

From: Scala, Mary Joy
Sent: Thursday, January 22, 2015 12:53 PM
To: Marcy Hooker - Parish Administrator - Christ Episcopal Church (marcy@christchurchville.org);
'William H. Blodgett'
Subject: BAR Action - Jan 20, 2015 - 120 W High Street

January 22, 2015

Christ Episcopal Church
100 W Jefferson Street
Charlottesville, VA 22902

Certificate of Appropriateness Application

BAR 15-01-02
120 W High Street
Tax Parcel 330184000
William Blodgett, Applicant/Christ Episcopal Church, Owner
Demolish Concrete Curbing and Memorial Garden Site Work

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on January 20, 2015. The following action was taken:

Accepted (7-0) the applicant's request for deferral for up to 3 months.

Some BAR comments were: submit a plan that shows both sides of entry; replace spruce with similar tree that is compatible with scale of church and Gothic design; did not like rectilinear landscaping along curved path; wanted the gate moved back; want better visual depiction of gate; show measurements of gate; show tensile fence; show lighting details; investigate replacing concrete curbing or explore other alternate, permanent material with more resolved design for entire corner.

Resubmit when you are ready. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
January 20, 2015**



Certificate of Appropriateness Application

BAR 15-01-02

120 West High Street

Tax Parcel 330184000

Christ Episcopal Church, Owner/William Blodgett, Applicant

Demolish Concrete Curbing and Memorial Garden Site Work

Background

This property is designated a contributing structure in the North Downtown ADC district.

Application

The applicant is requesting a certificate of appropriateness for work that was already completed, which includes demolishing the historic concrete curbing, taking down a large tree, and the construction of a memorial garden with surrounding landscaping and gravel path. This work was completed and went through site plan review and approval with the City of Charlottesville in order to relieve drainage problems found on site.

The applicant is requesting to replace the concrete curbing, which they describe as the "missing and severely damaged remaining quarter-round concrete retaining structure, separating the slightly higher lawn area from the existing sidewalk and front walk that acts as the church's main entry" with individual stone blocks. In addition they would like to add a gate and possible lighting to the memorial garden.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

Pertinent Design Review Guidelines for Site Design

B. PLANTINGS

Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

- 1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.*

- 2) *Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.*
- 3) *Use trees and plants that are indigenous to the area.*
- 4) *Retain existing trees and plants that help define the character of the district, especially street trees and hedges.*
- 5) *Replace diseased or dead plants with like or similar species if appropriate.*
- 6) *When constructing new buildings, identify and take care to protect significant existing trees and other plantings.*
- 7) *Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.*
- 8) *Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.*

C. WALLS AND FENCES

There is a great variety of fences and low retaining walls in Charlottesville's historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

1. *Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.*
2. *When a portion of a fence needs replacing, salvage original parts for a prominent location.*
3. *Match old fencing in material, height, and detail.*
4. *If it is not possible to match old fencing, use a simplified design of similar materials and height.*
5. *For new fences, use materials that relate to materials in the neighborhood.*
6. *Take design clues from nearby historic fences and walls.*
7. *Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.*
8. *Traditional concrete block walls may be appropriate.*
9. *Modular block wall systems or modular concrete block retaining walls are strongly discouraged, but may be appropriate in areas not visible from the public right-of-way.*
10. *If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.*
11. *Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.*
12. *Fences should not exceed six (6) feet in height in the side and rear yards.*
13. *Fence structure should face the inside of the fenced property.*
14. *Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use brick or painted wood fence or heavily planted screen as a buffer.*
15. *Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.*
16. *Retaining walls should respect the scale, materials and context of the site and adjacent properties.*
17. *Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.*

D. LIGHTING

Charlottesville's residential areas have few examples of private site lighting. Most houses, including those used for commercial purposes, have attractive, often historically styled fixtures located on the

house at various entry points. In the commercial areas, there is a wide variety of site lighting including large utilitarian lighting, floodlights and lights mounted on buildings. Charlottesville has a "Dark Sky" ordinance that requires full cutoff for lamps that emit 3,000 or more lumens. Within an ADC District, the BAR can impose limitations on lighting levels relative to the surrounding context.

- 1) In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.
- 2) Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.
- 3) In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.
- 4) Do not use numerous "crime" lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.
- 5) In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.
- 6) Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.
- 7) Consider motion-activated lighting for security.

E. WALKWAYS AND DRIVEWAYS

Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of driveways.

- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
- 2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
- 3) Gravel or stone dust may be appropriate, but must be contained.
- 4) Stamped concrete and stamped asphalt are not appropriate paving materials.
- 5) Limit asphalt use to driveways and parking areas.
- 6) Place driveways through the front yard only when no rear access to parking is available.
- 7) Do not demolish historic structures to provide areas for parking.
- 8) Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.

Pertinent Design Review Guidelines for Public Improvements

D. STREETS, WALKS, AND CURBS

1. Retain historic paving or curbing.
2. If any historic paving or curbing is uncovered in future public projects, consider reusing it or parts of it in the new project.
3. Make street paving consistent throughout districts.
4. When widening existing streets provide sidewalks, street trees, and other elements that maintain the street wall and emphasize the human scale.
5. Limit paved areas to streets, driveways, and pedestrian areas.
6. Consider using some type of distinctive crosswalks at key intersections or crossings.
7. Avoid faux techniques or appearances in materials, such as stamped asphalt or concrete.
8. When sidewalks must be repaired, match adjacent materials in design, color, texture, and tooling.
9. Avoid variation in sidewalk and curb materials.

