

HULCHER & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 5901 LAKESIDE AVENUE
 RICHMOND, VIRGINIA 23228
 (804) 262-7622 * FAX: 262-8215

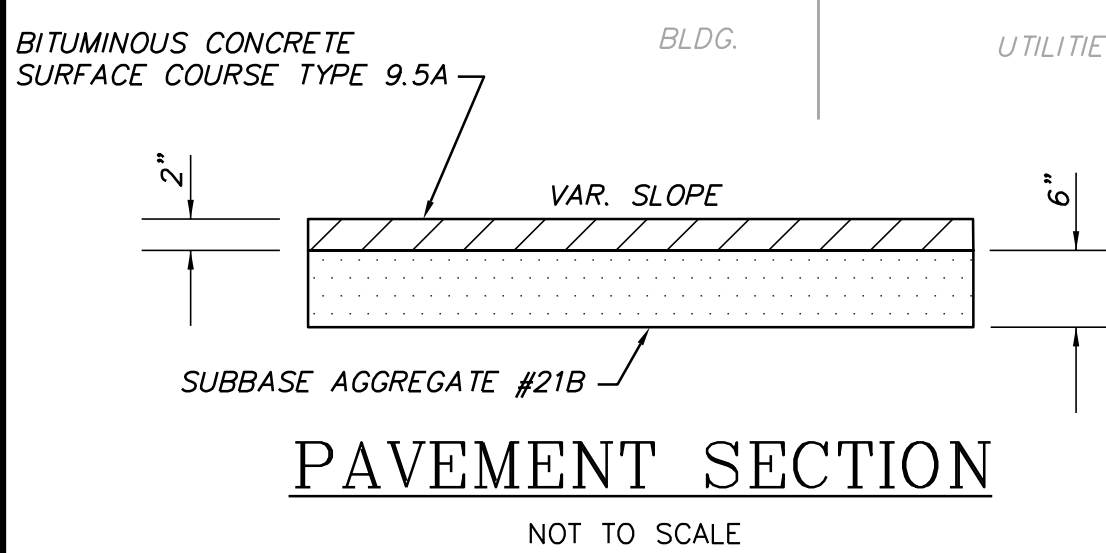
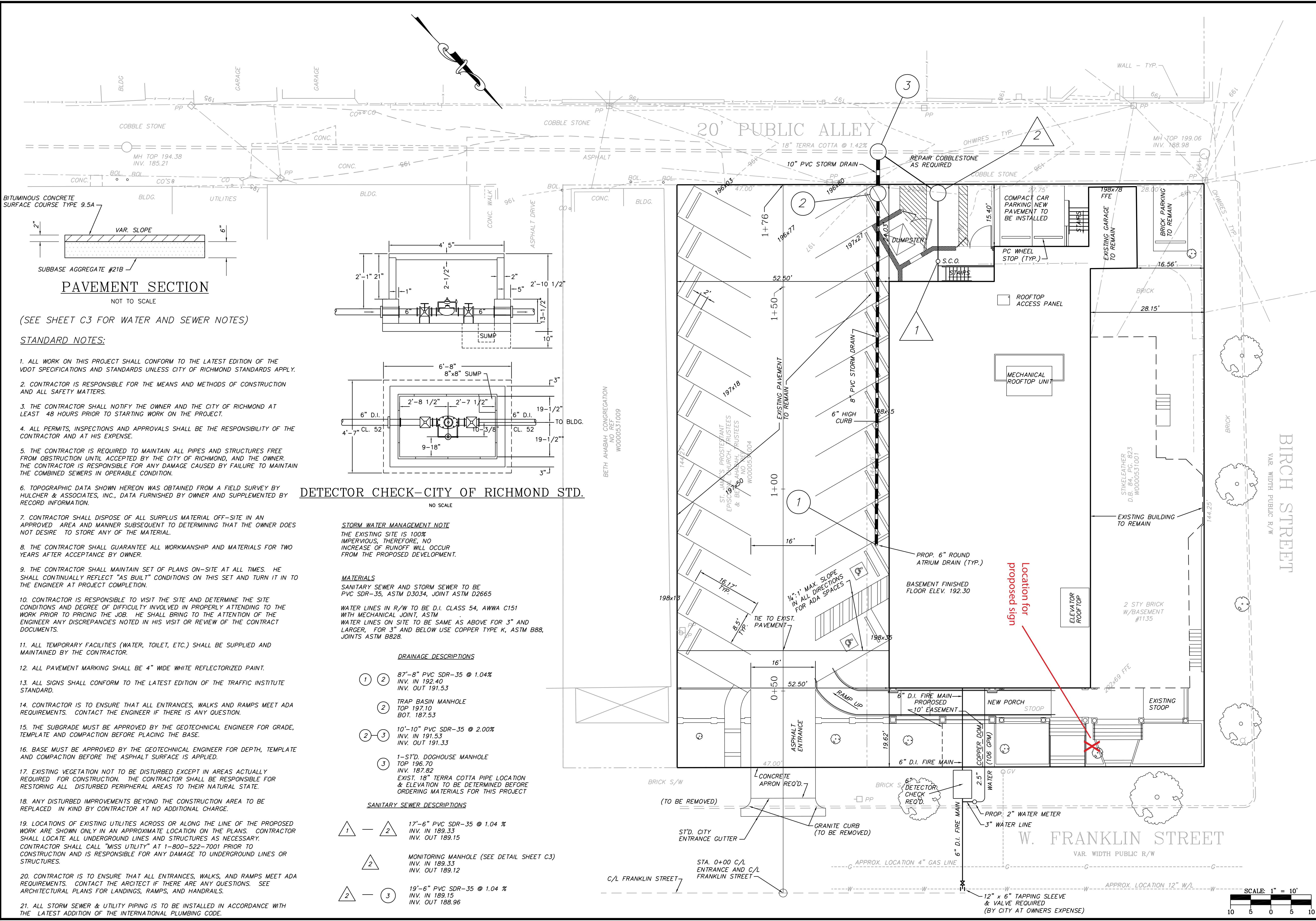
ST. JAMES' PROTESTANT EPISCOPAL CHURCH
 131 WEST FRANKLIN STREET, CITY OF RICHMOND, VIRGINIA
 SITE PLAN

