMENT - WATER
	EFFLUENT OUTFALL
	ELECTRIC OVERHEAD
	ELECTRIC UNDERGROUND
	FENCE BARBED WIRE
	FENCE CHAIN LINK
	FENCE ELECTRIC
	FENCE WOOD
	FENCE WOVEN WIRE
	FLOOD PLAIN
	GAS UNDERGROUND
	GRAVEL
	GUARD RAIL
	MIXED LIQUOR
	PAVEMENT ASPHALT
	PLANT FLOW
	PRIMARY CLARIFIER EFFLUENT

NEW

	BUILDING OVERHEAD
	ADJACENT PROPERTY LINE
	ADJACENT RIGHT-OF-WAY
	BOTTOM OF BANK
	BOUNDARY PROPERTY LINE
	BOUNDARY RIGHT-OF-WAY
	BUILDING SETBACK
	BUSH LINE
	CATV OVERHEAD
	CATV UNDERGROUND
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	FENCE WOOD
	FENCE WOVEN WIRE
	FLOOD PLAIN
	GAS UNDERGROUND
	GRAVEL
	GUARD RAIL
	MIXED LIQUOR
	PAVEMENT ASPHALT
	PLANT FLOW
	PRIMARY CLARIFIER EFFLUENT

EXISTING

	RAILROAD CENTERLINE
	RAW SEWAGE FORCE MAIN
	RETURN ACTIVATED SLUDGE
	ROAD CENTERLINE
	SANITARY FORCEMAIN
	SANITARY SEWER
	SANITARY SEWER DRAIN
	SECONDARY CLARIFIER EFFLUENT
	SLUDGE
	SLUDGE FILTRATE FORCE MAIN
	STORM SEWER
	STREAM CENTERLINE
	THICKENED WASTE ACTIVATED SLUDGE
	TOP OF BANK
	TOPO MAJOR CONTOUR
	TOPO MINOR CONTOUR
	TREE LINE
	TREE TRUNK LINE
	UTILITY OVERHEAD
	UTILITY UNDERGROUND
	WASTE ACTIVATED SLUDGE
	WATER LEVEL ELEVATION - MEAN HIGH WATER
	WATER LEVEL ELEVATION - MEAN LOW WATER
	WATER LINE
	WATER LINE - BACKWASH
	WATER LINE - COLD
	WATER LINE - DRAIN
	WATER LINE - FILTER BACKWASH WASTE
	WATER LINE - FILTER EFFLUENT
	WATER LINE - FILTERED
	WATER LINE - HOT
	WATER LINE - MILL SUPPLY
	WATER LINE - NON-POTABLE
	WATER LINE - PRIVATE
	WATER LINE - RAW
	WATER LINE - REVISED
	WETLAND LIMITS

LINETYPE LEGEND

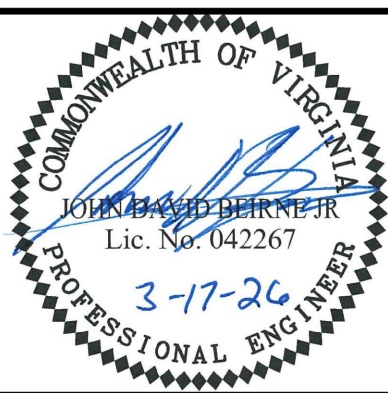
	RAILROAD CENTERLINE
	RAW SEWAGE FORCE MAIN
	RETURN ACTIVATED SLUDGE
	ROAD CENTERLINE
	SANITARY FORCEMAIN
	SANITARY SEWER
	SANITARY SEWER DRAIN
	SECONDARY CLARIFIER EFFLUENT
	SLUDGE
	SLUDGE FILTRATE FORCE MAIN
	STORM SEWER
	STREAM CENTERLINE
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	TOP OF BANK
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	WETLAND LIMITS

NEW

	RAILROAD CENTERLINE
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	RETURN ACTIVATED SLUDGE
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	SECONDARY CLARIFIER EFFLUENT
	SLUDGE
	SLUDGE FILTRATE FORCE MAIN
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	TOP OF BANK
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	TREE LINE
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	UTILITY OVERHEAD
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	WETLAND LIMITS

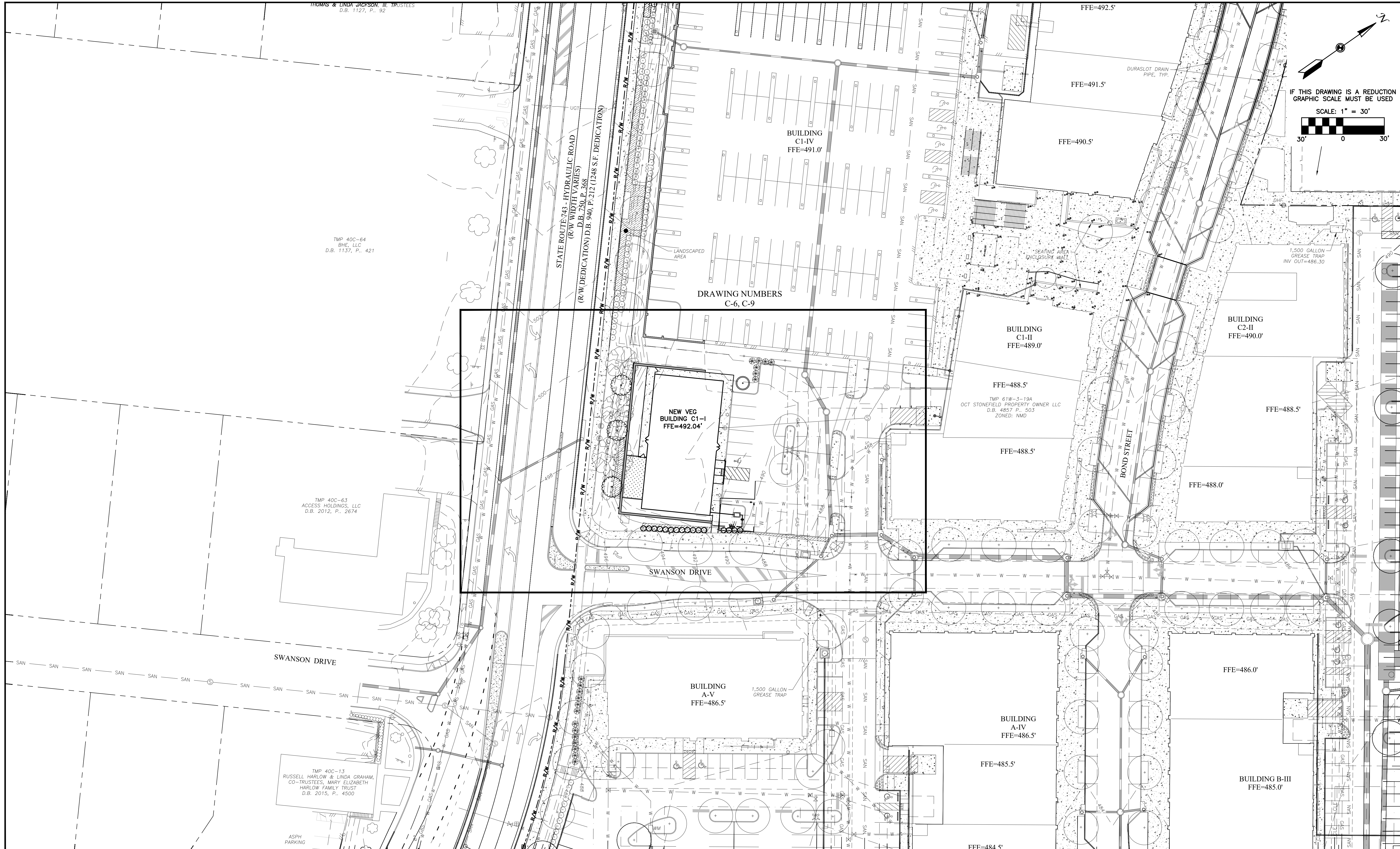
NOTES:

1. THE SIZE OF LEGEND SYMBOLS MAY VARY FROM THOSE AS SHOWN ON PLANS.
2. SOME SYMBOLS, ABBREVIATIONS AND LINETYPES MAY NOT BE REPRESENTED ON PLANS.

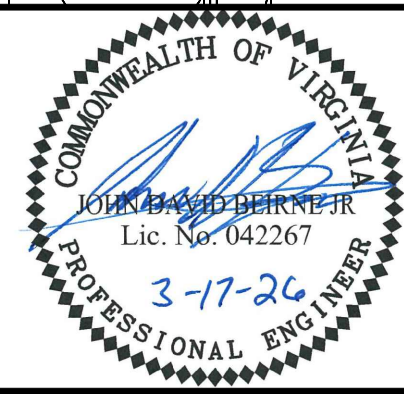


DESIGNED BY: JDB	PROJECT: STONEFIELD TOWN CENTER MINOR AMENDMENT			SET REV. NO. 1
DRAWN BY: KTM	VETERINARY EMERGENCY GROUP SITE PLAN BUILDING C1-1 ALBEMARLE COUNTY, VIRGINIA			DRAWING NUMBER: C-4
DIHR BY: HFH	TITLE: ABBREVIATION AND LEGENDS			
WVA NUMBER: 225005.02	FILE NAME: 500502C_ND-2.dwg	DISCIPLINE: CIVL	SCALE: H: N/A V:	DATE: 10/10/25

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NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE



DESIGNED BY: JDB	PROJECT: STONEFIELD TOWN CENTER MINOR AMENDMENT VETERINARY EMERGENCY GROUP SITE PLAN BUILDING C1-I ALBEMARLE COUNTY, VIRGINIA	SET REV. NO. 1
DRAWN BY: KTM	TITLE: OVERALL LAYOUT	DRAWING NUMBER: C-5
DIHR BY: HFW	DISCIPLINE: CIVIL	DATE: 10/10/25
WWA NUMBER: 225005.02	FILE NAME: 500502C_OV-1.dwg	SCALE: H: 1"=30' V: N/A

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TREE PROTECTION

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING CONSTRUCTION.
2. LIMITS OF CLEARING AND GRADING SHALL BE NO CLOSER THAN THE OUTSIDE DRIP-LINE, BUT NOT LESS THAN 5 FEET FROM THE TRUNK OF THE TREES TO BE PRESERVED.
3. ALL TREES TO BE PRESERVED AND PROTECTED SHALL BE MARKED WITH PAINT OR RIBBON AT A HEIGHT CLEARLY VISIBLE TO EQUIPMENT OPERATORS. NO LAND DISTURBING ACTIVITY SHALL BEGIN UNTIL TREE MARKING HAS BEEN INSTALLED BY THE CONTRACTOR AND INSPECTED AND APPROVED BY THE COUNTY ENGINEERING DEPARTMENT.
4. HEAVY EQUIPMENT, VEHICULAR TRAFFIC, AND THE STORAGE OF CONSTRUCTION MATERIALS AND SOIL SHALL NOT BE PERMITTED WITHIN THE OUTSIDE DRIP LINE OF TREES TO BE PRESERVED AND PROTECTED.
5. ALL TEMPORARY EROSION CONTROL MEASURES AND/OR PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE COORDINATED SO TO NOT ADVERSELY AFFECT TREES TO BE PRESERVED AND PROTECTED.
6. FIRES SHALL NOT BE PERMITTED WITHIN 100 FEET OF THE OUTSIDE DRIP LINE OF TREES TO BE PRESERVED AND PROTECTED.
7. TOXIC MATERIALS SHALL NOT BE STORED WITHIN 100 FEET OF THE OUTSIDE DRIP LINE OF TREES TO BE PRESERVED AND PROTECTED. TREE PROTECTION FENCING SHALL BE INSTALLED ACCORDING TO THE DETAILS HEREIN AND THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.
8. WHEN TRENCHING FOR ANY KIND OF UNDERGROUND WATER, SEWER, ELECTRICAL, CABLE, TELEPHONE OR OTHER UTILITY SERVICE IS NECESSARY WITHIN THE LIMITS OF TREE PROTECTION OR BEYOND THE LIMITS OF CLEARING, THE SEPARATION FROM THE TRUNKS OF TREES SHALL BE MAXIMIZED TO THE FURTHEST EXTENT POSSIBLE. TUNNELING SHALL BE REQUIRED WHEN DEEMED BY THE COUNTY ENGINEER THAT TRENCHING WILL SIGNIFICANTLY DAMAGE FEEDER ROOTS OF TREES TO BE PRESERVED AND PROTECTED.
9. ANY DAMAGE TO THE CROWN, TRUNK, OR ROOT SYSTEM OF ANY TREE TO BE PRESERVED AND PROTECTED SHALL BE REPAIRED IMMEDIATELY IN ACCORDANCE WITH THE PRACTICES IN THE EROSION AND SEDIMENTATION CONTROL HANDBOOK. CARE FOR SERIOUS INJURIES SHALL BE PRESCRIBED BY A PROFESSIONAL FORESTER OR TREE SPECIALIST.
10. SOILS WHICH HAVE BEEN COMACTED OVER THE ROOT ZONES OF TREES TO BE PRESERVED AND PROTECTED SHALL BE AERATED BY PUNCHING HOLES WITH AN IRON BAR EVERY 18" OVER THE ROOT ZONE. THE BAR SHALL BE DRIVEN 12" DEEP AND MOVED BACK AND FORTH IN EACH HOLE UNTIL THE SOIL IS LOOSEND.
11. ANY AUTHORIZED ROOT PRUNING, BRANCH PRUNING OR OTHER TREE PROTECTION MEASURES SHALL BE CONDUCTED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST OR FORESTER.
12. TREE PROTECTION MEASURES SHALL BE THE LAST OF THE TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN MEASURES REMOVED DURING THE FINAL CLEANUP.
13. SEE EROSION SEDIMENTATION CONTROL PLAN FOR TREE PROTECTION FENCING DETAILS.