- 10. When sidewalks need replacement, use a paving unit, such as brick or concrete with a tooled or saw cut joint that relates to the scale of the districts.*
- 11. Avoid excessive curb cuts for vehicular access across pedestrian ways.*
- 12. Where curb cuts are necessary, they should be consistent with other curb cuts in the area.*
- 13. Do not block sidewalks with street furniture elements.*
- 14. Remove obsolete signs and poles.*

E. STREET TREES AND PLANTINGS

- 1. Maintain existing plantings in public rights of way.*
- 2. Replace damaged or missing street trees with appropriate species. New street trees should be planted in appropriate locations. Consult the City-approved plant list.*
- 3. Install plantings in areas like medians, divider strips, and traffic islands.*
- 4. Locate planters so that they do not block sidewalks.*

Discussion and Recommendations

Staff attached a copy of the previously approved site plan. The proposal is to replace the 12" spruce with a Witchhazel.

The mass, scale, and profile of the Memorial Garden gate with the surrounding landscape should be taken into account.

Also, the drain opening found in the front needs to be addressed. Perhaps it can be cut down so it is more even with the grass area. After this is done a grate should be placed over the top of it for public safety and to improve the aesthetic view of the overall landscape.

An unfortunate reality downtown is that benches are frequently used in off-hours by other persons. Perhaps a different design should be considered that discourages sleeping, or motion sensor lighting may be a deterrent.

Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Public Improvements, I move to find that the proposed changes do/do not satisfy the BAR's criteria and guidelines and are compatible/not compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves/denies the application as submitted.

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 116 West High Street
 Map and Parcel: 33-184
 Census Tract & Block: 1-315
 Present Owner: Christ Episcopal Church
 Address: 116 West High Street
 Present Use: Church
 Original Owner: Episcopal Church
 Original Use: Church

BASE DATA

Historic Name: Christ Episcopal Church
 Date/Period: 1895-98
 Style: Late Gothic Revival
 Height to Cornice:
 Height in Stories: 2 with tower
 Present Zoning: B-1
 Land Area (sq.ft.): 120 x 107
 Assessed Value (land + imp.): 26,620 + 253,650 = 280,270

ARCHITECTURAL DESCRIPTION

This church is a fine example of the late Gothic Revival design, which was based on English precedent. The building is constructed of coursed rusticated granite quarried in Richmond. A large rose window, flat buttresses, entrance portal, and two square towers of different heights are featured on the facade. The ridge of the roof is marked by iron cresting designed with crenelations. The interior of the church has beautiful stained glass windows, some of which were bought from the studio of L. C. Tiffany. The ceiling is supported by a series of splendid hammer beams.

HISTORICAL DESCRIPTION

The present structure replaced a Neo-Classical one designed by Thomas Jefferson, which was erected 1824-25, and demolished in 1895. At that time the present church was begun. Although the building was largely completed by 1898, a 1906 reference refers to it as still unfinished.

