Application for: **COMMUNITY UNIT PLAN**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
http://www.richmondgov.com/

Application is hereby submitted for: (check one)

- ☐ preliminary plan
- ☐ preliminary plan admendment
- ☐ Final Plan
- ☑ Final Plan Admenment

Project Name/Location

Property Address: 7107 Forest Hill Ave/Shops at Stratford Hills Date: 10/31/2022
Tax Map #: 3152654C0040823063 Fee: $1,500.00
Total area of affected site in acres: 0.04591368 Acres

(See page 7 for fee schedule, please make check payable to the "**City of Richmond**")

Zoning

Current Zoning: B-2 - Business

Existing Use: Big Box Retail

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
Installation of electric vehicle charging equipment
Existing Use: Big Box Retail

Is this property subject to any previous land use cases?

Yes ☑ No ☐ If Yes, please list the Ordinance Number: Shops at Stratford Hill Community Unit Plan adopted 01/08/01, last amended 01/08/18

Applicant/Contact Person: Danielle Earich
Company: Core States Construction Services
Mailing Address: 46 East Main Street, Suite 201
City: Sommerville State: NJ Zip Code: 08876
Telephone: (703) 853-8127 Fax: ( )
Email: dearich@core-states.com

Property Owner: Target Corporation
If Business Entity, name and title of authorized signee: John Leisen

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 1000 Nicollet Mall
City: Minneapolis State: MN Zip Code: 55403
Telephone: (612) 304-5434 Fax: ( )
Email: energy.projects@target.com

Property Owner Signature: John Leisen

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. ***Faxed or photocopied signatures will not be accepted.***

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for community unit plans)

CORE STATES ENERGY

October 31, 2022

Re: Electrify America at Target T1931
Applicant's Report for Community Unit Plan Amendment
7107 Forest Hill Avenue
Richmond, VA 23225

On behalf of Target Corporation, the Owner in the above referenced application, I am providing the below Applicant's Report for use in the Community Unit Plan Amendment application related to the installation of electric vehicle charging equipment by Electrify America (EA).

The property is located at 7107 Forest Hill Ave/Shops at Stratford Hills (Tax Map #: 3152654_ C0040823063) and is currently zoned as B-2 (Business). The existing use is Big Box Retail and no changes to the existing zoning or use are proposed with this application.

This application is for adding Electric Vehicle (EV) Charging Equipment in the existing parking lot as shown on the attached plans. This application is meant to be an amenity feature for the existing Business use, as customers for all retail tenants on the property would benefit from the direct current fast charge EV dispensers that are proposed. EA is not a stand- alone facility and offers an amenity only to an existing facility or building. EV adoption is expected to increase rapidly over the next three (3) years. EA will offer the most advanced charging technology available, requiring space for associated equipment to power dispensers at high KW output.

This is a private investment to build a sustainable and long-term EV charging business that will offer inclusive and open access for the general public. These chargers are compatible and accessible to all fast-charge capable EVs and are not proprietary to a single brand. EA promotes EV adoption through charging the next generation of EVs at speeds up to 7 times faster than what is available in the market today. This requires a dedicated utility service and space for electrical equipment located adjacent to dispensers.

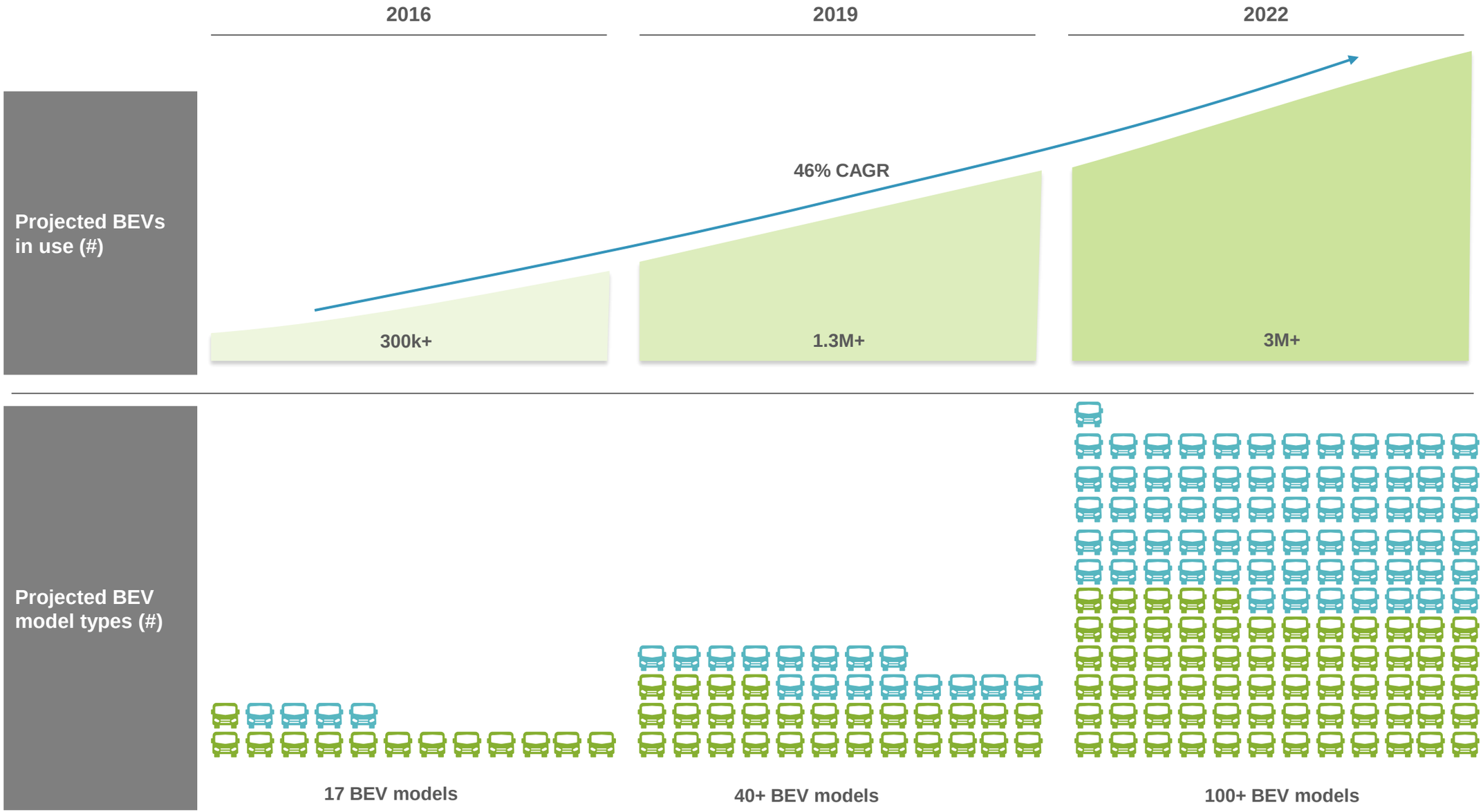
EA has developed national design standards based on industry best practice, property owner requirements and customer focus groups. All of the proposed facilities adequately safeguard the health, safety, and welfare of the occupants of the adjoining and surrounding properties and will not impair the supply of light and air to adjacent properties. These facilities will not unreasonably increase street congestion as they are meant for existing customers of the existing buildings on the property. There is no increase in fire danger or general public safety with the installation and use of the proposed equipment and the proposed scope of work will not impact property values of the subject property or those surrounding it.

Please see attached plans and supplemental information in support of these points.

EV adoption is expected to increase rapidly over the next 3 years

= Premium Model

= Economy Model



Source: Projected BEV sales, public statements from OEMs

Electrify America will offer the most advanced charging technology available, requiring space for associated equipment to power dispensers at high KW output

	L2	Current DC	Tesla Supercharger	Electrify America DC	Future DC
Connectors	J1772	CCS, CHAdeMO	Tesla	CCS, CHAdeMO	CCS
kW	3.3-9.6 kW	50 kW	120 kW	150 – 350 kW	500kW
Est. charge time[1]	~8-10 hours	~1 hour	~40 minutes	~15-30 minutes	<10 minutes[2]
Equipment requirements	None	None			

1. For 200 mile BEV 2. For high voltage battery systems

Electrify America is installing at a rapid pace and is partnering with some of the largest brands, retailers and REITs to host chargers

