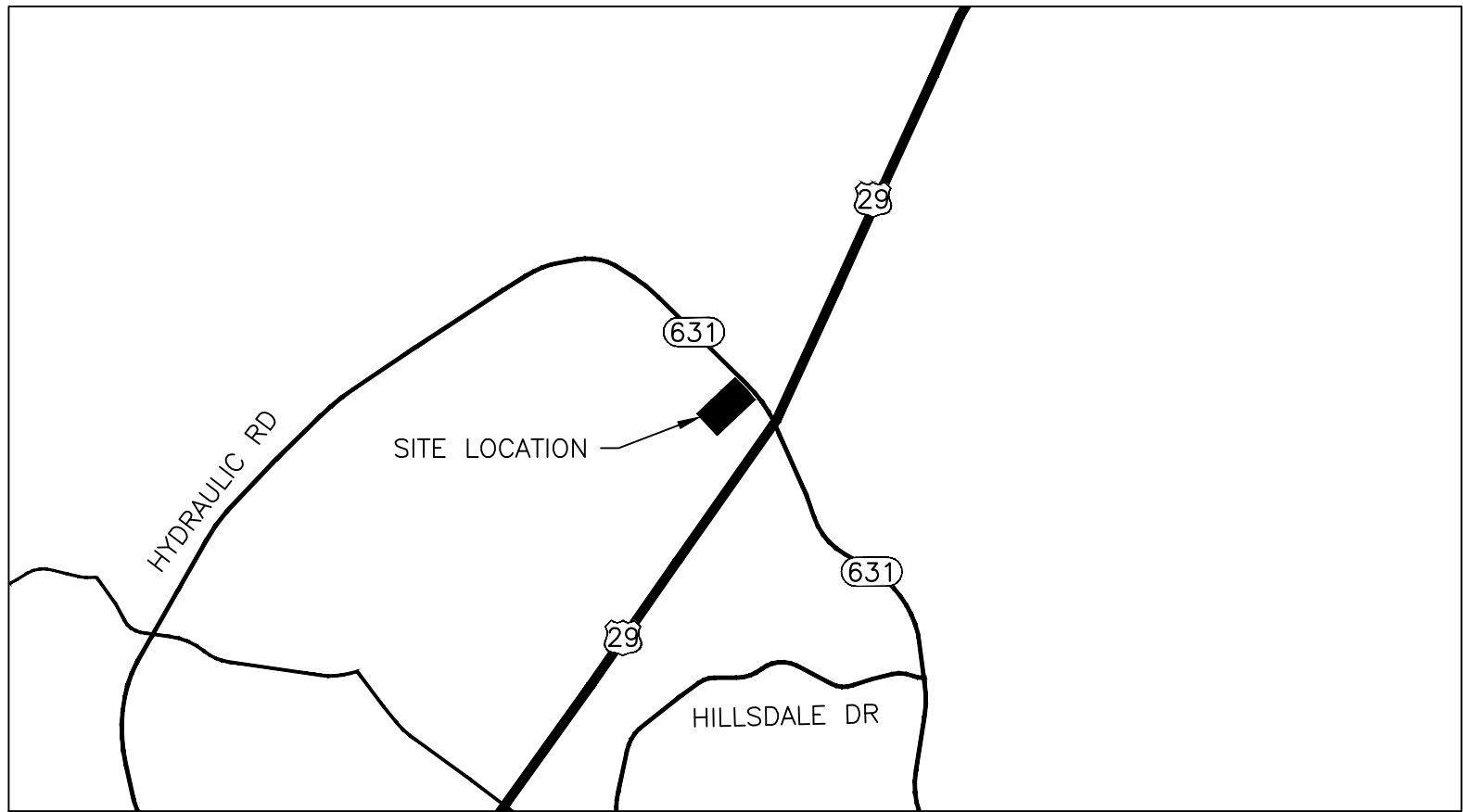




VICINITY MAP

SCALE: 1" = 2000'

CARTER MACHINERY CHARLOTTESVILLE

721 RIO ROAD, CHARLOTTESVILLE VA 22901

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TOTAL NUMBER OF SHEETS: 23

1. SITE ADDRESS: 721 RIO ROAD W
CHARLOTTESVILLE, VA 22901
2. DEVELOPER: CARTER MACHINERY COMPANY, LLC.
PO BOX 3096
SALEM, VA 24153
CONTACT: CARTER BURKEY
PHONE: 804-387-8052
EMAIL: CARTER_BURKEY@CARTERMACHINERY.COM
3. OWNER: MOUNT SINAI PROPERTIES – CHARLOTTESVILLE LLC
4. ENGINEER: BALZER AND ASSOCIATES INC
15871 CITY VIEW DRIVE, SUITE 200
MIDLOTHIAN, VA 23113
CONTACT: CHRISTY THOMPSON
PHONE: (804) 794-0571
EMAIL: CHRISTY.THOMPSON@WESTWOODPS.COM
5. USE: EQUIPMENT RENTALS AND SERVICE
6. ZONING: HIGHWAY COMMERCIAL
SPECIAL USE PERMIT SP202400020
7. MAGISTERIAL DISTRICT: RIO
8. TAX PARCEL NO: 61-120
9. SITE AREA: 4.37 ACRES
DISTURBED AREA: 0.85 AC ACRE

TOTAL IMPERVIOUS COVER: 0.89 AC (PRE-DEVELOPMENT)
0.71 AC (POST-DEVELOPMENT)

10. PARKING: 1 SPACE PER EMPLOYEE + 1 SPACE FOR EVERY 500 SF OF FLOOR AREA AVAILABLE TO THE PUBLIC.
3,500 SF / 500 = 7 SPACES
27 EMPLOYEES = 27 SPACES
TOTAL REQUIRED PARKING: 34 SPACES
TOTAL PARKING PROVIDED: 40 SPACES (2 HC SPACE)
11. WATER: PUBLIC
SANITARY: PUBLIC
12. BUILDING: EXISTING BUILDING AREA: 32,396 SF
EXISTING BUILDING AREA TO REMAIN: 27,544 SF
NO.OF STORIES: 1
13. PAVED PARKING AREA: 14,759 SF (0.338 AC)

NOTES:

1. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF EXISTING UTILITIES, ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL, ON HIS INITIATIVE AND AT NO EXTRA COST, HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE OR OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. CONTACT "MISS UTILITY" OF CENTRAL VA TOLL FREE 1-800-552-7001.
2. ALL UTILITY LINES SUCH AS ELECTRIC, TELEPHONE, AND CATV, OR OTHER SIMILAR LINES SHALL BE INSTALLED UNDERGROUND. THIS SHALL APPLY TO LINES SERVING INDIVIDUAL SITES AS WELL AS TO UTILITY LINES WITHIN THE PROJECT.
3. ALL PARKING LOT DIMENSIONS ARE FROM FACE OF CURB, UNLESS NOTED OTHERWISE.
4. ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED.
5. ALL PARKING SPACES TO BE MARKED WITH FOUR INCH (4") WIDE STRIPES (WHITE PAINT), UNLESS NOTED OTHERWISE.
6. ROOFTOP AND GROUND LEVEL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW AND DESIGNED TO BE PERCEIVED AS AN INTEGRAL PART OF THE BUILDING(S).
7. LANDSCAPE PLANTINGS AT ENTRANCES/EXITS WILL BE INSTALLED AND MAINTAINED SO AS NOT TO INTERFERE WITH SIGHT DISTANCE NEEDS OF DRIVERS IN THE PARKING AREA AND AT ENTRANCE/EXIT LOCATIONS.
8. ANY SIGN IN EXCESS OF 8 SQUARE FEET REQUIRES A SEPARATE PERMIT. SIGN PERMITS MAY BE OBTAINED THROUGH THE DEPARTMENT OF BUILDING INSPECTIONS. SIGNAGE IS CONTINGENT UPON APPROVAL THROUGH SIGN PERMIT REVIEW PROCESS.
9. THE APPROXIMATE AREA OF THE LIMITS OF CLEARING, GRADING, AND CONSTRUCTION IS 0.85 AC ACRES.
10. STORMWATER COMPLIANCE IS ACHIEVED THROUGH A REDUCTION IN IMPERVIOUS SURFACE AREA, RESULTING IN A NET DECREASE IN STORMWATER RUNOFF AND THE RESTORATION OF NATURAL SHEET FLOW CONDITIONS ON-SITE. THE TOTAL LAND DISTURBANCE IS UNDER ONE ACRE, AND NO CHANNELIZED FLOW IS PRESENT WITHIN THE LIMITS OF DISTURBANCE.
11. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN CONFORMANCE WITH WITH THE LATEST EDITIONS OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS AND ROAD AND BRIDGE STANDARDS.
12. NO LANDSCAPING OF ANY TYPE SHALL BE PLACED WITHIN A THREE FOOT RADIUS OF ANY FIRE HYDRANT, FIRE PUMP TEST HEADER, FIRE DEPARTMENT SPRINKLER SYSTEM CONNECTION, FIRE DEPARTMENT STANDPIPE CONNECTION OR FIRE SUPPRESSION CONTROL VALVE. LANDSCAPING IN THE AREA OF FIRE HYDRANTS, FIRE PUMP TEST HEADERS, FIRE DEPARTMENT SPRINKLER SYSTEM CONNECTIONS OR FIRE DEPARTMENT STANDPIPE CONNECTIONS SHALL BE OF THE TYPE THAT WILL NOT ENCROACH ON THE REQUIRED THREE FOOT CLEAR RADIUS ON MATURITY OF LANDSCAPING.
13. CONTRACTOR SHALL PROVIDE A MIN. 6" DEPTH OF TOPSOIL IN ALL GREEN AREAS. CONTRACTOR SHALL USE EXISTING TOPSOIL AND/OR PROVIDE NEW TOPSOIL, WHICH IS FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL, REASONABLY FREE OF FOREIGN MATTER, ROOTS, STUMPS, AND STONES LARGER THAN 2" IN DIAMETER.
14. A MEETING WITH THE VDOT INSPECTOR IS REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
15. ANYONE SUBMITTING A MAINTENANCE OF TRAFFIC PLAN WHICH IS PART OF A TRAFFIC MAINTENANCE PLAN SHALL ALSO SUBMIT THE ACCREDITATION NUMBER FOR TAKING THE VDOT ADVANCED TRAFFIC CONTROL TRAINING.
16. HUC CODE: 020802040203
17. RECEIVING WATERS: RIVANNA RIVER-MECHUNK CREEK
18. LAT: 38.082889 LONG: -78.475425
19. TOTAL RPA IMPACTS: 0 SF
20. IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) ROAD AND BRIDGE SPECIFICATION 107.14 (A), SPECIAL PROVISION 107D, ALL CONTRACTORS PERFORMING REGULATED LAND DISTURBING ACTIVITIES WITHIN VDOT RIGHT-OF-WAY MUST HAVE AN EMPLOYEE THAT HAS SUCCESSFULLY COMPLETED THE VDOT EROSION & SEDIMENT CONTROL CONTRACTOR CERTIFICATION TRAINING. REGULATED LAND DISTURBING ACTIVITIES ARE DEFINED AS THOSE ACTIVITIES THAT DISTURB 2,500 SQUARE FEET OR GREATER IN TIDEWATER, VIRGINIA OR 10,000 SQUARE FEET OR GREATER IN ALL OTHER AREAS OF THE STATE. THE DEPARTMENT WILL REQUIRE EVIDENCE OF THIS CERTIFICATION WITH ANY LAND USE PERMIT APPLICATION THAT INVOLVES UTILITY AND/OR COMMERCIAL RIGHT-OF-WAY IMPROVEMENT.
21. AN APPROVED KEY BOX SHALL BE PROVIDED FOR THE PROPOSED BUILDING IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE, SECTION 506.1.

EROSION CONTROL QUANTITIES (FOR BOND PURPOSES ONLY)

1 EA	C-SCM-03	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	507 LF	C-SSM-01	TREE PRESERVATION AND PROTECTION	TP
560 LF	C-PCM-04	SILT FENCE	SF	0.02 AC	C-SSM-09	TEMPORARY SEEDING	TS
7 EA	C-SCM-04	INLET PROTECTION	IP	0.20 AC	C-SSM-10	PERMANENT SEEDING	PS
421 LF	C-PCM-01	SAFETY FENCE	SAF	2 EA	C-SCM-08	ROCK FILTER OUTLET	RFO



BEFORE YOU DIG, CALL
MISS UTILITY - 811

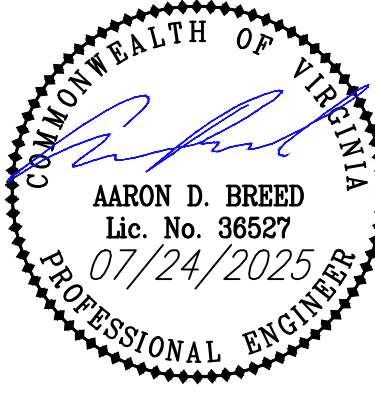


**BALZER
& ASSOCIATES**
a Westwood Company

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New River Valley
Shenandoah Valley

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Midlothian, VA 23113
804.794.0571



CARTER MACHINERY CHARLOTTESVILLE

COVER

RIO DISTRICT
721 RIO ROAD, CHARLOTTESVILLE VA 22901

DRAWN BY CT
DESIGNED BY ADB
CHECKED BY ADB
DATE 07/24/2025
SCALE AS NOTED
REVISIONS

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C01
PROJECT NO. 53220068.00

CONSTRUCTION SITE PLAN GENERAL NOTES
CONSTRUCTION METHODS

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS, VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS, AND LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS, WHERE APPLICABLE.
2. THE LOCATION OF EXISTING UTILITIES AS SHOWN IS APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION WORK AND NOTIFY ENGINEER IMMEDIATELY IF LOCATIONS DIFFER FROM PLANS.
3. THE CONTRACTOR SHALL NOTIFY 'MISS UTILITY' AT 1-800-552-7001 OR 811 PRIOR TO ANY CONSTRUCTION WORK IN THIS AREA.

HANDICAPPED ACCESSIBILITY / ADA COMPLIANCE

1. THE MAXIMUM ALLOWABLE CROSS SLOPE ACROSS ACCESSIBLE PARKING SPACES AND ACCESSIBLE AISLES IS 2%. NO SLOPE IN ANY DIRECTION SHALL EXCEED 2% WITHIN ADA PARKING SPACES OR AISLES.
2. THE MAXIMUM ALLOWABLE LONGITUDINAL SLOPE ALONG ACCESSIBLE ROUTES IS 5%. THE MAXIMUM ALLOWABLE CROSS SLOPE IS 2%.
3. THE CONTRACTOR SHALL VERIFY SLOPES AND GRADES FOR ALL ACCESSIBLE PARKING SPACES AND ACCESS AISLES AFTER STAKING IS COMPLETE AND BOTH BEFORE AND AFTER INSTALLATION.
4. ANY SLOPE DISCREPANCIES DETECTED BY THE SURVEYOR AND/OR CONTRACTOR SHALL BE REPORTED TO THE ENGINEER PRIOR TO INSTALLATION.
5. UNLESS SPECIFICALLY NOTED ON THE SITE PLAN, DETECTABLE WARNINGS STRIPS ARE REQUIRED AT ALL CURB RAMPS AND FLUSH CURB TRANSITIONS TO PARKING LOTS.
6. HAND RAILS ARE REQUIRED FOR ANY ACCESSIBLE SITE PEDESTRIAN RAMPS WITH LONGITUDINAL SLOPES THAT EXCEED 5% AND / OR 6-INCHES IN RISE.
7. SITE HAND RAILS SHALL BE PER VDOT / ADA / ANSI STANDARDS AND SPECIFICATIONS, UNLESS NOTED OTHERWISE.
8. SITE HAND RAILS SHALL BE INSTALLED ON BOTH SIDES OF THE SITE SIDEWALKS WHERE HAND RAILS ARE REQUIRED.
9. PER VDOT STANDARDS, THE MAXIMUM PERMISSIBLE CURB RAMP SLOPE IS 12:1.
10. WHEEL STOPS FOR ACCESSIBLE PARKING SPACES SHALL BE INSTALLED 3'-0" OFF THE FACE OF CURB.
11. GUTTER PAN INSTALLED IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% SLOPE.
12. NO VERTICAL TRANSITIONS IN ADA ACCESSIBLE ROUTES SHALL EXCEED 1/4".

CURB AND GUTTER

1. THE CONTRACTOR SHALL USE A MINIMUM OF THREE (3) RUNNING CONSTRUCTION STAKES TO AVOID HARD BREAK LINES IN THE CURB - UNLESS SPECIFICALLY CALLED FOR ON THE PLANS.
2. THE MINIMUM LONGITUDINAL SLOPE FOR GUTTER PAN IS 0.5%, UNLESS OTHERWISE NOTED ON PLANS.
3. A MINIMUM 20-FOOT TRANSITION FROM CG-6 TO CG-7 IS REQUIRED, UNLESS OTHERWISE NOTED ON THE PLANS.
4. ALL CURB AND GUTTER SHOWN ON THE PLANS SHALL BE VDOT CG-6, CG-2, OR CG-7, UNLESS SPECIFICALLY NOTED OTHERWISE.

UNDERGROUND UTILITIES

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LINE AND GRADE FOR ALL DRY UTILITIES PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING DRY UTILITY LINES AND GRADES AGAINST ALL PROPOSED UTILITIES SHOWN ON THE PLANS. POTENTIAL CONFLICTS SHALL BE REPORTED TO THE ENGINEER AS SOON AS POSSIBLE.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING TELEPHONE, CABLE, FIBER OPTIC, AND ELECTRICAL SERVICES TO THE PROJECT. CONTACT UTILITY PROVIDERS AS SOON AS POSSIBLE TO BEGIN COORDINATION.
4. THE CONTRACTOR SHALL REVIEW SITE AND BUILDING DRAWINGS TO VERIFY COORDINATION OF UTILITY INVERTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND ENGINEER PRIOR TO INSTALLATION.

VDOT RIGHT OF WAY

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR WORKING IN VDOT RIGHT OF WAY.
2. CONTRACTOR IS RESPONSIBLE FOR HAVING A VDOT CERTIFIED RESPONSIBLE LAND DISTURBER ON SITE IN ACCORDANCE WITH VDOT REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS AND PROVIDING VDOT WITH RECORDS OF REQUIRED INSPECTIONS.
4. CONTRACTOR IS RESPONSIBLE FOR REVIEWING GUARDRAIL REQUIREMENTS WITH THE VDOT INSPECTOR PRIOR TO THE START OF CONSTRUCTION. GUARDRAIL LOCATIONS SHOWN ON THE PLANS ARE PER VDOT STANDARDS, BUT THE VDOT INSPECTOR SHALL HAVE THE ABILITY TO ALTER REQUIREMENTS.
5. CG-12'S MUST BE INSTALLED AT CURB RETURNS WHERE THERE IS AN EXISTING OR POTENTIAL FUTURE SIDEWALK IN THE RIGHT OF WAY ALONG THE PROPERTY FRONTAGE. IF SIDEWALK IS NOT EXISTING OR PROPOSED, CURB MUST BE DEPRESSED TO ACCOMMODATE FUTURE SIDEWALK EXTENSIONS.

SIDEWALKS AND SITE STAIRS

1. ALL SITE STAIRS SHALL BE FURNISHED WITH VDOT HR-1 ON BOTH SIDES OF THE STAIRS.
2. ALL SITE STAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH VDOT / ADA / ANSI STANDARDS AND SPECIFICATIONS, UNLESS SPECIFICALLY NOTED OTHERWISE.
3. SIDEWALKS SHALL BE INSTALLED WITH A MAXIMUM 2% CROSS-SLOPE
4. SIDEWALKS SHALL BE BROOM FINISHED, UNLESS NOTED OTHERWISE ON THE PLANS.
5. SIDEWALKS SHALL BE 5-FOOT IN WIDTH, UNLESS NOTED OTHERWISE ON THE PLANS.

ROOF DRAINS AND DOWN SPOUTS

1. ALL DOWNSPOUTS NOT CONNECTED TO STORM SEWER SHALL BE FURNISHED WITH SPLASH BLOCKS.
2. ALL DOWN SPOUTS SHALL BE FURNISHED WITH A DOWNSPOUT/ROOFDRAIN TRANSITION BOOT. STUBBING OF DOWNSPOUT INTO ROOF DRAIN LATERAL WITHOUT A SUITABLE BOOT TRANSITION IS NOT PERMITTED.
3. ALL ROOF DRAIN LATERALS SHALL BE INSTALLED IN ACCORDANCE WITH THE PREVAILING LOCAL JURISDICTIONAL PLUMBING CODE OR THE INTERNATIONAL PLUMBING CODE, WHICHEVER IS MORE STRINGENT.
4. MINIMUM ALLOWABLE SLOPE FOR 4-INCH ROOF DRAIN LATERAL IS 2.08%.
5. MINIMUM ALLOWABLE SLOPE FOR 6-INCH ROOF DRAIN LATERAL IS 1.04%.
6. ROOF DRAIN LATERALS SHALL BE 6-INCH DIAMETER (SMOOTH-WALLED), UNLESS NOTED OTHERWISE ON THE PLANS.

TELEPHONE, FIBER OPTIC, CABLE, AND GAS LINE SERVICES

1. CONTRACTOR SHALL HAVE 'MISS UTILITY' MARK EXISTING UTILITY LINES PRIOR TO START OF CONSTRUCTION AND AS NECESSARY THROUGHOUT CONSTRUCTION.
2. CONTRACTOR SHALL REVIEW PLANS TO VERIFY EXISTING LOCATIONS MARKED IN THE FIELD MATCH THOSE SHOWN ON THE PLANS.
3. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY POTENTIAL DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
4. CONTRACTOR SHALL POT-HOLE EXISTING UTILITIES AT CRITICAL CROSSING LOCATIONS PRIOR TO THE START OF CONSTRUCTION AND PROVIDE ENGINEER WITH LINE AND GRADE INFORMATION.

BUILDING DOORS AND GRADES

1. A MINIMUM 5'X5' PAD SHALL BE INSTALLED AT ALL BUILDING DOOR LOCATIONS (MAXIMUM 2% SLOPE IN ANY DIRECTION). COMPLY WITH ADA DOOR CLEARANCE REQUIREMENTS FOR PAD POSITIONING OUTSIDE OF THE DOOR.
2. FINISHED GRADE SHALL BE 6-INCHES BELOW FINISHED FLOOR ELEVATION ALONG ALL BUILDING WALLS, IN AREAS WHERE PERVIOUS SURFACES ARE PROVIDED, UNLESS OTHERWISE NOTED. FINISHED GRADE FOR AREAS TO BE MULCHED SHALL BE AT TOP OF MULCH. FINISHED GRADE FOR AREAS TO RECEIVE SOD SHALL BE TO TOP OF SOD.
3. ALL PERVIOUS SURFACES SHALL BE INSTALLED WITH A MINIMUM OF 2% SLOPE AWAY FROM THE BUILDING (FOR A MINIMUM OF 10-FEET), TO PROVIDE FOR POSITIVE DRAINAGE.
4. CONTRACTOR SHALL COORDINATE LOCATION OF WEEP HOLES ALONG ALL BUILDING WALLS AND VERIFY REQUIRED SEPARATION BETWEEN WEEP HOLES AND FINISHED GRADES.
5. CONTRACTOR SHALL REVIEW GRADING ALONG BUILDINGS WITH STOREFRONTS TO VERIFY REQUIRED SEPARATION IS PROVIDED.

RETAINING WALLS

1. RETAINING WALL LAYOUT AND GRADING DESIGN IS PRELIMINARY. CONTRACTOR/OWNER IS RESPONSIBLE FOR SHOP DRAWINGS AND ACQUIRING ANY REQUIRED BUILDING PERMIT AS WELL AS ANY OTHER JURISDICTIONAL REQUIREMENTS.
2. BUILDING PERMIT IS REQUIRED FOR RETAINING WALLS GREATER THAN 2-FT IN HEIGHT.
3. TW=FINISHED GRADE AT TOP OF WALL (WALL SHALL PROJECT A MINIMUM OF 6-INCHES ABOVE FINISHED GRADE, UNLESS NOTED OTHERWISE).
4. BW=FINISHED GRADE AT BOTTOM FACE OF WALL.
5. WHEN SEGMENTED BLOCK ('STACKED-BLOCK') RETAINING WALLS ARE CALLED FOR ON THE PLANS, ENGINEER SIGNED AND SEALED SHOP DRAWINGS MUST ENSURE THAT GEO-FABRIC IS PROPERLY ANCHORED TO THE WALL IN AREAS WITH VERTICAL PENETRATIONS. UNAPPROVED PENETRATIONS WILL REQUIRE GEOGRID REPLACEMENT AT CONTRACTORS EXPENSE.
6. WHEN SEGMENTED BLOCK ('STACKED-BLOCK') RETAINING WALLS ARE CALLED FOR ON THE PLANS, CONTRACTOR SHALL VERIFY THAT ALL REQUIRED VERTICAL PENETRATIONS THROUGH THE GEO-GRID ARE SPECIFIED ON THE PLANS PRIOR TO START OF CONSTRUCTION.
7. ENGINEER SHALL REVIEW AND APPROVE RETAINING WALL SHOP DRAWINGS PRIOR TO INSTALLATION.

FENCES

1. FENCES TALLER THAN 6-FOOT IN HEIGHT WILL REQUIRE A BUILDING PERMIT. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE BUILDING PERMIT AT CONTRACTOR'S EXPENSE.
2. CONSTRUCTION BARRIERS - ALL CONSTRUCTION BARRIERS SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR IN COMPLIANCE WITH IBC CHAPTER 33.
3. THE CONTRACTOR SHALL SUBMIT FOR BUILDING PERMIT FOR CONSTRUCTION BARRIERS AS REQUIRED BY LOCAL CODES.

CONSTRUCTION STANDARDS

ALL CONSTRUCTION METHODS AND MATERIAL SHALL CONFORM TO THESE DRAWINGS, PROJECT SPECIFICATIONS, STANDARDS WITH ALL CURRENT APPLICABLE CODES, AND, UNLESS OTHERWISE SPECIFIED, WITH THE CURRENT EDITIONS AND LATEST REVISIONS OF THE FOLLOWING REFERENCE DOCUMENTS:

- VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) ROAD & BRIDGE SPECIFICATIONS
- VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) ROAD & BRIDGE STANDARDS
- MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
- VIRGINIA SUPPLEMENT TO THE MUTCD
- INSTRUCTIONAL AND INFORMATIONAL MEMORANDA (IIM)
- VIRGINIA WORK AREA PROTECTION MANUAL

SPECIFIC STANDARDS AND DETAILS FROM THE CURRENT AND OR REVISED VERSION OF THE 2016 VDOT ROAD AND BRIDGE STANDARDS INCLUDE:

- CG-2
- CG-6
- WP-2
- EW-1
- DI-3B, 3C
- DI-1
- MH-2

LEGEND

-----348-----	EX. INTRMDT. CONTOUR	-----	PROP. INTRMDT. CONTOUR
---345---	EX. INDEX CONTOUR	---1320---	PROP. INDEX CONTOUR
+ 35.55	EX. SPOT ELEVATION	35.55 35.05	PROP. SPOT ELEVATION
8" WL	EX. WATER LINE	8" WL	PROP. WATER LINE
8" SAN	EX. SANITARY SEWER	8" SAN	PROP. SANITARY SEWER
18"RCP	EX. STORM PIPE		PROP. STORM PIPE
	EX. EDGE OF PAVEMENT		PROP. EDGE OF PAVEMENT
	EX. BUILDING		PROP. BUILDING
	EX. CONCRETE		PROP. CONCRETE
	EX. PAVEMENT		PROP. ASPHALT PAVEMENT (STANDARD/HEAVY DUTY)
	EX. GRAVEL		PROP. GRAVEL
//////////	PAVEMENT REPLACEMENT		PROP. PAVERS
	EX. POWER POLE		PROP. POWER POLE
	EX. SANITARY SEWER MANHOLE		PROP. MANHOLE
	EX. STORM SEWER MANHOLE		SIGN
	CLEANOUT		WATER METER
	EX. LIGHT POLE		PROP. GATE VALVE
	WATER LINE REDUCER		BLOW-OFF VALVE
	EX. TELEPHONE		BENCHMARK
G	EX. GAS LINE	G	PROP. GAS LINE
OHU	EX. OVERHEAD CABLE	OHU	PROP. OVERHEAD CABLE
X	EX. FENCE	P	PROP. UNDERGRND POWER LINE
	EX. TREE LINE	X	PROP. FENCE
---	ADJOINING PROPERTY LINE		PROP. TREE LINE
	EXISTING ROAD MONUMENTS	---	SITE PROPERTY LINE
	WETLAND AREA		INLET PROTECTION
-----RMA-----	RESOURCE MANAGEMENT AREA	-----RPA-----	RESOURCE PROTECTION AREA

ABBREVIATIONS

AHFH	ARROW HEAD TOP OF FIRE HYDRANT	EVCS	END VERT. CURVE STA.	RR	RAILROAD
APPROX	APPROXIMATE	EW	ENDWALL	RYS	REAR YARD SETBACK
ASPH	ASPHALT	EXIST	EXISTING	SAN	SANITARY
BC	BACK OF CURB	FDN	FOUNDATION	SBL	SOUTH BOUND LANE
BIT	BITUMINOUS	FF	FINISHED FLOOR	SD	STORM DRAIN
BLDG	BUILDING	FG	FINISH GRADE	SECT	SECTION
BLK	BLOCK	GBE	GRADE BREAK ELEVATION	SE	SLOPE EASEMENT
BM	BENCHMARK	GBS	GRADE BREAK STATION	SS	SANITARY SEWER
BS	BOTTOM OF BOTTOM STEP	HOA	HOMEOWNERS ASSOCIATION	SSD	STOPPING SIGHT DISTANCE
BVCE	BEGIN VERT. CURVE ELEV.	HPT	HIGH POINT	SSE	SANITARY SEWER EASEMENT
BVCS	BEGIN VERT. CURVE STA.	HSD	HEADLIGHT SIGHT DISTANCE	STA	STATION
BW	BOTTOM OF WALL	INTX	INTERSECTION	STD	STANDARD
CB	CINDER BLOCK	INV	INVERT	STO	STORAGE
C&G	CURB & GUTTER	IP	IRON PIN	SYS	SIDE YARD SETBACK
CMP	CORRUGATED METAL PIPE	LT	LEFT	TBM	TEMPORARY BENCHMARK
CONC	CONCRETE	LVC	LENGTH OF VERTICAL CURVE	TBR	TO BE REMOVED
COR	CORNER	MH	MANHOLE	TC	TOP OF CURB
DBL	DOUBLE	MIN	MINIMUM	TEL	TELEPHONE
DEFL	DEFLECTION	MBL	MINIMUM BUILDING LINE	TRANS	TRANSFORMER
DI	DROP INLET	MON	MONUMENT	TS	TOP OF TOP STEP
DIA	DIAMETER	NBL	NORTH BOUND LANE	TW	TOP OF WALL
DE	DRAINAGE EASEMENT	PROP	PROPOSED	TYP	TYPICAL
ELEC	ELECTRIC	PUE	PUBLIC UTILITY EASEMENT	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
ELEV	ELEVATION	PVMT	PAVEMENT	VERT	VERTICAL
ENTR	ENTRANCE	R	RADIUS	WBL	WEST BOUND LANE
EP	EDGE OF PAVEMENT	RT	RIGHT	YD	YARD
EVCE	END VERT. CURVE ELEV.	R.O.W.	RIGHT OF WAY		
		REQD	REQUIRED		



