

PLAN OF DEVELOPMENT AMENDMENT



STORE #1342

**LOCATION OF SITE
7125 FOREST HILL AVE
RICHMOND, VA 23225
PARCEL ID: C0040823066**

REFERENCES AND CONTACTS

REFERENCES
 ♦ALTA/ NSPS LAND TITLE SURVEY:
 BOHLER
 12825 WORLDGATE DRIVE, SUITE 700
 HERNDON, VIRGINIA 20170
 DATED: 07/30/21
 SURVEY JOB #: SV206501
 ELEVATIONS: NAVD83
 ♦ARCHITECTURAL A-BASE:
 HILL FOLEY ROSSI
 3680 PLEASANT HILL ROAD, SUITE 200
 DULUTH, GA 30096
 DATED: 08/05/21
GOVERNING AGENCIES
 ♦CITY OF RICHMOND PLANNING DEPARTMENT
 900 E. BROAD ST ROOM 110
 RICHMOND, VA 23219
 (804) 646-8340
 ♦BUILDING DEPARTMENT
 CITY OF RICHMOND PERMITS AND INSPECTIONS
 900 E. BROAD STREET, ROOM 108
 RICHMOND, VA 23219
 PHONE: (804) 646-4169
 ♦FIRE DEPARTMENT
 900 E. BROAD STREET
 RICHMOND, VA 23219
 (212) 555-8333
 (804) 646-5100

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

GENERAL NOTES

ZONING B-2
 MAP REFERENCE NUMBER C0040823066
 OWNER WOODY R E OUTLOTS LLC
 DEVELOPER CHICK-FIL-A
 PROJECT SUMMARY THE PURPOSE IS TO CONSTRUCT A BUILDING ADDITION, CANOPIES, AND PARKING LOT IMPROVEMENTS.
 EXISTING USE FAST FOOD RESTAURANT
 PROPOSED USE FAST FOOD RESTAURANT
 ACREAGE 1.54 AC
 BUILDINGS ONE STORIES ONE SQUARE FEET 4,862 SF
 HEIGHT 23 FT
 PARKING SPACES REQUIRED 50 SPACES
 PARKED SPACES PROVIDED 50 SPACES



LOCATION MAP

SCALE: 1"=2000'
 PLAN REFERENCE:
 COPYRIGHT: MICROSOFT CORPORATION

OWNER

WOODY R E OUTLOTS LLC
 7113 THREE CHOPT ROAD SUITE 210
 RICHMOND, VA 23226

DEVELOPER

CHICK-FIL-A INC
 5200 BUFFINGTON ROAD
 ATLANTA, GA 30349-2999
 CONTACT: CHAD ROSS
 PHONE: (878) 836-8524
 FAX (404) 765- 8330

PREPARED BY



CONTACT: JOHN C. WRIGHT, P.E.

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-0.0
GENERAL NOTES	C-0.1
GENERAL NOTES AND LEGEND	C-0.2
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EXISTING CONDITIONS AND DEMOLITION PLAN	C-1.2
SITE PLAN	C-2.0
GRADING PLAN	C-3.0
EROSION AND SEDIMENT CONTROL PLAN PHASE I	C-3.1
EROSION AND SEDIMENT CONTROL PLAN PHASE II	C-3.2
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UTILITY PLAN	PS-1.0
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LANDSCAPE NOTES AND DETAILS	L-1.1
SITE DETAILS	C-4.0 - C-4.4



Know what's below.
 Call before you dig.
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 It's fast. It's free. It's the law.

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BOHLER
 9100 ARBORETUM PKWY, SUITE 360
 RICHMOND, VIRGINIA 23236
 Phone: (804) 893-8200
 VA@BohlerEng.com

STORE
 SERIES 04 -162R
 STRATFORD HILLS
 7125 FOREST
 HILL AVE,
 RICHMOND, VA

SHEET TITLE
COVER SHEET

DWG EDITION 02.4

PRELIMINARY
 80% SUBMITTAL
 FOR CONSTRUCTION

JOB NO. : V206501
 STORE : 1342
 DATE : 10/04/2021
 DRAWN BY : GMJ
 CHECKED BY : JCW
 CAD ID : CND5-0

SHEET

C-0.0

STANDARD DRAWING LEGEND FOR ENTIRE PLAN SET			STANDARD ABBREVIATIONS	
LIMIT OF WORK LOW LOW			AC ACRES	
LIMIT OF DISTURBANCE LOD LOD			ADA AMERICANS WITH DISABILITY ACT	
<i>EXISTING NOTE</i>	TYPICAL NOTE TEXT	PROPOSED NOTE	FOR ENTIRE PLAN SET	
	ONSITE PROPERTY LINE / R.O.W. LINE		ARCH ARCHITECTURAL	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE		BC BOTTOM OF CURB	
	EASEMENT LINE		BF BASEMENT FLOOR	
	SETBACK LINE		BK BLOCK	
			BL BASELINE	
			BLDG BUILDING	
			BM BUILDING BENCHMARK	
			BRL BUILDING RESTRICTION LINE	
			CF CUBIC FEET	
			CL CENTERLINE	
			CMP CORRUGATED METAL PIPE	
			CONN CONNECTION	
			CONC CONCRETE	
			CPP CORRUGATED PLASTIC PIPE	
			CY CUBIC YARDS	
			DEC DECORATIVE	
			DEP DEPRESSED	
			DIP DUCTILE IRON PIPE	
			DOM DOMESTIC	
			ELEC ELECTRIC	
			ELEV ELEVATION	
			EP EDGE OF PAVEMENT	
			ES EDGE OF SHOULDER	
			EW END WALL	
			EX EXISTING	
			FES FLARED END SECTION	
			FF FINISHED FLOOR	
			FG FINISHED GRADE	
			G GRADE	
			GF GARAGE FLOOR (AT DOOR)	
			GH GRADE HIGHER SIDE OF WALL	
			GL GRADE LOWER SIDE OF WALL	
			GRT GRATE	
			GV GATE VALVE	
			HDPE HIGH DENSITY POLYETHYLENE PIPE	
			HP HIGH POINT	
			HOR HORIZONTAL	
			HW HEADWALL	
			INT INTERSECTION	
			INV INVERT	
			LF LINEAR FOOT	
			LOC LIMITS OF CLEARING	
			LOD LIMITS OF DISTURBANCE	
			LOS LINE OF SIGHT	
			LP LOW POINT	
			L/S LANDSCAPE	
			MAX MAXIMUM	
			MIN MINIMUM	
			MH MANHOLE	
			MJ MECHANICAL JOINT	
			OC ON CENTER	
			PA POINT OF ANALYSIS	
			PC POINT CURVATURE	
			PCCR POINT OF COMPOUND CURVATURE, CURB RETURN	
			PI POINT OF INTERSECTION	
			POG POINT OF GRADE	
			PROP PROPOSED	
			PT POINT OF TANGENCY	
			PTCR POINT OF TANGENCY, CURB RETURN	
			PVC POLYVINYL CHLORIDE PIPE	
			PVI POINT OF VERTICAL INTERSECTION	
			PVT POINT OF VERTICAL TANGENCY	
			R RADIUS	
			RCP REINFORCED CONCRETE PIPE	
			RET WALL RETAINING WALL	
			R/W RIGHT OF WAY	
			S SLOPE	
			SAN SANITARY SEWER	
			SF SQUARE FEET	
			STA STATION	
			STM STORM	
			S/W SIDEWALK	
			TBR TO BE REMOVED	
			TBRL TO BE RELOCATED	
			TC TOP OF CURB	
			TELE TELEPHONE	
			TPF TREE PROTECTION FENCE	
			TW TOP OF WALL	
			TYP TYPICAL	
			UG UNDERGROUND	
			UP UTILITY POLE	
			W WIDE	
			WL WATER LINE	
			WM WATER METER	
			± PLUS OR MINUS	
			° DEGREE	
			Ø DIAMETER	
			# NUMBER	
	CONCRETE CURB & GUTTER			
	UTILITY POLE WITH LIGHT			
	POLE LIGHT			
	TRAFFIC LIGHT			
	UTILITY POLE			
	TYPICAL LIGHT			
	ACORN LIGHT			
	TYPICAL SIGN			
	PARKING COUNTS			
	CONTOUR LINE			
	SPOT ELEVATIONS			
	SANITARY LABEL			
	STORM LABEL			
	SANITARY SEWER LATERAL			
	UNDERGROUND WATER LINE			
	UNDERGROUND ELECTRIC LINE			
	UNDERGROUND GAS LINE			
	OVERHEAD WIRE			
	UNDERGROUND TELEPHONE LINE			
	UNDERGROUND CABLE LINE			
	STORM SEWER			
	SANITARY SEWER MAIN			
	HYDRANT			
	SANITARY MANHOLE			
	STORM MANHOLE			
	WATER METER			
	WATER VALVE			
	GAS VALVE			
	GAS METER			
	TYPICAL END SECTION			
	HEADWALL OR ENDWALL			
	GRATE INLET			
	CURB INLET			
	CLEAN OUT			
	ELECTRIC MANHOLE			
	TELEPHONE MANHOLE			
	ELECTRIC BOX			
	ELECTRIC PEDESTAL			
	MONITORING WELL			
	TEST PIT			
	BENCHMARK			
	BORING			



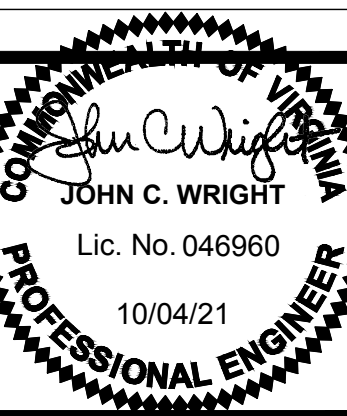
2200 Burlington Rd
Atlanta Georgia 30349-2998



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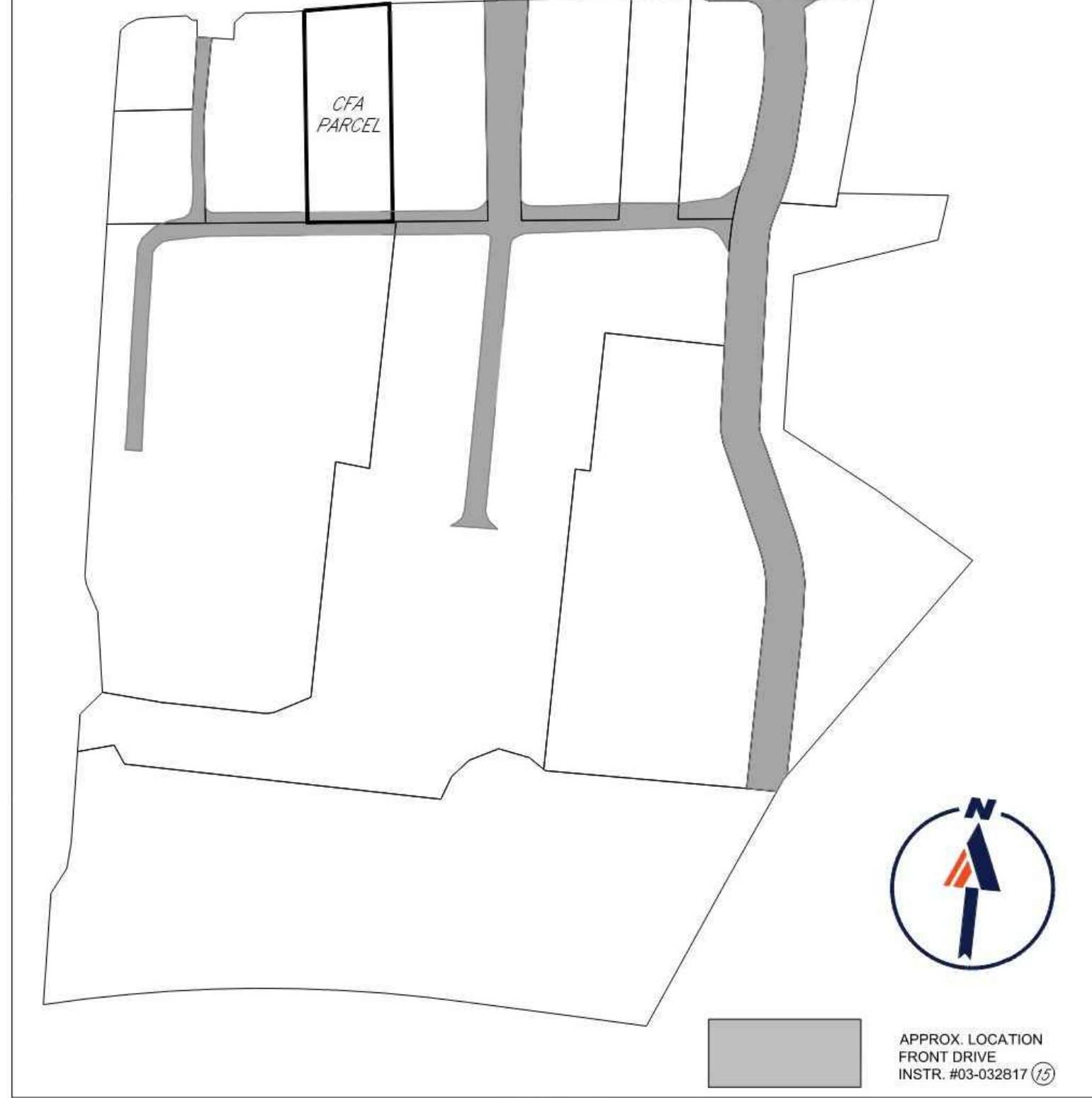
SHEET TITLE
GENERAL NOTES AND LEGEND
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SHEET
C-0.2

FOREST HILL AVENUE - VA. RTE. 683



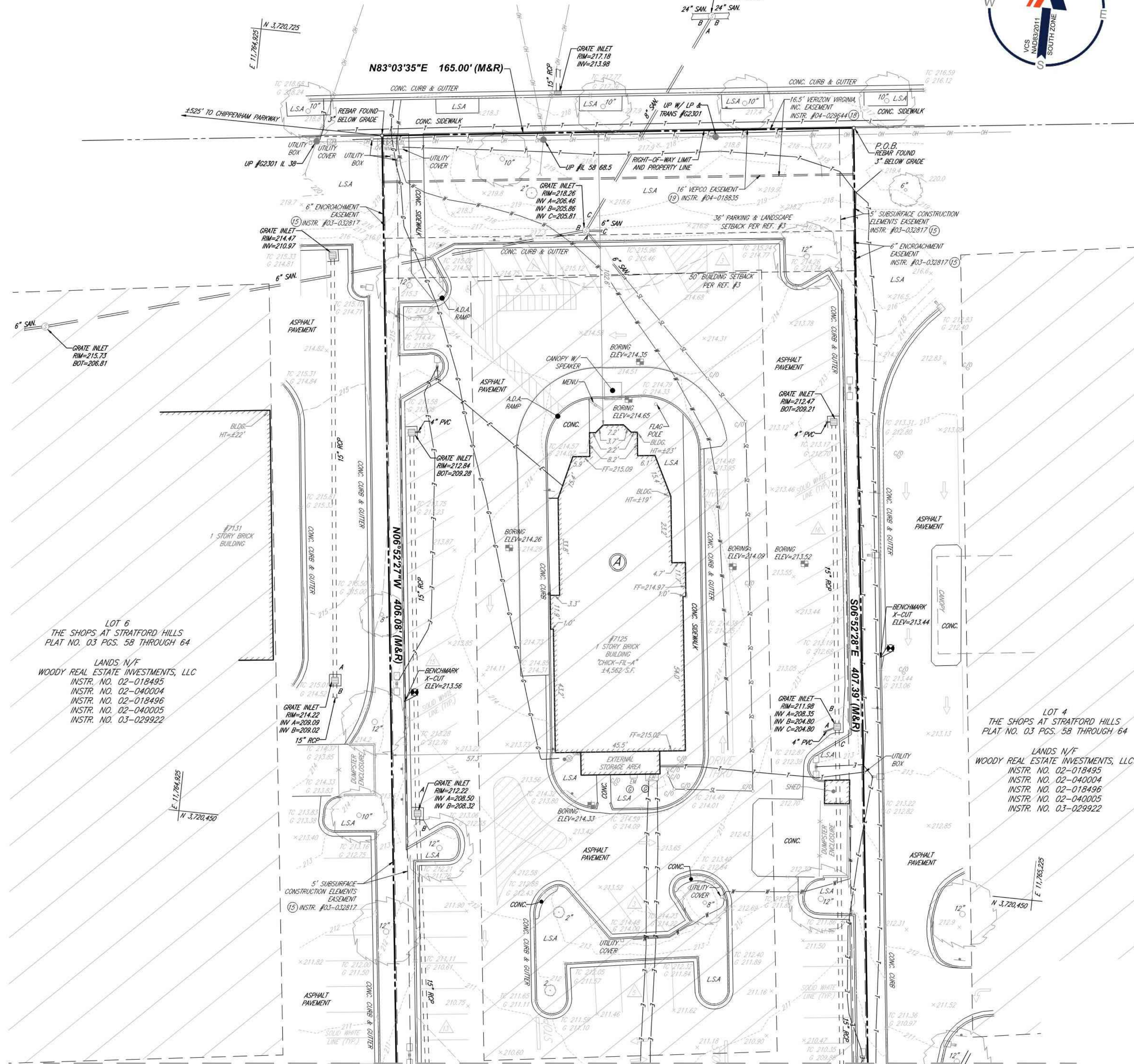
DETAIL
SCALE: 1"=250'



APPROX. LOCATION
FRONT DRIVE
INSTR. #03-032817 (15)

FOREST HILL AVENUE - VA. RTE. 683

VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY



LOT 5
THE SHOPS AT STRATFORD HILLS
PLAT NO. 03 PGS. 58 THROUGH 64

LANDS N/F
WOODY REAL ESTATE INVESTMENTS, LLC
INSTR. NO. 02-018495
INSTR. NO. 02-040004
INSTR. NO. 02-018496
INSTR. NO. 02-040005
INSTR. NO. 03-029922
AREA: 67,111 S.F. OR 1.541 AC. (M&R)

LEGEND

- 123 --- EXISTING CONTOUR
- x 123.45 EXISTING SPOT ELEVATION
- x TO 123.45 EXIST. TOP OF CURB ELEVATION
- x G 122.85 EXIST. GUTTER ELEVATION
- ⊕ HYDRANT
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- OH — OVERHEAD WIRES
- G — APPROX. LOC. UNDERGROUND GAS LINE PER PRIVATE UTILITY MARKOUT
- W — APPROX. LOC. UNDERGROUND WATER LINE PER PRIVATE UTILITY MARKOUT
- E — APPROX. LOC. UNDERGROUND ELEC. LINE PER PRIVATE UTILITY MARKOUT
- E — APPROX. LOC. UNDERGROUND ELEC. LINE PER REFERENCE #1
- S — APPROX. LOC. UNDERGROUND SEWER LINE PER REFERENCE #2
- ⊕ UTILITY POLE
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC BOX
- ⊕ TRANSFORMER
- ⊕ GREASE TRAP MANHOLE
- ⊕ SANITARY MANHOLE
- ⊕ TELEPHONE MANHOLE
- ⊕ STORM DRAIN MANHOLE
- ⊕ WATER METER
- ⊕ GAS METER
- ⊕ SIGN
- ⊕ BOLLARD
- ⊕ FENCE
- ⊕ L.S.A. LANDSCAPED AREA
- ⊕ AREA LIGHT
- ⊕ CLEAN OUT
- ⊕ PAINTED ARROWS
- ⊕ TITLE REPORT EXCEPTION
- ⊕ PROP. CORNER TO BE SET
- ⊕ DENOTES PARKING SPACE COUNT
- ⊕ BENCHMARK
- ⊕ TREE (SIZE AS NOTED)
- ⊕ BORING LOCATION
- ⊕ APPROX. LOCATION BUILDING AREAS INSTR. #03-032817 (15)
- (M) MEASURED
- (R) RECORD

TITLE DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON AND APPURTENANCES THERETO BELONGING, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY RIGHT-OF-WAY LIMITS OF FOREST HILL AVENUE, VA. ROUTE 683 (A VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT MARKING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LIMITS OF SAID FOREST HILL AVENUE, WITH THE DIVISION LINE BETWEEN LOT 4, THE SHOPS AT STRATFORD HILLS (PLAT NO. 03, PAGES 58 THROUGH 64), ON THE EAST AND LOT 5, THE SHOPS AT STRATFORD HILLS (PLAT NO. 03 PAGES 58 THROUGH 64), ON THE WEST, THENCE WITH SAID DIVISION LINE:

- SOUTH 06 DEGREES, 52 MINUTES, 28 SECONDS EAST, 407.39 FEET TO A POINT MARKING THE INTERSECTION OF SAID DIVISION LINE WITH THE DIVISION LINE BETWEEN LOT 10, THE SHOPS AT STRATFORD HILLS (PLAT NO. 03, PAGES 58 THROUGH 64), ON THE SOUTH AND SAID LOT 5, ON THE NORTH, THENCE WITH SAID DIVISION LINE;
- SOUTH 83 DEGREES, 30 MINUTES, 46 SECONDS WEST, 165.00 FEET TO A POINT MARKING THE INTERSECTION OF SAID DIVISION LINE, WITH THE DIVISION LINE BETWEEN LOT 6, THE SHOPS AT STRATFORD HILLS (PLAT NO. 03, PAGES 58 THROUGH 64), ON THE WEST AND SAID LOT 5, ON THE EAST, THENCE WITH SAID DIVISION LINE;
- NORTH 06 DEGREES, 52 MINUTES, 27 SECONDS WEST, 406.08 FEET TO A POINT MARKING THE INTERSECTION OF SAID DIVISION LINE, AND THE SOUTHERLY RIGHT-OF-WAY LIMITS OF SAID FOREST HILL AVENUE, THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LIMITS OF SAID FOREST HILL AVENUE;
- NORTH 83 DEGREES, 03 MINUTES, 35 SECONDS EAST, 165.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 67,111 SQUARE FEET OR 1.541 ACRES, MORE OR LESS.

BEING COMPRISED OF A PORTION OF THE SAME REAL ESTATE CONVEYED TO WOODY REAL ESTATE INVESTMENTS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY THE FOLLOWING TWO DEEDS: (1) FROM DAV III, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND PONY FARM ASSOCIATES, L.L.P., A VIRGINIA REGISTERED LIMITED LIABILITY PARTNERSHIP, DATED JUNE 12, 2002, RECORDED JUNE 13, 2002, IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, AS INSTRUMENT NO. 02-018495 AS RE-RECORDED IN CORRECTED FORM IN THE AFORESAID CLERK'S OFFICE ON DECEMBER 19, 2002, AS INSTRUMENT NO. 02-040004; AND (2) FROM BRM, ASSOCIATES I, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, DATED JUNE 12, 2002, RECORDED JUNE 13, 2002, IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NO. 02-018496, AS RE-RECORDED IN CORRECTED FORM IN THE AFORESAID CLERK'S OFFICE ON DECEMBER 19, 2002, AS INSTRUMENT NO. 02-040005; AND (3) FROM BRM, ASSOCIATES I, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, DATED AUGUST 1, 2003, AND RECORDED PRIOR HERETO IN THE CLERK'S OFFICE AFORESAID, AS INSTRUMENT 03-029922.

TOGETHER WITH THOSE CERTAIN RIGHTS AND EASEMENTS ESTABLISHED BY THAT CERTAIN OPERATION AND EASEMENT AGREEMENT RECORDED AS INSTRUMENT NUMBER 03-032817.

TOGETHER WITH THOSE CERTAIN RIGHTS AND EASEMENTS ESTABLISHED BY THAT CERTAIN EASEMENT AGREEMENT RECORDED AS INSTRUMENT NUMBER 03-029924 AND THAT CERTAIN RECIPROCAL CROSS ACCESS AND SIGNAGE EASEMENT AND ROAD CONSTRUCTION AND MAINTENANCE AGREEMENT RECORDED AS INSTRUMENT NUMBER 03-029928 IN THE CLERK'S OFFICE, AFORESAID COUNTY RECORDS.

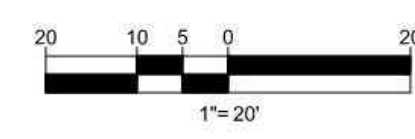
LOT 6
THE SHOPS AT STRATFORD HILLS
PLAT NO. 03 PGS. 58 THROUGH 64

LANDS N/F
WOODY REAL ESTATE INVESTMENTS, LLC
INSTR. NO. 02-018495
INSTR. NO. 02-040004
INSTR. NO. 02-018496
INSTR. NO. 02-040005
INSTR. NO. 03-029922

LOT 4
THE SHOPS AT STRATFORD HILLS
PLAT NO. 03 PGS. 58 THROUGH 64

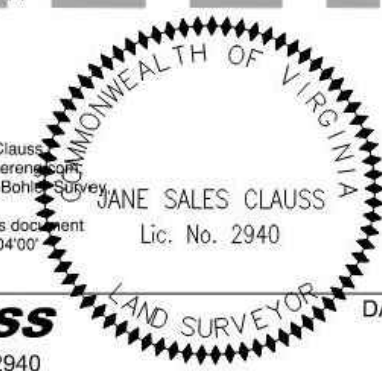
LANDS N/F
WOODY REAL ESTATE INVESTMENTS, LLC
INSTR. NO. 02-018495
INSTR. NO. 02-040004
INSTR. NO. 02-018496
INSTR. NO. 02-040005
INSTR. NO. 03-029922

MATCH SHEET 1



Jane S. Clauss
Digitally signed by Jane S. Clauss
DN: cn=Jane S. Clauss, o=JANE SALES CLAUSS, ou=JANE SALES CLAUSS, email=jane@jane-sales-clauss.com, c=VA
Date: 2021.07.30 18:48:48 -0400

JANE SALES CLAUSS
VIRGINIA LICENSED LAND SURVEYOR NO. 2940



ALTA/NPS LAND TITLE SURVEY
CHICK-FIL-A, INC.
7125 FOREST HILL AVENUE
CITY OF RICHMOND, VIRGINIA

STORE #01342

FILE NO. SV206501
DATE 07/30/21
FIELD DATE 07/25/21

12825 WORLDGATE DRIVE, SUITE 700
HERNDON, VIRGINIA 20170
703.793.8900
www.bohler-engineering.com

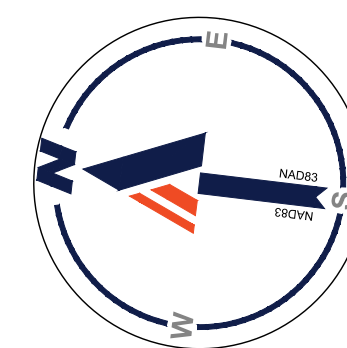
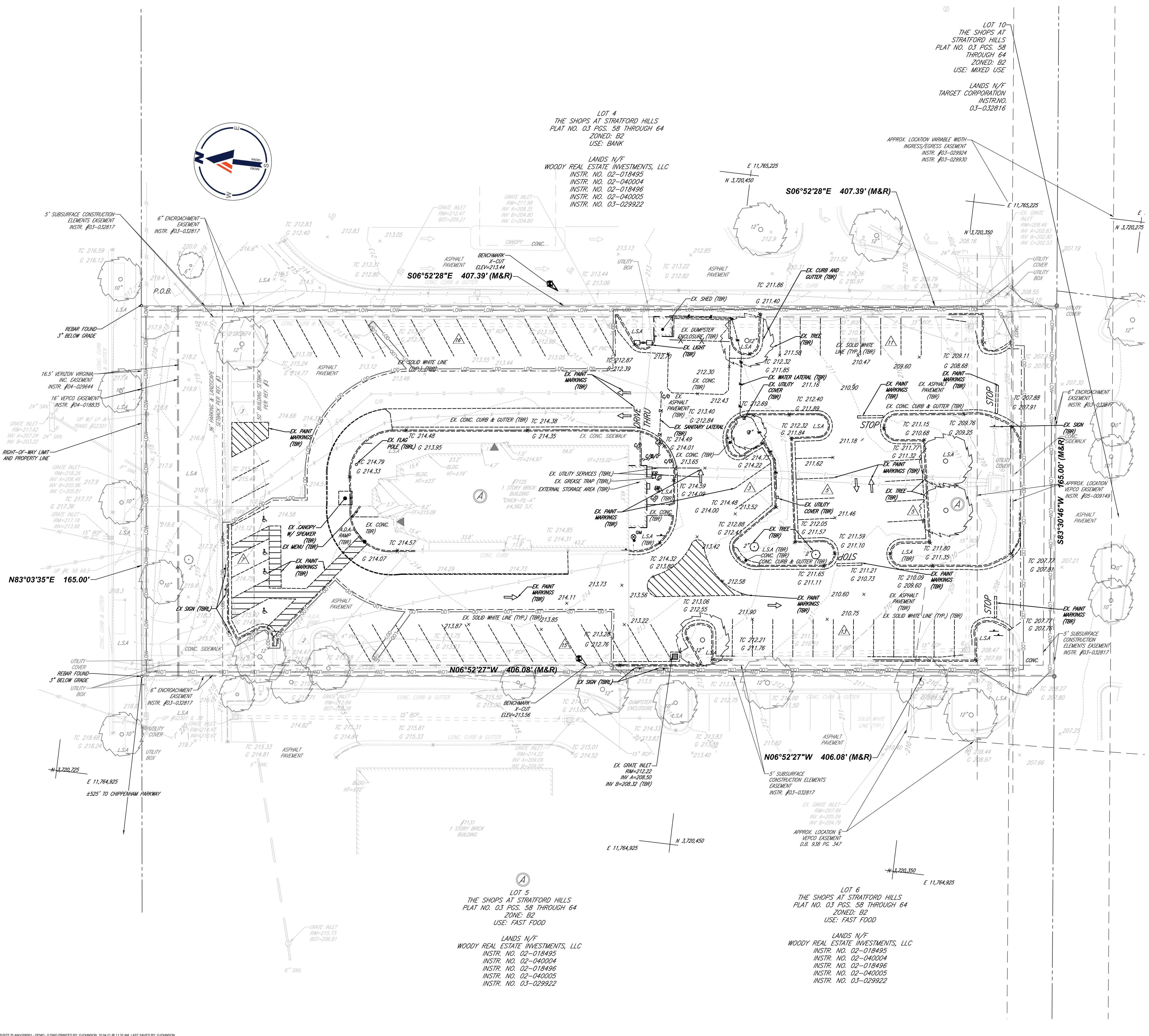
BOHLER

DATE 07/25/21
CREW CHIEF J.Q.
DRAWN E.P.B.
REVIEWED E.K.N.
APPROVED J.E.B.
SCALE 1"=20'
C-1.1

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FOREST HILL AVENUE - VA. RTE. 683

VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY



EXISTING CONDITIONS NOTE:
CONTRACTOR TO NOTIFY BOHLER OF ANY DISCREPANCIES WITH FIELD VERIFIED CONDITIONS.

DEMOLITION PLAN NOTES:
1. LIMITS OF SOIL DISTURBANCE = ± 0.90 AC
2. CONTRACTOR TO MATCH EXISTING PAVEMENT SECTION OR INSTALL THE MINIMUM PAVEMENT SECTION (WHICHEVER IS GREATER) AND MATCH EXISTING CROSS-SLOPES IF ASPHALT PATCHING IS REQUIRED. SEE PAVEMENT DETAILS.
3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN FIELD VERIFIED. CONTRACTOR SHALL DETERMINE ACTUAL LOCATIONS AND DEPTHS OF ALL UTILITIES PRIOR TO CONSTRUCTION. IF CONFLICTS EXIST, NOTIFY ENGINEER IMMEDIATELY.

LEGEND

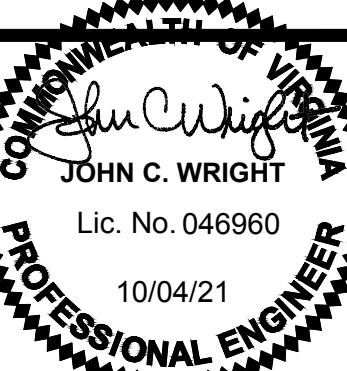
- CONCRETE CURB & GUTTER
- TYP. SIGN
- CONTOUR LINE
- SPOT ELEVATIONS
- PROP SAWCUT
- LIMIT OF WORK
- LIMIT OF DISTURBANCE



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BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PERMITTING SERVICES
TRANSPORTATION SERVICES

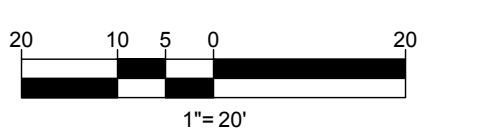
BOHLER
9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200
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SHEET TITLE
EXISTING CONDITIONS AND DEMOLITION PLAN
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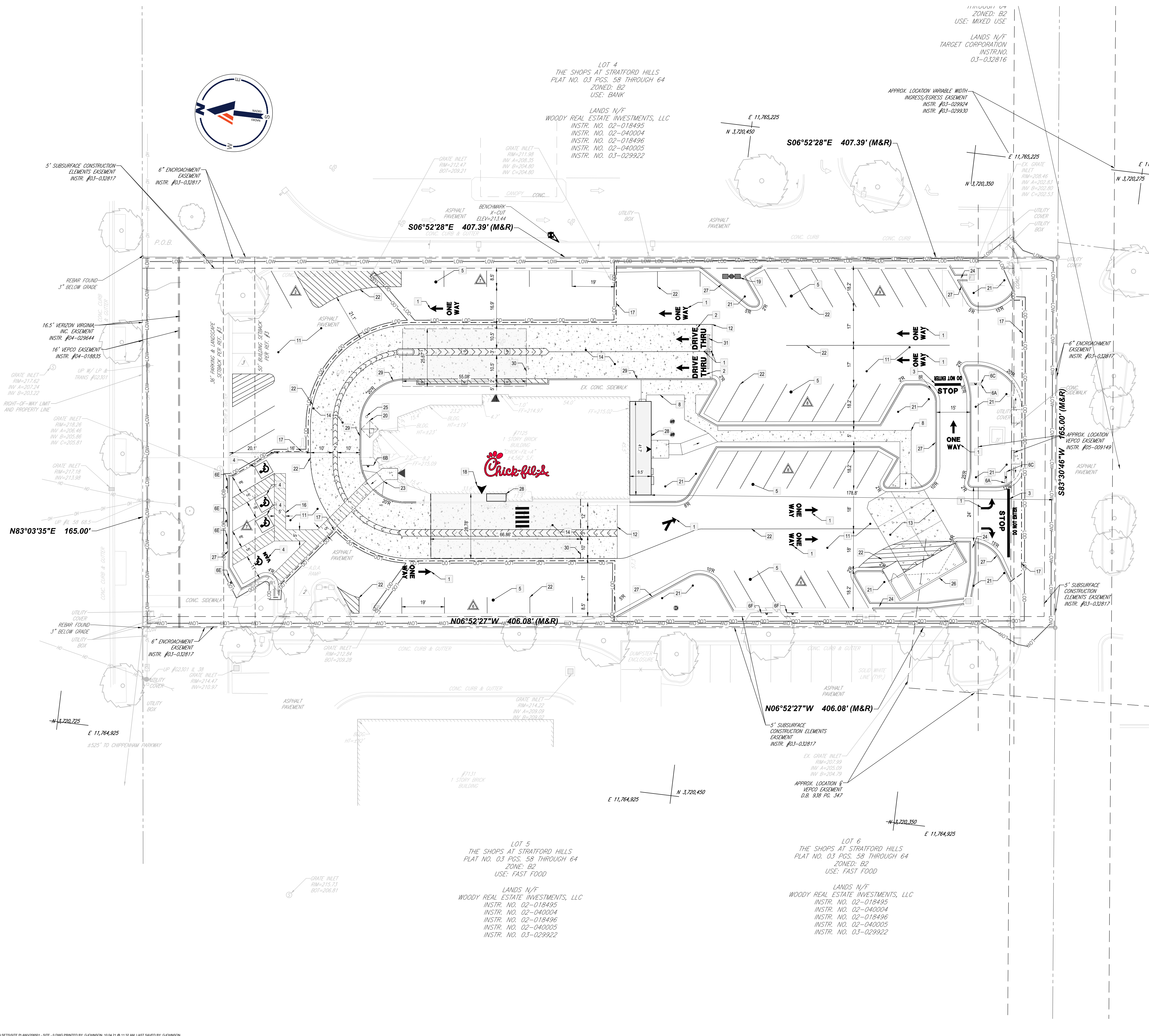
JOB NO. : V206501
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DRAWN BY : GMJ
CHECKED BY : JCW
CAD ID : DEMO_0

SHEET
C-1.2



FOREST HILL AVENUE - VA. RTE. 683

ASPHALT PAVED PUBLIC ROADWAY



- SITE PLAN DESIGN NOTES & KEY PLAN**
- DIRECTIONAL GRAPHIC (C-1.0)
 - DRIVE-THRU GRAPHIC (C-4.0)
 - STOP AND DO NOT ENTER LINE GRAPHIC (C-4.0)
 - PAINTED HANDICAP PARKING SYMBOL (C-4.0)
 - STANDARD PARKING STALL (TYP) (C-4.0)
 - DIRECTIONAL SIGNAGE (C-4.0)
 - 8A "STOP" SIGN
 - 8B "PEDESTRIAN CROSSING" SIGN
 - 8C "DO NOT ENTER" SIGN
 - 8D "LEFT-TURN-ONLY" SIGN
 - 8E ACCESSIBLE PARKING SIGN
 - 8F MEAL DELIVERY SIGN
- NOT USED
- WHEEL-STOP (C-4.1)
 - TYPICAL SIDEWALK (C-4.1)
 - ROLL-OVER MOUNTABLE CURB (C-4.1)
 - BOLLARD (C-4.1)
 - TYPICAL ASPHALT PAVEMENT SECTION (C-4.2)
 - PAVEMENT EDGE (C-4.2)
 - CONCRETE PAVEMENT AT DUMPSTER (C-4.2)
 - CONCRETE PAVEMENT SECTION AT DRIVE-THRU (C-4.2)
 - HANDRAIL (C-4.2)
 - CROSSWALK DETAIL (C-4.3)
 - SAWCUT (C-4.3)
 - DRIVE THRU DOOR, SEE BUILDING PLANS
 - RELOCATED SITE LIGHT
 - CASH PAD KIOSK
 - LANDSCAPED AREA
 - 4" WIDE WHITE STRIPE
 - RETURNED CURB ACCESSIBLE RAMP (C-4.0)
 - 1.5" CONCRETE FLUME
 - FLAGPOLE
 - TRASH ENCLOSURE
 - 18" CURB AND GUTTER - CATCHING
 - 18" CURB AND GUTTER - SPILLING
 - BUILDING ADDITION 400 SF
 - HEADER CURB
 - ORDER CANOPIES
 - CLEARANCE BAR

REVISIONS:

MARK	DATE	BY

- SITE PLAN NOTES:**
- CONTRACTOR TO PROVIDE MINIMUM PAVEMENT SECTION OR MATCH EXISTING SECTION WHICH EVER IS GREATER MATCH. EXISTING CROSS-SLOPES IF ASPHALT PATCHING IS REQUIRED. SEE PAVEMENT DETAILS.
 - THE CONTRACTOR SHALL INSTALL NECESSARY TRAFFIC CONTROL, SAFETY BARRICADES, LIGHTING, AND OTHER REQUIRED CONTROL MEASURES TO SECURE THE WORK AREA FROM EX TRAFFIC AND TO ASSURE PUBLIC SAFETY.
 - SITE CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR THE EXACT DIMENSIONS OF THE CANOPY, BUILDING AND THE LOCATION OF DOORWAYS, UTILITIES, ETC.
 - THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL STOP SIGNS, DIRECTIONAL SIGNS, AND STRIPING SHOWN ON THE PLANS.

