

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Friday, October 03, 2014 9:32 AM
To: 'Scott Collins'
Cc: Haluska, Brian
Subject: 427 Park Street landscape plan

Scott,

The revise sire plan/landscape plan dated 9/30/2014 is acceptable. Please send me a digital copy . Thank you.

Mary Joy Scala, AICP

Preservation and Design Planner

City of Charlottesville

Department of Neighborhood Development Services

City Hall – 610 East Market Street

P.O. Box 911

Charlottesville, VA 22902

Ph 434.970.3130 FAX 434.970.3359

scala@charlottesville.org

427 PARK STREET SITE PLAN AMENDMENT CITY OF CHARLOTTESVILLE, VIRGINIA

PROJECT DATA:

- THE OWNER/CLIENT OF THIS PROPERTY IS:
PRICE-POORE HOUSE, LLC
455 2ND STREET SE, SUITE 402
CHARLOTTESVILLE, VA 22902
PARCEL ID #530023000 (0.1960 AC.)
- THESE PLANS HAVE BEEN PREPARED BY:
COLLINS ENGINEERING, INC
200 GARRETT STREET SUITE K
CHARLOTTESVILLE, VA 22902
TELEPHONE: (434) 293-3719 FACSIMILE: (434) 293-2813
- SOURCE OF SURVEY, TOPOGRAPHY & BOUNDARY INFORMATION: COMMONWEALTH LAND SURVEYING, MARCH 2013.
- ZONING: B-1 WITH HISTORIC OVERLAY
- USGS DATUM: NAD 83
- LOCATION/ADDRESS OF PROJECT: 427 PARK STREET, CHARLOTTESVILLE VA 22902
- FLOODPLAIN: THIS PROPERTY IS LOCATED IN ZONE 'X' AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 51003C0286D, DATED FEBRUARY 4, 2005. THE PROPOSED DEVELOPMENT AND PARCELS ARE NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN & THEREFORE DO NOT IMPACT THE FLOODPLAIN.
- STREAM BUFFER: THERE ARE NO STREAM BUFFERS LOCATED ON THE PROPERTIES
- BUILDING HEIGHT:
40' MAXIMUM HEIGHT (HEIGHT OF THE EXISTING BUILDING) - PROPOSED ADDITION IS (1) STORY
- BUILDING SETBACK REQUIREMENTS:
FRONT YARD: 20' MINIMUM REQUIRED
SIDE YARD: NONE REQUIRED
REAR YARD: NONE REQUIRED
- PROPOSED USE: EXISTING BUILDING TO BE RENOVATED FOR OFFICE USE
- TOTAL ACREAGE OF PARCELS: 0.196 AC.
- TOTAL LAND DISTURBED: 5,650 SF (NO FORMAL EROSION CONTROL PLAN IS REQUIRED). CONSTRUCTION ACTIVITIES WILL CONFORM TO THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK GUIDELINES.
- SITE PHASING: PROJECT TO OCCUR IN ONE PHASE.
- CRITICAL SLOPES: NO NATURAL CRITICAL SLOPES ARE PROPOSED TO BE IMPACTED ON-SITE. CARE WILL BE TAKEN TO PREVENT THE EROSION AND SEDIMENTATION OF THE EXISTING GRADE AND TO PROTECT THE NEIGHBORING PROPERTIES, AS WELL AS THE SLOPE AND VEGETATION BETWEEN THE PROPOSED DEVELOPMENT AND ADJACENT PROPERTIES.
- PARKING REQUIREMENTS:
1 SPACE PER 500 SQ. FT. OF GFA OF OFFICE SPACE
5,800 SQ. FT./500 SQ. FT. = 12 SPACES REQUIRED FOR THE EXISTING BUILDING
TOTAL SPACES REQUIRED= 12
TOTAL SPACES PROVIDED= 12
- PUBLIC UTILITIES: THE DEVELOPMENT IS SERVED BY EXISTING PUBLIC WATER AND SEWER.
- STORMWATER MANAGEMENT AND STORM DRAINAGE: NO FORMAL STORMWATER MANAGEMENT SYSTEM IS REQUIRED FOR THE DEVELOPMENT OF THIS SITE. PERVIOUS GRASS PAVERS WITH AN UNDERDRAIN SYSTEM ARE PROPOSED WITH THE DESIGN OF THE PARKING LOT TO PROVIDE SOME INFILTRATION AND HELP OFFSITE THE STORMWATER RUNOFF FROM THE PROPOSED PARKING LOT, PRIOR TO RELEASING THE RUN-OFF INTO THE CITY'S STORM SEWER SYSTEM.
- AREAS DEDICATED FOR PUBLIC USE: CURRENTLY, THERE IS NO LAND ON THIS PROPERTY THAT IS PROPOSED TO BE RESERVED OR DEDICATED FOR PUBLIC USE.
- TOTAL SUBJECT PARCEL IMPERVIOUS AREAS:
EXISTING BUILDING & PAVED AREAS: 0.046 AC.
PAVED AREAS & EXISTING BUILDING TO REMAIN: 0.055 AC.
PROPOSED PERMEABLE PAVERS: 0.080 AC.
TOTAL= 0.135 AC.
- SIGNAGE- ANY SIGNAGE ADDED TO THE BUILDING WILL BE IN ACCORDANCE WITH CITY GUIDELINES AND REQUIREMENTS
- INGRESS AND EGRESS: THE EXISTING ENTRANCES/EXITS WILL UTILIZE THE EXISTING ALLEY IN THE REAR OF THE PARCEL.
- SITE TRIP GENERATION: TRAFFIC IMPACT NUMBERS ARE BASED ON THE ITE TRIP GENERATION MANUAL, 8TH EDITION.
CODE 710 WAS USED FOR THE EXISTING BUILDING ASSUMING 5,800 SF OF OFFICE SPACE.
ADT RATE - 64 VPD (11.01 VPD/1,000 SF * 5,800 SF)
AM PEAK: RATE - 9 VPH (7 VPH ENTER/2 VPH EXIT)
PM PEAK: RATE - 9 VPH (2 VPH ENTER/7 VPH EXIT)
- EXISTING FIRE HYDRANTS SHALL CONTINUE TO BE UTILIZED FOR THE EXISTING BUILDING.
- TRASH - INDIVIDUAL TRASH CONTAINERS WILL BE UTILIZED FOR TRASH REMOVAL FROM THE PROPOSED OFFICE USE.
- LIGHTING - NO PARKING LOT LIGHTING IS PROPOSED FOR THE SITE.

COLLINS ENGINEERING SHALL NOT HAVE AUTHORITY OVER CONTRACTOR'S WORK, SAFETY PRECAUTIONS, SCHEDULES, OR COMPLIANCE WITH LAWS AND REGULATIONS. WE SHALL NOT ASSUME RESPONSIBILITY FOR ANY CONSTRUCTION BEGUN PRIOR TO PLAN APPROVAL.

CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS, IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLANS.

CITY OF CHARLOTTESVILLE IS NOT RESPONSIBLE FOR ACCURACY OF THE GIS DATA USED IN THE PLANS AND THE CONTRACTOR MUST LOCATE ALL SURFACE AND SUB-SURFACE UTILITIES PRIOR TO ANY WORK ONSITE.

ANY SIDEWALK AND/OR CURB DAMAGE IDENTIFIED IN THE SITE VICINITY DUE TO PROJECT CONSTRUCTION ACTIVITIES AS DETERMINED BY THE CITY INSPECTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

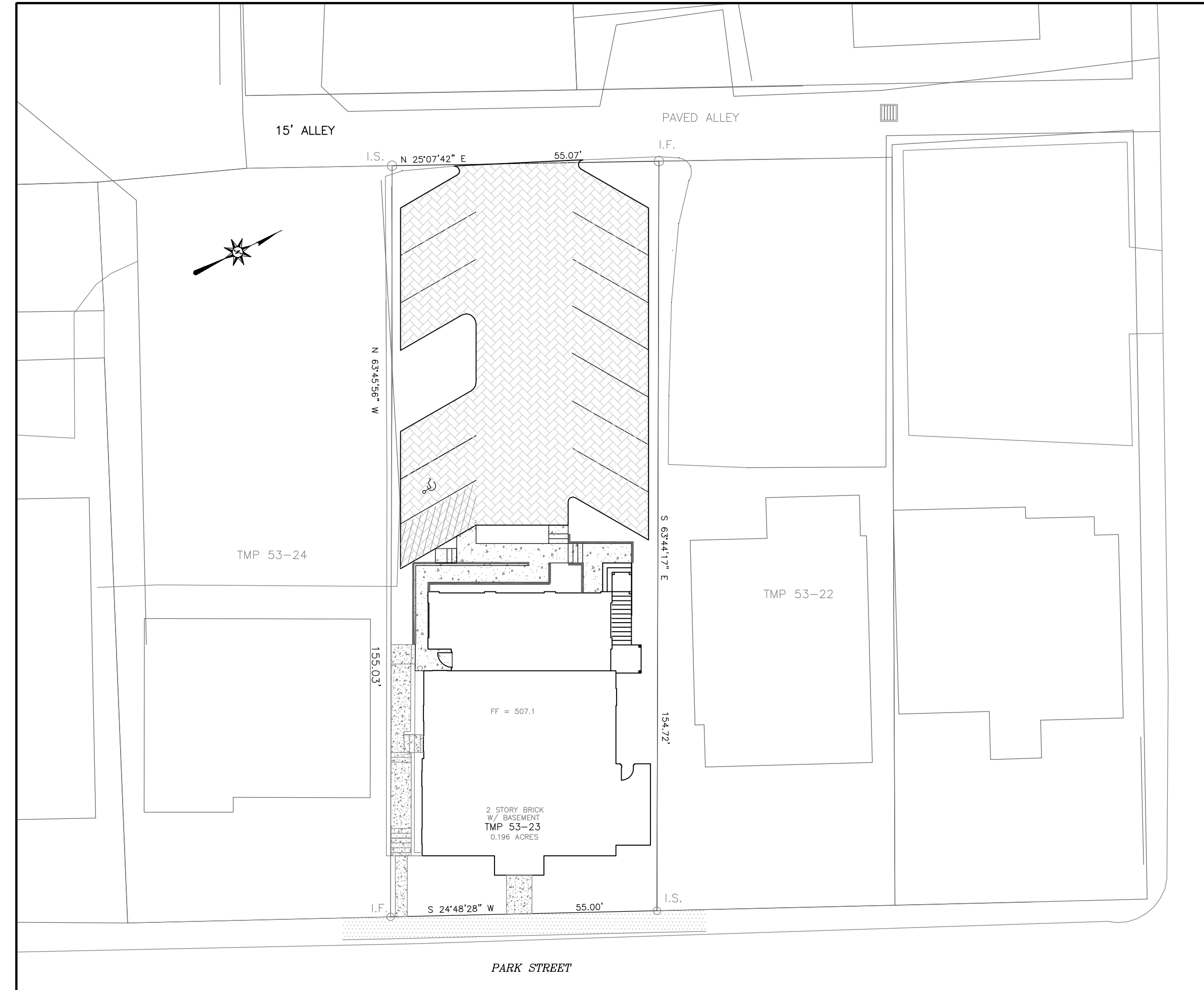
A TEMPORARY STREET CLOSURE PERMIT IS REQUIRED FOR CLOSURE OF SIDEWALKS, PARKING SPACES AND ROADWAYS AND IS SUBJECT TO APPROVAL BY THE CITY TRAFFIC ENGINEER.

