

Know what's below.  
Call before you dig.



**NB+C ENGINEERING SERVICES, LLC.**  
4435 WATERFRONT DRIVE, SUITE 100  
GLEN ALLEN, VA 23060  
804-548-4079

ENGINEER

APPLICANT



23 SESAME STREET  
RICHMOND, VA 23235

SITE INFORMATION

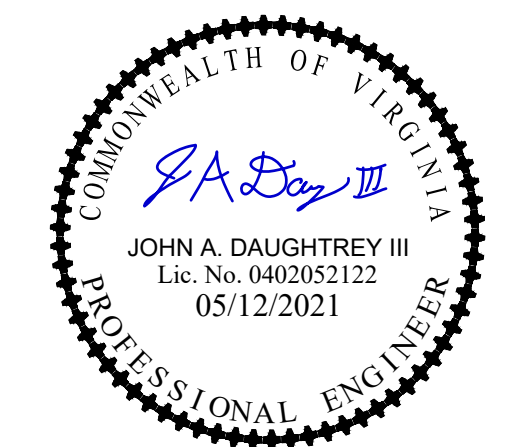
CARTERS MOUNTAIN  
1940 CARTERS MOUNTAIN TRAIL  
CHARLOTTESVILLE, VA 22902  
ALBEMARLE COUNTY

DESIGN RECORD

### REVISIONS

REV	DATE	DESCRIPTION	BY
3	05/12/21	REVISED	PJP
2	03/26/21	REVISED	PJP
1	02/24/21	FINALS	PJP
0	01/07/20	SITE PLAN	PJP

PROFESSIONAL STAMP



ENGINEER

JOHN A. DAUGHTREY III, P.E.  
VA PROFESSIONAL ENGINEER LIC. #052122

SHEET TITLE

TITLE SHEET

SHEET NUMBER

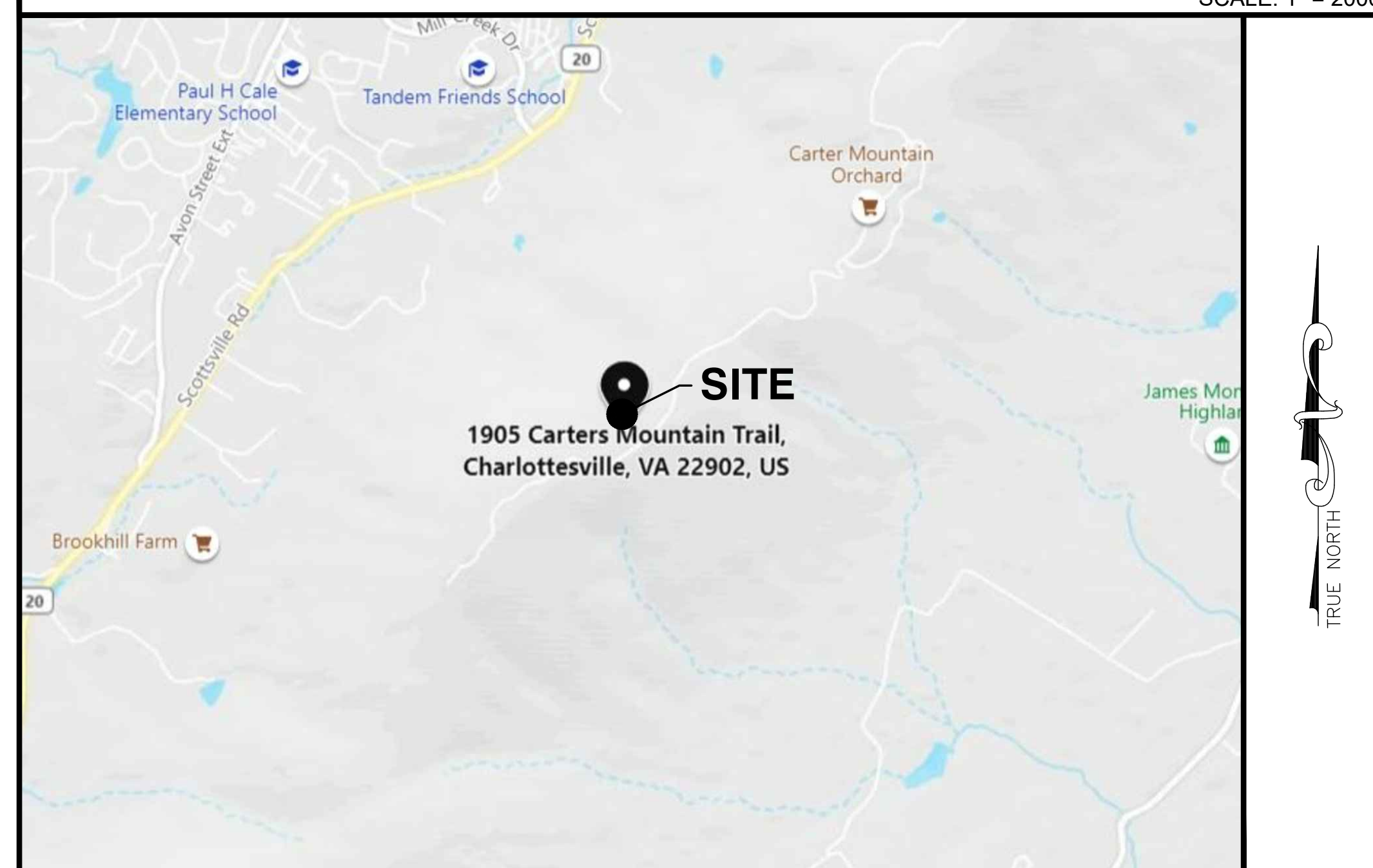
T-1

## SITE NAME: CARTERS MOUNTAIN

1940 CARTERS MOUNTAIN TRAIL  
CHARLOTTESVILLE, VA 22902  
ALBEMARLE COUNTY

### VICINITY MAP

SCALE: 1" = 2000'



### DIRECTIONS

HEAD NORTH ON SESAME ST TOWARD OLD FARM RD. TURN RIGHT ONTO OLD FARM RD. TURN LEFT TO STAY ON OLD FARM RD. TURN LEFT ONTO ROBIOUS RD. ROAD NAME CHANGES TO HUGUENOT TRAIL. TAKE RAMP RIGHT FOR VA-288 N. TAKE RAMP LEFT FOR I-64 WEST TOWARD CHARLOTTESVILLE. AT EXIT 121, TAKE RAMP RIGHT FOR VA-20 TOWARD CHARLOTTESVILLE / SCOTTSVILLE. TURN LEFT ONTO VA-20 / MONTICELLO AVE. TURN LEFT ONTO VA-53 / THOMAS JEFFERSON PKWY. TURN RIGHT ONTO CARTERS MOUNTAIN TRAIL. BEAR RIGHT ONTO RIDGE OF CARTERS MTN. KEEP STRAIGHT ONTO CARTERS MOUNTAIN TRAIL. ARRIVE AT CARTERS MOUNTAIN TRAIL ON THE RIGHT.

### CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2015 INTERNATIONAL BUILDING CODE
- 2015 VIRGINIA CONSTRUCTION CODE
- 2014 NATIONAL ELECTRICAL CODE
- ANSI/TIA-222-G
- 2015 NFPA 101, LIFE SAFETY CODE
- TIA 607
- 2015 IFC
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
- AMERICAN CONCRETE INSTITUTE
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- TELECORDIA GR-1275
- MANUAL OF STEEL CONSTRUCTION 14TH EDITION
- ANSI/T 311

### DRAWING INDEX

T-1	TITLE SHEET
Z-1	EXISTING SITE PLAN
Z-2	PROPOSED SITE PLAN
Z-3	2,000' TOPO BOUNDARY
C-1	EXISTING COMPOUND PLAN
C-2	PROPOSED COMPOUND PLAN
C-3	TOWER ELEVATION DETAILS & NOTES
S-1	CONSTRUCTION DETAILS
ES-1	EROSION & SEDIMENT CONTROL PLAN
ES-2	EROSION & SEDIMENT CONTROL NOTES
ES-3	EROSION & SEDIMENT CONTROL DETAILS
ST-1	GABION RETAINING WALL INSTALLATION DETAILS & NOTES

### DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 24"x36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

### APPROVAL BLOCK

### SITE INFORMATION

PROJECT DESCRIPTION:	RAWLAND: PROPOSED INSTALLATION OF TELECOMMUNICATIONS TOWER AND RELATED EQUIPMENT WITHIN SECURED COMPOUND.
SITE ADDRESS:	1940 CARTERS MOUNTAIN TRAIL CHARLOTTESVILLE, VA 22902
LATITUDE (NAD 83): LONGITUDE (NAD 83):	37° 59' 0.41" -78° 28' 59.81"
GROUND ELEVATION:	1408.0' ± (ASML)
JURISDICTION:	ALBEMARLE COUNTY
ZONING:	RA
PARCEL ID #:	09100-00-00-018A0
PARCEL AREA:	33.66± ACRES
PARCEL OWNER:	WOOD, HUNTER W. REVOCABLE TRUST C/O HUNTER W WOOD, TRUSTEE P.O. BOX 5548 CHARLOTTESVILLE VA, 22905
TOWER OWNER:	VPM MEDIA CORP 23 SESAME STREET RICHMOND, VA 23235
STRUCTURE TYPE:	SELF-SUPPORT
HEIGHT OF STRUCTURE:	260.0' AGL
OVERALL HEIGHT OF STRUCTURE:	265.0' AGL
DISTURBED AREA:	8,550 S.F.
DISTURBED CRITICAL SLOPES:	8,550 S.F.
PARCEL CRITICAL SLOPES:	1,296,230 S.F.
POWER PROVIDER:	DOMINION POWER (866) 366-4357
TELCO PROVIDER:	LUMOS (855) 465-8667

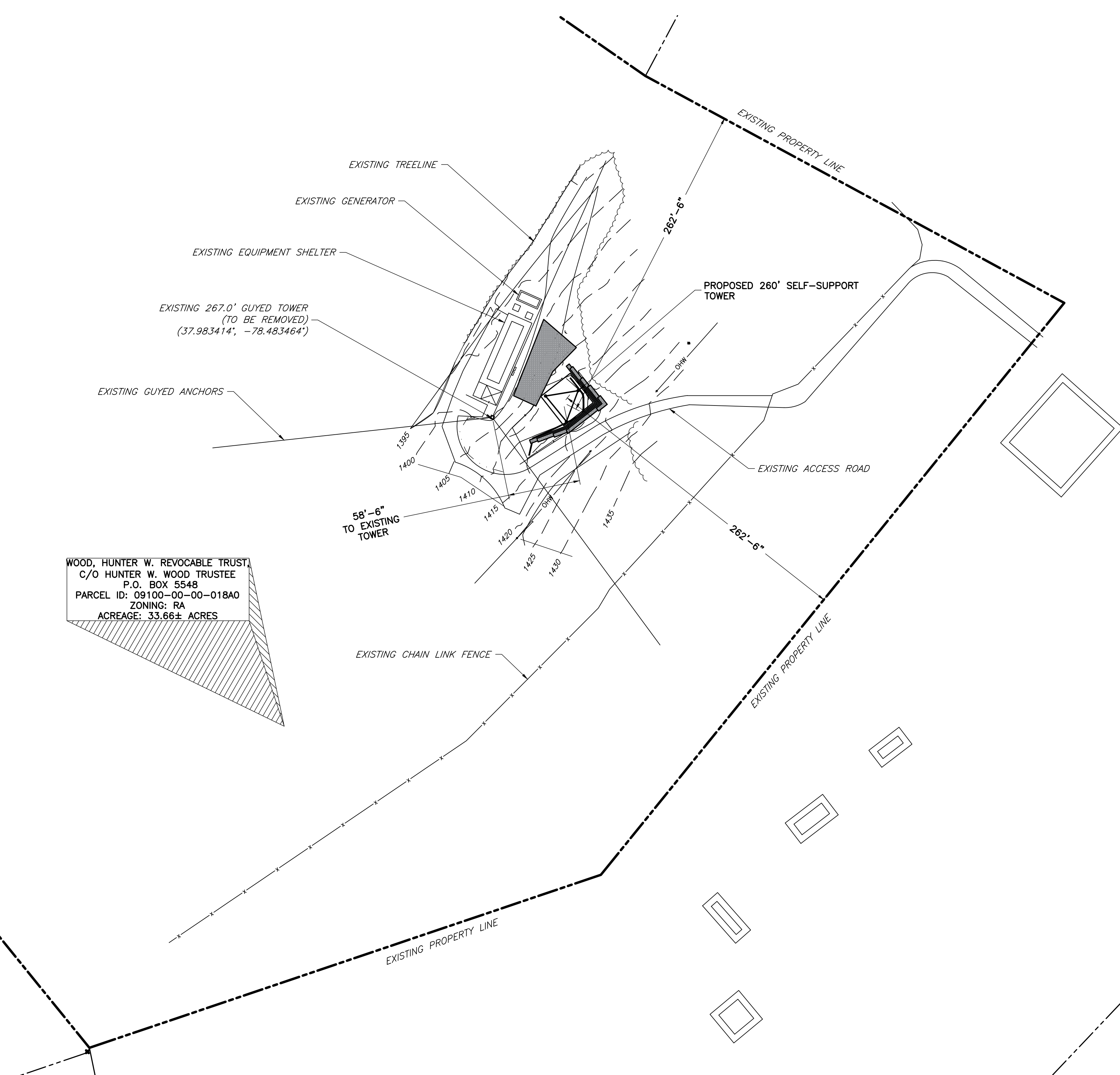
### EMERGENCY INFORMATION:

