



VICINITY MAP  
SCALE: 1"=500'

**LEGEND**

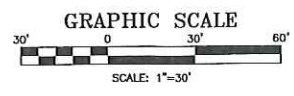
- CENTER LINE
- CITY/COUNTY LINE
- SITE BOUNDARY
- PL — EXISTING PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED ROAD/EOP
- PROPOSED PARKING
- EXISTING PARKING
- EXISTING ROAD
- EXISTING PARKING
- CURBING: CG-6 OR CG-7
- CURBING: CG-2 OR CG-3
- HANDICAP PARKING
- CG-12/ASPHALT RAMP
- DUMPSTER
- EXISTING FENCE LINE
- PROPOSED FENCE
- CONCRETE PAVING
- NEW HEAVY PAVEMENT - PH 4
- NEW LIGHT PAVEMENT - PH 4
- GRASS AREA

**SITE DESIGN:**  
BLACKWELL ENGINEERING  
ATTN: ED BLACKWELL  
566 EAST MARKET STREET  
HARRISONBURG, VA 22801  
540-432-9555

**DEVELOPER:**  
DAVIS MILL, LLC  
GUY BLUNDON  
407 SOUTH CHERRY STREET  
RICHMOND, VA 23220  
804-248-2205

**PROPERTY INFO:**  
TM# 81-A-7  
TM# 81-A-9  
TM# 81-A-10  
TM# 81-A-11  
and PORTION OF  
TM#81-E-7  
TOTAL ACRES : 3.41±  
ZONING: R-5C  
PROPOSED USE:  
STUDENT HOUSING  
FEMA FLOOD ZONE X

**BUILDING INFO:**  
BUILDINGS #17 & #18  
3\4 STORY RESIDENCE  
5,828 SF/FLOOR  
20,398 SF/BUILDING  
BUILDING #19  
3 STORY RESIDENCE  
5,828 SF/FLOOR  
17,484 SF/BUILDING  
HEIGHT = 34'  
NFF= 750 GPM



**PHASE 4 - PROPOSED USE AND PARKING REQUIREMENTS**

BUILDING	USE	COUNT	RATE	BEDROOMS/ SF (CLUBHOUSE)	SPACES REQUIRED
17	DWELLING	14	3.5	48	49
18	DWELLING	14	3.5	48	49
19	DWELLING	12	3.5	48	42
TOTAL SPACES REQUIRED					140
SECTION 10-3-25 (7) DWELLING (4 BEDROOMS EACH)					HANDICAP REQUIRED FOR PHASE 4
SECTION 10-3-25 (13) CLUBHOUSE					TOTAL SPACES PROVIDED
BICYCLE PARKING DCSM 2.6.10					RACK SPACES REQUIRED
LANDSCAPING SEC. 10-3-30.1					LANDSCAPE AREA PROVIDED (SF)

**PHASES 1, 2, 3 PARKING REQUIREMENTS**

SEE CAMPUS VIEW CONDOMINIUMS PARKING PLAN, BLACKWELL ENGINEERING JOB NO. 2280 & 2317 PH. 3

NUMBER OF BUILDINGS	USE	COUNT	RATE	BEDROOMS/ SF (CLUBHOUSE)	SPACES REQUIRED
5	APARTMENTS	12	3.5	240	210
6	APARTMENTS	14	3.5	336	294
3	CONDOMINIUMS	12	3.5	144	126
1	CONDOMINIUMS	11	3.5	44	39
1	CLUBHOUSE 1	1	1/250 SF	1,500	6
1	CLUBHOUSE 2	1	1/250 SF	4,500	18
TOTAL SPACES REQUIRED					693
SECTION 10-3-25 (7) DWELLING (4 BEDROOMS EACH)					HANDICAP REQUIRED
SECTION 10-3-25 (13) CLUBHOUSE					TOTAL SPACES PROVIDED
TOTAL SPACES PROVIDED					735

**PHASES 1, 2, 3 AND 4 COMBINED PARKING REQUIREMENTS**

USE	SPACES REQUIRED	SPACES PROVIDED
TOTAL SPACES REQUIRED	833	
HANDICAP REQUIRED		24
TOTAL SPACES PROVIDED		867
HANDICAP PROVIDED		32