SITE AND BUILDING CONSTRUCTION SHALL MEET CURRENT IBC ACCESSIBILITY REQUIREMENTS.

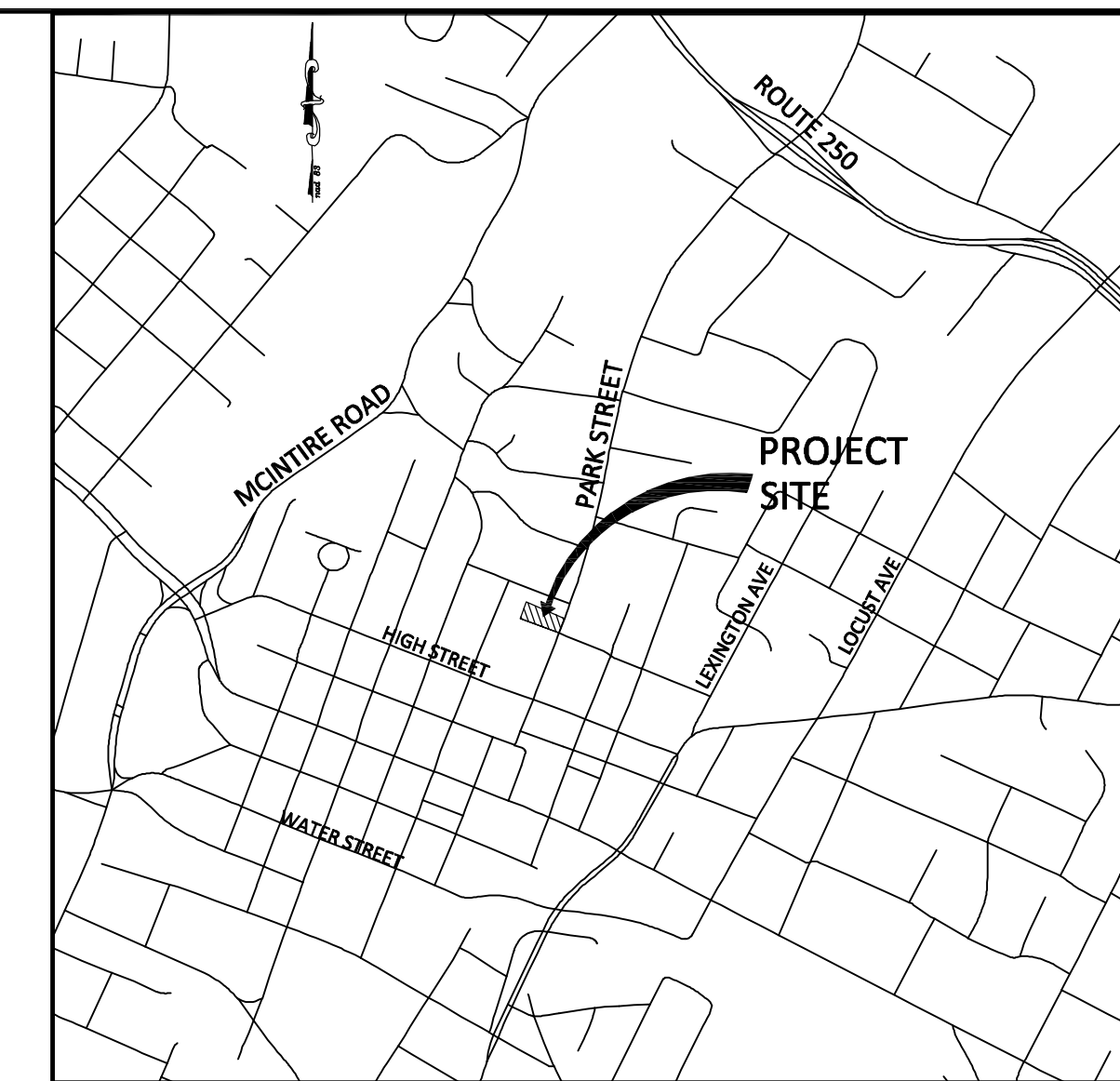
NOTES:

- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE CONSISTENT WITH THE MUTCD.
- IFC 505-1-AN APPROVED KEY BOX SHALL BE PLAINLY VISIBLE FROM THE STREET FOR EMERGENCY RESPONDERS.
- IFC 506.1-AN APPROVED KEY BOX SHALL BE MOUNTED TO THE SIDE OF THE FRONT OR MAIN ENTRANCE. THE CHARLOTTESVILLE FIRE DEPARTMENT CARRIES THE KNOX BOX MASTER KEY. A KNOX BOX KEY BOX CAN BE ORDERED BY GOING ONLINE TO WWW.KNOXBOX.COM. THE KNOX BOX ALLOWS ENTRY TO THE BUILDING WITHOUT DAMAGING THE LOCK AND DOOR SYSTEM.
- FIRE HYDRANTS, FIRE PUMP TEST HEADER, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL REMAIN CLEAR AND UNOBSTRUCTED BY LANDSCAPING, PARKING OR OTHER OBJECTS. THE FIRE MARSHAL'S OFFICE NO LONGER ALLOWS ANY TYPE OF LANDSCAPING TO BE PLACED IN FRONT OF AND WITHIN 5 FEET OF FIRE HYDRANTS, FIRE PUMP TEST HEADERS, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES.
- AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
- ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHTING 85,000 LBS.
- IFC 1404.1-SMOKING TO BE ALLOWED IN ONLY DESIGNATED SPACES WITH PROPER RECEPTACLES.
- IFC 1404.2-WASTE DISPOSAL OF COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH WORKDAY.
- IFC 1410.1-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.
- IFC 1404.6-CUTTING AND WELDING. OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CHAPTER 26, OF THE INTERNATIONAL FIRE CODE, ADDRESSING WELDING AND HOTWORK OPERATIONS.
- IFC 1414.1-FIRE EXTINGUISHERS SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
- REQUIRED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
- OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13 FEET 6 INCHES.
- ALL SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE IX, SECTION 34-1020 CITY CODE.
- A SIDEWALK CLOSURE PERMIT IS NEEDED, THE DEVELOPER WILL BE REQUIRED TO PROVIDE ADEQUATE PEDESTRIAN BARRIERS AND PEDESTRIAN CIRCULATION. SEE PUBLIC WAY DURING CONSTRUCTION POLICY (PEDESTRIAN BARRIER).

