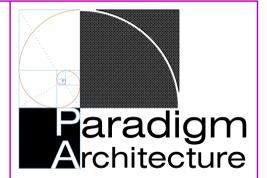


1 2 3 4 5 6 7 8 9 10 11 12 13

A B C D E F G H



CONSULTANTS:
POTESTA
POTESTA & ASSOCIATES, INC.
ENGINEERS AND ENVIRONMENTAL CONSULTANTS
180 S. Main St., Morgantown, WV 26508
TEL: (304) 284-5015 FAX: (304) 284-5014
E-MAIL ADDRESS: info@potesta.com

2223 Cheat Road - Suite 300
Morgantown, WV 26508
tele 304-284-5015 304-284-5014 fax

2450 Valleydale Road - Suite 150
Birmingham, AL 35244
tele 205-403-2742 205-403-2743 fax

PLANNING AND ZONING
SUBMITTAL
SHEET 3C
revisions:

Sunnyside Commons
Morgantown, WV



job number: 1332
date: 02.06.15

sheet title:

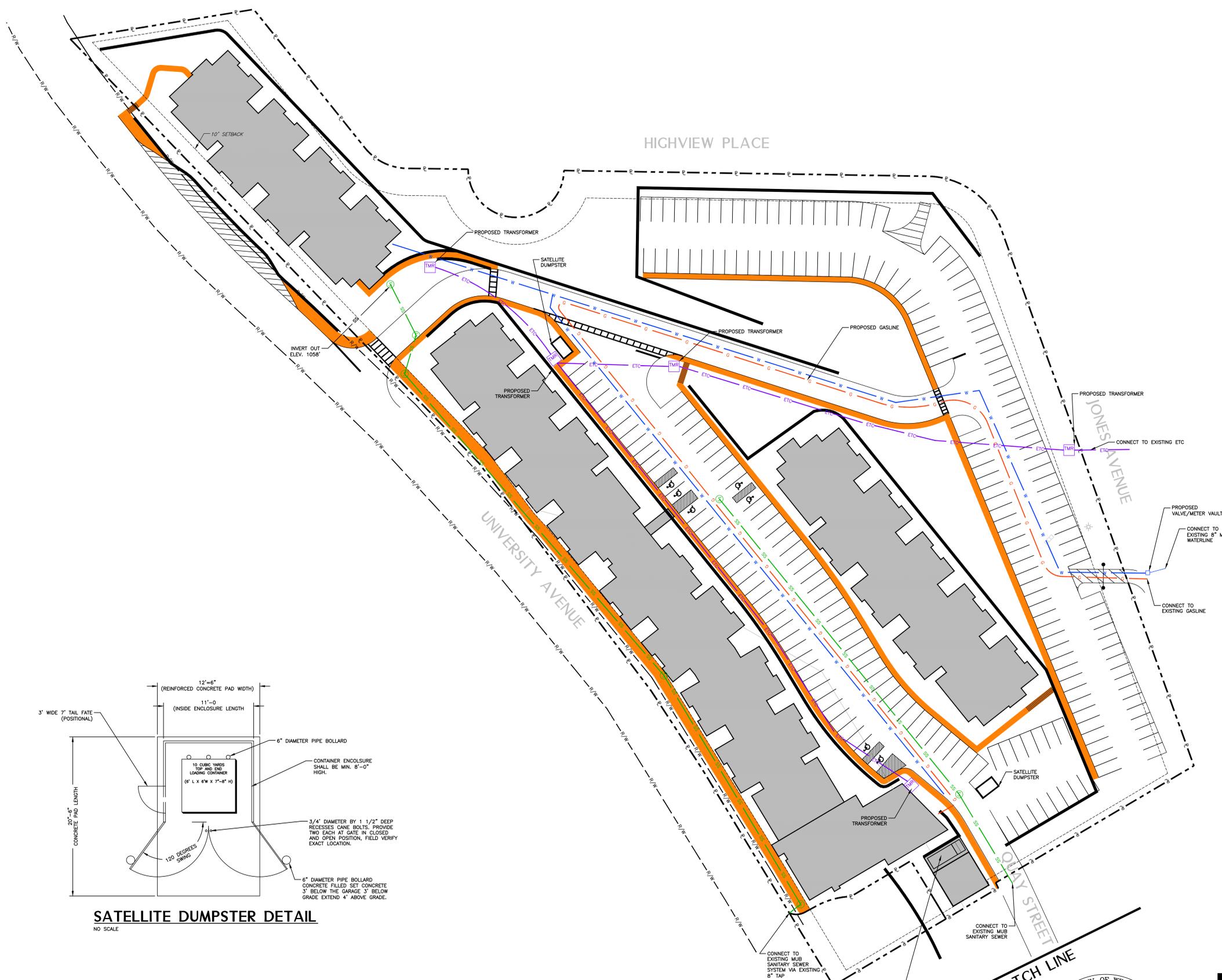
Utility Plan

sheet number:

C0.06

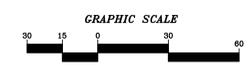
drawn by: SAB
checked by: TMR

© Copyright 2015
Paradigm Architecture

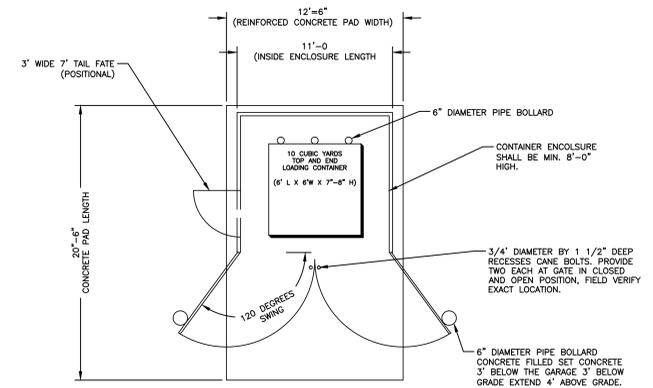


NOTES:
THE LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE. ADDITIONAL UTILITIES MAY EXIST BEYOND THOSE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ANY ABOVE, GROUND OR UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND AVOID UTILITIES DURING CONSTRUCTION.

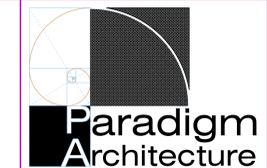
CONTRACTOR TO CALL MISS UTILITY OF WEST VIRGINIA, INC. 3 FULL WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION
1-800-245-4848
Oct. 2012



MAPPING REFERENCE:
BASE TOPOGRAPHIC MAPPING AS PROVIDED TO POTESTA & ASSOCIATES, INC. BY BLUE MOUNTAIN AERIAL MAPPING VIA EMAIL DATED OCTOBER 27, 2014.



