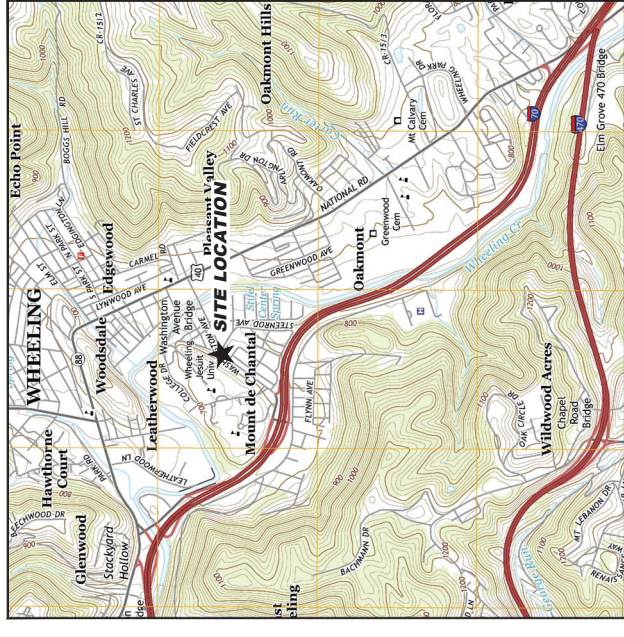


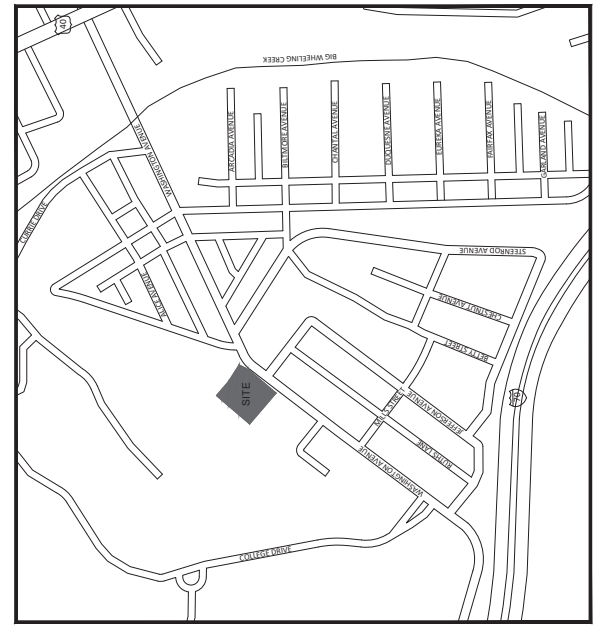
DATE	ISSUE	REVISIONS

DATE ISSUED: November 27, 2020
DRAWN: DB
CHECKED: CG
NOTES:

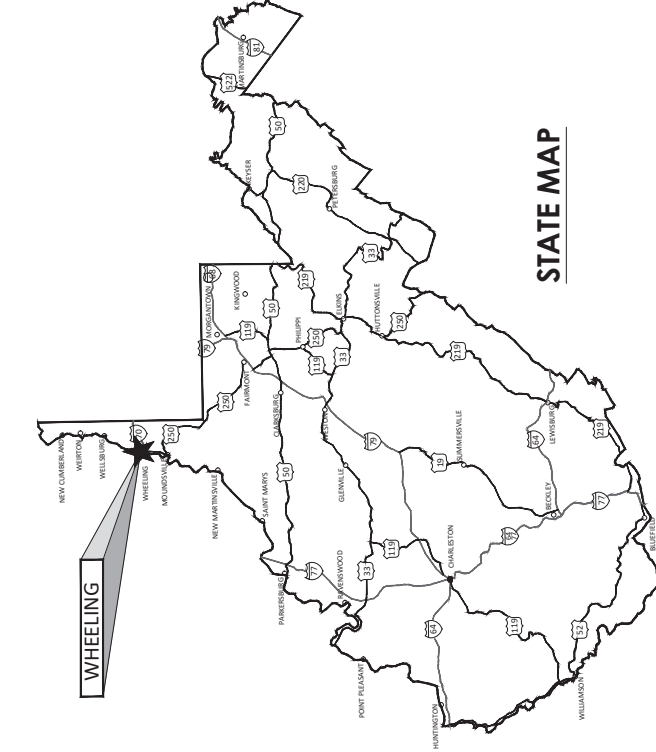
Site Development Plans For **Duplaga Professional Center** 1108 Washington Avenue City of Wheeling, Ohio County, West Virginia