REVISIONS:
 2/11/08 (CITY COMMENTS)
 2/19/08 (CITY COMMENTS)
 3/12/08 (CITY COMMENTS)

DATE: FEB. 7, 2008
 DESIGNED BY: BSH
 DRAWN BY: CDJ
 CHECKED BY: BSH

SCALE: 1" = 10'

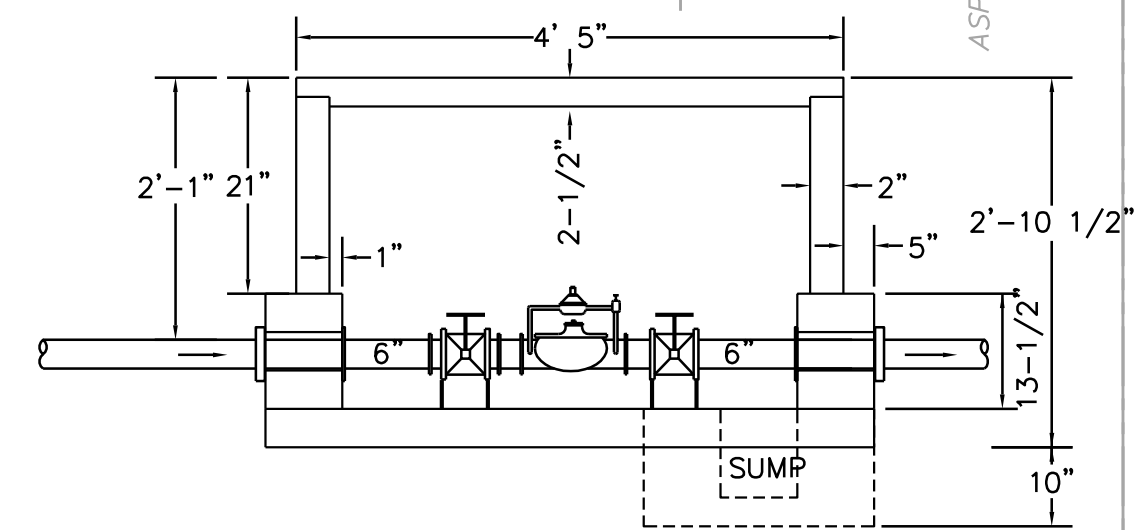
C2
 JN. 0802



(SEE SHEET C3 FOR WATER AND SEWER NOTES)