GENERAL LANDSCAPING NOTES:

1. LANDSCAPE CONTRACTOR SHALL CONTACT "MISS UTILITY" AND HAVE ALL UTILITIES LOCATED BEFORE BEGINNING ANY DIGGING.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS-FREE CONDITION UNTIL PROJECT HAS BEEN ACCEPTED BY OWNER.
3. CONTRACTOR SHALL LAY OUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN, INCLUDING PLANT MATERIAL FOR OWNERS APPROVAL PRIOR TO INSTALLATION.
4. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
5. NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE COUNTY ENGINEER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE PROTECTION AREAS.
6. CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME. IN THE EVENT OF A PLANT QUANTITY DISCREPANCY BETWEEN THE PLAN AND THE SCHEDULE, THE PLAN SHALL PREVAIL.
7. ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS AND TO HORTUS THIRD (1977 EDITION) FOR BOTANICAL AND COMMON NAMES.
8. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN).
9. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
10. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
11. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH. BALL SIZES SHALL BE IN ACCORDANCE WITH A.A.N. SPECIFICATIONS. ALL CONTAINER GROWN STOCK SHALL BE WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH IT IS SOLD. AN ESTABLISHED CONTAINER GROWN PLANT SHALL HAVE A ROOT SYSTEM SUFFICIENTLY DEVELOPED TO RETAIN ITS SHAPE WHEN REMOVED.
12. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE SPECIFIED, AND SHALL BE GROWN FROM THE NURSERY WITH A SINGLE LEADER UNLESS OTHERWISE SPECIFIED. PRUNING OF LEADERS OF TREES IMPROPERLY GROWN FOR THE INTENT OF THE DESIGN SHALL BE REJECTED. NO PRUNING SHALL BE DONE BEFORE PLANTING OR DURING THE PLANTING OPERATION EXCEPT FOR PRUNING OF BROKEN LIMBS DUE TO HANDLING. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
13. ALL PLANT MATERIAL SHALL BE COVERED AND PROTECTED FROM EXCESSIVE DRYING DURING TRANSIT AND DURING ONSITE STORAGE. ROOTBALLS/ CONTAINERIZED PLANTS ARE TO BE THOROUGHLY WATERED DAILY IN THE MORNING. UNDER NO CIRCUMSTANCES ARE TREES TO BE STORED ONSITE FOR MORE THAN ONE WEEK.
14. NTI-DESICCANTS SHALL BE APPLIED ON ALL MATERIAL DUG WHILE IN LEAF.
15. TREES SHALL BE LOCATED A MINIMUM OF 4' FROM BUILDING WALLS, RETAINING WALLS AND SIDEWALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
16. CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPEDE DRAINAGE.
17. TREE STAKING AND GUYING SHALL BE DONE PER DETAILS, IF NECESSARY. CONTRACTOR SHALL ENSURE THAT TREES REMAIN UPRIGHT FOR THE DURATION OF GUARANTEE PERIOD. STAKING AND GUYING SHALL NOT POSE ANY SAFETY HAZARD.

17. SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK.
18. ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.
19. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S).
20. DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR WEEKLY. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF THE CONTRACT PERIOD. CONTRACTOR SHALL REPLACE GUARANTEED PLANTS AT THE END OF THE GUARANTEE PERIOD OR CLOSEST PLANTING SEASON.
21. THE CONTRACTOR SHALL POWER TILL THE ENTIRE PLANTING AREA TO A DEPTH OF 8" BEFORE PLANTING. ADD SOIL AMENDMENTS AS RECOMMENDED BY SOIL TEST AND DETAILS.
22. PLANTING BACKFILL MIXTURE SHALL BE THREE PARTS EXISTING TOPSOIL MIXED EVENLY WITH ONE PART ORGANIC COMPOST MIX. EXISTING TOPSOIL SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS, AND OTHER DEBRIS OVER 2 INCHES. IT SHALL NOT CONTAIN TOXIC SUBSTANCES HARMFUL TO PLANT GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 6.5.
23. REMOVE ALL BINDING MATERIALS BEFORE PLANTING. PLANTING SHALL OCCUR IN ACCORDANCE WITH ALL DETAILS.
24. TREES AND SHRUBS SHALL BE PLACED IN THE PLANTING PIT, AND MANEUVERED ONCE IN IT, BY LIFTING FROM THE BALL (NEVER FROM THE BRANCHES OR TRUNK). ALL PLANT MATERIAL SHALL BE PLACED IN A STRAIGHT POSITION WITHIN THE PLANTING PIT WITH THE MOST DESIRABLE SIDE PLACED TOWARD THE PROMINENT VIEW (SIDEWALK, STREET, ETC.).
25. THE TREE OR SHRUB PIT SHALL BE BACKFILLED HALFWAY INITIALLY WITH APPROVED SOIL MIXTURE AND TAMPED FIRMLY. ALL ROPES AROUND THE ROOTBALL SHALL BE CUT, WIRE BASKETS ARE TO BE CUT/REMOVED HALF OF THE DEPTH OF THE BALL AND THE BURLAP OR BALL WRAP IS TO BE PULLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. COMPLETE BACKFILLING THE PLANT PIT AND TAMP FIRMLY. BACKFILL SOILS SHALL NOT COVER THE TOP OF THE ROOTBALL.
26. A SOIL INOCULANT CONTAINING MYCORRHIZAE AND ROOT BIOSTIMULANTS SHALL BE ADDED AFTER COMPLETION OF THE BACKFILLING. CONTRACTOR SHALL PROVIDE FERTILIZER APPLIED AT THE TIME OF PLANTING PER SOIL TEST SPECIFICATIONS USING A SLOW-RELEASE NATURAL FERTILIZER.
27. MULCH MATERIAL SHALL BE AGED (6 MON MIN) SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. MATERIAL SHALL BE MULCHING GRADE, UNIFORM IN SIZE AND FREE OF FOREIGN MATTER.
28. AFTER PLANTING, EVENLY SPREAD 3-4" OF SHREDDED HARDWOOD BARK MULCH OVER ALL PLANTING AREAS AND PULL BACK MULCH FROM PLANT STEM OR TREE TRUNK A DISTANCE OF 2" MIN. UNDER NO CIRCUMSTANCES IS THE TRUNK TO BE BURIED IN ANY DEPTH OF MULCH. IF NOTICED IN A POST-CONSTRUCTION VISIT, CONTRACTOR CAN BE ASKED TO RE-VISIT THE SITE AND FIX THE MULCH ACCORDINGLY.
29. ALL PLANTS SHALL BE THOROUGHLY WATERED WITHIN 24-HOURS OF PLANTING.
30. ALL SLOPES 3:1 OR STEEPER SHALL BE PLANTED WITH GROUND COVER PLANTINGS AND/OR VINES IN ACCORDANCE WITH TABLE 3.37-C OF THE VESCH (UNLESS OTHERWISE PROVIDED IN THE LANDSCAPE PLAN).
31. ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPINGS OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.

PLANTING NOTES:

1. THE CONTRACTOR SHALL PROVIDE MATERIALS, LABOR AND EQUIPMENT TO COMPLETE LANDSCAPE WORK AS SHOWN ON THE PLANS AND PER THE PLANTS SECTION OF THE SPECIFICATIONS.
2. PLANT MATERIAL SHALL CONFORM TO THE SIZES GIVEN IN THE PLAN LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION. PLANT MATERIAL EXHIBITING A SPINDLY OR LOP-SIDED HABIT OR OTHER FEATURE THAT DETRACT FROM ITS HEALTH OR APPEARANCE WILL BE REJECTED.
3. PLANTING SHALL BE IN ACCORDANCE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS.
4. CONTRACTOR SHALL CONTACT UTILITY COMPANY AND VERIFY THE CORRECT LOCATION OF UNDERGROUND UTILITIES WITHIN THE LANDSCAPED AREA PRIOR TO INSTALLATION OF PLANT MATERIAL. IF CONDITIONS ARISE IN THE FIELD WHICH NECESSITATES SHIFTING OF THE PLANT MATERIAL, LANDSCAPE ARCHITECT IS TO BE CONSULTED PRIOR TO RELOCATION.
5. OBTAIN APPROVAL FROM OWNER BEFORE MAKING ANY SUBSTITUTIONS OR CHANGES.
6. PLANT BEDS AND TREE PITS SHALL HAVE A GRANULAR PRE-EMERGENT WEED CONTROL APPLIED PER MANUFACTURER'S RECOMMENDATION PRIOR TO MULCHING.
7. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING PLANTS, TURF AND STRUCTURES. DAMAGED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITIONS. TURF AREAS DISTURBED BY PLANTING OR GRADING OPERATIONS SHALL BE FINE GRADED AND SEEDED OR SODDED. DEBRIS AND WASTE MATERIAL RESULTING FROM PLANTING OPERATIONS SHALL BE REMOVED FROM PROJECT AND CLEANED UP.
8. PLANT FOR BEST APPEARANCE FOR REVIEW AND FINAL ORIENTATION BY LANDSCAPE ARCHITECT.
9. PLANT BEDS AND PLANTING AREAS TO BE MULCHED TO A DEPTH OF 3" UNLESS OTHERWISE NOTED ON DRAWING.
10. ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.
11. LOW MAINTENANCE GROUND COVER (NOT GRASS) SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.

County of Albemarle
Conservation Plan Checklist - To be placed on Landscape Plans
(Handbook, pp III-284-III-297 for complete specifications)

1. **The following items shall be shown on the plan:**
 - ☑ Trees to be saved;
 - ☑ Limits of clearing (outside dripline of trees to be saved);
 - ☑ Location and type of protective fencing;
 - ☑ Grade changes requiring tree wells or walls;
 - ☑ Proposed trenching or tunneling beyond the limits of clearing.
2. **Markings:**
 - ☑ All trees to be saved shall be marked with print or ribbon at a height clearly visible to equipment operators.
 - ☑ No grading shall begin until the tree marking has been inspected and approved by a County Inspector.
3. **Pre-Construction Conference:**
 - ☑ Tree preservation and protection measures shall be reviewed with the contractor on site.
4. **Equipment Operation and Storage:**
 - ☑ Heavy equipment, vehicular traffic and storage of construction materials including soil shall not be permitted within the driplines of trees to be saved.
5. **Soil Erosion and Stormwater Detention Devices:**
 - ☑ Such devices shall not adversely affect trees to be saved.
6. **Fires:**
 - ☑ Fires are not permitted within 100 feet of the dripline of trees to be saved.
7. **Toxic Materials:**
 - ☑ Toxic materials shall not be stored within 100 feet of the dripline of trees to be saved.
8. **Protective Fencing:**
 - ☑ Trees to be retained within 40 feet of a proposed building or grading activity shall be protected by fencing.
 - ☑ Fencing shall be in place and shall be inspected and approved by a County Inspector prior to grading or construction.
9. **Tree Wells:**
 - ☑ When the ground level must be raised within the dripline of a tree to be saved, a tree well shall be provided and a construction detail submitted for approval.
10. **Tree Walls:**
 - ☑ When the ground level must be lowered within the dripline a tree to be saved, a tree wall shall be provided; and a construction detail submitted for approval.
11. **Trenching and Tunneling:**
 - ☑ When trenching is required within the limits of clearing, it shall be done as far away from the trunks of trees as possible. Tunneling under a large tree shall be considered as an alternative when it is anticipated that necessary trenching will destroy feeder roots.
12. **Cleanup:**
 - ☑ Protective fencing shall be the last items removed during the final cleanup.
13. **Damaged Trees:**
 - ☑ Damaged trees shall be treated immediately by pruning, fertilization or other methods recommended by a tree specialist.

NOTE: IT IS THE DEVELOPER'S RESPONSIBILITY TO CONFER WITH THE CONTRACTOR ON TREE CONSERVATION REQUIREMENTS.

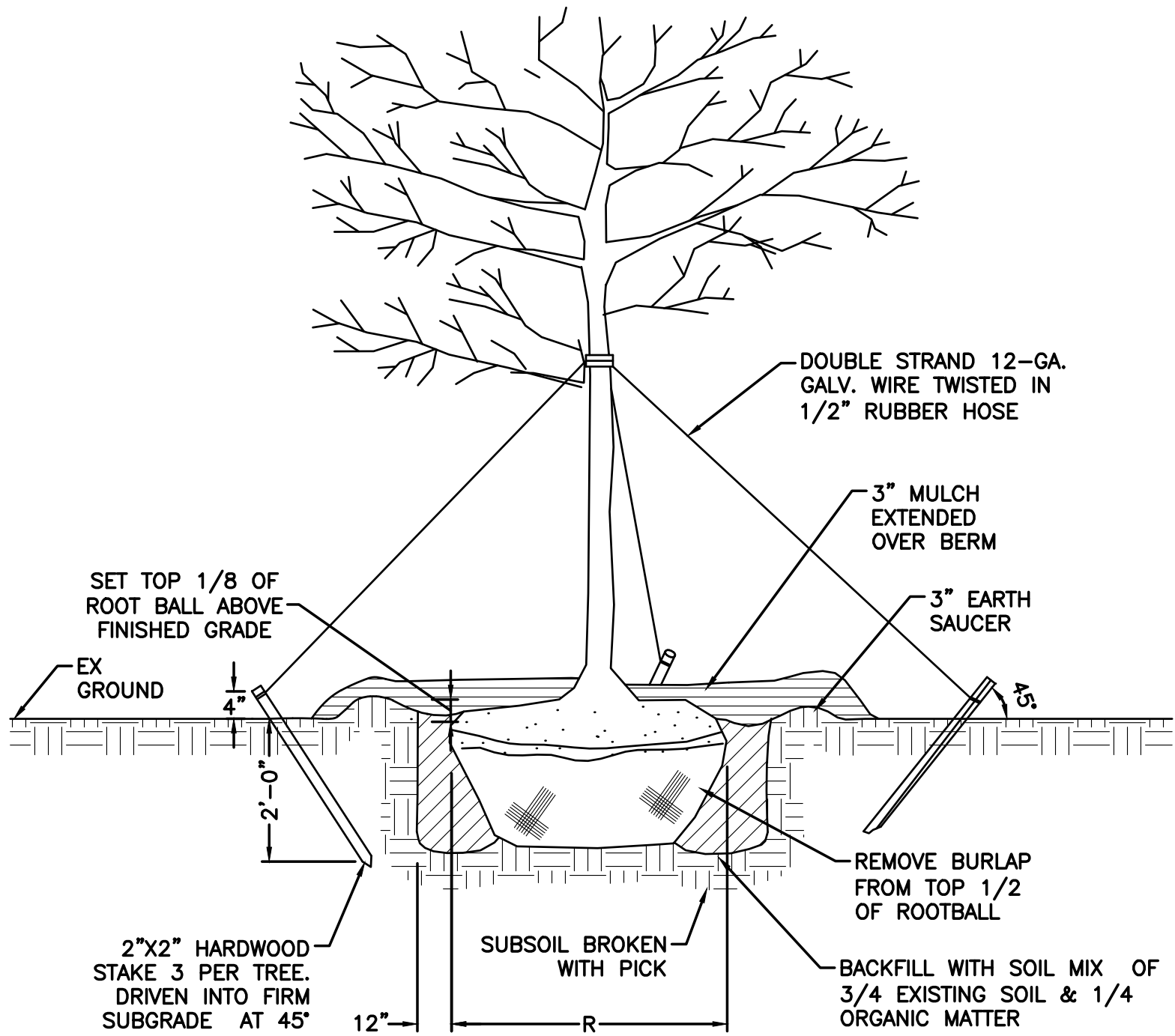
Adam Schwartz
OWNER SIGNATURE

03/17/2026
(DATE)

CONTRACT PURCHASER SIGNATURE

(DATE)

