

COUNTY OF CULPEPER PARKING EXPANSION & SITE WORK

130 WEST CAMERON STREET
CULPEPER COUNTY, VIRGINIA

NOTICE TO CONTRACTOR & ALL TRADES

ALL TRADES SHALL BE RESPONSIBLE FOR THE CONTENTS CONTAINED HEREIN, AND FOR THE INFORMATION REPRESENTED ON ALL SHEETS. THESE CONSTRUCTION DOCUMENTS HAVE BEEN PRODUCED WITH THE INTENTION OF BEING USED AS A SINGULAR TOOL FOR THE CONSTRUCTION OF THIS PROJECT. NO SINGLE DRAWING WILL STAND ALONE, AND AT NO TIME WILL THE ARCHITECT OR OWNER BE RESPONSIBLE FOR ACTIONS TAKEN BY A CONTRACTOR OR SUBCONTRACTOR WHO HAS NOT REVIEWED, AND IS NOT IN POSSESSION OF A FULL WORKING SET OF DRAWINGS. BE ADVISED, THERE MAY BE NOTES ON A DRAWING FOR ONE SPECIFIC TRADE THAT WILL PERTAIN TO THE WORK OF OTHER TRADES. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE CLEAR COMMUNICATION BETWEEN ALL TRADES, AND THAT ALL WORKERS HAVE ADEQUATELY REVIEWED ALL DRAWINGS AND LOCATED ALL WORK THAT WOULD FALL UNDER THEIR RESPONSIBILITY.

GENERAL NOTES

BUILDING PERMIT BY GENERAL CONTRACTOR.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SHORING, BRACING & WEATHER PROTECTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PROTECTION AND BARRICADING OF PUBLIC AREAS AND NEIGHBORING PROPERTIES

CONTRACTOR SHALL COMPLY WITH ALL PERTINENT RULES, REGULATIONS, ORDINANCES, AND LAWS MANDATED BY LOCAL, STATE, AND FEDERAL AGENCIES.

PRIOR TO CONSTRUCTION, EXAMINE ALL PROJECT SPECIFICATIONS, DRAWINGS, AND VISIT THE SITE TO DEVELOP A COMPLETE UNDERSTANDING OF THE PROJECT SCOPE. FAILURE TO DO SO SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM ALL WORK REQUIRED FOR A COMPLETE INSTALLATION. UPON REVIEW OF THESE DOCUMENTS, ADVISE THE ARCHITECT IN A TIMELY MANNER OF ANY DISCREPANCIES WHICH WILL EFFECT THE WORK REQUIRED SO THAT THE ARCHITECT MAY PROVIDE DIRECTION PRIOR TO BEGINNING EFFECTED WORK.

BASE BID & ALTERNATES

ADD ALTERNATE #1: RE-PAVE AND RE-STRIPE THE EXISTING PARKING LOT - SEE CIVIL SHEETS.

WORK BY OTHERS

1. DATA, TELEPHONE & SITE UTILITY RELOCATION NOT SPECIFICALLY SHOWN ON THE SITE PLAN.
2. SITE UTILITY CONNECTION FEES
3. SPECIAL INSPECTIONS AND TESTING

CODE INFORMATION - (2012 VA REHABILITATION CODE)

301.1.1 PRESCRIPTIVE COMPLIANCE METHOD SELECTED
PERMIT FOR 6,714 SF BUILDING DEMOLITION, EXTERIOR FACADE REPAIR & SITE WORK.

(305) BUILDING PLANNING
B BUSINESS USE (VACANT)

(602.2) CONSTRUCTION TYPE: 3B UN-PROTECTED

(1503) HEIGHT & AREA LIMITATION: N/A

BUILDING AREA
TOTAL BUILDING AREA (FOOTPRINT): 6,714 SF

MEP COORDINATION NOTE

PLUMBING, ELECTRICAL, & HVAC SYSTEMS ARE TO BE CONSTRUCTED AS COMPLETE, COORDINATED DESIGN / BUILD SYSTEMS. AS A MINIMUM THEY SHALL MEET APPLICABLE BUILDING AND LIFE SAFETY CODES UNDER VA USBC 2012 & ANSI A117.1-2009. EACH SYSTEM DESIGNER/INSTALLER MUST COORDINATE WITH THE GENERAL CONTRACTOR AND OTHER PROJECT SUB-CONTRACTORS.

