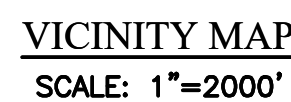


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LAND USE SCHEDULE:			
TOTAL	21.1 AC.	100%	
BUILDINGS (FOOTPRINT)	6.94 AC.	33%	
ROADS/PARKING	7.95 AC.	38%	
GREEN SPACE	4.42 AC.	21%	
CIVIC SPACE	3.36 AC.	16%	
IMPERVIOUS AREA	17.97 AC.	85%	

- 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.

ALBEMARLE COUNTY DEPARTMENT APPROVAL:	
APPROVALS	DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT	
PLANNING/ZONING	
ENGINEER	
INSPECTIONS	
ARB	
DEPARTMENT OF FIRE & RESCUE	
ALBERMARLE COUNTY SERVICE AUTHORITY	
VIRGINIA DEPARTMENT OF TRANSPORTATION	
HEALTH DEPARTMENT	



5. THE PROPOSED USE IS PERMITTED IN BLOCK C PER THE CURRENT CODE OF DEVELOPMENT.

30'-6"



**ENGINEERS
SURVEYORS
PLANNERS**

ASSOCIATES

PO Box 4119 968 Olympia Drive, Suite
Lynchburg, VA 24502 Charlottesville, VA 22911
Phone: 434.316.6080 Phone: 434.984.2700