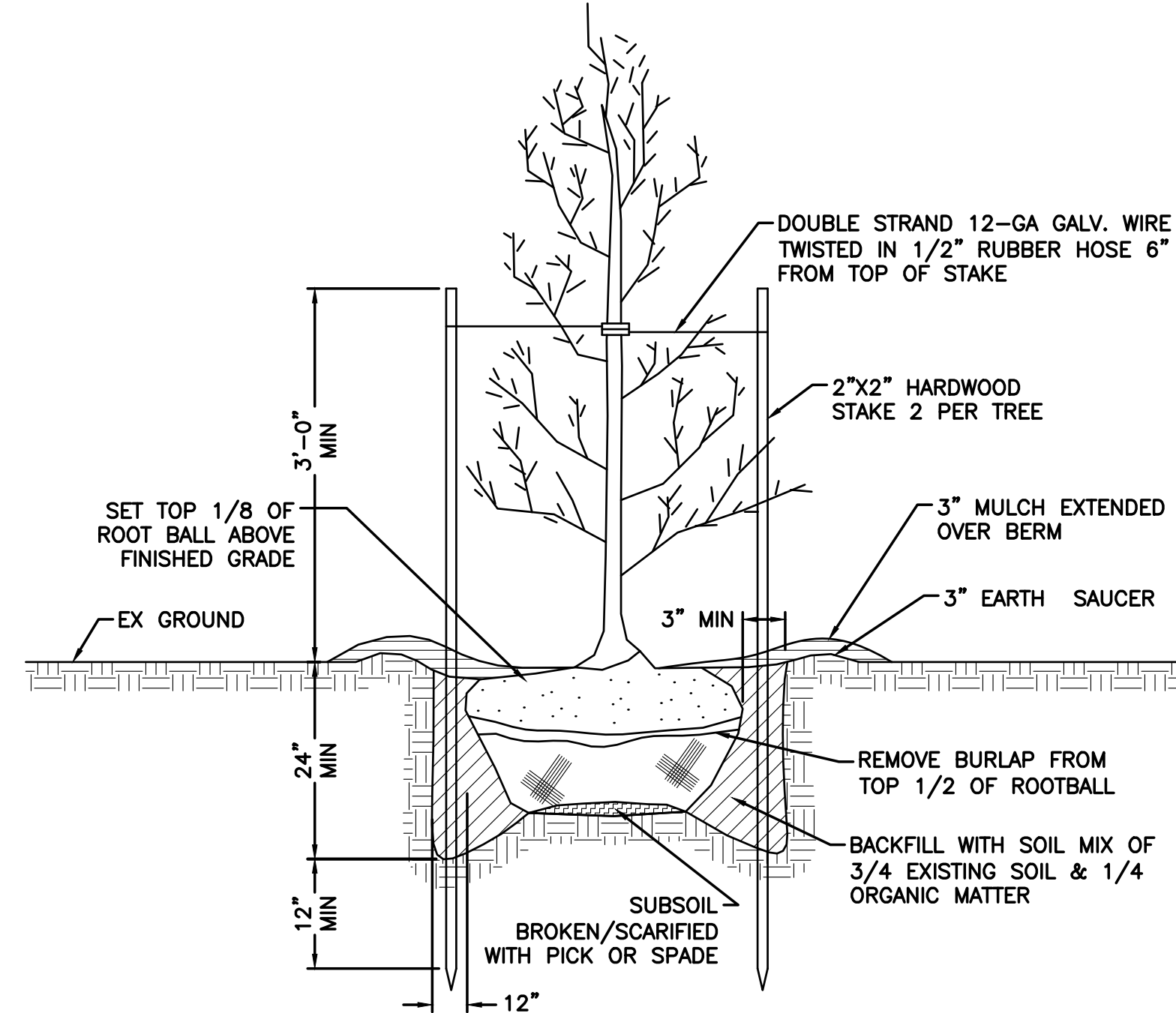
5/3/06 Page 1 of 1



NOTE:

THIS DETAIL FOR DECIDUOUS AND EVERGREEN TREES OVER 12' IN HEIGHT

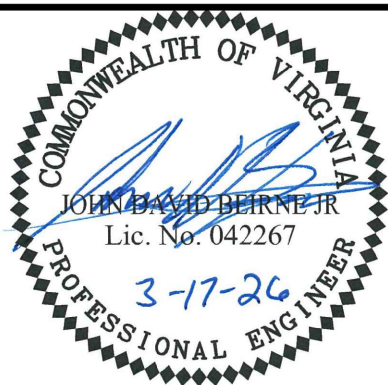
GUYING DETAIL FOR LARGE TREES
NOT TO SCALE



NOTE:

THIS DETAIL FOR EVERGREEN AND DECIDUOUS TREES UNDER 12' IN HEIGHT.

PLANTING AND STAKING DETAIL
NOT TO SCALE



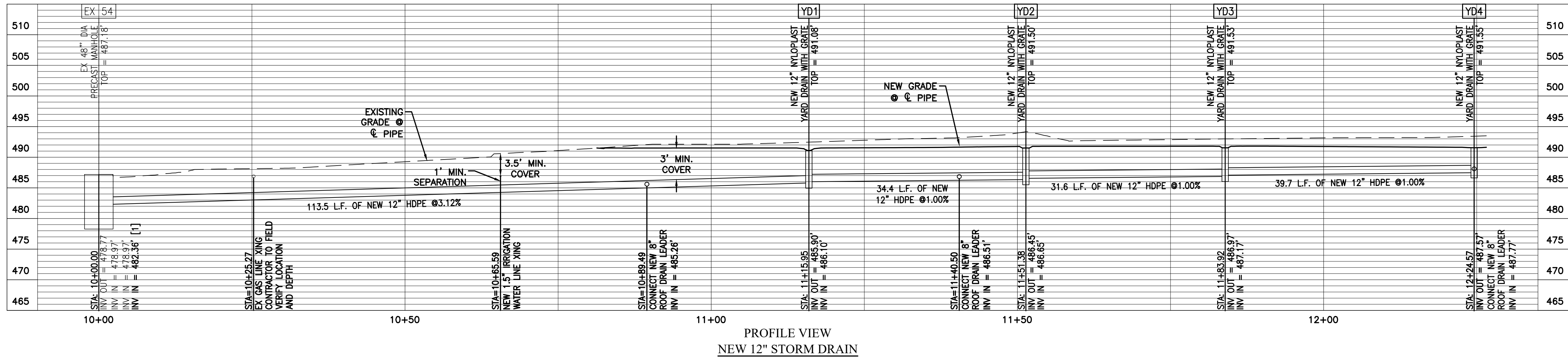
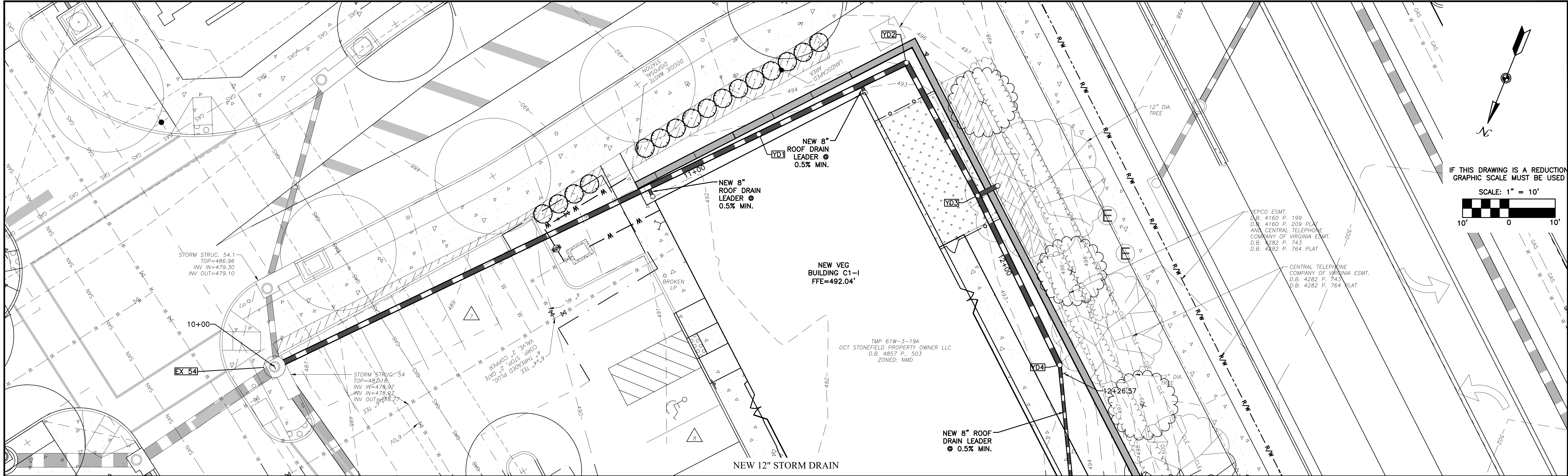
DESIGNED BY:
JDB
DRAWN BY:
KTM
DIHR BY:
HFW
WWA NUMBER:
225005.02

PROJECT: STONEFIELD TOWN CENTER
MINOR AMENDMENT
VETERINARY EMERGENCY GROUP SITE PLAN BUILDING C1-1
ALBEMARLE COUNTY, VIRGINIA
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SCALE: H: N/A
V:
DATE: 10/10/25

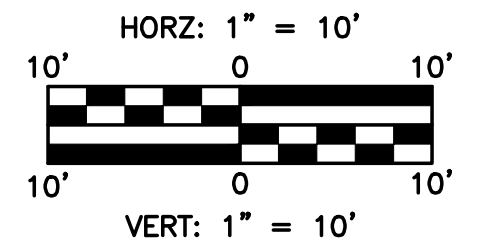
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1
DRAWING NUMBER:
C-8

NO. SHEET REVISION

NO. SHEET REVISION

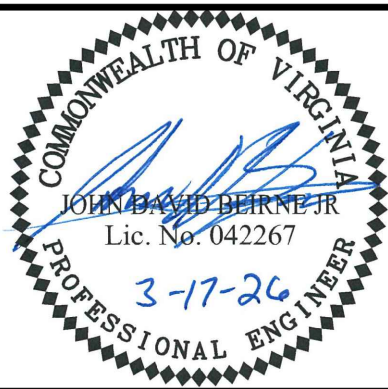


IF THIS DRAWING IS A REDUCTION
GRAPHIC SCALE MUST BE USED



M:\225005 O'Connor Capital Partners - Stonfield Consolidation and Veterinary\225005.02 Veterinary Emergency Group Site Plan\500502C_SD-1.dwg

NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE



DESIGNED BY: JDB	PROJECT: STONEFIELD TOWN CENTER MINOR AMENDMENT VETERINARY EMERGENCY GROUP SITE PLAN BUILDING C1-1 ALBEMARLE COUNTY, VIRGINIA	SET REV. NO. 1
DRAWN BY: KTM	TITLE: STORM DRAINAGE PLAN AND PROFILE	DRAWING NUMBER: C-9
DIHR BY: HFW	FILE NAME: 500502C_SD-1.dwg	DATE: 10/10/25
WWA NUMBER: 225005.02	DISCIPLINE: CIVIL	SCALE: H: N/A V: 1" = 10'

M:\225005 O'Connor Capital Partners - Stonefield Consolidation and Veterinary\225005.02 Veterinary Group Site Plan\500502C_ENS-1.dwg

EROSION & SEDIMENT CONTROL NARRATIVE

I. PROJECT DESCRIPTION

THE PURPOSE OF THESE PLANS IS TO CONSTRUCT A VETERINARY EMERGENCY HOSPITAL LOCATED IN BLOCK C OF THE SHOPS AT STONEFIELD ON THE CORNER OF HYDRAULIC ROAD AND SWANSON DRIVE IN ALBEMARLE COUNTY, VA. THE IMPROVEMENTS FOR THIS PROJECT WILL INVOLVE DISTURBING APPROXIMATELY 0.39 ACRES.

II. EXISTING SITE CONDITIONS

THE PROPOSED SITE IS LOCATED ON TAX MAP 61W-03-19A IN ALBEMARLE COUNTY, VIRGINIA AND IS ZONED NMD (NEIGHBORHOOD MODEL DISTRICT). THE SITE IS A VACANT LOT AND OPEN GRASSY AREA LOCATED WITHIN THE EXISTING STONEFIELD SHOPPING CENTER. THIS SITE DRAINS INTO AN EXISTING PARKING LOT TO THE NORTHEAST AND THE DRAINAGE IS COLLECTED BY EXISTING DROP INLETS LOCATED WITHIN THE PARKING LOT.

III. ADJACENT PROPERTIES

THE SITE IS BOUNDED TO THE NORTH BY REGAL STADIUM 14 CINEMA, TO THE SOUTH BY SWANSON DRIVE, TO THE EAST BY A PARKING LOT, AND TO THE WEST BY HYDRAULIC ROAD. THE SURROUNDING PROPERTIES TO THE NORTH, SOUTH AND EAST ARE PART OF THE EXISTING STONEFIELD SHOPPING CENTER.

IV. OFF-SITE AREAS

EXCESS SOIL SHALL BE HAULED OFFSITE. ANY OFF-SITE AREAS SHALL BE COVERED BY A SEPARATE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

V. SOILS

88 - UDORTHENTS, LOAMY, TO 25 PERCENT SLOPES HYDROLOGIC SOIL GROUP - NO RATING K FACTOR WHOLE SOIL - NO RATING K FACTOR ROCK FREE - NO RATING	91 - URBAN LAND HYDROLOGIC SOIL GROUP - NO RATING K FACTOR WHOLE SOIL - NO RATING K FACTOR ROCK FREE - NO RATING
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VI. STORMWATER MANAGEMENT CONSIDERATIONS

STORMWATER MANAGEMENT PLANS ARE INCLUDED WITH THIS PLAN SET ADDRESSING WATER QUANTITY FOR THE PROPOSED IMPROVEMENTS. STORMWATER CREDITS WILL BE PURCHASED TO ADDRESS WATER QUANTITY.

VII. EROSION AND SEDIMENT CONTROL MEASURES

ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. SYMBOLS, DETAILS, AND DIMENSIONS USED ARE TAKEN FROM THE HANDBOOK, AS WELL AS THE VIRGINIA DEPARTMENT OF TRANSPORTATION'S ROAD AND BRIDGE STANDARDS, VOLUME 1, 2016.

VIII. CRITICAL AREAS:

CRITICAL AREAS CONSIST OF THE CUT AND FILL SLOPES 3:1 AND STEEPER AS WELL AS THE EXISTING VDOT ROADWAY AND DRAINAGE DITCH. CONSTRUCTION ENTRANCES SHALL BE PROVIDED TO PREVENT TRACKING OF SEDIMENT INTO THE RIGHT-OF-WAY BY CONSTRUCTION VEHICLES. CARE SHALL BE TAKEN TO MINIMIZE THE TRANSPORT OF SEDIMENT ONTO ADJACENT ROADWAYS. CARE SHALL BE TAKEN TO STABILIZE ALL SLOPES AND PREVENT EROSION AS SOON AS THE SLOPE HAS REACHED FINAL GRADE. ALL E&S MEASURES SHALL BE INSPECTED AND REPAIRED AS NECESSARY AFTER EVERY STORM EVENT.