BMP DATA FOR THIS PROJECT:	
BMP OWNERSHIP INFORMATION:	PRICE-POORE HOUSE, LLC 455 2ND STREET SE, SUITE 402 CHARLOTTESVILLE, VA 22902
TYPE OF BMP INSTALLED:	PAVERS
GEOGRAPHIC LOCATION (HYDROLOGIC UNIT CODE):	INTERSECTION OF PARK STREET & MAPLE STREET (SOIL GROUP TYPE 122C)
WATERBODY THE BMP IS ULTIMATELY DISCHARGING INTO:	MEADOW CREEK, WHICH THEN FEEDS THE RIVANNA RIVER
# OF ACRES TREATED BY BMPS:	0.100 AC
DESCRIPTION OF REQUIRED MAINTENANCE:	THE MAINTENANCE PROGRAM FOR THE FACILITY SHALL CONSIST OF AN ANNUAL VISUAL INSPECTION OF THE SYSTEM AFTER THE WINTER SEASON AND AFTER ANY STORM EVENT THAT EXCEEDS THE 10-YEAR STORM EVENT. STREET SWEEPING SHALL BE COMPLETED ANNUALLY TO PROMOTE PROPER INFILTRATION AND REDUCE THE RISK OF CLOGGING. AREAS UNDER, AND ADJACENT TO, TREES SHALL BE GIVEN SPECIAL ATTENTION DUE TO THE ADDITIONAL RISK OF CLOGGING.
OWNER'S SIGNATURE AGREEING TO MAINTAIN FACILITY:	



SHEET LAYOUT
SCALE: 1" = 50'



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX

TITLE	SHEET
COVER SHEET	1
EXISTING CONDITIONS & DEMOLITION PLAN	2
SITE PLAN	3
NOTES & DETAILS	4
TOTAL SHEETS:	4

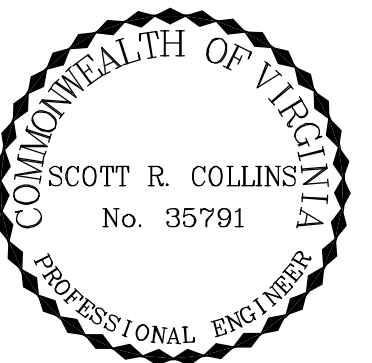
LEGEND

ROADS

	EXISTING CULVERT
	CULVERT
	DROP INLET & STRUCTURE NO.
	CURB
	CURB & GUTTER
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED VEGETATIVE COVER
	PROPOSED BIOFILTER VEGETATION
	EC-3A DITCH
	EC-2 DITCH
	EARTH DITCH
	DRIVEWAY CULVERT
	BENCH MARK
	CLEARING LIMITS
	VDOT STANDARD STOP SIGN
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	IBC DENOTES TOP/BACK OF CURB 1/8 DENOTES TOP OF BOX

SIGNATURE PANEL

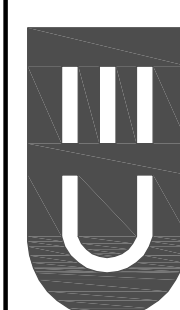
DIRECTOR, NEIGHBORHOOD DEVELOPMENT



REVISIONS

DATE	REVISION DESCRIPTION
05/12/14	INITIAL SUBMISSION OF FINAL SITE PLAN
06/16/14	SUBMISSION OF SITE PLAN AMENDMENT
07/25/14	REVISIONS OF SITE PLAN AMENDMENT
09/03/14	REVISIONS OF SITE PLAN AMENDMENT BASED ON BAR COMMENTS
09/18/14	REVISIONS OF SITE PLAN AMENDMENT BASED ON CITY REVIEW COMMENTS
09/30/14	REVISIONS OF SITE PLAN AMENDMENT BASED ON BAR REVIEW COMMENTS

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K.-CHARLOTTESVILLE, VA 22902 -434-293-3719