ALBEMARLE COUNTY FIRE & RESCUE:	(434) 296-5833
ALBEMARLE COUNTY SHERIFF'S OFFICE :	(434) 972-4001

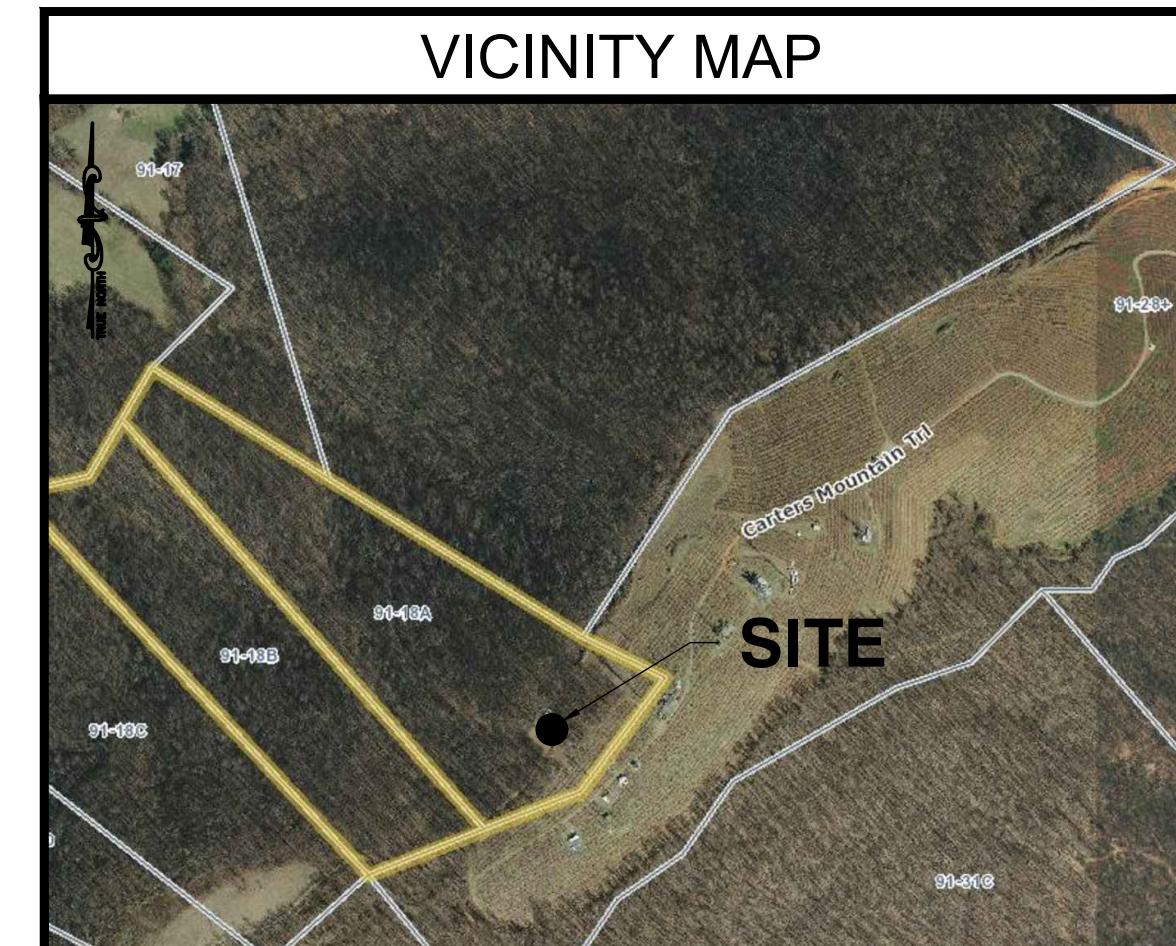
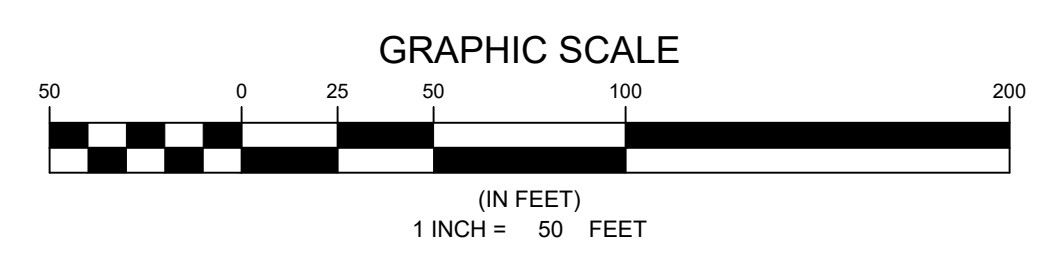
### PROJECT TEAM

ENGINEERING FIRM:	NB+C ENGINEERING SERVICES, LLC. 4435 WATERFRONT DRIVE SUITE 100 GLEN ALLEN, VA 23060 (804) 548-4079
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1 PROPOSED SITE PLAN  
Z-2 SCALE: 1"=50'



GENERAL NOTES

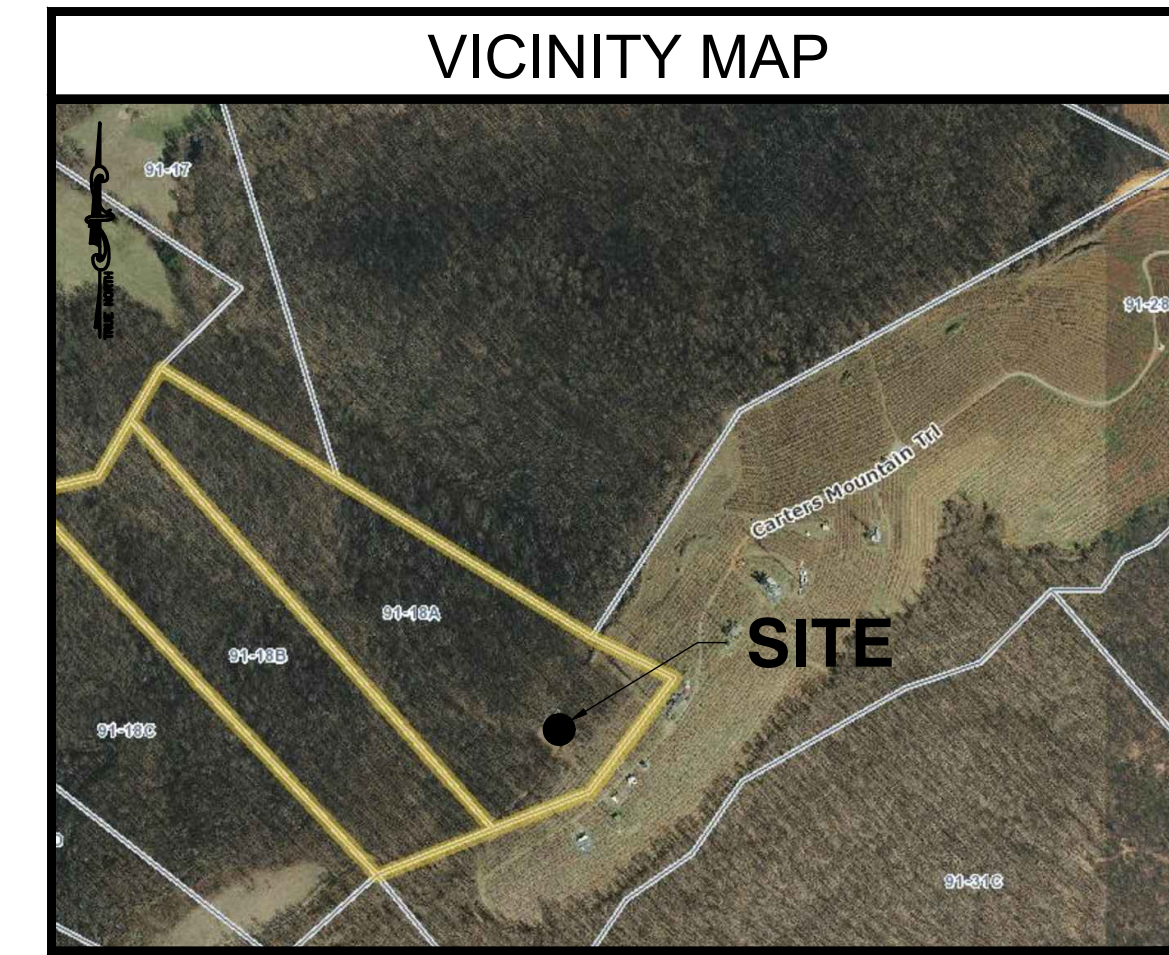
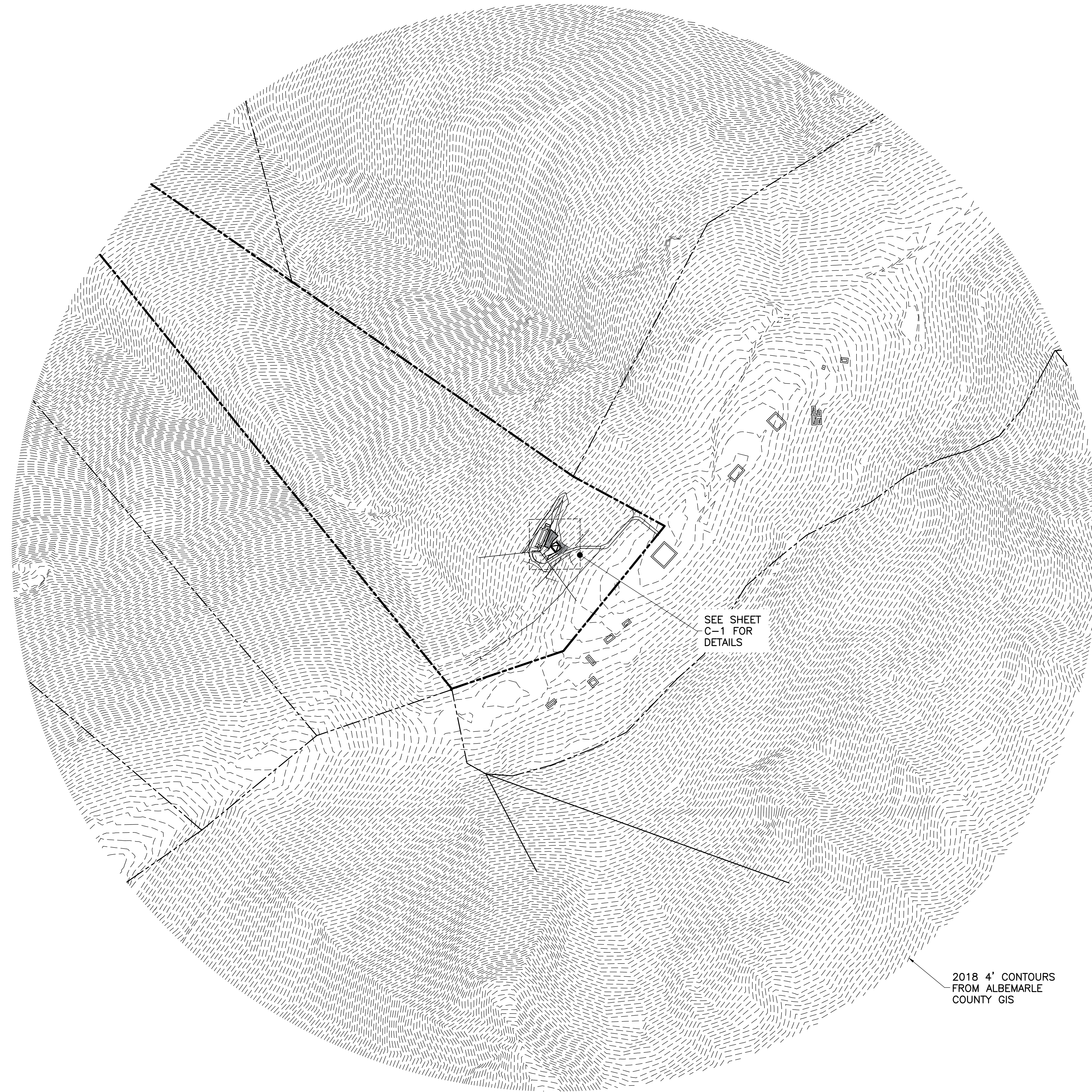
1. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
3. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION. THERE IS NO HANDICAP ACCESS REQUIRED.
4. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.

LEGEND	
	PROPERTY LINE - SUBJECT PARCEL
	PROPERTY LINE - ABUTTERS
	EXISTING ROAD
	EXISTING FENCE
	PROPOSED EASEMENT
	PROPOSED LEASE AREA
	EXISTING EASEMENT
	PROPOSED FENCE
	EXISTING BUILDING

ZONING INFORMATION	
JURISDICTION: ALBEMARLE COUNTY	
ZONING: RA	
ADJACENT PROPERTY SETBACK: 220' (110% OVERALL TOWER HEIGHT)	
DIMENSION	PROPOSED ±
FRONT YARD SETBACK:	262'-6"
SIDE YARD SETBACK:	262'-6"
LOT AREA: 33.66 ± ACRES	
(ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED)	



ENGINEER	 <b>NB+C ENGINEERING SERVICES, LLC.</b> 4435 WATERFRONT DRIVE, SUITE 100 GLEN ALLEN, VA 23060 804-548-4079																				
APPLICANT	 <b>VPM npr PBS</b> 23 SESAME STREET RICHMOND, VA 23235																				
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ENGINEER	JOHN A. DAUGHTREY III, P.E. VA PROFESSIONAL ENGINEER LIC. #052122																				
SHEET TITLE	<b>PROPOSED SITE PLAN</b>																				
SHEET NUMBER	<b>Z-2</b>																				

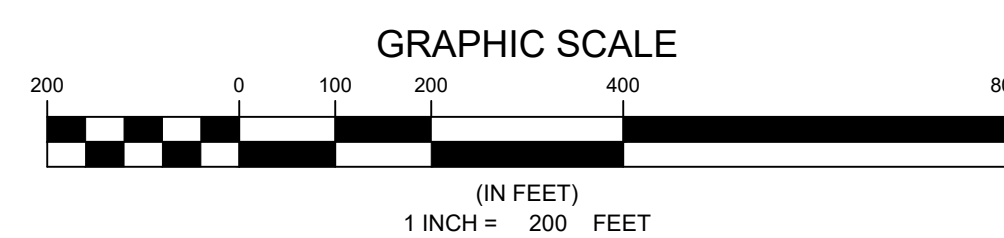


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	PROPERTY LINE - SUBJECT PARCEL
	PROPERTY LINE - ABUTTERS
	EXISTING ROAD
	EXISTING FENCE
	PROPOSED EASEMENT
	PROPOSED LEASE AREA
	EXISTING EASEMENT
	PROPOSED FENCE
	EXISTING BUILDING

1 2,000' TOPO BOUNDARY  
Z-3 SCALE: 1"=200'



ENGINEER

**NB+C**<sup>TM</sup>  
TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.  
4435 WATERFRONT DRIVE, SUITE 100  
GLEN ALLEN, VA 23060  
804-548-4079