A. STRUCTURAL PRACTICES

1. TEMP STONE CONSTRUCTION ENTRANCE (CE), C-SCM-03: TEMPORARY CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT THE LOCATION SHOWN ON THE PLANS.
2. INLET PROTECTION (IP), C-SCM-04: PROVIDE WHERE INDICATED ON THE DRAWINGS TO PREVENT SEDIMENT LAIDEN WATER FROM ENTERING STORM DRAIN SYSTEMS, PIPES, AND CULVERTS.
3. SAFETY FENCE (SAF) C-PCM-01: SAFETY FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS TO PROHIBIT ACCESS TO MEASURES BY THE PUBLIC.
4. SILT FENCE (SF), C-PCM-04: SILT FENCE BARRIERS SHALL BE INSTALLED DOWN SLOPE OF AREAS WITH MINIMAL GRADES TO FILTER RUNOFF FROM SHEET FLOW AS INDICATED ON THE ATTACHED SITE PLAN.

B. VEGETATIVE PRACTICES

1. TREE PRESERVATION AND PROTECTION (TP), C-SSM-01: TREE PROTECTION SHALL BE PROVIDED IN THE AREAS DESIGNATED ON THE PLANS.
2. TEMPORARY SEEDING (TS), C-SSM-09: TEMPORARY SEEDING SHALL BE PROVIDED ON SITE TO PROVIDE STABILIZATION FOR ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR A PERIOD OF MORE THAN 14 DAYS. REFER TO TABLE 3.31-8 ON THE DRAWINGS FOR SPECIFICATIONS.
3. PERMANENT SEEDING (PS), C-SSM-10: PERMANENT SEEDING SHALL BE PROVIDED ON SITE TO PROVIDE STABILIZATION FOR ALL DISTURBED AREAS FOR FINAL STABILIZATION OR DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR A PERIOD OF MORE THAN ONE YEAR. REFER TO TABLE 3.32-C ON THE DRAWINGS FOR SPECIFICATIONS.
4. MULCHING (MU), C-SSM-11: PROVIDE MULCH WHERE INDICATED ON THE PLANS TO STABILIZE SEEDED AREAS AND PROMOTE THE ESTABLISHMENT OF VEGETATION.

C. MINIMUM STANDARDS

- 5.3.1.1 MS-1: STABILIZATION
- PERMANENT OR TEMPORARY SOIL STABILIZATION WILL BE APPLIED TO DENUDED (BARE SOIL) AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION WILL BE APPLIED WITHIN 7 DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION WILL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN 1 YEAR. IF FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE, VEGETATION MUST BE ESTABLISHED TO PREVENT EROSION. BECAUSE GROUND COVER CAN REDUCE EROSION POTENTIAL BY MORE THAN 90%, TEMPORARY SEEDING MUST BE APPLIED IF ANY PORTION OF THE SITE WILL REMAIN DORMANT FOR MORE THAN 14 DAYS.
- NOT AT FINAL GRADE:
- STABILIZE WITHIN 7 DAYS IF DORMANT > 14
 - TEMPORARILY SEED
 - MULCH
 - PERMANENTLY STABILIZE IF DORMANT > 1 YEAR
- AT FINAL GRADE:
- STABILIZE WITHIN 7 DAYS
 - PERMANENT SEEDING
 - MULCH

- 5.3.1.2 MS-2: STOCKPILES, WASTE, AND BORROW AREAS
- DURING CONSTRUCTION OF THE PROJECT, STOCKPILES AND BORROW AREAS WILL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICABLE IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ONSITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE. LOCATIONS OF STOCKPILES AND BORROW PITS SHOULD BE IDENTIFIED ON SITE PLANS, AND STOCKPILES SHOULD HAVE PERIMETER EROSION AND SEDIMENT CONTROL MEASURES INSTALLED AS WELL AS LOCATED WITH ENOUGH SETBACK DISTANCE FROM STREAMS AND DRAINAGES/LINE OF SIGHT. SOIL STOCKPILE SLOPES SHOULD NOT EXCEED 2:1 (HORIZONTAL:VERTICAL). PER MS-1, APPLY TEMPORARY SOIL STABILIZATION (I.E., MULCH, MATTING OR ANNUAL VEGETATION) TO A STOCKPILE WITHIN 7 DAYS IF IT WILL REMAIN DORMANT FOR MORE THAN 14 DAYS. IF THE STOCKPILE WILL REMAIN ONSITE FOR MORE THAN 1 YEAR, STABILIZE IT USING PERMANENT STABILIZATION (I.E., PERMANENT SEEDING MIXES, LANDSCAPING, STONE, TREES). THIS ALSO APPLIES TO OFFSITE BORROW AND SPOIL AREAS.
- PURPOSE: MULCH PREVENTS EROSION BY PROTECTING THE SURFACE FROM RAINDROP IMPACT, AND SILT FENCE INTERCEPTS AND DETAINS SEDIMENT FROM DISTURBED AREAS.

- 5.3.1.3 MS-3: PERMANENT VEGETATION
- A PERMANENT VEGETATIVE COVER WILL BE ESTABLISHED ON DENUDED AREAS THAT ARE NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION WILL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE, AND WILL INHIBIT EROSION. SEE C-SSM-0 FOR REQUIREMENTS TO CONSIDER TURF ESTABLISHED. VESOP AND VESMP AUTHORITIES SHOULD VERIFY COMPLIANCE WITH MS-3 BEFORE RELEASING A SITE'S BONDS OR SURETY.
- PURPOSE: REDUCE EROSION AND DECREASE SEDIMENT YIELD FROM DISTURBED AREAS.

- 5.3.1.4 MS-4: FIRST-STEP MEASURES
- SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS, AND OTHER MEASURES INTENDED TO TRAP SEDIMENT WILL BE CONSTRUCTED AS A FIRST STEP IN ANY LDA AND WILL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE. THIS MS IS MEANT TO ENSURE THAT SEDIMENT DOES NOT LEAVE THE PERIMETER OF THE LDA ONCE SITE CLEARING, GRADING, AND CONSTRUCTION COMMENCES. A CERTAIN AMOUNT OF INITIAL LAND DISTURBANCE MAY BE REQUIRED TO PROVIDE ACCESS FOR EQUIPMENT TO INSTALL THE PERIMETER CONTROLS, BUT SITE CLEARING AND GRADING SHOULD BE KEPT TO A MINIMUM UNTIL THE PERIMETER CONTROLS ARE IN PLACE.
- PURPOSE: INTERCEPT AND DETAIN SMALL AMOUNTS OF SEDIMENT FROM DISTURBED AREAS DURING CONSTRUCTION TO PREVENT SEDIMENT FROM LEAVING THE SITE AND DECREASE VELOCITY OF SHEET FLOWS AND LOW-TO-MODERATE LEVEL CHANNEL FLOW.

- 5.3.1.5 MS-5: EARTHEN STRUCTURE STABILIZATION
- STABILIZATION MEASURES WILL BE APPLIED TO EARTHEN STRUCTURES, SUCH AS DAMS, DIKES, CHANNELS, AND DIVERSIONS, IMMEDIATELY AFTER INSTALLATION. IN THIS CASE, IMMEDIATE STABILIZATION IS REQUIRED SO THAT THE EARTHEN EROSION AND SEDIMENT CONTROL STRUCTURES THAT WERE INSTALLED DO NOT BECOME A SOURCE OF SEDIMENT. EARTHEN STRUCTURES ARE GENERALLY INTENDED TO IMPOUND, CONVEY, OR DIVERT WATER; THEREFORE, IMMEDIATE STABILIZATION IS NEEDED TO PREVENT DAMAGE OR FAILURE OF THE STRUCTURE.
- PURPOSE: REDUCE EROSION AND SEDIMENTATION AND REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM OR OFFSITE AREAS.

- 5.3.1.6 MS-6: TRAPS AND BASINS
- SEDIMENT TRAPS AND SEDIMENT BASINS WILL BE DESIGNED AND CONSTRUCTED BASED ON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN. SEDIMENT TRAPS SHOULD BE NOT USED FOR MORE THAN 18 MONTHS UNLESS THEY ARE DESIGNED AS A PERMANENT IMPOUNDMENT. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT TRAP WILL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA (134 CUBIC YARDS PER ACRE IS EQUIVALENT TO 1 INCH OF RUNOFF), AND THE TRAP WILL ONLY CONTROL DRAINAGE AREAS LESS THAN 3 ACRES. PROVIDE A COMBINATION OF MAN-MADE STORMWATER CONVEYANCE SYSTEM IMPROVEMENTS, SUCH AS IMPROVED DRAINAGE, TO THE VESMP OR VESOP AUTHORITY. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPOSED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO 3 ACRES WILL BE CONTROLLED BY A SEDIMENT BASIN. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT BASIN WILL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA. TEMPORARY SEDIMENT BASINS SHOULD BE DESIGNED AND CONSTRUCTED BASED ON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE SEDIMENT BASIN. THE MAXIMUM TOTAL DRAINAGE AREA TO BE SERVED BY A TEMPORARY SEDIMENT BASIN SHOULD BE 100 ACRES. THE OUTFALL SYSTEM WILL, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A 25-YEAR STORM OF 24-HOUR DURATION. RUNOFF COEFFICIENTS USED IN RUNOFF CALCULATIONS WILL CORRESPOND TO A BARE EARTH CONDITION OR THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS USED. THE MINIMUM STORAGE CAPACITY OF A TEMPORARY SEDIMENT TRAP SHOULD BE 134 CUBIC YARDS PER ACRE OF TOTAL DRAINAGE AREA, HALF OF WHICH SHOULD BE IN THE FORM OF A PERMANENT POOL OR WET STORAGE TO PROVIDE A STABLE SETTLING MEDIUM. THE REMAINING HALF SHOULD BE IN THE FORM OF A DRAWDOWN OR DRY STORAGE TO PROVIDE EXTENDED SETTLING TIME DURING LESS FREQUENT, LARGER STORM EVENTS. CONCENTRATED STORMWATER FLOW FROM A TEMPORARY SEDIMENT BASIN SHOULD BE RELEASED INTO AN ADEQUATE STORMWATER CONVEYANCE SYSTEM. DEMONSTRATE THAT THE TOTAL DRAINAGE AREA AT THE POINT OF DISCHARGE WITHIN THE STORMWATER CONVEYANCE SYSTEM IS AT LEAST 100 TIMES GREATER THAN THE DRAINAGE AREA SERVED BY THE TEMPORARY SEDIMENT BASIN IN QUESTION.

SEDIMENT TRAPPING DEVICES SHOULD BE PLACED AT, OR AS NEAR AS POSSIBLE TO, THE LOWEST DRAINAGE POINTS WITHIN THE DISTURBED AREA AND/OR WHERE THERE IS A CONNECTION TO AN OFFSITE SYSTEM;

- INSTALLED AS A FIRST-STEP MEASURE (MS-4);
- STABILIZED IMMEDIATELY (MS-5); AND
- DESIGNED TO INCLUDED OUTLET PROTECTION FOR BASINS (MS-11)

A SEDIMENT BASIN MAY BE USED FOR DRAINAGE AREAS 3 ACRES OR LESS IN SIZE IF DESIRED BY THE DESIGNER.

- 5.3.1.7 MS-7: CUT AND FILL SLOPES
- CUT AND FILL SLOPES WILL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN 1 YEAR OF PERMANENT STABILIZATION WILL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED. CUT AND FILL SLOPES ARE SUSCEPTIBLE TO EROSION DUE TO INCREASED RUNOFF, FLOW VELOCITY, SO THEY MUST BE CONSTRUCTED THE BEST WAY POSSIBLE TO DECREASE EROSION BY REDUCING SLOPE LENGTH AND GRADE. PLANS MUST CLEARLY SHOW SLOPE LENGTH AND GRADES THAT WILL REMAIN STABLE. IT IS IMPORTANT THAT SLOPES ARE PROPERLY SEEDED AND MULCHED TO ESTABLISH PERMANENT VEGETATION SO EROSION BY CONCENTRATED FLOW DOES NOT OCCUR. ROUGHENING THE SURFACE OF THE SLOPE CAN ALSO HELP DECREASE RUNOFF BY LOWERING THE VELOCITY OF FLOW AND INCREASING WATER RETENTION, WHICH LEADS TO BETTER SEED GERMINATION. THIS PRACTICE SHOULD GENERALLY BE IMPLEMENTED UNLESS THE SLOPE WILL REQUIRE A HIGH DEGREE OF MAINTENANCE MOWING AFTER VEGETATIVE ESTABLISHMENT.

- 5.3.1.8 MS-8: CONCENTRATED RUNOFF
- CONCENTRATED RUNOFF WILL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, OR SLOPE DRAIN STRUCTURE. CONCENTRATED RUNOFF FLOWING DOWN A CUT OR FILL SLOPE WILL CAUSE EROSION; THEREFORE, CONCENTRATED FLOW MUST BE CONTROLLED AT THE OUTLET AND DOWN THE SLOPE THROUGH A TEMPORARY OR PERMANENT CHANNEL, FLUME, OR SLOPE DRAIN. THE ENDS OF THESE SLOPE DRAINS NEED OUTLET PROTECTION TO PREVENT EROSION FROM CONCENTRATED FLOWS. CHECK DAMS IN STORMWATER CONVEYANCES ON CUT/FILL SLOPES SHOULD BE USED AT THE TOP AND BOTTOM OF THE SLOPE AND AS NEEDED ALONG THE LENGTH OF THE CHANNEL.

- 5.3.1.9 MS-9: WATER SEEPS
- WHEN WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION WILL BE PROVIDED. CUT AND FILL OPERATIONS MAY EXPOSE SHALLOW AQUIFERS, PERCHED AQUIFERS, OR GROUNDWATER TABLES FROM WHICH WATER MAY SEEP THROUGH THE SIDE OF A SLOPE. THE WATER SEEPS CAN CAUSE SLOPES TO ERODE, OR SLOUGH, FROM THE SOIL'S WEIGHT. INTERCEPTION DRAINS SHOULD BE USED TO COLLECT AND SAFELY CONVEY GROUNDWATER AWAY FROM UNSTABLE SLOPES. RIPRAP REVETMENTS OR RETAINING WALL MAY BE USED ON STEEPER SLOPES. THESE AREAS SHOULD BE CLEARLY SHOWN ON THE PLANS AND THE SWPPP.