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CARTER MACHINERY CHARLOTTESVILLE

GENERAL NOTES

RD DISTRICT
721 RD ROAD, CHARLOTTESVILLE VA 22901

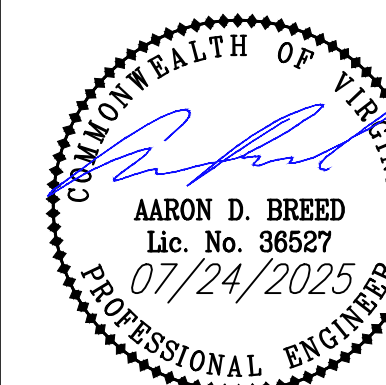
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CARTER MACHINERY CHARLOTTESVILLE

EXISTING CONDITIONS AND DEMOLITION PLAN

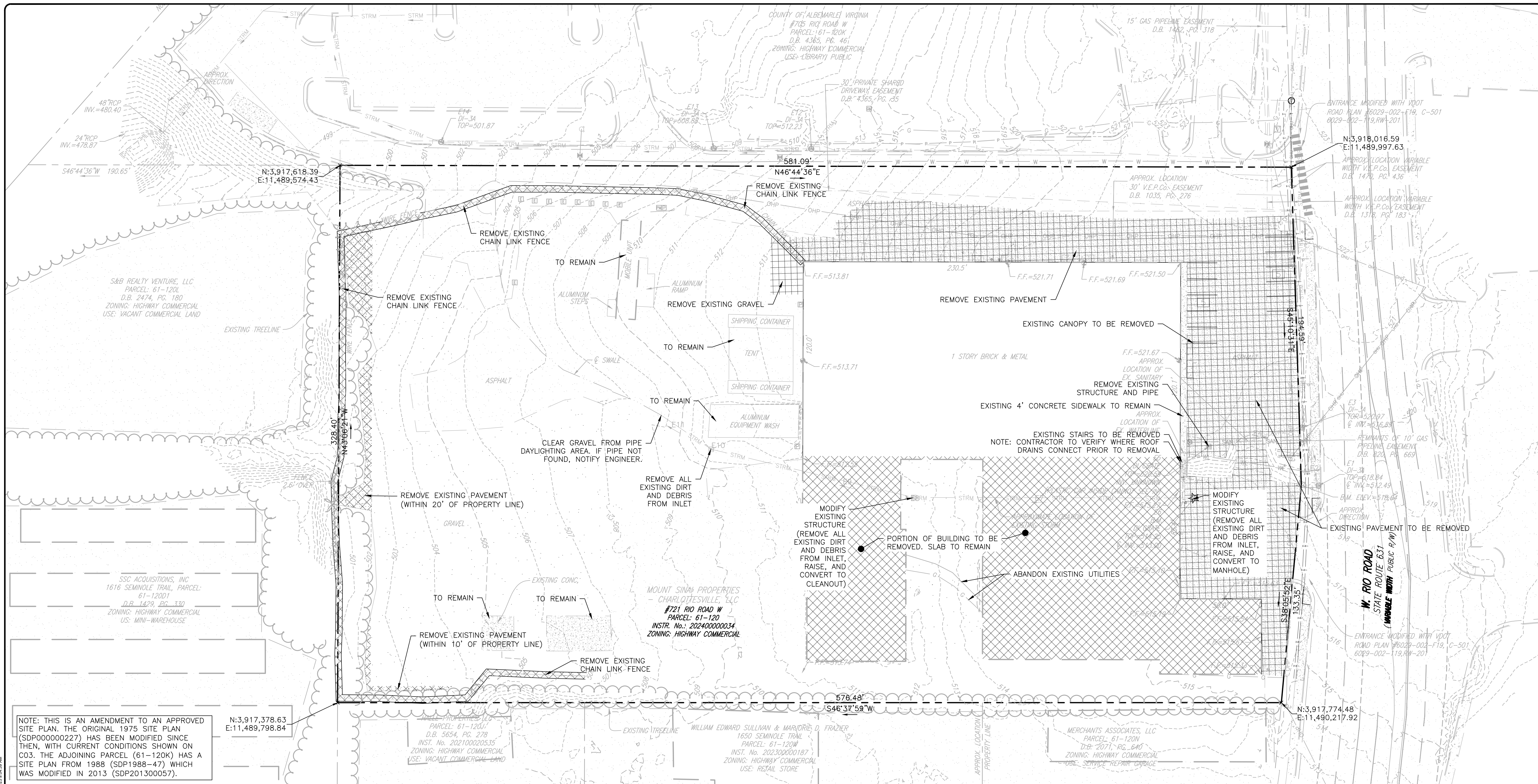
RIO DISTRICT
2004 RIO ROAD, SUITE 100, FORT WORTH, TEXAS 76104
TEL: 817.339.1111 FAX: 817.339.1112
WWW.RIODISTRICT.COM

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REVISIONS	

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PROJECT NO. 530000000 00

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DEMOLITION NOTES

1. ALL EXISTING UTILITIES (I.E. WATER METERS, POWER POLES, STORM SEWER LINES AND INLETS, TELEPHONE, GAS, SANITARY LINES, EXISTING WELLS, ECT.) NOT USED FOR SERVICE SHALL BE ABANDONED AND OR REMOVED IN ACCORDANCE WITH COUNTY STANDARDS AND SPECIFICATIONS. ALL COST ASSOCIATED WITH THE ALTERATION OF THE UTILITIES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. EXISTING WATER SERVICES AND SEWER LATERALS TO BE ABANDONED, SHALL BE ABANDONED PRIOR TO ANY OTHER LAND DISTURBING ACTIVITY.
3. ALL EXISTING ASPHALT AND CONCRETE TO BE REMOVED SHALL BE REMOVED FROM SITE AND DISPOSED OF PROPERLY.
4. THE CONTRACTOR IS TO REVIEW BUILDING, EROSION CONTROL, LAYOUT AND GRADING PLANS FOR MORE SPECIFIC INSTRUCTIONS REGARDING DEMOLITION OF THE SITE.
5. THE CONTRACTOR SHALL NOT LEAVE ANY OPEN HOLES OR TRENCHES, WITHIN 10' OF THE EDGE OF PAVEMENT, OVERNIGHT.
6. DISTURBED AREAS WITHIN 10' OF ANY EXISTING EDGE OF PAVEMENT SHALL BE DELINEATED WITH REFLECTORIZED DRUMS OR CONES PER CURRENT VDOT WORK AREA PROTECTION MANUAL.
7. ADEQUATE PEDESTRIAN PROTECTION SHALL BE PROVIDED.
8. ALL CONSTRUCTION TO MEET OSHA SAFETY REGULATIONS.
9. THE CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-552-7001) 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
10. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING ANY EXISTING SIGNS OR PAVEMENT MARKINGS IN THE RIGHT OF WAY THAT ARE AFFECTED BY CONSTRUCTION

NOTES

1. SAWCUT ALL PAVEMENT JOINTS FOR DEMOLITION
2. A LAND DISTURBANCE PERMIT IS REQUIRED PRIOR TO DEMOLITION WORK
3. THE ROADWAYS SHALL BE KEPT FREE AND CLEAR OF DEBRIS AT ALL TIMES.

THE TOPOGRAPHICAL SURVEY SHOWN HEREON IS FROM A FIELD SURVEY COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF CHRISTOPHER M. FINLEY FROM AN ACTUAL GROUND SURVEY MADE UNDER HIS SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JANUARY 22, 2025 AND ON JANUARY 29, 2025; AND THAT THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

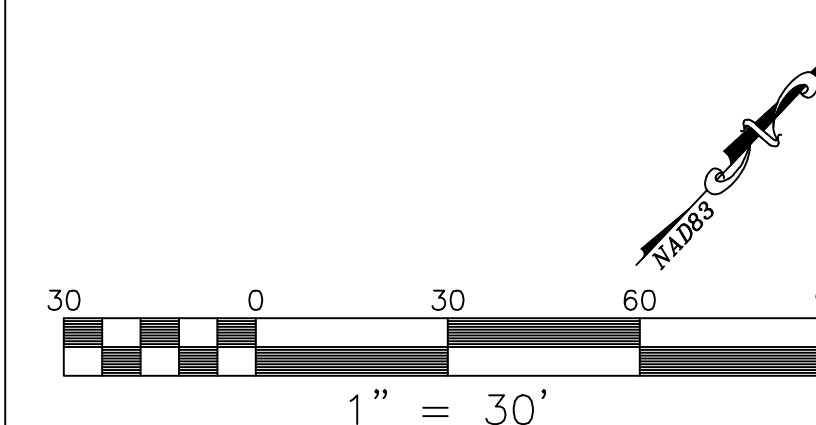
CONTOUR INTERVAL = 1 FOOT
HORIZONTAL DATUM = NAD 83
VERTICAL DATUM = NAVD 88

UNDERGROUND UTILITIES SHOWN HEREON BASED ON PAINTED MARKINGS FROM MISS. UTILITY TICKET #A501700962-00A AND #A501700994-00A, AND VISIBLE FIELD EVIDENCE.

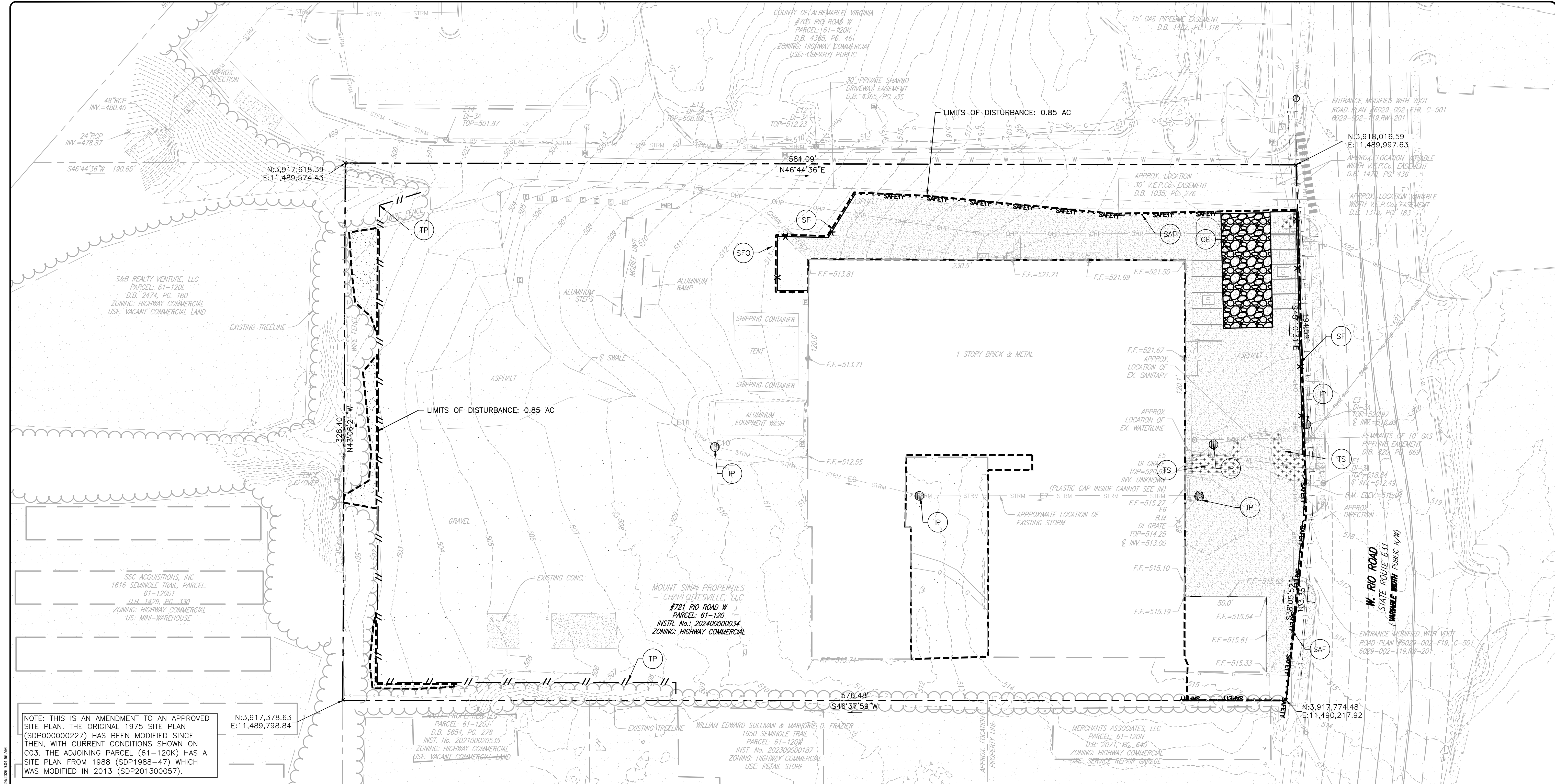
THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT DATED
NOVEMBER 2, 2023 PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY -
COMMITMENT No. ROA23209.

THE SUBJECT PARCEL IS WITHIN F.E.M.A. DEFINED FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP No. 51003C0278D DATED FEBRUARY 4, 2005.

JOB# 53220068.00 : CARTER MACHINERY - CHARLOTTESVILLE
DRAFTED BY: WRI



N:\BAL\Projects\220608\5322068-B-CARTER MACHINERY - CHARLOTTESVILLE\CONCEPT PHASE 1 EROSION AND SEDIMENT CONTROL PLAN.dwg PLOTTED: 7/24/2025 9:04:55 AM



LEGEND

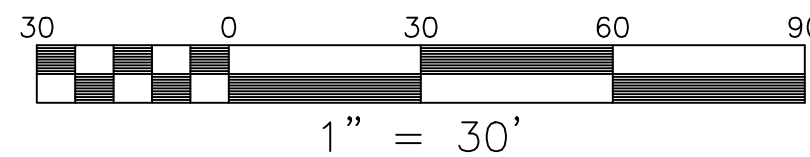
C-SCM-03	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE
C-PCM-04	SILT FENCE	SF
C-SCM-04	INLET PROTECTION	IP
C-PCM-01	SAFETY FENCE	SAF
C-SSM-01	TREE PRESERVATION AND PROTECTION	TP
C-SSM-09	TEMPORARY SEEDING	TS
C-SSM-10	PERMANENT SEEDING	PS
C-SCM-08	ROCK FILTER OUTLET	RFO

PHASE 1 EROSION AND SEDIMENT CONTROL NARRATIVE

- PRIOR TO BEGINNING CONSTRUCTION, AN ON SITE PRE-CONSTRUCTION MEETING SHALL BE HELD. APPROPRIATE OFFICIALS MUST RECEIVE 48 HOURS NOTICE PRIOR TO SCHEDULING.
- THE CONTRACTOR IS TO NOTIFY ALBEMARLE COUNTY 48 HOURS PRIOR TO COMMENCING WITH LAND DISTURBANCE ACTIVITIES.
- CONDUCT UTILITY LOCATING AND MARKING PRIOR TO DEMOLITION TO IDENTIFY AND PROTECT EXISTING UTILITIES THAT WILL REMAIN IN SERVICE.
- INSTALL CONSTRUCTION ENTRANCE AS SHOWN. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE VIA SITE CONSTRUCTION ENTRANCE ONLY. DURING WET WEATHER CONDITIONS, DRIVERS OF CONSTRUCTION VEHICLES MAY BE REQUIRED TO WASH THEIR WHEELS BEFORE ENTERING HIGHWAY. THE CONSTRUCTION ENTRANCE WILL BE ON THE EXISTING ASPHALT DRIVE. THE EXISTING PAVEMENT IS TO BE USED AS THE CONSTRUCTION ENTRANCE. STONE NOT REQUIRED UNLESS NOTED BY ALBEMARLE COUNTY INSPECTOR.
- INSTALL INLET PROTECTION ON EXISTING INLETS AS SHOWN.
- PERFORM THE MINIMUM DISTURBANCE NECESSARY TO INSTALL SILT FENCE AND SAFETY FENCE AS SHOWN.
- ESTABLISH MATERIAL STOCKPILE AREAS WITH APPROPRIATE SEDIMENT CONTROL MEASURES FOR DEMOLISHED MATERIALS AND EXCAVATED SOIL.
- PERFORM DEMOLITION OF EXISTING BUILDING, PAVEMENT, CURBS, ETC. AS SHOWN ON DEMOLITION PLAN.
- IMPLEMENT DUST CONTROL MEASURES DURING DEMOLITION ACTIVITIES, INCLUDING WATER SPRAYING AS NEEDED.
- PERFORM TEMPORARY SEEDING FOR ANY DENUDED AREAS THAT WILL REMAIN UNDISTURBED FOR MORE THAN 7 DAYS.

NOTES:

- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE CITY ENGINEERING DEPARTMENT.
- DESIGNATED CONSTRUCTION ENTRANCE TO USE EXISTING PAVEMENT.



**BALZER
& ASSOCIATES**
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CARTER MACHINERY CHARLOTTESVILLE

PHASE I EROSION AND SEDIMENT CONTROL PLAN

DRAWN BY CT
DESIGNED BY ADB
CHECKED BY ADB
DATE 07/24/2025
SCALE 1"=30'
REVISIONS

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C04
PROJECT NO. 5322068.00

RIO DISTRICT
721 RIO ROAD, CHARLOTTESVILLE VA 22901

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NOTE: THIS IS AN AMENDMENT TO AN APPROVED SITE PLAN. THE ORIGINAL 1975 SITE PLAN (SDP000000227) HAS BEEN MODIFIED SINCE THEN, WITH CURRENT CONDITIONS SHOWN ON C03. THE ADJOINING PARCEL (61-120K) HAS A SITE PLAN FROM 1988 (SDP1988-47) WHICH WAS MODIFIED IN 2013 (SDP201300057).

LEGEND

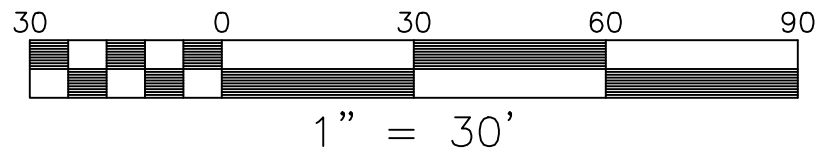
C-SCM-03	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE
C-PCM-04	SILT FENCE	SF
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C-PCM-01	SAFETY FENCE	SAF
C-SSM-01	TREE PRESERVATION AND PROTECTION	TP
C-SSM-09	TEMPORARY SEEDING	TS
C-SSM-10	PERMANENT SEEDING	PS
C-SCM-08	ROCK FILTER OUTLET	RFO

PHASE 2 EROSION AND SEDIMENT CONTROL NARRATIVE

1. INSTALL SEDIMENT CONTROL MEASURES (SILT FENCE, INLET PROTECTION) AROUND REGRADING AREAS PRIOR TO EXCAVATION.
2. MAINTAIN SILT FENCE AND INLET PROTECTION.
3. PROVIDE TEMPORARY STABILIZATION FOR EXCAVATED SLOPES EXCEEDING 3:1 RATIO OR AS REQUIRED BY ALBEMARLE COUNTY.
4. CONTRACTOR SHALL COORDINATE WITH ALBEMARLE COUNTY INSPECTOR FOR APPROVAL OF RETAINING WALL FOUNDATION EXCAVATION AND BACKFILL OPERATIONS.
5. CONSTRUCT CURBING AS SHOWN ON THE SITE PLAN. DURING CONSTRUCTION THE CONTRACTOR IS TO MAINTAIN THE PERIMETER SAFETY FENCE, SILT FENCE, AND INLET PROTECTION.
6. INSTALL EROSION CONTROL MEASURES BEHIND RETAINING WALL DURING CONSTRUCTION INCLUDING PROPER DRAINAGE AND BACKFILL PROCEDURES.
7. MAINTAIN POSITIVE DRAINAGE AWAY FROM REMAINING CONCRETE SLAB TO PREVENT PONDING.
8. PROVIDE TEMPORARY DUST SUPPRESSION FOR EXPOSED SOIL AREAS DURING REGRADING OPERATIONS.
9. ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATION 9 VAC25-840-40.
10. 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.
11. ONCE SITE WORK IS COMPLETE INSTALL PERMANENT SEEDING / SOD.
12. THE ROADWAYS SHALL BE KEPT FREE OF DEBRIS AT ALL TIMES.

NOTES:

1. 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.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE CITY ENGINEERING DEPARTMENT.
3. DESIGNATED CONSTRUCTION ENTRANCE TO USE EXISTING PAVEMENT.



**BALZER
& ASSOCIATES**
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CARTER MACHINERY CHARLOTTESVILLE

PHASE II EROSION AND SEDIMENT CONTROL PLAN

RD DISTRICT
721 RIO ROAD, CHARLOTTESVILLE VA 22901

DRAWN BY CT
DESIGNED BY ADB
CHECKED BY ADB
DATE 07/24/2025
SCALE 1"=30'
REVISIONS

REVISIONS

C05
PROJECT NO. 53220068.00

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9VAC25-875 MINIMUM STANDARDS.

A VESCP MUST BE CONSISTENT WITH THE FOLLOWING CRITERIA, TECHNIQUES AND METHODS:

- 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 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.
- DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES 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.
- 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.
- 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 UPSLOPE LAND DISTURBANCE TAKES PLACE.
- STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
- SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN.
 - 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.
 - 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.
- 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.
- CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
- WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
- 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.
- 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.
- 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. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.
- 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 NONERODIBLE MATERIAL SHALL BE PROVIDED.
- ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.

- THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.
- UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
 - NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
 - EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
 - 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.
 - MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
 - RESTALLIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THIS CHAPTER.
 - APPLICABLE SAFETY REQUIREMENTS SHALL BE COMPLIED WITH.
- 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 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.
- 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 VESCP 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.
- 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:
 - 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.
 - ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED IN THE FOLLOWING MANNER:
 - 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
 - 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.
 - 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
 - PIPES AND STORM SEWER SYSTEMS SHALL BE ANALYZED BY THE USE OF A TEN-YEAR STORM TO VERIFY THAT STORMWATER WILL BE CONTAINED WITHIN THE PIPE OR SYSTEM.
 - IF EXISTING NATURAL RECEIVING CHANNELS OR PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS OR PIPES ARE NOT ADEQUATE, THE APPLICANT SHALL:
 - 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, THE BED, OR THE BANKS; OR

- IMPROVE THE PIPE OR PIPE SYSTEM TO A CONDITION WHERE THE TEN-YEAR STORM IS CONTAINED WITHIN THE APPURTENANCES;
- DEVELOP A SITE DESIGN 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
- PROVIDE A COMBINATION OF CHANNEL IMPROVEMENT, STORMWATER DETENTION OR OTHER MEASURES WHICH IS SATISFACTORY TO THE VESCP AUTHORITY TO PREVENT DOWNSTREAM EROSION.
- THE APPLICANT SHALL PROVIDE EVIDENCE OF PERMISSION TO MAKE THE IMPROVEMENTS.
- ALL HYDROLOGIC ANALYSES SHALL BE BASED ON THE EXISTING WATERSHED CHARACTERISTICS AND THE ULTIMATE DEVELOPMENT CONDITION OF THE SUBJECT PROJECT.
- 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.
- 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.
- ALL ON-SITE CHANNELS MUST BE VERIFIED TO BE ADEQUATE.
- 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.
- 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.
- 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.
- 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 SHALL 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 YEAR, 24-HOUR STORM; 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.
- FOR PLANS APPROVED ON AND AFTER JULY 1, 2014, THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS OF § 62.1-44.15:52 A OF THE ACT AND THIS SUBSECTION SHALL BE SATISFIED BY COMPLIANCE WITH WATER QUANTITY 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 (VSMP) REGULATIONS.
- COMPLIANCE WITH THE WATER QUANTITY MINIMUM STANDARDS SET OUT IN 9VAC25-875-600. OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) REGULATIONS SHALL BE DEEMED TO SATISFY THE REQUIREMENTS OF SUBDIVISION 19 OF THIS SUBSECTION.

EROSION CONTROL NOTES

THE E&S INSPECTOR WILL BE NOTIFIED 48 HOURS PRIOR TO ANY CLEARING AND GRADING.

ALL ASPHALT AREAS WILL BE STABILIZED WITH BASE STONE WITHIN 30 DAYS OF FINAL GRADING.

PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

ALL CUT AND FILL SLOPES CHANNELSIDE SLOPES WHICH ARE NOT TO BE PAVED SHALL BE SEEDDED UNTIL A GOOD STAND OF GRASS IS OBTAINED IN ACCORDANCE WITH:

- 100 LBS. PER 1,000 SQUARE FOOT GROUND LIMESTONE OR EQUIVALENT. NO SOIL TEST REQUIRED FOR INITIAL ESTABLISHMENT.
- 20 LBS. OF 10-10-10 FERTILIZER OR EQUIVALENT PER 1,000 SQUARE FOOT.
- VARIETIES TO BE SEEDDED:
 - SPRING SEEDING – FEBRUARY 16 – APRIL 30; SPRING OATS 2.5 LBS. PER 1,000 SQUARE FOOT.
 - SUMMER SEEDING – MAY 1 – AUGUST 31; WEEPING LOVE GRASS AT 2 OZ. PER 1,000 SQUARE FOOT MIXED WITH 1 BUSHEL SAWDUST FOR UNIFORM SEEDING.
 - SEEDING SHALL BE MULCHED WITH STRAW, HAY, OR MULCH.

COUNTY ENGINEER AND OTHER INTERESTED AGENCIES SHALL MAKE A CONTINUING REVIEW AND EVALUATION OF THE METHOD USED FOR THE OVERALL EFFECTIVENESS OF THE EROSION CONTROL PROGRAM. AN APPROVED EROSION AND SEDIMENT CONTROL PLAN MAY BE AMENDED BY THE APPROVING AUTHORITY OF ON SITE INSPECTION INDICATED THAT THE APPROVED CONTROL MEASURES ARE NOT EFFECTIVE IN CONTROLLING EROSION AND SEDIMENTATION OR IF BECAUSE OF CHANGED CIRCUMSTANCES, THE APPROVED PLAN CANNOT BE CARRIED OUT.

CONTRACTOR SHALL LOCATE AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" BEFORE BEGINNING ANY EXCAVATION OR UTILITY WORK (1-800-552-7001).

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS AND DETAILS OF THE LATEST EDITION OF THE VIRGINIA EROSION CONTROL HANDBOOK (THE HANDBOOK) BY THE VIRGINIA SOIL AND WATER CONSERVATION BOARD.

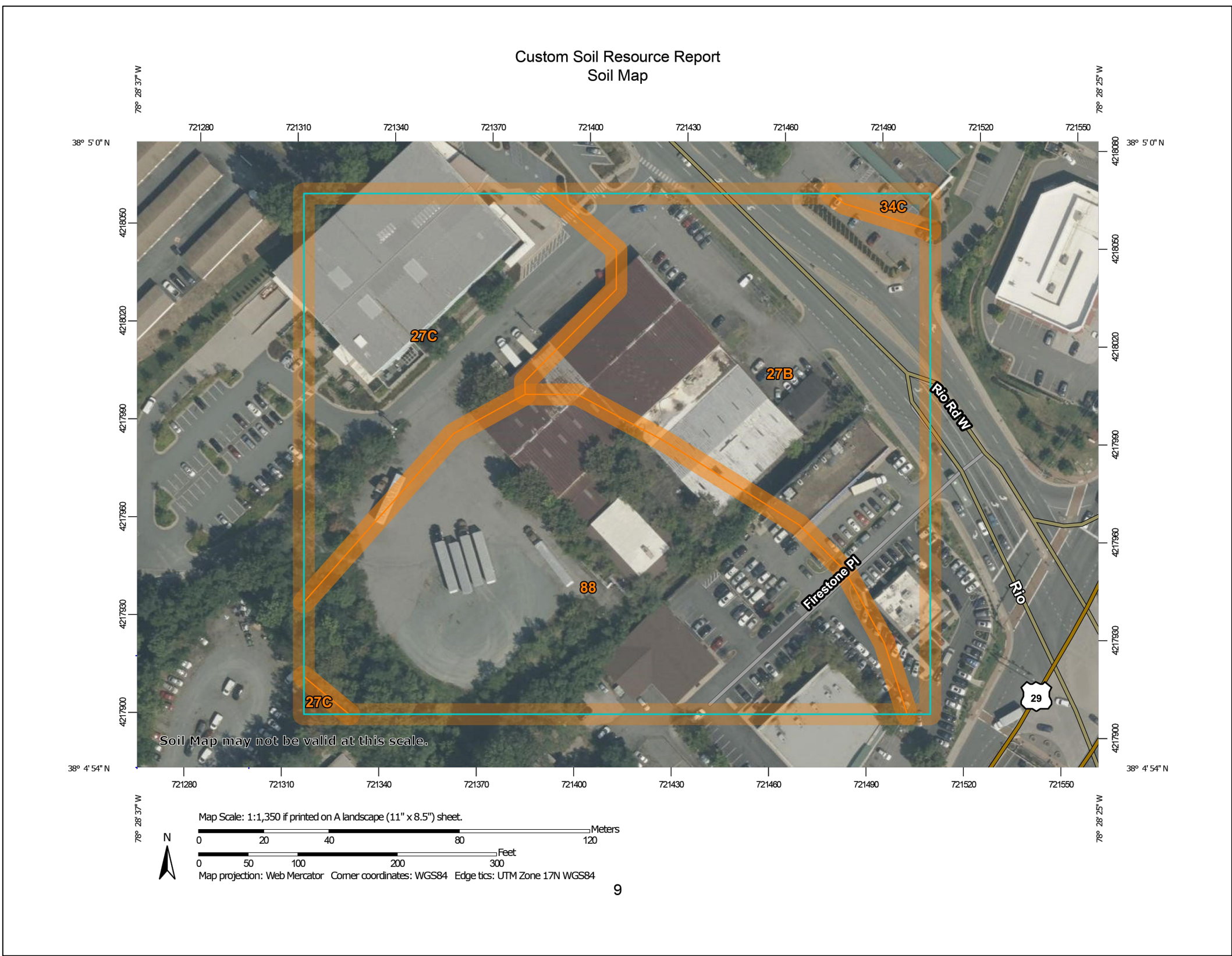
EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED, SO THAT SEDIMENT CARRYING RUNOFF FROM THE SITE WILL NOT ENTER STORM DRAINAGE FACILITIES.

