

GENERAL NOTES

- The property delineated on this plan is located at the corner of North Kent Street and East Piccadilly Street within the limits of the City of Winchester, Virginia. The owner/developer is proposing to construct sixteen (16) townhouse style dwelling units. This development shall include new concrete entrances onto North Kent Street and East Fairfax Lane which access the proposed aisles and parking facility. Frontage to the proposed townhouse units shall be provided from all three streets, with the units facing onto North Kent Street and East Piccadilly Street.
- Property Owner :
Piccadilly Street Investments, LLC
15 N Cameron Street
Winchester, Virginia 22601
Contact: Mr. Shawn Hershberger
Telephone: (540) 667-1815
- Developer:
Cornerstone LP, LLC
15 N Cameron Street
Winchester, Virginia 22601
Contacts: Mr. Jason Aikens
Telephone: (540) 662-3752
- Engineer/Surveyor:
PAINTER-LEWIS, P.L.C.
817 Cedar Creek Grade, Suite 120
Winchester, Virginia 22601
Contact: Mr. Timothy G. Painter, P.E.
Telephone: (540) 662-5792
- Topographic information and existing features information shown on these plans was performed by the Survey Division of Painter-Lewis, P.L.C., in June, 2018.

6. Site Data:
Tax Map Numbers: 174-1-J-17
Parcel Area: 1.0109 Acres
Zoning: Central Business District (B-1)
Planned Urban Community Overlay (PUD)
Vacant Multi-family Residence
Existing Use: Planned Urban Townhouse Complex
Proposed Use: Vacant Multi-family Residence
Front Yard Setback (R.O.W.): Required: 0' (B-1) Provided: 0' (PUD)
Side Yard Setback: Required: 0' (B-1) Provided: 0' (PUD)
Rear Yard Setback: Required: 0' (B-1) Provided: 0' (PUD)
Maximum Building Height: Allowed: 75' Provided: 35' (Max.)

Note: Building Setbacks:
The setback requirements shown indicate the requirements of the underlying district. The actual setbacks are the result of the PUD conceptual plan approved by City Council and have been shown herewith for reference.

7. Proposed Site Development:
Site Development Area: 1.0109 Acres

Impervious Areas:
Proposed Development:
Parking & Drive Aisle Areas: 11,620.58 Sq. Ft. (0.267 Ac.)
Buildings: 11,304.00 Sq. Ft. (0.260 Ac.)
Concrete Areas: 1,426.99 Sq. Ft. (0.033 Ac.)
Subtotal Impervious Areas: 24,351.57 Sq. Ft. (0.560 Ac.)
Non-Conforming Open Space: 711.60 Sq. Ft. (0.016 Ac.)

Existing Park Area (To Remain) and Site Green Space:
Landscaping Requirement Areas:
Park & Open Space Areas: 19,645.51 Sq. Ft. (0.451 Ac.)
Paver Parking Areas: 2,158.61 Sq. Ft. (0.050 Ac.)

Impervious Areas:
Area: 0.5600 Ac/1.0109 = 0.55 => 55.4% Impervious
Permeable Pavers:
Area: 0.0495 Ac/1.0109 = 0.05 => 5.0% Permeable
Park Area and Green Space:
Area: 0.4509 Ac/1.0109 = 0.45 => 44.6% Green Space

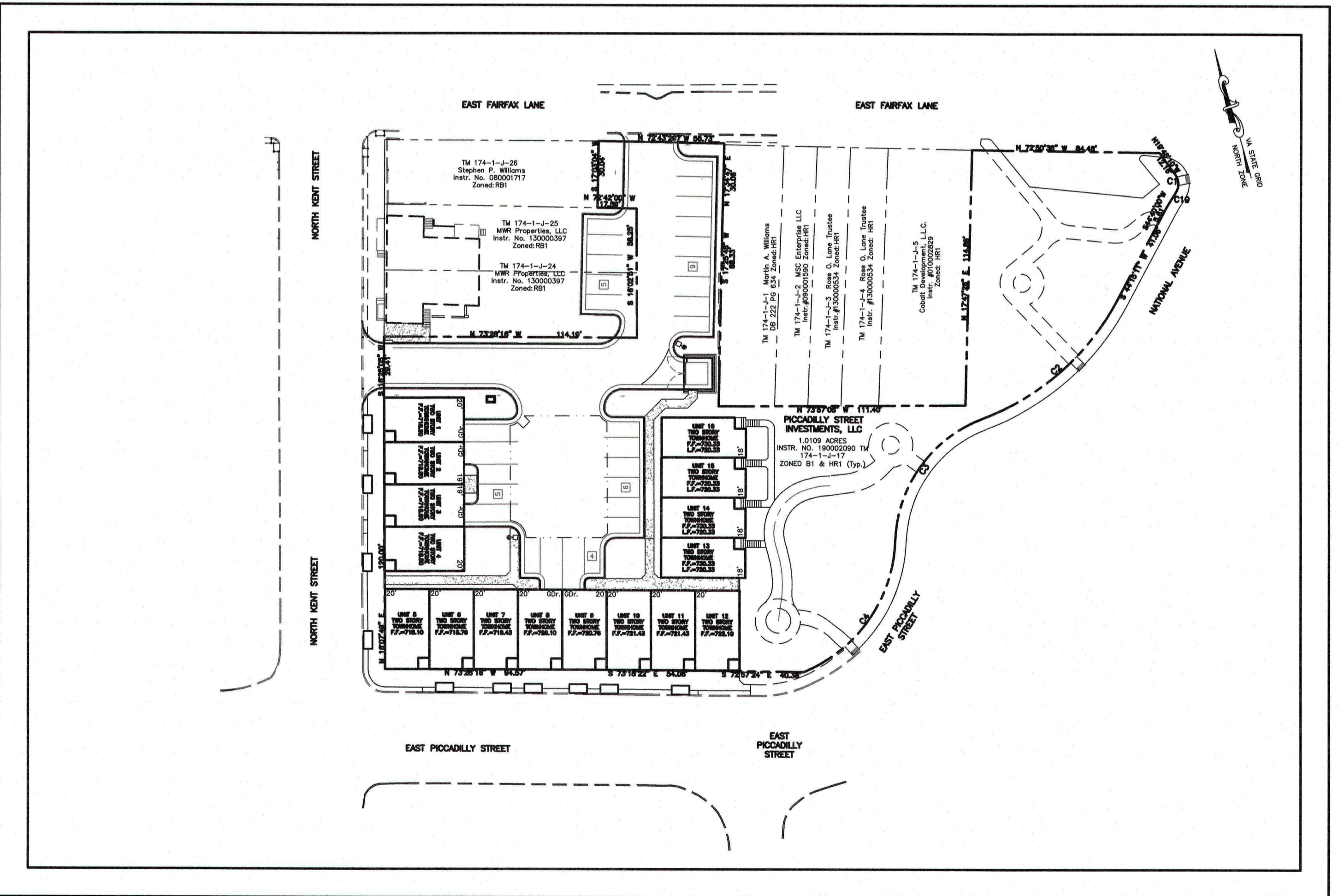
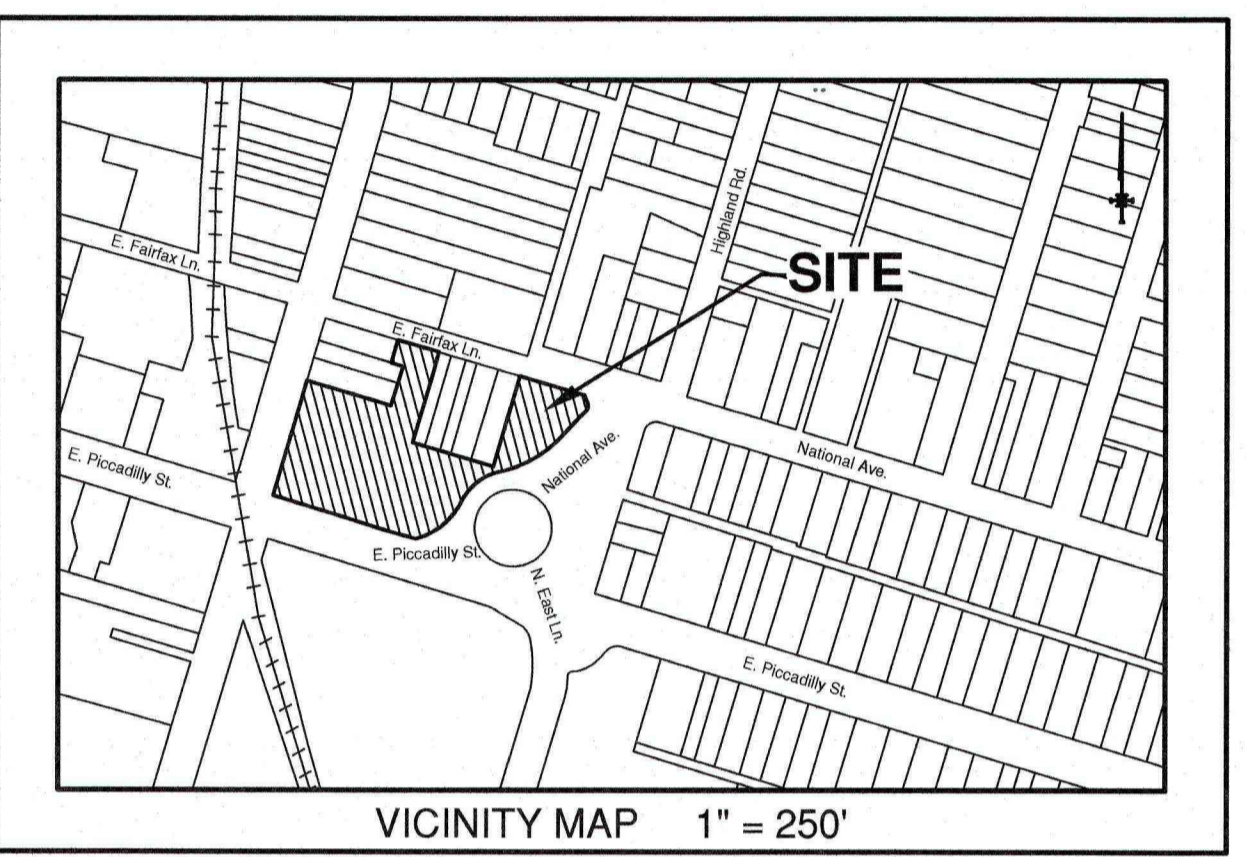
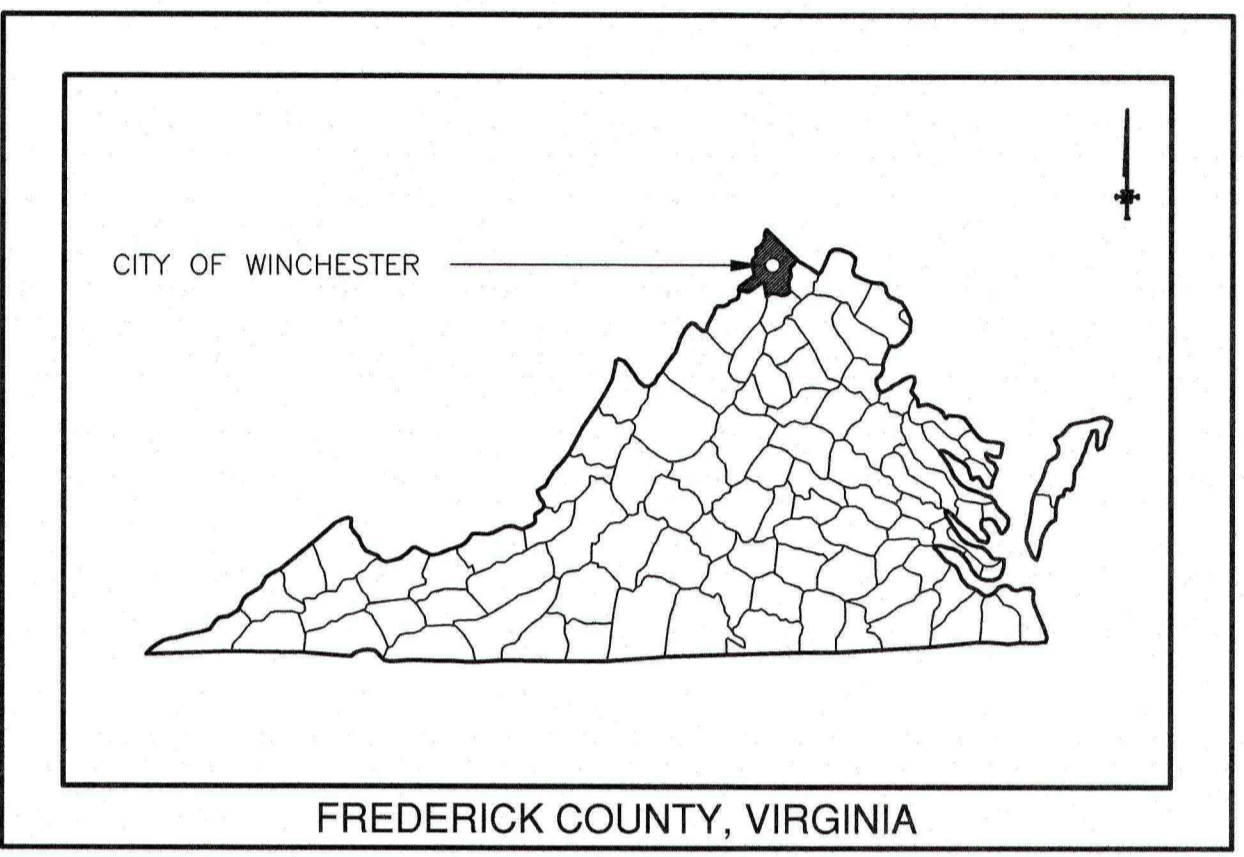
CONSTRUCTION GENERAL NOTES:

- All work and materials shall conform to the current standards of the City of Winchester, Virginia, the Virginia Department of Transportation (V.D.O.T.), the Virginia Uniform Statewide Building Code, and the rules and regulations of the Americans with Disabilities Act, where applicable.
- Erosion and sediment control shall conform to the standards and specification of the Commonwealth of Virginia and the City of Winchester, Virginia, where applicable. The U.S. Army Corps of Engineers - Norfolk District has reviewed the proposed scope of work and has authorized the Museum of the Shenandoah Valley to proceed under the Norfolk District's Regional Permit 11-RP-5.
- It shall be the responsibility of the contractor to notify "Miss Utility" at 811 at least two (2) working days prior to commencement of any land disturbing activity.
- All existing utilities have been shown based upon the best available information. However, there may be existing utilities which are not shown and should be located. Therefore, it shall be the responsibility of the contractor to verify the location of all existing utilities prior to construction. Verification shall be done by way of a field survey or excavated test pits. Any discrepancies between these plans and the actual field conditions shall be reported immediately to the engineer or the City of Winchester, Virginia.
- All proposed utilities shall be installed underground.
- It shall be the responsibility of the contractor to obtain all permits necessary for construction prior to commencement of work. An approved set of construction documents shall be present on the site at all times.
- Topographic information was derived based upon U.S.G.S. datum by a field survey performed by Survey Division of Painter-Lewis, P.L.C. with an established one foot (1') contour interval. Confirm vertical elevation benchmark information with the project surveyor.
- No Geotechnical report has been furnished for this project.
- All radii designations indicate centerline of the trail, face of curb, edge of pavement, or edge of stone pavement, where applicable.
- The contractor shall coordinate the relocation of and the connection to all existing utilities with the appropriate utility company, if applicable.

UTILITY COMPANIES:
Verizon: (540) 665-3156
Shenandoah Valley Elec. Coop.: (540) 722-5830
Shenandoah Gas Company: (540) 869-1111
Water and Sewer (City): (540) 667-1815

- Where plans call for matching existing concrete or pavement, the CONTRACTOR shall provide cut joint or asphalt overlay as required to provide a smooth transition.
- All property corner markers disturbed or otherwise obscured by construction are to be replaced and verified by a certified land surveyor at the CONTRACTOR's expense.
- Pavement construction and material items called for on the plans refer to VDOT standards and specifications.
- Fire lanes shall be delineated as directed by the Winchester Fire Marshal.
- The CONTRACTOR shall obtain permission from adjoining property owners prior to conducting any off-site construction activities.
- The CONTRACTOR shall coordinate the relocation of the existing utilities with the appropriate utility company as necessary.
- The CONTRACTOR shall obtain a Land Disturbance Permit from the Winchester Public Utilities Department prior to initiating any site work.
- All exterior lights shall be positioned to preclude direct illumination off site.
- Add topsoil adjacent to the trail and sidewalks as required to account for soil settlement.
- Provide a separation of at least three feet from any site feature more than six inches above or below the elevation of the closest point in any parking area.
- Provide traffic controls during construction activities in the public rights-of-way.
- Provide "as-built" drawings for all improvements as required by the City of Winchester. Coordinate the scope and format of the as-builts with the City of Winchester Utility Department prior to beginning construction.
- Construction of this project may not begin until plans have been approved and a pre-construction meeting has been held.

PICCADILLY TOWNES CORNER OF NORTH KENT STREET AND EAST PICCADILLY STREET WINCHESTER, VIRGINIA 22601 SITE DEVELOPMENT PLAN SP-21-xxx



CITY OF WINCHESTER, VIRGINIA
SITE PLAN: SP-21-xxx

LIST OF DRAWINGS:

SHEET C.001:	COVER SHEET
SHEET C.002:	EXISTING CONDITIONS AND DEMOLITION PLAN
SHEET C.003:	SITE LAYOUT PLAN
SHEET C.004:	SITE GRADING PLAN
SHEET C.005:	EROSION & SEDIMENT CONTROL LAYOUT PLAN
SHEET C.006:	EROSION AND SEDIMENT CONTROL NARRATIVE AND DETAILS
SHEET C.007:	SITE UTILITIES LAYOUT PLAN
SHEET C.008:	LANDSCAPING PLAN
SHEET C.009:	LIGHTING ILLUMINATION PLAN & LANDSCAPING & LIGHTING DETAILS
SHEET C.010:	FIRE PROTECTION PLAN
SHEET C.011:	DRAINAGE DIVIDES PLAN
SHEET C.012:	STORM SEWER SYSTEM: PLAN and PROFILES
SHEET C.013:	STORM SEWER SYSTEM: DETAILS
SHEET C.014:	STORM SEWER SYSTEM: DETAILS
SHEET C.015:	SANITARY SEWER & WATER SYSTEMS: PLANS and PROFILES
SHEET C.016:	SANITARY SEWER SYSTEM: DETAILS
SHEET C.017:	WATER SYSTEM: DETAILS
SHEET C.018:	MISCELLANEOUS CONSTRUCTION DETAILS

UTILITY LEGEND

---	EX. WATER LINE
---	PR. WATER LINE
=====	EX. STORM SEWER LINE
=====	PR. STORM SEWER LINE
---	SANITARY SEWER LINE
---	PR. SANITARY SEWER LINE
---	GAS LINE
---	UNDERGROUND ELECTRIC LINE
---	OVERHEAD ELECTRIC AND TELEPHONE LINE

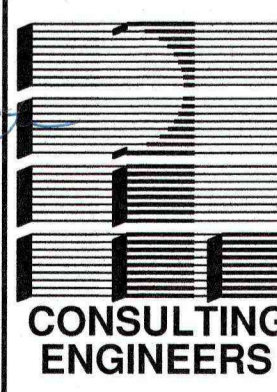
RESPONSIBLE LAND DISTURBER

NAME: _____
CERTIFICATION #: _____
DATE: _____
THE RESPONSIBLE LAND DISTURBER IS THE PARTY RESPONSIBLE FOR CONSTRUCTION & MAINTENANCE OF ALL THE LAND DISTURBING ACTIVITIES AS SET FORTH IN THESE PLANS.

APPROVED

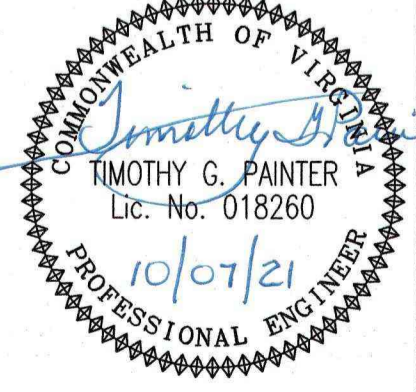
PLANNING DIRECTOR _____ DATE _____
SITE PLAN EXPIRES FIVE (5) YEARS FROM DATE OF APPROVAL

PICCADILLY TOWNES
RESIDENTIAL DEVELOPMENT COMPLEX
THE CORNER OF NORTH KENT STREET AND
EAST PICCADILLY STREET
WINCHESTER, VIRGINIA 22601
SITE DEVELOPMENT PLAN: SP-21-xxx



PAINTER-LEWIS, P.L.C.

817 CEDAR CREEK GRADE, SUITE 120
WINCHESTER, VIRGINIA 22601
Telephone: (540) 662-5792
Facsimile: (540) 662-5793
Email: office@painterlewis.com
JOB NO.: 2012024
JULY 26, 2021



PICCADILLY TOWNES RESIDENTIAL DEVELOPMENT:
 SITE DEVELOPMENT - PARKING CALCULATION:
 PARKING REQUIRED:
 1-2 BEDROOM TOWNHOUSES:
 1 SPACE PER DWELLING UNIT
 16 TOWNHOUSES X 1 SPACE PER UNIT: 16 SPACES (Required)

PARKING PROVIDED:
 1-2 BEDROOM TOWNHOUSES:
 16 DWELLING UNITS:

GARAGE UNITS: 1 SPACE PER UNIT:
 5 DWELLING UNITS WITH GARAGES:
 GARAGE SPACES: 5 SPACES
 ON-SITE STANDARD SPACES:
 STANDARD SPACES (9x18): 19 SPACES
 PARALLEL SPACES (9x22): 0 SPACES

TOTAL ON-SITE PARKING REQUIRED: 16 SPACES

TOTAL ON-SITE PARKING PROVIDED: 24 SPACES

ADJACENT RESIDENTIAL BUILDING - 208 N. KENT STREET:

PARKING CALCULATION:
 PARKING REQUIRED:
 1-2 BEDROOM APARTMENTS:
 1 SPACE PER DWELLING UNIT
 4 APARTMENTS X 1 SPACE PER UNIT: 4 SPACES (Required)

PARKING PROVIDED:
 1-2 BEDROOM APARTMENTS:
 4 DWELLING UNITS:

ON-SITE STANDARD SPACES:
 STANDARD SPACES (9x18): 5 SPACES

TOTAL ON-SITE PARKING REQUIRED: 4 SPACES

TOTAL ON-SITE PARKING PROVIDED: 5 SPACES

EX. STORM GRATE
 TOP= 717.17'
 12" CPP OUT= 714.77'

EX. STORM MH
 TOP= 717.59'
 12" CPP IN= 714.59'
 15" OUT= 714.60'

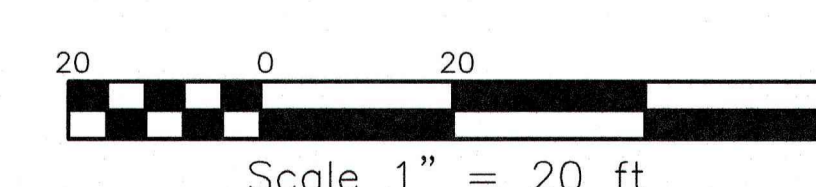
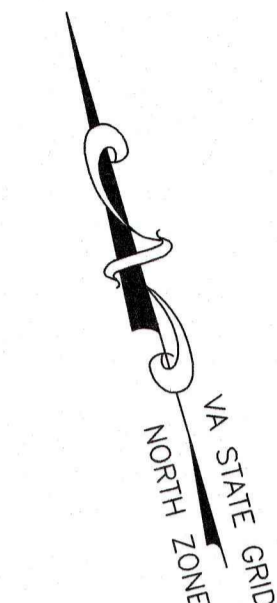
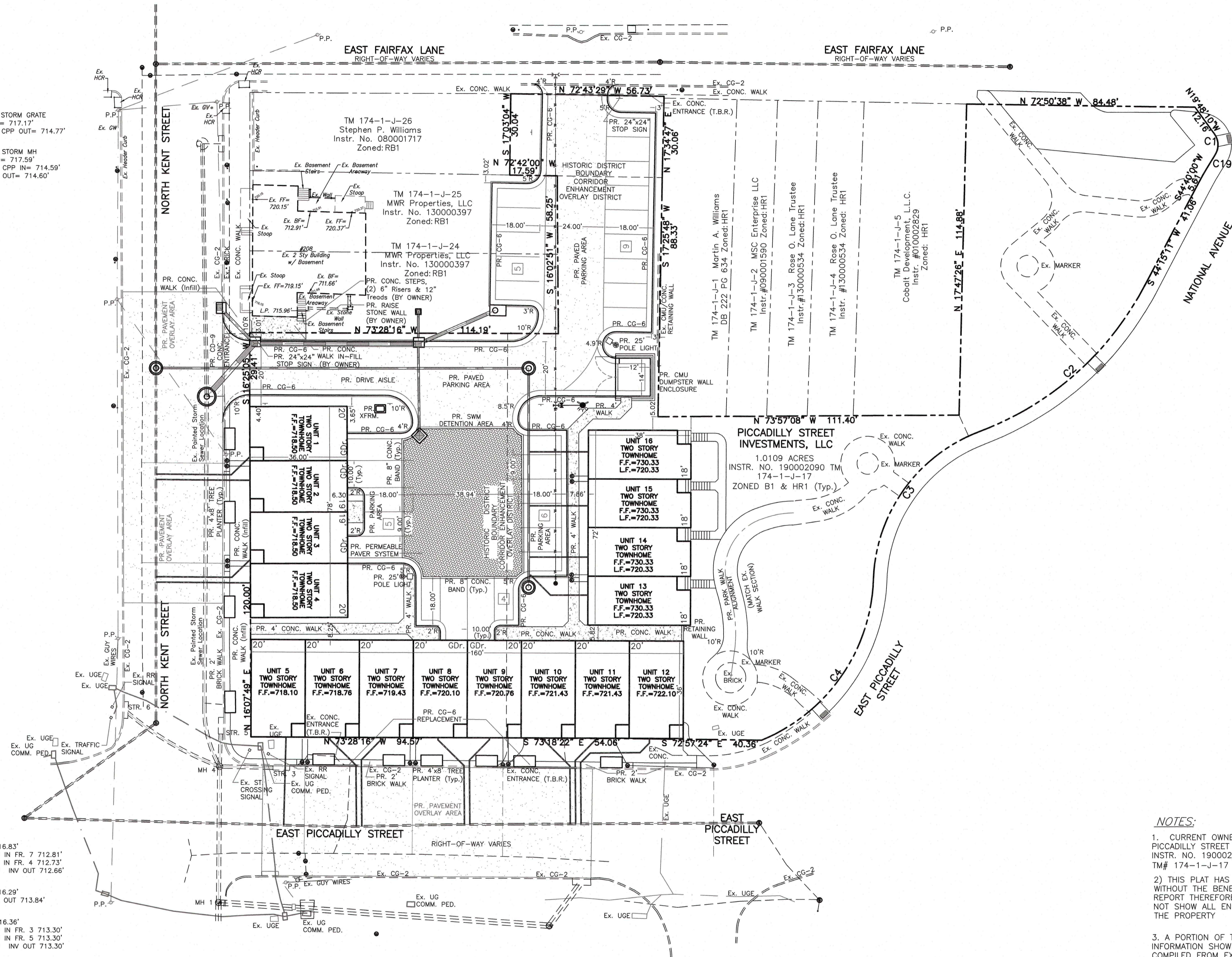
MH 1
 TOP= 716.83'
 24" RCP IN FR. 7 712.81'
 18" RCP IN FR. 4 712.73'
 24" RCP INV OUT 712.66'

STR. 3
 TOP= 716.29'
 15" RCP OUT 713.84'

MH 4
 TOP= 716.36'
 15" RCP IN FR. 3 713.30'
 15" RCP IN FR. 5 713.30'
 18" RCP INV OUT 713.30'

STR. 5
 TOP= 715.85'
 15" RCP INV OUT 713.78'

STR. 6
 TOP= 715.59'
 15" RCP INV OUT 713.48'



NOTES:

- CURRENT OWNER: PICCADILLY STREET INVESTMENTS, LLC INSTR. NO. 190002090 TM# 174-1-J-17
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT THEREFORE THIS PLAT MAY NOT SHOW ALL ENCUMBRANCES TO THE PROPERTY
- A PORTION OF THE BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM EXISTING LAND RECORDS AND AN ACTUAL FIELD RUN BOUNDARY SURVEY BY PAINTER-LEWIS, P.L.C.

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	7.00'	8.52'	69°42'59"	S 15°03'20" W	8.00'
C2	114.50'	83.00'	41°32'00"	S 65°01'11" W	81.19'
C3	60.50'	71.30'	67°31'22"	S 52°01'29" W	67.24'
C4	66.50'	76.52'	65°55'55"	S 51°13'46" W	72.37'
C19	116.50'	8.44'	4°09'01"	S 47°50'18" W	8.44'

REVISIONS

TITLE: **SITE LAYOUT PLAN**

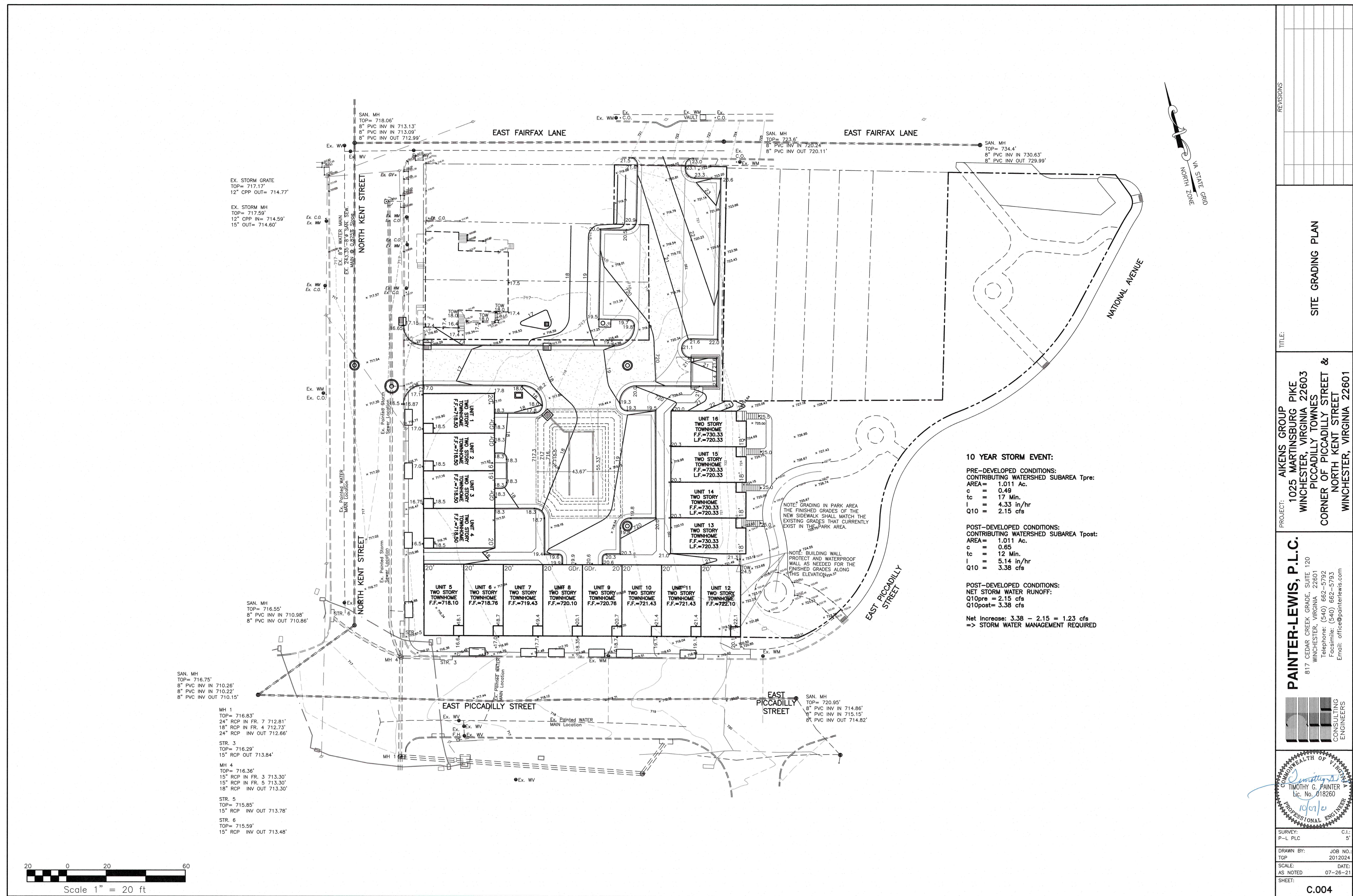
PROJECT: **AKENS GROUP
 1025 MARTINSBURG PIKE
 WINCHESTER, VIRGINIA 22603
 PICCADILLY TOWNES
 CORNER OF PICCADILLY STREET &
 NORTH KENT STREET
 WINCHESTER, VIRGINIA 22601**

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 817 CEDAR CREEK GRADE, SUITE 120
 WINCHESTER, VIRGINIA, 22601
 Telephone: (540) 662-5792
 Facsimile: (540) 662-5793
 Email: office@painterlewis.com

CONSULTING ENGINEERS

COMMONWEALTH OF VIRGINIA
Timothy G. Painter
 TIMOTHY G. PAINTER
 Lic. No. 018260
 10/01/21
 PROFESSIONAL ENGINEER

SURVEY: P-L PLC C.I.: 5'
 DRAWN BY: TGP JOB NO.: 2012024
 SCALE: AS NOTED DATE: 07-26-21
 SHEET: C.003



EX. STORM GRATE
TOP= 717.17'
12" CPP OUT= 714.77'

EX. STORM MH
TOP= 717.59'
12" CPP IN= 714.59'
15" OUT= 714.60'

SAN. MH
TOP= 716.75'
8" PVC INV IN 710.26'
8" PVC INV IN 710.22'
8" PVC INV OUT 710.15'

MH 1
TOP= 716.83'
24" RCP IN FR. 7 712.81'
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TOP= 715.85'
15" RCP INV OUT 713.78'

STR. 6
TOP= 715.59'
15" RCP INV OUT 713.48'

10 YEAR STORM EVENT:

PRE-DEVELOPED CONDITIONS:
CONTRIBUTING WATERSHED SUBAREA Tpre:
AREA = 1.011 Ac.
c = 0.49
tc = 17 Min.
I = 4.33 in/hr
Q10 = 2.15 cfs

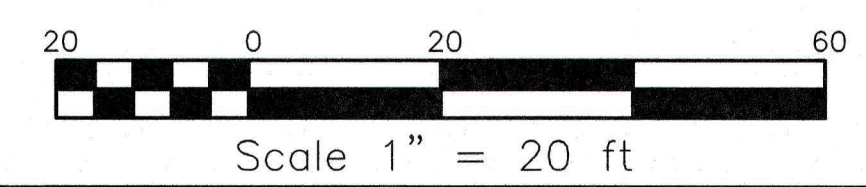
POST-DEVELOPED CONDITIONS:
CONTRIBUTING WATERSHED SUBAREA Tpost:
AREA = 1.011 Ac.
c = 0.65
tc = 12 Min.
I = 5.14 in/hr
Q10 = 3.38 cfs

POST-DEVELOPED CONDITIONS:
NET STORM WATER RUNOFF:
Q10pre = 2.15 cfs
Q10post = 3.38 cfs

Net Increase: 3.38 - 2.15 = 1.23 cfs
=> STORM WATER MANAGEMENT REQUIRED

NOTE: GRADING IN PARK AREA THE FINISHED GRADES OF THE NEW SIDEWALK SHALL MATCH THE EXISTING GRADES THAT CURRENTLY EXIST IN THE PARK AREA.