Chicopee, MA

Stratford, CT

Waterford, CT

Forest City, AR

Fincastle, VA

Gulfport, MS

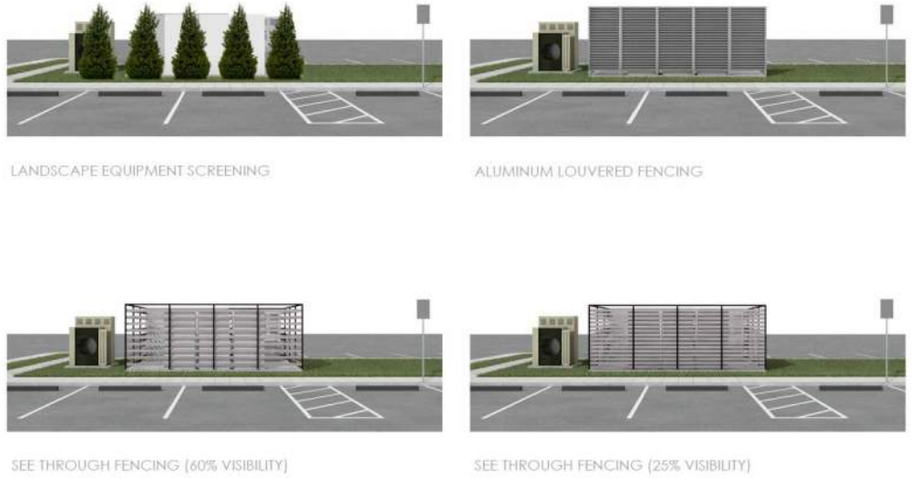
Memphis, TN

Breaux Bridge, LA

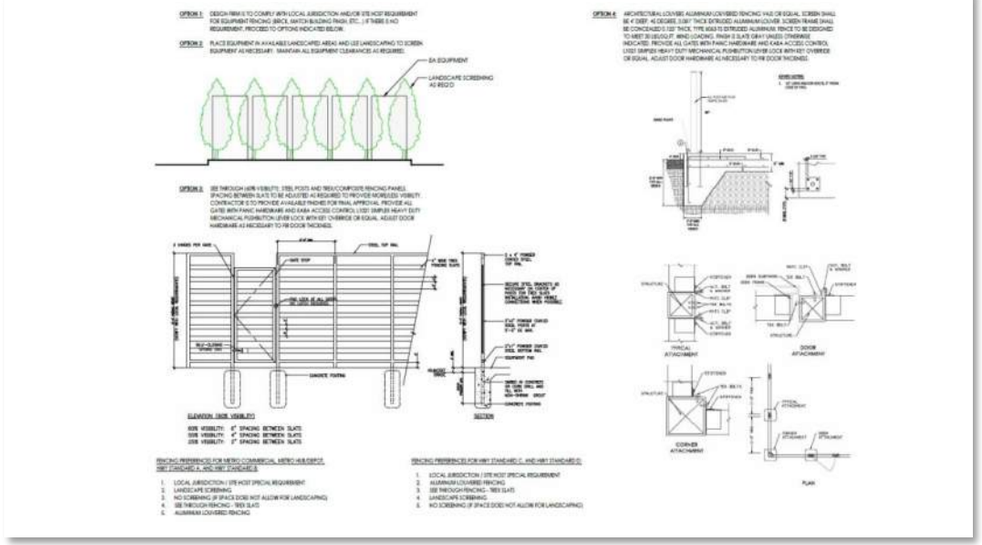
Manchester, TN

Electrify America has developed national design standards based on industry best-practice, site host requirements and customer focus groups

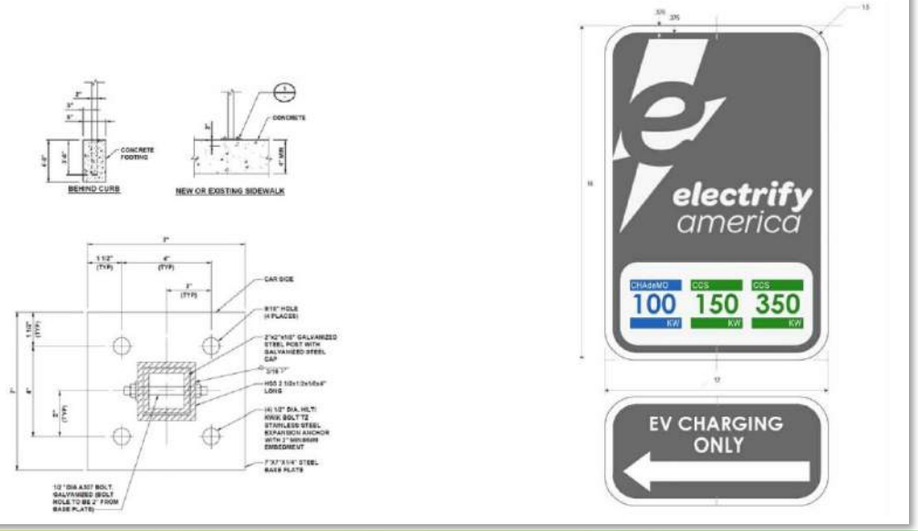
Screening



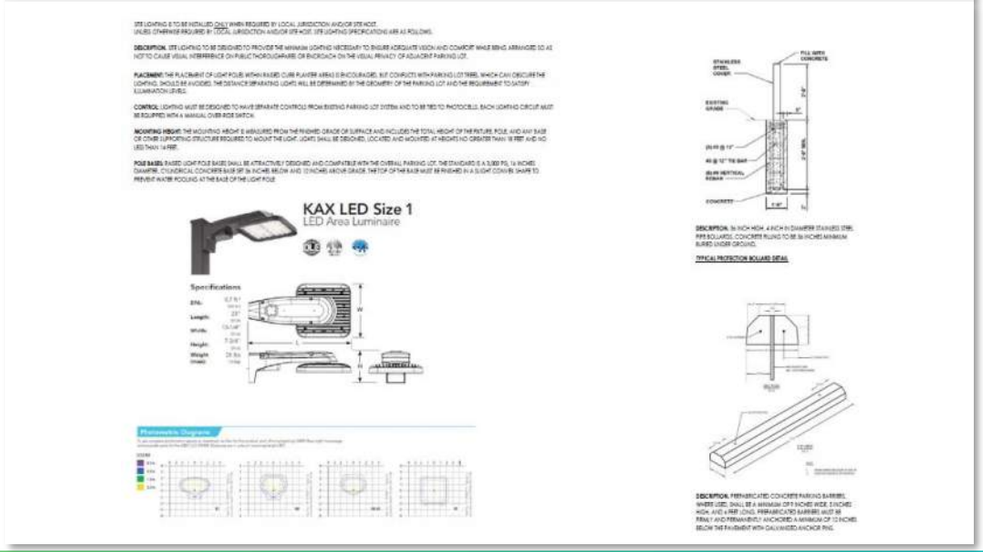
Fencing Options



Signage



Lighting and Equipment Protection



D-2: Project Information

Building Code Year: 2018	Electrical Code Year: 2017	Construction Type: V-B
Use Group: M	Change of Use? Yes No No	Occupancy Load: N/A (Required for path of egress)
Is project in flood plain? No	BFE per FIRM: (Not applicable (N/A) if project is not in a flood plain) N/A	DFE: (Not applicable (N/A) if project is not in a flood plain) N/A
Square footage of project: 1,343 SF (Required for new/renovated lighting)	Total square footage of building: N/A (Required for new/renovated lighting)	Level of Renovation: (Required for projects under the VEBC) N/A
Elevation of Service Entrance Disconnect Switch (Not applicable (N/A) if project is not in a flood plain) N/A	Alteration Level: (Required for renovation projects using the VEBC) N/A	Is their new load? Yes No No
Floor elevation at Service Entrance Disconnect Switch (Not applicable (N/A) if project is not in a flood plain) N/A		

240107
INSTALLATION OF ELECTRIC VEHICLES CHARGING EQUIPMENT
TARGET T1931
7107 FOREST HILL AVE
RICHMOND, VA 23225

SITE INFORMATION

EV SITE ADDRESS:
7107 FOREST HILL AVE
RICHMOND, VA 23225

PROPERTY OWNER:
TARGET CORPORATION

EQUIPMENT SUPPLIER:
ELECTRIFY AMERICA, LLC.
2003 EDMUND HALLEY DRIVE SUITE 200
RESTON, VA 20191

POWER COMPANY:
DOMINION ENERGY
707 E MAIN ST
RICHMOND, VA 23219

PARCEL ID:
C0040823063

COUNTY:
RICHMOND COUNTY

LATITUDE:
37° 32' 5.46" N

LONGITUDE:
77° 31' 38.71" W

CONTACT ENGINEER:
CORE STATES ENERGY
46 E MAIN STREET, SUITE 201
SOMERVILLE, NJ 08876

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
2018 VIRGINIA CONSTRUCTION CODE
2018 VIRGINIA ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRICAL CODE
2018 VIRGINIA MECHANICAL CODE
2018 VIRGINIA PLUMBING CODE

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

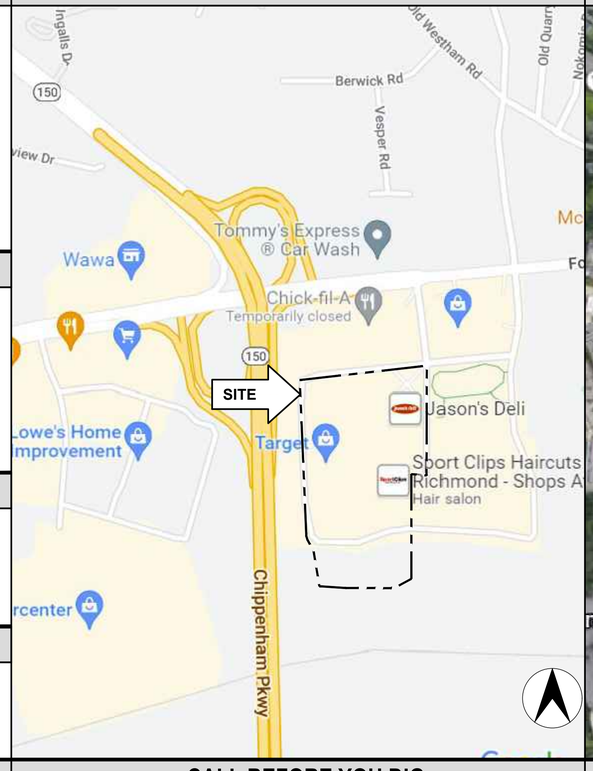
ZONING INFORMATION

PERMITTING JURISDICTION: RICHMOND, VA
ZONING CLASS: B-2 - BUSINESS (COMMUNITY BUSINESS)
OCCUPANCY: M

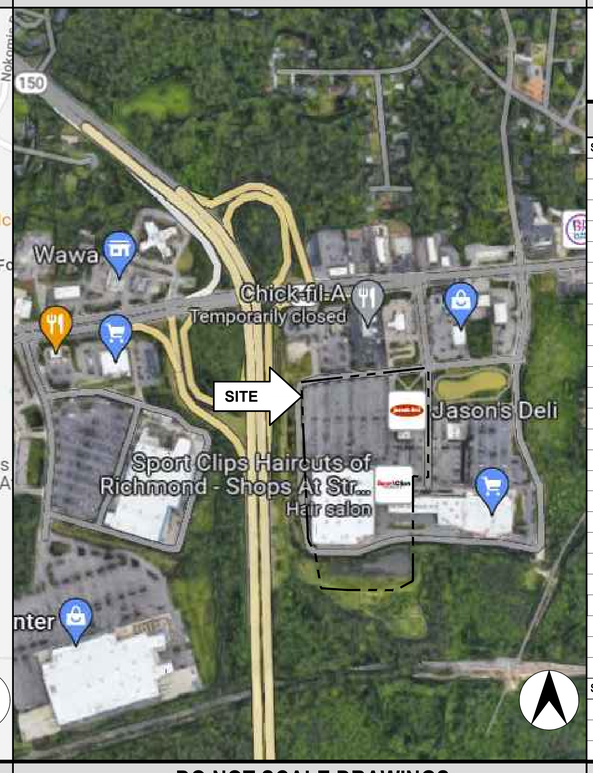
FLOOD HAZARD AREA NOTE

THIS SITE IS LOCATED IN FLOOD ZONE X, WHICH IS AN AREA OF MINIMAL FLOOD HAZARD PER FEMA INSURANCE RATE MAP. MAP NUMBER 5101290017D EFFECTIVE DATE 04/02/2009