SATellite DUMPSTER DETAIL
NO SCALE



2223 Cheat Road - Suite 300
Morgantown, WV 26508
tele 304-284-5015 304-284-5014 fax

2450 Valleydale Road - Suite 150
Birmingham, AL 35244
tele 205-403-2742 205-403-2743 fax

PLANNING AND ZONING SUBMITTAL SHEET 3D

Sunnyside Commons
Morgantown, WV



job number: 1332
date: 02.06.15

sheet title:
STORMWATER PLAN
sheet number:

C0.07

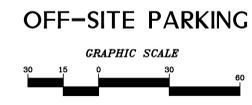
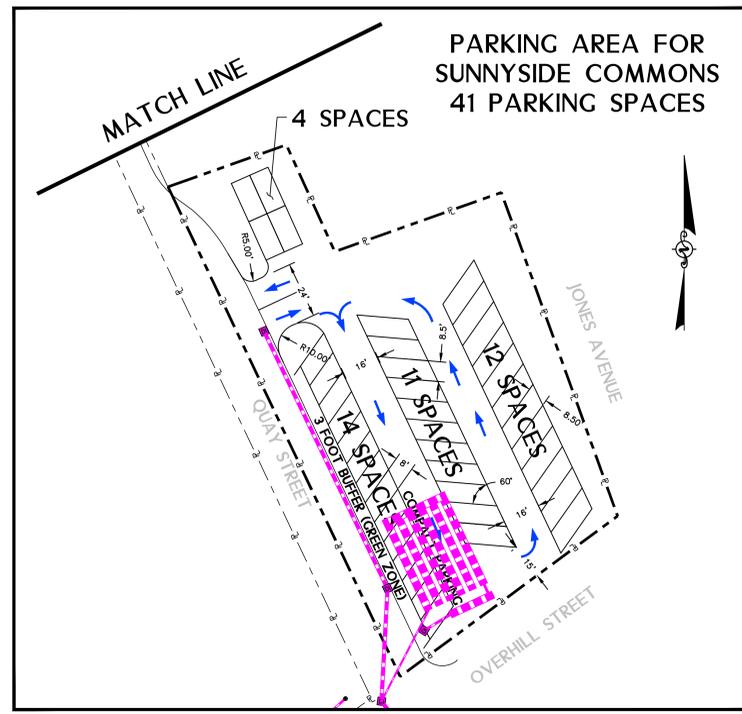
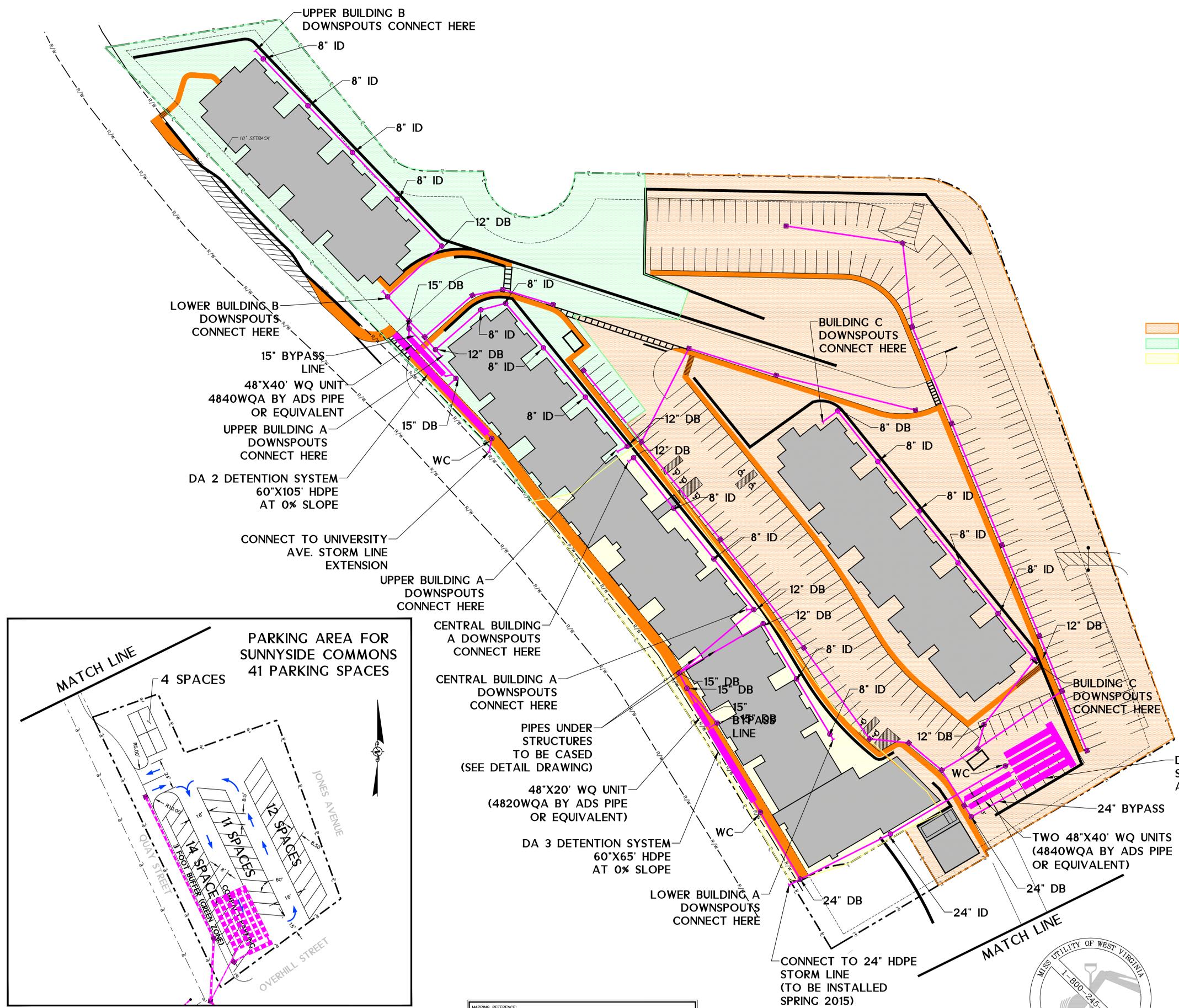
drawn by: GED
checked by: EEM

© Copyright 2015
Paradigm Architecture



DRAINAGE AREA 1 (DA 1) = 3.19 ACRES
DRAINAGE AREA 2 (DA 2) = 1.42 ACRES
DRAINAGE AREA 3 (DA 3) = 0.88 ACRES

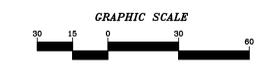
STORM DRAIN STRUCTURE SCHEDULE	ABBR.	TYPES	SIZE	SYMBOL
DI	DROP INLET	W/DPH TYPE B		□
DB	NYLOPLAST DRAIN BASIN		VARIES	○
ID	NYLOPLAST INLINE BASIN		VARIES	○
WC	WEIR/ORIFICE CONTROL OUTLET		VARIES	○



MAPPING REFERENCE:
BASE TOPOGRAPHIC MAPPING AS PROVIDED TO POTESTA & ASSOCIATES, INC. BY BLUE MOUNTAIN AERIAL MAPPING VIA EMAIL DATED OCTOBER 27, 2014.



