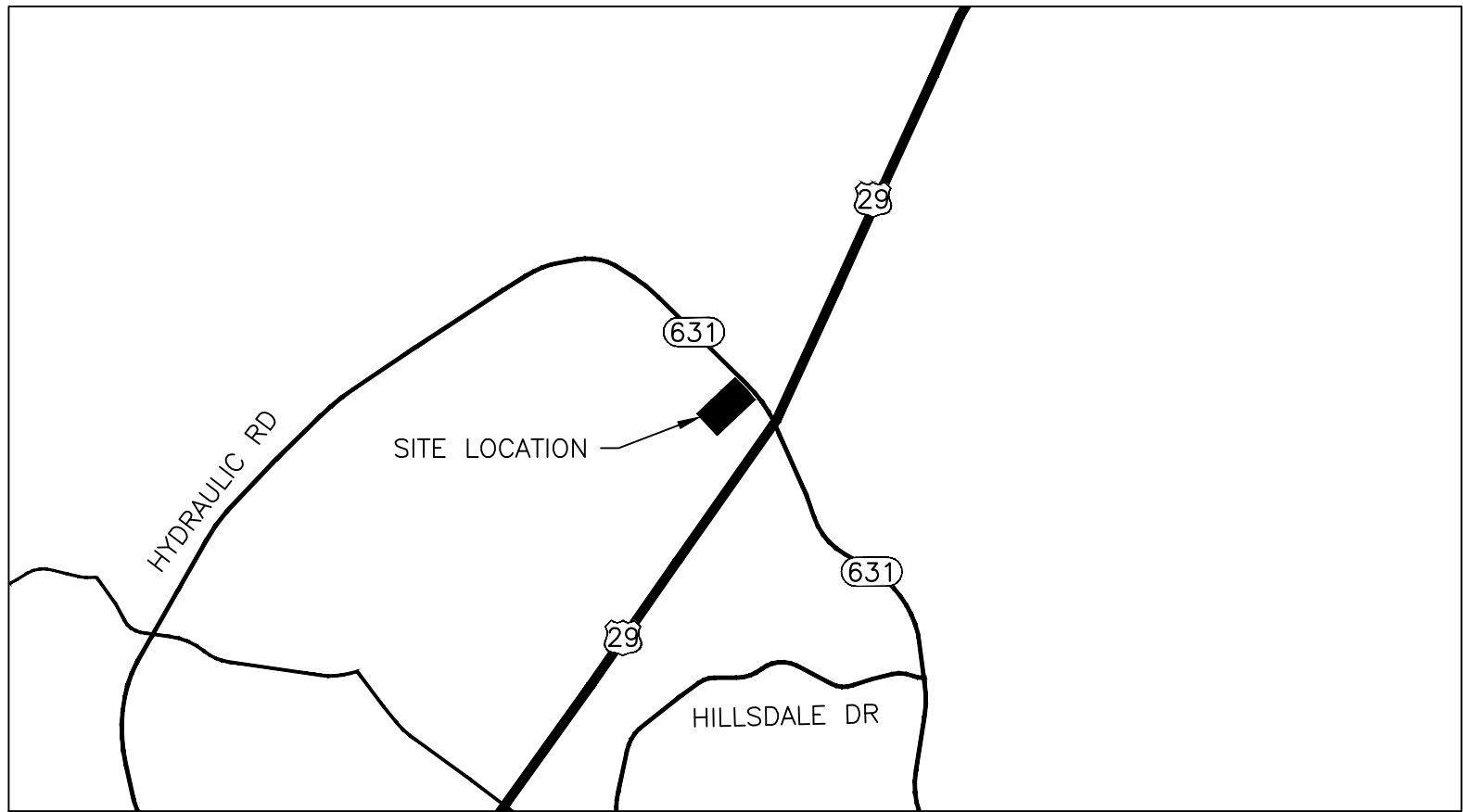




VICINITY MAP

SCALE: 1" = 2000'

# CARTER MACHINERY CHARLOTTESVILLE SITE DEVELOPMENT PLAN

721 RIO ROAD, CHARLOTTESVILLE VA 22901

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TOTAL NUMBER OF SHEETS: 16

SP202400020 CARTER MACHINERY OUTDOOR STORAGE, DISPLAY, AND SALES SPECIAL USE PERMIT CONDITIONS

- USE OF THIS SITE MUST BE IN GENERAL ACCORD WITH THE CARTER MACHINERY CONCEPT PLAN BY BALZER AND ASSOCIATES DATED NOVEMBER 15, 2024. TO BE IN GENERAL ACCORD, EQUIPMENT MUST BE STORED ONLY IN AREAS INDICATED FOR STORAGE ON THE CONCEPT PLAN.
- EQUIPMENT MUST BE KEPT IN THE RETRACTED/ STOWED POSITION.
- SITE PLAN APPROVAL IS SUBJECT TO ARB APPROVAL OF THE LANDSCAPE PLAN (SUBMITTED WITH THE SITE PLAN), INCLUDING (BUT NOT LIMITED TO) ALL PLANTING ISLANDS AND AREAS SHOWN ON THE CONCEPT PLAN. LANDSCAPING SHOWN ON THE PLAN MAY BE REQUIRED TO EXCEED THE MINIMUM REQUIREMENTS OF THE PROPOSED USE.
- SITE PLAN APPROVAL IS SUBJECT TO ARB APPROVAL OF THE LIGHTING PLAN (SUBMITTED WITH THE SITE PLAN). MAXIMUM LIGHT LEVELS MUST NOT EXCEED 20 FOOTCANDLES. THE MAXIMUM HEIGHT OF THE POLE LIGHTS MUST NOT EXCEED 20 FEET. ALL FIXTURES MUST HAVE LAMPS WHOSE COLOR TEMPERATURE IS BETWEEN 2000 AND 3000 KELVIN. ALL SITE AND BUILDING MOUNTED FIXTURES MUST BE FULL CUTOFF. ALL FIXTURES MUST HAVE LAMPS WHOSE COLOR TEMPERATURE IS BETWEEN 2000 AND 3000 KELVIN.
- STORAGE OF EQUIPMENT TALLER THAN THE SCREENING FENCE HEIGHT IS LIMITED TO THE AREA LABELED "EXISTING GRAVEL AREA" AT THE REAR OF THE SITE.
- CHAIN LINK FENCE MUST NOT BE VISIBLE FROM THE ENTRANCE CORRIDORS.

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: WRL

- SITE ADDRESS: 721 RIO ROAD W  
CHARLOTTESVILLE, VA 22901
- DEVELOPER: CARTER MACHINERY COMPANY, INC.  
PO BOX 3096  
SALEM, VA 24153  
CONTACT: CARTER BURKEY  
PHONE: 804-387-8052  
EMAIL: CARTER\_BURKEY@CARTERMACHINERY.COM
- OWNER: MOUNT SINAI PROPERTIES - CHARLOTTESVILLE LLC
- 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
- USE: EQUIPMENT RENTALS AND SERVICE
- ZONING: HIGHWAY COMMERCIAL  
SPECIAL USE PERMIT SP202400020  
AIRPORT IMPACT AREA, ENTRANCE COORDIDOR, STEEP SLOPE ZONING OVERLAYS
- MAGISTERIAL DISTRICT: RIO
- TAX PARCEL NO: 61-120
- SITE AREA: 4.37 ACRES  
DISTURBED AREA: 0.89 AC ACRE  
  
TOTAL IMPERVIOUS COVER: 0.89 AC (PRE-DEVELOPMENT)  
0.71 AC (POST-DEVELOPMENT)
- PARKING: (INDUSTRIAL USES NOT OTHERWISE IDENTIFIED)  
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)
- WATER: PUBLIC  
SANITARY: PUBLIC
- BUILDING:  
EXISTING BUILDING AREA: 32,396 SF  
EXISTING BUILDING AREA TO REMAIN: 27,544 SF  
NO.OF STORIES: 1
- PAVED PARKING AREA: 27,632 SF (0.634 AC)
- INTERIOR LANDSCAPE AREA REQUIRED:(5% OF PAVED PARKING AREA) 1,382 SF  
INTERIOR LANDSCAPE AREA PROVIDED: 19,219 SF
- TREE CANOPY REQUIRED:19,135 SF  
TREE CANOPY PROVIDED: 21,977 SF
- SETBACKS:  
A. FRONT MINIMUM (BUILDING): 10 FEET FROM THE RIGHT-OF-WAY OR THE EXTERIOR EDGE OF THE SIDEWALK IF THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY.  
B. FRONT MINIMUM (PARKING): 10 FEET FROM ANY PUBLIC STREET RIGHT-OF-WAY (EXCEPTION DUE TO EXISTING CONDITIONS).  
C. SIDE AND REAR MINIMUM (BUILDING): ANY PRIMARY STRUCTURE SHALL BE CONSTRUCTED AND SEPARATED IN ACCORDANCE WITH THE CURRENT EDITION OF THE BUILDING CODE  
D. SIDE AND REAR MINIMUM (PARKING): NO OFF STREET PARKING OR LOADING SPACE SHALL BE LOCATED CLOSER THAN 20 FEET TO THE DISTRICT BOUNDARY

NOTES:

- 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.
- 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.
- ALL PARKING LOT DIMENSIONS ARE FROM FACE OF CURB, UNLESS NOTED OTHERWISE.
- ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED.
- ALL PARKING SPACES TO BE MARKED WITH FOUR INCH (4") WIDE STRIPES (WHITE PAINT), UNLESS NOTED OTHERWISE.
- 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).
- 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.
- 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.
- THE APPROXIMATE AREA OF THE LIMITS OF CLEARING, GRADING, AND CONSTRUCTION IS 0.89 AC ACRES.
- 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.
- 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.
- 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 ENCRDACH ON THE REQUIRED THREE FOOT CLEAR RADIUS ON MATURITY OF LANDSCAPING.
- 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.
- A MEETING WITH THE VDOT INSPECTOR IS REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
- 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.
- HUC CODE: 020802040203
- RECEIVING WATERS: RIVANNA RIVER-MECHUNK CREEK
- LAT: 38.082889 LONG: -78.475425
- TOTAL RPA IMPACTS: 0 SF
- 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.
- AN APPROVED KEY BOX SHALL BE PROVIDED FOR THE PROPOSED BUILDING IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE, SECTION 506.1.



BEFORE YOU DIG, CALL  
MISS UTILITY - 811



**BALZER  
& ASSOCIATES**  
a Westwood 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

COVER

DRAWN BY CT  
DESIGNED BY ADB  
CHECKED BY ADB  
DATE 07/24/2025  
SCALE AS NOTED  
REVISIONS  
10/17/2025

**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 COORDINATING ALL REQUIRED INSPECTIONS AND PROVIDING VDOT WITH RECORDS OF REQUIRED INSPECTIONS.
3. 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<br>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<br>(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                              |
| ---A---A---   | 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

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





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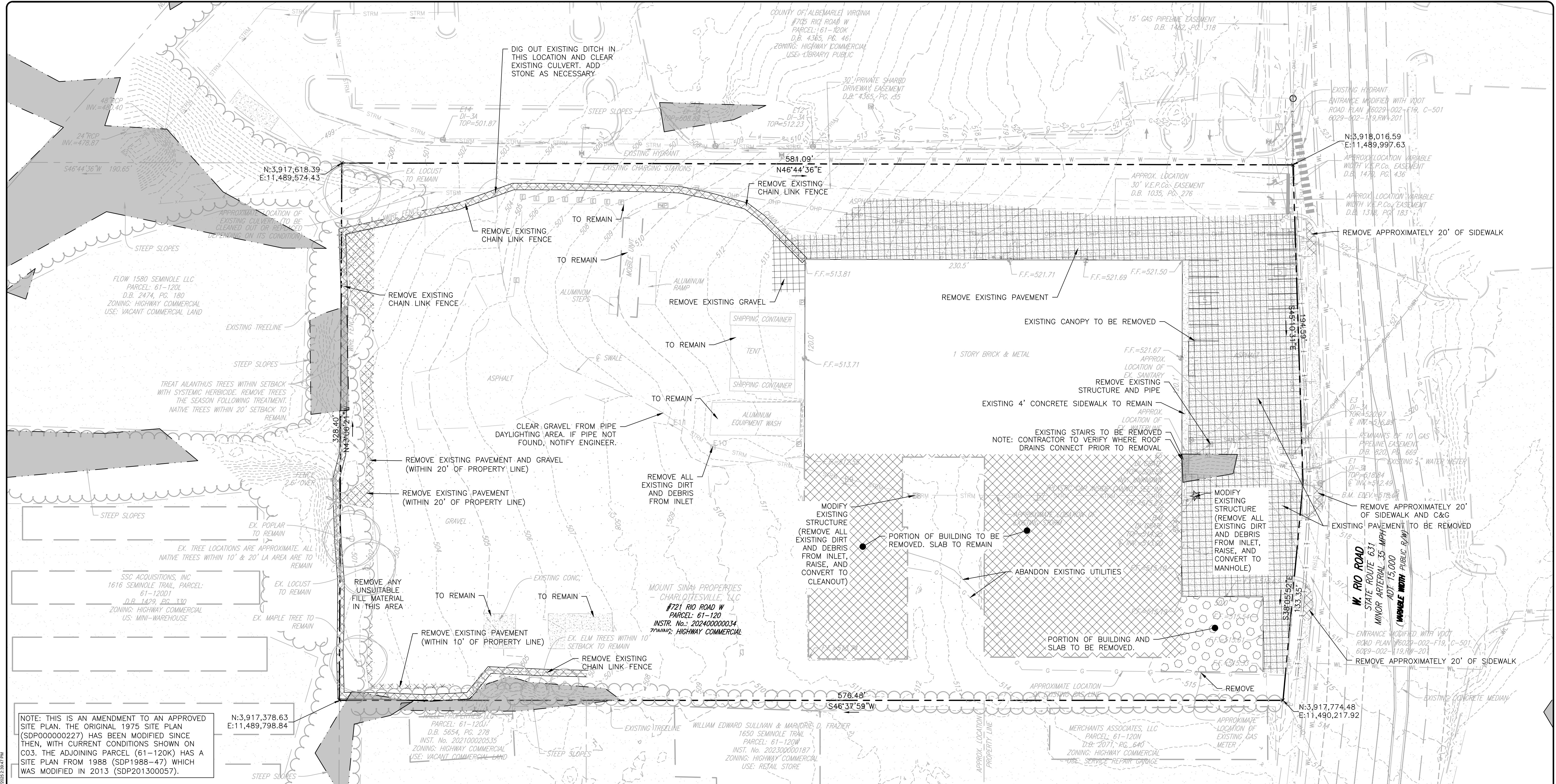


**CARTER MACHINERY CHARLOTTESVILLE**

**EXISTING CONDITIONS AND DEMOLITION PLAN**

DRAWN BY CT  
DESIGNED BY ADB  
CHECKED BY ADB  
DATE 07/24/2025  
SCALE 1"=30'  
REVISIONS  
10/17/2025

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).

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 PLAN, 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. R0A23209.

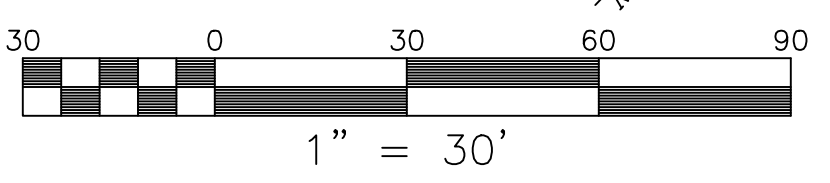
THE SUBJECT PARCEL IS WITHIN F.E.M.A. DEFINED FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP No. 51003C0278D DATED FEBRUARY 4, 2005.

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

- 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 VA. 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.