VICINITY MAP



AERIAL MAP



PROJECT DESCRIPTION

- INSTALL (1) UTILITY TRANSFORMER
- INSTALL (1) SWITCHBOARD ASSEMBLY
- INSTALL (3) SIGNET GEN IV POWER UNITS
- INSTALL (6) SIGNET GEN IV DISPENSERS
- INSTALL (1) PEDESTRIAN LIGHT POLE
- INSTALL (1) UTILITY METER

DRAWING INDEX

SHEET NO.	SHEET TITLE	REV NO.
CS	COVER SHEET & PROJECT INFORMATION	
GN-1	GENERAL NOTES	
GN-2	GENERAL NOTES	
GN-3	GENERAL NOTES	
C-1	OVERALL SITE PLAN	
C-2	DEMOLITION PLAN	
C-3	ENLARGED SITE PLAN	
C-4	ENLARGED EQUIPMENT PLAN	
C-5	ENLARGED GRADING PLAN	
C-6	SITE ELEVATION	
E-1	UTILITY PLAN	
E-2	ELECTRICAL PLAN	
E-3	SINGLE LINE DIAGRAM	
E-3.1	ELECTRICAL EQUIPMENT SPECIFICATIONS	
E-4	ELECTRICAL DETAILS	
D-1	DETAILS	
D-2	DETAILS	
D-3	DETAILS	
D-4	DETAILS	
D-5	EQUIPMENT DETAILS	
L-1	LIGHTING PLAN	
L-2	LIGHTING PLAN	

SHEET NO.	FOR REFERENCE ONLY : SHEET TITLE	REV NO.
SP	STAGING PLAN	
UDP	UTILITY DESIGN	
1 OF 1	PROPERTY SURVEY (FOR REFERENCE ONLY)	

CONTRACTOR NOTE

CONTRACTOR SHALL COMPLETE INSTALL PER THE SIGNED AND THE SEALED SET OF DRAWINGS. ANY NECESSARY DEVIATIONS FROM THE DRAWINGS MUST BE SUBMITTED THROUGH AN RFI REQUEST PROCESS WITH ENGINEERING FOR AN APPROVAL PRIOR TO CONTRACTOR PROCEEDING WITH A DEVIATION OF THE SIGNED AND SEALED SET OF DRAWINGS.

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE-STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

ENGINEER OF RECORD

MATTHEW DEWITT, PE
CIVIL ENGINEER
402064419
CORE STATES GROUP

ADAM MUELLER, PE
ELECTRICAL ENGINEER
0402053532
CORE STATES GROUP

DAVID BALMA, PE
STRUCTURAL ENGINEER
50324
CORE STATES GROUP

electrify america

ELECTRIFY AMERICA, LLC.
2003 EDMUND HALLEY DRIVE
SUITE 200
RESTON, VA 20191

CORE STATES ENERGY
CORESTATES, INC.
46 East Main Street
Suite 201
Somerville, NJ 08876
908.396.7200
cmoskwa@core-states.com
VIRGINIA
CERTIFICATE OF AUTHORIZATION
NO. 0407007334

Job Name:
TARGET
T1931

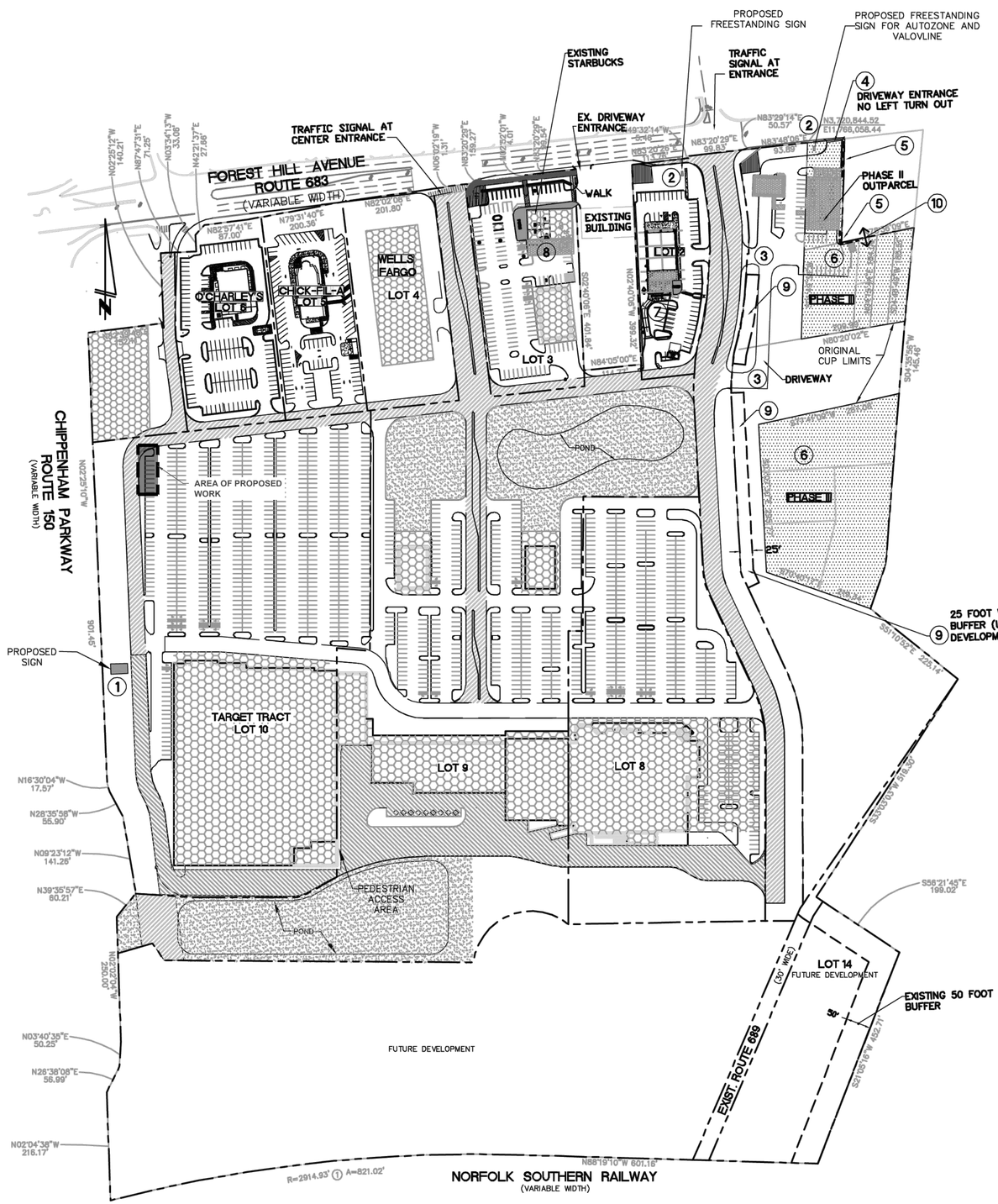
7107 FOREST HILL AVE
RICHMOND, VA 23225

COMMONWEALTH OF VIRGINIA
MATTHEW DEWITT
Lic. No. 402064419
03/21/2023
PROFESSIONAL ENGINEER

SHEET DESCRIPTION:
COVER SHEET AND PROJECT INFORMATION

Project #: 240107
File:
Drawn by: JSK
Date(s): 11/03/2022
A ISSUED FOR AHJ REVIEW 11/10/2022
B REISSUED FOR AHJ REVIEW 03/21/2023

CS



LEGEND

1. NEW MONUMENT SIGN FACING CHIPPENHAM PARKWAY
2. PROPOSED SIGNS ON OUTPARCELS
3. DRIVEWAY ENTRANCES TO PHASE II PARCELS
4. ENTRANCE TO FOREST HILL AVE. NO LEFT TURN OUT
5. 5 FOOT LANDSCAPE BUFFER ALONG INTERIOR LOT LINE AS PER SECTION 30-710.13(3) OF CITY CODE.
6. INCORPORATION OF PHASE 2 INTO CUP (3.4 AC +/-)
7. RESTAURANT WITH DRIVE-THRU
8. EXPAND EXISTING BUILDING
9. 25 FOOT WIDE LANDSCAPE BUFFER (UNTIL FUTURE DEVELOPMENT OF PHASE II).
10. POSSIBLE CROSS ACCESS WITH ADJACENT PROPERTY