GRAPHICS

CONDITIONS

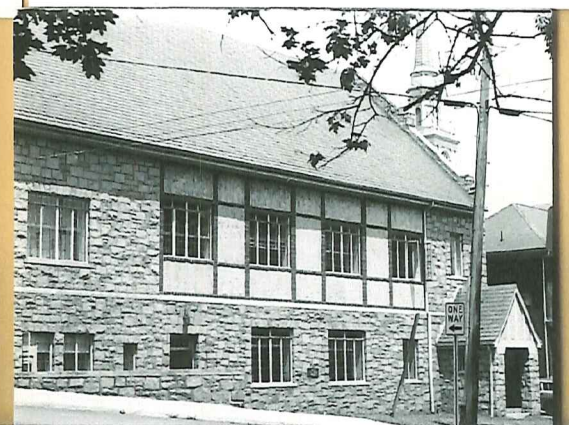
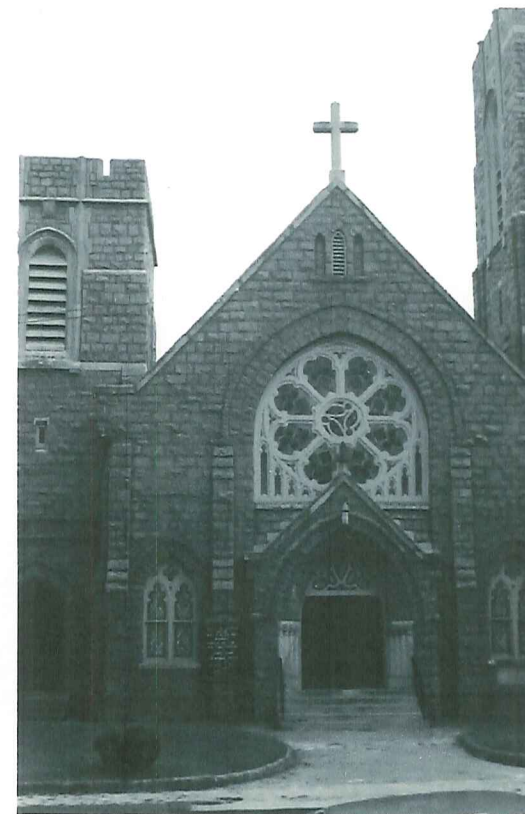
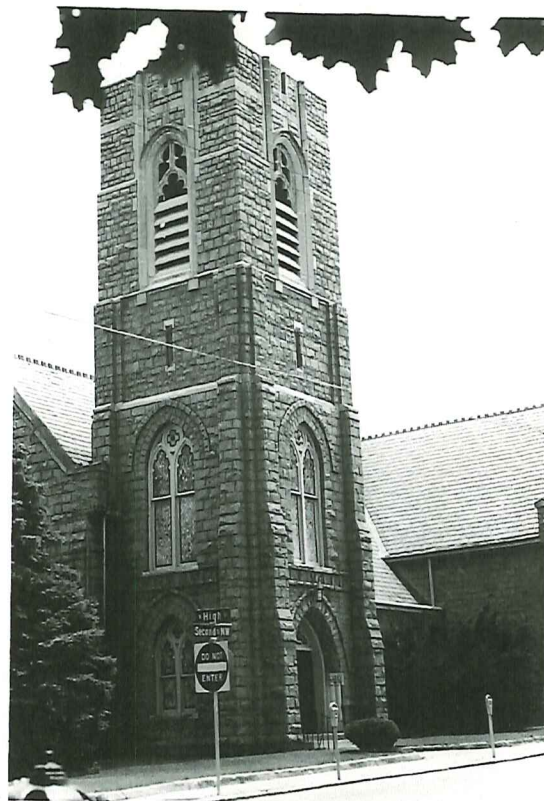
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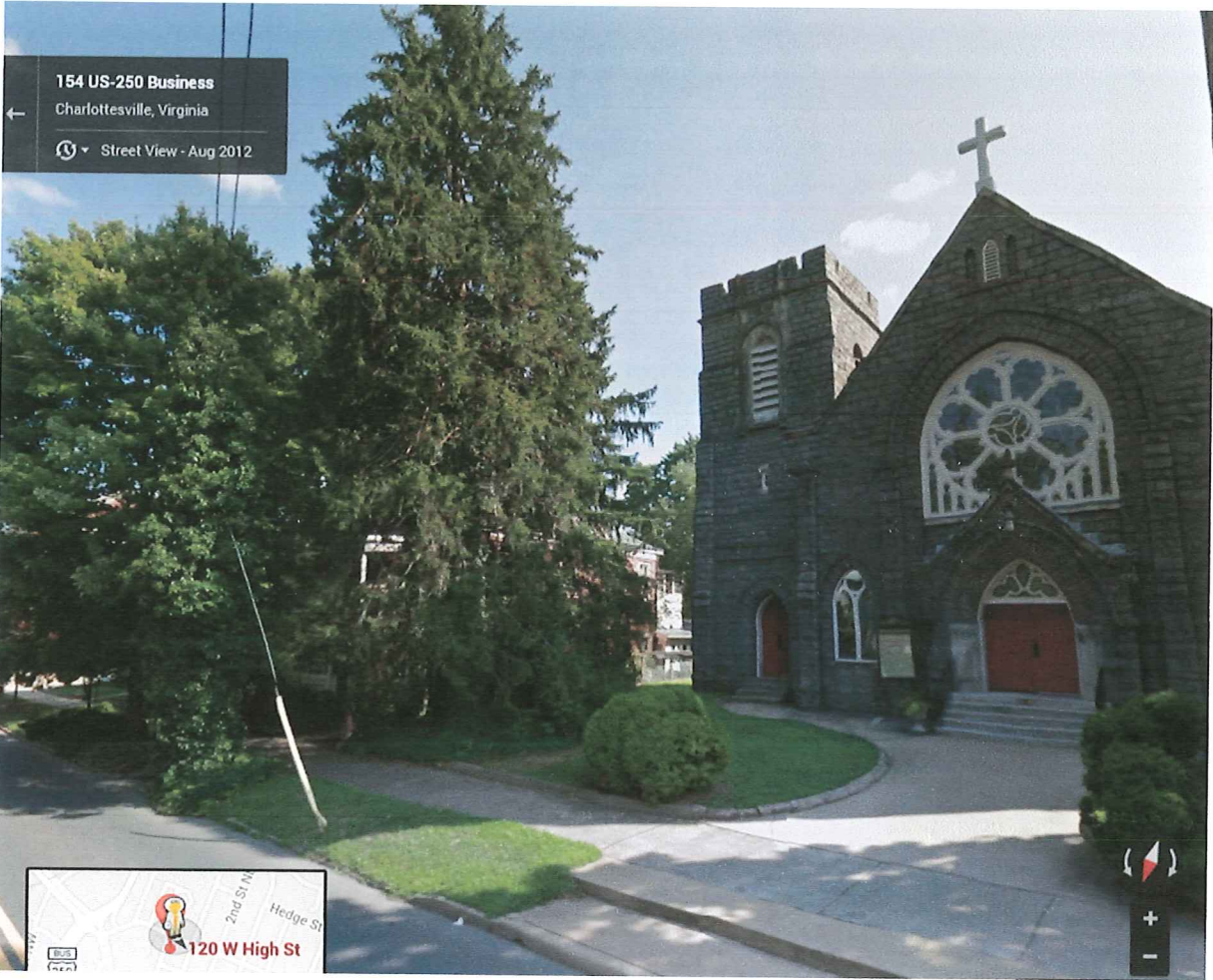
SOURCES

Alexander's Recollections, p. 49.
Daily Progress, "Illustrated Ed.", 1906.