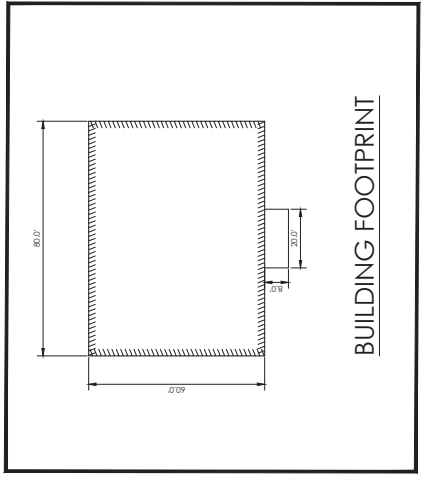
LOCATION MAP
Scale: 1" = 2000'



VICINITY MAP
Scale: 1" = 400'



STATE MAP



BUILDING FOOTPRINT

DRAWING INDEX

- Sheet CS Cover Sheet
- Sheet C001 Existing Conditions/ Demolition Plan
- Sheet C100 Site Plan
- Sheet C101 Site Details
- Sheet C200 Site Grading & Drainage Plan
- Sheet C201 Site Grading & Drainage Details
- Sheet C300 Storm Water Pollution Prevention Plan
- Sheet C301 Erosion & Sedimentation Control Details
- Sheet C400 Utility Plan
- Sheet C401 Utility Details

20. Curb inlets, manholes and catch basins shall be sited as directed. Tops of inlets and catch basins shall be adjusted with the final slope of the road surface.
21. Proposed spot elevations are dependent on the final elevation of the finish floor of the buildings. Once the floor slab has been installed, the Contractor shall coordinate with the Professional Engineer and the Project Architect and Engineer to determine if any elevation revisions are required.
22. On-site sidewalks are designed to meet current accessibility standards. It is strongly recommended that the Contractor review the proposed sidewalks and accessibility and construct the work so not to create a "pinch point" with respect to the elevations due to construction tolerances with the final elevations. Note the following information:
Sidewalks are to have a cross slope of less than 2%. Lead slope shall not exceed 3% or it is considered a change in direction shall have an area of 2% or less in all directions whenever possible.
Ramp: A ramp is a section of sidewalk with a lead slope greater than 2% and less than 8.33%. Handrails are required on both sides of ramps with an elevation change of greater than 6". No section of sidewalk shall exceed 8.33%. A ramp may not exceed 30' in length without a landing area.
23. Where it is necessary to disturb pavements or drives, the pavement shall be saw cut and replaced with the same material as the original. The replacement shall be equal or greater than original. Aggregate base shall be replaced if needed.
24. Erosion control measures in accordance with the requirements of the State of West Virginia. The Contractor shall provide sediment control at all points where water leaves the project, including waterways, overlaid sheet flow and storm sewers. The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices. Disturbed areas that remain times longer than 30 days shall be reseeded. Other erosion control practices that are used shall be approved by the Professional Engineer. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion but not before the growth of permanent ground cover.
25. The Contractor shall clear and grub only the portion of the site within the Limit of Disturbance (LOD) noted within the plans. Should disturbance occur outside the LOD, the Engineer shall be notified.
26. Contractor shall adhere to all recommendations in the geotechnical report unless directed otherwise in writing by the project Architect or Owner. It is the Contractor's responsibility to assure that proper testing is completed on placed fill, foundation, and trench work, etc. Should the Contractor encounter poor or unknown soils or groundwater, the geo-tech representative shall be consulted. Copies of all testing reports shall be provided to the Owner.
27. Contractor shall review and follow environmental reports conducted for this development. All requirements and recommendations shall be followed unless otherwise directed in writing by the owner or project architect.
28. Submittals shall be provided to the Engineer electronically for review and comment. The Engineer shall respond within 5 business days.
29. The Contractor shall maintain a set of as-builts on site. Once the project is complete, the as-built set shall be delivered to the Owner.
30. The Contractor is responsible for confirming all quantities for this development.

PROJECT TEAM

Owner/Developer:
Top Notch Landscaping & Supply, LLC
140 Peninsula Street
Wheeling, WV 26003
304.232.8080

Surveyor:
Stegman & Schellhase
51 15th Street
Wheeling, WV
304.232.8080

Project Architect:
BC Design Build
142 West Main Street
St. Clairsville, OH 43950
740.296.1242

MAPPING NOTES

Boundary and existing conditions survey provided by:
Stegman & Schellhase
51 15th Street
Wheeling, WV
304.232.8080

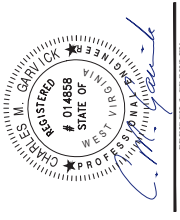
Chadan Engineering, Inc. assumes no responsibility for the accuracy and/or completeness of the provided surveying and mapping information nor any errors or omissions resulting from missing or inaccurate data.