FRONT DRIVE

SERVICE DRIVE

BUILDING AREA

MANDATORY COMMON AREA

PHASE II CUP AREA

DEVELOPMENT STATISTICS

PARCEL	SITE AREA	BUILDING	FAR	LIVABILITY	RATIO	PARKING PROVIDED	RATIO SPACES
	(S.F.)	AREA (S.F.)		SPACE		(INCLUDES HC)	PER 1000 S.F.
TARGET LOT 10	462,874	124,600	0.269	80,620	17.42%	596	4.78
UKROPS	289,260	61,225	0.212	79,215	27.39%	340	5.55
SHOPS LOT9	622,985	50,980	0.082	218,219	35.03%	261	5.12
FUTURE ROAD LOT 13	119,304	0	0	47,197	39.56%	0	0
FUTURE DEV. LOT 11	186,611	0	0	186,611	100.00%	0	0
OUTPARCEL #1	46,800	0	0	46,800	100.00%	0	0
OUTPARCEL #2	57,809	0	0	57,609	99.65%	0	0
OUTPARCEL #3	85,739	12,280	0.143	24,666	28.77%	99	8.06
OUTPARCEL #4	75,148	0	0	71,548	95.21%	0	0
OUTPARCEL #5	67,111	4,549	0.068	15,600	23.25%	89	19.56
OUTPARCEL #6	75,598	0	0	71,738	94.89%	0	0
OUTPARCEL #7	43,589	0	0	33,869	77.70%	0	0
TOTAL S.F. (NET)	2,132,828	253,634	0.119	933,692	43.78%	1385	5.46
TOTAL ACRES (NET)							
ROAD DEDICATION	0.1592						
AREA WITH DEDICATION	49.12 ACRES						

GRAPHIC SCALE
120 60 0 120
1" =120'

A / EX

THE SHOPS OF STRATFORD HILLS CUP EXHIBIT

SCALE: 1" = 120'-0"

electrify america

ELECTRIFY AMERICA, LLC.
2003 EDMUND HALLEY DRIVE
SUITE 200
RESTON, VA 20191

CORE STATES ENERGY CONSULTING, PLLC
46 East Main Street
Suite 201
Somerville, NJ 08876
908.396.7200
dmckeefe@core-states.com
VIRGINIA
CERTIFICATE OF AUTHORIZATION
NO. 0907001283

Job Name:
TARGET
T1931

7107 FOREST HILL AVE
RICHMOND, VA 23225

SHEET DESCRIPTION:
THE SHOPS AT STRATFORD HILLS CUP EXHIBIT

Project #: 240107
File:
Drawn by: CJE
Date(s): 11/03/2022
A ISSUED FOR AHJ REVIEW 11/10/2022
B REISSUED FOR AHJ REVIEW 03/21/2023

EX

User: CEBERLY Plot Date/Time: Mar. 21, 23 - 10:20:44 Drawing: E:\Electrify America_Cycle 3\Richmond, VA (Target T1931 (7107 Forest Hill Ave., 240107)) - 22.0050\Engineering\Design Files\Civil\Drawings\Presentation\240107 CUP EXHIBIT.DWG ,C-5 GRADING PLAN

GENERAL CONSTRUCTION NOTES

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY GENERAL CONTRACTOR: CORE STATES CONSTRUCTION
   OWNER: ELECTRIFY AMERICA
2. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS.
3. THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
5. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE ENGINEER PRIOR TO PROCEEDING.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
11. THE GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
12. CONSTRUCTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE.
13. WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
14. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
15. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
16. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
17. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND CONTRACTORS TO THE SITE AND/OR BUILDING.
18. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
19. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
20. THE CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A:10-B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
21. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. THE CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.
23. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
24. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
25. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
26. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.
27. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
28. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
29. THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
30. THE CONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
31. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).

GENERAL CONSTRUCTION NOTES CONT.

32. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.
33. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
34. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
35. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

GENERAL WORK SITE NOTES

PART 1 - GENERAL

CLEARING, GRUBBING, STRIPPING, EROSION CONTROL, SURVEY, LAYOUT, SUBGRADE PREPARATION AND FINISH GRADING AS REQUIRED TO COMPLETE THE PROPOSED WORK SHOWN IN THESE PLANS.

1. REFERENCES:
   A. DOT (VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION).
   B. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS).
   C. OSHA (OCCUPATION SAFETY AND HEALTH ADMINISTRATION).
2. INSPECTION AND TESTING:
   A. GENERAL CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. PERFORM INSPECTIONS BEFORE CONCEALING WORK WITH FOLLOW-ON ACTIVITIES (BACKFILL, CONCRETE POUR, ETC).
3. SITE MAINTENANCE AND PROTECTION:
   A. PROVIDE ALL NECESSARY JOB SITE MAINTENANCE FROM COMMENCEMENT OF WORK UNTIL COMPLETION OF THE CONTRACT.
   B. AVOID DAMAGE TO THE SITE AND TO EXISTING FACILITIES, STRUCTURES, TREES, AND SHRUBS DESIGNATED TO REMAIN. TAKE PROTECTIVE MEASURES TO PREVENT EXISTING FACILITIES THAT ARE NOT DESIGNATED FOR REMOVAL FROM BEING DAMAGED BY THE WORK.
   C. KEEP SITE FREE OF ALL PONDING WATER.
   D. PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH STATE DOT, LOCAL PERMITTING AGENCY AND EPA REQUIREMENTS.
   E. PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.
   F. EXISTING UTILITIES: DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE CONSTRUCTION MANAGER AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.
   G. PROVIDE A MINIMUM 48-HOUR NOTICE TO THE CONSTRUCTION MANAGER AND RECEIVE WRITTEN NOTICE TO PROCEED BEFORE INTERRUPTING ANY UTILITY SERVICE.
   H. SOD PLANTED IN THE FALL MUST ESTABLISH ITS ROOTS BEFORE THE FIRST WINTER FROST. DETERMINE WHEN THE FIRST FROST USUALLY OCCURS, AND PLANT THE SOD NO LATER THAN ONE MONTH BEFORE THE FIRST FROST. IF THE CONSTRUCTION IS FINISHED LATER THAN ONE MONTH BEFORE THE FIRST FROST, USE STRAW UNTIL SOD CAN BE INSTALLED.

PART 2 - PRODUCTS

1. SUITABLE MATERIAL – SUITABLE MATERIAL ARE USED FOR GRADING AND BACKFILL. SUITABLE MATERIALS ARE ON SITE SOILS REMOVED FROM EXCAVATIONS THAT EXCLUDE FROZEN SOIL, ROOTS OR ORGANIC MATERIAL, DEBRIS, TRASH, REFUSE, OR PARTICLES SIZE GREATER THAN 3-INCH. SUITABLE SOILS HAVE MOISTURE CONTENTS THAT ALLOW THEM TO BE COMPACTED TO THE SAME DENSITY AS THE NATIVE SOILS.
2. UNSUITABLE MATERIAL – SOILS THAT ARE FROZEN, CONTAIN ROOTS OR ORGANIC MATERIAL, DEBRIS, TRASH, REFUSE, OR PARTICLES SIZES GREATER THAN 3-INCH. SOILS THAT ARE TOO WET OR TOO DRY TO BE COMPACTED TO THE SAME DENSITY AS THE NATIVE SOILS ARE UNSUITABLE.
3. GRANULAR BACKFILL – SHALL MEET THE FOLLOWING GRADATION:

SIEVE SIZE	TOTAL PERCENT PASSING
1 1/2 INCH (37.5 MM)	100
NO. 4 (4.75 MM)	30 TO 60
NO 200 (0.075 MM)	3 TO 15

4. GRANULAR BEDDING – WELL-GRADED SAND MEETING THE GRADATION REQUIREMENT OF ASTM C 33 FINE AGGREGATE.
5. CONTROLLED LOW STRENGTH MATERIAL (CLSM)– A SELF LEVELING AND SELF COMPACTING CEMENTITIOUS MATERIAL COMPOSED OF SAND, COARSE AGGREGATE, CEMENT, FLY ASH, WATER AND ADMIXTURES. CLSM SHALL BE EXCAVATABLE AND SHALL HAVE A DESIGNED UNCONFINED COMPRESSIVE STRENGTH OF BETWEEN 50 TO 100 PSI.
6. BACKFILL – PRODUCTS MEETING THE REQUIREMENTS OF SUITABLE MATERIAL, GRANULAR BEDDING, GRANULAR BACKFILL OR CLSM.
7. TOPSOIL – SOIL WITH AN ORGANIC CONTENT SUFFICIENT TO ALLOW VEGETATIVE GROWTH.

PART 3 - EXECUTION

1. GENERAL:
   A. BEFORE STARTING GENERAL SITE PREPARATION ACTIVITIES, INSTALL EROSION AND SEDIMENT CONTROL MEASURES. THE WORK AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH CONDITION THAT IN THE EVENT OF RAIN THE SITE WILL BE DRAINED AT ALL TIMES.
   B. BEFORE ALL SURVEY, LAYOUT, STAKING, AND MARKING, ESTABLISH AND MAINTAIN ALL LINES, GRADES, ELEVATIONS AND BENCHMARKS NEEDED FOR EXECUTION OF THE WORK. CONDUCT UTILITY LOCATE IN ACCORDANCE WITH THE ONE-CALL NOTIFICATION
   C. CLEAR AND GRUB THE AREA WITHIN THE LIMITS OF THE SITE. REMOVE TREES, BRUSH, STUMPS, RUBBISH AND OTHER DEBRIS AND VEGETATION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE SITE AREA TO BE CLEARED.
   D. REMOVE THE FOLLOWING MATERIALS TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE ORIGINAL GROUND SURFACE: ROOTS, STUMPS, AND OTHER DEBRIS, BRUSH, AND REFUSE EMBEDDED IN OR PROTRUDING THROUGH THE GROUND SURFACE, RAKE, DISK OR PLOW THE AREA TO A DEPTH OF NO LESS THAN 6 INCHES, AND REMOVE TO A DEPTH OF 12 INCHES ALL ROOTS AND OTHER DEBRIS

GENERAL WORK SITE NOTES CONT.

THEREBY EXPOSED.