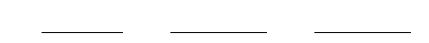
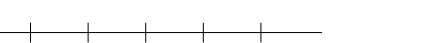
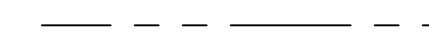
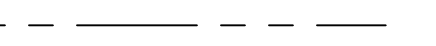
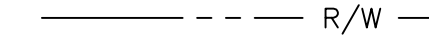
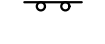
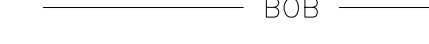
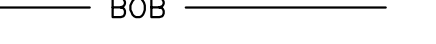
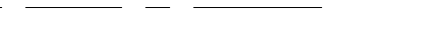
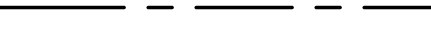
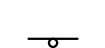
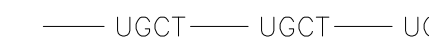
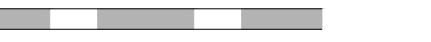
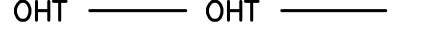
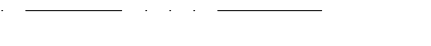
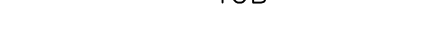
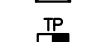
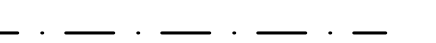
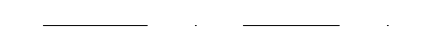
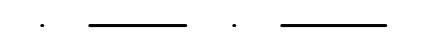
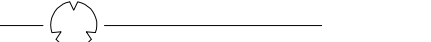
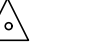
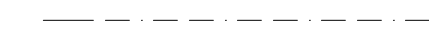
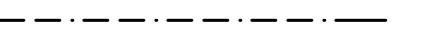
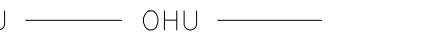
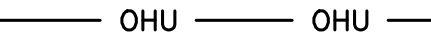
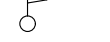
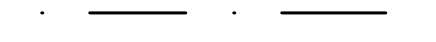
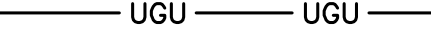
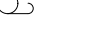
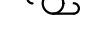
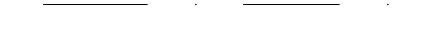
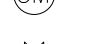
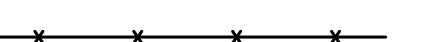
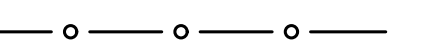
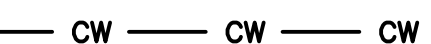
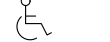
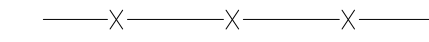
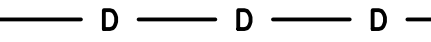
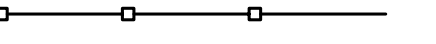
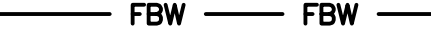
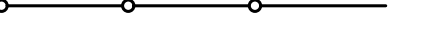
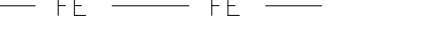
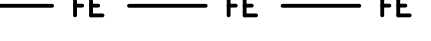
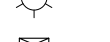
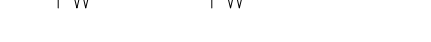
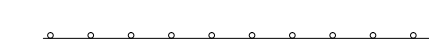
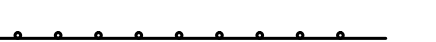
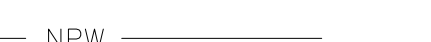
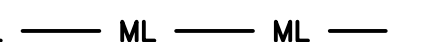
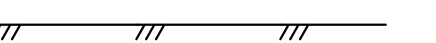
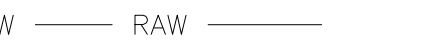
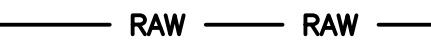
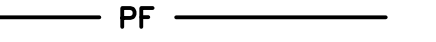
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GENERAL NOTES 1. PHYSICAL FEATURES AND UNDERGROUND UTILITY LOCATIONS ARE BASED ON A FIELD SURVEY PERFORMED BY WW ASSOCIATES, INC. CONDUCTED ON 3/7/25. HORIZONTAL POSITION IS BASED ON VIRGINIA STATE GRID, SOUTH ZONE, NAD--83(93). VERTICAL ELEVATION IS BASED ON NAVD88 DATUM. 2. BASED ON GRAPHIC DETERMINATION, THIST SITE LIES WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY, AND AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51003C0278D, COMMUNITY NUMBER 510006, PANEL NUMBER 0278--D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005. 3. CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS AND THE CONSTRUCTION OF THE NEW IMPROVEMENTS SHOWN ON THIS PLAN. ALL ON--SITE IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION UNDER ALBEMARLE COUNTY CODES. 4. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE CONTRACT DRAWINGS, PROJECT MANUAL, SUBMITTALS, AND SHOP DRAWINGS AT THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION. 5. THE LOCATION, DIMENSIONS, AND ELEVATION OF EXISTING STRUCTURES, PIPING, AND UTILITIES SHOWN REFLECT THE BEST INFORMATION AVAILABLE AND ARE BASED ON FIELD SURVEY, VISIBLE SURFACE EVIDENCE, AND AVAILABLE RECORDS. CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO AND DURING CONSTRUCTION AND NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND APPROVED PLAN. THE DIMETERS OF THE EXISTING PIPING ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO PERFORMING FINAL CONNECTIONS. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND/OR PROVIDE LOCATION SERVICE AT NO ADDITIONAL COST TO THE OWNER TO AVOID CONFLICTS WITH EXISTING UTILITIES OR STRUCTURES. THE CONTRACTOR SHALL "POTHOLE" UTILITIES TO DETERMINE THEIR ACTUAL DEPTH AND LOCATION. 6. CONTRACTOR SHALL VERIFY ALL SITE PLANS AND PROFILES AND DETAILS FOR CONSISTENCY AND IF CONFLICT EXISTS, CONTACT ENGINEER FOR CLARIFICATION AND/OR DIRECTION. INTERPRETATION DETERMINED BY CONTRACTOR SHALL BE DONE AT HIS/HER OWN RISK. 7. UTILITY LOCATION: THE CONTRACTOR SHALL PROVIDE THE SERVICES OF A PIPE UTILITY LOCATION FIRM TO USE NONDESTRUCTIVE, AIR VACUUM EXCAVATION METHODS TO POTHOLE EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF DISTURBANCE AND AROUND ALL PROPOSED EXCAVATIONS ON THIS PROJECT TO AVOID UTILITY CONFLICTS. POTHOLE EXCAVATIONS SHALL BE PERFORMED EVERY 50 LINEAR FEET ALONG PIPE LINES, AND AT ADDITIONAL LOCATIONS WHERE REQUESTED BY WW ASSOCIATES. RESOLUTION OF UTILITY CONFLICTS IS THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. UTILITIES SHALL BE MARKED BY THE PIPE UTILITY LOCATION FIRM PRIOR TO CONSTRUCTION. 8. CONTRACTOR SHALL NOTIFY MISS UTILITY (TELEPHONE No. 1--800--552--7001) 72 HOURS PRIOR TO CONSTRUCTION START UP TO HAVE LOCATION OF EXISTING UNDERGROUND UTILITIES MARKED. 9. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION IN THE FIELD AS REQUIRED FOR NEW WORK. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION PRIOR TO CONSTRUCTION TO INCLUDE TYPE AND SIZE OF PIPE AND SERVICES TO HIS OWN SATISFACTION. 10. NO GRADING OR SITE WORK SHALL OCCUR UNTIL ALL PERMITS HAVE BEEN OBTAINED BY THEIR RESPECTIVE AGENCIES. 11. CONTRACTOR SHALL VERIFY THAT ALL UTILITIES I.E., WATER, SEWER GAS, ELECTRIC, TELEPHONE, CABLE, ETC., ARE IN PLACE PRIOR TO CONSTRUCTION OF SUBBASE AND/OR PAVING. 12. PROPOSED UNDERGROUND UTILITIES SUCH AS ELECTRIC, TELEPHONE, CABLE AND GAS WHICH SERVE THIS FACILITY SHALL BE LOCATED WITH A MINIMUM 10 FOOT SEPARATION FROM PUBLIC WATER MAINS AND SANITARY SEWER. 13. PIPE DISTANCE FOR SANITARY SEWER ARE HORIZONTAL BETWEEN THE OUTSIDE FACES OF MANHOLE STRUCTURES. PIPE SLOPES ARE BASED ON THESE HORIZONTAL DISTANCES. 14. MAINTAIN AND PROTECT ALL OVERHEAD AND UNDERGROUND ELECTRICAL, TELEPHONE, CABLE TV, WATER, GAS, SEWER, AND ALL OTHER UTILITIES DURING ENTIRE CONSTRUCTION PERIOD. SEPTIC SYSTEM AND WATER SERVICE INTERRUPTIONS AND OTHER UTILITY OUTAGES WILL NOT BE ALLOWED. 15. ALL DIMENSIONS INDICATED SHALL BE VERIFIED EITHER BY FIELD MEASUREMENTS FOR EXISTING STRUCTURES OR BY SHOP DRAWINGS FOR EQUIPMENT FURNISHED. STRUCTURAL DIMENSIONS NOT SHOWN BUT CONTROLLED BY OR RELATED TO EQUIPMENT SHALL BE VERIFIED BY THE CONTRACTOR WITH THE MANUFACTURER PRIOR TO CONSTRUCTION. 16. CHANGES IN NEW PIPING FROM THAT SHOWN ON THE DRAWINGS, TO AVOID CONFLICTS WITH EXISTING OR NEWLY INSTALLED ELECTRICAL SYSTEMS, MECHANICAL SYSTEMS, EQUIPMENT, STRUCTURES, OR PIPING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. LIKEWISE, ALTERATIONS TO EXISTING ELECTRICAL SYSTEMS, MECHANICAL SYSTEMS, EQUIPMENT, OR EXISTING PIPING TO ACCOMMODATE NEW PIPING AND EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL SUCH CHANGES MUST BE APPROVED BY THE OWNER AND THE ENGINEER. 17. PROPOSED MANHOLE/STRUCTURE TOP ELEVATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. UNLESS INDICATED OTHERWISE, THE CONTRACTOR SHALL SET STRUCTURE TOPS FLUSH WITH FINISHED GRADE OR INLINE WITH ADJACENT CURBING, AS APPLICABLE, AFTER FINE GRADING IS FINISHED TO AVOID UNNECESSARY ADJUSTING. MANHOLES NOT IN PAVEMENT SHALL BE LOCATED ABOVE THE DRAINAGE WAY OF DITCHES AND SHALL NOT ALLOW INTRUSION OF STORM WATER INTO MANHOLE COVERS. 18. EXISTING MANHOLE FRAMES/COVERS AND VALVE BOXES/COVERS TO REMAIN SHALL BE ADJUSTED OR RECONSTRUCTED, AS NECESSARY, TO MATCH FINISHED GRADES. 19. ALL UNDERGROUND PIPING SHALL MAINTAIN A MINIMUM COVER OF 3.5 FEET UNLESS OTHERWISE INDICATED. 20. A POSITIVE GRADE SHALL BE MAINTAINED FOR THE VERTICAL ALIGNMENT OF ALL PRESSURE PIPING TO ELIMINATE THE FORMATION OF AIR POCKETS. 