STANDARD NOTES:

- ALL WORK ON THIS PROJECT SHALL CONFORM TO THE LATEST EDITION OF THE VDOT SPECIFICATIONS AND STANDARDS UNLESS CITY OF RICHMOND STANDARDS APPLY.
- CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL SAFETY MATTERS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE CITY OF RICHMOND AT LEAST 48 HOURS PRIOR TO STARTING WORK ON THE PROJECT.
- ALL PERMITS, INSPECTIONS AND APPROVALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND AT HIS EXPENSE.
- THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES AND STRUCTURES FREE FROM OBSTRUCTION UNTIL ACCEPTED BY THE CITY OF RICHMOND, AND THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED BY FAILURE TO MAINTAIN THE COMBINED SEWERS IN OPERABLE CONDITION.
- TOPOGRAPHIC DATA SHOWN HEREON WAS OBTAINED FROM A FIELD SURVEY BY HULCHER & ASSOCIATES, INC., DATA FURNISHED BY OWNER AND SUPPLEMENTED BY RECORD INFORMATION.
- CONTRACTOR SHALL DISPOSE OF ALL SURPLUS MATERIAL OFF-SITE IN AN APPROVED AREA AND MANNER SUBSEQUENT TO DETERMINING THAT THE OWNER DOES NOT DESIRE TO STORE ANY OF THE MATERIAL.
- THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR TWO YEARS AFTER ACCEPTANCE BY OWNER.
- THE CONTRACTOR SHALL MAINTAIN SET OF PLANS ON-SITE AT ALL TIMES. HE SHALL CONTINUALLY REFLECT "AS BUILT" CONDITIONS ON THIS SET AND TURN IT IN TO THE ENGINEER AT PROJECT COMPLETION.
- CONTRACTOR IS RESPONSIBLE TO VISIT THE SITE AND DETERMINE THE SITE CONDITIONS AND DEGREE OF DIFFICULTY INVOLVED IN PROPERLY ATTENDING TO THE WORK PRIOR TO PRICING THE JOB. HE SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY DISCREPANCIES NOTED IN HIS VISIT OR REVIEW OF THE CONTRACT DOCUMENTS.
- ALL TEMPORARY FACILITIES (WATER, TOILET, ETC.) SHALL BE SUPPLIED AND MAINTAINED BY THE CONTRACTOR.
- ALL PAVEMENT MARKING SHALL BE 4" WIDE WHITE REFLECTORIZED PAINT.
- ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE TRAFFIC INSTITUTE STANDARD.
- CONTRACTOR IS TO ENSURE THAT ALL ENTRANCES, WALKS AND RAMPS MEET ADA REQUIREMENTS. CONTACT THE ENGINEER IF THERE IS ANY QUESTION.
- THE SUBGRADE MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER FOR GRADE, TEMPLATE AND COMPACTION BEFORE PLACING THE BASE.
- BASE MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER FOR DEPTH, TEMPLATE AND COMPACTION BEFORE THE ASPHALT SURFACE IS APPLIED.
- EXISTING VEGETATION NOT TO BE DISTURBED EXCEPT IN AREAS ACTUALLY REQUIRED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL DISTURBED PERIPHERAL AREAS TO THEIR NATURAL STATE.
- ANY DISTURBED IMPROVEMENTS BEYOND THE CONSTRUCTION AREA TO BE REPLACED IN KIND BY CONTRACTOR AT NO ADDITIONAL CHARGE.
- LOCATIONS OF EXISTING UTILITIES ACROSS OR ALONG THE LINE OF THE PROPOSED WORK ARE SHOWN ONLY IN AN APPROXIMATE LOCATION ON THE PLANS. CONTRACTOR SHALL LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. CONTRACTOR SHALL CALL "MISS UTILITY" AT 1-800-522-7001 PRIOR TO CONSTRUCTION AND IS RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND LINES OR STRUCTURES.
- CONTRACTOR IS TO ENSURE THAT ALL ENTRANCES, WALKS, AND RAMPS MEET ADA REQUIREMENTS. CONTACT THE ARCHITECT IF THERE ARE ANY QUESTIONS. SEE ARCHITECTURAL PLANS FOR LANDINGS, RAMPS, AND HANDRAILS.
- ALL STORM SEWER & UTILITY PIPING IS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST ADDITION OF THE INTERNATIONAL PLUMBING CODE.