- 5.3.1.10 MS-10: INLET PROTECTION
- ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION WILL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT. STORM SEWERS ARE DESIGNED TO EFFICIENTLY TRANSPORT STORMWATER, WHEN SEWERS ENTER THE STORM SEWERS, THE FOLLOWING COULD OCCUR:
- WHEN THE VELOCITY OF FLOW IS HIGH, MUCH OF THE SEDIMENT WILL BE QUICKLY TRANSPORTED TO THE NEAREST RECEIVING CHANNEL OR
 - WHEN THE VELOCITY OF THE FLOW IS LOW, THE SEDIMENT WILL DEPOSIT IN THE PIPES, RESULTING IN CLOGGING AND POTENTIAL FLOODING OF A SITE DURING STORM EVENTS.
- EITHER OF THESE SCENARIOS CAN CAUSE DETRIMENTAL IMPACTS TO RECEIVING CHANNELS AND AREAS TRIBUTARY TO THE CHANNELS. PROPER INLET PROTECTION SHOULD BE PLACED AND MAINTAINED DURING ALL LDAS. INLET PROTECTION MAY BE THE OUTFALL FOR THE SITE, AND ADDITIONAL SEDIMENT TRAPPING MEASURES MAY BE NEEDED. INLET PROTECTION CAN BE PROVIDED IN SEVERAL DIFFERENT CONFIGURATIONS. THESE SHOULD BE CLEARLY SHOWN ON THE PLANS AND DESCRIBED IN THE SWPPP.

- 5.3.1.11 MS-11: OUTLET PROTECTION
- BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING WILL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL. OUTLET PROTECTION AND CHANNEL LINING WILL BE CLEARLY SHOWN ON THE PLANS AND DESCRIBED IN THE SWPPP. OUTLET PROTECTION WILL BE INSTALLED TO PREVENT EROSION AND CHANNEL LINING PROVIDES ENERGY DISSIPATION OF THE CONCENTRATED DISCHARGE FROM A PIPE OR CHANNEL TO PREVENT EROSION AND PROVIDE A STABLE TRANSITION. TEMPORARY OR PERMANENT CHANNEL LINING HELPS TO ENSURE THAT THE CHANNEL ITSELF WILL NOT ERODE ONCE WATER IS FLOWING THROUGH IT.

- 5.3.1.12 MS-12: WATERCOURSE CONSTRUCTION
- WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS WILL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT, AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NON-ERODIBLE MATERIAL WILL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF THEY ARE ARMORED BY NON-ERODIBLE COVER MATERIALS. CHECK DAMS, SILT FENCE, AND OTHER PERIMETER CONTROLS SHOULD NOT BE PLACED ACROSS A LIVE WATERCOURSE. ENSURE THAT PROPER PERMITS (SEE MS-14) ARE INCLUDED IN THE SWPPP.

- 5.3.1.13 MS-13: TEMPORARY VEHICULAR STREAM CROSSING
- WHEN A LIVE WATERCOURSE IS CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY 6-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING OR TEMPORARY VEHICULAR STREAM CROSSING SHALL BE PROVIDED. WHEN TWO DIFFERENT CONSTRUCTION VEHICLES CROSS A STREAM, ONE RIGHT AFTER THE OTHER, THE STREAM HAS NOW BEEN CROSSED TWICE AND CAN NO LONGER BE DIFFERENT WITHIN THE NEXT 6 MONTHS WITHOUT VIOLATING THIS MINIMUM STANDARD. THIS MINIMUM STANDARD ALLOWS ONE CONSTRUCTION VEHICLE TO CROSS A STREAM, THEN RETURN WITHIN ANY 6-MONTH PERIOD WITHOUT FURTHER TREATMENT; OTHERWISE, A TEMPORARY STREAM CROSSING MUST BE CONSTRUCTED. TEMPORARY VEHICLE CROSSINGS NEED TO BE PROPERLY PERMITTED PER MS-14. TEMPORARY CULVERTS NEED TO BE PROPERLY SIZED PER MS-19. PURPOSE: PROVIDE A MEANS FOR CONSTRUCTION TRAFFIC TO CROSS FLOWING STREAMS WITHOUT DAMAGING THE CHANNEL OR BANKS AND KEEP SEDIMENT GENERATED BY CONSTRUCTION TRAFFIC OUT OF THE STREAM.

- 5.3.1.14 MS-14: OTHER WATERCOURSE REGULATIONS
- ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES WILL BE MET. ACTIVITIES IN LIVE WATERCOURSES USUALLY FALL UNDER THE JURISDICTION OF OTHER AGENCIES AND/OR REGULATIONS INCLUDING:
- U.S. ARMY CORPS OF ENGINEERS (404 PERMIT);
 - VECQ'S 401 PERMITTING REGULATIONS;
 - VIRGINIA MARINE RESOURCES COMMISSION (VMRC); AND
 - VIRGINIA DEPARTMENT OF GAME AND INLAND FISHERIES (DGIF) OR LOCAL WETLAND BOARD TIME OF YEAR RESTRICTIONS.
- ALL APPLICABLE PERMITS NEED TO BE OBTAINED AND AVAILABLE ONSITE BEFORE CONSTRUCTION IN LIVE WATERCOURSES MAY START. WATER BODIES MAY BE IDENTIFIED THROUGH WETLAND DELINEATION FOLLOWED BY A JURISDICTIONAL DETERMINATION BY THE U.S. ARMY CORPS OF ENGINEERS. WETLANDS, STREAMS, AND OTHER WATER BODIES AND THE IMPACT ON THESE WATER BODIES ARE USUALLY INDICATED ON PLANS AND SOMETIMES INCLUDE PERMIT NUMBERS.

- 5.3.1.15 MS-15: BED AND BANK STABILIZATION
- THE BED AND BANKS OF A WATERCOURSE WILL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED. STABILIZATION AT THE END OF EACH DAY OR IMMEDIATELY AFTER WORK IS COMPLETED WILL BE PROVIDED. WHEN THE WATERCOURSE IS NOT IMPACTED BY CONSTRUCTION, PROTECTIVE MEASURES WILL BE NEEDED WHEN WORK CANNOT BE COMPLETED IN A DAY, WHEN WORKING IN WATER, THE SAFETY OF THE WORKERS AND EQUIPMENT IS IMPORTANT. THE WEATHER ALSO FACTORS IN HEAVILY WHEN DECIDING TO CONTINUE WORKING IN A WATERCOURSE DUE TO POTENTIALLY HIGH FLOWS OF WATER. STABILIZATION MATTING OR ROCK REVETMENT SHOULD BE USED FROM THE WATER LINE TO THE BANK FULL ELEVATION, AND ADDITIONAL MEASURES MAY BE NECESSARY UP TO THE 10-YEAR WATER SURFACE ELEVATION. ANY WORK WITHIN A RESOURCES PROTECTION AREA REQUIRES LOCAL APPROVAL.

- 5.3.1.16 MS-16: UTILITY CONSTRUCTION
- UNDERGROUND UTILITY LINES WILL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
1. NO WORK SHALL BE DONE IN A TRENCH THAT IS DEEPER THAN ONE TIER.
 2. EXCAVATED MATERIAL WILL BE PLACED ON THE UPHILL SIDES OF TRENCHES.
 3. EFFLUENT FROM Dewatering OPERATIONS WILL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE (OR BOTH) BEFORE BEING DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFFSITE PROPERTY.
 4. MATERIAL USED FOR BACKFILLING TRENCHES WILL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
 5. RE-STABILIZATION WILL BE ACCOMPLISHED IN ACCORDANCE WITH PART V OF THE REGULATION, 9VAC25-875-470 ET SEQ.
- APPLICABLE SAFETY REQUIREMENTS WILL BE MET.

- THE BASIC PRINCIPLE OF CONTROLLING EROSION AND SEDIMENTATION ON UTILITY PROJECTS IS TO HAVE THE TRENCH BACKFILLED AND STABILIZED AS SOON AS POSSIBLE. GREATER OPEN TRENCH LENGTHS ARE ALLOWED IF THE PROFESSIONAL ENGINEER SEALS THE DRAWINGS AND PROVIDES A WRITTEN NARRATIVE DESCRIPTION AND GRAPHICAL DEPICTION OF THE INSTALLATION PROCESS THAT EXPLAINS WHY A LARGER OPEN TRENCH LENGTH IS NECESSARY BASED UPON INSTALLATION PROCESS, PIPE MATERIAL, PIPE DIAMETER, AND SOIL AND SLOPE CHARACTERISTICS. THE PURPOSE IS TO DEMONSTRATE THE MAXIMUM PRACTICABLE OPEN TRENCH LENGTH PER INSTALLATION SPREAD (I.E., LENGTH OF A LINEAR UTILITY BEING INSTALLED BY ONE CREW). LARGE PROJECTS MAY HAVE MULTIPLE "SPREADS UNDER CONSTRUCTION AT ONE TIME.

- 5.3.1.17 MS-17: VEHICULAR TRACKING AND CONSTRUCTION ENTRANCES
- WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS WILL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHEN SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE WILL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT WILL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING WILL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION WILL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LDAS. DURING WEATHER, CONSTRUCTION TRAFFIC CAN TRANSPORT A SIGNIFICANT AMOUNT OF SEDIMENT, MUD ONTO PAVED PUBLIC ROADS, CREATING NOT ONLY A SEDIMENTATION PROBLEM BUT ALSO A SAFETY HAZARD AND PUBLIC NUISANCE. MANY JURISDICTIONS HAVE LOCAL ORDINANCES REQUIRING PUBLIC ROADS TO BE KEPT CLEAN, REGARDLESS OF THE APPLICABILITY OF THE EROSION AND SEDIMENT CONTROL REGULATIONS. THE OPERATOR IS RESPONSIBLE FOR KEEPING PUBLIC ROADS ADJACENT TO THEIR PROJECT CLEAN. MUD SHOULD BE SWEEP OR SHOVELED OFF THE ROAD AND DEPOSITED ON AREAS WHERE IT WILL NOT CAUSE ANOTHER SEDIMENTATION PROBLEM. CONSTRUCTION ROAD STABILIZATION ACCESSING STAGING AREAS AND STOCKPILES WILL HELP MINIMIZE SEDIMENT TRANSPORT.

- 5.3.1.18 MS-18: TEMPORARY CONTROL REMOVAL
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WILL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. UNLESS OTHERWISE AUTHORIZED BY THE VESMP OR VESOP AUTHORITY, TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES WILL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES CAN BECOME A PROBLEM IF LEFT IN PLACE BEYOND THEIR USEFUL LIFE.
- SEDIMENT FENCES CAN TRAP WILDLIFE AND SMALL ANIMALS.
 - SEDIMENT BASINS CAN BECOME DROWNING HAZARDS OR SOURCES OF SEDIMENT IN CASES OF FAILURE, AND THEY BECOME UNSIGHTLY.
- TEMPORARY CONTROL MEASURES SHOULD BE REMOVED AS SOON AS THEIR FUNCTION HAS BEEN COMPLETED, AND THE AREA SHOULD BE STABILIZED.

- 5.3.1.19 MS-19: ADEQUATE STORMWATER CONVEYANCE TO ADEQUATE STORMWATER OUTFALL
- PERIMETER AND WATERCOURSE OUTFALL SITES WILL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION, AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY, AND PEAK FLOWRATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION. MS-19 OF THE VIRGINIA EROSION AND STORMWATER MANAGEMENT REGULATION (9VAC25-875-560) REQUIRES DESIGNERS TO EVALUATE THE ADEQUACY OF THE DOWNSTREAM ARTIFICIAL AND/OR NATURAL CHANNELS TO SAFELY CONVEY THE DEVELOPED CONDITION RUNOFF. SEE SECTION 5.3.2.1 FOR MORE DETAILED INFORMATION ON HOW MS-19 INTERACTS WITH THE STORMWATER QUANTITY REQUIREMENTS. TEMPORARY SEDIMENT BASINS AND TRAPS SHOULD BE DESIGNED TO DISCHARGE TO A CHANNEL AFTER OUTFALL.

D. MAINTENANCE:

ALL EROSION AND SEDIMENT CONTROL STRUCTURES AND SYSTEMS SHALL BE MAINTAINED, INSPECTED, AND REPAIRED AS NEEDED TO INSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED AT THE END OF EACH DAY AND AFTER EVERY RAINFALL EVENT.

1. DAMAGE TO EROSION CONTROL MEASURES CAUSED BY CONSTRUCTION TRAFFIC OR OTHER ACTIVITY SHALL BE REPAIRED BEFORE THE END OF EACH WORKING DAY.
2. MAINTAIN ALL SEEDED AREAS UNTIL A UNIFORM STAND IS ACCEPTED.
3. TEMPORARY CONSTRUCTION ENTRANCE (CE), C-SCM-03: PROVIDE FOR EQUIPMENT WASHING AS NEEDED TO PREVENT THE TRANSPORT OF SOIL ONTO EXISTING ASPHALT ROADWAYS. ANY SEDIMENT ON THE PAVEMENT SHALL BE REMOVED IMMEDIATELY. REPLACE STONE IF IT BECOMES CHOKED WITH SEDIMENT.
4. TREE PRESERVATION AND PROTECTION (TP), C-SSM-01: INSPECT TREE PROTECTION TO ENSURE NO CONSTRUCTION DAMAGE IS OCCURRING.
5. INLET PROTECTION (IP), C-SCM-04: INLET PROTECTION SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. AGGREGATE SHALL BE REPLACED OR CLEANED WHEN CLOGGED VOIDS CAUSE PONDING. SEDIMENT SHALL BE REMOVED WHEN IT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH.
6. SAFETY FENCE (SAF) C-PCM-01: SAFETY FENCE SHALL BE CHECKED REGULARLY FOR WEATHER-RELATED OR OTHER DAMAGE. ANY NECESSARY REPAIRS MUST BE MADE IMMEDIATELY. CARE SHOULD BE TAKEN TO SECURE ALL ACCESS POINTS (GATES) AT THE END OF EACH WORKING DAY. ALL LOCKING DEVICES MUST BE REPAIRED OR REPLACED AS NECESSARY.
7. SILT FENCE (SF), C-PCM-04: SILT FENCES SHALL BE INSPECTED DAILY FOR UNDERCUTTING AND DAMAGED FABRIC. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL REACHES HALF WAY TO THE TOP OF THE BARRIER.
8. TEMPORARY SEEDING (TS), C-SSM-09, AND PERMANENT SEEDING (PS) C-SSM-10: AREAS WHICH FAIL TO ESTABLISH VEGETATIVE COVER ADEQUATE TO PREVENT RILL EROSION WILL BE RE-SEEDED AS SOON AS SUCH AREAS ARE IDENTIFIED.
9. MULCHING (MU), C-SSM-11: INSPECT MEASURE AFTER RAINFALL EVENTS OR HIGH WIND EVENTS TO ENSURE THE MEASURE HAS STAYED IN PLACE.