CONTRACTOR TO CALL MISS UTILITY OF WEST VIRGINIA, INC.
3 FULL WORKING DAYS
PRIOR TO COMMENCING CONSTRUCTION
1-800-245-4848
CALL 811





2223 Cheat Road - Suite 300
Morgantown, WV 26508
tel 304-284-5015 304-284-5014 fax

2450 Valleydale Road - Suite 150
Birmingham, AL 35244
tel 205-403-2742 205-403-2743 fax

PLANNING AND ZONING SUBMITTAL SHEET 3E

revisions:

Sunnyside Commons Morgantown, WV



job number: 1332
date: 02.06.15

sheet title:

SITE DETAILS

sheet number:

C0.01

drawn by: GED
checked by: JJS

© Copyright 2015
Paradigm Architecture

GENERAL CIVIL/SITE WORK NOTE

NOTES ON THIS SHEET ARE APPLICABLE TO WORK RELATED TO SITE GRADING, SITE EROSION CONTROL, SITE PAVING, SITE LANDSCAPING AND STORM SEWER LINES.

GENERAL / SITE PREPARATION NOTES

- 1. UNLESS SHOWN OR STATED OTHERWISE ON THESE DRAWINGS, MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WDOH 2010 STANDARD SPECIFICATIONS - ROADS AND BRIDGES AND SPECIFIC REQUIREMENTS OF THE VARIOUS UTILITY PROVIDERS. WDOH INFORMATION CAN BE FOUND AT - http://www.transportation.wv.gov/highway/engineering/pages/publications.aspx
2. THE LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE. ADDITIONAL UTILITIES MAY EXIST BEYOND THOSE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ANY ABOVE GROUND OR UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND AVOID UTILITIES DURING CONSTRUCTION.
3. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT MISS UTILITY OF WEST VIRGINIA (1-800-245-4848) FOR UTILITY LOCATIONS, 72 HOURS PRIOR TO EXCAVATION.
4. BUILDING DIMENSIONS REFER TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE WDOH MANUAL ON TEMPORARY TRAFFIC CONTROL FOR STREETS AND HIGHWAYS, 2008 EDITION, AND CITY OF CHARLESTON STANDARDS. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY EMPLOYEES, WARNING SIGNS, LIGHTS AND FLAGMEN AS WARRANTED. COST SHALL BE SUBSIDIARY TO THE PROJECT.
6. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY CORNERS. THE CONTRACTOR WILL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY CORNERS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS, SUCH CORNERS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.
8. ALL EXISTING AND PROPOSED EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE WDOH EROSION CONTROL PERMIT REGISTRATION NO. WDOH000001 ISSUED BY THE WEST VIRGINIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND INFORMATION PROVIDED IN THESE PLANS AND MAINTAINED THROUGHOUT CONSTRUCTION BY THE CONTRACTOR UNTIL THE PROJECT IS COMPLETED AND THE EROSION CONTROL MEASURES ARE NO LONGER NEEDED. THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH MAINTENANCE AND/OR REPLACEMENT OF EROSION CONTROL MEASURES AS DETERMINED BY THE ENGINEER UNTIL PROJECT IS ACCEPTED OR THE EROSION CONTROL MEASURES ARE NO LONGER NEEDED. COST SHALL BE SUBSIDIARY TO THE PROJECT. SEE DRAWINGS CO.08 AND CO.09 AND ADDITIONAL INFORMATION CAN BE FOUND AT - http://www.dep.wv.gov/www/programs/notes/source/streamdisturbance/documents/constructionstormwater.pdf
9. THE CONTRACTOR SHALL SUBMIT PROPOSED SEQUENCE OF CONSTRUCTION AND STAGING PLAN TO OWNER REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING CONSTRUCTION.
10. TREES AND SHRUBS IN THE PROJECT WORK AREA WHICH ARE IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR WITH THE ENGINEER'S APPROVAL. TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE SAVED AND PROTECTED FROM DAMAGE. COST SHALL BE SUBSIDIARY TO THE PROJECT.
11. ALL EXISTING UTILITIES AND SERVICE LINES SHALL BE KEPT IN SERVICE AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT, UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.
12. THE CONTRACTOR SHALL PAY ALL PERMIT AND OTHER ASSOCIATED FEES REQUIRED BY LOCAL, STATE, AND FEDERAL AGENCIES.
13. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EACH LOCATION AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, OTHER EXITS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
14. ALL EXISTING UTILITIES LOCATED WITHIN THE LIMITS OF THE PROPOSED BUILDING PADS SHOULD BE REMOVED AND RELOCATED. UTILITY TRENCH EXCAVATIONS SHOULD BE BACKFILLED WITH WELL COMPACTED ENGINEERED FILL, PREFERABLY GRANULAR FILL.
15. ANY SURFACE WATER FLOWS AND GROUNDWATER SEEPS ENCOUNTERED SHOULD BE CAPTURED AND DIVERTED THROUGH THE USE OF INTERCEPTOR DITCHES, DRAINS, CULVERTS, AND/OR FOUNDATION DRAINS.
16. CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, AND EQUIPMENT REQUIRED AND SHALL PERFORM ALL WORK INCLUDING RESTORATION FOR THE COMPLETED INSTALLATION OF UTILITY SYSTEMS AND ALL OTHER IMPROVEMENTS SHOWN OR IMPLIED AS NECESSARY.
17. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES IN WRITING. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES, WITHOUT CLARIFICATION FROM THE ENGINEER OF RECORD, SHALL BE DONE AT THE CONTRACTOR'S RISK.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKEOUT. ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE CONTRACT DOCUMENTS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING WORK.
19. ACCESS BY EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. ACCESS TO FIRE HYDRANTS MUST NOT BE IMPEDED AT ANY TIME BY PARKED CARS OR EQUIPMENT, CONSTRUCTION MATERIALS, SOIL STOCKPILES, ETC.
20. THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES, AS SHOWN HEREON, ARE APPROXIMATELY ONLY. NO GUARANTEE IS HEREIN MADE OR IMPLIED THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN. IT SHALL BE THE CONTRACTOR'S AND / OR THE OWNER'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AND TO VERIFY THE TYPE, SIZE, AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING THE WORK. ANY DISCREPANCIES IN OR FROM THE INFORMATION SHOWN HEREON SHALL BE REPORTED TO CTL ENGINEERING OF WEST VIRGINIA, INC. PRIOR TO COMMENCING CONSTRUCTION.
21. UNLESS OTHERWISE NOTED OR SHOWN HEREON, ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND.
22. UNLESS OTHERWISE NOTED, ALL PROPOSED ELEVATIONS AS SHOWN HEREON ARE FINISHED GRADE.
23. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
24. CHANGES OR REVISIONS TO THESE CONSTRUCTION PLANS SHALL NOT BE MADE WITHOUT APPROVAL BY THE OWNER, ENGINEER AND ALL APPLICABLE REGULATORY AGENCIES.
25. TOPOGRAPHIC SURVEY DATA SHOWN ARE 2 FOOT CONTOUR INTERVALS.