PROPERTIES AND RIGHT-OF-WAY ADJOINING THE SITE SHALL BE KEPT CLEAN OF MUD OR SILT CARRIED FROM THE SITE BY VEHICULAR TRAFFIC OR RUNOFF.

ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE VIA THE CONSTRUCTION ENTRANCES.

EXCAVATED MATERIAL FROM TRENCHES SHALL BE PLACED ON THE UPGRADE SITE OF THE TRENCH TO ALLOW MATERIAL TO ERODE INTO THE TRENCH.

THE APPROXIMATE TOTAL AREA OF THE LIMITS OF DISTURBANCE IS 0.85 AC.



EROSION & SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION: THIS PROJECT PROPOSES THE RE-GRADING AND RE-PAVING OF THE FRONT PARKING LOT, REMOVAL OF PART OF THE EXISTING BUILDING, AND ASSOCIATED LANDSCAPE AND LIGHTING.

EXISTING SITE CONDITIONS: THE SITE IS CURRENTLY A CARTER CAT RENTAL STORE. WITH OUTSIDE STORAGE, PARKING, AND STORAGE BUILDINGS. THERE IS AN EXISTING SWALE THAT RUNS THROUGH THE STORAGE AREA OF THE SITE.

ADJACENT AREAS: NORTH: NORTHSIDE LIBRARY
SOUTH: AUTOPARTS STORE
EAST: RIO ROAD
WEST: STORAGE UNITS AND OVERFLOW PARKING FOR AUTO BODY SHOP

OFF-SITE AREAS: N/A

SOILS: SEE SOILS MAP BELOW

CRITICAL AREAS: N/A

EROSION AND SEDIMENT CONTROL MEASURES: SILT FENCE, SILT FENCE OUTLET, INLET PROTECTION, TEMPORARY SEEDING, PERMANENT SEEDING, TREE PROTECTION, SAFETY FENCE.

PERMANENT STABILIZATION: SEE EROSION AND SEDIMENT CONTROL PLAN PHASE II.

STORMWATER RUNOFF CONSIDERATIONS: STORMWATER COMPLIANCE IS ACHIEVED THROUGH A REDUCTION IN IMPERVIOUS SURFACE AREA, RESULTING IN A NET DECREASE IN STORMWATER RUNOFF AND THE RESTORATION OF NATURAL SHEET FLOW CONDITIONS ON-SITE. THE TOTAL LAND DISTURBANCE IS UNDER ONE ACRE, AND NO CHANNELIZED FLOW IS PRESENT WITHIN THE LIMITS OF DISTURBANCE

CALCULATIONS: SEE CALCULATIONS PACKAGE SUBMITTED HERE WITHIN (SHEETS C14).

MAINTENANCE: 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.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- UNLESS OTHERWISE INDICATED, ALL VEGETATION 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 9VAC25-840-40.
- 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.
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- 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 THE REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
- ALL DISTURBED AREAS TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
- DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
- THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUN-OFF PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
27B	Eloak loam, 2 to 7 percent slopes	2.6	34.2%
27C	Eloak loam, 7 to 15 percent slopes	1.8	23.4%
34C	Glenelg loam, 7 to 15 percent slopes	0.0	0.6%
88	Udorthents, loamy, 2 to 25 percent slopes	3.2	41.8%
Totals for Area of Interest		7.6	100.0%



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804.794.0571



CARTER MACHINERY CHARLOTTESVILLE

ESC NOTES AND DETAILS

RIO DISTRICT
721 RIO ROAD, CHARLOTTESVILLE, VA 22901

DRAWN BY: CT
DESIGNED BY: ADB
CHECKED BY: ADB
DATE: 07/24/2025
SCALE: NOT TO SCALE
REVISIONS:

C06
PROJECT NO. 53220068.00



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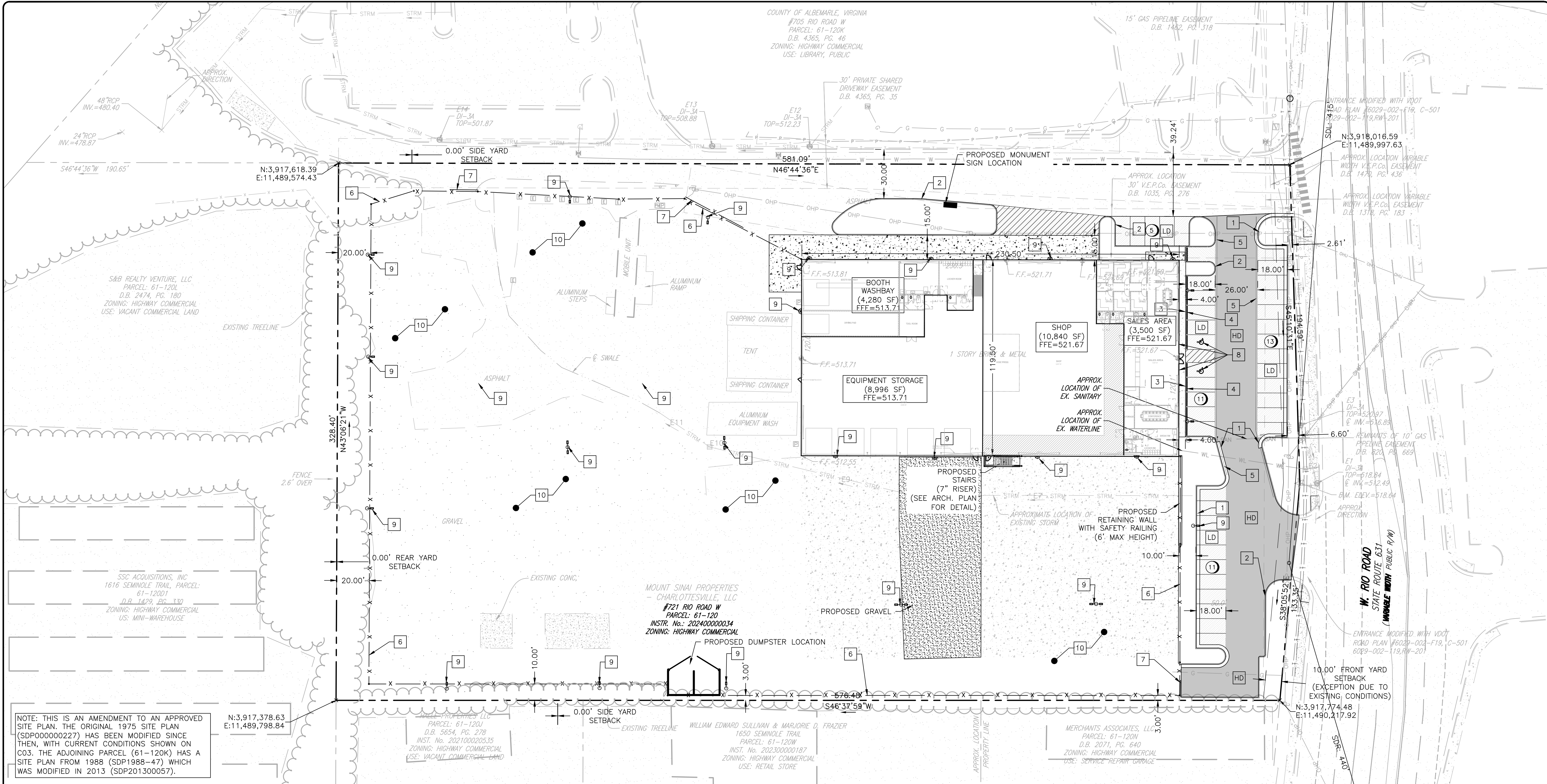
CARTER MACHINERY CHARLOTTESVILLE

LAYOUT PLAN

RD DISTRICT
721 RIO ROAD, CHARLOTTESVILLE VA 22901

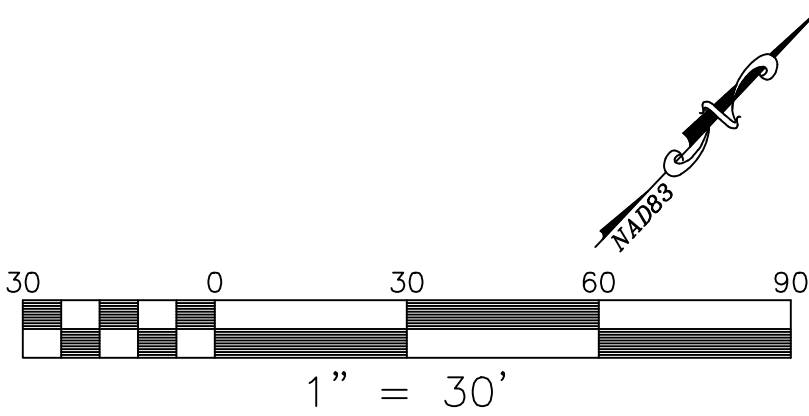
DRAWN BY CT
DESIGNED BY ADB
CHECKED BY ADB
DATE 07/24/2025
SCALE 1"=30'
REVISIONS

C07
PROJECT NO. 53220068.00



NOTE: THIS IS AN AMENDMENT TO AN APPROVED SITE PLAN. THE ORIGINAL 1975 SITE PLAN (SDP000000227) HAS BEEN MODIFIED SINCE THEN, WITH CURRENT CONDITIONS SHOWN ON C03. THE ADJOINING PARCEL (61-120K) HAS A SITE PLAN FROM 1988 (SDP1988-47) WHICH WAS MODIFIED IN 2013 (SDP201300057).

- LEGEND
- 1 VDOT CG-6 (TYP.)
 - 2 VDOT CG-2 (TYP.)
 - 3 FLUSH CURB
 - 4 CONCRETE WHEEL STOP
 - 5 FIRE LANE
 - 6 CHAIN LINK FENCE
 - 7 FENCE GATE
 - 8 HANDICAP PARKING SIGN & STRIPING
 - 9 LIGHT POLE (SEE LIGHTING PLAN)
 - 10 EQUIPMENT STORAGE AREA
 - LD LIGHT DUTY ASPHALT
 - HD HEAVY DUTY ASPHALT
 - PROPOSED CONCRETE
 - EXISTING CONCRETE
 - EXISTING PAVEMENT
 - EXISTING GRAVEL
- (SEE C16 FOR DETAILS)



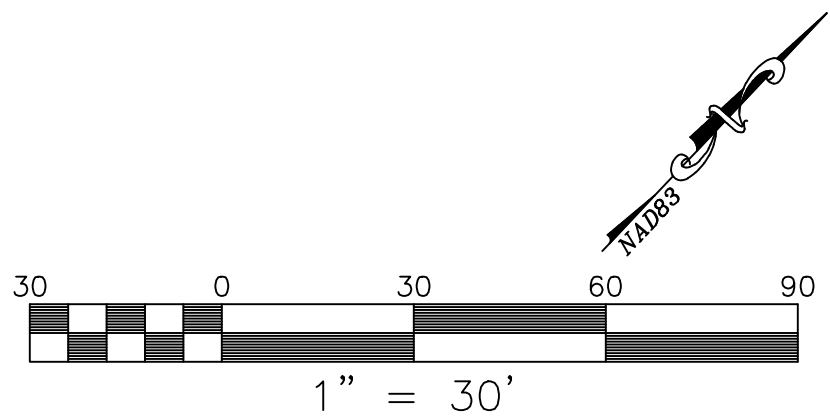
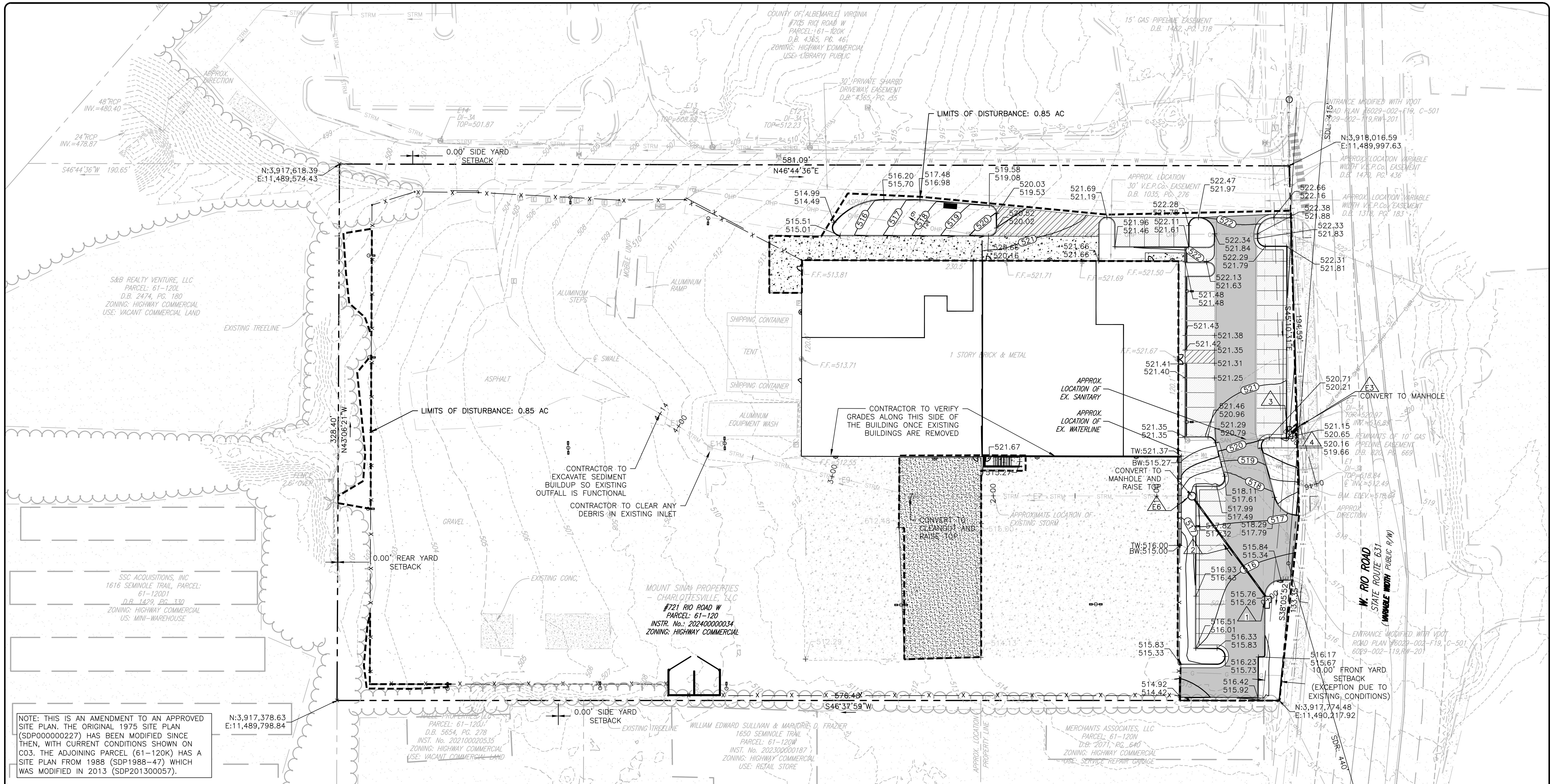
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GRADING PLAN

RIO DISTRICT
721 RIO ROAD, CHARLOTTESVILLE VA 22901

DRAWN BY	CT
DESIGNED BY	AD
CHECKED BY	AD
DATE	07/24/2025
SCALE	1"=30'
REVISIONS	

C08
PROJECT NO. 53220068.00





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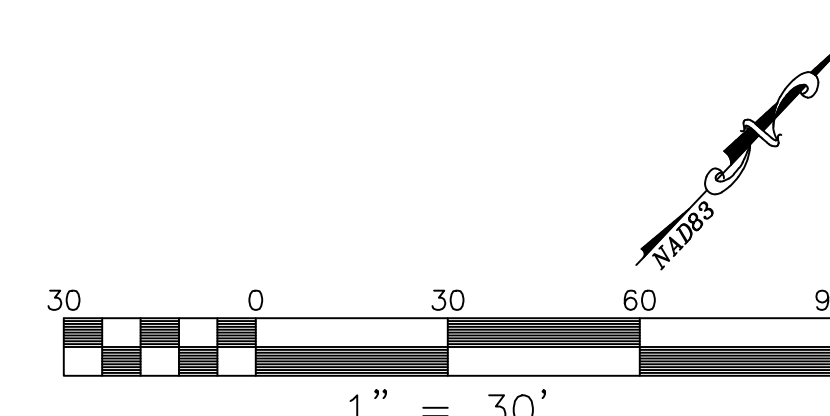
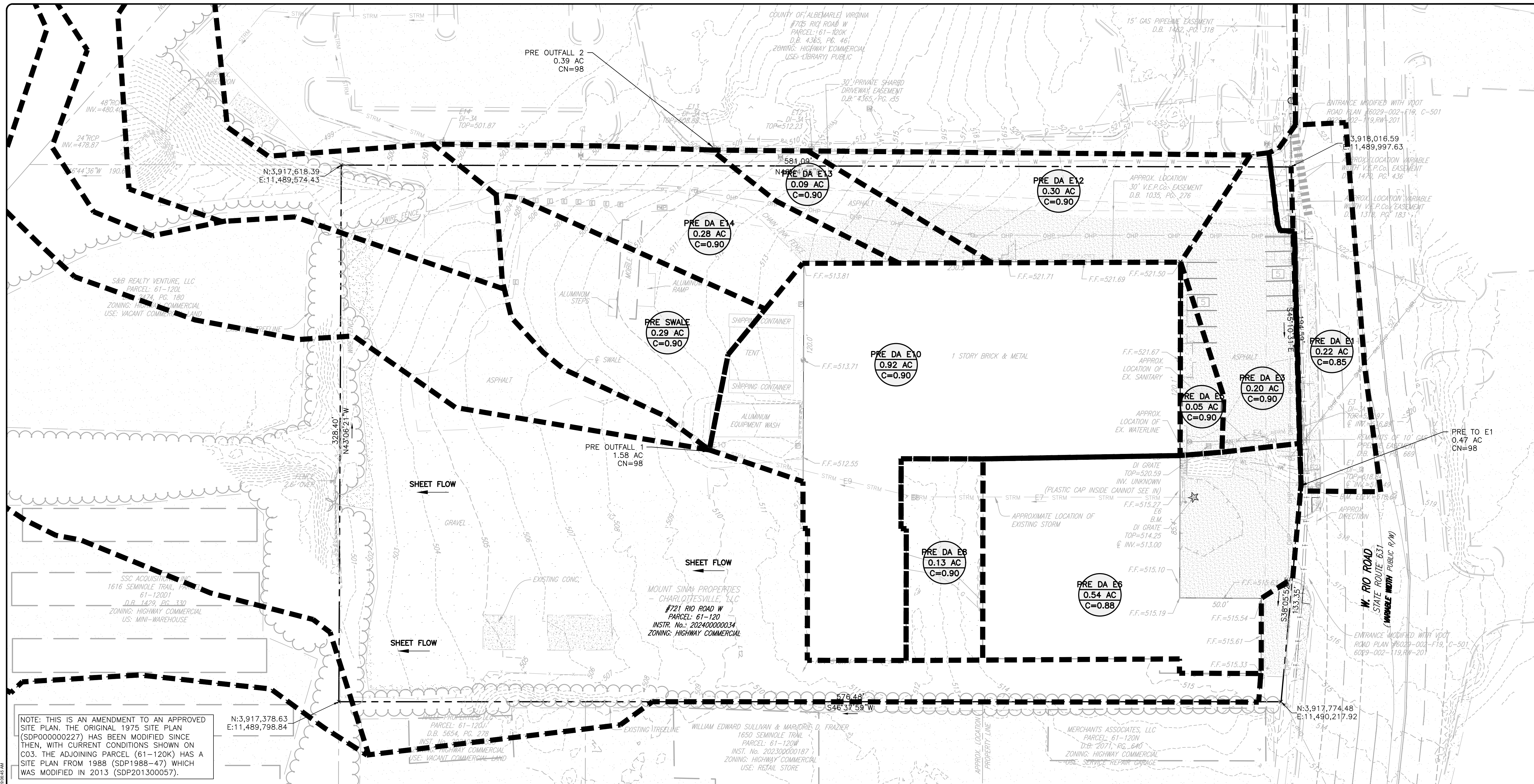
CARTER MACHINERY CHARLOTTEVILLE

PRE DEVELOPMENT DRAINAGE AREA PLAN

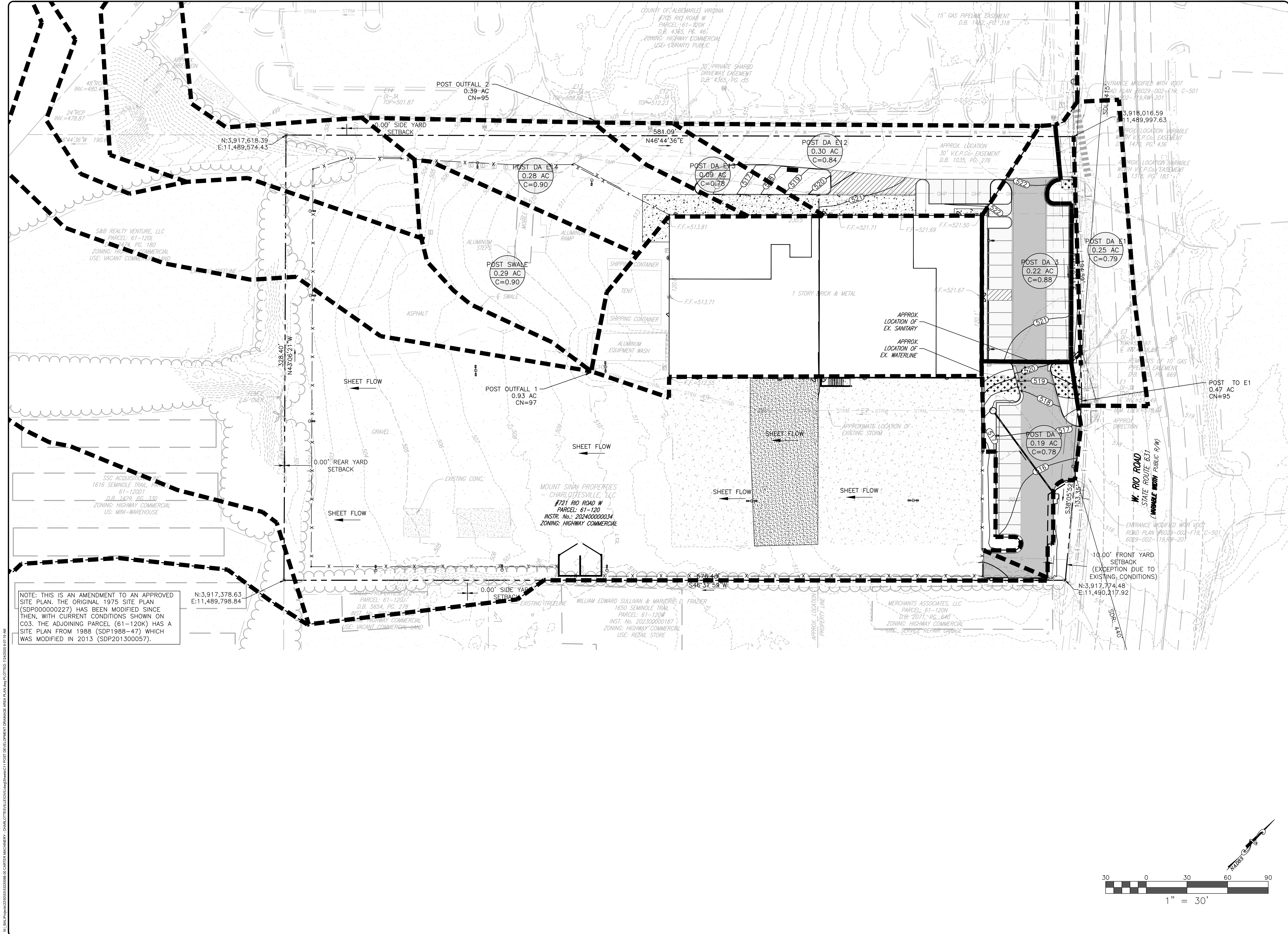
RIO DISTRICT
721 RIO ROAD CHARLOTTE/VIII E VA 22001

DRAWN BY	CT
DESIGNED BY	ADE
CHECKED BY	ADE
DATE	07/24/2023
SCALE	1"=30'
REVISIONS	

C09
PROJECT NO. 53220068.00



N:\BAL\Project\220608\5322068 06 CARTER MACHINERY - CHARLOTTESVILLE\CON\Drawings\Sheet\CT1 POST DEVELOPMENT DRAINAGE AREA PLAN.dwg PLOTTED: 7/24/2025 9:07:18 AM





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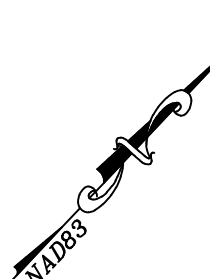
AARON D. BREED
Lic. No. 36527
07/24/2025
PROFESSIONAL ENGINEER

CARTER MACHINERY CHARLOTTESVILLE

POST DEVELOPMENT DRAINAGE AREA PLAN

RIO DISTRICT
721 RIO ROAD, CHARLOTTESVILLE VA 22901

DRAWN BY	CT
DESIGNED BY	ADB
CHECKED BY	ADB
DATE	07/24/2025
SCALE	1"=30'
REVISIONS	

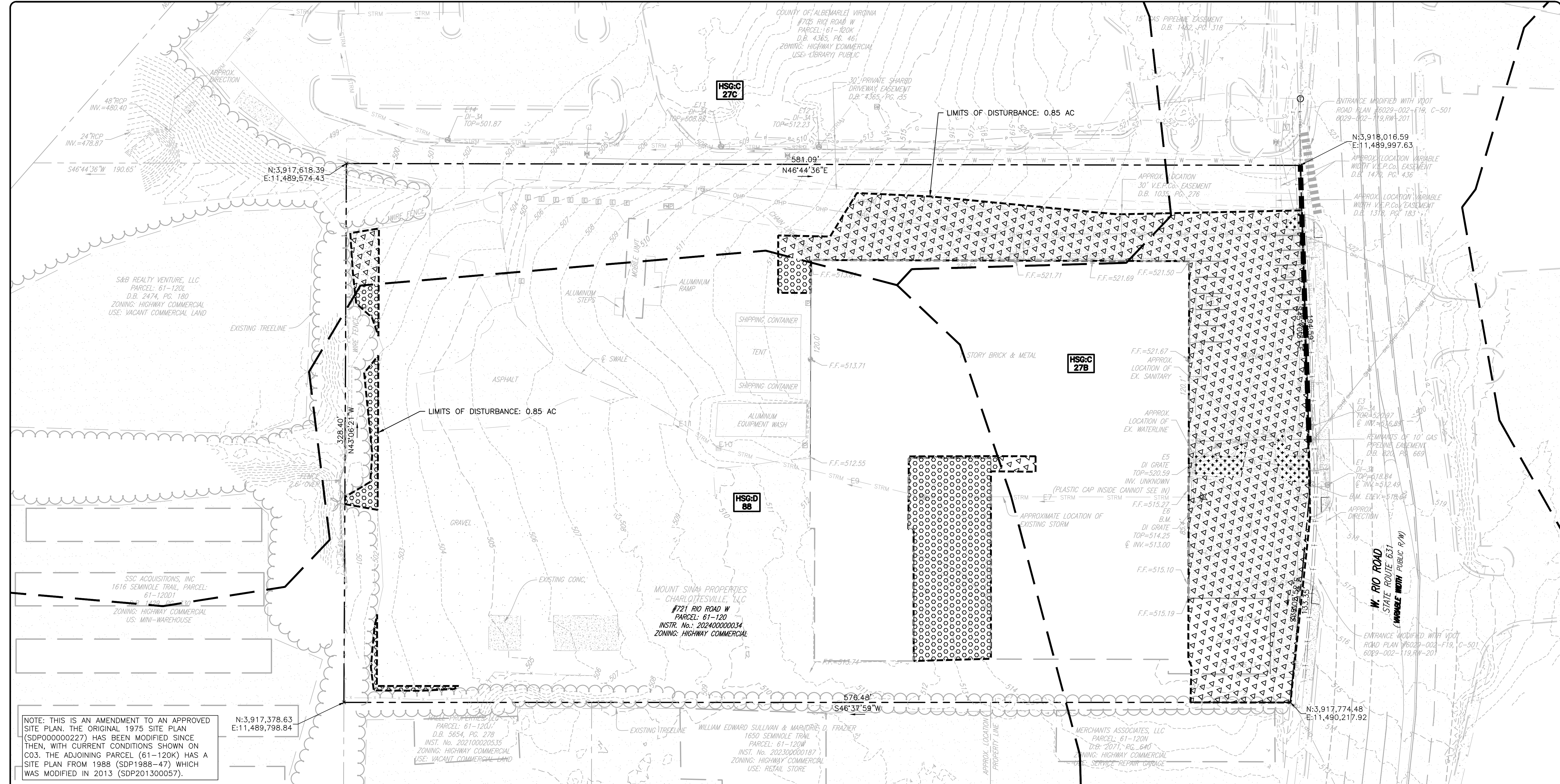


1" = 30'

C10

PROJECT NO. 5322068.00

N:\BAL\Projects\225063\225063.dwg 06/03/2024 10:30:08 AM CARTER MACHINERY - CHARLOTTESVILLE\CON\Map\Bases\C11 PRE DEVELOPMENT SOILS PLAN.dwg PLOTTED: 7/24/2025 10:37:38 AM



NOTE: THIS IS AN AMENDMENT TO AN APPROVED SITE PLAN. THE ORIGINAL 1975 SITE PLAN (SDP000000227) HAS BEEN MODIFIED SINCE THEN, WITH CURRENT CONDITIONS SHOWN ON CO3. THE ADJOINING PARCEL (61-120K) HAS A SITE PLAN FROM 1988 (SDP1988-47) WHICH WAS MODIFIED IN 2013 (SDP201300057).