21. PROVIDE RESTRAINING DEVICES FOR BURIED PRESSURE PIPING AT ALL PIPE JOINTS, VALVES, FITTINGS, AND DEAD ENDS. SEE PROJECT MANUAL FOR ADDITIONAL INFORMATION. INSTALLATION OF MECHANICAL RESTRAINING DEVICES SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS. 22. PROVIDE A MINIMUM OF 18 INCHES CLEARANCE BETWEEN PIPING AND FOOTINGS, STRUCTURES, AND OTHER PIPING UNLESS OTHERWISE NOTED. 23. VERTICAL PIPE FITTINGS ARE NOT SHOWN ON THE DRAWINGS FOR CLARITY. THE CONTRACTOR SHALL PROVIDE VERTICAL PIPE FITTINGS AS REQUIRED FOR COMPLETE AND OPERABLE PIPE INSTALLATIONS. PROVIDE ALL CONNECTING PIECES AND TRANSITION PIECES REQUIRED TO MAKE FINAL PIPING CONNECTIONS. 24. DEFLECT PIPING AT JOINTS IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS WHERE CURVED ALIGNMENTS ARE SHOWN. PROVIDE FITTINGS AS REQUIRED TO MAINTAIN THE DESIGN ALIGNMENT AT NO ADDITIONAL COST TO THE OWNER. 25. PROVIDE ALL CONNECTING PIECES AND TRANSITION PIECES REQUIRED TO MAKE FINAL PIPING CONNECTIONS. 26. CONTRACTOR SHALL COMPLY WITH NO LEAD REGULATIONS FOR WATER INFRASTRUCTURE. 27. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE. 28. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CONFINED SPACE ENTRY REGULATIONS. 29. CONTRACTOR SHALL BE INFORMED AND COMPLY WITH THE VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT. ALL COSTS TO COVER LINES, FLAG LINES, OR DISCONNECT SERVICE TO NEARBY POWER LINES SHALL BE AT THE CONTRACTORS EXPENSE. 30. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL SITE AND LABOR SAFETY AND SANITARY PROVISIONS ON SITE. LOCATION OF SANITARY PROVISIONS SHALL BE IN A DISCRETE LOCATION. COORDINATE WITH THE OWNER. 31. ALL CONSTRUCTION SHALL COMPLY WITH OSHA SAFETY STANDARD FOR EXCAVATION 1926 PART P AND OTHER APPLICABLE OSHA REQUIREMENTS. CONSTRUCT EXCAVATION SUPPORT SYSTEMS AS REQUIRED BY OSHA AND U.S. ARMY CORPS OF ENGINEERS SAFETY & HEALTH REQUIREMENTS MANUAL EM 385--1-1, SECTION 25, AND WHERE INDICATED ON THE DRAWINGS TO ADEQUATELY SUPPORT EXISTING SOIL AND ADJACENT STRUCTURES DURING EXCAVATION ACTIVITIES. 32. STRUCTURES HAVE BEEN DESIGNED FOR OPERATIONAL LOADS ON THE COMPLETED STRUCTURE. DURING CONSTRUCTION, THE STRUCTURES SHALL BE PROTECTED BY BRACING AND TEMPORARY SUPPORTS WHEREVER EXCESSIVE CONSTRUCTION LOADS MAY OCCUR. OVERSTRESSING OF ANY STRUCTURAL ELEMENT IS PROHIBITED. 33. CONTRACTOR SHALL PROVIDE ANY DRAINAGE AND/OR PUMPING OPERATIONS NECESSARY DURING CONSTRUCTION TO PREVENT FLOATATION OF STRUCTURES DURING CONSTRUCTION. 34. NO BACKFILL SHALL BE PLACED AGAINST ANY SUBSTRUCTURE WALLS UNLESS ALL ADJACENT SUPPORTING ELEMENTS HAVE ACHIEVED DESIGN STRENGTH, OR WALLS HAVE BEEN PROPERLY BRACED, AND IN ANY CASE NOT SOONER THAN 28 DAYS AFTER THE PLACING OF CONCRETE UNLESS APPROVED BY THE ENGINEER. SUPPORTING ELEMENTS SHALL INCLUDE ADJACENT WALLS, SLABS, BEAMS AND COLUMNS. 35. MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION UNLESS WRITTEN PERMISSION IS OBTAINED. 36. WHENEVER CONSTRUCTION IS IN OR ADJACENT TO STREETS, THE CONTRACTOR SHALL PROVIDE SIGNS, DRUMS, AND TRAFFIC CONTROL DEVICES. ALL SIGNS AND TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS AS PUBLISHED BY THE U.S. DEPT. OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, THE VIRGINIA SUPPLEMENT TO MUTCD, AND THE VIRGINIA WORK AREA PROTECTION MANUAL. VDOT MAINTAINS THE RIGHT TO ADJUST WORK HOURS IF NECESSARY FOR ANY WORK WITHIN VDOT RIGHT--OF--WAY. 37. CONTRACTOR SHALL COMPLY WITH ALL VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN AND THE CURRENT EDITION OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK, VERSION 1.1. 38. VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED AND MAINTAINED FOR ALL DISTURBED AREAS IN ACCORDANCE WITH ALL LOCAL REQUIREMENTS AND THE CURRENT EDITION OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK, VERSION 1.1. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE INSTALLED AS A FIRST STEP IN CONSTRUCTION AND BEFORE EXCAVATION BEGINS. NO MORE THAN 100 LINEAR FEET OR TRENCH SHALL BE OPEN AT ONE TIME. CONTRACTOR SHALL PROVIDE SEEDING AND MULCH RESTORATION OPERATIONS DURING THE PIPE INSTALLATION SO THAT NO MORE THAN 10,000 SQUARE FEET MAXIMUM AREA SHALL BE THE ACCUMULATED, TOTAL UNRESTORED FOOTAGE IN ALL WORK AREAS OF THE PROJECT. 39. ALL DISTURBED AREAS SHALL BE SEEDED AND PROVIDED WITH EROSION CONTROL DURING AND AT THE END OF CONSTRUCTION. 40. ALL TRENCHWORK SHALL BE BACKFILLED AT THE END OF EACH DAY. ALL PAVED AREAS OR SIDEWALKS SHALL BE MAINTAINED FREE OF ROCK AND DEBRIS. 41. SURFACE DRAINAGE: THE CONTRACTOR SHALL MAINTAIN POSITIVE SURFACE DRAINAGE DURING CONSTRUCTION. IF POSITIVE SURFACE DRAINAGE CANNOT BE ACHIEVED THE CONTRACTOR SHALL PROVIDE ALL PUMPS AND PIPING REQUIRED TO MAINTAIN SURFACE DRAINAGE. COMPLETELY DRAIN CONSTRUCTION SITE DURING PERIODS OF CONSTRUCTION TO KEEP SOIL MATERIALS SUFFICIENTLY DRY. PROVIDE TEMPORARY DITCHES, SWALES, AND OTHER DRAINAGE FEATURES AND EQUIPMENT AS REQUIRED TO MAINTAIN DRY SOILS. WHEN UNSUITABLE WORKING PLATFORMS FOR EQUIPMENT OPERATION AND UNSUITABLE SOIL SUPPORT FOR SUBSEQUENT CONSTRUCTION FEATURES DEVELOP, REMOVE UNSUITABLE MATERIAL AND PROVIDE NEW SOIL MATERIAL AS SPECIFIED IN THE PROJECT MANUAL AT NO ADDITIONAL COST TO THE OWNER. 42. SUBSURFACE DRAINAGE: CONSIDER SITE SURFACE AND SUBSURFACE CONDITIONS, AVAILABLE SOIL, AND HYDROLOGICAL DATA. REMOVE WATER BY BENCHING, SUMP PUMPING, DEEP WELL PUMPING, OR OTHER METHODS TO PREVENT SOFTENING OF SURFACES EXPOSED BY EXCAVATION. USE FILTERS ON DEWATERING DEVICES TO PREVENT REMOVAL OF FINES FROM SOIL. PROVIDE EROSION CONTROL AT OUTLET OR PIPING TO PREVENT EROSION. OPERATE DEWATERING SYSTEM CONTINUOUSLY UNTIL CONSTRUCTION WORK BELOW EXISTING WATER LEVELS IS COMPLETE. 43. CONSTRUCTION LIMITS ARE AS SHOWN. ALL TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. 44. ALL AREAS DISTURBED TO INSTALL NEW IMPROVEMENTS, ACCESS ROUTES AND STAGING AREAS SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THEIR ORIGINAL CONDITION AND SHALL BE GRADED TO DRAIN. 45. ALL FINISHED GRADING, SEEDING AND SODDING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE THE PONDING OF WATER ON THE SITE, PARTICULARLY ADJACENT TO BUILDINGS AND STRUCTURES. 46. ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED. 47. THE CONTRACTOR SHALL BE FULLY LIABLE FOR REPAIR OF ANY DAMAGES ON PUBLIC OR PRIVATE PROPERTY CAUSED BY HIS CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL REPAIR AND REPLACE ALL DAMAGED PROPERTY IN KIND, INCLUDING PAVEMENT, STONE, DITCHES, MAILBOXES, STORM CULVERTS, FENCING, ETC. CONTRACTOR SHALL REPLACE ROADSIDE SHOULDERS, DITCHES, FILL SLOPES/CUTS TO STABILIZED PRECONSTRUCTION CONDITIONS. TREES SHALL BE PROTECTED AS MUCH AS POSSIBLE. IF TREES ARE DAMAGED, THEY SHALL BE TRIMMED OR REPAIRED TO PRESERVE THEIR LIFE. ROAD CULVERTS IMPACTED BY THE PROJECT SHALL BE SUPPORTED PROPERLY DURING WATER LINE CONSTRUCTION. CULVERTS SHALL BE BACKFILLED AND PROPERLY COMPACTED PER VDOT SPECIFICATION. CULVERT ENDS SHALL BE GRADED WITH POSITIVE DRAINAGE WITH SUFFICIENT EROSION AND SEDIMENT CONTROL MEASURES INSTALLED. PRIVATE ENTRANCE CULVERTS SHALL BE MAINTAINED FOR POSITIVE ROADSIDE DRAINAGE. 48. THE CONTRACTOR SHALL PROTECT EXISTING PAVED SURFACES, INCLUDING BUT NOT LIMITED TO SWANSON DRIVE. ANY DAMAGED PAVEMENT SHALL BE REPAIRED TO MATCH EXISTING. TRACKED EQUIPMENT WILL NOT BE ALLOWED ON PAVED SURFACES. ANY PAVEMENT MARKINGS DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN KIND BY A PAVEMENT MARKING CONTRACTOR FROM THE VDOT PRE--QUALIFICATION LIST. 49. ALL EXISTING SIGNS, CURBS, GUARDRAIL, STONE, STRUCTURES, LANDSCAPING, PLANTERS, SHRUBS, AND OTHER PHYSICAL IMPROVEMENTS TEMPORARILY REMOVED BY THE CONTRACTOR SHALL BE REPLACED TO ORIGINAL CONDITION. ANY FENCING DISTURBED BY CONSTRUCTION SHALL BE IMMEDIATELY REPLACED OR SUPPLEMENTED BY TEMPORARY FENCING SUITABLE FOR INTENDED PURPOSE OR EXISTING FENCING. THE CONTRACTOR SHALL REPAIR AND/OR REPLACE DISTURBED FENCING TO ORIGINAL CONDITION. 50. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE DRAWINGS, THE LATEST EDITION OF THE VIRGINIA DEPARTMENT OF HEALTH (VDH) WATERWORKS REGULATIONS, AND THE ALBEMARLE COUNTY SERVICE AUTHORITY. 51. ALL WORK WITHIN PUBLIC ROAD RIGHTS--OF--WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS (LATEST REVISIONS). 52. ALL WORK IN PUBLIC RIGHTS--OF--WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE VIRGINIA WORK AREA PROTECTION MANUAL. 53. ALL PROPERTY PINS, AND RIGHT OF WAY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A LAND SURVEYOR LICENSED BY THE COMMONWEALTH OF VIRGINIA AT NO ADDITIONAL COST TO THE OWNER. 54. THESE PLANS AND ALL NEW CONSTRUCTION WITH THIS PLAN SHALL BE IN ACCORDANCE WITH THE CURRENT APPROVED ALBEMARLE COUNTY CODE, ANY AMENDMENTS THEREOF AND THE CURRENT STANDARDS AND SPECIFICATIONS OF VDOT. 55. THE CONTRACTOR IS RESPONSIBLE FOR FOR SUBMITTING TO ALBEMARLE COUNTY A CONSTRUCTION GENERAL PERMIT REGISTRATION STATEMENT. GENERAL PERMIT COVERAGE FROM THE DEQ MUST BE OBTAINED BY THE APPLICANT BEFORE THE COUNTY OF ALBEMARLE MAY ISSUE A LAND DISTURBANCE PERMIT, WHEN REQUIRED. 56. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL PERMIT FEES NECESSARY FOR CONTINUED COVERAGE, AND PROVIDING PERMIT TERMINATION NOTIFICATION TO DEQ. 57. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING AND UPDATING THE SWPPP DURING THE PROJECT. 58. THE CONTRACTOR IS RESPONSIBLE FOR CERTIFYING THAT THE COMPLETED STORMWATER MANAGEMENT FACILITIES ARE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. AN AS--BUILT SURVEY/PLAN/CONSTRUCTION RECORD DRAWING SHALL BE PROVIDED TO THE COUNTY OF ALBEMARLE UPON COMPLETION OF THE PROJECT, AND BEFORE FULL BOND RELEASE, WITH A WRITTEN LOG OF REGULAR INSPECTIONS SUFFICIENT TO ADEQUATELY DOCUMENT COMPLIANCE. 59. THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES. ALBEMARLE COUNTY GENERAL CONSTRUCTION NOTES 1. PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT--OF--WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN. 2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED. 3. EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION. 4. ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED. 5. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED. 6. PAVED, RIP--RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL. 7. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES. 8. UNLESS OTHERWISE NOTED ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE -- CLASS III. 9. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926). FIRE DEPARTMENT NOTES DURING DEMOLITION AND/OR CONSTRUCTION, THE FOLLOWING FIRE PREVENTION STEPS ARE REQUIRED: 1. AS FOUND IN THE VIRGINIA STATEWIDE FIRE PREVENTION CODE, ESTABLISH A WRITTEN FIRE PREVENTION PLAN AND IDENTIFY SOMEONE TO SERVE AS THE FIRE PREVENTION SUPERINTENDENT TO ENSURE SITE COMPLIANCE WITH THE PLAN. 2. SMOKING SHALL BE PROHIBITED IN AREAS WHERE SMOKING IS A HAZARD, AND THESE AREAS SHALL BE DESIGNATED WITH NO SMOKING SIGNS PER VIRGINIA STATEWIDE FIRE PREVENTION CODE. 3. AREAS WHERE SMOKING CAN OCCUR, SHALL HAVE APPROPRIATE RECEPTACLES FOR DISCARDED SMOKING MATERIALS PER VIRGINIA STATEWIDE FIRE PREVENTION CODE. 4. CONTRACTOR SHALL ENSURE THE STREET NAMES AND BUILDING NUMBERS ARE ALWAYS PLAINLY VISIBLE FROM THE FRONTAGE STREET DURING CONSTRUCTION PER THE VIRGINIA STATEWIDE FIRE CODE. 5. PER THE VIRGINIA STATEWIDE FIRE PREVENTION CODE, SAFE AND EFFICIENT VEHICULAR ACCESS FOR FIREFIGHTING AND EMERGENCY OPERATIONS SHALL BE PROVIDED AND MAINTAINED AT ALL CONSTRUCTION AND DEMOLITION SITES. THIS INCLUDES PROVISION OF THE REQUIRED UNOBSTRUCTED ACCESS WIDTHS, A SURFACE CAPABLE OF SUPPORTING EMERGENCY APPARATUS OF UP TO 85,000 LBS. IN ALL WEATHER CONDITIONS, FREE OF OVERHEAD OBSTRUCTIONS FROM 13 FT. 6 INCHES AND BELOW, PROVIDE ACCESS TO FIRE DEPARTMENT CONNECTIONS WITHIN 100 FEET OF WATER SUPPLY/HYDRANTS AND MUST PROVIDE FOR AERIAL ACCESS NO CLOSER THAN 15 FT. AND NO MORE THAN 30 FT. FROM THE ACCESS ROAD TO BUILDINGS OVER 30 FEET TALL. THIS ACCESS MAY BE VIA PERMANENT OR TEMPORARY ROAD AS LONG AS THE CONDITIONS LISTED, AND THEY ARE PROPERLY IDENTIFIED/MARKED. 6. AN APPROVED WATER SUPPLY FOR FIREFIGHTING OPERATIONS SHALL BE IN PLACE WITH UNOBSTRUCTED ACCESSIBILITY AS SOON AS COMBUSTIBLE MATERIALS ARRIVE ON SITE. 7. WASTE AND COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH DAY AND DISPOSED OF IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE CODE. 8. FIRE EXTINGUISHERS SHALL BE PROVIDED, WITH NOT LESS THAN ONE APPROVED FIRE EXTINGUISHER AT EACH STAIRWELL, ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED, IN EVERY STORAGE AND CONSTRUCTION SHED AND IN AREAS OF SPECIAL HAZARDS, SUCH AS WHERE FLAMMABLE AND COMBUSTIBLE LIQUIDS ARE STORED OR USED, IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE CODE. 9. OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL COMPLY WITH THE VIRGINIA STATEWIDE FIRE PREVENTION CODE AND SHALL REQUIRE A PERMIT FROM THE ALBEMARLE COUNTY FIRE MARSHAL'S OFFICE. 2 ADDED SITE PLAN NOTES 11 & 12 JDB 6/8/26									
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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	NEW	EX	SYMBOL LEGEND	NEW	EXISTING	LINE/TYPE LEGEND	NEW	EXISTING	LINE/TYPE LEGEND	NEW
	AIR RELEASE VALVE			PANEL POINT			BUILDING OVERHEAD			RAILROAD CENTERLINE	
	BENCHMARK/FFE			POWER METER			ADJACENT PROPERTY LINE			RAW SEWAGE FORCE MAIN	
	BLOW OFF VALVE			POWER POLE			ADJACENT RIGHT-OF-WAY			RETURN ACTIVATED SLUDGE	
	BOLLARD			ROAD SIGN			BOTTOM OF BANK			ROAD CENTERLINE	
	BORE HOLE			SANITARY CLEAN OUT			BOUNDARY PROPERTY LINE			SANITARY FORCEMAIN	
	BUILDING COLUMN			SANITARY SEWER MAN HOLE			BOUNDARY RIGHT-OF-WAY			SANITARY SEWER	
	BUSH			SANITARY SEWER VALVE			BUILDING SETBACK			SANITARY SEWER DRAIN	
	CABLE BOX			SIGN			BUSH LINE			SECONDARY CLARIFIER EFFLUENT	
	CEMETERY			SPRINKLER HEAD			CATV OVERHEAD			SLUDGE	
	CONIFEROUS TREE			STORM DRAIN MAN HOLE			CATV UNDERGROUND			SLUDGE FILTRATE FORCE MAIN	
	DECIDUOUS TREE			TRAFFIC LIGHT POLE			FIBER OPTIC UNDERGROUND			STORM SEWER	
	DRAINAGE INLET GRATE			TELEPHONE MAN HOLE			TELEPHONE OVERHEAD			STREAM CENTERLINE	
	DRILL HOLE			TELEPHONE PEDESTAL			TELEPHONE UNDERGROUND			THICKENED WASTE ACTIVATED SLUDGE	
	ELECTRIC METER BOX			TELEPHONE POLE			DITCH CENTER LINE			TOP OF BANK	
	ELECTRIC PANEL BOX			TELEPHONE JUNCTION BOX			EASEMENT - CONSTRUCTION AND GRADING			TOPO MAJOR CONTOUR	
	ELECTRIC PEDESTAL			TEST PIT			EASEMENT - SLOPE			TOPO MINOR CONTOUR	
	ELECTRIC MAN HOLE			TRAFFIC CONTROL BOX			EASEMENT - SANITARY SEWER			TREE LINE	
	FIRE DEPARTMENT CONNECTION			TRAFFIC JUNCTION BOX			EASEMENT - STORM			TREE TRUNK LINE	
	FIRE HYDRANT			TRAVERSE			EASEMENT - STORMWATER MANAGEMENT			UTILITY OVERHEAD	
	FLAG POLE			UTILITY MARKER POST			EASEMENT - UTILITIES			UTILITY UNDERGROUND	
	GAS MAN HOLE			UTILITY POLE			EASEMENT - WATER			WASTE ACTIVATED SLUDGE	
	GAS METER			VENT PIPE			EFFLUENT OUTFALL			WATER LEVEL ELEVATION - MEAN HIGH WATER	
	GAS VALVE			WATER MAN HOLE			ELECTRIC OVERHEAD			WATER LEVEL ELEVATION - MEAN LOW WATER	
	GENERATOR			WATER METER			ELECTRIC UNDERGROUND			WATER LINE	
	GROUND LIGHT			WATER SURFACE ELEVATION			FENCE BARBED WIRE			WATER LINE - BACKWASH	
	GUY POLE			WATER VALVE			FENCE CHAIN LINK			WATER LINE - COLD	
	HANDICAPPED PARKING			WELL			FENCE ELECTRIC			WATER LINE - DRAIN	
	HEAT PUMP			YARD GRATE			FENCE WOOD			WATER LINE - FILTER BACKWASH WASTE	
	IRON PIN						FENCE WOVEN WIRE			WATER LINE - FILTER EFFLUENT	
	LIGHT POLE						FLOOD PLAIN			WATER LINE - FILTERED	
	MAILBOX						GAS UNDERGROUND			WATER LINE - HOT	
	MONITORING WELL						GRAVEL			WATER LINE - MILL SUPPLY	
	MONUMENT FOUND						GUARD RAIL			WATER LINE - NON-POTABLE	
	MONUMENT SET						MIXED LIQUOR			WATER LINE - PRIVATE	
							PAVEMENT ASPHALT			WATER LINE - RAW	
							PLANT FLOW			WATER LINE - REVISED	
							PRIMARY CLARIFIER EFFLUENT			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.