NAME BUCHANAN PRESBYTERIAN CHURCH County/City BOTETOURT CO./BUCHANAN

VIRGINIA HISTORIC LANDMARKS COMMISSION







Before work commenced - looking east on High Street



Before work commenced - looking East on High Street



BARTLETT TREE EXPERTS

1185 FIVE SPRINGS ROAD, CHARLOTTESVILLE, VA 22902-8785 • (434) 971-3020 • FAX (434) 971-1331

8/27/13

Mrs. Marcy Hooker
Christ Episcopal Church, Parish Administrator
120 West High Street
Charlottesville, VA 22902

Mrs. Hooker,

I am writing to address the large Norway Spruce and Cedar trees at the left front of the Christ Episcopal Church property. These trees will be impacted by the installation of the necessary drainage lines for the upcoming memorial garden project. The drainage lines will come within 5-10' of the base of the trees and many if not most of the significant roots on the building side of the trees will be cut in the process. Spruce is a relatively shallow rooted tree and many of the roots are visible on the ground surface. Cutting of these roots will have a major impact on the health and stability of the trees as the roots on the other side of the trees are constrained by the nearby retaining wall, driveway, and road. The likely result of this root damage is the slow decline (and possible death) of the trees. In addition to the certain decline, the stability of the trees would be reduced and make them a moderate risk for failure. For these reasons I would recommend removal of the trees and replacement with an appropriate species.

The Cedar that is near the Spruces is mostly dead from competition and its close proximity to the 2 Spruces. Even though this tree would not be impacted as severely by the root damage, I would recommend removal. The tree is not healthy and would not be safe without the protection of the nearby Spruce trees.

Sincerely,

Michael Abbott
Arborist and Local Manager, Bartlett Tree Experts
ISA Board Certified Master Arborist
MS in Forestry

THE F.A. BARTLETT TREE EXPERT COMPANY
SCIENTIFIC TREE CARE SINCE 1907

Corporate Office: P.O. Box 3067, Stamford, Connecticut 06905-0067 • (203) 323-1131, FAX (203) 323-1129
www.bartlett.com

X-IronPort-Anti-Spam-Filtered: true

X-IronPort-Anti-Spam-Result:

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X-IPAS-Result:

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+gz2DU1tRgUV+AQEB

X-Sender-IP: 64.12.143.76

From: WASICC@aol.com

Full-name: WASICC

Date: Fri, 16 Jan 2015 16:12:21 -0500

Subject: Christ Episcopal Church Curbing

To: whb5k@virginia.edu

X-Mailer: AOL 9.7 sub 2046

X-Originating-IP: [50.199.20.61]

x-aol-global-disposition: G

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=mx.aol.com;

s=20140625; t=1421442741;

bh=S4fTNk9lVWrKXJCYpenJsB3lOLuxX1QdBfn7sduM9o4=;

h=From:To:Subject:Message-ID:Date:MIME-Version:Content-Type;

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p0HWOGEVNEwHqjfBCf3BjscAMhq59mc6RHeF5b9U=

x-aol-sid: 3039ac1add8f54b97eb55348

Bill,

After field review of your existing quarter round curbing we do not believe it would be economically feasible to replace this shaped curbing.

W.A. Scherer III PE

Innovative Construction Concepts, Inc.

1811 Avon Street Ext.

Charlottesville, VA 22902

434-977-0444 office

434-295-9993 fax

434-962-9751 cell

Scala, Mary Joy

From: jbright075@aol.com
Sent: Monday, January 19, 2015 10:07 AM
To: Scala, Mary Joy
Subject: Concerns

Maryjoy,

I am not sure that I can attend the BAR meeting tomorrow evening, so I wanted to express my concerns.

I believe the Episcopal Church on High St. should have to replace the concrete half round curbing that they removed. I think the historic curbing needs to be replaced to maintain the historic fabric of the rest of the block. This curbing is not unique to only the church, most of the historic properties that front on High St have this same type of curbing. I am concerned this would set a precedent that the historic fabric only applies to certain aspects of architectural elements.

Secondly, is there a rendering of the new front to 313 E. Main St. ?

Thank you

Jon Bright
President NDRA

109 Altamont Cir.



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. Make checks payable to the City of Charlottesville.

The BAR meets the third Tuesday of the month.

Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 4 p.m.

Owner Name	<u>Christ Episcopal Church</u>	Applicant Name	
Project Name/Description	<u>Replace Deteriorated & Missing Concrete with Granite</u>	Parcel Number	<u>330184000</u>
Property Address	<u>120 W. High Street</u>		

Applicant Information

Address: 100 W. Jefferson St

Charlottesville, VA 22902

Email: marcy@christchurchva.org

Phone: (W) 434-293-2347 (H) _____

FAX: 434-977-1227

Property Owner Information (if not applicant)

Address: _____

Email: _____

Phone: (W) _____ (H) _____

FAX: _____

Do you intend to apply for Federal or State Tax Credits for this project? No

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Marcy Hooker 12-19-14
Signature Date

MARCY HOOKER 12-19-14
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Marcy Hooker 12-19-14
Signature Date

MARCY HOOKER 12-19-14
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Replace missing and severely damaged, remaining quarter-round concrete retaining structure, separating slightly higher lawn area from existing sidewalk and front walk to church main entry.

List All Attachments (see reverse side for submittal requirements):
(To be submitted electronically on/ before 1/8/15, per instructions from Mary Joy Scala.)