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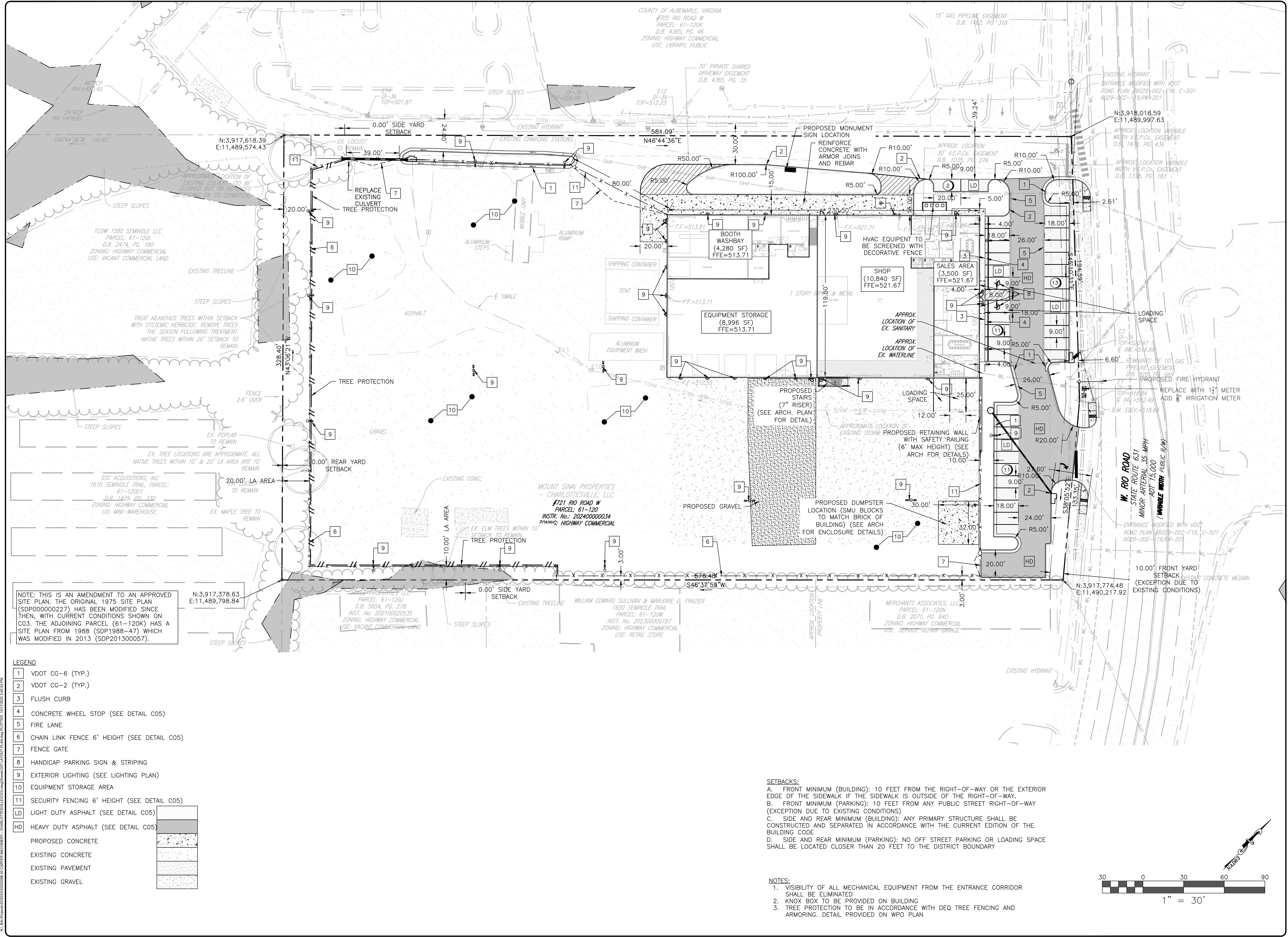


CARTER MACHINERY CHARLOTTESVILLE

LAYOUT PLAN

DRAWN BY CT  
DESIGNED BY ADB  
CHECKED BY ADB  
DATE 07/24/2025  
SCALE 1"=30'  
REVISIONS  
10/17/2025

**C04**  
PROJECT NO. 53220068.00



- LEGEND
- 1 VDOT CG-6 (TYP.)
  - 2 VDOT CG-2 (TYP.)
  - 3 FLUSH CURB
  - 4 CONCRETE WHEEL STOP (SEE DETAIL C05)
  - 5 FIRE LANE
  - 6 CHAIN LINK FENCE 6' HEIGHT (SEE DETAIL C05)
  - 7 FENCE GATE
  - 8 HANDICAP PARKING SIGN & STRIPING
  - 9 EXTERIOR LIGHTING (SEE LIGHTING PLAN)
  - 10 EQUIPMENT STORAGE AREA
  - 11 SECURITY FENCING 6' HEIGHT (SEE DETAIL C05)
  - LD LIGHT DUTY ASPHALT (SEE DETAIL C05)
  - HD HEAVY DUTY ASPHALT (SEE DETAIL C05)
  - PROPOSED CONCRETE
  - EXISTING CONCRETE
  - EXISTING PAVEMENT
  - EXISTING GRAVEL

**SETBACKS:**  
A. FRONT MINIMUM (BUILDING): 10 FEET FROM THE RIGHT-OF-WAY OR THE EXTERIOR EDGE OF THE SIDEWALK IF THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY.  
B. FRONT MINIMUM (PARKING): 10 FEET FROM ANY PUBLIC STREET RIGHT-OF-WAY (EXCEPTION DUE TO EXISTING CONDITIONS)  
C. SIDE AND REAR MINIMUM (BUILDING): ANY PRIMARY STRUCTURE SHALL BE CONSTRUCTED AND SEPARATED IN ACCORDANCE WITH THE CURRENT EDITION OF THE BUILDING CODE  
D. SIDE AND REAR MINIMUM (PARKING): NO OFF STREET PARKING OR LOADING SPACE SHALL BE LOCATED CLOSER THAN 20 FEET TO THE DISTRICT BOUNDARY

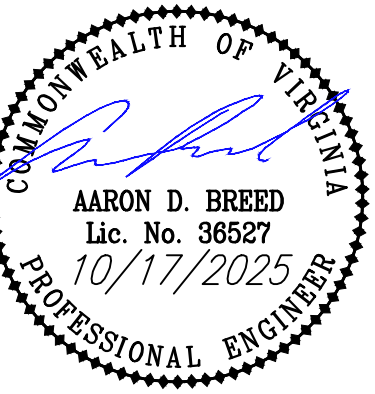
**NOTES:**  
1. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED  
2. KNOX BOX TO BE PROVIDED ON BUILDING  
3. TREE PROTECTION TO BE IN ACCORDANCE WITH DEQ TREE FENCING AND ARMORING. DETAIL PROVIDED ON WPO PLAN





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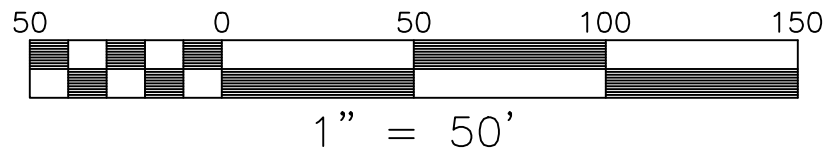
# CARTER MACHINERY CHARLOTTEVILLE

# SIGHT LINE LAYOUT PLAN

RIO DISTRICT  
721 RIO ROAD, CHARLOTTESVILLE VA 22901

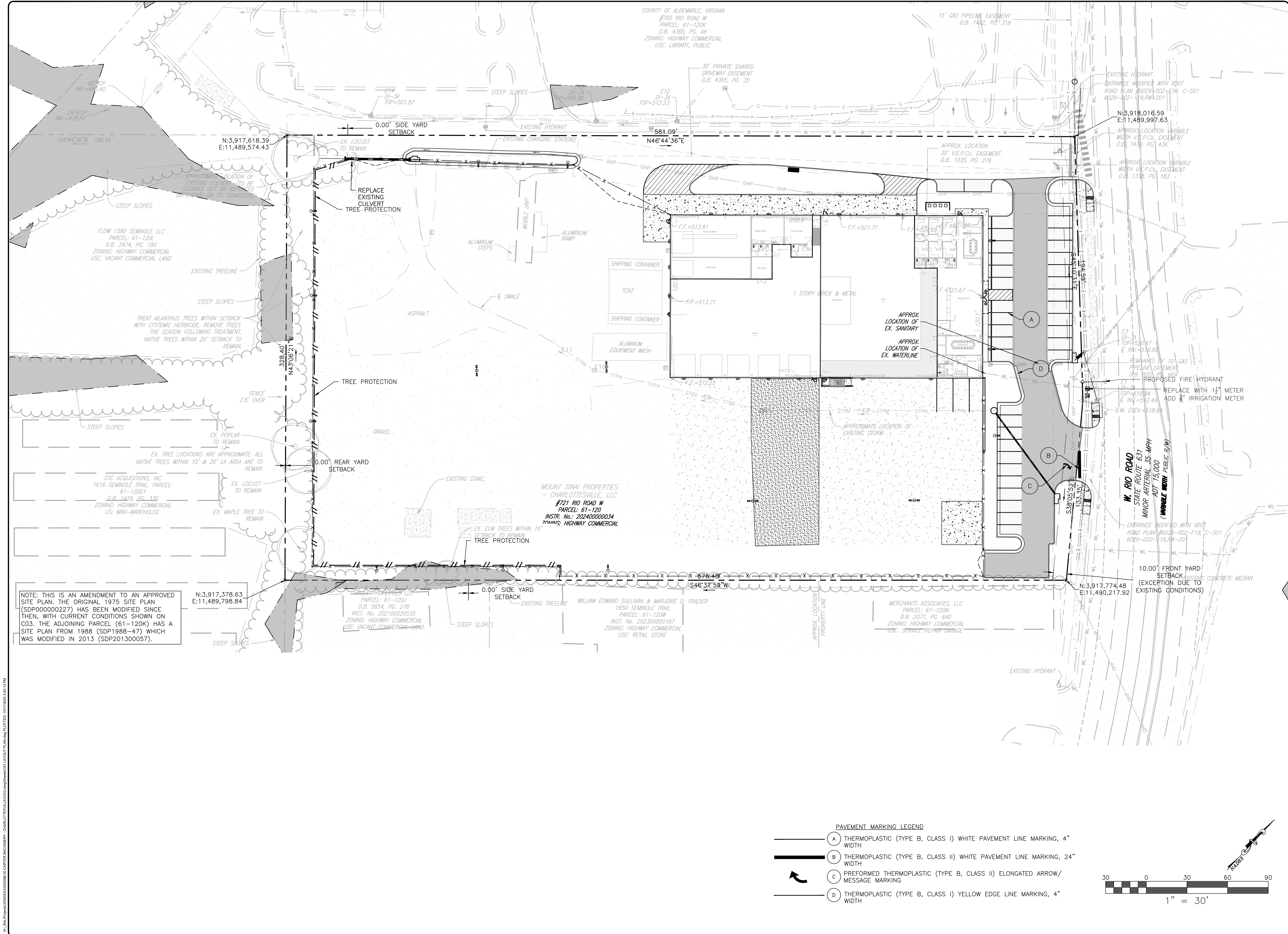
DRAWN BY CT  
DESIGNED BY ADE  
CHECKED BY ADE  
DATE 07/24/2023  
SCALE 1"=50'  
REVISIONS  
10/17/2025

**C04.1**  
PROJECT NO. 53220068.00





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AARON D. BREED  
Lic. No. 36527  
10/17/2025  
PROFESSIONAL ENGINEER

**CARTER MACHINERY CHARLOTTESVILLE**

**PAVEMENT MARKING PLAN**

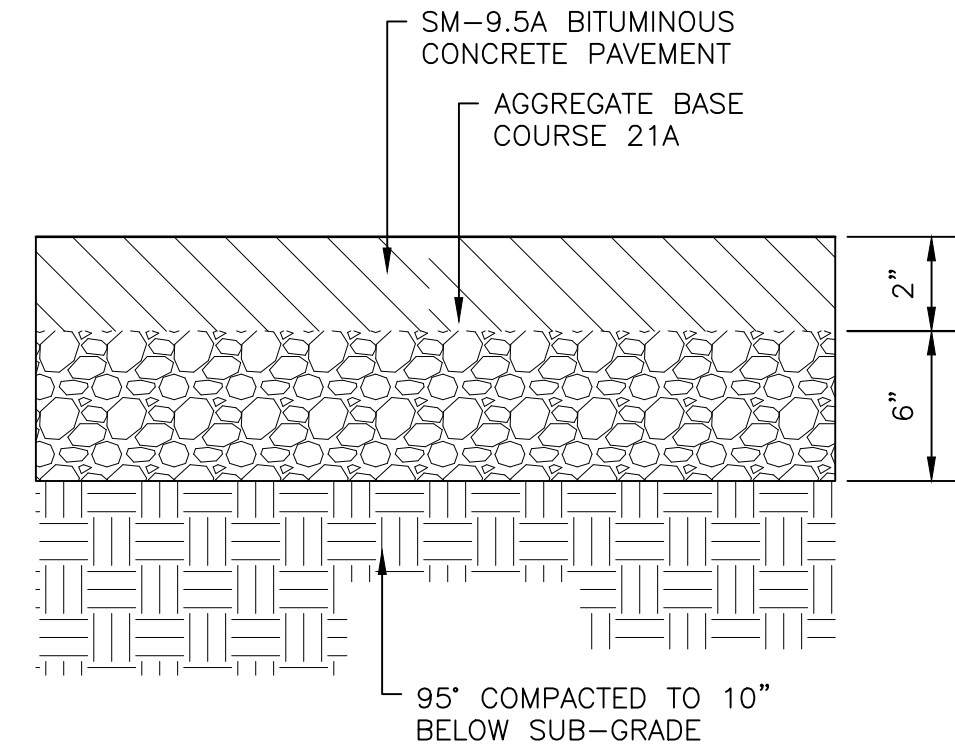
---  
RIO DISTRICT  
721 RIO ROAD, CHARLOTTESVILLE VA 22901

|             |            |
|-------------|------------|
| DRAWN BY    | CT         |
| DESIGNED BY | ADB        |
| CHECKED BY  | ADB        |
| DATE        | 07/24/2025 |
| SCALE       | 1"=30'     |
| REVISIONS   |            |
| 10/17/2025  |            |