MEP SUB-CONTRACTORS WILL PULL INDIVIDUAL MEP PERMITS.

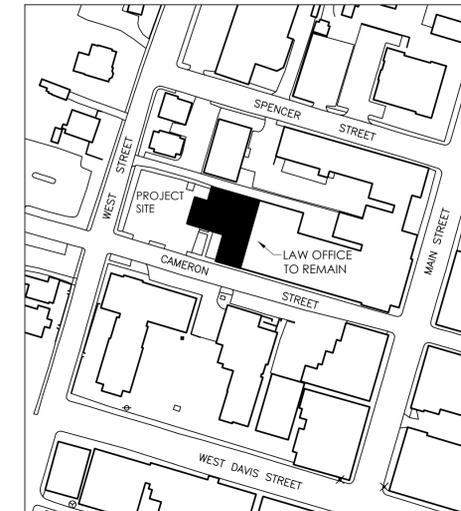
PROJECT CONTACTS

OWNER
COUNTY OF CULPEPER
PAUL HOWARD
OWNER'S REPRESENTATIVE
540.727.3409

JOE KOONTZ - FACILITY ACCESS
540.718.1706

ARCHITECT
SANDERS ARCHITECTURE, PC
DEX SANDERS
540.829.2590

CIVIL ENGINEER
HINCHEY-BAINES
MARVIN HINCHEY
540.829.2220

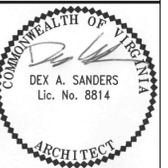


SITE KEY MAP
SCALE: NTS

FOR CONSTRUCTION

SANDERS ARCHITECTURE PC
16125 RACCOON FORD RD
CULPEPER, VIRGINIA 22701
(540) 829-2590

COUNTY OF CULPEPER
PARKING EXPANSION & SITE WORK
130 WEST CAMERON STREET
CULPEPER, VIRGINIA 22701



REVISIONS:

DRAWN: DAS
CHECKED: NOTED
SCALE: 12-06-16
DATE: 1520
PROJECT #:

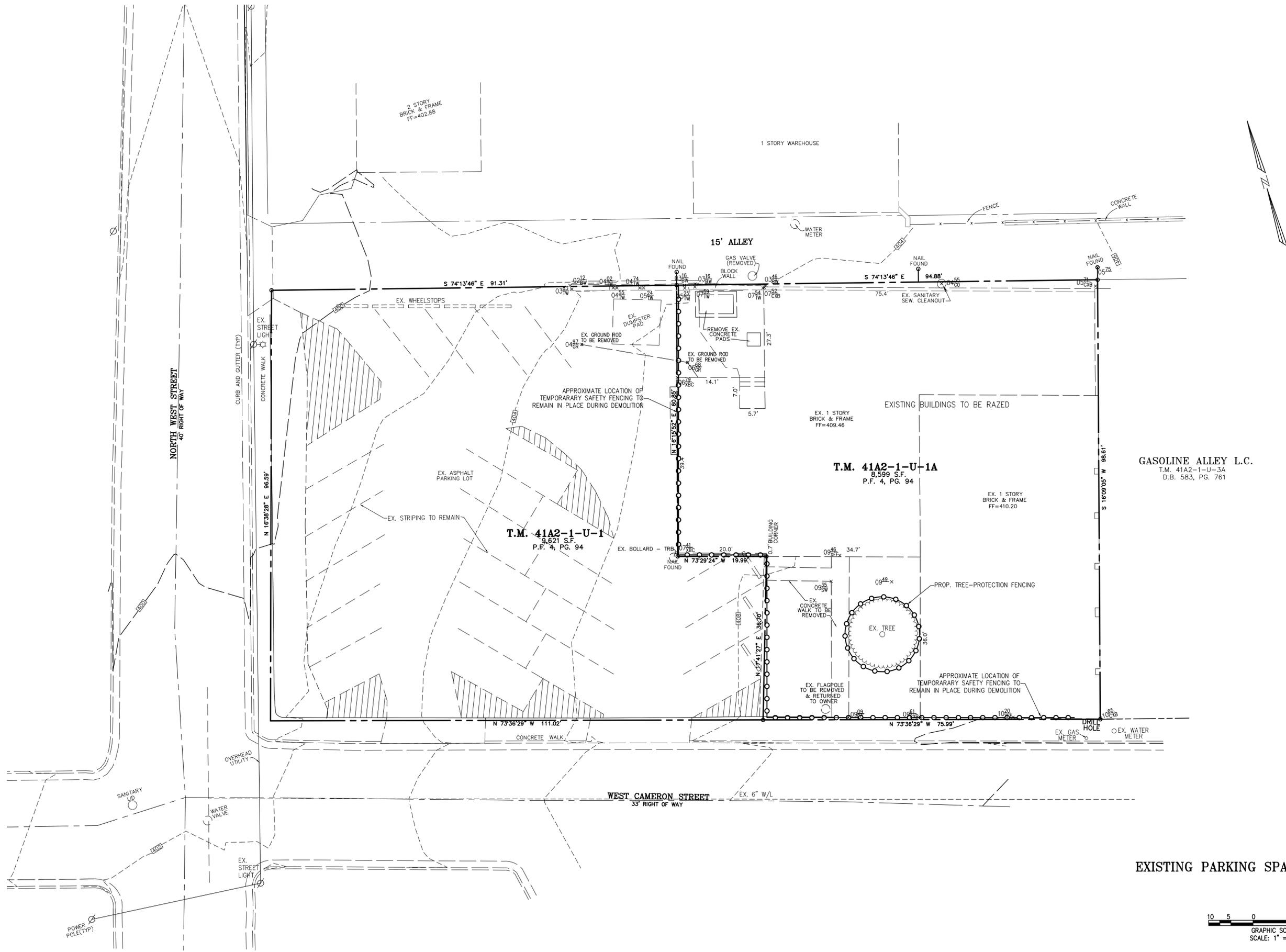
DRAWING LIST

CS-1	COVER SHEET
1 OF 4	CIVIL - SITE COVER SHEET
2 OF 4	CIVIL - EXISTING SITE CONDITIONS
3 OF 4	CIVIL - PROPOSED IMPROVEMENTS PLAN
4 OF 4	CIVIL - GENERAL NOTES & DETAILS
A-1	FLOOR PLAN & ELEVATIONS
A-2	DETAILS & SPECIFICATIONS

