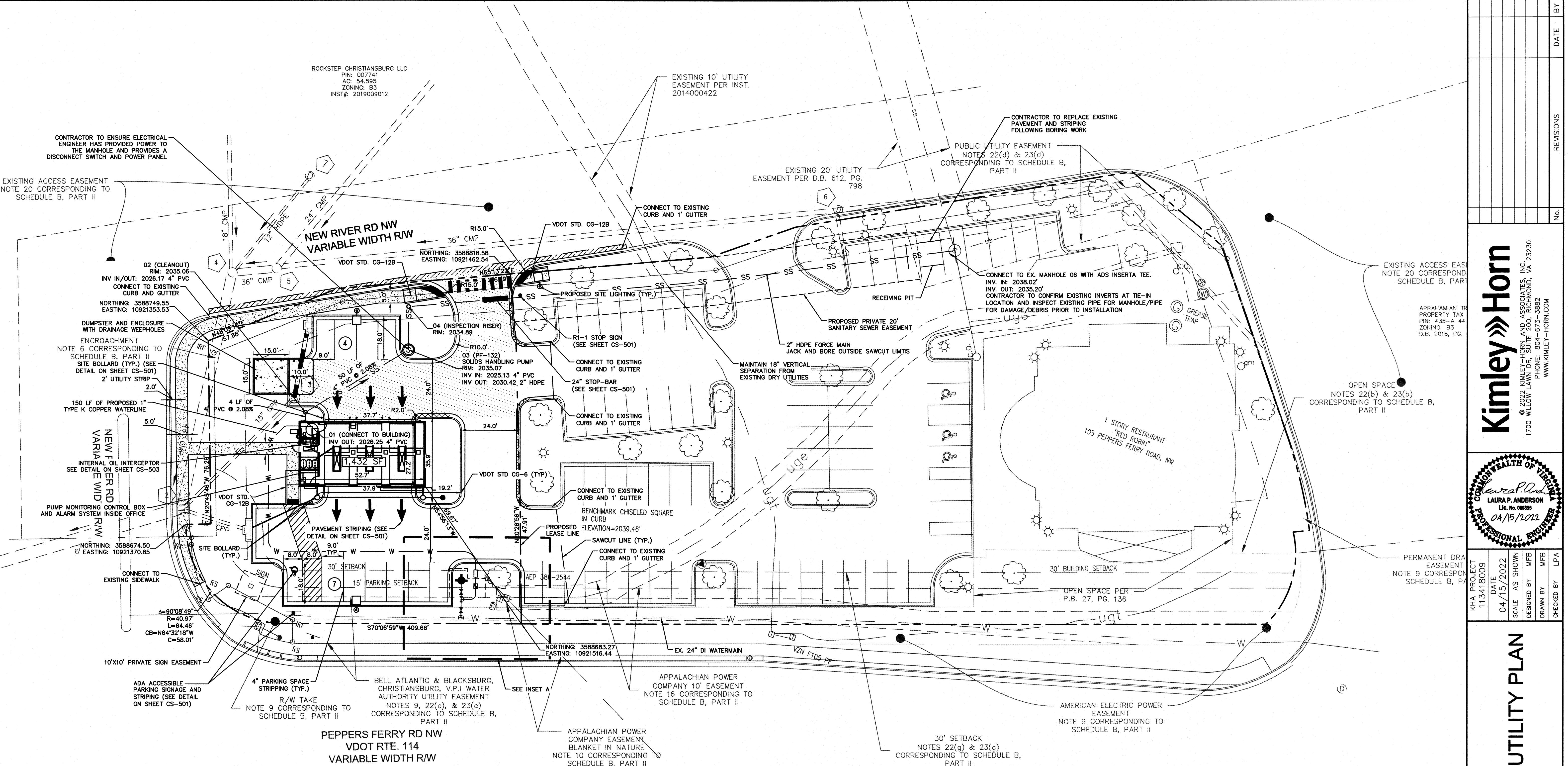


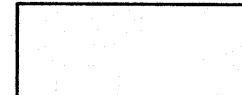
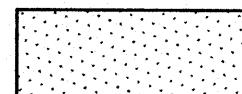
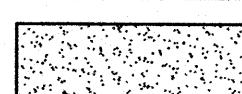
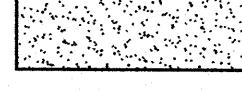
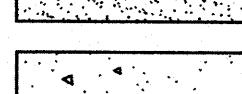
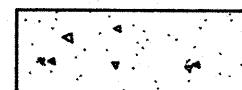
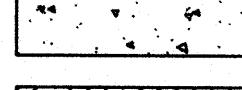
Illustrated By Anderson, Laura Sheet Set: K1a Layout: S-101 SITE & UTILITY PLAN April 15, 2022 02:31:33pm K:\RIC_CIV\113418 - Take 5\007 - Peppers Ferry Road - Christiansburg - Peppers Ferry Road - Christiansburg\CAD\Plansheets\CS-101 SITE & UTILITY PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE AND UTILITY NOTES

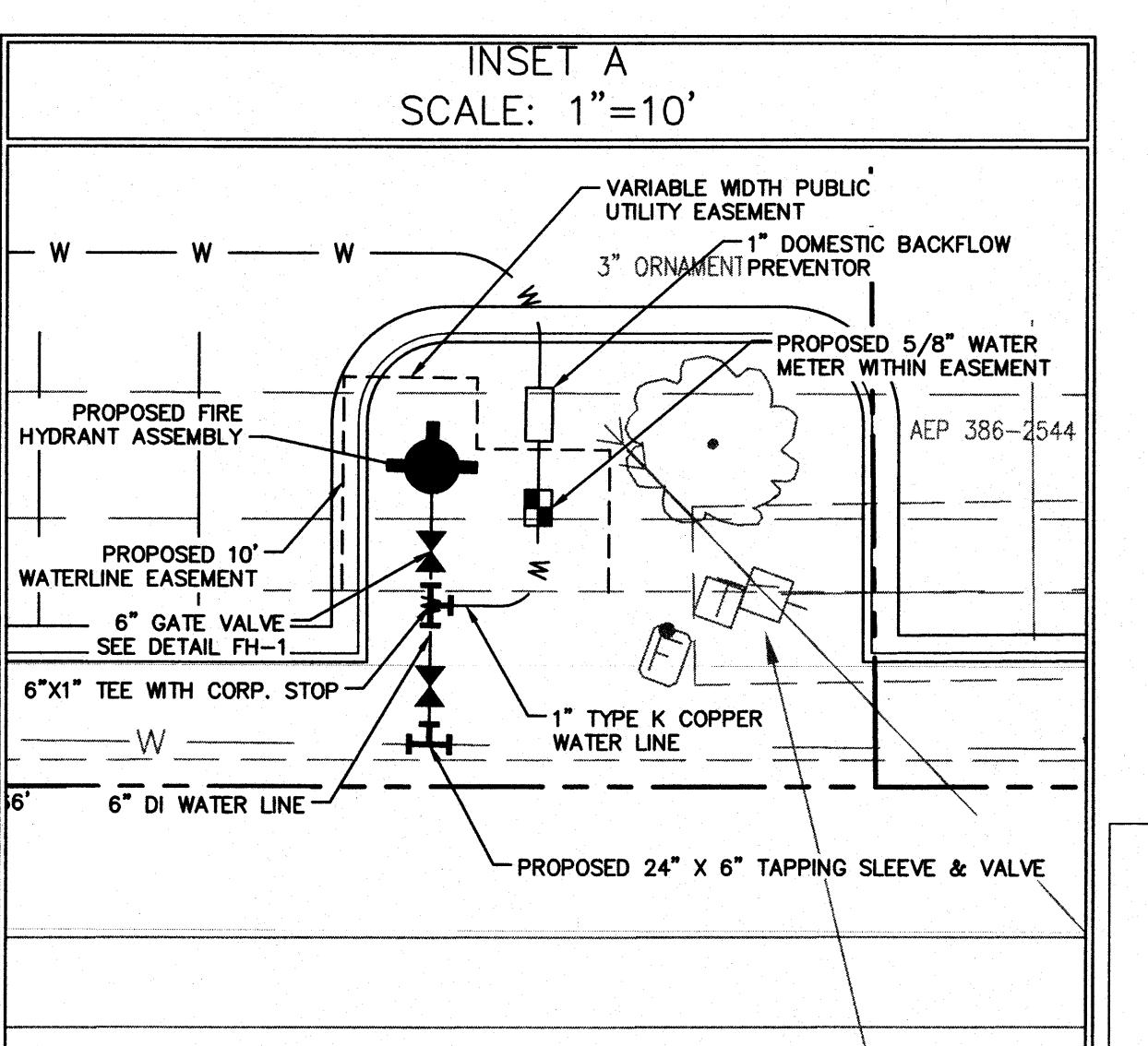
1. ALL CURB RADII ARE 5.0' UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL STOP SIGNS, DIRECTIONAL SIGNS, AND STRIPING SHOWN ON THE PLANS.
4. REFER TO SHEETS CS-501 AND CS-502 FOR DETAILS.
5. TWO COATS OF TRAFFIC PAINT SHALL BE SUPPLIED FOR ALL PAVEMENT STRIPING.
6. REFER TO FINAL GEOTECHNICAL REPORT FOR FINAL PAVEMENT SECTIONS.
7. ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND INCLUDING ELECTRIC, TELEPHONE AND CATV IF NECESSARY. WATER, SANITARY SEWER AND SPRINKLER SYSTEM WILL BE CONNECTED TO EXISTING BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
8. PROTECT AND MAINTAIN MINIMUM COVER FOR ALL EXISTING UTILITIES DURING CONSTRUCTION AT ALL TIMES.
9. THERE ARE NO SERVICE BAY FLOOR DRAINS.
10. THERE IS AN OIL WATER SEPARATOR IN THE BUILDING TO COLLECT ANY OIL SPILLAGE. SEE ARCHITECTURAL PLANS FOR MORE DETAILS.
11. FIRE LANE SIGNS TO BE PLACED NO FURTHER THAN 3 FEET FROM THE PAVEMENT AND PLACED SO THAT THE BOTTOM OF THE SIGN IS 7 FEET FROM THE PAVEMENT.