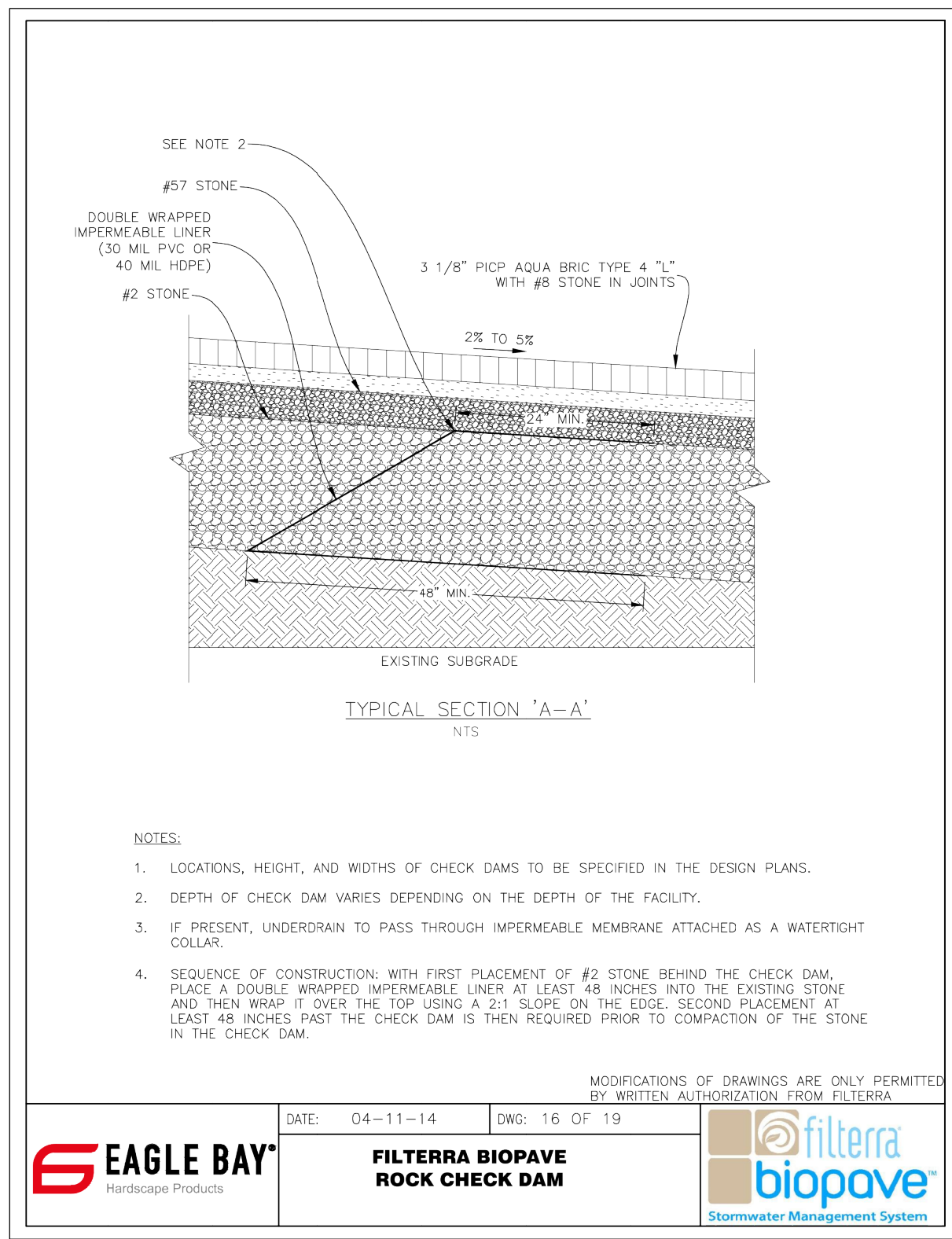


427 PARK STREET SITE PLAN AMENDMENT

COVER SHEET

PROJECT SHEET
JOB NO. 122077
SCALE N/A
SHEET NO. 1

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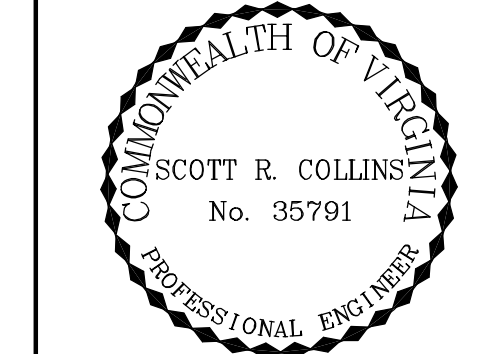