1. The Contractor and Subcontractor shall be solely responsible for complying with all Federal, State and local safety requirements, together with exercising precautions at all times for the protection of persons (including employees) and property. It is also the sole responsibility of the Contractor and Subcontractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with this work.
2. Existing utilities shown are from best available records and field investigation, and are not necessarily complete or exact. The Contractor is responsible for the investigation, location, support, protection and restoration of all existing utilities and appurtenances whether shown on these plans or not. The Contractor shall expose all utilities or construction prior to construction to verify the vertical and horizontal effect on the proposed construction, and shall make adjustments in elevations to provide sufficient clearance between the proposed and existing utilities. The Contractor shall call the utility protection service (paid for) at least three (3) working days prior to work in the vicinity of their underground utilities.
3. Chadan Engineering, Inc. assumes no responsibility for the accuracy and/or completeness of the provided surveying and mapping information nor any errors or omissions resulting from missing or inaccurate data.
4. The Contractor shall exercise extreme caution when working near existing utilities. It is the Contractor's responsibility to contact the appropriate utility agency prior to exposing the agency's utility. The Contractor is responsible for repairing any utility that may become damaged during the course of construction.
5. Should the Contractor discover any discrepancies of conflicts with the existing and/or proposed information, the Project Architect and Engineer shall be notified prior to continuing work.
6. All proposed utility locations shall be provided by a state licensed surveyor, prior to installation. The Contractor shall adjust all structures to final grade as needed.
7. The Contractor and/or Owner is responsible for coordinating with the electric, gas and communication companies regarding providing service to the development. Any information shown on plans shall be considered schematic for budgetary purposes only.
8. Any property corner pits or permanent survey markings disturbed during construction shall be reset by a registered surveyor at the Contractor's expense.
9. The tracking or spillage of mud, dirt or debris upon public roads is prohibited and the Contractor shall be responsible for cleaning up any mud or debris. The Contractor shall take action and assess the Contractor for the costs that are incurred.
10. No non-rubber tire vehicles shall be moved on public roads; exceptions may be granted where short distances and special circumstances are involved. Granting of exceptions shall be in writing.
11. The Contractor shall exercise extreme caution when excavating in the vicinity of existing utilities or structures. The Contractor shall be responsible for the Contractor shall be governed by the provisions of his contract with the Owner.
12. All field file broken during excavation shall be replaced to its original condition or connected to the storm sewer system. The Contractor shall maintain a set of as-built documents for any file encountered during construction.
13. Proposed storm water management basins and conveyance system will be owned by the Owner. It will be the Owner's responsibility to properly maintain and inspect the storm water management system.
14. All traffic control devices shall be furnished, erected, maintained and removed by the Contractor in accordance with the latest edition of the West Virginia Department of Transportation Manual for Temporary Traffic Controls.
15. All trenches shall be backfilled or securely plated during nonworking hours.
16. Access to all adjoining properties shall be maintained at all times.
17. All areas within the public right-of-way that are disturbed by this project shall be restored to original or better condition.
18. At all utility crossings where the existing utility is exposed in the trench, the backfill shall consist of compacted granular material between the deeper and shallower pipe. Where proposed utilities or services cross proposed or existing pavement areas, backfill shall be compacted granular extending at least 3 feet beyond the back of curb or edge of pavement. Cost is to be included in the price bid for related pipe.
19. Clean water connections to sanitary sewer lines are strictly prohibited, this include roof drains, foundation drains, yard drains, catch basins and trench drains except where permitted by the City of Wheeling WPC.

OIL & GAS PRODUCERS UNDERGROUND
PROPERTY RECORDS
1-800-925-0988



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON RECORDS MAINTAINED BY THE WEST VIRGINIA 811 SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND DEPTHS OF ALL UTILITIES TO BE FULLY RESPONSIBLE FOR ALL DAMAGES THAT MAY OCCUR TO EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.



CLIENT:
BRESCUT & CROWLEY
Brescut & Crowley LLC
200 S. Cherry St., Suite 100
St. Clairsville, OH 43950

Duplaga Professional Center
1108 Washington Avenue
City of Wheeling, Ohio County, West Virginia

DATE	ISSUE	REVISIONS

DATE ISSUED: November 27, 2020
DRAWN: DB
CHECKED: CG

NOTES:

Site Plan

C100



Legend

- Symbols do not apply to all sheets
- Cross
 - Property Boundary Line
 - Survey Markers
 - Parcel Data
 - Existing Grade Contour (Intermediate)
 - Existing Spot Elevation
 - Existing Tree/Stump
 - Existing Fence Line
 - Existing Overhead Electric
 - Existing Overhead Telephone
 - Existing Waterline
 - Existing Sanitary (Combined)
 - Existing Water Valve
 - Existing Water Meter
 - Existing Manhole
 - Existing Utility Pole
 - Existing Asphalt Surface
 - Existing Concrete Surface
 - Proposed Concrete Surface
 - Proposed Asphalt Surface

Zoning Information

Property is to be rezoned E.M.O. (Educational, Medical and Office District)

Front Setback Line	30'
Side Setback Line	12'
Rear Setback Line	20'
Building Height	7 stories - 72'
Parking spaces required:	1 per 250 S.F.
Min. Lot Area:	2,000 S.F.