Date: 5-15-17  
Scale: AS NOTED  
Designed by: EHB  
Drawn by: EHB  
Checked by: EHB

**Blackwell**  
Engineering, PLLC  
566 East Market Street  
Harrisonburg, Virginia 22801  
Phone: (540) 432-9555 FAX: (540) 434-7604  
Email: BE@blackwellengineering.com



Revision Dates

No.	Date	Description

**SPECIAL USE PERMIT EXHIBIT**

CAMPUS VIEW - PHASE IV  
DAVIS MILLS, LLC  
407 SOUTH CHERRY STREET  
RICHMOND, VA 23220

Drawing No.  
**1**  
of 1 Sheets

Job No. 2214-PH4

File: 2117 Phase 4.dwg    2/15/17    10:46 AM    2/15/17

# EROSION & SEDIMENT CONTROL NOTES

ES-1: UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VS 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS. (1996 REVISIONS)

ES-2: 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.

ES-3: SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND ANY OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCES TAKE PLACE.

ES-4: STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.

ES-5: A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN INCLUDING THE NARRATIVE SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

ES-6: 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.

ES-7: THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.

ES-8: 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.

ES-9: THE SEDIMENT TRAP SHALL BE MAINTAINED BY REMOVING THE SEDIMENT WHEN IT REACHES THE CLEAN-OUT LEVEL. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.

ES-10: 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.

ES-11: PERMANENT OR TEMPORARY SOIL STABILIZATIONS 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 A FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED FOR LONGER THAN 30 DAYS). PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

ES-12: 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.

ES-13: DURING CONSTRUCTION OF THE PROJECT SOIL STOCK PILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES.

ES-14: CUT AND FILL SLOPES SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OR PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.

ES-15: ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

ES-16: BEFORE NEWLY CONSTRUCTED STORM WATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERABLE, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.

ES-17: 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. NONERODABLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODABLE COVER MATERIALS.

ES-18: WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN A SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NONERODABLE MATERIAL SHALL BE PROVIDED.

ES-19: THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETE.

ES-20: WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROAD 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.

ES-21: ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM ADMINISTRATOR. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

ES-22: THIS PROJECT IS SUBJECT TO PERMITTING BY DCR UNDER THE NPDES STORMWATER REGULATIONS. THE OWNER IS RESPONSIBLE FOR ACQUIRING A DCR PERMIT PRIOR TO BEGINNING WORK. EVIDENCE OF PERMIT ACQUISITION IS REQUIRED FOR ISSUANCE OF THE CITY'S LAND DISTURBING PERMIT. FULL COMPLIANCE WITH CITY DCSDM SECTION 2.5, STORM WATER MANAGEMENT PLAN, WILL BE DEFERRED TO SITE PLAN DEVELOPMENT. CONTACT LOCAL DCR OFFICE AT 540-5743-7800. CONTACT BLACKWELL ENGINEERING AT 540-432-9555 FOR ASSISTANCE.