STORM WATER MANAGEMENT NOTE
 THE EXISTING SITE IS 100% IMPERVIOUS, THEREFORE, NO INCREASE OF RUNOFF WILL OCCUR FROM THE PROPOSED DEVELOPMENT.

MATERIALS
 SANITARY SEWER AND STORM SEWER TO BE PVC SDR-35, ASTM D3034, JOINT ASTM D2665
 WATER LINES IN R/W TO BE D.I. CLASS 54, AWWA C151 WITH MECHANICAL JOINT, ASTM
 WATER LINES ON SITE TO BE SAME AS ABOVE FOR 3" AND LARGER, FOR 3" AND BELOW USE COPPER TYPE K, ASTM B88, JOINTS ASTM B828.

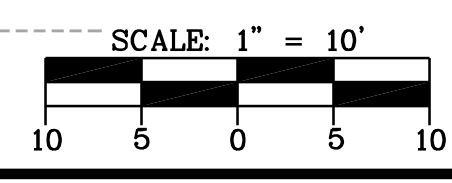
DRAINAGE DESCRIPTIONS

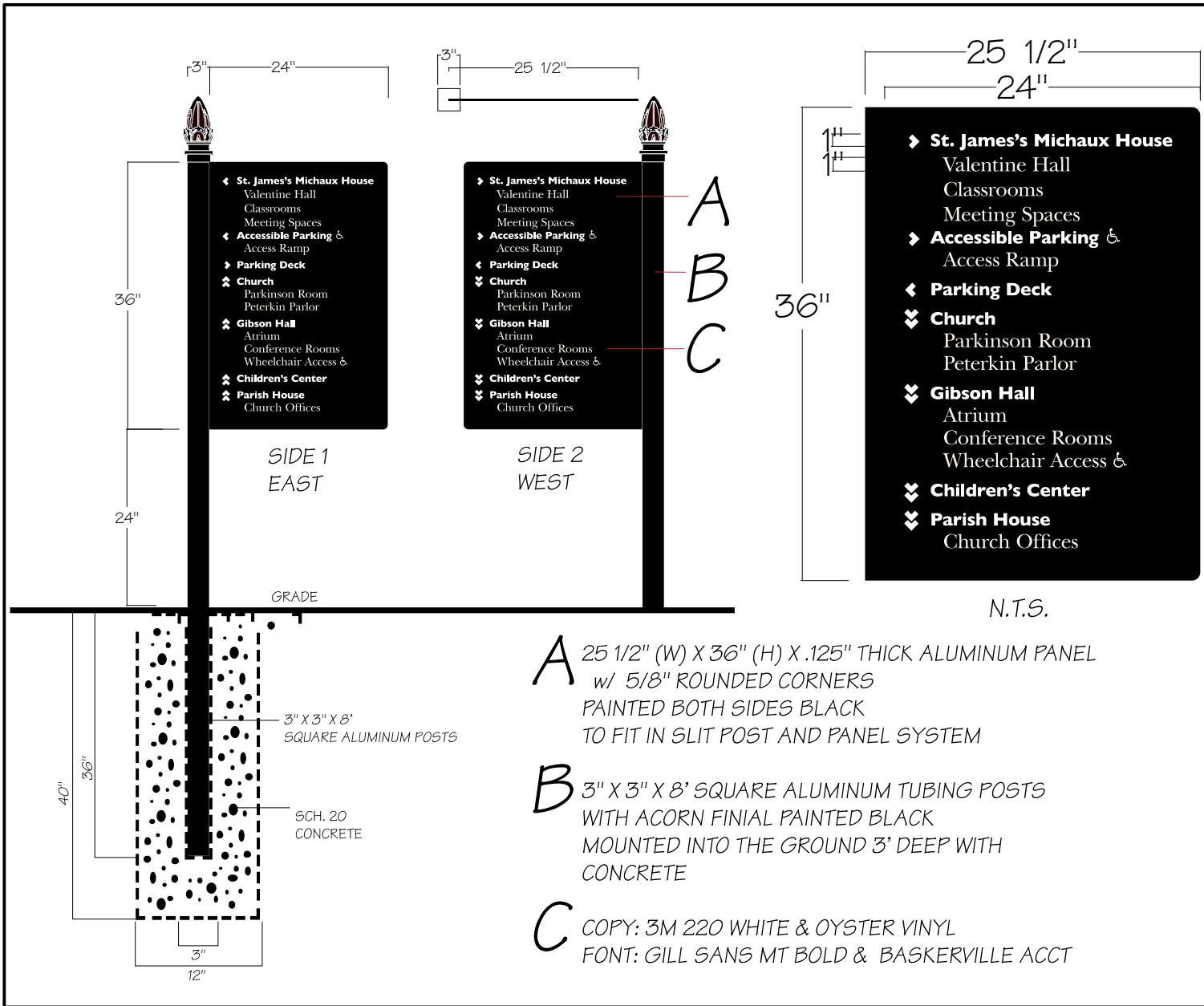
- ① ② 87"-8" PVC SDR-35 @ 1.04%
 INV. IN 192.40
 INV. OUT 191.53
- ② ③ TRAP BASIN MANHOLE
 TOP 197.10
 BOT. 187.53
- ② ③ 10"-10" PVC SDR-35 @ 2.00%
 INV. IN 191.53
 INV. OUT 191.33
- ③ 1-ST'D. DOGHOUSE MANHOLE
 TOP 196.70
 INV. 187.82
 EXIST. 18" TERRA COTTA PIPE LOCATION & ELEVATION TO BE DETERMINED BEFORE ORDERING MATERIALS FOR THIS PROJECT