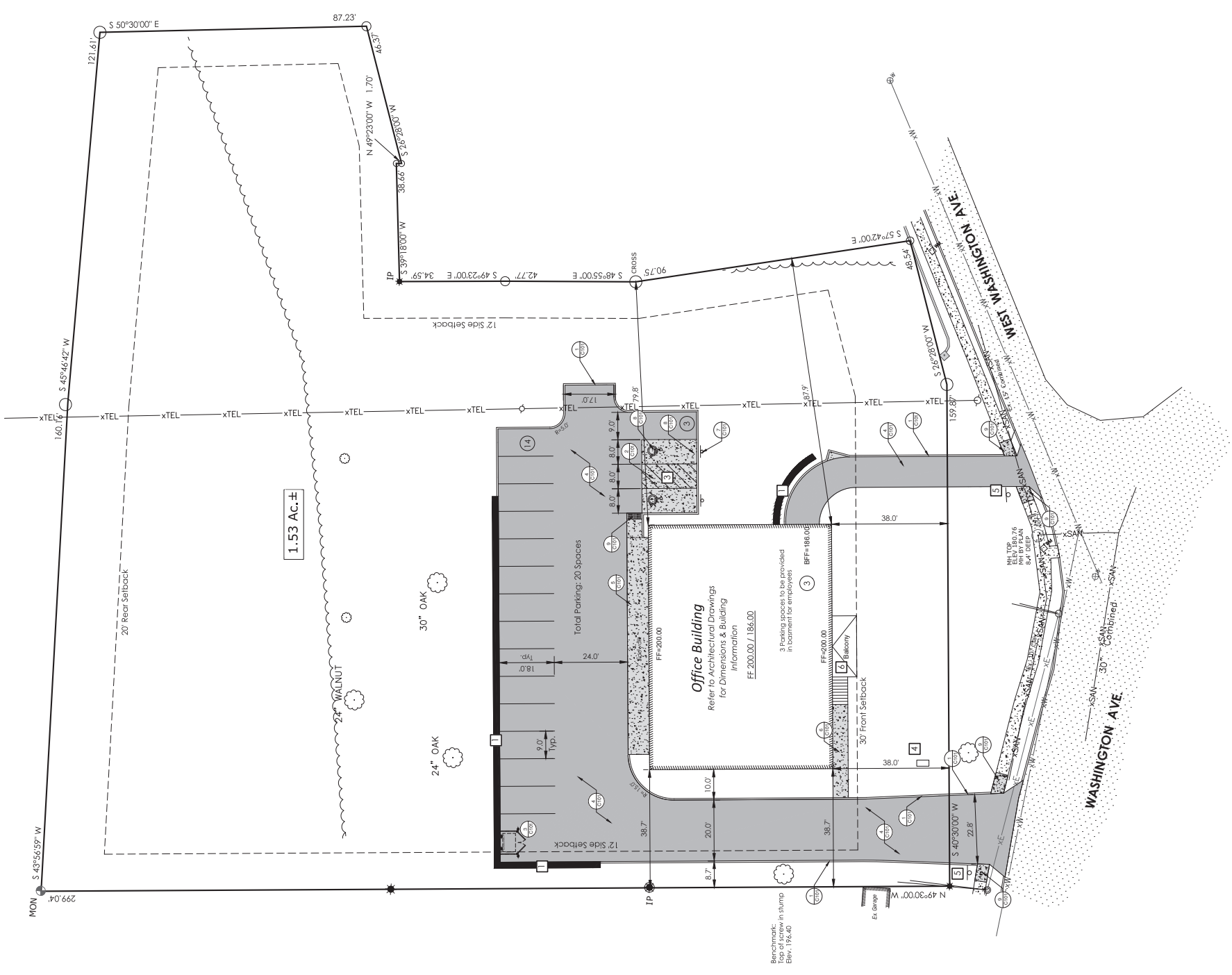
NOTE: Subject property is in the process of rezoning to E.M.O.