## ADDITIONAL ESC NOTES AND SCHEDULE:

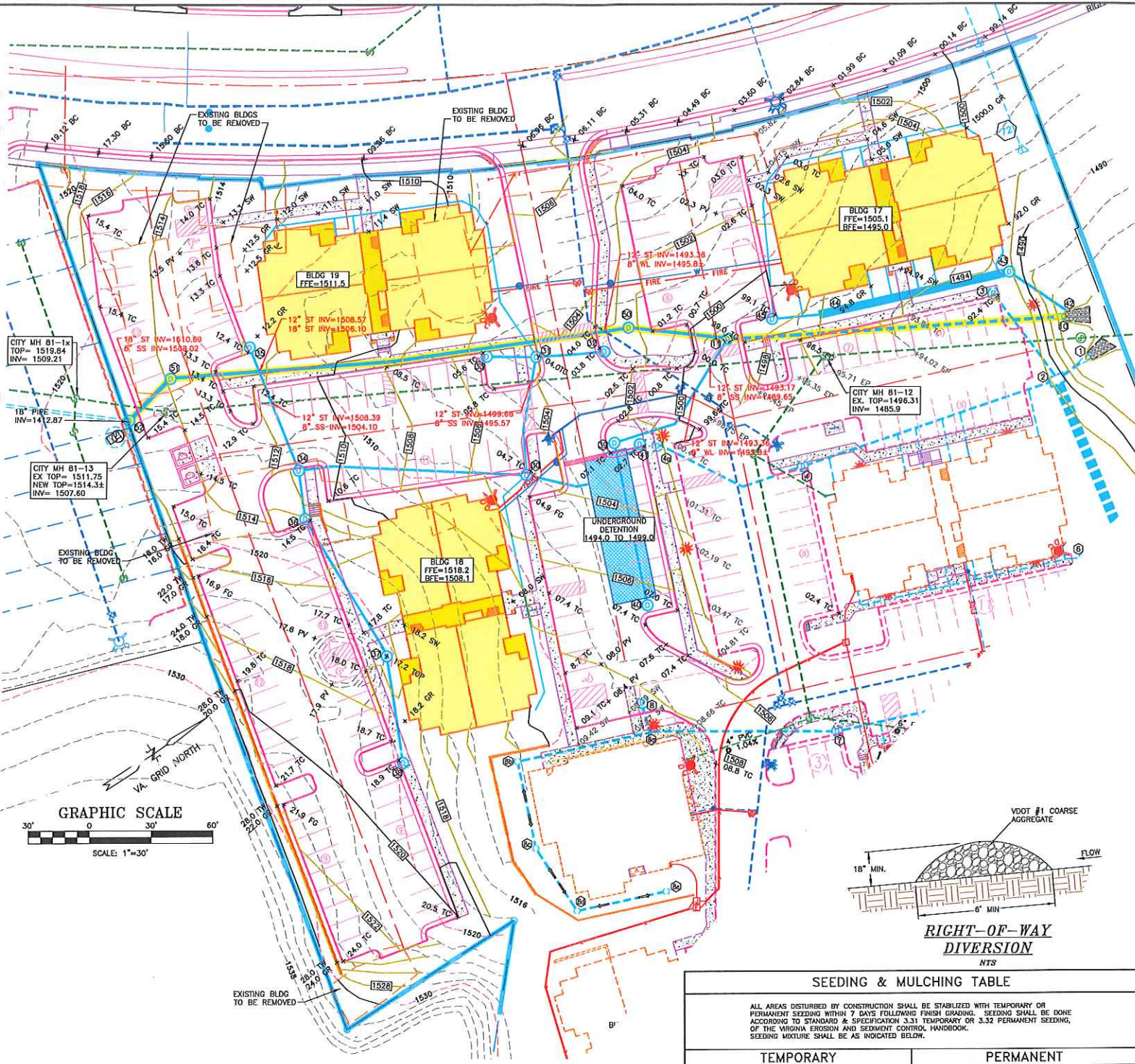
1. PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ATTEND MEETING WITH THE CITY ENGINEER.
2. ALL EAS CONTROLS MUST BE CONSTRUCTED AS A FIRST STEP AND MUST BE IN PLACE PRIOR TO ANY CONSTRUCTION. THE EXISTING DRIVE IS TO REMAIN OPEN DURING CONSTRUCTION FOR EMERGENCY VEHICLE ACCESS.
3. UPON RELEASE BY CITY ENGINEER THE SEDIMENT TRAPS CAN BE REMOVED AND THE PERMANENT UNDERGROUND DETENTION INSTALLED. THE WET STORAGE FROM SEDIMENT TRAPS SHOULD BE PASSED THROUGH A FILTER BAG OR OTHER FILTER DEVICE UPON CLOSURE. WET SEDIMENT SHALL BE REMOVED AND DRIED.
4. ENTIRE PROPOSED GREEN SPACE ON SITE SHALL BE PERMANENTLY SEEDED PER THE SEEDING TABLE IMMEDIATELY AFTER REACHING FINAL GRADE.
5. THE SITE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF THE E&S FACILITIES DURING CONSTRUCTION. UPON RELEASE OF SITE BY CITY, THE OWNER WILL TAKE OVER RESPONSIBILITY OF DETENTION POND AND BIO-RETENTION BASIN.
6. PRIOR TO THE RELEASE OF THE BOND, THE DEVELOPER SHALL PROVIDE TO THE CITY THE BMP AS-BUILT CERTIFICATION AND AS-BUILT DRAWINGS FROM THE DESIGN ENGINEER.