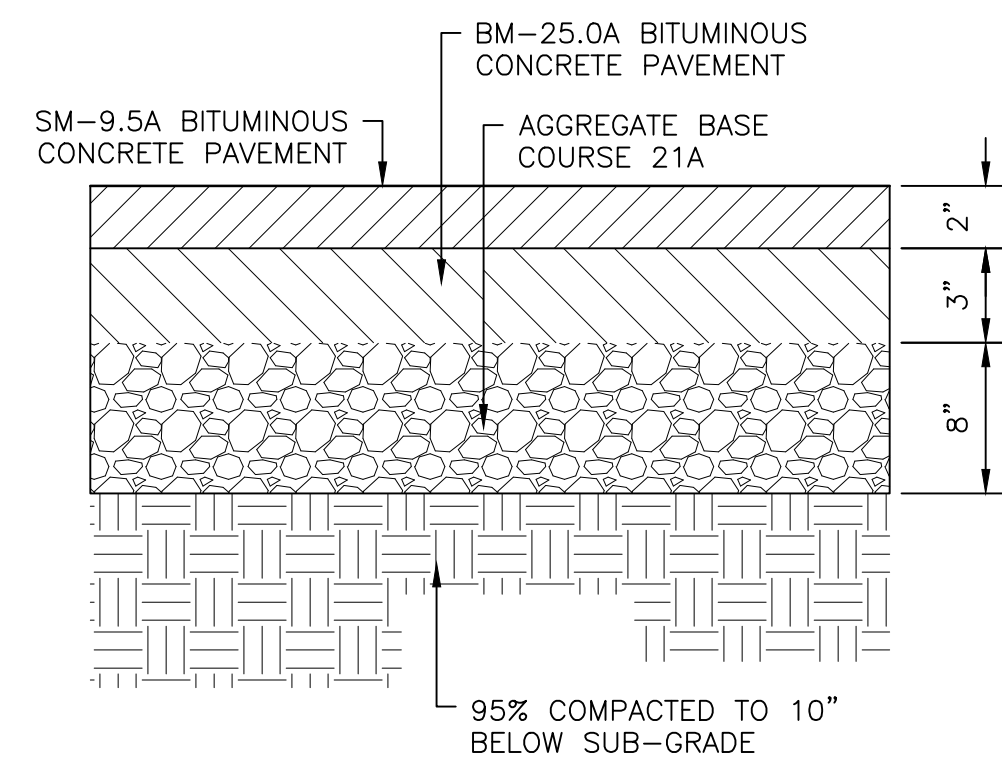
**C04.2**

PROJECT NO. 5322068.00

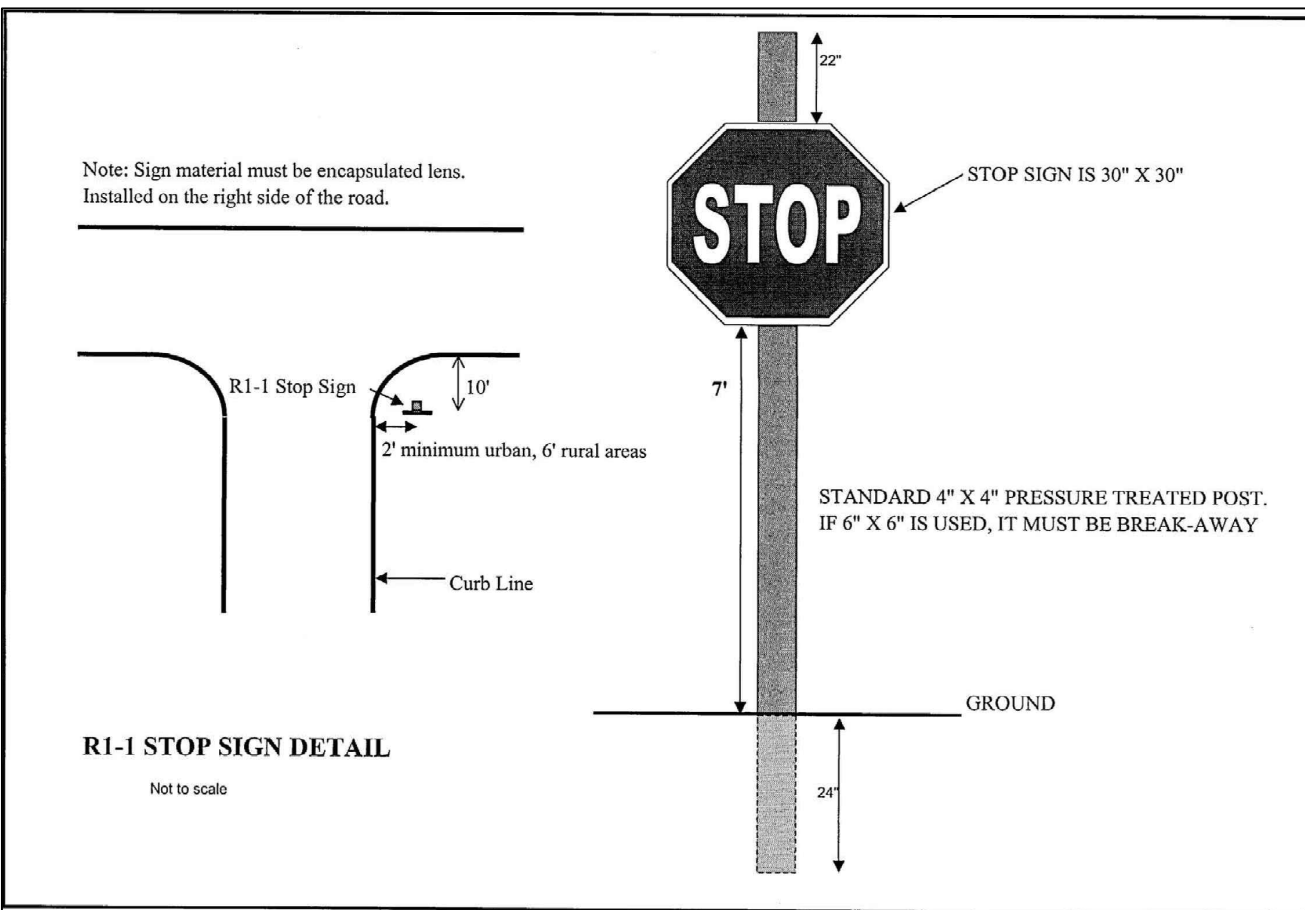




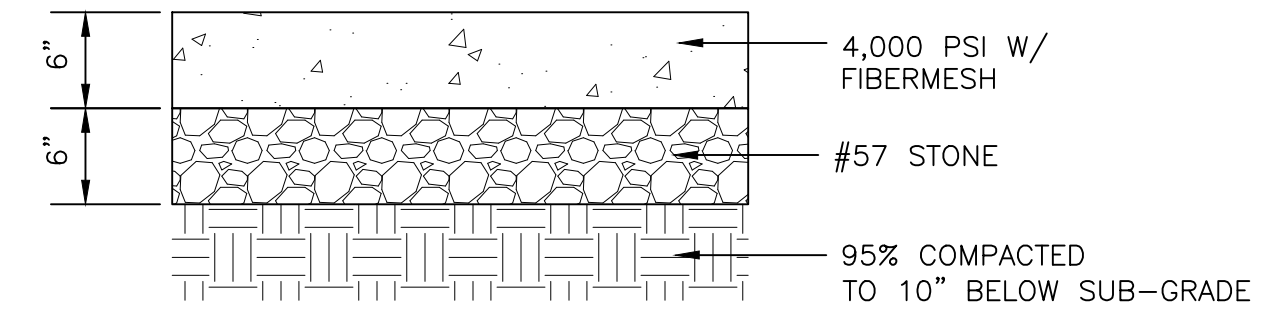
# 1 LIGHT DUTY PAVING - DETAIL



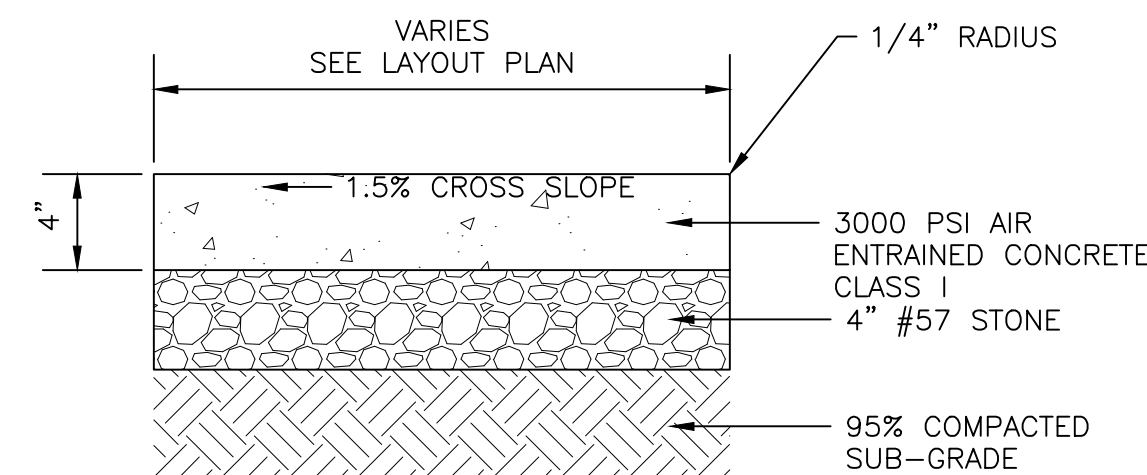
## 2 HEAVY DUTY PAVING - DETAIL



### 3 STOP SIGN - DETAIL

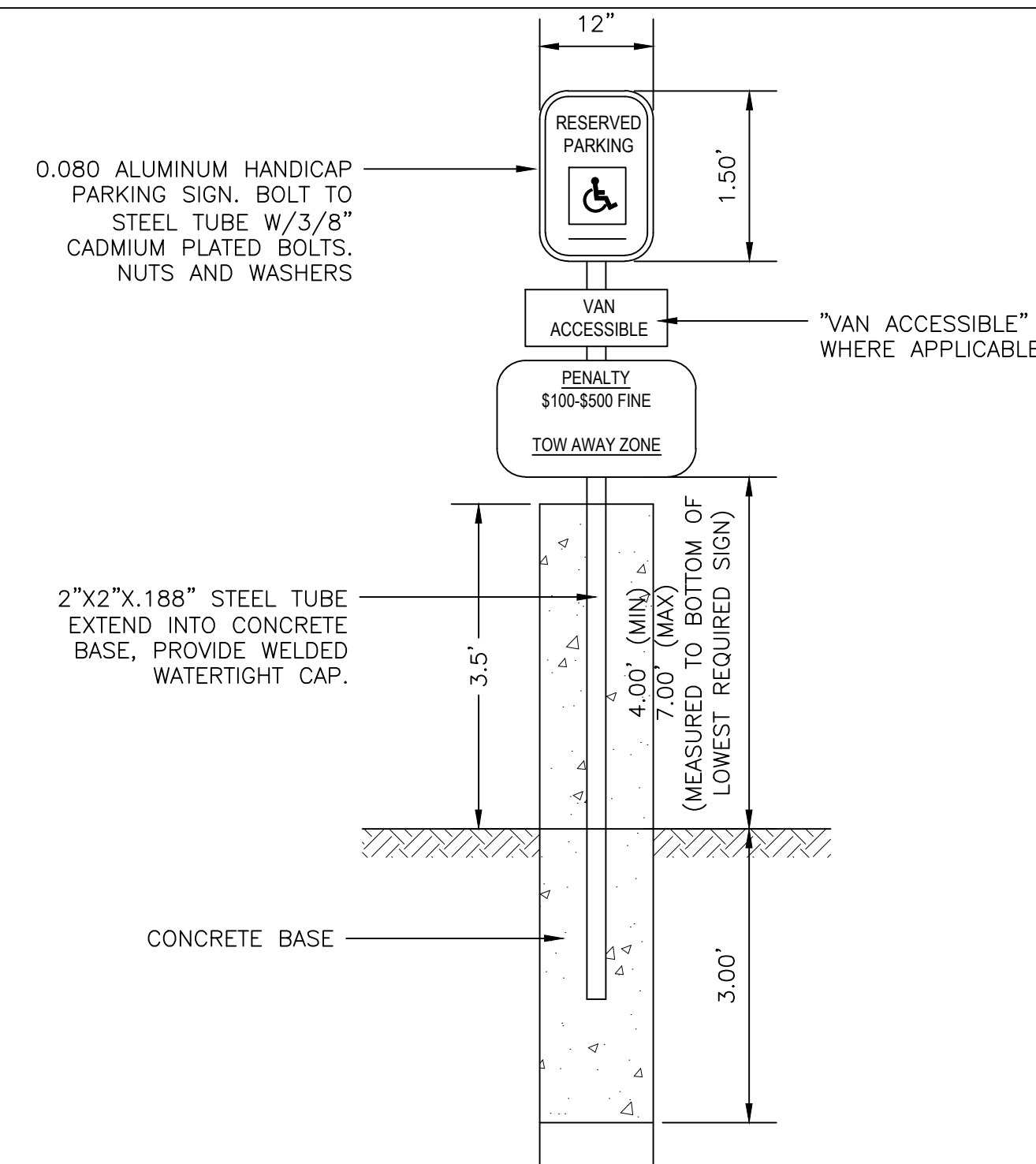


## 4 CONCRETE PAVING - DETAIL

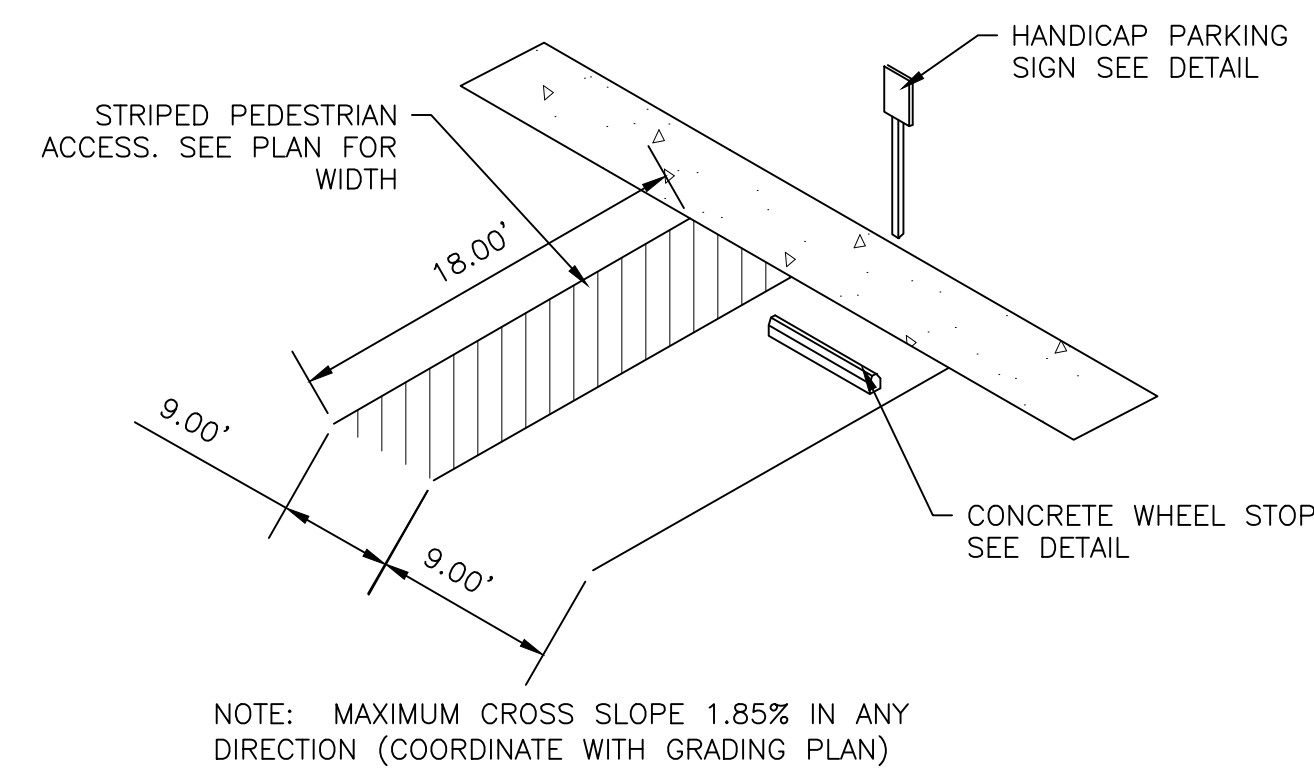


NOTES:  
FINISH— TROWELED EDGES, BROOM FINISH.  
SCORING EVERY 6'.  
1/2" PERFORMED EXPANSION  
JOINT FILLER WHERE ADJACENT TO BUILDING  
AND EVERY 25' O.C.