Coded Notes

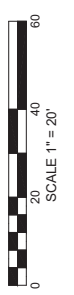
- Notes pertain to this sheet only.
- 1 Proposed retaining wall, design by others.
 - 2 Dumpster enclosure.
 - 3 Handicap parking and aisles not to exceed 2% slope in any direction.
 - 4 New project sign. Refer to Architectural drawings.
 - 5 New "STOP" sign per WYDOH requirements.
 - 6 Refer to Architectural Drawings for balcony and stairs.

Details

- Concrete Curb
- Concrete Paving
- Dumpster Enclosure
- Asphalt Surface
- Integral Walk & Curb
- Sidewalk
- Handicap Parking Signage - Typical of 2
- Curb Ramp



PLAN VIEW



DATE	ISSUE	REVISIONS

DATE ISSUED: November 27, 2020
DRAWN: DB CHECKED: CG

NOTES:



Legend

Symbols do not apply to all sheets

- TP
- Survey Boundary Line
- Survey Markers
- Parcel Data
- Existing Grade Contour (Index)
- Existing Grade Contour (Intermediate)
- Existing Spot Elevation
- Existing Tree/Stub
- Existing Fence Line
- Existing Overhead Electric
- XTEL Existing Overhead Telephone
- XW Existing Waterline
- XSAN Existing Sanitary (Combined)
- Existing Water Valve
- Existing Water Meter
- Existing Manhole
- Existing Utility Pole
- Existing Asphalt Surface
- Existing Concrete Surface
- Proposed Concrete Surface
- Proposed Asphalt Surface

Coded Notes

- Note pertains to this sheet only.
- 1 Downspouts to be coordinated with Architectural Plans. All downspouts are to be connected to the storm system. All roof drains are to be collected and discharged to the lower stormwater system.
 - 2 Underground systems are designed with 4" underdrains due to the poor peak tests. 4" perforated underdrains are to discharge to ST-3 and ST-5 respectively.
 - 3 Proposed retaining wall design by others.

Details

- STRUCTURE ST-2
- Underground Stormwater System

Proposed Storm Sewer System Information

Sedimentation inlet controls (Dandy Bags or equal) shall be installed and maintained at all storm inlets. All proposed storm sewer pipe shall be ADS N-12 high density polyethylene (HDPE) or equal. Castings shall be shimmed to match roadway grades.

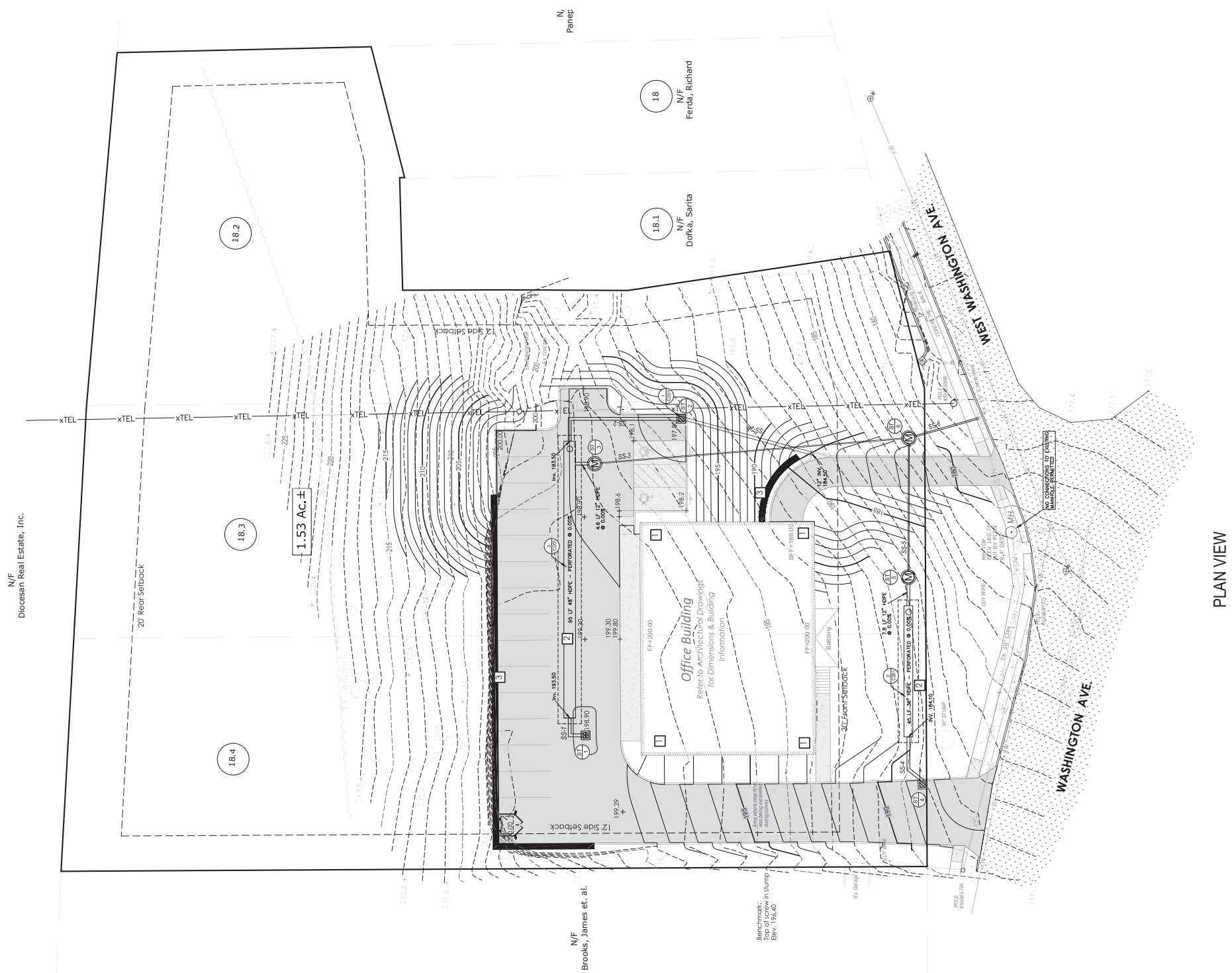
Proposed ST - 1	Proposed ST - 2	Proposed ST - 3	Proposed ST - 4
Top of Grate	Top of Grate	Top of Grate	Top of Grate
12" Inlet (NW)	12" Inlet (NW)	12" Inlet (NW)	12" Inlet (NE)
Concrete Catch Basin	Concrete Catch Basin	4" Inlet (NW) Underdrain	Concrete Catch Basin
198.90	197.80	198.70	188.50
194.90	195.00	193.50	185.50
		191.00	191.00
		191.00	
			Precast Concrete Manhole