SITE LEGEND

<p>LIGHT DUTY PAVEMENT SEE SECTION ON SHEET CS-501</p>	
<p>HEAVY DUTY PAVEMENT SEE SECTION ON SHEET CS-501</p>	
<p>CONCRETE SIDEWALK SEE DETAIL ON SHEET CS-501</p>	
<p>HEAVY DUTY CONCRETE SEE SECTION ON SHEET CS-501</p>	
<p>2" MILL AND REPLACE SEE DETAIL ON SHEET CS-501</p>	
<p>VDOT STD. CG-6</p>	
<p>REVERSE CURB & GUTTER</p>	

BORING NOTES

1. CONTRACTOR SHALL HAVE PRIVATE UTILITY MARKING PERFORMED IN THE PROPOSED WORK AREA AT CONTRACTOR'S EXPENSE PRIOR TO PERFORMING ANY DRILLING/BORING WORK.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO ANY EXISTING UTILITY AND WILL REPAIR/REPLACE AS NECESSARY AT NO ADDITIONAL COST THE OWNER.
3. CONTRACTOR TO COORDINATE WITH THE OWNER ON THE SCHEDULE OF THIS WORK TO MINIMIZE DISRUPTION TO FACILITY OPERATIONS.



APPROVAL BLOCK	
	7/7/2
APPROVED: ENGINEERING	DATE
	7/7/2
APPROVED: PLANNING	DATE

TAKE 5

PEPPERS FERRY RD NW

SITE & UTILITY PLAN

PREPARED FOR

EB PARTNERS LLC