APPLICANT

**VPM** npr  
PBS

23 SESAME STREET  
RICHMOND, VA 23235

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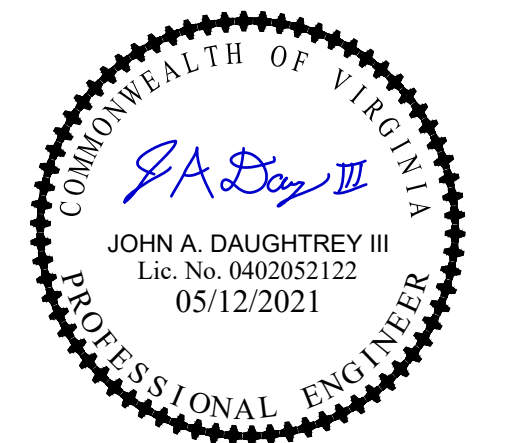
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VA PROFESSIONAL ENGINEER LIC. #052122

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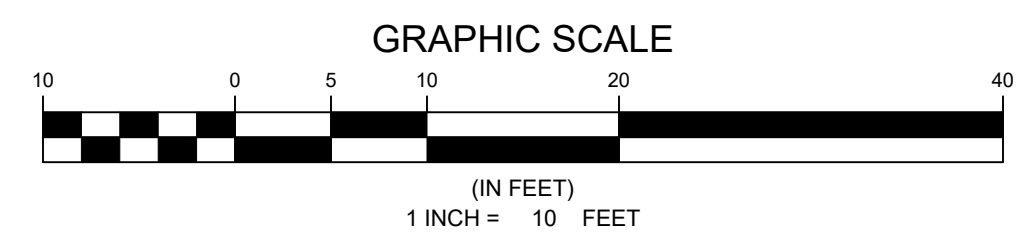
2,000 TOPO  
BOUNDARY

SHEET NUMBER

**Z-3**



1 EXISTING COMPOUND PLAN  
 C-1 SCALE: 1" = 10'-0"



ENGINEER

**NB+C**  
 TOTALLY COMMITTED.  
 NB+C ENGINEERING SERVICES, LLC.  
 4435 WATERFRONT DRIVE, SUITE 100  
 GLEN ALLEN, VA 23060  
 804-548-4072

APPLICANT

**VPM** npr  
 PBS  
 23 SESAME STREET  
 RICHMOND, VA 23235

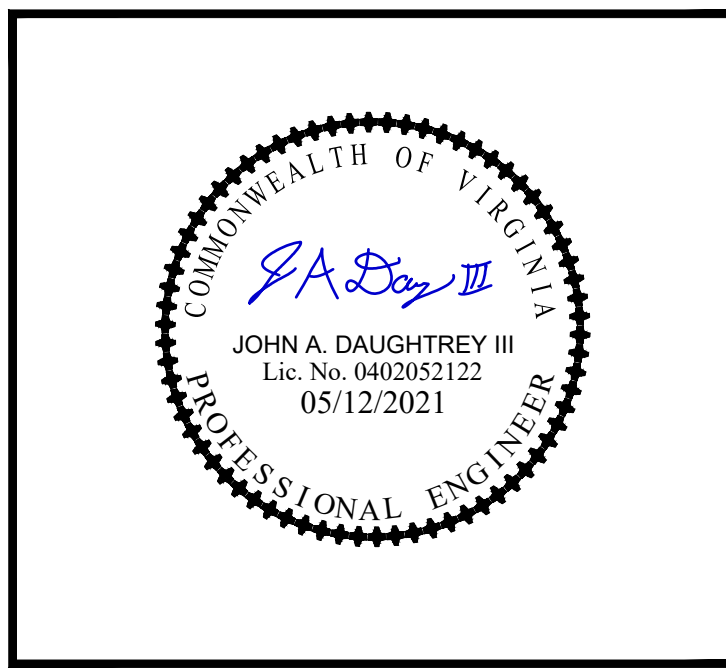
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ENGINEER

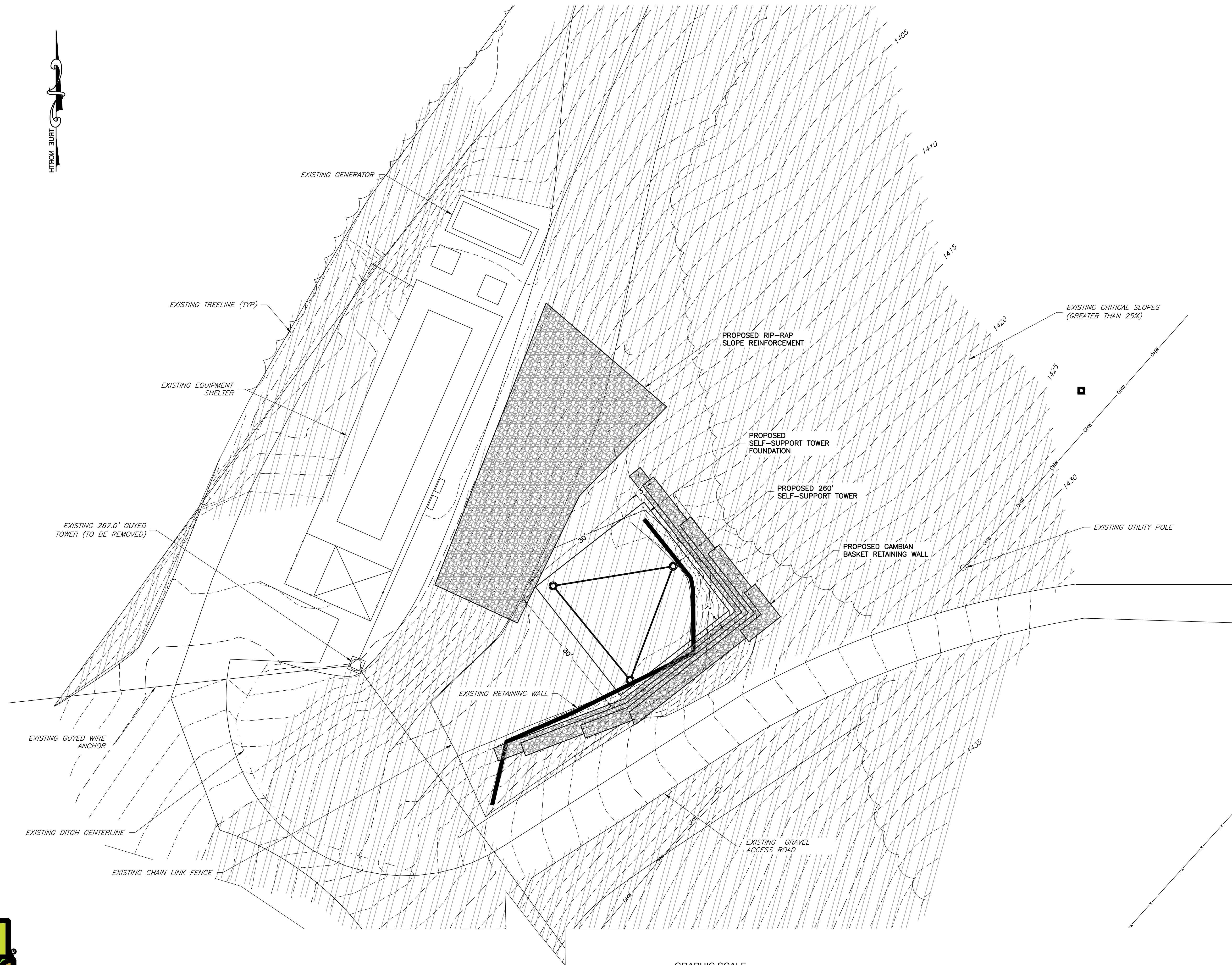
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 VA PROFESSIONAL ENGINEER LIC. #052122

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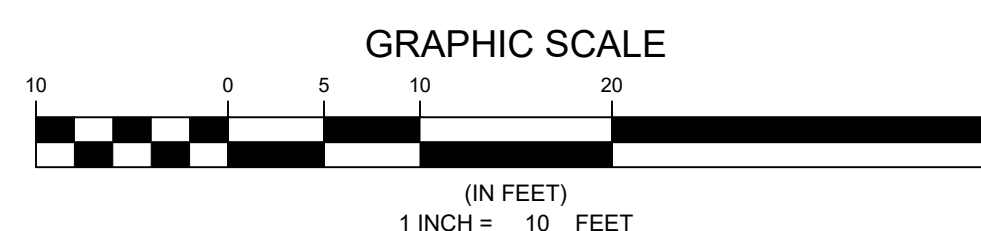
**EXISTING COMPOUND PLAN**

SHEET NUMBER

**C-1**



1 COMPOUND PLAN  
 C-2 SCALE: 1" = 10'-0"



ENGINEER



NB+C ENGINEERING SERVICES, LLC.  
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 GLEN ALLEN, VA 23060  
 804-548-4072

APPLICANT



23 SESAME STREET  
 RICHMOND, VA 23235

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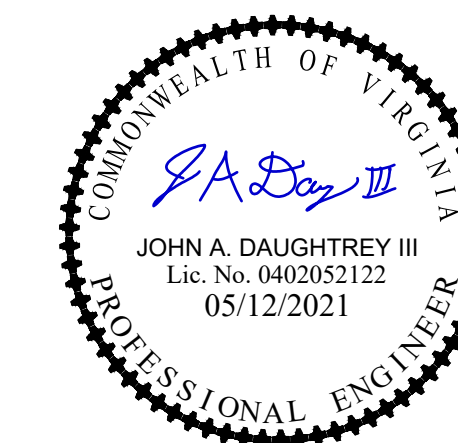
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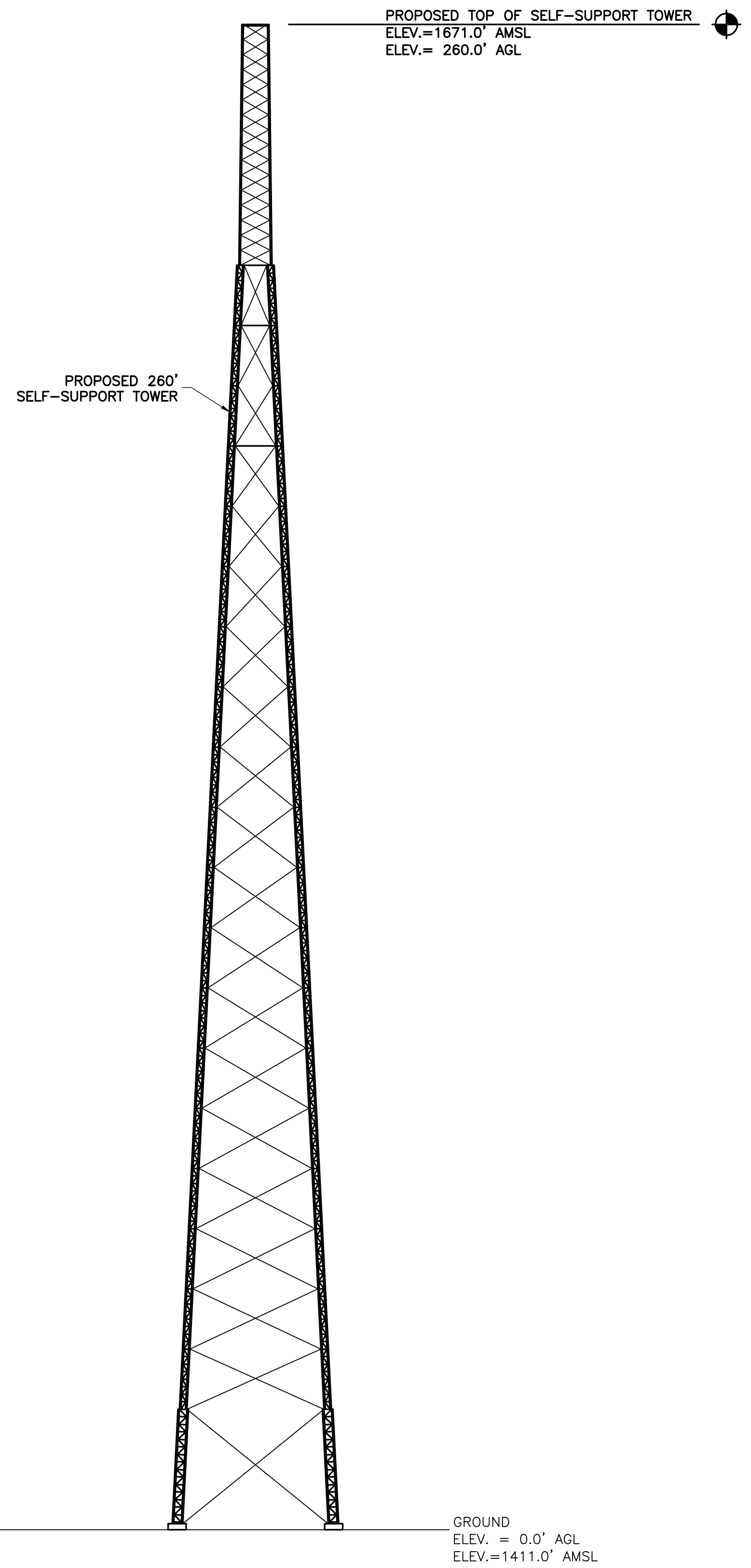
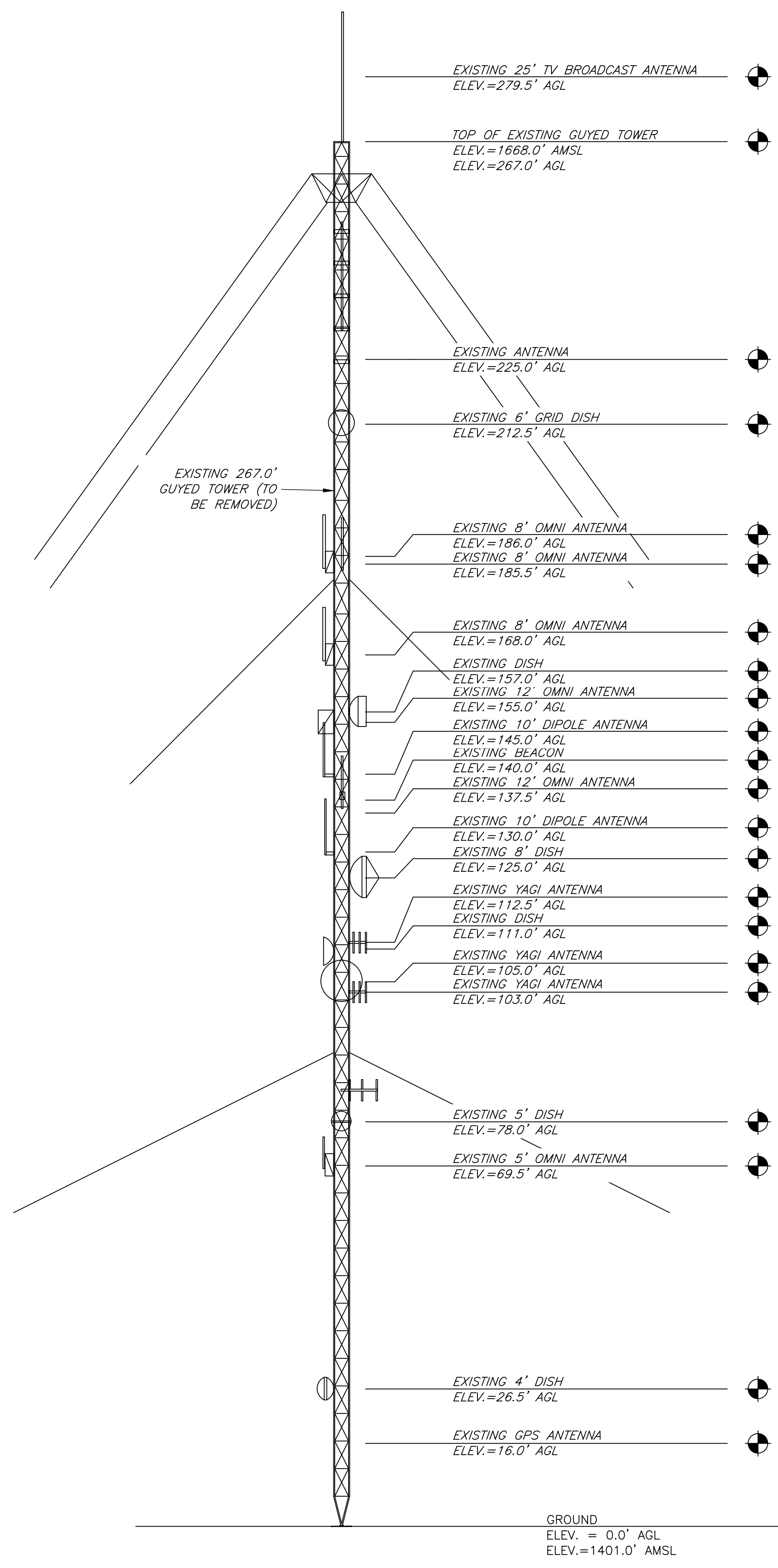
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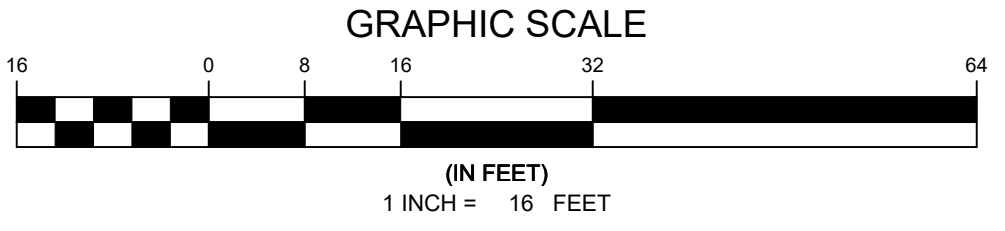
PROPOSED  
 COMPOUND PLAN