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[illegible]

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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 THE PROTECTION OR BEYOND THE PROTECTED AREA, 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 COMPACTED 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 LOOSENED.
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.

- LANDSCAPE CONTRACTOR SHALL CONTACT "MISS UTILITY" AND HAVE ALL UTILITIES LOCATED BEFORE BEGINNING ANY DIGGING.
- 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.
- CONTRACTOR SHALL LAY OUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS PRIOR TO THIS BIDDING AND INSTALLATION. INCLUDING PLANT MATERIAL FOR OWNER'S APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
- 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.
- 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.
- ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS AND TO HORTUS THIRD (1977 EDITION) FOR BOTANICAL AND COMMON NAMES.
- ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SPECIES, WHERE ALL 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).
- WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
- 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.
- 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.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE SPECIFIED, AND SHALL BE PLANTED IN 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.
- 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 THREE WEEKS.
- NTI-DESIGNANTS SHALL BE APPLIED ON ALL MATERIAL DUG WHILE IN LEAF.
- 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.
- CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS TO BE GRADED TO MATCH UNIMPAIRED DRAINAGE.
- 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.

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 UNSIDED 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 CHANGE.
6. PLANT BEDS AND TREE PITTS 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 TREE 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.

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1. ALL LANDSCAPING SHALL BE INSTALLED BY THE FIRST PLANTING SEASON FOLLOWING THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY WITHIN THE DEVELOPMENT, OR A PHASE THEREOF.
2. ALL LANDSCAPING AND SCREENING SHALL BE MAINTAINED IN A HEALTHY CONDITION BY THE OWNER OR PROPERTY OWNERS' ASSOCIATION, AND SHALL BE REPLACED WHEN NECESSARY. REPLACEMENT MATERIAL SHALL COMPLY WITH THE APPROVED LANDSCAPE PLAN.



**ENGINEERS
SURVEYORS
PLANNERS**

ASSOCIATES

PO Box 4119 968 Olympia Drive, Suite
Lynchburg, VA 24502 Charlottesville, VA 22911
Phone: 434.316.6080 Phone: 434.984.2700

www.wwsassociates.net

DATE: _____

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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, 91 - URBAN LAND
TO 25 PERCENT SLOPES HYDROLOGIC SOIL GROUP - NO RATING
HYDROLOGIC SOIL GROUP - NO RATING K FACTOR WHOLE SOIL - NO RATING
K FACTOR WHOLE SOIL - NO RATING K FACTOR ROCK FREE - NO RATING
K FACTOR ROCK FREE - NO RATING

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 LADEN 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-SM-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, OR OTHER MEASURES THAT IS SATISFACTORY TO THE VESMP OR VESCP 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 MUST 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 STABILIZATION 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 SEEDDED 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 MUST 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 NOT BEING CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY 6-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING OF NON-ERODIBLE MATERIAL WILL 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 CROSSED 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 PERMITS 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 REQUIRED. WHEN THE BED AND BANKS OF A WATERCOURSE ARE PROTECTED, 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 FILL 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. WHERE 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 WET 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 VESCP 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
- SEDIMENT BASINS AND WATERWAYS MUST 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 SEEDDED 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-SEEDDED 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

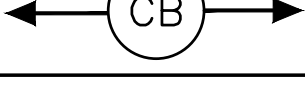
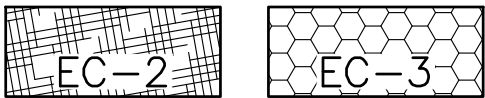
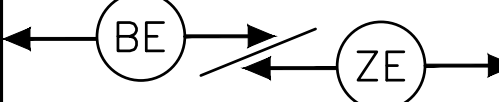
1. INSTALL CONSTRUCTION ENTRANCE AND PERIMETER CONTROLS.
2. PERFORM GRADING TO SUBGRADE ELEVATIONS.
3. CONSTRUCT NEW IMPROVEMENTS.
4. STABILIZE DISTURBED AREAS.
5. ALL EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED WITHIN 30 DAYS OF FINAL SITE STABILIZATION OR WHEN MEASURES ARE NO LONGER NEEDED. REMOVALS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

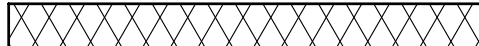
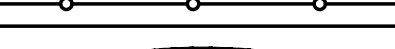
GENERAL EROSION AND SEDIMENT CONTROL NOTES

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 SEEDDED AREAS ARE TO BE RESEEDDED 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 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 SEEDDED AREAS ARE TO BE RESEEDDED 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 SED

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.



**ENGINEERS
SURVEYORS
PLANNERS**

ASSOCIATES

PO Box 4119 968 Olympia Drive, Suite
Lynchburg, VA 24502 Charlottesville, VA 22911
Phone: 434.316.6080 Phone: 434.984.2700

www.wwsassociates.net

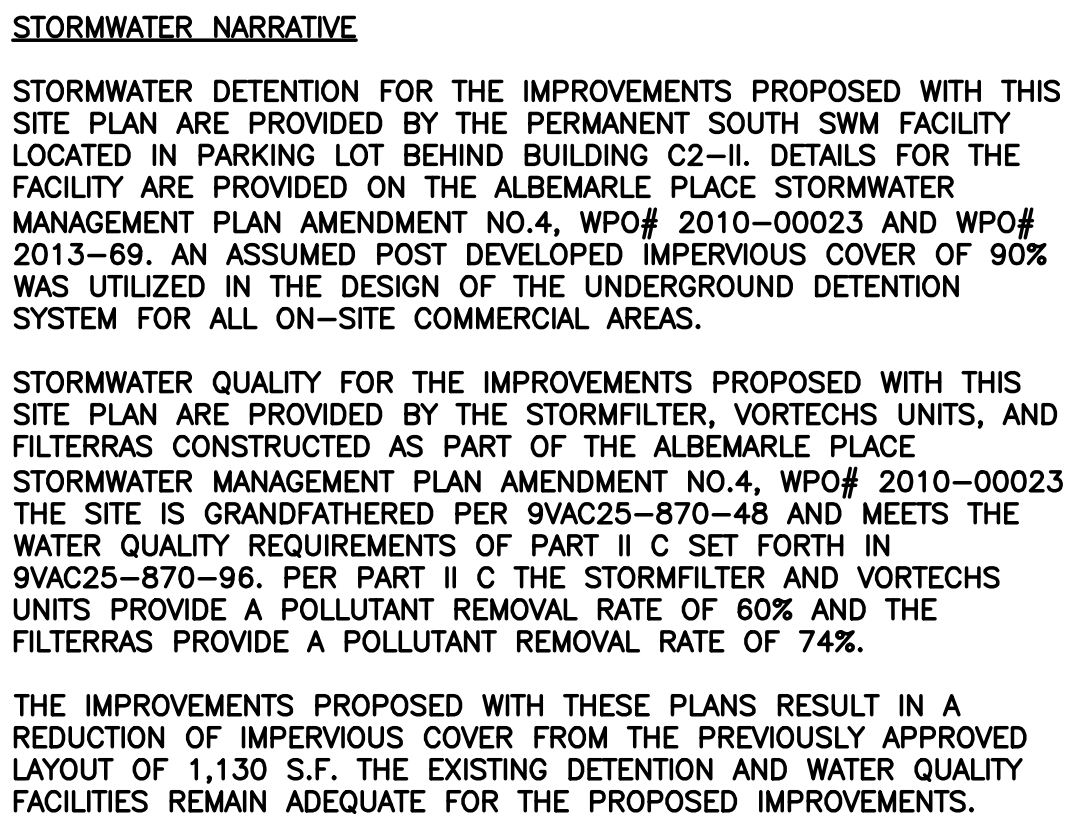


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NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE



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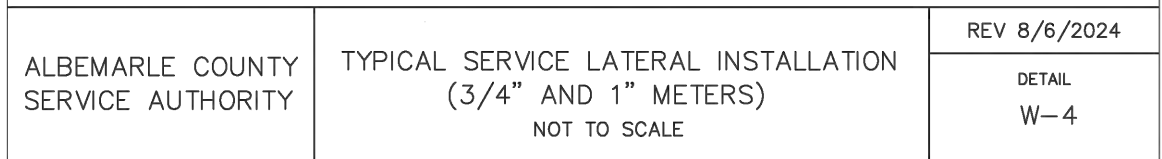
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PO Box 4119 968 Olympia Drive, Suite
Lynchburg, VA 24502 Charlottesville, VA 22911
Phone: 434.316.6080 Phone: 434.984.2700

www.wassociates.net

DESIGNED BY: JDB	PROJECT: STONEFIELD TOWN CENTER MINOR AMENDMENT			SET REV. NO. 3
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: CIVL	SCALE: H: N/A V:	DATE: 10/10/25

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.





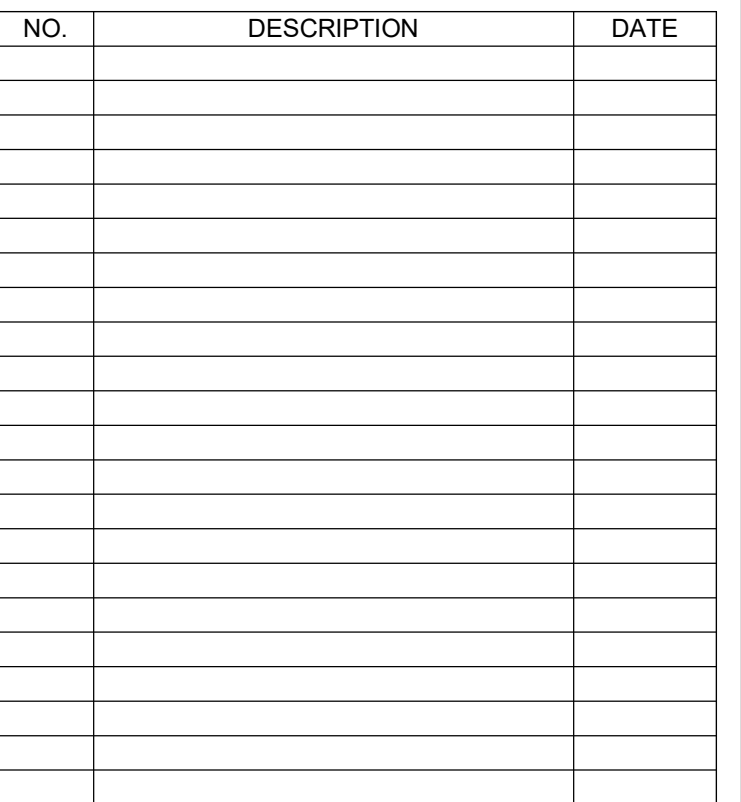
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418 East Main Street
Charlottesville, VA 22902
Contact: Bob Pineo
Phone: 434.443.4045