GRADING NOTES

- 1. EXISTING LAWN/MEADOWS AND TREES OUTSIDE THE NOTED LIMITS OF CONSTRUCTION SHALL BE LEFT LIMITS TO ANY TYPE OF CONSTRUCTION ACTIVITY EXCEPT TO FINAL SEEDING OPERATIONS. WORK SHALL BE OFF AS MUCH AS POSSIBLE TO WITHIN THE LIMITS OF GRADING.
2. ALL TOPSOIL SHALL BE STRIPPED IN ALL AREAS OF CUT AND FILL. THE CONTRACTOR SHALL STOCKPILE AND RE-SPREAD SUFFICIENT TOPSOIL ON ALL DISTURBED AREAS TO BE SODDED, SEEDDED, AND LANDSCAPED. STOCKPILE LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE.
3. THE FINISHED GRADE INDICATES THE SURFACE ELEVATION AFTER THE LAYER OF TOPSOIL HAS BEEN PLACED.
4. ALL SPOT ELEVATIONS REPRESENT FINISHED SURFACE OR FLOWLINE GRADES UNLESS OTHERWISE NOTED.
5. THIS IS DESIGN GRADING. ALL GRADES SHALL BE CONTOURED SMOOTHLY WITH GENTLE ROUNDING/SHAPING OF ALL AFFECTED LAND SURFACES. ABRUPT TRANSITIONS AT THE TOP OF SLOPES WHERE PROPOSED GRADES MEET, EXISTING ARE NOT ACCEPTABLE. SURVEY STAKES ARE FOR GENERAL GRADING PURPOSES ONLY. NOT ALL SLOPES ARE CONSTANT AND THEREFORE THE GRADING PLANS SHALL BE REFERRED TO FOR FINAL GRADE SHAPING. THE GRADING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE ADDITION OF THE TOPSOIL LAYER.
6. THE SITE GRADING OPERATIONS, WHEN COMPLETED, SHALL RESULT IN ALL AREAS BEING GRADED TO "PLAN SUBGRADE ELEVATION." THIS "PLAN SUBGRADE ELEVATION" SHALL BE CONSISTENT WITH THE GEOTECHNICAL REPORT FOR BUILDING AND PAVEMENT AREAS. THE "PLAN SUBGRADE ELEVATION" AND DRIVEWAY AREAS SHALL BE DETERMINED BY CHECKING THE PAVEMENT SECTION DETAILS AND REFERRING TO PAVING PLAN FOR LOCATIONS AND LIMITS OF VARIOUS PAVEMENT SECTIONS.
7. EXCESS EXCAVATION WHICH IS TO BE WASTED SHALL BE DISPOSED OF ON SITES TO BE PROVIDED BY THE OWNER. THESE AREAS MUST HAVE EROSION AND SEDIMENTATION CONTROL INSTALLED AND BE REVEGETATED UPON COMPLETION IN ACCORDANCE WITH THE LANDSCAPING PLAN.
8. ALL DISTURBED AREAS TO RECEIVE EITHER TEMPORARY OR PERMANENT SEEDING, SEE EROSION CONTROL/SEEDING NOTES.
9. EXISTING UTILITY VAULTS, RISERS, ETC. SHALL BE ADJUSTED TO PROPOSED GRADES WHERE IN CONFLICT. WHEN LOCATED IN SIDEWALK OR PAVEMENT AREAS, TOPS SHALL BE SET FLUSH WITH THE SIDEWALK OR PAVEMENT.
10. THE SITE SHALL BE CLEARED AND GRUBBED, SUFFICIENTLY REMOVING AND PROPERLY DISPOSING OF ALL VEGETATION, TOPSOIL, DEBRIS, OTHER DELETERIOUS MATERIALS, AND UNSUITABLE EXISTING FILL MATERIALS, ETC. SHOULD BE REMOVED FROM ALL PROPOSED BUILDING PADS, FILLS, AND PAVEMENT AREAS. ANY TOPSOIL PRESENT MAY BE STORAGED FOR FUTURE LANDSCAPING.
11. PROPER SITE DRAINAGE SHOULD BE MAINTAINED DURING EARTHWORK OPERATIONS TO MINIMIZE WET WEATHER DELAYS, REDUCE ACCUMULATION OF MOISTURE, AND CONTROL RUNOFF AND SURFACE EROSION. THE GROUND SURFACE IN THE VICINITY OF THE CONSTRUCTION SITE SHOULD BE GRADED SO THAT SURFACE WATER FLOWS AWAY FROM AND/OR AROUND THE SITE. IT IS RECOMMENDED THAT THE SURFACE OF ALL FILL AREAS BE SEALED WITH A SMOOTH-WHEEL ROLLER AT THE COMPLETION OF EACH DAY'S EARTHWORK ACTIVITIES. ADDITIONAL SITE PROTECTION MAY INCLUDE THE CONSTRUCTION OF TEMPORARY DITCHES, BERMS, OR OTHER SURFACE WATER DIVERSION STRUCTURES TO DIVERT SURFACE WATER AWAY FROM AND NOT ACROSS THE SITE.
12. AFTER ACHIEVING FINISHED SUBGRADE IN CUT AREAS AND PRIOR TO PLACING FILL IN ANY AREAS BELOW FINISHED SUBGRADE, THE EXPOSED SUBGRADE SHOULD BE EVALUATED TO CONFIRM THAT ALL UNSUITABLE MATERIALS HAVE BEEN REMOVED. DURING THIS EVALUATION THESE AREAS WHICH ARE AT FINISHED SUBGRADE OR AREAS TO RECEIVE FILL SHOULD BE PROOF-ROLLED WITH A LOADED TANDM-AXLE DUMP TRUCK OR SIMILAR PNEUMATIC-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF 15 TONS AND A MAXIMUM WEIGHT OF 25 TONS. PROOF-ROLLING WILL HELP REVEAL THE PRESENCE OF UNSUITABLE MATERIALS, WHICH WERE NOT IDENTIFIED DURING OUR DRILLING PROGRAM.
IT IS RECOMMENDED THAT A GEOTECHNICAL ENGINEER OBSERVE ALL PROOF-ROLLING ACTIVITIES. ANY AREAS DESIGNATED AS BEING UNDERLAIN BY UNSUITABLE MATERIALS SHOULD BE CORRECTED AS SUGGESTED BY THE GEOTECHNICAL ENGINEER. IN GENERAL, CORRECTION OF UNSUITABLE AREAS WILL REQUIRE UNDERCUTTING TO A FIRM MATERIAL AND REPLACEMENT WITH PROPERLY COMPACTED ENGINEERED FILL.
13. IF THE SURFACE SOILS SOFTENED OR FREEZE DURING THE FILL PLACEMENT OPERATIONS DUE TO WET WEATHER OR COLD CONDITIONS, THESE SOILS SHOULD BE REMOVED BEFORE ADDITIONAL FILL IS PLACED.
14. PERMANENT FILL SLOPES SHOULD NOT BE CONSTRUCTED STEEPER THAN 2:1 WHEN CONSTRUCTED OUT OF ACCEPTABLE MATERIALS AND PLACED AS A CONTROLLED ENGINEERED FILL. THESE SLOPES SHOULD ALSO HAVE A VEGETATION COVER TO PROTECT AGAINST EROSION.