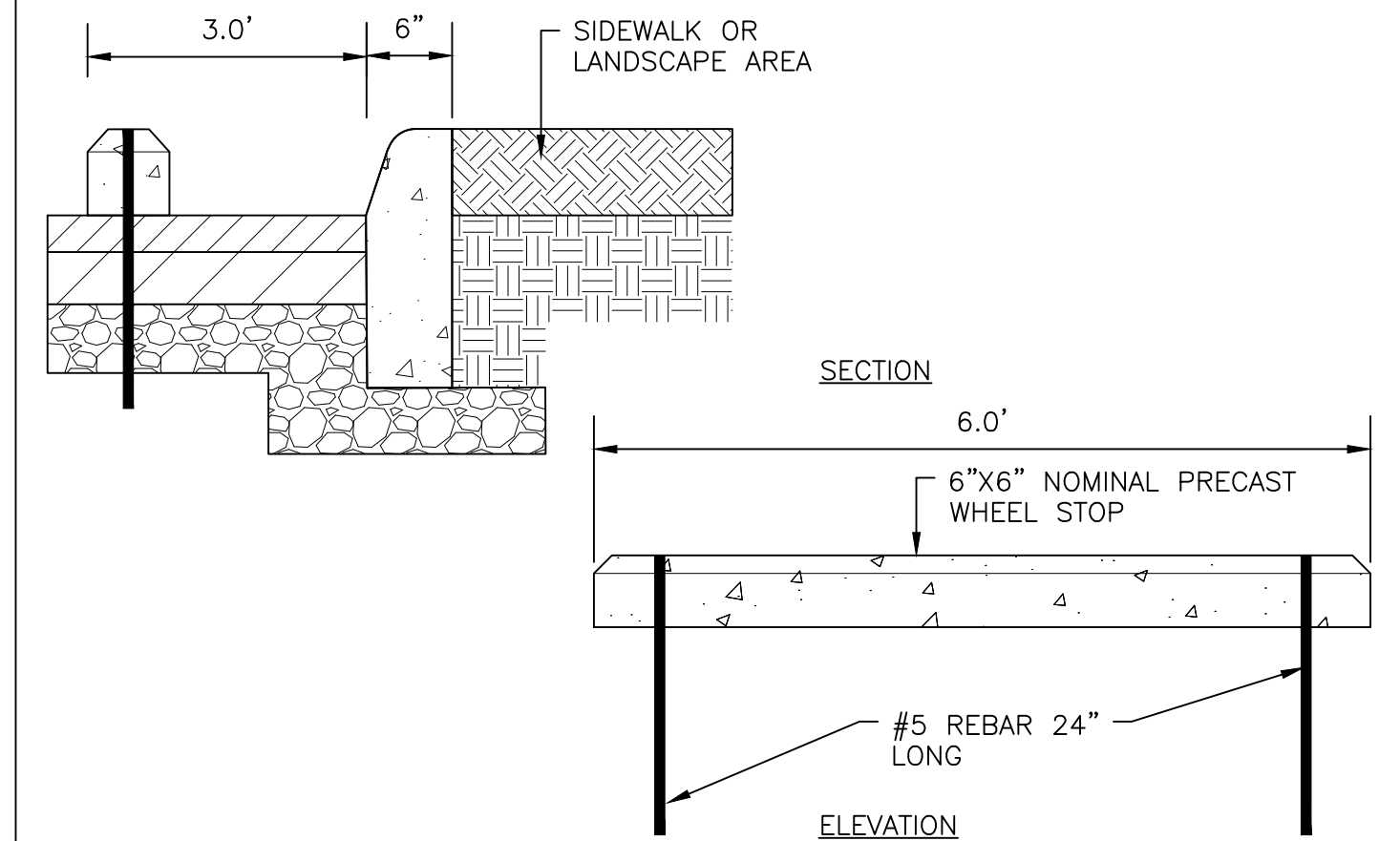
## 5 SIDEWALK - DETAIL



## 6 HANDICAP PARKING SIGN - DETAIL



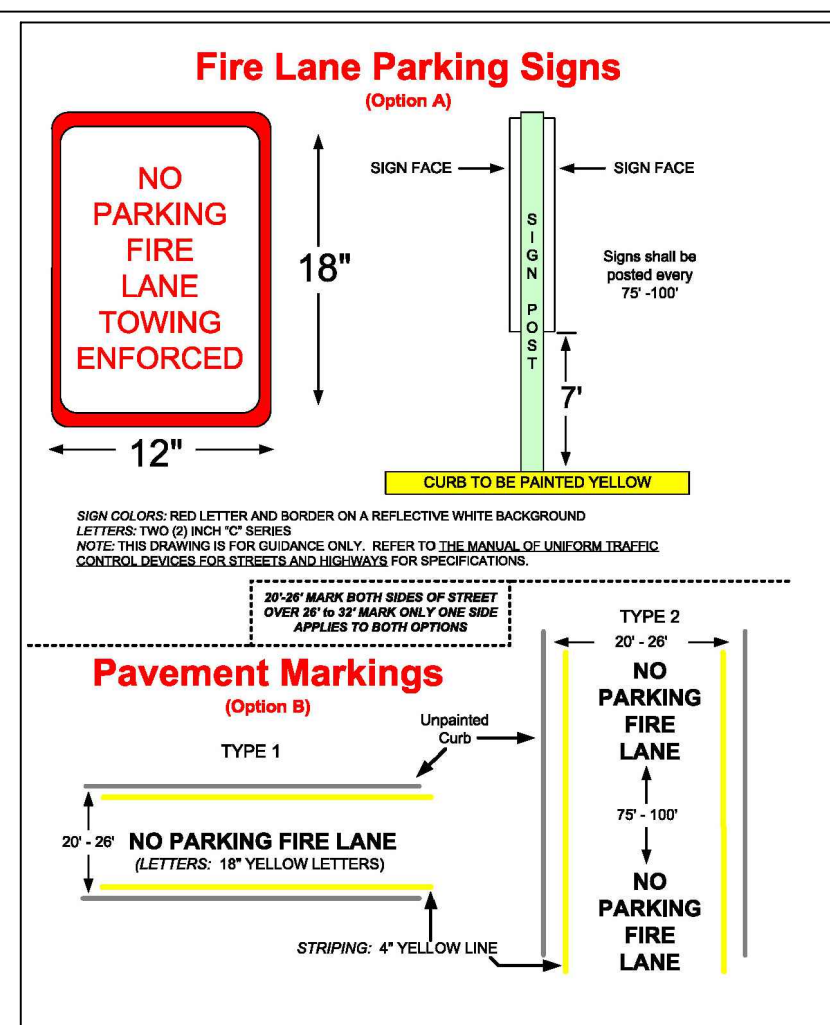
## 7 HANDICAP PARKING SPACE - DETAIL



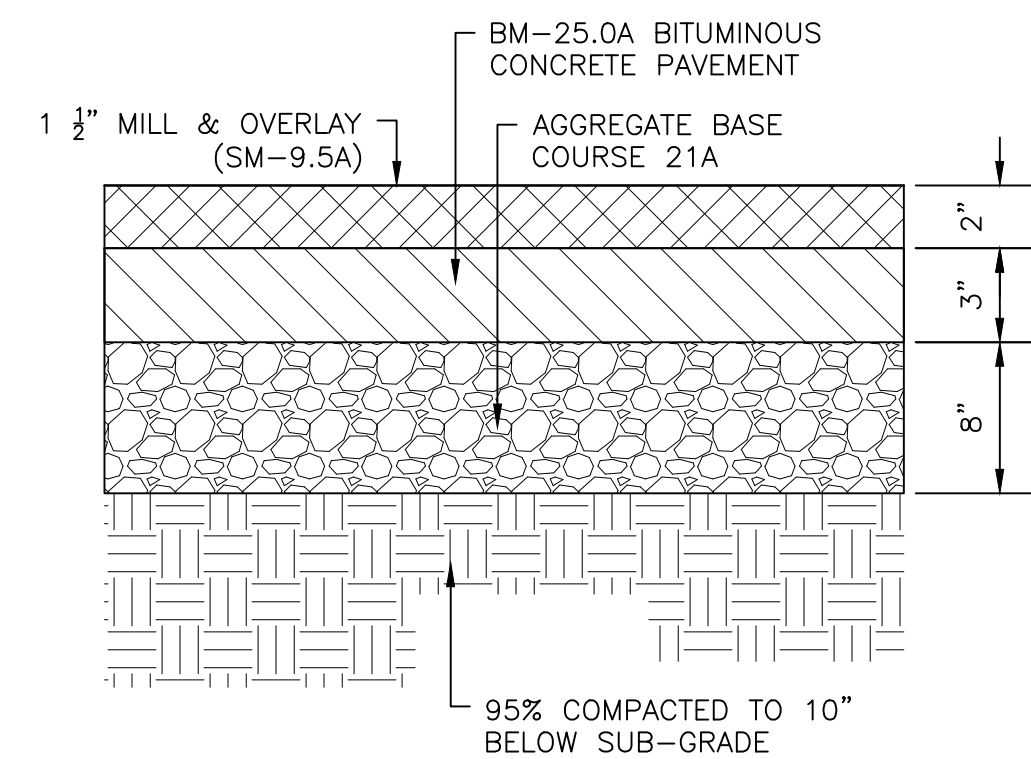
## 8 CONCRETE WHEEL STOP - DETAIL

**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.

NOTE: SEE ARCHITECTURE PLANS FOR  
DUMPSTER ENCLOSURE DETAIL

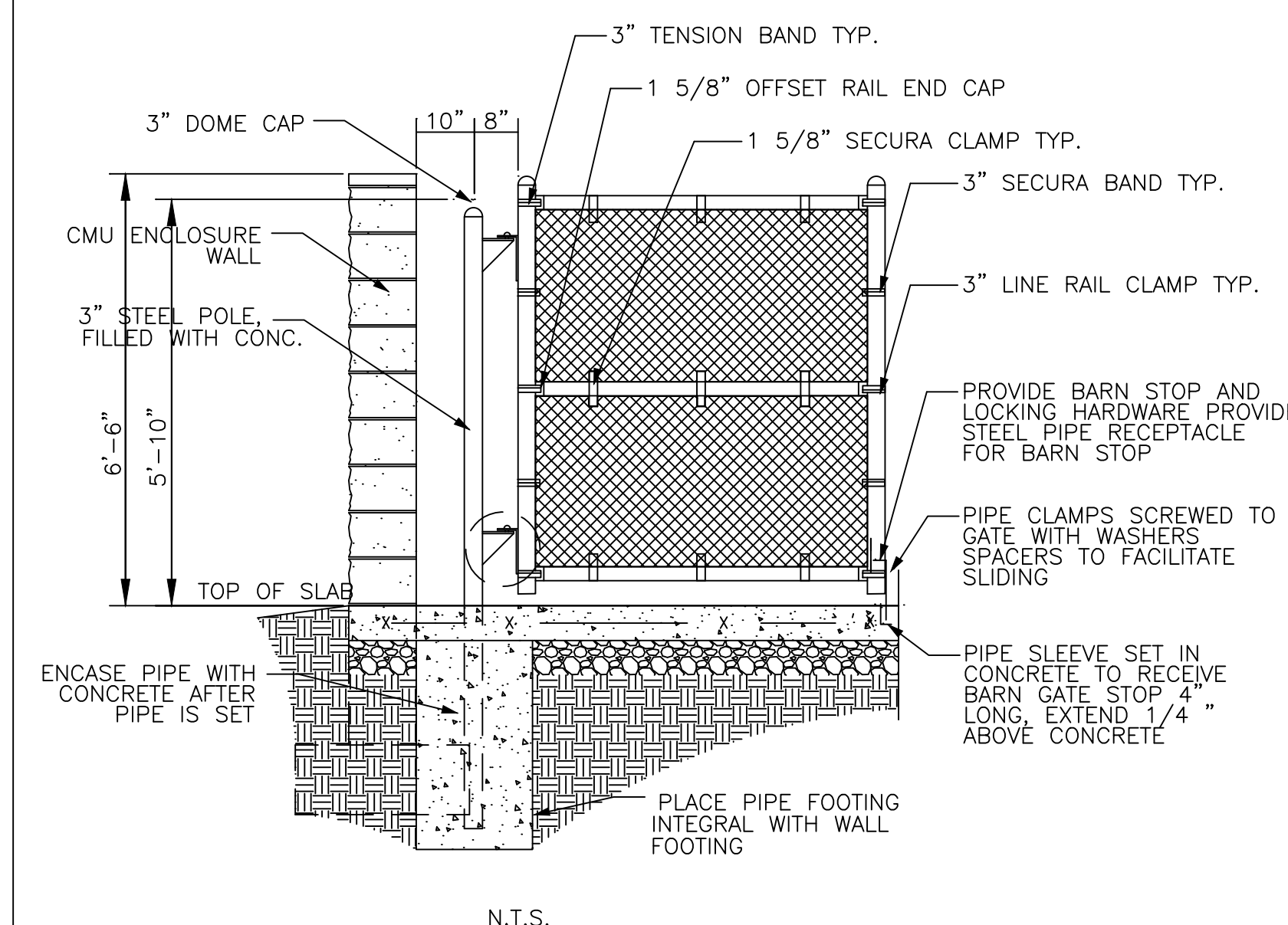


9 FIRE LANE - DETAIL  
NTS



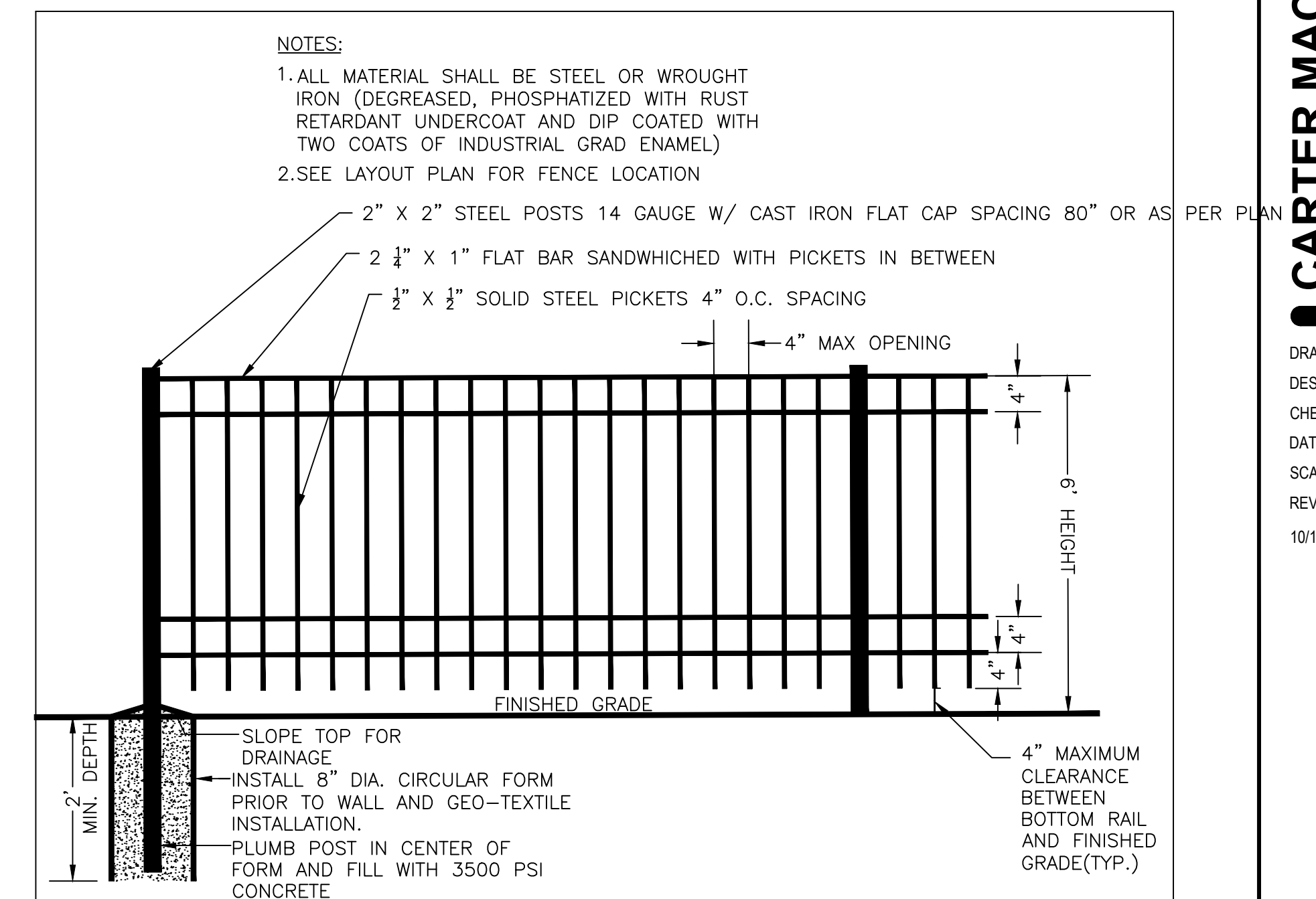
TO BE VERIFIED BY GEOTECH REPORT

10 MILL & OVERLAY - DETAIL  
NTS



N.T.S

**11 CHAIN LINK FENCE**  
NTS



12 SECURITY FENCE  
NTS



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## ----- SITE NOTES AND DETAILS

721 RIO ROAD, CHARLOTTESVILLE VA 22901

DRAWN BY CT  
 DESIGNED BY ADB  
 CHECKED BY ADB  
 DATE 07/24/2025  
 SCALE NOT TO SCALE  
 REVISIONS  
 7/2025

**C05**



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Albemarle County

Service Authority

Serving • Conserving

168 Spotnag Road Charlottesville, VA 22911 (434) 977-4511

Hydrant Flow

Test Report

Date of Report

10/3/2025

Location

721 Rio Road

Pressure Zone

Urban Ring

Date and Time of Test

10/2/2025 7:10:00 AM

Minutes of Flow

2

Pipe Size (Inches)

8

Pressure Hydrant

12673

Static Pressure (psi)

56.8

Residual Pressure (psi)

49.7

☒ Q20 Looped

☐ Q20 Multiple Inline Hydrants

☐ Q20 Single Flow

☐ Sprinkler Test Single Flow

Flow Hydrant #1

12448

Pitot Pressure #1 (psi)

36

Yellow 1

☒

Test Flow 1

1011

Flow Hydrant #2

Pitot Pressure #2 (psi)

Yellow 2

☐

Test Flow 2

0

Flow Hydrant #3

Pitot Pressure #3 (psi)

Yellow 3

☐

Test Flow 3

0

Total Estimated Flow (gpm)

1011

AWWA Q20 Calculation (gpm)

(No value in Q20 indicates insufficient pressure drop for Q20 OR a sole sprinkler test.)

Comments

Hydrants were fully opened.

For method of calculating pitot flow with a red Pollard diffuser: see eq. 13, Waliski and Lutes article 1990 Journal Management and Operations AWWA. For yellow Pollard diffusers, a best fit third order polynomial equation of the Pollard flow vs. pitot pressure gauge is used.

Estimated Consumption (gal)

2022

☐ Modeling Purposes Only

Signature:

Allen Bryant



DISCLAIMER  
Utilities, structures, lot lines, and all appurtenances indicated on this map are intended for general layout and reference location only. This printout is not intended for any other use than for preliminary planning and general location purposes. The utilities shown on this map are believed to be accurate, however, recent utility improvements and/or system changes may have been updated since the time of this printout. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination. Contact ACSA directly for specific utility locations.  
Aerial Imagery © Commonwealth of Virginia  
Planimetric Data Property of County of Albemarle  
ACSA Staff 10/16/2025



INTERNATIONAL FIRE CODE METHOD OF CALCULATING NFF

ENGINEER: ADB      DATE: 10/15/2025      B&A JOB# 5322068

PROJECT: CARTER MACHINERY CHARLOTTESVILLE

Type of construction (based on 2018 edition of the International Building Code): II-B

Number of Stories: 1

Total Ground Floor Area (Including projections(Canopies, Loading Docks, etc): 27,676 SF

Total Area of Other Floors (Including Basements): n/a

Total Building Area in Square Feet: 27,676 SF

FIRE AREA TO BE CONSIDERED:

Note: In order to apply the reduction in area for a building, a fire resistive rated FIRE WALL without openings shall be provided. WITHOUT OPENINGS refers to no penetrations being permitted (i.e. – doors, duct penetrations, pipe penetrations. (B104.2)

Fire Resistive Rating of FIRE WALL \_\_\_\_\_  
Area in Square Feet Between FIRE WALL(S) or Either Side \_\_\_\_\_  
Required Fire Flow from International Fire Code – Table B105.2 3,500 GPM  
Fire Flow Duration in Hours from \_\_\_\_\_  
International Fire Code – Table B105.1(2) 3 hours

NEEDED FIRE FLOW: (Based on Total Adjusted Square Foot Area)  
Automatic Sprinklers (YES \_\_\_ NO X) Reduction Factor (75% max) \_\_\_\_\_ %

NOTE: MINIMUM REQUIRED FIRE FLOW NOT LESS THAN 1500 GPM  
**NEEDED FIRE FLOW(NFF) = 3,500 GPM**

FIRE HYDRANTS AND SPACING:

REQUIRED MINIMUM NUMBER OF FIRE HYDRANTS (IFC Table C102.1): 4  
AVERAGE SPACING BETWEEN FIRE HYDRANTS (IFC Table C102.1): 350'  
MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT: 210'

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT.