SHEET NUMBER

C-2



1 ELEVATION  
C-3 SCALE: 1/16" = 1'



GENERAL NOTES

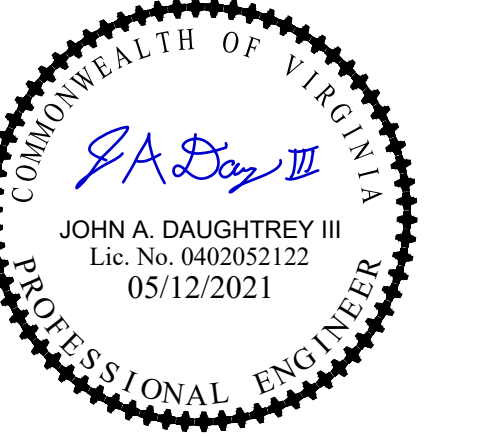
1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
8. TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET ANSI/TIA 222-G REQUIREMENTS.
9. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
10. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
11. IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
12. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY 2 TIMES PER MONTH.
13. PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION OF THE EXISTING STRUCTURE, A STRUCTURAL ANALYSIS SHALL BE PERFORMED BY THE OWNER'S AGENT TO CERTIFY THAT THE EXISTING/PROPOSED COMMUNICATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, COAXIAL CABLES AND OTHER APPURTENANCES.
14. PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY.
15. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
16. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
17. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
18. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
19. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
20. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.



ENGINEER																					
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ENGINEER	<p>JOHN A. DAUGHTREY III, P.E. VA PROFESSIONAL ENGINEER LIC. #052122</p>																				
SHEET TITLE	<p>TOWER ELEVATION DETAILS &amp; NOTES</p>																				
SHEET NUMBER	<p>C-3</p>																				

REVISIONS

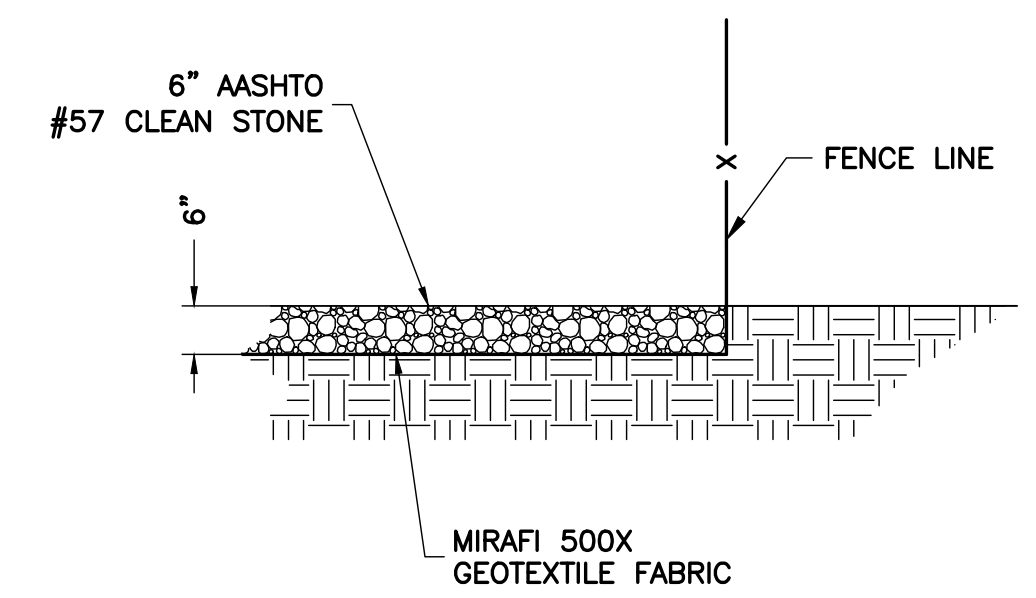
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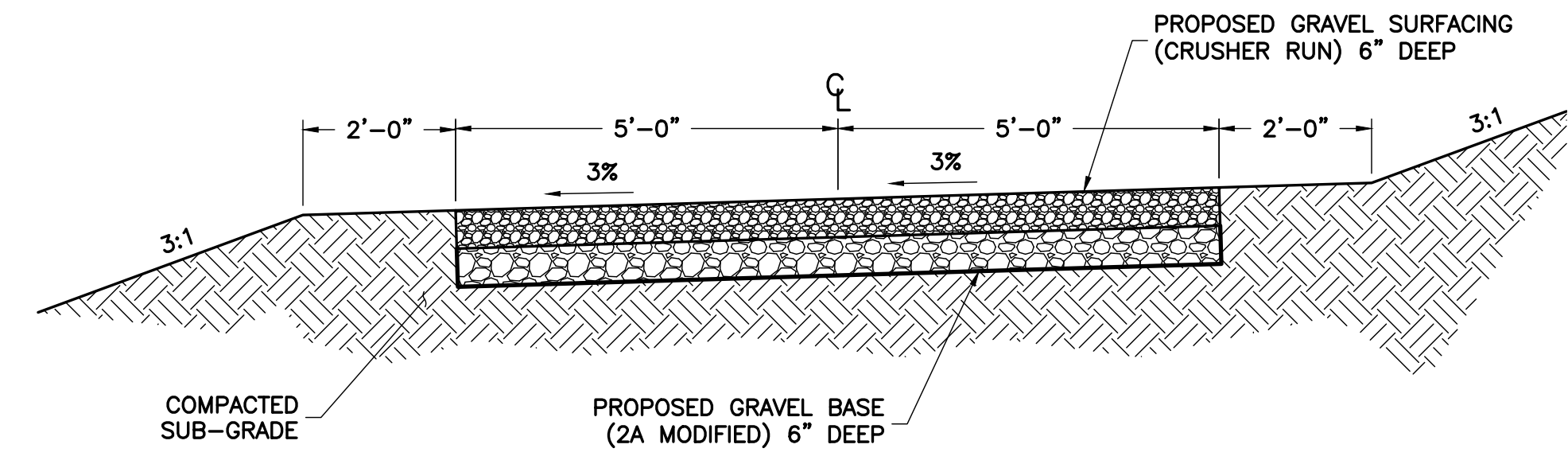
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VA PROFESSIONAL ENGINEER LIC. #052122

CONSTRUCTION DETAILS

S-1

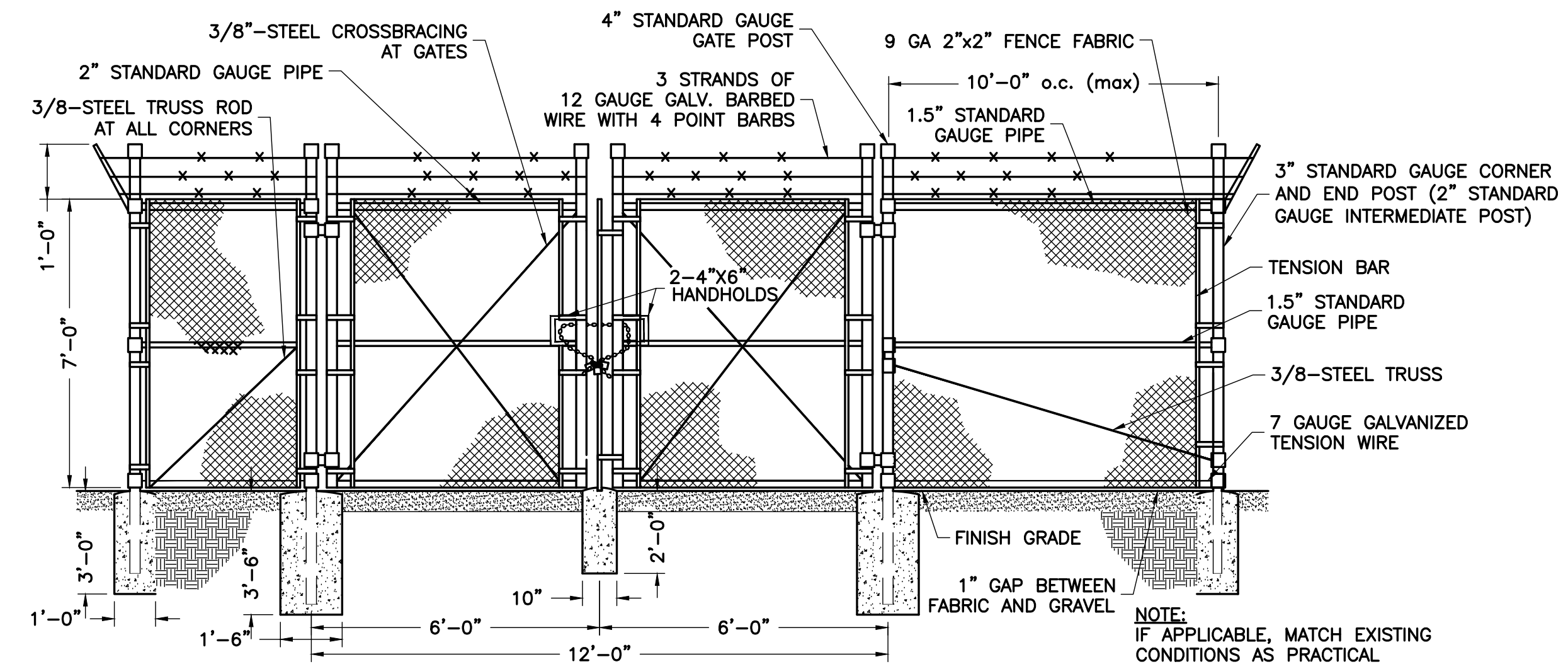


1 GRAVEL COMPOUND DETAIL  
S-1 NTS



NOTE:  
 • CONTRACTOR TO USE 6" DEEP GRAVEL BASE (2A MODIFIED) AS MEANS OF ACCESS FOR ALL HEAVY CONSTRUCTION TRAFFIC. PROPOSED GRAVEL SURFACE (6" DEEP CRUSHER RUN) TO BE INSTALLED AFTER ALL MAJOR CONSTRUCTION HAS BEEN COMPLETED.  
 • THE PROPOSED ROAD MUST BE KEYED INTO THE EXISTING GRADE. THE FINAL FINISHED GRADE SHALL BE FLUSH WITH THE EXISTING GRADE TO ALLOW FOR PROPER DRAINAGE ACROSS THE ROAD.