BG-17-0804

PRELIMINARY FLOOR PLAN

CS-1

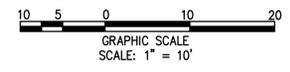


GASOLINE ALLEY L.C.
T.M. 41A2-1-U-3A
D.B. 583, PG. 761

T.M. 41A2-1-U-1A
8,599 S.F.
P.F. 4, PG. 94

T.M. 41A2-1-U-1
9,621 S.F.
P.F. 4, PG. 94

EXISTING PARKING SPACES: 23



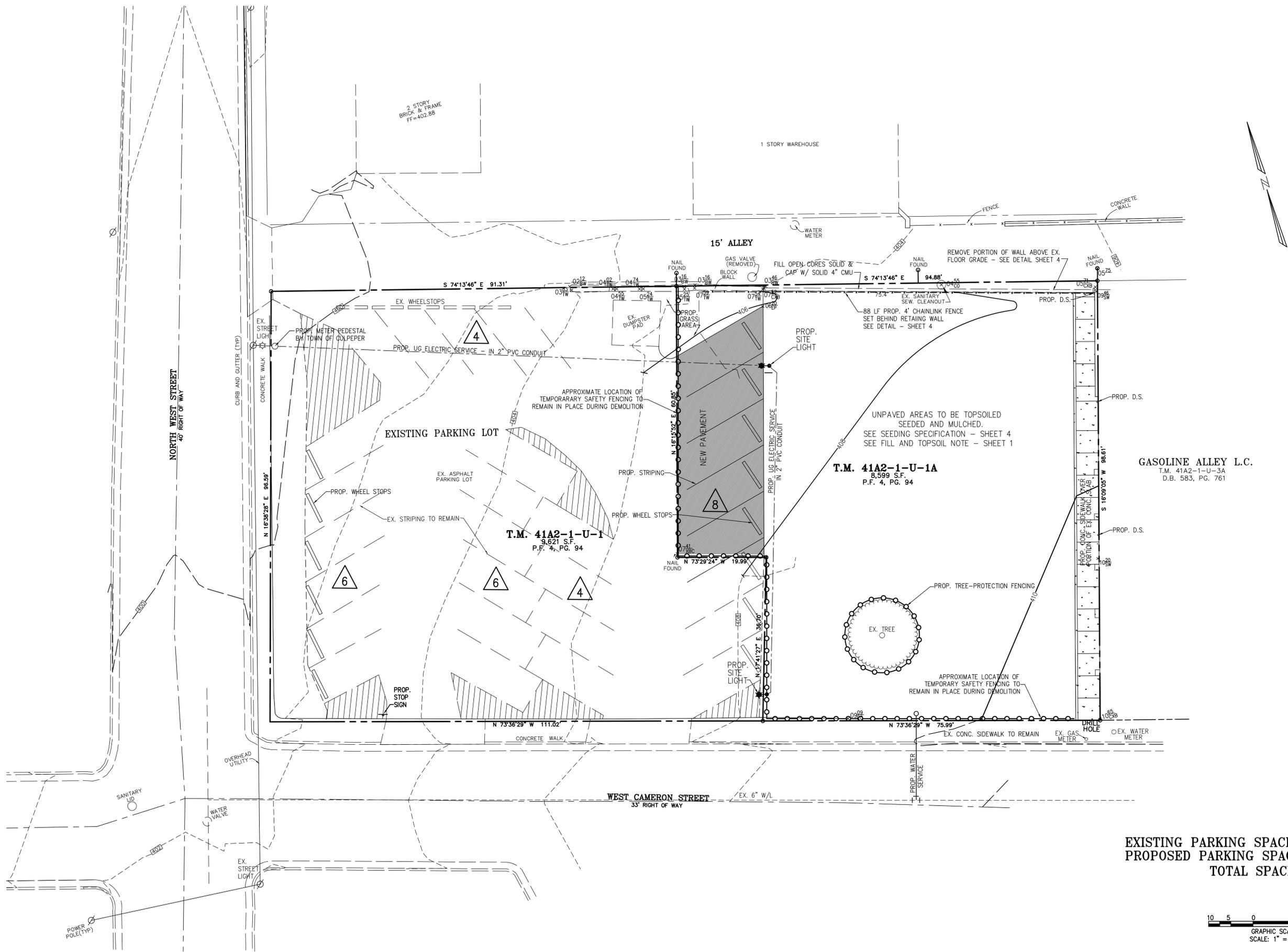
HINCHEY & BAINES, PLC
ENGINEERING AND LAND PLANNING
125 EAST DAVIS STREET
SUITE 201
CULPEPER, VIRGINIA 22701
PHONE (540) 829-2220
FAX (540) 829-2239



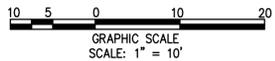
EXISTING SITE CONDITIONS
OLD TOWN POLICE DEPARTMENT DEMOLITION
NEW PARKING LOT SITE PLAN
WEST-FAIRFAX DISTRICT, TOWN OF CULPEPER, VIRGINIA

SCALE:	AS NOTED
DATE:	12-06-2016
REVISIONS:	

SHEET 2 OF 4
FILE NO. 1283



EXISTING PARKING SPACES: 23
 PROPOSED PARKING SPACES: 5
 TOTAL SPACES: 28



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 ENGINEERING AND LAND PLANNING
 125 EAST DAVIS STREET
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PROPOSED IMPROVEMENTS PLAN
OLD TOWN POLICE DEPARTMENT DEMOLITION
 NEW PARKING LOT SITE PLAN
 WEST-FAIRFAX DISTRICT, TOWN OF CULPEPER, VIRGINIA

SCALE:	AS NOTED
DATE:	12-06-2016
REVISIONS:	

Direct Embedded

Easy. Clean. Cost Effective.

In all soil conditions, direct embedded lighting poles and lamp posts can save customers hundreds of dollars in installation costs. The need for heavy equipment, labor and materials is greatly reduced. In addition to saving you money, direct embedded poles are cleaner in appearance.