For Office Use Only

Received by: O. Eubank

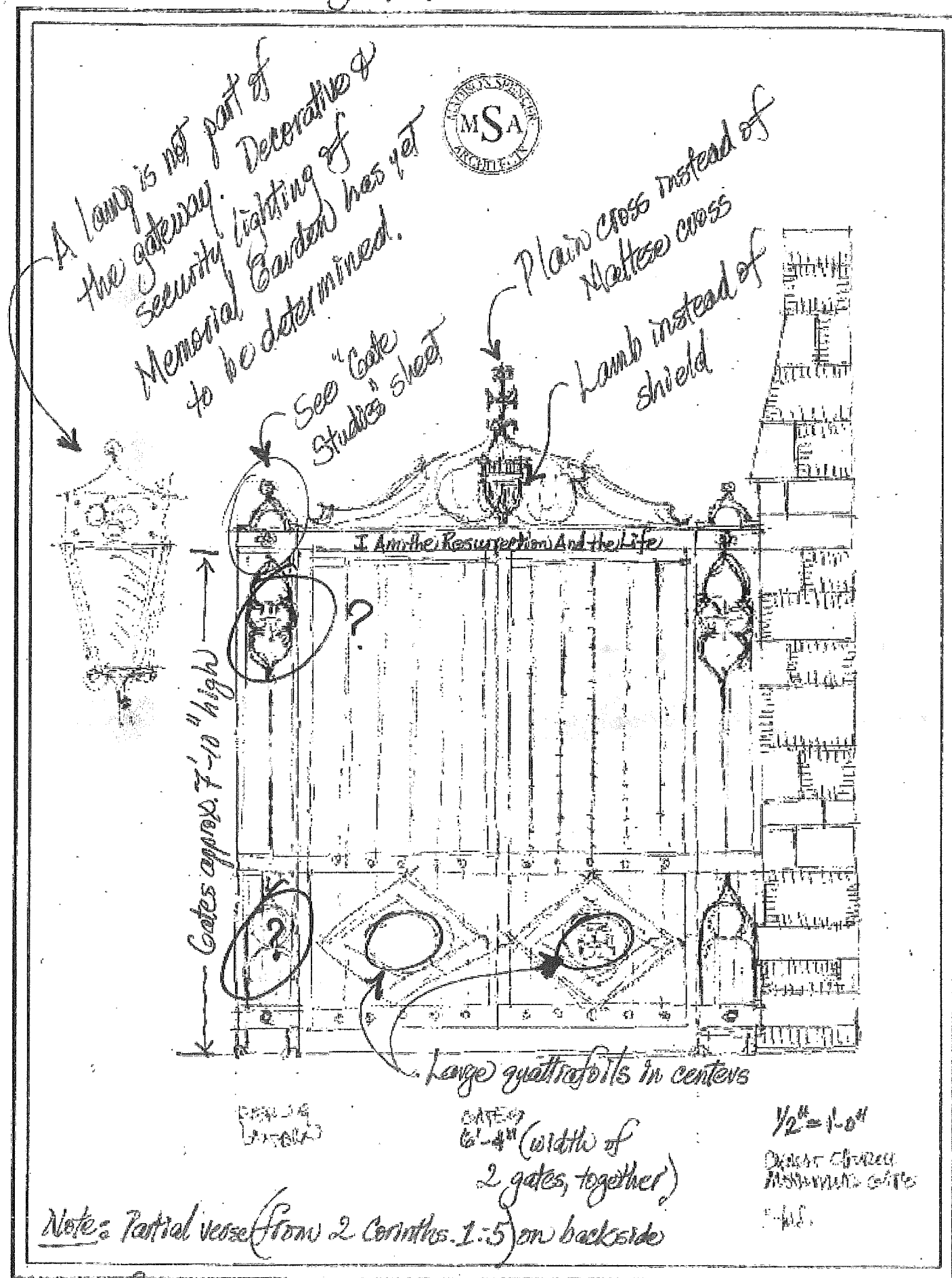
Fee paid: 125.00 Cash/Ck. # 1920

Date Received: 12/31/14

Approved/Disapproved by: _____

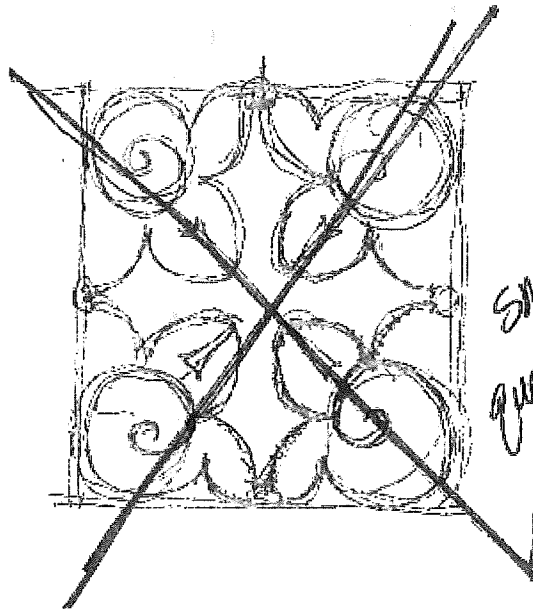
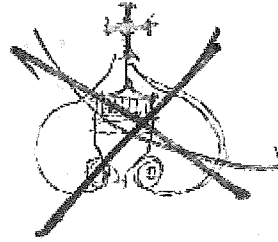
Date: _____