LEGEND

CONCRETE CURB & GUTTER	PROP.
BOLLARD MOUNTED SIGN	
PROP CONC. SIDEWALK	
PROP SAWCUT	
LIMIT OF WORK	LOW LOW
LIMIT OF SOIL DISTURBANCE	LOD LOD
PAVEMENT STRIPING	
PROP CONC.	
PROP CANOPY	
PROP ASPHALT (FULL DEPTH SECTION)	



2000 Burlington Rd
Atlanta Georgia 30349-2998



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JOHN C. WRIGHT
Lic. No. 046960
10/04/21

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STORE
SERIES 04-162R
STRATFORD HILLS
7125 FOREST
HILL AVE,
RICHMOND, VA

SHEET TITLE
SITE PLAN

DWG EDITION 02.4

PRELIMINARY
 80% SUBMITTAL
 FOR CONSTRUCTION

JOB NO. : V206501
STORE : 1342
DATE : 10/04/2021
DRAWN BY : GMJ
CHECKED BY : JCW
CAD ID : SITE-0

SHEET
C-2.0

1"=20'

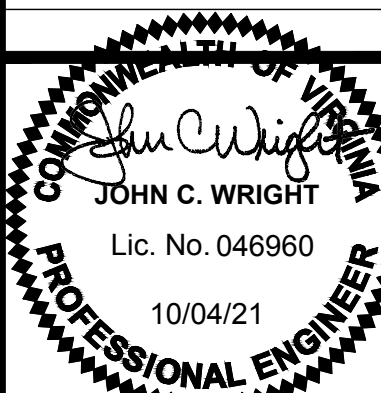
FOREST HILL AVENUE - VA. RTE. 683
 VARIABLE WIDTH RIGHT-OF-WAY
 ASPHALT FINED PUBLIC ROADWAY



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STORE
 SERIES 04-162R
 STRATFORD HILLS
 7125 FOREST
 HILL AVE,
 RICHMOND, VA

SHEET TITLE
GRADING PLAN

DWG EDITION 02.4
 PRELIMINARY
 80% SUBMITTAL
 FOR CONSTRUCTION

JOB NO. : V206501
 STORE : 1342
 DATE : 10/04/2021
 DRAWN BY : GMJ
 CHECKED BY : JCW
 CAD ID : GRAD-0

SHEET
C-3.0

GRADING PLAN NOTES:

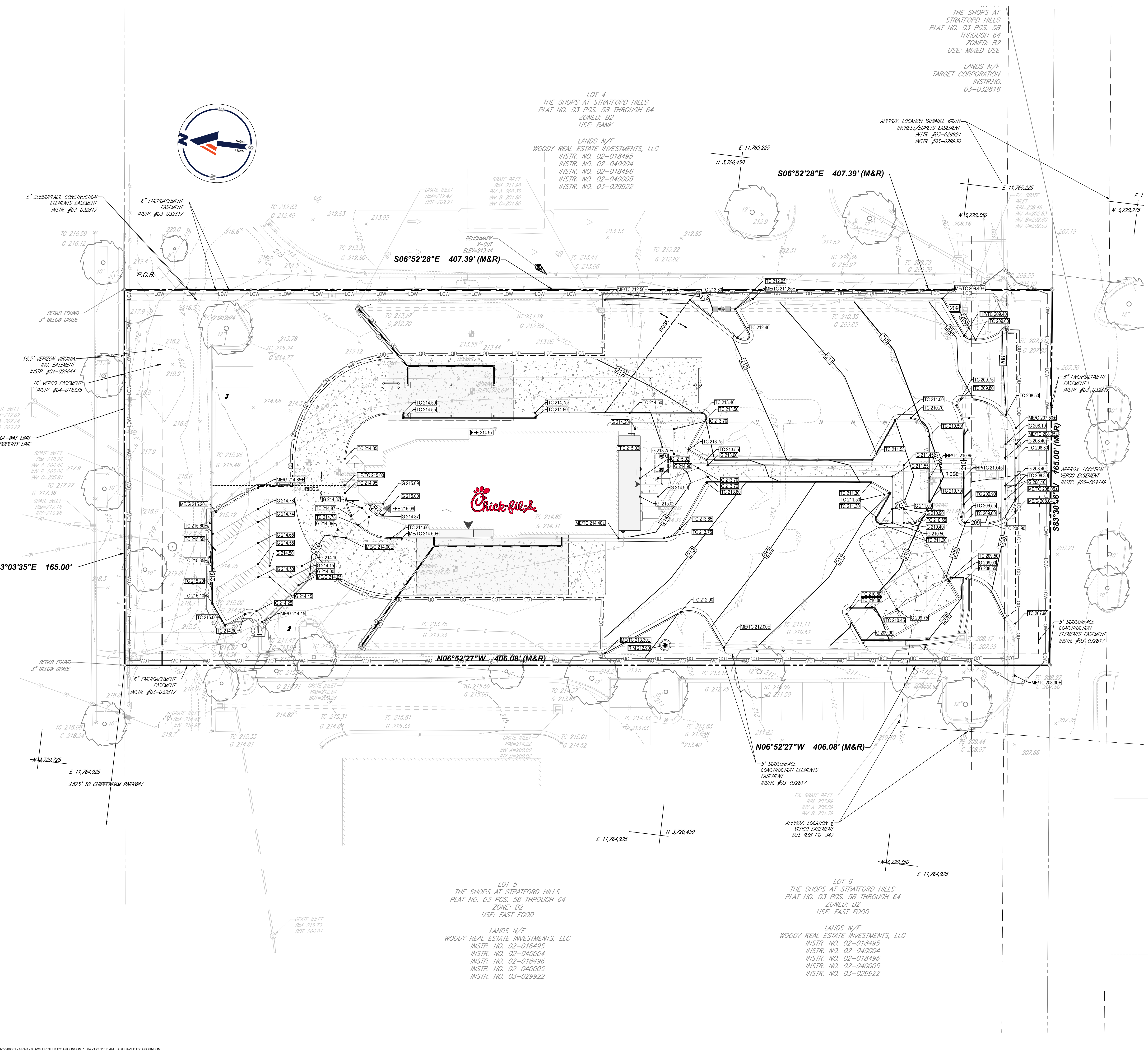
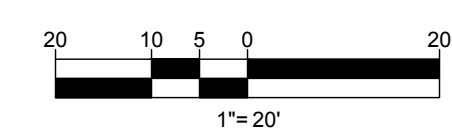
- EXISTING SITE INFORMATION IS BASED ON TOPOGRAPHIC SURVEY ENTITLED, "ALTA/NSP LAND TITLE SURVEY, CHICK-FIL-A, INC., 7125 FOREST HILL AVENUE, CITY OF RICHMOND, VIRGINIA."
- CONTRACTOR SHALL MATCH FLOWLINE OF EXISTING GRADE AND MATCH EXISTING CROSS-SLOPES IF ASPHALT PATCHING IS REQUIRED
- CONTRACTOR SHALL MATCH EXISTING GRADES WHEN TYING PROPOSED FEATURES INTO EXISTING FEATURES
- THE AREAS WITHIN THE LIMITS OF WORK THAT ARE NOT IDENTIFIED WITH THE LIMITS OF DISTURBANCE HATCH ARE CONSIDERED AREAS OF ROUTINE MAINTENANCE AS THE DRAINAGE CHARACTERISTICS ARE NOT CHANGING FROM PRE-DEVELOPED CONDITIONS TO POST-DEVELOPED CONDITIONS.

ADA CONSTRUCTION NOTES TO CONTRACTOR

- NO SIDEWALK AND/OR CROSSWALK IS TO EXCEED 2.00% CROSS SLOPE.
- NO ADA PARKING SPACE IS TO EXCEED 2.00% SLOPE IN ANY DIRECTION.
- NO ADA CURB RAMP IS TO EXCEED 8.33%.
- THE CONTRACTOR IS RESPONSIBLE DURING THE FORMING OF SIDEWALKS, RAMPS, CROSSWALKS, AND ADA PARKING TO VERIFY THAT ADA COMPLIANCE IS ACHIEVED. PROPOSED ADA AREA TO BE CONSTRUCTED WITH STRIPING ONLY, AS EXISTING GRADES BELIEVED TO BE ADEQUATE. CONTRACTOR TO CHECK EXISTING CONDITIONS.
- IF DURING THAT CHECK ANY NON-COMFORMANCE IS DETERMINED, THE ENGINEER IS TO BE IMMEDIATELY NOTIFIED PRIOR TO POURING CONCRETE AND/OR LAYING ASPHALT.

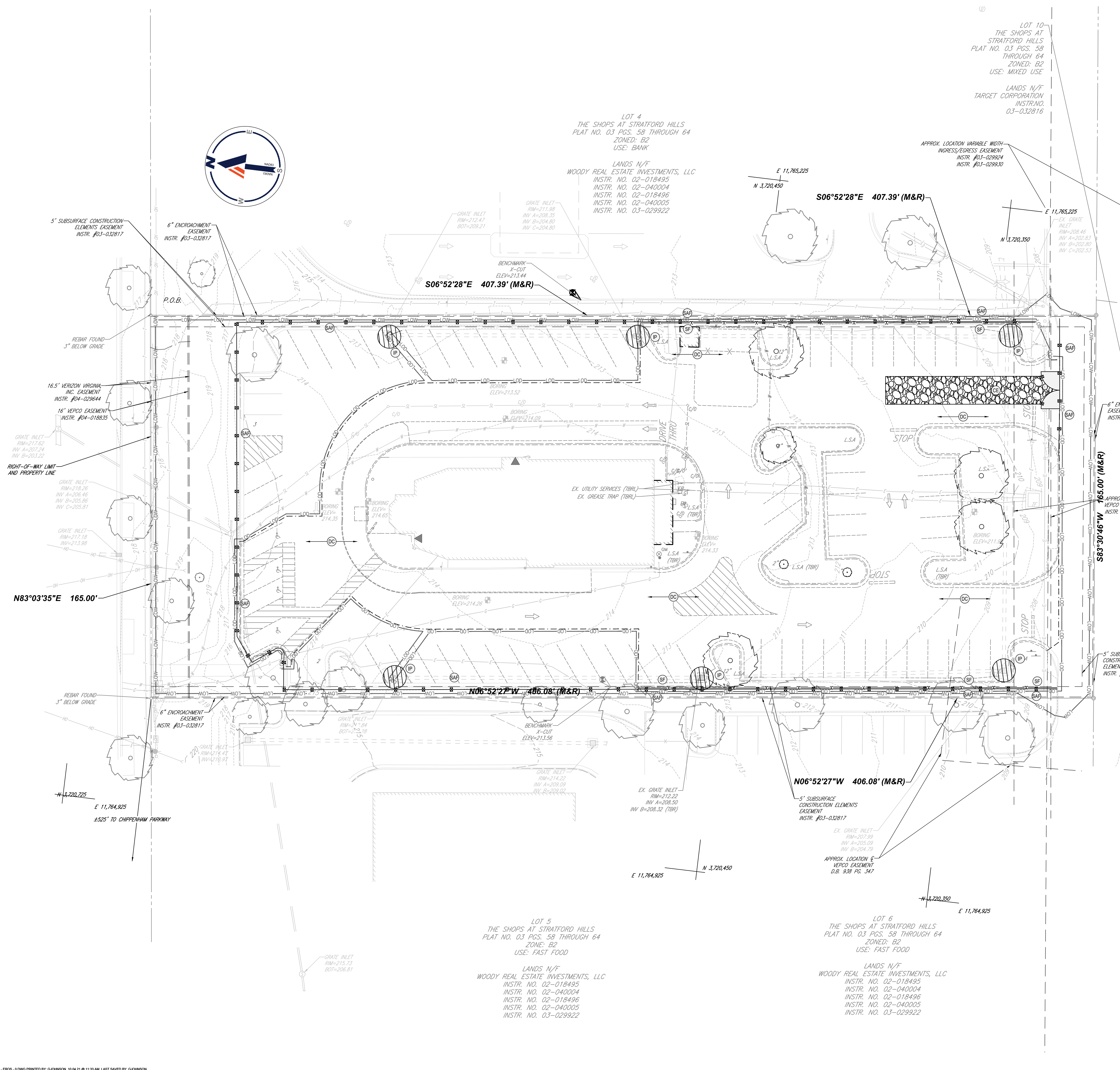
LEGEND

CONCRETE CURB & GUTTER	
BOLLARD MOUNTED SIGN	
PROP CONC. SIDEWALK	
PROP SAWCUT	
LIMIT OF WORK	
LIMIT OF SOIL DISTURBANCE	
PROP CONC.	
CONTOUR LINE	
SPOT ELEVATIONS	



FOREST HILL AVENUE - VA. RTE. 683

ASPHALT PAVED PUBLIC ROADWAY



SOILS LEGEND

Xxx	SOILS TYPE
-----	------------

SOILS TABLE

SYMBOL	SOIL NAME	SLOPES
11B	COLFAX URBAN LAND	2-6%
41	URBAN LAND	

VIRGINIA UNIFORM CODING SYSTEM
FOR EROSION AND SEDIMENT CONTROL PRACTICES

3.01	SAFETY FENCE	SAF	
3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
3.05	SILT FENCE	SF	
3.07	STORM DRAIN INLET PROTECTION	IP	
3.31	TEMPORARY SEEDING	TS	
3.39	DUST CONTROL	DC	

LEGEND

EXISTING	PROPOSED

- EROSION NOTES:**
- SOIL DISTURBANCE = ± 0.90 AC
 - CONTRACTOR TO REPAIR AND/OR REPLACE ANY ASPHALT DAMAGE DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING THE PUBLIC RIGHT-OF-WAY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAR THE STREETS AND TAKE WHATEVER MEASURES NECESSARY TO ENSURE THAT THE STREETS ARE MAINTAINED IN A CLEAN AND DUST-FREE CONDITION AT ALL TIMES.



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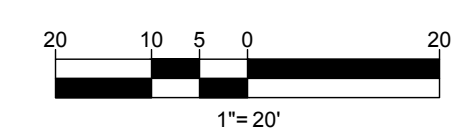
STORE
SERIES 04-162R
STRATFORD HILLS
7125 FOREST
HILL AVE,
RICHMOND, VA

SHEET TITLE
EROSION AND SEDIMENT CONTROL PLAN PHASE I
DWG EDITION 02.4

PRELIMINARY
 80% SUBMITTAL
 FOR CONSTRUCTION

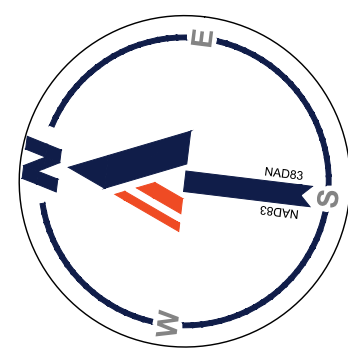
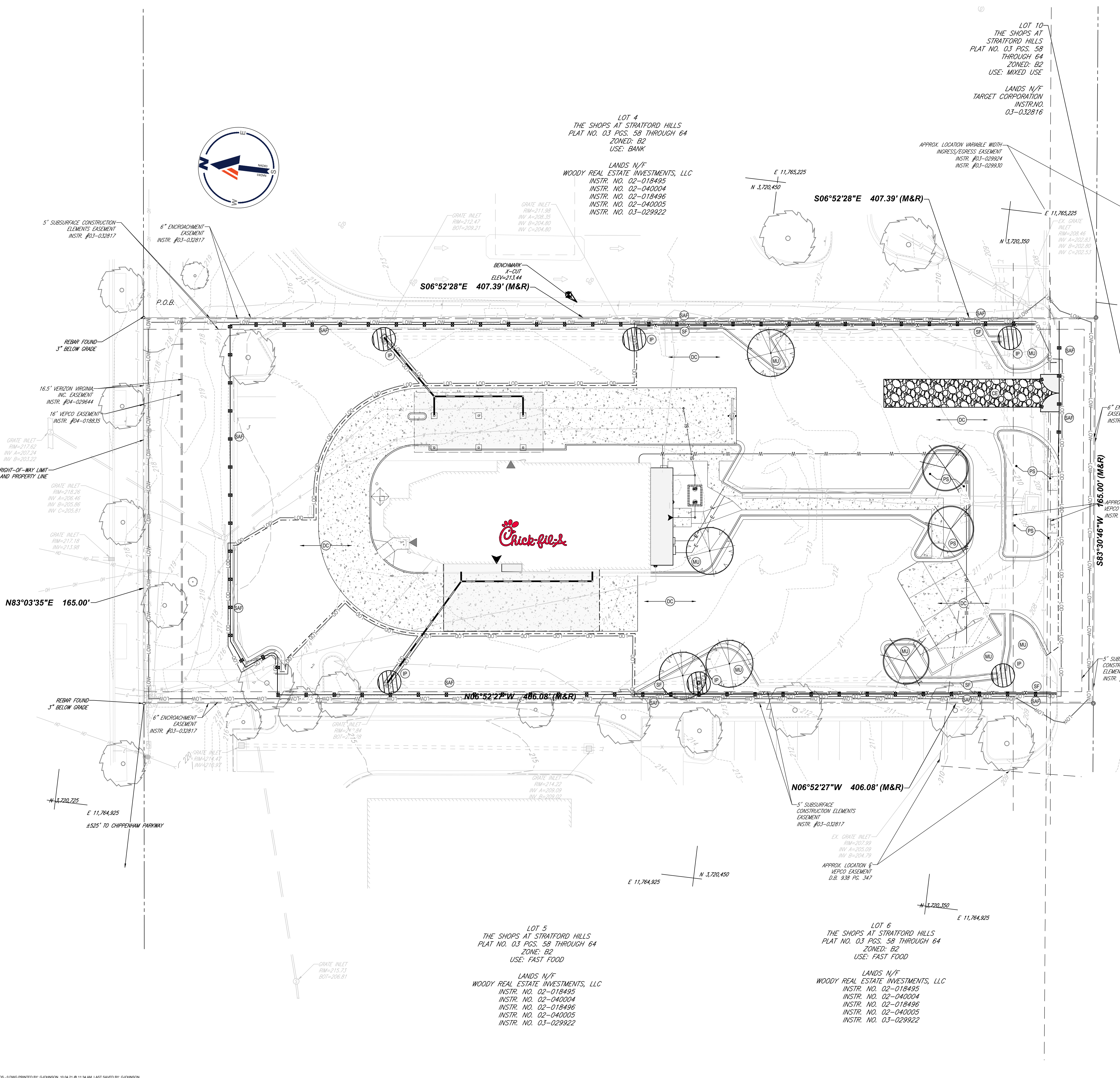
JOB NO. : V208501
STORE : 1342
DATE : 10/04/2021
DRAWN BY : GMJ
CHECKED BY : JCW
CAD ID : EROS_0

SHEET
C-3.1



FOREST HILL AVENUE - VA. RTE. 683

VARIALBE WIDTH RIGHT-OF-WAY
ASPHALT FINED PUBLIC ROADWAY



LOT 4
THE SHOPS AT STRATFORD HILLS
PLAT NO. 03 PGS. 58 THROUGH 64
ZONED: B2
USE: BANK

LANDS N/F
WOODY REAL ESTATE INVESTMENTS, LLC
INSTR. NO. 02-018495
INSTR. NO. 02-040004
INSTR. NO. 02-018496
INSTR. NO. 02-040005
INSTR. NO. 03-029922

LOT 10
THE SHOPS AT STRATFORD HILLS
PLAT NO. 03 PGS. 58 THROUGH 64
ZONED: B2
USE: MIXED USE

LANDS N/F
TARGET CORPORATION
INSTR. NO. 03-032816

APPROX. LOCATION VARIABLE WIDTH
INGRESS/EGRESS EASEMENT
INSTR. #03-029924
INSTR. #03-029930

5' SUBSURFACE CONSTRUCTION
ELEMENTS EASEMENT
INSTR. #03-032817

6" ENCROACHMENT
EASEMENT
INSTR. #03-032817

BENCHMARK
X-CUT
ELEV=213.44

S06°52'28"E 407.39' (M&R)

EX. GRATE INLET
RIM=208.46
INV A=202.83
INV B=202.80
INV C=202.53

REBAR FOUND
3" BELOW GRADE

16.5' VERIZON VIRGINIA
INC. EASEMENT
INSTR. #04-029644

16' VEPCO EASEMENT
INSTR. #04-018835

GRATE INLET
RIM=217.62
INV A=207.34
INV B=203.22

GRATE INLET
RIM=218.26
INV A=206.46
INV B=205.98
INV C=205.81

GRATE INLET
RIM=217.18
INV A=213.08
INV B=213.08

GRATE INLET
RIM=214.22
INV A=209.09
INV B=203.02

GRATE INLET
RIM=215.73
INV A=206.81

GRATE INLET
RIM=214.22
INV A=209.09
INV B=203.02

GRATE INLET
RIM=214.22
INV A=209.09
INV B=203.02

GRATE INLET
RIM=214.22
INV A=209.09
INV B=203.02

GRATE INLET
RIM=214.22
INV A=209.09
INV B=203.02

GRATE INLET
RIM=214.22
INV A=209.09
INV B=203.02

GRATE INLET
RIM=214.22
INV A=209.09
INV B=203.02

GRATE INLET
RIM=214.22
INV A=209.09
INV B=203.02

GRATE INLET
RIM=214.22
INV A=209.09
INV B=203.02

GRATE INLET
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INV A=209.09
INV B=203.02

GRATE INLET
RIM=214.22
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GRATE INLET
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GRATE INLET
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GRATE INLET
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INV B=203.02

GRATE INLET
RIM=214.22
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INV B=203.02

GRATE INLET
RIM=214.22
INV A=209.09
INV B=203.02

GRATE INLET
RIM=214.22
INV A=209.09
INV B=203.02

GRATE INLET
RIM=214.22
INV A=209.09
INV B=203.02

GRATE INLET
RIM=214.22
INV A=209.09
INV B=203.02

GRATE INLET
RIM=214.22
INV A=209.09
INV B=203.02

LOT 5
THE SHOPS AT STRATFORD HILLS
PLAT NO. 03 PGS. 58 THROUGH 64
ZONED: B2
USE: FAST FOOD

LANDS N/F
WOODY REAL ESTATE INVESTMENTS, LLC
INSTR. NO. 02-018495
INSTR. NO. 02-040004
INSTR. NO. 02-018496
INSTR. NO. 02-040005
INSTR. NO. 03-029922

LOT 6
THE SHOPS AT STRATFORD HILLS
PLAT NO. 03 PGS. 58 THROUGH 64
ZONED: B2
USE: FAST FOOD

LANDS N/F
WOODY REAL ESTATE INVESTMENTS, LLC
INSTR. NO. 02-018495
INSTR. NO. 02-040004
INSTR. NO. 02-018496
INSTR. NO. 02-040005
INSTR. NO. 03-029922

SOILS LEGEND

Xxx	SOILS TYPE
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SOILS TABLE

SYMBOL	SOIL NAME	SLOPES
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41	URBAN LAND	

VIRGINIA UNIFORM CODING SYSTEM
FOR EROSION AND SEDIMENT CONTROL PRACTICES

3.01	SAFETY FENCE	SAF	
3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
3.05	SILT FENCE	SF	
3.07	STORM DRAIN INLET PROTECTION	IP	
3.32	PERMANENT SEEDING	PS	
3.35	MULCHING	MU	
3.39	DUST CONTROL	DC	

LEGEND

EXISTING	PROPOSED

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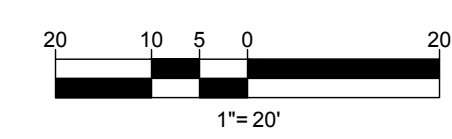
STORE
SERIES 04-162R
STRATFORD HILLS
7125 FOREST
HILL AVE,
RICHMOND, VA

SHEET TITLE
**EROSION AND
SEDIMENT
CONTROL PLAN
PHASE II**
DWG EDITION 02.4

PRELIMINARY
 80% SUBMITTAL
 FOR CONSTRUCTION

JOB NO. : V208501
STORE : 1342
DATE : 10/04/2021
DRAWN BY : GMJ
CHECKED BY : JCW
CAD ID : EROS-0

SHEET
C-3.2



EROSION AND SEDIMENT CONTROL NARRATIVE:

PROJECT DESCRIPTION:
THIS PROPERTY IS LOCATED AT 7125 FOREST HILL AVE, RICHMOND, VA 23225. THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A DUAL LANE DRIVE THRU, A BUILDING ADDITION, CANOPIES, AND PARKING RELOCATION. THE TOTAL AREA DISTURBED IS 40,800 SF.
EXISTING SITE CONDITIONS:
THE EXISTING 1.54 ACRE SITE IS CURRENTLY A RESTAURANT, DRIVE THRU AND PARKING LOT. SILT FENCE AND INLET PROTECTION WILL SERVE AS PERIMETER CONTROLS TO PROTECT THE EXISTING VEGETATION OUTSIDE THE LIMITS OF CLEARING AND TO PREVENT SEDIMENT FROM EXITING THE SITE. THE SLOPES ON THE SITE ARE BETWEEN 2% AND 8%, AND GENERALLY DRAIN AWAY FROM THE BUILDING INTO AN EXISTING CLOSED STORM SYSTEM.
ADJACENT PROPERTY:
THIS PROPERTY IS BOUNDARIED TO THE NORTH BY A FOREST HILL AVENUE, TO THE WEST BY A BANK, TO THE SOUTH BY A COMMERCIAL SHOPPING CENTER, AND TO THE EAST BY A BANK.

OFF-SITE AREAS:
NO OFF-SITE AREAS REQUIRED FOR EXPORT OF MATERIALS ARE ANTICIPATED WITH THE PROJECT. IF EXCAVATED MATERIAL IS GENERATED, IT SHALL BE DISPOSAL OF IN A LAWFUL MANNER AND THE CONTRACTOR SHALL COORDINATE THE HAUL ROUTE WITH THE CITY OF RICHMOND CIVIL INSPECTOR. ANY OFFSITE AREAS SHALL BE APPROVED AND PERMITTED BY THE CITY OF RICHMOND PRIOR TO USE.
SOILS:
PER NRCS SOILS INFORMATION, THE SOILS ON-SITE ARE PREDOMINANTLY URBAN LAND.
CRITICAL AREAS:
NO KNOWN CRITICAL AREAS SUCH AS STEEP SLOPES, CHANNELS, OR UNDERGROUND SPRINGS HAVE BEEN IDENTIFIED WITHIN THE PROPOSED LIMITS OF DISTURBANCE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE APPROPRIATE SAFETY MEASURES AND EROSION CONTROLS DURING THE CONSTRUCTION ACTIVITIES.
EROSION AND SEDIMENT CONTROL MEASURES:
UNLESS OTHERWISE NOTED ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED, ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH). THE MINIMUM STANDARDS OF THE VESCH SHALL BE ADHERED TO UNLESS OTHERWISE WAIVED OR APPROVED BY A VARIANCE.
SPECIFIC EROSION AND SEDIMENT MEASURES UTILIZED IN THIS PROJECT INCLUDE THE FOLLOWING:

- 1. SAFETY FENCE - 3.01 - A PROTECTIVE BARRIER INSTALLED TO PREVENT ACCESS TO AN EROSION CONTROL MEASURE. SAFETY FENCE SHALL BE INSTALLED AROUND THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS TO PREVENT PEDESTRIAN TRAFFIC ON SITE.
- 2. TEMPORARY CONSTRUCTION ENTRANCE - 3.02 - A TEMPORARY CONSTRUCTION ENTRANCE WITHOUT A WASH RACK SHALL BE INSTALLED. DRIVERS OF THE CONSTRUCTION VEHICLES WILL BE REQUIRED TO WASH THEIR WHEELS BEFORE EXITING THE PROPERTY.
- 3. SILT FENCE - 3.05 - A PROTECTIVE BARRIER TO INTERCEPT AND DETAIN SMALL AMOUNTS OF SEDIMENT FROM DISTURBED AREAS DURING CONSTRUCTION OPERATIONS IN ORDER TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- 4. STORM DRAIN INLET PROTECTION - 3.07 - ALL STORM SEWER INLETS SHALL BE PROTECTED WITH THE INSTALLATION OF VARIOUS KINDS OF SEDIMENT TRAPPING MEASURES.
- 5. TEMPORARY SEEDING - 3.31 - THE ESTABLISHMENT OF A TEMPORARY VEGETATIVE COVER ON DISTURBED AREAS BY SEEDING WITH APPROPRIATE RAPIDLY GROWING ANNUAL PLANTS.
- 6. PERMANENT SEEDING - 3.32 - ESTABLISHMENT OF PERENNIAL VEGETATIVE COVER ON DISTURBED AREAS BY PLANTING SEED TO REDUCE EROSION AND DECREASE SEDIMENT YIELD AREAS, IMPROVED WILDLIFE HABITAT, ENHANCE NATURAL BEAUTY AND TO PERMANENTLY STABILIZE DISTURBED AREAS IN A MANNER THAT IS ECONOMICAL, ADAPTABLE TO SITE CONDITIONS, AND ALLOWS SELECTION OF THE MOST APPROPRIATE PLANT MATERIALS.
- 7. MULCHING - 3.35 - APPLICATION OF PLANT RESIDUES OR OTHER SUITABLE MATERIALS TO THE SOIL SURFACE.
- 8. DUST CONTROL - 3.39 - REDUCING SURFACE AND AIR MOVEMENTS OF DUST DURING LAND DISTURBING, DEMOLITION AND CONSTRUCTION ACTIVITIES.

SEQUENCE OF CONSTRUCTION

- 1. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
- 2. PRIOR TO ANY EARTH DISTURBANCE, CONTRACTOR TO CONTACT THE CITY AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR. IF CONSTRUCTION DOES NOT COMMENCE FOR 180 DAYS FOLLOWING THE PRE-CONSTRUCTION MEETING OR IF THE PROJECT IS DORMANT FOR 180 DAYS DURING CONSTRUCTION PHASE, A NEW PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE CONSTRUCTION CAN RE-START.
- 3. INSTALL INLET PROTECTION ON EXISTING INLETS AND SILT FENCE AT PERIMETER AS SHOWN.
- 4. BEGIN REMOVING THE EXISTING PAVEMENT, CURB AND SURROUNDING DISTURBED AREAS AS SHOWN ON PLANS.
- 5. START CONSTRUCTION OF PROPOSED BUILDING ADDITION, DRIVE-THRU, CURB, AND PARKING.
- 6. BEGIN GRADING THE DISTURBED AREAS AND PREPARING SUBGRADES AND SOIL IMPROVEMENTS.
- 7. TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBANCE. ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 7 DAYS OR MORE.
- 8. IMMEDIATELY PERMANENTLY STABILIZED AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
- 9. PREPARE SITE FOR PAVING.
- 10. PAVE SITE IN NECESSARY AREAS.
- 11. INSTALL APPROPRIATE PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
- 12. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS, IF NECESSARY.
- 13. OBTAIN APPROVAL FROM CITY ENVIRONMENTAL INSPECTOR THAT THE SITE HAS BEEN FULLY STABILIZED AND ALL CONSTRUCTION HAS BEEN COMPLETED, THEN:
 - A. WITHIN 30 DAYS REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.
 - B. REMOVE ALL TEMPORARY CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS AND DEBRIS FROM THE SITE.
 - C. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY MEASURES.

NOTES:
THE CONTRACTOR SHALL CONTRACT WITH A GEOTECHNICAL ENGINEER FOR SPECIFIC CONSTRUCTION RECOMMENDATIONS REGARDING MATERIALS AND TESTING.
MAINTENANCE PROGRAM:

- 1. SAFETY FENCE - 3.01 - THE MEASURE SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAINFALL AND REPAIRS MADE AS NEEDED. SAFETY FENCE SHALL BE CHECKED REGULARLY FOR WEATHER-RELATED OR OTHER DAMAGE. ANY NECESSARY REPAIRS MUST BE MADE IMMEDIATELY. CARE SHOULD BE TAKEN TO SECURE ALL ACCESS POINTS (GATES) AT THE END OF EACH WORKING DAY.
- 2. TEMPORARY STONE CONSTRUCTION ENTRANCE - 3.02 - THE MEASURE SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAINFALL AND REPAIRS MADE AS NEEDED. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC DRESSING WITH ADDITIONAL STONE OR THE WASHING AND REWORKING OF EXISTING STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. THE USE OF WATER TRUCKS TO REMOVE MATERIAL DROPPED, WASHED, OR TRACKED ONTO ROADWAYS WILL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES.
- 3. SILT FENCE - 3.05 - SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES RESULTING FROM END RUNS AND UNDERCUTTING. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITS REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIERS. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
- 4. STORM DRAIN INLET PROTECTION - 3.07 - THE MEASURE SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAINFALL AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED AND THE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE. STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
- 5. MULCHING - 3.35 - ALL MULCHES AND SOIL COVERINGS SHOULD BE INSPECTED PERIODICALLY (PARTICULARLY AFTER RAINSTORMS) TO CHECK FOR EROSION. WHERE EROSION IS OBSERVED IN MULCHED AREAS, ADDITIONAL MULCH SHOULD BE APPLIED. NETS AND MATS SHOULD BE INSPECTED AFTER RAINSTORMS AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE OR DITCH. INSPECTIONS SHOULD TAKE PLACE UP UNTIL GRASSES ARE FIRMLY ESTABLISHED. WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTINGS, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE; REPAIRS ARE NEEDED.
 - NO AREA SHALL BE LEFT DENUDED FOR A PERIOD LONGER THAN 7 DAYS WITHOUT CONSTRUCTION ACTIVITY.
 - NO UNPROTECTED, UNDISTURBED AREA SHALL DRAIN TO ROADWAY PAVEMENTS SUCH THAT THE SUBBASE, BASE, OR WEARING SURFACE ARE CONTAMINATED BY SILT TRAPPED AT LOW POINTS.
 - ADJACENT ROADWAYS AND ENTRANCES WILL BE KEPT CLEAN FROM ACCUMULATED DEBRIS AT ALL TIMES.

PERMANENT STABILIZATION:
PERMANENT STABILIZATION SHALL BE PROVIDED ONCE ALL CONSTRUCTION ACTIVITIES ARE COMPLETE. THE SPECIFICATIONS AND DETAILS FOR THE PERMANENT STABILIZATION ARE INCLUDED ON THIS SHEET. PERMANENT STABILIZATION INCLUDES PERMANENT SEEDING, SOODING, AND MULCHING. THE SITE CONTRACTOR SHALL USE THE STABILIZATION METHOD AS DEEMED MOST APPROPRIATE FOR EACH GIVEN PVIOUS AREA.
STORMWATER RUNOFF CONSIDERATIONS:
MINIMAL CHANGE IN DRAINAGE AREAS TO THE EXISTING STORM INLETS HAVE BEEN MADE WITH THE PROPOSED IMPROVEMENTS. AS SUCH, IT IS THE OPINION OF THE ENGINEER THAT THE EXISTING CLOSED STORM SYSTEM IS ADEQUATE TO CONVEY STORMWATER.
CALCULATIONS:
THERE ARE NO CALCULATIONS REQUIRED FOR THE PROPOSED EROSION AND SEDIMENT CONTROLS.
OTHER IMPORTANT NOTES:
1. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLANS SHALL BE MAINTAINED ON SITE AT ALL TIMES.

- 2. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES AND INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE CITY OF RICHMOND.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING AND GRADING.
5. ALL AREAS TO BE PAVED MAY BE STABILIZED BY INSTALLATION OF BASE AND SUBBASE MATERIALS INSTEAD OF TEMPORARY VEGETATION COVER.
6. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING THE PUBLIC RIGHT-OF-WAY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAR THE STREETS AND TAKE WHATEVER MEASURES NECESSARY TO ENSURE THAT THE STREETS ARE MAINTAINED IN A CLEAN AND DUST-FREE CONDITION AT ALL TIMES.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM THE WORK IN SUCH A MANNER AS TO PREVENT THE WASHING OF ANY TOPSOIL OR DEBRIS ONTO ADJACENT PROPERTIES.
8. PRIOR TO FORECAST OF A LARGE STORM EVENT, THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AND ENSURE THEY ARE FUNCTIONAL. ANY OPEN TRENCHES SHALL BE TEMPORARILY BACKFILLED.