Direct-Embedded - A 10 Step Installation Process

The following 10-step installation procedure is a composite, based on the experience of many Whatley customers over the past 30 years. The best and most cost-effective sequence for these steps will vary, depending on personnel, equipment, and locale. Feel free to adapt this sequence based on your own experience.

Note: Check electrical codes for specific installation requirements and evaluate soil conditions to determine proper backfill procedures.

1 - Evaluate soil conditions to determine appropriate backfill material.

The following suggestions should be used as guidelines to determine soil type.

- Good Soil Conditions.** Generally characterized by well-drained, non expansive soils of the silt, compacted sand, or selected clay types. These soils will result in a smooth side wall in a dug hole, and the excavated material will be of an even consistency. A minimum hole diameter that will allow a compaction tool to reach the bottom of the hole is all that will be required in good soil. Native soil, if it is of the proper moisture content, may be used for compacted backfill.
- Average Soil Conditions.** Characterized by less well drained soils of the heavy silt, expansive clay and/or moderately organic types, with the possibility of standing water during wet season. Natural bearing capacity will be adequate to support the lateral loads of the pole base. These soils will result in a smooth side wall in dug hole except during wet periods. The excavated material usually is not acceptable for backfilling. Backfill material should be uncontaminated 3/4" minus crushed rock.
- Poor Soil Conditions.** Characterized by inundated sites, highly organic soil, loose rock or gravel, or any other soil type or site condition that precludes the creation of a sound structural base and therefore requires special consideration. It is suggested that a soil expert with knowledge of local conditions be consulted to determine proper compaction soil mix.
- Solid Rock Conditions.** Backfill should be uncontaminated 3/4" minus crushed rock or cemented sand. It is probable that a drilled hole in solid rock will not drain, therefore any backfill material should survive inundation.

2 Trench between locations and lay conduit

RECOMMENDED BURIAL DEPTH *

- 6-9 ft. Above Grade Shaft Length / 2 ft. Hole Depth
- 10-13 ft. / 3 ft.
- 14-24 ft. / 4 ft.
- 25-35 ft. / 5 ft.

* Direct burial installation depths are based on standard industry guidelines as outlined in ANSI C136.20 specifications. These are only recommended burial depths and may not be applicable in some markets.

3 - Prepare holes using hand or power augur.

For best stability and compaction of poles, holes should be round and have smooth vertical sides with undisturbed soil. For hole diameter: Make each hole at least twice the width of the diagonal measurement of the square anti-rotational base, or approximately three times the ground line diameter of the pole as listed in the Whatley specification manual.

4 - Assemble the fixture.

Usually, you can assemble the fixture and attach to the pole prior to installation. While the pole is lying on the ground, truck bed or sawhorse, use standard installation procedures for wiring and mounting luminaires.

5 - Pull wire from conduit.

Pull wires from conduit and feed through wire entry. Fish wires through hand hole opening and temporarily secure to pole.

6 - Feed conduit.

Utilizing cable, flexible conduit, or a 90 degree elbow, feed the wire into the standard 2" x 5" slotted wire entry hole. You may elect to use an optional underground utility "J" box for conduit entry and make-up.

7 - Install the pole.

While feeding the wire, the pole is placed into the ground. In many cases, composite poles can be manually lifted and placed into the hole, or installed from the bed of a pickup truck.

8 - Level the pole.

Plumb and align the pole. Composite poles can easily be installed straight by using the plumb-bob method. Simply plumb the center of the pole using a string and weight from three sides during the compaction process.

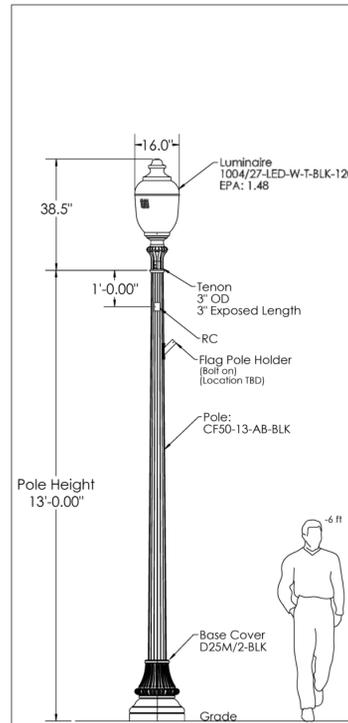
9 - Backfill the hole.