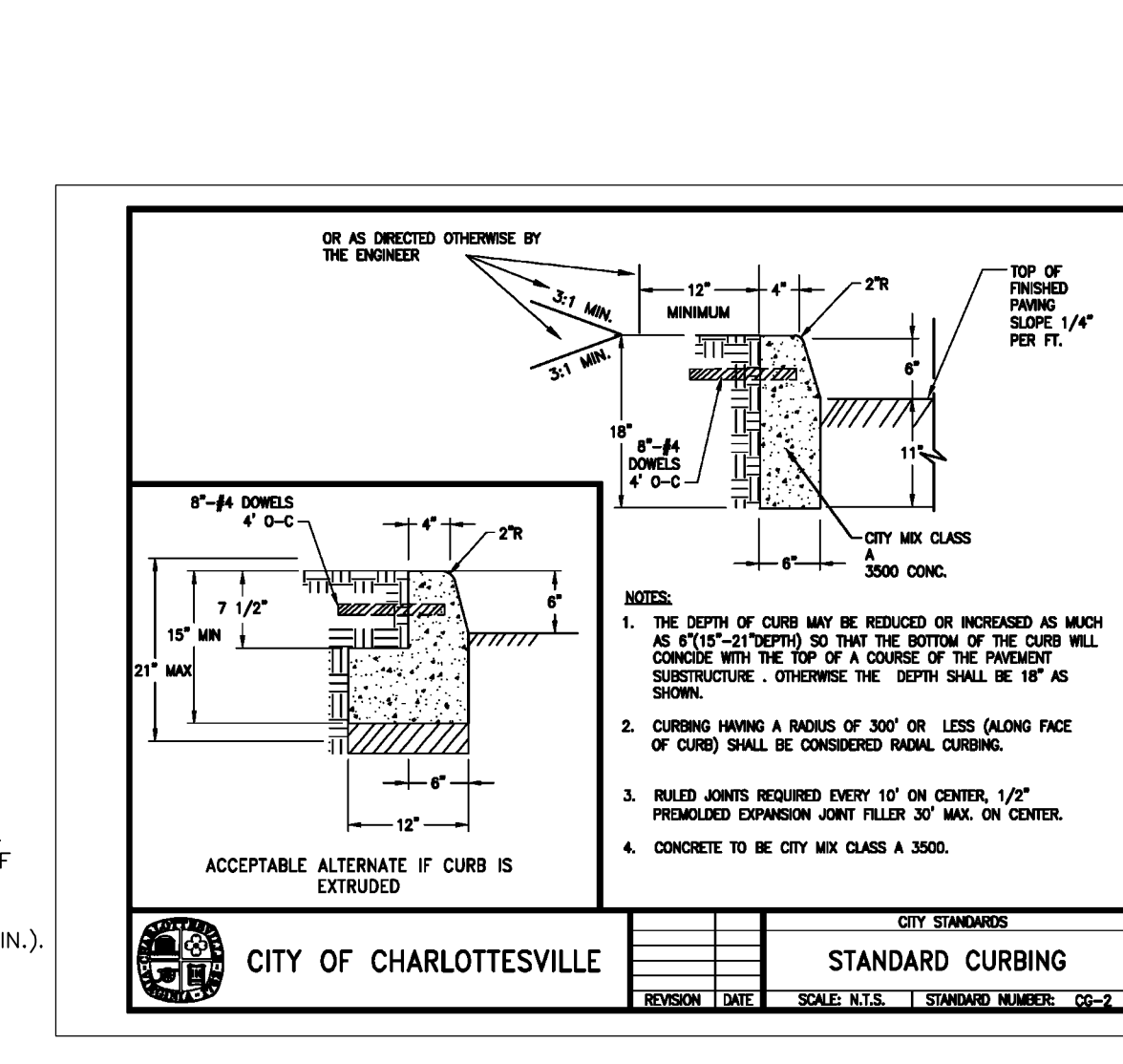
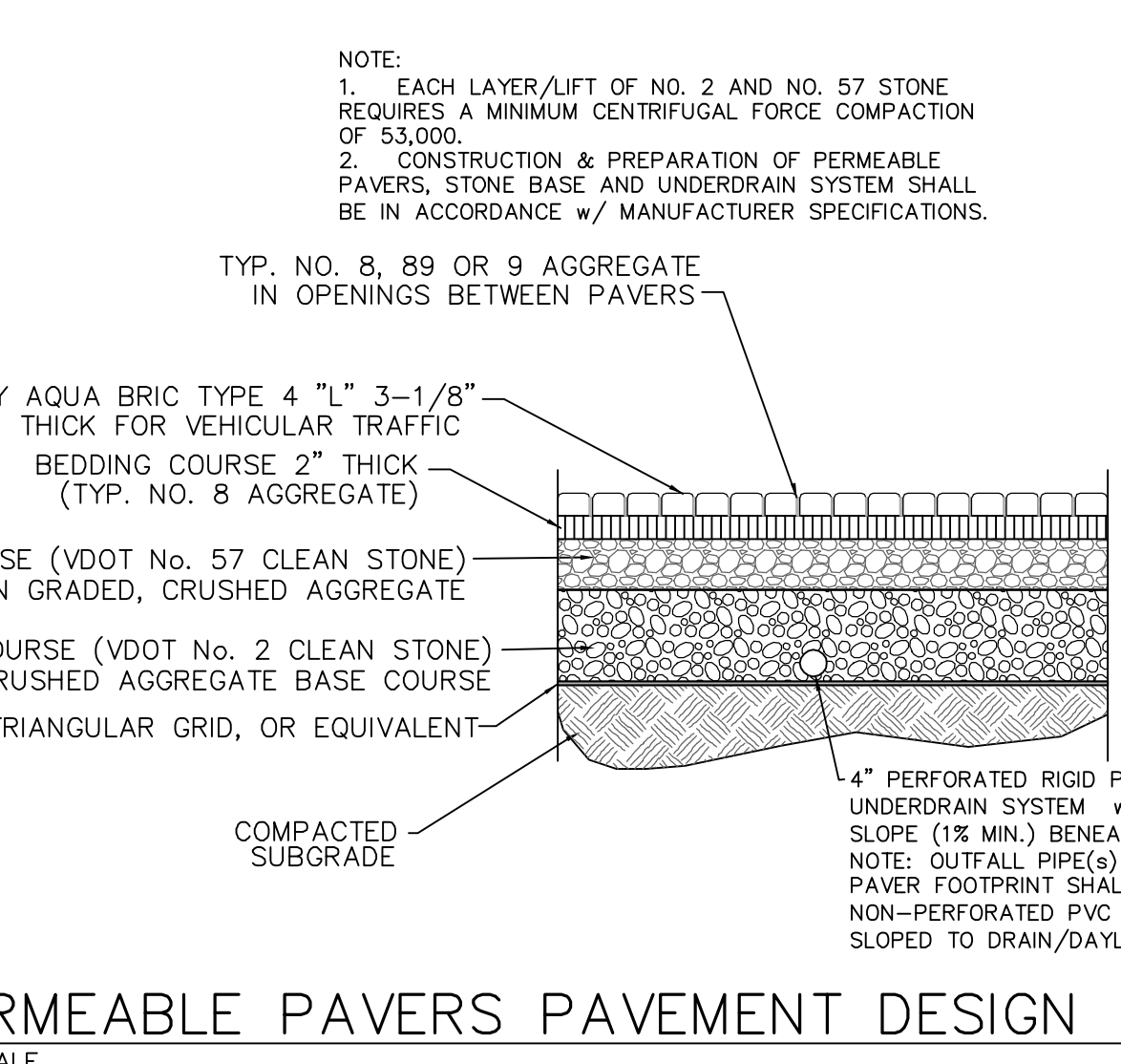
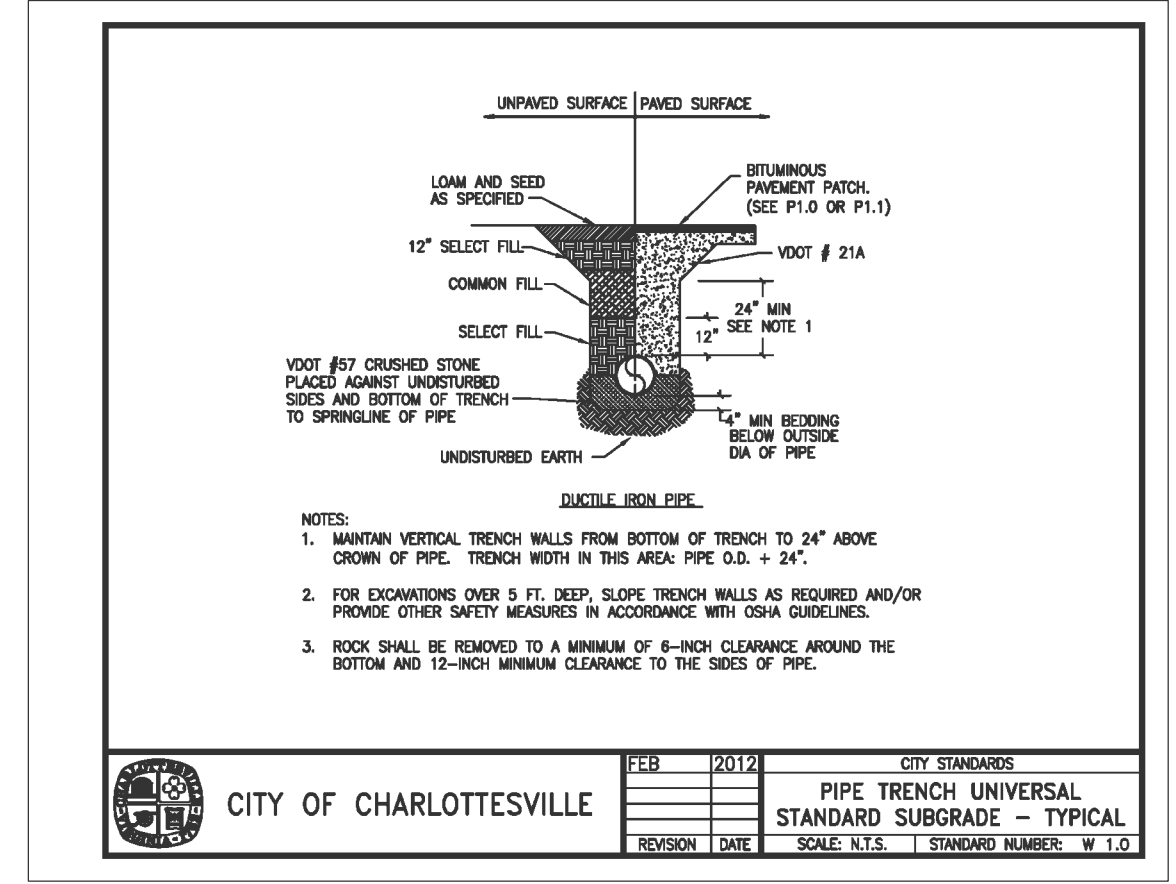
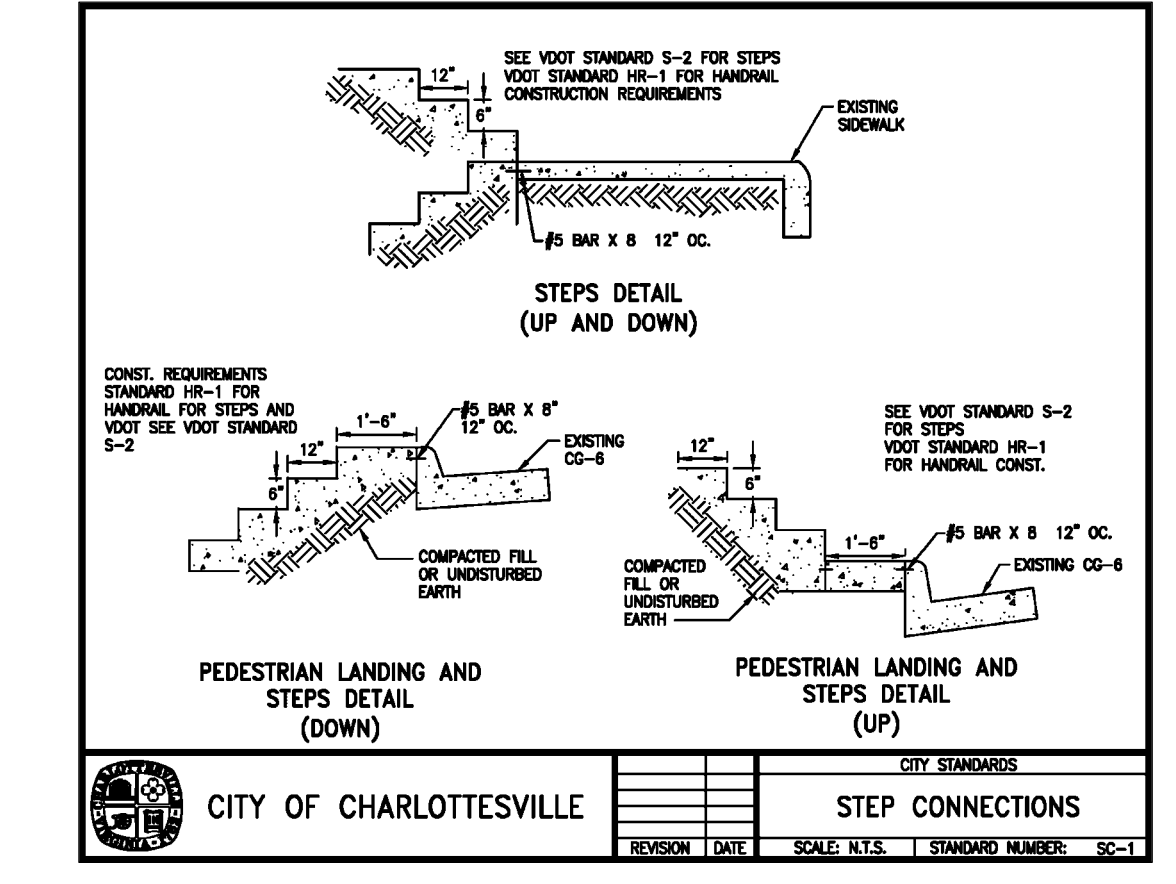
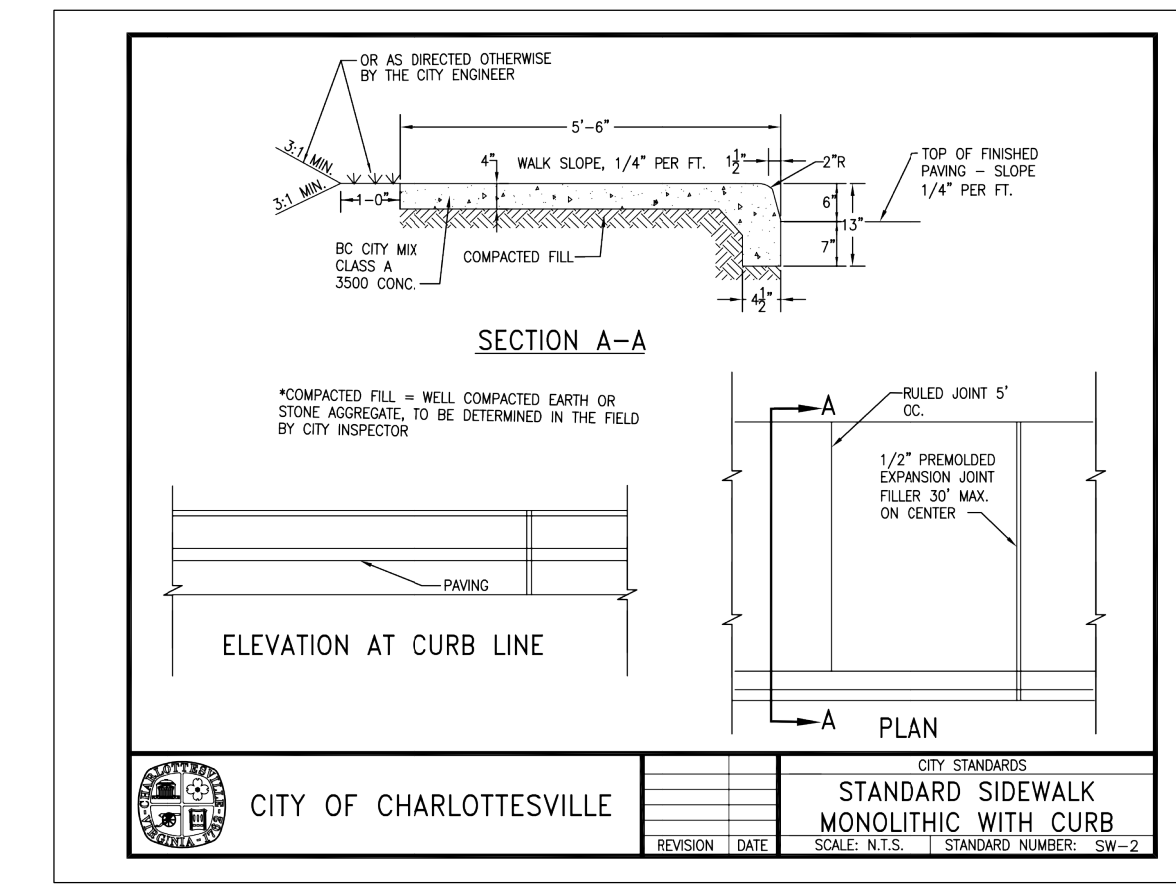