NOTE:  
CONTRACTOR TO PROVIDE A CERTIFIED RESPONSIBLE LAND DISTURBER UPON PERMIT REQUEST FROM COUNTY E&S ADMINISTRATOR.

CRLD FOR THIS PROJECT IS:

NAME: RODNEY KNEPP

CERT.# 03629

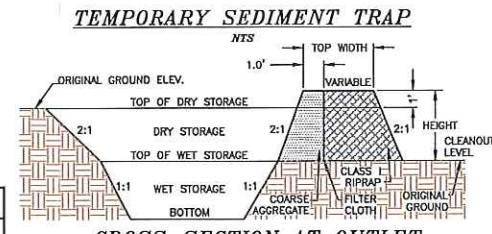
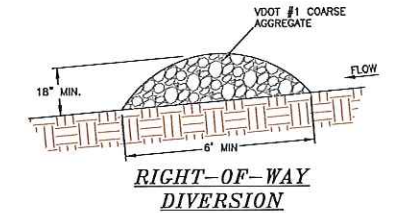
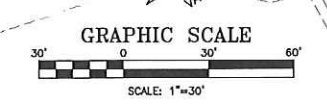


## E&S LEGEND

- - - - - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - + 29.4 PV PROPOSED SPOT ELEVATION
  - DRAINAGE FLOW
  - CONSTRUCTION ENTRANCE (3.02)
  - CONSTRUCTION ROAD STABILIZATION (3.03)
  - SILT FENCE (3.05)
  - STORM DRAIN INLET PROTECTION (3.07)
  - GRATEMASTER TYPE A PERMANENT INLET PROTECTION BY ACF ENVIRONMENTAL (SEE DETAIL SHEET 5)
  - DIVERSION DIKE (3.09)
  - RIGHT OF WAY DIVERSION (3.11)
  - TEMPORARY SEDIMENT TRAP (3.13)
  - OUTLET PROTECTION (3.18)
  - LEVEL SPREADER (3.21) (SEE DETAIL SHEET 5)
  - DEWATERING STRUCTURE (3.26)
  - TOPSOILING (3.30)
  - PERMANENT SEEDING (3.31)
  - PERMANENT SEEDING (3.32)
  - MULCH (3.35)
  - LIMITS OF DISTURBANCE
- NUMBERS IN PARENTHESES REFER TO VESCH MEASURES

## ESC MINIMUM STANDARDS:

1. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.
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. 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 ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
4. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
5. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARD 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.
6. WHERE CONSTRUCTION VEHICLES ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.



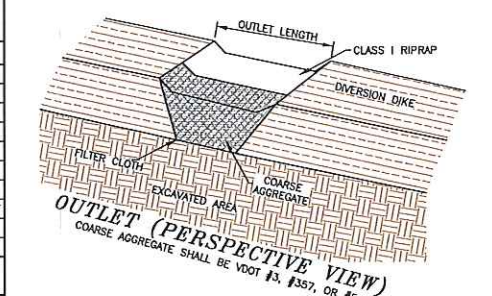
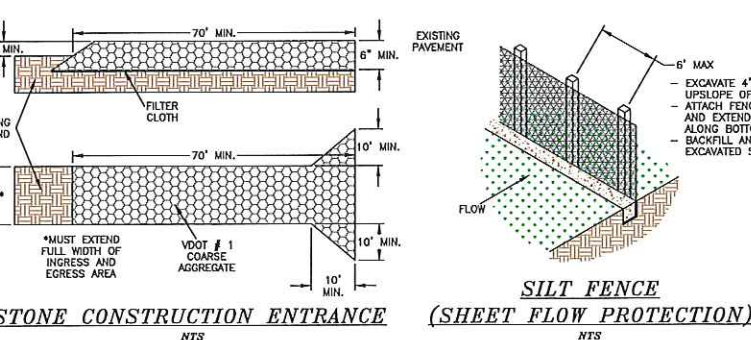
SEEDING & MULCHING TABLE			
TEMPORARY		PERMANENT	
SPECIES	LBS/ACRE	SPECIES	LBS/ACRE
ANNUAL RYEGRASS & CEREAL RYE	50-100	KENTUCKY 31 FESCUE	128
ANNUAL RYE GRASS	60-100	RED TOP GRASS	2
GERMAN WILLET	50	SEASONAL NURSE CROP*	20
<b>TOTAL</b>	<b>160-250</b>	<b>TOTAL</b>	<b>150</b>