EROSION AND SEDIMENT CONTROL NOTES
MINIMUM STANDARDS:
MS-1: PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE. PERMANENT STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE (1) YEAR.

R-1: TEMPORARY SOIL STABILIZATION WILL BE APPLIED TO NEWLY GRADED AND DENUDED AREAS THAT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 7 DAYS. PERMANENT STABILIZATION WILL BE APPLIED WITHIN 14 DAYS TO DENUDED AREAS WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED FOR LONGER THAN 14 DAYS.

MS-2: DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

R-2: NOT APPLICABLE.

MS-3: A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE, AND WILL INHIBIT EROSION.

R-3: PERMANENT VEGETATION WILL BE PROVIDED FOR ALL DENUDED AREAS.

MS-4: SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.

R-4: INLET PROTECTION IS PROPOSED AT EXISTING INLETS NEAR DISTURBED AREAS AND WILL BE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE COMMENCES.

MS-5: STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.

R-5: NOT APPLICABLE. THERE ARE NO PROPOSED EARTHEN STRUCTURES.

MS-6: SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN.

**A. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT TRAP SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA AND THE TRAP SHALL ONLY CONTROL DRAINAGE AREAS LESS THAN THREE (3) ACRES.
B. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE (3) ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT BASIN SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA. THE OUTFALL SYSTEM SHALL BE AT A MINIMUM MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A TWENTY-FIVE YEAR STORM OF 24-HOUR DURATION. RUNOFF COEFFICIENTS USED IN RUNOFF CALCULATIONS SHALL CORRESPOND TO A BARE EARTH CONDITION OR THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS UTILIZED.**

R-6: NOT APPLICABLE. THERE ARE NO PROPOSED SEDIMENT TRAPS.

MS-7: CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE (1) YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SOIL STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.

R-7: CONTRACTOR TO ENSURE ADEQUATE MEASURES ARE PROVIDED SHOULD SLOPES BE FOUND TO ERODE EXCESSIVELY AFTER PERMANENT STABILIZATION.

MS-8: CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.

R-8: CONCENTRATED RUN-OFF IS NOT EXPECTED DURING CONSTRUCTION. ANY CONCENTRATED RUN-OFF ENCOUNTERED DURING CONSTRUCTION WILL BE CONTAINED WITHIN AN ADEQUATE, CHANNEL, FLUME OR SLOPE DRAIN.

MS-9: WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.

R-9: NOT ANTICIPATED - HOWEVER, CONTRACTOR SHALL ENSURE ADEQUATE MEASURES ARE PROVIDED SHOULD THIS CONDITION ARISE.

MS-10: ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

R-10: INLET PROTECTION IS PROPOSED TO PREVENT UNFILTERED WATER FROM ENTERING THE CONVEYANCE SYSTEM.

MS-11: BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.

R-11: NOT APPLICABLE - NO STORMWATER CONVEYANCE CHANNEL OR PIPES ARE PROPOSED.

MS-12: WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT. CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NON-ERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CALENS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NON-ERODIBLE COVER MATERIALS.

R-12: NOT APPLICABLE. THE PROPOSED WORK DOES NOT CROSS A LIVE WATERCOURSE.

MS-13: WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX (6) MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NON-ERODIBLE MATERIALS SHALL BE PROVIDED.

R-13: NOT APPLICABLE. THE PROPOSED WORK DOES NOT CROSS A LIVE WATERCOURSE.

MS-14: ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.

R-14: NOT APPLICABLE. THE PROPOSED WORK DOES NOT CROSS A LIVE WATERCOURSE.

MS-15: THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.

R-15: NOT APPLICABLE. THE PROPOSED WORK DOES NOT CROSS A LIVE WATERCOURSE.

MS-16: UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:

- A. NO MORE THAN 500 LINEAR FEET OF TRENCH SHALL BE OPENED AT ONE TIME.
- B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
- C. 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 OFFSITE PROPERTY.
- D. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
- E. RE-STABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
- F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

R-16: CONTRACTOR TO ENSURE THAT THE STANDARDS ARE MET WHEN RELOCATING LATERALS.

MS-17: WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.

R-17: ANY AND ALL MATERIAL OR DEBRIS TRACKED ONTO A PUBLIC OR PRIVATE ROAD SURFACE WILL BE REMOVED THOROUGHLY AT THE END OF EACH DAY BY THE CONTRACTOR. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR SWEEPING AND BE TRANSPORTED TO A SEDIMENT CONTROLLED DISPOSAL AREA. THE EXISTING ASPHALT ENTRANCE AS SPECIFIED IN THIS SITE PLAN SET WILL BE UTILIZED AS THE SITE CONSTRUCTION ENTRANCE AND WILL BE MAINTAINED IN ACCORDANCE WITH THIS STATEMENT.

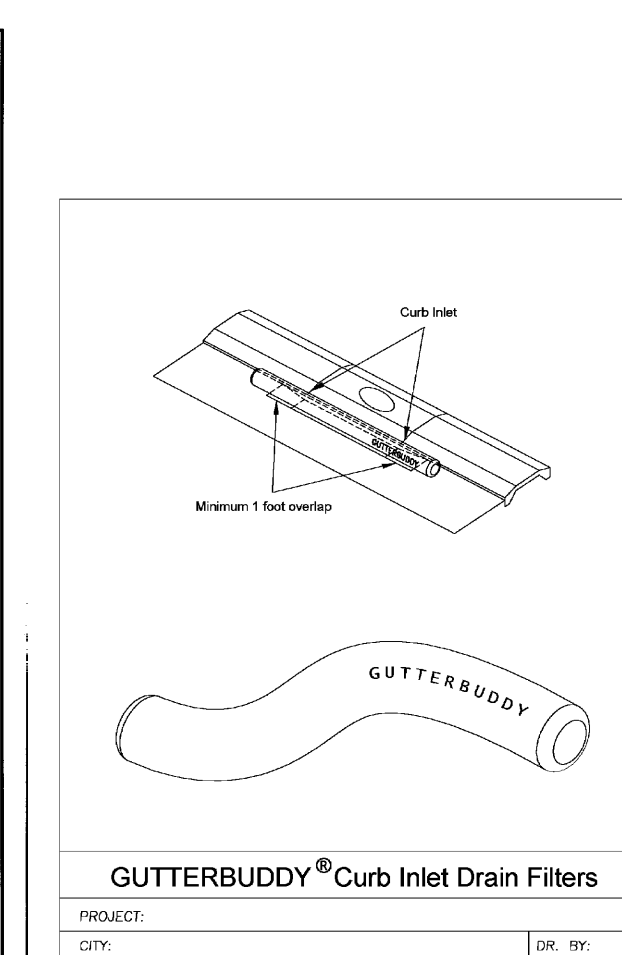
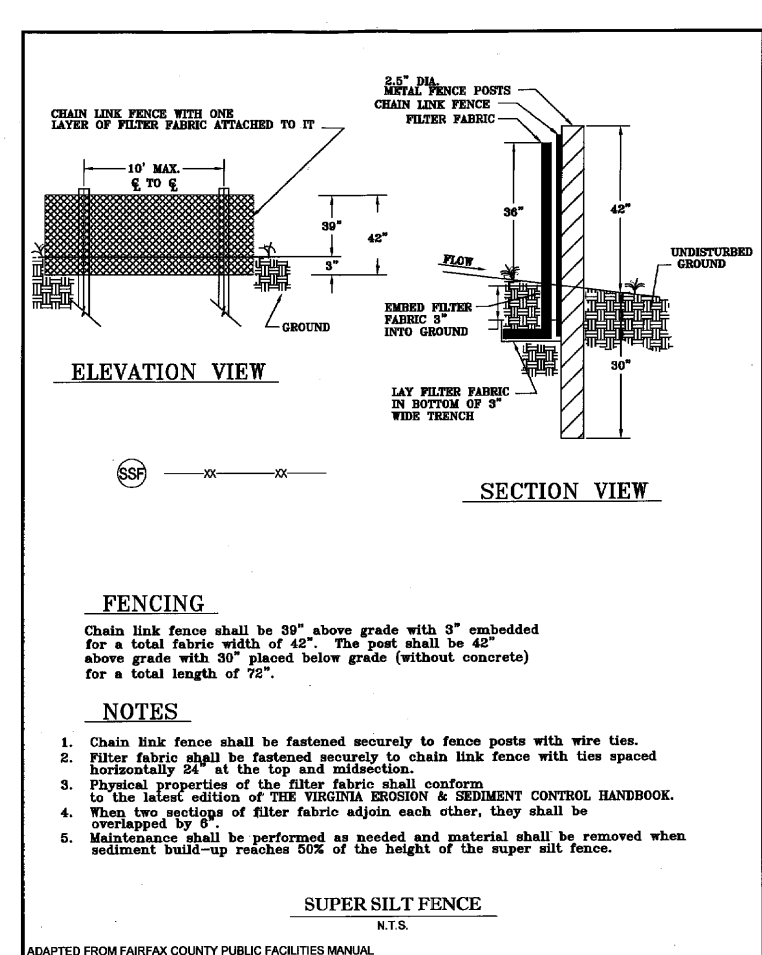
MS-18: ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

R-18: TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WILL BE REMOVED UPON APPROVAL BY THE CITY INSPECTORS AND ANY AREA DISTURBED BY THE REMOVAL WILL BE IMMEDIATELY STABILIZED.

MS-19: PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA:

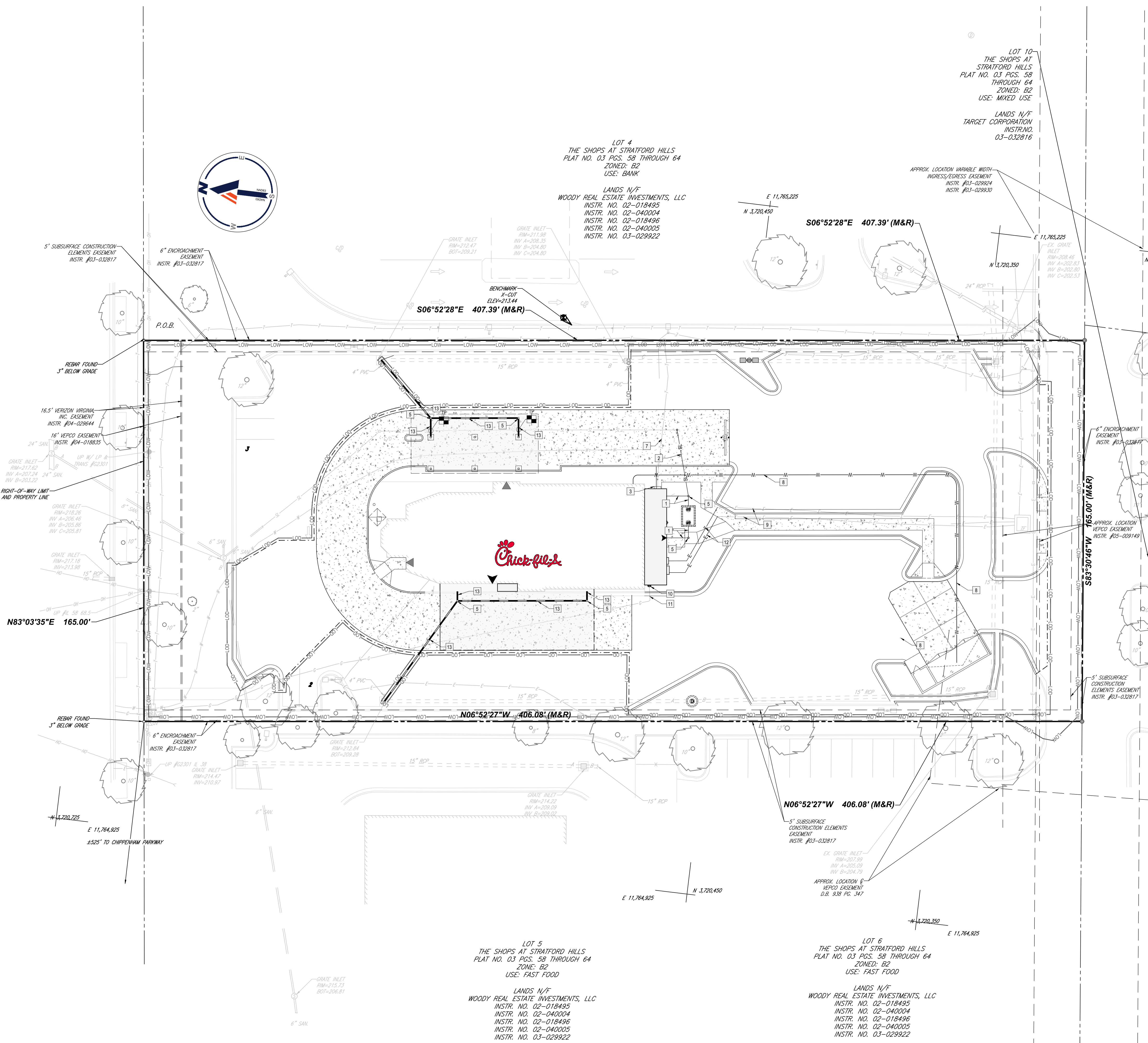
- A. CONCENTRATED STORMWATER RUNOFF LEAVING A DEVELOPMENT SITE SHALL BE DISCHARGED DIRECTLY INTO AN ADEQUATE NATURAL OR MAN-MADE RECEIVING CHANNEL, PIPE OR STORM SEWER SYSTEM. FOR THOSE SITES WHERE RUNOFF IS DISCHARGED INTO A PIPE OR PIPE SYSTEM, DOWNSTREAM STABILITY ANALYSES AT THE OUTFALL OF THE PIPE OR PIPE SYSTEM SHALL BE PERFORMED.
- B. ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED IN THE FOLLOWING MANNER:
 - (1) THE APPLICANT SHALL DEMONSTRATE THAT THE TOTAL DRAINAGE AREA TO THE POINT OF ANALYSIS WITHIN THE CHANNEL IS ONE HUNDRED TIMES GREATER THAN THE CONTRIBUTING DRAINAGE AREA OF THE PROJECT IN QUESTION; OR
 - (A) NATURAL CHANNELS SHALL BE ANALYZED BY THE USE OF A TWO (2) YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP CHANNEL BANKS NOR CAUSE EROSION OF CHANNEL BED OR BANKS; AND
 - (B) ALL PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS SHALL BE ANALYZED BY THE USE OF A TEN (10) YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP ITS BANKS BY THE USE OF A TWO (2) YEAR STORM TO DEMONSTRATE THAT STORMWATER WILL NOT CAUSE EROSION OF CHANNEL BED OR BANKS; AND PIPES AND STORM SEWER SYSTEMS SHALL BE ANALYZED BY THE USE OF A TEN (10) YEAR STORM TO VERIFY THAT STORMWATER WILL BE CONTAINED WITHIN THE PIPE OR SYSTEM.
- C. IF EXISTING NATURAL RECEIVING CHANNELS OR PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS OR PIPES ARE NOT ADEQUATE, THE APPLICANT SHALL:
 - (1) IMPROVE THE CHANNEL TO A CONDITION WHERE A TEN (10) YEAR STORM WILL NOT OVERTOP THE BANKS AND A TWO (2) YEAR STORM WILL NOT CAUSE EROSION TO THE CHANNEL BED OR BANKS; OR
 - (2) IMPROVE THE PIPE OR PIPE SYSTEM TO A CONDITION WHERE THE TEN (10) YEAR STORM IS CONTAINED WITHIN THE APPURTENANCES; OR
 - (3) DEVELOP A SITE DESIGN THAT WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TWO (2) YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A NATURAL CHANNEL OR WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TEN (10) YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A MAN-MADE CHANNEL; OR
 - (4) PROVIDE A COMBINATION OF CHANNEL IMPROVEMENT, STORMWATER DETENTION OR OTHER MEASURE WHICH IS SATISFACTORY TO THE PLAN-APPROVING AUTHORITY TO PREVENT DOWNSTREAM EROSION.
- D. THE APPLICANT SHALL PROVIDE EVIDENCE OF PERMISSION TO MAKE THE IMPROVEMENTS.
- E. ALL HYDROLOGIC ANALYSES SHALL BE BASED ON THE EXISTING WATERSHED CHARACTERISTICS AND THE ULTIMATE DEVELOPMENT OF THE SUBJECT PROJECT.
- F. IF THE APPLICANT CHOOSES AN OPTION THAT INCLUDES STORMWATER DETENTION HE SHALL OBTAIN APPROVAL FROM THE LOCALITY OF A PLAN FOR MAINTENANCE OF THE DETENTION FACILITIES. THE PLAN SHALL SET FORTH THE MAINTENANCE REQUIREMENTS OF THE FACILITY AND THE PERSON RESPONSIBLE FOR PERFORMING THE MAINTENANCE.
- G. OUTFALL FROM A DETENTION FACILITY SHALL BE DISCHARGED TO A RECEIVING CHANNEL, AND ENERGY DISSIPATORS SHALL BE PLACED AT THE OUTFALL OF ALL DETENTION FACILITIES AS NECESSARY TO PROVIDE A STABILIZED TRANSITION FROM THE FACILITY TO THE RECEIVING CHANNEL.
- H. ALL ON-SITE CHANNELS MUST BE VERIFIED TO BE ADEQUATE.
- I. INCREASED VOLUMES OF SHEET FLOWS THAT MAY CAUSE EROSION OR SEDIMENTATION ON ADJACENT PROPERTY SHALL BE DIVERTED TO A STABLE OUTLET, ADEQUATE CHANNEL, PIPE OR PIPE SYSTEM, OR TO A DETENTION FACILITY.
- J. IN APPLYING THESE STORMWATER RUNOFF CRITERIA, INDIVIDUAL LOTS OR PARCELS IN A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT SHALL NOT BE CONSIDERED TO BE SEPARATE DEVELOPMENT PROJECTS. INSTEAD, THE DEVELOPMENT, AS A WHOLE, SHALL BE CONSIDERED TO BE A SINGLE DEVELOPMENT PROJECT. HYDROLOGIC PARAMETERS THAT REFLECT THE ULTIMATE DEVELOPMENT CONDITION SHALL BE USED IN ALL ENGINEERING CALCULATIONS.
- K. ALL MEASURES USED TO PROTECT PROPERTIES AND WATERWAYS SHALL BE EMPLOYED IN A MANNER WHICH MINIMIZES IMPACTS ON THE PHYSICAL, CHEMICAL AND BIOLOGICAL INTEGRITY OF RIVERS, STREAMS AND OTHER WATERS OF THE STATE.
- L. ANY PLAN APPROVED PRIOR TO JULY 1, 2014, THAT PROVIDES FOR STORMWATER MANAGEMENT THAT DOES NOT COMPLY WITH THE REQUIREMENTS OF THE ACT AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS SHALL SATISFY THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS IF THE PRACTICES ARE DESIGNED TO:
 - I. DETAIN THE WATER QUANTITY VOLUME AND TO RELEASE IT OVER 48 HOURS;
 - II. DETAIN AND RELEASE OVER A 24-HOUR PERIOD THE EXPECTED RAINFALL RESULTING FROM THE ONE YEAR, 24-HOUR STORM; AND
 - III. REDUCE THE ALLOWABLE PEAK FLOW RATE RESULTING FROM THE 1.5, 2, AND 10-YEAR, 24-HOUR STORMS TO A LEVEL THAT IS LESS THAN OR EQUAL TO THE PEAK FLOW RATE FROM THE SITE ASSUMING IT WAS IN A GOOD FORESTED CONDITION, ACHIEVED THROUGH MULTIPLICATION OF THE FORESTED PEAK FLOW RATE BY A REDUCTION FACTOR THAT IS EQUAL TO THE RUNOFF VOLUME FROM THE SITE IN ITS PROPOSED CONDITION, AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS AS DEFINED IN ANY REGULATIONS PROMULGATED PURSUANT TO § 10.1-562 OR 10.1-570 OF THE ACT.
- M. FOR PLANS APPROVED ON AND AFTER JULY 1, 2014, THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS OF § 10.1-561.A OF THE ACT AND THIS SUBSECTION SHALL BE SATISFIED BY COMPLIANCE WITH WATER QUANTITY REQUIREMENTS IN THE STORMWATER MANAGEMENT ACT (§ 10.1-603.2 ET SEQ. OF THE CODE OF VIRGINIA) AND ATTENDANT REGULATIONS, UNLESS SUCH LAND DISTURBING ACTIVITIES ARE IN ACCORDANCE WITH 4VAC50-60-48 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSM) PERMIT REGULATIONS.
- N. COMPLIANCE WITH THE WATER QUANTITY MINIMUM STANDARDS SET OUT IN 4VAC50-60-66 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSM) PERMIT REGULATIONS SHALL BE DEEMED TO SATISFY THE REQUIREMENTS OF MINIMUM STANDARD 19.

R-19: DRAINAGE PATTERNS TO THE EXISTING ONSITE INLETS HAVE NOT SUBSTANTIALLY CHANGED. THEREFORE, IT IS THE OPINION OF THE ENGINEER THAT THE EXISTING STORMWATER FACILITY IS ADEQUATE.



FOREST HILL AVENUE - VA. RTE. 683

HARVABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY



UTILITY KEY PLAN

- 1 4" SCHEDULE 40 PVC SANITARY SEWER SERVICE LINE @ 2.08% MINIMUM
- 2 6" SCHEDULE 40 PVC SANITARY SEWER SERVICE LINE @ 2.08% MINIMUM
- 3 RELOCATED PHONE BOX. CONTRACTOR TO INSTALL NEW CONNECTIONS WITH EXISTING TELECOMMUNICATIONS LINES.
- 4 1,500 GALLON GREASE INTERCEPTOR
- 5 CLEANOUT; CLEANOUT TO BE TRAFFIC RATED WHEN LOCATED IN THE DRIVE THRU PAVEMENT SECTION
- 6 PROPOSED ELECTRIC BOX AND METER
- 7 APPROXIMATE LOCATION OF EXISTING TELECOMMUNICATIONS LINE. CONTRACTOR TO VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION
- 8 3/4" COLD WATER TO TRASH ENCLOSURE DOMESTIC WATER SERVICE LINE. CONTRACTOR TO CONNECT TO EXISTING HOSE BIB AS TRASH AS NEEDED WATERLINE AS NEEDED.
- 9 APPROXIMATE LOCATION OF EXISTING ELECTRIC LINE. CONTRACTOR TO VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION
- 10 GAS METER
- 11 EXISTING LOCATION OF EXISTING GAS LINE. CONTRACTOR TO VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
- 12 RELOCATED ELECTRIC LINE
- 13 4" PVC ROOF DRAIN AT 1% MIN

UTILITY NOTES:

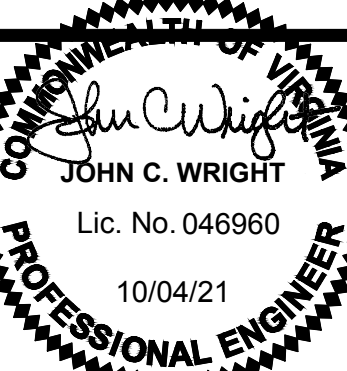
1. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL HAND EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN.
2. LOCATION OF ALL EXISTING AND PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICES CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR INFIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST POINTS CROSSINGS WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ANY SEDIMENT CONTROL MEASURES REMOVED FOR THE PURPOSE OF UTILITY CONSTRUCTION SHALL BE REPLACED AT THE END OF THE DAY BY THE UTILITY CONTRACTORS.
4. ALL FILL, COMPACTION AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
5. A MINIMUM SEPARATION BETWEEN UTILITIES (DRY AND WET) SHALL BE 12" IF 12" CANNOT BE MAINTAINED, CONCRETE ENCASUREMENT SHALL BE PROVIDED.



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9100 ARBORETUM PKWY, SUITE 360
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7125 FOREST
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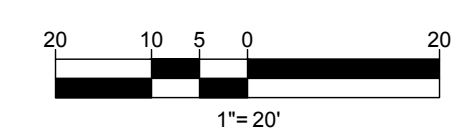
SHEET TITLE
UTILITY PLAN

DWG EDITION 02.4

- PRELIMINARY
- 80% SUBMITTAL
- FOR CONSTRUCTION

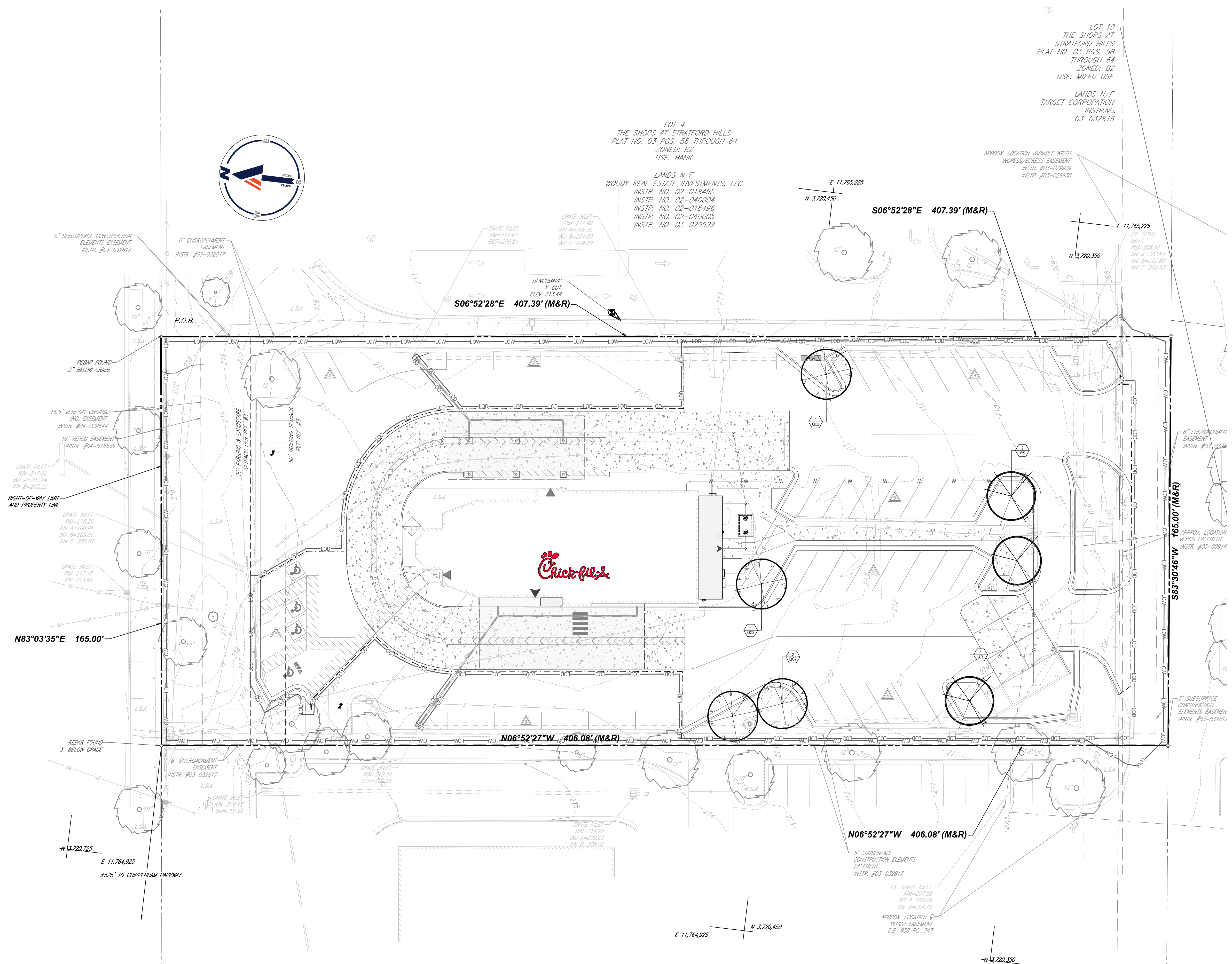
JOB NO. : V206501
STORE : 1342
DATE : 10/04/2021
DRAWN BY : GMJ
CHECKED BY : JCW
CAD ID : UTIL-0

SHEET
PS-1.0



FOREST HILL AVENUE - VA. RTE. 683

VARIALE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROWWAY



LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.
SHADE TREES					
AR	3	ACER RUBRUM	RED MAPLE	2 1/2" CAL. 15' H2	B#8
QC2	4	QUERCUS COCCINEA	SCARLET OAK	2 1/2" CAL. 15' H2	B#8
SUBTOTAL:	7				

LANDSCAPE NOTES

- THERE ARE SEVEN (7) EXISTING CANOPIES TREES BEING REMOVED WITH THIS SITE PLAN. SEVEN (7) NEW CANOPIES ARE BEING PROPOSED TO REPLACE THE EXISTING TREES IN KIND.

LOT 5
THE SHOPS AT STRATFORD HILLS
PLAT NO. 03 PGS. 58 THROUGH 64
ZONED: B2
USE: FAST FOOD

LANDS N/F
WOODY REAL ESTATE INVESTMENTS, LLC
INSTR. NO. 02-018495
INSTR. NO. 02-040004
INSTR. NO. 02-018496
INSTR. NO. 02-040005
INSTR. NO. 03-029922

LOT 6
THE SHOPS AT STRATFORD HILLS
PLAT NO. 03 PGS. 58 THROUGH 64
ZONED: B2
USE: FAST FOOD

LANDS N/F
WOODY REAL ESTATE INVESTMENTS, LLC
INSTR. NO. 02-018495
INSTR. NO. 02-040004
INSTR. NO. 02-018496
INSTR. NO. 02-040005
INSTR. NO. 03-029922

LOT 4
THE SHOPS AT STRATFORD HILLS
PLAT NO. 03 PGS. 58 THROUGH 64
ZONED: B2
USE: BANK

LANDS N/F
WOODY REAL ESTATE INVESTMENTS, LLC
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10/04/21
PROFESSIONAL ENGINEER



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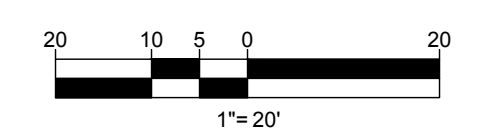
SHEET TITLE
LANDSCAPE PLAN

DWG EDITION 02.4

PRELIMINARY
 80% SUBMITTAL
 FOR CONSTRUCTION

JOB NO. : V208501
STORE : 1342
DATE : 10/04/2021
DRAWN BY : GMJ
CHECKED BY : JCW
CAD ID : LSCP-0

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LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:

THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS

A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
 B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
 1.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
 1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/FEST FREE WITH A UNIFORM THICKNESS.
 1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

D. MULCH - THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

E. FERTILIZER

1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
 1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

F. PLANT MATERIAL

1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
 1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
 1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
 1.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/2", WHICH HAVE NOT BEEN COMPLETELY CALLEDUS, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
 1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
 1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
 1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
 1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES

A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS

A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
 B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
 C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION

A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
 B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY "VISH-FENCE", OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
 C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
 D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS

A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
 B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
 C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
 1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIALS WITH A PH HIGHER THAN 7.5.
 1.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
 1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING

A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
 B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1-2").
 C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS INDICATED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
 D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING

A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
 B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
 C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
 D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA).
 1.1. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL
 1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP
 E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING

A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
 B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
 C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
 D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
 E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
 F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS: THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
 1.1. PLANTS: MARCH 15 TO DECEMBER 15
 1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
 G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
 H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:
 ACER RUBRUM PLATANUS X ACERIFOLIA
 BETULA VARIETIES POPULUS VARIETIES
 CARPINUS VARIETIES PRUNUS VARIETIES
 CRATAEGUS VARIETIES PYRUS VARIETIES
 KOELREUTERA QUERCUS VARIETIES
 LIQUIDAMBER STRYACIFLUA TILIA TOMENTOSA
 LIRIODENDRON TULIPIFERA ZELKOVA VARIETIES