NOTE: BUILDING WALL PROTECT AND WATERPROOF WALL AS NEEDED FOR THE FINISHED GRADES ALONG THIS ELEVATION.



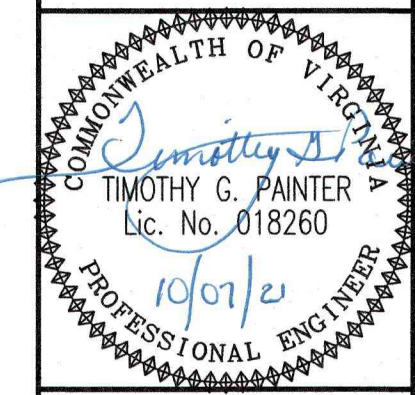
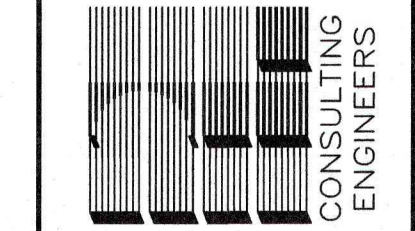
REVISIONS

TITLE:

SITE GRADING PLAN

PROJECT: **AIKENS GROUP**
1025 MARTINSBURG PIKE
WINCHESTER, VIRGINIA 22603
PICCADILLY TOWNES
CORNER OF PICCADILLY STREET &
NORTH KENT STREET
WINCHESTER, VIRGINIA 22601

PAINTER-LEWIS, P.L.C.
817 CEDAR CREEK GRADE, SUITE 120
WINCHESTER, VIRGINIA 22601
Telephone: (540) 662-5792
Facsimile: (540) 662-5793
Email: office@painterlewis.com



SURVEY: P-L PLC C.I.: 5'

DRAWN BY: TOP JOB NO.: 2012024

SCALE: AS NOTED DATE: 07-26-21

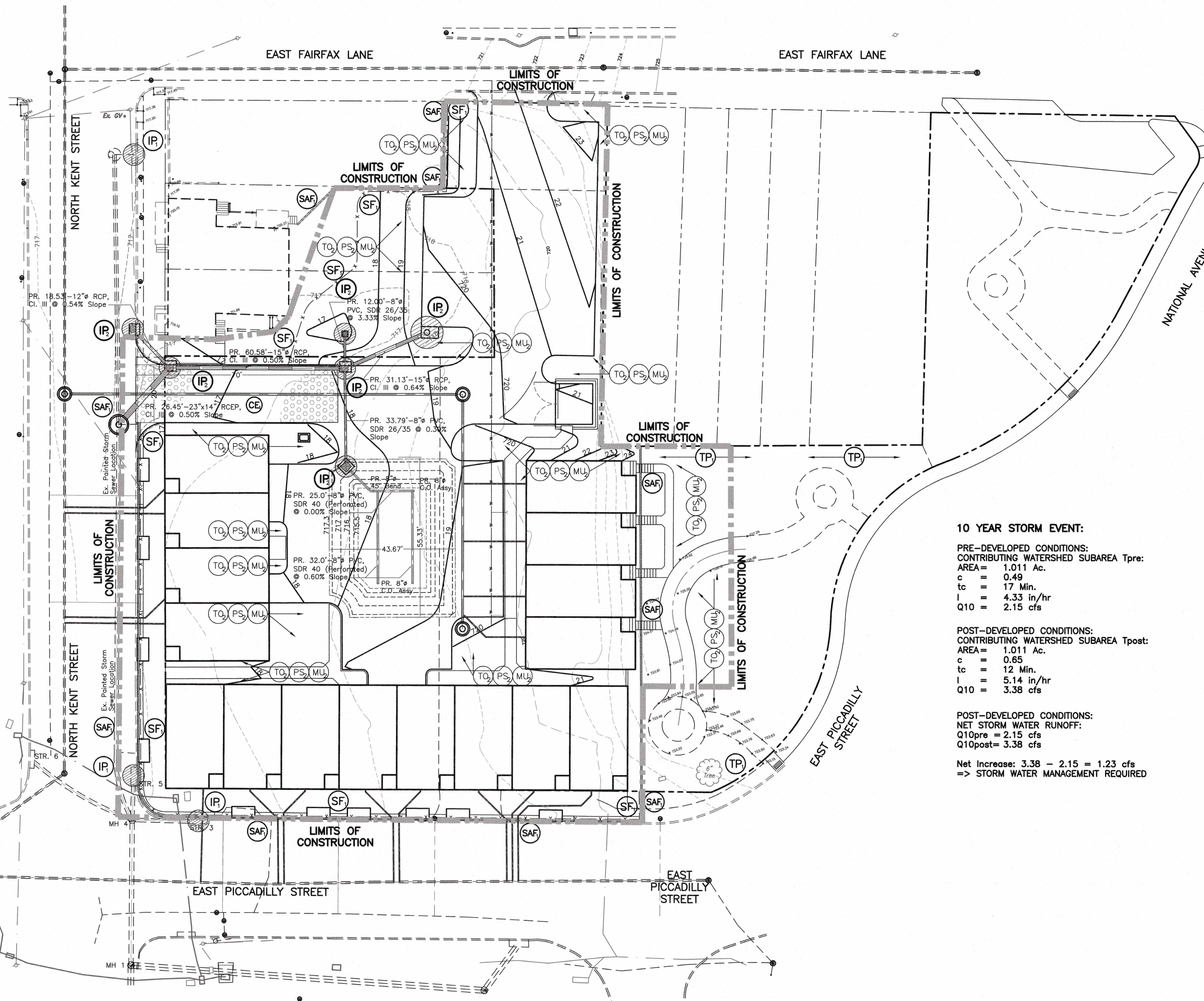
SHEET: C.004

EROSION & SEDIMENT CONTROL KEY

3.01 SAFETY FENCE	SAF	
3.02 TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
3.05 SILT FENCE	SF	
3.07 STORM DRAIN INLET PROTECTION	IP	
3.30 TOPSOILING	TO	
3.32 PERMANENT SEEDING	PS	
3.35 MULCHING	MU	
3.38 TREE PRESERVATION AND PROTECTION	TP	

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NOTE: LIMITS OF CONSTRUCTION
THE LIMITS OF CONSTRUCTION DO EXTEND INTO THE STREET RIGHTS-OF-WAY FOR THE UTILITY CONSTRUCTION. THIS WORK SHALL ONLY BE DONE WITH THE PERMISSION OF AND COORDINATION WITH THE CITY OF WINCHESTER DEPARTMENT OF PUBLIC WORKS.

UTILITY LEGEND

	EX. WATER LINE
	PR. WATER LINE
	EX. STORM SEWER LINE
	PR. STORM SEWER LINE
	SANITARY SEWER LINE
	PR. SANITARY SEWER LINE
	GAS LINE
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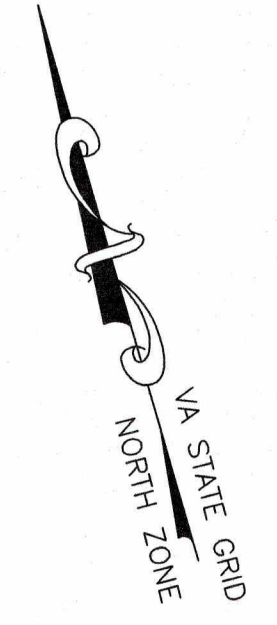
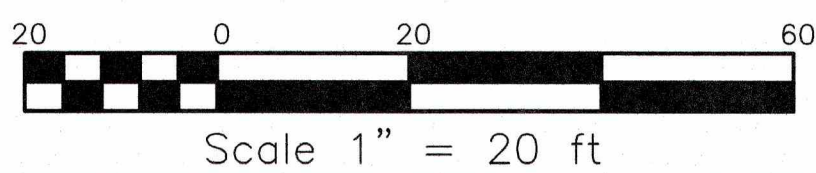
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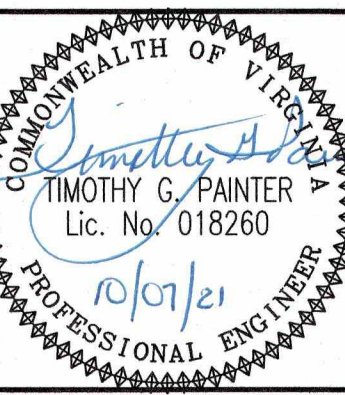
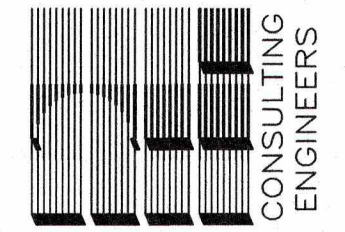


REVISIONS

TITLE:
EROSION & SEDIMENT CONTROL PLAN

PROJECT:
AIKENS GROUP
1025 MARTINSBURG PIKE
WINCHESTER, VIRGINIA 22603
PICCADILLY TOWNES
CORNER OF PICCADILLY STREET & NORTH KENT STREET
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SURVEY: P-L PLC C.I.: 5'
DRAWN BY: TGP JOB NO.: 2012024
SCALE: AS NOTED DATE: 07-26-21
SHEET: C.005

9VAC25-840-40. MINIMUM STANDARDS, 1-19.

A VESCP must be consistent with the following criteria, techniques and methods:

1. Permanent or temporary soil stabilization shall be applied to denuded areas within seven days after final grade is reached on any portion of the site. Temporary soil stabilization shall be applied within seven days to denuded areas that may not be at final grade but will remain dormant for longer than 140 days. Permanent stabilization shall be applied to areas that are to be left dormant for more than one year.
2. During construction of the project, soil stockpiles and borrow areas shall be stabilized or protected with sediment trapping measures. The applicant is responsible for the temporary protection and permanent stabilization of all soil stockpiles on site as well as borrow areas and soil intentionally transported from the project site.
3. A permanent vegetative cover shall be established on denuded areas not otherwise permanently stabilized. Permanent vegetation shall not be considered established until a ground cover is achieved that is uniform, mature enough to survive and will inhibit erosion.
4. Sediment basins and traps, perimeter dikes, sediment barriers and other measures intended to trap sediment shall be constructed as a first step in any land-disturbing activity and shall be made functional before upstate land disturbance takes place.
5. Stabilization measures shall be applied to earthen structures such as dams, dikes and diversions immediately after installation.
6. Sediment traps and sediment basins shall be designed and constructed based upon the total drainage area to be served by the trap or basin.
 - a. The minimum storage capacity of a sediment trap shall be 134 cubic yards per acre of drainage area and the trap shall only control drainage areas less than three acres.
 - b. Surface runoff from disturbed areas that is comprised of flow from drainage areas greater than or equal to three acres shall be controlled by a sediment basin. The minimum storage capacity of a sediment basin shall be 134 cubic yards per acre of drainage area. The outfall system shall, at a minimum, maintain the structural integrity of the basin during a 25-year storm of 24-hour duration. Runoff coefficients used in runoff calculations shall correspond to a bare earth condition or those conditions expected to exist while the sediment basin is utilized.
7. Cut and fill slopes shall be designed and constructed in a manner that will minimize erosion. Slopes that are found to be eroding excessively within one year of permanent stabilization shall be provided with additional slope stabilizing measures until the problem is corrected.
8. Concentrated runoff shall not flow down cut or fill slopes unless contained within an adequate temporary or permanent channel, flume or slope drain structure.
9. Whenever water seeps from a slope face, adequate drainage or other protection shall be provided.
10. All storm sewer inlets that are made operable during construction shall be protected so that sediment-laden water cannot enter the conveyance system without first being filtered or otherwise treated to remove sediment.
11. All storm sewer inlets that are made operable during construction shall be protected so that sediment-laden water cannot enter the conveyance system without first being filtered or otherwise treated to remove sediment.
12. Before newly constructed stormwater conveyance channels or pipes are made operational, adequate outlet protection and any required temporary or permanent channel lining shall be installed in both the conveyance channel and receiving channel.
13. When work in a live watercourse is performed, precautions shall be taken to minimize encroachment, control sediment transport and stabilize the work area to the greatest extent possible during construction. Nonerrodible material shall be used for the construction of cofferdams and cofferdams. Earthen fill may be used for these structures if armored by nonerrodible cover materials.
14. When a live watercourse must be crossed by construction vehicles more than twice in any six-month period, a temporary vehicular stream crossing constructed of nonerrodible material shall be provided.
15. All applicable federal, state and local regulations pertaining to working in or crossing live watercourses shall be met.
16. The bed and banks of a watercourse shall be stabilized immediately after work in the watercourse is completed.
17. Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:
 - a. No more than 500 linear feet of trench may be opened at one time.
 - b. Excavated material shall be placed on the uphill side of trenches.
 - c. Effluent from dewatering operations shall be filtered or passed through an approved sediment trapping device, or both, and discharged in a manner that does not adversely affect flowing streams or off-site property.
 - d. Material used for backfilling trenches shall be properly compacted in order to minimize erosion and promote stabilization.
 - e. Restabilization shall be accomplished in accordance with these regulations.
 - f. Applicable safety regulations shall be complied with.
18. Where construction vehicle access routes intersect paved or public roads, provisions shall be made to minimize the transport of sediment by vehicular loading onto the paved surface. Where sediment is transported onto a paved or public road surface, the road surface shall be cleaned thoroughly at the end of each day. Sediment shall be removed from the roads by shoveling or sweeping and transported to a sediment control disposal area. Street washing shall be allowed only after sediment is removed in this manner. This provision shall apply to individual development lots as well as to larger land-disturbing activities.
19. All temporary erosion and sediment control measures shall be removed within 30 days after final site stabilization or after the temporary measures are no longer needed, unless otherwise specified by the VESCP. Trapped sediment and the disturbed soil areas resulting from the disposition of temporary measures shall be permanently stabilized to prevent further erosion and sedimentation.
20. Properties and waterways downstream from development sites shall be protected from sediment deposition, erosion and damage due to increases in volume, velocity and peak flow rate of stormwater runoff for the stated frequency storm of 24-hour duration in accordance with the following standards and criteria. Stream restoration and relocation projects that incorporate natural channel design concepts are not man-made channels and shall be exempt from any flow rate capacity and velocity requirements for natural or man-made channels:
 - a. Concentrated stormwater runoff leaving a development site shall be discharged directly into an adequate natural or man-made receiving channel, pipe or storm sewer system. For those sites where runoff is discharged into a pipe or pipe system, downstream stability analyses at the outfall of the pipe or pipe system shall be performed.
 - b. Adequacy of all channels and pipes shall be verified in the following manner:
 - (1) The applicant shall demonstrate that the total drainage area to the point of analysis within the channel is one hundred times greater than the contributing drainage area of the project in question; or
 - (2) (a) Natural channels shall be analyzed by the use of a two-year storm to verify that stormwater will not overtop channel banks nor cause erosion of channel bed or banks. (b) All previously constructed man-made channels shall be analyzed by the use of a ten-year storm to verify that stormwater will not overtop its banks and by the use of a two-year storm to demonstrate that stormwater will not cause erosion of channel bed or banks; and (c) Pipes and storm sewer systems shall be analyzed by the use of a ten-year storm to verify that stormwater will not cause erosion to the channel bed or banks; or
 - c. If existing natural receiving channels or previously constructed man-made channels or pipes are not adequate, the applicant shall:
 - (1) Improve the channels to a condition where a ten-year storm will not overtop the banks and a two-year storm will not cause erosion to the channel bed or banks; or
 - (2) Improve the pipe or pipe system to a condition where the ten-year storm is contained within the apertures; or
 - (3) Develop a pipe or pipe system that will not cause the pre-development peak runoff rate from a two-year storm to increase when runoff outfalls into a natural channel or will not cause the pre-development peak runoff rate from a ten-year storm to increase when runoff outfalls into a man-made channel; or
 - (4) Provide a combination of channel improvement, stormwater detention or other measures which is satisfactory to the VESCP authority to prevent downstream erosion.
 - d. The applicant shall provide evidence of permission to make the improvements.
 - e. All hydrologic analyses shall be based on the existing watershed characteristics and the ultimate development of the subject project.
 - f. If the applicant chooses an option that includes stormwater detention, he shall obtain approval from the VESCP of a plan for maintenance of the detention facilities. The plan shall set forth the maintenance requirements of the facility and the person responsible for performing the maintenance.
 - g. Outfall from a detention facility shall be discharged to a receiving channel, and energy dissipators shall be placed at the outfall of all detention facilities as necessary to provide a stabilized transition from the facility to the receiving channel.
 - h. All on-site channels must be verified to be adequate.
 - i. Increased volumes of sheet flows that may cause erosion or sedimentation on adjacent property shall be diverted to a stable outlet, adequate channel, pipe or pipe system, or to a detention facility.
 - j. In applying these stormwater management criteria, individual lots or parcels in a residential, commercial or industrial development shall not be considered to be separate development projects. Instead, the development, as a whole, shall be considered to be a single development project. Hydrologic parameters that reflect the ultimate development condition shall be used in all engineering calculations.
 - k. All measures used to protect properties and waterways shall be employed in a manner which minimizes impacts on the physical, chemical and biological integrity of rivers, streams and other waters of the state.
 - l. Any plan approved prior to July 1, 2014, that provides for stormwater management that addresses any flow rate capacity and velocity requirements for natural or man-made channels that satisfy the flow rate capacity and velocity requirements for natural or man-made channels if the practices are designed to (i) detain the water quality volume and to release it over 48 hours; (ii) detain and release over a 24-hour period the expected rainfall resulting from the one, two, and 10-year storms; and (iii) reduce the allowable peak flow rate resulting from the 1.5, 2, and 10-year, 24-hour storms to a level that is less than or equal to the peak flow rate from the site assuming it was in a good forested condition, achieved through multiplication of the forested peak flow rate by a reduction factor that is equal to the runoff volume from the site when it was in a good forested condition divided by the runoff volume from the site in its proposed condition, and shall be exempt from any flow rate capacity and velocity requirements for natural or man-made channels as defined in any regulations promulgated pursuant to 62.1-44.15:54 or 62.1-44.15:65 of the Act.
 - m. For plans approved on and after July 1, 2014, the flow rate capacity and velocity requirements of 62.1-44.15:52A of the Act and this subsection shall be satisfied by compliance with water quality requirements in the Stormwater Management Act (62.1-44.15:24 et seq. of the Code of Virginia) and attendant regulations, unless such land-disturbing activities are in accordance with 9VAC25-870-48 of the Virginia Stormwater Management Program (VSM) Regulations.
 - n. Compliance with the water quality standards set out in 9VAC25-870-66 of the Virginia Stormwater Management Program (VSM) Regulations shall be deemed to satisfy the requirements of subdivision 19 of this subsection.

EROSION AND SEDIMENT CONTROL GENERAL NOTES

1. All work shall be done in accordance with the current edition of the Virginia Erosion and Sediment Control Handbook and the standards and specifications of the City of Winchester, Virginia.
2. A City of Winchester Land Disturbance permit shall be required for this project. In accordance with the requirements of the City Engineer, a pre-construction meeting with the local program administrator is required prior to commencement of construction of this project.
3. The local program administrator shall be given at least a one (1) week notice prior to the pre-construction conference, the commencement of any land disturbing activity, and to the final inspection.
4. The contractor is responsible for the installation of any additional erosion control measures as may be deemed necessary by the local program administrator.

SEDIMENT AND EROSION CONTROL NARRATIVE

1. Project Description:

This project shall consist of the construction of sixteen (16) townhouse units on a 1.0109 acre site located at the corner of North Kent Street and East Piccadilly Street in Winchester, Virginia. This development proposes clear and grade the site for the construction of proposed townhouse complex, related roadway accesses, and parking facilities. Storm water runoff is a concern in the area of the City of Winchester. The installation of storm water management facilities are proposed to help address this problem for this site and the adjoining residential parcel to the north. Water and sanitary sewer mains and services and the related service utilities shall be installed to service these townhouse units. The main roadway accesses and parking areas shall be paved with a combination of impervious pavement sections and a permeable power system above the storm water management area. Site lighting and landscaping shall be included as part of this site development, as well.

2. Existing Conditions:

The proposed site is located at the corner of North Kent Street and East Piccadilly Street within the city limits of the City of Winchester, Virginia. This parcel is currently vacant and undeveloped. It was previously used with a combination of commercial uses and single-family residential rental units. The site is currently open with sparse vegetation and a few trees and shrubs. Approximately 0.85 acre of the 1.0109 acre site will be disturbed to develop the proposed improvements. The area of disturbance shall be limited to the property boundaries and the utility installations to be constructed in the existing street rights-of-way as permitted by the City of Winchester Public Works department. There may be some rock outcroppings and exposed roots around this site which will impact construction. The limits of construction have been shown on these plans and the construction access to the site shall be provided from North Kent Street.

3. Adjacent Areas:

The northern portion of this parcel is bound by multifamily residential units and single-family residences. The eastern portion of this site has been developed in a park area to explain the local history of the area. This portion of the site is bound by the East Piccadilly Street right-of-way that extends down the southern property boundary. The western boundary coincides with the North Kent Street right-of-way. This entire lot is bound by street rights-of-way except the northern portion.

4. Off-Site Areas:

The residential property directly adjacent to the north will be disturbed as part of the development to address the storm water runoff concerns of this area. The rights-of-way of North Kent Street and East Piccadilly Street will be disturbed to permit installation of the service utilities.

5. Soils:

The soils map of Frederick County does not include the soil types within the boundaries of the City of Winchester Corporate Limits.

6. Critical Areas:

The critical areas are the storm sewer systems in the rights-of-way and the park area to the east, which is to be protected and preserved.

7. Construction Sequencing:

1. Site Preparation:
 - a. Hand dig test pits over existing utilities to determine their depth and actual locations.
2. Phase I Controls:
 - a. Installation of the construction entrance.
 - b. Installation of the safety fence around the perimeter of the parcel. Installation of the required protective screening around the trees, the existing utilities, and along the pedestrian walkways and perimeter boundaries.
 - c. Installation of the silt fence along the individual site boundaries, as indicated on the plans.
 - d. Clearing and grubbing of the immediate site areas only, as indicated by the clearing limits. Only the trees that affect the work area will be disturbed.
 - e. Rough grading of parking, roadways, and subgrade elevations of the townhouses to the grades shown.
 - f. Rough grading of the adjacent slopes and low areas.
 - g. Installation of the storm sewer management systems and sanitary and water systems.
 - h. Installation of the service utilities and site lighting utilities and structures.
 - i. Stabilization of all disturbed areas until the full development of the site occurs.
3. Phase II:
 - a. Final grading of all disturbed areas.
 - b. Installation of concrete entrances, curb and gutter systems, and perimeter walkways.
 - c. Installation of stone base and pavement structures of all roadway, access areas, and parking facilities.
 - d. Installation of lighting fixtures and all landscaping.
 - e. Stabilization of all disturbed areas.
 - f. Final site cleanup and demobilization.

8. Maintenance:

The contractor shall be responsible for the installation and maintenance of all erosion and sediment control measures. All measures shall be inspected daily and after each significant rainfall by the site superintendent or his representative. Any damaged structures shall be repaired or replaced by the end of work that day.

a. The construction entrance shall be maintained so as to control the amount of soil materials that may get caught on the existing pavement. If the pavement becomes too soiled with soil, mud, and debris that it will not prevent flow of soil or debris, then it shall be cleaned and/or washed, as may be deemed necessary. A trash rack shall be installed as part of the construction entrance construction. If this measure fails to properly clean the construction vehicles, then a wash rack must be installed as directed by the local program administrator.

b. The silt fencing and sediment trap devices shall be checked regularly for deposited sediment. If sediment is trapped, it shall be cleaned carefully so as not to release the trapped sediment downstream or on adjacent properties.

c. All seeded and sodded areas shall be checked regularly to ensure that a good stand of grass is maintained. Areas shall be repaired, fertilized, and re-seeded or re-sodded, as required.

9. Erosion and Sediment Control Measures:

a. Erosion and Sediment Control Measures shall be installed prior to any land disturbing activities. The work shall be confined to the designated limits of clearing and grading. For this project, the limits of clearing and grading are defined by the property boundaries and the rights-of-way of the City streets. All perimeter sediment control devices shall be erected prior to any land disturbing activities and shall remain in place until the site is fully stabilized.

b. No disturbed areas shall be denuded for more than thirty (30) days. The contractor shall stabilize all exposed areas within seven (7) days after the end of construction of that phase of the work. If possible, all natural vegetation and/or mulching shall be used to protect areas exposed during development of the site. The existing vegetation along the limits of clearing and grading shall remain in place and be protected during the construction process to the greatest extent possible.

c. Soil stockpiles must be stabilized or protected with sediment trapping measures to prevent soil loss. Utility trenches located outside of paved areas shall be seeded and mulched within two (2) weeks of backfilling.

d. Upon completion of construction, all permanent erosion and sediment control measures shall be installed. After stabilization, the temporary erosion control measures shall be removed, as approved by the local program administrator. All vegetative cover shall be checked regularly and any damaged areas shall be repaired, fertilized, replanted, and mulched, as needed.

e. All property areas immediately adjacent to the work site shall be protected from sediment deposition. This shall be accomplished by installing perimeter controls such as silt fence barriers, diversion dikes, filters or check dams, or a combination of such measures, as indicated on the plans.

f. The contractor shall be responsible for the installation and maintenance of all erosion and sediment control measures.

g. The contractor shall perform over lot grading to provide positive drainage and preclude ponding of water. All off site grading and construction is to be done with the property owner's consent. The City of Winchester, Virginia shall be contacted prior to performing any work within their rights-of-way.

h. Cut and fill slopes shall be graded to a maximum of 3 horizontal to 1 vertical unless otherwise indicated on these plans.

3.01 Safety fence shall be installed in selected locations to ensure that the safety of the public is maintained at all times by segregation of the construction area from the public. See the plan for the appropriate locations.

3.02 A 20" by 70" temporary stone construction entrance will be constructed off of North Kent Street, as indicated on these plans and as needed. The entrance shall be maintained in a condition which will prevent tracking or flow of soil or mud onto the public rights-of-way. This may require periodic top dressing with additional stone or the washing and reworking of existing stone, as conditions demand, and repair or clean out of any structures used to trap sediment. All materials applied, dropped, washed, or tracked from vehicles onto roadways or into stormwater shall be removed immediately. The use of water trucks to remove materials dropped, washed, or tracked onto roadways will not be permitted under any circumstances.

3.05 Silt fence will be installed in selected locations downstream from the construction areas as a first measure of construction. Silt fence will be installed around the downstream side of topsoil stockpiles. Silt fences shall be inspected after each rainfall and at least daily during prolonged periods of rainfall. Any required repairs shall be made immediately. Damaged, decomposed or otherwise ineffective silt fence shall be replaced immediately. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier. Any sediment deposits remaining in place after the silt fence is no longer needed shall be dressed to conform with the existing grade and stabilized.

3.07 A gravel and wire mesh drop inlet sediment filter will be installed around each of the existing storm water drop inlets. The structures shall be inspected after each rain and repairs made as needed. Sediment shall be removed and the trap restored to its original dimensions when the sediment has accumulated to one-half the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode. Structures shall be removed and the area stabilized when the remaining drainage area has been properly stabilized.

3.30 Topsoil shall be uniformly placed on all disturbed areas. The topsoil shall be clean and workable and shall promote growth of all seeding, sodding, or any other protective vegetative cover.

3.31 All disturbed areas that could be left denuded for an extended period during the construction process will be stabilized by temporary seeding in accordance with the schedule included herein. The anticipated time for clearing is Fall 2021.

3.32 All disturbed areas will be stabilized by permanent seeding in accordance with the schedule included herein. The anticipated time for clearing is Fall 2021.

3.35 All seeded areas will be mulched in accordance with the schedule included herein.

3.38 All tree protection measures shall be checked daily to ensure that they are secure and functioning properly. These measures shall remain in place until completion of the construction process.