SURFACE AREAS WHERE FILL MATERIAL IS REQUIRED TO BE PLACED ON EXISTING GRADES THAT ARE LEVEL AND/OR WITH SLOPES THAT ARE NOT STEEPER THAN 5:1, SHALL BE PREPARED AFTER REMOVING UNSUITABLE MATERIALS BY SCARPING THE GROUND TO PROVIDE A BOND WITH THE FILL MATERIAL.

FOR AREAS IN WHICH FILL MATERIAL IS TO BE PLACED ON EXISTING GRADES WITH SLOPES STEEPER THAN 5:1 AND THE PROPOSED DEPTH OF THE FILL EXCEEDS 5.0 FEET, THE AREA SHALL BE CONSTRUCTED UTILIZING APPROVED BONDING BENCHES AND THE KEY CONFIGURATION AND MAY NEED TO UTILIZE SUBSURFACE DRAINAGE GALLERIES. SUBSURFACE DRAINAGE GALLERIES SHALL BE INSTALLED IN A MANNER TO INSURE THAT THE FILL MATERIALS DO NOT BECOME SATURATED AND DESTABILIZED FROM NATURAL AND/OR ARTIFICIALLY INTRODUCED GROUNDWATER. SILVER FILLS SHOULD BE AVOIDED DUE TO THEIR DIFFICULTY TO COMPACT PROPERLY AND THEIR POTENTIAL TO BECOME UNSUITABLE.

- 15. ALL EARTHWORK SHOULD BE PERFORMED UNDER THE FULL-TIME SUPERVISION OF THE GEOTECHNICAL ENGINEER ASSISTED BY A CERTIFIED SOILS ENGINEERING TECHNICIAN TO CONFIRM THE SPECIFIED DEGREE OF COMPACTION IS BEING ACHIEVED.
16. ANY UNUSUAL SUBSURFACE CONDITIONS ENCOUNTERED DURING THE COURSE OF THE WORK SHALL BE BROUGHT TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER / OWNER.
17. ALL EXCAVATION AND TRENCHING SHALL BE PERFORMED IN ACCORDANCE WITH OSHA RULES AND REGULATIONS.
18. THE CONTRACTOR SHALL ADVISE POTESTA AND ASSOCIATES, INC., OF ANY EXISTING SUB-SURFACE SPRINGS OR DRAINS ENCOUNTERED DURING THE COURSE OF CONSTRUCTION, SO THAT ADEQUATE PROVISIONS MAY BE MADE TO EXTEND AND/OR CONNECT THE SPRING AND/OR DRAIN TO THE NEAREST EXISTING OR PROPOSED STORM DRAINAGE STRUCTURE.
19. AREAS DESIGNATED FOR BORROW AREAS, EMBANKMENT, AND STRUCTURAL WORKS SHALL BE CLEARED, GRUBBED AND STRIPPED TOPSOIL. ALL TREES, VEGETATION, ROOTS AND OTHER UNSUITABLE MATERIAL SHALL BE REMOVED. CHANNEL BANKS AND SHARP BREAKS SHALL BE SLOPED TO NO STEEPER THAN 2:1. ALL TREES SHALL BE CLEARED AND GRUBBED WITHIN 15 FEET OF THE TOE OF THE EMBANKMENT.

STRUCTURE BACKFILL FOR PIPE INSTALLATION

- 1. BACKFILL ADJACENT TO PIPES OR STRUCTURES SHALL BE OF THE TYPE AND QUALITY CONFORMING TO THAT SPECIFIED FOR THE ADJOINING FILL MATERIAL. THE FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED 4" IN THICKNESS AND COMPACTED BY HAND TAMPERS OR OTHER COMPACTION EQUIPMENT. THE MATERIAL NEEDS TO FILL COMPLETELY ALL SPACES UNDER AND ADJACENT TO THE PIPE. AT NO TIME DURING THE BACK FILL OPERATION SHALL DRIVEN EQUIPMENT BE ALLOWED TO OPERATE CLOSER THAN 4 FEET MEASURED HORIZONTALLY, TO ANY PART OF A STRUCTURE. UNDER NO CIRCUMSTANCES SHALL EQUIPMENT BE DRIVEN OVER ANY PART OF A CONCRETE STRUCTURE OR PIPE, UNLESS THERE IS A COMPACTED FILL OF 24 INCHES OR GRADER OVER THE STRUCTURE OR PIPE.

EROSION CONTROL/SEEDING NOTES

- 1. EROSION CONTROL IS TO MEET ALL FEDERAL, STATE, COUNTY AND LOCAL CODE STANDARDS.
2. ALL UNSURFACED AREAS ARE TO RECEIVE 4 INCHES OF TOPSOIL, SEED, MULCH OR HYDROSEED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. INSTALL SOD IN AREAS DESIGNATED ON DRAWINGS. ALL LANDSCAPING SHALL BE MAINTAINED AND WATERED UNTIL ESTABLISHED.
3. TEMPORARY SEEDING: ALL AREAS DISTURBED WITH EXCEPTION OF PROPOSED STREET PAVEMENT SHALL BE SEEDDED (COST SUBSIDIARY TO PROJECT) AND FERTILIZED AS FOLLOWS UNLESS PERMANENT SEEDING CAN BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION.
a. ANNUAL RYE @ 150 LBS./ACRE
b. 10-20-10 @ 150 LBS./ACRE
4. IN THE EVENT THAT A PORTION OF THE SITE WILL REMAIN DISTURBED FOR MORE THAN 30 DAYS, PERMANENT SEEDING SHALL BE INSTALLED. PERMANENT SEEDING MIX AND RATE SHALL BE IN ACCORDANCE WITH THE LANDSCAPING PLAN.
5. ALL AREAS SHALL BE FINE GRADED AND SURFACE SHALL BE FREE FROM STICKS, SMALL (OVER 2 INCHES IN SIZE) STONES, AND OTHER EXTRANEOUS MATERIALS.
6. CONTRACTOR SHALL PROVIDE EROSION PROTECTION THROUGHOUT PROJECT CONSTRUCTION; THE PLAN PROVIDED HERE IS FOR FINAL PROTECTION, VARIOUS PHASES OF THIS PLAN SHALL BE IMPLEMENTED OR MODIFIED TO CONTROL EROSION. MODIFICATIONS OF THE PLAN SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
7. ALL SEED SHALL BE DISTRIBUTED WITH AN ACCEPTABLE DRILL INTENDED FOR SUCH OPERATIONS, OR OTHER EQUIPMENT APPROVED BY THE OWNER'S REPRESENTATIVE. SEEDING DEPTH SHALL BE 1/4 OF AN INCH.
8. ALL SEEDED AREAS SHALL BE IMMEDIATELY MULCHED IN ACCORDANCE WITH THE LANDSCAPING PLAN.
9. THE CONTRACTOR(S) IS RESPONSIBLE FOR EROSION CONTROL IN CONFORMANCE WITH THE APPROVED DRAWINGS UNTIL PROJECT COMPLETION.
10. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO PERFORMING ANY SIGNIFICANT EARTH DISTURBANCE ACTIVITY. CONTRACTOR SHALL OBTAIN ALL PERMITS FROM APPROPRIATE REGULATORY AGENCIES. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE ISSUANCE OF THE LAND DISTURBING PERMIT. THE CONTRACTOR SHALL ARRANGE THE MEETING WITH THE COUNTY E & S ADMINISTRATOR / INSPECTOR.