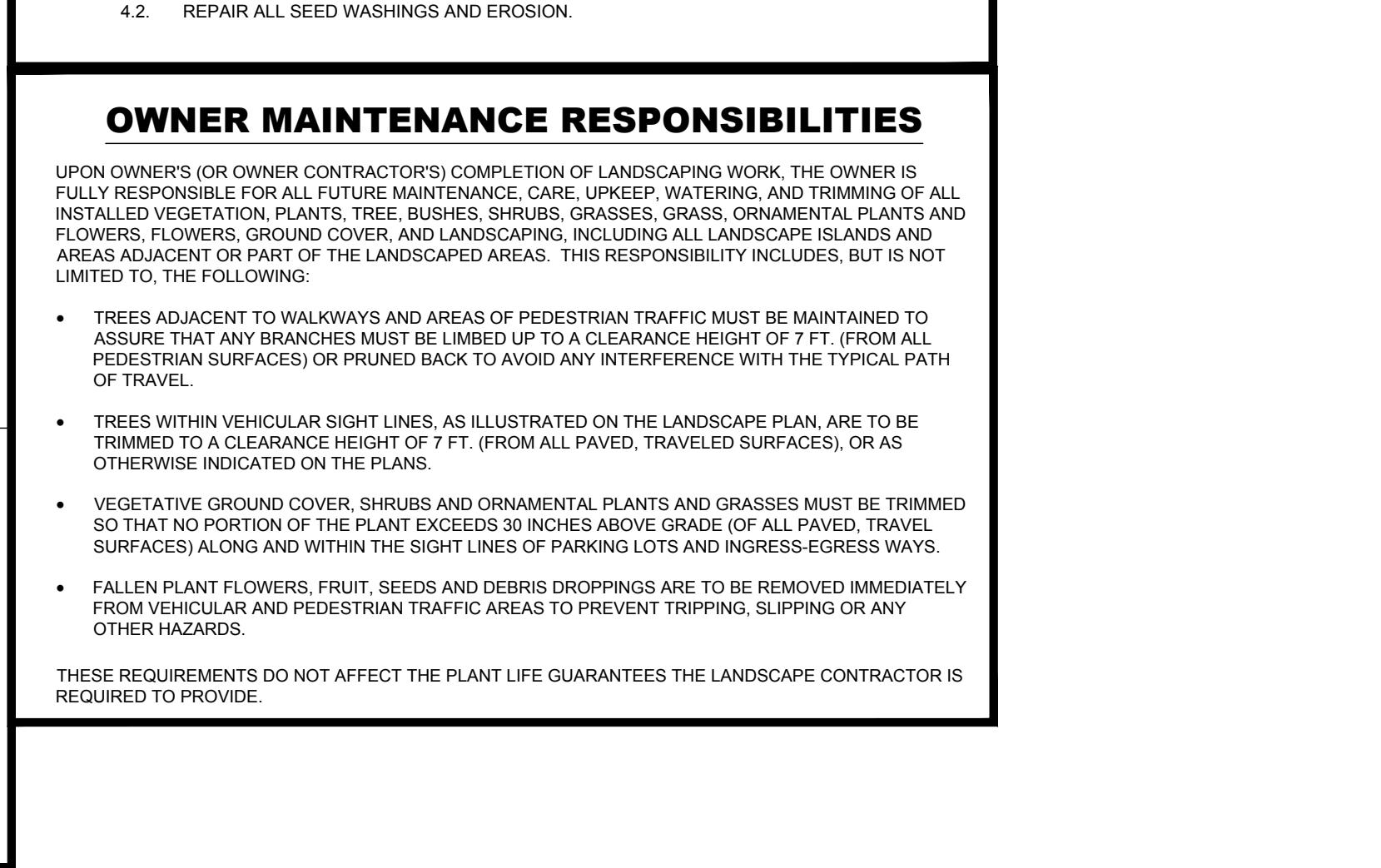
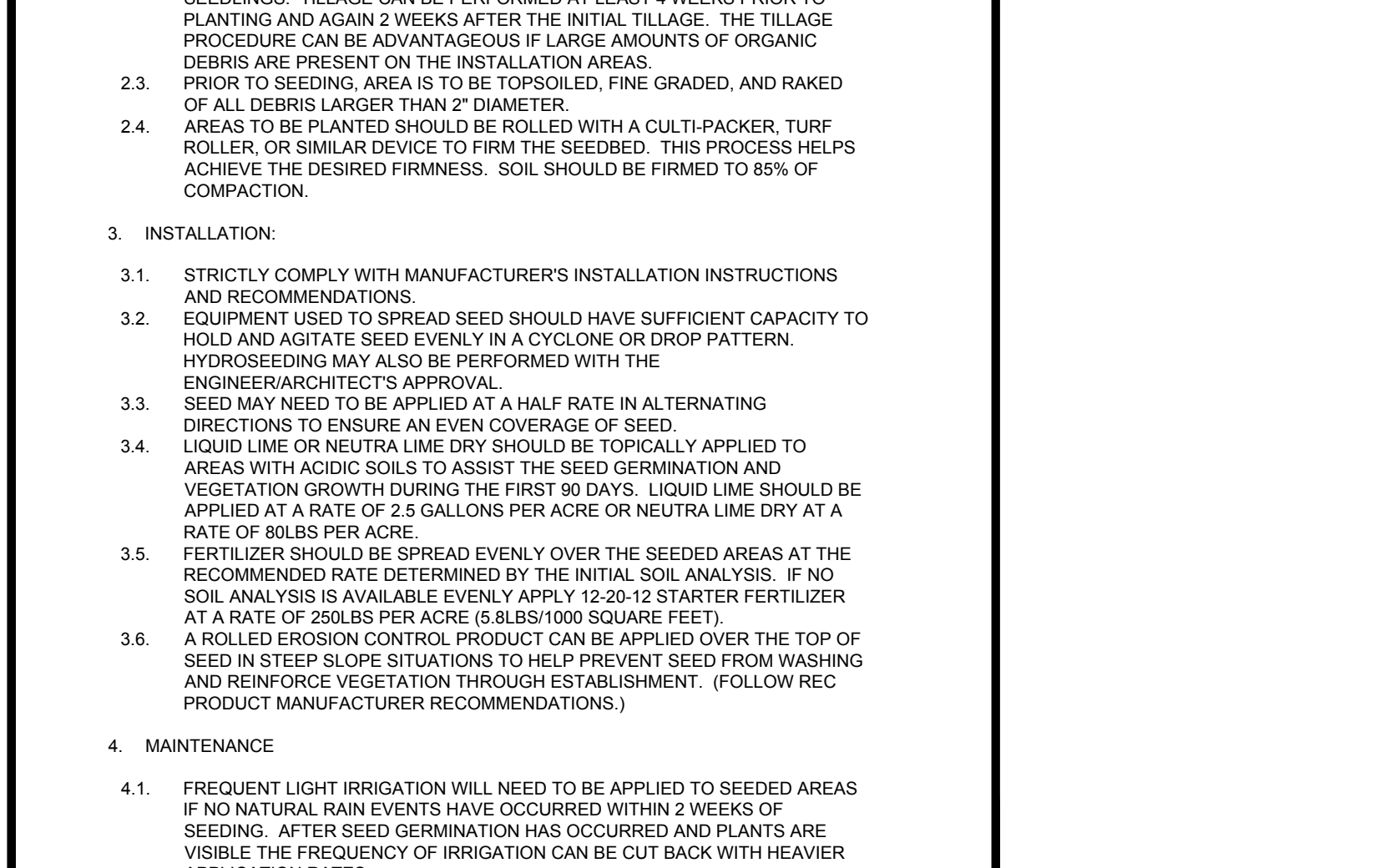
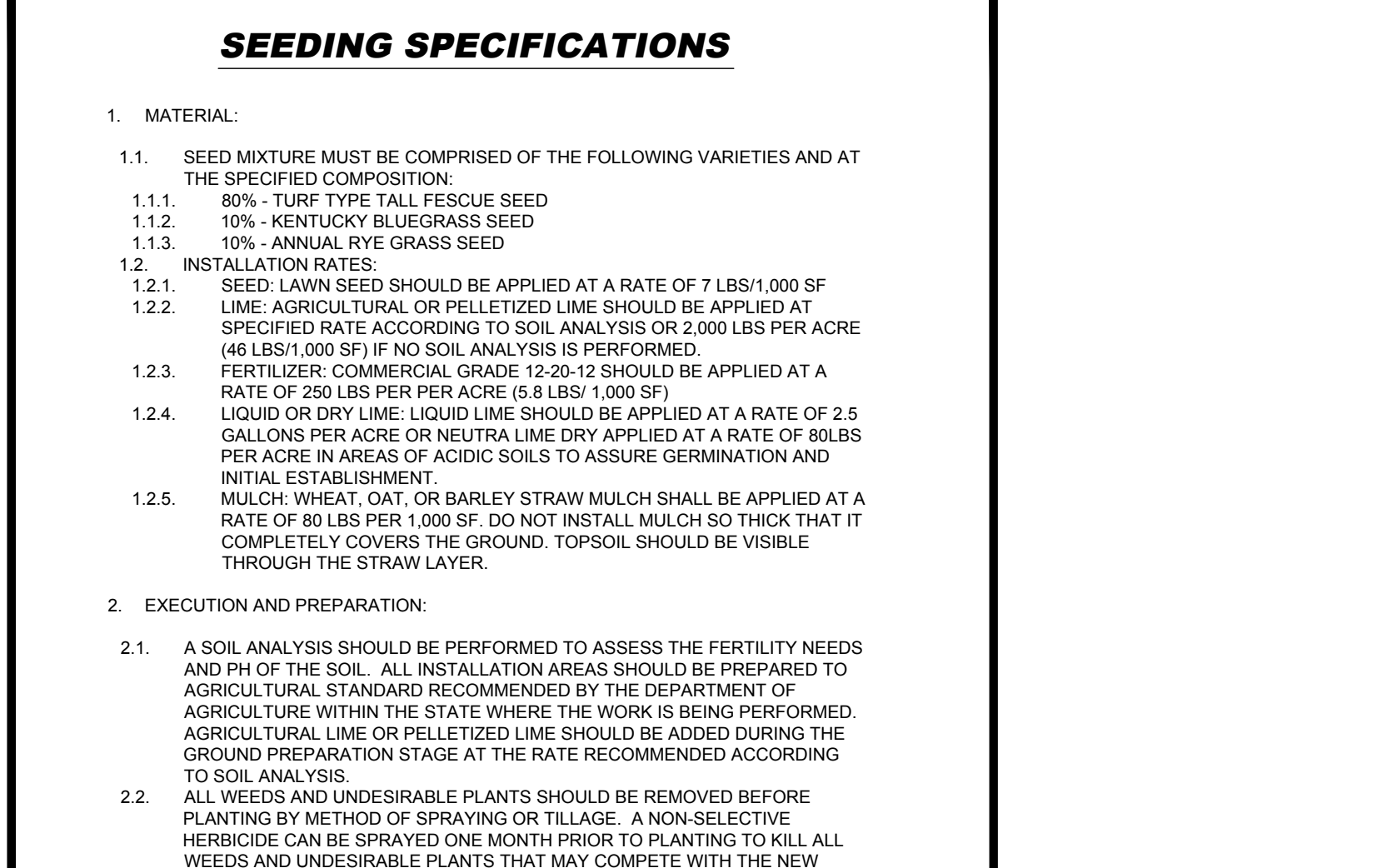
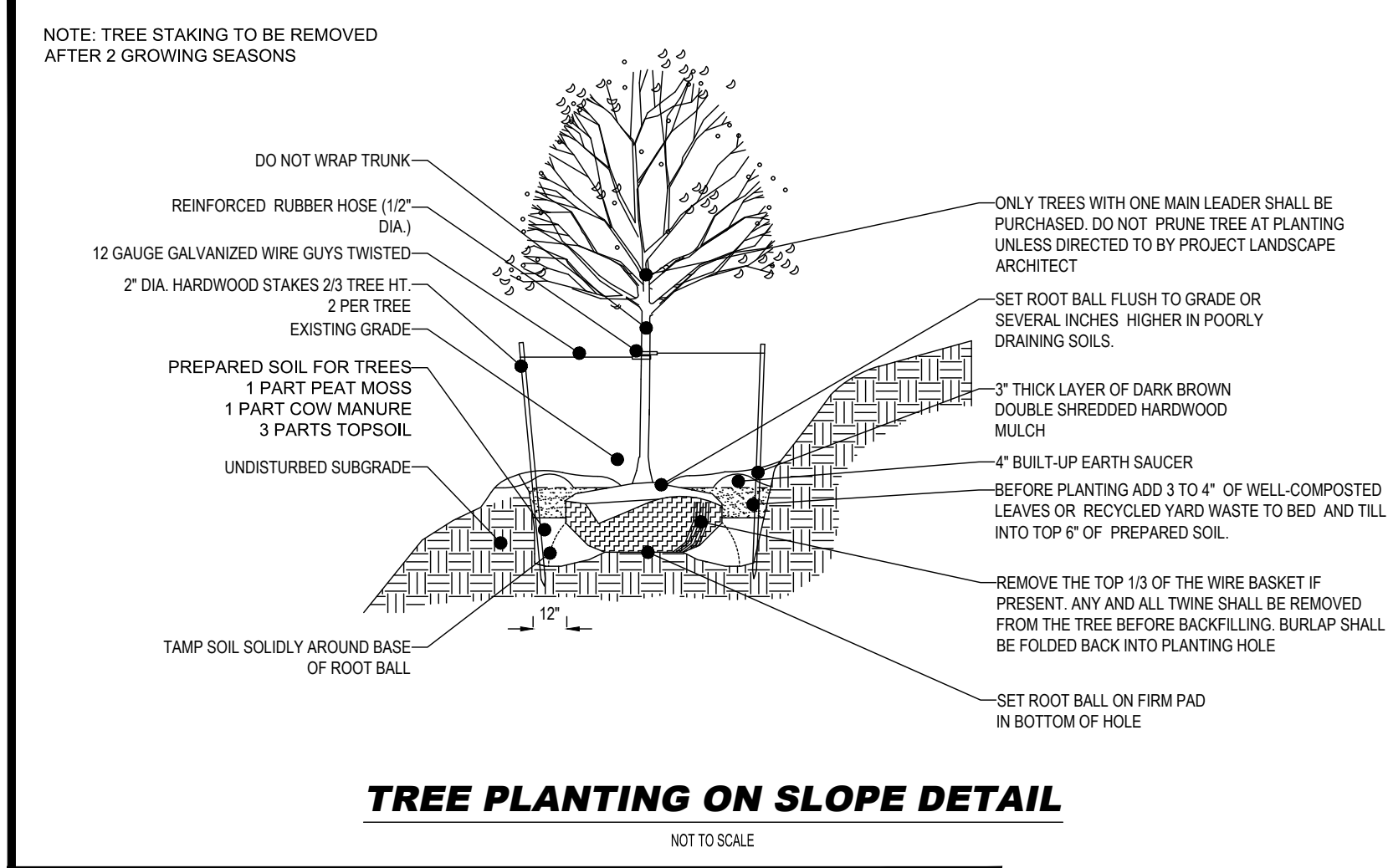
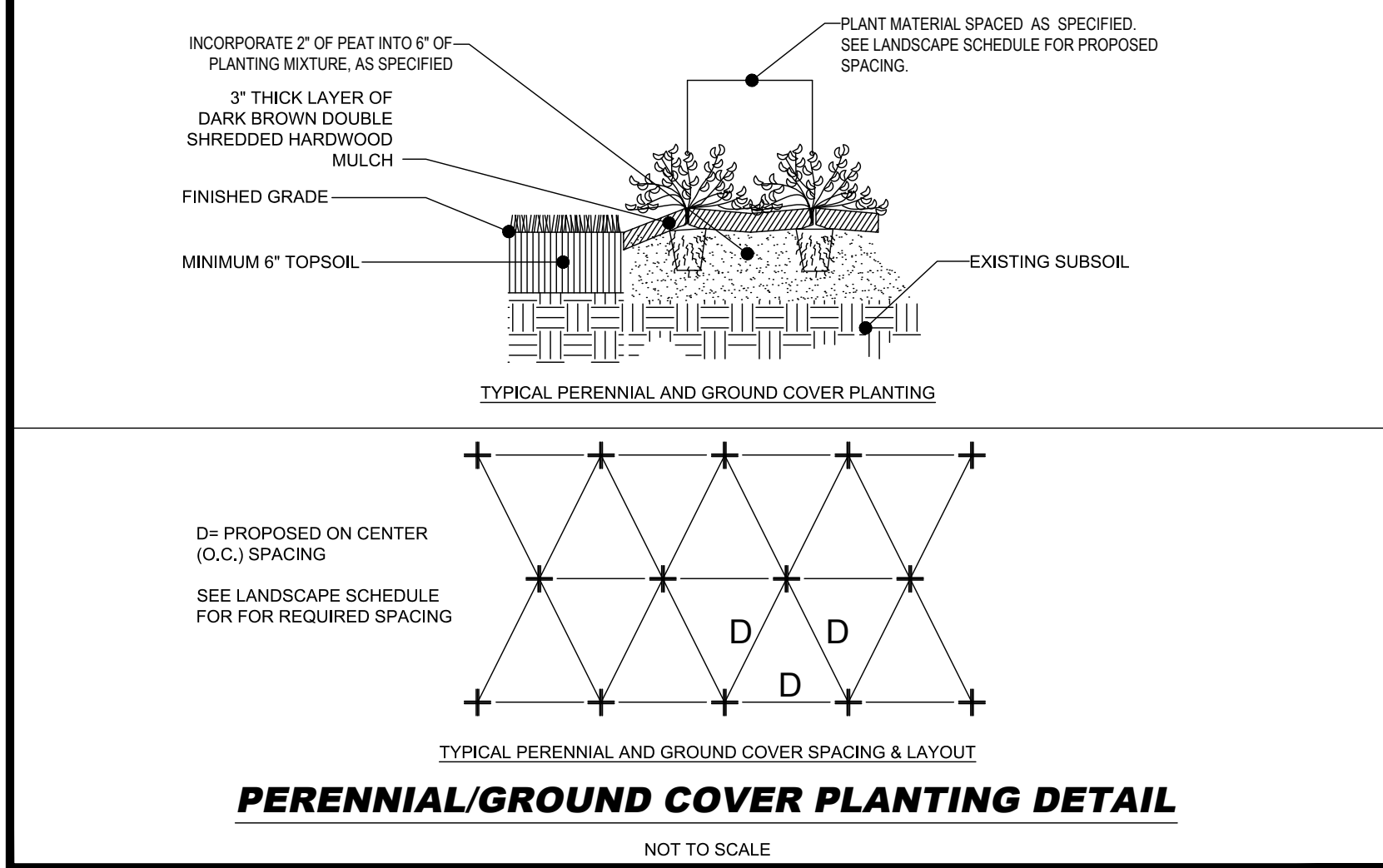
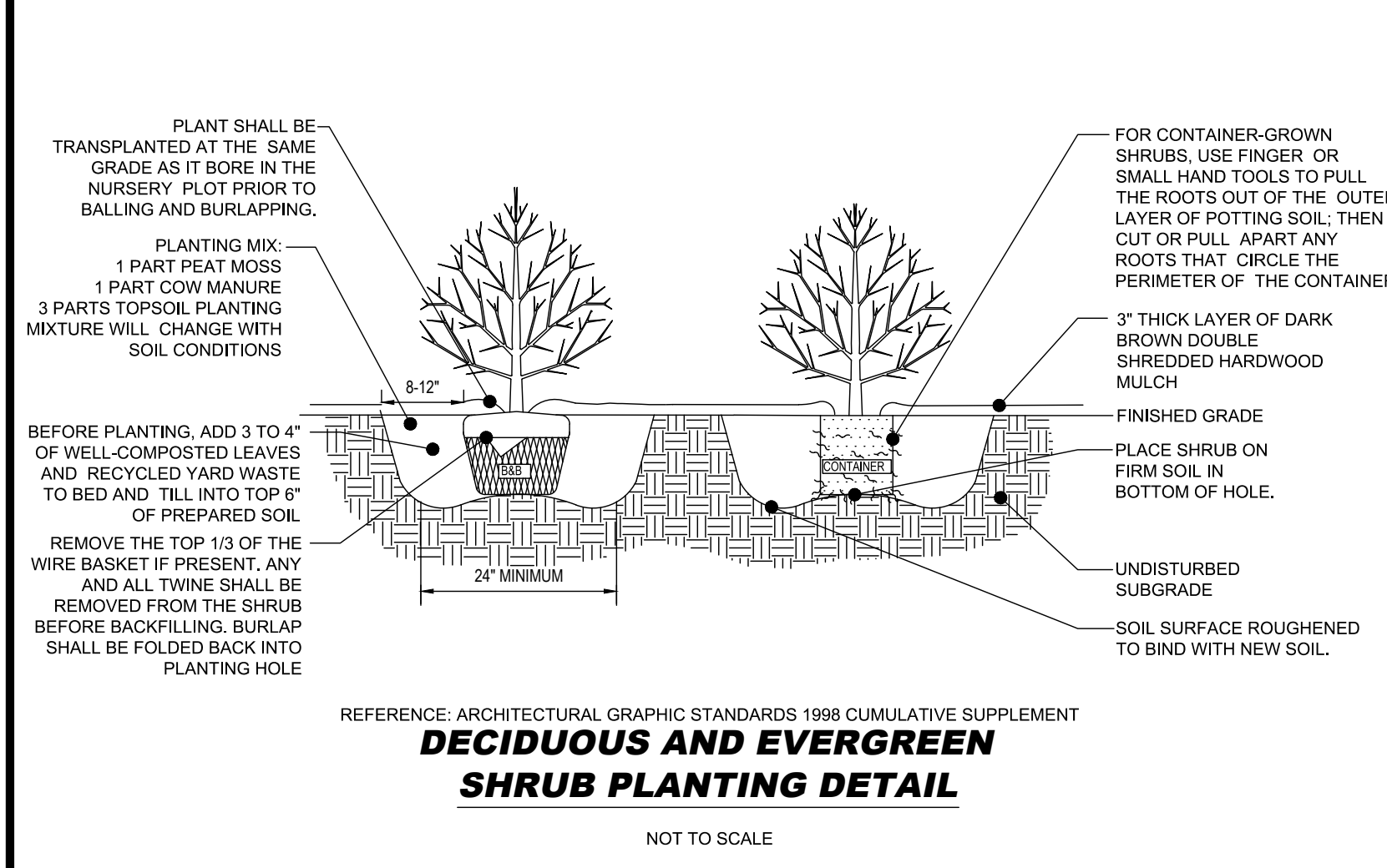
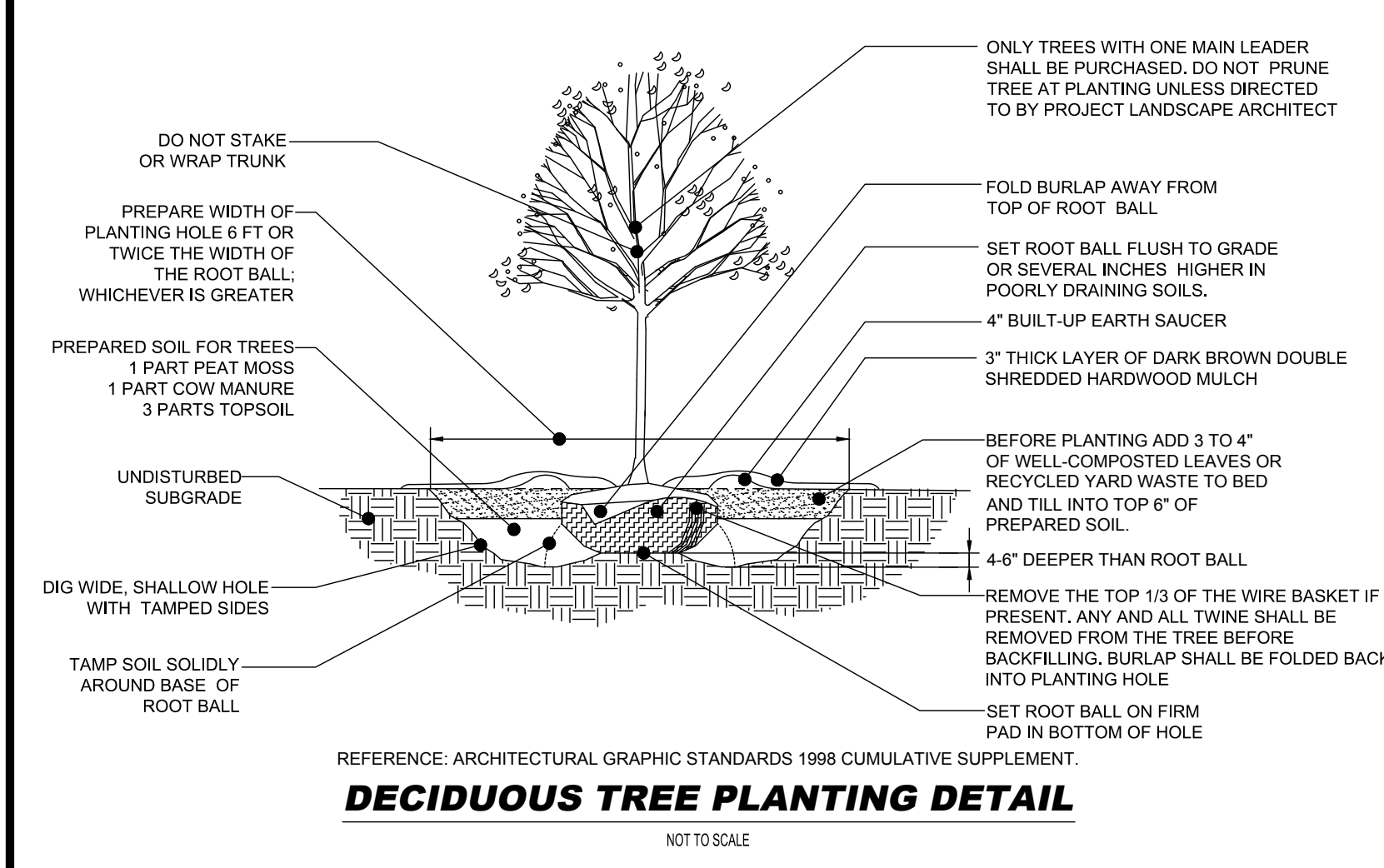
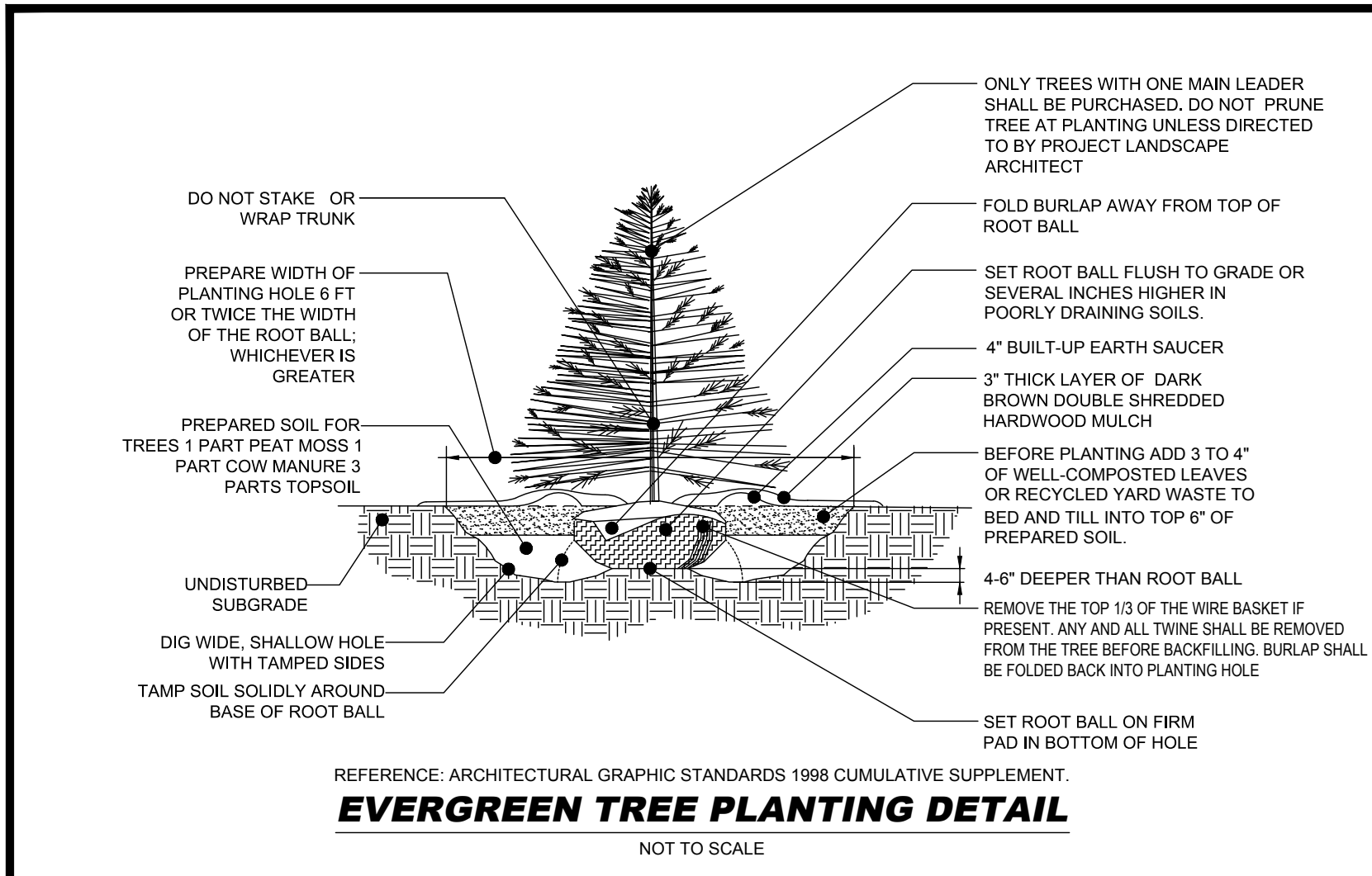
I. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
 1 PART PEAT MOSS
 1 PART COMPOSTED COW MANURE BY VOLUME
 3 PARTS TOPSOIL BY VOLUME
 21 GRAMS AGRIFORM PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
 A) 2 TABLETS PER 1 GALLON PLANT
 B) 3 TABLETS PER 5 GALLON PLANT
 C) 4 TABLETS PER 15 GALLON PLANT
 D) LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK
 J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
 K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
 L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.
 M. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.
 N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
 O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
 P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)
 A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
 B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
 C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
 D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
 E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
 F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING
 A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
 B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT THE TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
 C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE
 A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF THE LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
 B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.
 C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
 D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP
 A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
 B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.



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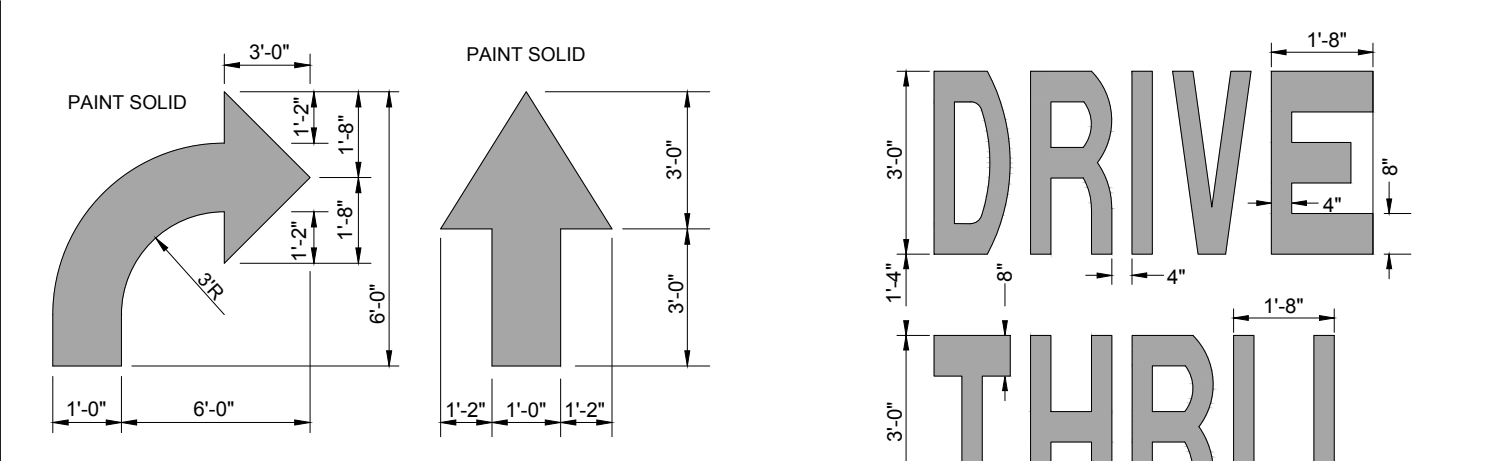
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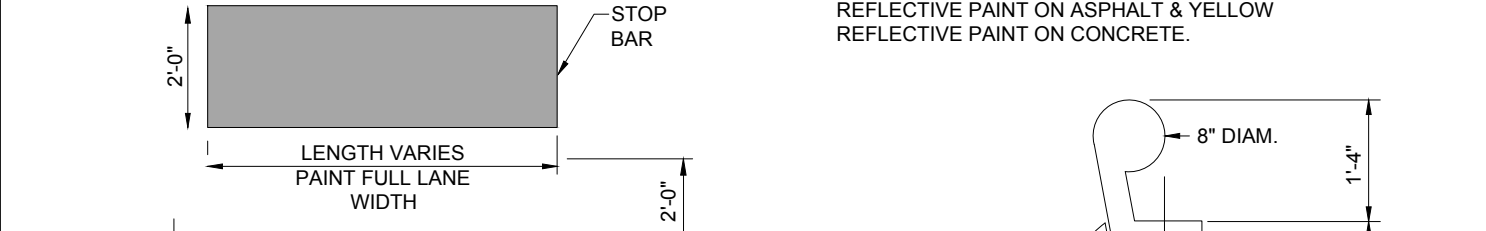
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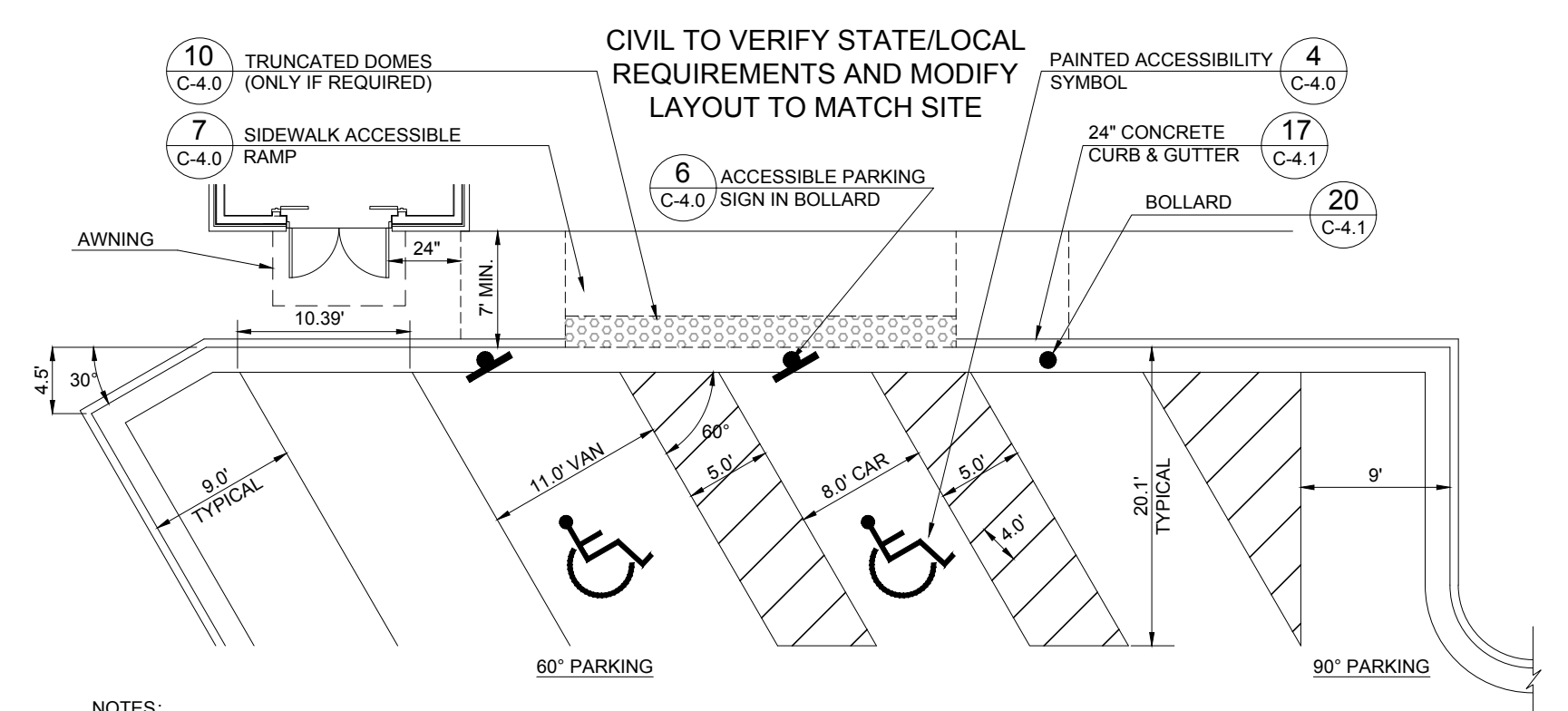
NOTES:
1. GENERAL CONTRACTOR SHALL REFER TO CHICK-FIL-A PARKING LOT STRIPING SPECIFICATIONS, SEE DETAIL.
2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE.



3 STOP LINE GRAPHIC
NOT TO SCALE

4 ACCESSIBILITY SYMBOL
NOT TO SCALE

NOTES:
1. GENERAL CONTRACTOR SHALL REFER TO CHICK-FIL-A PARKING LOT STRIPING SPECIFICATIONS, SEE DETAIL.
2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE.
3. IF STOP SIGN IS PROPOSED, STOP LINE GRAPHIC IS NOT REQUIRED.



NOTES:
1. ACCESSIBLE PARKING AND ACCESSIBLE AISLES SHALL NOT EXCEED 1:50 IN SLOPE IN ANY DIRECTION. IF ONLY ONE ACCESS ISLE IS INSTALLED, IT IS TO BE A VAN SIZE.
2. PARKING STALL DIMENSIONING SHALL BE IN ACCORDANCE WITH APPLICABLE GOVERNING AUTHORITY'S AND ADA STANDARDS AND IF DIFFERENT THAN THIS DETAIL, SHALL BE THE DIMENSIONING SHOWN ON THE SITE LAYOUT PLAN.
3. GENERAL CONTRACTOR SHALL REFER TO CHICK-FIL-A PARKING LOT STRIPING SPECIFICATIONS.
4. CONTRACTOR SHALL USE 4" WIDE WHITE REFLECTIVE PAINT FOR STRIPING ON ASPHALT PARKING LOTS.
5. CONTRACTOR SHALL USE 4" WIDE YELLOW REFLECTIVE PAINT FOR STRIPING ON CONCRETE PARKING LOTS.
6. NO WHEEL STOPS TO BE INSTALLED WHEN PARKING IS ADJACENT TO SIDEWALK.
7. ADA SIGNS IN BOLLARDS AND BOLLARDS SHALL BE INSTALLED WHEN PARKING IS ADJACENT TO FLUSH CURB OR A RAMP.

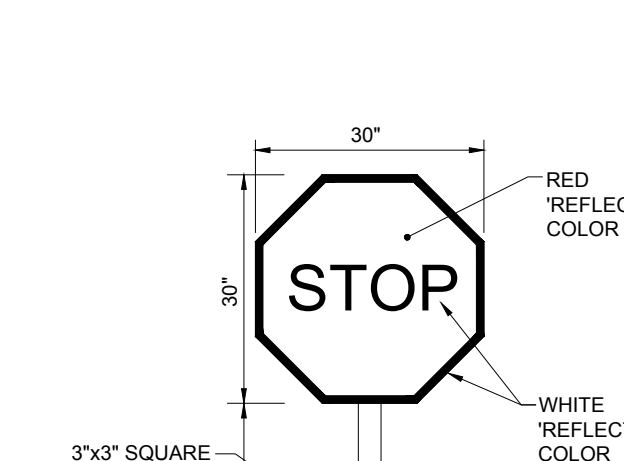
PARKING LOT STRIPING SPECIFICATIONS:

STANDARDS:
1. ALWAYS FOLLOW ALL APPLICABLE GOVERNING AUTHORITY'S STANDARDS.
2. SURFACES SHOULD BE CLEAN, DRY, AND FREE FROM LOOSE OR PEELING PAINT. REMOVE ALL OIL, DUST, GREASE, DIRT, AND OTHER FOREIGN MATERIAL TO ENSURE ADEQUATE ADHESION. DO NOT APPLY WHEN AIR OR SURFACE TEMPERATURES ARE BELOW 40°F.
3. APPLY SHERWIN-WILLIAMS SETFAST PREMIUM ALKYD ZONE MARKING PAINT A300 WHITE OR A300 YELLOW USING EITHER AIRLESS OR CONVENTIONAL LINE STRIPING EQUIPMENT. USE THE FOLLOWING SETTINGS AS A GUIDE. ACTUAL SETTINGS DEPEND ON ATMOSPHERIC CONDITIONS AT THE TIME OF APPLICATION:

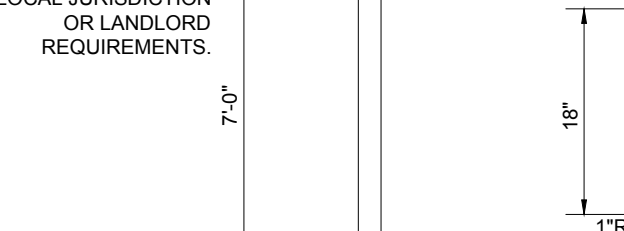
AIRLESS	1800-2700 PSI
PRESSURE	1/2" ID
HOSE	0.915"-0.017"
TIP	60 MESH
FILTER	ONLY IF NECESSARY, UP TO 1PT/GAL VM&P NAPHTHA RIKS
REDUCTION	

CONVENTIONAL:
GUN: BLINKS 21 (BLEEDER) OR EQUIVALENT #88
FLUID NOZZLE: INTERNAL MIX, #709
AIR NOZZLE: 45-80 PSI
ATOMIZATION PRESSURE: 40-70 PSI
FLUID PRESSURE: ONLY IF NECESSARY, UP TO 1PT/GAL VM&P NAPHTHA RIKS
REDUCTION: ONLY IF NECESSARY, UP TO 1PT/GAL VM&P NAPHTHA RIKS

MIX PAINT THOROUGHLY BY BOXING, STIRRING, OR POWER AGITATION BEFORE USE. APPLY AT 15 MILS WET TO ACHIEVE A SPREAD RATE OF 400-500 LINEAL FEET OF STANDARD 4" STRIPS PER GALLON APPLIED AT THIS RATE AT 70 DEGREES F AND 50% RELATIVE HUMIDITY. PAINT WILL DRY WITH NO TRAFFIC PICKUP AFTER 20 MINUTES.
GENERAL CONTRACTOR TO RE-STRIP THE LOT 45 DAYS AFTER OPENING.