   E. REMOVE TOPSOIL MATERIAL COMPLETELY FROM THE SURFACE UNTIL THE SOIL NO LONGER MEETS THE DEFINITION OF TOPSOIL. AVOID MIXING TOPSOIL WITH SUBSOIL OR OTHER UNDESIRABLE MATERIALS. SUFFICIENT TOPSOIL MAY BE STOCKPILED ON SITE FOR USE DURING FINAL SITE GRADING.
   F. EXCEPT WHERE EXCAVATION TO GREATER DEPTH IS INDICATED, FILL DEPRESSIONS RESULTING FROM CLEARING, GRUBBING AND DEMOLITION WORK COMPLETELY WITH SUITABLE MATERIAL.
   G. REMOVE FROM THE SITE AND DISPOSE IN AN AUTHORIZED LANDFILL ALL DEBRIS RESULTING FROM CLEARING AND GRUBBING OPERATIONS. BURNING WILL NOT BE PERMITTED.
   H. PRIOR TO EXCAVATING, THOROUGHLY EXAMINE THE AREA TO BE EXCAVATED AND/OR TRENCHED TO VERIFY THE LOCATIONS OF FEATURES INDICATED ON THE DRAWINGS AND TO ASCERTAIN THE EXISTENCE AND LOCATION OF ANY STRUCTURE, UNDERGROUND STRUCTURE, OR OTHER ITEM NOT SHOWN THAT MIGHT INTERFERE WITH THE PROPOSED CONSTRUCTION. NOTIFY THE CONSTRUCTION MANAGER OF ANY OBSTRUCTIONS THAT WILL PREVENT ACCOMPLISHMENT OF THE WORK AS INDICATED ON THE DRAWINGS.
   I. SEPARATE AND STOCK PILE ALL EXCAVATED MATERIALS SUITABLE FOR BACKFILL. ALL EXCESS EXCAVATED AND UNSUITABLE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
   J. DURING EXCAVATION, THE CONTRACTOR SHALL PROVIDE SHORING, SHEETING, AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF EXCAVATION.

2. BACKFILL:
   A. AS SOON AS PRACTICAL, AFTER COMPLETING CONSTRUCTION OF THE RELATED STRUCTURE, INCLUDING EXPIRATION OF THE SPECIFIED MINIMUM CURING PERIOD FOR CAST-IN-PLACE CONCRETE, BACKFILL THE EXCAVATION WITH APPROVED MATERIAL TO RESTORE THE REQUIRED FINISHED GRADE.
   B. PRIOR TO PLACING BACKFILL AROUND STRUCTURES, ALL FORMS SHALL BE REMOVED AND THE EXCAVATION CLEANED OF ALL TRASH, DEBRIS, AND UNSUITABLE MATERIALS.
   C. DO NOT PLACE FROZEN MATERIAL IN AS BACKFILL.
   D. PLACE BACKFILL MATERIAL OR SELECT GRANULAR BACKFILL MATERIAL WHEN REQUIRED IN UNIFORM HORIZONTAL LAYERS OF NO GREATER THAN 8-INCHES LOOSE THICKNESS AND COMPACT TO THE SAME DENSITY AS NATIVE SOIL. WHERE HAND OPERATED COMPACTORS ARE USED, THE FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 4 INCHES IN LOOSE DEPTH AND COMPACTED.
   E. WHENEVER TESTING INDICATES THAT THE CONTRACTOR HAS NOT OBTAINED THE SPECIFIED DENSITY, THE SUCCEEDING LAYER SHALL NOT BE PLACED UNTIL THE REQUIREMENTS ARE MET UNLESS OTHERWISE AUTHORIZED BY THE CONSTRUCTION MANAGER. THE CONTRACTOR SHALL TAKE WHATEVER APPROPRIATE ACTION IS NECESSARY, SUCH AS DRYING, ADDING WATER, OR INCREASING THE COMPACTIVE EFFORT TO MEET THE COMPACTION REQUIREMENTS.
   F. THE SUBGRADE EARTH MATERIALS IMMEDIATELY BELOW THE AGGREGATE BASE (BASE) SHOULD BE COMPACTED TO A MINIMUM OF 95 PERCENT RELATIVE DENSITY BASED ON ASTM D 1557 TO A MINIMUM DEPTH OF 12 INCHES. BASE MATERIALS SHOULD BE COMPACTED TO A MINIMUM OF 95 PERCENT RELATIVE DENSITY BASED ON ASTM D 1557.

3. TRENCH EXCAVATION:
   A. UTILITY TRENCHES SHALL BE EXCAVATED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE GENERAL CONTRACTOR. PROVIDE SHORING, SHEETING AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF THE TRENCH WALLS.
   B. EXTEND THE TRENCH WIDTH A MINIMUM OF 6 INCHES BEYOND THE OUTSIDE EDGE OF THE OUTERMOST CONDUIT.
   C. WHEN SOFT YIELDING, OR OTHERWISE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, EXCAVATE THE REQUIRED TRENCH TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE REQUIRED ELEVATION, THEN BACKFILL WITH 12" OF GRANULAR BEDDING MATERIAL.

4. TRENCH BACKFILL:
   A. PROVIDE GRANULAR BEDDING MATERIAL OR FLOWABLE FILL IN ACCORDANCE WITH THE DRAWINGS AND THE UTILITY REQUIREMENTS.
   B. NOTIFY THE GENERAL CONTRACTOR 24 HOURS IN ADVANCE OF BACKFILLING.
   C. CONDUCT UTILITY CHECK TESTS BEFORE BACKFILLING. BACKFILL AND COMPACT TRENCH BEFORE ACCEPTANCE TESTING.
   D. PLACE GRANULAR TRENCH BACKFILL UNIFORMLY ON BOTH SIDES OF THE CONDUITS IN 6-INCH UNCOMPACTED LIFTS UNTIL 12 INCHES OVER THE CONDUITS. SOLIDLY RAM AND TAMP BACKFILL INTO SPACE AROUND CONDUITS.
   E. PROTECT CONDUIT FROM LATERAL MOVEMENT, IMPACT DAMAGE, OR UNBALANCED LOADING.
   F. ABOVE THE CONDUIT EMBEDMENT ZONE, PLACE AND COMPACT SATISFACTORY BACKFILL MATERIAL IN 8-INCH MAXIMUM LOOSE THICKNESS LIFTS TO RESTORE THE REQUIRED FINISHED SURFACE GRADE.
   G. COMPACT FINAL TRENCH BACKFILL TO A DENSITY EQUAL TO OR GREATER THAN THAT OF THE EXISTING UNDISTURBED MATERIAL IMMEDIATELY ADJACENT TO THE TRENCH.

5. FINISH GRADING:
   A. PERFORM ALL GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SMOOTH, EVEN SURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION. GRADING SHALL BE COMPATIBLE WITH ALL SURROUNDING TOPOGRAPHY AND STRUCTURES.
   B. UTILIZE SATISFACTORY FILL MATERIAL RESULTING FROM THE EXCAVATION WORK IN THE CONSTRUCTION OF FILLS, EMBANKMENTS AND FOR REPLACEMENT OF REMOVED UNSUITABLE MATERIALS.
   C. REPAIR ALL ACCESS ROADS AND SURROUNDING AREAS USED DURING THE COURSE OF THIS WORK TO THEIR ORIGINAL CONDITION.

6. ASPHALT PAVING ROAD:
   A. PROVIDE MATERIALS AND INSTALLATION IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. CONTRACTOR RESPONSIBLE FOR RE-STRIPING AND APPLYING SEALCOATING ALONG ALL SAWCUT JOINTS.

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Job Name:

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COMMONWEALTH OF VIRGINIA
MATTHEW DEWITT
Lic. No. 402064419
03/21/2023
PROFESSIONAL ENGINEER

SHEET DESCRIPTION:
GENERAL NOTES

Project #: 240107
File:
Drawn by: JSK
Date(s): 11/03/2022

A	ISSUED FOR AHJ REVIEW	11/10/2022
B	REISSUED FOR AHJ REVIEW	03/21/2023

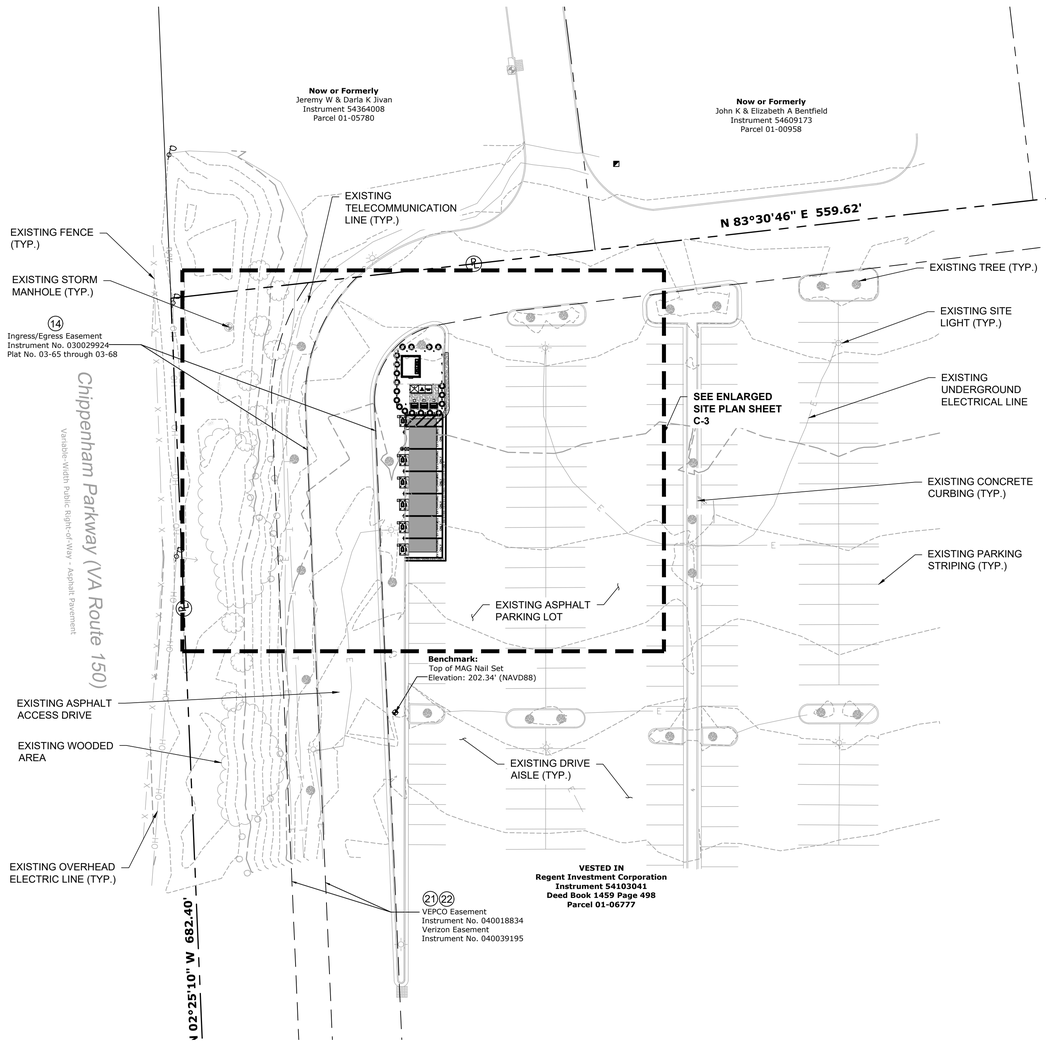
GN-1

User: CEBERLY Plot Date/Time: Mar. 21, 23 - 10:26:01 Drawing: E:\Electrify America_Cycle 3\Richmond, VA (Target T1931 (7107 Forest Hill Ave., 240107)) - 22.0050\Engineering\Design Files\Civil\Drawings\Presentation\240107 GN-1 GENERAL NOTES.dwg ;GN-1 - GENERAL NOTES