Temporary Seeding:

SEED TYPE	RATE	MIN. PURITY(%)	MIN. GERM.(%)
Sept 1 - Feb 15:			
Annual Ryegrass	50 lb/ac	98	85
Winter Rye	50 lb/ac	98	85
May 1 - Aug 31:			
German Millet	50 lb/ac	98	85
or			
Feb 16 - Apr 30:			
Annual Ryegrass	75 lb/ac	98	85
Mulch:	1.5 ton/ac small grain straw		
Fertilizer:	1000 lb/ac 10-10-10		

Permanent Stabilization:

The contractor shall stabilize all denuded land within 7 days after the end of construction. Permanent stabilization shall be applied to areas that are to be left dormant for more than one year. During construction of the project, soil stockpiles shall be stabilized or protected with sediment trapping measures. The contractor is responsible for the temporary protection and permanent stabilization of all soil stockpiles on site as well as soil intentionally transported from the project site. No soil testing is required. The contractor shall establish vegetation on all areas of all other stabilized according to the following specification:

Seedbed Preparation:

a. Scarify top 1" to 2" of soil after final grades have been achieved.

b. Add 3 tons per acre pulverized agricultural limestone(140lb/1000sf)

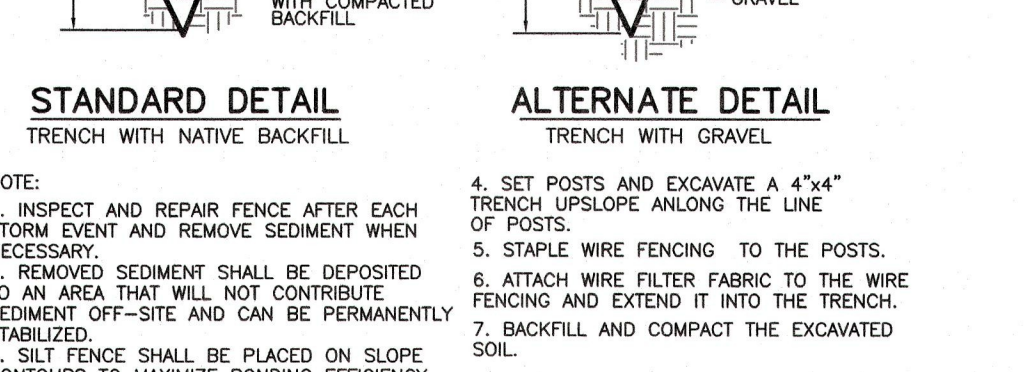
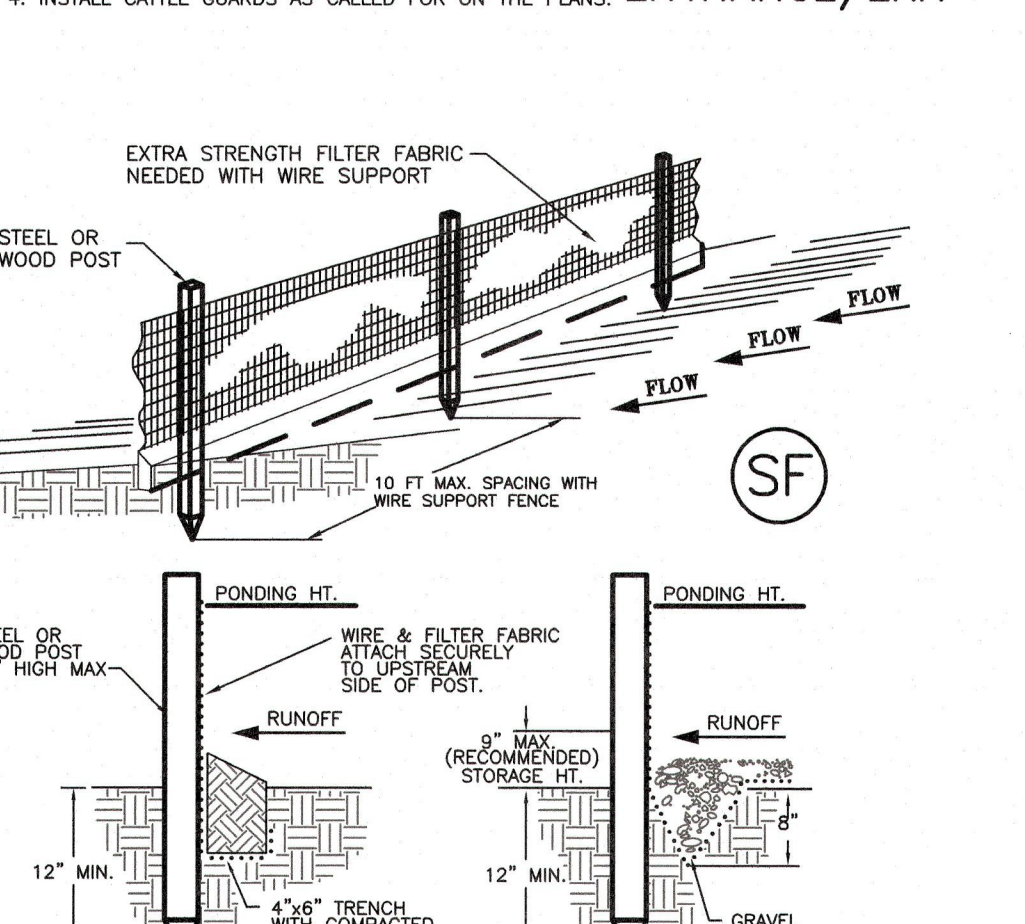
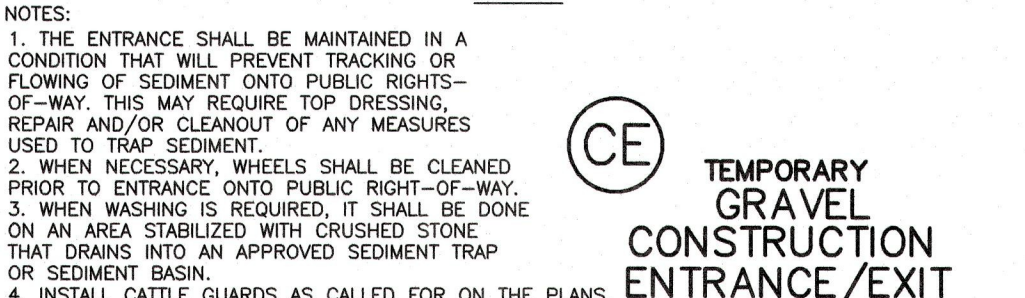
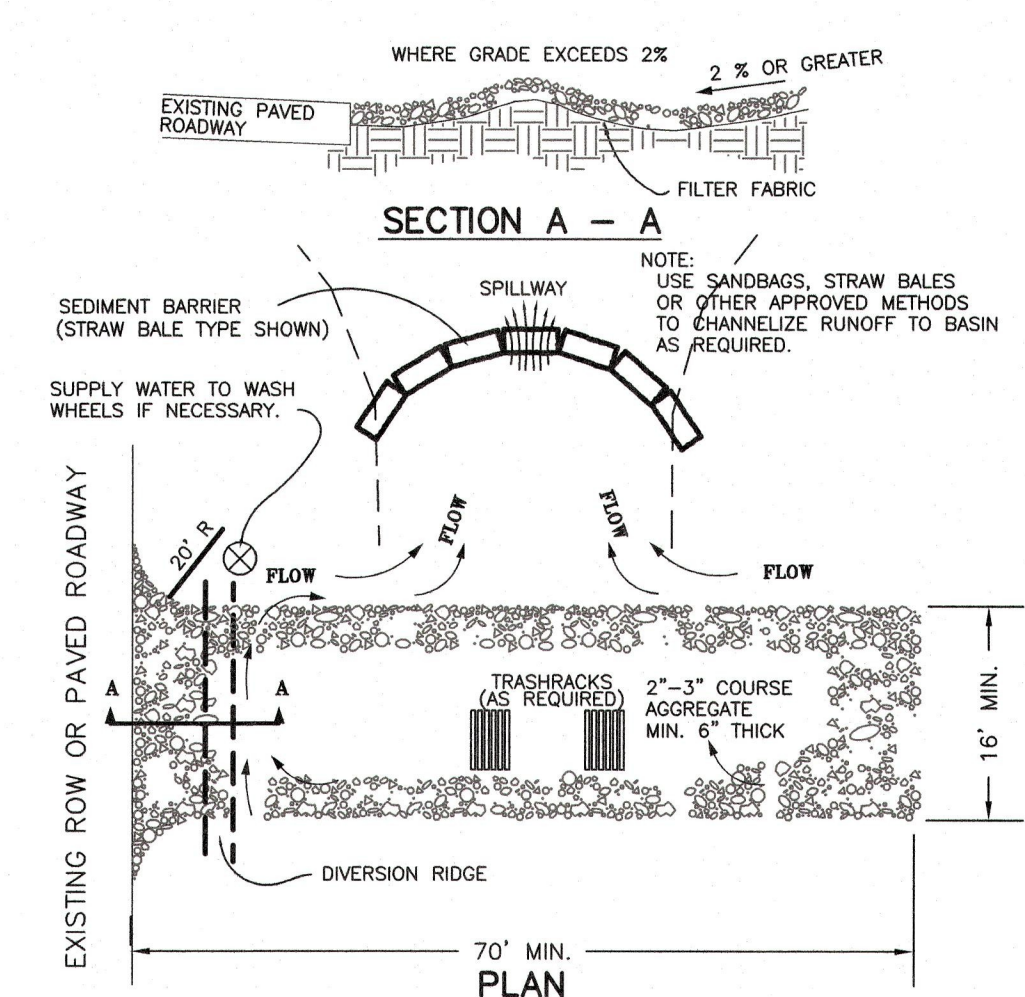
SEED TYPE	RATE	MIN. PURITY(%)	MIN. GERM.(%)
Tall fescue	60 lb/ac	97	85
Red clover	8 lb/ac	95	85
Ladino clover	8 lb/ac	95	85

Nurse Grass--(season dependent)

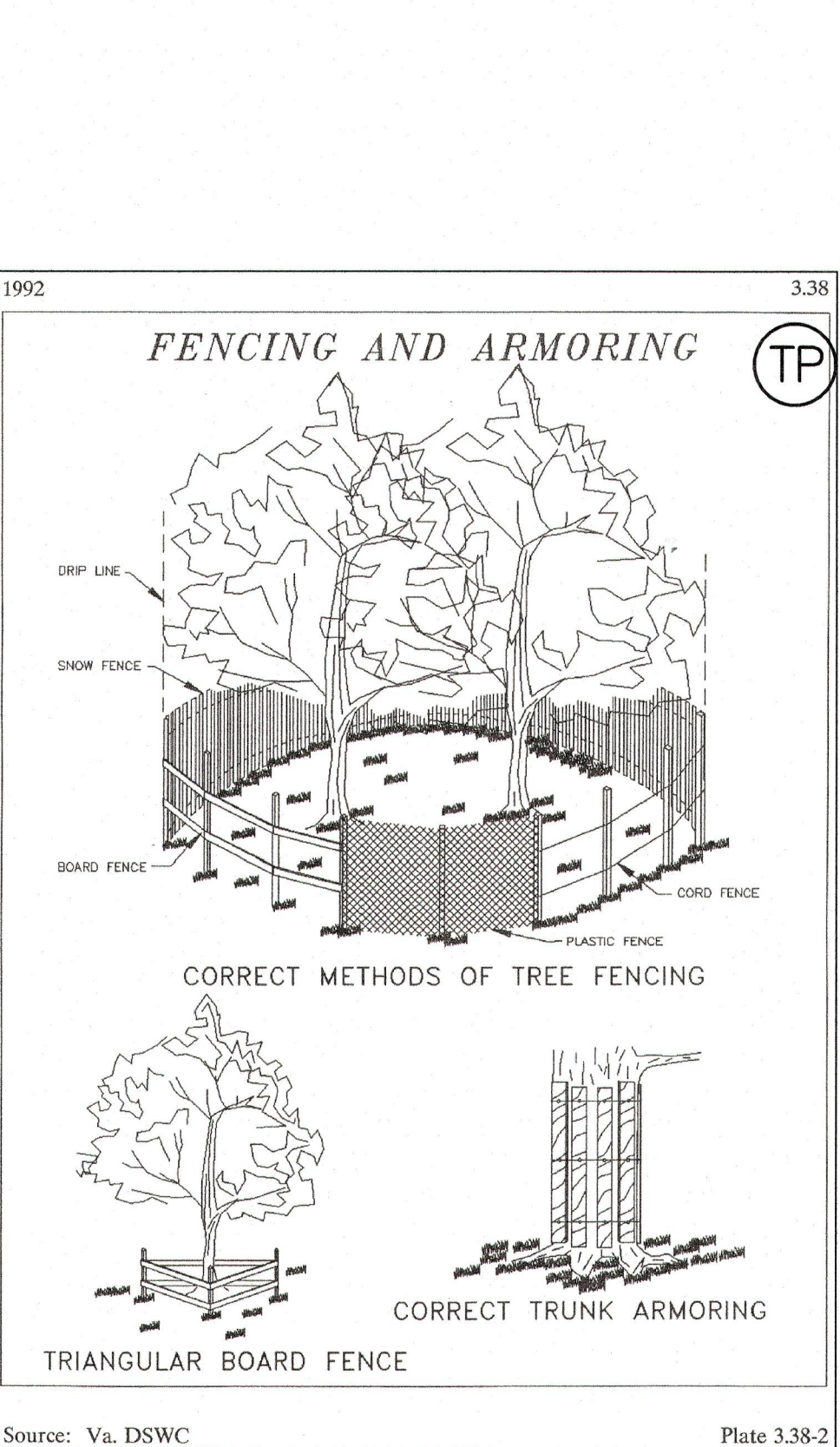
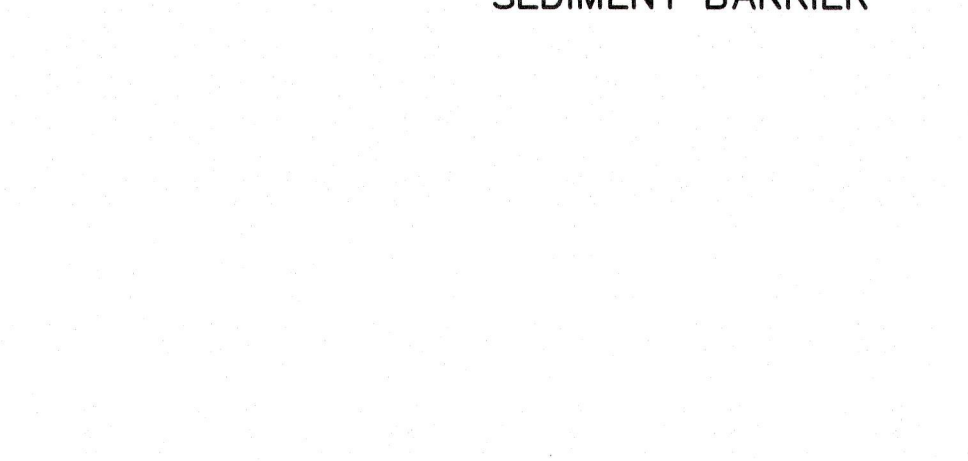
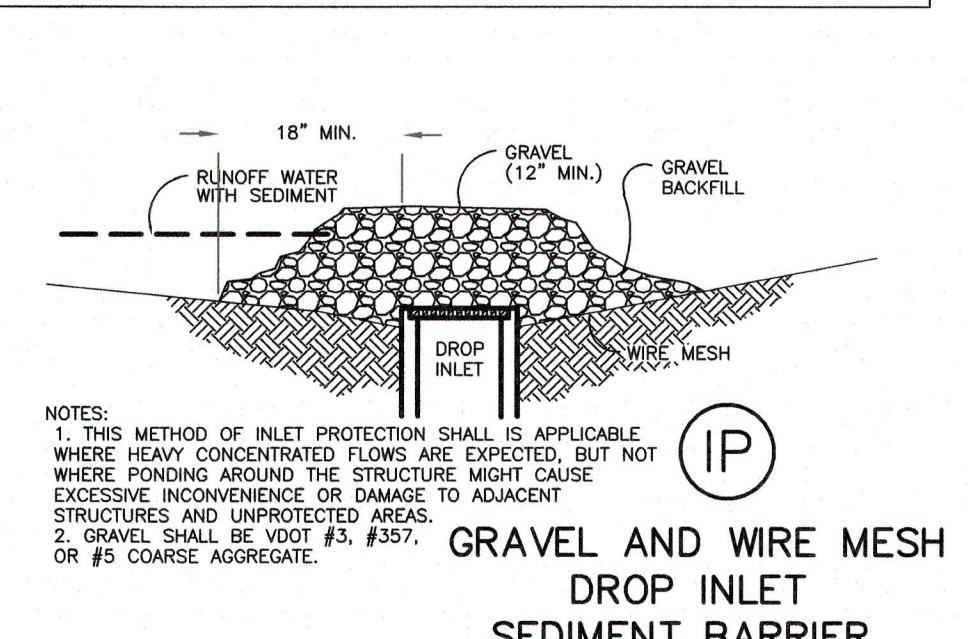
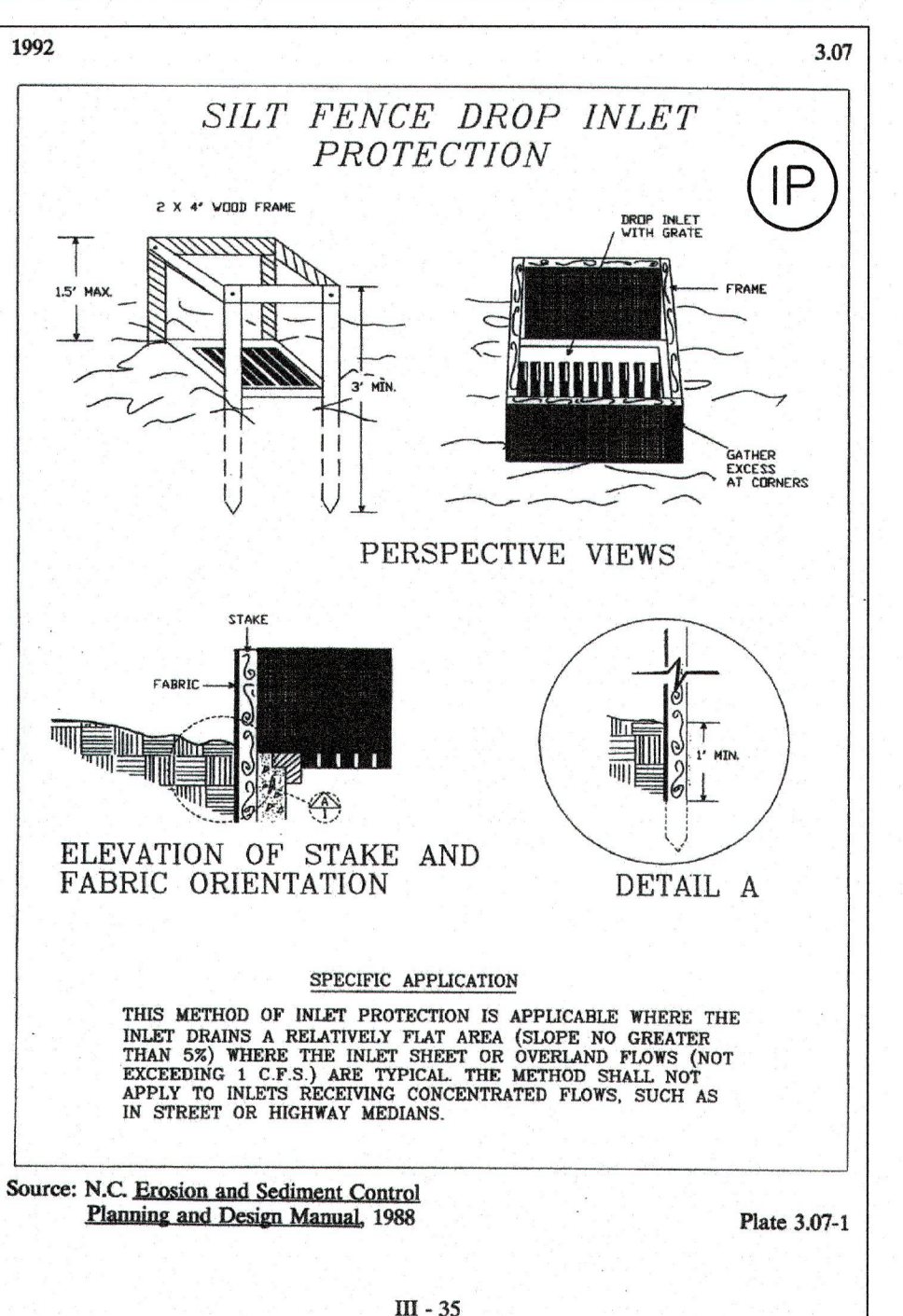
Sept 1 - Feb 15:			
Annual Ryegrass	12 lb/ac	98	85
Winter Rye	12 lb/ac	98	85
May 1 - Aug 31:			
German Millet	12 lb/ac	98	85

or

Feb 16 - Apr 30:			
Annual ryegrass	12 lb/ac	98	85
Mulch:	1.5 ton/ac small grain straw		
Fertilizer:	1000 lb/ac 10-10-10		



NOT TO SCALE. ADAPTED FROM: 1992 VA EMS CONTROL HANDBOOK 3.05



Source: Va. DSWC. Plate 3.38-2

EROSION & SEDIMENT CONTROL KEY

3.01 SAFETY FENCE	(SAF)	[Symbol]
3.02 TEMPORARY STONE CONSTRUCTION ENTRANCE	(CE)	[Symbol]
3.05 SILT FENCE	(SF)	[Symbol]
3.07 STORM DRAIN INLET PROTECTION	(IP)	[Symbol]
3.30 TOPSOILING	(TO)	[Symbol]
3.32 PERMANENT SEEDING	(PS)	[Symbol]
3.35 MULCHING	(MU)	[Symbol]
3.38 TREE PRESERVATION AND PROTECTION	(TP)	[Symbol]

REVISIONS: _____
 TITLE: _____
 PROJECT: AIKENS GROUP
 1025 MARTINSBURG PIKE
 WINCHESTER, VIRGINIA 22603
 PICCADILLY TOWNES
 CORNER OF PICCADILLY STREET &
 NORTH KENT STREET
 WINCHESTER, VIRGINIA 22601

PAINTER-LEWIS, P.L.C.
 817 CEDAR CREEK GRADE, SUITE 120
 WINCHESTER, VIRGINIA, 22601
 Telephone: (540) 662-5792
 Facsimile: (540) 662-5793
 Email: office@painterlewis.com

COMMONWEALTH OF VIRGINIA
 Timothy G. Painter
 Lic. No. 018260
 PROFESSIONAL ENGINEER

DATE: 10/21/21

SURVEY: P-L PLC C.I. 5'
 DRAWN BY: JOB NO. 2012024
 TGP
 SCALE: DATE:
 AS NOTED 07-26-21
 SHEET: C.006

UTILITY LEGEND	
	EX. WATER LINE
	PR. WATER LINE
	EX. STORM SEWER LINE
	PR. STORM SEWER LINE
	SANITARY SEWER LINE
	PR. SANITARY SEWER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD ELECTRIC AND TELEPHONE LINE

EX. STORM GRATE
TOP= 717.17'
12" CPP OUT= 714.77'

EX. STORM MH
TOP= 717.59'
12" CPP IN= 714.59'
15" OUT= 714.60'

NOTE: CITY RIGHTS-OF-WAY
EXTREME CARE SHALL BE TAKEN WHEN
WORKING IN THE CITY STREETS. ALL
NECESSARY TRAFFIC CONTROLS SHALL BE
INSTALLED AND MAINTAINED, AS NEEDED.
ALL WORK SHALL BE COORDINATED WITH
THE CITY OF WINCHESTER, VIRGINIA.

(M1) PR. CUT-IN MH-1 (SAN. SEW.)
TOP= 717.19'
Ex. 8" PVC INV IN=712.08'
Ex. 8" PVC INV OUT=712.04'
PR. 8" PVC IN = 712.30

PR. 1" WATER
SERVICE with DBL. 2" METER & Box (Typ.)
PR. 4" PVC. SDR 26/35
SAN. SEW. LATERAL @
2.08% Slope, LAID IN ONE
TRENCH (Typ. in Street)

PR. 1" WATER
SERVICE with DBL. 2" METER & Box (Typ.)
PR. 4" PVC. SDR 26/35
SAN. SEW. LATERAL @
2.08% Slope, LAID IN ONE
TRENCH (Typ. in Street)

SAN. MH
TOP= 716.55'
8" PVC INV IN 710.98'
8" PVC INV OUT 710.86'

SAN. MH
TOP= 716.75'
8" PVC INV IN 710.26'
8" PVC INV IN 710.22'
8" PVC INV OUT 710.15'

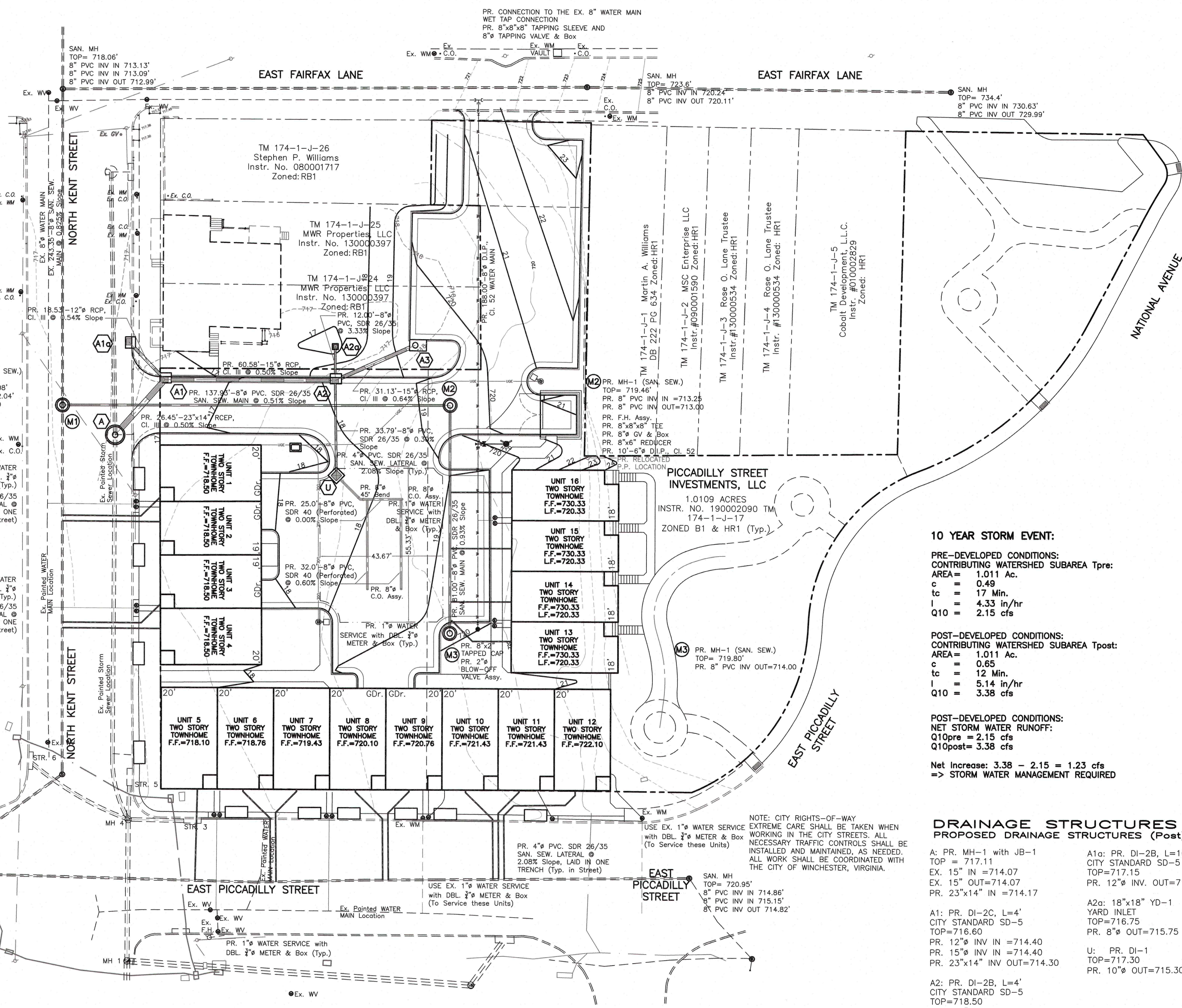
MH 1
TOP= 716.83'
24" RCP IN FR. 7 712.81'
18" RCP IN FR. 4 712.73'
24" RCP INV OUT 712.66'

STR. 3
TOP= 716.29'
15" RCP OUT 713.84'

MH 4
TOP= 716.36'
15" RCP IN FR. 3 713.30'
15" RCP IN FR. 5 713.30'
18" RCP INV OUT 713.30'

STR. 5
TOP= 715.85'
15" RCP INV OUT 713.78'

STR. 6
TOP= 715.59'
15" RCP INV OUT 713.48'



10 YEAR STORM EVENT:

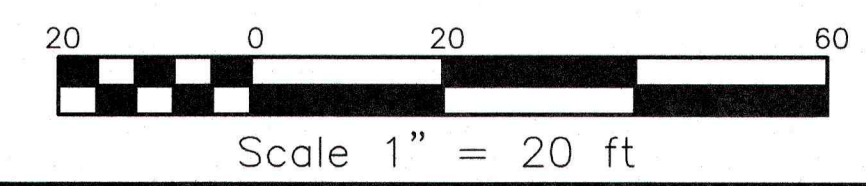
PRE-DEVELOPED CONDITIONS:
CONTRIBUTING WATERSHED SUBAREA Tpre:
AREA = 1.011 Ac.
c = 0.49
tc = 17 Min.
I = 4.33 in/hr
Q10 = 2.15 cfs

POST-DEVELOPED CONDITIONS:
CONTRIBUTING WATERSHED SUBAREA Tpost:
AREA = 1.011 Ac.
c = 0.65
tc = 12 Min.
I = 5.14 in/hr
Q10 = 3.38 cfs

POST-DEVELOPED CONDITIONS:
NET STORM WATER RUNOFF:
Q10pre = 2.15 cfs
Q10post = 3.38 cfs
Net Increase: 3.38 - 2.15 = 1.23 cfs
=> STORM WATER MANAGEMENT REQUIRED

**DRAINAGE STRUCTURES (Post):
PROPOSED DRAINAGE STRUCTURES (Post):**

- A: PR. MH-1 with JB-1
TOP = 717.11
EX. 15" IN = 714.07
EX. 15" OUT = 714.07
PR. 23"x14" IN = 714.17
- A1: PR. DI-2C, L=4'
CITY STANDARD SD-5
TOP=716.60
PR. 12" INV IN = 714.40
PR. 15" INV IN = 714.40
PR. 23"x14" INV OUT=714.30
- A2: PR. DI-2B, L=4'
CITY STANDARD SD-5
TOP=718.50
PR. 8" INV IN = 715.35
PR. 8" INV IN = 715.20
PR. 15" INV IN = 714.80
PR. 15" INV OUT=714.70
- A3: DI-3B, L=6'
TOP=719.50
15" INV. OUT = 715.00
- A1a: PR. DI-2B, L=10'
CITY STANDARD SD-5
TOP=717.15
PR. 12" INV. OUT=714.50
- A2a: 18"x18" YD-1
YARD INLET
TOP=716.75
PR. 8" OUT=715.75
- U: PR. DI-1
TOP=717.30
PR. 10" OUT=715.30

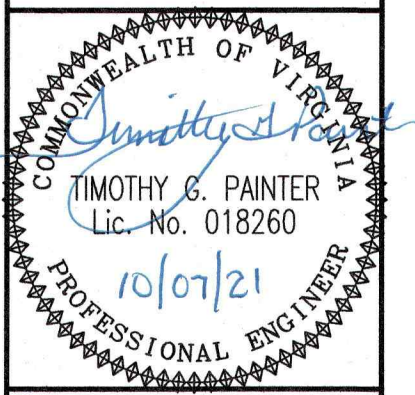
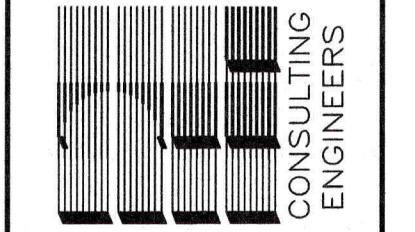


REVISIONS

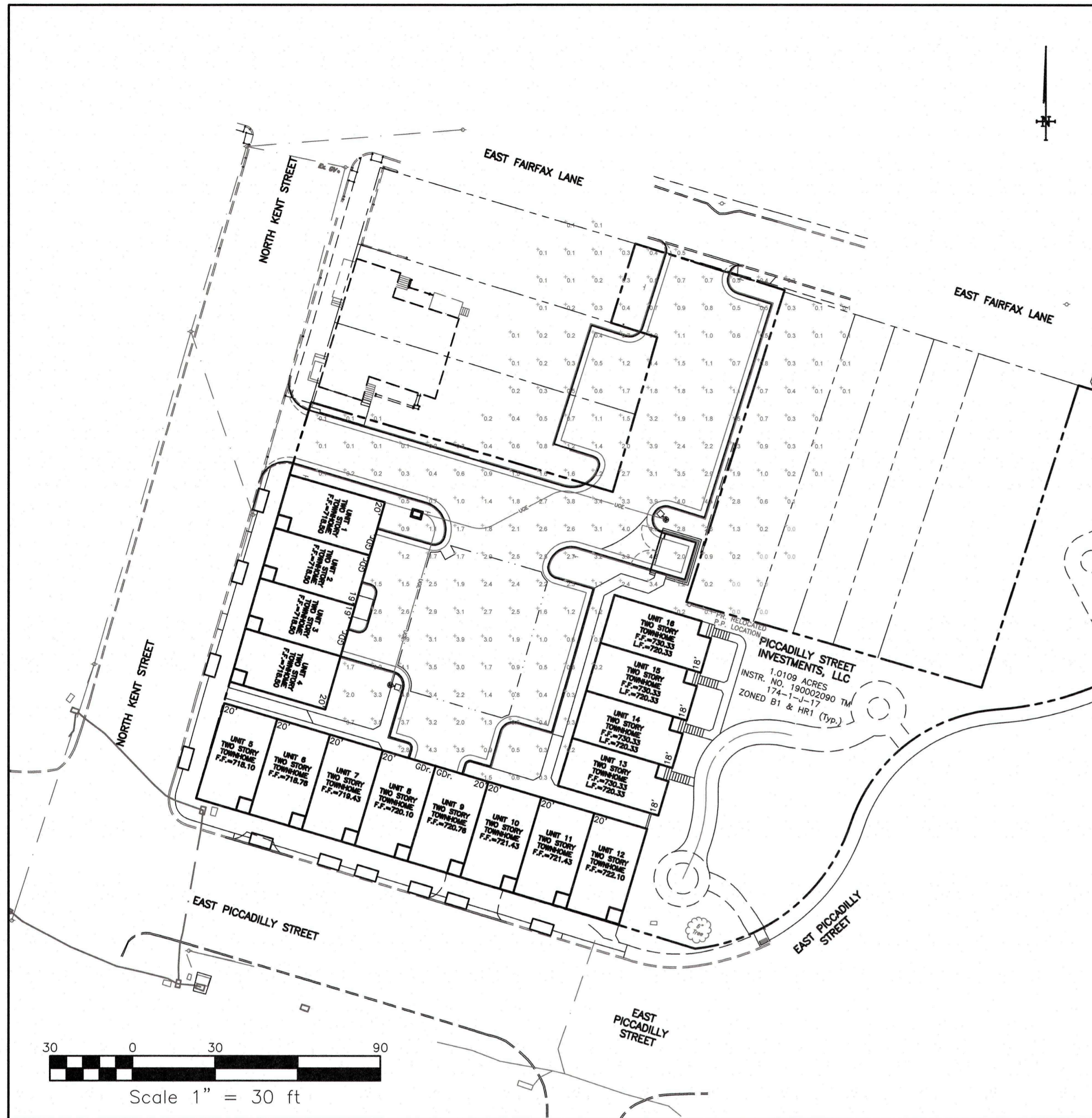
TITLE: OVERALL SITE UTILITIES PLAN

PROJECT: AIKENS GROUP
1025 MARTINSBURG PIKE
WINCHESTER, VIRGINIA 22603
PICCADILLY TOWNES
CORNER OF PICCADILLY STREET &
NORTH KENT STREET
WINCHESTER, VIRGINIA 22601

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WINCHESTER, VIRGINIA 22601
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Facsimile: (540) 662-5793
Email: office@painterlewis.com



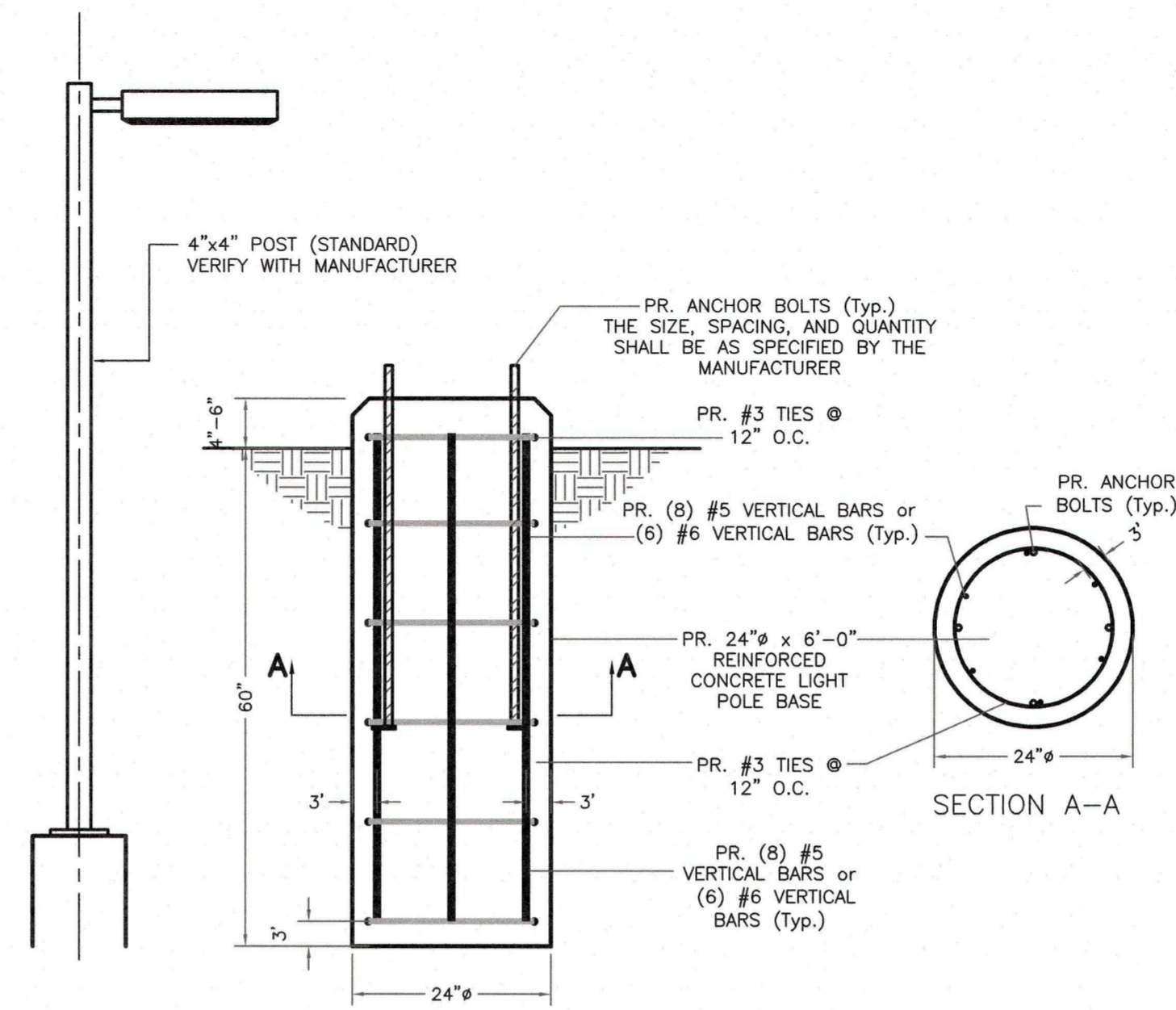
SURVEY: P-L PLC C.I.: 5'
DRAWN BY: TOP JOB NO.: 2012024
SCALE: DATE:
AS NOTED 07-26-21
SHEET:



SITE ILLUMINATION PLAN
SCALE: 1" = 30'

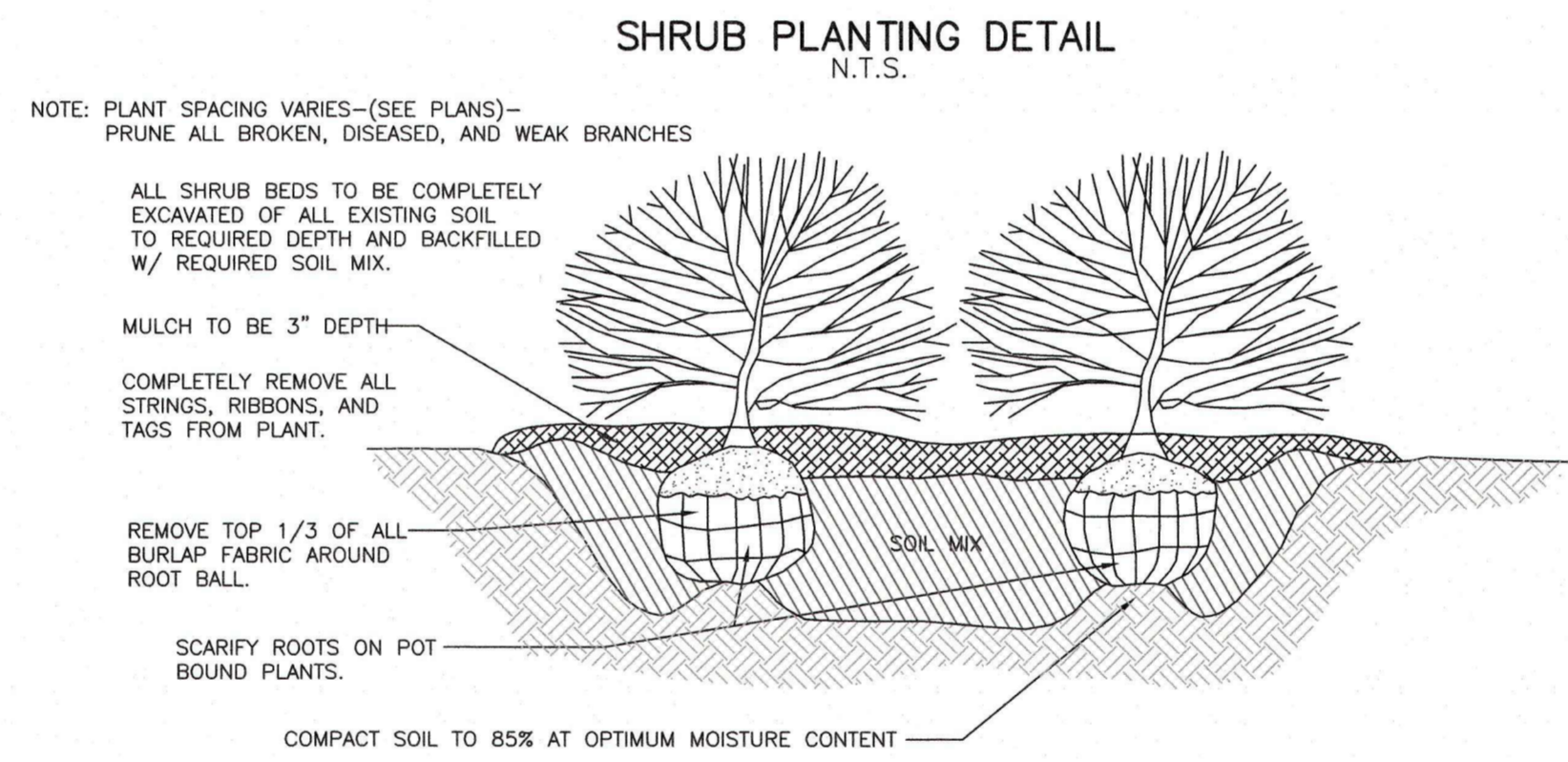
UTILITY LEGEND

---	EX. WATER LINE
---	PR. WATER LINE
=====	EX. STORM SEWER LINE
-----	PR. STORM SEWER LINE
-----	SANITARY SEWER LINE
-----	PR. SANITARY SEWER LINE
---	GAS LINE
---	UNDERGROUND ELECTRIC LINE
---	OVERHEAD ELECTRIC AND TELEPHONE LINE

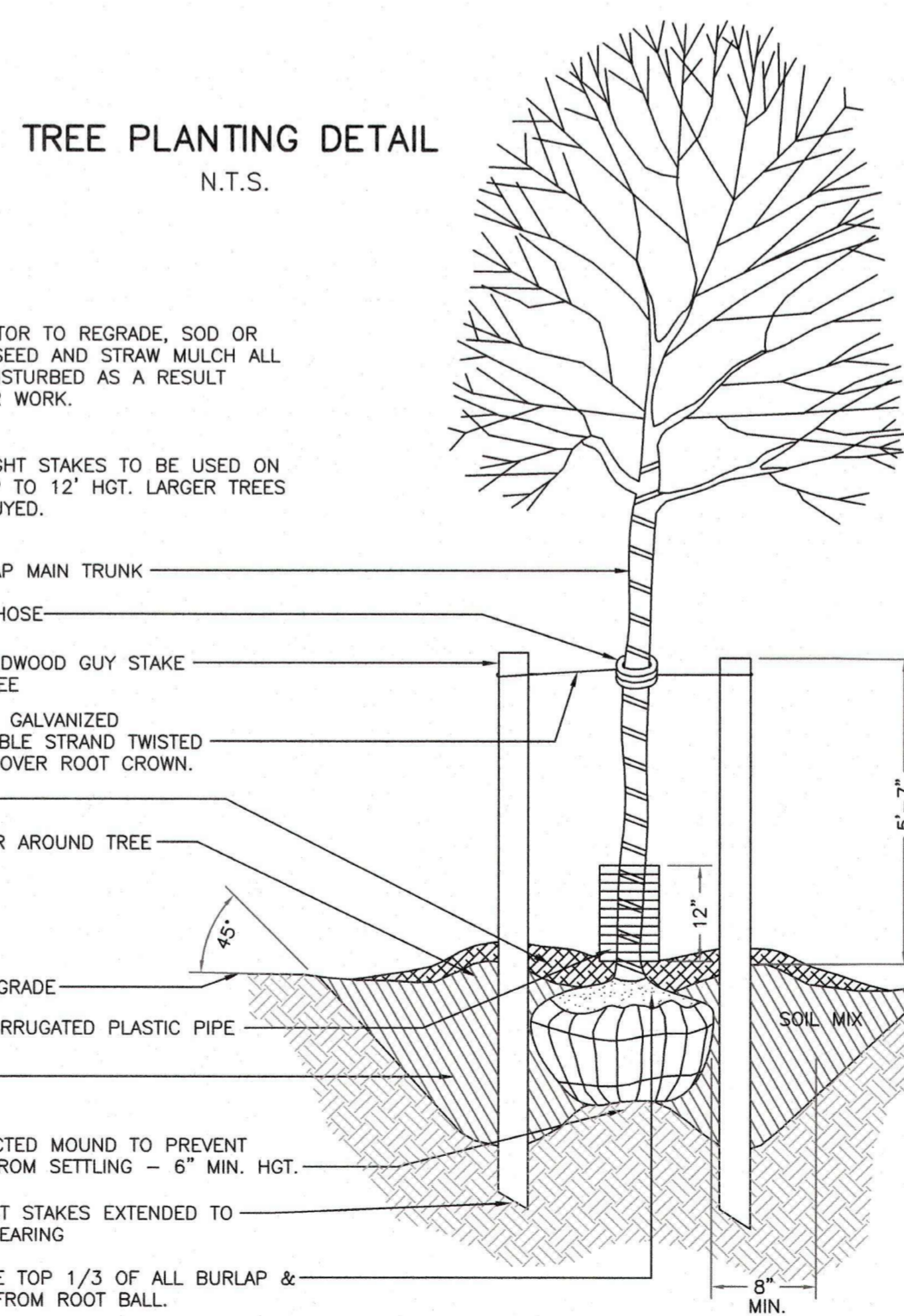


- NOTES:**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT.
 - THE CONCRETE SHALL A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAY CURING TIME.
 - THE STEEL REINFORCEMENT SHALL BE GRADE 60 STEEL (F_y=60,000 PSI).
 - LATERAL PASSIVE EARTH PRESSURE SHALL BE 275 PSF/FT DEPTH, MINIMUM.
 - THE FOUNDATION DESIGN HAS BEEN BASED ON A MAXIMUM POLE HEIGHT OF 25'.
 - THE LIGHT FIXTURES AND POLE DESIGN SHALL BE BY OTHERS. SEE THE SITE PLAN FOR LIGHT LOCATIONS.

(A) SITE LIGHTING (PRIVATE DEVELOPMENT):
STANDARD LIGHTPOLE BASE DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.



TREE PLANTING DETAIL
N.T.S.

CSX1 LED LED Area Luminaire

Specifications

Length	23 1/2"
Width	18 1/2"
Height	5 7/8"
Weight	37 lbs
Imax	14000

Ordering Information

EXAMPLE: CSX1 LED 60C 1000 40K T3M MVOLT SPA DBXBD

Series	Color	Temp	Beam	Mounting	Finish
CSX1 LED 60C	4000K	3000K	30°	SP	DBXBD

Ordering Information

EXAMPLE: CSX1 LED 60C 1000 40K T3M MVOLT SPA DBXBD

Series	Color	Temp	Beam	Mounting	Finish
CSX1 LED 60C	4000K	3000K	30°	SP	DBXBD

Ordering Information

Performance Data

Lumen Output

Temp	Beam	Temp	Beam	Temp	Beam
1200	15,000	30°	15,000	30°	15,000

Lumen Ambient Temperature (LAT) Multipliers

Temp	Multiplier
0°C	1.00
10°C	0.97
20°C	0.94
30°C	0.90
40°C	0.87
50°C	0.83

Projected LED Lumen Maintenance

Temp	Beam	Temp	Beam
1200	15,000	30°	15,000

Electrical Load

Temp	Beam	Temp	Beam
1200	15,000	30°	15,000

Photometric Diagrams

(A) SITE LIGHTING (PRIVATE DEVELOPMENT):
STANDARD 25' POLE LED AREA FIXTURE
N.T.S.

LUMINAIRE SCHEDULE

LABEL	QTY	CATALOG NO.	DESCRIPTION	LAMP	HEIGHT
A	2	CSX1 LED	STD. POLE FIXTURE (SPA) with SHADED BACKGROUND, 60C LED, 120 MVOLT, T3M3	1-60C LED, Color Temp: 4000K (Cool), DARK BRONZE	25' POLE HEIGHT

STATISTICS

DESCRIPTION	SYMBOL	AVERAGE	MAXIMUM	MINIMUM	MAX./MIN.	AVG./MIN.
CALC. ZONE #3	+	1.3 fc	4.5 fc	0.0 fc	N/A	N/A

NOTES: SITE LIGHTING

- A FULL CUT-OFF VISOR MUST BE INSTALLED FOR ALL BUILDING MOUNTED LIGHTING TO PREVENT ILLUMINATION OFF-SITE.
- ALL BUILDING MOUNTED FLOOD LIGHTS SHALL BE FULLY SHIELDED AND DOWNCAST, AS REQUIRED.
- ALL SITE LIGHT POLES SHALL BE EQUIPPED WITH SUPPLEMENTAL OPAQUE SHIELDING ON THE RESIDENTIAL SIDE TO PREVENT ILLUMINATION AND LESSEN GLARE OFF-SITE.

REVISIONS

TITLE: **LIGHTING ILLUMINATION PLAN and LANDSCAPING & LIGHTING DETAILS**

PROJECT: **AIKEN'S GROUP 1025 MARTINSBURG PIKE WINCHESTER, VIRGINIA 22603 PICCADILLY TOWNES CORNER OF PICCADILLY STREET & NORTH KENT STREET WINCHESTER, VIRGINIA 22601**

PAINTER-LEWIS, P.L.C.
817 CEDAR CREEK GRADE, SUITE 120
WINCHESTER, VIRGINIA 22601
Telephone: (540) 662-5792
Facsimile: (540) 662-5793
Email: office@painterlewis.com

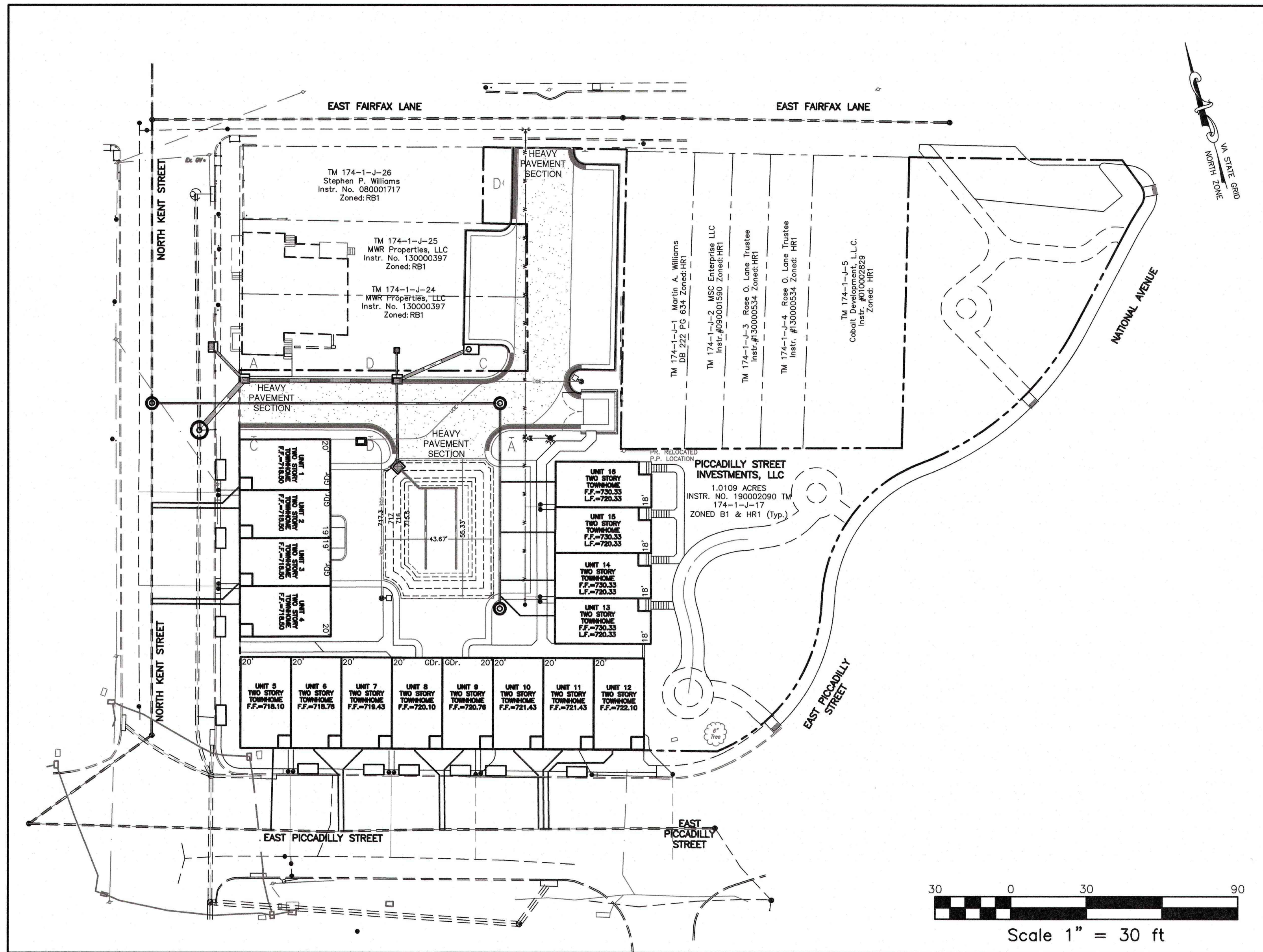
COMMONWEALTH OF VIRGINIA
Timothy G. Painter
TIMOTHY G. PAINTER
Lic. No. 018260
PROFESSIONAL ENGINEER

SURVEY: P-L PLC C.L. 5'

DRAWN BY: TGP JOB NO.: 2012024

SCALE: AS NOTED DATE: 07-26-21

SHEET: **C.009**



FIRE LANE DELINEATION PLAN
SCALE: 1" = 30'

NOTES: FIRE DEPARTMENT:
NO TREES, SHRUBS, OR FOUNDATION PLANTINGS SHALL BE INSTALLED DIRECTLY IN FRONT OF FIRE DEPARTMENT CONNECTION (FDC) ASSEMBLY. NO PLANTINGS SHALL BE PLACED THAT WILL BLOCK OR LIMIT ACCESS TO THE FDC OR ANY FIRE HYDRANT ASSEMBLIES.

FIRE DEPARTMENT NOTATIONS:
A C D FIRE DEPARTMENT SIGN LOCATIONS & TYPES SEE THIS SHEET FOR SIGN DETAILS

☒ FIRE DEPARTMENT KNOX BOX LOCATIONS ("KNOX BOX PER FIRE MARSHAL SPECIFICATION")

— FIRE DEPARTMENT FIRE LANE DESIGNATIONS (THE CURBS SHALL BE PAINTED, AS DIRECTED BY THE FIRE MARSHAL, TO INDICATE THE REQUIRED FIRE LANES)

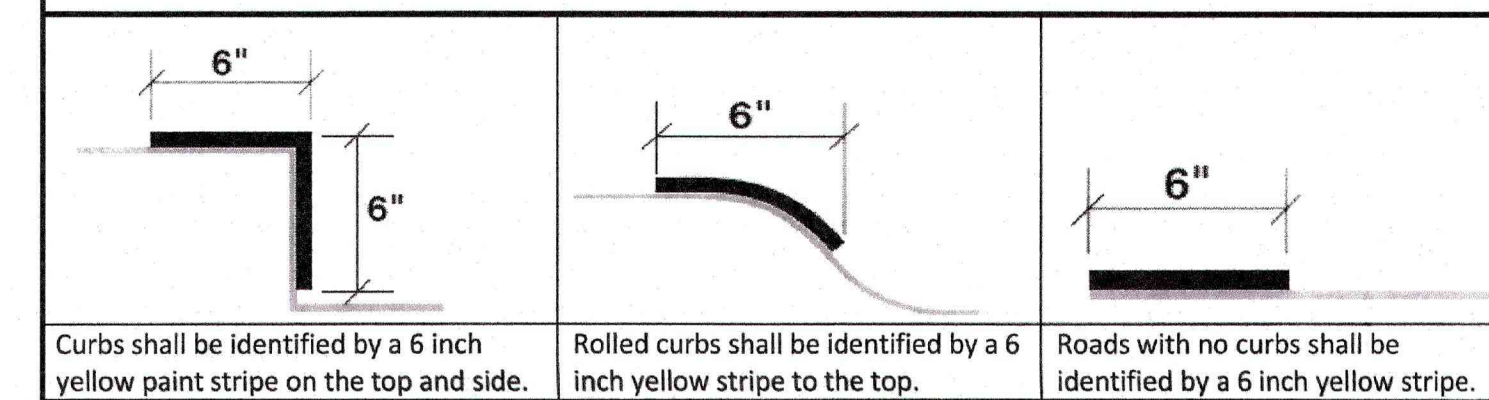
Fire Lane Marking Guidelines

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent signs complying with the following specifications:

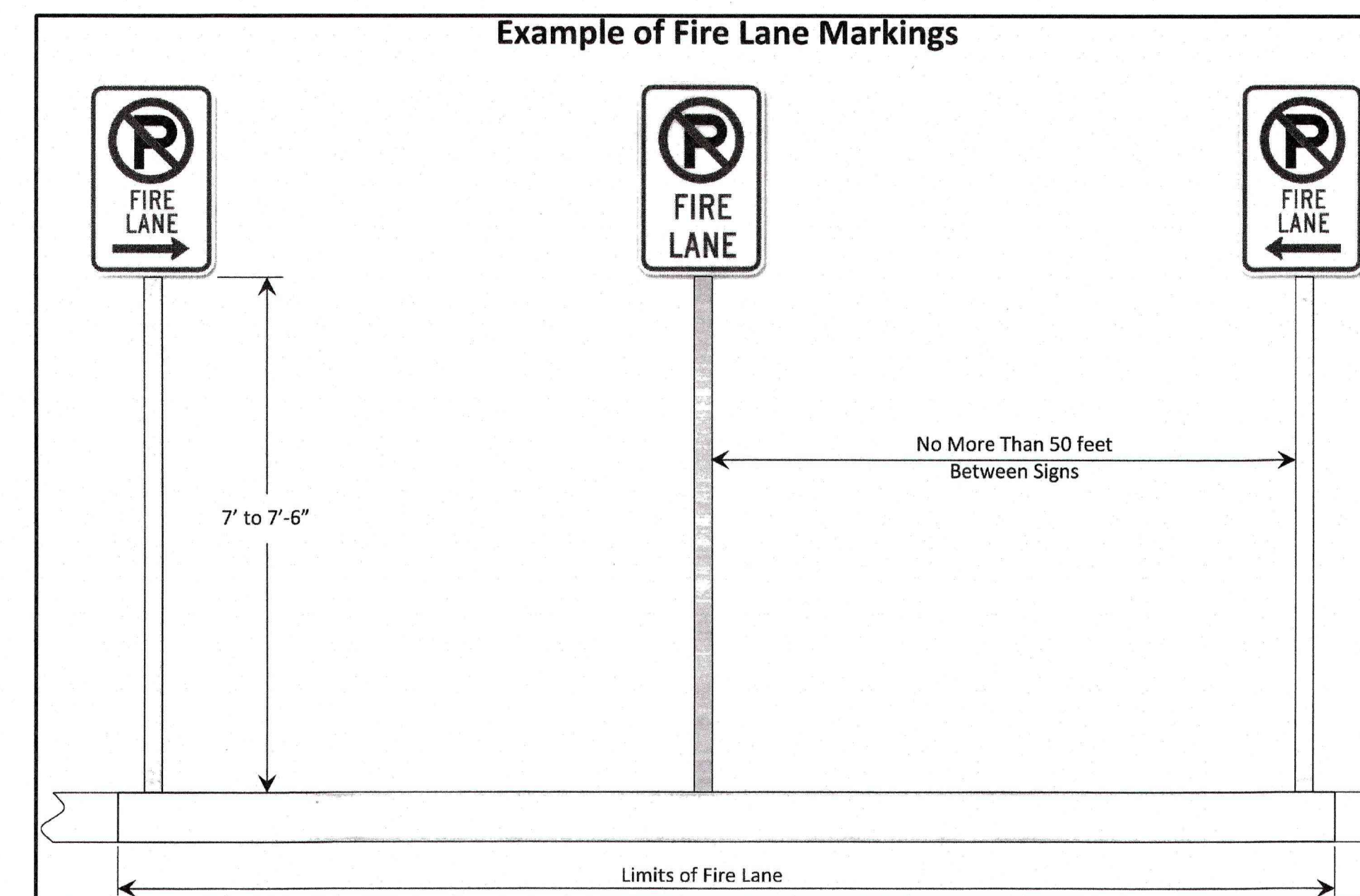
1. Metal construction 12 inches by 18 inches.
2. Red letters on engineer grade prismatic reflective white background with 3/8 inch red trim stripe around entire outer edge of sign.
3. Sign construction to be: the letter "P" in black inside a red circle with a red slash through the "P", below that to read "FIRE LANE" on separate lines. Signs delineating the beginning or ending of a fire lane shall have a solid filled arrow to point in the direction of the fire lane.
4. Signs are to be mounted with the bottom no less than 7' from the ground and no more than 7'6" to the ground, unless otherwise directed by the fire code official.
5. Posts for signs, when required, shall be metal and securely mounted, unless written permission for alternatives is obtained prior to installation from the Office of the Fire Marshal. Signs should be spaced as shown on approved plans. In long stretches, the maximum distance between signs is 50 feet.
6. Other special signs may be approved by the Office of the Fire Marshal.

SIGN TYPE "A"	SIGN TYPE "C"	SIGN TYPE "D"
Standard wording with an arrow on the bottom pointing to the right. One sign mounted parallel to the line of curbing or pavement edge at the end of the painted area.	Standard wording with an arrow on the bottom pointing to the left. One sign mounted parallel to the line of curbing or pavement edge at the end of the painted area.	Standard wording with no arrow. One sign mounted per to the line of curbing or pavement edge.

D103.7 Curb Designation. Where curbing is provided adjacent to the fire lane, it must be painted yellow within the limits of the fire lane. In areas without curbing a 6 inch yellow line shall be applied to the edge of the pavement. Paint shall be highway traffic grade.



FIRE LANE MARKING GUIDELINES DETAILS
N.T.S.



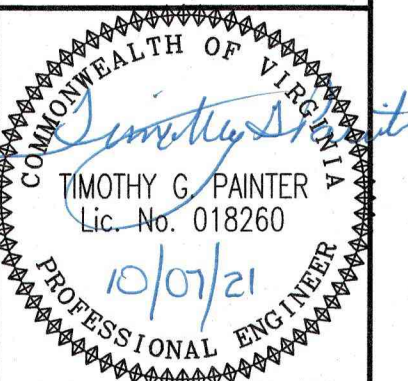
FIRE LANE SIGNAGE DELINEATION DETAILS
N.T.S.

REVISIONS

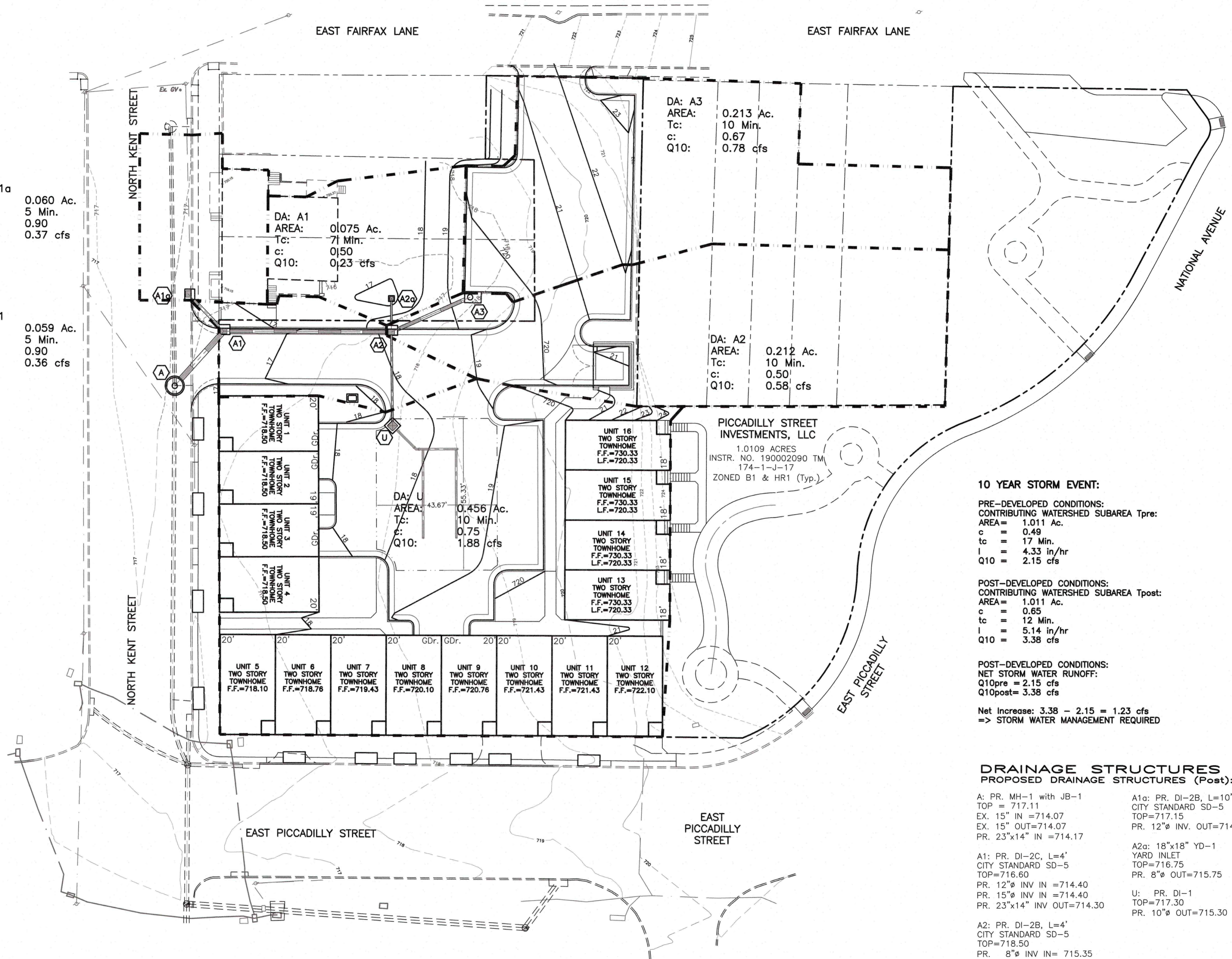
TITLE:
FIRE PROTECTION PLAN

PROJECT: AIKENS GROUP
1025 MARTINSBURG PIKE
WINCHESTER, VIRGINIA 22603
PICCADILLY TOWNES
CORNER OF PICCADILLY STREET &
NORTH KENT STREET
WINCHESTER, VIRGINIA 22601

PAINTER-LEWIS, P.L.C.
817 CEDAR CREEK GRADE, SUITE 120
WINCHESTER, VIRGINIA, 22601
Telephone: (540) 662-5792
Facsimile: (540) 662-5793
Email: office@painterlewis.com



SURVEY: P-L PLC C.I.: 5'
DRAWN BY: TGP JOB NO.: 2012024
SCALE: AS NOTED DATE: 07-26-21
SHEET:



DA: A1a
 AREA: 0.060 Ac.
 Tc: 5 Min.
 c: 0.90
 Q10: 0.37 cfs

DA: A1
 AREA: 0.059 Ac.
 Tc: 5 Min.
 c: 0.90
 Q10: 0.36 cfs

DA: A1
 AREA: 0.075 Ac.
 Tc: 7 Min.
 c: 0.50
 Q10: 0.23 cfs

DA: A3
 AREA: 0.213 Ac.
 Tc: 10 Min.
 c: 0.67
 Q10: 0.78 cfs

DA: A2
 AREA: 0.212 Ac.
 Tc: 10 Min.
 c: 0.50
 Q10: 0.58 cfs

DA: U
 AREA: 43.67' x 10.456 Ac.
 Tc: 10 Min.
 c: 0.75
 Q10: 1.88 cfs

UNIT 1 TWO STORY TOWNHOME F.F.=730.33 L.F.=720.33
 UNIT 2 TWO STORY TOWNHOME F.F.=730.33 L.F.=720.33
 UNIT 3 TWO STORY TOWNHOME F.F.=730.33 L.F.=720.33
 UNIT 4 TWO STORY TOWNHOME F.F.=730.33 L.F.=720.33
 UNIT 5 TWO STORY TOWNHOME F.F.=718.10
 UNIT 6 TWO STORY TOWNHOME F.F.=718.76
 UNIT 7 TWO STORY TOWNHOME F.F.=719.43
 UNIT 8 TWO STORY TOWNHOME F.F.=720.10
 UNIT 9 TWO STORY TOWNHOME F.F.=720.76
 UNIT 10 TWO STORY TOWNHOME F.F.=721.43
 UNIT 11 TWO STORY TOWNHOME F.F.=721.43
 UNIT 12 TWO STORY TOWNHOME F.F.=722.10
 UNIT 13 TWO STORY TOWNHOME F.F.=730.33 L.F.=720.33
 UNIT 14 TWO STORY TOWNHOME F.F.=730.33 L.F.=720.33
 UNIT 15 TWO STORY TOWNHOME F.F.=730.33 L.F.=720.33
 UNIT 16 TWO STORY TOWNHOME F.F.=730.33 L.F.=720.33

PICCADILLY STREET INVESTMENTS, LLC
 1.0109 ACRES
 INSTR. NO. 190002090 TM
 174-1-J-17
 ZONED B1 & HR1 (Typ.)