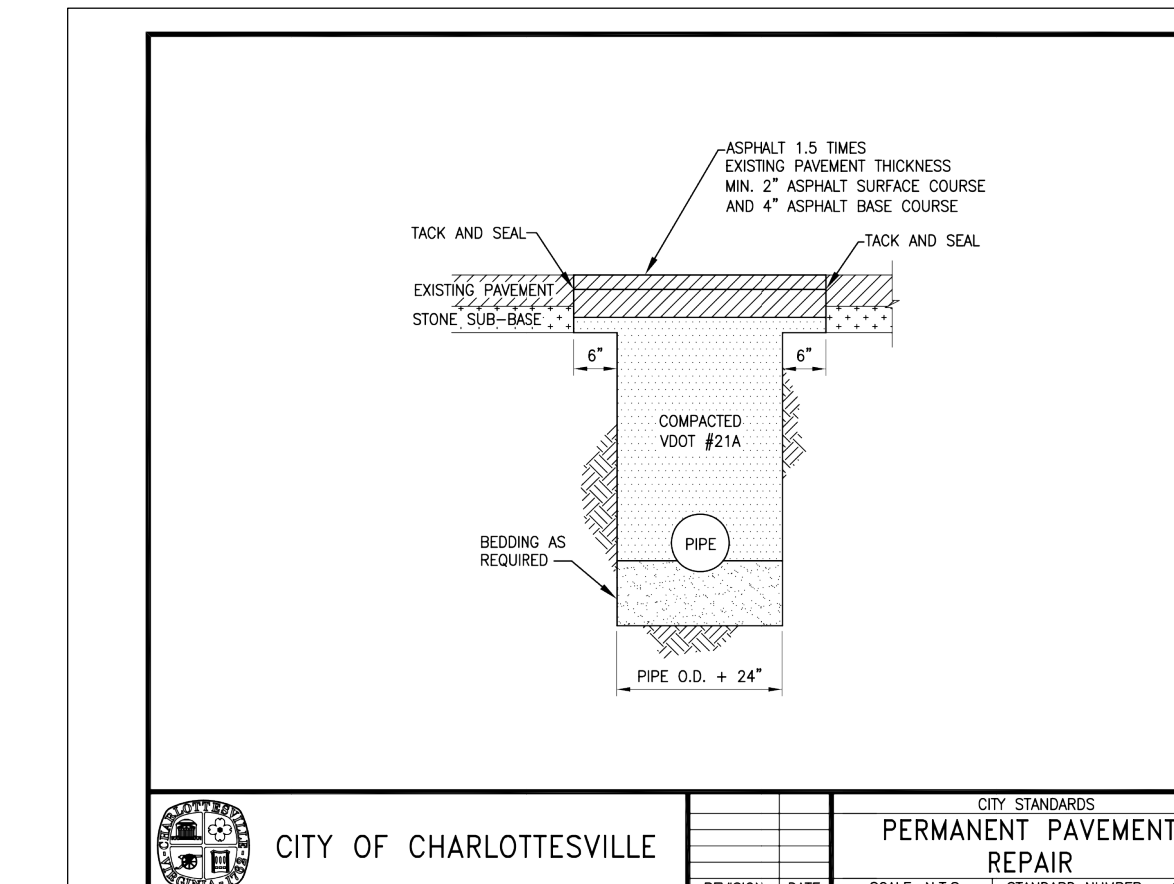
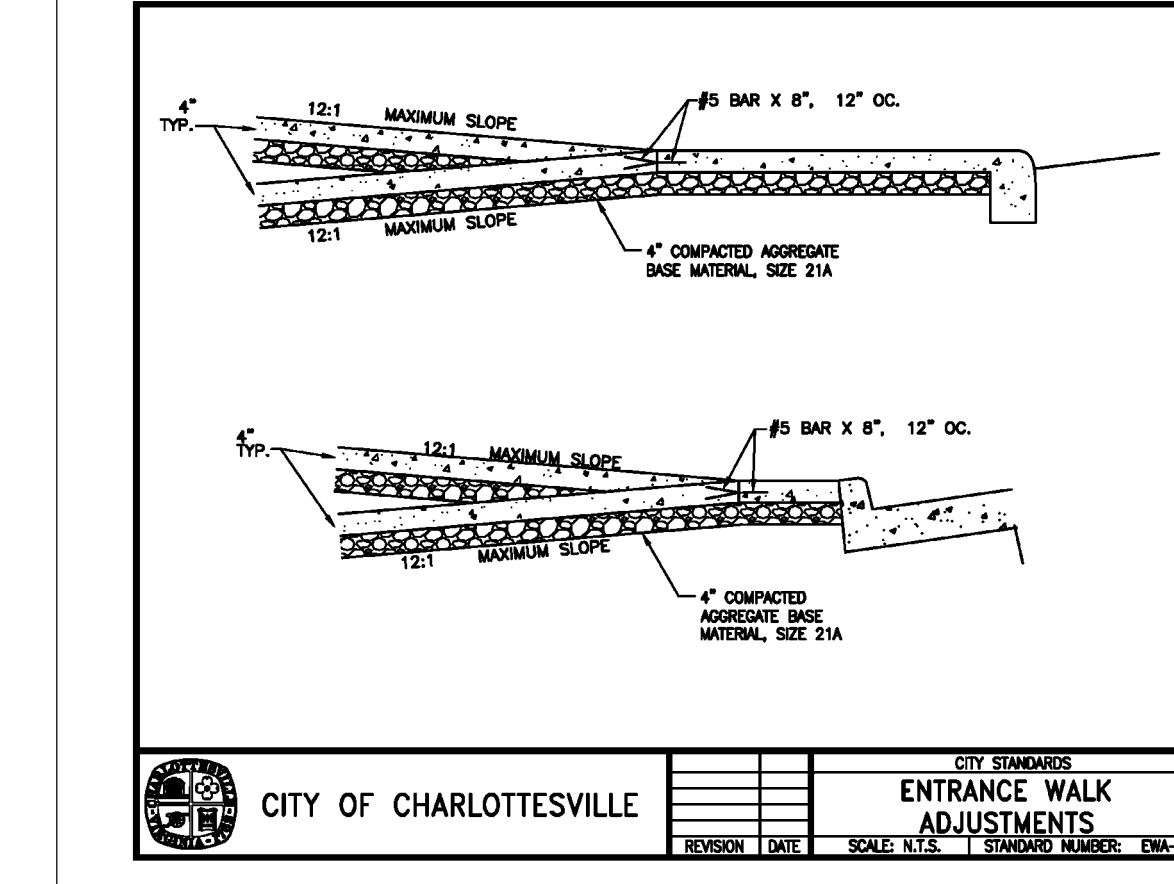
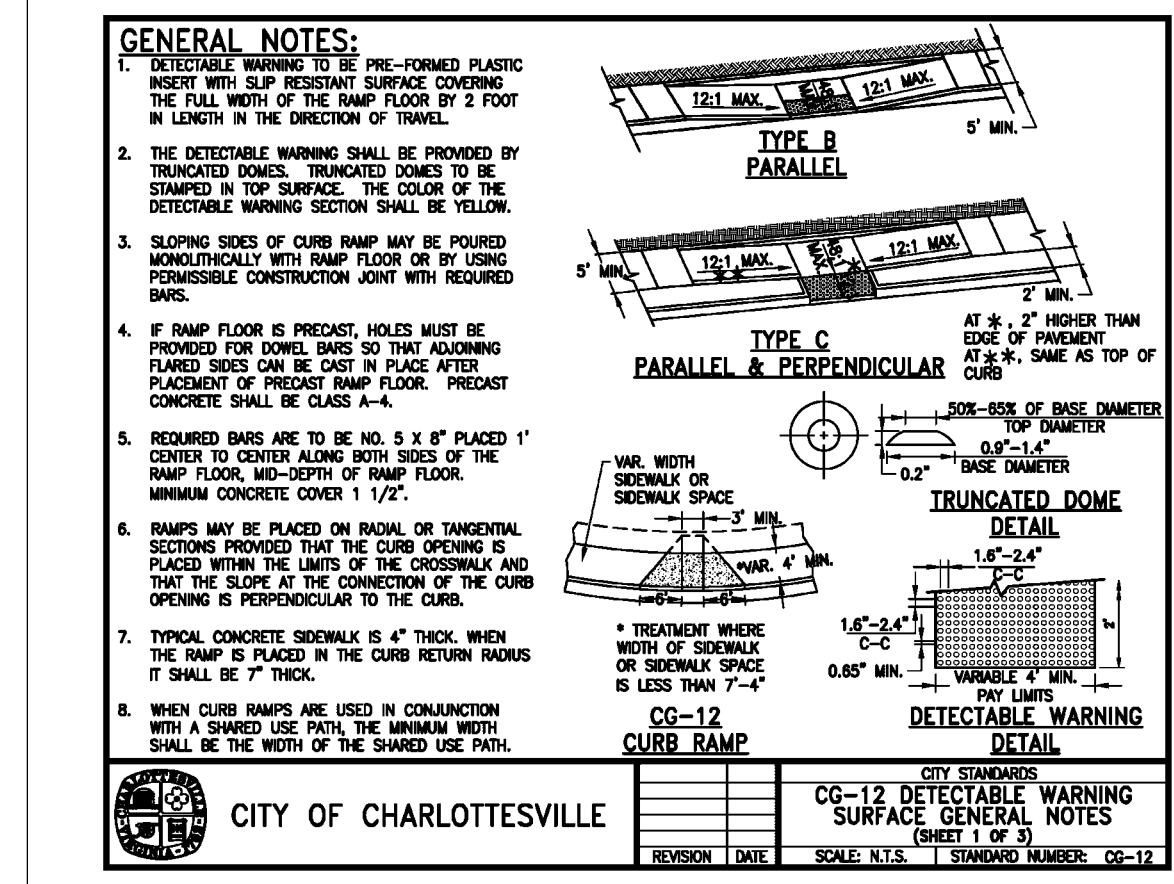
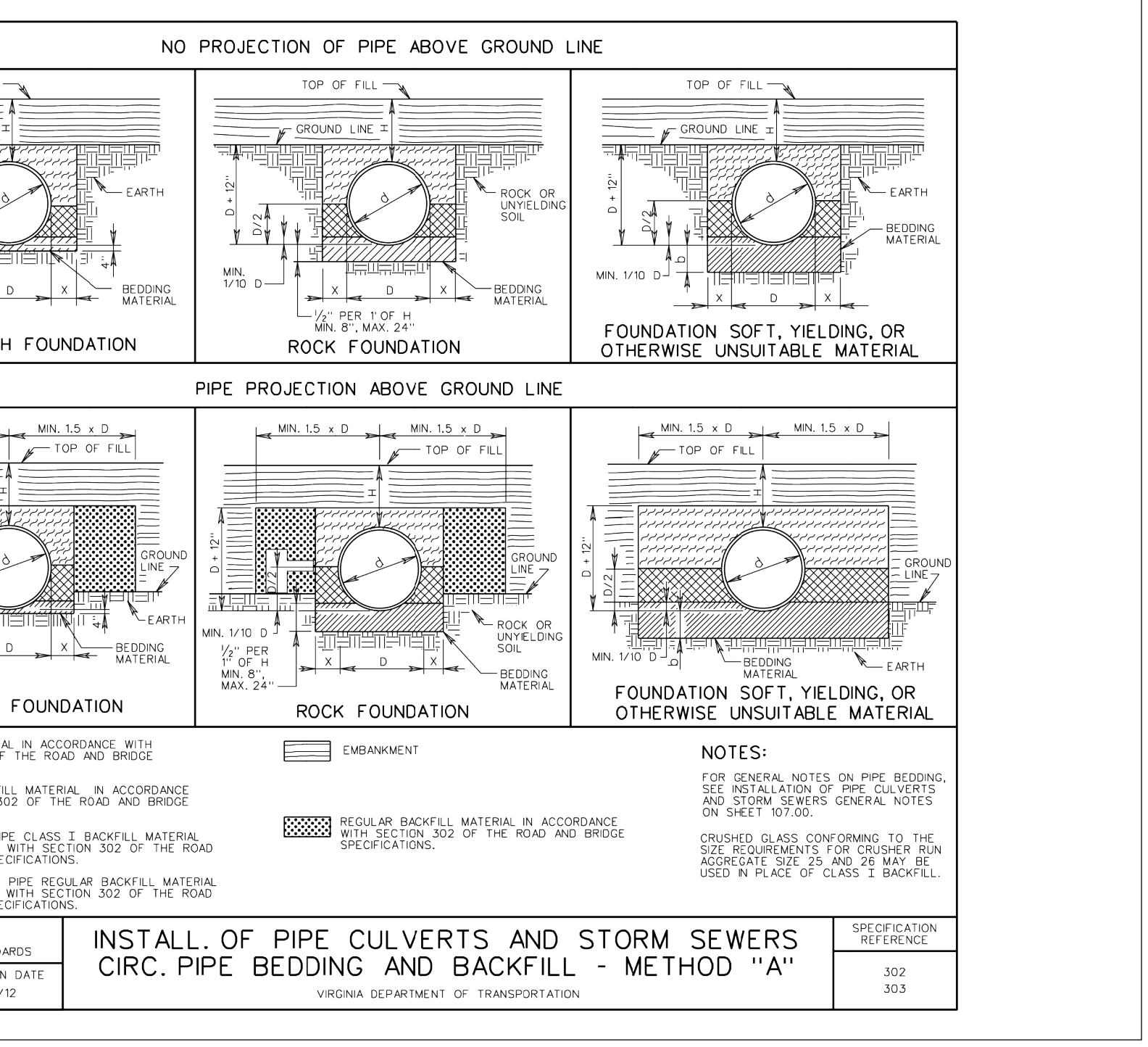
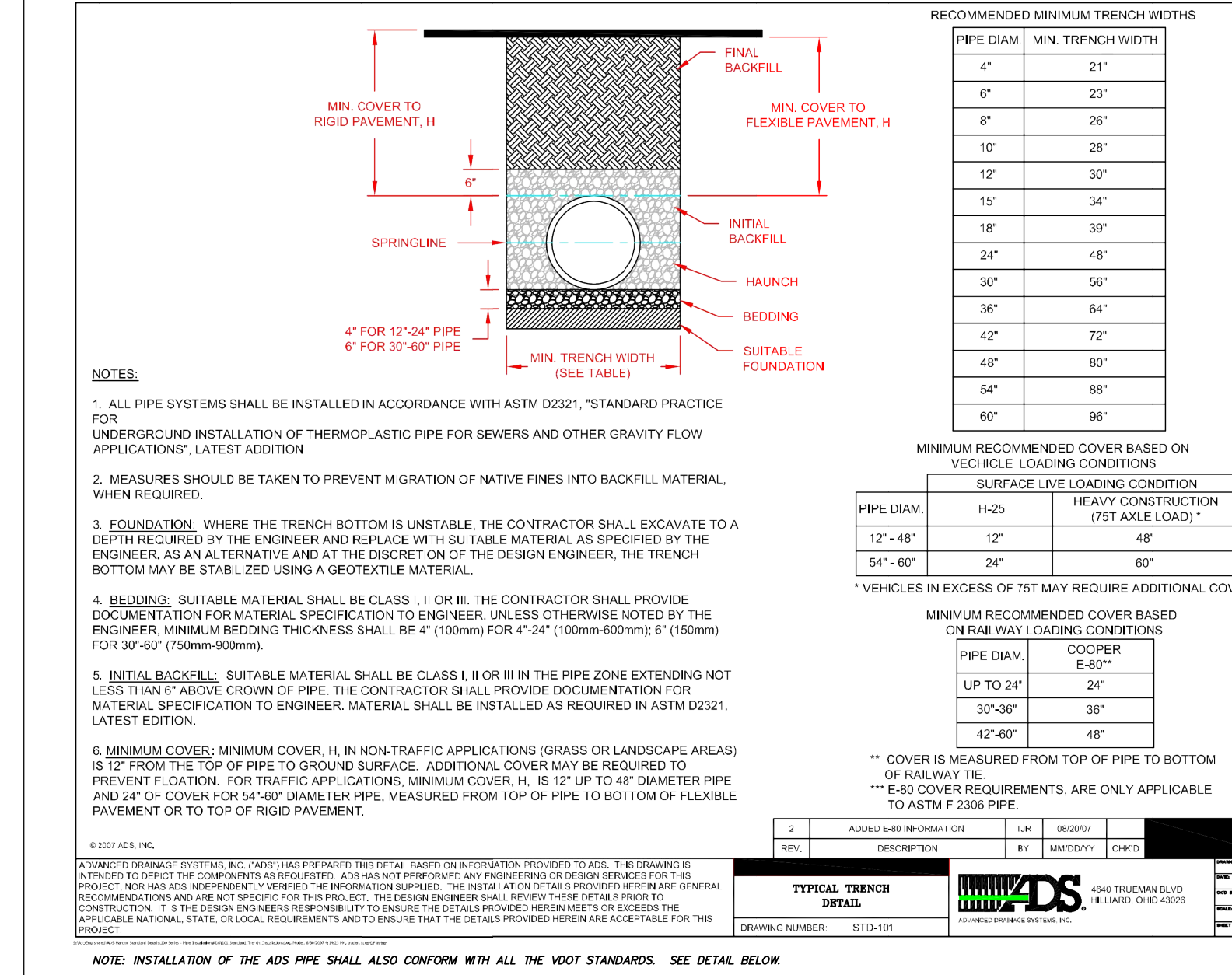
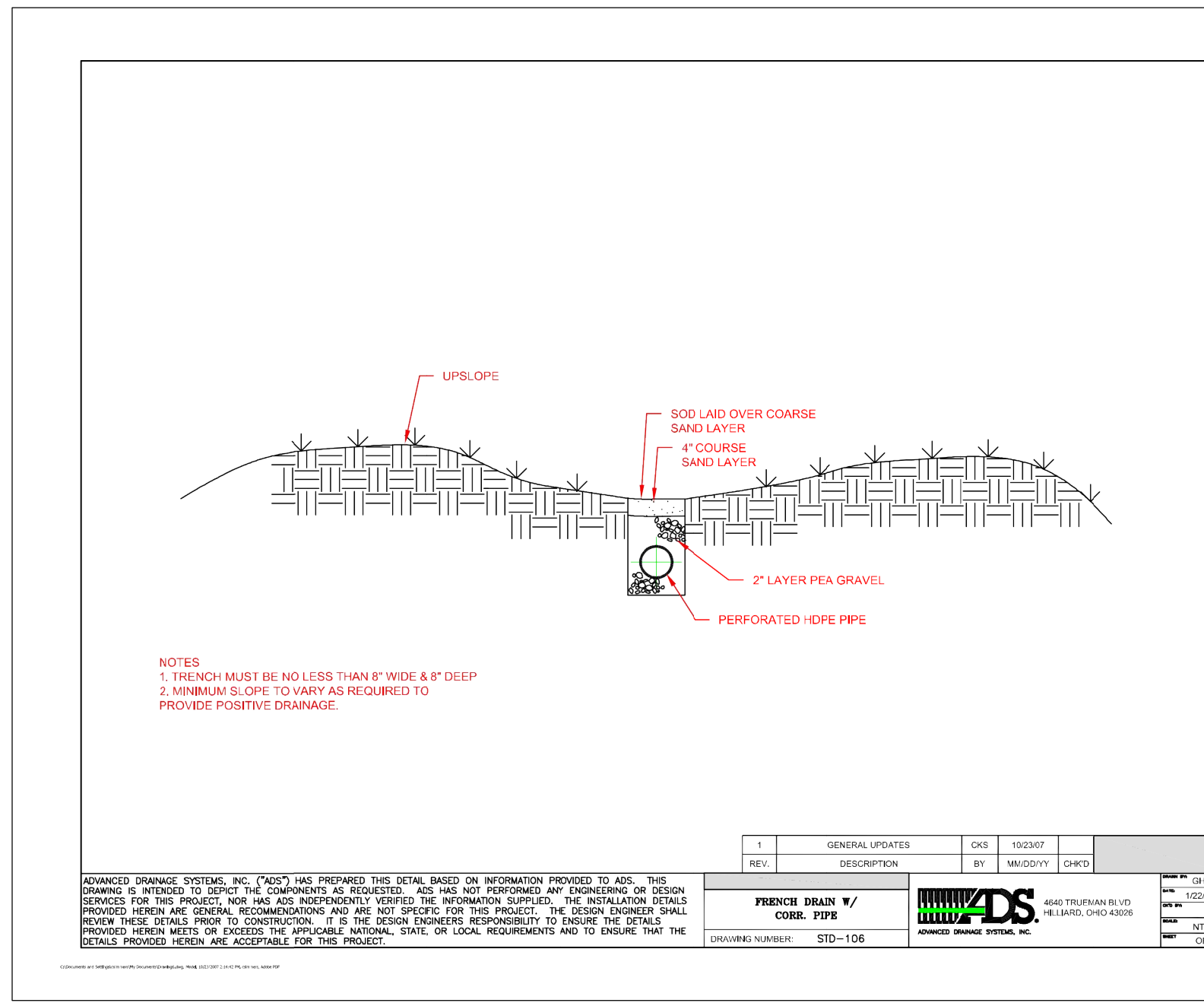