2 PROPOSED GRAVEL DRIVEWAY TYPICAL SECTION  
S-1 NTS



3 TYPICAL FENCE AND GATE DETAIL  
S-1 NTS

ENGINEER

APPLICANT

SITE INFORMATION

DESIGN RECORD

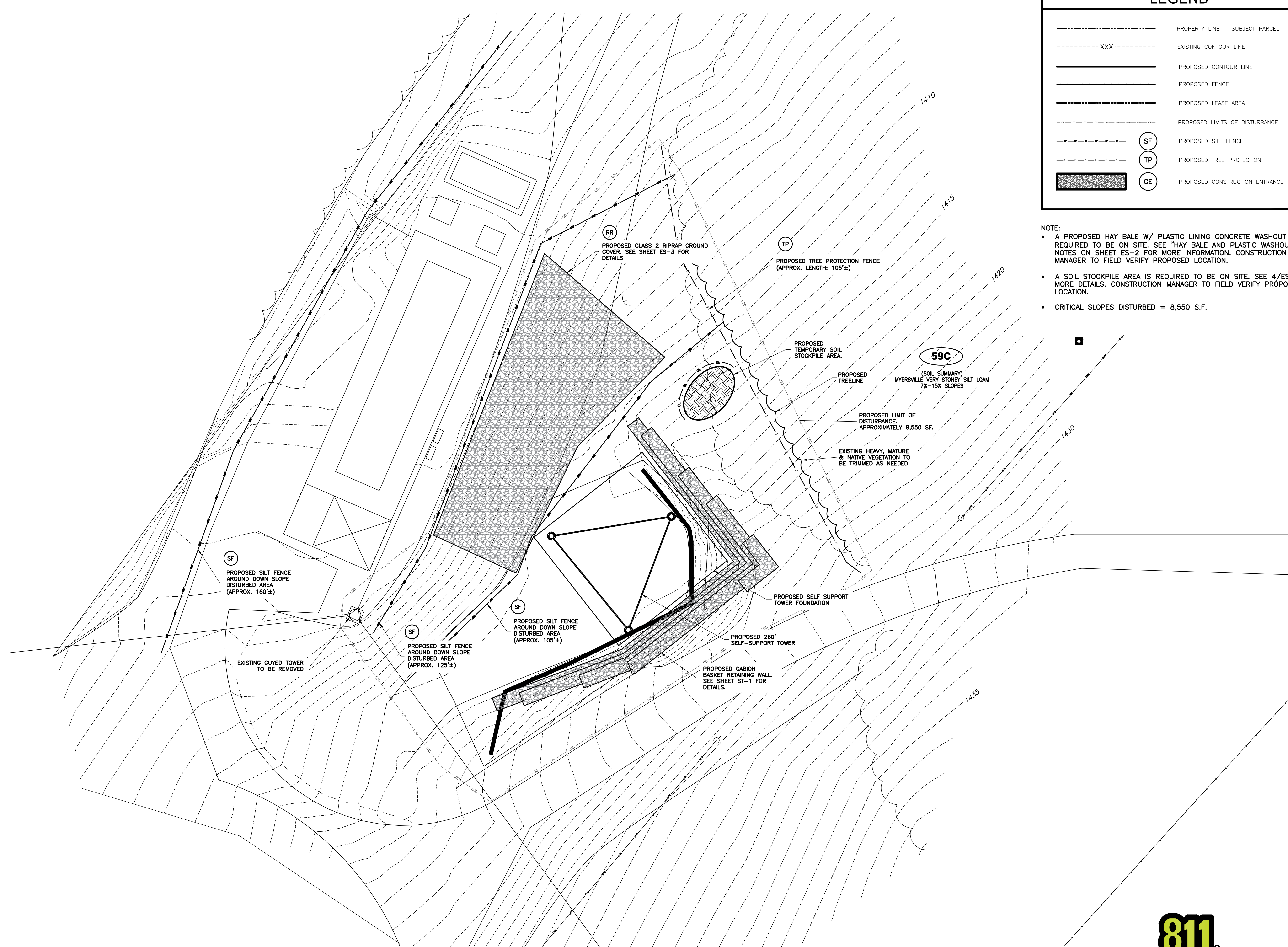
PROFESSIONAL STAMP

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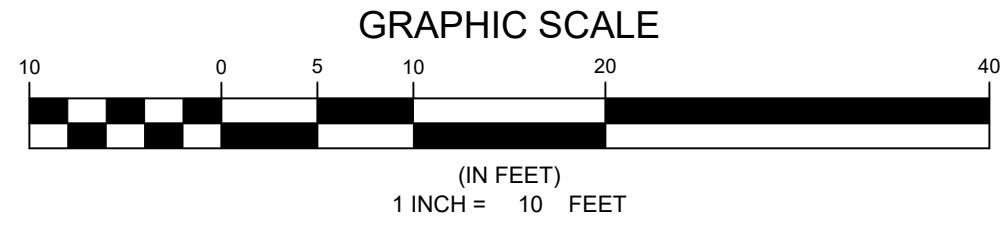




LEGEND	
-----	PROPERTY LINE - SUBJECT PARCEL
---XXX---	EXISTING CONTOUR LINE
-----	PROPOSED CONTOUR LINE
-----	PROPOSED FENCE
-----	PROPOSED LEASE AREA
-----	PROPOSED LIMITS OF DISTURBANCE
-----	PROPOSED SILT FENCE (SF)
-----	PROPOSED TREE PROTECTION (TP)
-----	PROPOSED CONSTRUCTION ENTRANCE (CE)

- NOTE:
- A PROPOSED HAY BALE W/ PLASTIC LINING CONCRETE WASHOUT IS REQUIRED TO BE ON SITE. SEE "HAY BALE AND PLASTIC WASHOUT PIT" NOTES ON SHEET ES-2 FOR MORE INFORMATION. CONSTRUCTION MANAGER TO FIELD VERIFY PROPOSED LOCATION.
  - A SOIL STOCKPILE AREA IS REQUIRED TO BE ON SITE. SEE 4/ES-3 FOR MORE DETAILS. CONSTRUCTION MANAGER TO FIELD VERIFY PROPOSED LOCATION.
  - CRITICAL SLOPES DISTURBED = 8,550 S.F.

1 EROSION & SEDIMENT CONTROL PLAN  
ES-1 SCALE: 1" = 10'-0"



ENGINEER																					
APPLICANT	<p>23 SESAME STREET RICHMOND, VA 23235</p>																				
SITE INFORMATION	<p>CARTERS MOUNTAIN 1940 CARTERS MOUNTAIN TRAIL CHARLOTTESVILLE, VA 22902 ALBEMARLE COUNTY</p>																				
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PROFESSIONAL STAMP																					
ENGINEER	<p>JOHN A. DAUGHTREY III, P.E. VA PROFESSIONAL ENGINEER LIC. #052122</p>																				
SHEET TITLE	<p><b>EROSION &amp; SEDIMENT CONTROL PLAN</b></p>																				
SHEET NUMBER	<p><b>ES-1</b></p>																				

**EROSION AND SEDIMENT CONTROL NARRATIVE**

**PROJECT DESCRIPTION**  
 THE PURPOSE OF THIS PROJECT IS THE CONSTRUCTION OF A 260' SELF-SUPPORT TOWER, A 14' GABION BASKET RETAINING WALL, ALONG WITH ASSOCIATED UTILITIES. THE TOTAL DISTURBED AREA IS 8,900 SF.

**EXISTING SITE CONDITIONS**  
 THE EXISTING SITE IS ON TOP OF A RIDGE ADJACENT TO AN EXISTING 267' GUYED TOWER. IT IS HEAVILY WOODED ALONG THE RIDGE FACE WITH ORCHARD FIELDS AND OPEN SPACE ON TOP OF THE RIDGE. THE GRADE SLOPES TO THE NORTH WEST TOWARDS CHARLOTTESVILLE AT AN AVERAGE SLOPE OF 26%.

**ADJACENT AREAS**  
 THE ADJACENT AREAS ARE UNDEVELOPED WOODLANDS, SINGLE FAMILY RESIDENTIAL HOMES, AGRICULTURAL ORCHARD FIELDS WITH EXISTING RADIO, TELECOMMUNICATION AND TELEVISION TOWERS. THERE IS APPLE ORCHARDS ON TOP OF THE RIDGE TO THE SOUTH EAST.

**OFF-SITE AREAS**  
 ALL OFF-SITE AREAS TO BE APPROVED AND PERMITTED.

**SOILS**  
 (59C) MYERSVILLE VERY STONEY SILT LOAM - 7 TO 15 PERCENT SLOPES

**CRITICAL AREAS**  
 THE SITE IS TO BE CONSTRUCTED ON CRITICAL SLOPES AND IS SURROUNDED BY CRITICAL SLOPES. THE ENTIRE DEVELOPED AREA IS TO BE CONSIDERED CRITICAL. AS WELL AS SLOPES BELOW AND ABOVE THE DISTURBED AREA.

**ESC MEASURES - STRUCTURAL PRACTICES**  
 STRUCTURAL MEASURES TO BE USED ON THE SITE INCLUDE SUPER SILT FENCE (VE&SCH SPEC. 3.05), CONSTRUCTION ENTRANCE (VE&SCH SPEC. 3.02), TREE PROTECTION FENCE (VE&SCH SPEC. 3.38), TEMPORARY STOCK PILE (VE&SCH SPEC. 3.30), RIPRAP PROTECTION (VE&SCH SPEC. 3.19) AND CONCRETE WASHOUT. ALL MEASURES SELECTED ARE STANDARD ESC ITEMS FOR THIS APPLICATION. ANY DISTURBED AREA DENUEDED FOR SEVEN DAYS THAT IS NOT IN ACTIVE WORK AREA TO BE TEMPORARILY SEEDED.

**ESC MEASURES - VEGETATIVE PRACTICES**  
 VEGETATION PRACTICES INCLUDE TEMPORARY AND PERMANENT SEEDING (VE&SCH SPEC. 3.31 & 3.32).

**PERMANENT STABILIZATION**  
 1. UNTIL AN ADEQUATE ROOT SYSTEM IS ESTABLISHED AND IN THE ABSENCE OF ADEQUATE RAINFALL, SODDING (OR WHATEVER VEGETATION IS USED) SHALL BE IRRIGATED AS OFTEN AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. IN GENERAL, WATERING SHALL BE PERFORMED IN ACCORDANCE WITH THE VESCH.  
 2. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISHED GRADING. SEEDING SHALL BE DONE WITH KENTUCKY 31 TALL FESCUE ACCORDING TO STD. AND SPEC. 3.32. PERMANENT SEEDING, OF THE HANDBOOK, EROSION CONTROL BLANKETS WILL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED TO PROTECT THE SLOPES PROPERLY. MULCH (STRAW OR FIBER) WILL BE USED ON RELATIVELY FLAT AREAS. IN ALL SEEDING OPERATIONS, SEED FERTILIZER AND LIME WILL BE APPLIED PRIOR TO MULCHING. IN ACCORDANCE WITH MINIMUM STANDARD #3, PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.  
 3. THE LOCAL VESCP AUTHORITY REPRESENTATIVE SHALL MAKE THE DETERMINATION AS TO WEATHER OR NOT PERMANENT VEGETATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH MINIMUM STANDARD #3.

**UNDERGROUND UTILITY LINE INSTALLATION:**  
 UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:

1. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
2. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
3. 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.
4. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
5. DESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
6. COMPLY WITH APPLICABLE SAFETY REGULATIONS.

**CONSTRUCTION SEQUENCE**

AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OWNER/OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, AND THE CONSERVATION DISTRICT TO AN ON-SITE MEETING. ALSO, AT LEAST 3 WORKING DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL VIRGINIA CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE VIRGINIA ONE CALL SYSTEM "MISS UTILITY" INCORPORATED AT 811 FOR BURIED UTILITIES LOCATIONS.

EROSION AND SEDIMENT BMPS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPS.

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

1. INSTALL ROCK CONSTRUCTION ENTRANCE AND ALL PERIMETER BMP'S AS SHOWN ON THE PLANS.
2. CLEAR TREES AND LIMBS FOR FULL WIDTH OF EASEMENT AND LEASE AREA, GROUND TO SKY.
3. STRIP TOPSOIL FOR THE ACCESS DRIVE AND STORE AT DESIGNATED LOCATIONS AS SHOWN ON THE PLANS OR LOCATION AS AGREED UPON WITH THE CONSTRUCTION MANAGER.
4. ALL DIVERSIONS, SEDIMENT TRAPS, AND STOCKPILES MUST BE SEEDED AND MULCHED IMMEDIATELY UPON CONSTRUCTION.
5. BEGIN GRADING AND INSTALL GRAVEL, ROADSIDE DITCHES, AND CULVERTS WITH OUTLET PROTECTION.
6. STRIP TOPSOIL ACROSS COMPOUND AND STORE AT DESIGNATED LOCATIONS AS SHOWN ON THE PLANS OR LOCATION AS AGREED UPON WITH THE CONSTRUCTION MANAGER.
7. GRADE COMPOUND SITE AND INSTALL GRAVEL. IMMEDIATELY STABILIZE FILL AND CUT SLOPES WITH EROSION CONTROL MATTING OR ROCK.
8. ONCE CONSTRUCTION OF COMPOUND AND ACCESS DRIVE IS COMPLETE, BEGIN CONSTRUCTION OF TOWER AND ASSOCIATED FACILITIES AND UTILITIES AS SHOWN ON THE DRAWINGS.
9. IF CONSTRUCTION IS TERMINATED OR SUSPENDED PRIOR TO CONSTRUCTION COMPLETION, ALL EXPOSED SOIL AREAS SHALL BE SEEDED WITH TEMPORARY SEEDING AND MULCHED IMMEDIATELY.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL SEDIMENT AND EROSION CONTROL FACILITIES IN EFFECTIVE WORKING ORDER DURING CONSTRUCTION AND UNTIL ALL EXPOSED SOIL AREAS HAVE BEEN STABILIZED.
11. NO EROSION AND SEDIMENT CONTROL MEASURES CAN BE REMOVED WITHOUT APPROVAL OF THE ENVIRONMENTAL INSPECTOR FOR THE PROJECT.

IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE O/RP SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPS MUST BE STABILIZED IMMEDIATELY.