N:3,917,378.63
E:11,489,798.84

WILLIAM EDWARD SULLIVAN & MARJORIE D. FRAZIER
PARCEL: 61-120J
D.B. 3654, PG. 279
INST. No. 202100020535
ZONING: HIGHWAY COMMERCIAL
USE: VACANT COMMERCIAL LAND

MOUNT SINAI PROPERTIES - CHARLOTTESVILLE, LLC
#721 RIO ROAD W
PARCEL: 61-120
INST. No.: 202400000034
ZONING: HIGHWAY COMMERCIAL

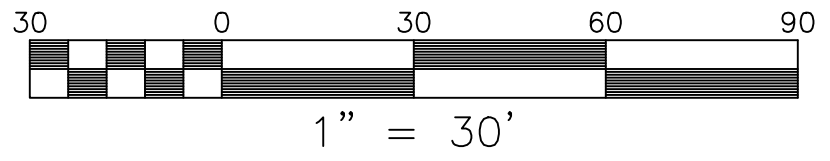
HSG-C
27C

HSG-C
27B

HSG-D
88

LEGEND
PRE DEVELOPMENT SOILS

0.66 AC		IMPERVIOUS - C SOILS
0.02 AC		IMPERVIOUS - D SOILS
0.17 AC		MANAGED TURF - C SOILS



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COMMONWEALTH OF VIRGINIA
AARON D. BREED
Lic. No. 36527
07/24/2025
PROFESSIONAL ENGINEER

CARTER MACHINERY CHARLOTTESVILLE

PRE DEVELOPMENT SOILS PLAN

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DESIGNED BY ADB
CHECKED BY ADB
DATE 07/24/2025
SCALE 1"=30'
REVISIONS

C11
PROJECT NO. 53220068.00

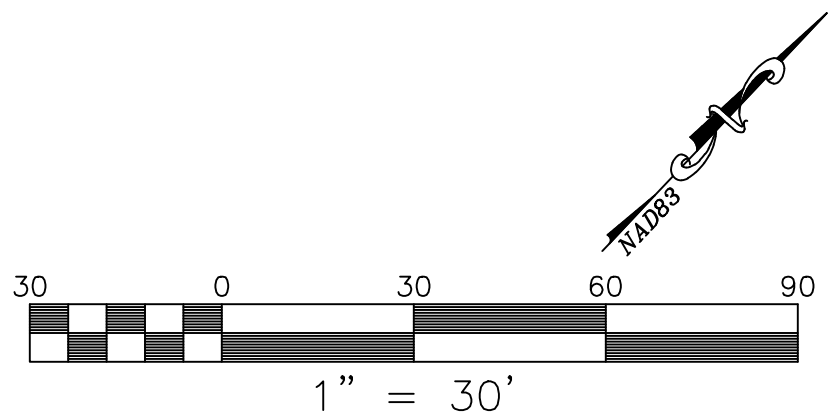
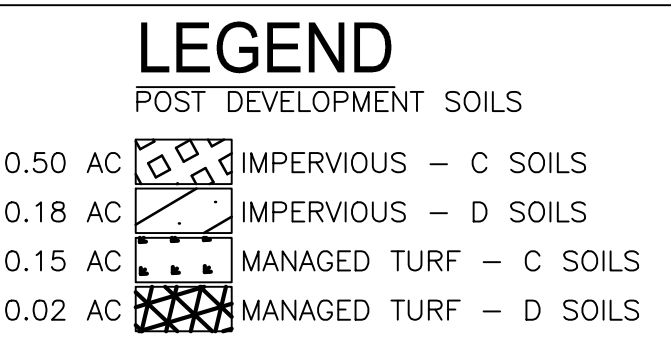
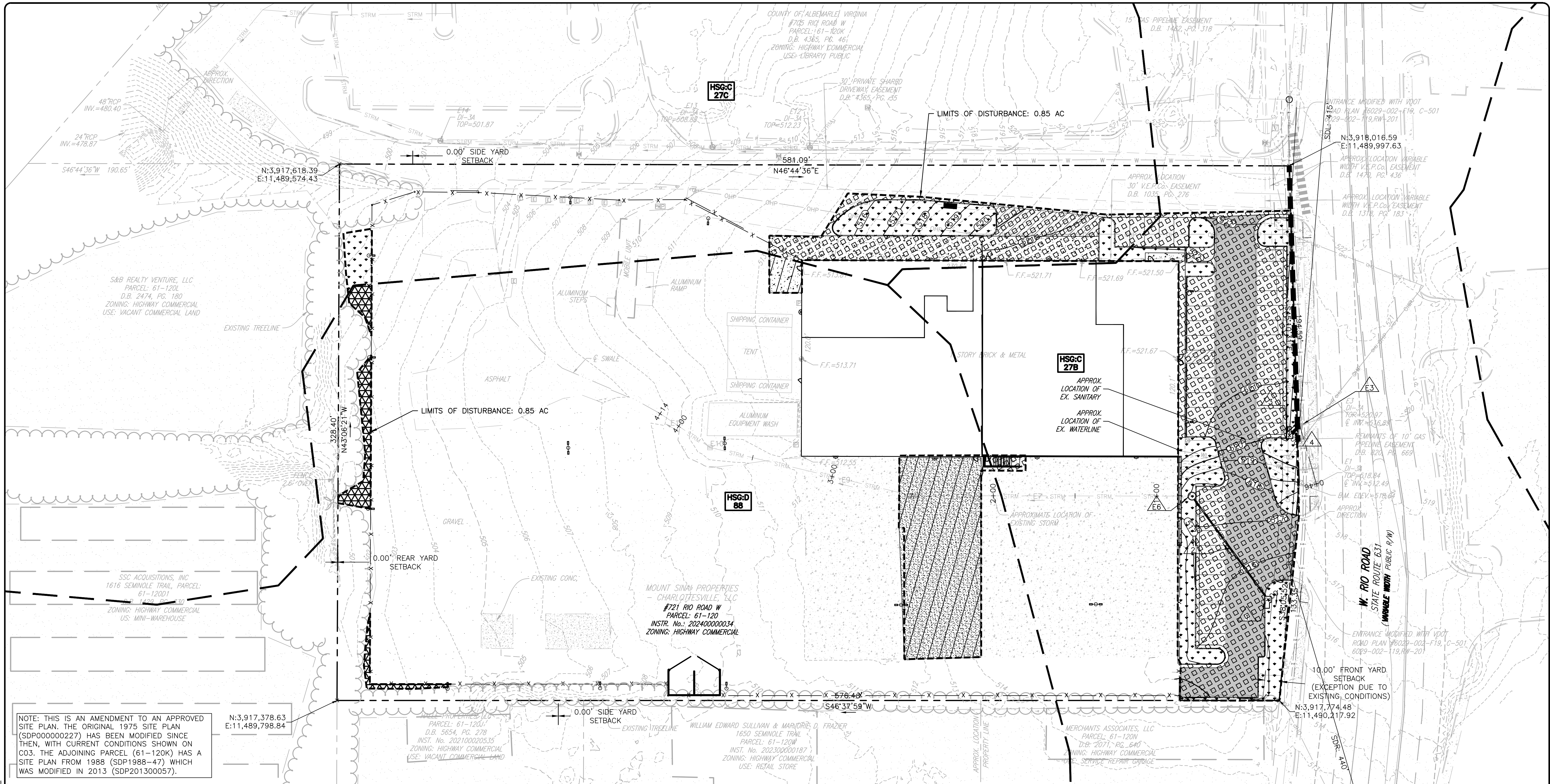
CARRIER MACHINERY CHARLOTTE/ESVILLE

POST DEVELOPMENT SOILS PLAN

RIO DISTRICT
721 RIO ROAD, CHARLOTTESVILLE VA 22901

DRAWN BY	C
DESIGNED BY	AD
CHECKED BY	AD
DATE	07/24/202
SCALE	1"=3'
REVISIONS	

C12
PROJECT NO. 53220068.00





SS10

LD-22

FROM POINT	TO POINT	DA (ACRES)	C	CA INCR.	ACCUM.	T _c (MINUTES)	RAINFALL (IN/HR)	RUNOFF (CFS)	LINE	INVERT IN	INVERT OUT	LENGTH (FEET)	SLOPE	DIAM. (INCHES)	MANNING'S N COEFF.	CAPACITY (CFS)	VELOCITY (FPS)	FLOW TIME (MINUTES)	PERCENT CAPACITY
1	E6	0.19	0.78	0.15	0.15	5.00	6.51	0.97	2	513.39	513.00	78.46	0.50%	8	0.011	1.01	3.30	0.40	0.96
E6	E8				0.15	5.40	6.38	0.97	E7	513.00	510.87	171.17	1.24%	8	0.011	1.59	4.79	0.60	0.61
E8	E10				0.15	5.99	6.20	0.97	E9	510.87	509.96	127.19	0.72%	8	0.011	1.21	3.87	0.55	0.80
E10	E11 OUT				0.15	6.54	6.04	0.97	E11	509.99	508.85	36.87	3.09%	8	0.011	2.51	6.74	0.09	0.39
3	E3	0.22	0.88	0.19	0.19	5.00	6.51	1.25	4	517.00	516.89	8.74	1.26%	15	0.013	7.25	4.43	0.03	0.17
E3	E1				0.19	5.03	6.49	1.25	E2	516.89	512.49	36.97	11.90%	15	0.013	22.28	9.82	0.06	0.06



STORM SCHEDULE

STORM SCHEDULE											
STR#	TYPE	NOSE	TOP ELEV.	HEIGHT	LENGTH	DIAMETER	MATERIAL	SLOPE	INV. IN	INV. OUT	COMMENTS
1	DI-3B	TYPE B	515.78	2.39	4.00						
E1	DI-3A	TYPE B	518.84	6.35	6.00						EXISTING, ST-1
2	PIPE				78.46	8"	SDR35	0.50%	513.39	513.00	
E2	PIPE				36.97	15"	CL. III RCP	11.90%	516.89	512.49	EXISTING
3	DI-3B	TYPE B	520.97	3.97	6.00						
E3	48" MH-1		520.97	4.08							MODIFIED EXISTING, ST-1
4	PIPE				8.74	15"	CL. III RCP	1.26%	517.00	516.89	
E6	48" MH-1		517.85	4.85							MODIFIED EXISTING, ST-1
E7	PIPE				171.17	8"	SDR35	1.24%	513.00	510.87	EXISTING
E8	8" NYLOPLAST DRAIN BASIN		512.64	1.77							EXISTING, IS-1
E9	PIPE				127.19	8"	SDR35	0.72%	510.87	509.96	EXISTING
E10	8" NYLOPLAST DRAIN BASIN		512.00	2.01							EXISTING, IS-1
E11	PIPE				36.87	8"	SDR35	3.09%	509.99	508.85	EXISTING
E11 OUT	ES-1										EXISTING PIPE DAYLIGHT



HGL10

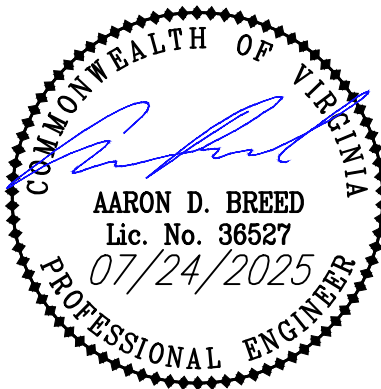
LD-347

INLET	OUTLET WATER SURFACE ELEV.	D _o	Q _o	L _o	S _o	H _f	JUNCTION LOSS												FINAL H	INLET WATER SURFACE ELEV.	RIM ELEV.
							V _o	H _o	Q _i	V _i	Q/V _i max	V _i ² /2g	H _i	ANGLE	H _d	H _t	1.3H _t	0.5H _t			
E10	509.38	8"	0.97	36.87	0.46	0.17	6.74	0.18	0.97	3.87	3.75	0.23	0.08	21	0.06	0.32		0.16	0.33	509.71	512.00
E8	510.49	8"	0.97	127.19	0.46	0.59	3.87	0.06	0.97	4.79	4.64	0.36	0.12	13	0.06	0.24		0.12	0.71	511.20	512.64
E6	511.40	8"	0.97	171.17	0.46	0.79	4.79	0.09	0.97	3.30	3.20	0.17	0.06	54	0.09	0.24			1.03	512.43	517.85
1	513.53	8"	0.97	78.46	0.46	0.36	3.30	0.05								0.05	0.07		0.43	513.96	515.11
E3	513.49	15"	1.25	36.97	0.04	0.01	9.82	0.37	1.25	4.43	5.55	0.31	0.11	90	0.21	0.69			0.71	514.20	520.97
3	517.89	15"	1.25	8.74	0.04	0.00	4.43	0.09								0.09	0.12		0.12	518.01	520.30



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CARTER MACHINERY CHARLOTTESVILLE

CALCULATIONS

RD DISTRICT 721 RD ROAD, CHARLOTTESVILLE VA 22801

DRAWN BY CT
DESIGNED BY ADB
CHECKED BY ADB
DATE 07/24/2025
SCALE NOT TO SCALE
REVISIONS

Project Name: CARTER MACHINERY CHARLOTTEVILLE
Date: 4/21/2025
Linear Development Project? No

CLEAR ALL
(Ctrl+Shift+R)

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 0.91

Maximum reduction required:	10%
The site's net increase in impervious cover (acres) is:	0
Post-Development TP Load Reduction for Site (lb/yr):	0.06

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/Infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed			0.02		0.02
Impervious Cover (acres)			0.71	0.18	0.89
					0.91

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/Infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed			0.18	0.02	0.20
Impervious Cover (acres)			0.55	0.16	0.71
Area Check	OK.	OK.	OK.	OK.	0.91

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr) 0.06

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr) 11.14

Final Post-Development TN Load 10.36

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	Listed	Adjusted ¹
Forest Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
Weighted Loading Rate(forest)	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted Rv(mixed)	0.00	0.00
Weighted Loading Rate(mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	0.02	0.02
Weighted Rv(turf)	0.22	0.22
Weighted Loading Rate(turf)	0.75	0.75
% Managed Turf	2%	2%
Impervious Cover (acres)	0.89	0.89
Rv(impervious)	0.95	0.95
Weighted Loading Rate(impervious)	0.86	0.86
% Impervious	98%	98%
Total Site Area (acres)	0.91	0.91
Site Rv	0.93	0.93

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.0708	0.0708
Pre-ReDevelopment Treatment Volume (cubic feet)	3,085	3,085
Pre-ReDevelopment TP Load (lb/yr)	0.78	0.78
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.86	0.86
Baseline TP Load (lb/yr) (0.26 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		0.24

¹Adjusted Land Cover Summary:
Pre ReDevelopment land cover minus pervious land cover (forest, mixed open or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.26 lbs/acre/year).

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)		
Post ReDev. & New Impervious		
Forest Cover (acres)	0.00	
Weighted Rv(forest)	0.00	
Wgt. Ld. Rate(forest)	0.00	
% Forest	0%	
Mixed Open Cover (acres)	0.00	
Weighted Rv(mixed)	0.00	
Wgt. Ld. Rate(mixed)	0.00	
% Mixed Open	0%	
Managed Turf Cover (acres)	0.20	
Weighted Rv (turf)	0.22	
Wgt. Ld. Rate(turf)	0.76	
% Managed Turf	22%	
Impervious Cover (acres)	0.71	
Rv(impervious)	0.95	
Wgt. Ld. Rate(imperv.)	0.86	
% Impervious	78%	
Total Re Dev. Site Area (acres)	0.91	
Final Post Dev Site Rv	0.79	

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.0599	
Final Post-Development Treatment Volume (cubic feet)	2,610	
Final Post-Development TP Load (lb/yr)	0.76	
Final Post-Development TP Load per acre (lb/acre/yr)	0.84	
Max. Reduction Required (Below Pre-ReDevelopment Load)	10%	

TP Load Reduction Required for Redeveloped Area (lb/yr) 0.06

TP Load Reduction Required for New Impervious Area (lb/yr) 0

STORMWATER NARRATIVE

STORMWATER QUALITY REQUIREMENTS ARE MET BY THE PURCHASE OF NUTRIENT CREDITS.

THIS PROJECT HAS BEEN DESIGNED TO MEET THE STORMWATER QUANTITY REQUIREMENTS SET FORTH BY THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSPM) BY REDUCING IMPERVIOUS SURFACE AREA. BY DECREASING IMPERVIOUS COVER COMPARED TO PRE-DEVELOPMENT CONDITIONS, THE SITE REDUCES RUNOFF VOLUME AND PEAK DISCHARGE RATES, THEREBY MINIMIZING DOWNSTREAM IMPACTS. THREE OUTFALLS WERE ANALYZED AND ALL MEET BOTH THE CHANNEL PROTECTION AND FLOOD PROTECTION CRITERIA.

FOR CHANNEL PROTECTION, ENERGY BALANCE CALCULATIONS DEMONSTRATE THAT POST-DEVELOPMENT 1-YEAR STORM DISCHARGE RATES ARE WITHIN ALLOWABLE LIMITS AT ALL THREE OUTFALL POINTS, SATISFYING CHANNEL PROTECTION REQUIREMENTS.

THE DOWNSTREAM AREA EXPERIENCES LOCALIZED FLOODING. POST-DEVELOPMENT 10-YEAR RELEASE RATES ARE AT OR BELOW THE 10-YEAR PEAK PRE-DEVELOPMENT RUNOFF AT ALL THREE OUTFALL POINTS, THEREFORE FLOOD PROTECTION IS SATISFIED.

EXISTING DRAINAGE TO OUTFALL POINT 1
DA=1.58 AC
CN=97
Tc=5 MIN
RV1=0.388 AF
Q1=7.73 CFS
Q10=14.14 CFS

POST DRAINAGE TO OUTFALL POINT 1
DA=0.93 AC
CN=97
Tc=5 MIN
RV1=0.222 AF
Q1=4.50 CFS
Q10=8.29 CFS

OUTFALL POINT 1 ENERGY BALANCE SUMMARY
Q1 ALLOWABLE ≥ (Q1 PRE)(RV1 PRE)/(IF)/(RV1 POST)
SOLVE EQUATION FOR (Q1 POST) TO DETERMINE ALLOWABLE TO MEET ENERGY BALANCE AT ANALYSIS POINT
Q1 ALLOWABLE = (7.73)(0.388)(0.90)/(0.222)
Q1 ALLOWABLE =12.1
(12.1 CFS)≥(4.5 CFS)

SINCE Q1 ALLOWABLE ≥ Q1 POST, ENERGY BALANCE REQUIREMENTS ARE SATISFIED AND CHANNEL PROTECTION MET.
OUTFALL POINT 1 FLOOD PROTECTION SUMMARY
Q10 PRE>/=(Q10 POST)
14.14 CFS ≥ 8.29 CFS

EXISTING DRAINAGE TO OUTFALL POINT 2
DA=0.39 AC
CN=98
Tc=5 MIN
RV1=0.096 AF
Q1=1.91 CFS
Q10=3.49 CFS

POST DRAINAGE TO OUTFALL POINT 2
DA=0.39 AC
CN=95
Tc=5 MIN
RV1=0.087 AF
Q1=1.82 CFS
Q10=3.43 CFS

OUTFALL POINT 2 ENERGY BALANCE SUMMARY
Q1 ALLOWABLE ≥ (Q1 PRE)(RV1 PRE)/(IF)/(RV1 POST)
SOLVE EQUATION FOR (Q1 POST) TO DETERMINE ALLOWABLE TO MEET ENERGY BALANCE AT ANALYSIS POINT
Q1 ALLOWABLE = (1.91)(0.096)(0.90)/(0.087)
Q1 ALLOWABLE =1.89
(1.89 CFS)≥(1.82 CFS)

SINCE Q1 ALLOWABLE ≥ Q1 POST, ENERGY BALANCE REQUIREMENTS ARE SATISFIED AND CHANNEL PROTECTION MET.
OUTFALL POINT 2 FLOOD PROTECTION SUMMARY
Q10 PRE>/=(Q10 POST)
3.49 CFS ≥ 3.43 CFS

EXISTING DRAINAGE TO OUTFALL POINT 3
DA=0.47 AC
CN=98
Tc=5 MIN
RV1=0.115 AF
Q1=2.30 CFS
Q10=4.21 CFS

POST DRAINAGE TO OUTFALL POINT 3
DA=0.47 AC
CN=95
Tc=5 MIN
RV1=0.105 AF
Q1=2.19 CFS
Q10=4.14 CFS

OUTFALL POINT 3 ENERGY BALANCE SUMMARY
Q1 ALLOWABLE ≥ (Q1 PRE)(RV1 PRE)/(IF)/(RV1 POST)
SOLVE EQUATION FOR (Q1 POST) TO DETERMINE ALLOWABLE TO MEET ENERGY BALANCE AT ANALYSIS POINT
Q1 ALLOWABLE = (2.30)(0.115)(0.90)/(0.105)
Q1 ALLOWABLE =2.26
(2.26 CFS)≥(2.19CFS)

SINCE Q1 ALLOWABLE ≥ Q1 POST, ENERGY BALANCE REQUIREMENTS ARE SATISFIED AND CHANNEL PROTECTION MET.
OUTFALL POINT 3 FLOOD PROTECTION SUMMARY
Q10 PRE>/=(Q10 POST)
4.21 CFS ≥ 4.14 CFS

Stormwater Outfall Table												
Site Area (Acres)	4.39 AC											
	OUTFALL 1				OUTFALL 2				OUTFALL 3			
Drainage Area (Acres)	PRE=1.58 AC POST=0.93 AC				0.39 AC				0.47 AC			
Runoff Reduction (cf)	0				0				0			
Receiving Channel Type (Natural, Restored, or Manmade)	MAN MADE				MAN MADE				MAN MADE			
Channel Protection Compliance Method	ENERGY BALANCE				ENERGY BALANCE				ENERGY BALANCE			
Flood Protection Compliance Method	10 YR POST < 10 YR PRE				10 YR POST < 10 YR PRE				10 YR POST < 10 YR PRE			
	1-year	2-year	10-year	100-year	1-year	2-year	10-year	100-year	1-year	2-year	10-year	100-year
CN Existing	98	98	98	N/A	98	98	98	N/A	98	98	98	N/A
RV Existing (AC-FT)	0.388	0.473	0.718	N/A	0.096	0.117	0.117	N/A	0.115	0.141	0.214	N/A
Q Existing (CFS)	7.73	9.39	14.14	N/A	1.91	2.32	3.49	N/A	2.30	2.79	4.21	N/A
RV Forested (AC-FT)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Q Forested (CFS)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
CN Developed	97	97	97	N/A	95	95	95	N/A	95	95	95	N/A
RV Developed (AC-FT)	0.222	0.273	0.418	N/A	0.087	0.108	0.170	N/A	0.105	0.131	0.205	N/A
Q Developed (CFS)	4.50	5.48	8.29	N/A	1.82	2.24	3.43	N/A	2.19	2.70	4.14	N/A
Q Allowed (CFS)	12.1	N/A	14.14	N/A	1.89	N/A	3.49	N/A	2.26	N/A	4.21	N/A
V Developed (ft.s)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Outfall Protection (Lat/Longs)	38.082364,-78.475806				38.082777,-78.476157				38.082973,-78.474894			

Stormwater Compliance Table				
Site Area (acres)	4.39 AC			
Required Removal for the site (lbs)	0.06			
Required Removal for the site (lbs)	0.06			
	Offset Nutrient Credit			
Offset Generating Facility	TBD			
Amount of Phosphorus Purchased (lbs)	0.06 LBS			
Equivalent Nitrogen Amount (lbs)	TBD			
8-digit HUC of Generating Facility	02080204			
	BMP			
BMP Type (e.g. rooftop disconnect, grass channel, bioretention)				
BMP Service Area (list sections/ phases)				
Design Removal Efficiency (%)				
Drainage area used for sizing BMP (Acres)	SOIL TYPE	OPEN SPACE	MANAGED TURF	IMPERVIOUS
	A			
	B			
	C			
	D			
	TOTAL			
Pervious Acres Treated				
Treatment Volume (cf)				
Load Removed (lbs)				
Location of BMP (Lat/Long)	N/A			
Receiving Water	JAMES RIVER- RIVANNA RIVER - MEADOW CREEK			
VAHHUC6	JR14			
MS4 Operator	N/A			
TMDL	Y			
Downstream BMP	N/A			
Location of storm sewer outfalls 30 inches in diameter and greater (excludes culverts)	N/A			



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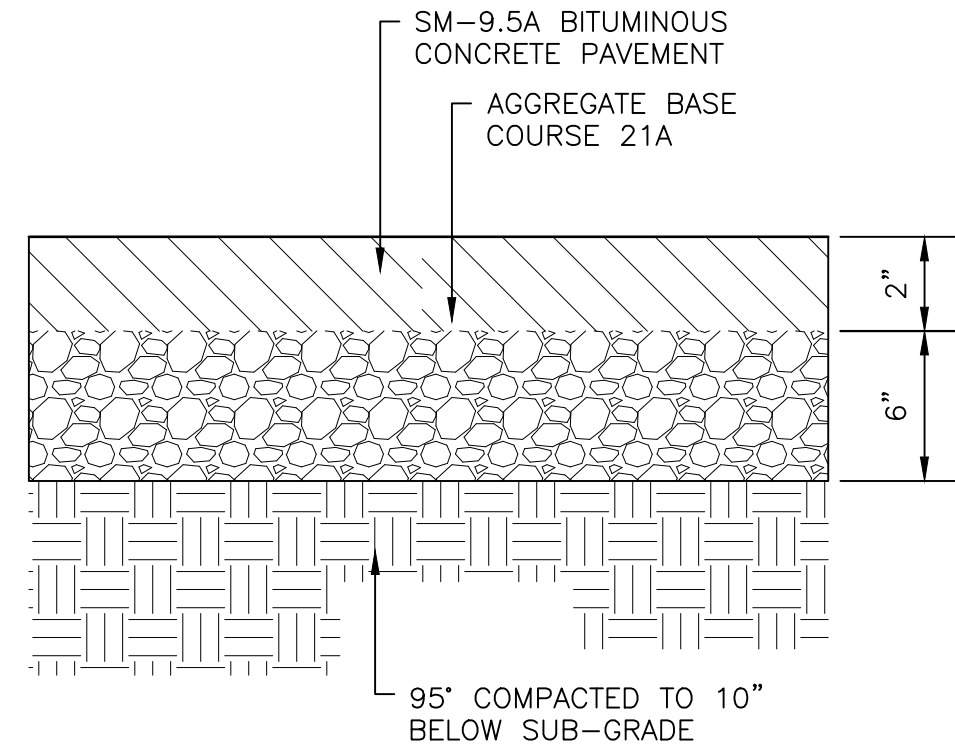
CARTER MACHINERY CHARLOTTEVILLE

CALCULATIONS

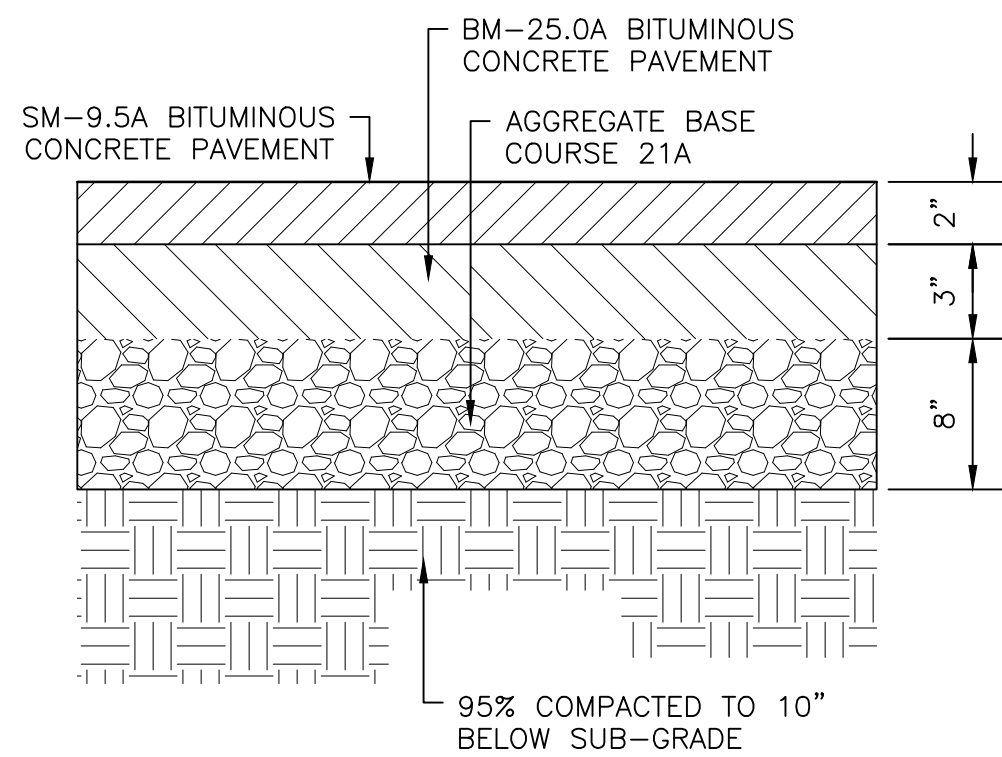
RD DISTRICT
721 RD ROAD CHARLOTTEVILLE VA 22801