Conditions of approval: _____

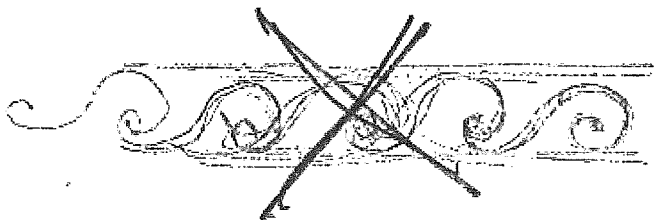
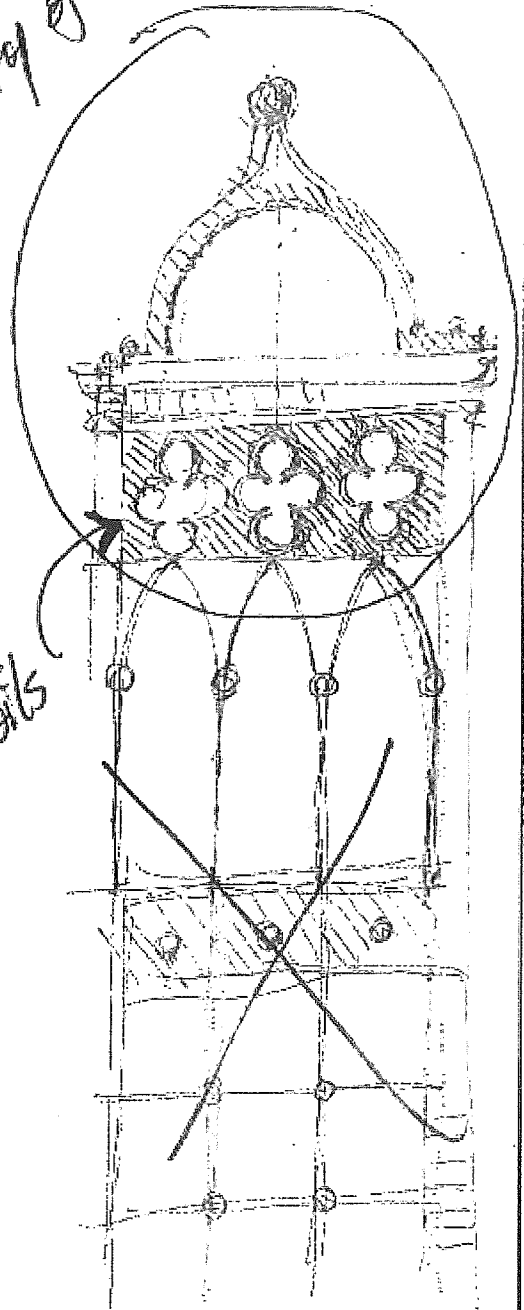




At top of 2 gate posts



Small quatrefoils

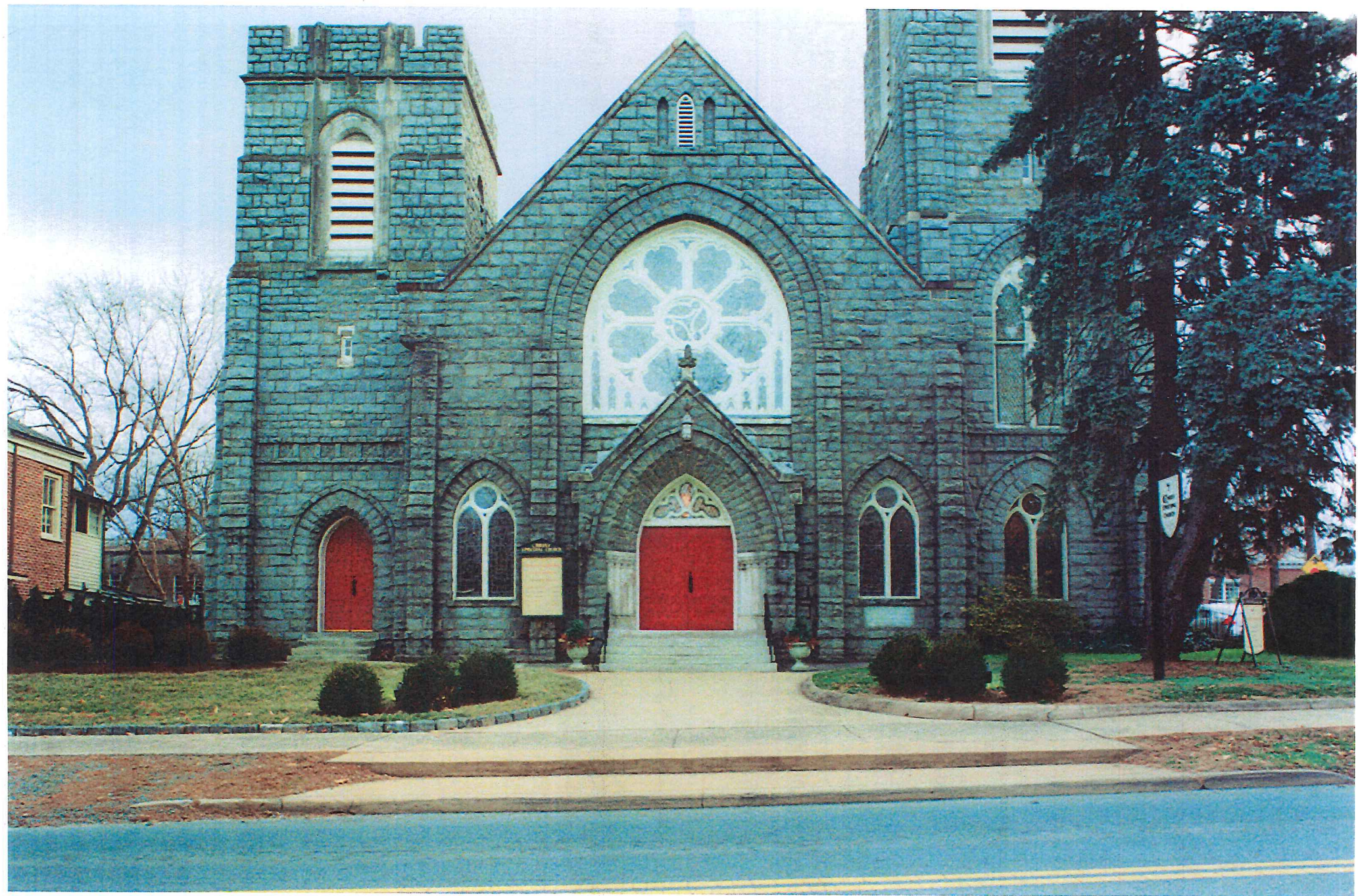


— GATE POSTS —
CARRY
CURVE
RHS.