A STOP SIGN & STANDARD MOUNTING POST
(MUTCD R 1-1)



B RESERVED PARKING SIGN (MUTCD R 7-8 AND R 7-8PS)

NOTE: SIGNS SHALL BE FABRICATED USING SIF 0.08 NON-ILLUMINATED ALUMINUM WITH VINYL COPY APPLIED TO THE FIRST SURFACE.
NOTE: VERIFY COLORS WITH LOCAL MUNICIPALITY.

3"x3" SQUARE ALUMINUM TUBING, DARK BRONZE COLOR OR AS REQUIRED BY LOCAL JURISDICTION OR LANDLORD REQUIREMENTS.

8"x8" CONCRETE BASE

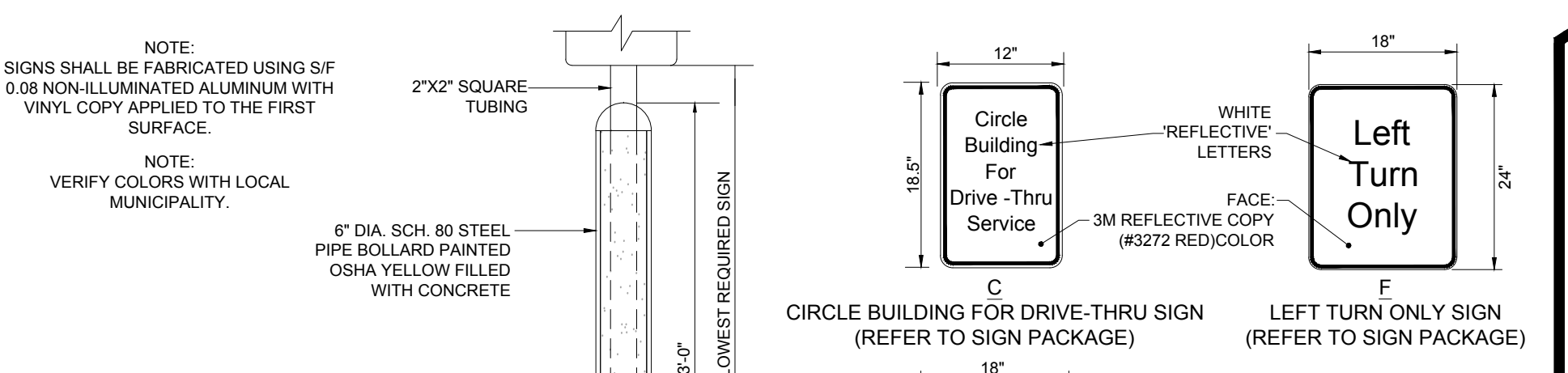
2"x2" SQUARE TUBING

PAINT CONCRETE BLACK AFTER CURING AT ASPHALT LOCATIONS

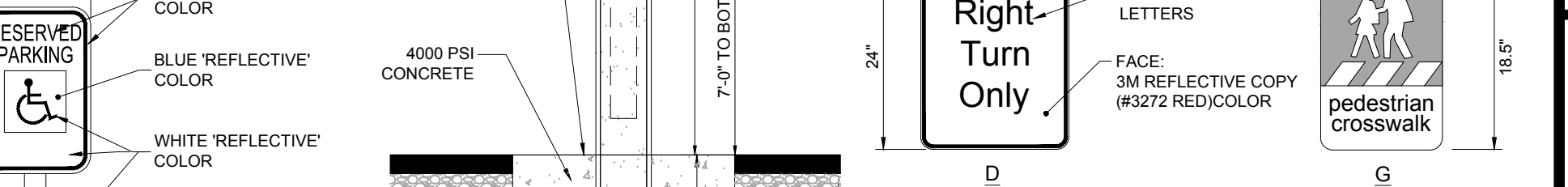
4000 PSI CONCRETE

7'6" TO BOTTOM OF CONCRETE REQUIRED SIGN

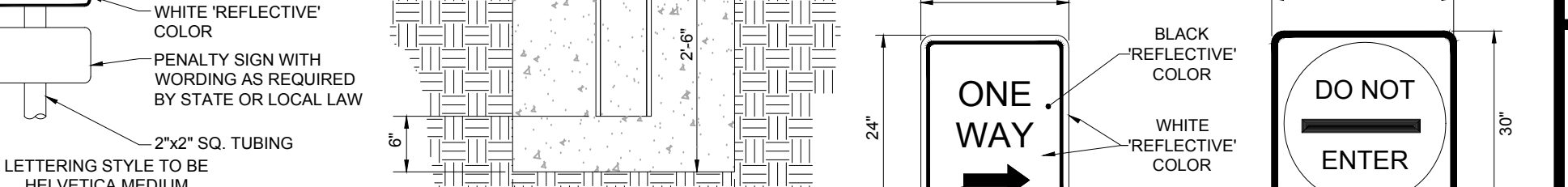
6" DIA. SCH. 80 STEEL PIPE BOLLARD PAINTED OSHA YELLOW FILLED WITH CONCRETE



C CIRCLE BUILDING FOR DRIVE-THRU SIGN (REFER TO SIGN PACKAGE)



D RIGHT TURN ONLY SIGN (REFER TO SIGN PACKAGE)

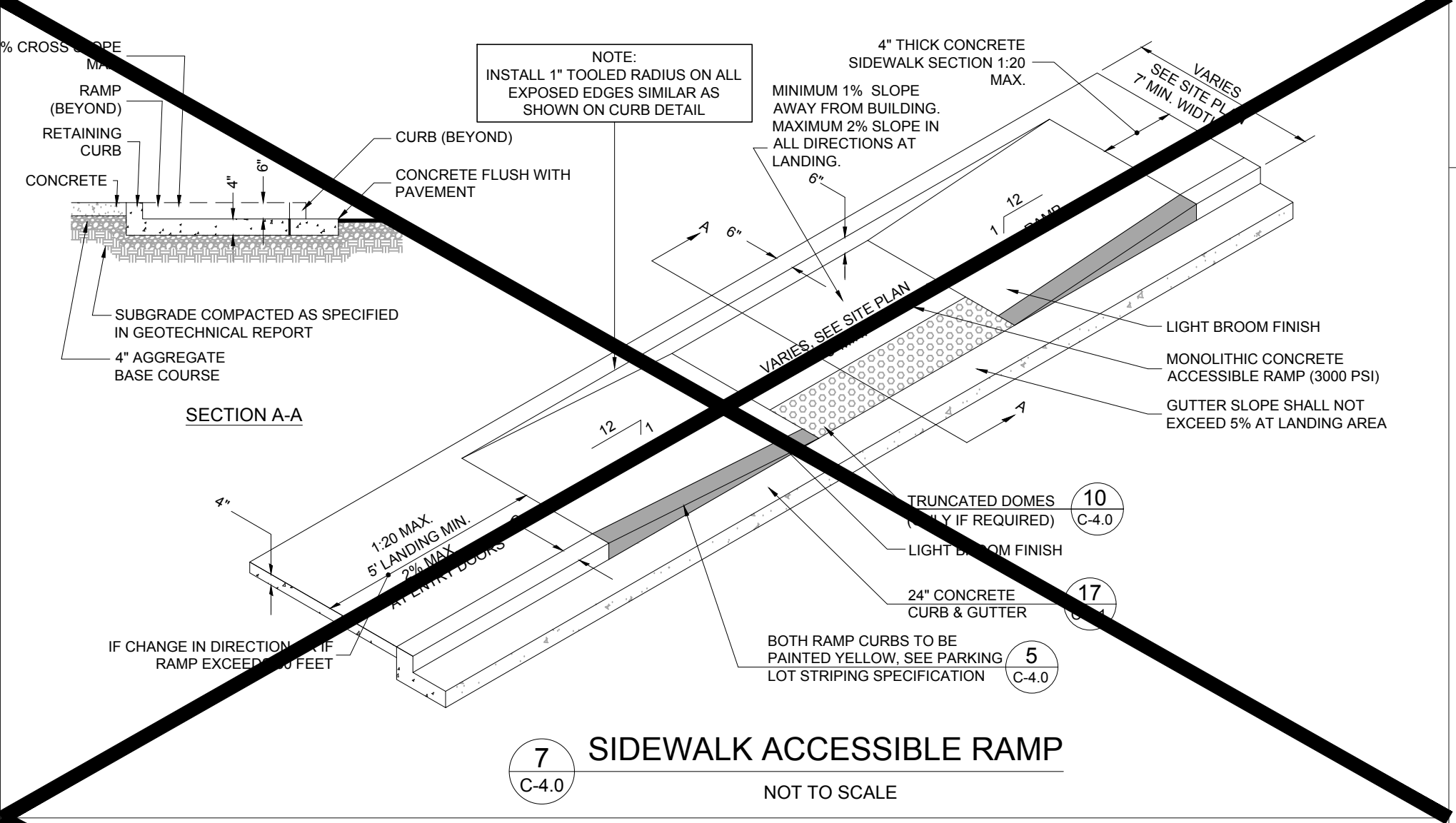


E ONE WAY SIGN (REFER TO SIGN PACKAGE)

H DO NOT ENTER (REFER TO SIGN PACKAGE)

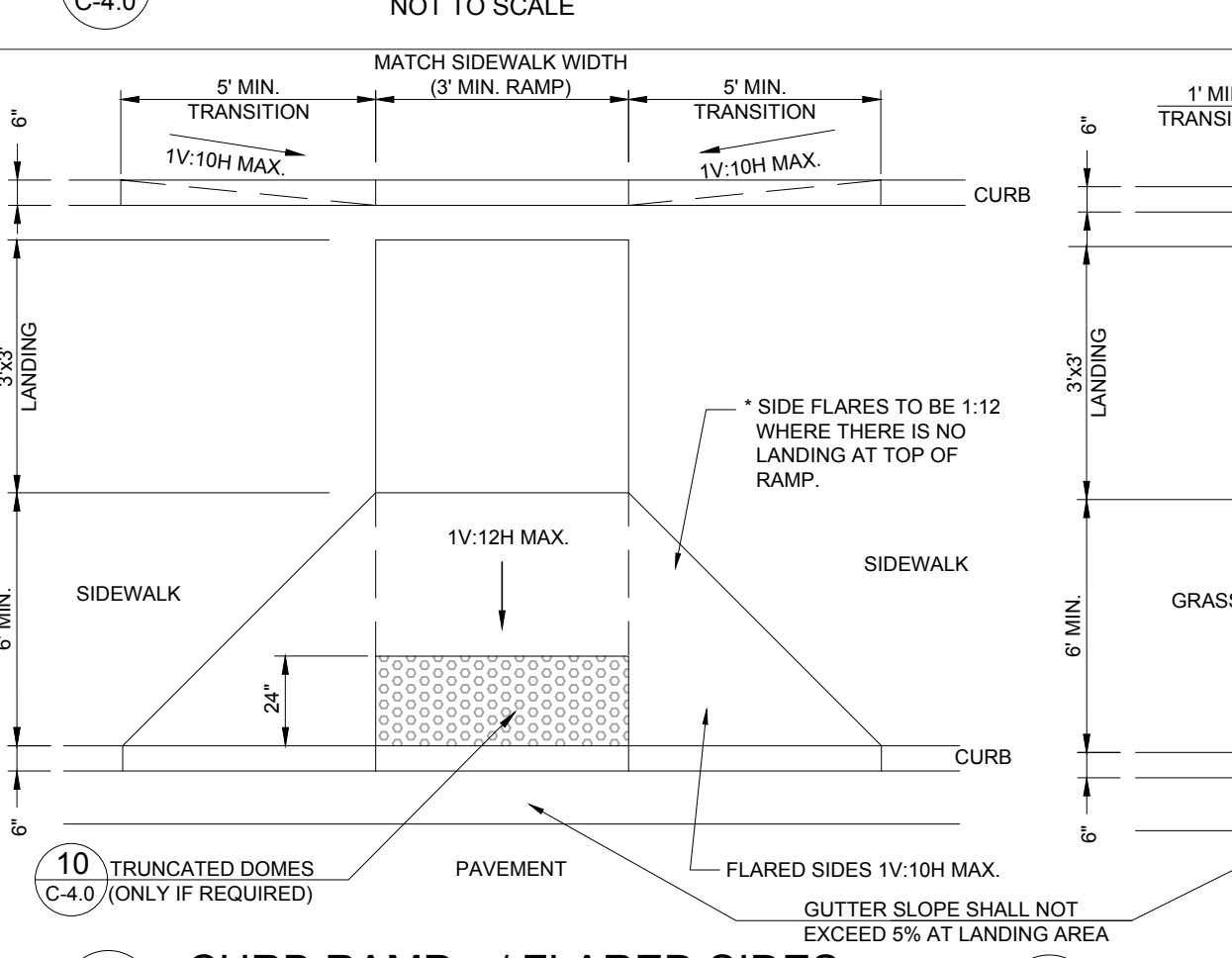
6 DIRECTIONAL SIGNAGE
NOT TO SCALE

NOTE: SIGNS PROVIDED AND INSTALLED BY CFA SIGNAGE CONTRACTOR



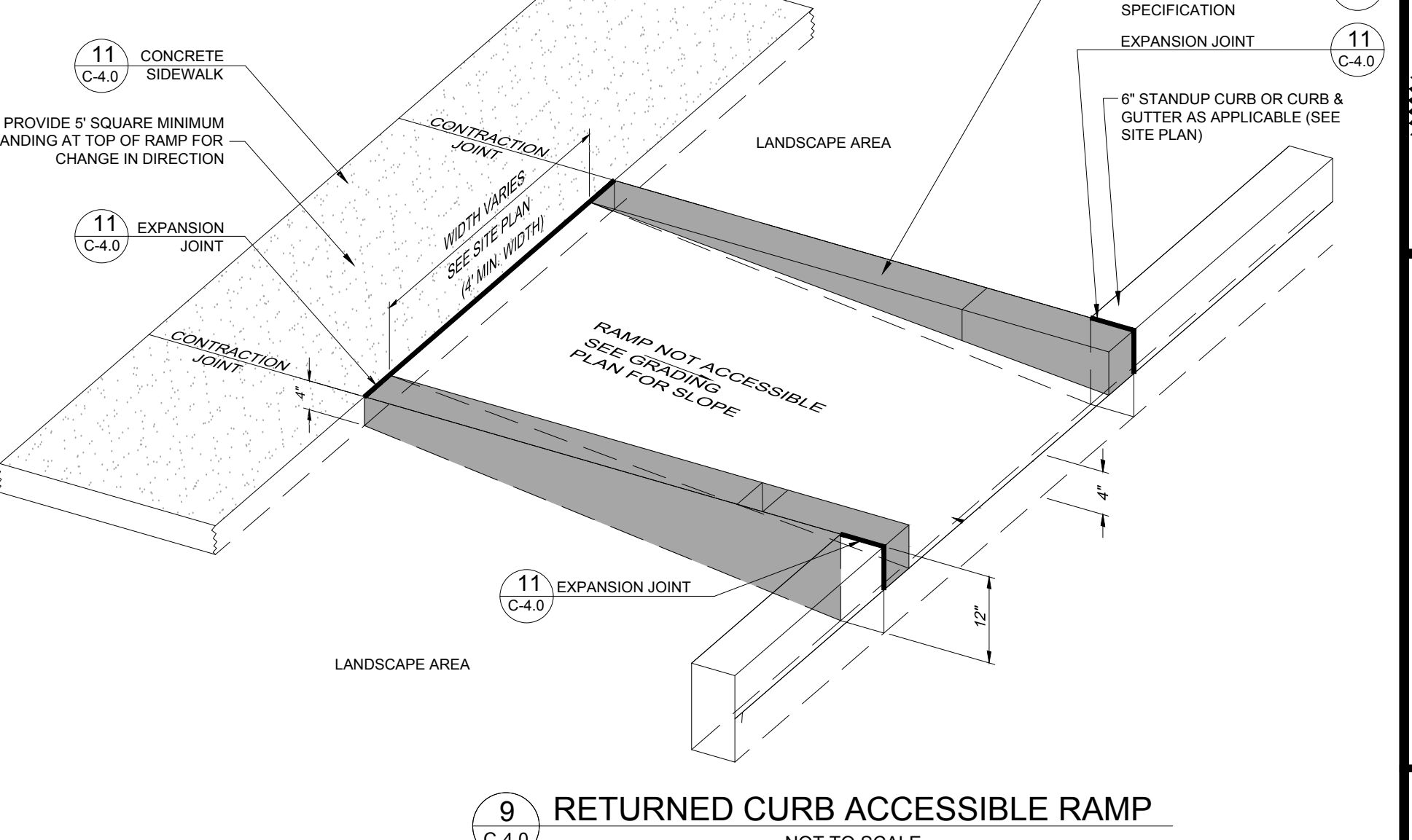
7 SIDEWALK ACCESSIBLE RAMP
NOT TO SCALE

5 STANDARD PARKING STALL
NOT TO SCALE

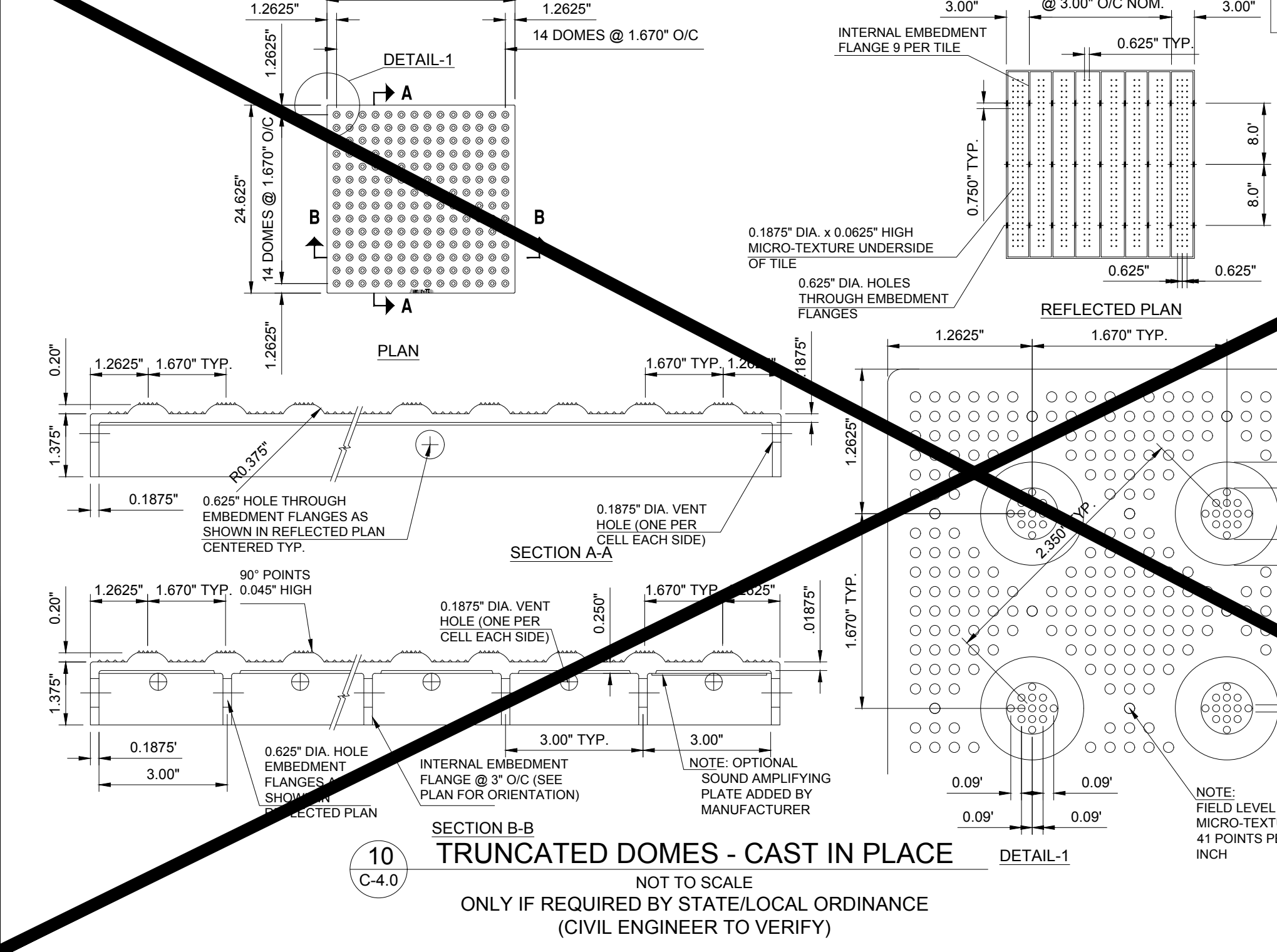


8 CURB RAMP W/ FLARED SIDES
NOT TO SCALE

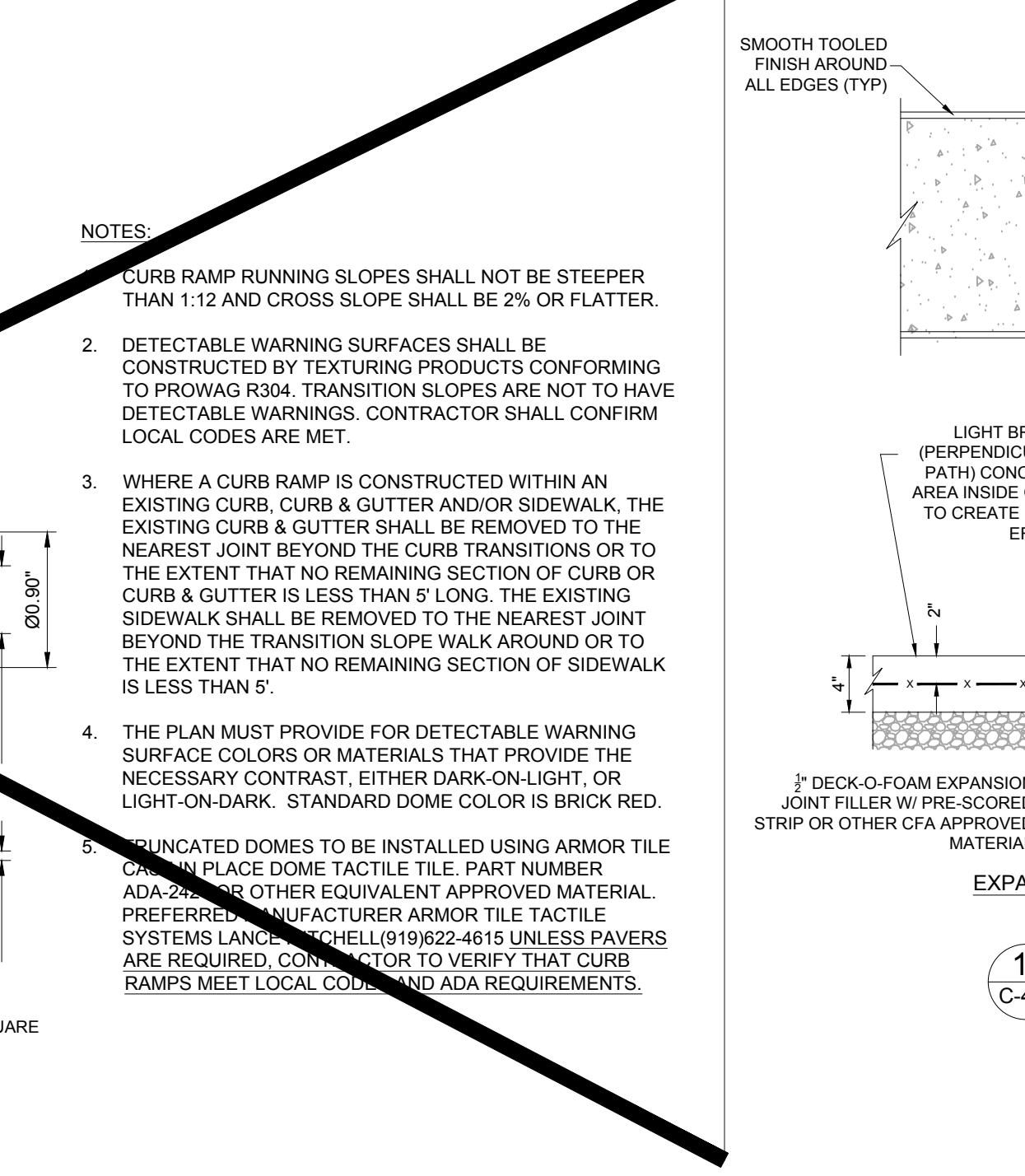
8A CURB RAMP W/ SHORT FLARED SIDES
NOT TO SCALE



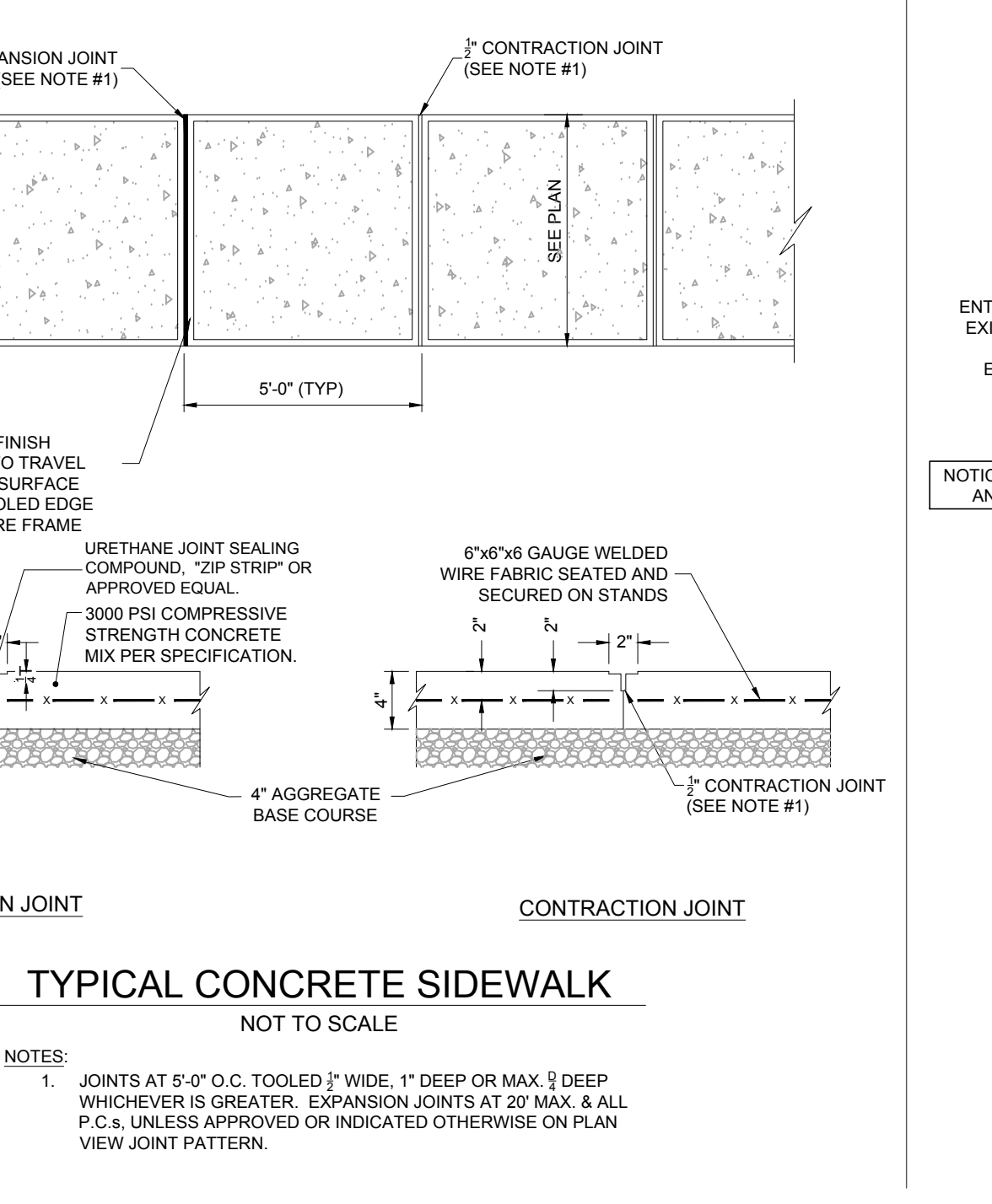
9 RETURNED CURB ACCESSIBLE RAMP
NOT TO SCALE



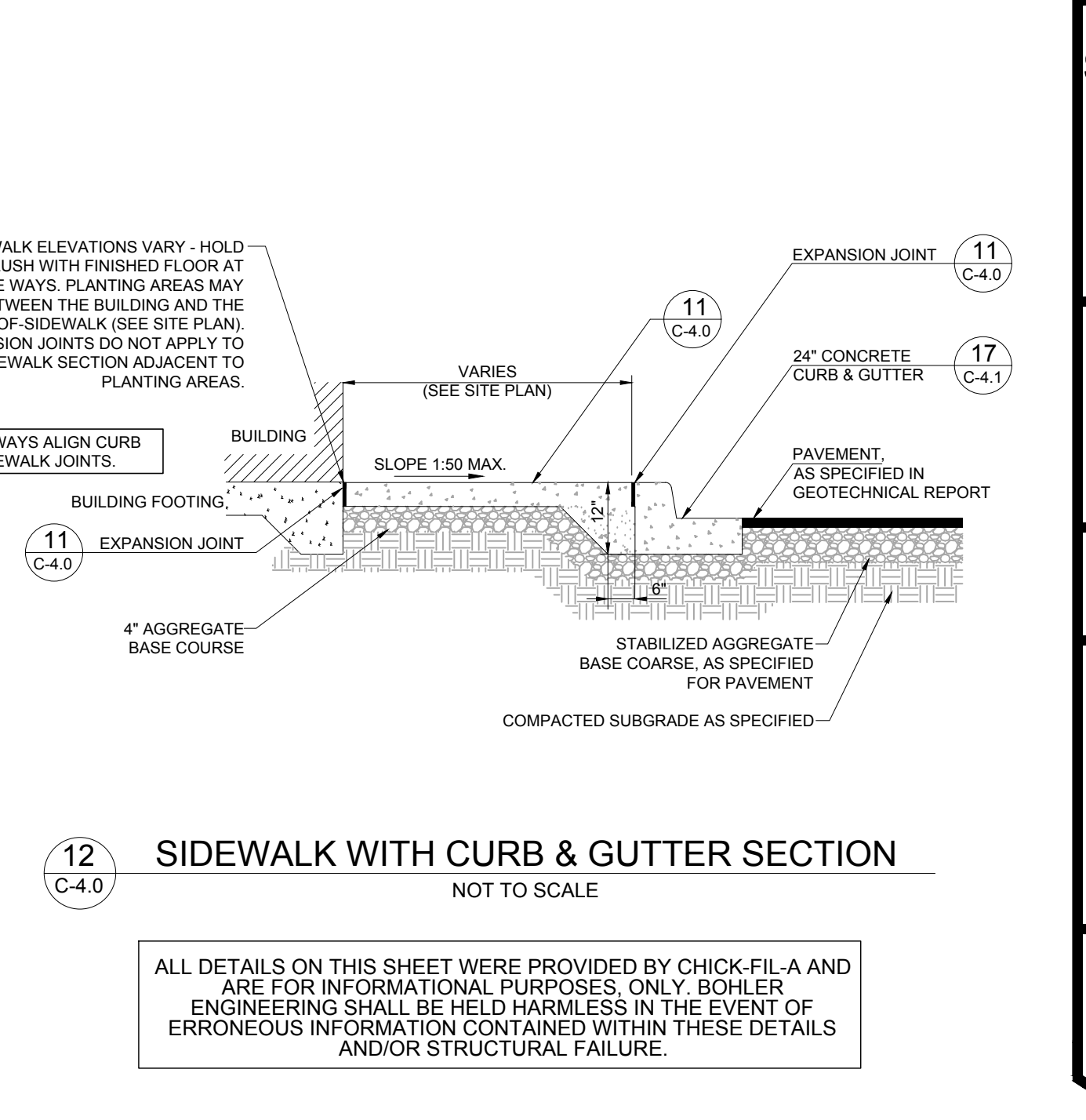
10 TRUNCATED DOMES - CAST IN PLACE
NOT TO SCALE
ONLY IF REQUIRED BY STATE/LOCAL ORDINANCE (CIVIL ENGINEER TO VERIFY)



11 TYPICAL CONCRETE SIDEWALK
NOT TO SCALE



12 SIDEWALK WITH CURB & GUTTER SECTION
NOT TO SCALE



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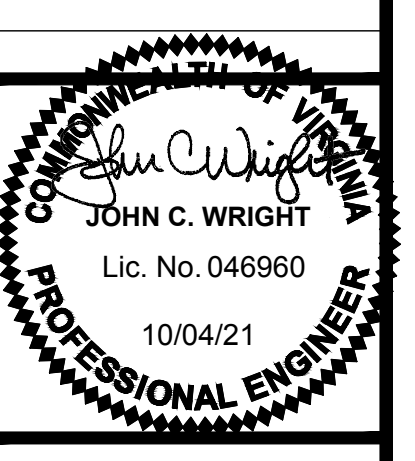
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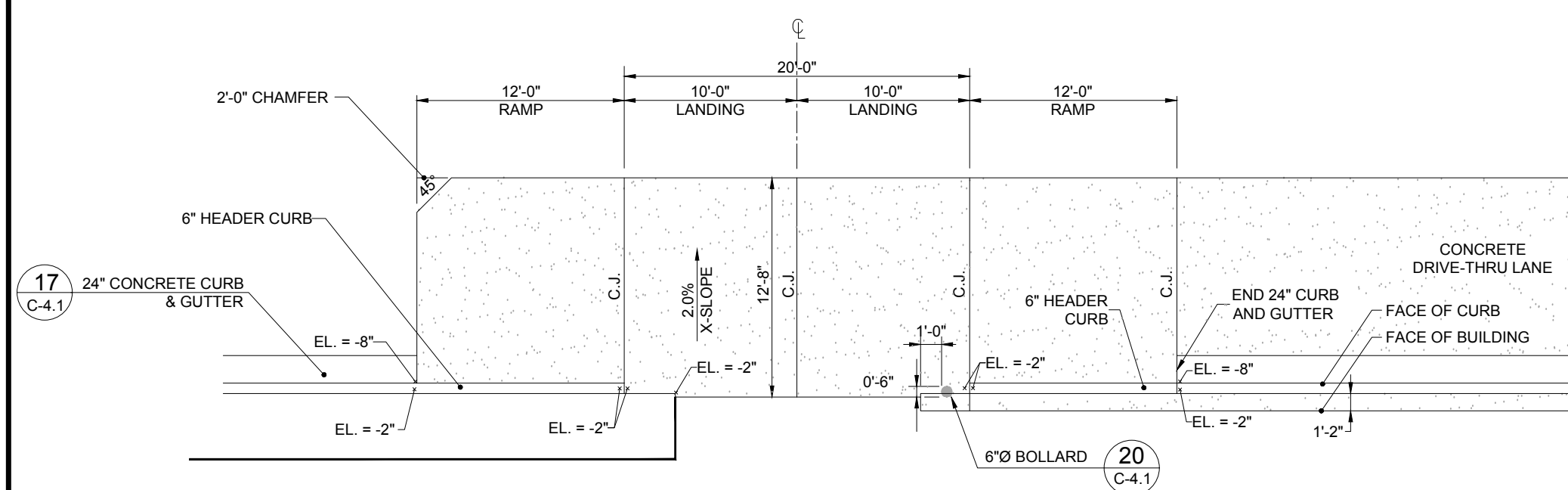
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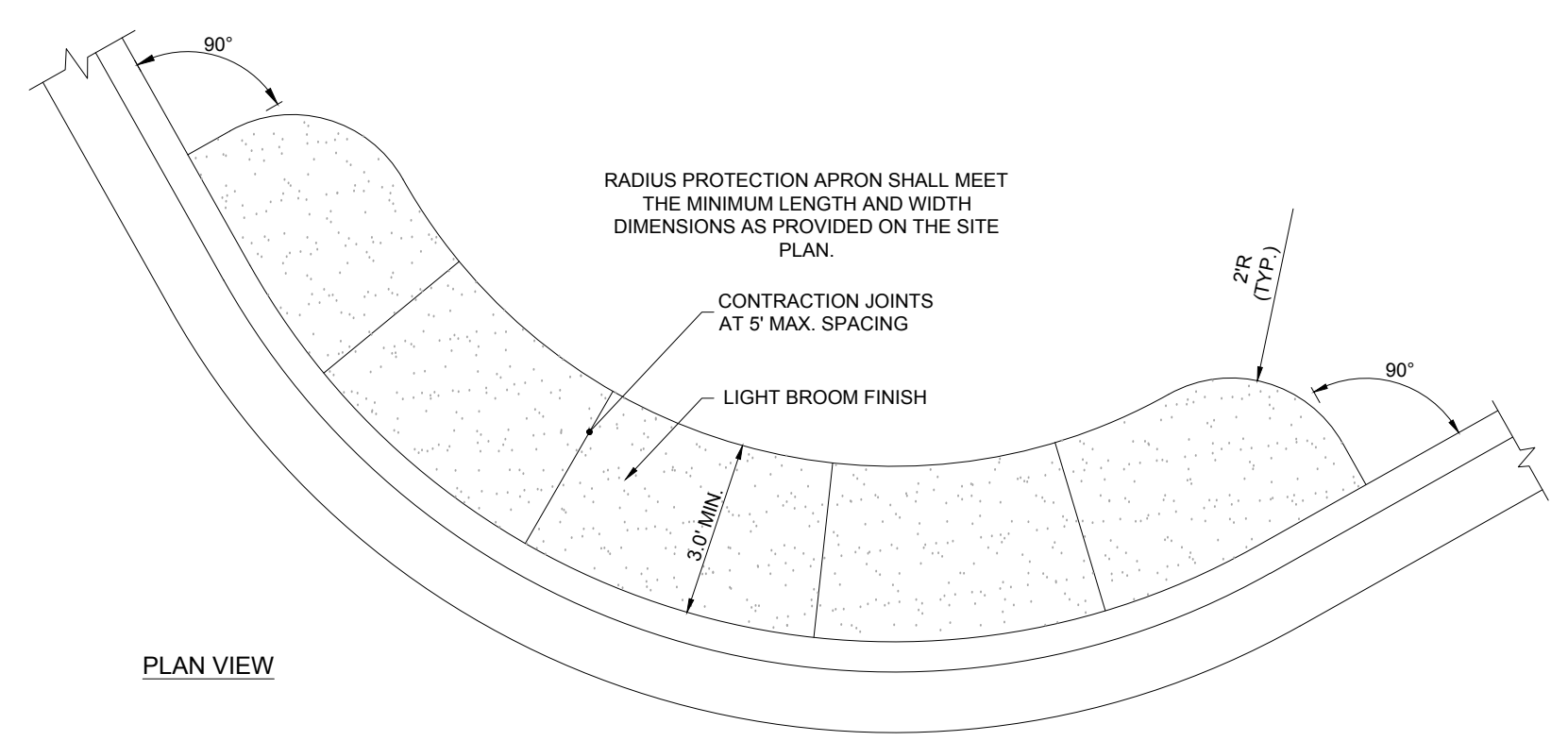
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STORE : 1342
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DRAWN BY : GMJ
CHECKED BY : JCW
CAD ID : DETL-0