SIGNATURE: \_\_\_\_\_ P.E.

Reference: 2018 Edition International Fire Code, Appendix B, C, and D.

ATTACHMENT A  
SIZING WATER SERVICE LINES AND METERS

|                                                                |                                     |                       |                     |  |       |  |
|----------------------------------------------------------------|-------------------------------------|-----------------------|---------------------|--|-------|--|
| Business Name                                                  | CARTER MACHINERY<br>CHARLOTTESVILLE |                       | Address of Building |  |       |  |
| Development Name                                               |                                     |                       | Co. Project No:     |  | GPIN: |  |
| Apartment (Y/N)                                                | No                                  | If Y, Number of Units |                     |  |       |  |
| Service Type:                                                  | Water and Sewer                     | Service Installed by: | New or Upgrade:     |  |       |  |
| I certify the the information on this form is true and correct |                                     |                       |                     |  |       |  |
| Applicant name (Print)                                         |                                     |                       | Phone #             |  |       |  |
| (Signature)                                                    |                                     |                       | Email               |  |       |  |

| Fixture:                         | Fixture Value<br>60 psi |   | No. of<br>Fixtures |   | Fixture<br>Value |
|----------------------------------|-------------------------|---|--------------------|---|------------------|
| Bathtub                          | 8                       | X |                    | = | 0.0              |
| Bedpan Washer                    | 10                      | X |                    | = | 0.0              |
| Bidet                            | 2                       | X |                    | = | 0.0              |
| Dental Unit                      | 2                       | X |                    | = | 0.0              |
| Drinking Fountain - Public       | 2                       | X | 4                  | = | 8.0              |
| Kitchen Sink                     | 2.2                     | X | 2                  | = | 4.4              |
| Lavatory (bathroom sink)         | 1.5                     | X | 7                  | = | 10.5             |
| Showerhead (shower only)         | 2.5                     | X |                    | = | 0.0              |
| Service Sink                     | 4                       | X | 1                  | = | 4.0              |
| Toilet - Flush Valve             | 35                      | X | 7                  | = | 245.0            |
| Toilet - Tank Type               | 4                       | X |                    | = | 0.0              |
| Urinal - Pedestal Flush Valve    | 35                      | X |                    | = | 0.0              |
| Urinal - Wall Flush Valve        | 16                      | X | 1                  | = | 16.0             |
| Wash Sink (each set of faucets)  | 4                       | X |                    | = | 0.0              |
| Dishwasher (residential)         | 2                       | X |                    | = | 0.0              |
| Washing Machine (residential)    | 6                       | X |                    | = | 0.0              |
| Hose (50 ft Wash 1/2 in.         | 5                       | X |                    | = | 0.0              |
| Down) 5/8 in.                    | 9                       | X |                    | = | 0.0              |
| 3/4 in.                          | 12                      | X | 6                  | = | 72.0             |
| Other (Description) ssure washer | 9                       | X | 1                  | = | 9.0              |
| Other (Description)              |                         | X |                    | = | 0.0              |
| Other (Description)              |                         | X |                    | = | 0.0              |

Combined Fixture Value Total: 369.0

- PART B
- Domestic Demand based on Fixture Value (see table) 77.9 gpm
  - Fixed Demand (includes all demands except domestic and Irrigation) gpm
  - Irrigation Demand (From Engineer\*) gpm
  - Total Demand (rounded) 78 gpm

5. Actual Meter Size based on Total Demand 1 1/2 inch

(verification by Co. Staff - Use Water Meter Sizing Table Attachment B of Development Section Procedure #344)  
Meter size 3" and greater consult Development Section

6. Owner Requested upsized of the meter (cannot get Virtual Meter Credit) N/A inch

COUNTY USE ONLY

Actual Meter Size \_\_\_\_\_ Virtual Meter Size 1 inch  
Sized by \_\_\_\_\_ Date: \_\_\_\_\_ Public Sewer Ready (Y/N) \_\_\_\_\_  
Treatment Plant \_\_\_\_\_



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Suite 200

Midlothian, VA 23113

804.794.0571



CARTER MACHINERY CHARLOTTESVILLE

SITE NOTES AND DETAILS

DRAWN BY CT  
DESIGNED BY ADB  
CHECKED BY ADB  
DATE 07/24/2025  
SCALE NOT TO SCALE  
REVISIONS  
10/17/2025

C05.1  
PROJECT NO. 5322068.00





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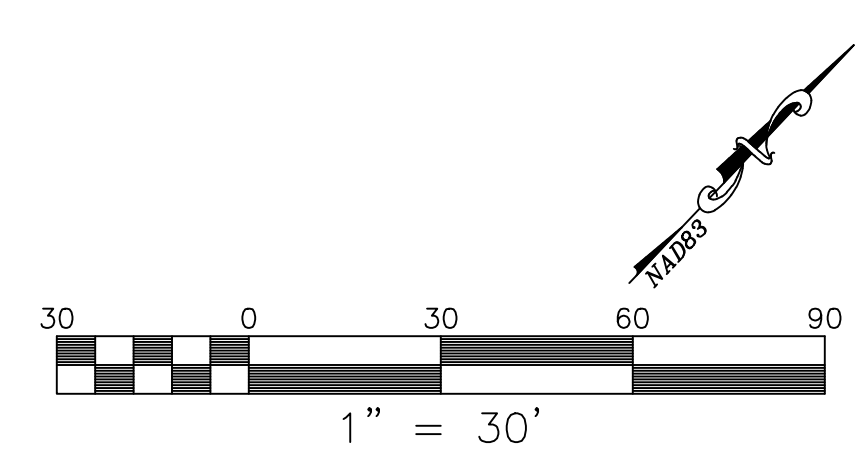
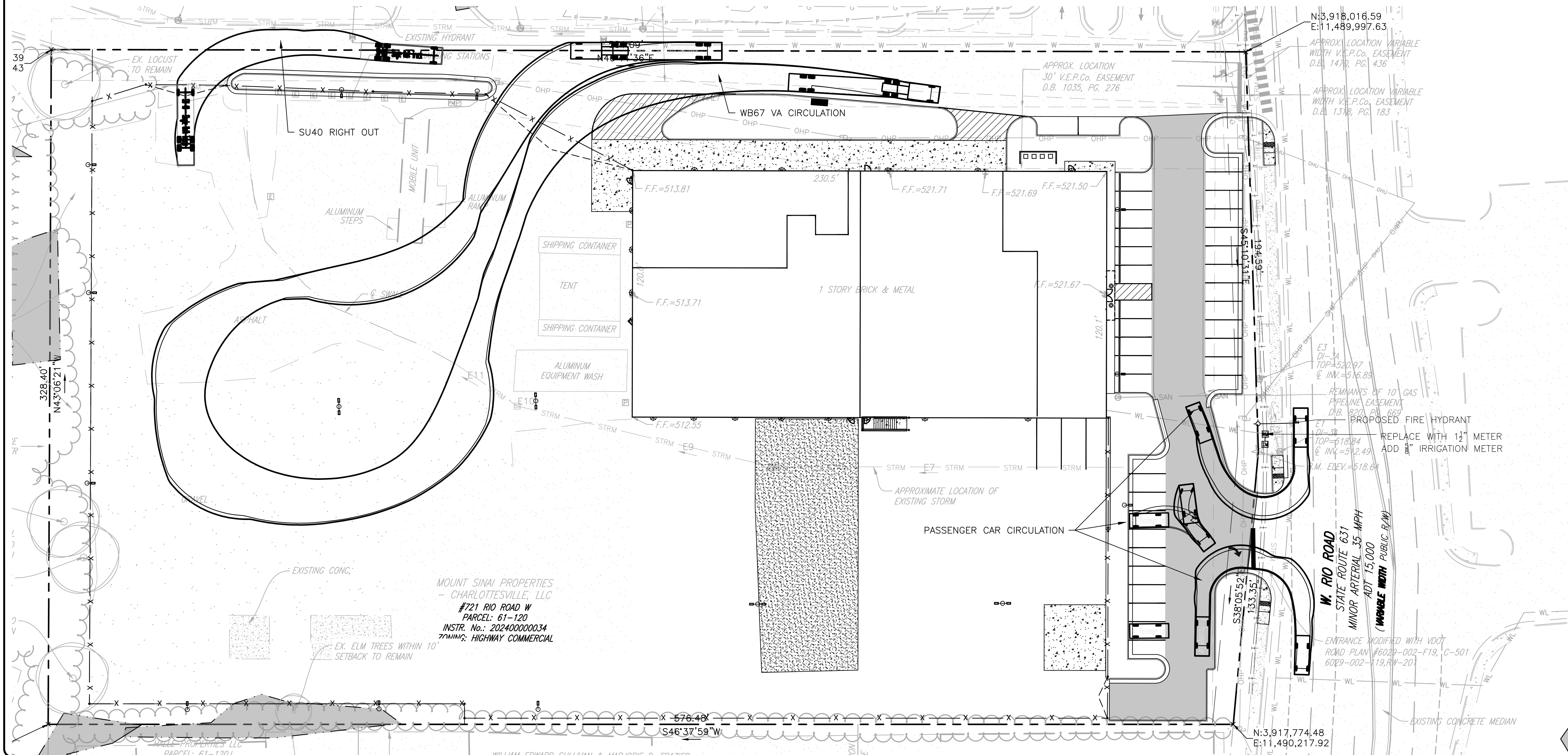
CARTER MACHINERY CHARLOTTESVILLE

TRUCK TURN 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  
10/17/2025

**C06**  
PROJECT NO. 53220068.00





TRAFFIC CONTROL NARRATIVE

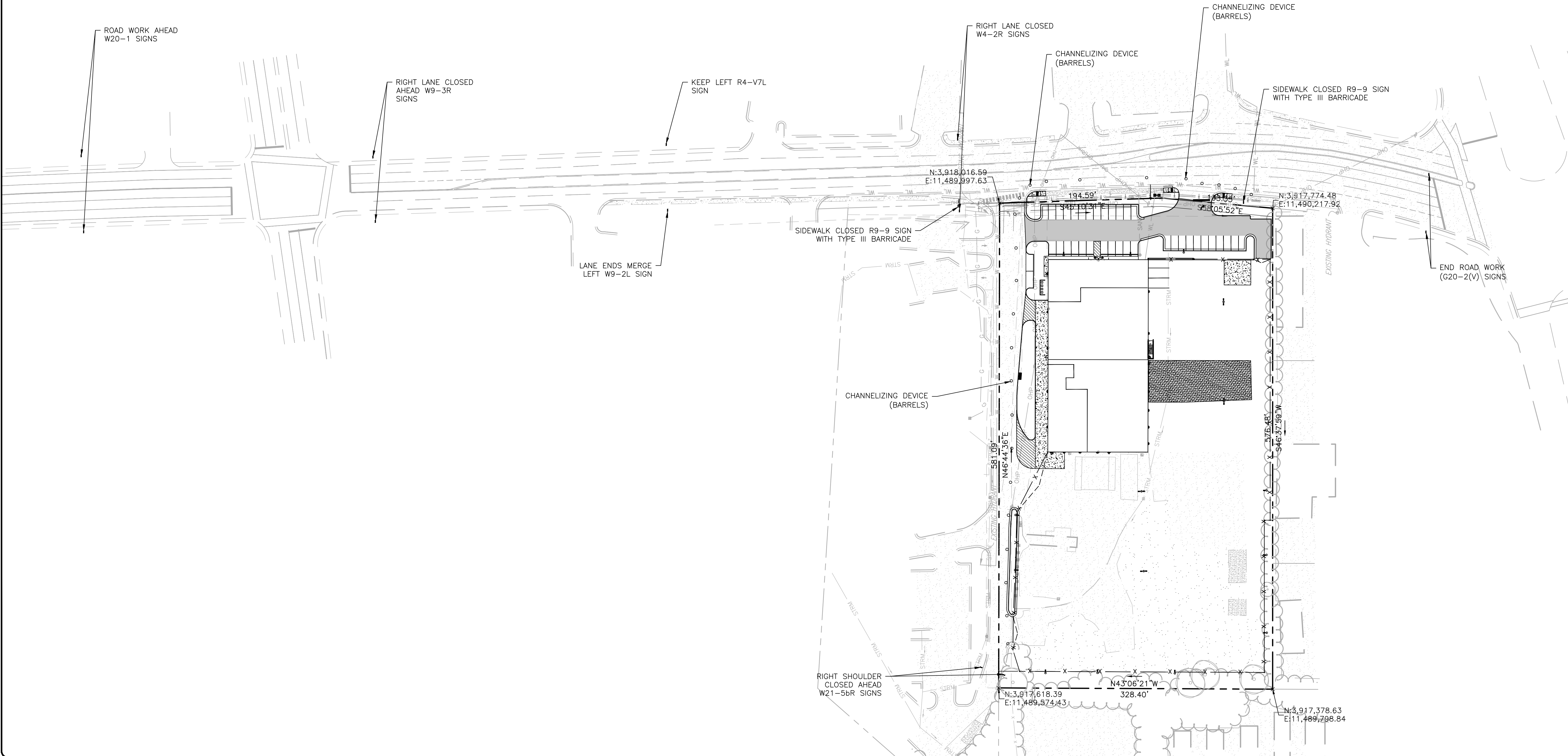
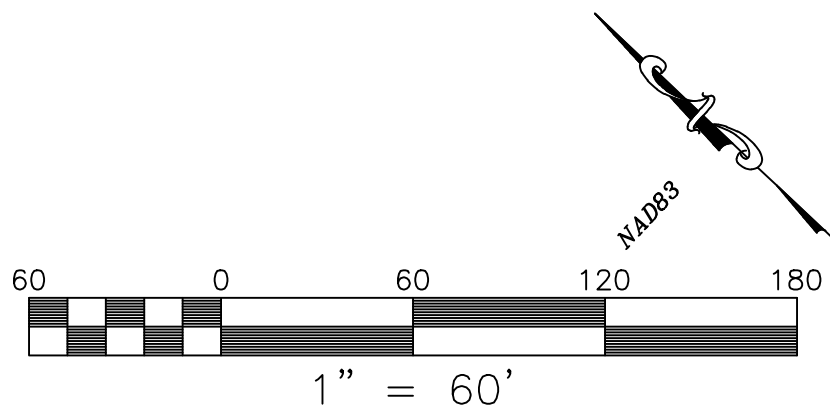
SIDEWALK ALONG RIO ROAD TTC 17.2

1. PRIOR TO REMOVAL OF EXISTING SIDEWALK ALONG RIO ROAD, THE CONTRACTOR SHALL INSTALL SIDEWALK CLOSURE SIGNS R9-9 WITH TYPE 3 BARRICADE AT EACH END OF WORK AREA AS SHOWN ON PLAN.
2. ROAD WORK AHEAD SIGNS SHALL BE INSTALL AS SHOWN AND IN CONFORMANCE WITH VDOT TTC-16.2 STANDARDS.
3. ONCE ALL SIGNAGE IS INSTALLED REMOVAL OF SIDEWALK AND REPLACEMENT CAN BEGIN.
4. THE SIGNAGE SHALL REMAIN IN PLACE TILL ALL WORK WITHIN RIGHT OF WAY IS COMPLETE.

NORTHWEST PROPERTY LINE

1. WORK ALONG NW PROPERTY LINE IS LIMITED TO LANDSCAPE ISLAND INSTALLATION.
2. CONTRACTOR SHALL INSTALL THE CHANNELIZING DEVICE AS SHOWN BELOW.
3. CONTRACTOR TO MAINTAIN BARRELS ALONG THIS AREA AT ALL TIMES.