THE GOOD DOCTOR AND THE LIFE



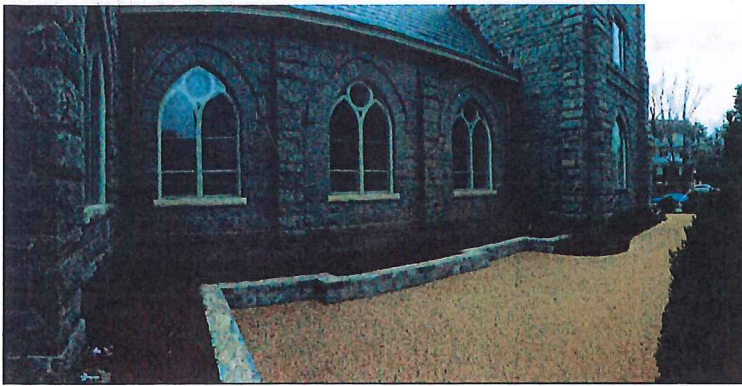














Remaining curbing 1



Remaining curbing 2



Remaining curbing 3



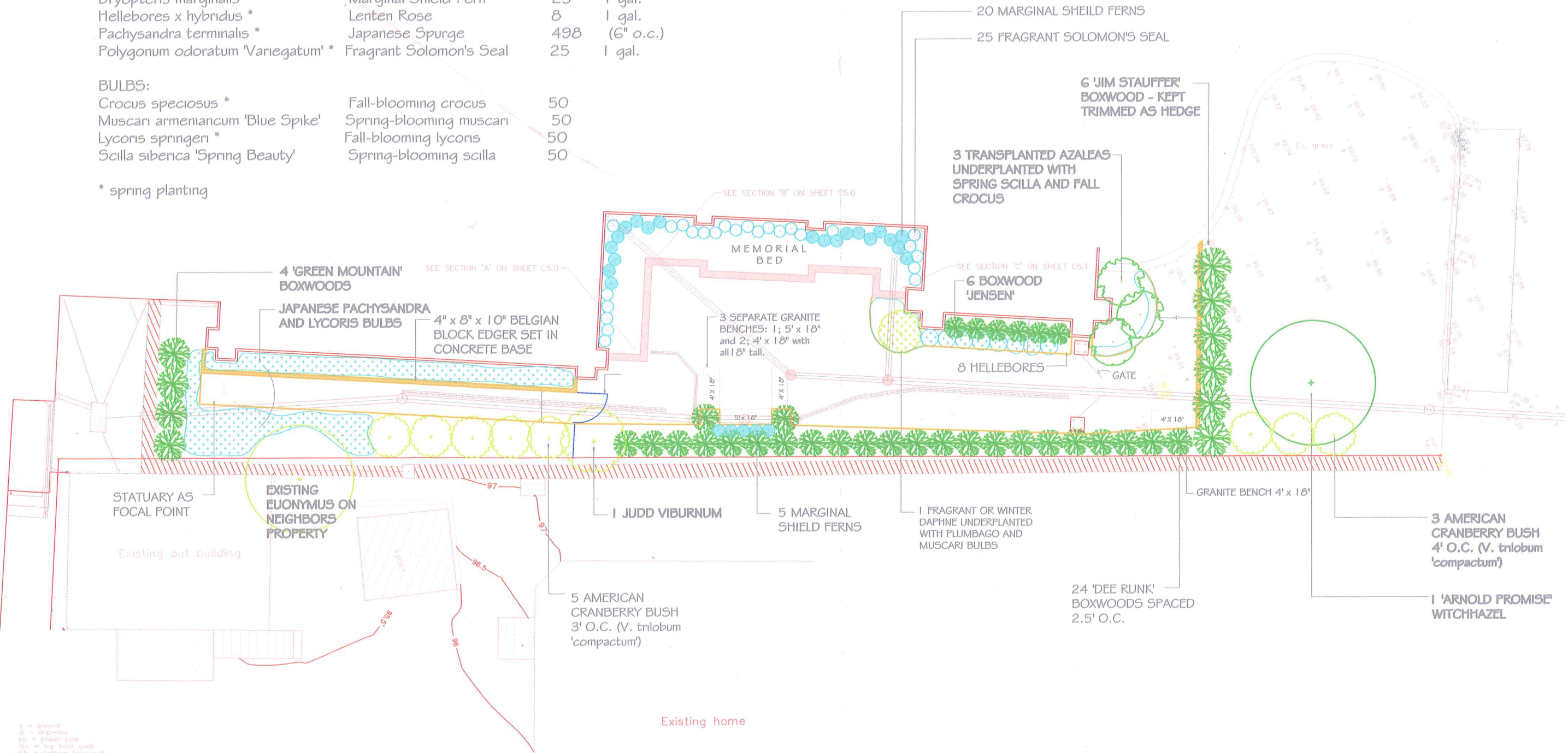
Salvaged concrete curbing

PLANT LIST FOR CHRIST EPISCOPAL CHURCH MEMORIAL GARDEN

SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE
WOODIES:			
Buxus sempervirens 'Dee Runk'	'Dee Runk' Boxwood	24	4-5'
Buxus sempervirens 'Jensen'	'Jensen' Boxwood	6	
Buxus microphylla 'Jim Stauffer'	'Jim Stauffer' Boxwood	6	24-36"
Buxus x 'Green Mountain'	'Green Mountain' Boxwood	4	24-36"
Daphne odora aureomarginata	Fragrant or Winter Daphne	1	3 gal.
Hamamelis x intermedia 'Arnold Promise'	'Arnold Promise' Witchhazel	1	B#B
Viburnum trilobum 'compactum'	American Cranberrybush	8	3 gal. or B#B
Viburnum x juddii	Judd Viburnum	1	3 gal.
HERBACEOUS:			
Ceratostigma plumbaginoides *	Plumbago or Lungwort	80	2.5" pots
Dryopteris marginalis *	Marginal Shield Fern	25	1 gal.
Hellebores x hybridus *	Lenten Rose	8	1 gal.
Pachysandra terminalis *	Japanese Spurge	498	(6" o.c.)
Polygonum odoratum 'Variegatum' *	Fragrant Solomon's Seal	25	1 gal.
BULBS:			
Crocus speciosus *	Fall-blooming crocus	50	
Muscari armenianicum 'Blue Spike'	Spring-blooming muscari	50	
Lycoris springeri *	Fall-blooming lycoris	50	
Scilla siberica 'Spring Beauty'	Spring-blooming scilla	50	

* spring planting

EXISTING TOPOGRAPHY, GRADING, AND DRAINAGE
BASED ON DRAWINGS BY BRIAN P. SMITH, PE CIVIL
ENGINEERING, INC. [include final revision date here]



1. The property line shown hereon is from a current field run survey.
2. The contours shown are from a current topographic survey.
3. Contour interval = 0.5'

Memorial Garden Planting Plan
Christ Episcopal Church
120 W. High Street Charlottesville, VA 22902

Prepared by: Melissa A. Morrison, Landscape Designer
1781 White Hall Road, Crozet, VA
434 823-2089

DATE:
11/21/13
SCALE:
1" = 5'
SHEET:

CHRIST EPISCOPAL CHURCH MEMORIAL GARDEN

CHARLOTTESVILLE, VIRGINIA

T.M.P. 33-184
Christ Episcopal Church

PHASE 1
disturbed area=2,055 SF

RECEIVED
AUG 28 2013

APPROVAL BLOCK

Director, Neighborhood Development Services *Brian P. Smith* 8/21/13
Date

OWNER / DEVELOPER

Christ Episcopal Church
West High Street
Charlottesville, VA 22902
T.M.P. 33-184 & 185

BENCHMARK

Top of iron on eastern property corner adjacent to the alley
Elevation = 109.07
Elevations are assumed

DISTURBED AREA

1,894 SF

SOURCE OF BOUNDARY & TOPO

Residential Surveying Services
1701D-7 Allied Street
Charlottesville, VA 22903
(434) 245-8744
Job number 11-068-01