SANITARY SEWER DESCRIPTIONS

- ① — ② 17"-6" PVC SDR-35 @ 1.04 %
 INV. IN 189.33
 INV. OUT 189.15
- ② MONITORING MANHOLE (SEE DETAIL SHEET C3)
 INV. IN 189.33
 INV. OUT 189.12
- ② — ③ 19"-6" PVC SDR-35 @ 1.04 %
 INV. IN 189.15
 INV. OUT 188.96

BETH AHABAH CONGREGATION
 NO REF.
 W0000531009





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 www.signsunlimitedinc.net

ST. JAMES
 EPISCOPAL CHURCH
 Project Name:
 RICHARD RUMBLE
 Client:
 SJEC250980

Job Number:
 Date: 11-8-17
 Drawing by: RWS

Revised Date:
 RWS 1-9-18
 RWS 1-9-18

Scale:
 Notes:

Sign Type:
 (1) SLIT POST FLAG SIGN

- A** 25 1/2" (W) X 36" (H) X .125" THICK ALUMINUM PANEL
 w/ 5/8" ROUNDED CORNERS
 PAINTED BOTH SIDES BLACK
 TO FIT IN SLIT POST AND PANEL SYSTEM
- B** 3" X 3" X 8' SQUARE ALUMINUM TUBING POSTS
 WITH ACORN FINIAL PAINTED BLACK
 MOUNTED INTO THE GROUND 3' DEEP WITH
 CONCRETE
- C** COPY: 3M 220 WHITE & OYSTER VINYL
 FONT: GILL SANS MT BOLD & BASKERVILLE ACCT

Approved as drawn : _____

Approved with noted changes : _____

Rejected - Revise and Resubmit : _____

Approved By : _____ Approval Date: _____

Notes:

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-
- **St. James's Parish House**
Church Offices
Basement Meeting Room
 - ⤴ **Children's Center**
 - ⤴ **Gibson Hall**
Atrium
Conference Rooms
Wheelchair Access &
 - ⤵ **Memorial Garden**
 - ⤵ **Church**
 - ⤵⤵ **Michaux House**
 - ⤵⤵ **Parking**
Accessible Parking &
Parking Deck

The proposed new sign will use this existing signage's color and fonts choices.



Location of proposed sign