PAVING NOTES

- 1. REFER TO OVERALL PAVING PLAN FOR CURRENT HORIZONTAL DIMENSIONS AND LAYOUT.
2. ALL DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. PROVIDE A 2-FOOT TAPER SECTION AT ALL CURB TERMINI UNLESS OTHERWISE NOTED.
4. PEDESTRIAN RAMPS TO BE CONSTRUCTED AT ALL CURB CROSSINGS OF SIDEWALK.
5. CONTRACTOR SHALL COORDINATE WITH STORM WATER SEWER CONTRACTORS FOR THE ADJUSTMENT OF INLET TOPS TO TIE TO PROPOSED PAVING, AND SHALL CONSTRUCT ALL PAVEMENT TIES TO PROPOSED INLETS. DRAINAGE INLETS IN PAVED AREAS SHALL BE SUMPED 1/8 INCH FROM THE OUTER EDGE OF THE CONCRETE LID APRON. PAVING CONTRACTOR SHALL MATCH ELEVATION AT THE OUTER EDGE OF THE INLET APRON.
6. REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SUBGRADE OPTIONS AND SPECIFICATIONS.
7. EXISTING UTILITY VAULTS, RISERS, ETC. SHALL BE ADJUSTED VERTICALLY TO MATCH TOP OF PAVEMENT OR MOVED WHEN IN CONFLICT WITH NEW PROPOSED ROADS, PARKING AND WALKS.

STORM SEWER

- 1. 12-INCH AND LARGER STORM SEWER LINES SHALL BE HDPE PIPE. ALL LINES AND INLETS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS OF THE CITY ENGINEER'S OFFICE.
2. INSTALL GRATE INLETS AND RAIN LEADER PVC PIPING SYSTEM PER ARCHITECT'S REQUIREMENTS AND PLUMBING CODE REQUIREMENTS AND AS SHOWN ON UTILITY PLAN SHEET.
3. ALL INLET GRATES WITHIN THE PAVED PARKING AREAS SHALL BE ALIGNED TO BE PARALLEL WITH THE ADJACENT CURB AND GUTTER OR ALIGN WITH FORMED SWALES. POSITION INLET BASE STRUCTURE ACCORDINGLY.

OTHER UTILITIES

- 1. SEE MECHANICAL AND ELECTRICAL SHEETS FOR GAS, COMMUNICATION, LIGHTING, AND ELECTRICAL INFORMATION.

TRENCH BACKFILL

- 1. TRENCH BACKFILL SHALL BE AS SHOWN ON THE DETAIL DRAWINGS, CONTRACTOR SHALL SUBSTITUTE FLOWABLE FILL FOR TRENCHES UNDER PAVEMENT.

STANDARD WV DOH NOTES

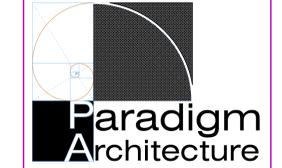
- 1. ALL UTILITIES INCLUDING ALL POLES, ARE TO BE RELOCATED AS NECESSARY AT EITHER THE DEVELOPER'S OR UTILITY OWNER'S EXPENSE PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCUR AS A RESULT OF PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO EXISTING RIGHT OF WAY.
3. OPEN CUTTING OF PAVEMENT OR SURFACE TREATED STATE ROADS IS NOT PERMITTED UNLESS APPROVED BY THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL.
5. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED EDGE OF PAVEMENT TO ELIMINATE THE PONDING OF WATER ON ROAD SURFACES.
6. OVERLAY OF EXISTING PAVEMENT SHALL BE MINIMUM OF 1.5". ANY COSTS ASSOCIATED WITH PAVEMENT OVERLAY, OR MILLING OF EXISTING PAVEMENT TO OBTAIN REQUIRED DEPTH, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
7. TRAFFIC CONTROL SIGNS AND THE MAINTENANCE OF TRAFFIC SHALL COMPLY WITH THE STANDARDS OF THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION.
8. THE CONTRACTOR SHALL MILL TO A DEPTH OF 1.5" AND CONSTRUCT A STANDARD 10' WDOH HELL-IN TO PROVIDE A SMOOTH TRANSITION BETWEEN THE EXISTING AND NEW ASPHALT PAVEMENT

LEGEND table with columns SYMBOL and DESCRIPTION. Includes symbols for existing contours, spot elevations, property lines, utility lines, and various structures.



NOTE: THE LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE. ADDITIONAL UTILITIES MAY EXIST BEYOND THOSE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ANY ABOVE GROUND OR UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND AVOID UTILITIES DURING CONSTRUCTION.

CONTRACTOR TO CALL MISS UTILITY OF WEST VIRGINIA, INC. 3 FULL WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION 1-800-242-4848



CONSULTANTS:
POTESTA
 POTESTA & ASSOCIATES, INC.
 ENGINEERS AND ARCHITECTS
 1000 Valleydale Road, Suite 150
 Birmingham, AL 35244
 Tel: (205) 403-2742 Fax: (205) 403-2743
 E-Mail: info@potesta.com

2223 Cheat Road - Suite 300
 Morgantown, WV 26508
 tele 304-284-5015 304-284-5014 fax

2450 Valleydale Road - Suite 150
 Birmingham, AL 35244
 tele 205-403-2742 205-403-2743 fax

PLANNING AND ZONING SUBMITTAL SHEET 4

revisions:

Sunnyside Commons
 Morgantown, WV



job number: 1332
 date: 02.06.15

sheet title:

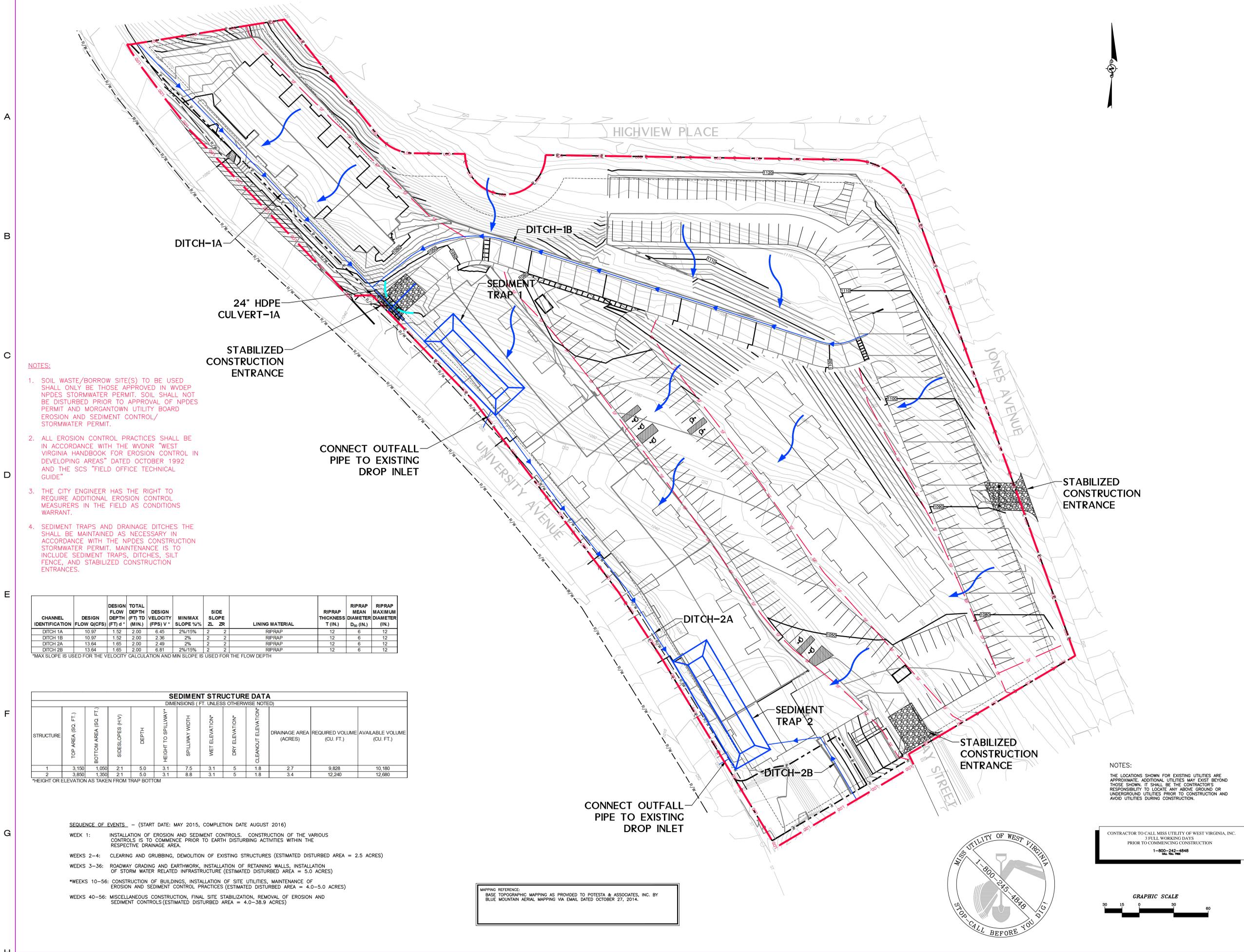
E&S Plan

sheet number:

C0.08

drawn by: JM
 checked by: JJS

© Copyright 2015
 Paradigm Architecture



- NOTES:**
- SOIL WASTE/BORROW SITE(S) TO BE USED SHALL ONLY BE THOSE APPROVED IN WVDEP NPDES STORMWATER PERMIT. SOIL SHALL NOT BE DISTURBED PRIOR TO APPROVAL OF NPDES PERMIT AND MORGANTOWN UTILITY BOARD EROSION AND SEDIMENT CONTROL/ STORMWATER PERMIT.
 - ALL EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE WVDPNR "WEST VIRGINIA HANDBOOK FOR EROSION CONTROL IN DEVELOPING AREAS" DATED OCTOBER 1992 AND THE SCS "FIELD OFFICE TECHNICAL GUIDE"
 - THE CITY ENGINEER HAS THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES IN THE FIELD AS CONDITIONS WARRANT.
 - SEDIMENT TRAPS AND DRAINAGE DITCHES SHALL BE MAINTAINED AS NECESSARY IN ACCORDANCE WITH THE NPDES CONSTRUCTION STORMWATER PERMIT. MAINTENANCE IS TO INCLUDE SEDIMENT TRAPS, DITCHES, SILT FENCE, AND STABILIZED CONSTRUCTION ENTRANCES.

CHANNEL IDENTIFICATION	DESIGN FLOW (CFS)	DESIGN FLOW (MGD)	DESIGN DEPTH (FT)	TOTAL DEPTH (FT)	DESIGN VELOCITY (FPS)	MIN/MAX SLOPE %/ft	SIDE SLOPE ZL/ZR	LINING MATERIAL	RIPRAP THICKNESS (IN)	RIPRAP MEAN DIAMETER (IN)	RIPRAP MAXIMUM DIAMETER (IN)
DITCH 1A	10.97	1.52	2.00	6.45	2.36	2%/15%	2/2	RIPRAP	12	6	12
DITCH 1B	10.97	1.52	2.00	2.36	2.36	2%/15%	2/2	RIPRAP	12	6	12
DITCH 2A	13.64	1.65	2.00	2.49	2.36	2%/15%	2/2	RIPRAP	12	6	12
DITCH 2B	13.64	1.65	2.00	6.81	2.36	2%/15%	2/2	RIPRAP	12	6	12

*MAX SLOPE IS USED FOR THE VELOCITY CALCULATION AND MIN SLOPE IS USED FOR THE FLOW DEPTH

SEDIMENT STRUCTURE DATA										
DIMENSIONS (FT UNLESS OTHERWISE NOTED)										
STRUCTURE	TOP AREA (SQ. FT.)	BOTTOM AREA (SQ. FT.)	SIDESLOPES (H:V)	DEPTH	HEIGHT TO SPILLWAY*	SPILLWAY WIDTH	WET ELEVATION*	DRY ELEVATION*	CLEANOUT ELEVATION	AVAILABLE VOLUME (CU. FT.)
1	3,150	1,050	2:1	5.0	3.1	7.5	3.1	5	1.8	9,828
2	3,850	1,350	2:1	5.0	3.1	8.8	3.1	5	1.8	12,240

*HEIGHT OR ELEVATION AS TAKEN FROM TRAP BOTTOM

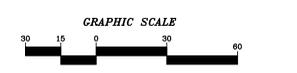
- SEQUENCE OF EVENTS** - (START DATE: MAY 2015, COMPLETION DATE AUGUST 2016)
- WEEK 1: INSTALLATION OF EROSION AND SEDIMENT CONTROLS. CONSTRUCTION OF THE VARIOUS CONTROLS IS TO COMMENCE PRIOR TO EARTH DISTURBING ACTIVITIES WITHIN THE RESPECTIVE DRAINAGE AREA.
 - WEEKS 2-4: CLEARING AND GRUBBING, DEMOLITION OF EXISTING STRUCTURES (ESTIMATED DISTURBED AREA = 2.5 ACRES)
 - WEEKS 3-36: ROADWAY GRADING AND EARTHWORK, INSTALLATION OF RETAINING WALLS, INSTALLATION OF STORM WATER RELATED INFRASTRUCTURE (ESTIMATED DISTURBED AREA = 5.0 ACRES)
 - *WEEKS 10-56: CONSTRUCTION OF BUILDINGS, INSTALLATION OF SITE UTILITIES, MAINTENANCE OF EROSION AND SEDIMENT CONTROL PRACTICES (ESTIMATED DISTURBED AREA = 4.0-5.0 ACRES)
 - WEEKS 40-56: MISCELLANEOUS CONSTRUCTION, FINAL SITE STABILIZATION, REMOVAL OF EROSION AND SEDIMENT CONTROLS (ESTIMATED DISTURBED AREA = 4.0-38.9 ACRES)