DUNBAR STRUCTURAL
110 Third Street N.E.
Charlottesville, VA 22902
Contact: Steve Barber
Phone: 434.293.517

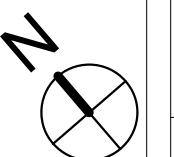
WW ENGINEERS SURVEYORS PLANNERS
3040 Avemore Square Place,
Charlottesville, VA 22911
Contact: John Beirne
Phone: 434.984.2700

MEI ENGINEERING
1592 CF Pours Drive
Harrisonburg, VA 22802
Contact: Michael Irwin
Phone: 540.432.6272

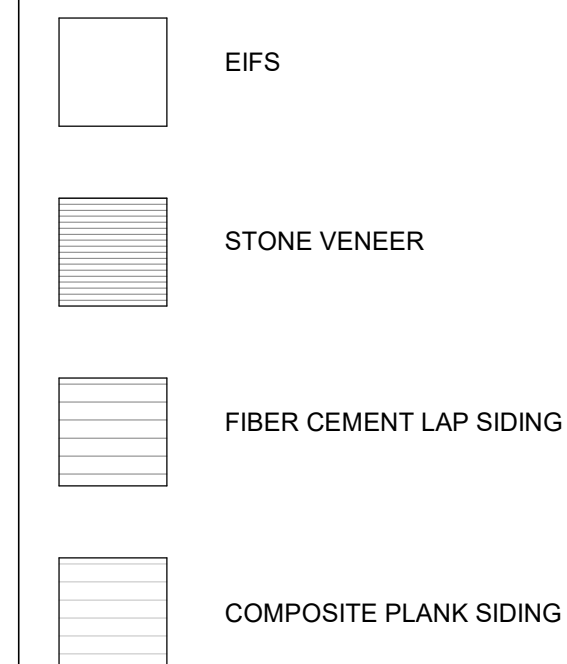


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Charlottesville, VA 22901

Scale	1/8" = 1'-0"
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EXISTING SIGN

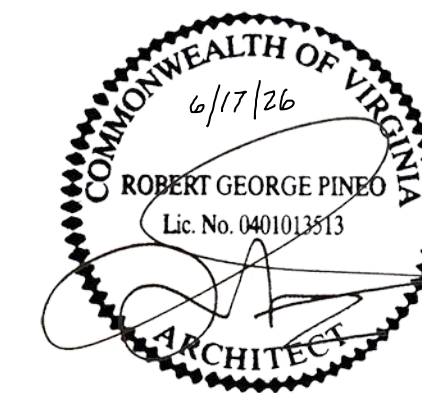


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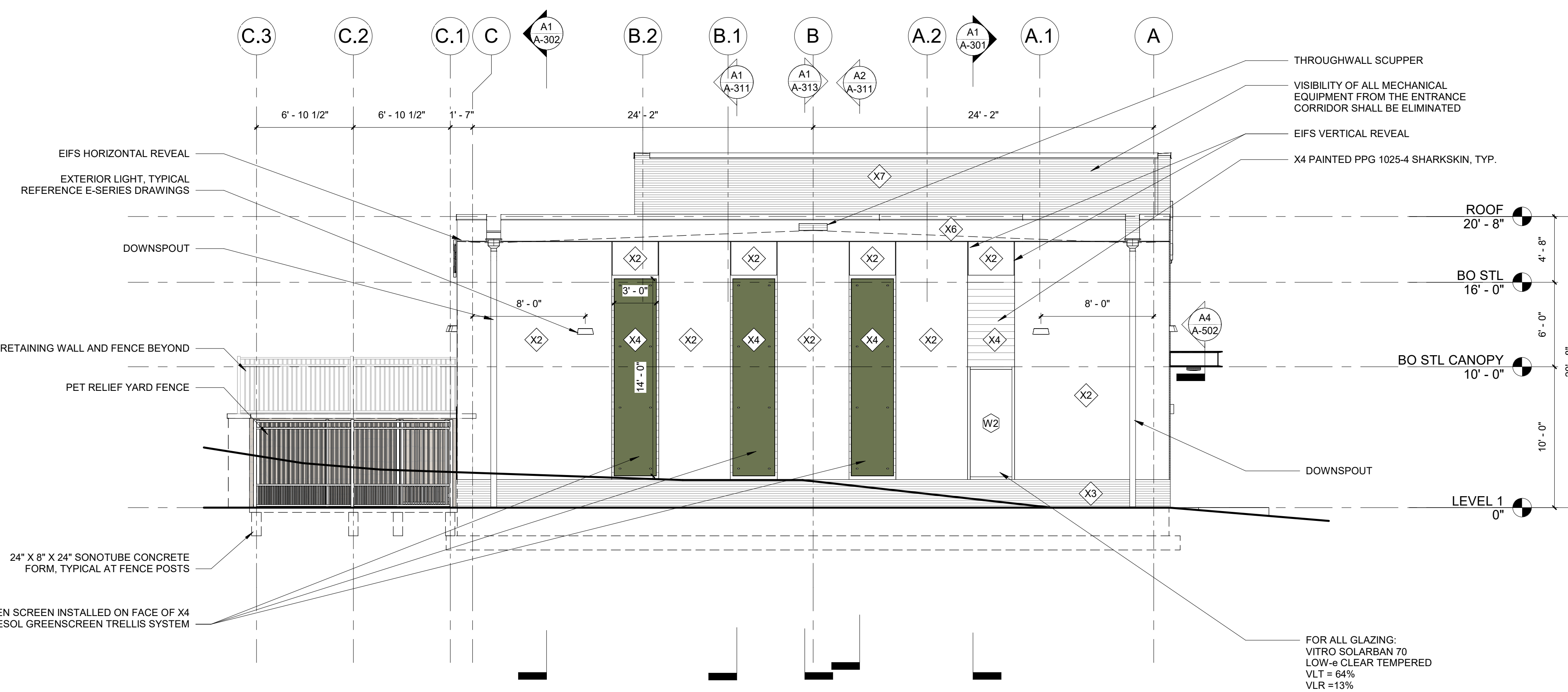
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Charlottesville, VA 22901

EXTERIOR ELEVATIONS

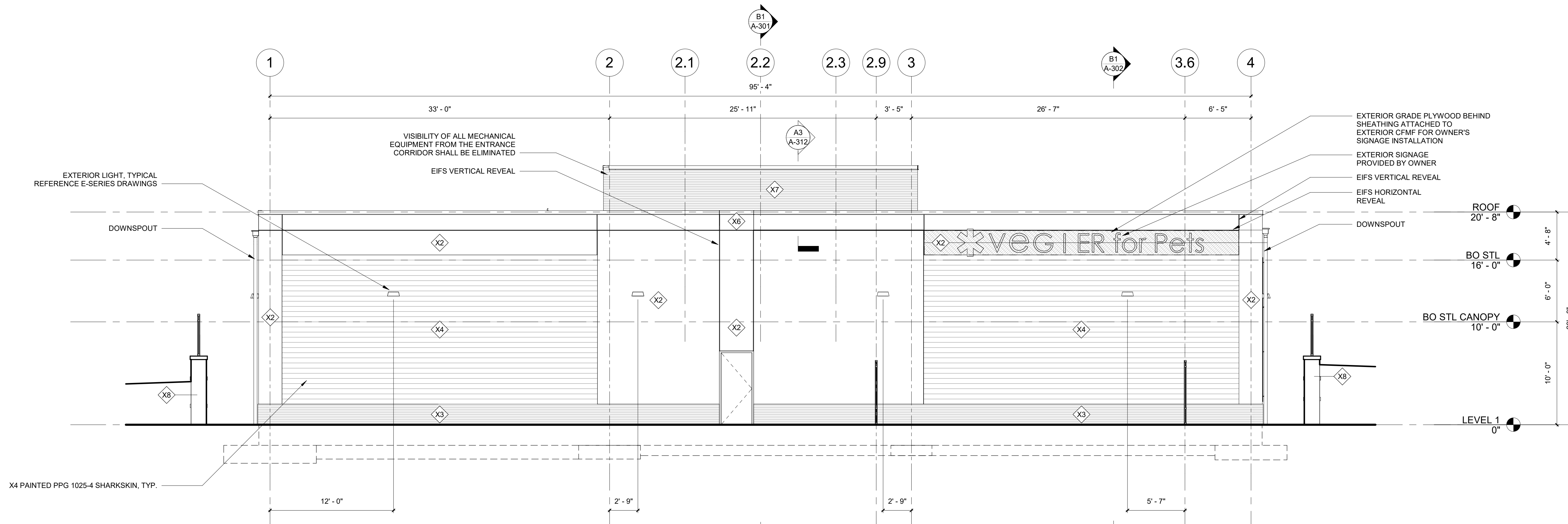
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Date	6/15/202
Drawn by	MI
Checked by	MI