10 YEAR STORM EVENT:

PRE-DEVELOPED CONDITIONS:
 CONTRIBUTING WATERSHED SUBAREA Tpre:
 AREA = 1.011 Ac.
 c = 0.49
 tc = 17 Min.
 I = 4.33 in/hr
 Q10 = 2.15 cfs

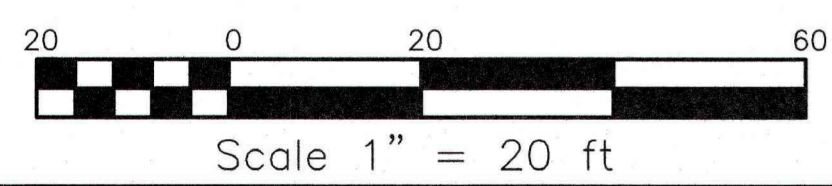
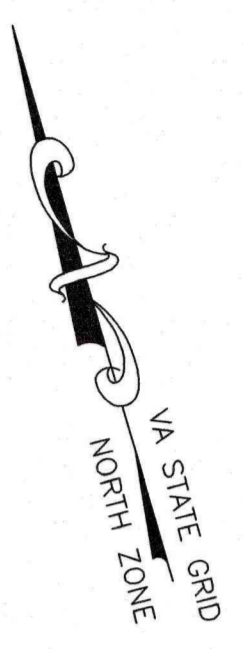
POST-DEVELOPED CONDITIONS:
 CONTRIBUTING WATERSHED SUBAREA Tpost:
 AREA = 1.011 Ac.
 c = 0.65
 tc = 12 Min.
 I = 5.14 in/hr
 Q10 = 3.38 cfs

POST-DEVELOPED CONDITIONS:
 NET STORM WATER RUNOFF:
 Q10pre = 2.15 cfs
 Q10post = 3.38 cfs

Net Increase: 3.38 - 2.15 = 1.23 cfs
 => STORM WATER MANAGEMENT REQUIRED

DRAINAGE STRUCTURES (Post):
 PROPOSED DRAINAGE STRUCTURES (Post):

- A: PR. MH-1 with JB-1
 TOP = 717.11
 EX. 15" IN = 714.07
 EX. 15" OUT = 714.07
 PR. 23"x14" IN = 714.17
- A1: PR. DI-2C, L=4'
 CITY STANDARD SD-5
 TOP=716.60
 PR. 12" INV IN = 714.40
 PR. 15" INV IN = 714.40
 PR. 23"x14" INV OUT=714.30
- A2: PR. DI-2B, L=4'
 CITY STANDARD SD-5
 TOP=718.50
 PR. 8" INV IN = 715.35
 PR. 8" INV IN = 715.20
 PR. 15" INV IN = 714.80
 PR. 15" INV IN = 714.70
- A3: DI-3B, L=6'
 TOP=719.50
 15" INV. OUT = 715.00
- A1a: PR. DI-2B, L=10'
 CITY STANDARD SD-5
 TOP=717.15
 PR. 12" INV. OUT=714.50
- A2a: 18"x18" YD-1
 YARD INLET
 TOP=716.75
 PR. 8" OUT=715.75
- U: PR. DI-1
 TOP=717.30
 PR. 10" OUT=715.30

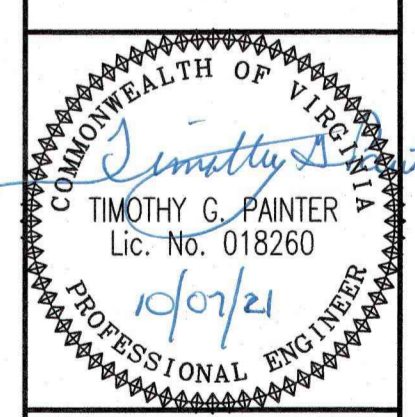
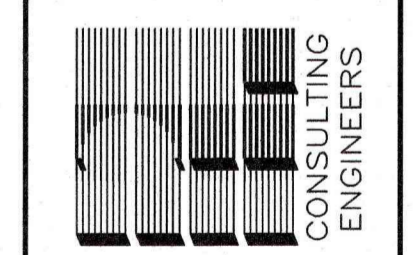


REVISIONS

TITLE:
DRAINAGE DIVIDES PLAN

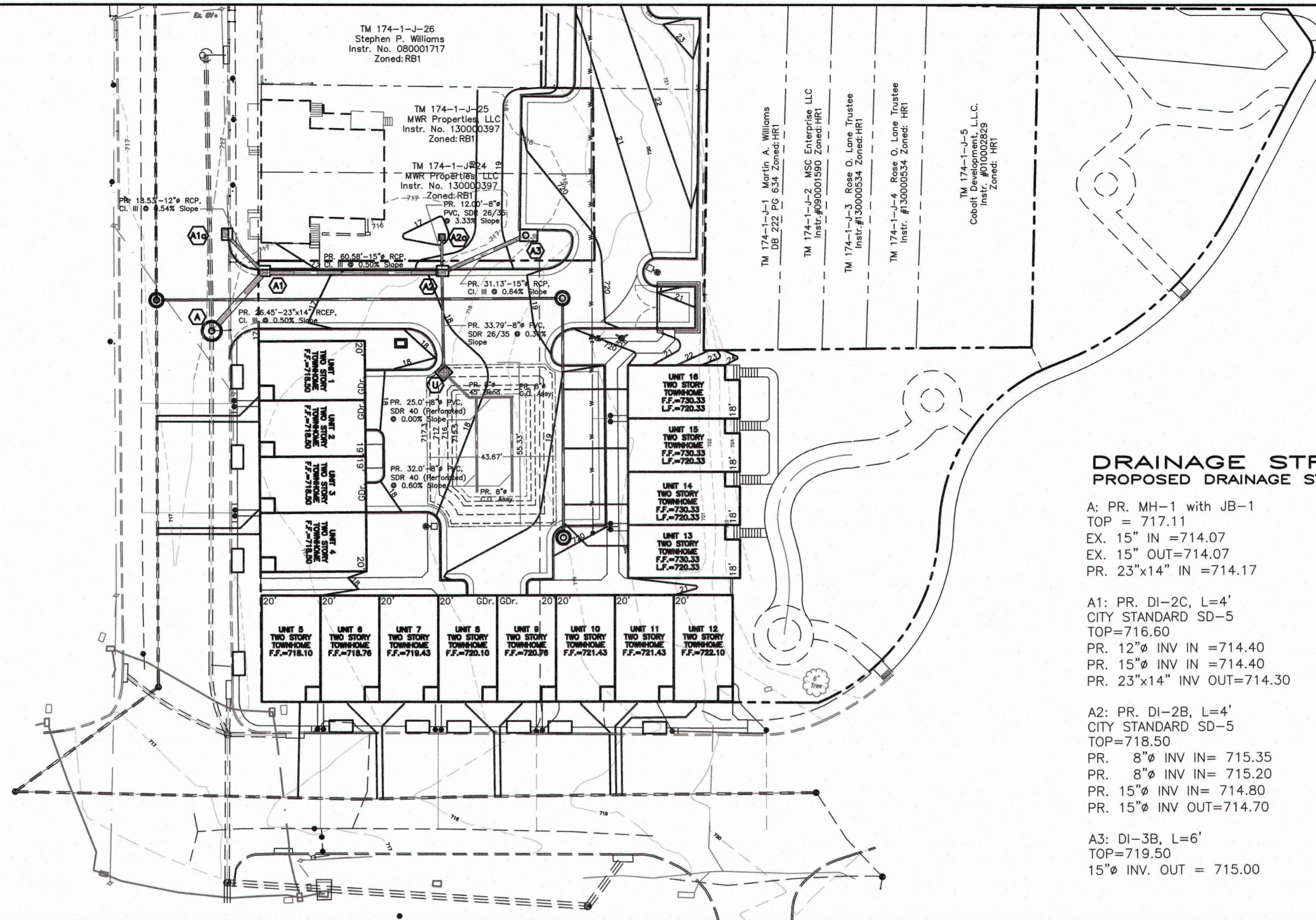
PROJECT: **AIKENS GROUP**
 1025 MARTINSBURG PIKE
 WINCHESTER, VIRGINIA 22603
PAINTER-LEWIS, P.L.C.
 CORNER OF PICCADILLY STREET &
 NORTH KENT STREET
 WINCHESTER, VIRGINIA 22601

PAINTER-LEWIS, P.L.C.
 817 CEDAR CREEK GRADE, SUITE 120
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 Telephone: (540) 662-5792
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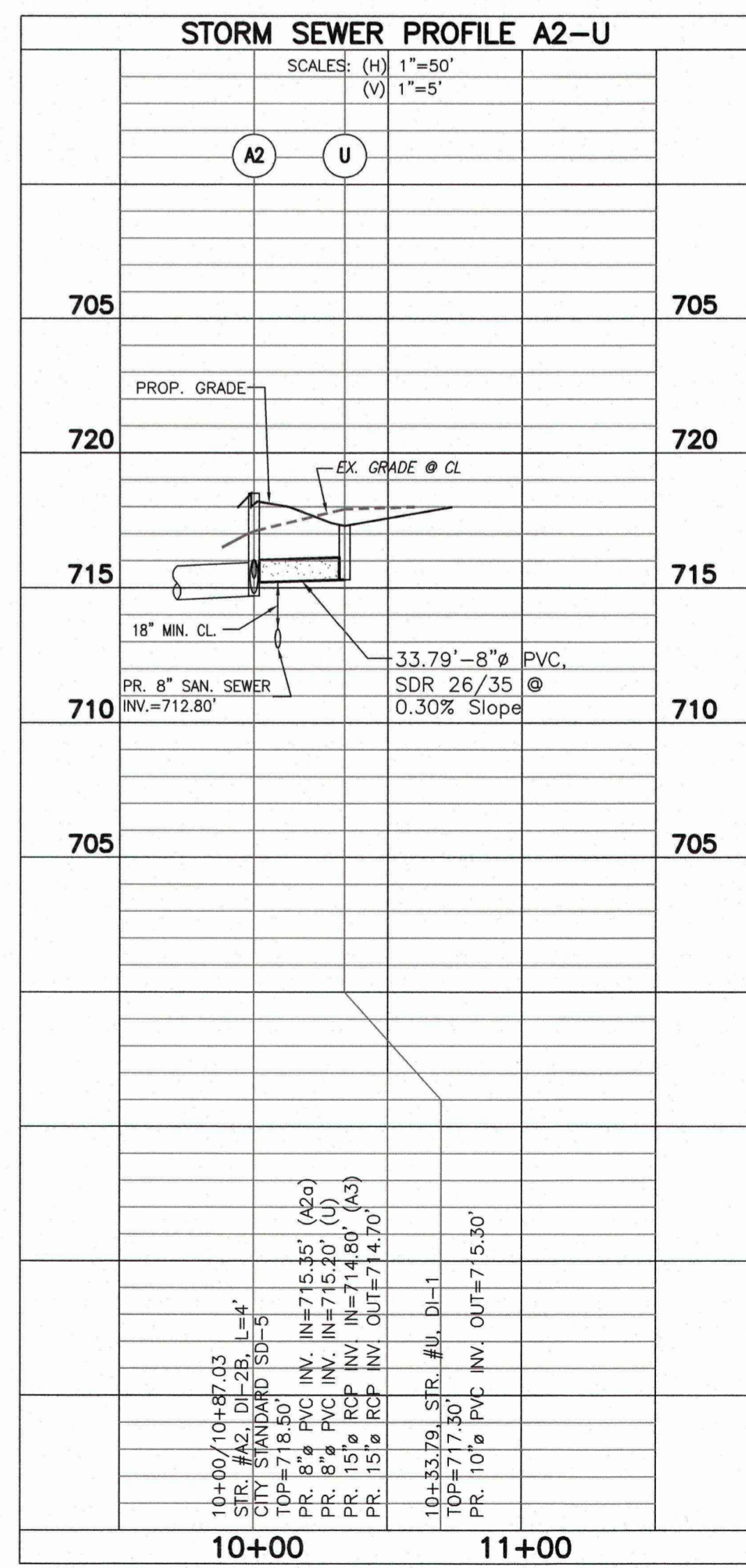
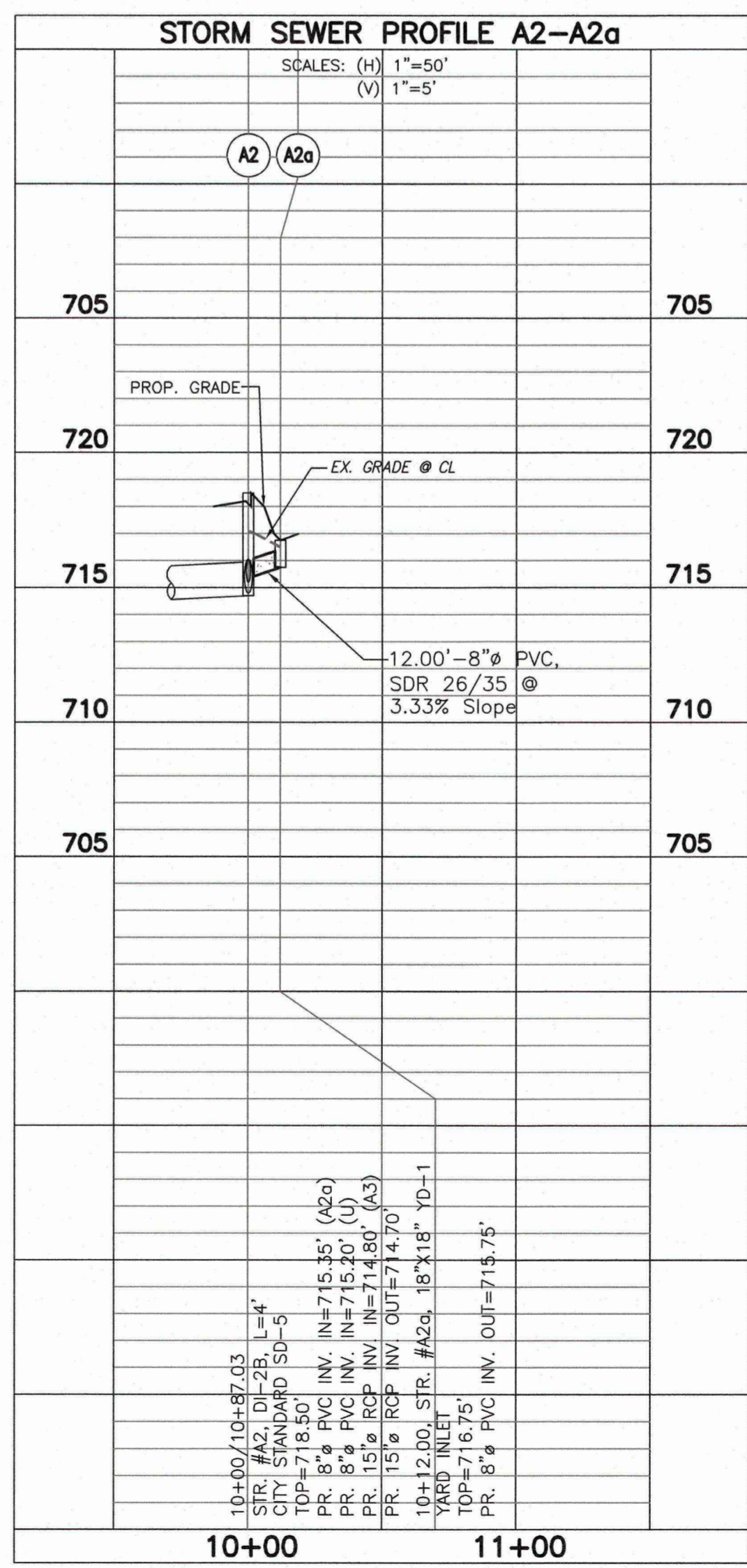
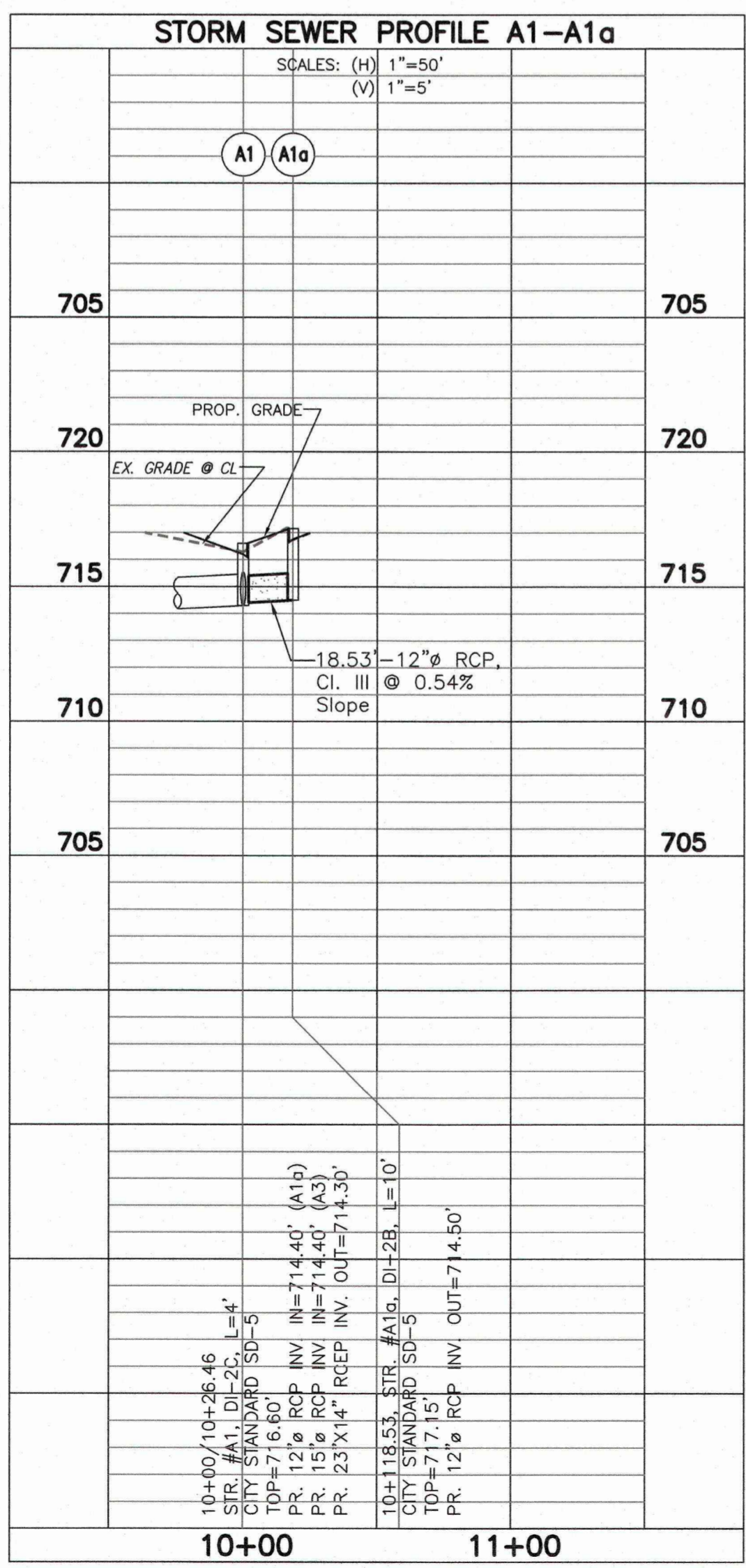
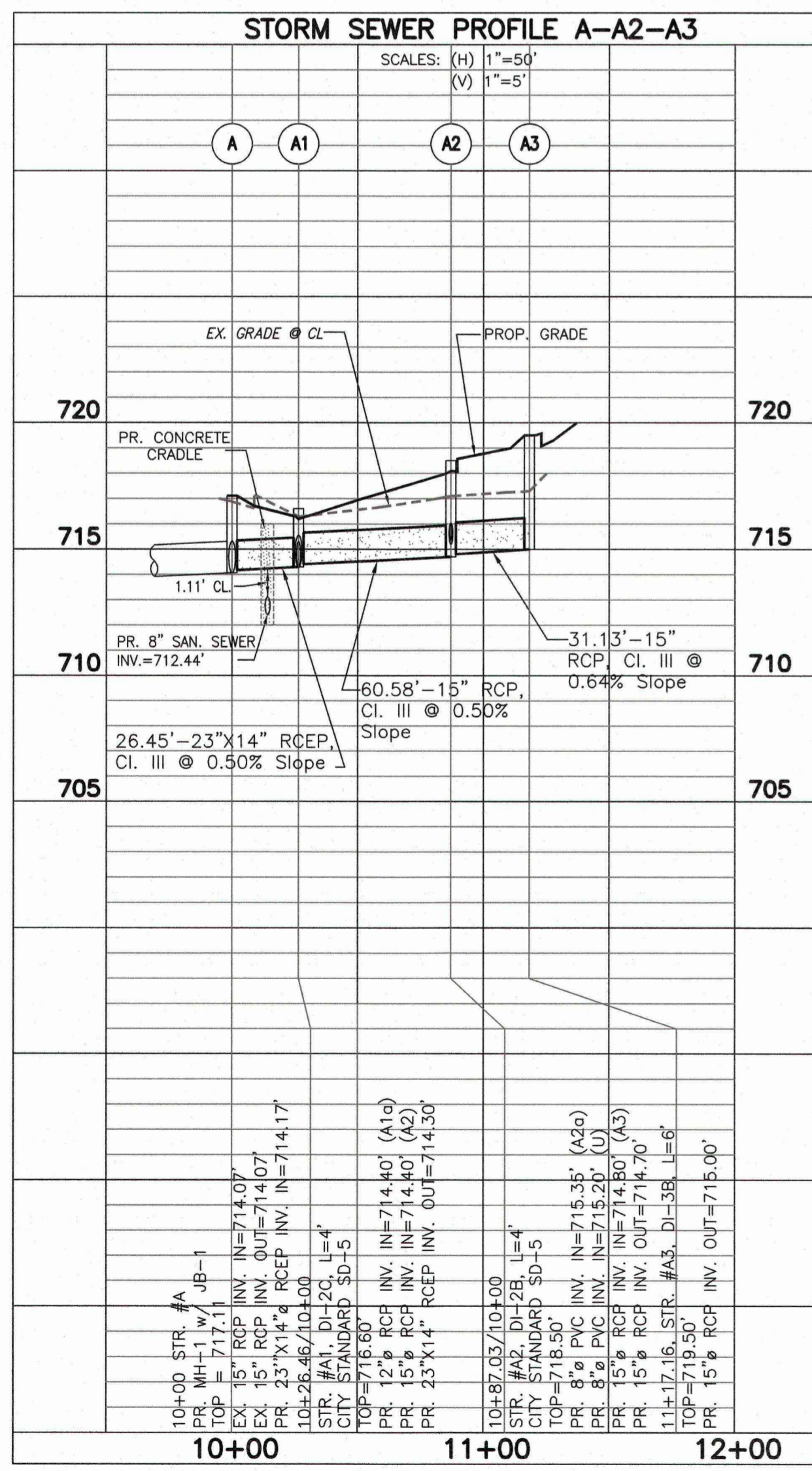
SURVEY: C.L.
 P-L PLC 5'
 DRAWN BY: JOB NO.:
 TGP 2012024
 SCALE: DATE:
 AS NOTED 07-26-21
 SHEET:

UTILITY LEGEND	
	EX. WATER LINE
	PR. WATER LINE
	EX. STORM SEWER LINE
	PR. STORM SEWER LINE
	SANITARY SEWER LINE
	PR. SANITARY SEWER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD ELECTRIC AND TELEPHONE LINE



**DRAINAGE STRUCTURES (Post):
PROPOSED DRAINAGE STRUCTURES (Post):**

- A: PR. MH-1 with JB-1
TOP = 717.11
EX. 15" IN = 714.07
EX. 15" OUT = 714.07
PR. 23"x14" IN = 714.17
- A1: PR. DI-2C, L=4'
CITY STANDARD SD-5
TOP = 716.60
PR. 12" INV IN = 714.40
PR. 15" INV IN = 714.40
PR. 23"x14" INV OUT = 714.30
- A2: PR. DI-2B, L=4'
CITY STANDARD SD-5
TOP = 718.50
PR. 8" INV IN = 715.35
PR. 8" INV IN = 715.20
PR. 15" INV IN = 714.80
PR. 15" INV OUT = 714.70
- A3: DI-3B, L=6'
TOP = 719.50
15" INV. OUT = 715.00
- A1a: PR. DI-2B, L=10'
CITY STANDARD SD-5
TOP = 717.15
PR. 12" INV. OUT = 714.50
- A2a: 18"x18" YD-1
YARD INLET
TOP = 716.75
PR. 8" OUT = 715.75
- U: PR. DI-1
TOP = 717.30
PR. 10" OUT = 715.30

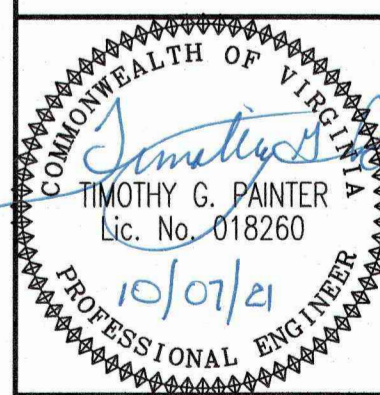
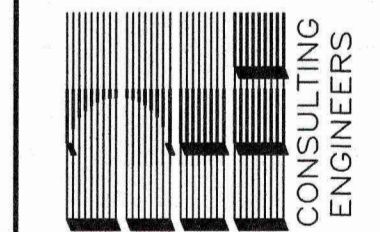