SEE VDOT TTC DETAILS ON SHEET C07.1



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CARTER MACHINERY CHARLOTTESVILLE

MAINTENANCE OF TRAFFIC PLAN

RD DISTRICT  
721 RIO ROAD, CHARLOTTESVILLE VA 22901

DRAWN BY CT  
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DATE 07/24/2025  
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10/17/2025

**C07**  
PROJECT NO. 53220068.00







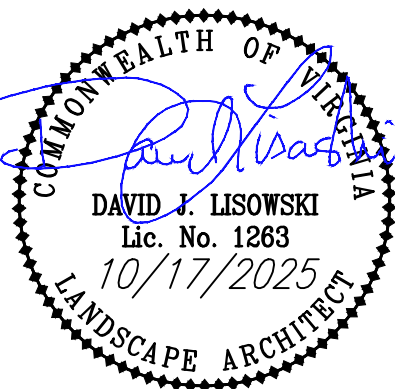


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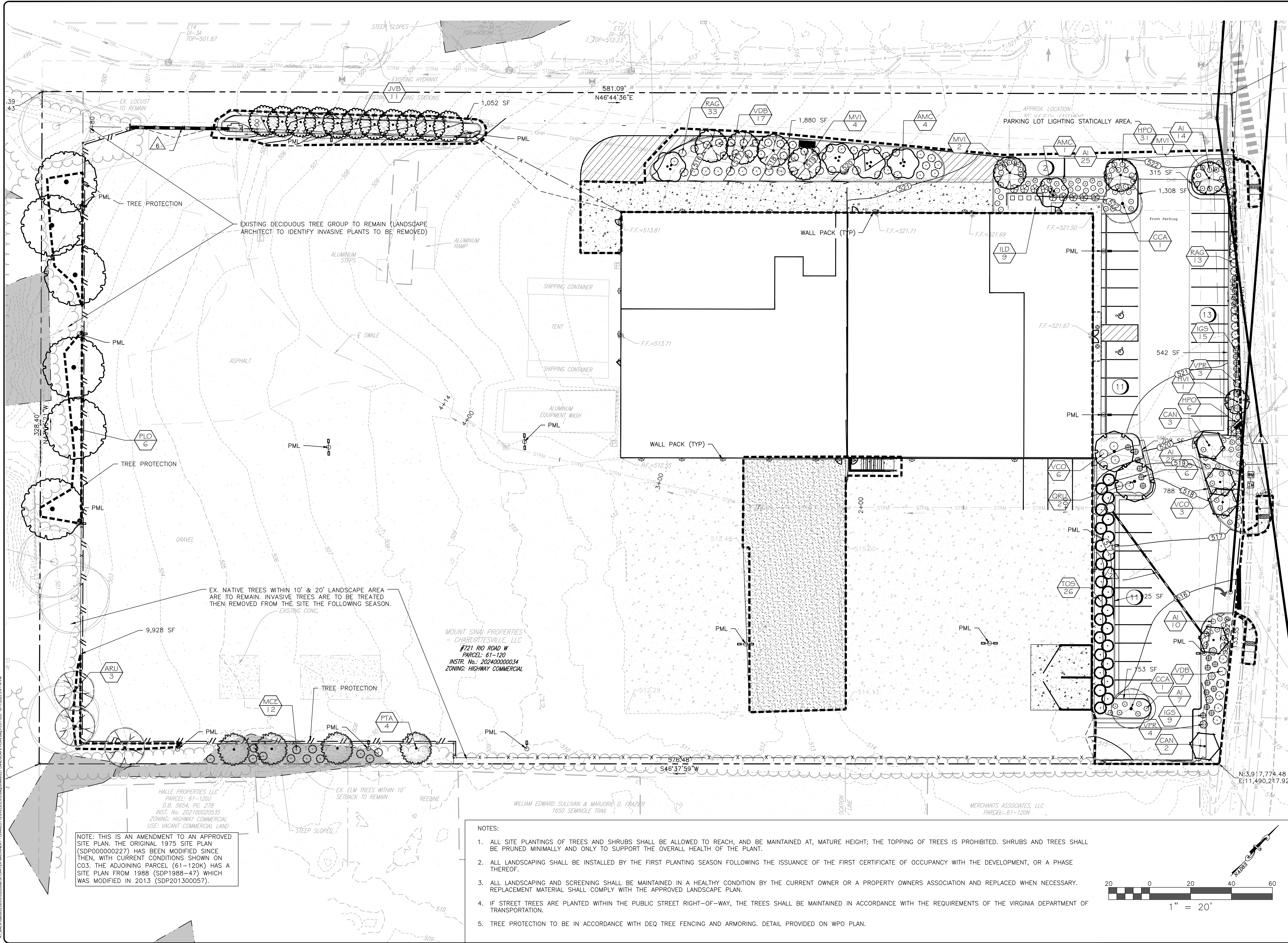


CARTER MACHINERY CHARLOTTESVILLE

LANDSCAPE PLAN

DRAWN BY CT  
DESIGNED BY ADB  
CHECKED BY ADB  
DATE 07/24/2025  
SCALE 1"=20'  
REVISIONS 10/17/2025

**L01**  
PROJECT NO. 53220068.00





N:\BALP\proj\225053322068.00 CARTER MACHINERY - CHARLOTTESVILLE\civil\wg\sheet\01 LANDSCAPE SCHEDULE.dwg PLOTTED: 10/17/2025 2:41:26 PM

| PLANT SCHEDULE       |     |                                                                                            |       |                 |              |
|----------------------|-----|--------------------------------------------------------------------------------------------|-------|-----------------|--------------|
| CODE                 | QTY | BOTANICAL / COMMON NAME                                                                    | CONT  | CAL             | HT           |
| EVERGREEN TREE       |     |                                                                                            |       |                 |              |
| JVB                  | 11  | Juniperus virginiana `Burkii` / Burk Red Cedar<br>795F X 11 = 8695F                        | B # B | 1.50" CAL. MIN. | 6` MIN.      |
| PTA                  | 4   | Pinus taeda / Loblolly Pine<br>2075F X 4 = 8285F                                           | B # B | 3.50" CAL. MIN, | 14`-16` MIN. |
| LARGE TREE           |     |                                                                                            |       |                 |              |
| ARU                  | 3   | Acer rubrum / Red Maple<br>5105F X 3 = 15305F                                              | B # B | 3.50" CAL. MIN, | 12`-14` MIN. |
| CCA                  | 2   | Carpinus caroliniana / American Hornbeam<br>1135F X 2 = 2265F                              | B # B | 2.50" CAL. MIN. | 10` MIN.     |
| PLO                  | 6   | Platanus occidentalis / American Sycamore<br>1,4755F X 6 = 88505F                          | B # B | 3.50" CAL. MIN, | 14`-16` MIN. |
| QRU                  | 2   | Quercus rubra / Red Oak<br>5415F X 2 = 10825F                                              | B # B | 3.50" CAL. MIN, | 12`-14` MIN. |
| SMALL DECIDUOUS TREE |     |                                                                                            |       |                 |              |
| AMC                  | 5   | Amelanchier canadensis / Canadian Serviceberry Multi-trunk<br>1305F X 5 = 6505F            | B # B | MULTI-STEM      | 8` MIN.      |
| CAN                  | 5   | Cercis canadensis / Eastern Redbud<br>1245F X 5 = 6205F                                    | B # B | 1.50" CAL. MIN. | 8` MIN.      |
| HVI                  | 1   | Hamamelis virginiana / Common Witch Hazel<br>1135F X 1 = 1135F                             | B # B | 2.00" CAL. MIN. | 8` MIN.      |
| MVI                  | 7   | Magnolia virginiana / Sweet Bay<br>795F X 7 = 5535F                                        | B # B | MULTI-STEM      | 8` MIN.      |
| SMALL EVERGREEN TREE |     |                                                                                            |       |                 |              |
| TOS                  | 26  | Thuja occidentalis `Smaragd` / Emerald Green Arborvitae<br>105F X 26 = 2605F               | B # B | 1.25" CAL. MIN. | 7` MIN.      |
| CODE                 | QTY | BOTANICAL / COMMON NAME                                                                    | CONT  | HT              | SPR          |
| SHRUBS               |     |                                                                                            |       |                 |              |
| AI                   | 81  | Aronia melanocarpa `UCONNAMI65` / Low Scape Mound® Black Chokeberry<br>DWARF, NO CANOPY SF | 3 gal | 24" MIN.        | 24" MIN.     |
| HPO                  | 37  | Hypericum prolificum / Shrubby St. John`s Wort<br>65F X 37 = 2225F                         | 3 gal | 24" MIN.        | 24" MIN.     |
| ILD                  | 9   | Ilex decidua / Possumhaw<br>415F X 10 = 4105F                                              | 3 gal | 24" MIN.        | 24" MIN.     |
| IGS                  | 30  | Ilex glabra `SMNIGABI7` / Gem Box® Inkberry Holly<br>DWARF, NO CANOPY SF                   | 3 gal | 24" MIN.        | 24" MIN.     |
| MCE                  | 12  | Morella cerifera / Wax Myrtle                                                              | 3 gal | 18" MIN.        | 15"-18" MIN. |
| RAG                  | 46  | Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac<br>DWARF, NO CANOPY SF                   | 3 gal | 24" MIN.        | 24" MIN.     |
| VCO                  | 9   | Vaccinium corymbosum / Highbush Blueberry<br>185F X 9 = 1625F                              | 3 gal | 24" MIN.        | 24" MIN.     |
| VDB                  | 24  | Viburnum dentatum `Blue Muffin` / Blue Muffin Arrowwood Viburnum<br>315F X 24 = 7445F      | 3 gal | 24" MIN.        | 24" MIN.     |
| VPR                  | 7   | Viburnum prunifolium / Blackhaw Viburnum<br>645F X 7 = 4485F                               | 3 gal | 24" MIN.        | 24" MIN.     |

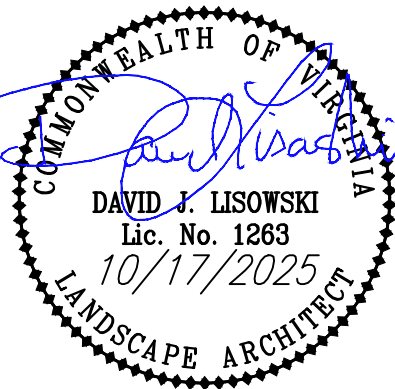
| CARTER MACHINERY CHARLOTTESVILLE LANDSCAPE REQUIREMENTS |              |            |       |
|---------------------------------------------------------|--------------|------------|-------|
|                                                         |              |            |       |
|                                                         |              |            |       |
| INTERIOR PARKING LOT LANDSCAPE AREA                     |              |            |       |
|                                                         |              | AREA IN SF |       |
| TOTAL AREA OF PARKING LOT PAVEMENT                      |              | 27,632     |       |
| REQUIRED INTERIOR LANDSCAPE AREA                        |              | 5%         | 1,382 |
| PROVIDED INTERIOR LANDSCAPE AREA                        |              | 19,219.00  |       |
| 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=                                   | 17,627       | 17,627     |       |
| TOTAL CANOPY PROVIDED=                                  |              | 21,977     |       |
|                                                         |              |            |       |
| TREE CANOPY REQUIREMENT MET ?                           |              | YES        |       |

SITE DEVELOPMENT PLAN



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CARTER MACHINERY CHARLOTTESVILLE

LANDSCAPE SCHEDULE

---

DRAWN BY CT  
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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.



SITE PREPARATION AND INSTALLATION

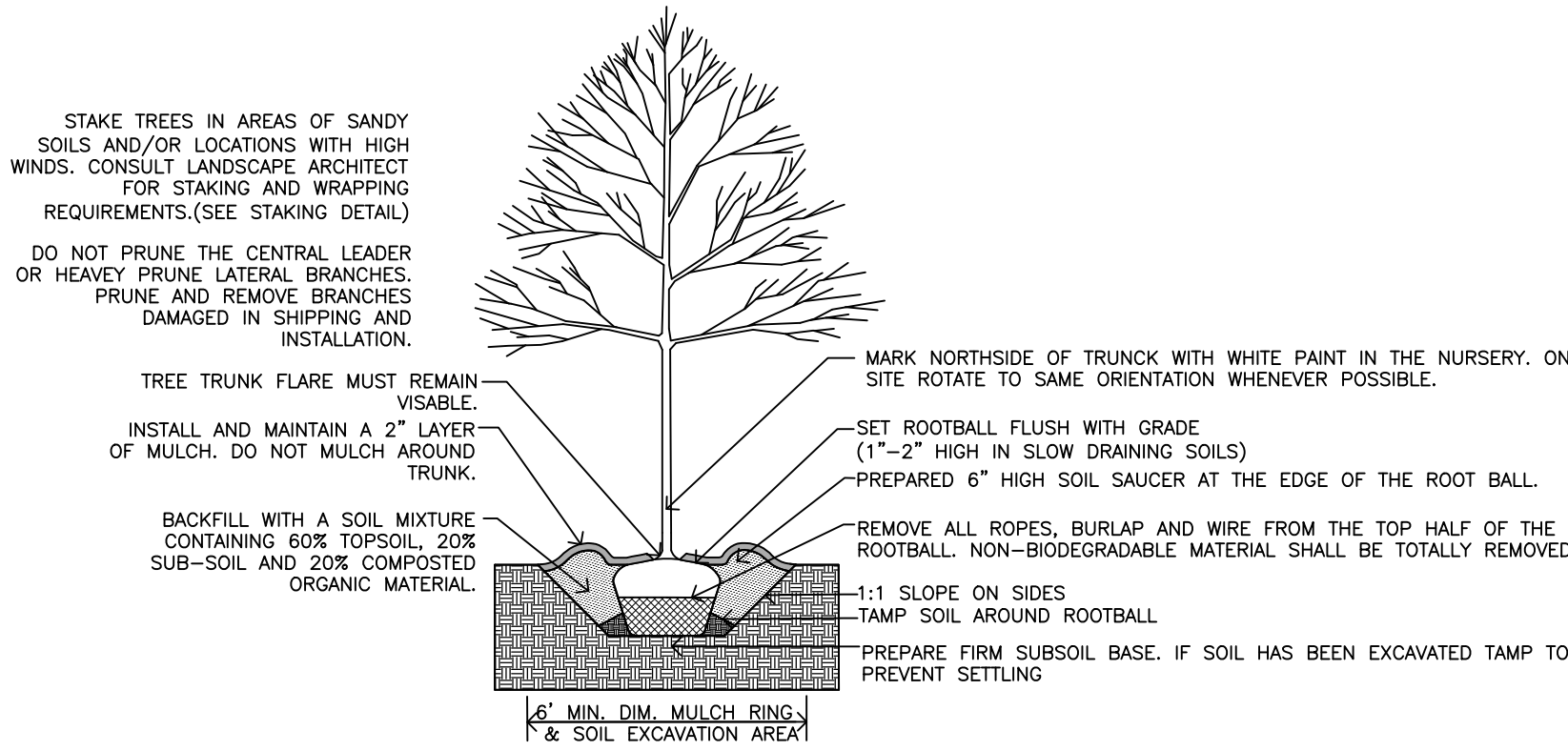
1. A CONTRACTOR SHALL ASCERTAIN LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTACT "MISS UTILITY" AT 1-800-552-7001.
2. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL, GRADING, UTILITY AND IRRIGATION CONTRACTORS REGARDING THE READINESS OF THE SITE.
3. IDENTIFY 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:

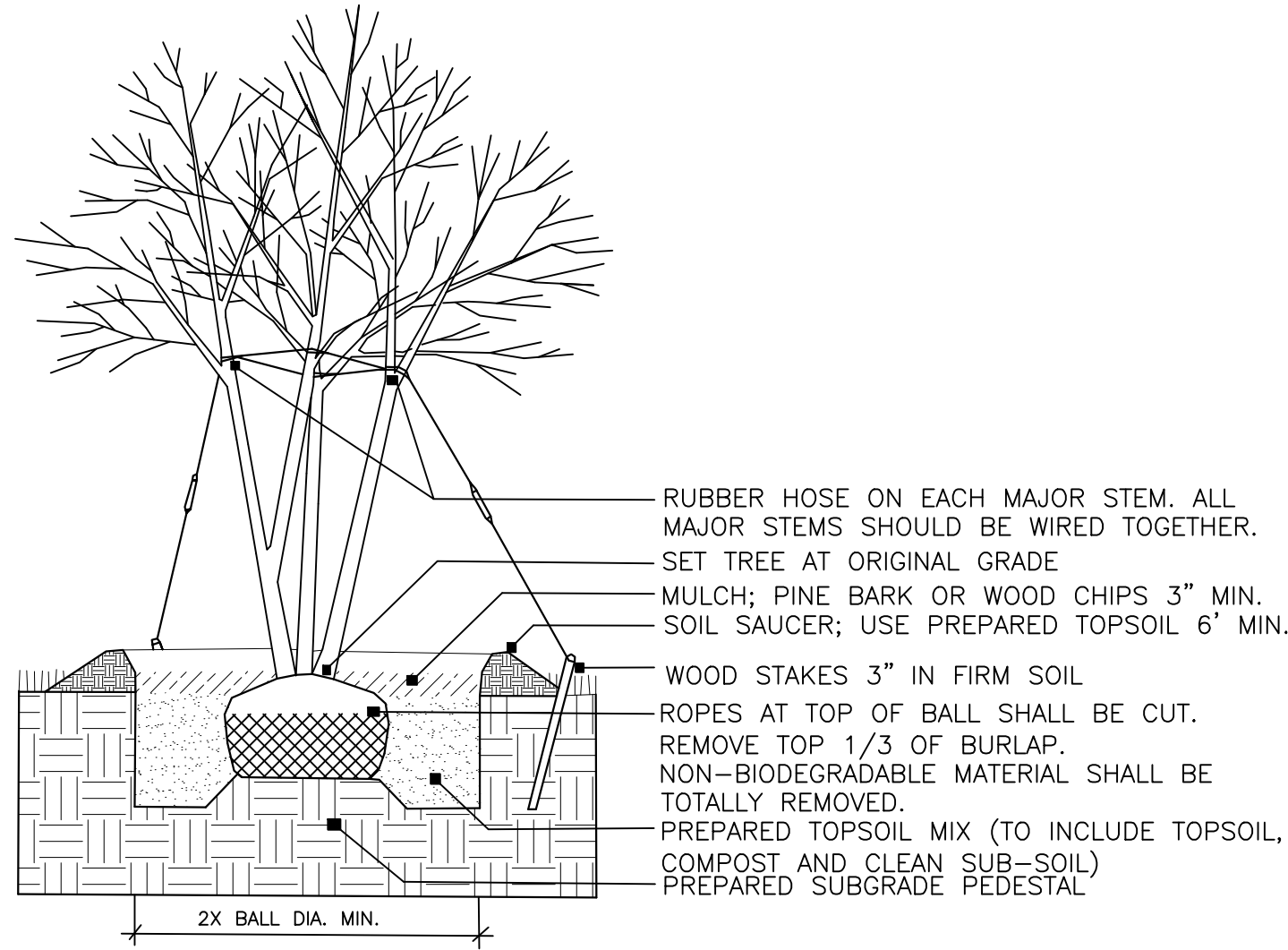
1. LAWN AREAS TO BE FINE GRADED AND ALL ROOTS, ROCKS, AND CONSTRUCTION DEBRIS TO BE REMOVED.
2. OBTAIN A SOIL SAMPLE FROM LAWN AREAS AND SUBMIT TO A QUALIFIED LAB FOR ANALYSIS. INSTALL NUTRIENTS OVER LAWN AREAS PER RECOMMENDATIONS FROM LAB REPORT.
3. AREAS TO BE SEEDED WITH PERENNIAL HYBRID FESCUE SEED 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