This topographic survey was completed under the direct and responsible charge of Robert W. Coleman, Jr., L.S., license no. 2007. It is from an actual ground survey made under his supervision. The field data was obtained on or about June 5, 2012. This map meets minimum accuracy standards. No title report was provided. Easements and utilities other than those shown may exist. The underground utility lines shown are according to the markings from Miss Utility. The boundary lines shown hereon, are according to field evidence and record plats and descriptions. Survey performed without the benefit of a title report and may not indicate all encumbrances on the property.

NOTES

- All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).
- The location of existing utilities across or along the line of the proposed work are not necessarily shown on the plans and where shown are only approximately correct. The contractor shall on his own initiative locate all underground lines and structures as necessary.
- The contractor shall verify the locations of all boundaries, buildings, vegetation and other pertinent site elements.
- The contractor shall be responsible for notifying "MISS UTILITY" - 811.
- Any damage to existing utilities caused by the contractor or its subcontractors shall be the contractor's sole responsibility to repair. This expense is the contractor's responsibility.
- Erosion and siltation control measures may be requested during construction.
- All slopes and disturbed areas are to be stabilized with handscaping or fertilized, seed and mulched.
- All material inside concrete forms shall be clean and free of all rocks and other loose debris. Sub-base material shall be compacted by mechanical means. Remove all standing water from area inside forms.
- Concrete shall not be placed unless the air temperature is at least 40 degrees in the shade and rising. Material shall not be placed on frozen subgrade.
- The contractor shall exercise care to provide positive drainage to the storm inlets or other acceptable drainage paths in all locations.
- The contractor shall be responsible for the integrity of the existing retaining walls, especially the leaning brick capped wall that runs along the adjoining property line. He shall take all precautions to protect it, even if it involves temporary supports.
- The contractor shall be experienced in this type of work.

DATE
Sept. 26, 2012

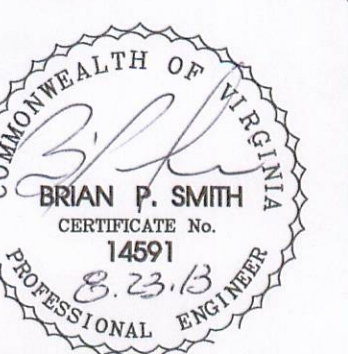
REVISIONS

Oct. 26, 2012
Feb. 11, 2013
April 23, 2013
June 12, 2013
August 23, 2013

CHRIST EPISCOPAL CHURCH
MEMORIAL GARDEN

EXISTING TOPOGRAPHY

SCALE
1" = 5'



BRIAN P. SMITH, PE
CIVIL ENGINEERING, INC.

GOLF COURSE DESIGN
SITE DESIGN - LAND PLANNING

105 WEST HIGH STREET
CHARLOTTESVILLE, VA 22902
TEL: (434) 296-3644
FAX: (434) 296-2041
bpspe@embarcmail.com

JOB NUMBER
12-013-00

DWG. NAME
Site plan 2.pro

SHEET
C1.0