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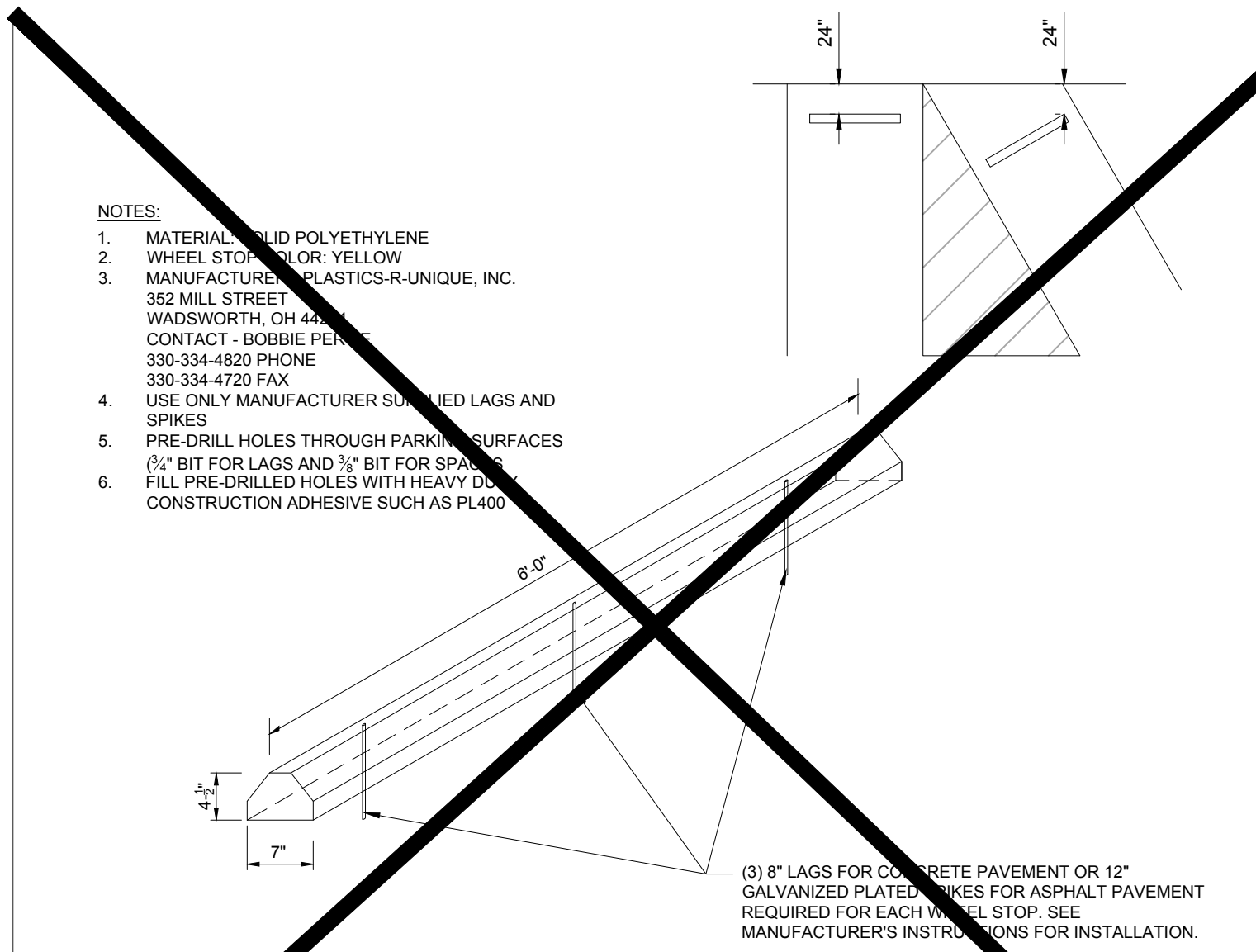
13 DRIVE-THRU PLAN
NOT TO SCALE

NOTE: ALL ELEVATIONS ON THIS DETAIL ARE RELATIVE TO FFE = 0'



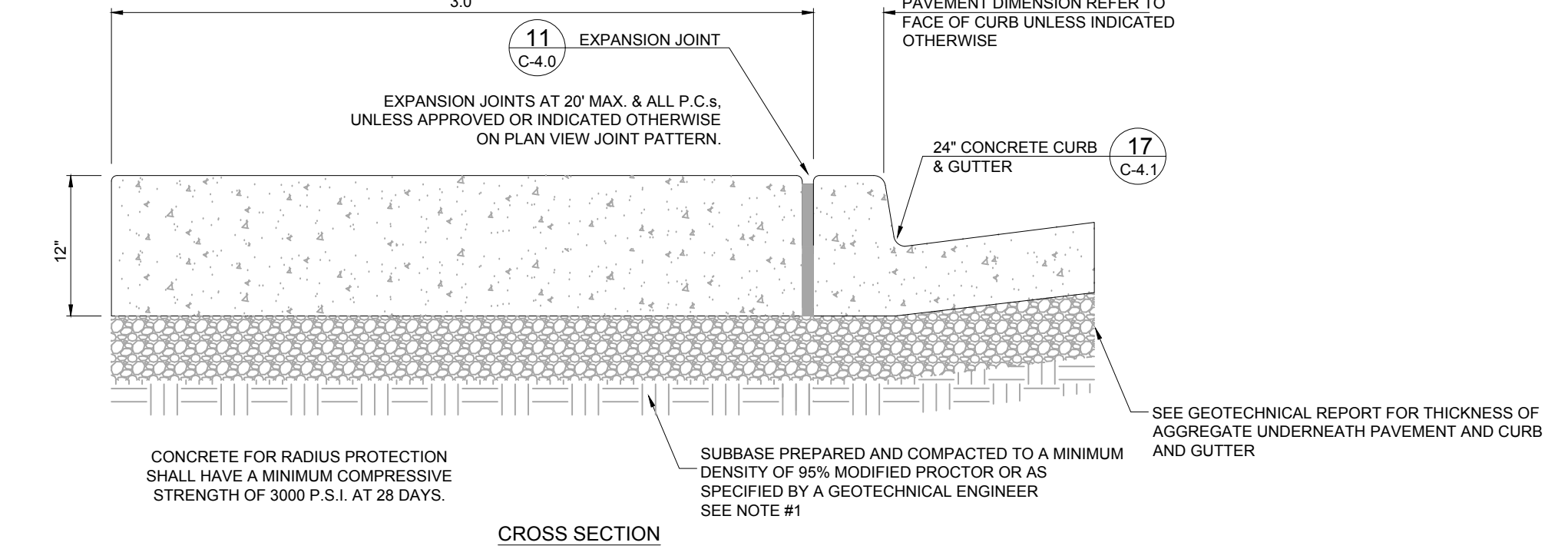
14 DRIVE-THRU ISOMETRIC
NOT TO SCALE

NOTE: 1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.



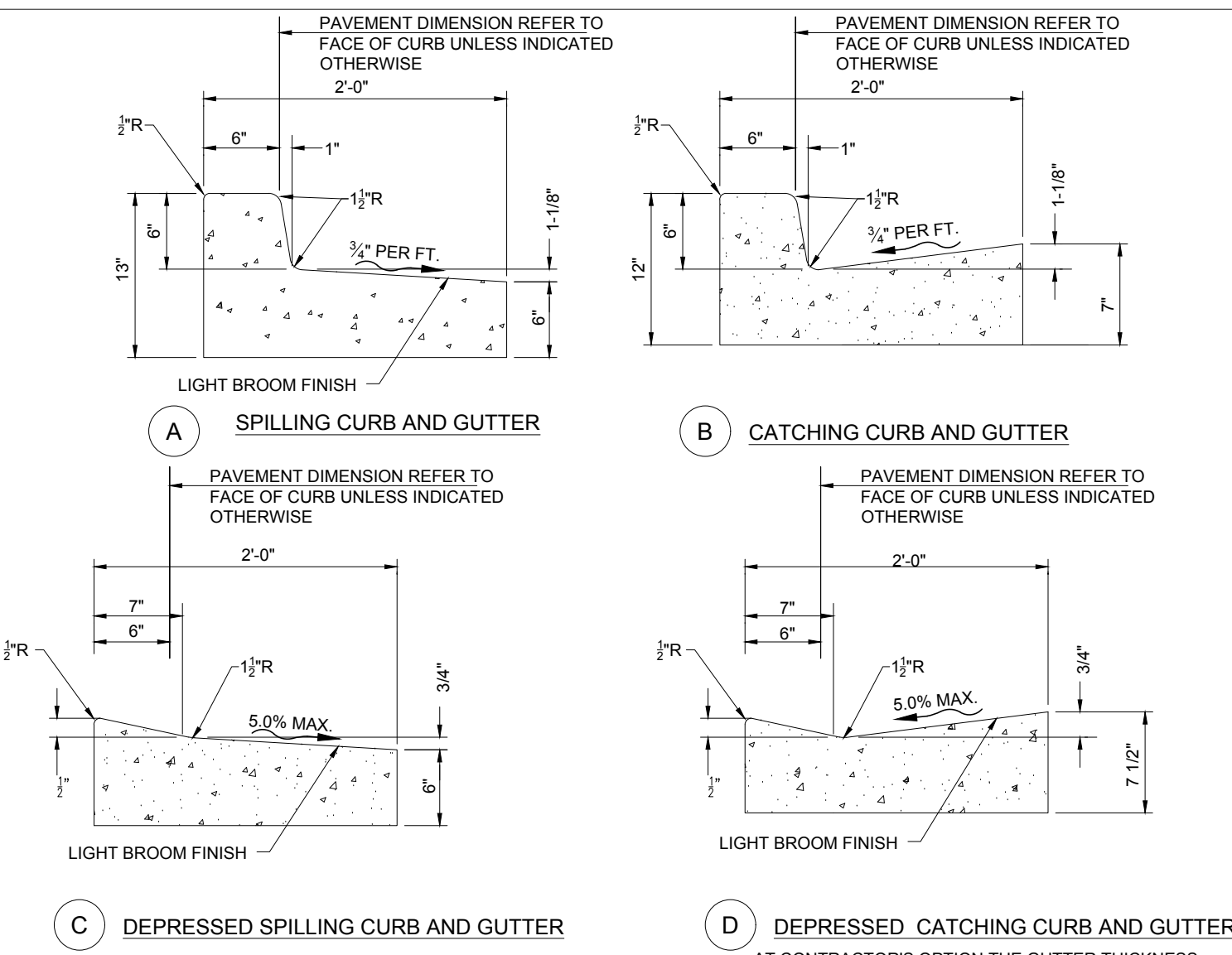
15 SOLID PLASTIC WHEEL STOP
NOT TO SCALE

NOTE: WHEEL STOPS ONLY TO BE USED WHEN NO OTHER PRACTICAL OPTION EXISTS



16 LANDSCAPE & IRRIGATION PROTECTOR
NOT TO SCALE

NOTE: 1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.



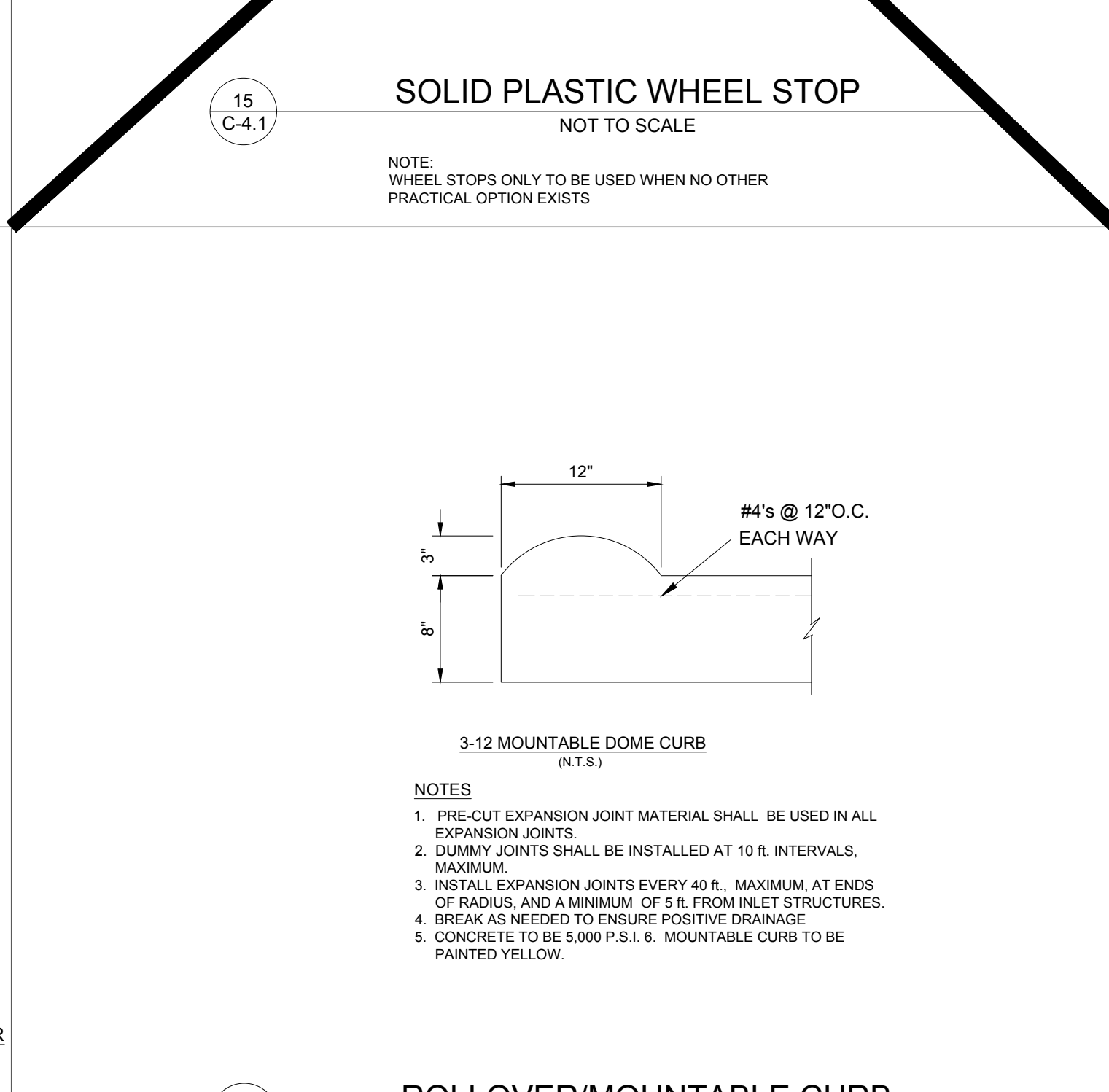
17 24" CONCRETE CURB & GUTTER
NOT TO SCALE

CONCRETE FOR CURBING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS.

CONSTRUCTION STAKING FOR CURBING INSTALLATION SHALL BE REFERENCED (CUT OR FILL) TO THE TOP OF CURB

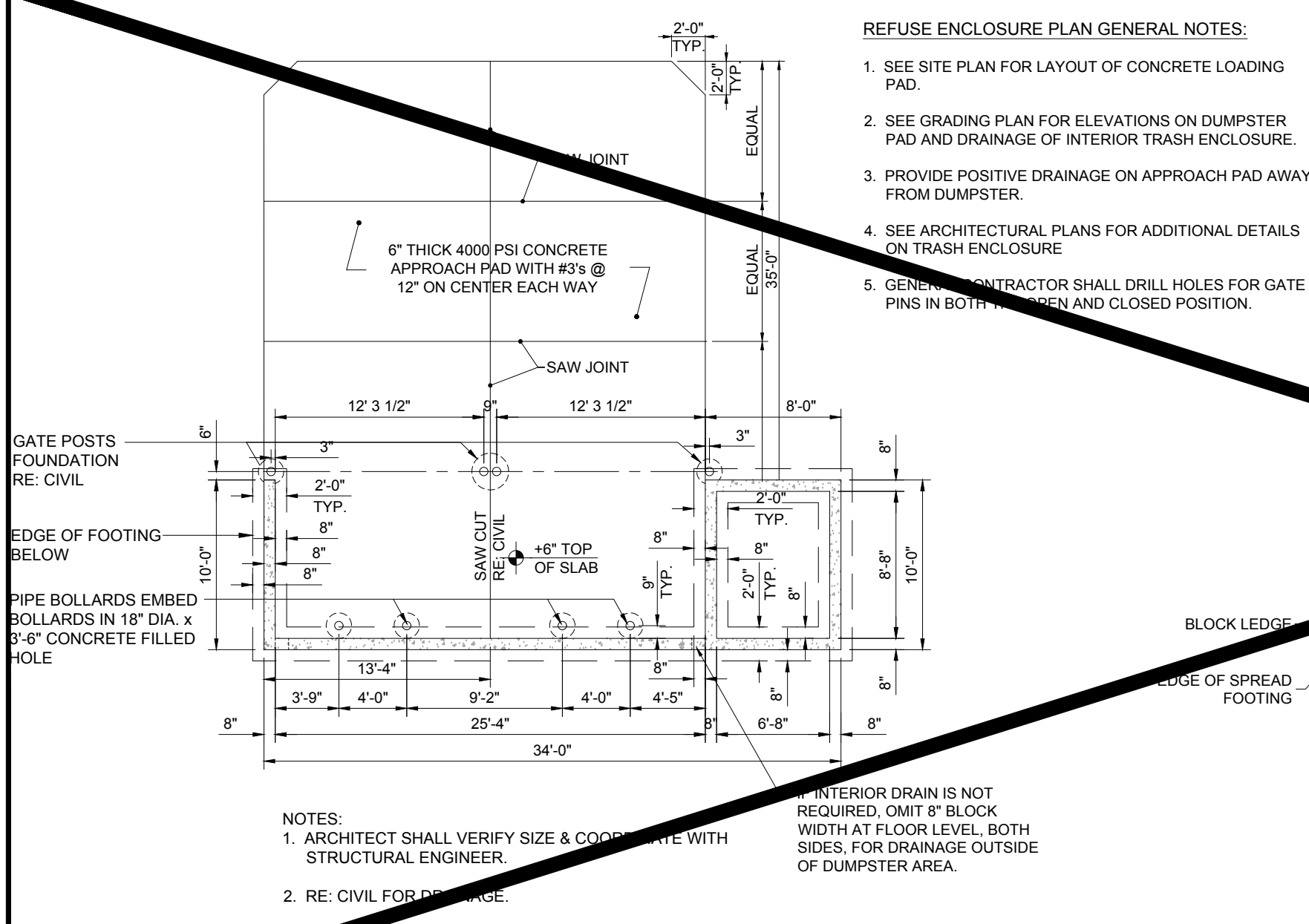
AT CONTRACTOR'S OPTION THE GUTTER THICKNESS MAY BE INCREASED AT THE EDGE OF PAVEMENT TO MAKE BOTTOM OF GUTTER PARALLEL WITH PAVING OF BASE COURSE

CONTRACTION JOINTS AT 10'-0" O.C. TOOLED 1/4" (±1/16") WIDE, 1" OR MAX. DIA. DEEP WHICHEVER IS GREATER. EXPANSION JOINTS AT 40' MAX. AND ALL P.C.'S. UNLESS APPROVED OR INDICATED OTHERWISE ON PLAN VIEW JOINT PATTERN.



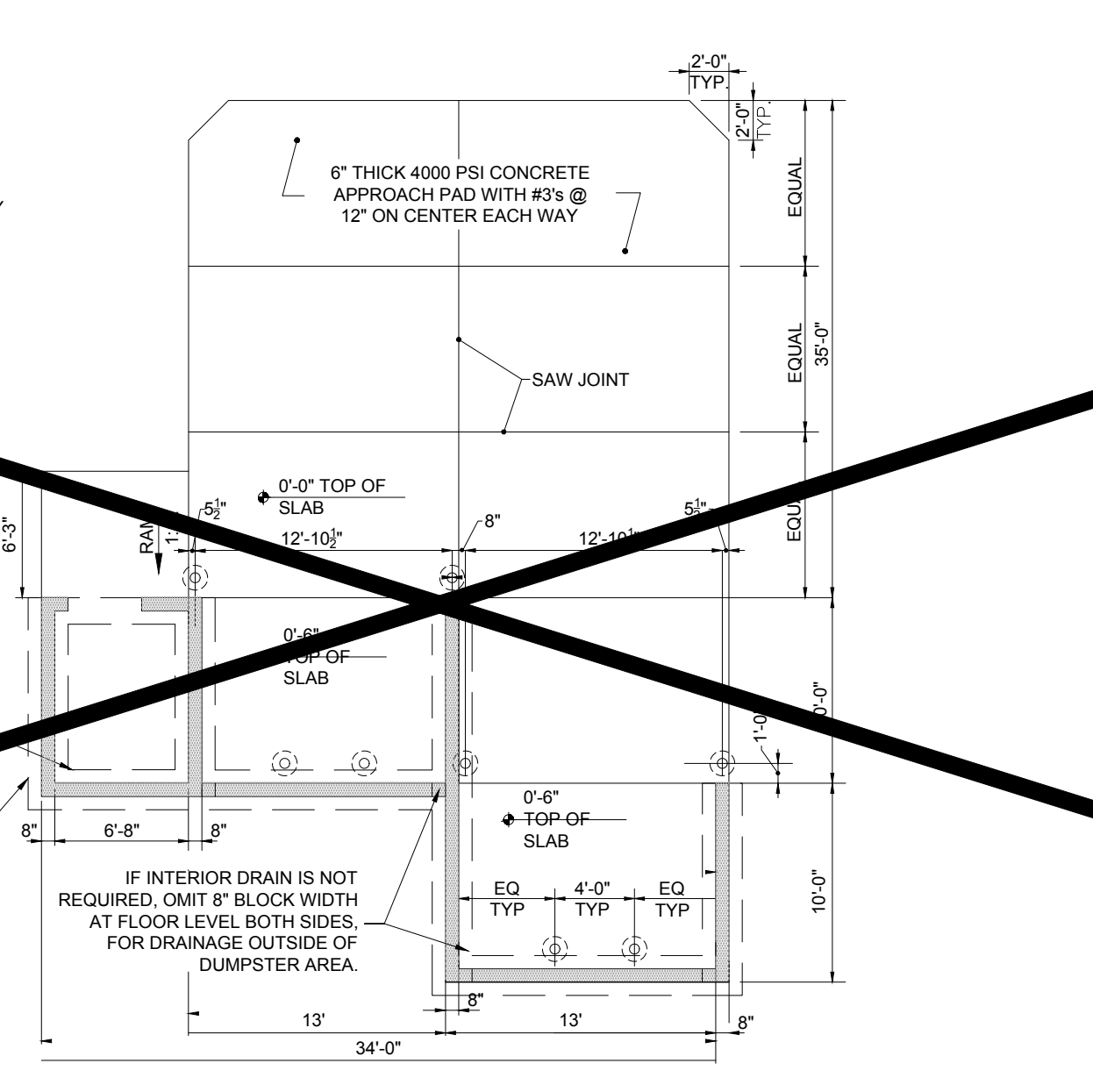
18 ROLLER/MOUNTABLE CURB
NOT TO SCALE

NOTE: 1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.
2. EXPANSION JOINT FILLER SHALL BE FLEXIBLE, LIGHTWEIGHT, NON-STAINING, POLYETHYLENE, CLOSED-CELL EXPANSION JOINT



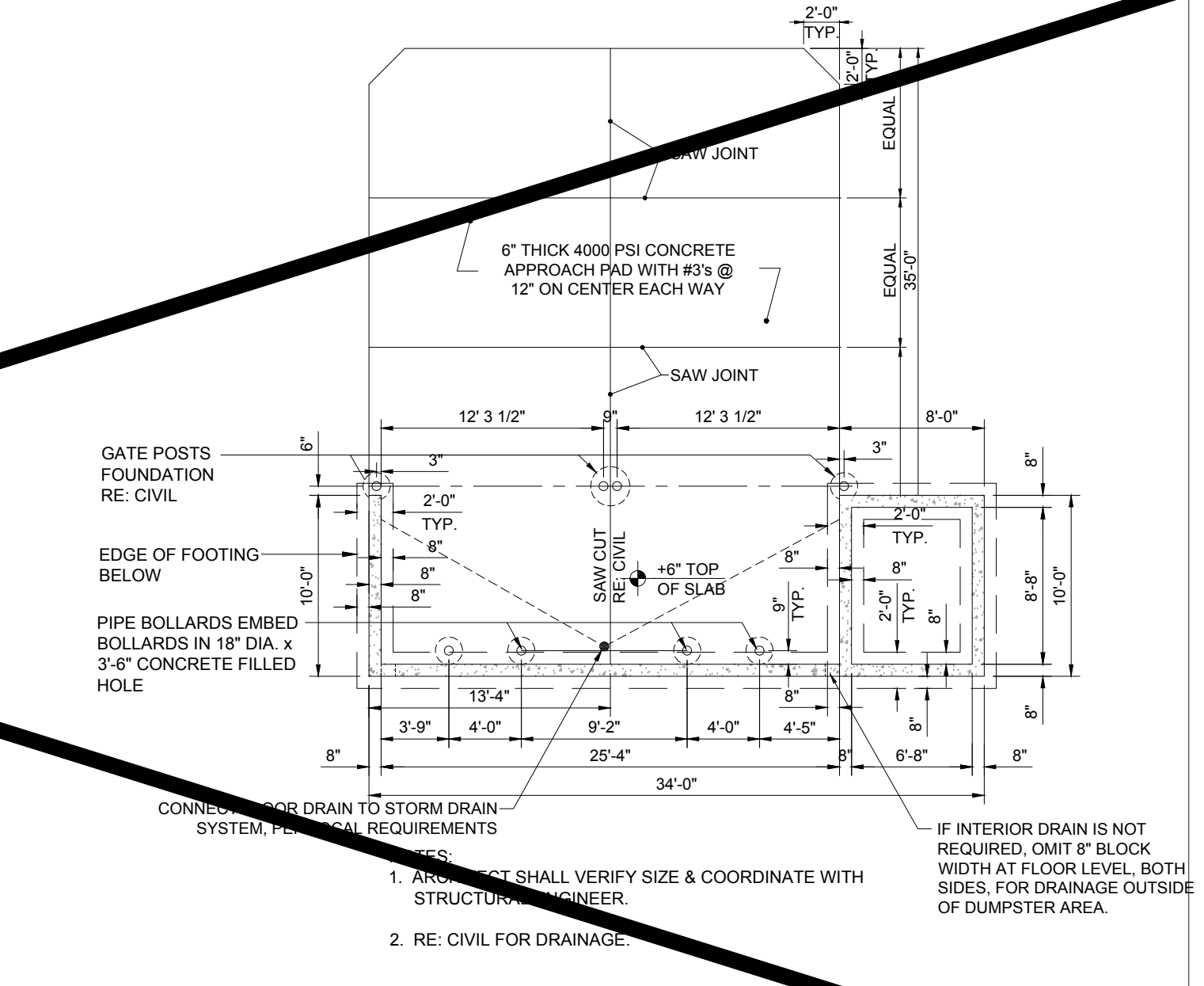
19 SCREENED REFUSE ENCLOSURE FOUNDATION PLAN
NOT TO SCALE

NOTES:
1. ARCHITECT SHALL VERIFY SIZE & COORDINATE WITH STRUCTURAL ENGINEER.
2. RE: CIVIL FOR DRAINAGE.



19 REFUSE ENCLOSURE FOUNDATION PLAN (ALT)
NOT TO SCALE

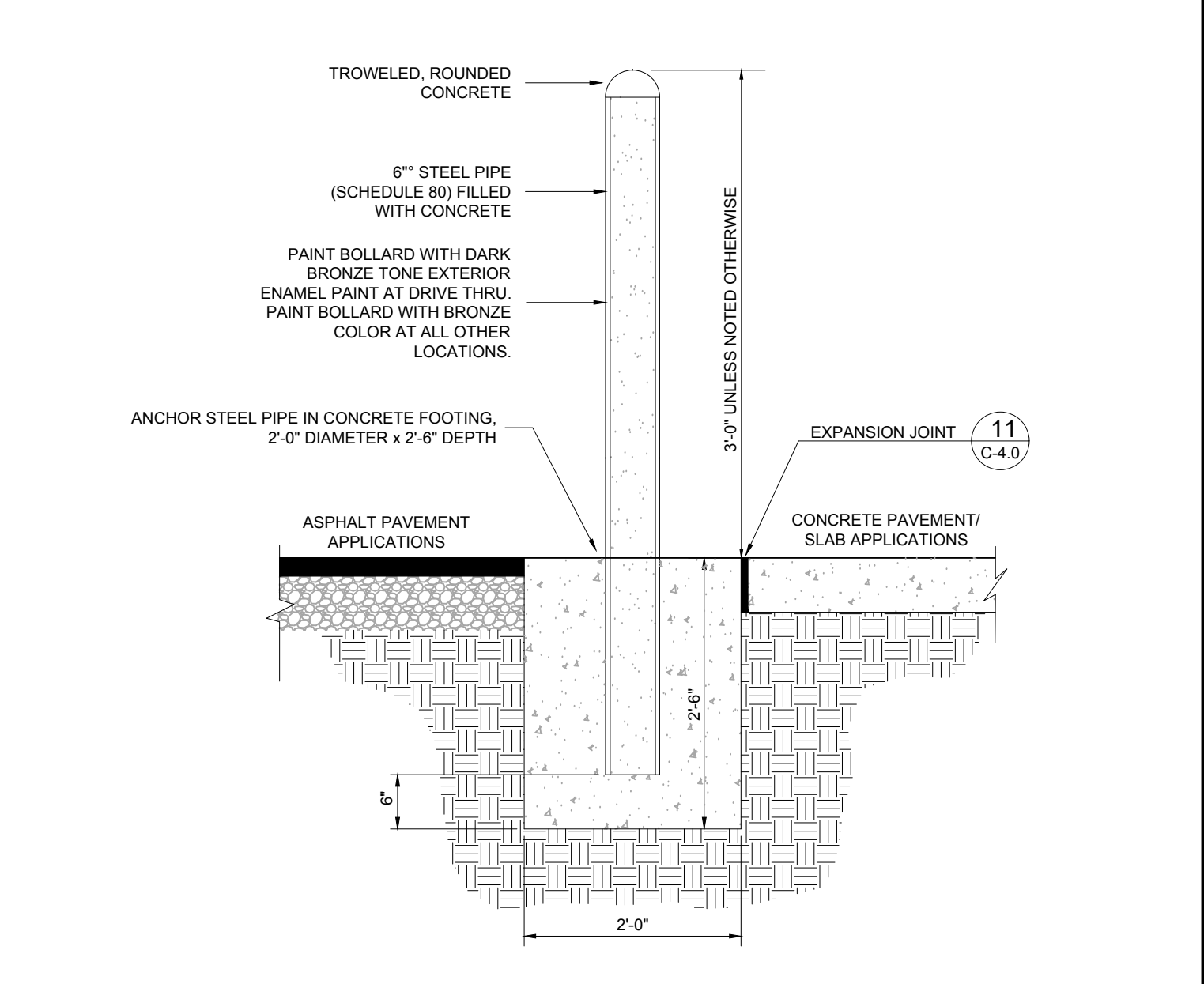
IF INTERIOR DRAIN IS NOT REQUIRED, OMIT 8" BLOCK WIDTH AT FLOOR LEVEL, BOTH SIDES, FOR DRAINAGE OUTSIDE OF DUMPSTER AREA.



19 REFUSE ENCLOSURE ALTERNATE DRAINAGE PLAN
NOT TO SCALE

CONNECTIONS FOR DRAIN TO STORM DRAIN SYSTEM SHALL BE AS PER REQUIREMENTS

NOTE: 1. ARCHITECT SHALL VERIFY SIZE & COORDINATE WITH STRUCTURAL ENGINEER.
2. RE: CIVIL FOR DRAINAGE.