REVISIONS	

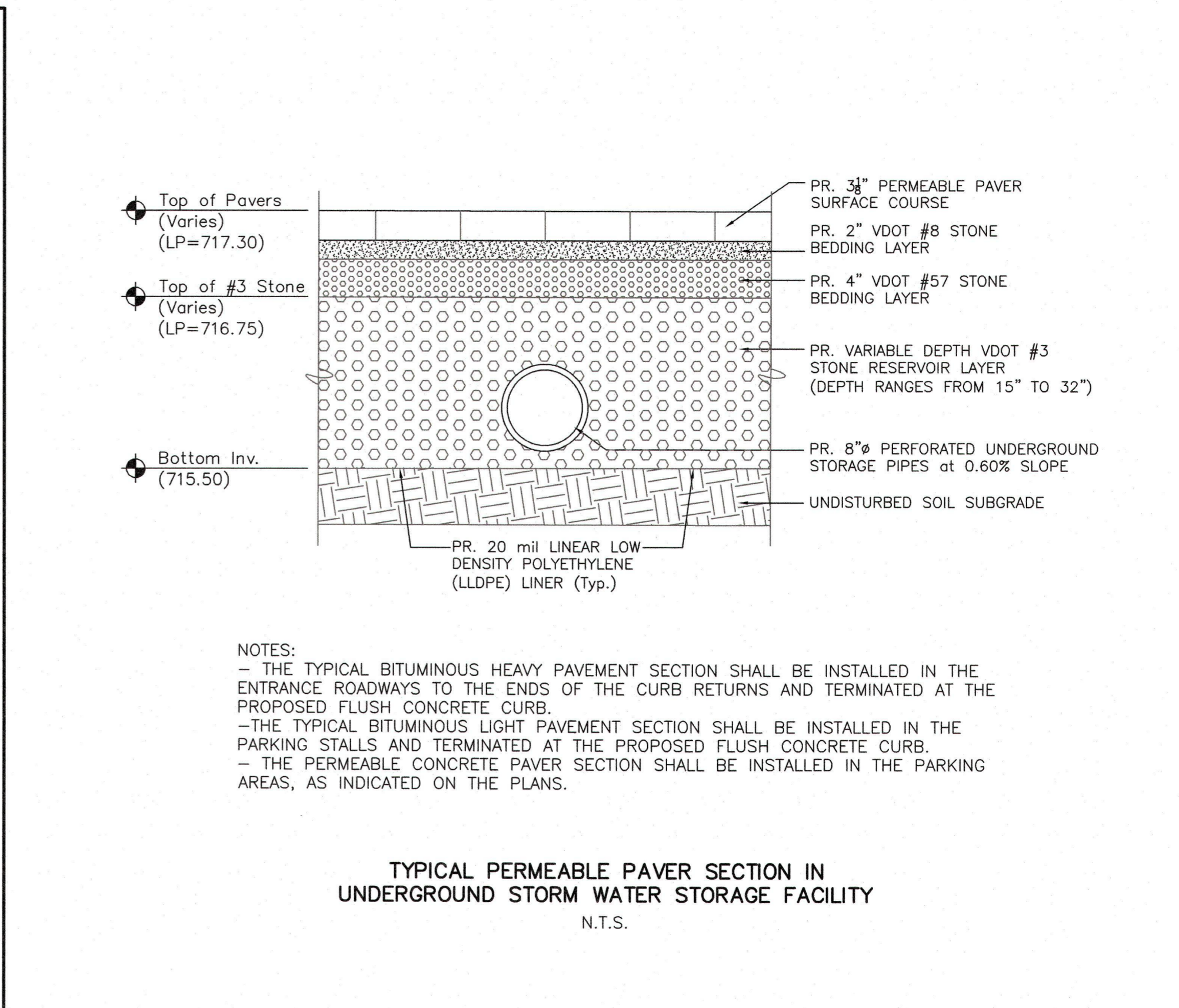
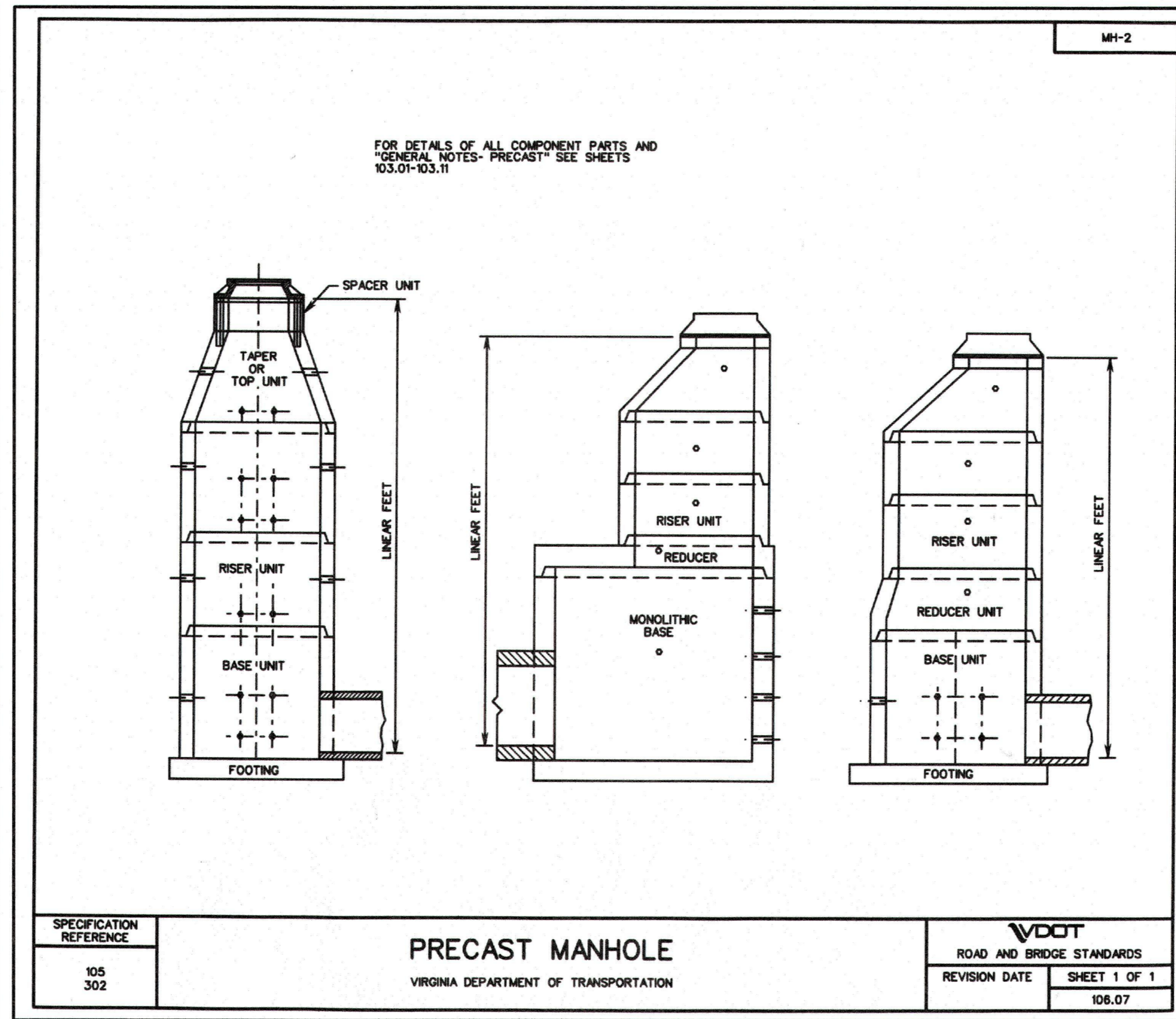
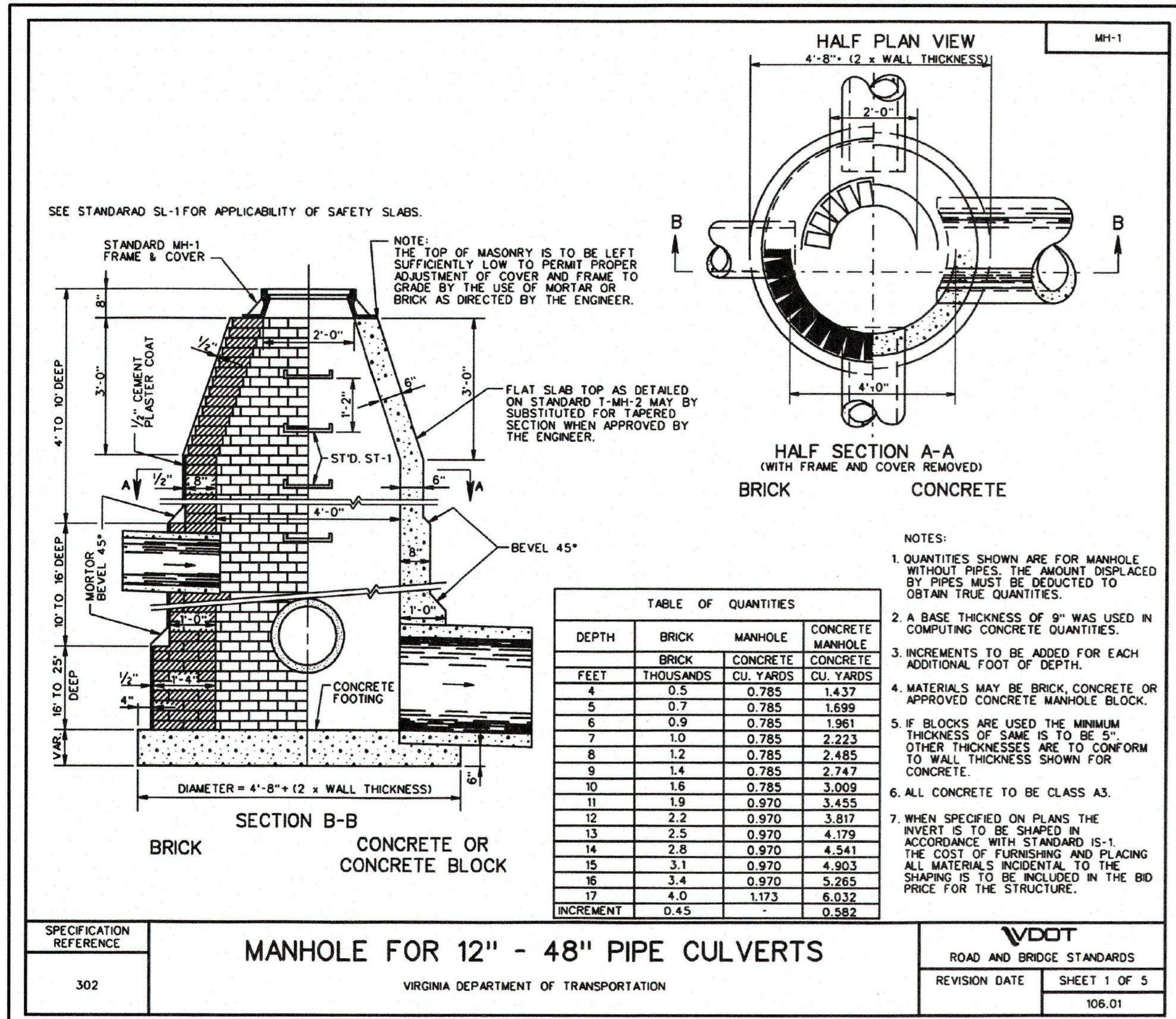
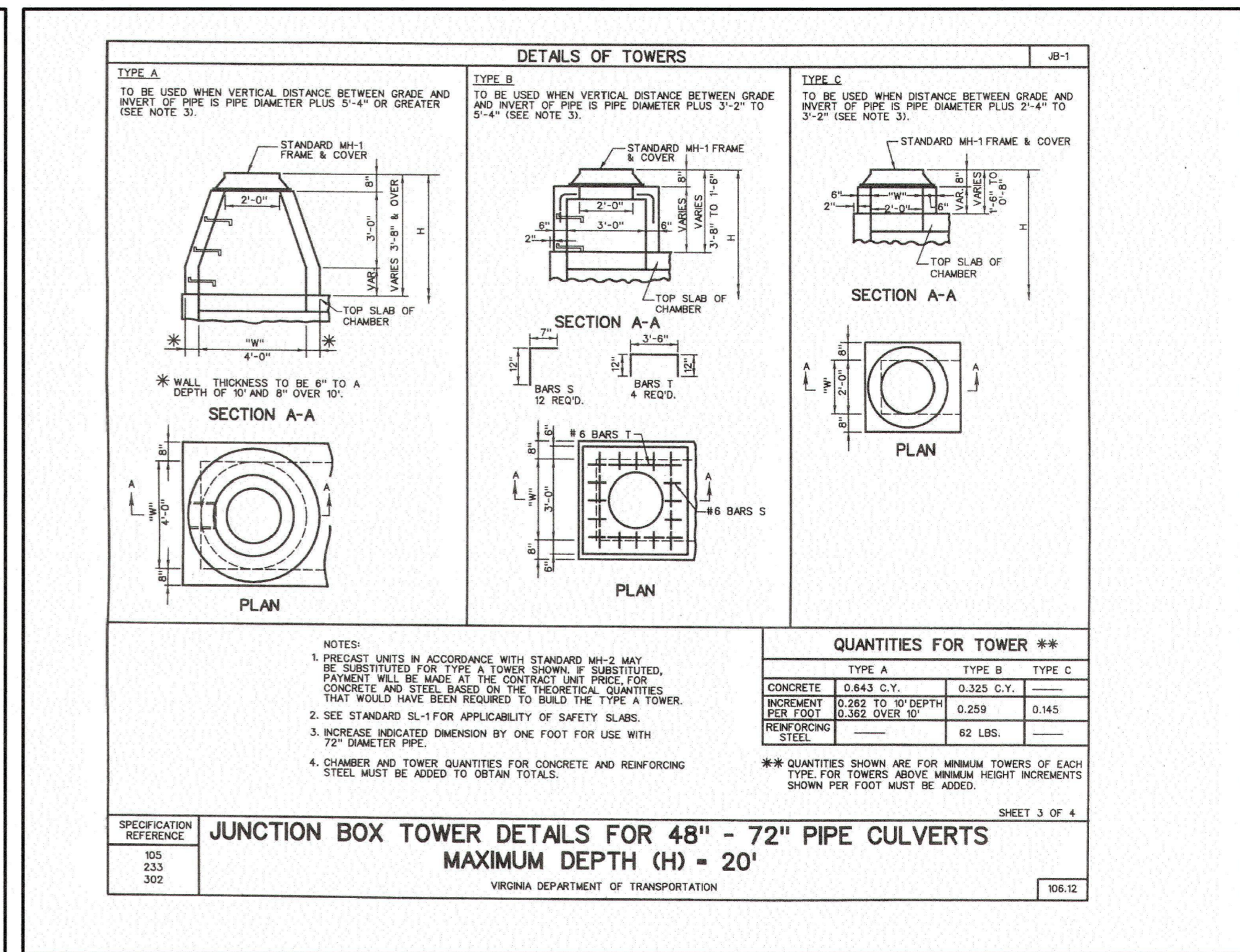
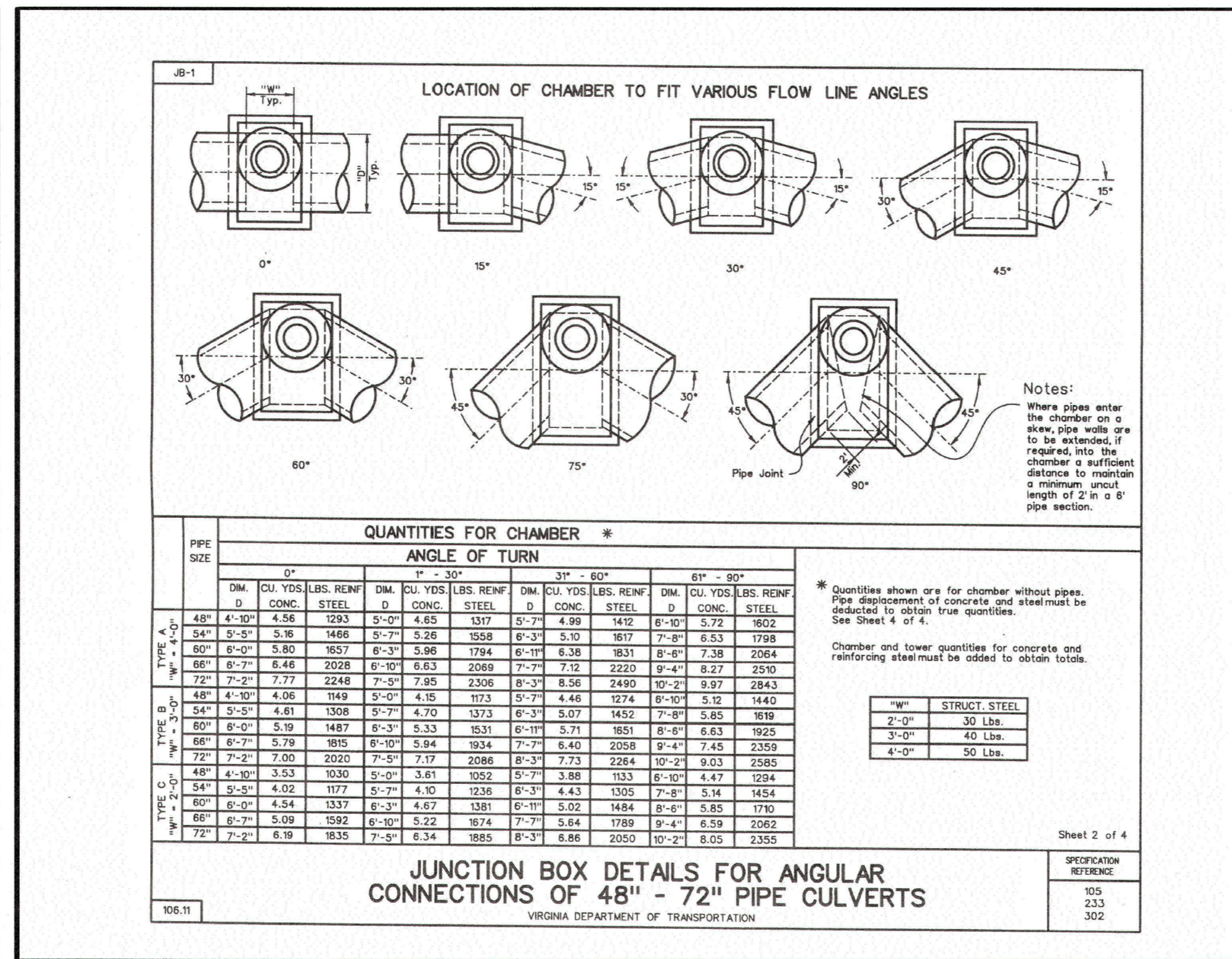
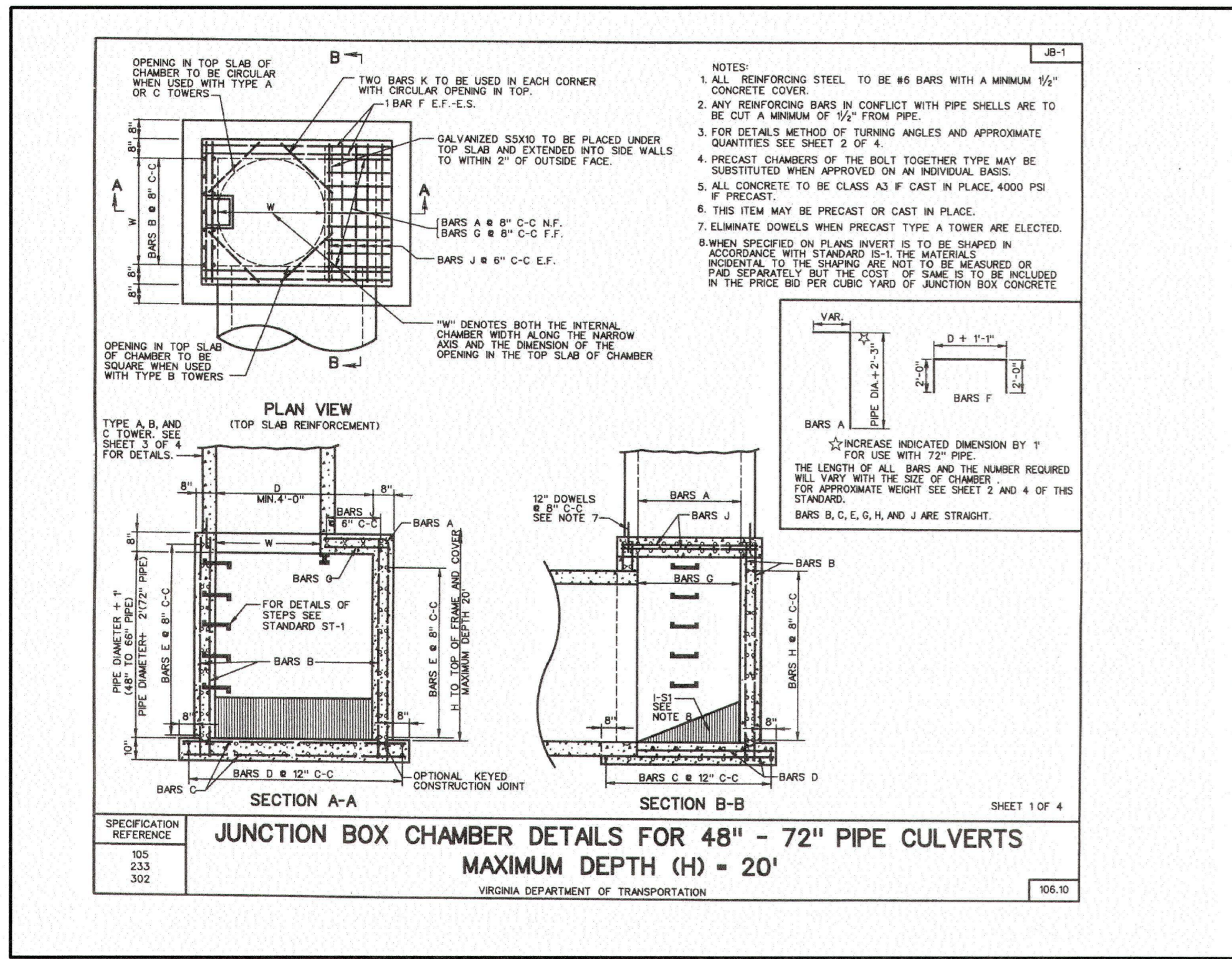
TITLE:
**STORM SEWER SYSTEM:
PLAN and PROFILES**

PROJECT:
**AIKENS GROUP
1025 MARTINSBURG PIKE
WINCHESTER, VIRGINIA 22603
PICCADILLY TOWNES
CORNER OF PICCADILLY STREET &
NORTH KENT STREET
WINCHESTER, VIRGINIA 22601**

PAINTER-LEWIS, P.L.C.
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Telephone: (540) 662-5792
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Email: office@painterlewis.com



SURVEY:	P-L-PLC	C.I.:	5:
DRAWN BY:	TOP	JOB NO.:	2012024
SCALE:	AS NOTED	DATE:	07-26-21
SHEET:			



REVISIONS

TITLE: **STORM SEWER SYSTEM DETAILS**

PROJECT: **AIKENS GROUP
1025 MARTINSBURG PIKE
WINCHESTER, VIRGINIA 22603
PICCADILLY TOWNES
CORNER OF PICCADILLY STREET &
NORTH KENT STREET
WINCHESTER, VIRGINIA 22601**

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Telephone: (540) 662-5792
Facsimile: (540) 662-5793
Email: office@painterlewis.com

CONSULTING ENGINEERS

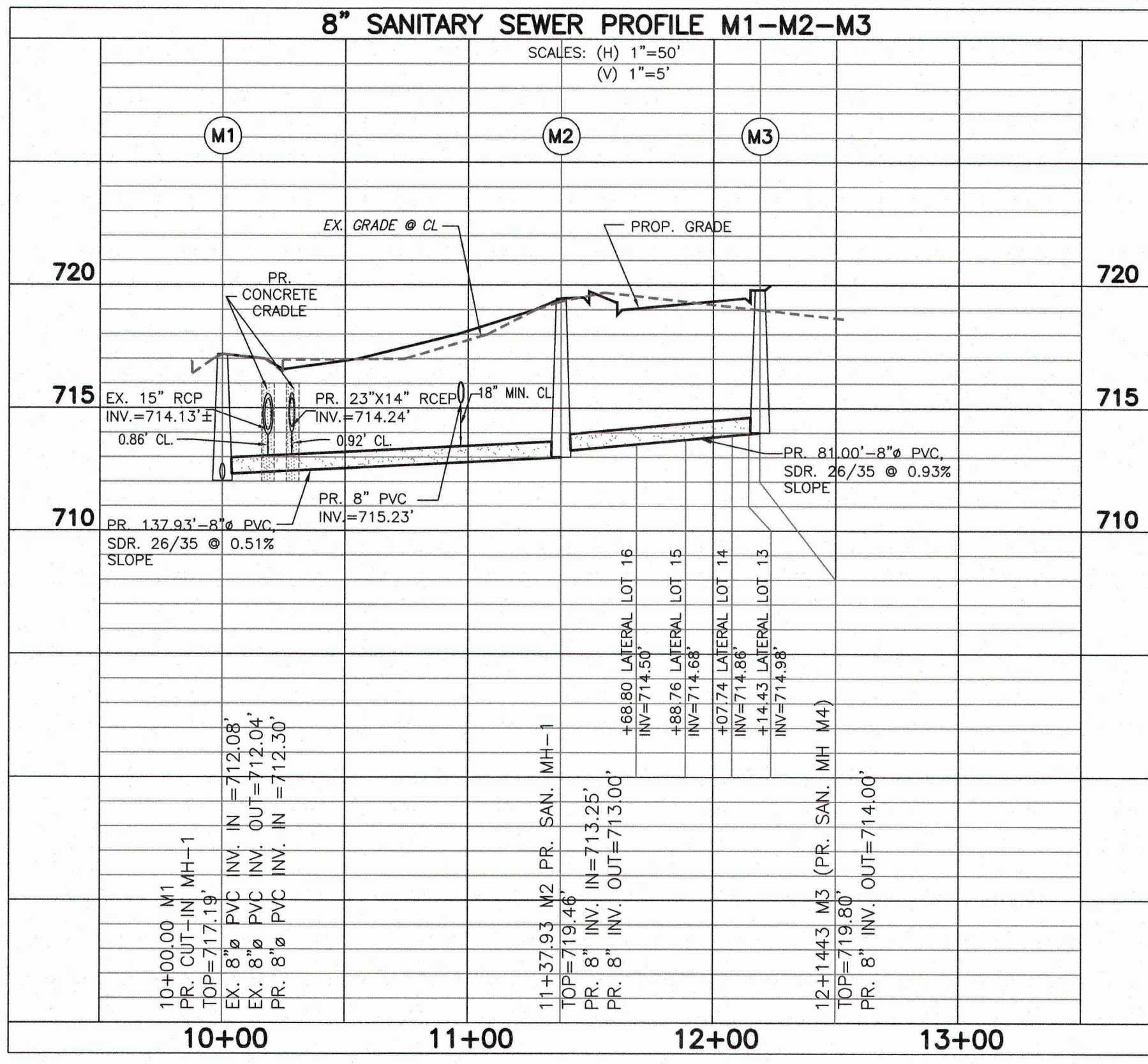
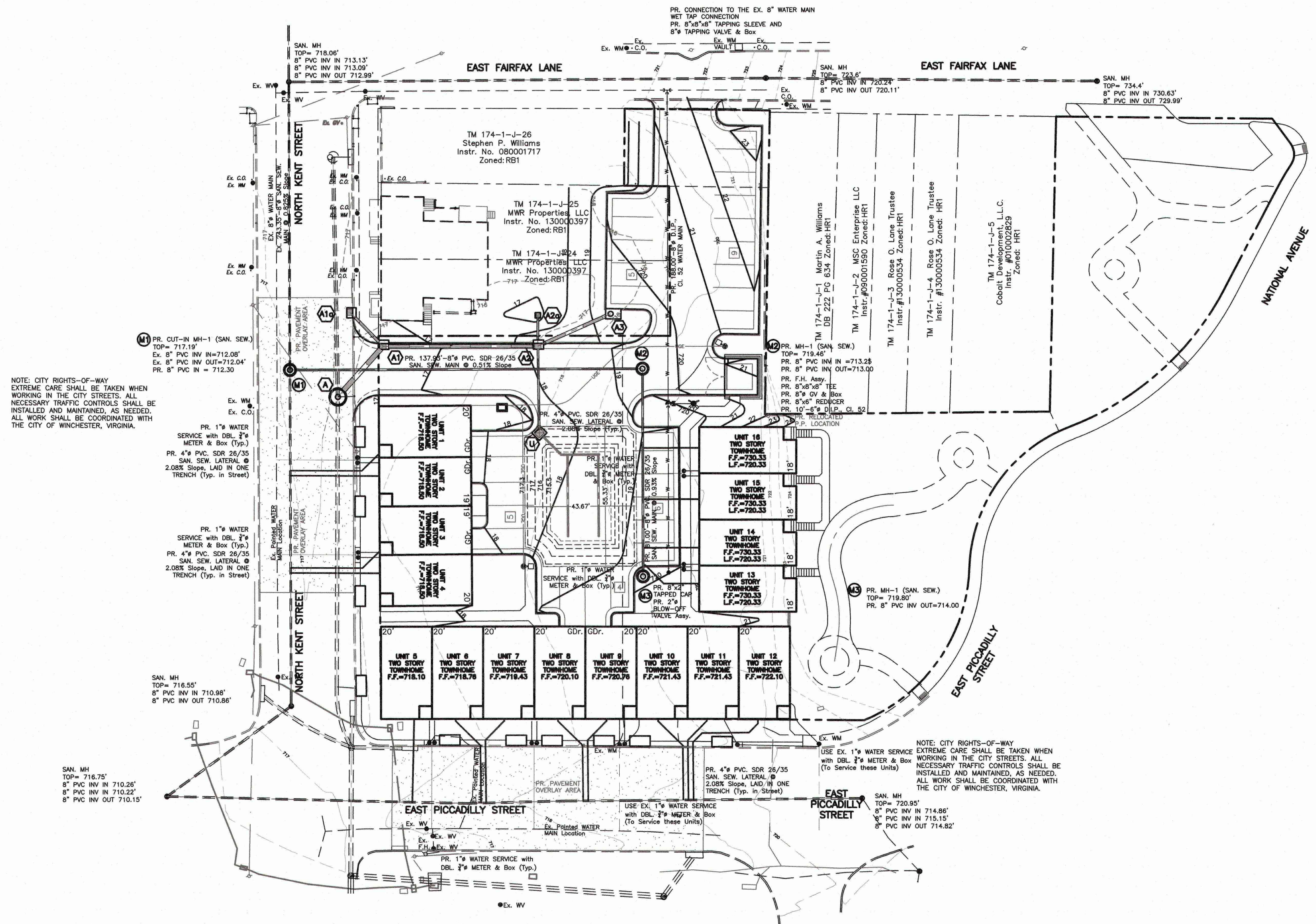
COMMISSIONED BY VIRGINIA DEPARTMENT OF TRANSPORTATION
TIMOTHY G. PAINTER
Lic. No. 018260
10/07/20
PROFESSIONAL ENGINEER

SURVEY: P-L PLC C.I.: 5
DRAWN BY: TOP JOB NO.: 2012024
SCALE: DATE:
AS NOTED 07-26-21
SHEET:

C.013

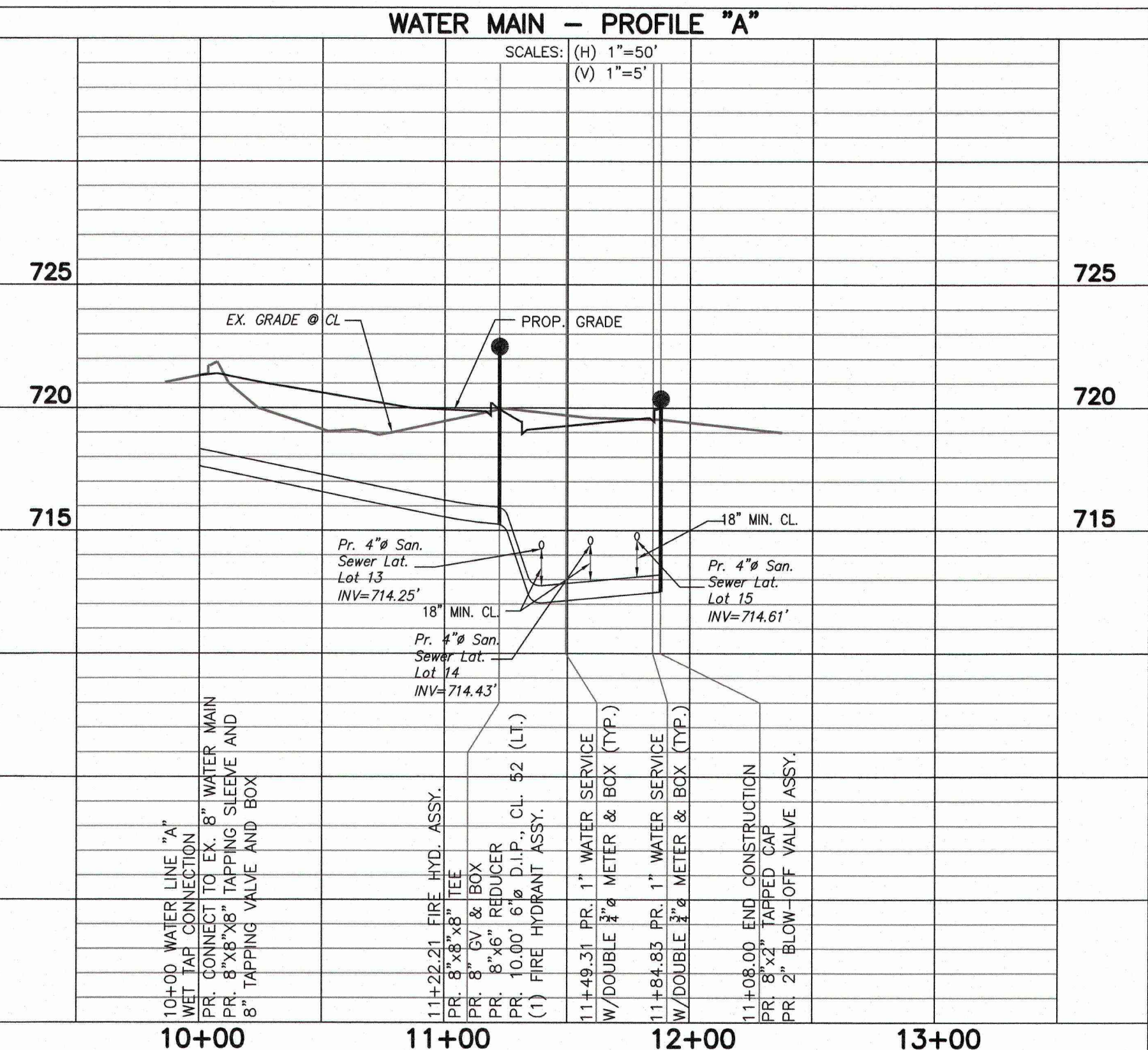
UTILITY LEGEND

---	EX. WATER LINE
---	PR. WATER LINE
---	EX. STORM SEWER LINE
---	PR. STORM SEWER LINE
---	SANITARY SEWER LINE
---	PR. SANITARY SEWER LINE
---	GAS LINE
---	UNDERGROUND ELECTRIC LINE
---	OVERHEAD ELECTRIC AND TELEPHONE LINE



SANITARY SEWER LATERAL TABLE

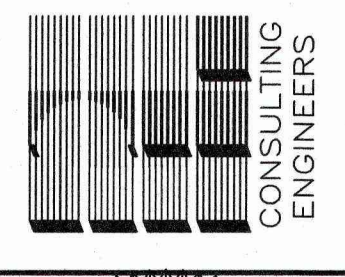
LOT	STATION	DISTANCE FROM	TO	SLOPE	LATERAL LENGTH	INVERT @ MAIN	INVERT @ CONJ.	INVERT @ END
LOT 1	---	92.03'	B C	2.08%	37.38'	711.74'	712.24'	713.02'
LOT 2	---	90.03'	B C	2.08%	34.76'	711.72'	712.22'	712.95'
LOT 3	---	54.03'	B C	2.08%	37.33'	711.43'	711.93'	712.71'
LOT 4	---	52.03'	B C	2.08%	34.91'	711.41'	711.91'	712.64'
LOT 5	---	96.02'	A D	2.08%	32.47'	711.84'	712.34'	713.02'
LOT 6	---	245.24'	A D	2.08%	36.88'	712.30'	712.80'	713.57'
LOT 7	---	225.21'	A D	2.08%	35.81'	712.33'	712.83'	713.58'
LOT 8	---	205.17'	A D	2.08%	36.05'	712.98'	713.48'	714.23'
LOT 9	---	185.14'	A D	2.08%	35.01'	713.01'	713.51'	714.24'
LOT 10	---	165.10'	A D	2.08%	35.67'	713.63'	714.13'	714.87'
LOT 11	---	135.05'	A D	2.08%	34.66'	713.65'	714.15'	714.88'
LOT 12	---	115.01'	A D	2.08%	52.68'	713.69'	714.19'	715.29'
LOT 13	12+14.43	76.50'	M2 M3	2.08%	24.96'	713.96'	714.46'	714.98'
LOT 14	12+07.74	69.81'	M2 M3	2.08%	21.95'	713.90'	714.40'	714.86'
LOT 15	11+88.76	50.83'	M2 M3	2.08%	22.01'	713.72'	714.22'	714.68'
LOT 16	11+68.80	30.80'	M2 M3	2.08%	22.07'	713.54'	714.04'	714.50'