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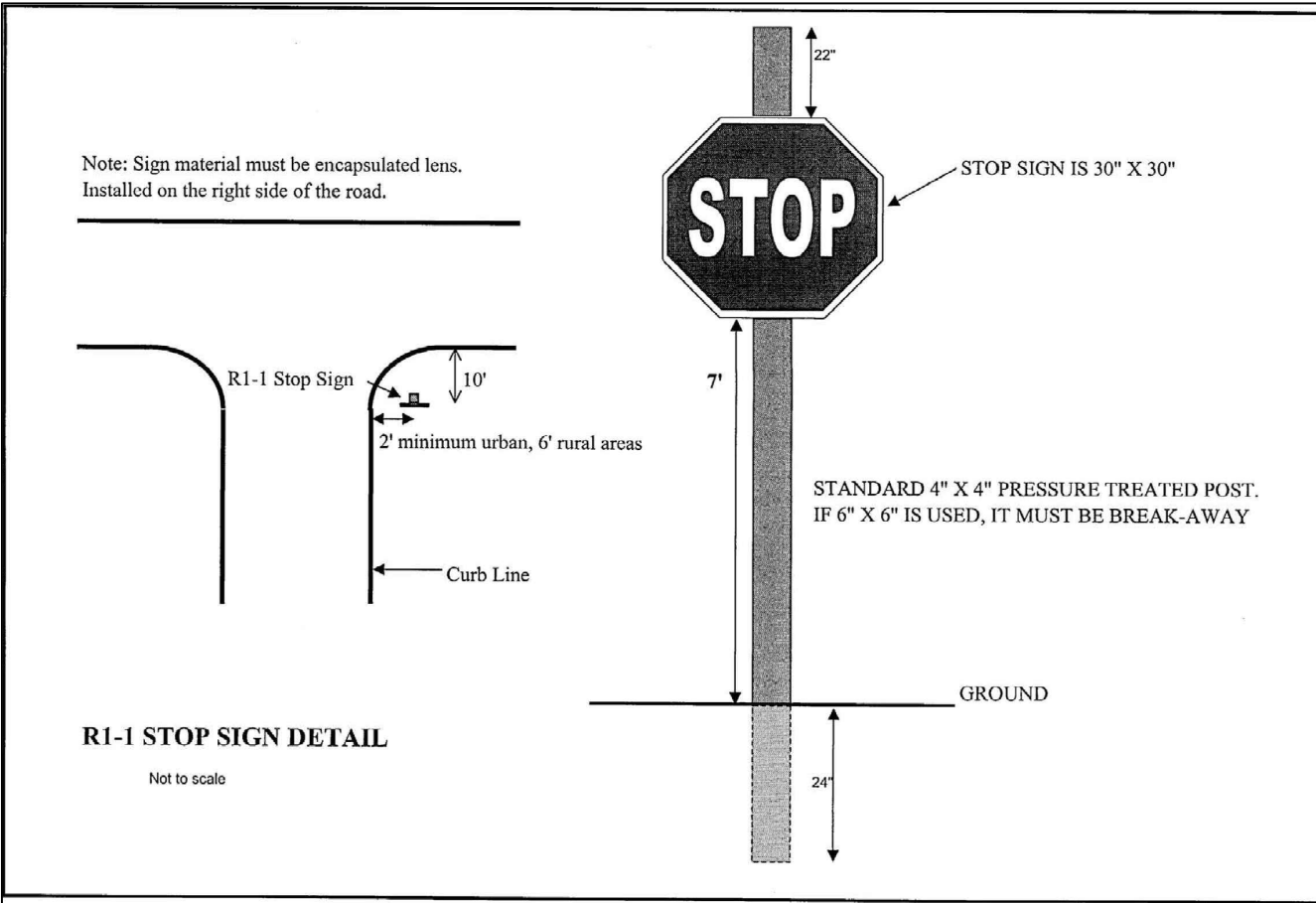
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PROJECT NO. 53220068.00



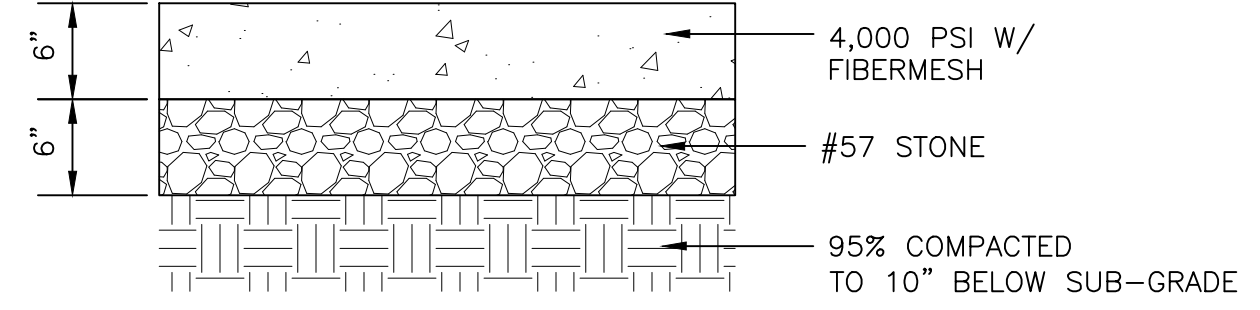
1 LIGHT DUTY PAVING - DETAIL
NTS



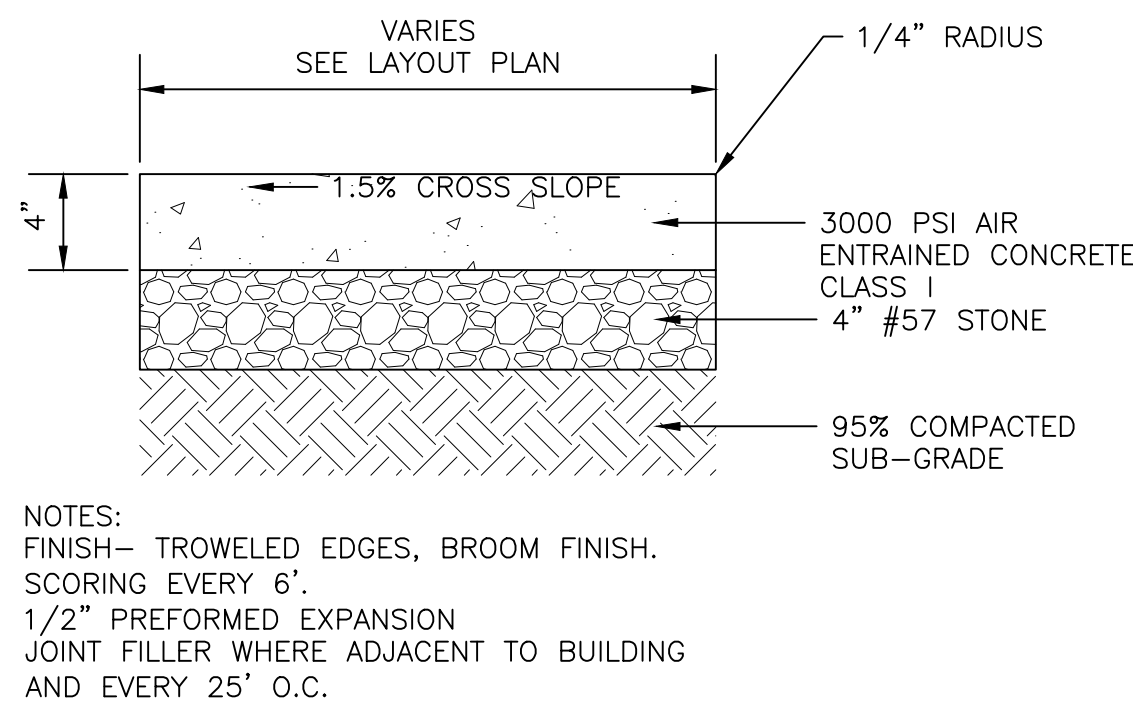
2 HEAVY DUTY PAVING - DETAIL
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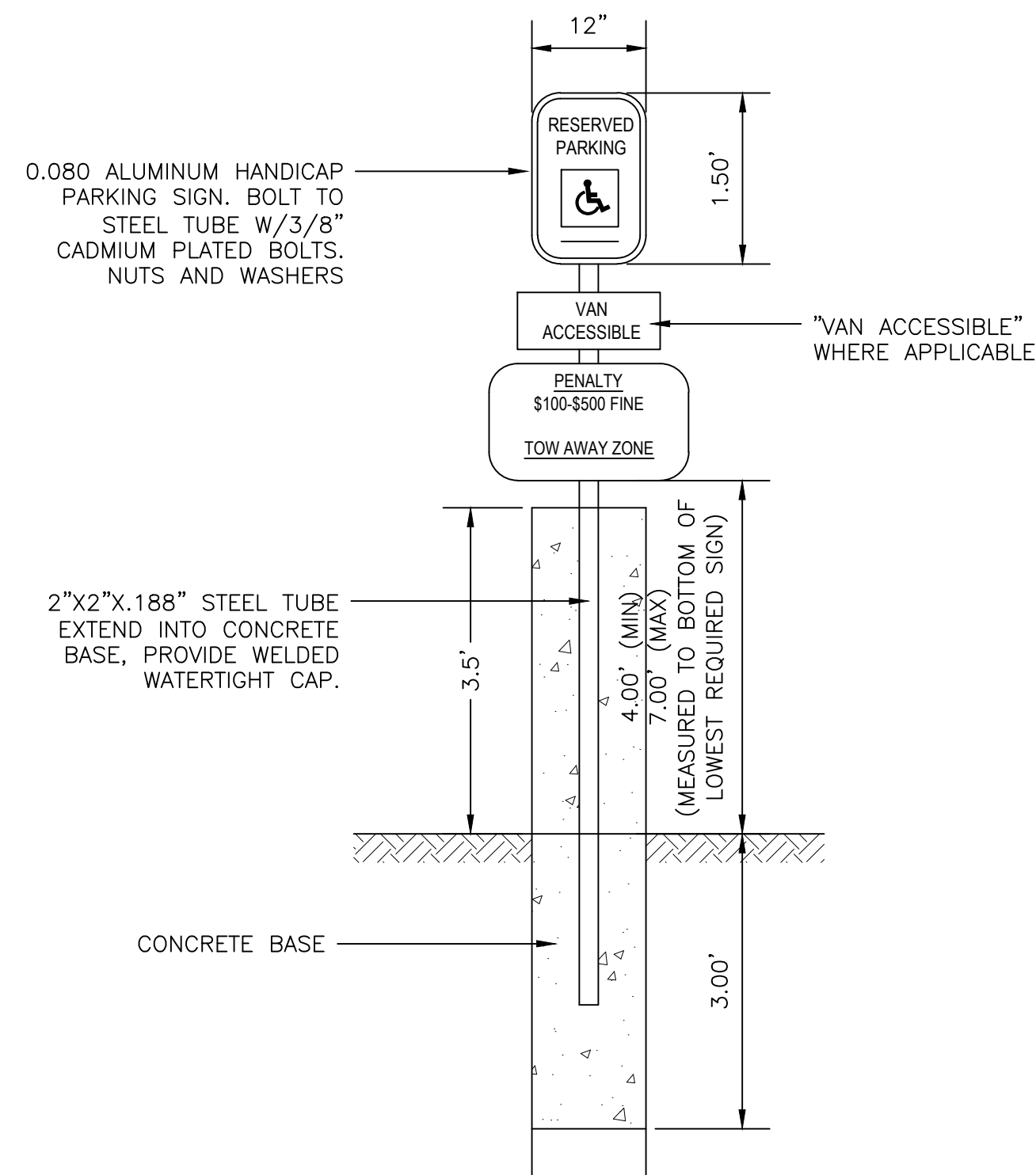
3 STOP SIGN - DETAIL
NTS



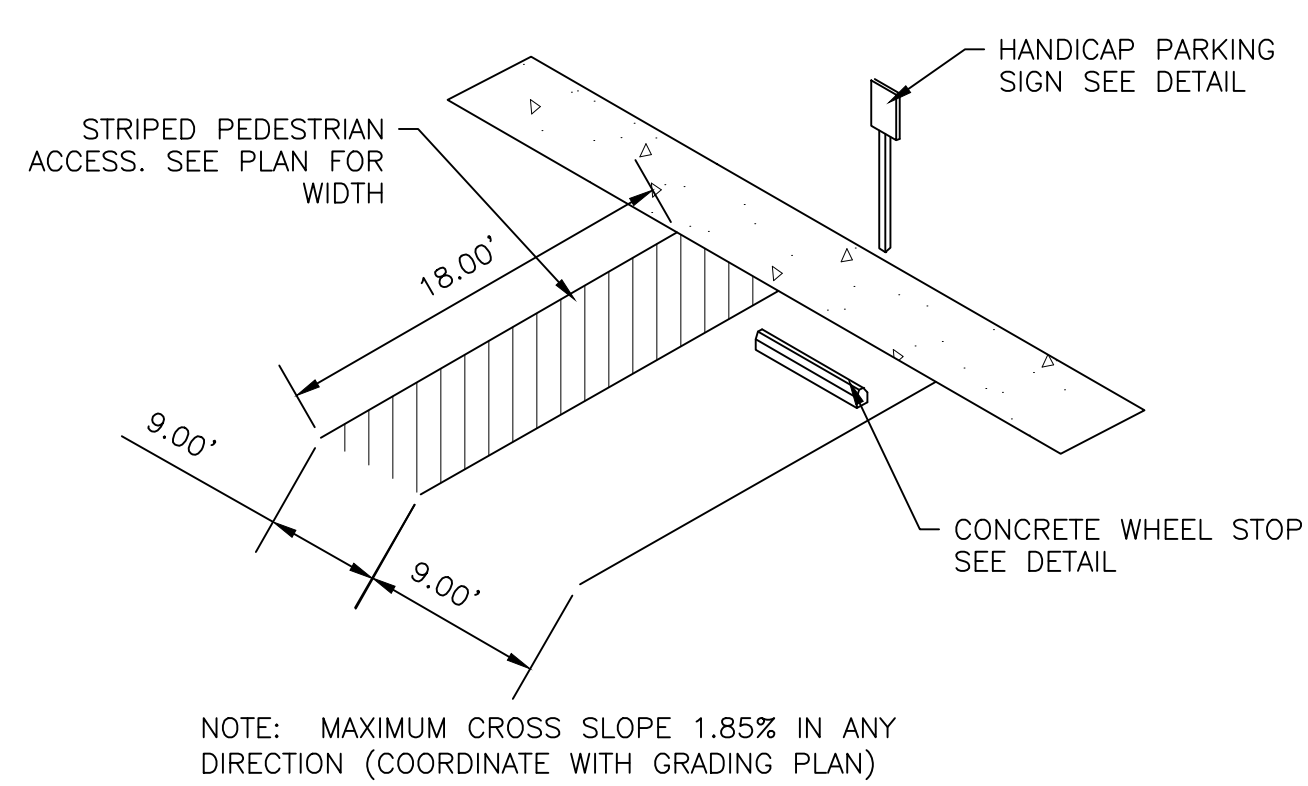
4 CONCRETE PAVING - DETAIL
NTS



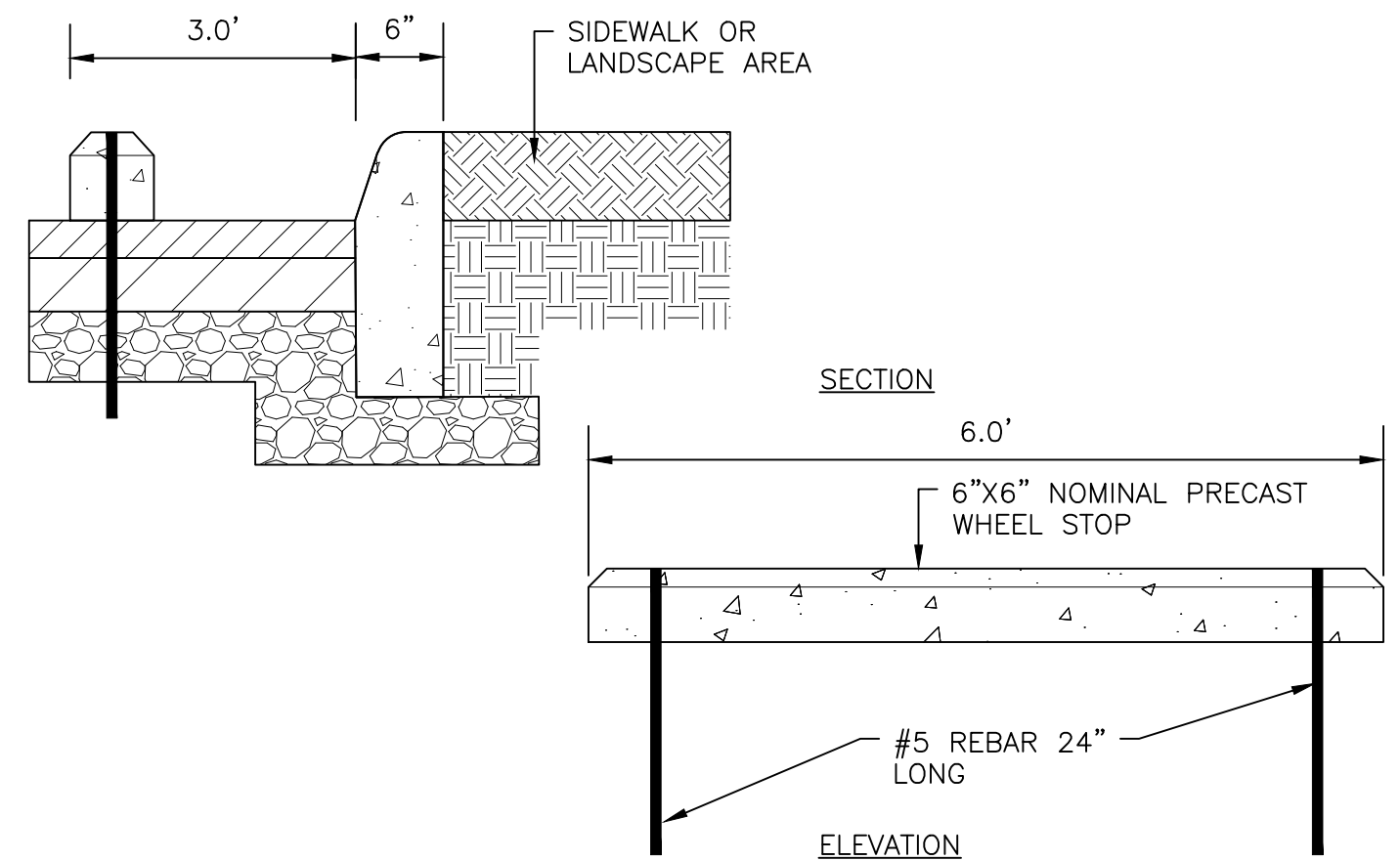
5 SIDEWALK - DETAIL
NTS



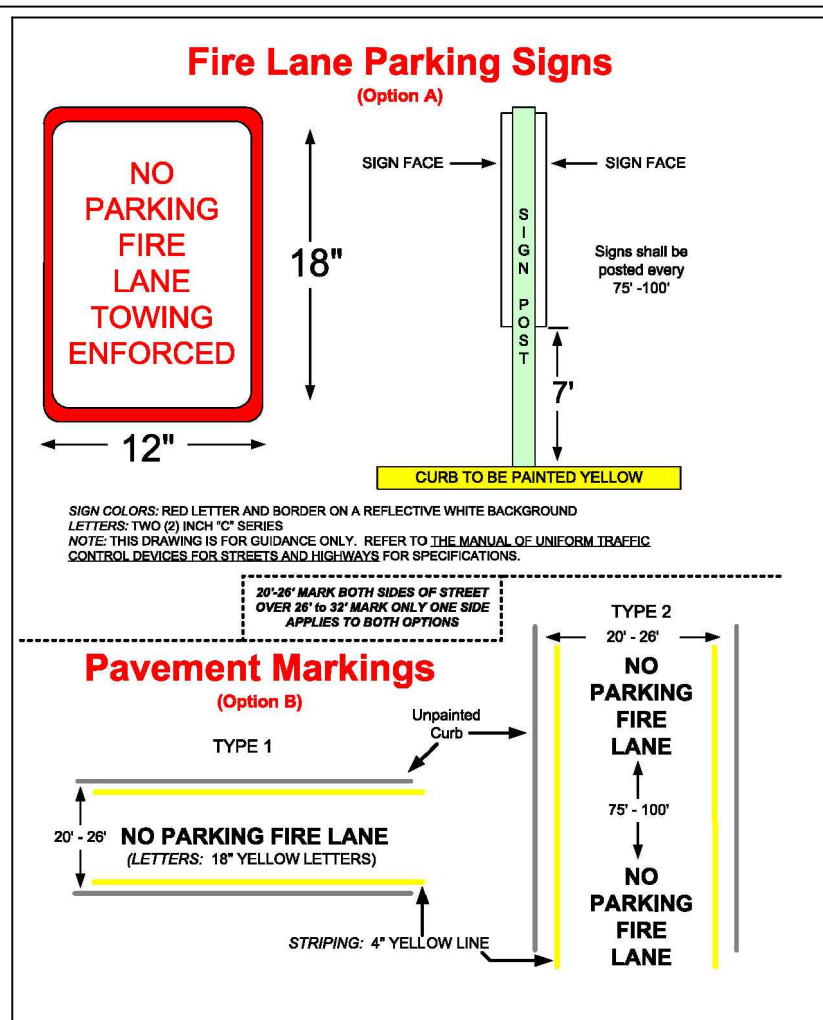
6 HANDICAP PARKING SIGN - DETAIL
NTS



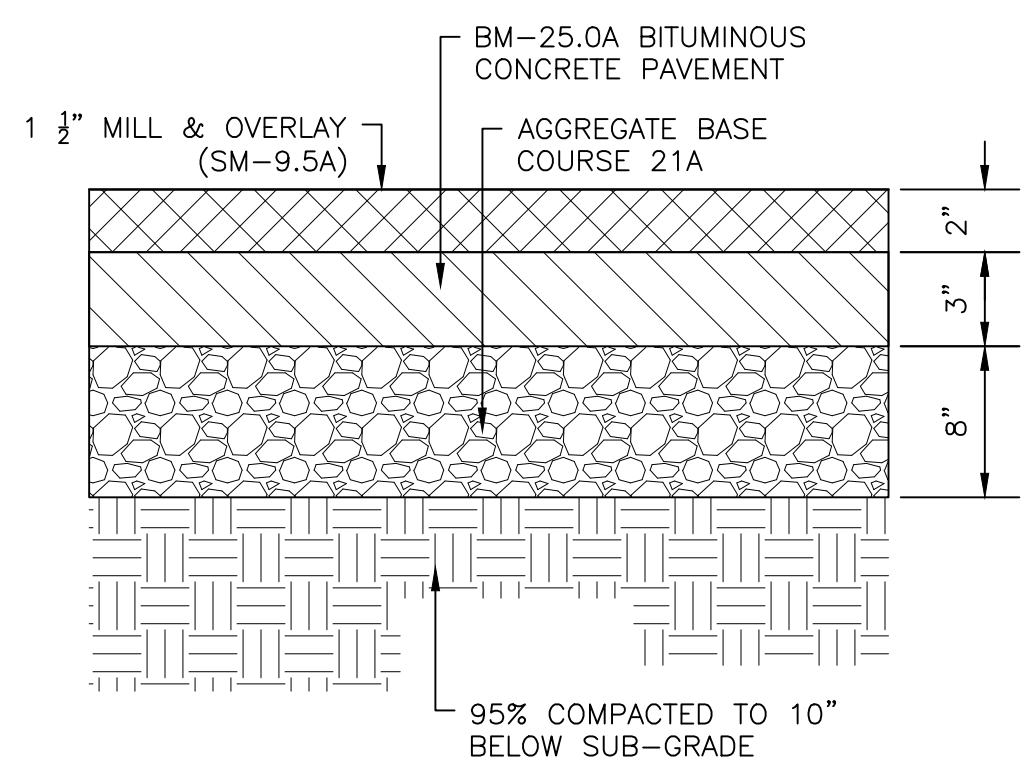
7 HANDICAP PARKING SPACE - DETAIL
NTS



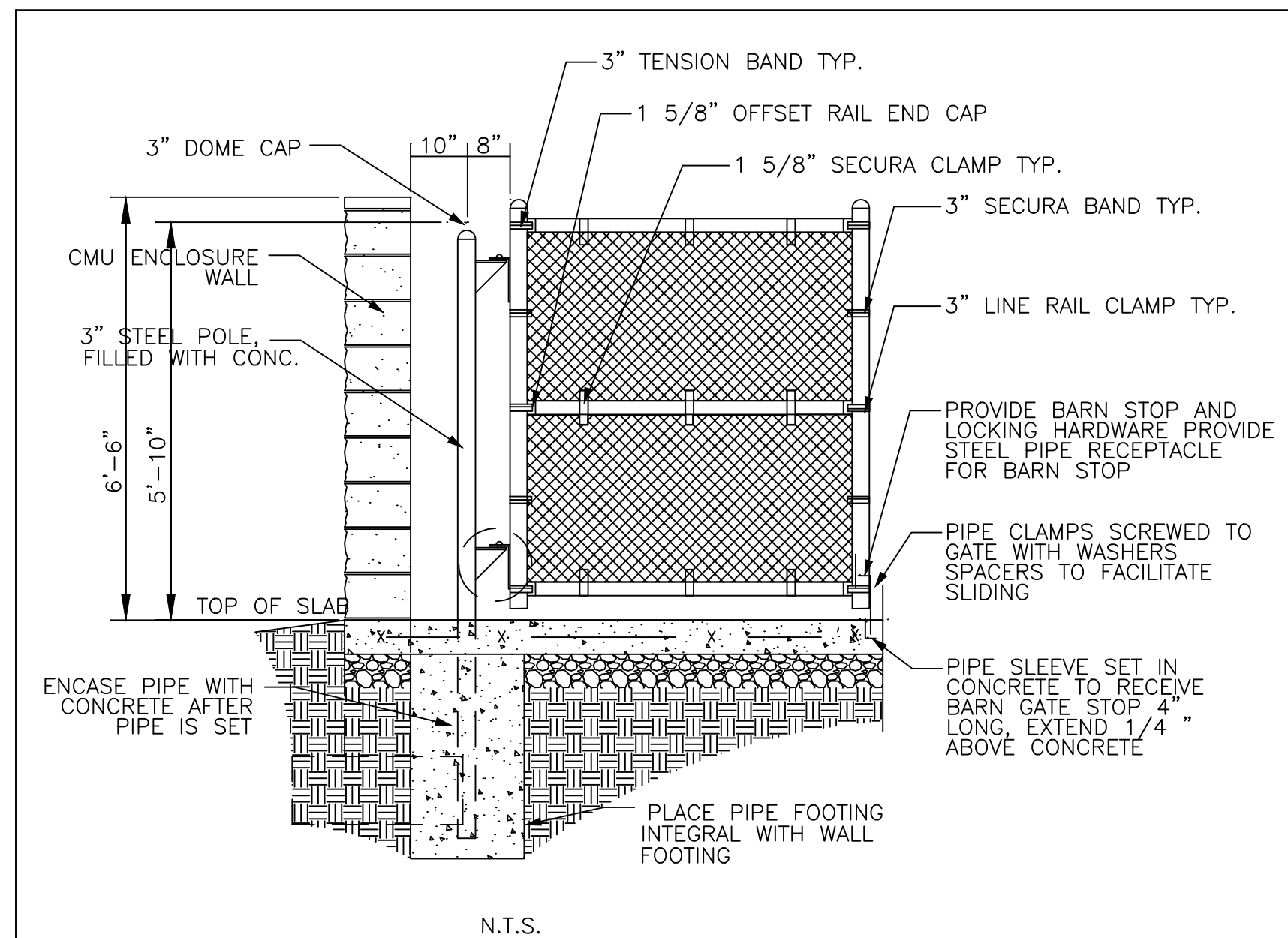
8 CONCRETE WHEEL STOP - DETAIL
NTS



9 FIRE LANE - DETAIL
NTS



10 MILL & OVERLAY - DETAIL
NTS



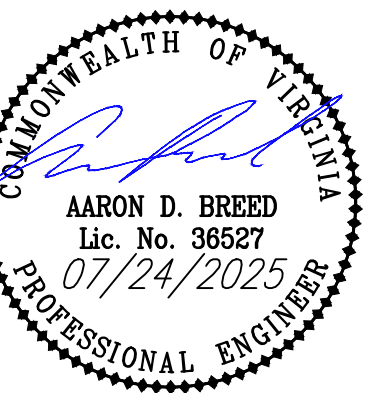
11 CHAIN LINK FENCE
NTS

NOTE:
ALL PAVEMENT AND CONCRETE SECTIONS ARE BASED ON TYPICAL CONDITIONS ENCOUNTERED IN THIS AREA AND SHOULD BE EVALUATED BY A GEOTECHNICAL ENGINEER DURING CONSTRUCTION TO ACHIEVE DESIRED DESIGN LIFE. FINAL SECTIONS SHOULD BE BASED ON ACTUAL SOIL/WEATHER CONDITIONS ENCOUNTERED DURING CONSTRUCTION AND THE SCHEDULED DURATION OF UNCOMPLETED EXPOSURE TO CONSTRUCTION TRAFFIC.