A-202

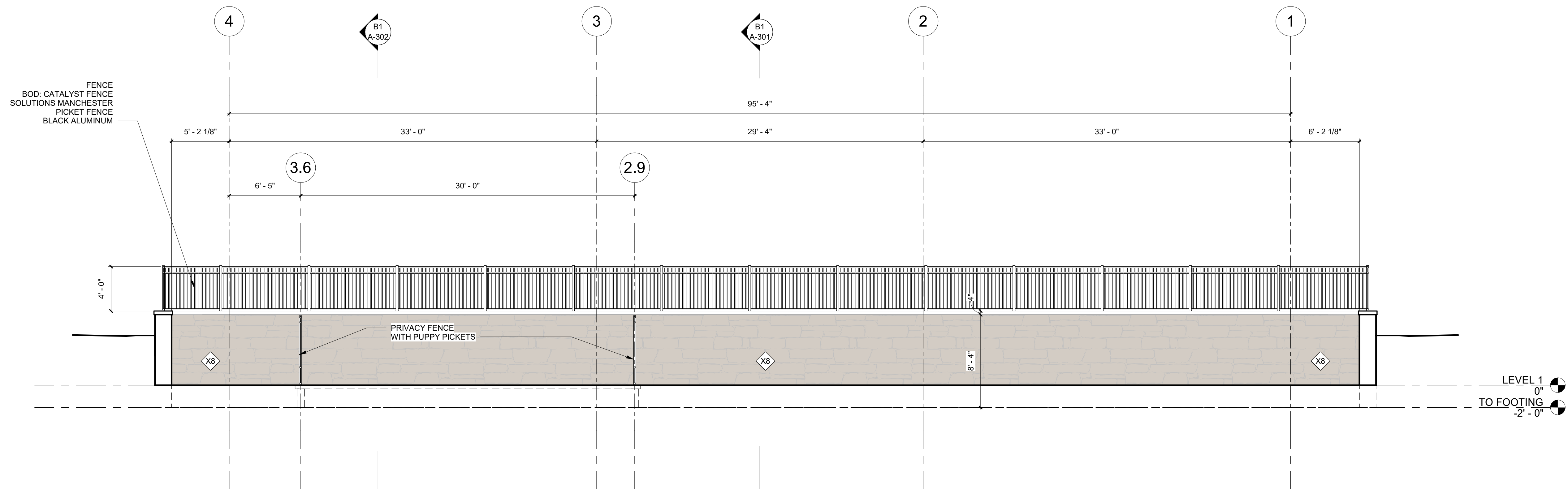
Scale	3/16" = 1'-0"
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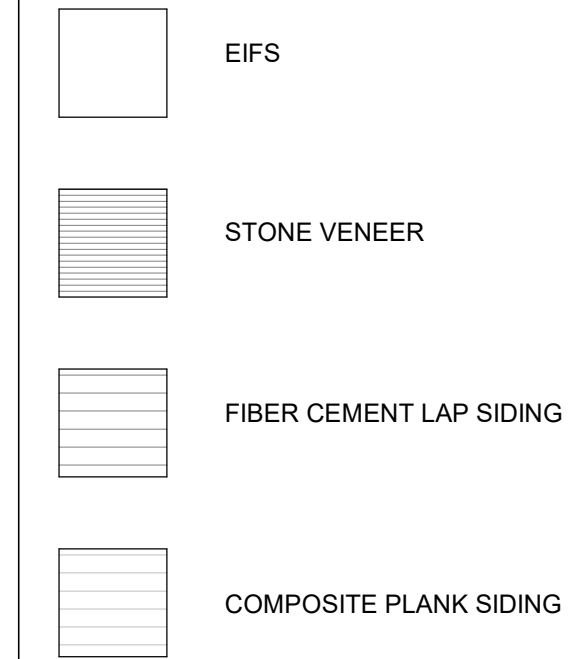
B1 EAST
A-202 $3/16'' = 1'-0''$



A1 SOUTH
A-202 $3/16" = 1'-0"$



EXTERIOR MATERIALS



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ARCHITECTS

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Charlottesville, VA 22902
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Phone: 434.443.4045

STRUCTURAL ENGINEERS

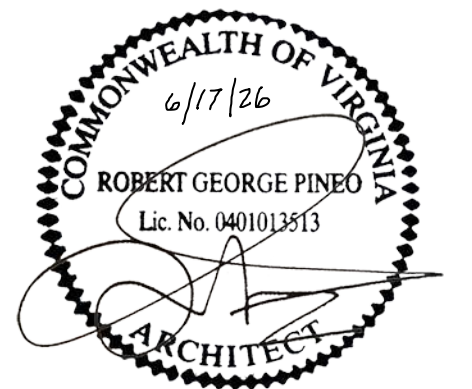
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110 Third Street N.E.
Charlottesville, VA 22902
Contact: Steve Barber
Phone: 434.293.517

CIVIL ENGINEERS

WW ENGINEERS SURVEYORS PLANNERS
3040 Avemore Square Place,
Charlottesville, VA 22911
Contact: John Beirne
Phone: 434.984.2700

MEP ENGINEERS

MEI ENGINEERING
1592 CF Pours Drive
Harrisonburg, VA 22802
Contact: Michael Irwin
Phone: 540.432.6272

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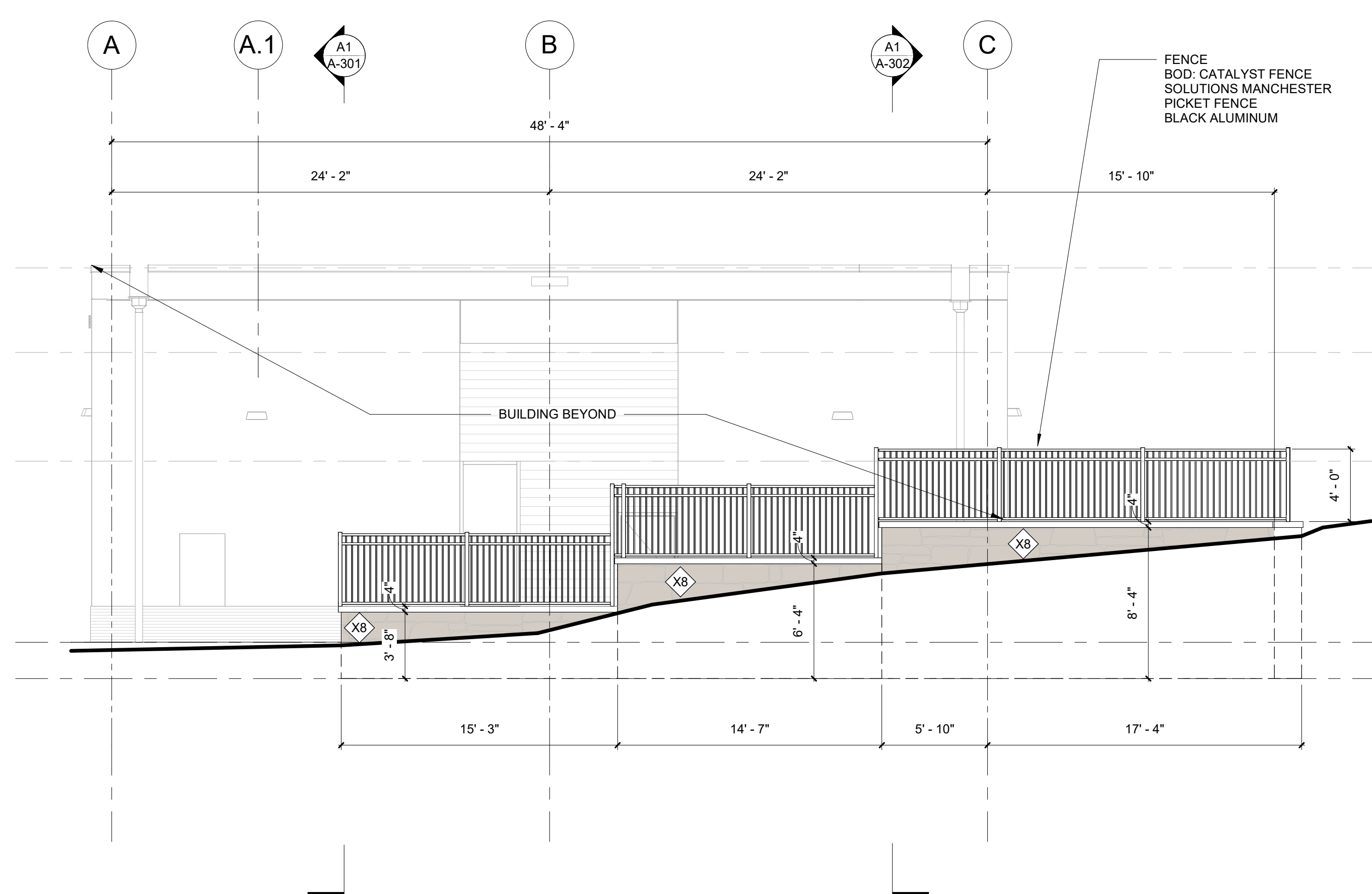
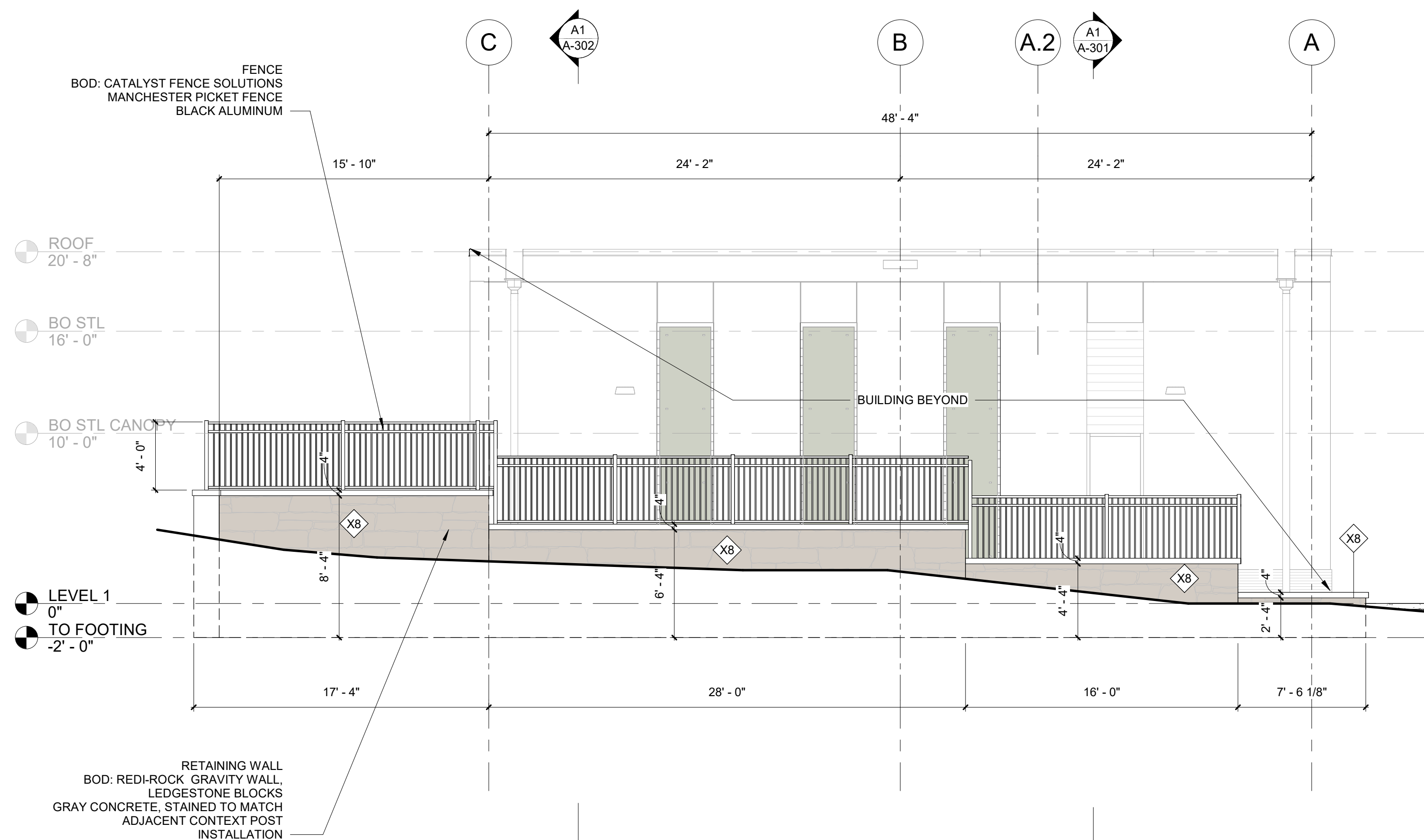
Hydraulic Road & Swanson Drive
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EXTERIOR ELEVATIONS