20 CONCRETE BOLLARD
NOT TO SCALE

NOTE: BOLLARD HEIGHT SHALL BE 5'-0" AT DRIVE-THRU WINDOW

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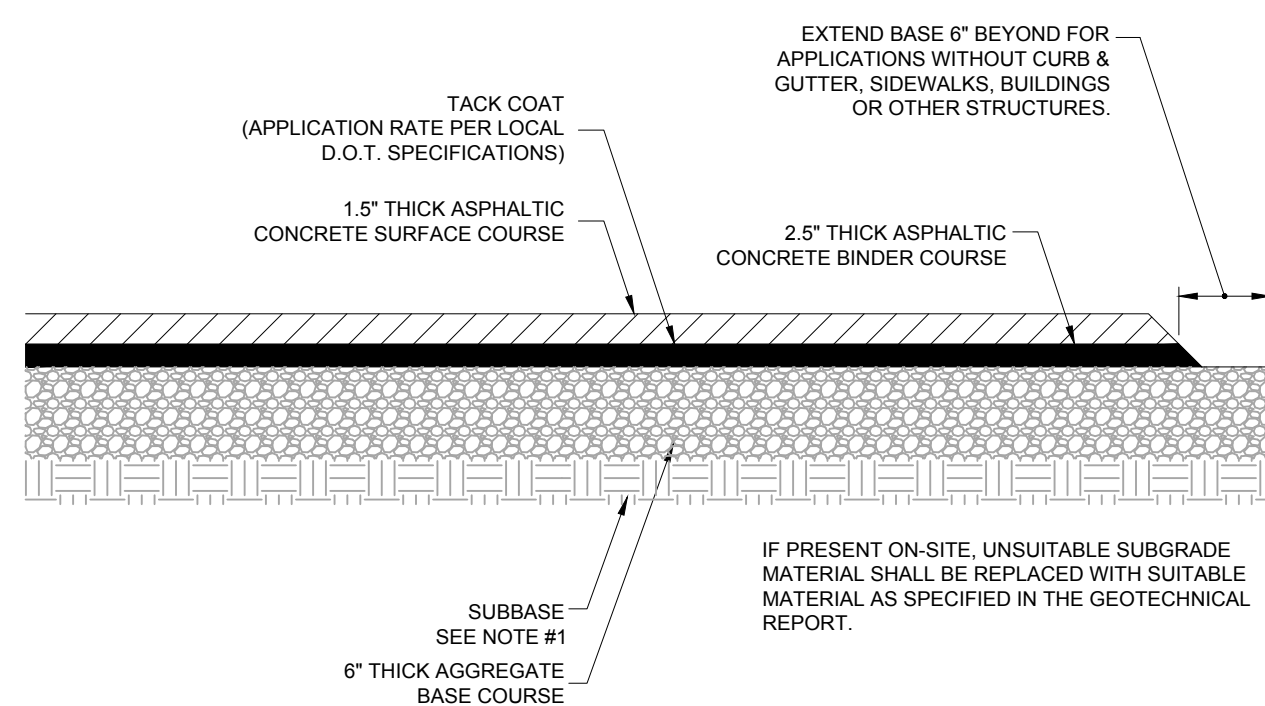
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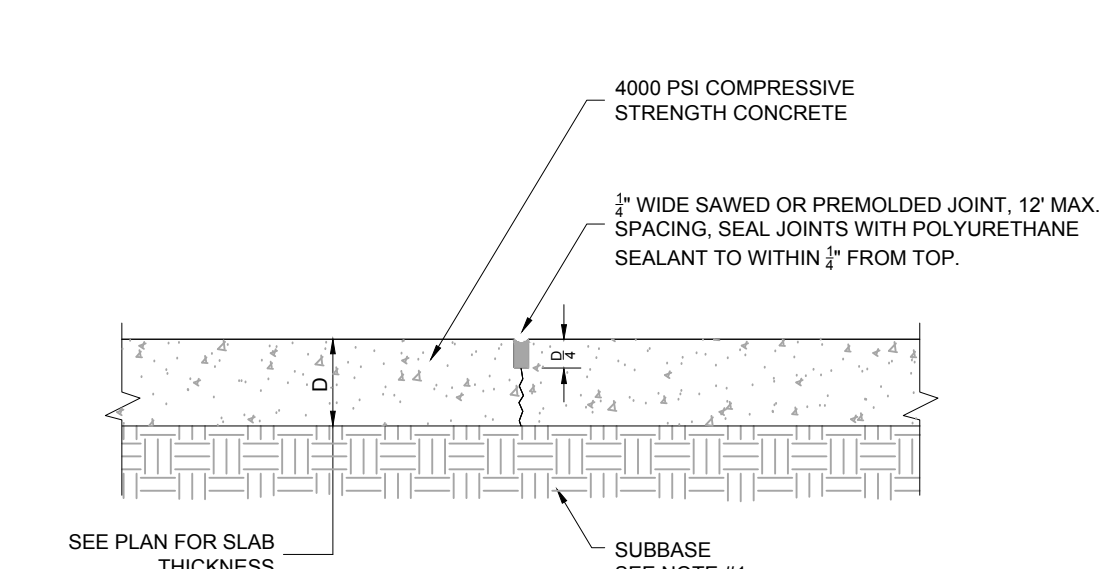
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STORE : 1342
DATE : 10/04/2021
DRAWN BY : GMJ
CHECKED BY : JCW
CAD ID : _DET_0

SHEET
C-4.1



21
C-4.2
TYPICAL PAVEMENT SECTION
NOT TO SCALE

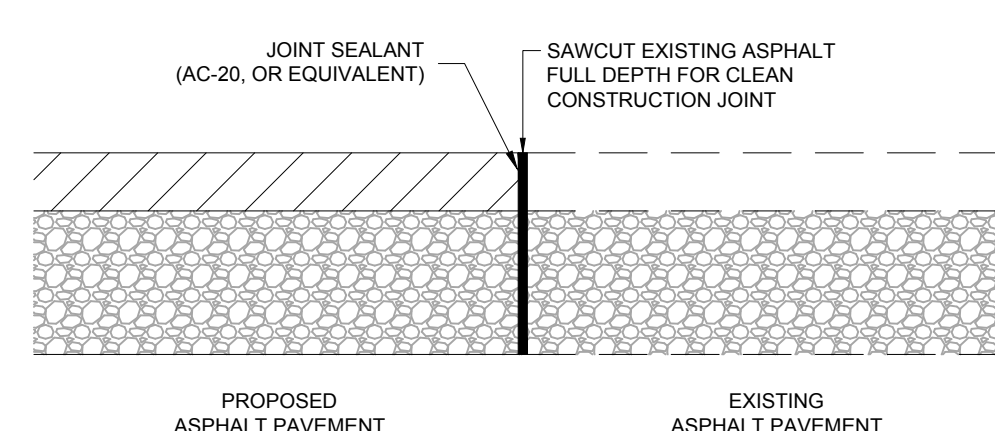
- NOTE:
1. GENERAL CONTRACTOR SHALL MATCH EXISTING PAVEMENT SECTION IF GREATER.
2. MINIMUM PAVEMENT THICKNESS SHOULD BE 6\"/>



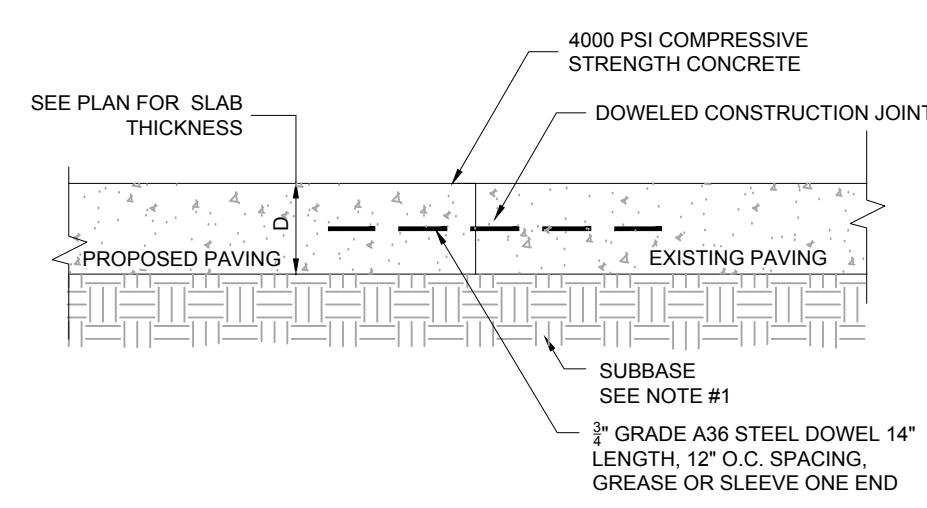
22
C-4.2
TRANSVERSE AND LONGITUDINAL CONTRACTION JOINT
NOT TO SCALE

- NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

- NOTES:
1. 3'-0\"/>



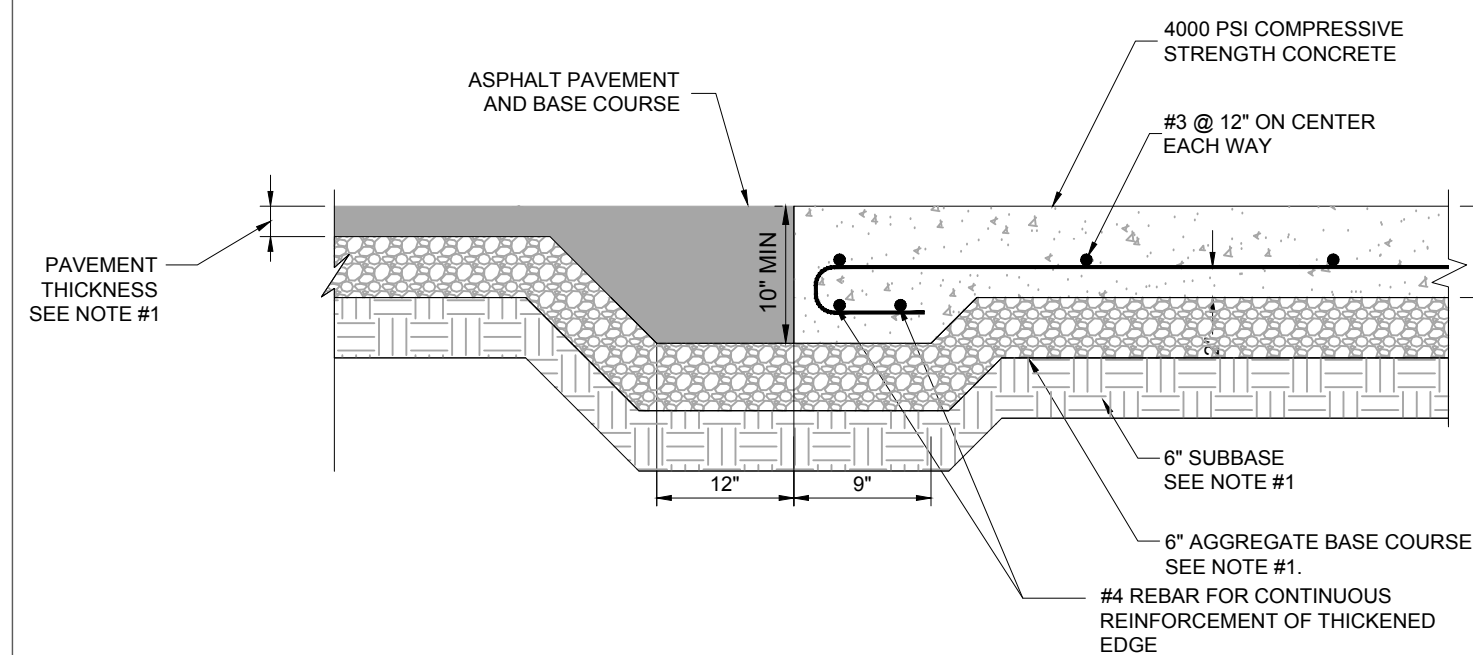
23A
C-4.2
BUTT JOINT
NOT TO SCALE



23
C-4.2
TRANSVERSE AND LONGITUDINAL DOWELED CONSTRUCTION JOINT
NOT TO SCALE

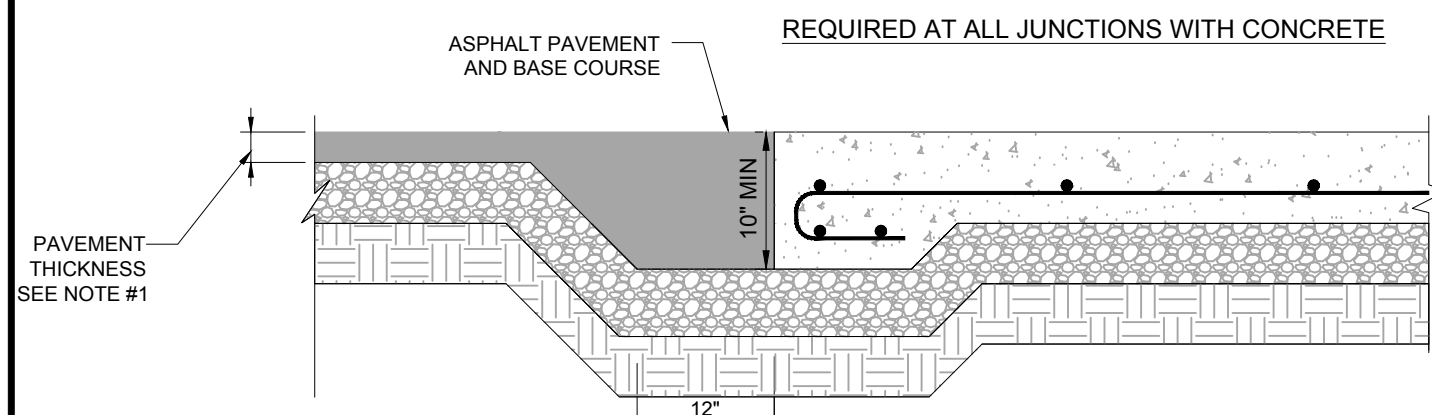
- NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

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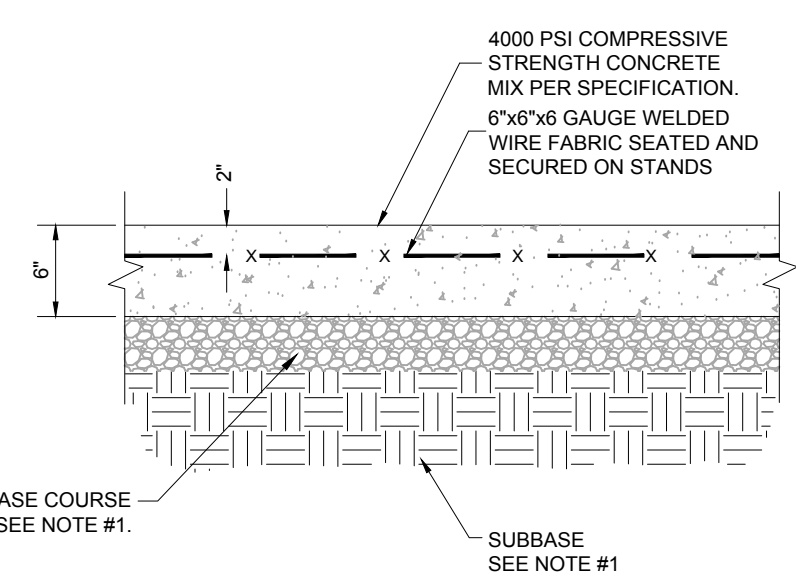
24
C-4.2
CONCRETE APRON @ TRASH ENCLOSURE
NOT TO SCALE

- NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.



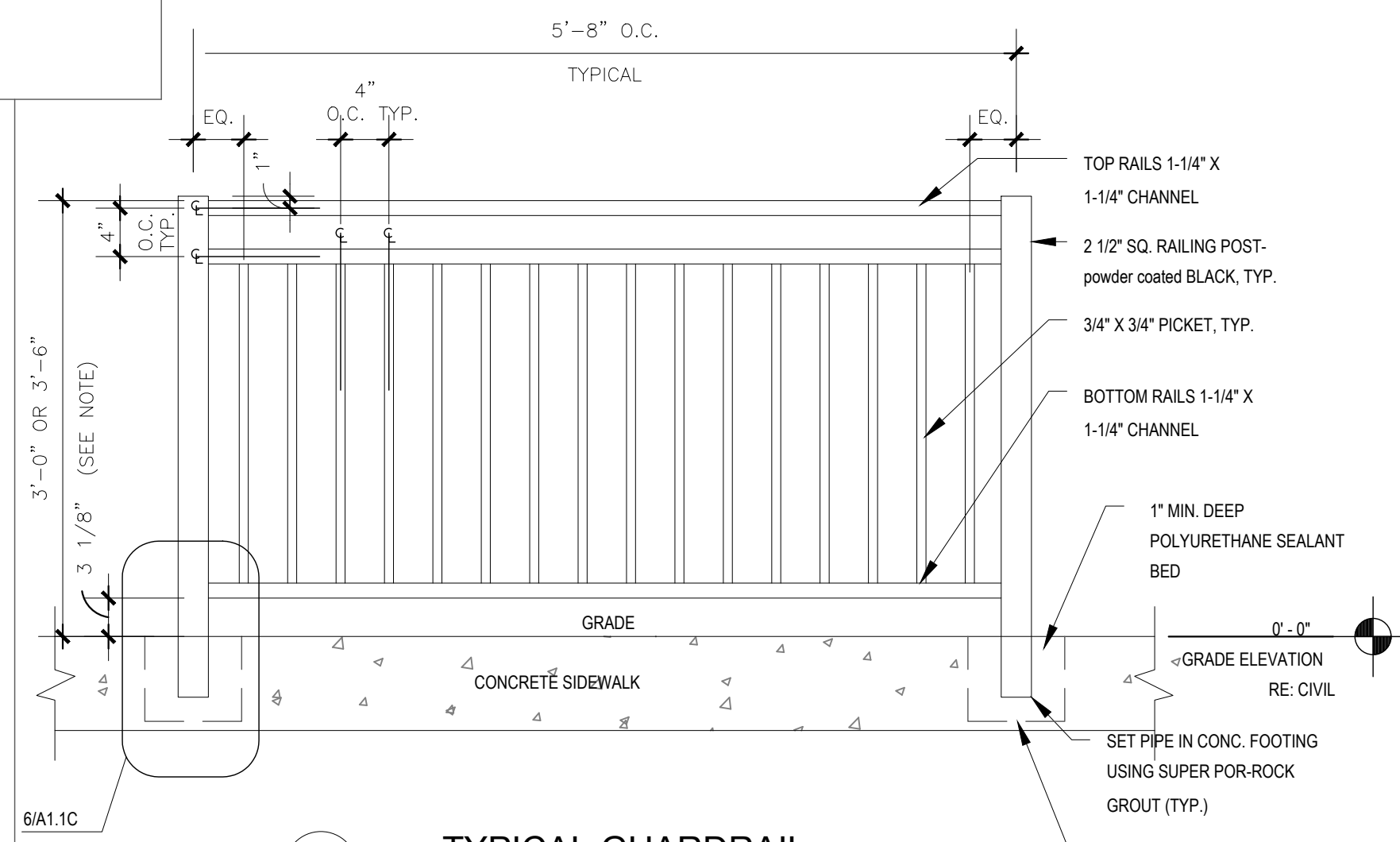
21A
C-4.2
PAVEMENT EDGE DETAIL
NOT TO SCALE

- NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

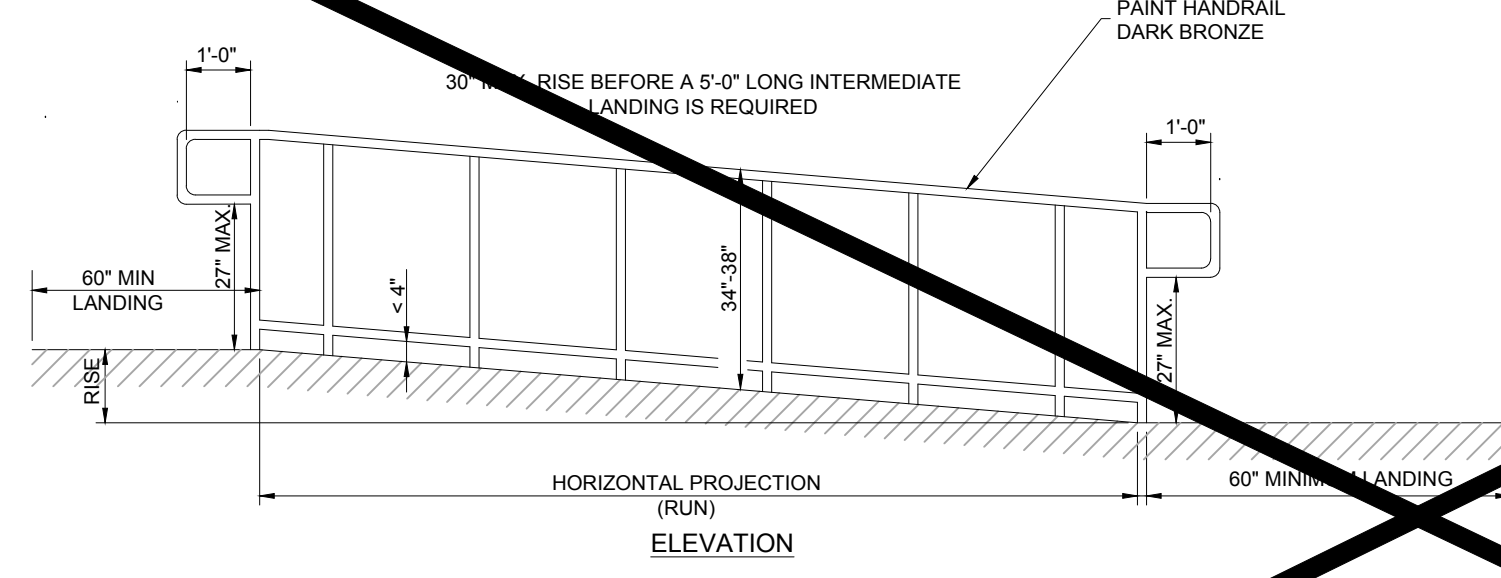


25
C-4.2
CONCRETE PAVING DRIVE-THRU LANE
NOT TO SCALE

- NOTE:
1. GENERAL CONTRACTOR SHALL MATCH EXISTING CONCRETE SECTION IF GREATER.

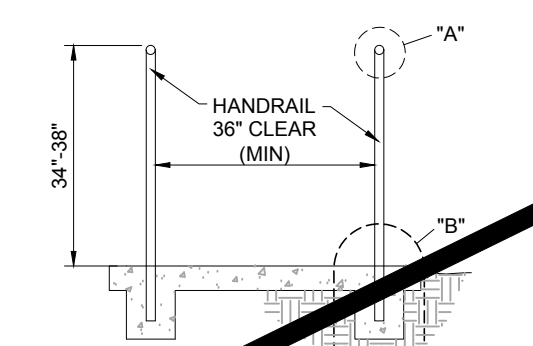


26
C-6
TYPICAL GUARDRAIL
NOT TO SCALE



27
C-4.2
TYPICAL ADA RAMP AND HANDRAIL
NOT TO SCALE

- NOTE:
1. USE ONLY COMMERCIAL GRADE ALUMINUM FENCING WITH DARK BRONZE POWDER COAT FINISH.



- RAMP** SECTION 405
*PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH 4.8"
**THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP*
**THE MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 36\"/>

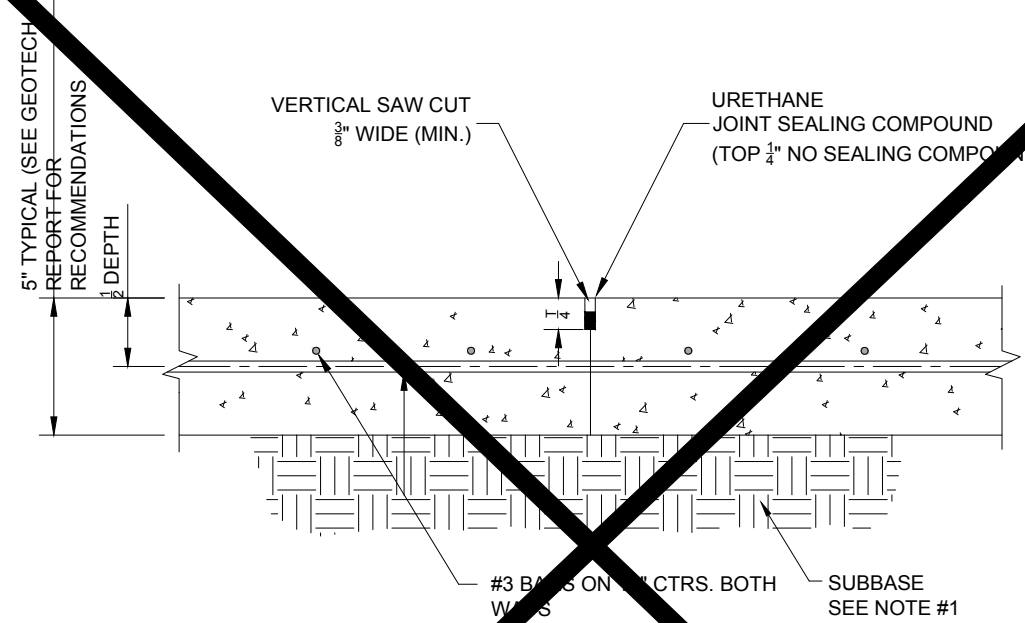
- LANDINGS** SECTION 405.7
*LEVEL LANDINGS WILL BE PROVIDED AT TOP AND BOTTOM OF EACH RAMP. LANDING LENGTH SHALL BE MIN. 60\"/>

- HANDRAILS** SECTION 505
*IF A RAMP HAS A SLOPE GREATER THAN 5% AND A RISE GREATER THAN 8\"/>

- CROSS SLOPE** SECTION 405.3
*THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN 1:50.
*NOWHERE SHALL THE CROSS SLOPE OF AN ACCESSIBLE ROUTE EXCEED 1:50.

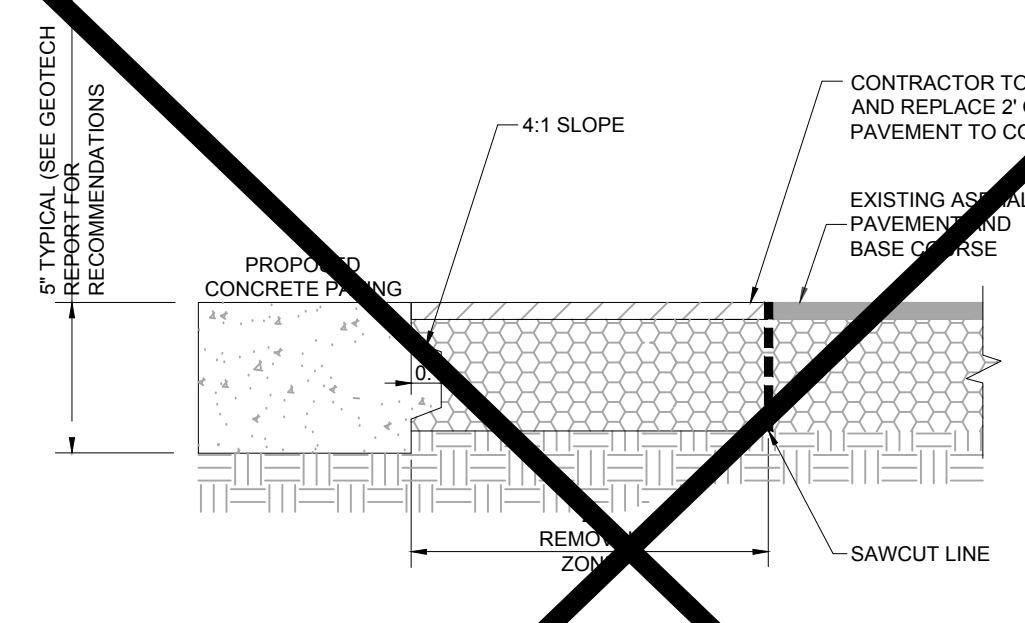
NOTE: VERIFY ALL STATE AND LOCAL REQUIREMENTS FOR RAMP AND HANDRAILS.

THESE DETAILS APPLY TO CONCRETE PAVED LOTS

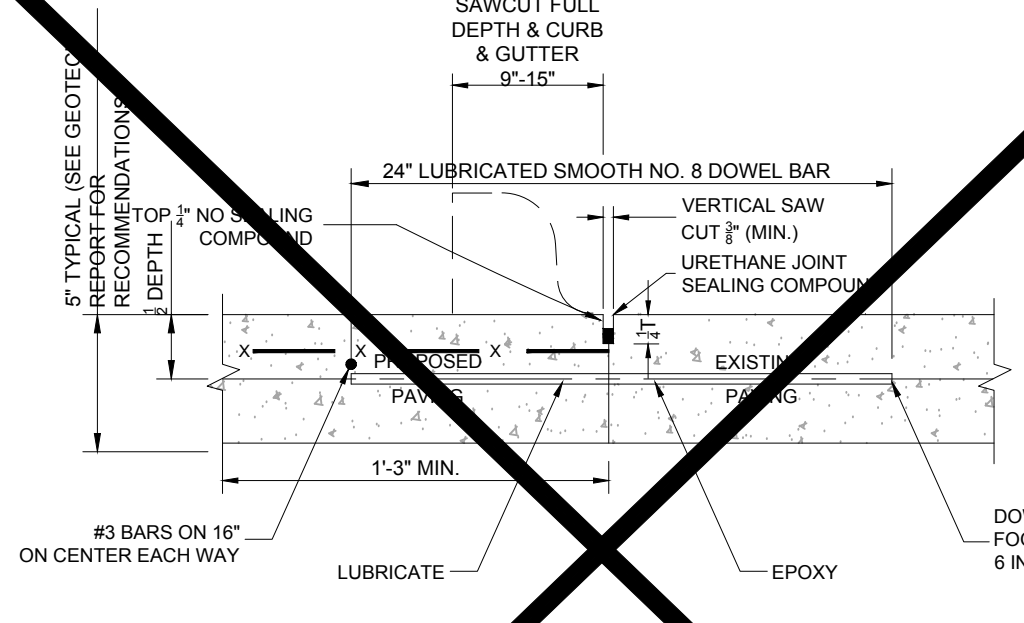


28
C-4.2
CONTRACTION JOINT
NOT TO SCALE

- NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

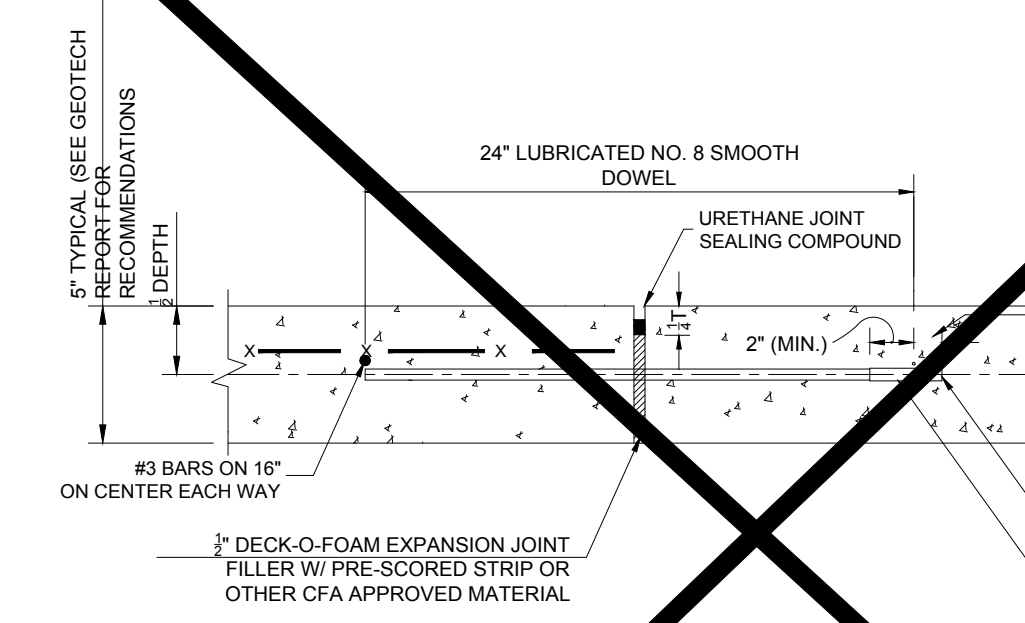


29
C-4.2
KEYED CONSTRUCTION JOINT
NOT TO SCALE



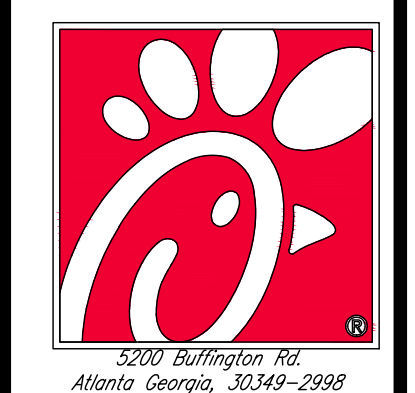
30
C-4.2
LONGITUDINAL BUTT JOINT
NOT TO SCALE

- NOTES:
1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL KEYED (KEYWAY) JOINT AT CONTRACTOR'S OPTION.
3. DOWEL BARS SHALL BE DRILLED & EPOXIED INTO PAVEMENT HORIZONTALLY BY USE OF MECHANICAL EQUIP.
4. PUSHING DOWEL BARS INTO WET CONCRETE NOT ACCEPTABLE.



31
C-4.2
EXPANSION JOINT
NOT TO SCALE

- NOTES:
1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL KEYED (KEYWAY) JOINT AT CONTRACTOR'S OPTION.
3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF MECHANICAL EQUIPMENT.
4. DRILLING BY HAND IS NOT ACCEPTABLE. PUSHING DOWEL BARS INTO WET CONCRETE NOT ACCEPTABLE.
5. JOINT SPACING TO BE 24\"/>

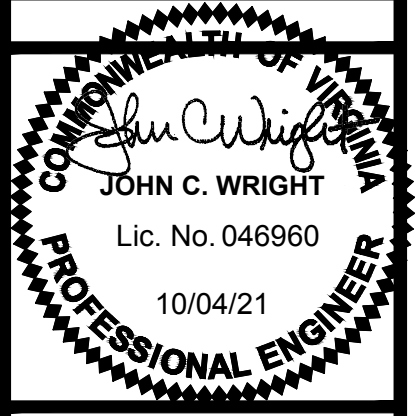


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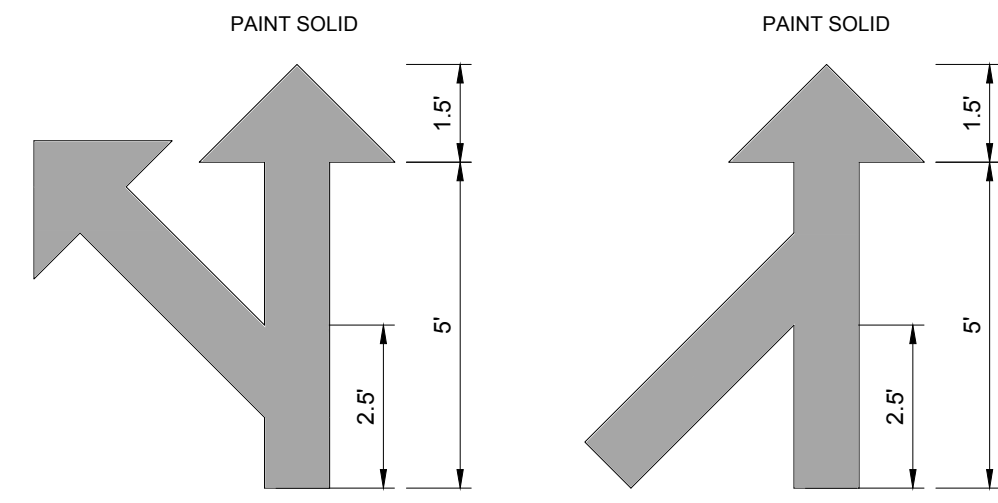
SHEET TITLE
SITE DETAILS

DWG EDITION **02.4**

PRELIMINARY
 80% SUBMITTAL
 FOR CONSTRUCTION

JOB NO. : V206501
STORE : 1342
DATE : 10/04/2021
DRAWN BY : GMJ
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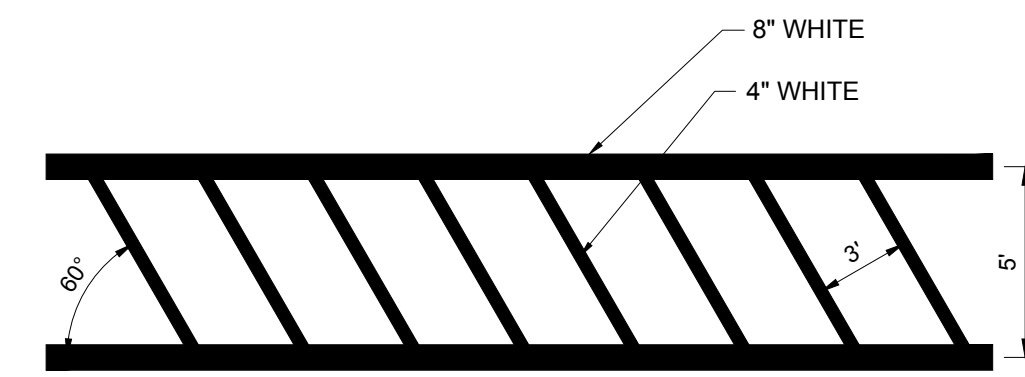
SHEET
C-4.2



MULTI-LANE SPLIT **MULTI-LANE MERGE**

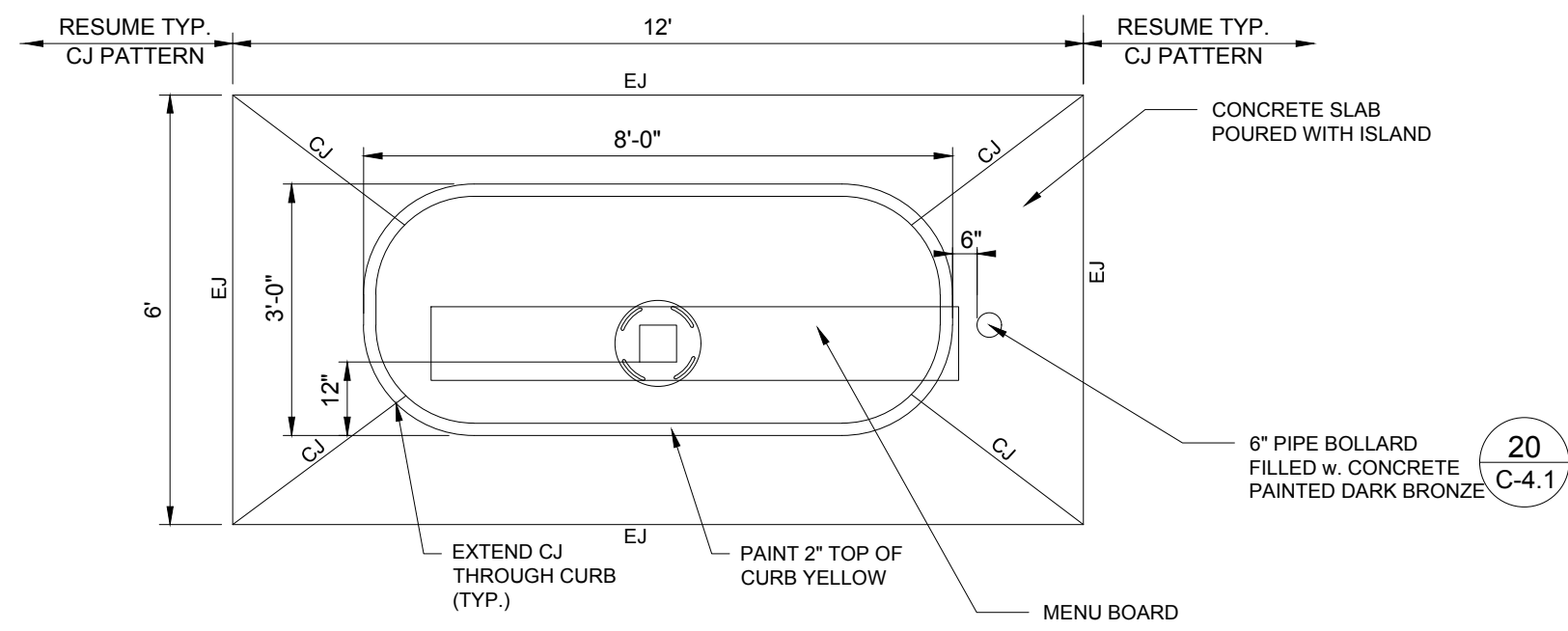
32 MULTI-LANE DIRECTIONAL GRAPHICS
C-4.3 NOT TO SCALE

- NOTES:
- GENERAL CONTRACTOR SHALL REFER TO CHICK-FIL-A PARKING LOT STRIPING SPECIFICATIONS. SEE DETAIL.
 - CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE.

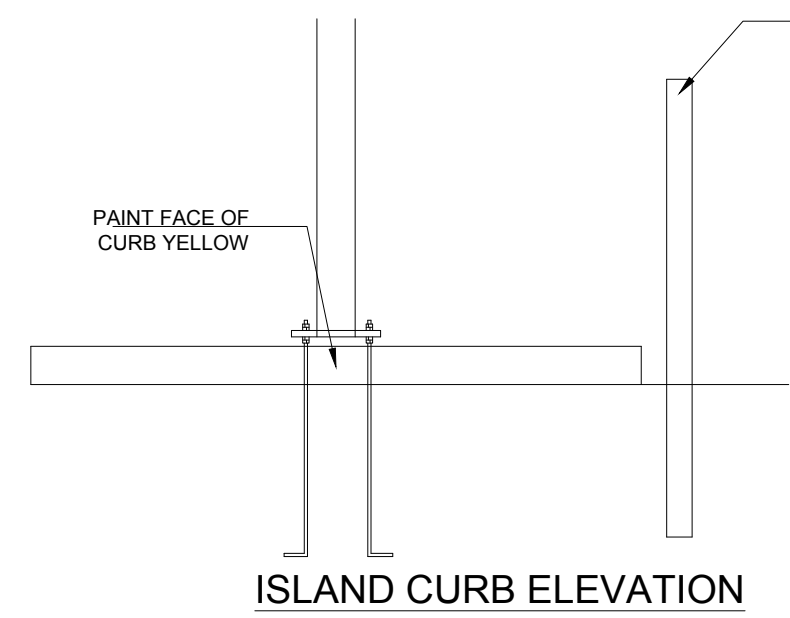


33 CROSSWALK DETAIL
C-4.3 NOT TO SCALE

- NOTES:
- REFER TO PARKING LOT STRIPING SPECIFICATION
 - CROSSWALK ALONG AN ACCESSIBLE ROUTE SHALL MAINTAIN A CROSS SLOPE OF 2% MAX AND A RUNNING SLOPE OF 5% MAX.