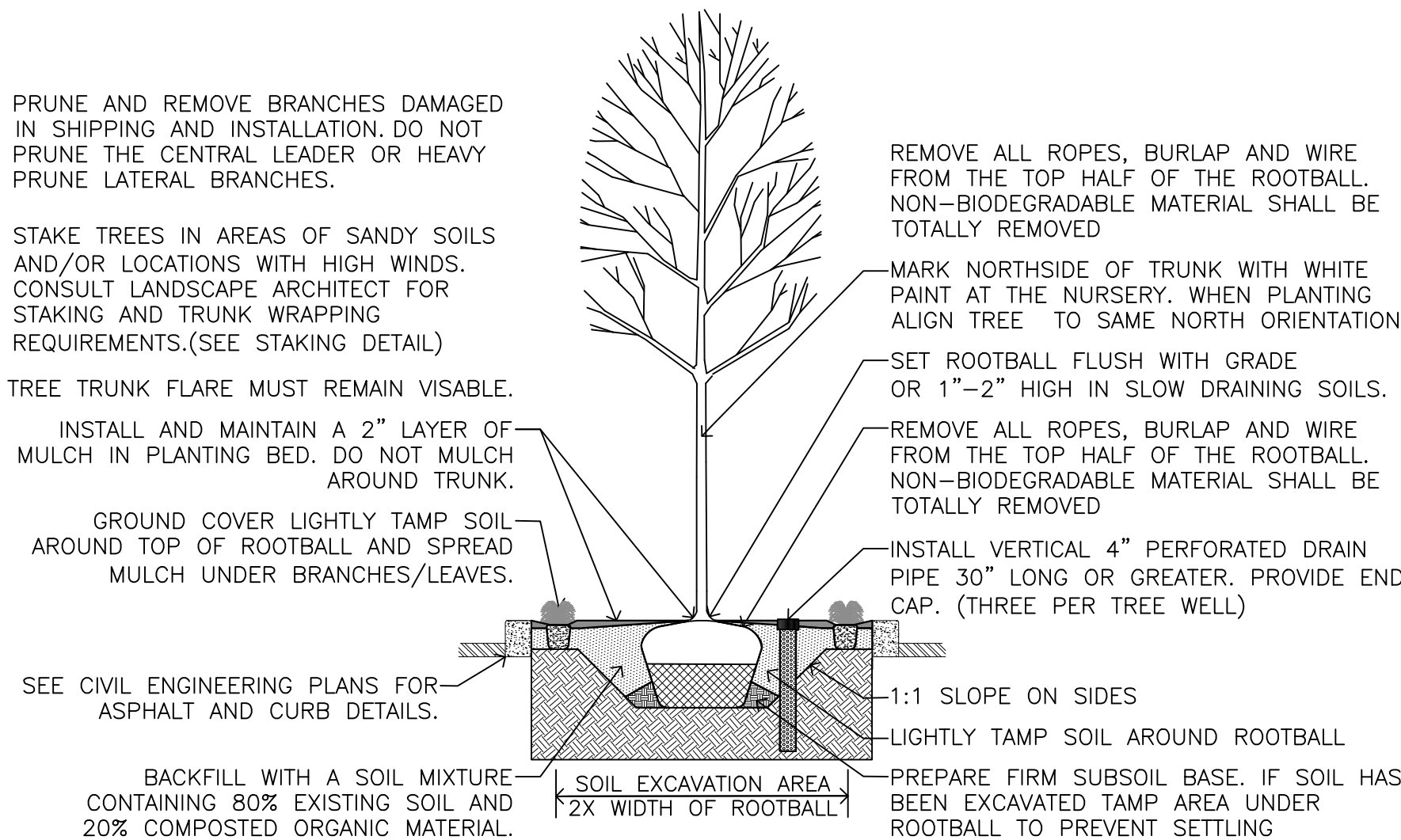
1. CONTRACTOR SHALL MAINTAIN PLANT MATERIAL DURING INSTALLATION. MAINTENANCE SHALL BECOME RESPONSIBILITY OF OWNER UPON ACCEPTANCE OF WORK.
2. CONTRACTOR SHALL NOTIFY OWNER AND COUNTY INSPECTOR WHEN LANDSCAPE INSTALLATION IS COMPLETE AND READY FOR INSPECTION.
3. WHERE THE LANDSCAPE WORK IS COMPLETED, 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.



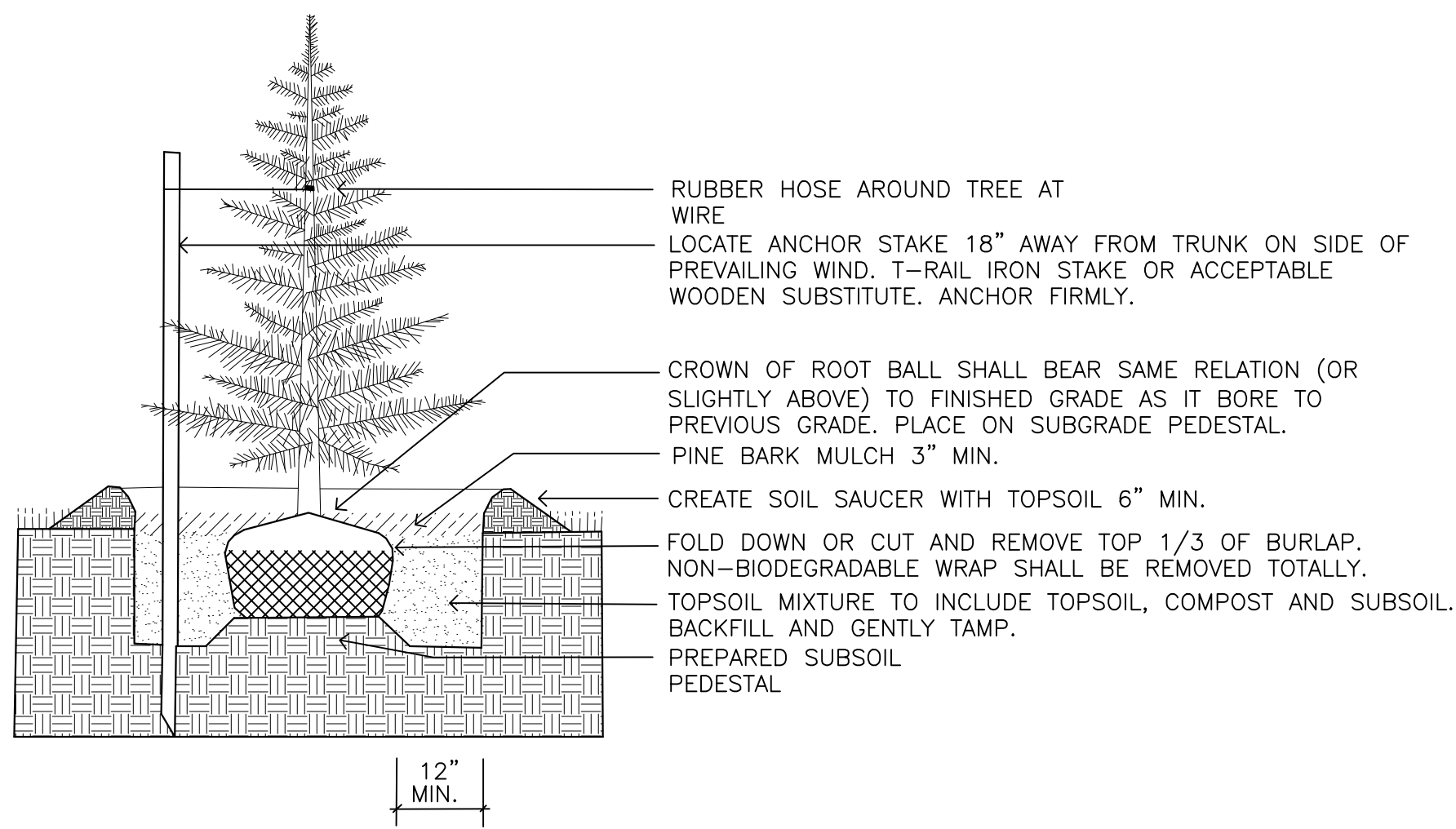
TREE PLANTING DETAIL 2" TO 4" CALIPER TREES IN UNRESTRICTED SOIL CONDITIONS.



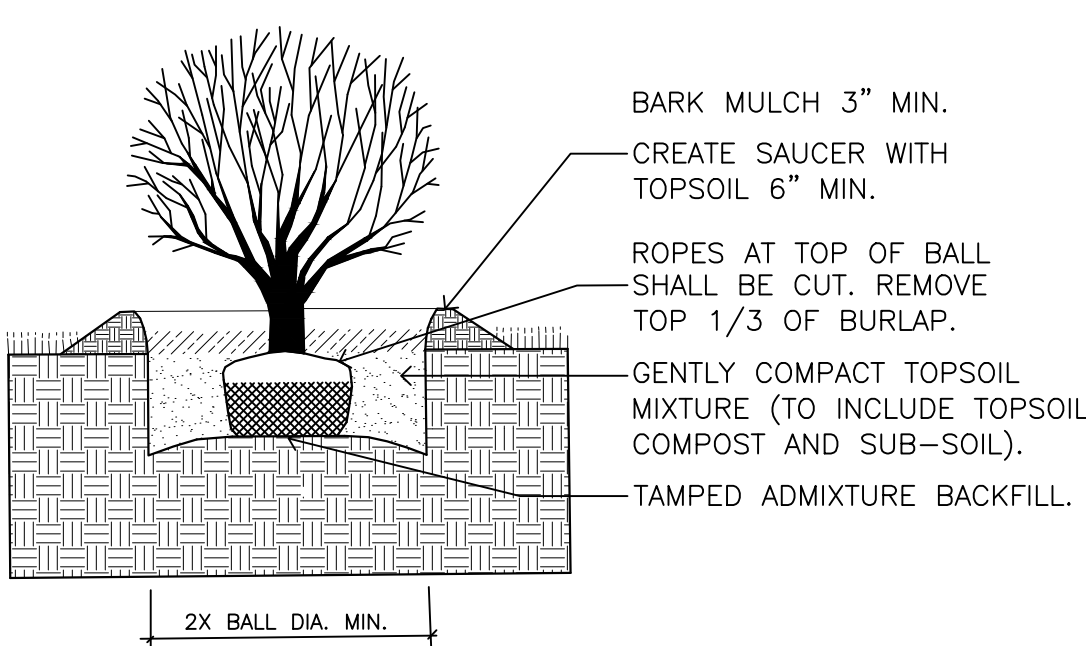
MULTI-STEM TREE PLANTING DETAIL



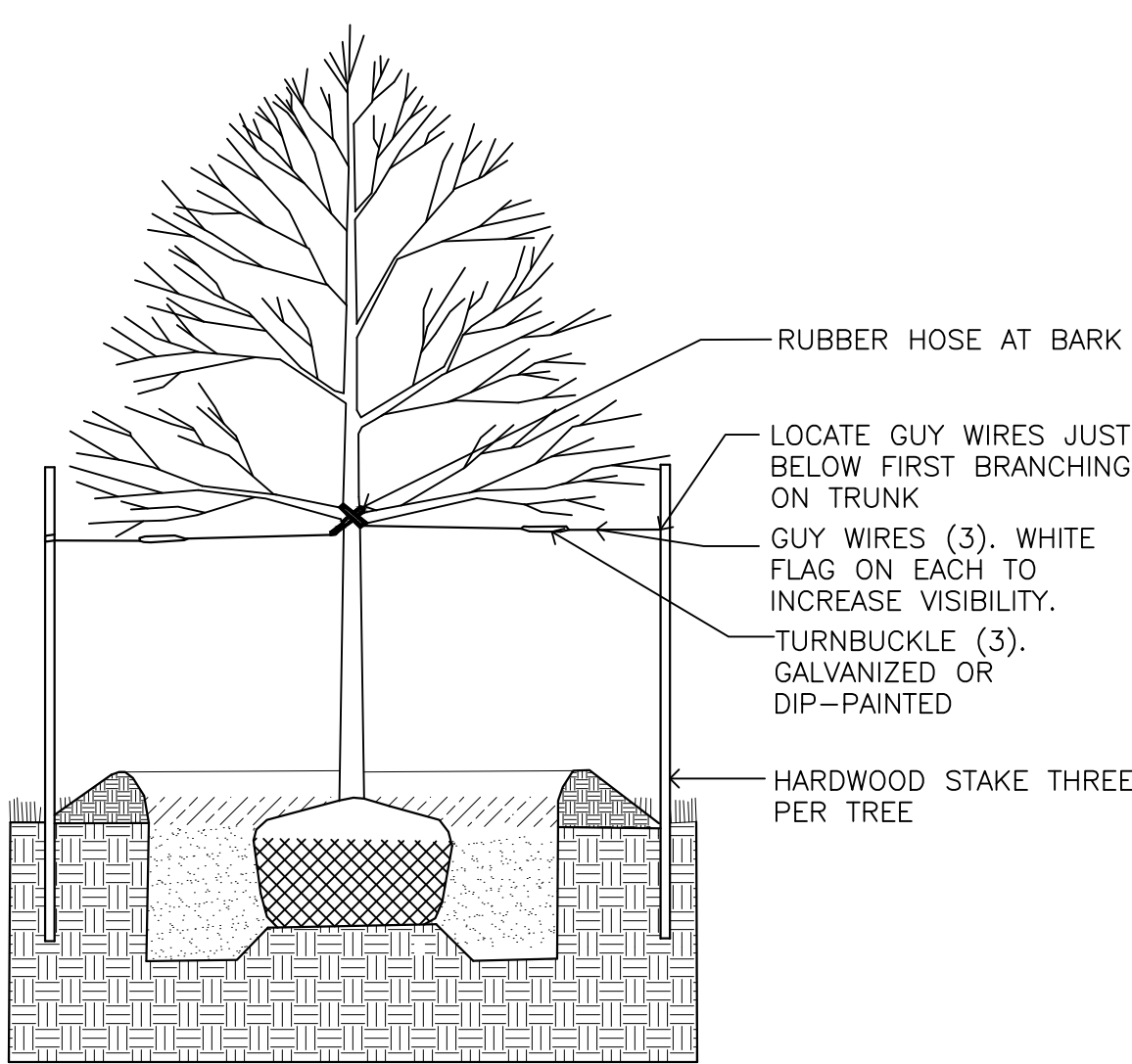
LANDSCAPE ISLAND TREE PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

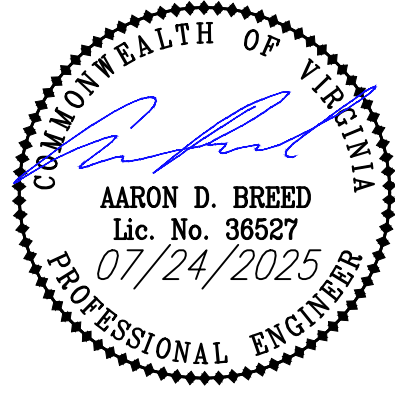


FOR STAKING REQUIREMENTS ONLY



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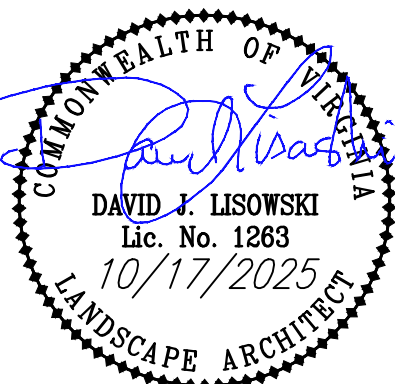