Pour backfill material and tamp every 6" with recommended or specified backfill material for local soil conditions. Tamp frequently and firmly. Selection of appropriate backfill materials and proper compaction are the two most important elements for ensuring a successful installation.

10 - Complete the wiring.

Complete the splice from the fixture to the below-grade wire and insert into the

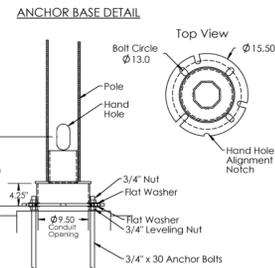
handhole access. Re-secure handhole cover to the pole.



AGENCY: Bradley Electro
PROJECT: Town of Culpeper
QUOTE #:

POLE
Model: CF50
Top Dia: 5.2"
Taper: 0.147"/ft
Construction: Spun Cast Fiberglass Composite
Anchor Base: Plate- 1/2"x1.5" RND Hot Rolled Steel ASTM A36 with slots for 3/4" bolts
Bolt Circle: 13"
Tenon: 3" OD 3" Exposed length .188" wall 6061-T6 Alum
Paint: UV & Clearing chemical resistant
Color: Black
Option: RC
MAX Attachment Weight: 100 lbs
MAX Attachment EPA: 20.1 @ 90 mph ANSI
Pole Weight: 70 lbs approx.

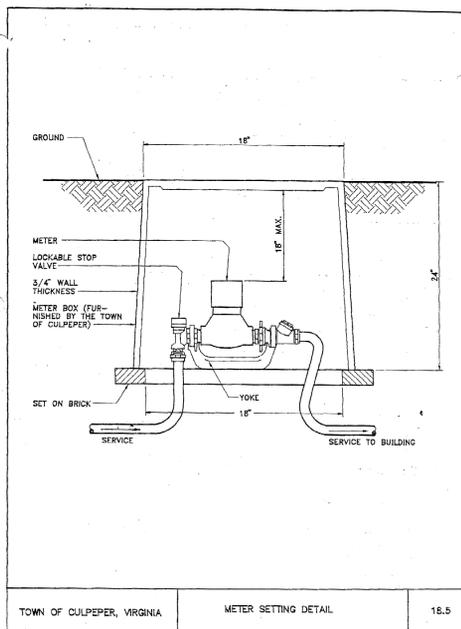
BASE COVER
Model: D25M/2
Style: 2-Piece Clamshell
Material: Elastomeric Urethane
Color: Black
Height: 19.15"
Width: 19.25"
Weight: 31.6 lbs approx



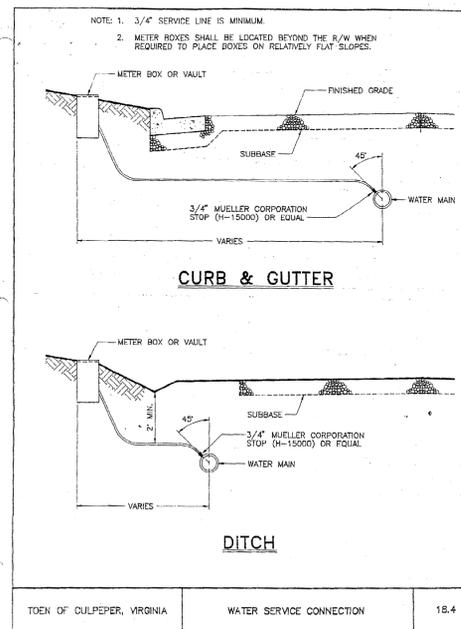
WHATLEY, INC. A Valmont Company
19845 US Highway 76
Newberry, SC, 29108
phone: (877) 959-7578
fax: (803) 276-8940
web: www.whatley.com