SEQUENCE OF CONSTRUCTION

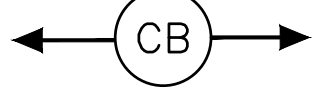
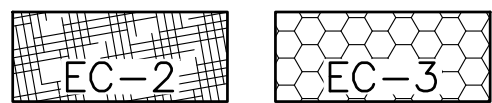
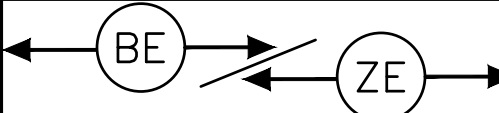
1. INSTALL CONSTRUCTION ENTRANCE AND PERIMETER CONTROLS.
2. PERFORM GRADING TO SUBGRADE ELEVATIONS.
3. CONSTRUCT NEW IMPROVEMENTS.
4. STABILIZE DISTURBED AREAS.
5. ALL EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED WITHIN 30 DAYS OF FINAL SITE STABILIZATION OR WHEN MEASURES ARE NO LONGER NEEDED. REMOVALS ARE SUBJECT TO APPROVAL BY THE EROSION CONTROL INSPECTOR.
6. CLOSE OUT THE PROJECT.

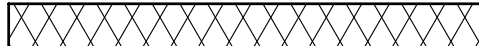
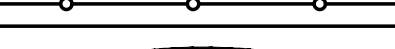
GENERAL EROSION AND SEDIMENT CONTROL NOTES

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 SPECIFICATION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL STANDARDS.
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 RAINFALL EVENT. ANY NECESSARY REPAIRS FOR 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.
13. ALL INERT MATERIALS SHALL BE TRANSPORTED IN COMPLIANCE WITH THE CODE OF CAROLINE COUNTY.
14. BORROW, FILL OR WASTE ACTIVITY INVOLVING INDUSTRIAL-TYPE POWER EQUIPMENT SHALL BE LIMITED TO THE HOURS OF 7:00A.M. TO 9:00 P.M.
15. BORROW, FILL OR WASTE ACTIVITY SHALL BE CONDUCTED IN A SAFE MANNER THAT MAINTAINS LATERAL SUPPORT, IN ORDER TO MINIMIZE ANY HAZARD TO PERSONS. PHYSICAL DAMAGE TO ADJACENT LAND AND IMPROVEMENTS, AND DAMAGE TO ANY PUBLIC STREET BECAUSE OF SLIDES, SINKING, OR COLLAPSE.
16. THE DEVELOPER SHALL RESERVE THE RIGHT TO INSTALL, MAINTAIN, REMOVE OR CONVERT TO PERMANENT STORMWATER MANAGEMENT FACILITIES WHERE APPLICABLE. ALL EROSION CONTROL MEASURES ARE 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 OF 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, AND MUST BE ANCHORED. ALTERNATIVES ARE SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
18. MAINTENANCE: ALL MEASURES ARE TO BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. ANY DAMAGE OR CLOGGING TO STRUCTURAL MEASURES IS TO BE REPAIRED IMMEDIATELY. SILT TRAPS ARE TO BE CLEANED WHEN 50% OF THE WET STORAGE VOLUME IS FILLED WITH SEDIMENT. ALL SEEDED AREAS ARE TO BE RESEED WHEN NECESSARY TO ACHIEVE A GOOD STAND OF GRASS. SILT FENCE AND DIVERSION DYKES WHICH ARE COLLECTING SEDIMENT TO HALF THEIR HEIGHT MUST BE CLEANED AND REPAIRED IMMEDIATELY.
19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REMOVED WITHIN 30 DAYS OF FINAL SITE STABILIZATION, WHEN MEASURES ARE NO LONGER NEEDED, SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.

ALBEMARLE COUNTY GENERAL CONSTRUCTION NOTES FOR EROSION AND SEDIMENT CONTROL PLANS

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 RAINFALL 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 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 OF A 50/50 MIX OF ANNUAL RYEGRASS AND CEREAL WINTER RYE, OR IN MARCH AND APRIL TO CONSIST OF ANNUAL RYE, OR MAY THROUGH AUGUST TO CONSIST OF GERMAN MILLET. STRAW MULCH IS TO BE APPLIED AT 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVED 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 80LBS/1000SF, INCORPORATED INTO THE TOP 4-6 INCHES OF SOIL. FERTILIZER SHALL BE APPLIED AT 100LBS/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 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 ARE TO BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. ANY DAMAGE OR CLOGGING TO STRUCTURAL MEASURES IS TO BE REPAIR IMMEDIATELY. SILT TRAPS ARE TO BE CLEANED WHEN 50% OF THE WET STORAGE VOLUME IS FILLED WITH SEDIMENT. ALL SEEDED AREAS ARE TO BE RESEED WHEN NECESSARY TO ACHIEVE A GOOD STAND OF GRASS. SILT FENCE AND DIVERSION DYKES WHICH ARE COLLECTING SEDIMENT TO HALF THEIR HEIGHT MUST BE CLEANED AND REPAIRED IMMEDIATELY.
20. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REMOVED WITHIN 30 DAYS OF FINAL

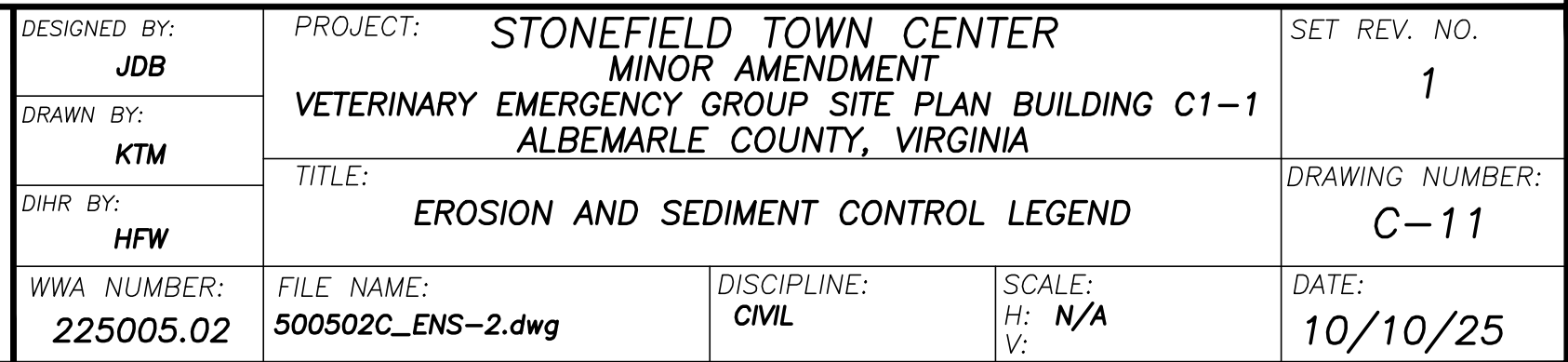
SURFACE STABILIZATION MEASURES		
C-SSM-01 TREE PRESERVATION AND PROTECTION	TP	
C-SSM-02 TOPSOILING	TO	
C-SSM-03 SURFACE ROUGHENING	SR	
C-SSM-04 COMPOST BLANKETS	CB	
C-SSM-05 SOIL STABILIZATION BLANKETS AND MATTING	B/M	
C-SSM-06 SODDING	SO	
C-SSM-07 BERMUDAGRASS AND ZOYSIAGRASS ESTABLISHMENT	BE/ZE	
C-SSM-08 TREES, SHRUBS, VINES, AND GROUND COVER	VEG	
C-SSM-09 TEMPORARY SEEDING	TS	
C-SSM-10 PERMANENT SEEDING	PS	
C-SSM-11 MULCHING	MU	

PERIMETER CONTROL MEASURES		
C-PCM-01 SAFETY FENCE	(SAF)	
C-PCM-02 STRAW BALE BARRIER	(STB)	
C-PCM-03 BRUSH BARRIER	(BB)	
C-PCM-04 SILT FENCE	(SF)	— SF — SF —
C-PCM-05 COMPOST FILTER SOCK	(CFS)	— CFS — CFS —

LIMITS OF DISTURBANCE — — — — — — — —

NOTES:

1. THE SIZE OF MEASURE SYMBOLS MAY VARY FROM THOSE AS SHOWN ON PLANS.
2. SOME MEASURES MAY NOT BE REPRESENTED ON PLANS.







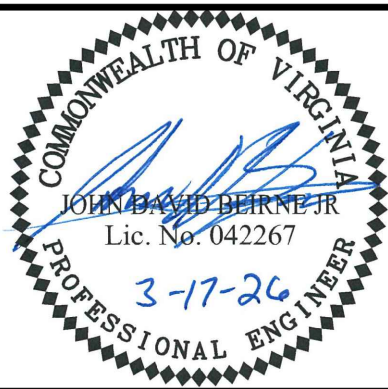
STORMWATER DETENTION FOR THE IMPROVEMENTS PROPOSED WITH THIS SITE PLAN ARE PROVIDED BY THE PERMANENT SOUTH SWM FACILITY LOCATED IN PARKING LOT BEHIND BUILDING C2-II. DETAILS FOR THE FACILITY ARE PROVIDED ON THE ALBEMARLE PLANE STORMWATER MANAGEMENT PLAN AMENDMENT NO.4, WPO# 2010-00023 AND WPO# 2013-69. AN ASSUMED POST DEVELOPED IMPERVIOUS COVER OF 90% WAS UTILIZED IN THE DESIGN OF THE UNDERGROUND DETENTION SYSTEM FOR ALL ON-SITE COMMERCIAL AREAS.

STORMWATER QUALITY FOR THE IMPROVEMENTS PROPOSED WITH THIS SITE PLAN ARE PROVIDED BY THE STORMFILTER, VORTECHS UNITS, AND FILTERRAS CONSTRUCTED AS PART OF THE ALBEMARLE PLACE STORMWATER MANAGEMENT PLAN AMENDMENT NO.4, WPO# 2010-00023. THE SITE IS GRANDFATHERED PER 9VAC25-870-48 AND MEETS THE WATER QUALITY REQUIREMENTS OF PART II C SET FORTH IN 9VAC25-870-96. PER PART II C THE STORMFILTER AND VORTECHS UNITS PROVIDE A POLLUTANT REMOVAL RATE OF 60% AND THE FILTERRAS PROVIDE A POLLUTANT REMOVAL RATE OF 74%.

THE IMPROVEMENTS PROPOSED WITH THESE PLANS RESULT IN A REDUCTION OF IMPERVIOUS COVER FROM THE PREVIOUSLY APPROVED LAYOUT OF 1,130 S.F. THE EXISTING DETENTION AND WATER QUALITY FACILITIES REMAIN ADEQUATE FOR THE PROPOSED IMPROVEMENTS.