LEGEND

- PROPERTY LINE
- UTILITY EASEMENT LINE
- EXISTING UNDERGROUND ELECTRICAL LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING UNDERGROUND TELECOMMUNICATIONS LINE
- EXISTING CONCRETE CURB
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- EXISTING TREE
- EXISTING SITE LIGHT
- EXISTING STORM DRAIN MANHOLE
- PROPOSED 4" WARNING BOLLARD
- PROPOSED REMOVABLE BOLLARD
- PROPOSED ASPHALT
- SEE SURVEY FOR EASEMENT REFERENCE

B / C-1 **KEY PLAN**
SCALE: 1-0" = 200'



32' 16' 0 32' 64'
1/32"=1'-0"

A / C-1 **OVERALL SITE PLAN**
SCALE: 1/32" = 1'-0"

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SHEET DESCRIPTION:
OVERALL SITE PLAN

Project #: 240107
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Drawn by: MP/JSK
Date(s): 11/03/2022
A ISSUED FOR AHJ REVIEW 11/10/2022
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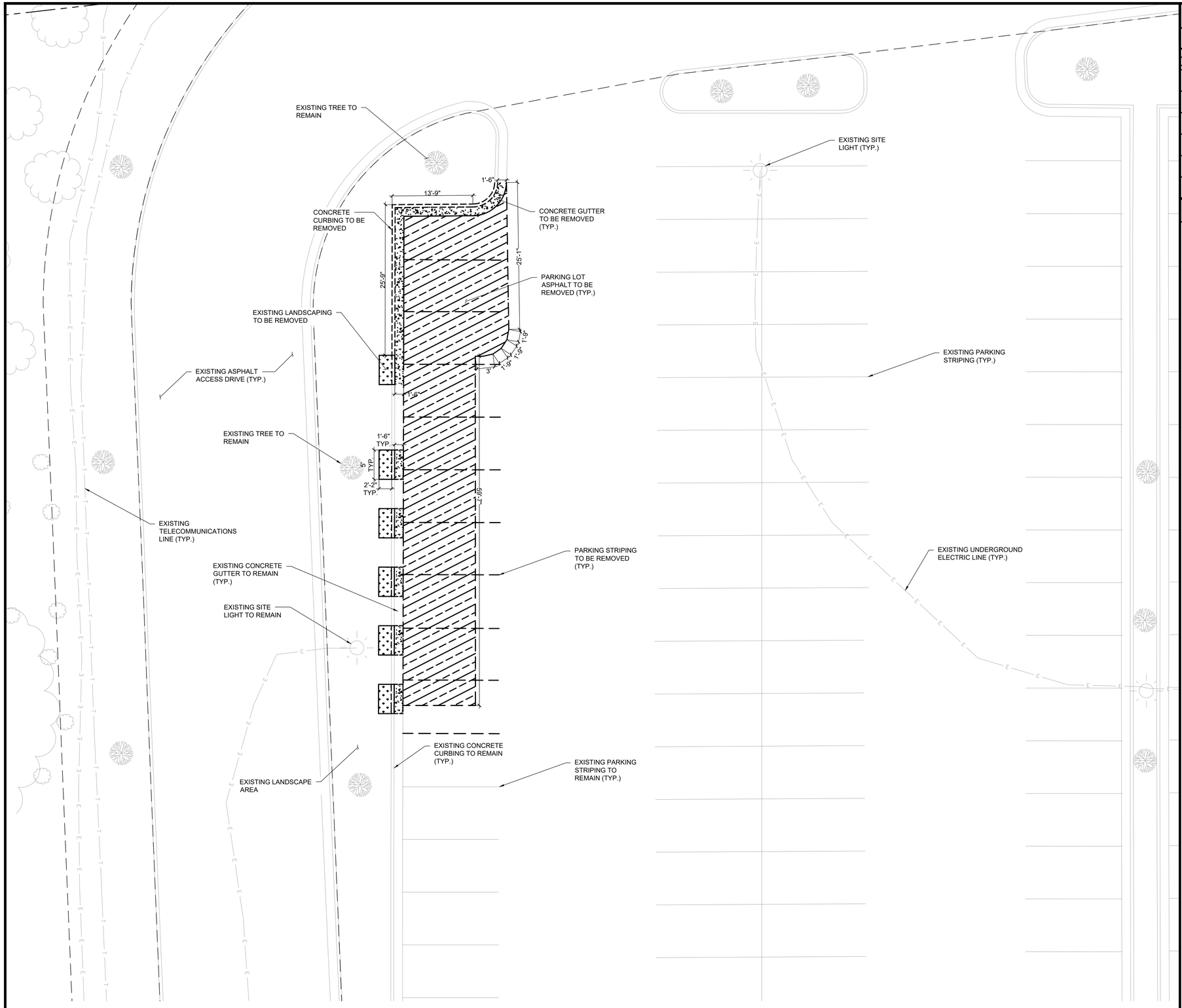
C-1



A
C-2
DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

DEMO QUANTITIES TABLE

	ASPHALT PAVEMENT	1165 SQFT
	CONCRETE	113 SQFT
	LANDSCAPING	65 SQFT
	LANDSCAPING CUT LINE	56 LF
	SAWCUT LINE	105 LF
	CURBING	75 LF
	PARKING LINES	165 LF

NOTES

1. THE CONTRACTOR SHALL RETURN SIDEWALKS, LANDSCAPING, PLANTERS, IRRIGATION SYSTEMS, AND ANY OTHER FACILITIES DISTURBED BY THE WORK TO THE SAME OR BETTER CONDITION THAN EXISTED PRIOR TO THE COMMENCEMENT OF THE WORK.
2. ALL QUANTITIES LISTED IN DEMOLITION PLAN SHEET ARE ONLY APPROXIMATIONS. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE BIDDING.
3. TRENCHING IS TO BE USED EXCEPT IN HEAVY TRAFFIC AREAS, MAIN DRIVE AISLES AND ACROSS STORE ENTRANCE.

8' 4' 0 8' 16'
1/8"=1'-0"

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SHEET DESCRIPTION:
DEMOLITION PLAN

Project #: 240107
File:
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Date(s): 11/03/2022
A ISSUED FOR AHJ REVIEW 11/10/2022
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C-2

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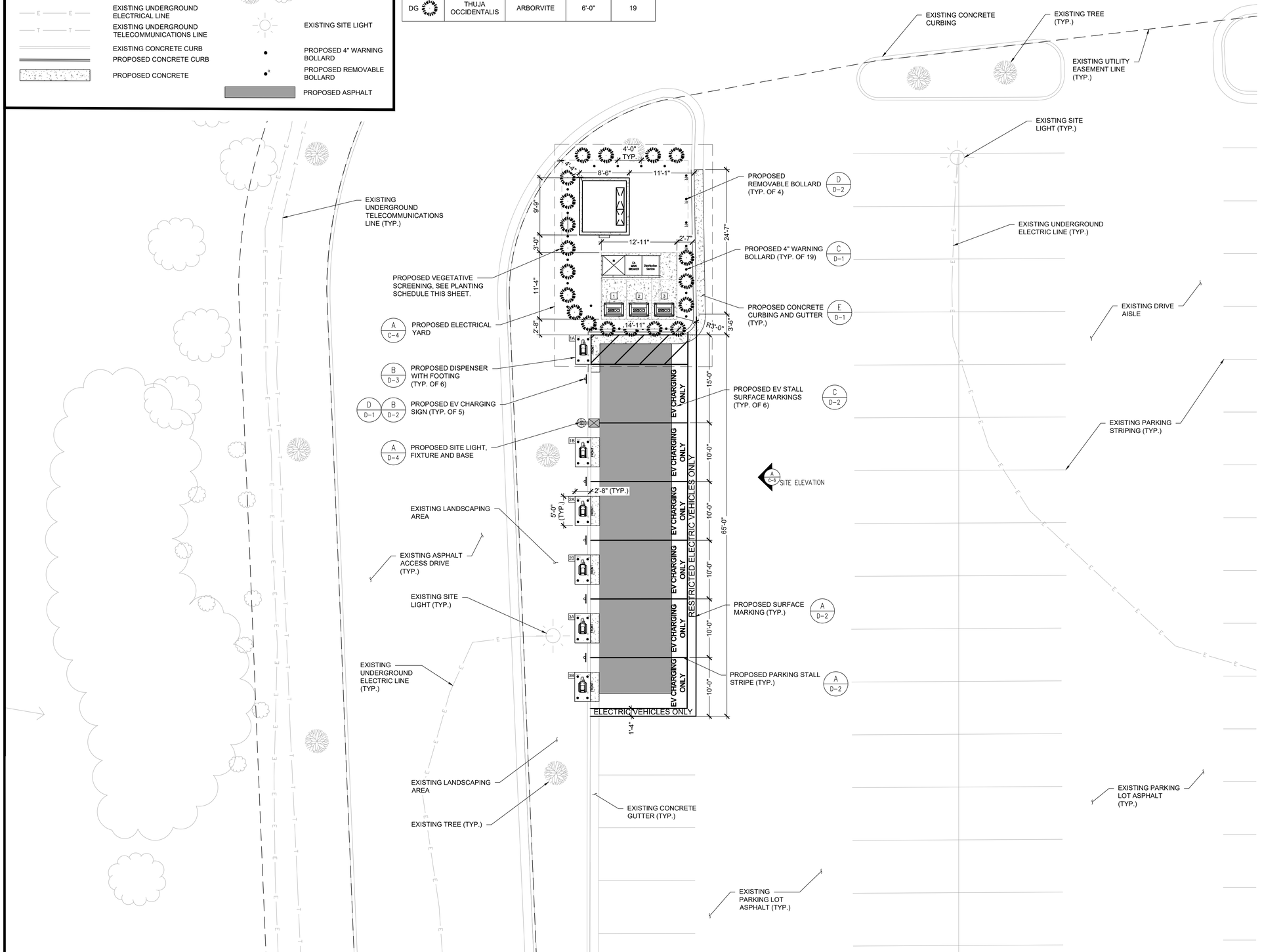
LEGEND