PART NO.	CF50-D25M/2-13-AB-BLK-30-30-RC	DESCRIPTION:	Pole Assembly
SCALE:	1:30	SIZE:	A
REV.	E	DATE	8/18/15
MATERIAL:	Noted	DOCUMENTATION	INITIAL
FINISH:	Smooth	DRAWING	JTC
		QUOTE REQUEST	8/18/15
		TOOLING REQUEST	
		FIRST ARTICLE REQUEST	
		FIRST ARTICLE INSPECTION	
		PRODUCTION RELEASE	

NOTE: ALL LIGHTING SHALL BE PRIVATE & SERVED OFF OF THE FACILITY POWER SYSTEM.
TOWN OF CULPEPER LIGHT & POWER SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF LIGHTING SYSTEM
POLE MAY BE DIRECT-BURY INSTALLATION. SEE RECOMMENDED SPECIFICATION ON THIS SHEET.

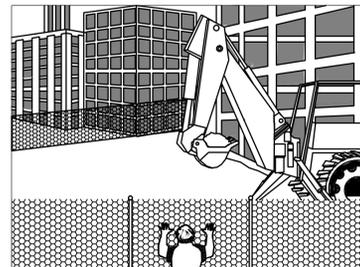


TOWN OF CULPEPER, VIRGINIA METER SETTING DETAIL 18.5

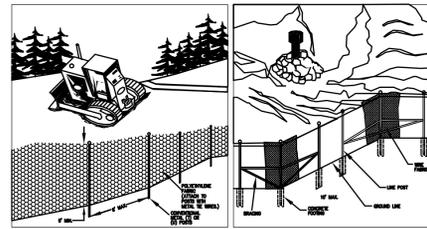


TOWN OF CULPEPER, VIRGINIA WATER SERVICE CONNECTION 18.4

SAFETY FENCE



PERSPECTIVE VIEW



PERSPECTIVE VIEW PLASTIC FENCE PERSPECTIVE VIEW METAL FENCE

SOURCE: CONVED PLASTICS VDOT ROAD AND BRIDGE STANDARDS VA. DSWC PLATE. 3.1-1

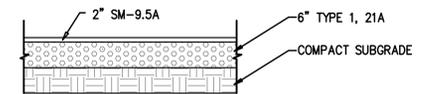
PERMANENT SEEDING REQUIREMENTS

VESCH - TABLE 3.32-D

COMMERCIAL/RESIDENTIAL MIXTURE @ 175-200 LBS/ACRE
KENTUCKY 31 OR TURF TYPE TALL FESCUE (95-100%)
IMPROVED PERENNIAL RYEGRASS (0-5%)
KENTUCKY BLUEGRASS (0-5%)

FERTILIZER: 10/20/10 MIX @ 600 LBS/ACRE
LIME: AGRICULTURAL LIMESTONE @ 2 TONS/ACRE
STRAW MULCH: APPLIED @ 1.5-2.0 TONS/ACRE

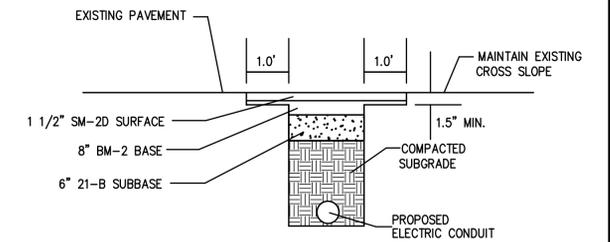
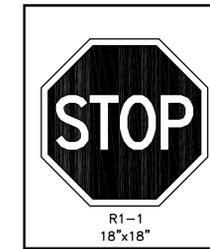
TYPICAL SECTION NEW ON-SITE PAVING
NOT TO SCALE



ADD ALTERNATE #1:

SWEEP EXISTING PARKING LOT PAVEMENT, SEAL CRACKS, APPLY TACK COAT, OVERLAY WITH 1.5" SM-9.5, AND RESTRIPE PARKING SPACES.