Project number	N/A
Date	6/15/2026
Drawn by	JL
Checked by	MM

A-203

Scale	3/16" = 1'-0"
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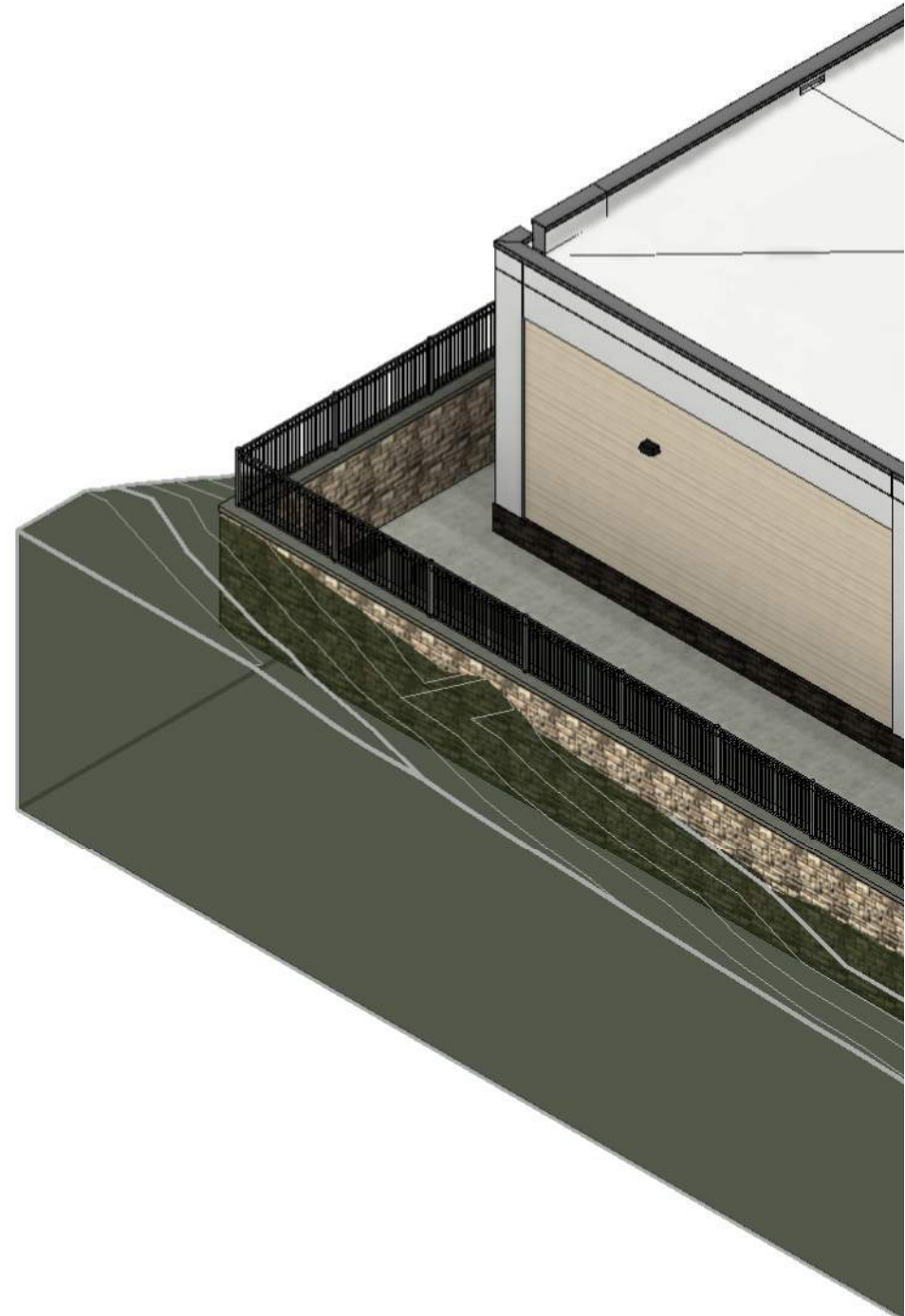
B1 NORTH - RETAINING WALL
A-203 $3/16" = 1'-0"$

A1 EAST - RETAINING WALL
A-203 $3/16" = 1'-0"$

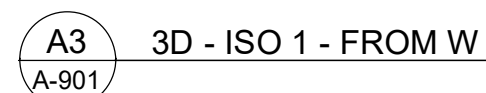
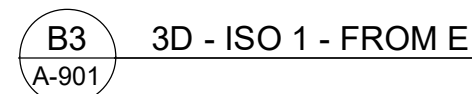
A3 WEST - RETAINING WALL
A-203 3/16" = 1'-0"



B1 3D - ISO 1 - FROM N
A-901



A1 3D - ISO 1 - FROM S
A-901



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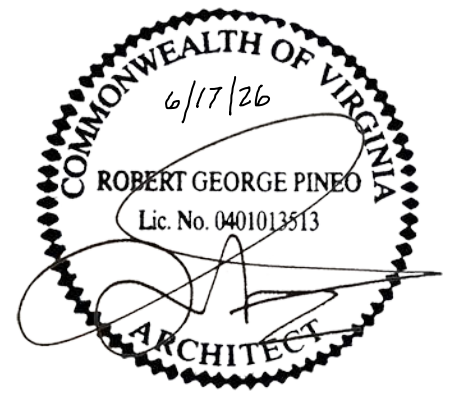
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Charlottesville, VA 22901

RENDERINGS

Project number	N/A
Date	6/15/2026
Drawn by	Author
Checked by	Checker
A-901	
Scale	