Proposed ST - 5	Proposed ST - 6
Top of Grate	Top of Grate
4" Inlet (SW)	4" Inlet (NW)
4" Inlet (SW) Underdrain	4" Inlet (SW)
4" Inlet (NE)	6" Outlet (SE)
188.50	181.50
185.40	177.50
184.10	177.50
184.00	177.50
	Precast Concrete Manhole

Storm Sewer Pipe Chart

PIPE ID	D (in)	L (ft)	SLOPE %	PIPE INFORMATION
SS-1	12	13.40	10.45	
SS-2	12	46.10	3.25	
SS-2A	12	45.50	23.10	
SS-3	4	104.30	12.94	
SS-4	15	29.10	4.81	
SS-5	4	43.90	14.81	
SS-6	6	23.00	TBD SEE NOTE	

NOTE: The depth of the existing 15" sewer along West Washington Avenue is unknown. This must be field verified prior to setting structures ST-3, ST-5 AND ST-6.



N/F
Diocesan Real Estate, Inc.

N/F
Brooks, James et. al.

Benchmark:
Top of screw in stump
Elev. 176.40

DATE	ISSUE	REVISIONS

DATE ISSUED: November 27, 2020
DRAWN: DB CHECKED: CG

NOTES:



Legend

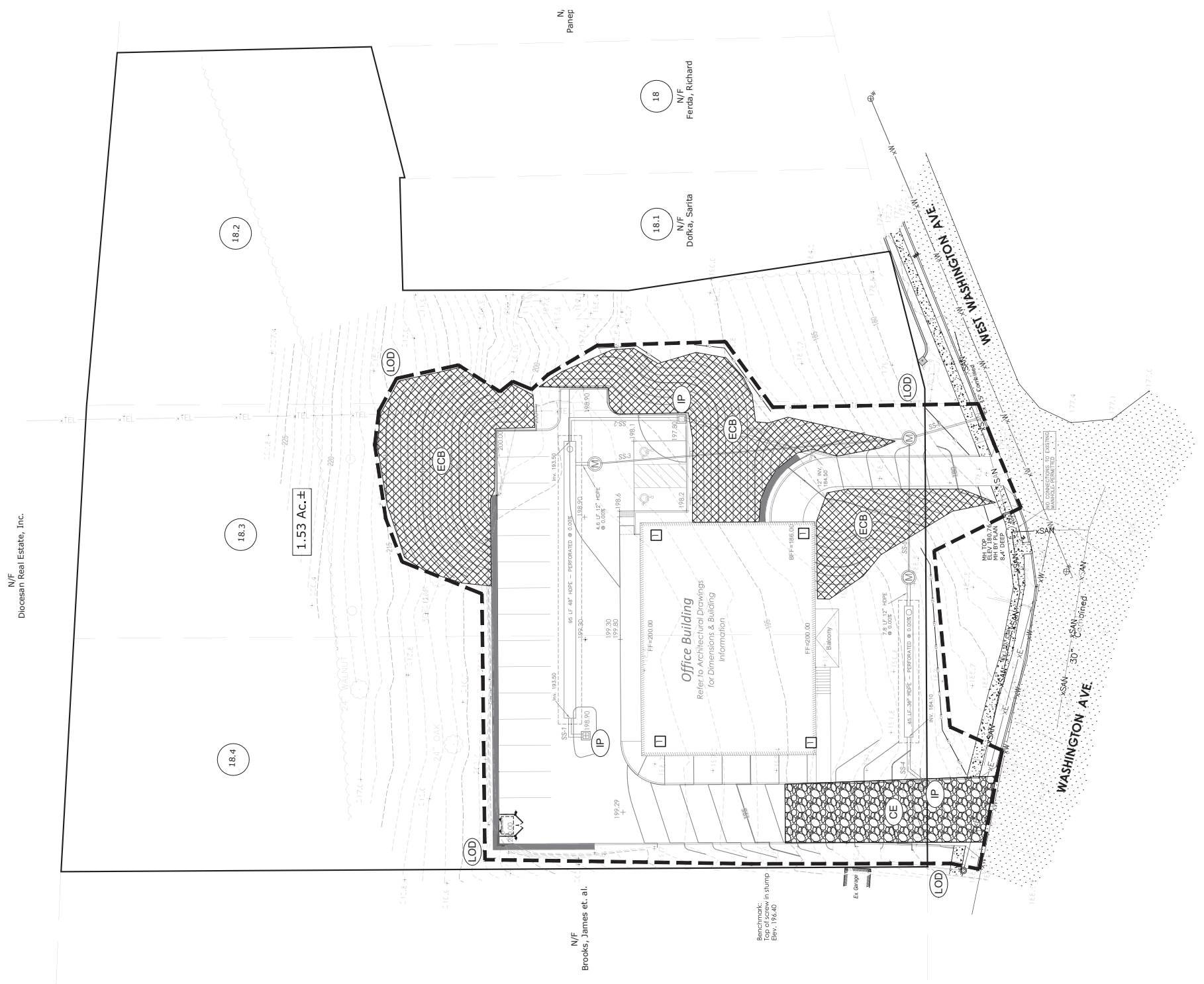
- Symbols do not apply to all sheets
- Property Boundary Line
 - Survey Markers
 - Parcel Data
 - Existing Grade Contour (Intermediate)
 - Existing Spot Elevation
 - Existing Tree/Stump
 - Existing Fence Line
 - Existing Overhead Electric
 - Existing Overhead Telephone
 - Existing Waterline
 - Existing Sanitary (Combined)
 - Existing Water Valve
 - Existing Water Meter
 - Existing Manhole
 - Existing Utility Pole
 - Existing Asphalt Surface
 - Existing Concrete Surface
 - Proposed Concrete Surface
 - Proposed Asphalt Surface

SWPPP LEGEND

- Inlet Protection