**GENERAL EROSION AND SEDIMENT CONTROL NOTES:**

1. THE OWNER/DEVELOPER MUST NOTIFY THE ALBEMARLE COUNTY AT LEAST 24 HOURS PRIOR TO THE START OF THE CONSTRUCTION IN ACCORDANCE WITH APPLICABLE ALBEMARLE COUNTY ORDINANCES AND POLICIES.
2. THE OWNER/DEVELOPER GRANTS THE RIGHT-OF-ENTRY ON TO THIS PROPERTY TO THE DESIGNATED ALBEMARLE COUNTY PERSONNEL FOR THE PURPOSE OF INSPECTING AND MONITORING FOR COMPLIANCE WITH TITLE 10.01, CHAPTER 5, ARTICLE 4 OF THE CODE OF VIRGINIA, EROSION AND SEDIMENT CONTROL LAW AND THE DESIGN AND CONSTRUCTION STANDARDS MANUAL SECTION 750.04.
3. ALL EROSION CONTROL MEASURES SHOWN ON THE APPROVED PLAN MUST BE IN PLACE AND INSPECTED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CLEARING, STRIPPING OF TOPSOIL OR GRADING.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND PERMIT SHALL BE KEPT ON THE SITE AT ALL TIMES.
5. THE DEVELOPER/DEVELOPERS'S REPRESENTATIVE IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE ALBEMARLE COUNTY.
6. ALL DISTRIBUTED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL COMPLETE AND ADEQUATE STABILIZATION IS ACHIEVED.
7. WATER MUST BE PUMPED INTO AN APPROVED FILTERING DEVICE DURING DEWATERING OPERATIONS.
8. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND THE VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS AND TO AMHERST COUNTY DESIGN AND CONSTRUCTION STANDARDS MANUAL. THE DEVELOPER/DEVELOPER'S REPRESENTATIVE WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES AT ALL TIMES.
9. THE DEVELOPERS/ DEVELOPER'S REPRESENTATIVE SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES DAILY AND AFTER EACH SIGNIFICANT RAINFALL THE FOLLOWING ITEMS WILL BE CHECKED IN PARTICULAR:
  - a. SILT FENCE BARRIERS WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF SEDIMENT DEPOSITION REACHES HALF WAY TO THE TOP OF THE BARRIER.
  - b. SEEDED AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RE-SEEDED AS NEEDED.
10. SEDIMENT TRAPPING MEASURES WILL BE INSTALLED AS A FIRST STEP IN GRADING AND WILL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.
11. PERMANENT SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZED SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN FOURTEEN (14) DAYS. SEEDING AND SELECTION OF THE SEED MIXTURE SHALL BE IN ACCORDANCE WITH VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK STANDARD AND SPECIFICATION 3.32. ROADS AND PARKING AREAS SHALL BE STABILIZED WITH SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED.
12. ELECTRIC POWER, TELEPHONE, CABLE T.V. AND GAS SUPPLY TRENCHES SHALL BE COMPACTED, SEEDED AND MULCHED WITHIN FIVE DAYS AFTER BACKFILL.
13. ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SILT DAMS SHALL BE MULCHED WITHIN FIVE DAYS AFTER GRADING. STRAW OR HAY MULCH IS REQUIRED.
14. DURING CONSTRUCTION, ALL STORM SEWER INLETS SHALL BE PROTECTED BY INLET PROTECTION MAINTAINED A MODIFIED DURING CONSTRUCTION AS REQUIRED.
15. AT THE COMPLETION OF ANY PROJECT CONSTRUCTION AND PRIOR TO BOND RELEASE, ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED.
16. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WILL BE REMOVED WITHIN 30 DAYS AFTER ADEQUATE SITE STABILIZATION AND AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, AS AUTHORIZED BY THE ALBEMARLE COUNTY INSPECTORS. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES WILL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
17. WHEN SEDIMENT IS TRANSPORTED ONTO A PAVED ROAD SURFACE, THE ROAD WILL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT WILL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING WILL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
18. AREAS WHICH ARE NOT TO BE DISTURBED WILL BE CLEARLY MARKED BY FLAGS, SIGNS, ETC.
19. RPA AND FLOOD PLAIN LIMITS SHALL BE CLEARLY MARKED IN THE FIELD BY FLAGS, SIGNS, ETC.
20. TREE SAVE AREAS SHALL BE CLEARLY MARKED IN THE FIELD BY ORANGE SAFETY FENCE. APPROPRIATE TREE PRESERVATION SIGNS (WATERPROOF) TO IDENTIFY TREE PRESERVATION AREA SHALL BE LOCATED ON TREE PROTECTIONS FENCING (INCLUDES SUPER SILT FENCING) AND SHOULD BE LOCATED ALTERNATE BETWEEN ENGLISH AND SPANISH EVERY 30 FEET.
21. ORANGE SAFETY FENCE MUST BE INSTALLED AROUND ALL SILT TRAPS AND SEDIMENT BASINS.

**MAINTENANCE**


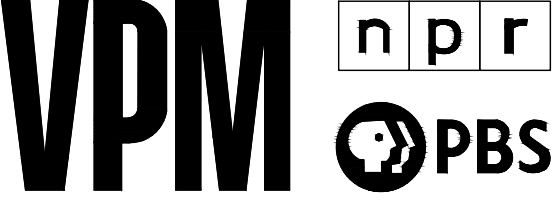
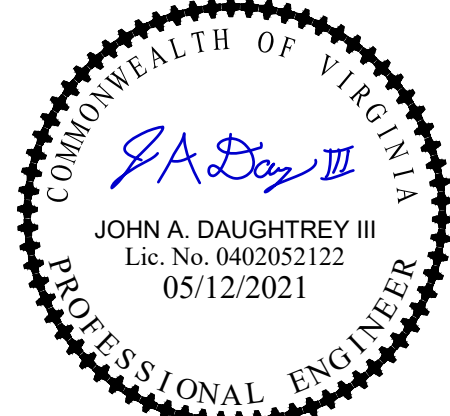
1. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY. THE FOLLOWING ITEMS WILL BE CHECKED, IN PARTICULAR:
  2. THE SILT FENCE BARRIER WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF SEDIMENT DEPOSITION REACHES HALF WAY TO THE TOP OF THE BARRIER.
  3. THE SEEDED AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RE-SEEDED AS NEEDED.
4. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ECS CONTROLS DURING CONSTRUCTION.
5. INSPECTION TO BE CONDUCTED SHALL BE PER ALBEMARLE COUNTY STANDARDS AND REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS.
6. SILT FENCE SHALL BE CHECKED AFTER EACH MAJOR STORM EVENT OR ONCE EVERY FIVE DAYS. SEDIMENT SHALL BE REMOVED AFTER IT BECOMES 1/3 HEIGHT OF SILT FENCE.
7. ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL WILL BE CONSTRUCTED ACCORDING TO THE STANDARDS AND SPECIFICATIONS OF THE VIRGINIA SEDIMENT AND EROSION CONTROL HANDBOOK, 3RD ED, 1992.

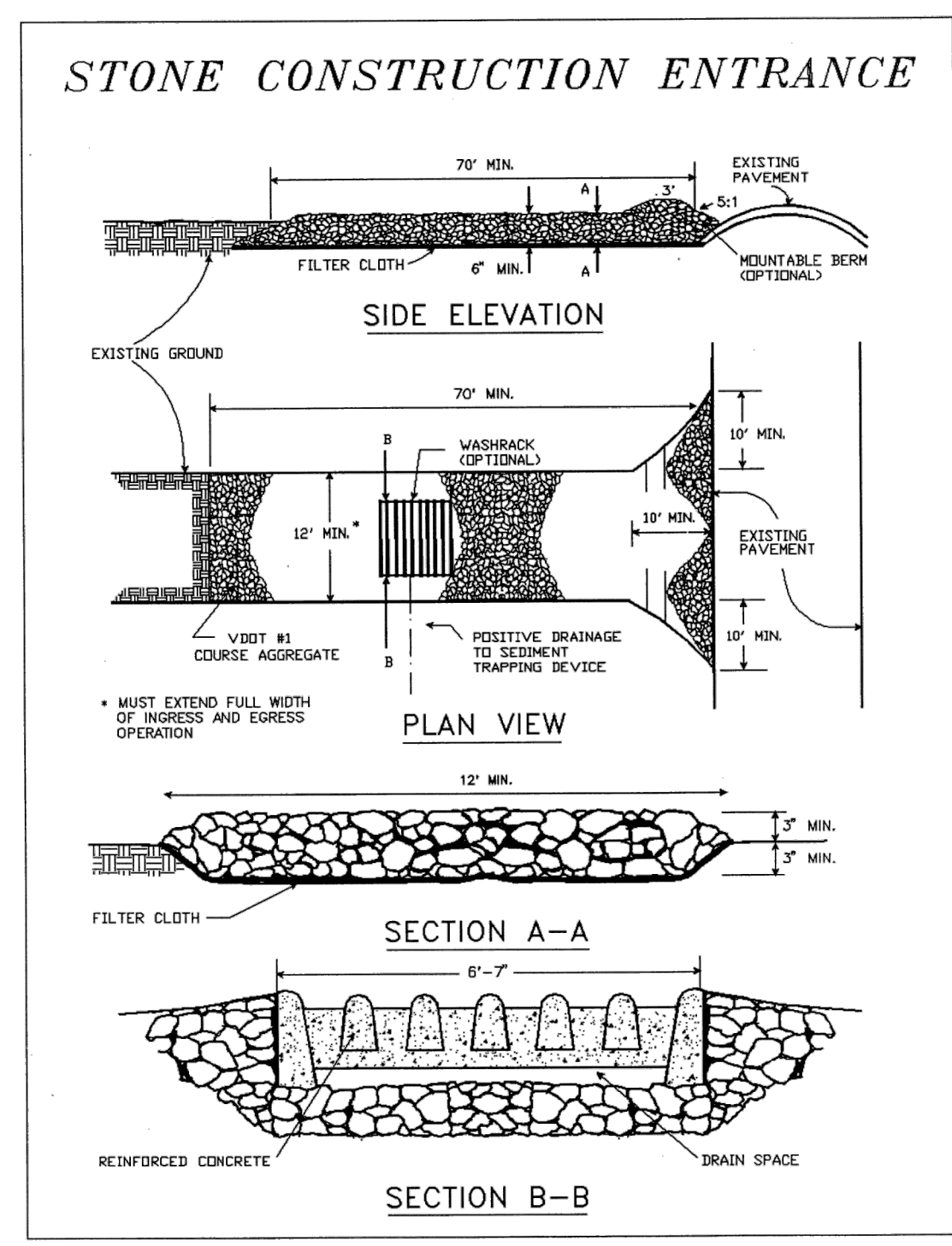
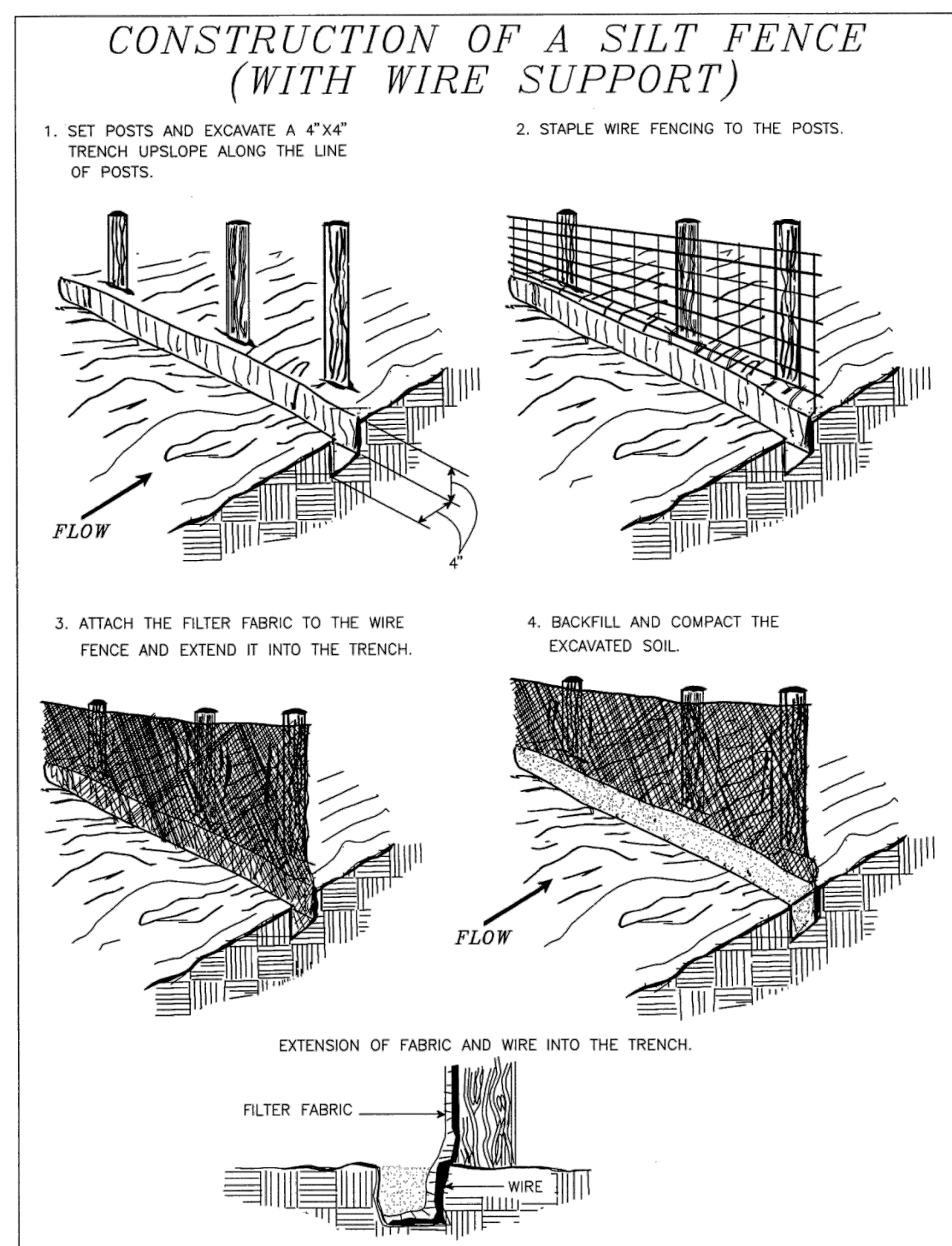
**HAY BALE AND PLASTIC WASHOUT PIT**

HAY BALE AND PLASTIC WASHOUT PIT TO BE BUILT ABOVE GRADE. THE PLASTIC LINING SHOULD BE MINIMUM 10 MIL THICKNESS, FREE OF TEARS OR HOLES THAT WOULD ALLOW THE WASHWATER TO ESCAPE. AFTER THE PIT IS USED TO WASH DOWN THE CHUTES OF MULTIPLE READY MIXED TRUCKS AND THE WASHWATER HAS EVAPORATED OR HAS BEEN VACUUMED OFF, THE REMAINING HARDENED SOLIDS CAN BE BROKEN UP AND REMOVED FROM THE PIT. THIS PROCESS MAY DAMAGE THE HAY BALES AND PLASTIC LINING. IF DAMAGE OCCURS, THE PIT WILL NEED TO BE REPAIRED AND RELINED WITH NEW PLASTIC. WHEN THE HARDENED SOLIDS ARE REMOVED FROM THE PIT, THE WASTE MATERIAL MUST BE RECYCLED OR DISPOSED OF AT AN APPROVE WASTE FACILITY.