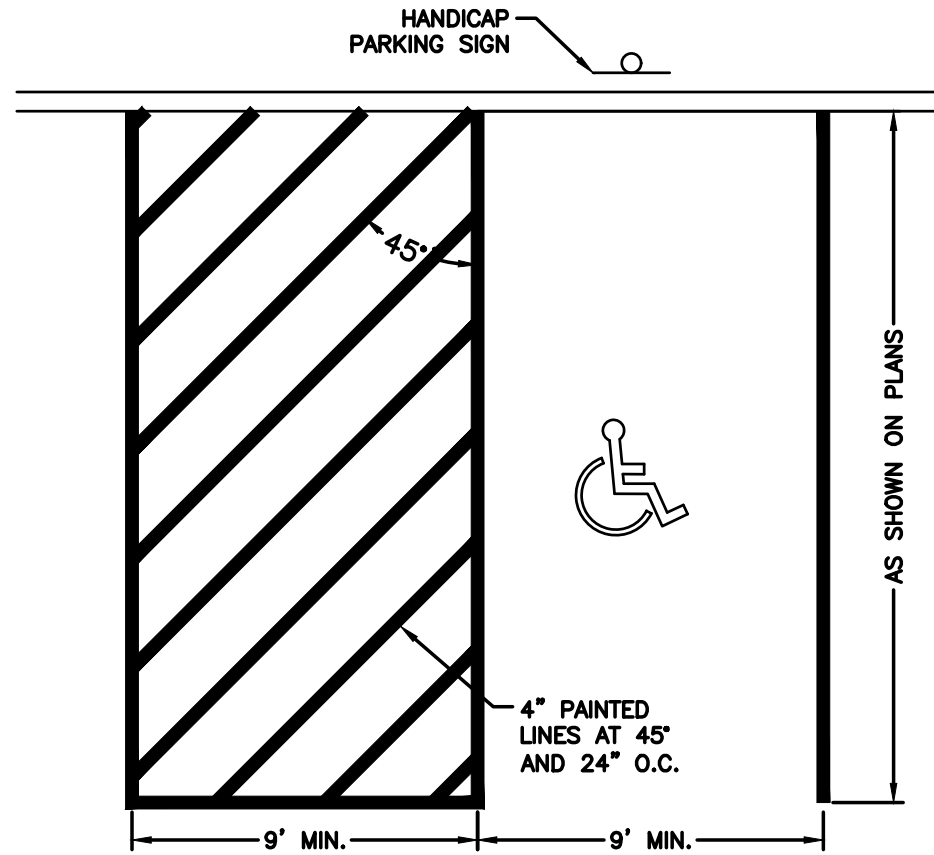
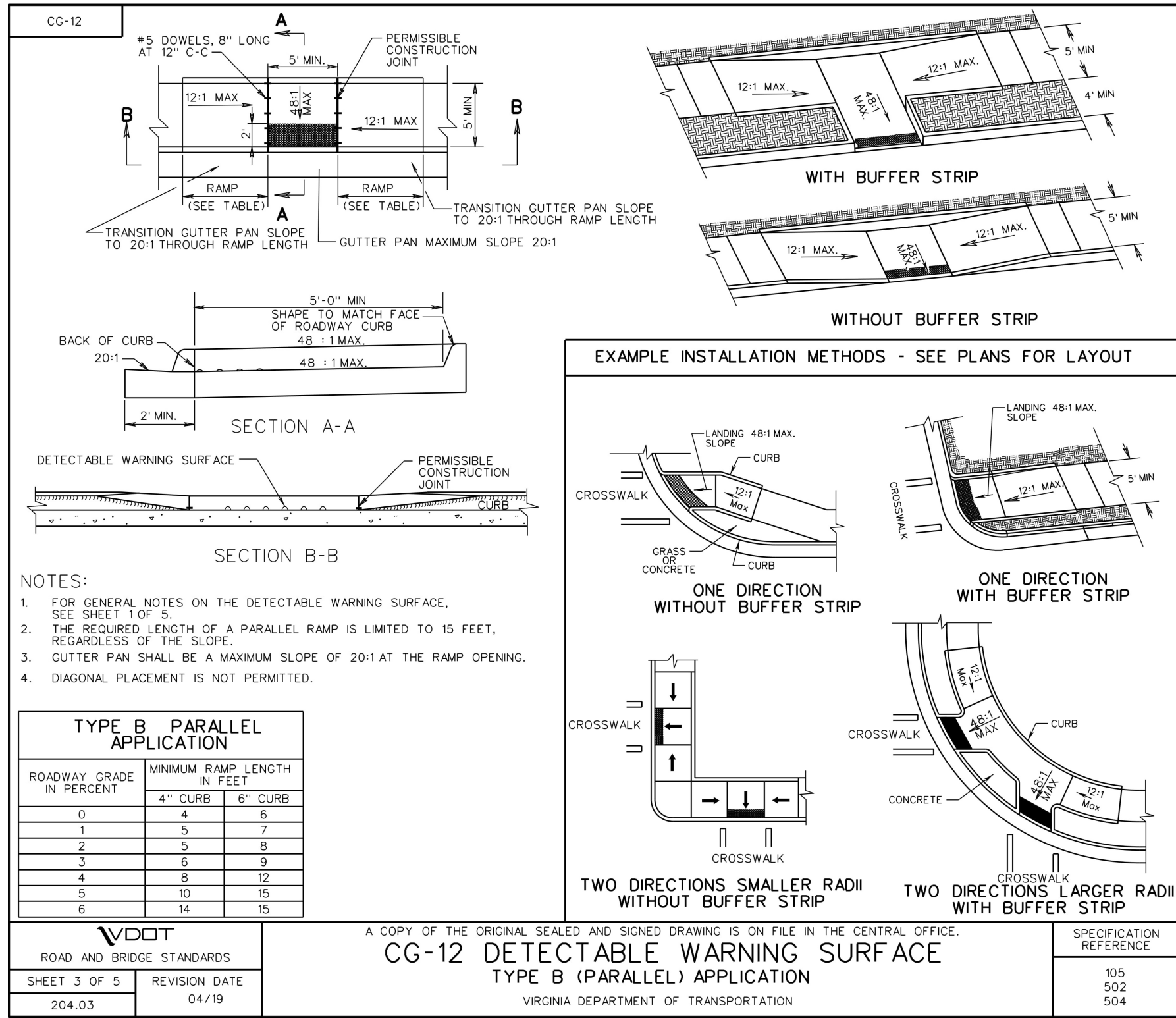
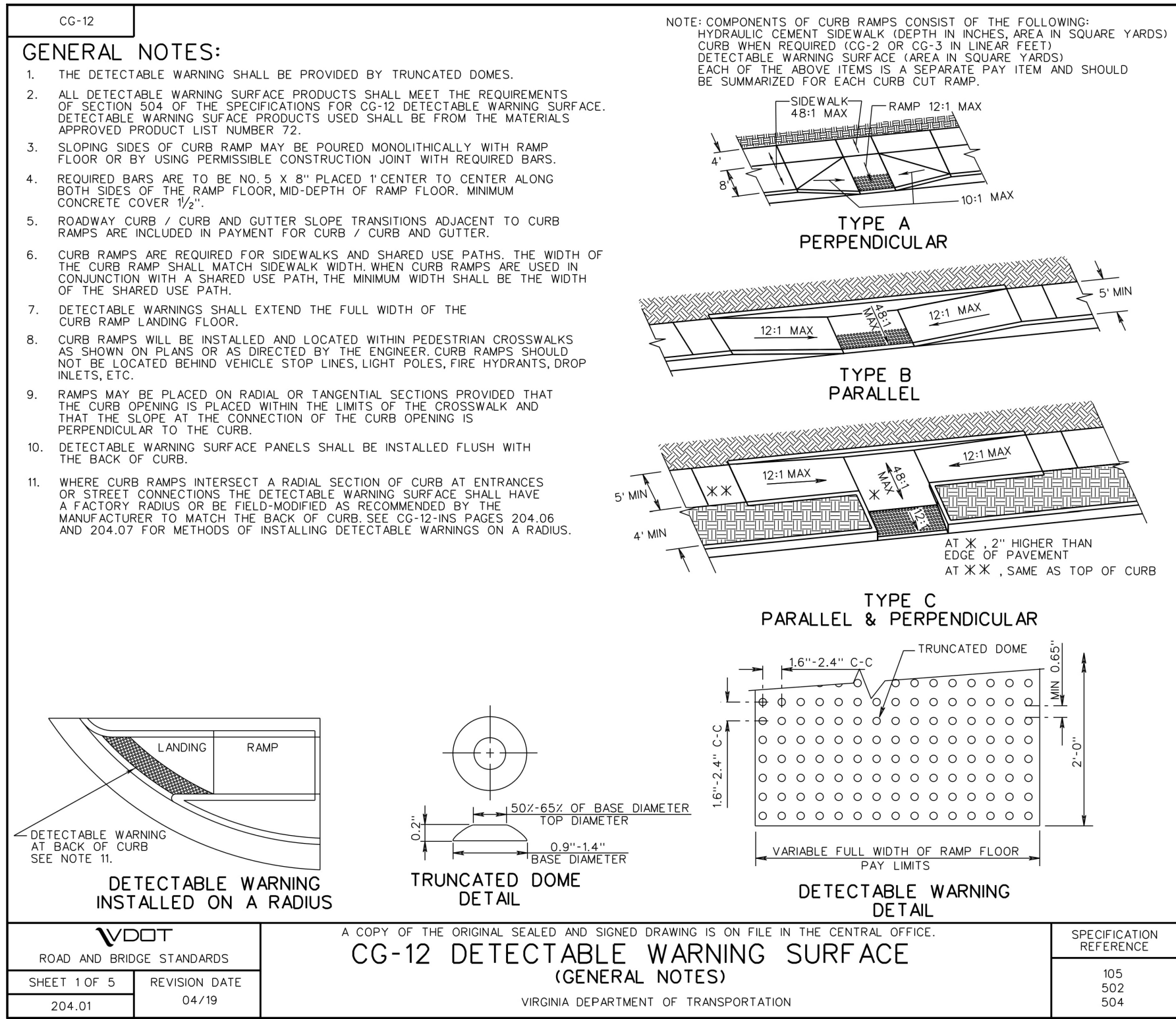
NYROP LAST YARD DRAIN - INLET CALCULATIONS						
STRUCTURE	DRAINAGE AREA (ACRES)	C FACTOR	INTENSITY (IN/HR)	Q (CFS)	PONDING DEPTH (FT)	GRATE
4	0.045	0.44	4.0	0.08	0.06	12" Standard
3	0.031	0.39	4.0	0.05	0.04	12" Standard
2	0.021	0.35	4.0	0.03	0.03	12" Standard
1	0.020	0.35	4.0	0.03	0.03	12" Standard

NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE



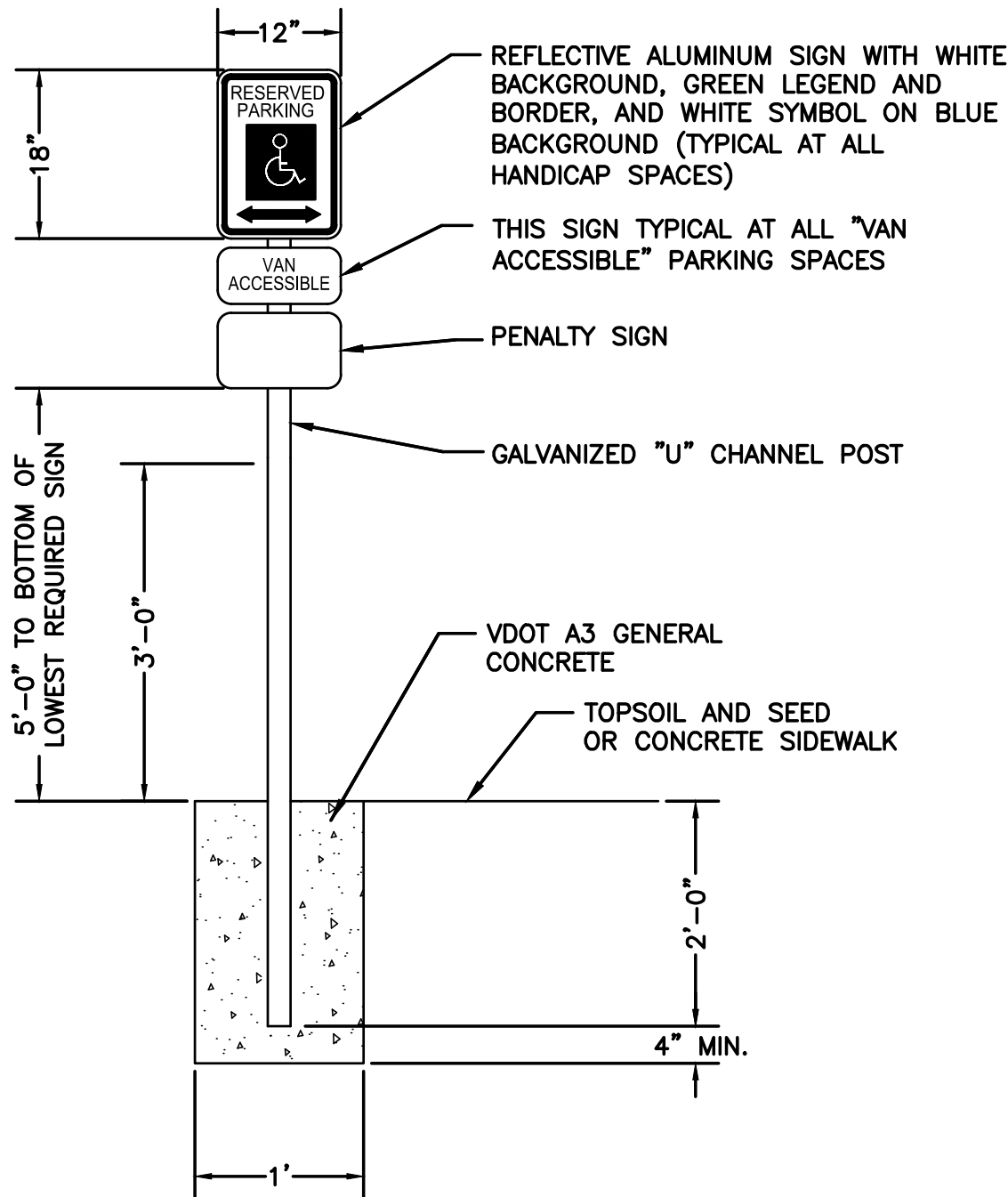
DESIGNED BY: JDB	PROJECT: STONEFIELD TOWN CENTER MINOR AMENDMENT			SET REV. NO. 1
DRAWN BY: KTM	VETERINARY EMERGENCY GROUP SITE PLAN BUILDING C1-1 ALBEMARLE COUNTY, VIRGINIA			DRAWING NUMBER: C-14
DHR BY: HFV	TITLE: STORM SEWER DRAINAGE AREA MAP AND CALCULATIONS			
WWA NUMBER: 225005.02	FILE NAME: 500502C_SWM-1.dwg	DISCIPLINE: CIVIL	SCALE: H: N/A V:	DATE: 10/10/25

M:\225005 O'Connor Capital Partners - Stonefield Consolidation and Veterinary\225005.02 Veterinary Emergency Group Site Plan\500502C_ND-3.dwg