\*USE SEASONAL NURSE CROP AS INDICATED BELOW

<input type="checkbox"/> SEPT. 1st - FEB. 15th	<input type="checkbox"/> ANNUAL RYE & CEREAL RYE	<input type="checkbox"/> MAR. - MAY 15th	ANNUAL RYE
<input type="checkbox"/> FEB. 16th - APR. 30th	ANNUAL RYEGRASS	<input type="checkbox"/> MAY 16th - AUG. 15th	FOXTAIL WILLET
<input type="checkbox"/> MAY 1st - AUG. 31st	GERMAN WILLET	<input type="checkbox"/> AUG. 16th - OCT.	ANNUAL RYE
		<input type="checkbox"/> NOV. - FEB.	WINTER RYE

ORGANIC MULCH MATERIALS AND APPLICATION RATES			VESCH TABLE 3.35-A	
MULCHES	RATES	PER 1000 SF	NOTES:	
STRAW OR HAY	1/2 - 2 TONS (MIN. 2 TONS FOR WINTER COVER)	70 - 90 lbs.	FREE FROM WEEDS AND COARSE MATTER. MUST BE ANCHORED. SPREAD WITH MULCH BLOWER OR BY HAND.	
FIBER MULCH	MINIMUM 1500 lbs.	35 lbs.	DO NOT USE AS MULCH FOR WINTER COVER OR DURING HOT, DRY PERIODS.* APPLY AS SLURRY	
CORN STALKS	4 - 6 tons	185 - 275 lbs.	CUT OR SHREDDED IN 4-6" LENGTHS. AIR DRIED. DO NOT USE IN FINE TURF AREAS. APPLY WITH MULCH BLOWER OR BY HAND.	
WOOD CHIPS	4 - 6 tons	185 - 275 lbs.	FREE OF COARSE MATTER, AIR-DRIED. TREAT WITH 12 lbs. NITROGEN PER TON. DO NOT USE IN FINE TURF AREAS. APPLY WITH MULCH BLOWER, CHIP HANDLER, OR BY HAND.	
BARK CHIPS OR SHREDDED BARK	50 - 70 c-y.	1 - 2 c-y.	FREE OF COARSE MATTER, AIR-DRIED. DO NOT USE IN FINE TURF AREAS. APPLY WITH MULCH BLOWER, CHIP HANDLER, OR BY HAND.	

\* WHEN FIBER MULCH IS THE ONLY AVAILABLE MULCH DURING PERIODS WHEN STRAW SHOULD BE USED, APPLY AT A MINIMUM RATE OF 2000 lbs./ac. OR 45 lbs./1000 sq. ft.



SEDIMENT TRAP TABLE	
DRAINAGE AREA (AC)	ST 1
OUTLET LENGTH (FT)	2.12
TOP WIDTH (FT)	13.0
TOP ELEVATION	2.5
HEIGHT (FT)	1488.5
BOTTOM WIDTH (FT)	2.5
BOTTOM LENGTH (FT)	120
BOTTOM ELEVATION	1483.0
MIN. WET STORAGE (CF)	3,635
MIN. DRY STORAGE (CF)	3,635
PRO. WET STORAGE (CF)	3,588
PRO. DRY STORAGE (CF)	4,605

Date: 5-15-17  
Scale: AS NOTED  
Designed by: EHB  
Drawn by: EHB  
Checked by: EHB

**Blackwell**  
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506 East Market Street, Suite 2801  
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Email: BE@BlackwellEngineering.com

**DRAFT**

Revision Dates

GRADING AND ESC PLAN  
CAMPUS VIEW - PHASE IV  
DAVIS MILLS, LLC  
407 SOUTH CHERRY STREET  
RICHMOND, VA 23220

Drawing No.  
**2**  
of 4 Sheets  
Job No. 2214-PH4