**GRADING NOTES**

1. SOILS USED FOR ROADWAY SUBGRADE MUST BE COMPACTED SO THAT THE MINIMUM DRY DENSITY ACHIEVED EXCEEDS 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. THE CONTRACTOR MAY ONLY USE CUT MATERIAL AS FILL IF IT CAN BE COMPACTED TO 95% OF ITS STANDARD PROCTOR MAXIMUM DRY DENSITY. PROCTOR READING MUST BE INSPECTED AND APPROVED BY A THIRD PARTY DURING ROADWAY CONSTRUCTION.
2. NATIVE TOPSOIL SHALL BE SAVED, STOCKPILED, MULCHED, AND REUSED AS MUCH AS POSSIBLE ON THE SITE. SILTATION FENCE SHALL BE INSTALLED AT THE BASE OF STOCKPILES AT THE DOWNHILL LIMIT TO PROTECT AGAINST EROSION. STOCKPILES WILL BE STABILIZED BY SEEDING AND MULCHING UPON FORMATION OF THE PILES. UPHILL OF THE STOCKPILES, STABILIZED DITCHES AND/OR BERMS WILL BE CONSTRUCTED TO DIVERT STORMWATER RUNOFF AWAY FROM THE PILES. EXCESS CUT SOIL NOT REUSED AS FILL SHALL BE HAULLED OFF SITE TO AN APPROVED AND PERMITTED SOIL DISPOSAL SITE AS SOON AS FINAL GRADE HAS BEEN ESTABLISHED.
3. FOR AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY TO BE CONSIDERED PERMANENTLY STABILIZED, THE DISTURBED AREAS SHALL BE COVERED BY A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
4. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.
5. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR ORGANIC MATERIAL THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS. ANY ROCK GREATER THAN 12" IN ANY DIRECTION SHOULD BE DISPOSED OF AND NOT USED AS FILL. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
6. PLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL. IF FILL EXCEEDS 4' IN HEIGHT FROM TOE TO CREST, FILL MUST BE BENCHED AND KEYED IN. SEE DETAIL 4/ES-7 FOR DETAILS.
7. PLACE SOIL FILL ON SUB-GRADES FREE OF ORGANIC MATERIAL, MUD, FROST, SNOW, OR ICE
8. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES THICK IN LOOSE DEPTH COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND OPERATED TAMPERS.
9. UNDER ACCESS ROADS WITH MARGINAL TO EXCESSIVE SLOPES AND MARGINAL SUBGRADE, CLEAR, GRUB AND SCARIFY ROAD AREA. INSTALL ONE LAYER OF GEO-TEXTILE FABRIC (US 160 NW OR EQUIVALENT) AND PIN TO SUBGRADE. INSTALL BASE LAYER, AND TRACK IN WITH A BULLDOZER OR SHEEPSFOOT ROLLER, INSTALL SURFACE LAYER, DRESS ROAD AS REQUIRED AFTER CONSTRUCTION WITH MOTOR GRADER AND COMPACT WITH A VIBRATORY ROAD ROLLER.

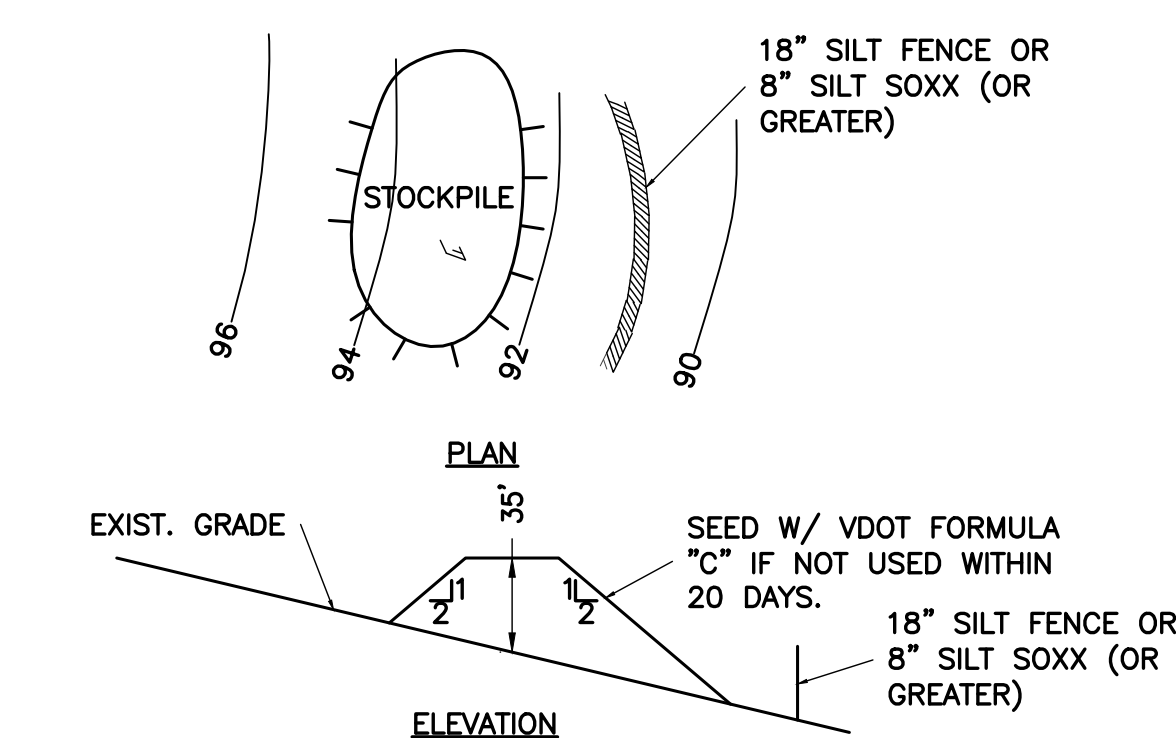
ENGINEER	 <p><b>TOTALLY COMMITTED.</b></p> <p><b>NB+C ENGINEERING SERVICES, LLC.</b>  <small>4435 WATERFRONT DRIVE, SUITE 100                  GLEN ALLEN, VA 23060                  804-548-4079</small></p>																				
APPLICANT	 <p>23 SESAME STREET                  RICHMOND, VA 23235</p>																				
SITE INFORMATION	<p>CARTERS MOUNTAIN                  1940 CARTERS MOUNTAIN TRAIL                  CHARLOTTESVILLE, VA 22902                  ALBEMARLE COUNTY</p>																				
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**TABLE 3.32-C  
SITE SPECIFIC SEEDING MIXTURES  
FOR APPALACHIAN/MOUNTAIN AREA**

Mixture	Total Lbs. Per Acre
<b>Minimum Care Lawn</b>	
- Commercial or Residential	200-250 lbs.
- Kentucky 31 or Turf-Type Tall Fescue	90-100%
- Improved Perennial Ryegrass *	0-10%
- Kentucky Bluegrass	0-10%
<b>High-Maintenance Lawn</b>	
Minimum of three (3) up to five (5) varieties of bluegrass from approved list for use in Virginia.	125 lbs.
<b>General Slope (3:1 or less)</b>	
- Kentucky 31 Fescue	128 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop **	20 lbs.
<b>Low-Maintenance Slope (Steeper than 3:1)</b>	
- Kentucky 31 Fescue	108 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop **	20 lbs.
- Crownvetch ***	150 lbs.

\* Perennial Ryegrass will germinate faster and at lower soil temperatures than fescue, thereby providing cover and erosion resistance for seedbed.  
 \*\* Use seasonal nurse crop in accordance with seeding dates as stated below:  
 March, April through May 15th ..... Annual Rye  
 May 16th through August 15th ..... Foxtail Millet  
 August 16th through September, October ..... Annual Rye  
 November through February ..... Winter Rye  
 \*\*\* If Flatpea is used, increase to 30 lbs./acre. All legume seed must be properly inoculated. Weeping Lovegrass may also be included in any slope or low-maintenance mixture during warmer seeding periods; add 10-20 lbs./acre in mixes.

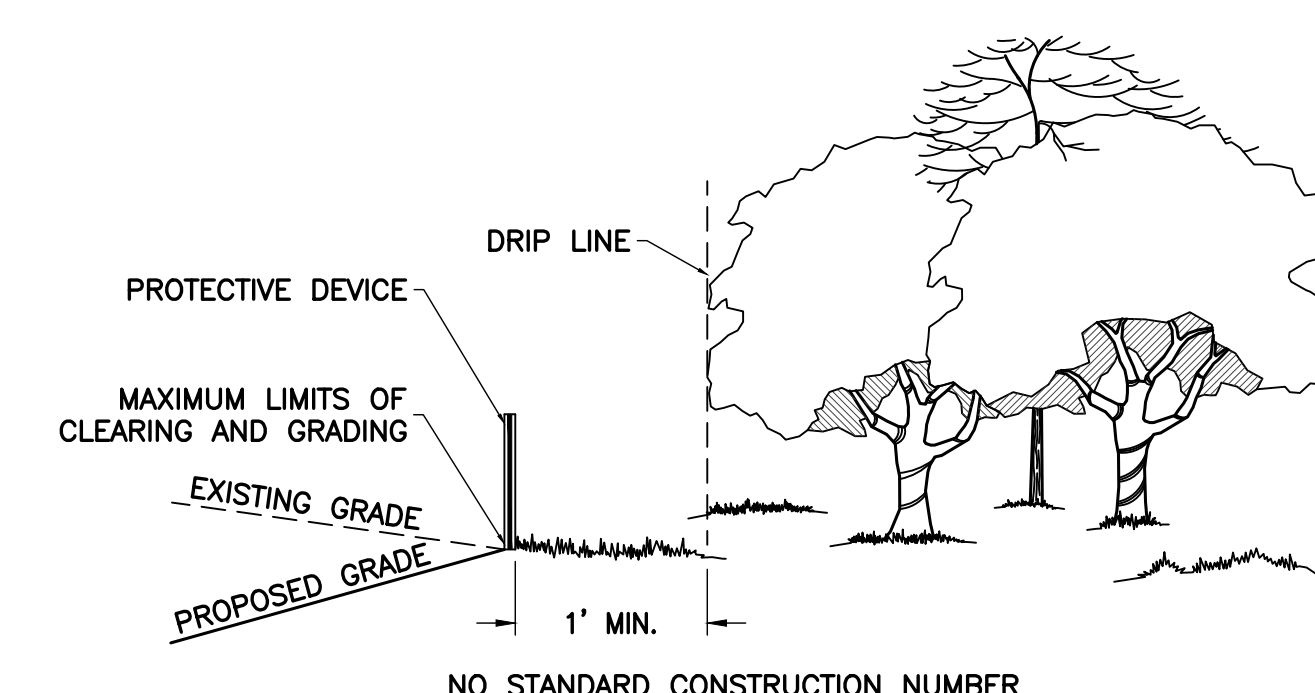


- NOTES:**
- INSTALL SILT FENCE DOWNSLOPE OF AREA OF STOCKPILE.
  - PLACE STOCKPILE IN AREAS SHOWN ON EROSION CONTROL PLAN WITHOUT BLOCKING NATURAL DRAINAGE PATTERNS.
  - FOLLOW DIMENSIONS SHOWN ABOVE. HEIGHT SHOULD NOT EXCEED 35 FT. SIDE SLOPES SHOULD NOT BE STEEPER THAN 2(H):1(V).
  - SEED IMMEDIATELY IF MATERIAL IS NOT TO BE USED WITHIN 20 DAYS. FOLLOW "SEEDING, FERTILIZATION SCHEDULE & SPECIFICATIONS."
  - LOCATION(S) AND SIZE(S) OF SOIL STOCKPILES ARE APPROXIMATE AND SHALL BE ADJUSTED PER FIELD AND CONSTRUCTION SEQUENCE CONDITIONS. CONTRACTOR SHALL VERIFY REQUIRED SIZE(S). REQUIREMENTS FROM THE STANDARDS DETAIL MUST BE FOLLOWED FOR STOCKPILES.

**4 TOPSOIL STOCKPILE AND MAINTENANCE**  
ES-3 NTS

**TOPSOIL SPECIFICATIONS**

- TOPSOIL SPECIFICATIONS**
- THE CONTRACTOR SHALL FURNISH ALL LABOR, SUPERVISION, MATERIAL (EXCEPT AS HEREIN PROVIDED), TOOLS EQUIPMENT, SUPPLIES, AND SERVICES; AND, SHALL PERFORM ALL WORK NECESSARY FOR PROVIDING (TYPE B AS NECESSARY) AND APPLYING TOPSOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THESE SPECIFICATIONS AND IN CONFORMITY TO THE DEPTHS AND LIMITS SHOWN ON THE DRAWINGS OR AS ESTABLISHED BY THE OWNER. PRIOR TO USE OR PLACEMENT, THE CONTRACTOR SHALL SUBMIT CERTIFICATIONS OF SOIL TESTS FOR APPROVAL. SOIL TESTS SHALL BE PROVIDED AT THE RATE OF ONE TEST PER 10,000 SQUARE FEET OF DISTURBED AREA.
- UNLESS OTHERWISE DIRECTED BY THE OWNER, AREAS DESIGNATED TO RECEIVE TOPSOIL SHALL BE GRADED, SHAPED, AND THEN SCARIFIED OR TILLED BY DISKING, HARROWING, OR OTHER APPROVED METHODS TO A DEPTH OF APPROXIMATELY 2". TOPSOIL SHALL BE APPLIED ONLY WHEN THE SUBSOIL IS IN A LOOSE, FRIABLE CONDITION.
- THE CONTRACTOR SHALL PROTECT BENCHMARKS, UTILITIES, AND EXISTING TREES, SHRUBS, AND OTHER LANDSCAPE FEATURES DESIGNATED FOR PRESERVATION WITH TEMPORARY FENCING OR BARRICADES SATISFACTORY TO THE OWNER.
- SUBSOIL ON SLOPES THAT HAVE BEEN HORIZONTALLY GROOVED IN ACCORDANCE WITH THE DRAWINGS SHALL NOT BE LOOSENEED.
- THE LOOSE DEPTH OF THE CLASS OF TOPSOIL SHALL BE NO LESS THAN 4" (NOT LESS THAN 6" IN MEDIANS; AND SHALL BE SUFFICIENT TO ALLOW THE AREA TO CONFORM TO THE ELEVATIONS SHOWN ON THE DRAWINGS AFTER TOPSOIL SETTLES. IN NO CASE SHALL THE CONSOLIDATED FINISH ELEVATION OF TOPSOIL EXCEED THE ELEVATION OF ADJACENT STRUCTURES. CONSOLIDATED ELEVATION SHALL BE FLUSH WITH THE ADJACENT STRUCTURES.
- AFTER TOPSOIL HAS BEEN APPLIED, LARGE CLODS, HARD LUMPS, AND STONES MORE THAN 1" IN THE GREATEST DIMENSION, BRUSH, ROOTS, STUMPS, LITTER, AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE AREA. WHEN THE OPERATION IS COMPLETE, THE AREA SHALL BE IN A CONDITION TO RECEIVE SEED, SOD, OR PLANTS WITHOUT FURTHER SOIL PREPARATION. AREAS SHALL BE STABILIZED WITHIN 15 DAYS AFTER TOPSOIL IS APPLIED.
- THE CONTRACTOR SHALL BE REQUIRED TO BACKFILL ALONG EDGES OF CURBS, SIDEWALKS AND ENTRANCES WHERE SETTLEMENT HAS OCCURRED AND RESHAPE AND RESLOPE, WHERE DIRECTED, PRIOR TO PLACEMENT OF TOPSOIL AS WELL AS TO ADD ADDITIONAL TOPSOIL AS REQUIRED DUE TO SETTLEMENT OR EROSION AT NO ADDITIONAL COST TO THE OWNER.