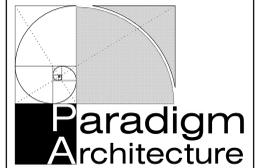
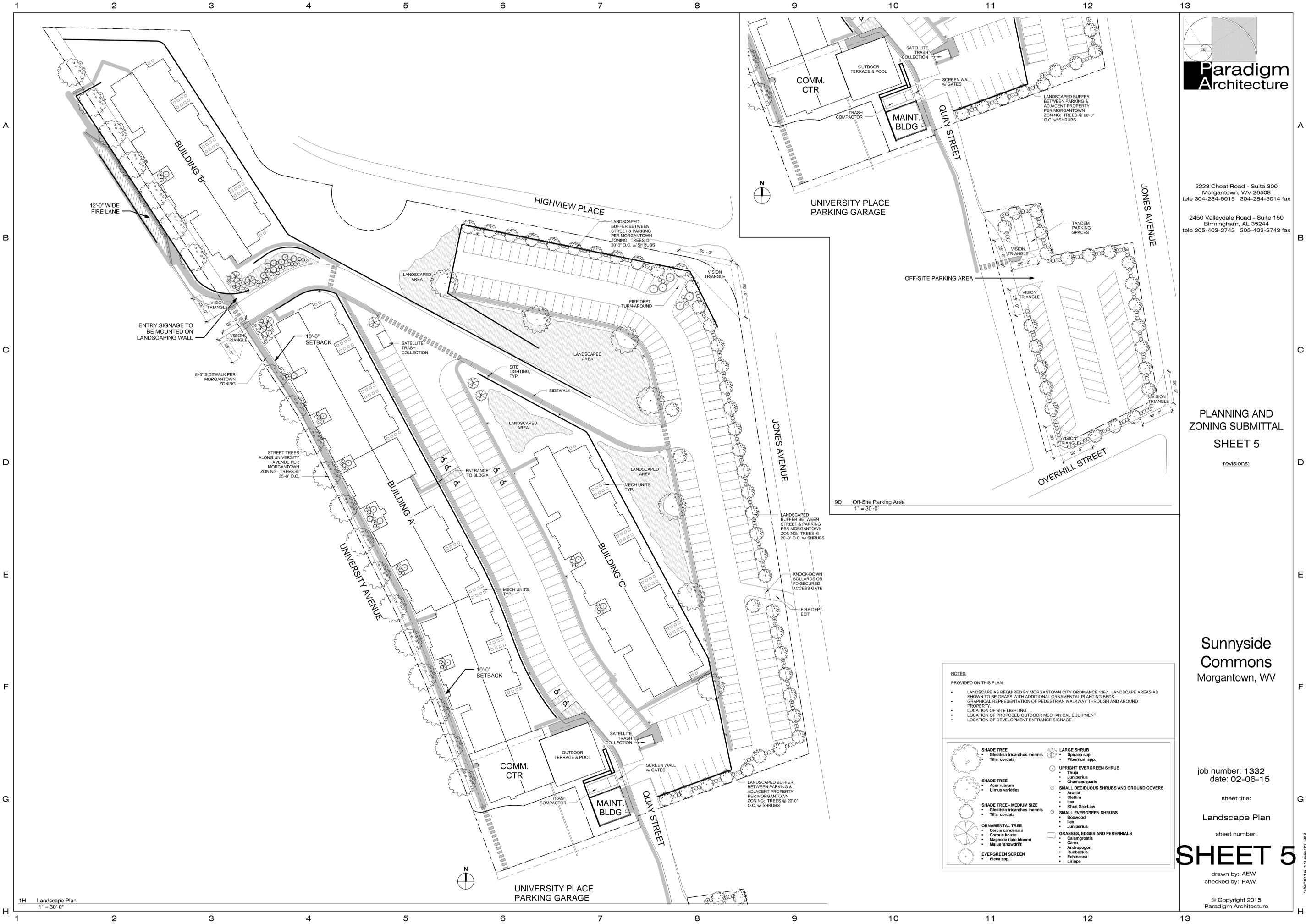
MAPPING REFERENCE:
 BASE TOPOGRAPHIC MAPPING AS PROVIDED TO POTESTA & ASSOCIATES, INC. BY BLUE MOUNTAIN AERIAL MAPPING VIA EMAIL DATED OCTOBER 27, 2014.



NOTES:
 THE LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE. ADDITIONAL UTILITIES MAY EXIST BEYOND THOSE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ANY ABOVE GROUND OR UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND AVOID UTILITIES DURING CONSTRUCTION.

CONTRACTOR TO CALL MISS UTILITY OF WEST VIRGINIA, INC. 3 FULL WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION
 1-800-245-4848
 OR: 304-245-4848





2223 Cheat Road - Suite 300
Morgantown, WV 26508
tele 304-284-5015 904-284-5014 fax

2450 Valleydale Road - Suite 150
Birmingham, AL 35244
tele 205-403-2742 205-403-2743 fax

PLANNING AND ZONING SUBMITTAL
SHEET 5

revisions:

Sunnyside Commons
Morgantown, WV

job number: 1332
date: 02-06-15

sheet title:

Landscape Plan

sheet number:

SHEET 5

drawn by: AEW
checked by: PAW

© Copyright 2015
Paradigm Architecture

NOTES:
PROVIDED ON THIS PLAN:
 • LANDSCAPE AS REQUIRED BY MORGANTOWN CITY ORDINANCE 1367. LANDSCAPE AREAS AS SHOWN TO BE GRASS WITH ADDITIONAL ORNAMENTAL PLANTING BEDS.
 • GRAPHICAL REPRESENTATION OF PEDESTRIAN WALKWAY THROUGH AND AROUND PROPERTY.
 • LOCATION OF SITE LIGHTING.
 • LOCATION OF PROPOSED OUTDOOR MECHANICAL EQUIPMENT.
 • LOCATION OF DEVELOPMENT ENTRANCE SIGNAGE.

<p>SHADE TREE</p> <ul style="list-style-type: none"> Gleditsia tricanthos inermis Tilia cordata <p>SHADE TREE - MEDIUM SIZE</p> <ul style="list-style-type: none"> Gleditsia tricanthos inermis Tilia cordata <p>ORNAMENTAL TREE</p> <ul style="list-style-type: none"> Cercis canadensis Cornus kousa Magnolia (late bloom) Malus 'snowdrift' <p>EVERGREEN SCREEN</p> <ul style="list-style-type: none"> Picea spp. 	<p>LARGE SHRUB</p> <ul style="list-style-type: none"> Spiraea spp. Viburnum spp. <p>UPRIGHT EVERGREEN SHRUB</p> <ul style="list-style-type: none"> Thuja Juniperus Chamaecyparis <p>SMALL DECIDUOUS SHRUBS AND GROUND COVERS</p> <ul style="list-style-type: none"> Aronia Clethra Itea Rhus Gro-Low <p>SMALL EVERGREEN SHRUBS</p> <ul style="list-style-type: none"> Boxwood Ilex Juniperus <p>GRASSES, EDGES AND PERENNIALS</p> <ul style="list-style-type: none"> Calamagrostis Carex Andropogon Rudbeckia Echinacea Liriope
---	--