- PROPERTY LINE
- UTILITY EASEMENT LINE
- EXISTING UNDERGROUND ELECTRICAL LINE
- EXISTING UNDERGROUND TELECOMMUNICATIONS LINE
- EXISTING CONCRETE CURB
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- EXISTING TREE
- EXISTING SITE LIGHT
- PROPOSED 4" WARNING BOLLARD
- PROPOSED REMOVABLE BOLLARD
- PROPOSED ASPHALT

PLANTING SCHEDULE				
KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	QTY.
DG	THUJA OCCIDENTALIS	ARBORVITE	6'-0"	19



PROPOSED DISPENSERS

CHARGE POST NUMBER	UP TO 350KW	CABLE TYPE
1A	1	CCS
1B	1	CCS
2A	1	CCS
2B	1	CCS
3A	1	CCS
3B	1	CCS

PROJECT STALL COUNT

EXISTING STALL COUNT	10
PROPOSED STALL COUNT	6
SITE HOST APPROVED STALL COUNT	12

NOTES

1. HAND DIG IN ALL AREAS WHERE EXISTING UTILITIES ARE INDICATED EITHER ON THE PLAN, BY FIELD LOCATE SERVICES, OR WHERE IT IS REASONABLE TO ANTICIPATE DUE TO EXISTING CONDITIONS
2. THE CONTRACTOR WILL RELOCATE ANY AFFECTED UTILITIES, AS NECESSARY. THE CONTRACTOR IS REFERRED TO THE ELECTRICAL SITE PLAN FOR ELECTRICAL UTILITIES.
3. CONDUIT ROUTING AND TRENCHING ARE DIAGRAMMATICALLY SHOWN ON PLANS AND ARE ONLY APPROXIMATIONS. THE EXACT TRENCH AND CONDUIT LOCATIONS AND ROUTING PATHS SHALL BE APPROVED BY EOR, FIELD VERIFIED AND INSTALLED PER JURISDICTIONAL REQUIREMENTS.

8' 4' 0 8' 16'
1/8"=1'-0"

A C-3 ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"

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SHEET DESCRIPTION:
ENLARGED SITE PLAN

Project #: 240107
File:
Drawn by: JSK/HR
Date(s): 11/03/2022
A ISSUED FOR AHJ REVIEW 11/10/2022
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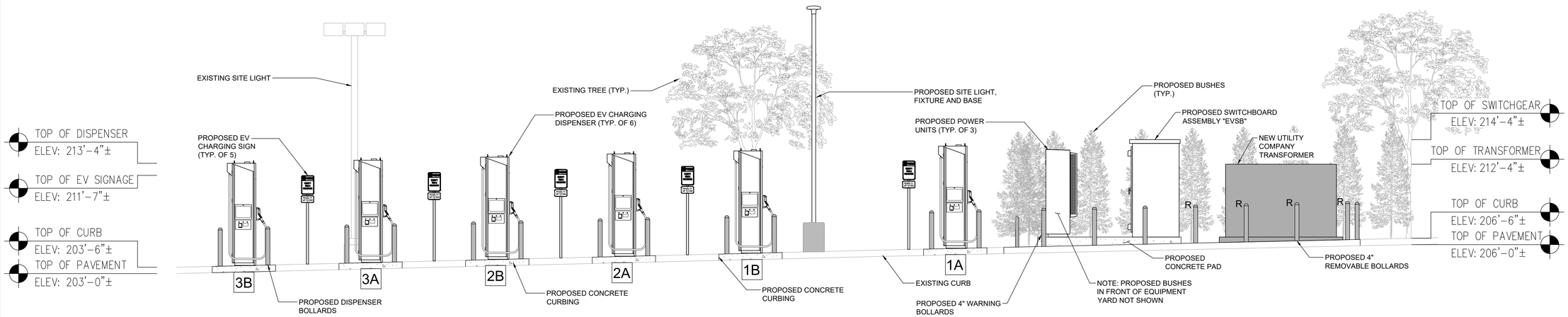
C-3

User: CEBERLY Plot Date/Time: Mar. 21, '23 - 10:07:12 Drawing: E:\Electrify America_Cycle 3\Richmond, VA (Target T1931 (7107 Forest Hill Ave., 240107)) - 22.0050\Engineering\Design Files\Civil\Drawings\Presentation\240107 C-3 ENLARGED SITE PLAN.dwg (C-3 - ENLARGED SITE PLAN



A / C-6 SITE ELEVATION - EV PARKING & EQUIPMENT

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

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SHEET DESCRIPTION:
SITE ELEVATION

Project #: 240107
File:
Drawn by: JJV/JSK
Date(s): 11/03/2022

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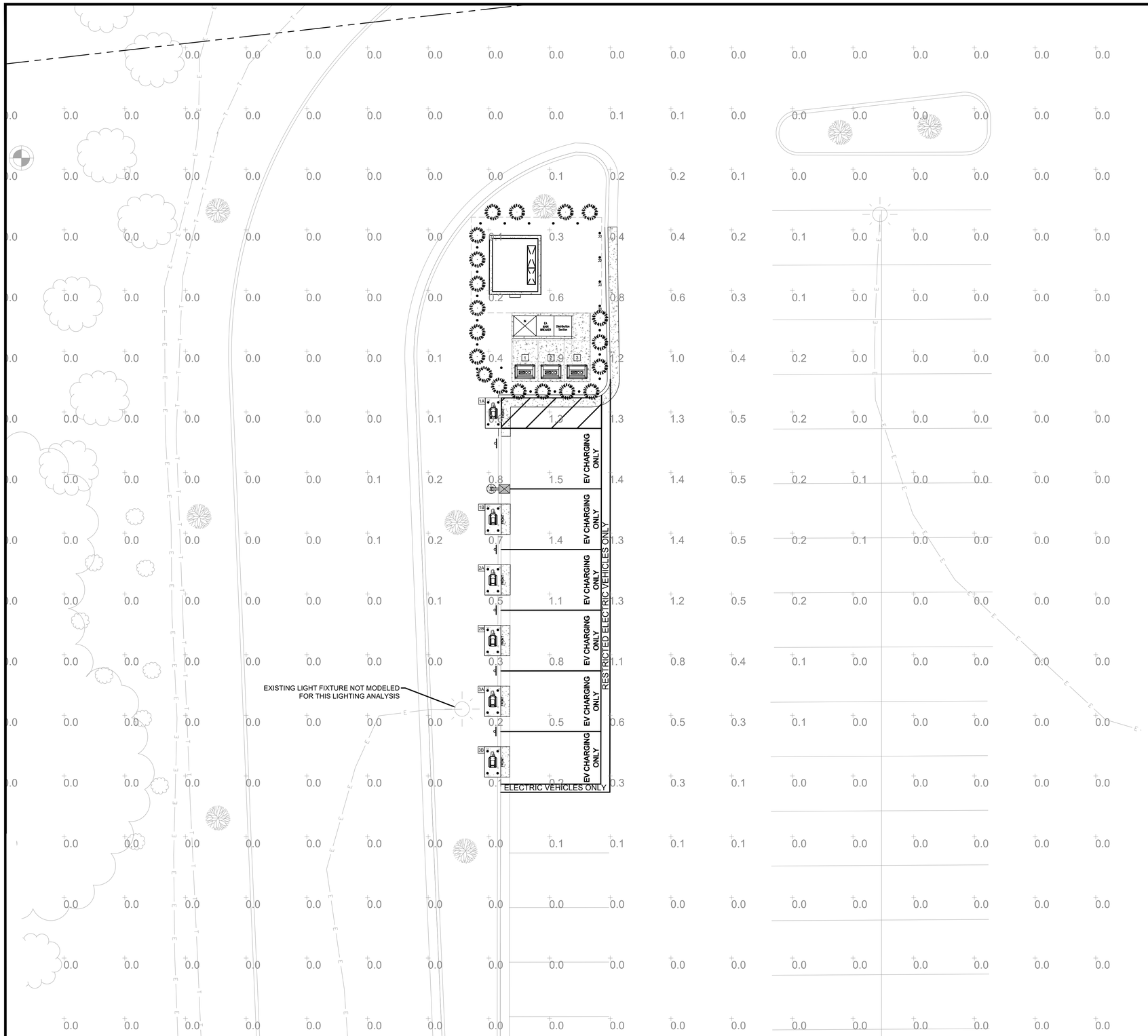
C-6



A
L-1
LIGHTING PLAN
SCALE: 1/8" = 1'-0"