GENERAL NOTES:

- UTILITIES:**
- DAMAGE TO EXISTING UTILITIES CAUSED BY CONTRACTOR OR ITS SUBCONTRACTORS SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY.
 - CONTRACT DOCUMENTS DO NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE OR LOCATION OF UTILITIES. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OR THE NON-EXISTENCE OF UTILITIES. AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION, CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-552-7000) AND/OR THE RESPECTIVE UTILITY COMPANIES FOR GAS, WATER, SEWER, POWER, PHONE AND CABLE. CONTRACTOR SHALL TIMELY ARRANGE TO HAVE THE VARIOUS UTILITIES LOCATED, AND TO HAVE THEM REMOVED OR RELOCATED, OR TO DETERMINE THE METHOD OF PROTECTION ACCEPTABLE TO THE RESPECTIVE OWNER. IF THE METHOD OF PROTECTION IS NOT OTHERWISE SPECIFIED, CONTRACTOR SHALL CONDUCT ITS WORK IN THE VICINITY OF EXISTING UTILITIES IN ACCORDANCE WITH THE RESPECTIVE UTILITIES' RULES AND REGULATIONS. NO BUILDING OR WALL FOUNDATION SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY STORM, SANITARY, WATER, OR GAS LINE. ANY COST INCURRED FOR REMOVING, RELOCATIONS OR PROTECTING UTILITIES SHALL BE BORNE BY CONTRACTOR UNLESS INDICATED OTHERWISE. CONTRACTOR SHALL EXCAVATE TO LOCATE BURIED UTILITIES FAR ENOUGH IN ADVANCE OF ITS WORK TO ALLOW FOR HORIZONTAL AND/OR VERTICAL ADJUSTMENTS TO ITS WORK AND/OR THE UTILITIES. NO ADJUSTMENT IN COMPENSATION OR SCHEDULE WILL BE ALLOWED FOR DELAYS RESULTING FROM CONTRACTOR'S FAILURE TO CONTACT AND COORDINATE WITH UTILITIES.
 - WHEN THE WORK CROSSES EXISTING UTILITIES, THE EXISTING UTILITIES SHALL BE ADEQUATELY SUPPORTED AND PROTECTED FROM DAMAGE DUE TO THE WORK. ALL METHODS FOR SUPPORTING AND MAINTAINING THE EXISTING UTILITIES SHALL BE APPROVED BY THE RESPECTIVE UTILITY COMPANY AND/OR THE ENGINEER. CONTRACTOR SHALL EXERCISE CARE TO INSURE THAT THE GRADE AND ALIGNMENT OF EXISTING UTILITIES ARE MAINTAINED AND THAT NO JOINTS OR CONNECTIONS ARE DISPLACED. BACKFILL SHALL BE CAREFULLY PLACED AND COMPACTED TO PREVENT FUTURE DAMAGE OR SETTLEMENT TO EXISTING UTILITIES. ANY UTILITIES REMOVED AS PART OF THE WORK, AND NOT INDICATED TO BE REMOVED OR ABANDONED, SHALL BE RESTORED USING MATERIALS AND INSTALLATION EQUAL TO THE UTILITY'S STANDARDS.
 - CONTRACTOR SHALL NOTIFY LANDOWNERS, TENANTS AND THE ENGINEER PRIOR TO THE INTERRUPTION OF ANY SERVICES. SERVICE INTERRUPTIONS SHALL BE KEPT TO A MINIMUM.
 - CONTRACTOR SHALL COORDINATE WITH THE CITY TO LOCATE SIGNAL LOOP DETECTORS AND CONDUITS IN ORDER TO AVOID DAMAGE TO THEM. CONTRACTOR SHALL REIMBURSE THE CITY FOR REPAIRING ANY DAMAGE TO SIGNAL LOOP DETECTORS AND CONDUITS CAUSED BY CONTRACTOR'S FAILURE TO SO COORDINATE.
 - ALL RECTANGULAR WATER METER BOXES LOCATED IN SIDEWALKS SHALL BE REPLACED WITH ROUND ONES. THESE WILL BE FURNISHED BY THE CONTRACTOR UPON ONE FULL WORKING DAY NOTIFICATION. THE ADJUSTMENT OF ALL MANHOLE TOPS, WATER VALVE BOXES, GAS VALVE BOXES AND WATER METER BOXES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. COSTS ARE TO BE INCLUDED UNDER THE VARIOUS UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE.
 - CONTRACTOR SHALL NOTIFY THE CITY UTILITIES DIVISION AT LEAST TWO FULL WORKING DAYS IN ADVANCE TO ARRANGE GAS SERVICE LINE ADJUSTMENTS TO BE PERFORMED BY THE CITY.
 - ALL WATER METER, VALVES AND FIRE HYDRANT ADJUSTMENTS/RELOCATIONS SHALL BE PERFORMED BY THE CONTRACTOR.