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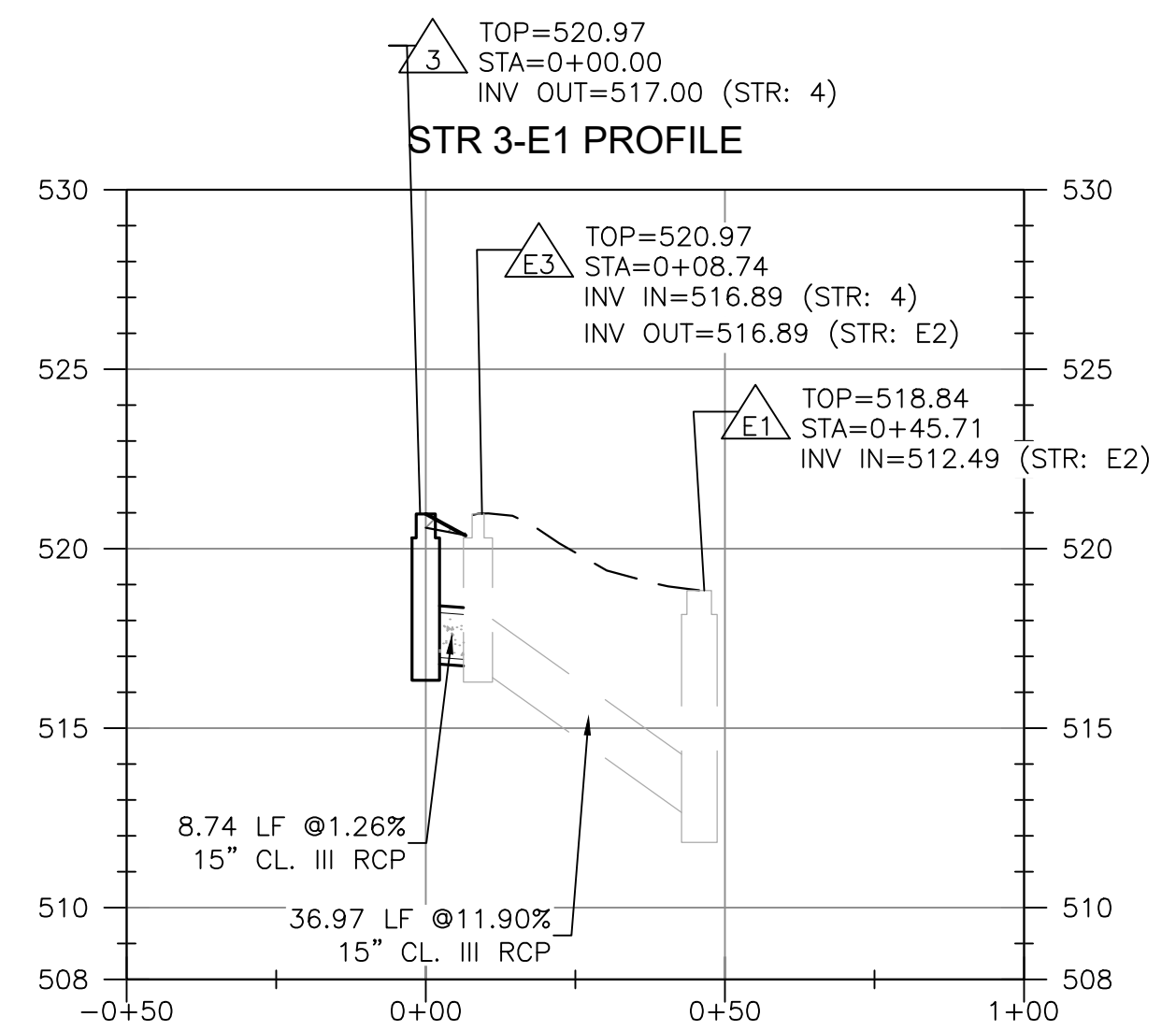
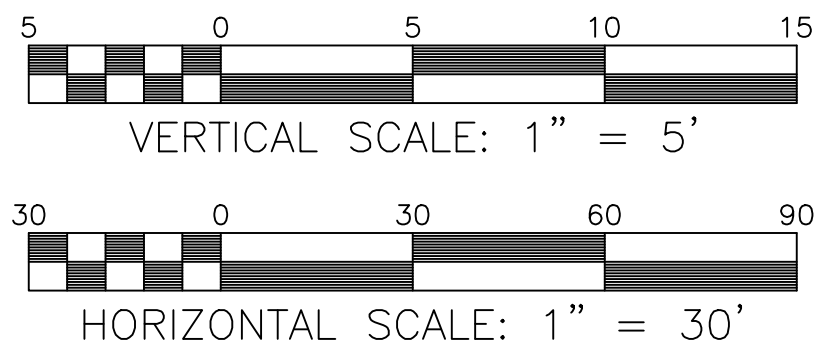
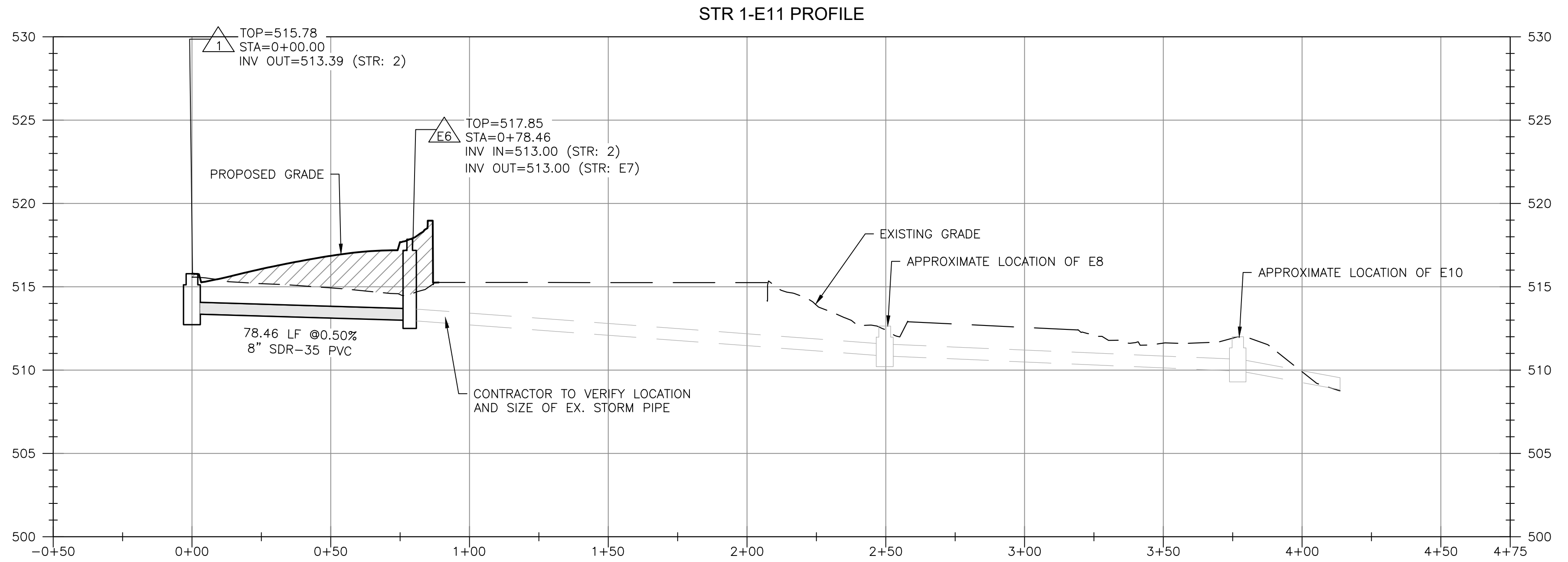
CARTER MACHINERY CHARLOTTESVILLE

SITE NOTES AND DETAILS

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REVISIONS

C14
PROJECT NO. 53220068.00

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PROFILES

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PROJECT NO. 53220068.00

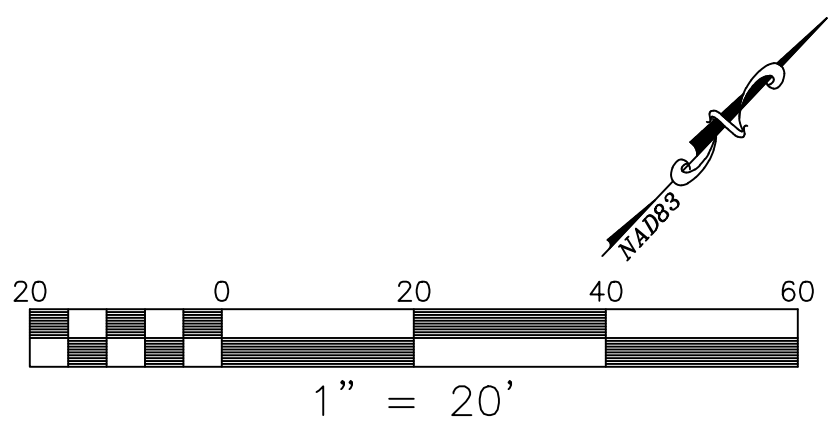
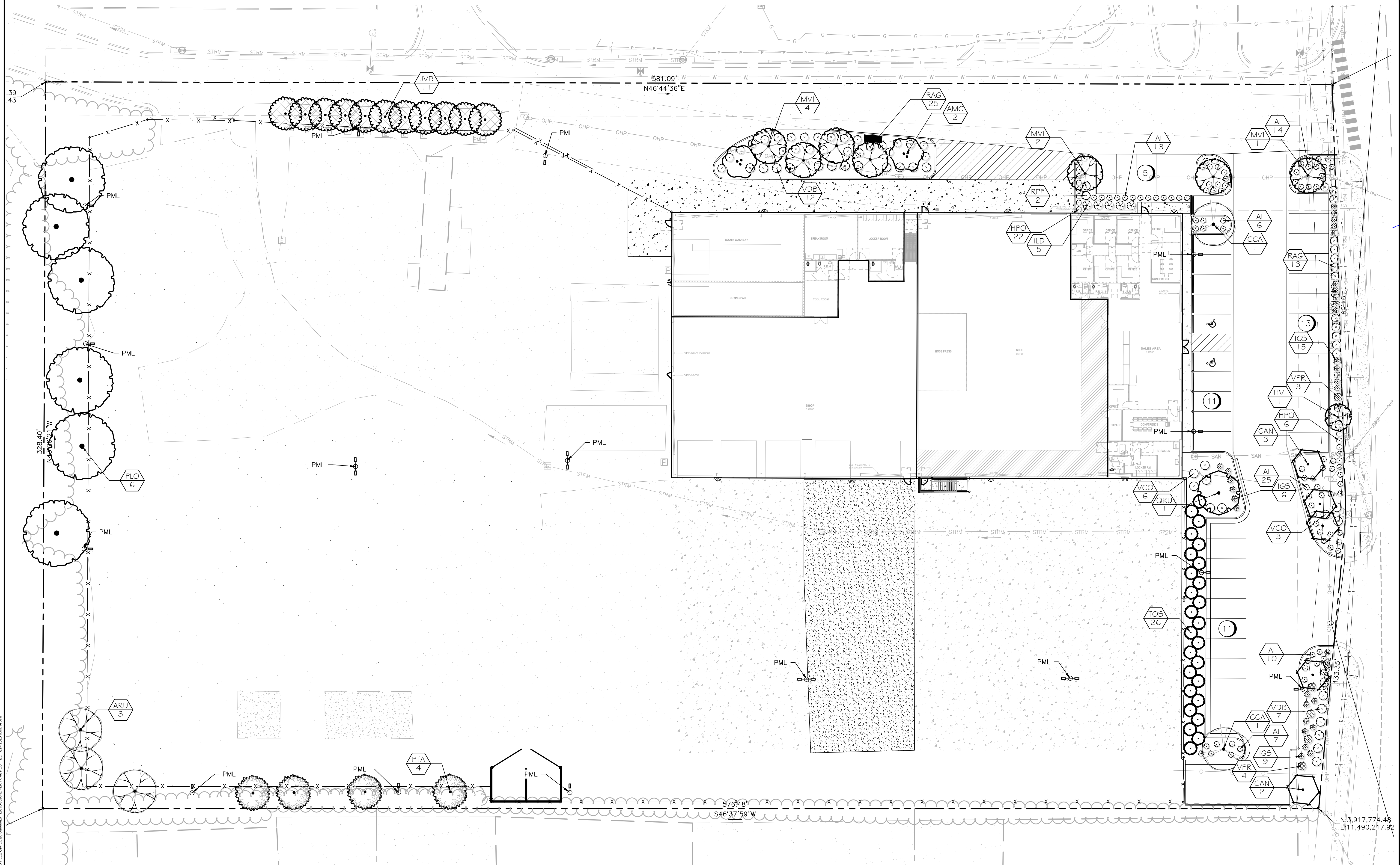
CARRIER MACHINERY CHARLOTTE/ESVILLE

LANDSCAPE PLAN

RIO DISTRICT
721 RIO ROAD, CHARLOTTESVILLE VA 22901

DRAWN BY	C
DESIGNED BY	AD
CHECKED BY	AD
DATE	07/24/202
SCALE	1"=2'
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N:\BALP\proj\2206053322068.00 CARTER MACHINERY - CHARLOTTESVILLE\dwg\sheet\01 LANDSCAPE SCHEDULE.dwg PLOTTED: 7/24/2025 9:05:28 AM

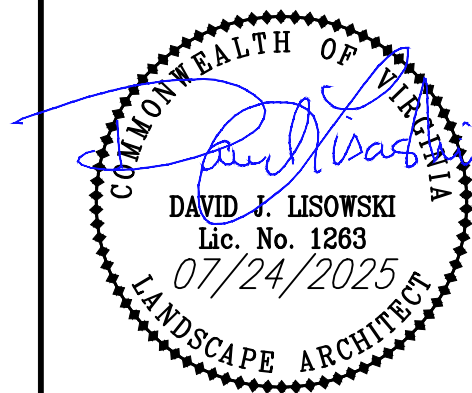
PLANT SCHEDULE					
<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>HT</u>
EVERGREEN TREE					
JVB	11	Juniperus virginiana `Burkii` / Burk Red Cedar 795F X 11 = 8695F	B # B	1.50" CAL. MIN.	6` MIN.
PTA	4	Pinus taeda / Loblolly Pine 2075F X 4 = 8285F	B # B	3.50" CAL. MIN.	14`-16` MIN.
LARGE TREE					
ARU	3	Acer rubrum / Red Maple 5105F X 3 = 1,5305F	B # B	3.50" CAL. MIN.	12`-14` MIN.
CCA	2	Carpinus caroliniana / American Hornbeam 1135F X 2 = 2265F	B # B	2.50" CAL. MIN.	10` MIN.
PLO	6	Platanus occidentalis / American Sycamore 1,4755F X 5 = 7,3755F	B # B	3.50" CAL. MIN.	14`-16` MIN.
QRU	1	Quercus rubra / Red Oak 5415F X 1 = 5415F	B # B	3.50" CAL. MIN.	12`-14` MIN.
SMALL DECIDUOUS TREE					
AMC	2	Amelanchier canadensis / Canadian Serviceberry Multi-trunk 1305F X 2 = 2605F	B # B	MULTI-STEM	8` MIN.
CAN	5	Cercis canadensis / Eastern Redbud 1245F X 5 = 6205F	B # B	1.50" CAL. MIN.	8` MIN.
HVI	1	Hamamelis virginiana / Common Witch Hazel 1135F X 1 = 1135F	B # B	2.00" CAL. MIN.	8` MIN.
MVI	7	Magnolia virginiana / Sweet Bay 795F X 7 = 5535F	B # B	MULTI-STEM	8` MIN.
SMALL EVERGREEN TREE					
TOS	26	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae 105F X 26 = 2605F	B # B	1.25" CAL. MIN.	7` MIN.
<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>HT</u>	<u>SPR</u>
SHRUBS					
AI	75	Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry DWARF, NO CANOPY SF	3 gal	12" MIN.	18" MIN.
HPO	28	Hypericum prolificum / Shrubby St. John`s Wort 65F X 28 = 1685F	3 gal	12"-15" MIN.	8" MIN.
ILD	5	Ilex decidua / Possumhaw 415F X 5 = 2055F	3 gal	18" MIN.	15"-18" MIN.
IGS	30	Ilex glabra 'SMNIGAB17' / Gem Box® Inkberry Holly DWARF, NO CANOPY SF	3 gal	18" MIN.	18" MIN.
RPE	2	Rhododendron periclymenoides / Pinxterbloom Azalea 205F X 2 = 405F	3 gal	18"-24" MIN.	18" MIN.
RAG	38	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac DWARF, NO CANOPY SF	3 gal	15"-18" MIN.	18" MIN.
VCO	9	Vaccinium corymbosum / Highbush Blueberry 185F X 9 = 1625F	3 gal	18" MIN.	
VDB	19	Viburnum dentatum 'Blue Muffin' / Blue Muffin Arrowwood Viburnum 315F X 19 = 5895F	3 gal	18" MIN.	18" MIN.
VPR	7	Viburnum prunifolium / Blackhaw Viburnum 645F X 7 = 4485F	3 gal	18"-24" MIN.	18" MIN.

CARTER MACHINERY CHARLOTTESVILLE LANDSCAPE REQUIREMENTS			
INTERIOR PARKING LOT LANDSCAPE AREA		AREA IN SF	
TOTAL AREA OF PARKING LOT PAVEMENT		17,808	
REQUIRED INTERIOR LANDSCAPE AREA		5%	890
PROVIDED INTERIOR LANDSCAPE AREA		2,496.00	
INTERIOR LANDSCAPE AREA MET?		YES	
TREE CANOPY REQUIREMENTS		AREA IN S.F.	SUB TOTAL
GROSS SITE AREA		191,349	
% TREE CANOPY REQ IN DEC.		0.10	19,135
TREE CANOPY REQUIRED=			19,135
EX. TREE CANOPY =		4,350	
CANOPY GROWTH FACTOR=		1.00	4,350
PROPOSED TREE CANOPY=		14,787	14,787
TOTAL CANOPY PROVIDED=			19,137
TREE CANOPY REQUIREMENT MET ?		YES	



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PLANT MATERIAL NOTES

1. PLANT MATERIAL NAMES ARE IN COMPLIANCE WITH HORTUS THIRD
2. PLANT MATERIAL SIZES AND GRADING ARE TO COMPLY WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1-2004 APPROVED MAY 12, 2004. PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
3. NO CHANGES TO THE PLANT SCHEDULE UNLESS FIRST APPROVED BY CHARLOTTESVILLE PLANNING DEPARTMENT PLANS REVIEW SECTION.
4. PLANT MATERIALS SHALL HAVE ALL STRINGS OR ROPES AT THE BASE OF THE PLANT CUT AWAY FROM THE TRUNK (INCLUDING BIODEGRADABLE BRANDS OF ROPE).
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE SPECIFIED. PRUNING SHALL BE DONE BEFORE PLANTING OR DURING THE THE PLANTING OPERATION. REMOVE ANY DEAD OR INJURED BRANCHES.
6. SEEDING AND SODDING PREPARATION AND INSTALLATION PER VIRGINIA NURSERY & LANDSCAPE ASSOCIATION STANDARDIZED LANDSCAPE SPECIFICATIONS LATEST EDITION (SEEDING SECTION 02485, SODDING SECTION 04287)
7. BALLED AND BURLAPED PLANTS SHALL BE DUG WILL FIRM NATURAL BALLS OF EARTH. BALL SIZES SHALL BE IN ACCORDANCE WITH A.A.N SPECIFICATIONS. ALL CONTAINER GROWN STOCK SHALL BE WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH IT IS SOLD. AN ESTABLISHED CONTAINER GROWN PLANT SHALL HAVE A ROOT SYSTEM DEVELOPED SUFFICIENTLY TO RETAIN ITS SHAPE WHEN REMOVED FROM THE CONTAINER.
8. ALL PLANT MATERIAL SHALL BE COVERED AND PROTECTED FROM EXCESSIVE DRYING DURING TRANSIT.
9. ANTI-DESICCANTS SHALL BE APPLIED ON ALL MATERIAL DUG WHILE IN FOLIAGE.
10. DO NOT MAKE SUBSTITUTIONS. INSTALL MATERIALS AS SHOWN ON PLANS. IF MATERIAL IS NOT AVAILABLE IN THE CORRECT SIZE OR GOOD QUALITY THE CONTRACTOR IS ENCOURAGED TO PROVIDE A WRITTEN LIST INDICATING ALTERNATIVE SPECIES, SIZE AND QUANTITY. NO CHANGES SHALL BE MADE UNLESS WRITTEN AUTHORIZATION HAS BEEN PROVIDED BY THE LANDSCAPE ARCHITECT.
11. PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH THE APPROVED PLANS BY A SITE REVIEW AGENT OF CHARLOTTESVILLE PLANNING DEPARTMENT PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY.
12. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIAL DEEMED UNACCEPTABLE. REJECTED MATERIAL SHALL BE REMOVED PROMPTLY FROM THE SITE.

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SITE PREPARATION AND INSTALLATION

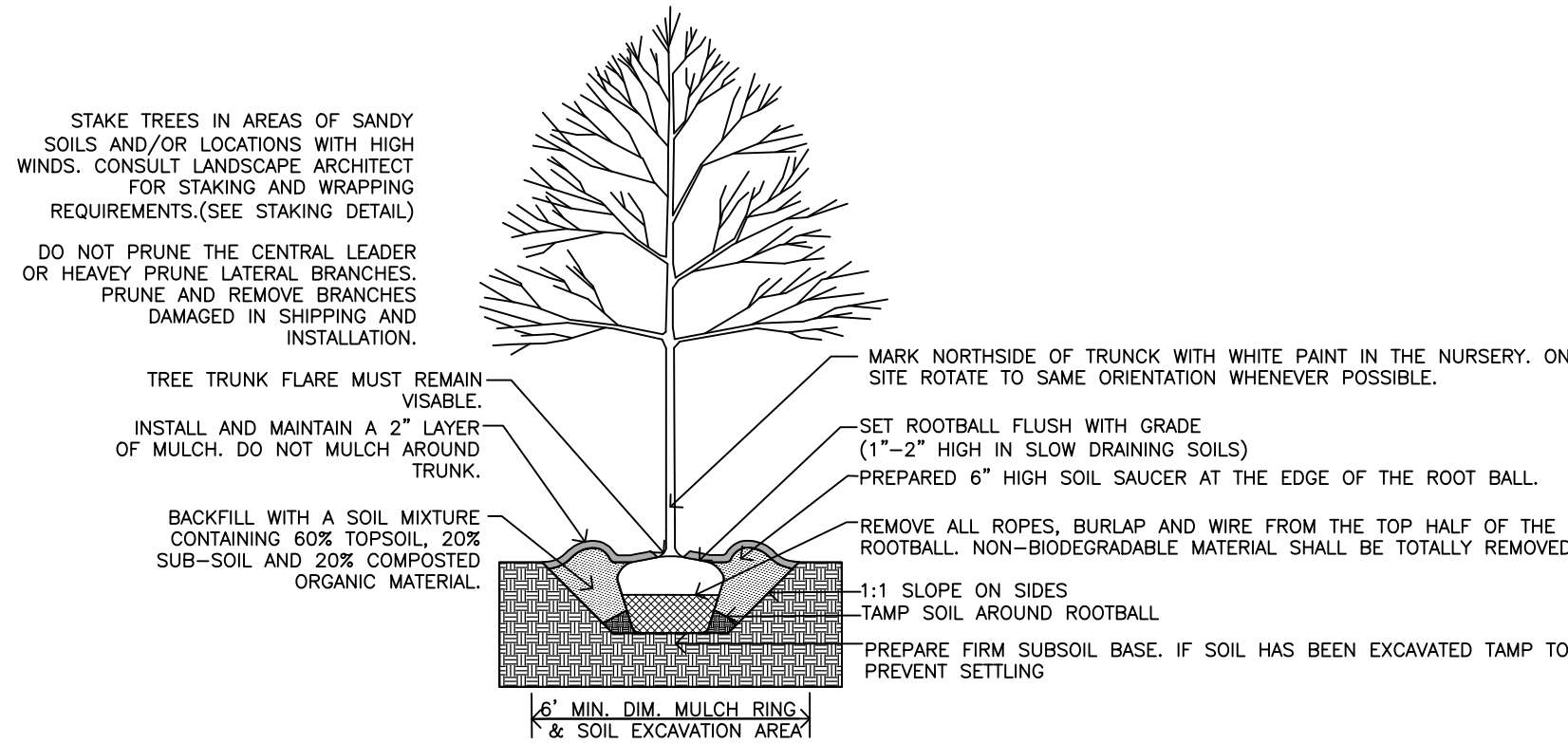
1. A CONTRACTOR SHALL ASCERTAIN LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTACT "MISS UTILITY" AT 1-800-552-7001.
2. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL, GRADING, UTILITY AND IRRIGATION CONTRACTORS REGARDING THE READINESS OF THE SITE.
3. IDENTIFY LOCATIONS OF PROPOSED TREES, SHRUBS AND PLANT BEDS ON SITE. PRIOR TO DIGGING, NOTIFY LANDSCAPE ARCHITECT IF ANY CONFLICTS EXIST WITH PROPOSED PLANTS AND THE BUILT SITE.
4. LANDSCAPING SHALL BE INSTALLED AND MAINTAINED SO AS NOT TO INTERFERE WITH SIGHT DISTANCE NEEDS OF DRIVERS IN THE PARKING AREAS AND AT THE ENTRANCE/EXIT LOCATIONS.
5. NO LANDSCAPING SHALL BE INSTALLED THAT WILL OBSTRUCT ACCESS TO FIRE HYDRANT OR OTHER FIRE DEPARTMENT CONNECTIONS. A CLEAR AREA OF 3 FEET SHALL BE MAINTAINED AROUND ALL FIRE HYDRANT CONNECTIONS.
6. PLANTING SHALL OCCUR IN ACCORDANCE WITH ALL DETAILS.
7. EXCAVATE EXISTING SOIL TO FORM PLANTING PIT. LOOSEN SIDE SLOPES AND TAMP BOTTOM.
8. INSTALL PLANT TO PROPER LEVEL.
9. BACKFILL WITH SOIL MIXTURE MADE OF 60% SCREENED TOPSOIL (SHALL BE FREE OF STONES, LUMPS, PLANT ROOTS AND OTHER DEBRIS OVER 1-1/2". IT SHALL NOT CONTAIN TOXIC SUBSTANCES HARMFUL TO PLANT GROWTH. TOP SOIL SHALL HAVE A PH RANGE OF 5.0 TO 7.0), 20% LOOSENED SUB-SOIL AND 20% COMPOSTED ORGANIC MATERIAL.
10. IN AREAS WITH POORLY DRAINING SOIL PROVIDED 2"-3" BASE MADE OF LOOSE AGGREGATE AND LEVEL TOP OF ROOT BALL 2"-3" ABOVE SURROUNDING FINISHED GRADE.
11. WHILE BACKFILLING WITH SOIL INSTALL LIFTS OF MYCORRHIZAE SOIL AMENDMENT IN THE AMOUNT RECOMMEND BY MANUFACTURER FOR PLANT SIZE.
12. FIRMLY TAMP SOIL AROUND THE PLANT. DO NOT MOUND SOIL AROUND THE TRUNK OR FILL MORE THEN 1/2" OVER THE TOP OF EXISTING ROOT BALL SURFACE.
13. WATER IN THOROUGHLY UNTIL PLANTING PIT IS FULLY SATURATED.
14. DEFINE OUTER EDGE OF PLANTING BED WITH EARTHEN EDGE. REMOVE ROCKS 2" DIAMETER OR GREATER. LOOSEN AND LEVEL EXCESS SOIL.
15. APPLY 3" LAYER OF SHREDDED HARDWOOD MULCH OVER ENTIRE PLANTING AREA. DO NOT MOUND MULCH AROUND TRUNK OF PLANT. LIMIT MULCH ON TOP OF ROOT BALL TO A DEPTH OF 1".
16. MULCH MATERIAL SHALL BE EITHER SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. MATERIAL SHALL BE MULCHING GRADE, UNIFORM IN SIZE AND FREE OF FOREIGN MATTER.

LAWN NOTES:

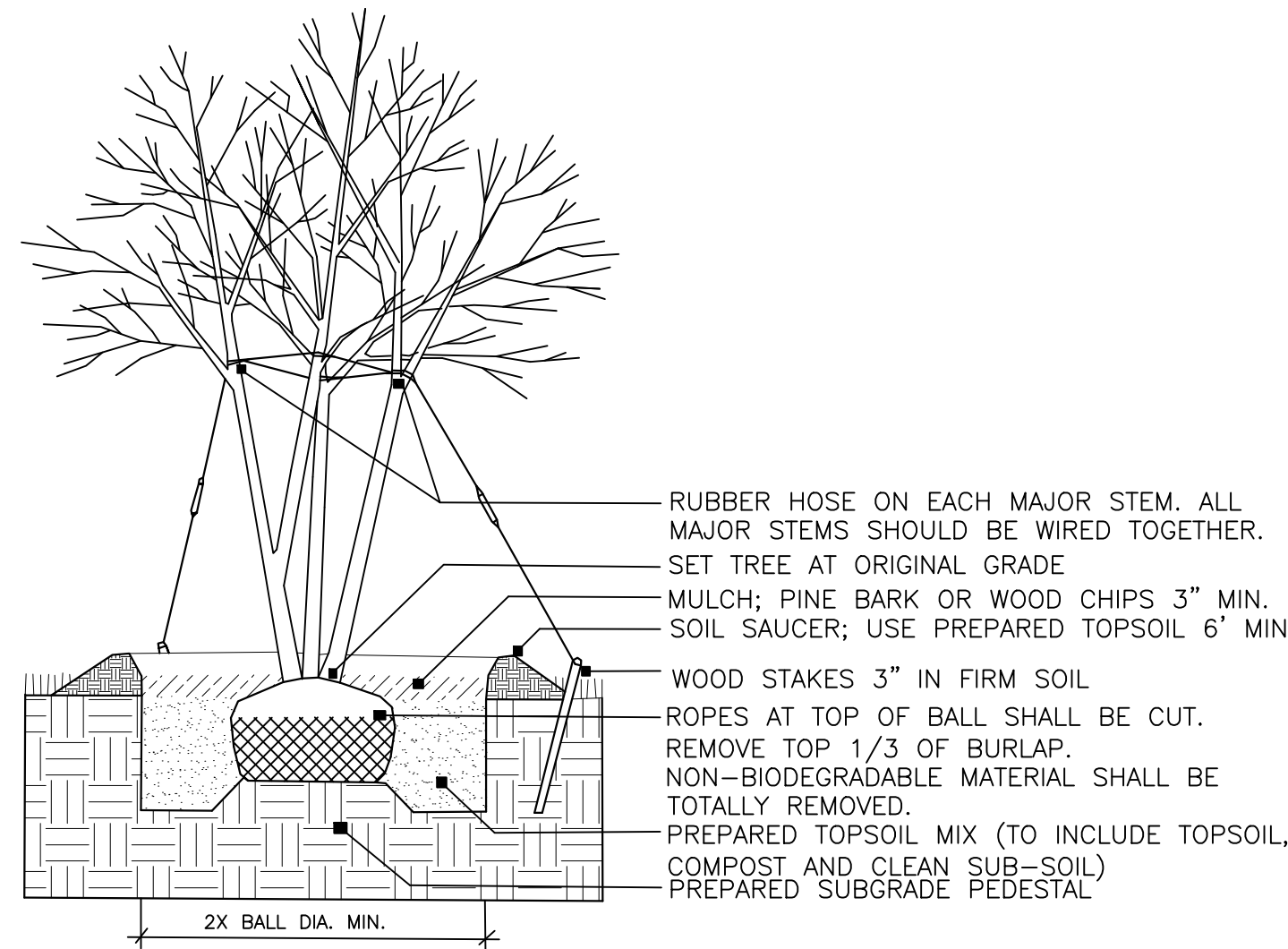
1. LAWN AREAS TO BE FINE GRADED AND ALL ROOTS, ROCKS, AND CONSTRUCTION DEBRIS TO BE REMOVED.
2. OBTAIN A SOIL SAMPLE FROM LAWN AREAS AND SUBMIT TO A QUALIFIED LAB FOR ANALYSIS. INSTALL NUTRIENTS OVER LAWN AREAS PER RECOMMENDATIONS FROM LAB REPORT.
3. AREAS TO BE SEEDED WITH PERENNIAL HYBRID FESCUE SEED AND MULCHED WITH WHEAT STRAW. AT THE DISCRETION OF THE OWNERS, LAWN AREAS MAY BE PROVIDED WITH HYBRID FESCUE SOD IN LIEU OF SEEDING AND STRAW.