- Construction Entrance
- Erosion Control Blanket
- 12" Compost Filter Sock
- Limit of Disturbance - 0.69 Acres

BMP SEQUENCE

- The following is a procedure for the implementation of the erosion and sediment controls. Clear and grub only the necessary areas to complete the installation of each BMP.
- Construct stabilized construction access for the site.
 - Install perimeter controls.
 - Clear and grub site, used elevations and install control blanket as needed.
 - Construct foundation.
 - Install building foundation.
 - Install utilities and inlet protection.
 - Install road base and finishes.
 - Once site is stabilized (70% vegetated) remove BMPs.



PLAN VIEW



N/F
Diocesan Real Estate, Inc.

N/F
Brooks, James et. al.

Benchmark:
Top of screw in stump
Elev. 176.40

DATE	ISSUE	REVISIONS

DATE ISSUED: November 27, 2020
DRAWN: DB CHECKED: CG

NOTES:



Legend

- Symbols do not apply to all sheets
- Property Boundary Line
 - Survey Markers
 - Parcel Data
 - Existing Grade Contour (Index)
 - Existing Grade Contour (Intermediate)
 - Existing Spot Elevation
 - Existing Tree/Slump
 - Existing Fence Line
 - Existing Overhead Electric
 - Existing Overhead Telephone
 - Existing Waterline
 - Existing Sanitary (Combined)
 - Existing Water Valve
 - Existing Water Meter
 - Existing Manhole
 - Existing Utility Pole
 - Existing Asphalt Surface
 - Existing Concrete Surface
 - Proposed Concrete Surface
 - Proposed Asphalt Surface