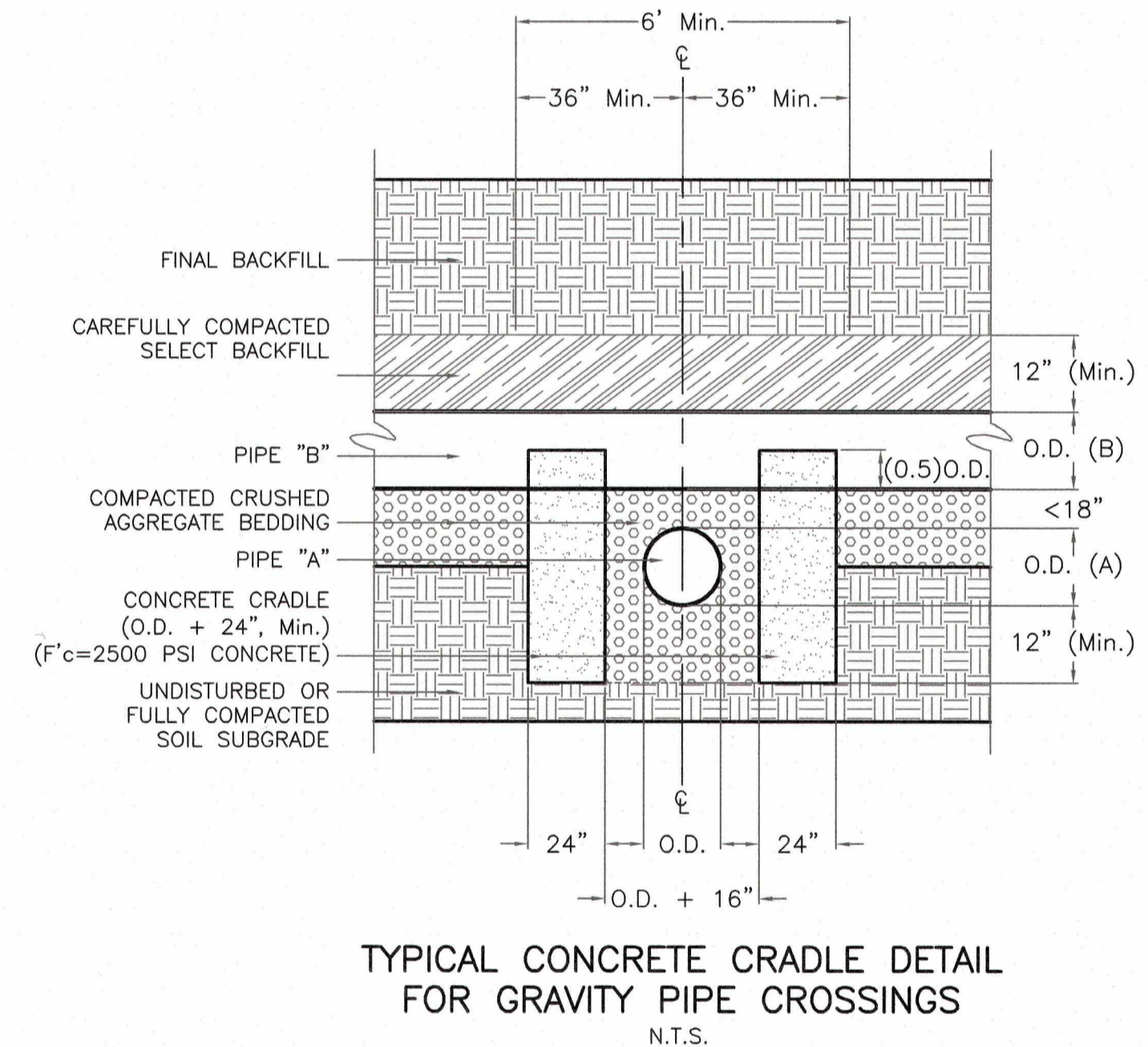
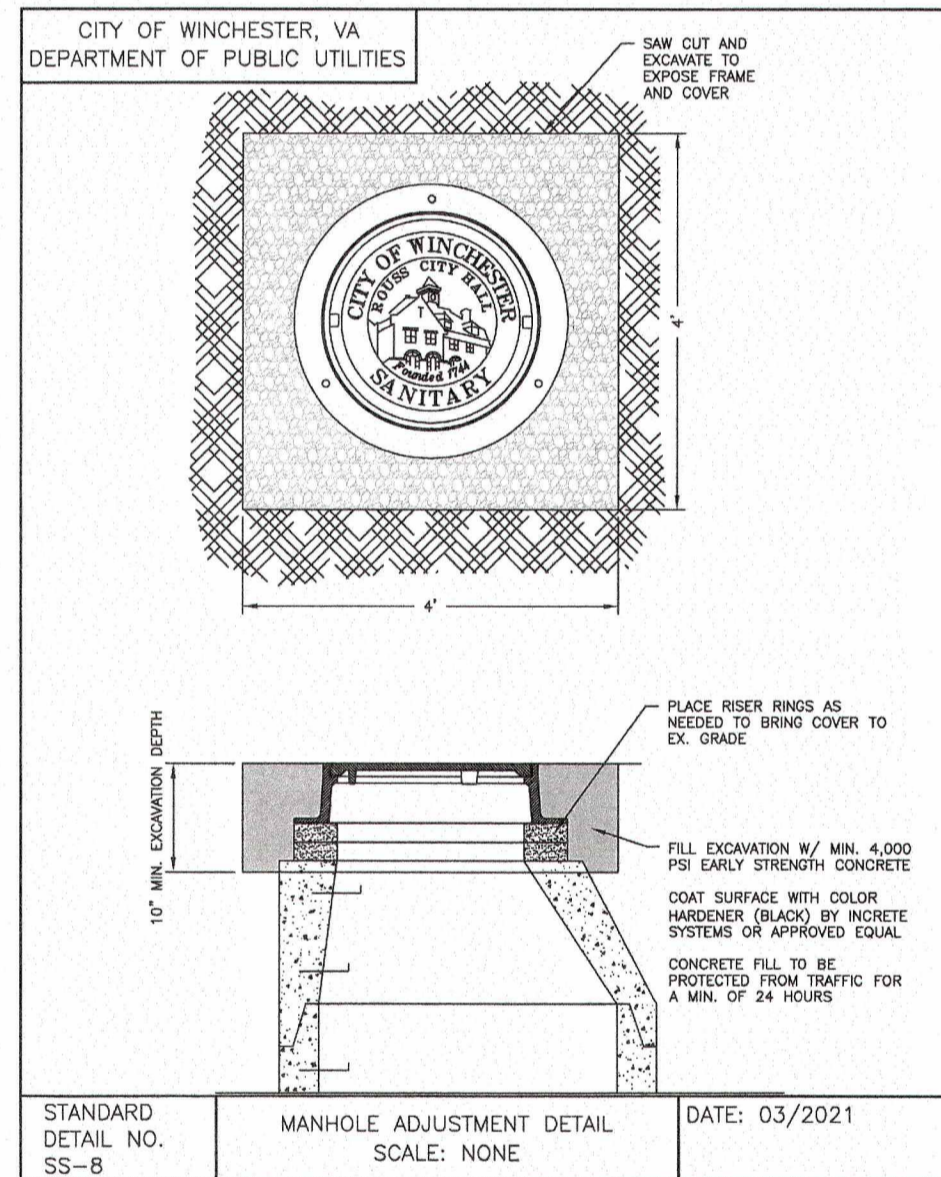
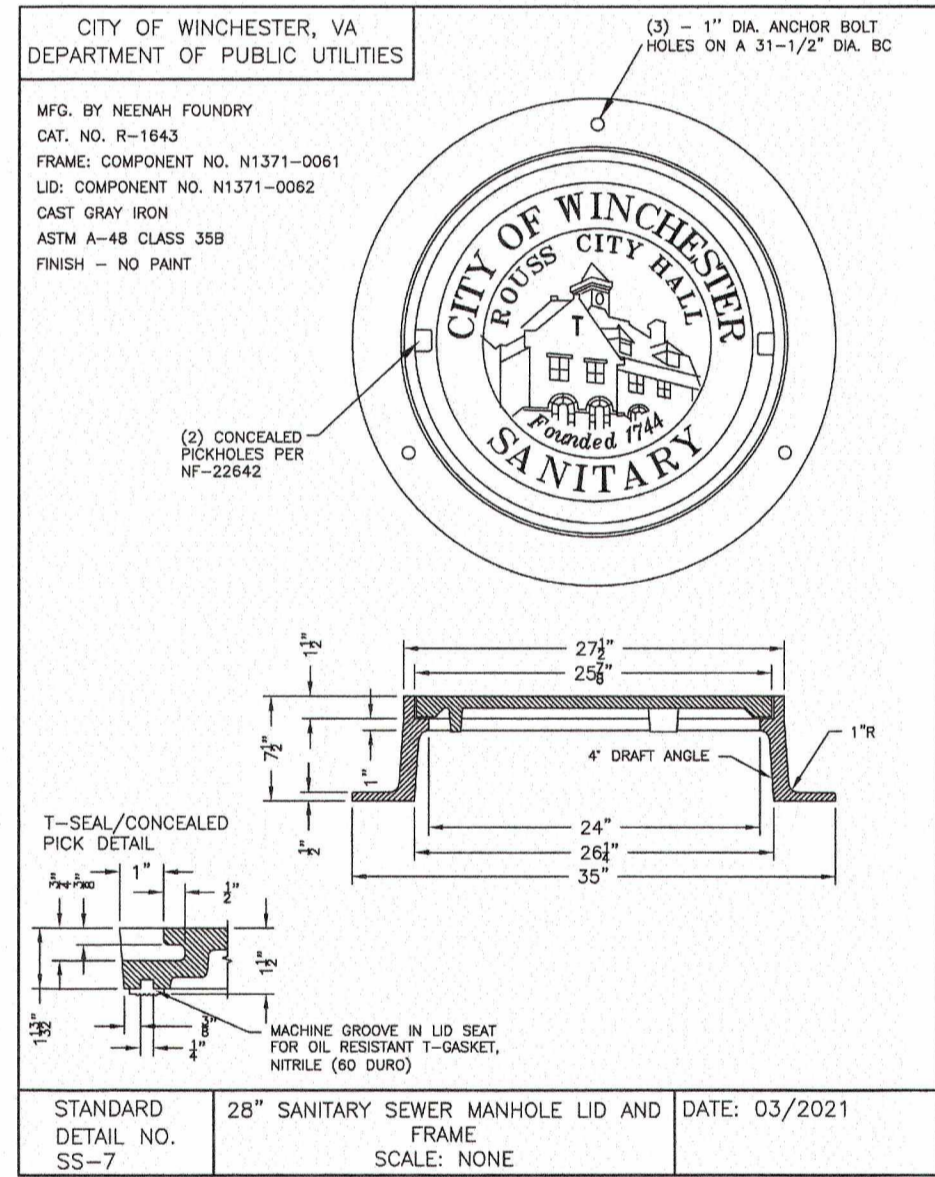
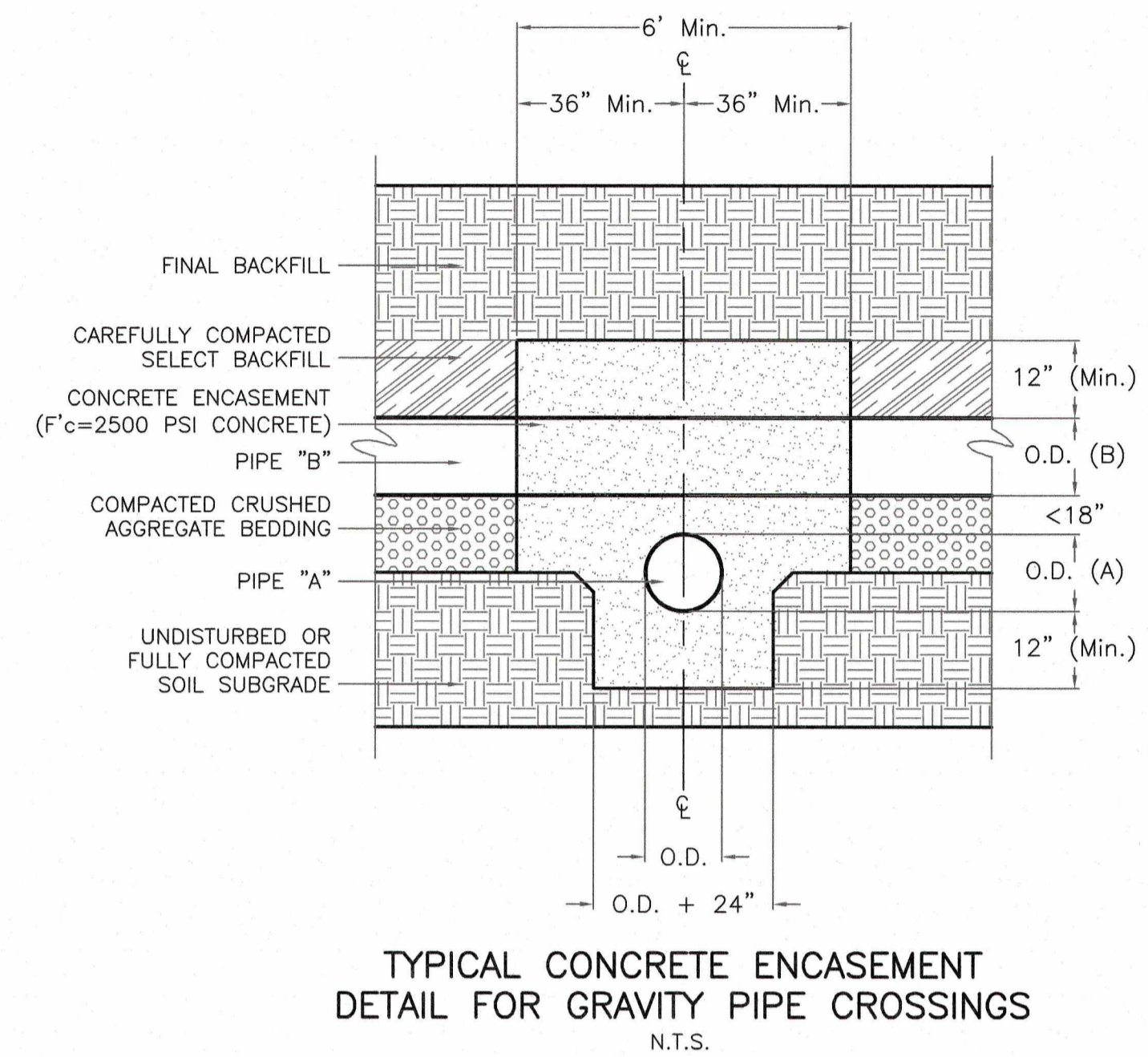
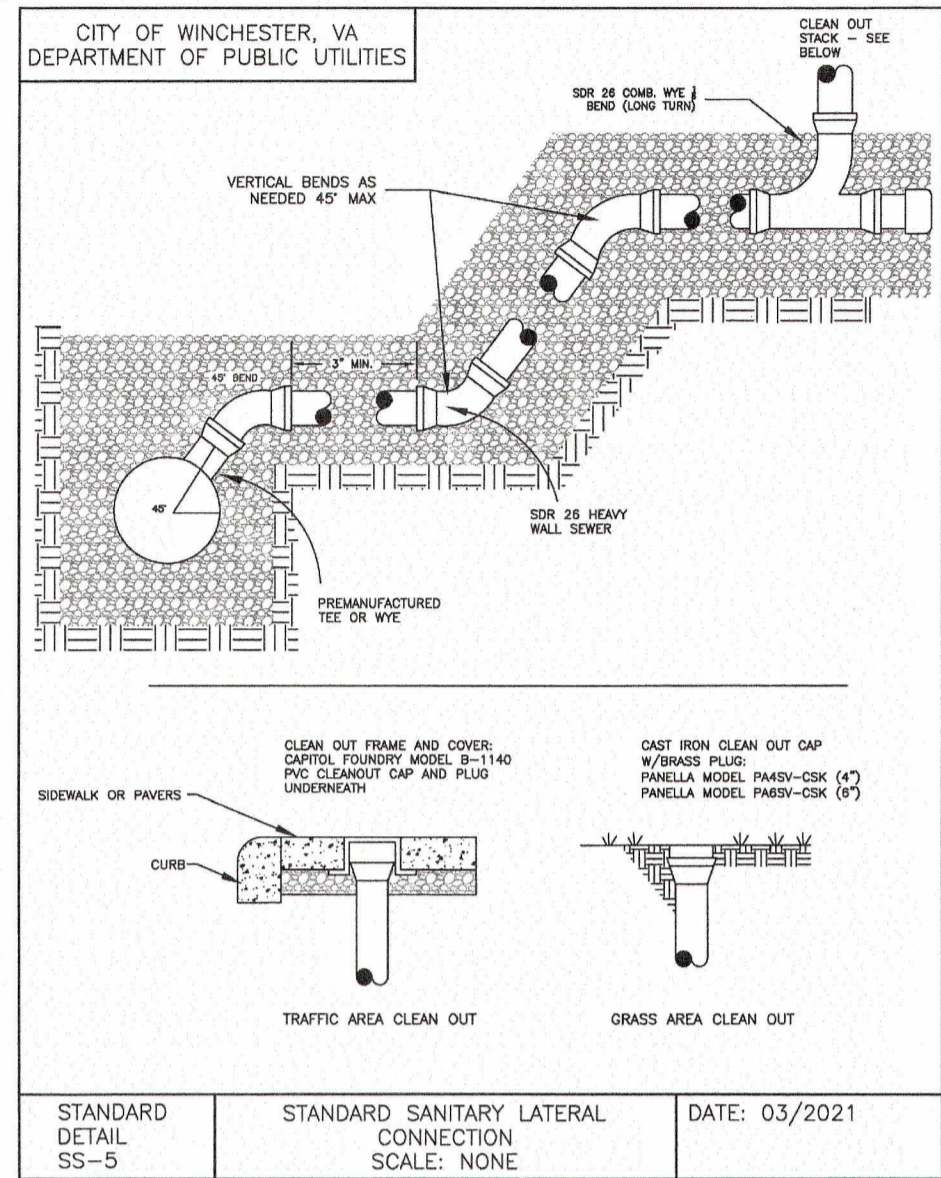
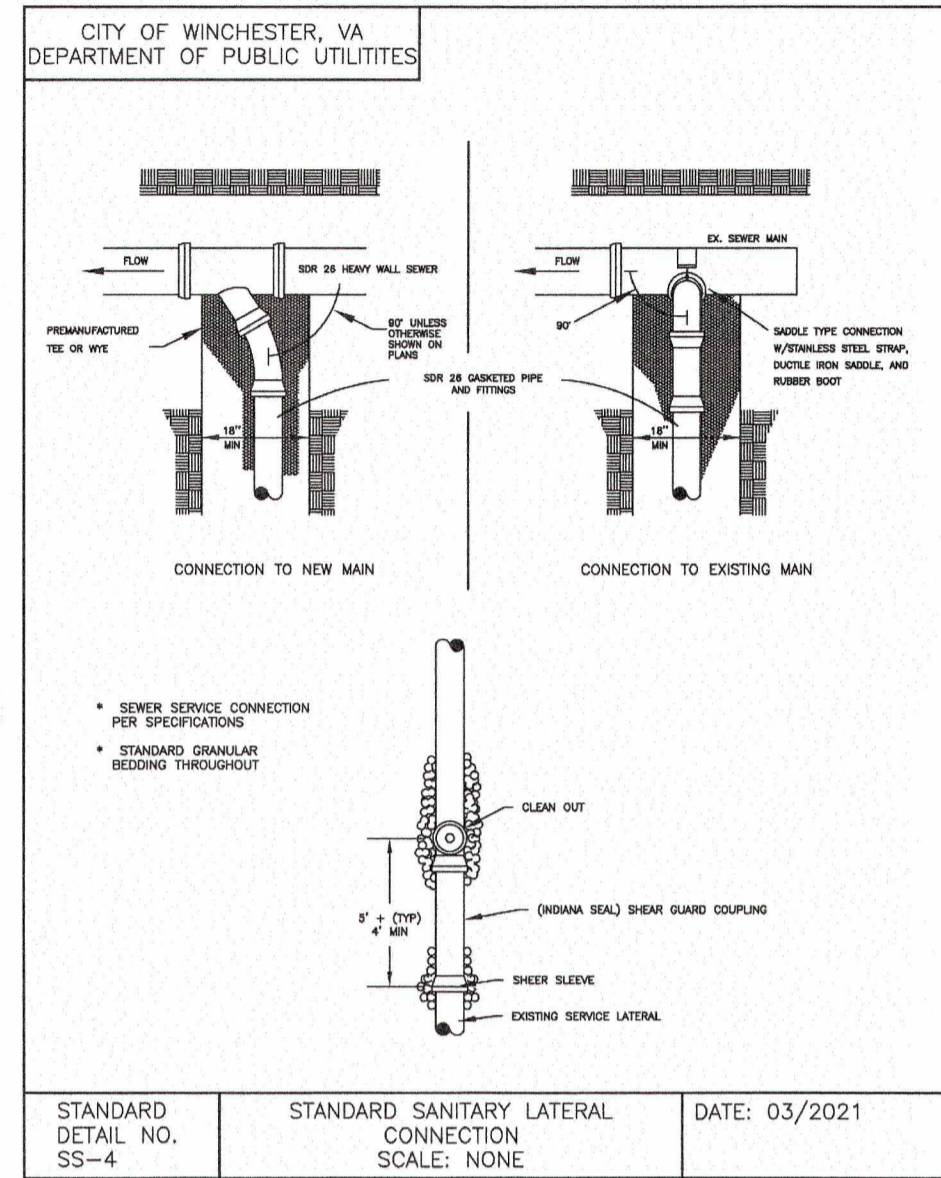
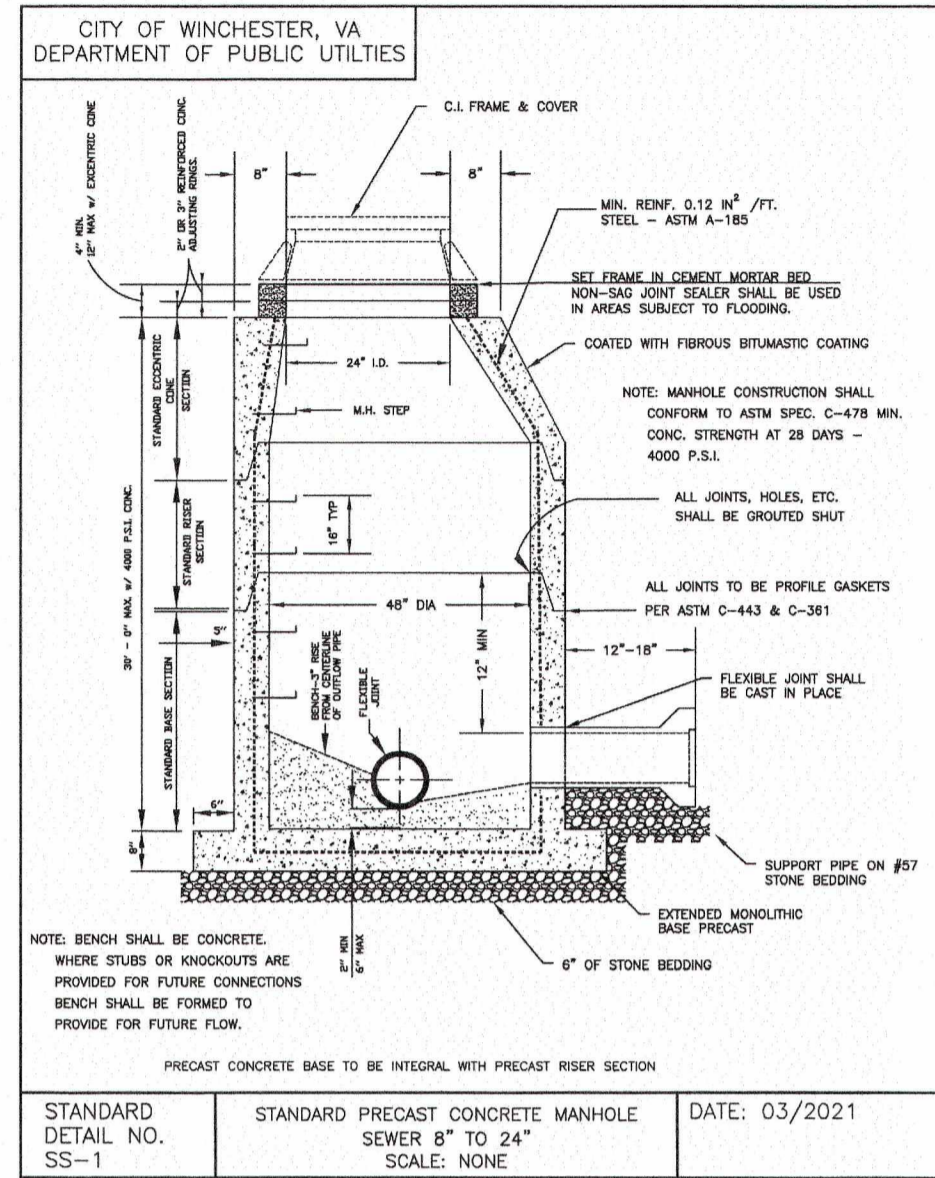
PROJECT: **AIKENS GROUP**
1025 MARTINSBURG PIKE
WINCHESTER, VIRGINIA 22603
CORNER OF PICCADILLY STREET &
NORTH KENT STREET
WINCHESTER, VIRGINIA 22601

TITLE: **SANITARY SEWER SUBMAIN AND
WATER SYSTEM MAIN:
PLAN and PROFILES**

PAINTER-LEWIS, P.L.C.
817 CEDAR CREEK GRADE, SUITE 120
WINCHESTER, VIRGINIA 22601
Telephone: (540) 662-5792
Facsimile: (540) 662-5793
Email: office@painterlewis.com



SURVEY: P-L P.C. C.I.: 5
DRAWN BY: TOP DATE: 2012024
SCALE: AS NOTED DATE: 07-26-21
SHEET: C.015

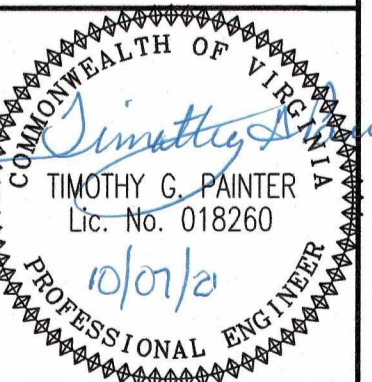
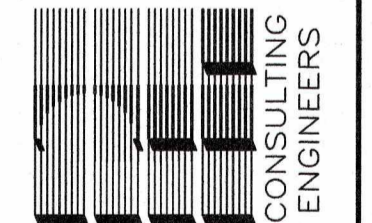


REVISIONS

TITLE:
SANITARY SEWER SYSTEM DETAILS

PROJECT:
AIKENS GROUP
1025 MARTINSBURG PIKE
WINCHESTER, VIRGINIA 22603
PICCADILLY TOWNES
CORNER OF PICCADILLY STREET &
NORTH KENT STREET
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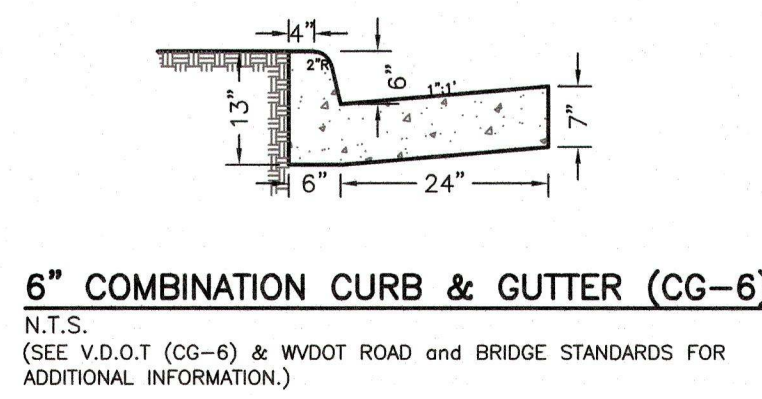
SURVEY: C.L.
P-L PLC 5'

DRAWN BY: TGP JOB NO.: 2012024

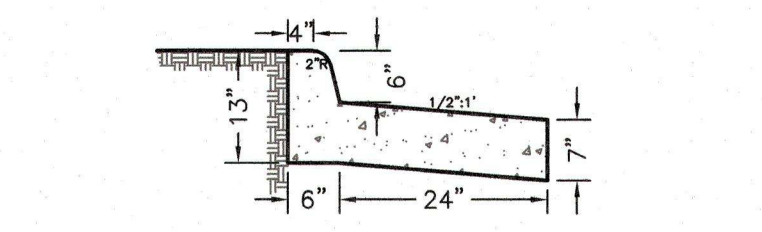
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AS NOTED 07-26-21

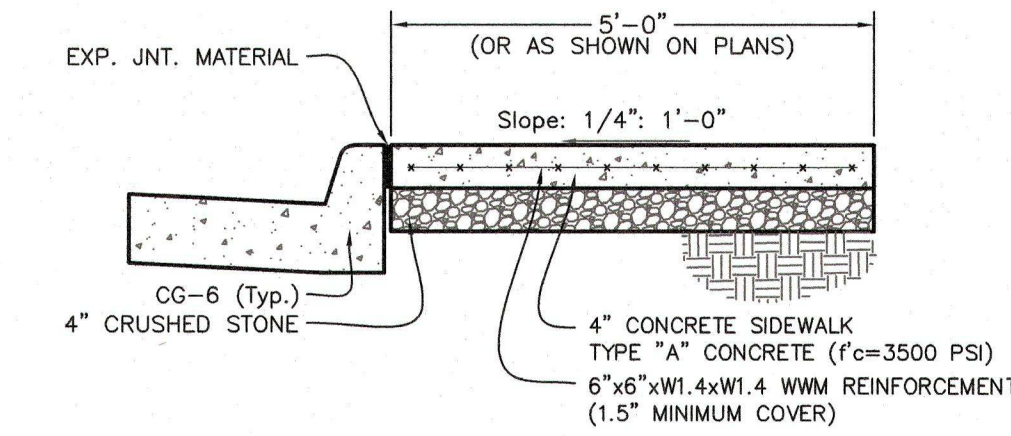
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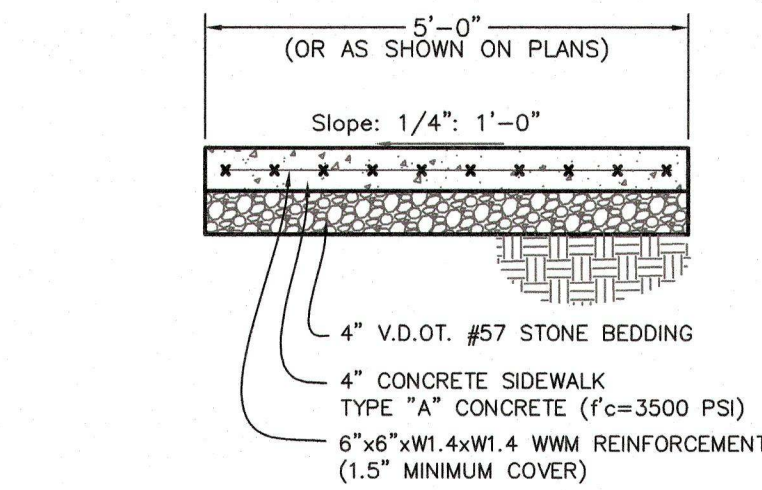
6" COMBINATION CURB & GUTTER (CG-6)
N.T.S.
(SEE V.D.O.T. (CG-6) & WDOT ROAD AND BRIDGE STANDARDS FOR ADDITIONAL INFORMATION.)



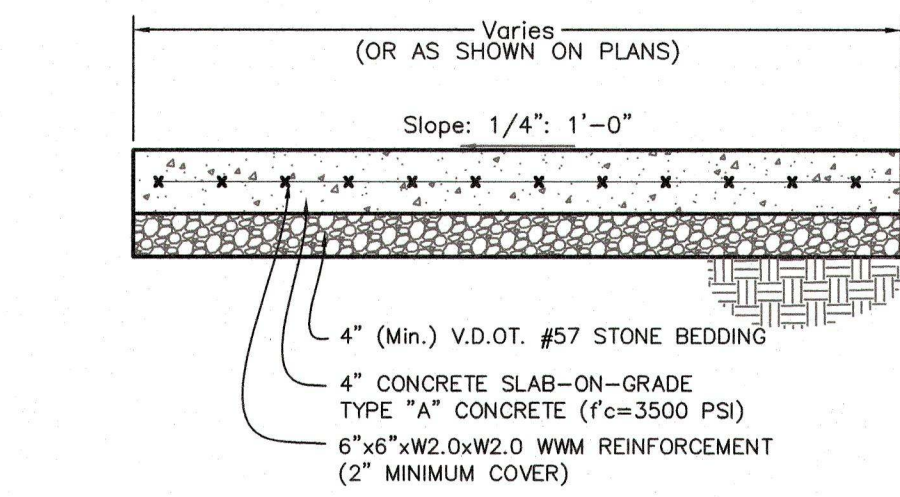
6" COMBINATION CURB & GUTTER REVERSED (CG-6R)
N.T.S.



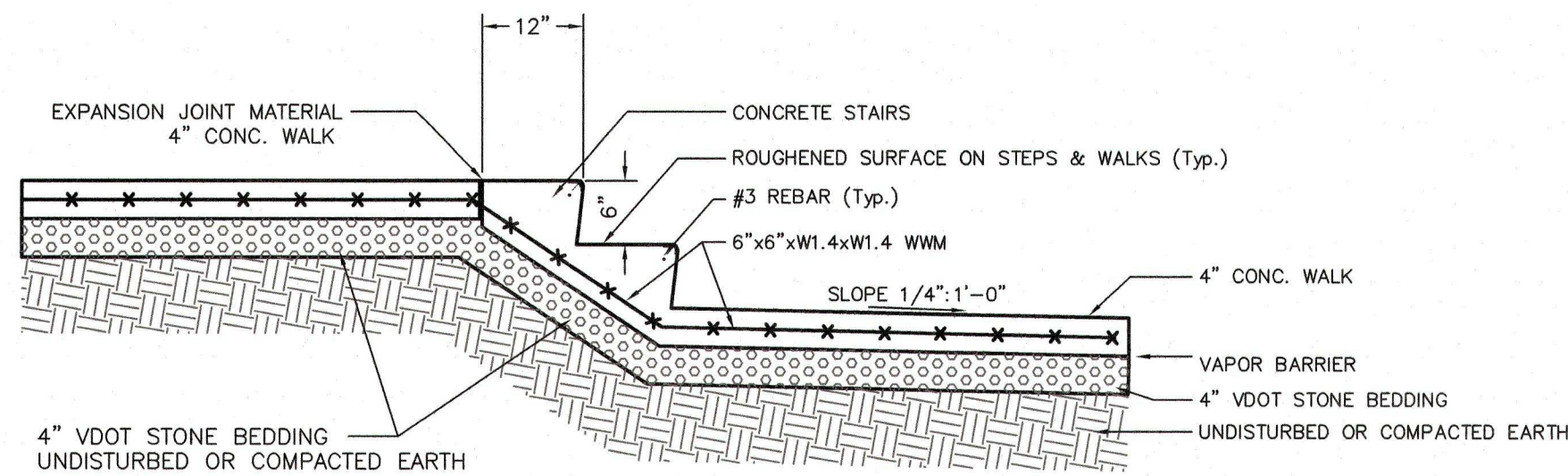
ON-SITE 4" CONCRETE SIDEWALK DETAIL
N.T.S.



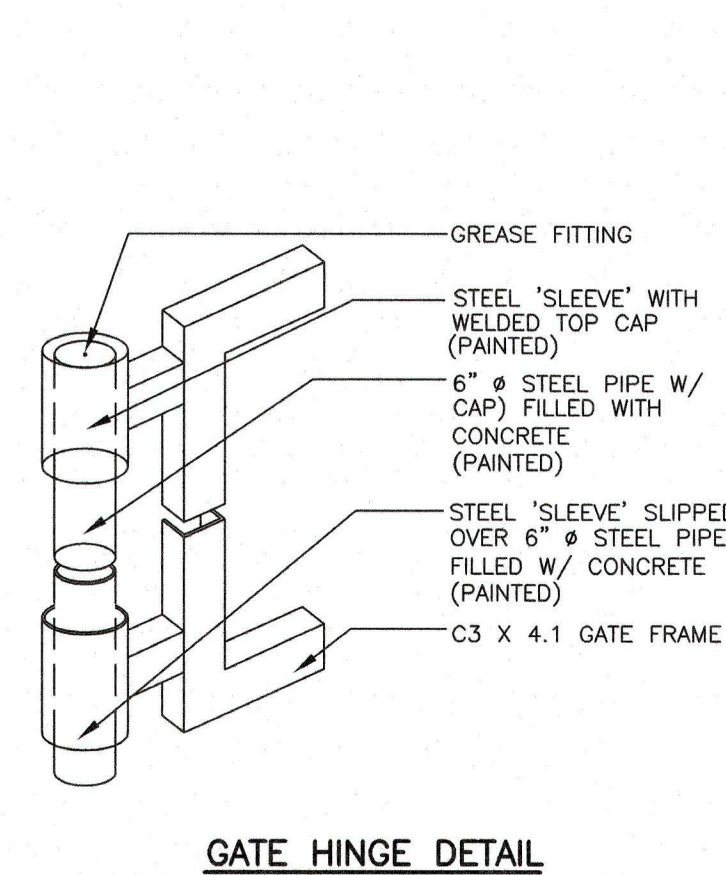
PRIVATE WALKWAYS: 4" CONCRETE SIDEWALK DETAIL
N.T.S.



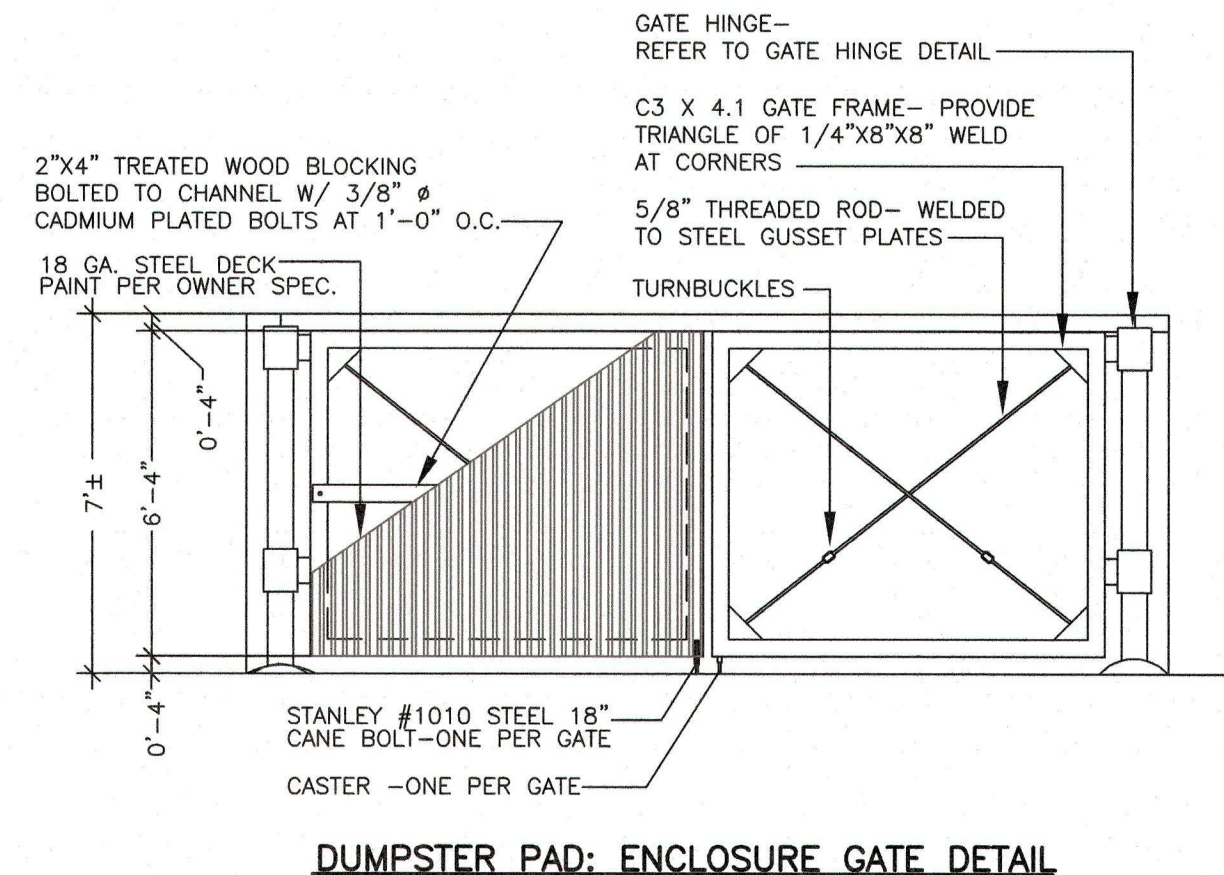
PRIVATE DRIVEWAYS: 4" CONCRETE SLAB-ON-GRADE DETAIL
N.T.S.