MAINTENANCE AND ACCEPTANCE

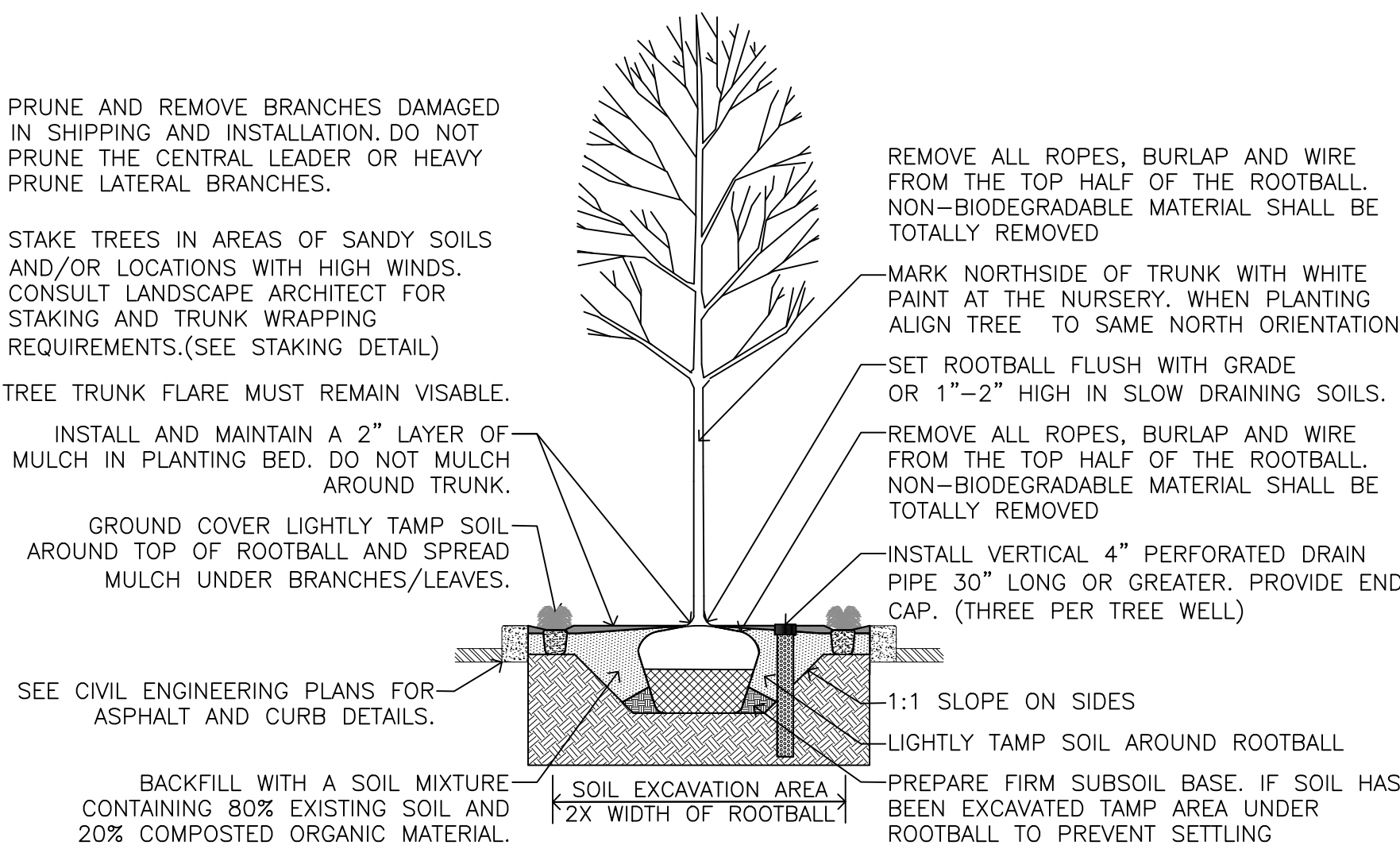
1. CONTRACTOR SHALL MAINTAIN PLANT MATERIAL DURING INSTALLATION. MAINTENANCE SHALL BECOME RESPONSIBILITY OF OWNER UPON ACCEPTANCE OF WORK.
2. CONTRACTOR SHALL NOTIFY OWNER AND COUNTY INSPECTOR WHEN LANDSCAPE INSTALLATION IS COMPLETE AND READY FOR INSPECTION.
3. WHERE THE LANDSCAPE WORK IS COMPLETED, THE OWNER'S REPRESENTATIVE WILL, UPON WRITTEN REQUEST, MAKE AN INSPECTION TO DETERMINE ACCEPTABILITY. IF WORK IS NOT ACCEPTABLE, REPLACE REJECTED WORK AND CONTINUE MAINTENANCE UNTIL REINSPECTION AND APPROVAL.
4. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND LABOR FOR 12 CALENDAR MONTHS AFTER ACCEPTANCE. MAKE REPLACEMENTS OF ALL PLANTS 50% DEAD OR IMPAIRED IN EARLY FALL FOLLOWING PLANTING AND ADDITIONALLY IN THE EARLY SPRING FOR THE SAME OR OTHER MATERIALS WHICH ARE DEAD OR IMPAIRED FROM THE WINTER CONDITIONS.
5. WITHIN 10 DAYS AFTER ACCEPTANCE THE CONTRACTOR SHALL DELIVER AN OUTLINE OF MAINTENANCE PROCEDURES TO THE OWNER.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY DURING THE GUARANTEE PERIOD TO PROVIDE WRITTEN NOTICE TO THE OWNER OF ANY MAINTENANCE PRACTICE WHICH IN THEIR OPINION WILL AFFECT THE GUARANTEE IF NOT REMEDIED PROMPTLY.



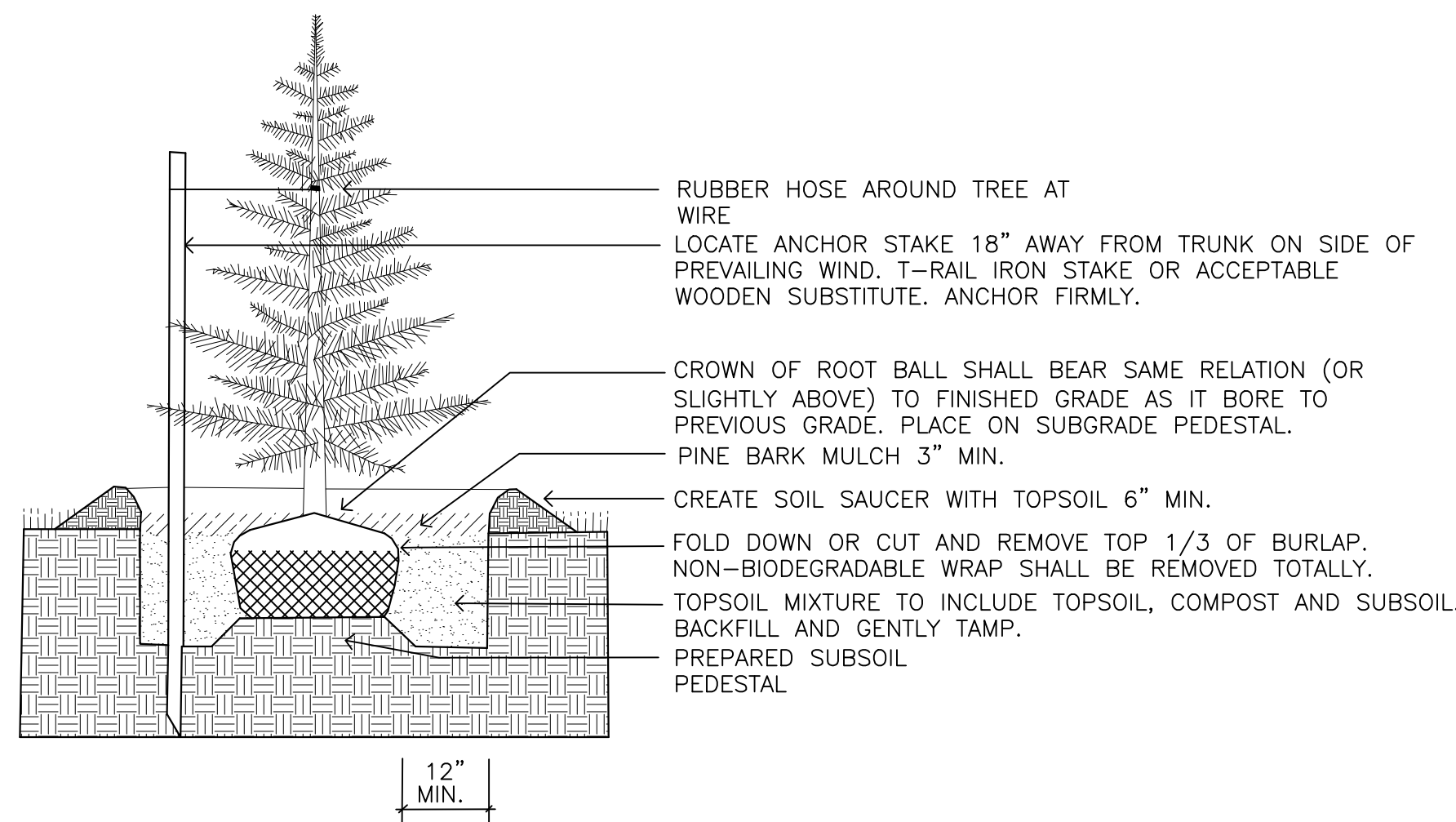
TREE PLANTING DETAIL 2" TO 4" CALIPER TREES
IN UNRESTRICTED SOIL CONDITIONS.



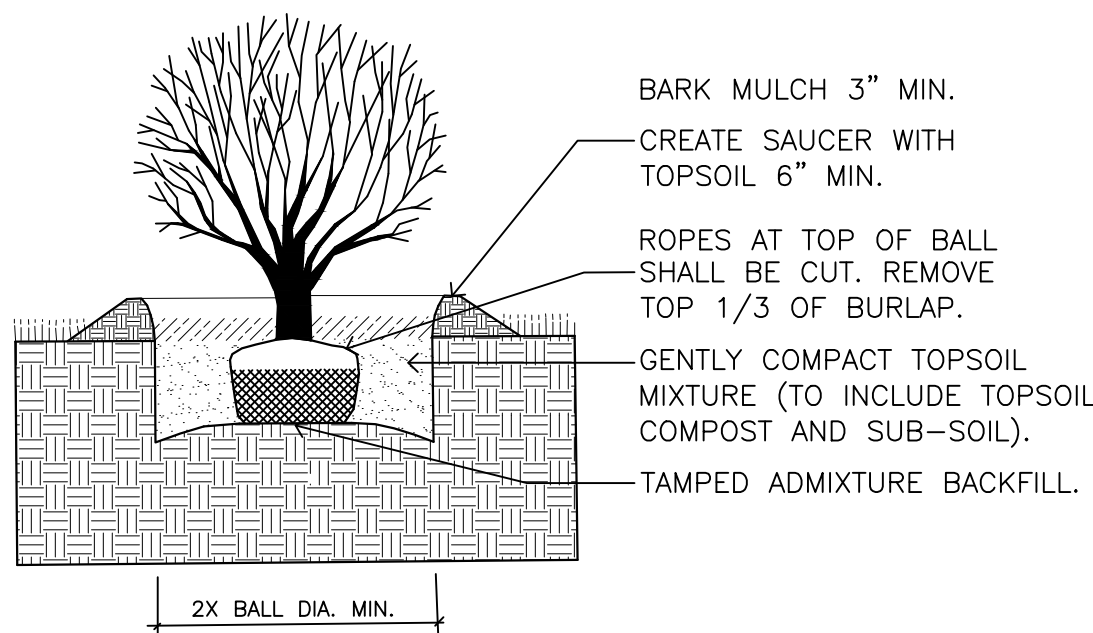
MULTI-STEM TREE PLANTING DETAIL



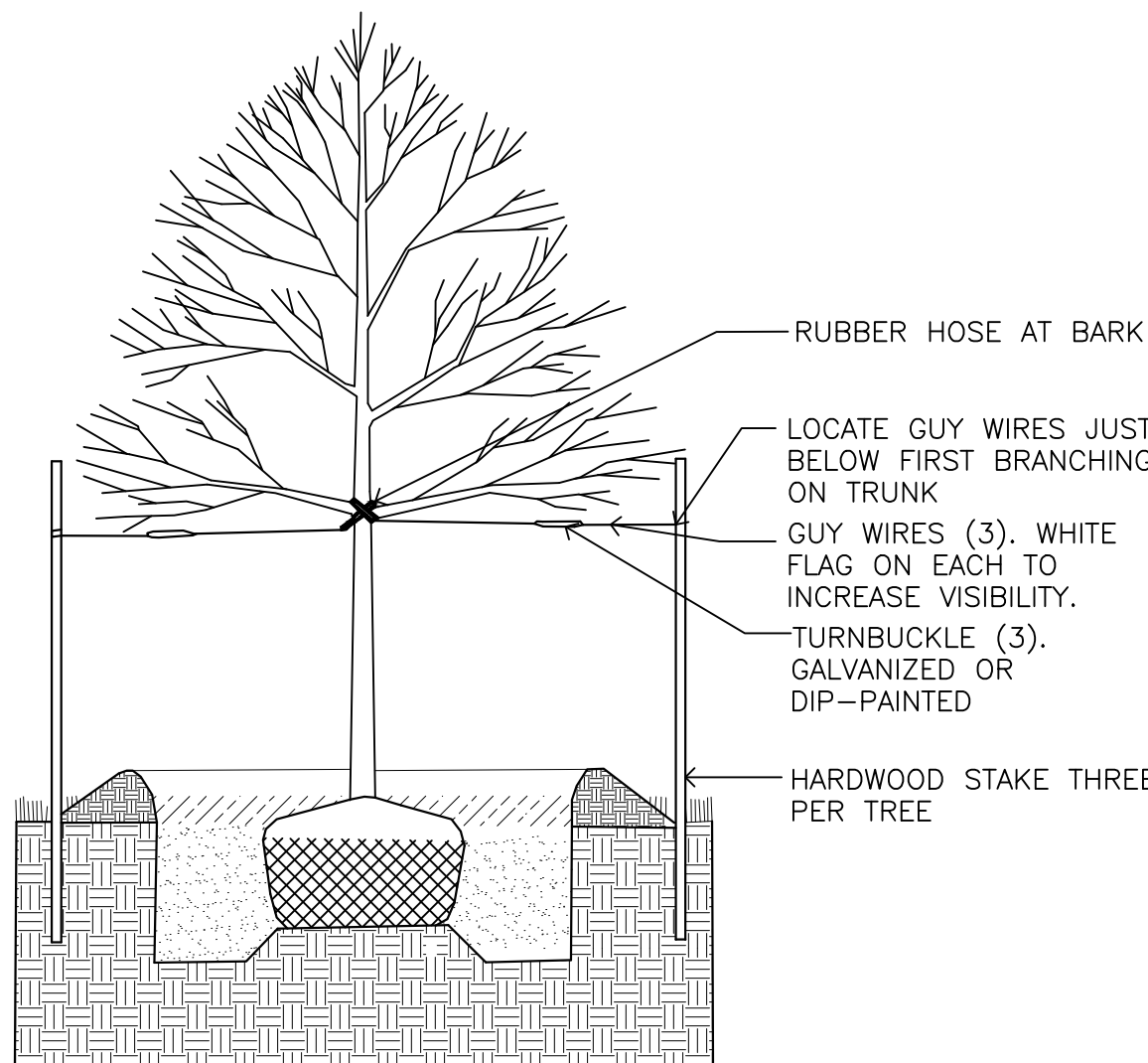
LANDSCAPE ISLAND TREE PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



FOR STAKING REQUIREMENTS ONLY



**BALZER
& ASSOCIATES**
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Harrisonburg / Lynchburg
www.balzer.cc
15871 City View Drive
Suite 200
Midlothian, VA 23113
804.794.0571



CARTER MACHINERY CHARLOTTESVILLE

LANDSCAPE NOTES AND DETAILS

DRAWN BY CT
DESIGNED BY ADB
CHECKED BY ADB
DATE 07/24/2025
SCALE NOT TO SCALE
REVISIONS

L03
PROJECT NO. 53220068.00



BALZER & ASSOCIATES
a Westwoodps Company

Roanoke / Richmond
New River Valley
Shenandoah Valley
balzer.cc | westwoodps.com
15871 City View Drive
Suite 200
Midlothian, VA 23113
804.794.0571

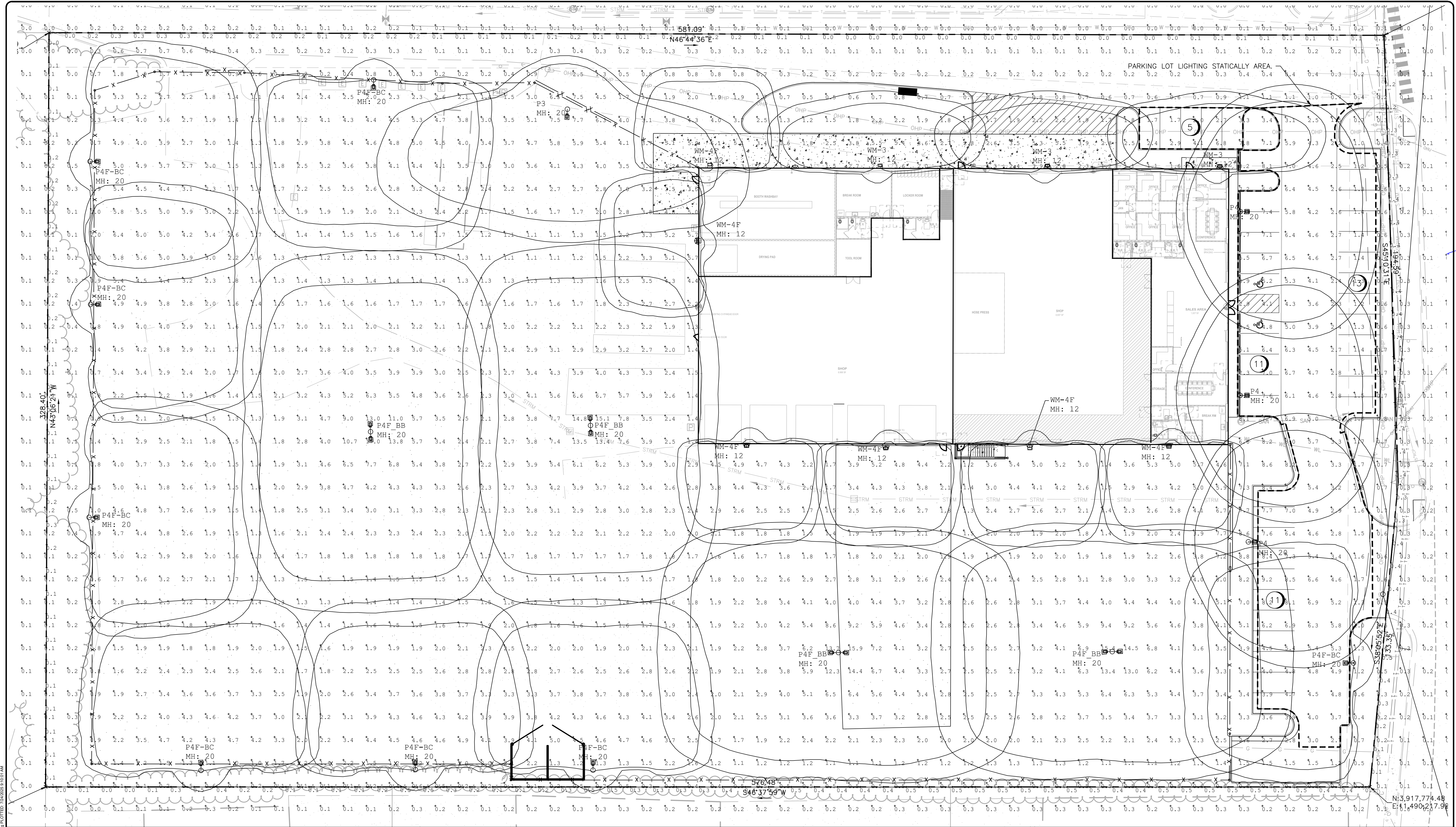


CARTER MACHINERY CHARLOTTESVILLE

LIGHTING PLAN

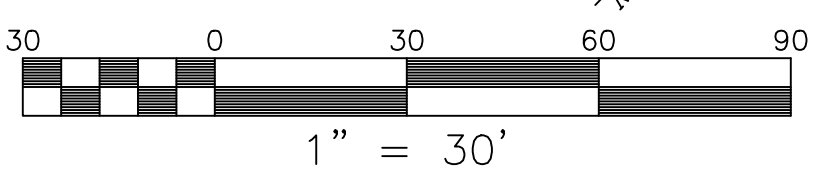
DRAWN BY: CT
DESIGNED BY: ADB
CHECKED BY: ADB
DATE: 07/24/2025
SCALE: 1"=30'
REVISIONS:

L04
PROJECT NO. 53220068.00



Luminaire Schedule			Manufacturer: U.S. ARCHITECTURAL LIGHTING		
Symbol	Qty	Label	LLF	Lumens	Description
	1	P3	1.000	22589	VLL-PLD-174W-III-W-80LED-700mA- 30K
	3	P4	1.000	24146	VLL-PLD-174W-IV-80LED-700mA-30K
	8	P4F-BC	1.000	17269	VLL-PLD-174W-IV-FT-80LED-700mA- 30K-HS
	4	P4F_BB	1.000	21995	VLL-PLD-174W-IV-FT-80LED-700mA- 30K
	3	WM-3	1.000	6613	RZR-WM3-PLD-III-W-60LED-350mA- 30K-HS
	6	WM-4F	1.000	6595	RZR-WM3-PLD-IV-FT-60LED-350mA- 30K-HS

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Prop Line	Illuminance	Fc	0.23	0.5	0.0	N.A.
Area 1	Illuminance	Fc	3.04	17.0	1.0	3.04
Parking	Illuminance	Fc	4.54	9.2	1.0	4.54



Submitted by Lighting Virginia-Central

Catalog Number: VLL-PLD-174W-III-W-B0-LED-700MA-30K-UNV-1-XX
Notes:

Type: P3
LV - CENTRAL25-200870

Job Name:
Carter Charlottesville Site
Architect: Balzer & Assoc., Inc. (Richmond)

PROJECT NAME:
PROJECT TYPE:

AREA & ROADWAY LIGHTING

VLL SERIES - LED

Luminaire
Diecast aluminum assembly with minimum wall thickness of 0.150". Integral cooling fins surround the electrical compartment. LED module mounting area is cast to within a 0.003" surface flatness variance for maximum surface contact and thermal conductivity from the LED modules to the radiating fins. Passive radiating fins above the LED Optics provide superior thermal management and long LED life. The optical and electrical compartments are integrated with the support arm to create one assembly. Hinged driver compartment cover provides access to the drivers and wiring.

PLED® Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED reflector. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the reflector is directed the house side emitter output towards the street side and functions as a house side shielding element. Reflectors are injection molded optical acrylic. Each LED reflector is sealed to the PCB over an emitter and all reflectors are retained by an aluminum frame. Any one Panel, or group of Panels in a Luminaire, have the same optical pattern. LED reflectors produce standard and specialized street, site, and area distributions. All distributions are Zero Uplight (UD), Full-Cutoff and mixed Dark Sky requirements. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters
High Power White LED's are driven between 350mA and 1400mA for a maximum output of 4 Watts nominal per LED. LED's are available standard in CCT's of Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LED drive have a minimum of 70 CRI. Consult Factory for other LED options. LED Lumen Maintenance is 193 at 100,000 hours up to 105000 drive current and 60,000 hours at 125000 and 140000 drive current. (TM21 calculated at End of Test Time).

True Amber LED's
TBA-True Amber LED's emit light in a narrow amber spectral band width centered on 585-600nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver(s)
Constant current electronic with a power factor of > .90 and a minimum operating temperature of -40°F (-40°C). Driver(s) are UL and cUL recognized and mounted directly against the Electrical housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and cold lead wires. Drivers accept an input of 120-277V, 50/60Hz (LINV) or 24V/-480V, 50/60Hz, 0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 300V surge protector for field accessible installation.)

Finish
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F plus durability media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F Bake for maximum hardness and stickability.

FRONT VIEW SIDE VIEW

18.5" (468mm) 31" (787mm) 6" (152mm)

UL Listed for Wet Location

2024346

USA complete USA UL listed for Wet Location

U.S. Pole Company Inc.
An Empire Company Inc. 600 West Avenue O, Richmond, VA 23051
Phone (801)-283-0000 www.usapole.com

USA

Submitted On: April 25, 2025 1/7 Index Page

[illegible]

Submitted by Lighting Designers Centre



Job Name:
Carter Charlottesville Site
Associate: Balzer & Assoc., Inc. (Richmond)

Catalog Number:
VL-PL-LED-74W-III-W-80-LED-
700MA- 30K-UVN-I-XX

Type:
P3

Notes:

LV - CENTRAL25-200970



AREA & ROADWAY LIGHTING

VL SERIES - LED

Luminaire
Diecast aluminum assembly with minimum wall thickness of 0.150". Integral cooling fins surround the electrical compartment. LED Module mounting area is cast to within a 0.003" surface flatness variance for maximum surface contact and thermal conductivity from the LED modules to the radiating fins. Passive radiating fins above the LED Optics provide superior thermal management and long LED life. The optical and electrical compartments are integrated with the support arm to create one assembly. Hinged driver compartment cover provides access to the drivers and wiring.

PLD Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED reflector. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the reflector re-directs the house side emitter output towards the street side and functions as a house side shading element. Refractors are injection molded optical acrylic. Each LED reflector is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors provide standard and specialized street, site, and area distributions. All distributions are zero UpLight (UD), Full-Cut-off and meet Dark Sky requirements. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters
High Power White LED's are driven between 350mA and 1400mA for a maximum output of a Watts nominal per LED. LED's are available standard in CCT's of Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LED's have a minimum of 70,000 Cycles for other LED options. LED Lumen Maintenance is 100 or 100,000 hours up to 1050mA drive current and 60,000 hours at 1225mA and 1400mA drive current (TM-21 calculated or de facta time).

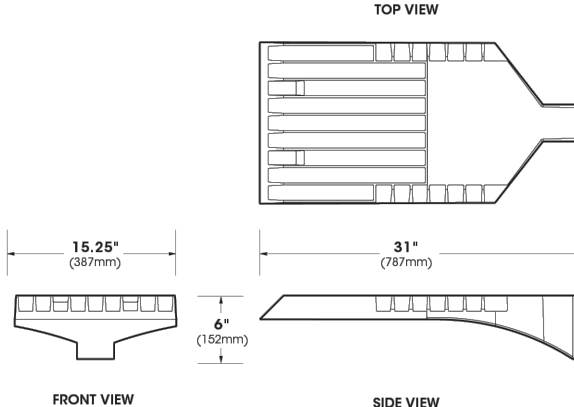
True Amber LED's
100% True Amber LED's emit light in a narrow amber spectral band-width centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver(s)
Constant Current electronic with a power factor of > 90 and a minimum operating temperature of 40°F/40°C. Driver(s) are one UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz (UNV) or 347V-480V, 50/60Hz - 0-10V dimmable driver is standard. Driver has a minimum of 30K internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

Finish
Electrocoat finished TGIC Polyester Powder Coat on substrate preprepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.



VL



TOP VIEW
15.25" (381mm) 31" (787mm)

FRONT VIEW
6" (152mm)

SIDE VIEW

**BAA Company**

**UL Listed for New Location**

024348

U.S. Police Company Inc.
An Employee Owned Company | 640 West Avenue 20, (Doverdale, CA 95551)
U.S. Aylesworth Company | Phone (865) 233-2000 - www.aylesworth.com

**MADE IN USA**

1

Submitted On: Apr 25 2025

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[illegible]

Submitted On: Lighting Virginia-Central

Job Name:
 Carter Charlottesville Site
 Architect: Satter & Assoc., Inc. (Richmond)

Material Number:
 VLL-PLED-174W-UV-FT-780-LED-700MA-
 30K-UVN-2-180-XS-HS-PLED
Notes:

Type:
P4F-B
 L.V. - CENTRAL-25-20087

AREA & ROADWAY LIGHTING

VLL SERIES - LED

Luminaire

Diecast aluminum assembly with minimum wall thickness of 0.150" integral cooling fins surround the electrical compartment. LED Module mounting area is cast to within a 0.003" surface flatness variance for maximum surface control and thermal conductivity from the LED modules to the radiating fins. Passive radiating fins above the LED Optics provide superior thermal management and long LED life. The optical and electrical compartments are integrated with the support arm to create one assembly. Hinged driver compartment cover provides access to the drivers and wiring.

PLED Optics

Emitters (LED's) are arrayed on a metal case PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED reflector. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the reflector redirects the house side emitter output towards the street side and functions as a house side shielding element. Reflectors are injection molded optical acrylic. Each LED Reflector is sealed to the PCB over an emitter and all reflectors are retained by an aluminum frame. One or more Panel(s) or Group of Panel(s) in a luminaire, have the same optical distribution. LED reflectors produce standard and specialized street, site, and area distributions. All distributions are Zero Upright (UD), Full-Cutoff and meet DOT 8 requirements. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters

High Power White LED's are driven between 350mA and 1400mA for a maximum output of 4 Watts nominal per LED. LED's are available standard in CCT's of Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LED have a minimum of 70,000 hrs. Consult Factory for other LED options. LED Lumen Maintenance of 90% at 100,000 hours up to 1050mA drive current and 60,000 hours at 1225mA and 1400mA drive current (TM21 calculated at 6x Test Time).