LUMINAIRE SCHEDULE						
SYMBOL	MANUFACTURER	MODEL	CATALOG	QTY	DISTRIBUTION	MOUNT HT.
	LITHONIA LIGHTING	KAX1 LED	KAX1-LED-P1-50K-R3 -MVOLT-HS-PIRH -RPA-DBXLD	1	TYPE 3	25'-0"

CALCULATION SUMMARY				
AREA	AVERAGE	MAX	MIN	MAX/MIN RATIO
PROPERTY ANALYSIS @ GROUND LEVEL	0.49 fc	1.5 fc	0.1 fc	15.0 fc

LIGHTING NOTES
1. LIGHT ANALYSIS CONDUCTED AT GROUND LEVEL AS PER THE CITY OF RICHMOND ZONING CODE §30-710.12.(5) IMPROVEMENT OF PARKING AREAS AND PARKING LOTS - LIGHTING.
2. ALL PROPOSED FIXTURES ON TIMER TO OPERATE DURING NIGHT TIME HOURS, 30 MINUTES AFTER SUNSET AND 30 MINUTES BEFORE SUNRISE.
3. CONTRACTOR TO INSTALL FIXTURE ON LITHONIA LIGHTING POLE RSS-25-5B-DIM19AS-DBLXD. MOUNT HEIGHTS ARE BASED ON HEIGHT ABOVE FINISHED ASPHALT GRADE. LIGHT POLE TO BE CUT AS NECESSARY TO ADJUST TO A TOTAL MOUNTING HEIGHT OF 25-FT ABOVE FINISH GRADE. (REFER TO DETAIL SHEET D-4 FOR LIGHT POLE DETAIL)
4. EXISTING LIGHTING FIXTURES WERE NOT MODELED FOR THIS PROPOSED LIGHTING ANALYSIS. LIGHTING ANALYSIS REFLECTS ONLY PROPOSED LIGHT FIXTURES.

8' 4' 0 8' 16'
1/8"=1'-0"

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SHEET DESCRIPTION:
LIGHTING PLAN

Project #: 240107
File:
Drawn by: JSK/HR
Date(s): 11/03/2022
A ISSUED FOR AHJ REVIEW 11/10/2022
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L-1

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Target
T1931

7107 Forest Hill Ave
Richmond, VA 23225

PHOTOGRAPHIC SIMULATION
ELECTRIC VEHICLE CHARGING STATION

CORE STATES GROUP

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A. PROPOSED EA CHARGING DISPENSER
B. PROPOSED EQUIPENT AREA

PHOTOGRAPHIC SIMULATION

ELECTRIC VEHICLE CHARGING STATION

CORE STATES GROUP

electrify america

A. PROPOSED EA CHARGING DISPENSER

PHOTOGRAPHIC SIMULATION

ELECTRIC VEHICLE CHARGING STATION

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03

A. PROPOSED EA CHARGING DISPENSER
B. PROPOSED EQUIPENT AREA
C. PROPOSED UTILITY COMPANY TRANSFORMER

PHOTOGRAPHIC SIMULATION

ELECTRIC VEHICLE CHARGING STATION

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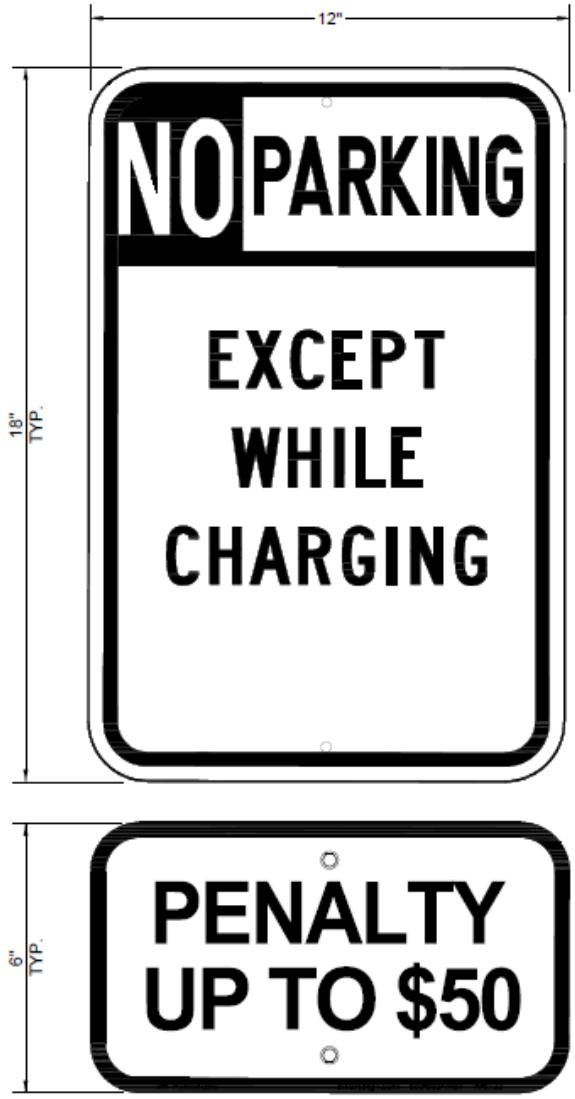
NOTE

1. BOTTOM OF LOWEST SIGN SHALL BE INSTALLED AT 66" ABOVE GRADE.
2. SIGNS ARE TO HAVE A RED RETROREFLECTIVE BACKGROUND WITH WHITE RETROREFLECTIVE LETTERS, AND BORDER.

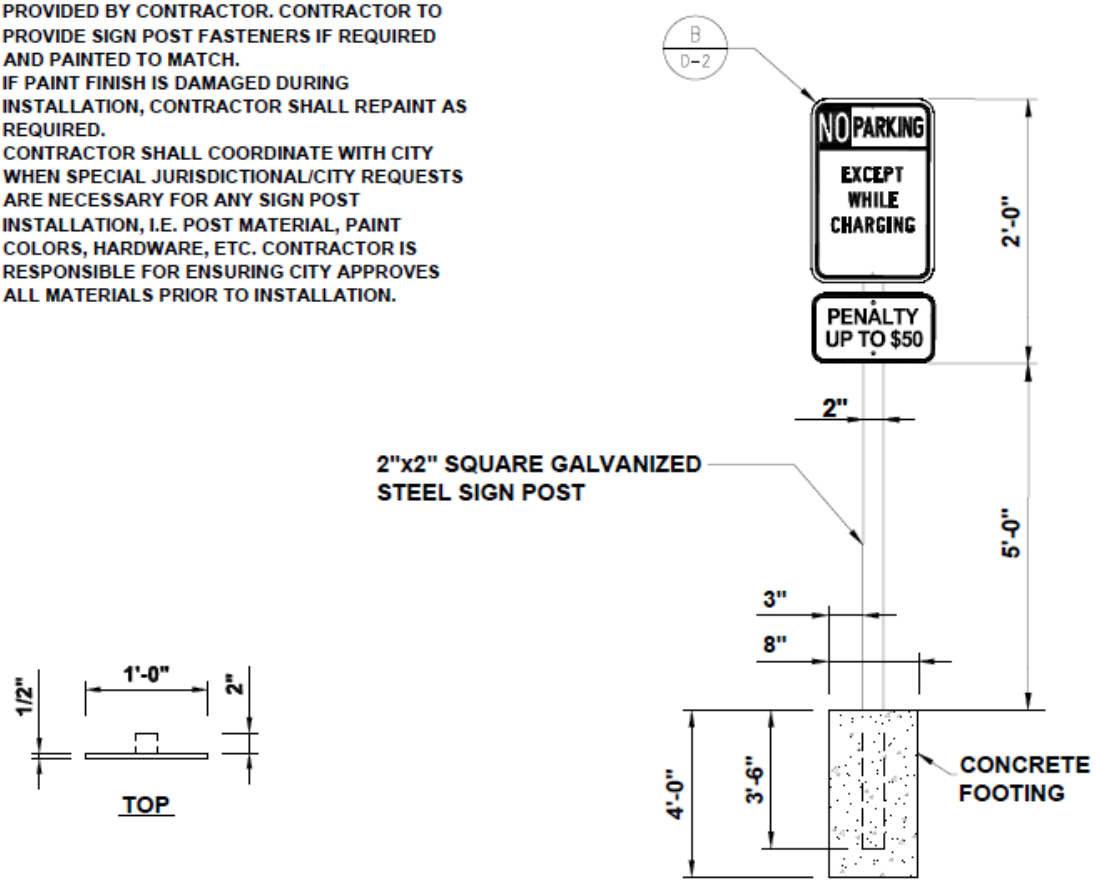


B / D–2 **EV CHARGING SIGN**

SCALE: N.T.S.

NOTES

1. CONTRACTOR TO SELECT CONCRETE FOOTING OR BOLT DOWN BASED ON EXISTING CONDITIONS.
2. SEE SHEET C-3 FOR PLACEMENT.
3. BOTTOM OF LOWEST SIGN TO BE INSTALLED 66" ABOVE GRADE.
4. ADDITIONAL PARKING SIGNS TO BE INSTALLED 2" ABOVE TOP OF PREVIOUS SIGN.
5. SIGN, SIGN POST, AND SIGN FASTENERS TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO PROVIDE SIGN POST FASTENERS IF REQUIRED AND PAINTED TO MATCH.
6. IF PAINT FINISH IS DAMAGED DURING INSTALLATION, CONTRACTOR SHALL REPAINT AS REQUIRED.
7. CONTRACTOR SHALL COORDINATE WITH CITY WHEN SPECIAL JURISDICTIONAL/CITY REQUESTS ARE NECESSARY FOR ANY SIGN POST INSTALLATION, I.E. POST MATERIAL, PAINT COLORS, HARDWARE, ETC. CONTRACTOR IS RESPONSIBLE FOR ENSURING CITY APPROVES ALL MATERIALS PRIOR TO INSTALLATION.



D EV CHARGING SIGN DETAIL

D-1 SCALE: N.T.S.