- CONCRETE AND ASPHALT**
- ALL FORMS SHALL BE INSPECTED BY THE ENGINEER BEFORE ANY CONCRETE IS PLACED. THE ENGINEER MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO REMOVE AND REPLACE CONCRETE PLACED PRIOR TO OR WITHOUT SUCH INSPECTION.
 - ALL MATERIAL INSIDE FORMS SHALL BE CLEAN AND FREE OF ALL ROCKS AND OTHER LOOSE DEBRIS. SUB-BASE MATERIAL SHALL BE COMPACTED BY MECHANICAL MEANS.
 - CONCRETE SHALL NOT BE PLACED UNLESS THE AIR TEMPERATURE IS AT LEAST 40 DEGREES FAHRENHEIT (4°) IN THE SHADE AND RISING.
 - CONCRETE SHALL NOT BE PLACED UNTIL STEEL DOWELS HAVE BEEN INSTALLED IN EXISTING CONCRETE IN ACCORDANCE WITH CITY STANDARDS.
 - 1/2" PREMOULDED EXPANSION JOINT MATERIAL SHALL BE PLACED AT A MAXIMUM OF 30' INTERVALS ON NEW SIDEWALK, CURB, CURB & GUTTER, AT EACH END OF DRIVEWAY ENTRANCES, AT EACH END OF HANDICAP RAMPS, SOME POINT ON ENTRANCE WALKS AND STAIRS ADJUSTMENTS, AND ALONG BUILDINGS AND WALLS WHERE NEW CONCRETE SIDEWALKS ARE PLACED AGAINST THEM.
 - ALL EXISTING CURBS, CURB & GUTTER, SIDEWALK AND STEPS TO BE REMOVED SHALL BE TAKEN OUT TO THE NEAREST JOINT. DEMOLITION AND DISPOSAL COST TO BE INCLUDED IN OTHER UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
 - EXISTING GRANITE CURBS SHALL REMAIN THE PROPERTY OF THE CITY OF CHARLOTTESVILLE. IT SHALL BE REMOVED AND DELIVERED BY THE CONTRACTOR TO THE CITY'S PUBLIC WORKS COMPLEX. COST TO BE INCLUDED UNDER THE VARIOUS UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
 - STREET PAVEMENT STRUCTURE AND PATCHING SHALL BE EXTENDED FROM THE FRONT OF NEW CONCRETE TO THE EXISTING EDGE OF THE EXISTING DRIVEWAY AS DIRECTED BY THE ENGINEER.
 - DRIVEWAY ADJUSTMENTS ARE TO BE DONE IN GENTLE TRANSITIONS RATHER THAN ABRUPT BREAKS AT THE BACK OF WALKS. GRAVEL DRIVEWAYS ABOVE STREET GRADE SHALL BE PAVED FOR A MINIMUM DISTANCE OF 20' BEYOND THE BACK OF THE SIDEWALK OR CURB & GUTTER AREA WHERE APPLICABLE.
 - EXISTING ASPHALT CONCRETE PAVEMENT SHALL BE SAW CUT AND REMOVED AS PER THE SPECIFICATIONS. REMOVAL SHALL BE DONE IN SUCH A MANNER AS TO NOT TEAR, BULGE OR DISPLACE ADJACENT PAVEMENT. EDGES SHALL BE CLEAN AND VERTICAL. ALL CUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE DIRECTION OF TRAFFIC.
 - DISPOSAL OF ALL EXCESS MATERIAL IS THE RESPONSIBILITY OF CONTRACTOR.

- DRAINAGE**
- CONTRACTOR SHALL EXERCISE CARE, ESPECIALLY AT INTERSECTIONS AND GUTTER LINES, TO PROVIDE POSITIVE DRAINAGE. ANY AREAS WHERE WATER IS IMPOUNDED SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL COST. POSITIVE DRAINAGE OF ALL ROADWAY AREAS TO THE STORM DRAIN INLETS OR OTHER ACCEPTABLE DRAINAGE CHANNELS AS NOTED ON THE PLANS IS REQUIRED.
 - CONTRACTOR SHALL MAINTAIN EXISTING STREAMS, DITCHES, DRAINAGE STRUCTURES, CULVERTS AND FLOWS AT ALL TIMES DURING THE WORK. CONTRACTOR SHALL PAY FOR ALL PERSONAL INJURY AND PROPERTY DAMAGE WHICH MAY OCCUR AS A RESULT OF FAILING TO MAINTAIN ADEQUATE DRAINAGE.
 - ALL PIPES, D'S AND OTHER STRUCTURES SHALL BE INSPECTED BY THE ENGINEER BEFORE BEING BACKFILLED OR BURIED. THE ENGINEER MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO UNCOVER AND RE-COVER SUCH STRUCTURES IF THEY HAVE BEEN BACKFILLED OR BURIED WITHOUT SUCH INSPECTION.
 - ALL CATCH BASINS ENCOMPASSED WITH NEW CONSTRUCTION SHALL BE CONVERTED TO DROP INLETS.
 - CLASS I RIP RAP MODIFICATIONS ALLOWS FOR A REDUCTION IN STONE DEPTH FROM 2.0' TO A MINIMUM OF 1.0' AS DIRECTED BY THE ENGINEER.
 - REMOVED PIPE SHALL BE THE PROPERTY OF CONTRACTOR AND IF NOT SALVAGED FOR RE-USE, SHALL BE DISPOSED OF LAWFULLY.
 - ALL STORM SEWER PIPE AND DROP INLETS SHALL BE CLEARED OF DEBRIS AND ERODED MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL STORM SEWER PIPE JOINTS SHALL BE SEATED AND SEALED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
 - ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT INTO EXISTING PIPE SHALL BE TIED INTO NEW PIPE. ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT BLOCKED OR DISRUPTED FROM THEIR PRE-CONSTRUCTION.



REVISIONS

REVISION DESCRIPTION	DATE
INITIAL SUBMISSION OF FINAL SITE PLAN	05/12/14
SUBMISSION OF SITE PLAN AMENDMENT	06/16/14
REVISIONS OF SITE PLAN AMENDMENT	07/25/14
REVISIONS OF SITE PLAN AMENDMENT BASED ON BAR COMMENTS	09/03/14
REVISIONS OF SITE PLAN AMENDMENT BASED ON CITY REVIEW COMMENTS	09/18/14
REVISIONS OF SITE PLAN AMENDMENT BASED ON BAR REVIEW COMMENTS	09/30/14

COLLINS ENGINEERING

200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902-434.293.3719

427 PARK STREET SITE PLAN AMENDMENT

NOTES & DETAILS

PROJECT: 122077

SCALE: 1"=10'

SHEET NO. 4

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