- NOTES:**
- THE TREE PROTECTIVE BARRIER MUST CONSIST OF ORANGE SAFETY FENCING, NOT LESS THAN THREE FEET HIGH AND SUPPORTED BY WOOD/METAL POLES.
  - THE TREE PROTECTIVE BARRIER WILL NEED TO REMAIN IN PLACE THROUGHOUT CONSTRUCTION.
  - APPROVAL OF TREE PROTECTIVE BARRIER WOULD NEED TO OCCUR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND FINAL SITE PLAN APPROVAL.

**7 TREE PROTECTION FENCE**  
ES-3 NTS TP

NOTE: ALL SILT FENCES ARE TO USE 36 INCH FABRIC AND STAKED WITH 2"x2" HARDWOOD STAKES ON 6" CENTERS

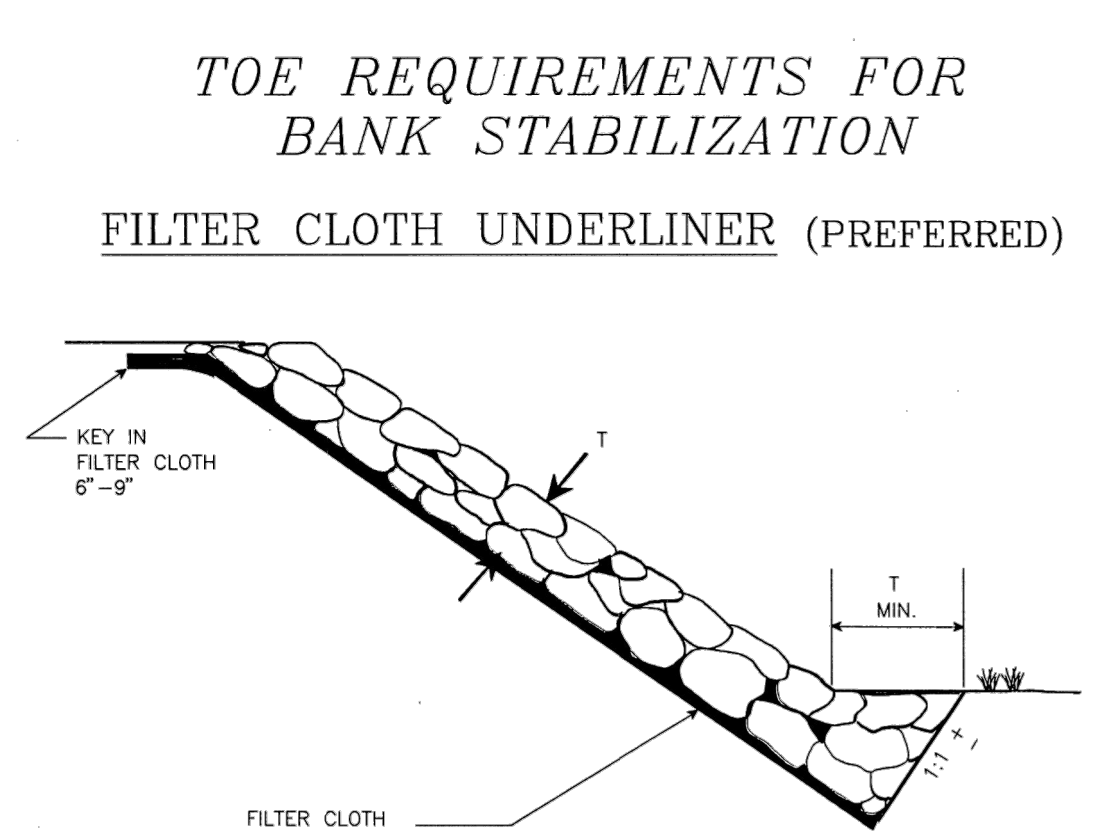
**1 STANDARD FILTER FABRIC FENCE**  
ES-3 NTS SF

**2 ROCK CONSTRUCTION ENTRANCE**  
ES-3 NTS CE

**3 PERMANENT SEEDING**  
ES-3 NTS PS

**TABLE 3.31-B  
ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS  
'QUICK REFERENCE FOR ALL REGIONS'**

Planting Dates	Species	Rate (lbs./acre)
Sept. 1 - Feb. 15	50/50 Mix of Annual Ryegrass ( <i>Lolium multi-florum</i> ) & Cereal (Winter) Rye ( <i>Secale cereale</i> )	50 - 100
Feb. 16 - Apr. 30	Annual Ryegrass ( <i>Lolium multi-florum</i> )	60 - 100
May 1 - Aug 31	German Millet ( <i>Setaria italica</i> )	50



**5 RIPRAP**  
ES-3 NTS RR

**6 TEMPORARY SEEDING**  
ES-3 NTS TS

**NB+C**  
TOTALLY COMMITTED.  
NB+C ENGINEERING SERVICES, LLC.  
4435 WATERFRONT DRIVE, SUITE 100  
GLEN ALLEN, VA 23060  
804-548-4079

**VPM npr**  
**PBS**  
23 SESAME STREET  
RICHMOND, VA 23235

CARTERS MOUNTAIN  
1940 CARTERS MOUNTAIN TRAIL  
CHARLOTTESVILLE, VA 22902  
ALBEMARLE COUNTY

**REVISIONS**

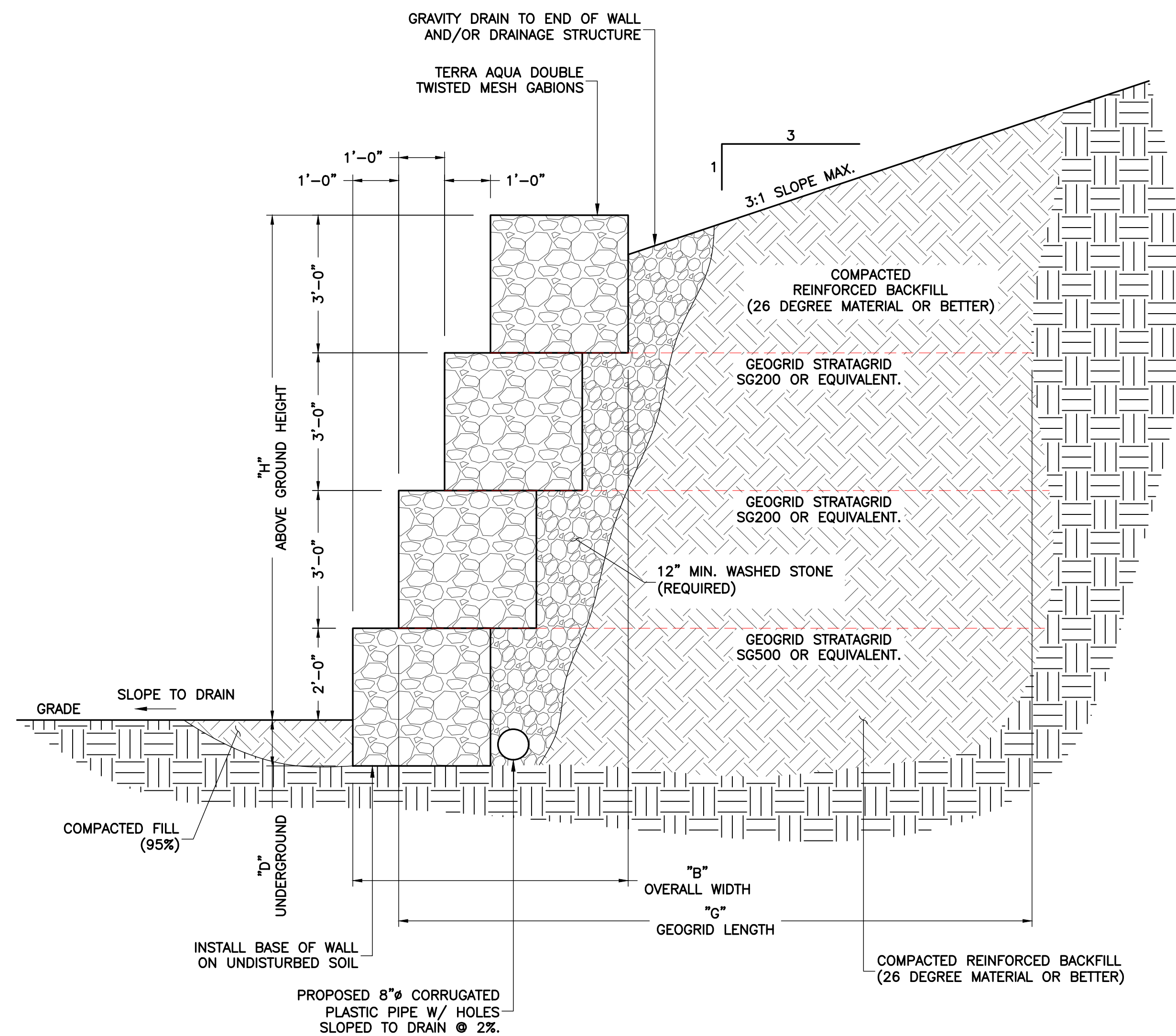
REV	DATE	DESCRIPTION	BY
3	05/12/21	REVISED	PJP
2	03/26/21	REVISED	PJP
1	02/24/21	FINALS	PJP
0	01/07/20	SITE PLAN	PJP

**PROFESSIONAL STAMP**  
COMMONWEALTH OF VIRGINIA  
*J.A. Daughtrey III*  
JOHN A. DAUGHTREY III  
Lic. No. 0402052122  
05/12/2021  
PROFESSIONAL ENGINEER

JOHN A. DAUGHTREY III, P.E.  
VA PROFESSIONAL ENGINEER LIC. #052122

**EROSION & SEDIMENT CONTROL DETAILS I**

**ES-3**



1 GABION RETAINING WALL SECTION VIEW  
 ST-2 SCALE: 1/2" = 1'-0"

GABION RETAINING WALL CRITERIA TABLE				
WALL HEIGHT	"B" BASE WIDTH	"D" UNDERGROUND	"H" ABOVE GROUND HEIGHT	"G" GEOGRID LENGTH
6'-0"	4'-0"	1'-0"	5'-0"	7'-0"
9'-0"	5'-0"	1'-0"	8'-0"	12'-0"
12'-0"	6'-0"	1'-0"	11'-0"	16'-0"

**NOTES:**

1. FILL MATERIAL FOR GABION TO BE CLEAN, WELL GRADED, HARD STONE WITH 3" TO 8" DIAMETERS.
2. A WELL GRADED STONE IS NEEDED TO OBTAIN A DENSITY OF 138 PCF.
3. PLACE THE STONE IN 12" LIFTS WITH POWER EQUIPMENT BUT DISTRIBUTE BY HAND TO MINIMIZE VOIDS.
4. KEEP BASKETS SQUARE AND DIAPHRAGMS STRAIGHT.
5. STAGGER THE JOINTS SO THAT THE VERTICAL CONNECTIONS ARE OFFSET FROM ONE ANOTHER.
6. BIND THE BASKETS TOGETHER WITH SPIRAL BINDERS OR WIRE TIES AT ALL EXTERNAL BOTTOM AND VERTICAL EDGES.

ENGINEER

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 GLEN ALLEN, VA 23060  
 804-548-6079

APPLICANT

**VPM** n p r  
 PBS  
 23 SESAME STREET  
 RICHMOND, VA 23235

SITE INFORMATION

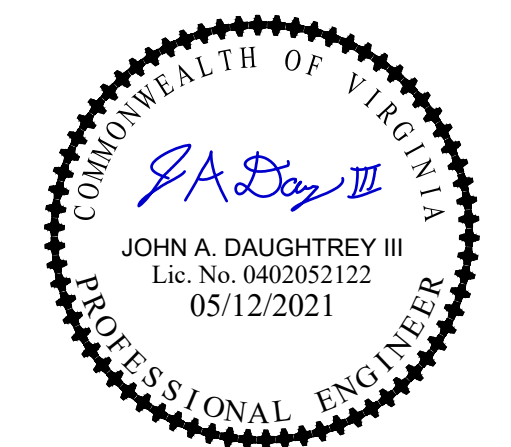
CARTERS MOUNTAIN  
 1940 CARTERS MOUNTAIN TRAIL  
 CHARLOTTESVILLE, VA 22902  
 ALBEMARLE COUNTY

DESIGN RECORD

**REVISIONS**

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PROFESSIONAL STAMP



ENGINEER

JOHN A. DAUGHTREY III, P.E.  
 VA PROFESSIONAL ENGINEER LIC. #052122

SHEET TITLE

**GABION  
 RETAINING WALL  
 INSTALLATION  
 DETAILS & NOTES**

SHEET NUMBER

**ST-1**