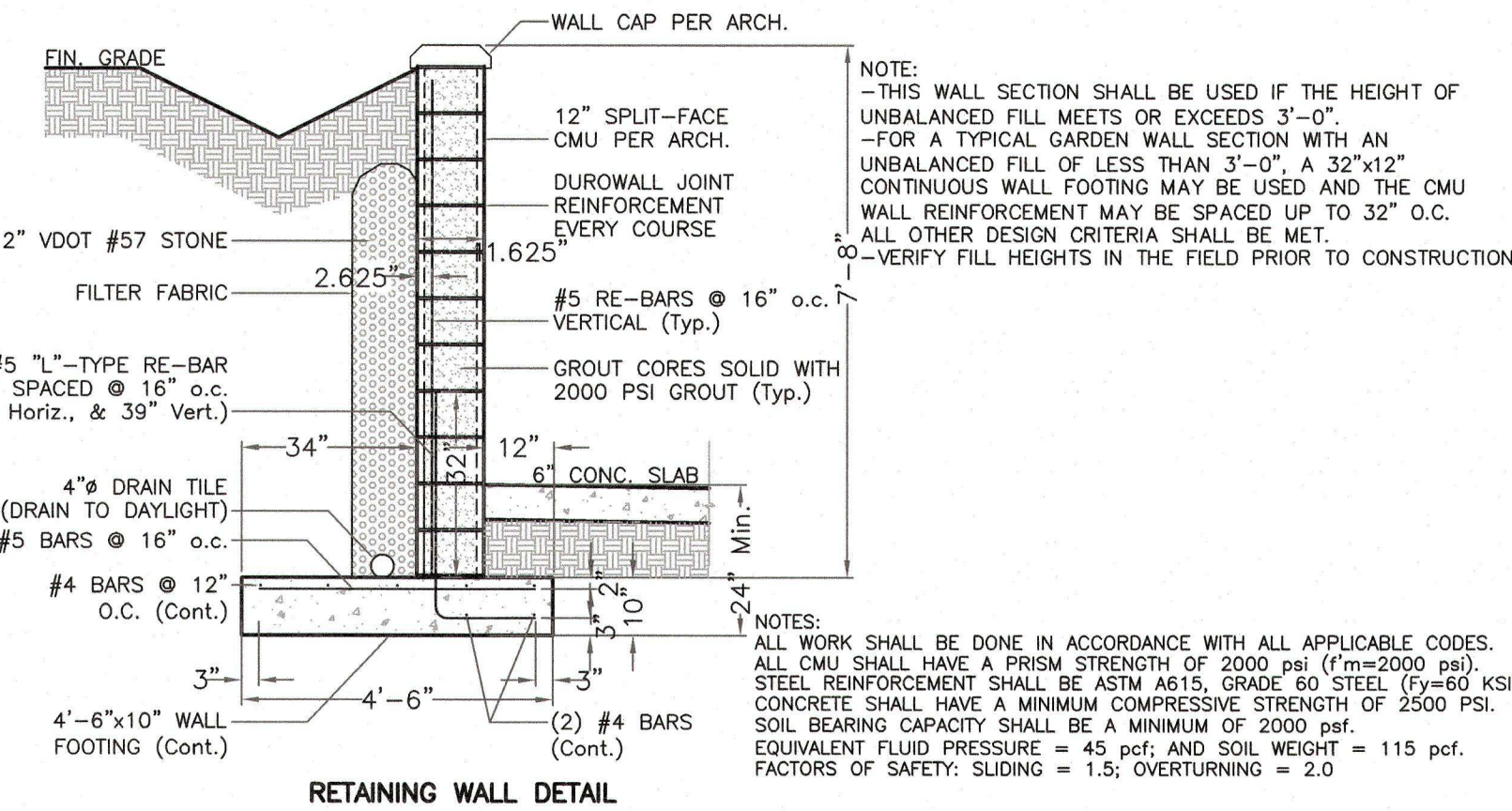
ON-SITE: TYPICAL EXTERIOR CONCRETE STEP DETAIL
N.T.S.



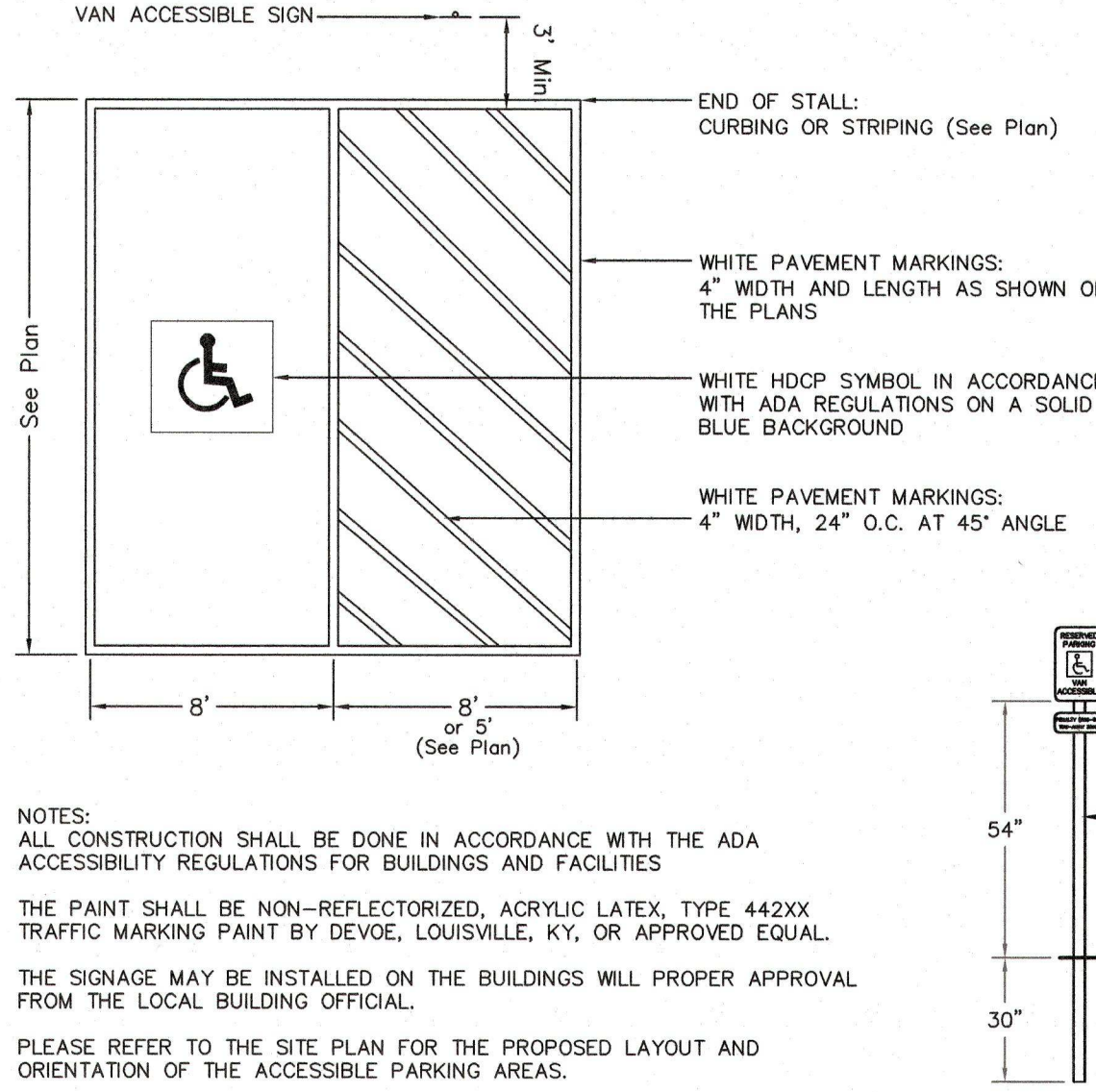
GATE HINGE DETAIL



DUMPSTER PAD: ENCLOSURE GATE DETAIL



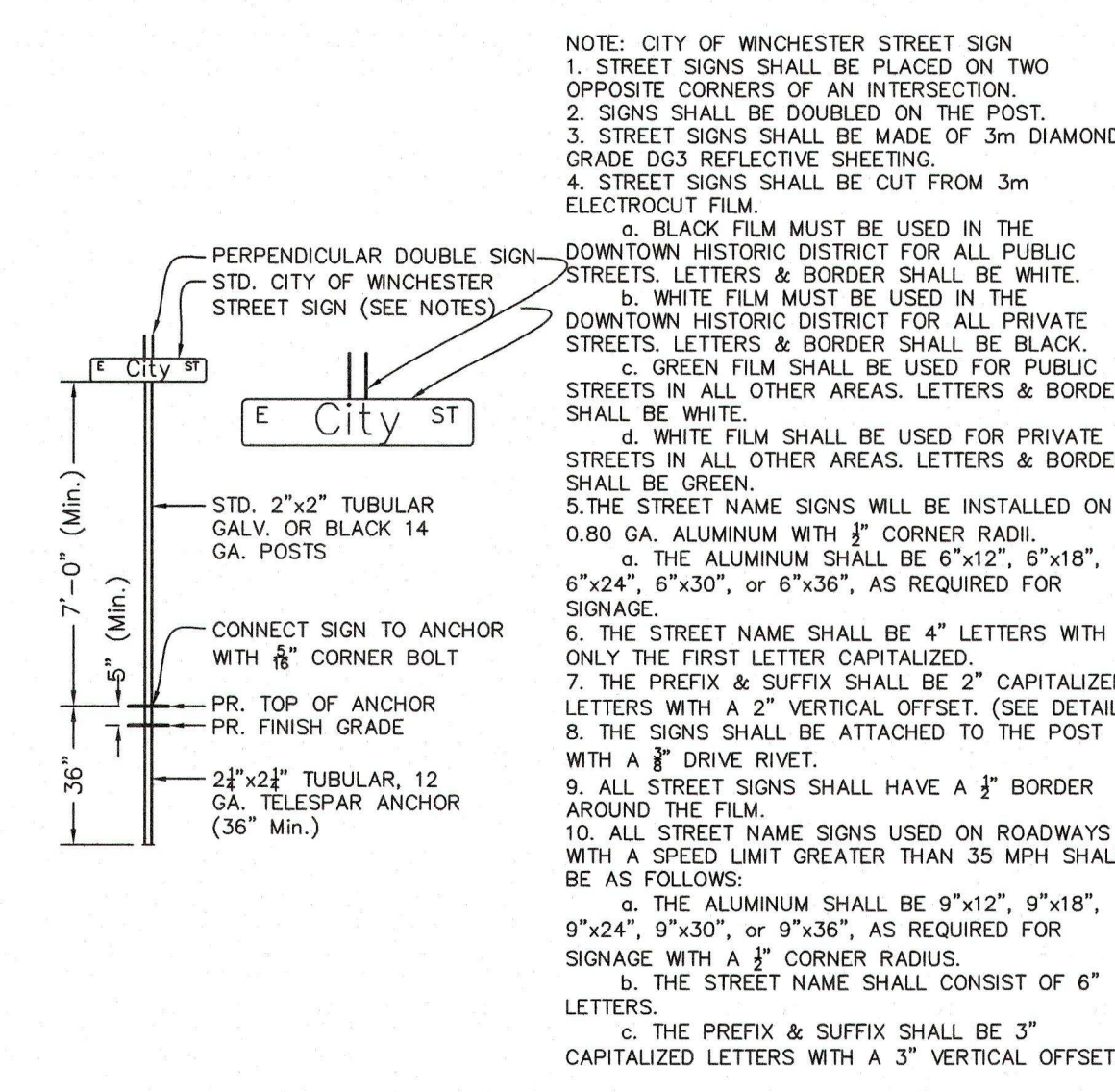
PROPOSED DUMPSTER PAD CMU WALL ENCLOSURE DETAIL



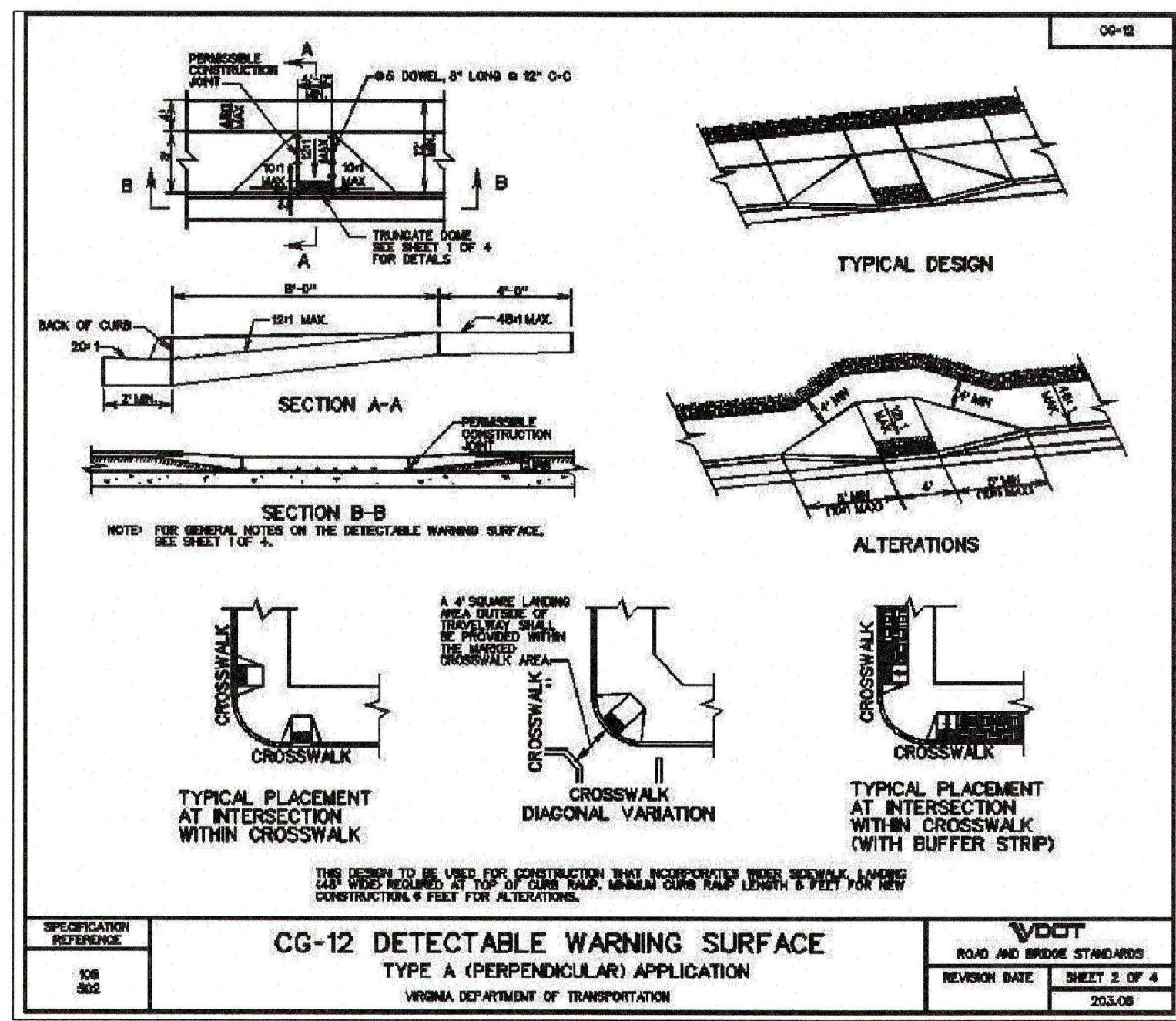
HANDICAPPED SPACES: PARKING LOT STRIPING DETAILS
N.T.S.



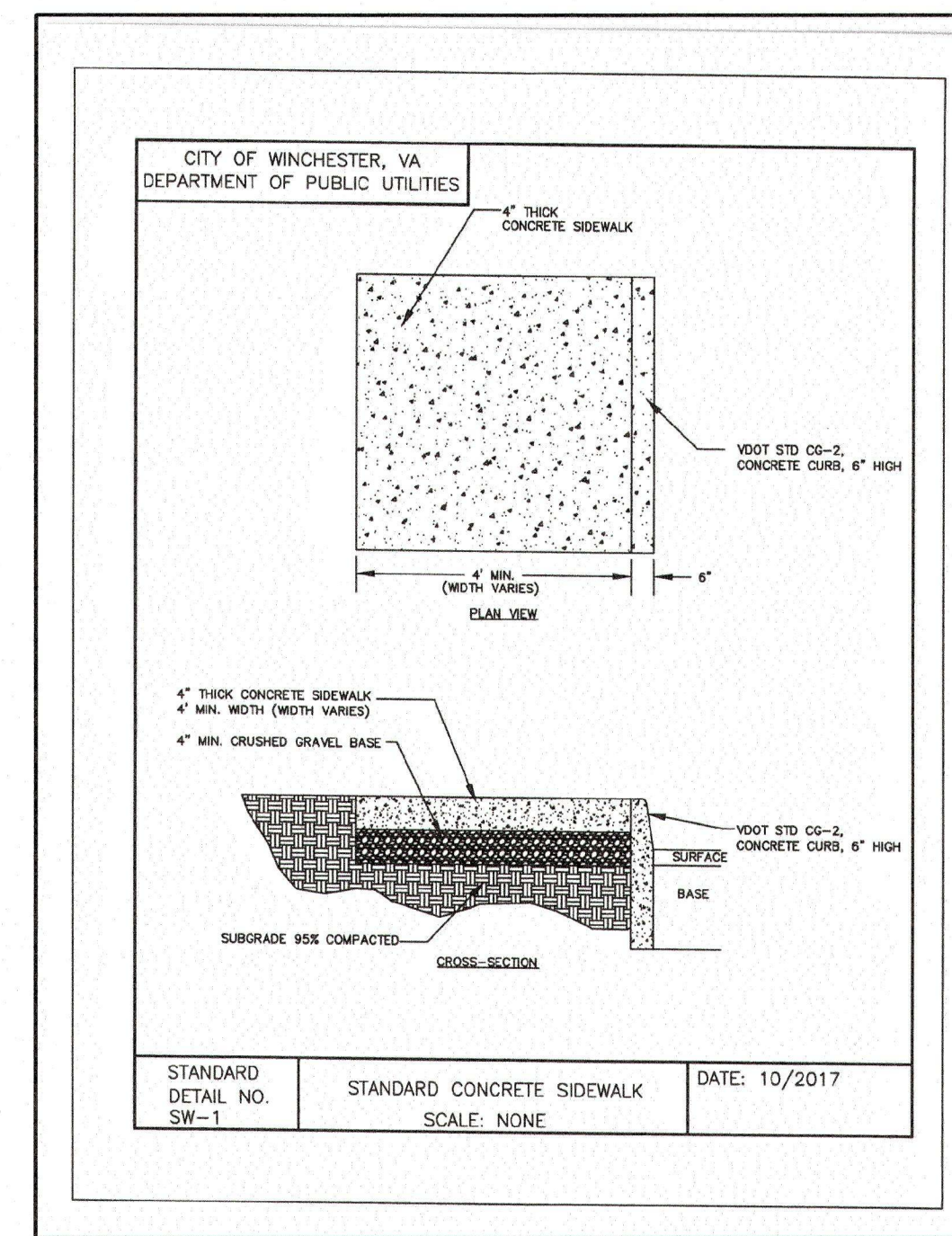
HANDICAP SIGN DETAIL
N.T.S.



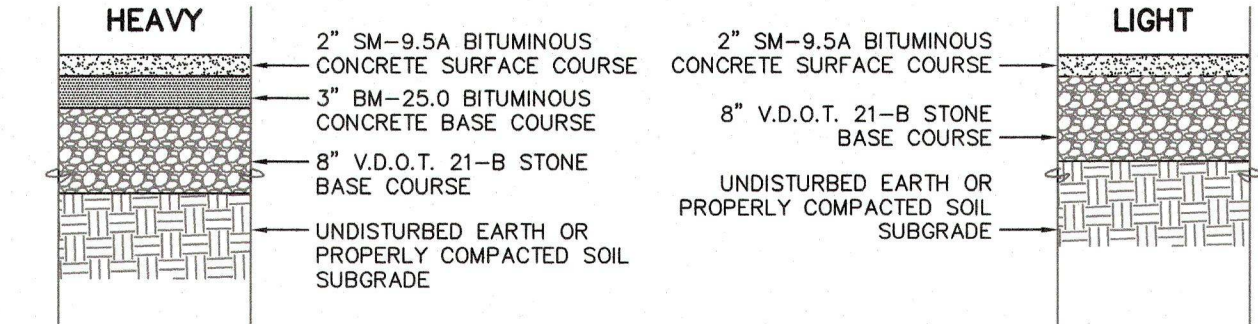
TYPICAL CITY OF WINCHESTER STREET NAME SIGN DETAIL
N.T.S.



CG-12 DETECTABLE WARNING SURFACE TYPE A (PERPENDICULAR) APPLICATION
VIRGINIA DEPARTMENT OF TRANSPORTATION

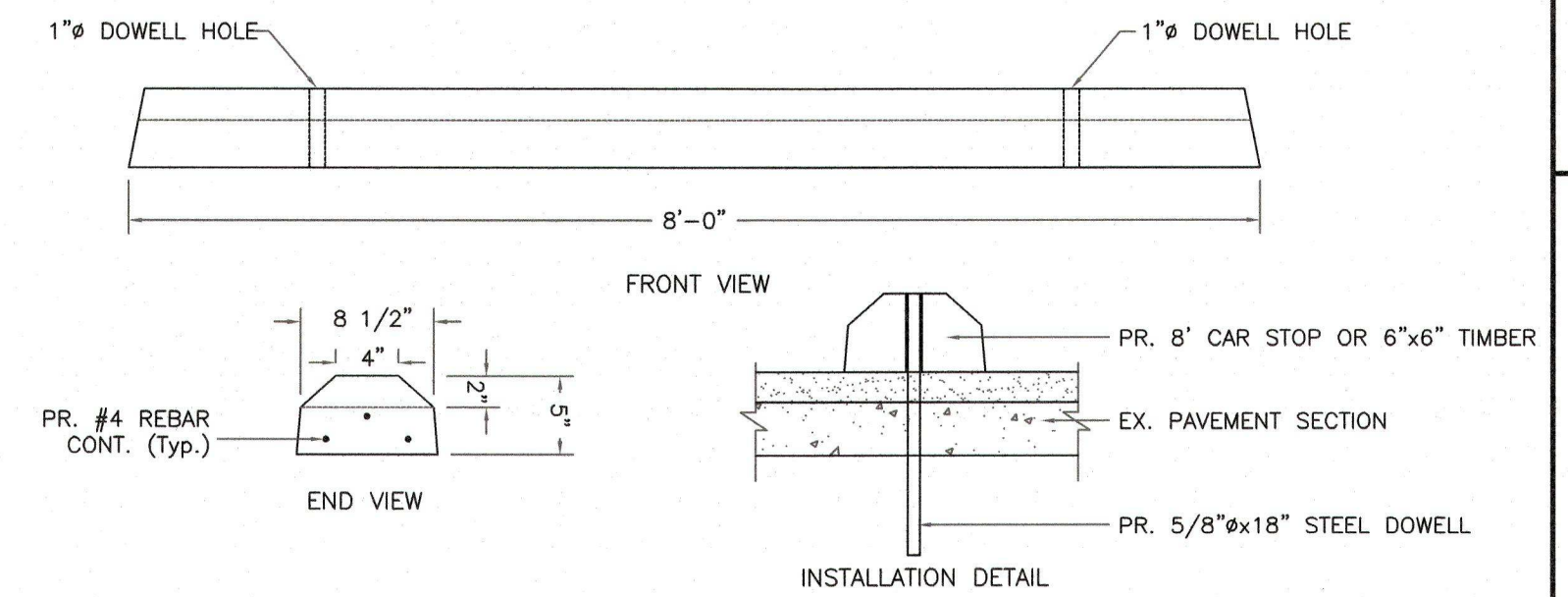


STANDARD CONCRETE SIDEWALK
SCALE: NONE
DATE: 10/2017

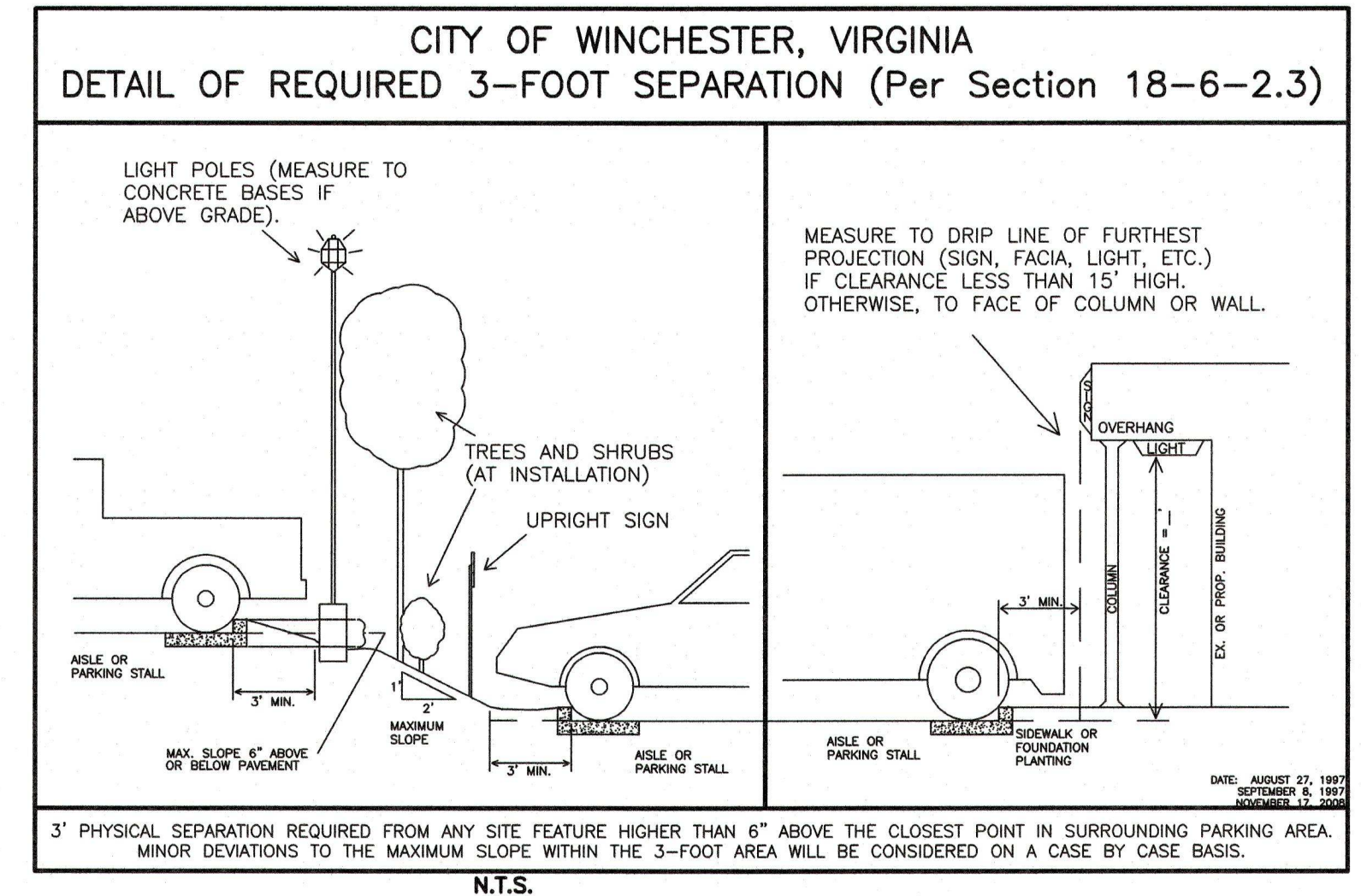


NOTE:
-THE HEAVY PAVEMENT SECTION SHALL BE APPLIED TO THE MAIN ENTRANCES AND PUBLIC ROADWAY, AS INDICATED ON THE PLANS.
-THE LIGHT PAVEMENT SECTION SHALL BE APPLIED TO THE PARKING STALL AREAS AND AISLES WHERE THE PAVEMENT SECTION IS NOT INSTALLED.
(SEE PLANS FOR ADDITIONAL INFORMATION.)

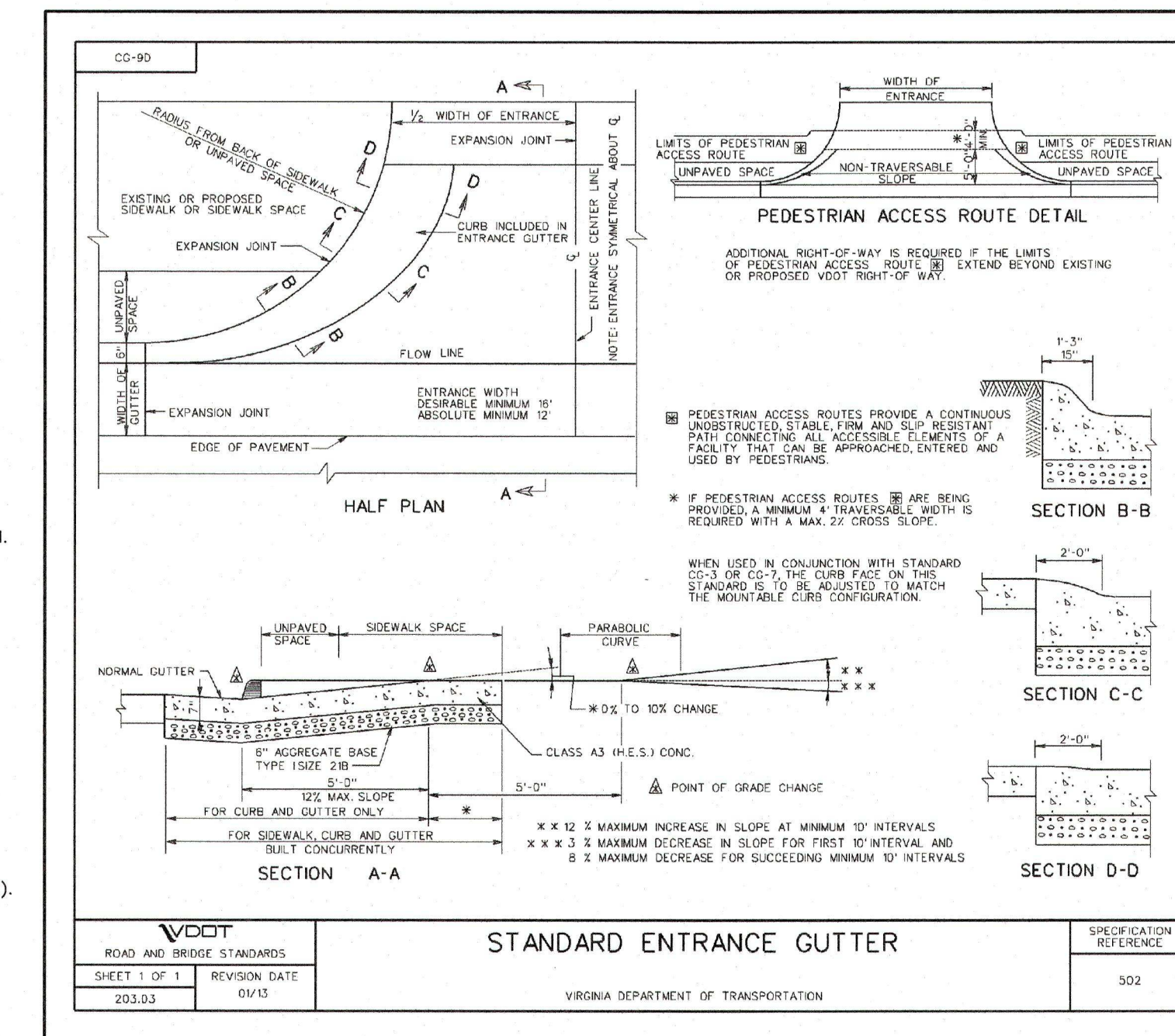
ON-SITE PAVEMENT DETAILS
N.T.S.



TIMBER OR PRE-CAST CONCRETE CURB DETAIL
N.T.S.



CITY OF WINCHESTER, VIRGINIA DETAIL OF REQUIRED 3-FOOT SEPARATION (Per Section 18-6-2.3)
N.T.S.

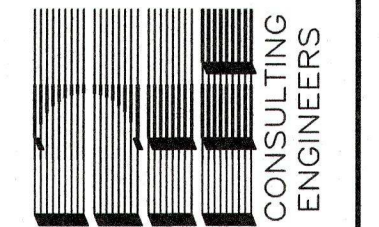


STANDARD ENTRANCE GUTTER
VIRGINIA DEPARTMENT OF TRANSPORTATION

TITLE:
MISCELLANEOUS CONSTRUCTION DETAILS

PROJECT:
**AIKENS GROUP
1025 MARTINSBURG PIKE
WINCHESTER, VIRGINIA 22603
PICCADILLY TOWNES
CORNER OF PICCADILLY STREET &
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SURVEY: P-L PLC C.I. 5'
DRAWN BY: TGP JOB NO.: 2012024
SCALE: AS NOTED DATE: 07-26-21
SHEET: C.018