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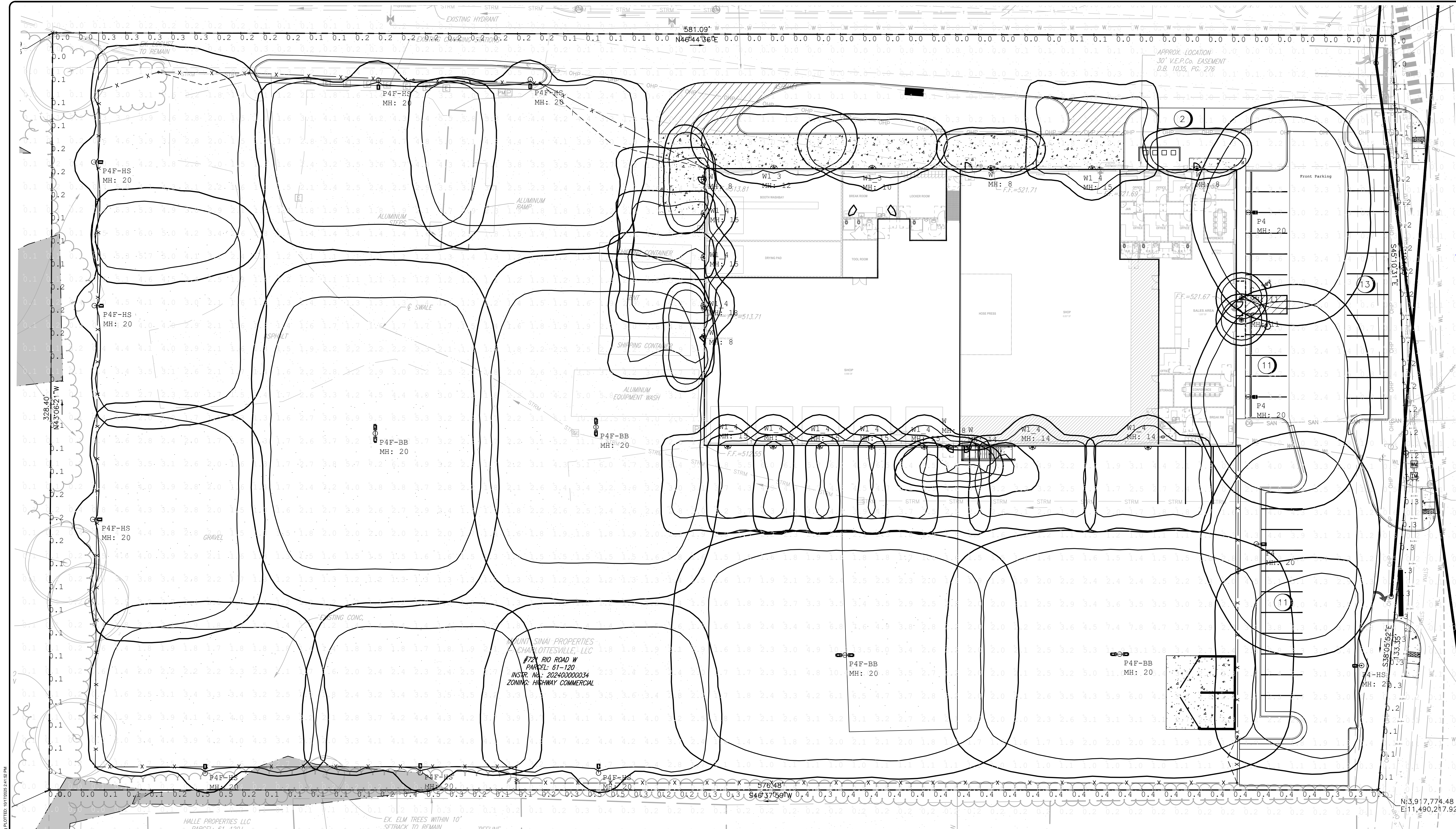
## CARTER MACHINERY CHARLOTTESVILLE

### LIGHTING PLAN

DRAWN BY CT  
DESIGNED BY ADB  
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DATE 07/24/2025  
SCALE 1"=30'  
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10/17/2025



**L04**  
PROJECT NO. 53220068.00



#### NOTES:

EACH OUTDOOR LUMINAIRE EQUIPPED WITH A LAMP THAT EMITS 3,000 OR MORE INITIAL LUMENS SHALL BE FULL CUTOFF LUMINAIRE AND SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING RESIDENTIAL DISTRICTS AND AWAY FROM ADJACENT ROADS. THE SPOILOVER OF LIGHTING FROM LIGHTING FROM LUMINAIRES ONTO PUBLIC ROADS AND PROPERTY IN RESIDENTIAL OR RURAL AREAS ZONING DISTRICTS SHALL NOT EXCEED ONE-HALF FOOTCANDLE.

POLE MOUNTED FIXTURES MUST NOT EXCEED 20' IN HEIGHT, INCLUDING THE BASE.

FREESTANDING POLES MUST BE DARK BRONZE.

| Luminaire Schedule |        |        |       |                  |                             |                                    |
|--------------------|--------|--------|-------|------------------|-----------------------------|------------------------------------|
| Qty                | Label  | Symbol | LLF   | Luminaire Lumens | Manufacturer                | Description                        |
| 2                  | C      |        | 1,000 | 871              | LEDRA BRANDS                | N04-RD-SW-10LM-40K-80-650-DL-WH-WH |
| 3                  | P4     |        | 1,000 | 12978            | U.S. ARCHITECTURAL LIGHTING | RZR-PLED-IV-40LED-700ma-40K        |
| 1                  | P4-HS  |        | 1,000 | 9282             | U.S. ARCHITECTURAL LIGHTING | RZR-PLED-IV-FT-40LED-700ma-40K-HS  |
| 4                  | P4F-BB |        | 1,000 | 18100            | U.S. ARCHITECTURAL LIGHTING | RZR-PLED-IV-FT-80LED-525ma-40K     |
| 8                  | P4F-HS |        | 1,000 | 16903            | U.S. ARCHITECTURAL LIGHTING | RZR-PLED-IV-FT-80LED-700ma-40K-HS  |
| 6                  | W      |        | 1,000 | 1750             | BEACON                      | VPW1-24L-15-4K7-3                  |
| 2                  | W1_3   |        | 1,000 | 4375             | BEACON                      | VPW2-48L-35-4K7-3                  |
| 11                 | W1_4   |        | 1,000 | 4598             | BEACON                      | VPW2-48L-35-4K7-4F                 |

| Calculation Summary |             |       |      |     |     |         |         |
|---------------------|-------------|-------|------|-----|-----|---------|---------|
| Label               | CalcType    | Units | Avg  | Max | Min | Avg/Min | Max/Min |
| Property Line       | Illuminance | Fc    | 0.18 | 0.5 | 0.0 | N.A.    | N.A.    |
| Front Parking       | Illuminance | Fc    | 2.69 | 7.5 | 0.6 | 4.48    | 12.50   |



|                                                                                                                                               |                                                                                                                           |                                                                                                                                      |                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Submitted by</b> Lighting Virginia-Central<br/> </p> | <p><b>Job Name:</b><br/>         Carter Charlestowne Site<br/> <b>Architect:</b> Balzer &amp; Assoc., Inc. (Richmond)</p> | <p><b>Catalog Number:</b><br/>         VLL-PLED-174W-IV-FI-80LED-700MA-<br/>         50K-UVN-2-180-XS-HS-PLED<br/> <b>Notes:</b></p> | <p><b>Type:</b><br/> <span style="background-color: black; color: white; padding: 2px 5px;"><b>P4F-BO</b></span><br/>         L.V. - CENTRAL-25-00871</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|

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**AREA & ROADWAY LIGHTING**

**Project Name:**

**Project Type:**

## VLL SERIES - ED

**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 etched 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 side and functions as a house side shielding element. Reflectors are injection molded optical acrylic. Each LED reflector is sealed to the PCB over on 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 steel, site, and area distributions. All distributions are Zero Uplight (UD). 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 of 70 CRI. Consult factory for other LED options. LED Lifetime Maintenance of 193 at 100,000 hours up to 1050mA drive current and 60,000 hours at 1225mA and 1400mA drive current (TM21 calculated at dx Test Time).

**True Amber LED's**

TBA-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) is/are UL cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, heat away from 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 3KV 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.



**VIL**

**FRONT VIEW**

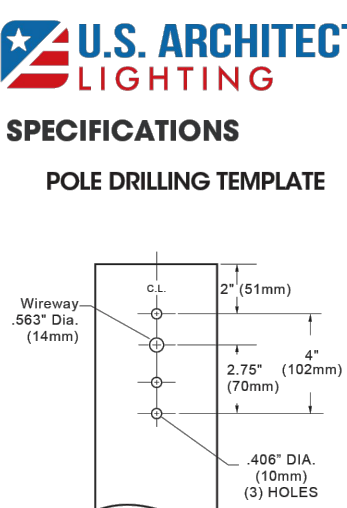
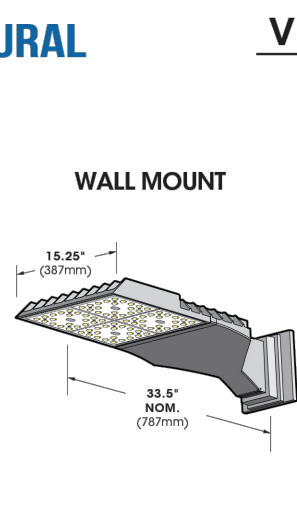
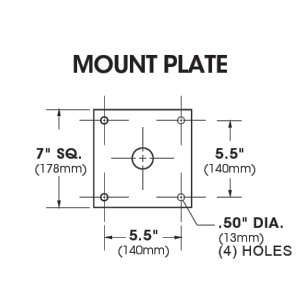
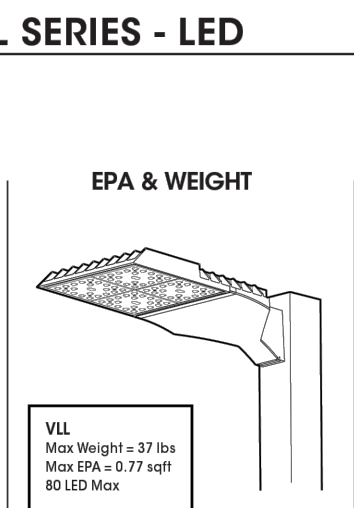
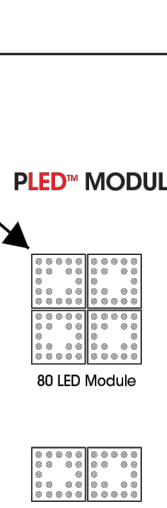
**SIDE VIEW**

**U.S. Police Company Inc.**  
 An Employee Owned Company     680 West Avenue G, Palmdale, CA 93551  
 Phone (805) 233-2000    www.usafg.com

  **2024348**



**Submitted On** Apr 25, 2025
**17**
**Index**

| <p>Submitted by: Lighting Virginia-Central<br/> </p> <p><b>Job Name:</b><br/> Carier Charlottesville Site<br/> Architect: Blazer &amp; Assoc., Inc. (Richmond)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           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| <p><b>U.S. ARCHITECTURAL LIGHTING</b></p> <p><b>SPECIFICATIONS</b></p> <p><b>POLE DRILLING TEMPLATE</b></p>  <p>Worway 583" Dia (16mm)<br/> 2" (51mm)<br/> 2.75" (70mm)<br/> 406" DIA. (103mm) (2) HOLES</p> <p><b>WALL MOUNT</b></p>  <p>16.5" (418mm)<br/> 35.8" (910mm) NOSE<br/> 25.8" (655mm)</p> <p>Extruded aluminum arm and cast aluminum Wall Bracket assembly provided with built in gasketed wire access for fixture/supply wire connection.</p> <p><b>MOUNT PLATE</b></p>  <p>7" SQ. (178mm) (4) HOLES<br/> 6.5" (165mm)<br/> 5.6" DIA. (141mm) (4) HOLES</p> <p><b>ORDERING INFORMATION</b></p> <table border="1"> <thead> <tr> <th colspan="2">VLL</th> <th>PLED-IV-F7</th> <th>LED Model<br/>80LED-700MA-40K</th> <th>UNV</th> <th>2-180</th> <th>XX</th> <th>HS-PLD</th> </tr> <tr> <th>Luminaire</th> <th>Options</th> <th></th> <th></th> <th>Voltage</th> <th>Mounting</th> <th>Finish</th> <th>Options</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> VLL</td> <td> <b>PLED<sup>®</sup></b><br/> Output (Type)<br/> <input type="checkbox"/> Type II PLED-II<br/> <input type="checkbox"/> Type II Retrofit PLED-HFR<br/> <input type="checkbox"/> Type II Medium Beam PLED-MIL<br/> <input type="checkbox"/> Type II Flood PLED-III<br/> <input type="checkbox"/> Type II Wide PLED-II-W<br/> <input type="checkbox"/> Type IV PLED-IV-F7<br/> <input type="checkbox"/> Type V Retrofit PLED-V-R<br/> <input type="checkbox"/> Type V Medium PLED-V-Med<br/> <input type="checkbox"/> Type V Wide PLED-V-W </td> <td> <b>40F LED's</b><br/> <input type="checkbox"/> 80LED<br/> <input type="checkbox"/> 40LED<br/> <input checked="" type="checkbox"/> 20LED<br/> <br/> <b>Drive Current</b><br/> <input type="checkbox"/> 1400mA<br/> <input type="checkbox"/> 1225mA<br/> <input type="checkbox"/> 1050mA<br/> <input type="checkbox"/> 875mA<br/> <input type="checkbox"/> 525mA<br/> <input type="checkbox"/> 350mA<br/> <br/> <b>Color Factory for other LED Color, CRI &amp; CR Options</b><br/> <input type="checkbox"/> TBA<br/> <input type="checkbox"/> Trai Armor </td> <td> <b>Color Temp. 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1050mA drive current only</p> <p><b>U.S. Pole Company Inc.</b><br/> An Employee Owned Company</p> <p>300 West Avenue G, Orlando, CA 92801<br/> Phone (949) 258-2020 • www.uslighting.com</p> | VLL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | PLED-IV-F7                                                                                                                                                                                                                                                                                                                            | LED Model<br>80LED-700MA-40K                                                                                              | UNV                                                                                                                                                                                                                              | 2-180                                                                                                                                                                                                                                                                                                                                                                                                                                     | XX                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | HS-PLD | Luminaire | Options |  |  | Voltage | Mounting | Finish | Options | <input type="checkbox"/> VLL | <b>PLED<sup>®</sup></b><br>Output (Type)<br><input type="checkbox"/> Type II PLED-II<br><input type="checkbox"/> Type II Retrofit PLED-HFR<br><input type="checkbox"/> Type II Medium Beam PLED-MIL<br><input type="checkbox"/> Type II Flood PLED-III<br><input type="checkbox"/> Type II Wide PLED-II-W<br><input type="checkbox"/> Type IV PLED-IV-F7<br><input type="checkbox"/> Type V Retrofit PLED-V-R<br><input type="checkbox"/> Type V Medium PLED-V-Med<br><input type="checkbox"/> Type V Wide PLED-V-W | <b>40F LED's</b><br><input type="checkbox"/> 80LED<br><input type="checkbox"/> 40LED<br><input checked="" type="checkbox"/> 20LED<br><br><b>Drive Current</b><br><input type="checkbox"/> 1400mA<br><input type="checkbox"/> 1225mA<br><input type="checkbox"/> 1050mA<br><input type="checkbox"/> 875mA<br><input type="checkbox"/> 525mA<br><input type="checkbox"/> 350mA<br><br><b>Color Factory for other LED Color, CRI &amp; 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| VLL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    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| <p>Submitted On: Apr 25, 2025</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      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Submitted by Lighting Virginia, Inc.  
**Job Name:** Carter Charlottesville Site  
 Architect: Balzer & Assoc., Inc. (Richmond)

**Catalog Number:**  
 VLL-PLED-174W-UV-F-780-LED-  
 700MA- 30K-UNV-2-180-XX  
**Notes:**

**Type:**  
**P4F-BB**  
 LV-CENTRAL25-00070

## APEA & ROADWAY LIGHTING

# VLL SERIES - LED

### Luminaire

Diecast aluminum assembly with minimum wall thickness of 0.150" optical coating this 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-LED 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 refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded optical acrylic. All distributions are Zero Up/Down (U/D). 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 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 for other LED options. LED Lumen Maintenance of 85 or 100,000 hours up to 1050mA drive current and 60,000 hours at 1225mA and 1400mA drive current (TM-21 calculated at 60° C ambient).

### True Amber LED's

10K 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 to 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 optical arrays. Drivers accept an input of 120-277V 50/60Hz (UNV) or 347V-480V 50/60Hz - 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

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

2024348

U. S. Pole Company Inc.  
 A Employee Owned Company | 1400 West Avenue G, Patuxent, CA 95651  
 Phone (941) 233-0000 | www.uspole.com

USA  
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Submitted On: Apr 25, 2025

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## LIGHTING DETAILS

**L05**  
PROJECT NO. 53220068.00