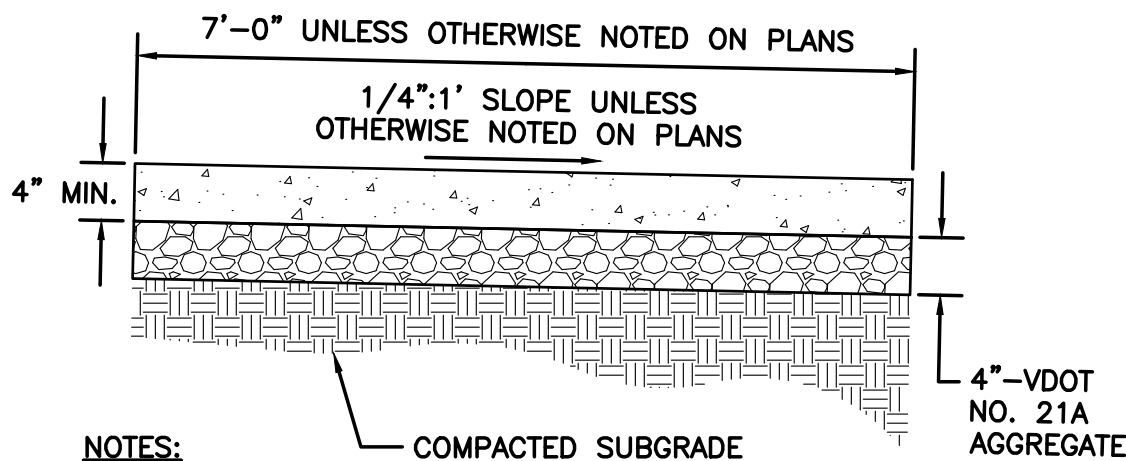
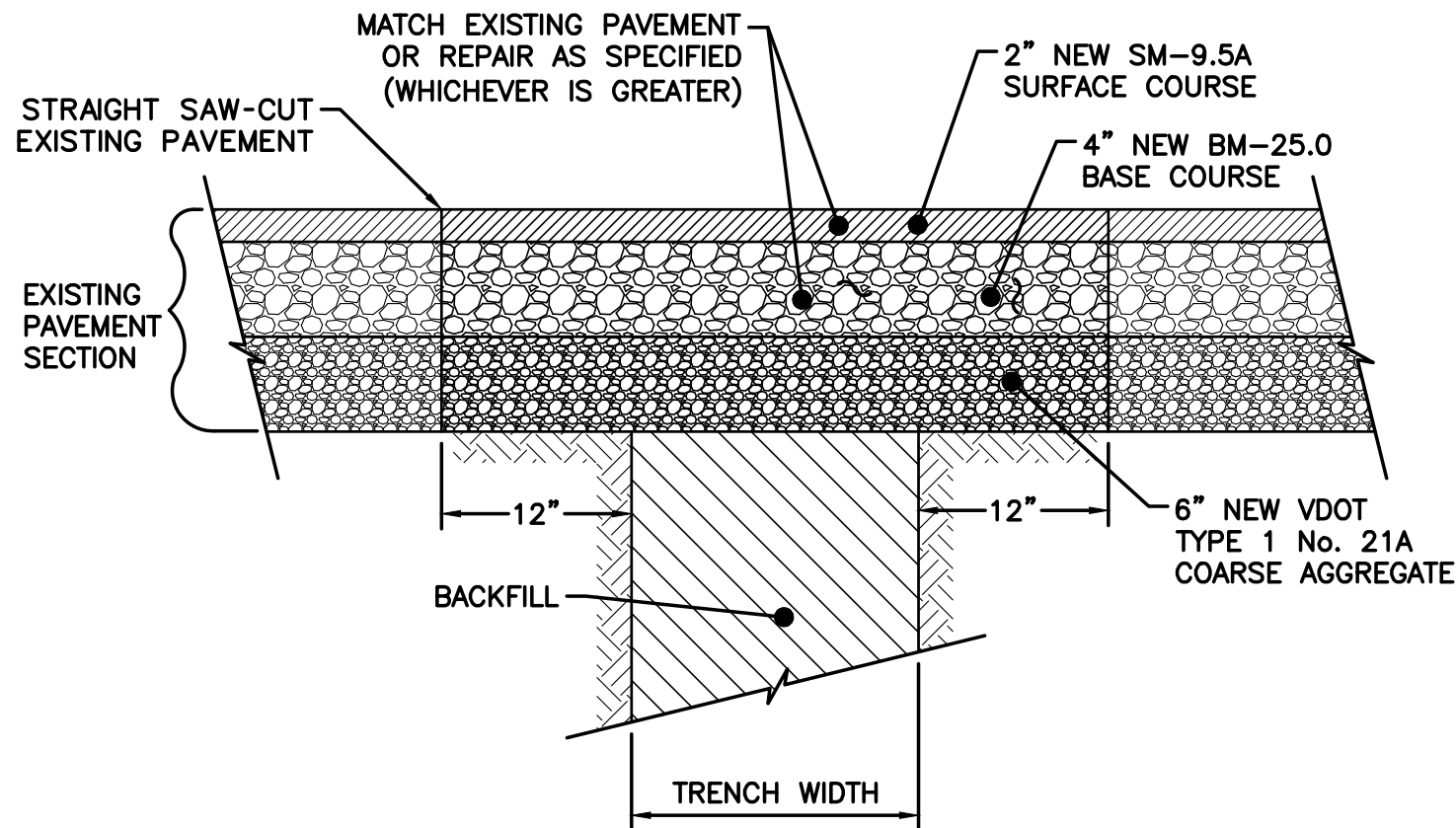
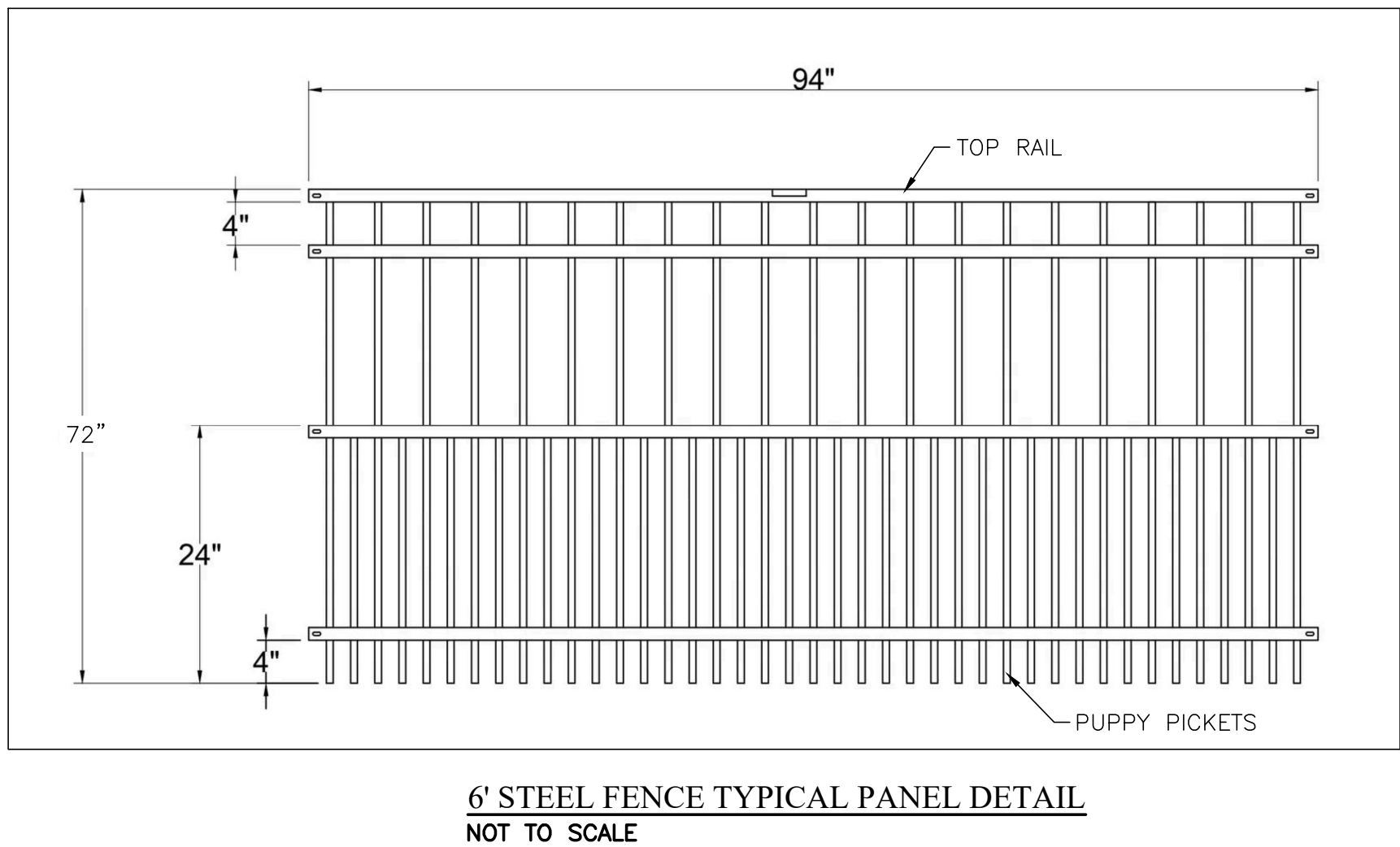
HANDICAP PARKING TYPICAL DETAIL
NOT TO SCALE

SLOPES WITHIN PARKING AREA AND ADJACENT ACCESS AISLE SHALL NOT EXCEED 2% IN ANY DIRECTION.

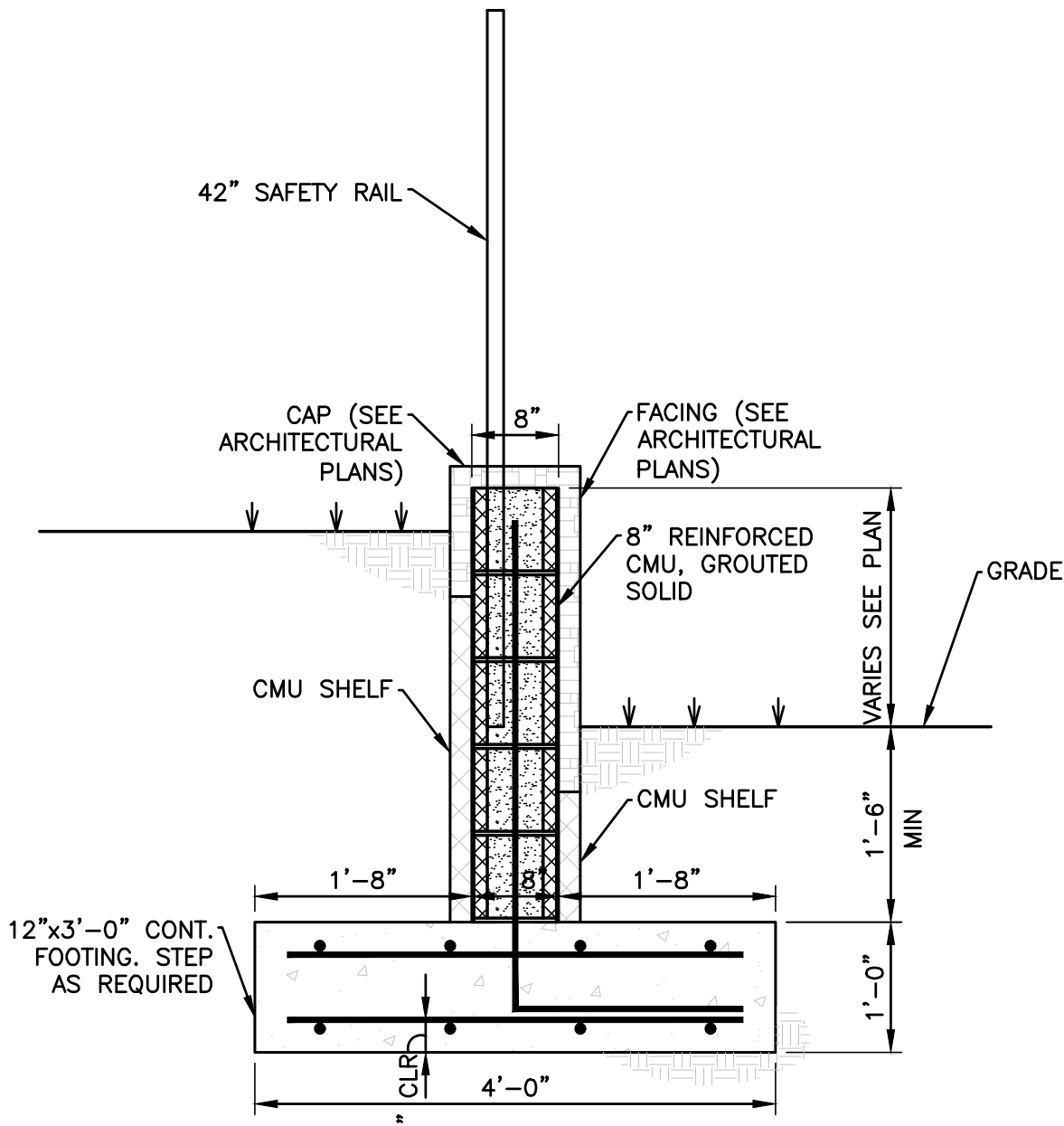


ONE AT EACH HANDICAP SPACE. WHERE HANDICAP SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES.

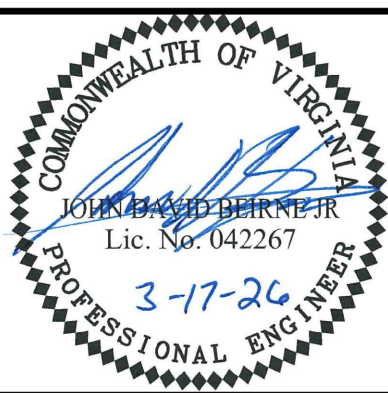
PENALTY SIGN SHALL READ: "PENALTY, \$100-500 FINE, TOW-AWAY-ZONE" PER IBC SECTION 1106.8.



- NOTES:**
1. SIDEWALK TO BE POURED VDOT CLASS A3 CONCRETE.
 2. DISTANCE BETWEEN SCORE LINE NOT TO EXCEED 5' IN LONGITUDINAL DIRECTION.
 3. SIDEWALKS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE STRUCTURE.



- NOTES:**
1. FINISH MATERIAL INFORMATION TO BE PROVIDED BY OTHERS.
 2. SEE GRADING PLAN FOR ELEVATIONS AND EXTENT OF WALLS.



DESIGNED BY: JDB	PROJECT: STONEFIELD TOWN CENTER MINOR AMENDMENT VETERINARY EMERGENCY GROUP SITE PLAN BUILDING C1-1 ALBEMARLE COUNTY, VIRGINIA	SET REV. NO. 1
DRAWN BY: KTM	TITLE: DETAILS	DRAWING NUMBER: C-15
DIHR BY: HFV	FILE NAME: 500502C_ND-3.dwg	DATE: 10/10/25
WWA NUMBER: 225005.02	DISCIPLINE: CIVIL	SCALE: N/A

1. WORK SHALL BE SUBJECT TO INSPECTION BY ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA) INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE PROPER ACSA OFFICIALS AT THE START OF THE WORK.

3. THE LOCATION OF EXISTING UTILITIES ACROSS THE LINE OF THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE, LOCATE ALL UNDERGROUND LINES AND STRUCTURES, AS NECESSARY.

5. DATUM FOR ALL ELEVATIONS SHOWN IN NATIONAL GEODETIC SURVEY.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING MISS UTILITY (1-800-552-7001).

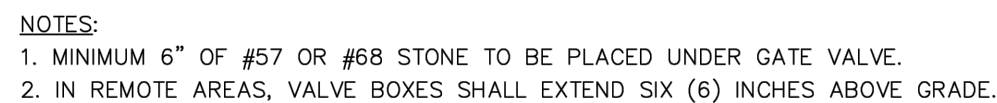
8. ALL WATER AND SEWER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF ROADSIDE DITCHES.

11. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE NO LEAD REGULATION REGARDING BRASS FITTINGS EFFECTIVE JANUARY 4, 2014 (SENATE BILL 3874 WHICH AMENDS THE SAFE DRINKING WATER ACT).

13. THE SEWER LATERAL BEYOND THE CONNECTION AT A MANHOLE SHALL BE PRIVATE. VISUAL INSPECTION AND PRESSURE TESTING OF THE SEWER LATERAL SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.

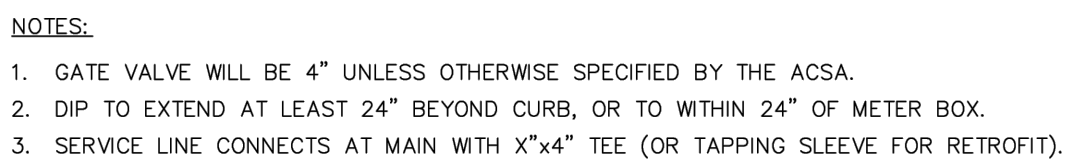
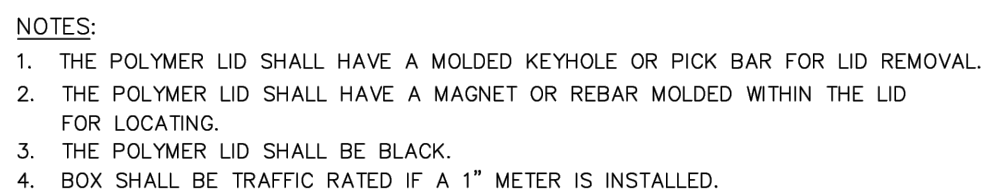
15. ALL FLUSHING OF FIRE SPRINKLER MAINS SHALL NOT OCCUR UNTIL APPROVAL IS GIVEN BY THE ACSA.

17. A DEED OF EASEMENT AND EASEMENT PLAT FOR THE UTILITY EASEMENTS, APPROVED BY THE ACSA, SHALL BE RECORDED PRIOR TO ANY WATER AND/OR SEWER SERVICE BEING ESTABLISHED.



NOTES

1. ALL NEW WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT ACSA GENERAL WATER AND SEWER SPECIFICATIONS DATED 10-21-200-24.
2. WATERLINE PIPE JOINTS AND FITTINGS SHALL BE RESTRAINED IN ACCORDANCE WITH CURRENT ACSA GENERAL WATER AND SEWER SPECIFICATIONS DATED 10-21-200-24.
3. BACKFLOW PREVENTION IS REQUIRED FOR THE DOMESTIC WATER SUPPLY TO THE BUILDING.
4. BACKFLOW PREVENTION SHALL BE PROVIDED ON THE RELOCATED IRRIGATION LINE.

[illegible]