True Amber LED's

TRA-True Amber LED's emit light in a narrow amber spectral band width centered on 585-600nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver(s)

Constant current electronic with a power factor of > 90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL listed and cUL recognized and mounted directly attached to the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz (UNV) or 347V-480V, 50/60Hz, 0 - 10V dimmable drive is standard. Driver has a minimum of 3KV inherent surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

Finish

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

PROJECT NAME:

PROJECT TYPE:

VLL

TOP VIEW

FRONT VIEW

SIDE VIEW

UL Listed for Wet Locations

2024348

U.S. Police Company Inc.
 An Employee Owned Company

660 West Avenue A, Patuxent, CA 93551
 Phone (865) 238-2000 www.usalighting.com

Submitted On: Apr 25, 2025

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[illegible]

Submitted by Lighting Vigna Central 	Job Name: Easter Charlestown Site Architect: Balzer & Assoc., Inc. (Richmond)	Catalog Number: VLL-PLED-174W-UV-FT-80LED- 700MA-30K-UNV-2-180-XX Notes:	Type: P4F-BB L.V. - CENTRAL25-000071
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PROJECT NAME:

PROJECT TYPE:

AREA & ROADWAY LIGHTING

VLL SERIES - LED

Luminaire

Diecast aluminum assembly with minimum wall thickness of 0.150". Integral cooling fins surround the electrical compartment. LED Module mounting area is cast to within a 0.003" surface flatness variance for maximum surface contact and thermal conductivity from the LED modules to the radiating fins. Passive radiating fins above the LED Optics provide superior thermal management and long LED life. The optical and electrical compartments are integrated with the support arm to create one assembly. Hinged driver compartment cover provides access to the drivers and wiring.

PLED® Optics

Emission (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED reflector. LED optics completely seal each individual emitter to meet an IP66 rating in asymmetric distributions, a micro-reflector inside the reflector re-directs the house side emitter output towards the street side and functions as a house side shielding element. Reflectors are injection molded optical acrylic. Each LED reflector is sealed to the PCB over an emitter and all reflectors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED reflectors provide standard and specialized street, site, and area distributions. All distributions are Zero Uplight (UO). Full-Cutoff and meet Dark Sky requirements. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters

High Power White LED's are driven between 350mA and 1400mA for a maximum output of 4 Watts nominal per LED. LED's are available standard in CCT's of Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LED's have a minimum life of 70,000 hours. Consult factory for other LED options. Lumen Maintenance of 95 at 100,000 hours up to 1050mA drive current and 60,000 hours at 1225mA and 1400mA drive current (TM-21 calculated at 6% test Time).

True Amber LED's

100-Tm True Amber LED's emit light in a narrow amber spectral band centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver(s)

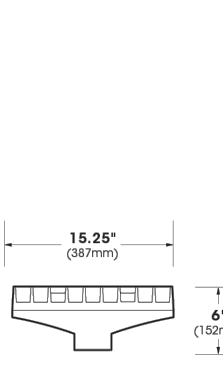
Constant Current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/+40°C. Driver(s) is/are UL and/or recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V 50/60Hz (UNV) or 347V-480V 50/60 Hz. 10V dimmer switch is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

Finish

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F/ 4 dry step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

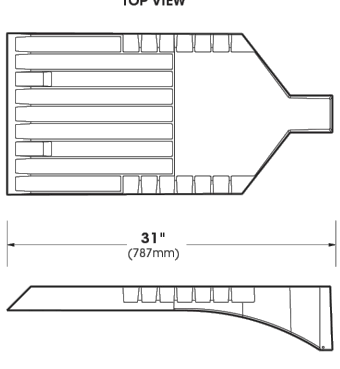


VLL



FRONT VIEW

TOP VIEW



SIDE VIEW

U. S. Pole Company Inc.
An Employee Owned Company | 140 West Avenue G, Pomona, CA 92661
Phone (951) 233-2000 | www.uspoleguy.com

2024348

 **1**

Submitted By: VLL-LED

Job Name:
 Canter Charlottesville Site
 Architect: Balzer & Assoc., Inc. (Richmond)

Catalog Number:
 VLL-PLD-174W-IV-F7-80LED-700MA- 30K-UNV-2-180-XX
 Notes:

Type:
P4F-E
 LV-CENTRAL25-20

VLL SERIES - LED

SPECIFICATIONS

POLE DRILLING TEMPLATE

WALL MOUNT

Extruded aluminum arm and cast aluminum Wall Bracket assembly provided with built-in positive wire access for Fixture/supply Wire connection

EPA & WEIGHT

VLL Max Weight = 37 lbs
 Max EPA = 0.7 gpf
 80 LED Module

PLED™ MODUL

MOUNT PLATE

ORDERING INFORMATION

Luminaire	VLL	PLED-IV-F7	LED Module	80LED-700MA-40K	Voltage	UNV	Mounting	2-180	XX	Finish	Options
Luminaire	Optics	LED	Voltage	Mounting	Finish	Options					
☐ VLL	Type I PLED-I Type II PLED-II-R Type III PLED-III-M Type IV PLED-IV Type V PLED-V Type VI PLED-VI-W	80LED 40LED 1400mA 1225mA 1050mA 875mA 700mA 525mA 350mA Driver Current Color Temp - CCT 27K (2700K) 30K (3000K) 40K (4000K) 50K (5000K) Consult Factory for Other LED Color, CCT, or CRI Options TRA True Amber	120 to 277V 120 to 277V 347 480	1 2-180 240 3-120 440	Standard Torx/Flat Finish	☐ Black RAL-9005-T ☐ White RAL-9003-T ☐ Gray RAL-7004-T ☐ Dark Bronze RAL-8019-T ☐ Gloss RAL-8005-T ☐ Rust ☐ Polished Copper PC ☐ WM	☐ Internal Heat Shield w/ LED-Chart (Optional-40K-50K) ☐ External Glass Shield 4-Sided ☐ External Glass Shield 3-Sided Non-Wedge ☐ Round Face Adapter ☐ Titled Lead Receptacle Only ☐ Right-Titled Receptacle Only ☐ Night-On Dimming by Switch by Onus-Switch (wired 120V to 240V) ☐ Photo Cell + Voltage (wired 120V to 240V) ☐ Angle Face + Voltage (wired 120V to 240V) ☐ Double Face + Voltage (wired 120V to 240V) ☐ Blue-Both Programmable Photo-Optical Sensor (Factory, Model 50-100 Photo 750)				

U.S. Pole Company Inc.
 An Employee Owned Company

360 West Avenue O, Nashville, CA 94060
 Phone (415) 233-0200 Fax (415) 233-0200

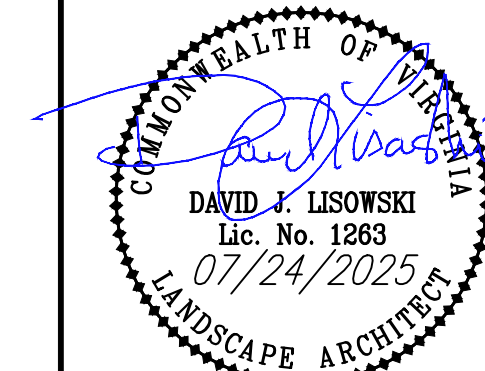
Submitted On: Apr 25, 2025

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BALZER
& ASSOCIATES
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Roanoke / Richmond
New River Valley / Staunton
Harrisonburg / Lynchburg
www.balzer.cc
15871 City View Drive
Suite 200
Midlothian, VA 23113
804.794.0571



CARTER MACHINERY CHARLOTTEVILLE

LIGHTING DETAILS

RIO DISTRICT
231 RIO ROAD CHARLOTTE/VA 22001

DRAWN BY	C
DESIGNED BY	AD
CHECKED BY	AD
DATE	07/24/202
SCALE	NOT TO SCALE
REVISIONS	

L05
PROJECT NO. 53220068.00

Submitted by Lighting Virginia-Central

Job Name: Carter Charlottesville Site
Architect: Balzer & Assoc., Inc. (Richmond)

Catalog Number: RZR-WM3-PLD-III-W-60LED-350MA-WW-XX-XX-HS-PLD
Notes

Type: WM-3
LV-CENTRAL25-200870

SOLID STATE AREA LIGHTING

RAZAR WALLMOUNT-LED

SPECIFICATIONS

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy: <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance < .003") to facilitate thermal transfer of heat to housing and cooling fins. The Optical Housing bolts to the Electrical Housing forming a unified assembly. The minimum wall thickness is .188".

ELECTRICAL HOUSING
Heavy cast low copper aluminum (A356 alloy: <0.2% copper) assembly. Minimum wall thickness is .188". Fixture Mounting Plate affixes to mounting surface over a recessed J-box. Electrical Housing anchors on the top edge of the Mounting Plate and stainless steel recessed socket head screws tighten the Electrical Housing to the Mounting Plate from the bottom.

PLED® OPTICAL MODULES
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. The asymmetric distributions, have a micro-reflector inside the refractor which re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce Type II, III, and Type IV side/area distributions as well as other specialty asymmetric distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVER(S)
Constant current electronic with a power factor of > .90 and a minimum operating temperature of -30°C/22°F. Driver(s) is/are UL and cUL recognized and mounted to a driver assembly plate that has slotted holes to facilitate ease of assembly removal for future installation. Quick disconnects for incoming power and optical assembly power are provided. Drivers accept an input of 120-277V 50/60Hz and utilize 0-10V dimming. 347V-480V 50/60Hz also available on some models. Surge protector supplied for field installation at the most conveniently serviceable location.

LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

AMBER LED'S
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to UPS lamps and have a slight output in the blue spectral bandwidth. TRA (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and ion phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

U.S. Architectural Lighting

600 West Avenue C-2, Peninsula, CA 98051
Phone (800) 555-0005 Fax (800) 555-0001
www.usalighting.com

Submitted On: Apr 25, 2025

Submitted by Lighting Virginia-Central

Job Name: Carter Charlottesville Site
Architect: Balzer & Assoc., Inc. (Richmond)

Catalog Number: RZR-WM3-PLD-III-W-60LED-350MA-WW-XX-XX-HS-PLD
Notes

Type: WM-3
LV-CENTRAL25-200870

RAZAR WALLMOUNT SERIES-LED

SPECIFICATIONS

EMERGENCY OPTION
The EMERGENCY OPTION BACK BOX EXTENDS 2" BEYOND THE STANDARD HOUSING AND CONTAINS THE EMERGENCY COMPONENTS (EC) INCLUDING BATTERIES.
THE EMERGENCY OPTION PROVIDES POWER TO ALL LEDS IN THE ARRAY (25, 45, or 60) TO MEET THE FOLLOWING LIGHT LEVELS FOR A MINIMUM OF 90 MINUTES.
WM1 = 45K @ 350MA
WM2 = 34K @ 350MA
WM3 = 24K @ 350MA
*MULTIPLY THE % ABOVE BY THE LUMEN OUTPUT @ 350MA

WALL MOUNTING
Mounting Bracket
Set Screw
Wall Plate
Set Screw Lock

MAX INPUT WATTAGE

# OF LED'S	350mA	525mA	700mA	1050mA
20	7.0W	10.5W	14.0W	21.0W
40	14.0W	21.0W	28.0W	42.0W
60	21.0W	31.5W	42.0W	63.0W

SPEC/ORDERING INFORMATION

MODEL	OPTICS	LED MODE	VOLTAGE	FINISH	OPTIONS	
RZR-WM1	TYPE I PLED-I	NO. LED'S 20LED	DRIVE CURRENT 350mA	COLOR TEMP - CCT NW (4000K) CW (5000K) WW (3000K)	STANDARD TEXTURED FINISH BLACK RAL-9005T WHITE RAL-9003T GREY RAL-7004T DARK BRONZE RAL-8017T GREEN RAL-6005T AMBER ¹ PHOSPHOR CONVERTED AMBER PCA TRUE AMBER ² TRA	HIGH-LOW DIMMING FOR EXTERNAL CONTROLS... HSW HOUSE SIDE SHIELDING... HS-PLD PHOTO CELL + VOLTAGE (EXAMPLE: PC-220V)... PC-V SINGLE RISE (120V & 277V)... SF DOUBLE RISE (200V & 240V)... DF EMERGENCY BACKUP 1... EM1 EMERGENCY BACKUP 2... EM2 EMERGENCY BACKUP 3... EM3 SURFACE CONDUIT 1... SC1 SURFACE CONDUIT 2... SC2 SURFACE CONDUIT 3... SC3
RZR-WM2	TYPE II PLED-II	NO. LED'S 40LED	DRIVE CURRENT 350mA	COLOR TEMP - CCT NW (4000K) CW (5000K) WW (3000K)	STANDARD TEXTURED FINISH BLACK RAL-9005T WHITE RAL-9003T GREY RAL-7004T DARK BRONZE RAL-8017T GREEN RAL-6005T AMBER ¹ PHOSPHOR CONVERTED AMBER PCA TRUE AMBER ² TRA	HIGH-LOW DIMMING FOR EXTERNAL CONTROLS... HSW HOUSE SIDE SHIELDING... HS-PLD PHOTO CELL + VOLTAGE (EXAMPLE: PC-220V)... PC-V SINGLE RISE (120V & 277V)... SF DOUBLE RISE (200V & 240V)... DF EMERGENCY BACKUP 1... EM1 EMERGENCY BACKUP 2... EM2 EMERGENCY BACKUP 3... EM3 SURFACE CONDUIT 1... SC1 SURFACE CONDUIT 2... SC2 SURFACE CONDUIT 3... SC3
RZR-WM3	TYPE III PLED-III	NO. LED'S 60LED	DRIVE CURRENT 350mA	COLOR TEMP - CCT NW (4000K) CW (5000K) WW (3000K)	STANDARD TEXTURED FINISH BLACK RAL-9005T WHITE RAL-9003T GREY RAL-7004T DARK BRONZE RAL-8017T GREEN RAL-6005T AMBER ¹ PHOSPHOR CONVERTED AMBER PCA TRUE AMBER ² TRA	HIGH-LOW DIMMING FOR EXTERNAL CONTROLS... HSW HOUSE SIDE SHIELDING... HS-PLD PHOTO CELL + VOLTAGE (EXAMPLE: PC-220V)... PC-V SINGLE RISE (120V & 277V)... SF DOUBLE RISE (200V & 240V)... DF EMERGENCY BACKUP 1... EM1 EMERGENCY BACKUP 2... EM2 EMERGENCY BACKUP 3... EM3 SURFACE CONDUIT 1... SC1 SURFACE CONDUIT 2... SC2 SURFACE CONDUIT 3... SC3

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Submitted On: Apr 25, 2025

Submitted by Lighting Virginia-Central

Job Name: Carter Charlottesville Site
Architect: Balzer & Assoc., Inc. (Richmond)

Catalog Number: RZR-WM3-PLD-IV-FT-60LED-350MA-WW-XX-XX-HS-PLD
Notes

Type: WM-4F
LV-CENTRAL25-200870

SOLID STATE AREA LIGHTING

RAZAR WALLMOUNT-LED

SPECIFICATIONS

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy: <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance < .003") to facilitate thermal transfer of heat to housing and cooling fins. The Optical Housing bolts to the Electrical Housing forming a unified assembly. The minimum wall thickness is .188".

ELECTRICAL HOUSING
Heavy cast low copper aluminum (A356 alloy: <0.2% copper) assembly. Minimum wall thickness is .188". Fixture Mounting Plate affixes to mounting surface over a recessed J-box. Electrical Housing anchors on the top edge of the Mounting Plate and stainless steel recessed socket head screws tighten the Electrical Housing to the Mounting Plate from the bottom.

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Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. The asymmetric distributions, have a micro-reflector inside the refractor which re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce Type II, III, and Type IV side/area distributions as well as other specialty asymmetric distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVER(S)
Constant current electronic with a power factor of > .90 and a minimum operating temperature of -30°C/22°F. Driver(s) is/are UL and cUL recognized and mounted to a driver assembly plate that has slotted holes to facilitate ease of assembly removal for future installation. Quick disconnects for incoming power and optical assembly power are provided. Drivers accept an input of 120-277V 50/60Hz and utilize 0-10V dimming. 347V-480V 50/60Hz also available on some models. Surge protector supplied for field installation at the most conveniently serviceable location.

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High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

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FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and ion phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

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Submitted On: Apr 25, 2025

Submitted by Lighting Virginia-Central

Job Name: Carter Charlottesville Site
Architect: Balzer & Assoc., Inc. (Richmond)

Catalog Number: RZR-WM3-PLD-IV-FT-60LED-350MA-WW-XX-XX-HS-PLD
Notes

Type: WM-4F
LV-CENTRAL25-200870

RAZAR WALLMOUNT SERIES-LED

SPECIFICATIONS

EMERGENCY OPTION
The EMERGENCY OPTION BACK BOX EXTENDS 2" BEYOND THE STANDARD HOUSING AND CONTAINS THE EMERGENCY COMPONENTS (EC) INCLUDING BATTERIES.
THE EMERGENCY OPTION PROVIDES POWER TO ALL LEDS IN THE ARRAY (25, 45, or 60) TO MEET THE FOLLOWING LIGHT LEVELS FOR A MINIMUM OF 90 MINUTES.
WM1 = 45K @ 350MA
WM2 = 34K @ 350MA
WM3 = 24K @ 350MA
*MULTIPLY THE % ABOVE BY THE LUMEN OUTPUT @ 350MA

WALL MOUNTING
Mounting Bracket
Set Screw
Wall Plate
Set Screw Lock

MAX INPUT WATTAGE

# OF LED'S	350mA	525mA	700mA	1050mA
20	7.0W	10.5W	14.0W	21.0W
40	14.0W	21.0W	28.0W	42.0W
60	21.0W	31.5W	42.0W	63.0W

SPEC/ORDERING INFORMATION

MODEL	OPTICS	LED MODE	VOLTAGE	FINISH	OPTIONS	
RZR-WM1	TYPE I PLED-I	NO. LED'S 20LED	DRIVE CURRENT 350mA	COLOR TEMP - CCT NW (4000K) CW (5000K) WW (3000K)	STANDARD TEXTURED FINISH BLACK RAL-9005T WHITE RAL-9003T GREY RAL-7004T DARK BRONZE RAL-8017T GREEN RAL-6005T AMBER ¹ PHOSPHOR CONVERTED AMBER PCA TRUE AMBER ² TRA	HIGH-LOW DIMMING FOR EXTERNAL CONTROLS... HSW HOUSE SIDE SHIELDING... HS-PLD PHOTO CELL + VOLTAGE (EXAMPLE: PC-220V)... PC-V SINGLE RISE (120V & 277V)... SF DOUBLE RISE (200V & 240V)... DF EMERGENCY BACKUP 1... EM1 EMERGENCY BACKUP 2... EM2 EMERGENCY BACKUP 3... EM3 SURFACE CONDUIT 1... SC1 SURFACE CONDUIT 2... SC2 SURFACE CONDUIT 3... SC3
RZR-WM2	TYPE II PLED-II	NO. LED'S 40LED	DRIVE CURRENT 350mA	COLOR TEMP - CCT NW (4000K) CW (5000K) WW (3000K)	STANDARD TEXTURED FINISH BLACK RAL-9005T WHITE RAL-9003T GREY RAL-7004T DARK BRONZE RAL-8017T GREEN RAL-6005T AMBER ¹ PHOSPHOR CONVERTED AMBER PCA TRUE AMBER ² TRA	HIGH-LOW DIMMING FOR EXTERNAL CONTROLS... HSW HOUSE SIDE SHIELDING... HS-PLD PHOTO CELL + VOLTAGE (EXAMPLE: PC-220V)... PC-V SINGLE RISE (120V & 277V)... SF DOUBLE RISE (200V & 240V)... DF EMERGENCY BACKUP 1... EM1 EMERGENCY BACKUP 2... EM2 EMERGENCY BACKUP 3... EM3 SURFACE CONDUIT 1... SC1 SURFACE CONDUIT 2... SC2 SURFACE CONDUIT 3... SC3
RZR-WM3	TYPE III PLED-III	NO. LED'S 60LED	DRIVE CURRENT 350mA	COLOR TEMP - CCT NW (4000K) CW (5000K) WW (3000K)	STANDARD TEXTURED FINISH BLACK RAL-9005T WHITE RAL-9003T GREY RAL-7004T DARK BRONZE RAL-8017T GREEN RAL-6005T AMBER ¹ PHOSPHOR CONVERTED AMBER PCA TRUE AMBER ² TRA	HIGH-LOW DIMMING FOR EXTERNAL CONTROLS... HSW HOUSE SIDE SHIELDING... HS-PLD PHOTO CELL + VOLTAGE (EXAMPLE: PC-220V)... PC-V SINGLE RISE (120V & 277V)... SF DOUBLE RISE (200V & 240V)... DF EMERGENCY BACKUP 1... EM1 EMERGENCY BACKUP 2... EM2 EMERGENCY BACKUP 3... EM3 SURFACE CONDUIT 1... SC1 SURFACE CONDUIT 2... SC2 SURFACE CONDUIT 3... SC3

U.S. Architectural Lighting

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www.usalighting.com

Submitted On: Apr 25, 2025

Submitted by Lighting Virginia-Central

Job Name: Carter Charlottesville Site
Architect: Balzer & Assoc., Inc. (Richmond)

Catalog Number: RNS-20-40-11-AB-D19
Notes

Type: 20" S POLES
LV-CENTRAL25-200870

DETAIL 3
POLE HEIGHT 20' (FT)

DETAIL 1
BASE PLATE

DETAIL 2
ANCHOR BOLT

MANUFACTURE TO CUT DOWN TO 17'6" WITH 30" CONCRETE BASE BY OTHERS FOR OVERALL FIXTURE HEIGHT OF 20'

PAINTED TO MATCH LUMINAIRE
D19: SINGLE ARM MOUNTING

ANCHOR BOLT TEMPLATE #
ABT-080-4

LOADING DATA

DESIGN CRITERIA	2009 AASHTO L1S-5	COMPONENT	ASTM
WIND SPEED (mph)	90 100 110 120 130 140 150	POLE SHAFT	A500 GR.B
3-SEC GUST	7.2 8.2 9.2 10.2 11.2 12.2		
EPA F/T	7.2 8.2 9.2 10.2 11.2 12.2		
WEIGHT (lbs)	70 70 70 70 70 70		

MATERIAL DATA

DESIGN CRITERIA	2009 AASHTO L1S-5	COMPONENT	ASTM
WIND SPEED (mph)	90 100 110 120 130 140 150	POLE SHAFT	A500 GR.B
3-SEC GUST	7.2 8.2 9.2 10.2 11.2 12.2		
EPA F/T	7.2 8.2 9.2 10.2 11.2 12.2		
WEIGHT (lbs)	70 70 70 70 70 70		

POLE DIMENSION DATA

TYPE	DESIGN	POLE DIA. (IN)	TOP DIA. (IN)	GAUGE TH. (IN)	WEIGHT (LBS)
RNS-20-40-11-AB		20	4.00	4.00	120

GENERAL NOTES

1) HARDWARE TO BE GALVANIZED TO: ASTM A153
2) ANCHOR BOLTS SHALL BE FULLY GALVANIZED PER ASTM A153.
3) ALL WELDING TO CONFORM TO: AWS D11 MOST RECENT EDITION.
4) FABRICATION MEETS AISI (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) QUALITY CERTIFICATION.
5) PROVISIONS FOR GROUNDING LOCATED AT BASE HAND HOLE.
6) WIREMAN DISASSEMBLES ALTHOUGH SHE, WIREMAN'S DENSE ENOUGH TO CAUSE DAMAGE AND OCCASIONALLY OCCUR IN STRUCTURES IF ALL THES BECAUSE THEY ARE REPEATED BY MANY WIREMAN'S, WIREMAN'S ARE GENERALLY IMPROPERLY. THE USER WIREMAN'S POSSIBLE WIREMAN'S OPERATOR FOR EXCESSIVE WIREMAN AND DAMAGING FOR ANY STRUCTURAL DAMAGE. ALL WIREMAN'S SHOULD BE REMOVED OR REMOVED FROM THE LINE FROM THE WIREMAN'S WIREMAN'S OCCUPATION OF REMOVED WIREMAN'S BY WIREMAN'S IF WIREMAN'S ARE DAMAGED BY WIREMAN'S.

Painted to Match US Architectural VLL series

ROUND STRAIGHT STEEL ANCHOR BASE
20" x 4.0" x 11 GA

U.S. Architectural Lighting

600 West Avenue C-2, Peninsula, CA 98051
Phone (800) 555-0005 Fax (800) 555-0001
www.usalighting.com

Submitted On: Apr 25, 2025

Submitted by Lighting Virginia-Central

Job Name: Carter Charlottesville Site
Architect: Balzer & Assoc., Inc. (Richmond)

Catalog Number: RNS-20-40-11-AB-D28
Notes

Type: 20" BB POLES
LV-CENTRAL25-200870

DETAIL 3
POLE HEIGHT 20' (FT)

DETAIL 1
BASE PLATE

DETAIL 2
ANCHOR BOLT

MANUFACTURE TO CUT DOWN TO 17'6" WITH 30" CONCRETE BASE BY OTHERS FOR OVERALL FIXTURE HEIGHT OF 20'

PAINTED TO MATCH LUMINAIRE
D28: BACK TO BACK ARM MOUNTING

ANCHOR BOLT TEMPLATE #
ABT-080-4

LOADING DATA

DESIGN CRITERIA	2009 AASHTO L1S-5	COMPONENT	ASTM
WIND SPEED (mph)	90 100 110 120 130 140 150	POLE SHAFT	A500 GR.B
3-SEC GUST	7.2 8.2 9.2 10.2 11.2 12.2		
EPA F/T	7.2 8.2 9.2 10.2 11.2 12.2		
WEIGHT (lbs)	70 70 70 70 70 70		

MATERIAL DATA

DESIGN CRITERIA	2009 AASHTO L1S-5	COMPONENT	ASTM
WIND SPEED (mph)	90 100 110 120 130 140 150	POLE SHAFT	A500 GR.B
3-SEC GUST	7.2 8.2 9.2 10.2 11.2 12.2		
EPA F/T	7.2 8.2 9.2 10.2 11.2 12.2		
WEIGHT (lbs)	70 70 70 70 70 70		

POLE DIMENSION DATA

TYPE	DESIGN	POLE DIA. (IN)	TOP DIA. (IN)	GAUGE TH. (IN)	WEIGHT (LBS)
RNS-20-40-11-AB		20	4.00	4.00	120

GENERAL NOTES

1) HARDWARE TO BE GALVANIZED TO: ASTM A153
2) ANCHOR BOLTS SHALL BE FULLY GALVANIZED PER ASTM A153.
3) ALL WELDING TO CONFORM TO: AWS D11 MOST RECENT EDITION.
4) FABRICATION MEETS AISI (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) QUALITY CERTIFICATION.
5) PROVISIONS FOR GROUNDING LOCATED AT BASE HAND HOLE.
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Painted to Match US Architectural VLL series

ROUND STRAIGHT STEEL ANCHOR BASE
20" x 4.0" x 11 GA

U.S. Architectural Lighting

600 West Avenue C-2, Peninsula, CA 98051
Phone (800) 555-0005 Fax (800) 555-0001
www.usalighting.com

Submitted On: Apr 25, 2025

Prepared by:
LIGHTING VIRGINIA CENTRAL
400G-2 Southlake Blvd.
Richmond, VA 23236
Tel: 804-379-7777
www.lightingvirginia.com

MH = MOUNTING HEIGHT IN FEET

NOTES:

1. NO ALTERATIONS OR MODIFICATIONS SHALL BE MADE TO THIS PLAN WITHOUT THE PERMISSION OF LIGHTING VIRGINIA CENTRAL, ADAMS PARNELL, LLC.

2. THE OUTPUT ON THIS PHOTOMETRIC LAYOUT IS SPECIFIC TO THE MANUFACTURER AND CATALOG NUMBERS LISTED IN THE LUMINAIRE SCHEDULE. SUBSTITUTIONS OR DEVIATIONS FROM THIS PLAN MAY INCUR SIGNIFICANTLY DIFFERENT RESULTS. ANY SUBSTITUTIONS MUST RECEIVE ENGINEER AND ARCHITECT APPROVAL. REVIEW COSTS, REWORKED PHOTOMETRIC LAYOUTS, PRODUCT SUBMITTALS AND A FULL SET OF ITL REPORTS WILL SOLELY BE THE RESPONSIBILITY OF ANY CONTRACTING FIRM MAKING A SUBSTITUTION, AND MUST COMPLY WITH DESIGN CRITERIA AND WITH ANY APPLICABLE JURISDICTIONAL CODES.

3. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

4. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS AND SUPPLIED BY OTHERS TO LIGHTING VIRGINIA. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

5. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

6. CHECK GRAPHIC SCALE. DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY OCCUR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.

EXPOSED POLE BASE DETAIL

SCALE = 3/4"=1'-0"

LIGHT POLE BASE EMBEDMENT "C" SCHEDULE

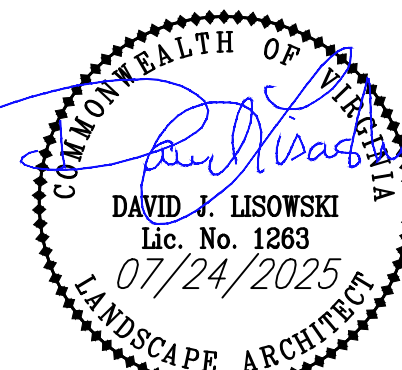
"A" BASE DIA.	14'-0"	16'-0"	18'-0"	20'-0"	22'-0"	24'-0"	26'-0"	28'-0"	30'-0"
18"	4'-6"	4'-6"	5'-3"	5'-6"	5'-9"	6'-0"	6'-3"	6'-6"	6'-9"
24"	4'-6"	4'-6"	4'-9"	5'-0"	5'-0"	5'-3"	5'-6"	5'-9"	6'-0"
30"	3'-9"	4'-0"	4'-3"	4'-6"	4'-9"	5'-0"	5'-3"	5'-6"	5'-9"

NOTE: POLE BASE EMBEDMENT DESIGNED FOR 115MP EXP. C WIND LOAD AND BASED ON A MAXIMUM FIXTURE EPA OF 1.0 FT² & MAXIMUM POLE DIAMETER OF 9"



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley / Staunton
Harrisburg / Lynchburg
www.balzer.cc
15871 City View Drive
Suite 200
Midlothian, VA 23113
804.794.0571



CARTER MACHINERY CHARLOTTESVILLE

LIGHTING DETAILS

RD DISTRICT 721 RD ROAD CHARLOTTESVILLE VA 22901

DRAWN BY: CT
DESIGNED BY: ADB
CHECKED BY: ADB
DATE: 07/24/2025
SCALE: NOT TO SCALE
REVISIONS:

L06
PROJECT NO. 532200680