NOTE: IF THIS ADD ALTERNATE IS NOT USED, THE ELECTRIC LINE MUST BE BORED BENEATH THE PAVEMENT IN LIEU OF THE TRENCHING DETAIL BELOW

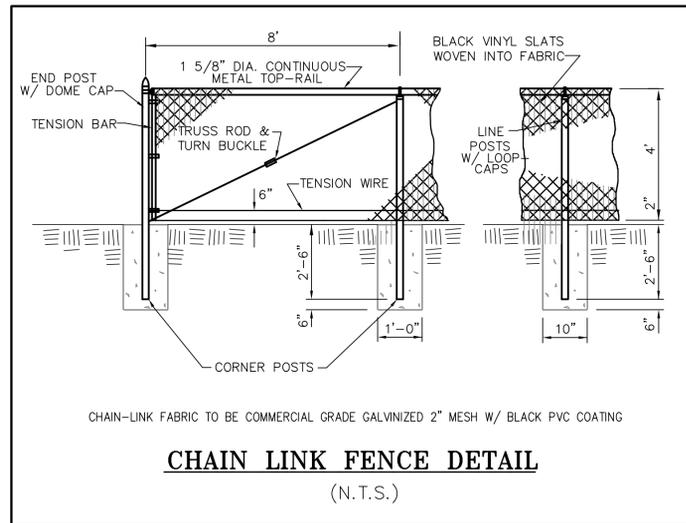


SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99 , WITHIN PLUS OR MINUS 20% OF OPTIMUM MOISTURE CONTENT

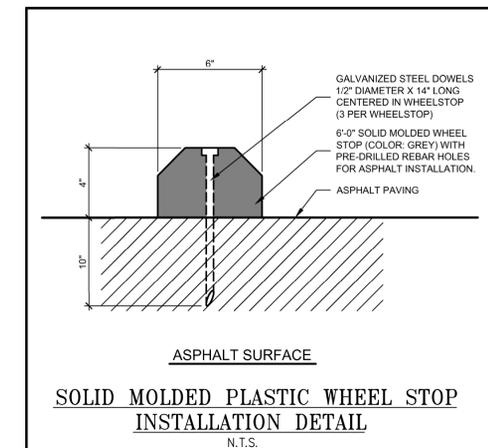
PAVEMENT SECTION MUST MATCH EXISTING SECTION AS A MINIMUM

TRENCHING & PAVEMENT PATCH DETAIL FOR UNDERGROUND ELECTRIC
N.T.S.

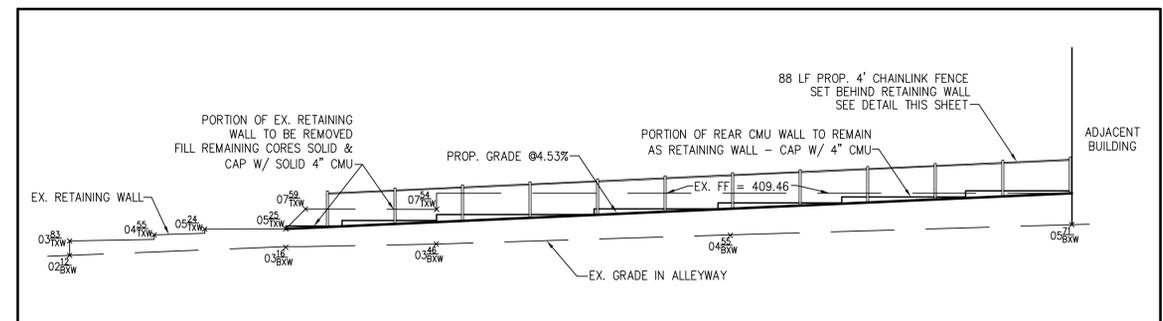
THIS DETAIL ONLY TO BE USED IN CONJUNCTION WITH ADD ALTERNATE #1



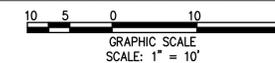
CHAIN LINK FENCE DETAIL
(N.T.S.)



SOLID MOLDED PLASTIC WHEEL STOP INSTALLATION DETAIL
N.T.S.



PROFILE OF EX. RETAINING WALL ADJACENT TO ALLEY



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GENERAL NOTES & DETAILS
OLD TOWN POLICE DEPARTMENT DEMOLITION
NEW PARKING LOT SITE PLAN
WEST-FAIRFAX DISTRICT, TOWN OF CULPEPER, VIRGINIA

SCALE:	AS NOTED
DATE:	12-06-2016
REVISIONS:	
SHEET	4 OF 4
FILE NO.	1283