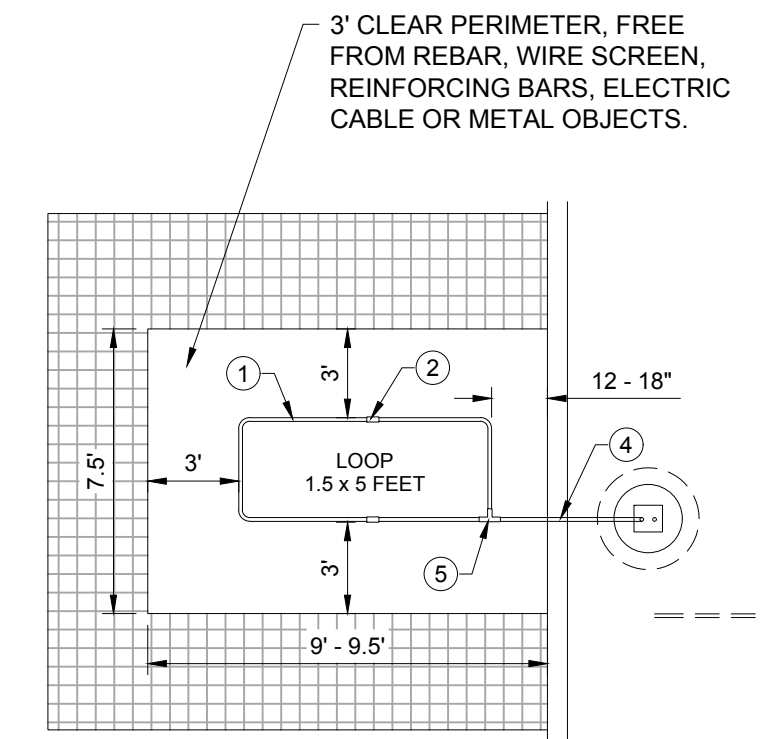


ISLAND CURB PLAN

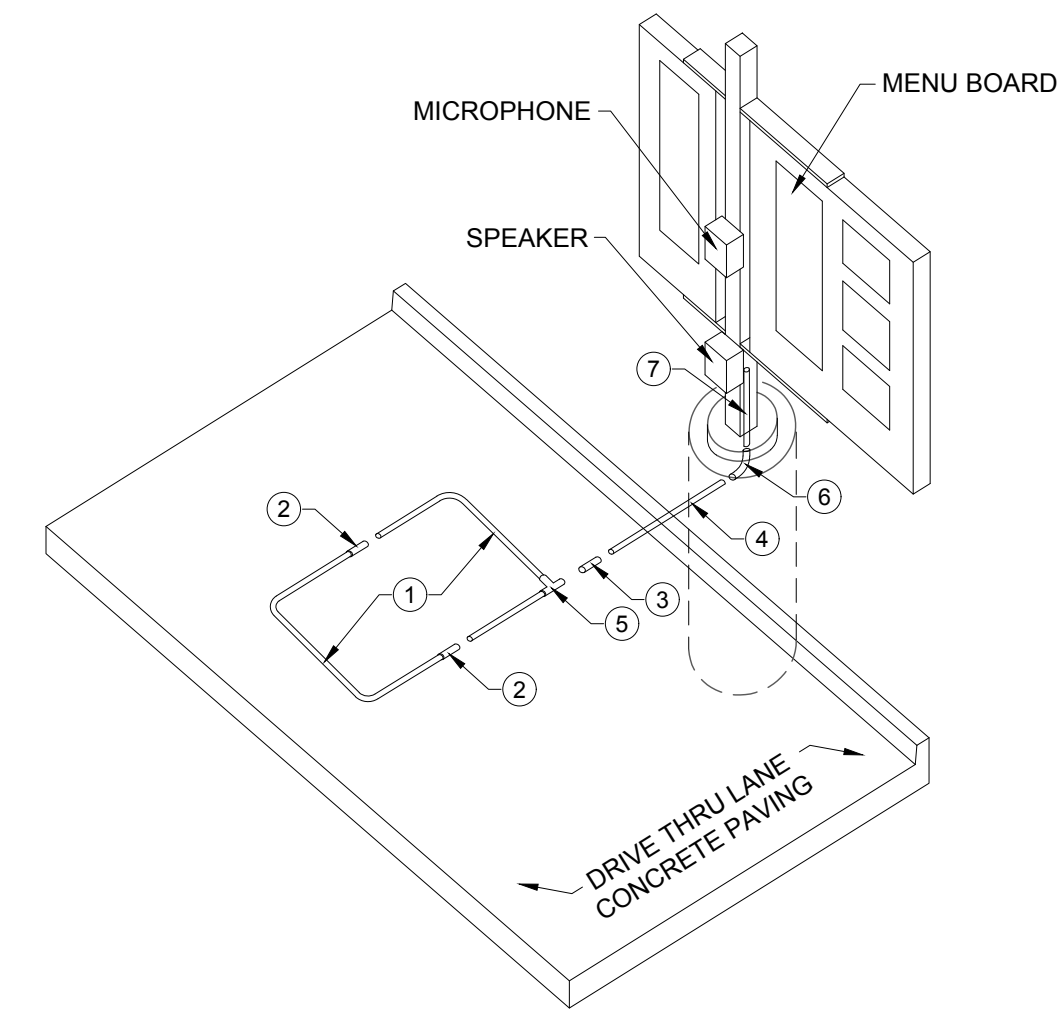


ISLAND CURB ELEVATION

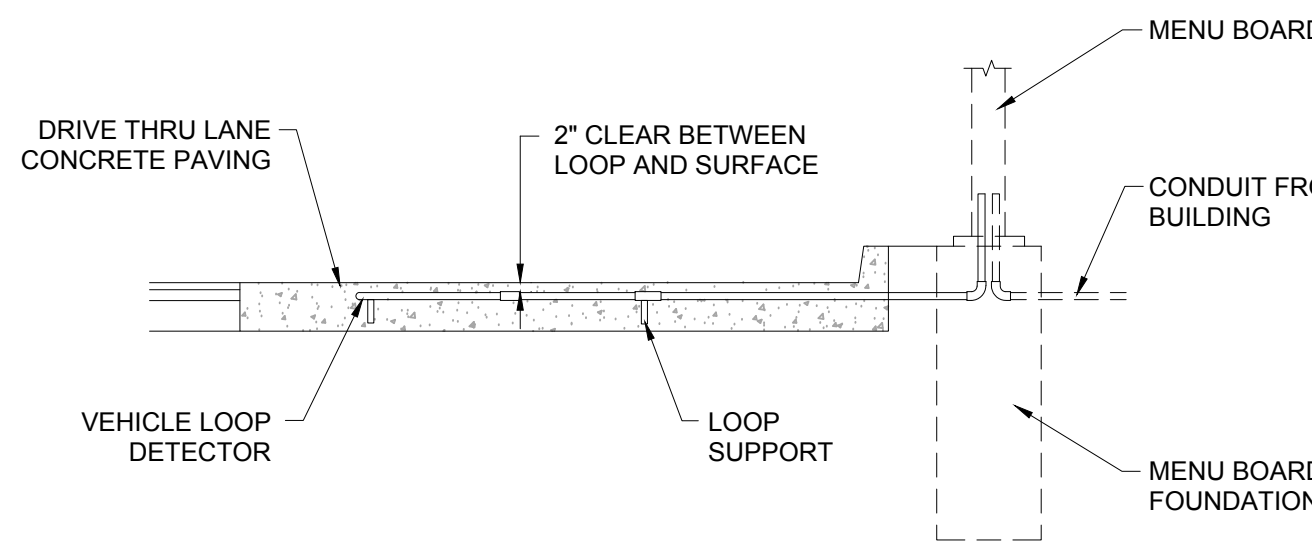
34 DRIVE THRU ORDER POINT ISLAND CURB
C-4.3 NOT TO SCALE



PLAN VIEW



ISOMETRIC VIEW



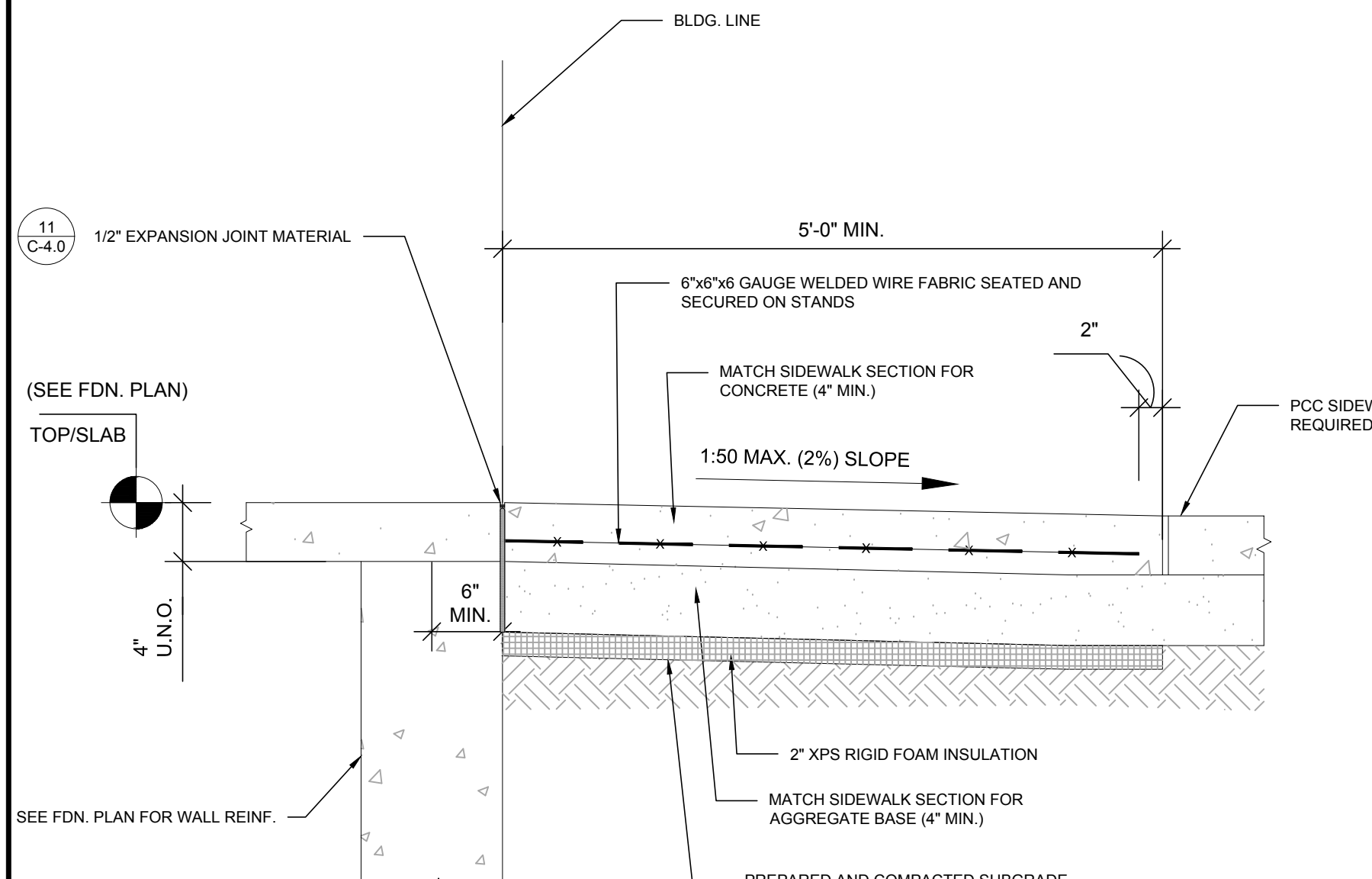
SECTION VIEW

PARTS LIST

- PREFAB (FOLDED) LOOP (1.5' x 5')
- 1/2" PVC COUPLING
- 1/2" PVC SLEEVE COUPLING
- 1/2" PVC TUBING (3' LENGTH)
- 1/2" PVC CORNER FITTING
- 1/2" PVC 90° ELBOW
- 1/2" PVC TUBING (2' LENGTH)

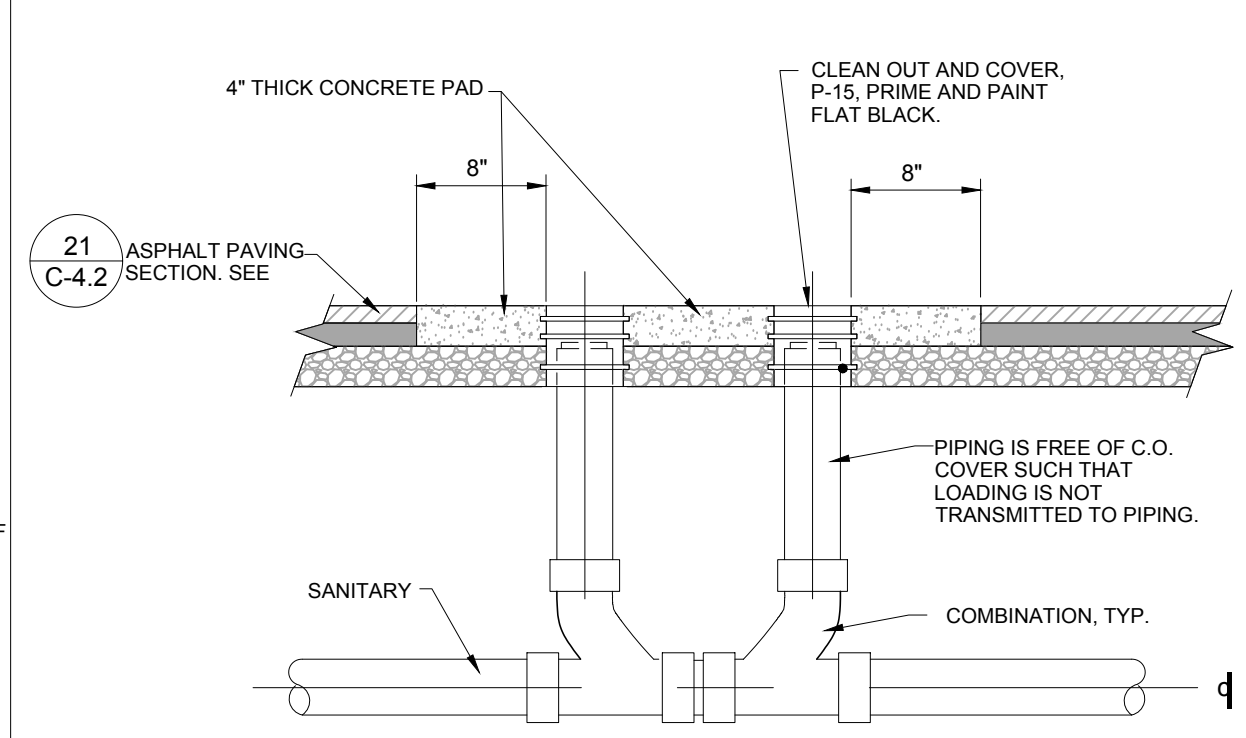
35 MENU BOARD LOOP DETECTION SYSTEM
C-4.3 NOT TO SCALE

- NOTES:
- LOOP DETECTOR IS MODEL NO. VDL100 VEHICLE DETECTION LOOP MANUFACTURED BY MH ELECTRONICS, INC.
 - FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.



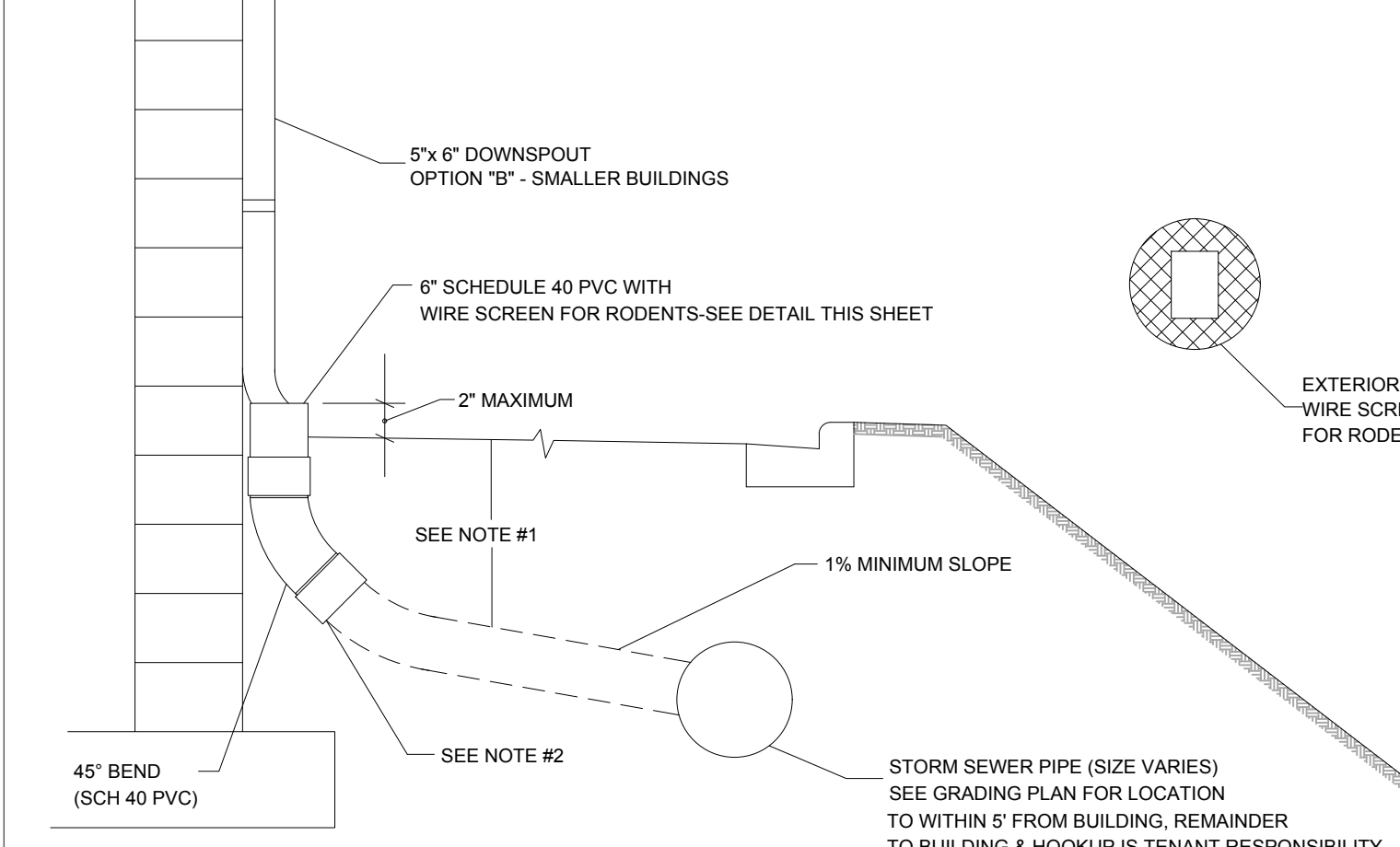
36 ENTRY DOOR FROST SLAB DETAIL
C-4.3 NOT TO SCALE

- NOTE:
- CONTRACTOR HAS THE OPTION TO DRILL, SET AND EPOXY GROUT DOWEL, IF NOT INSTALLED WHEN THE BUILDING SLAB WAS POURED.
 - REFER TO ARCHITECTURAL DRAWINGS FOR DOOR LOCATIONS. DOOR STOOP SHALL EXTEND 12" PAST EACH SIDE OF DOOR MIN.
 - USE A 10'X5' SLAB MINIMUM AT A DOUBLE DOOR ENTRY.
 - USE A 5'X5' SLAB MINIMUM AT A SINGLE DOOR ENTRY.



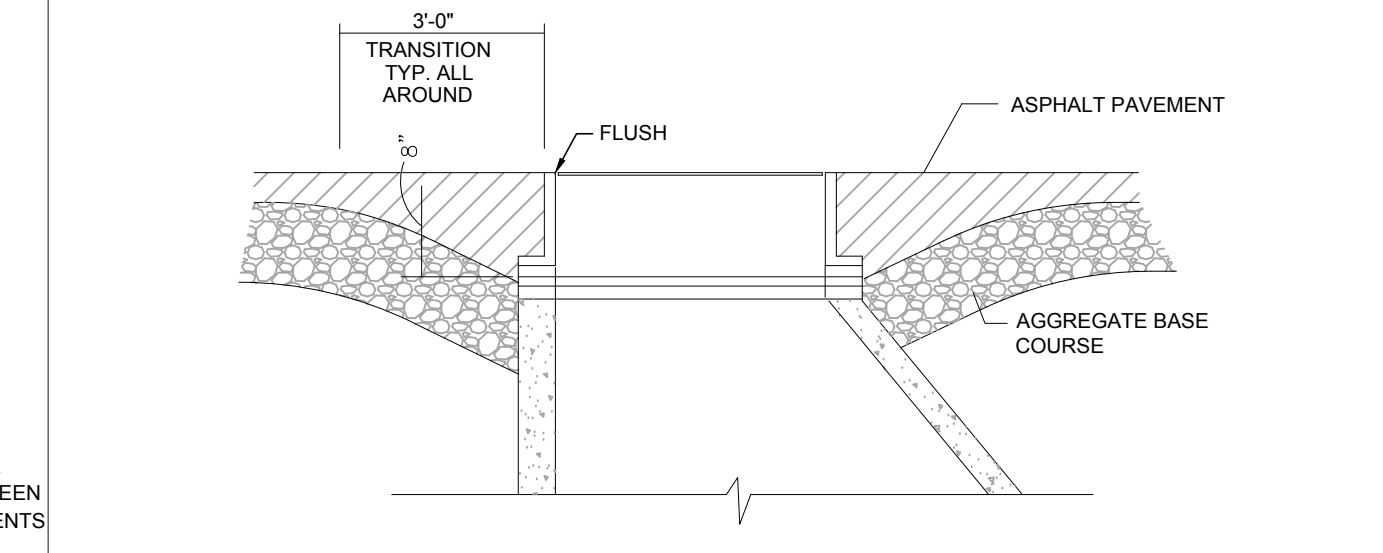
37 SAN. C.O. OUTSIDE BUILDING
C-4.3 NOT TO SCALE

NOTE: SEE PLUMBING PLANS FOR GREASE TRAP DETAIL

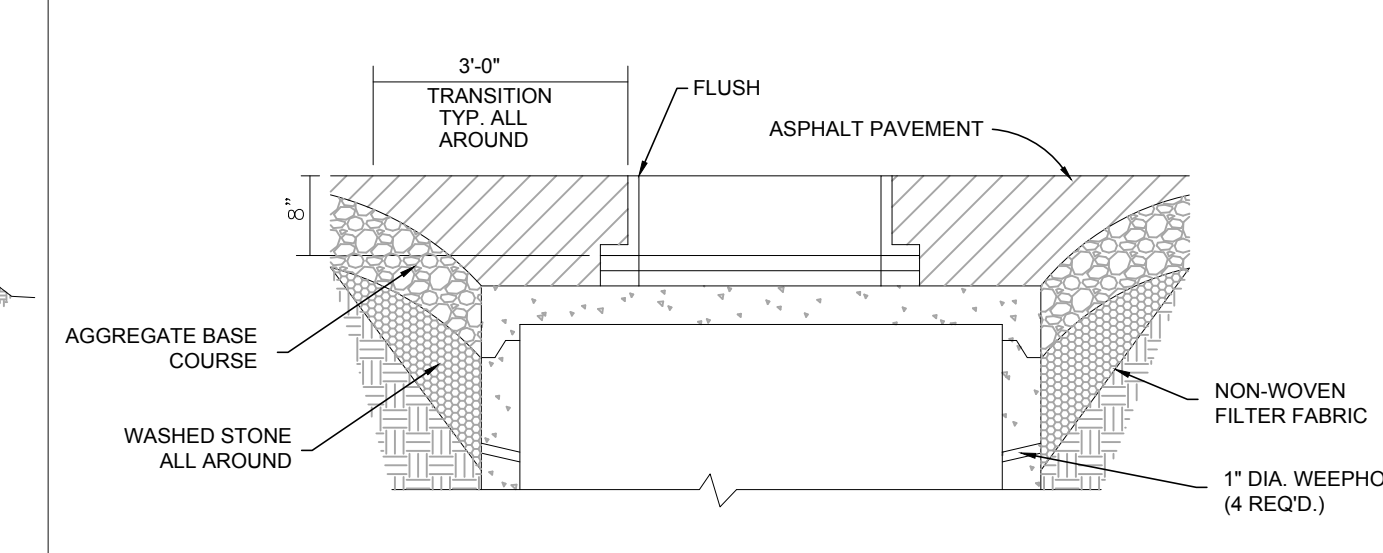


38 BUILDING DOWNSPOUT CONNECTION DETAIL
C-4.3 NOT TO SCALE

- NOTES:
- FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET, FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
 - A WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.
 - THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.



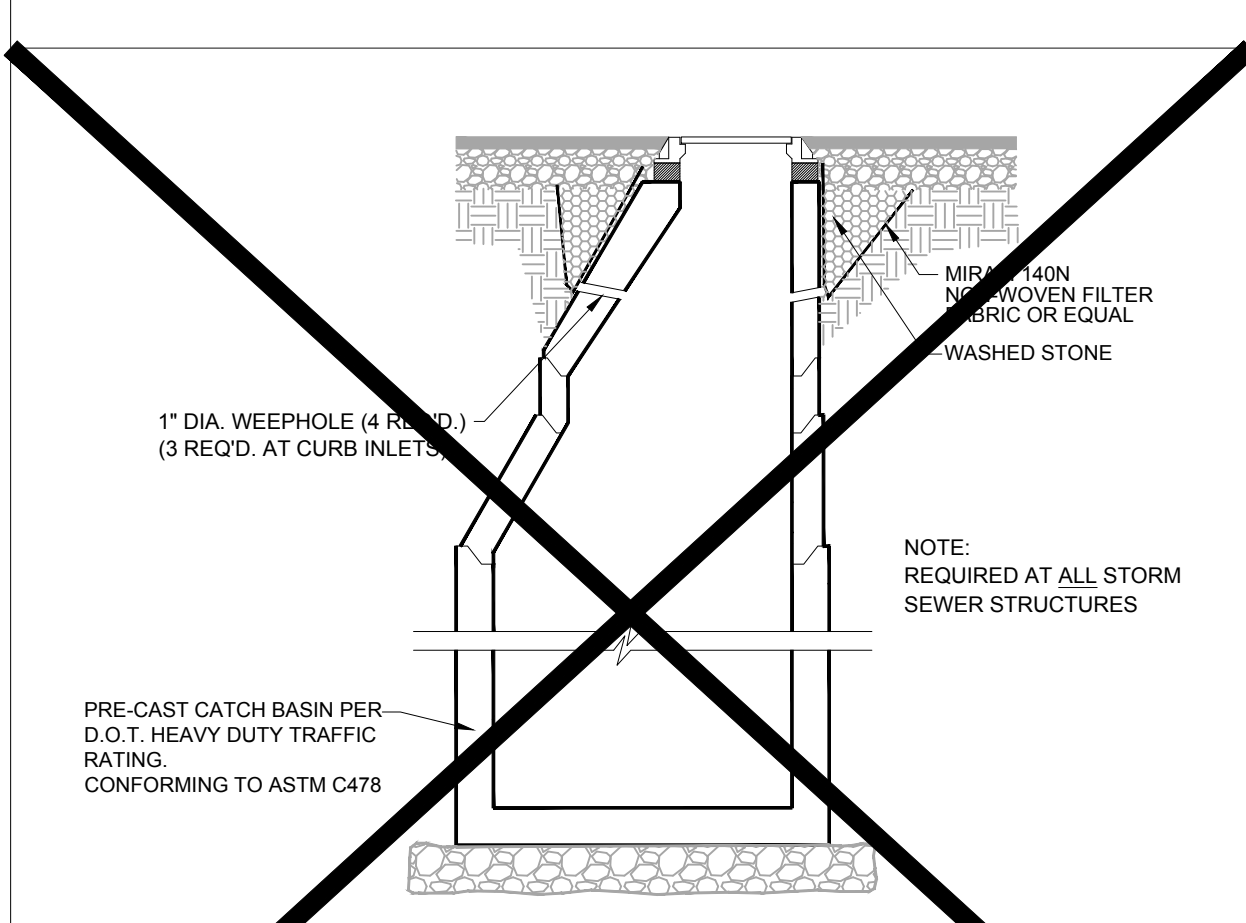
TYPICAL SECTION AT MANHOLE



TYPICAL SECTION AT INLET/CATCH BASIN

39 TYPICAL SECTION AT INLET/CATCH BASIN DETAIL
C-4.3 NOT TO SCALE

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40 STORM WEEP HOLE DETAIL
C-4.3 NOT TO SCALE

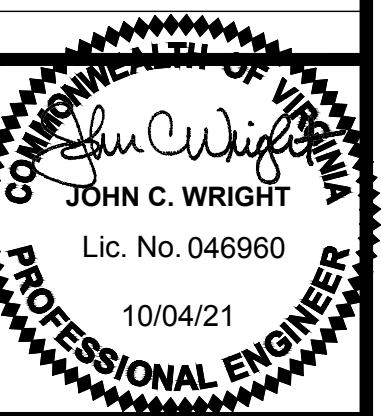


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VA@BohlerEng.com

STORE
SERIES 04-162R
STRATFORD HILLS
7125 FOREST
HILL AVE,
RICHMOND, VA

SHEET TITLE
SITE DETAILS

DWG EDITION 02.4

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- FOR CONSTRUCTION

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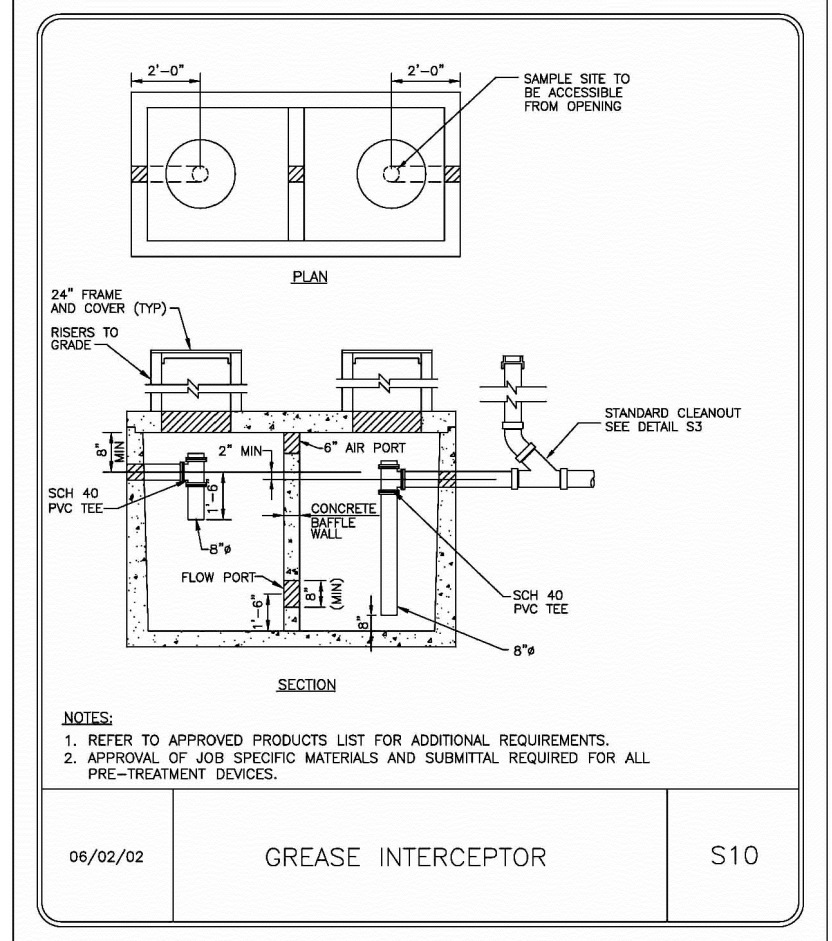
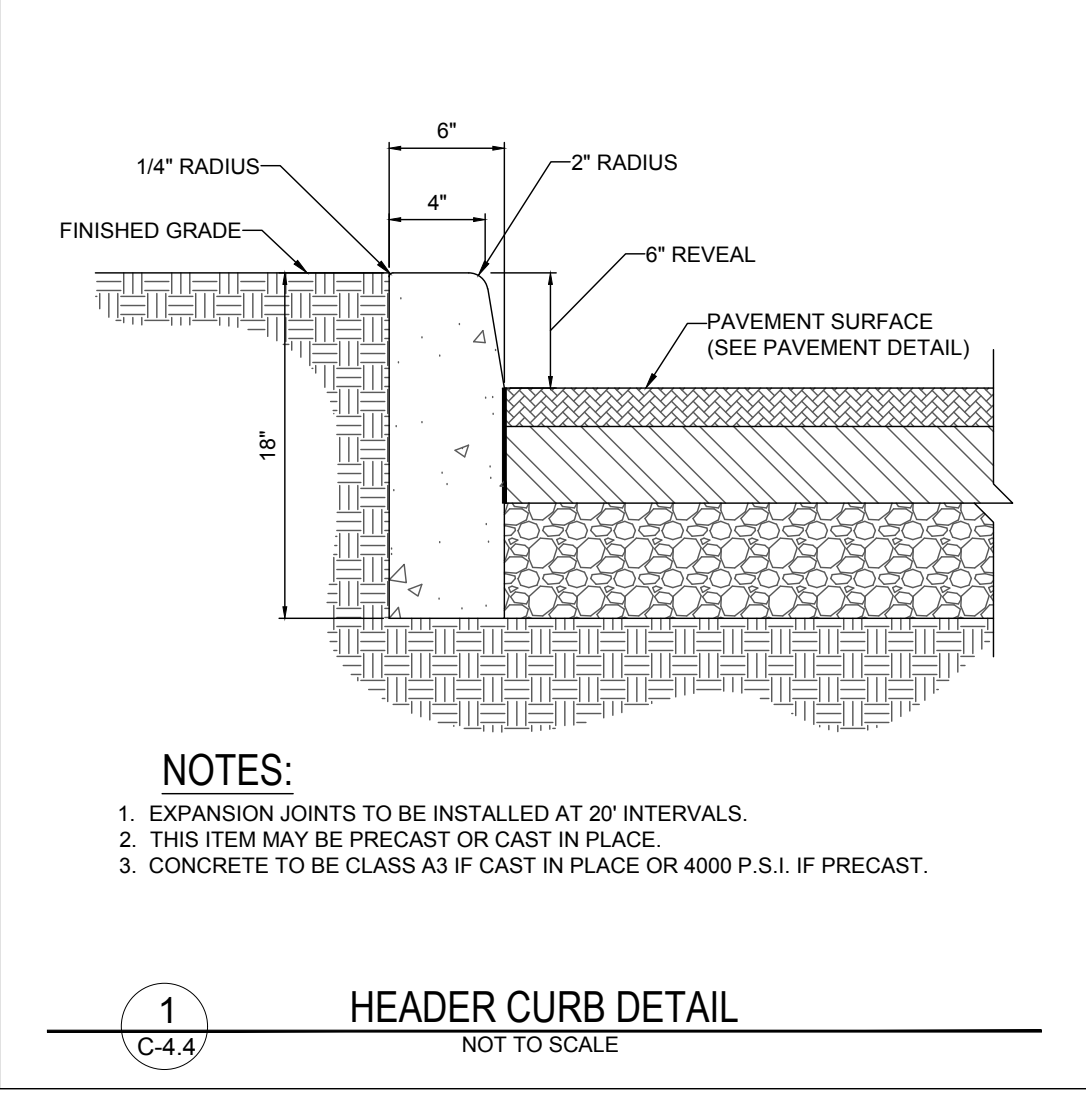
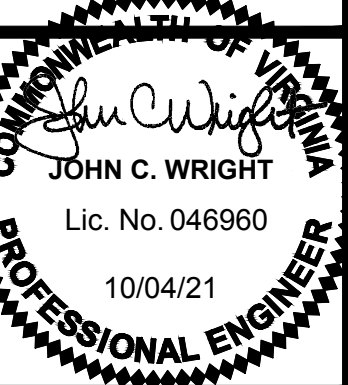


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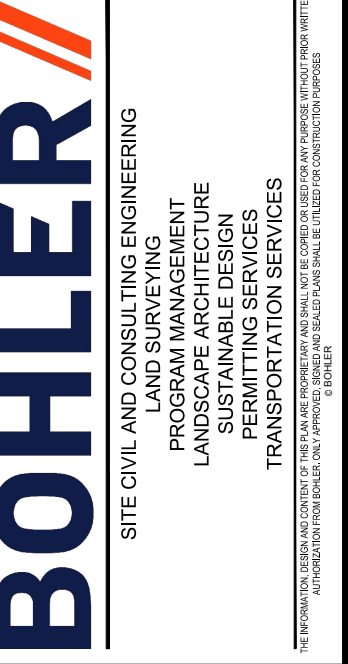
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2
C-4.4 **GREASE INTERCEPTOR**
NOT TO SCALE



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