Proposed Utility Legend

- Utility line sizes to be determined by building MEP.
- 2" Waterline per Architect.
 - CL-200 PE Pipe or equal
 - Proposed Sanitary Sewer Service Line 6" SDR 35 PVC
 - Proposed Sanitary Clean Out
 - Proposed Water Valve
 - Proposed 2" Water Meter

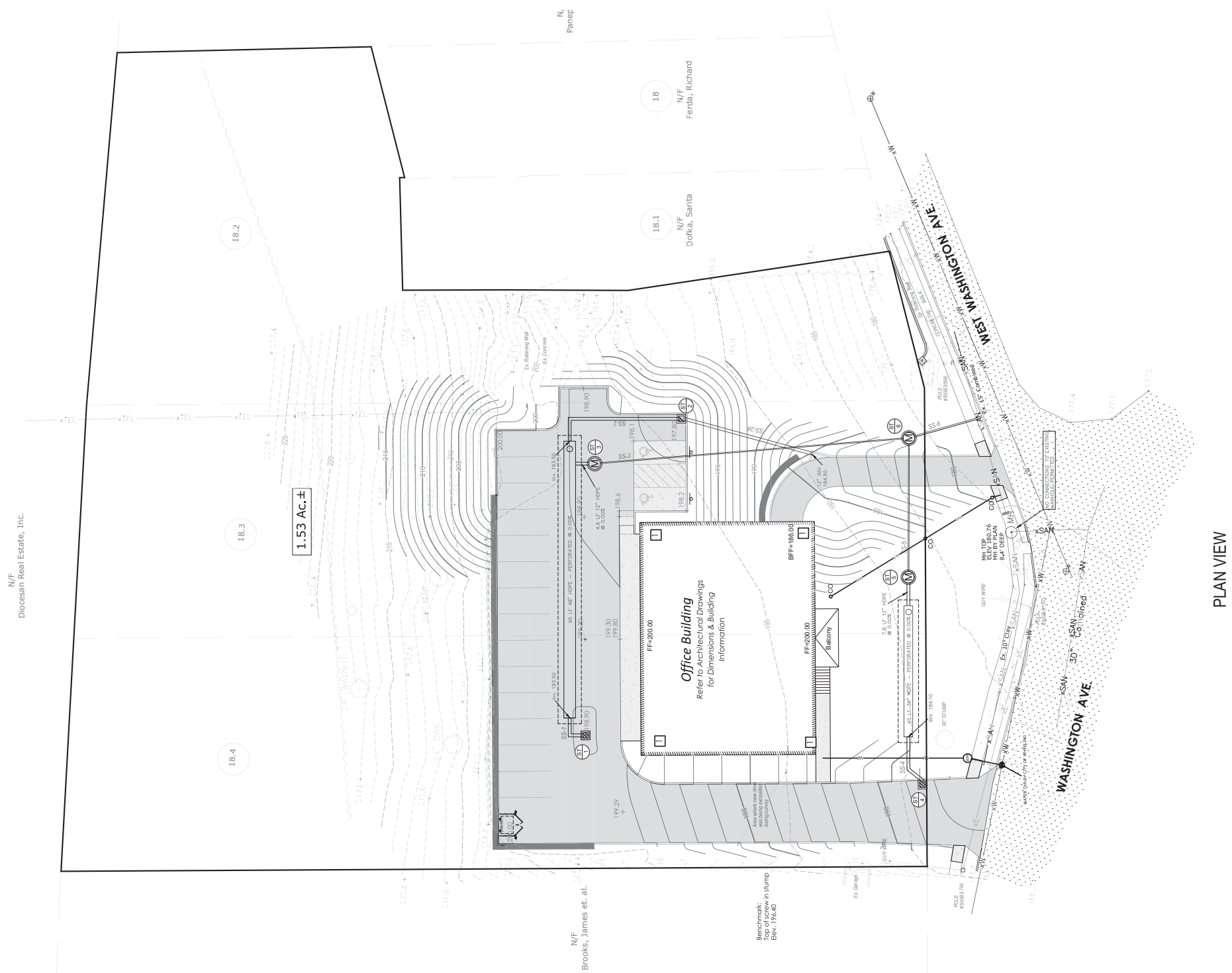
Details

- Sanitary Cleanout
- Utility Separation
- Thrust Blocking
- Utility Trench

General Notes

Architect to confirm water service and sanitary lateral sizes serving proposed building.
Contractor responsible for coordinating inspections with the City of Wheeling Water and Water Pollution Control.

NOTE: The depth of the existing 15" sewer along West Washington Avenue is unknown. This must be field verified prior to setting structures ST-3, ST-5 AND ST-6.



PLAN VIEW



N/F
Diocesan Real Estate, Inc.

N/F
Brooks, James et. al.

Benchmark:
Top of screw in stump
Elev. 176.40

