

- GENERAL UTILITY NOTES:**
1. THE LOCATION, DEPTH, AND ALIGNMENT OF EXISTING UNDERGROUND UTILITIES IS BASED UPON FIELD SURVEY, AVAILABLE RECORDS, OR AS LOCATED BY A UTILITY MARKING COMPANY AND SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE UTILITIES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON. CONTRACTOR SHALL CALL "MISS UTILITY" TO VERIFY LOCATION OF ANY UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION.
  2. CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO TOWN STANDARDS.
  3. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND INVERTS OF ALL EXISTING MANHOLES, GAS LINES, AND OTHER UTILITY LINES PRIOR TO THE START OF CONSTRUCTION.
  4. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR SERVICE LINES.
  5. CONTRACTOR SHALL USE CAUTION DURING CONSTRUCTION TO NOT DISTURB EXISTING UTILITIES TO REMAIN.
  6. ALL NEW UTILITIES TO BE INSTALLED UNDERGROUND. CONTRACTOR SHALL VERIFY LOCATIONS OF UTILITY ENTRANCE/EXITS TO BUILDING WITH ARCHITECTURAL PLANS. ROOF MOUNTED EQUIPMENT IS TO BE SCREENED BY BUILDING DESIGN.
  8. THE PUBLIC WATER AND SANITARY SEWER FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF CHRISTIANSBURG WATER AND SEWER DESIGN AND CONSTRUCTION STANDARDS. A COPY OF THE STANDARDS SHALL BE KEPT ON SITE DURING CONSTRUCTION.
  9. THE PSA MUST INSPECT THE WATER AND SEWER SERVICE LINES. THESE INSPECTIONS SHOULD BE COORDINATED PRIOR TO INSTALLATION OF THE SERVICE LINES.

**SANITARY SEWER NOTES:**

- SS#1: CONTRACTOR SHALL CONFIRM SANITARY SEWER EXIT FROM BUILDING PRIOR TO CONSTRUCTION.
- SS#2: MAINTAIN MINIMUM 3.0' COVER ON SEWER LINE.

**WATERLINE NOTES:**

- WL#1: CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING WATERLINE PRIOR TO CONSTRUCTION.
- WL#2: MAINTAIN MINIMUM 3.0' COVER ON WATER LINE.

**LANDSCAPING NOTES:**

GREENSPACE REQUIRED = 20% OF TOTAL SITE AREA = 3.4 ACRES (20%) = 0.7 ACRES

TOTAL GREENSPACE PROVIDED = 2.397 ACRES

FRONT YARD GREENSPACE REQUIRED = 20% OF FRONT YARD AREA = 0.213 ACRES (20%) = 0.043 ACRES

FRONT YARD GREENSPACE PROVIDED = 0.146 ACRES

**SITE LAYOUT LEGEND**

SEE SITE DETAILS

- 1 STANDARD PAVEMENT TO BE UTILIZED UNLESS OTHERWISE NOTED.
- 2 HEAVY DUTY PAVEMENT.
- 3 HEAVY DUTY CONCRETE.
- 4 RAMP, RETAINING WALL, & DOCK PER ARCHITECTURAL PLANS.
- 5 ADA ACCESSIBLE SIGN VAN AS NOTED MOUNTED ON WALL OF ADJACENT TO HANDICAPPED PARKING SPACE.
- 6 ADA PARKING.
- 7 "KNOX" KEY LOCK BOX.
- 8 FUTURE VEHICULAR ACCESS (PERVIOUS PAVEMENT).
- 9 CHAIN LINK FENCE.
- 10 BOLLARD.
- 11 BIORETENTION CELL. SEE SHEET C08 AND STORMWATER SUBMITTAL PACKAGE

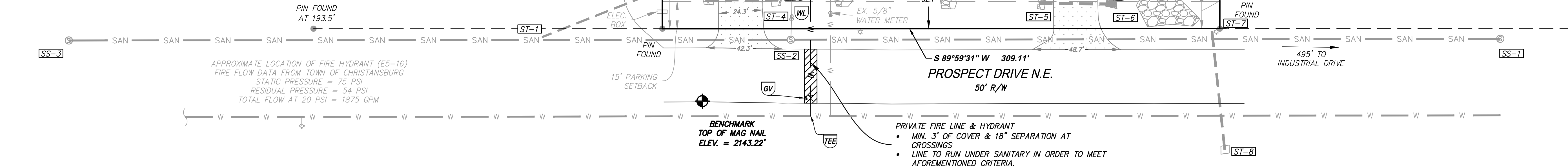
**SITE LAYOUT LEGEND**

REFERENCE PLAN AND PROFILE FOR SIZE.

- WL 6" DUCTILE IRON WATERLINE.
- FC FIRE DEPARTMENT CONNECTION.
- PIV POST INDICATOR VALVE.
- FH FIRE HYDRANT ASSEMBLY.
- FV FIRE VAULT.
- GV GATE VALVE.
- TEE 8"x8"x6" TEE/TAP FOR FIRE LINE.

**STRIPING & SIGNAGE LEGEND**

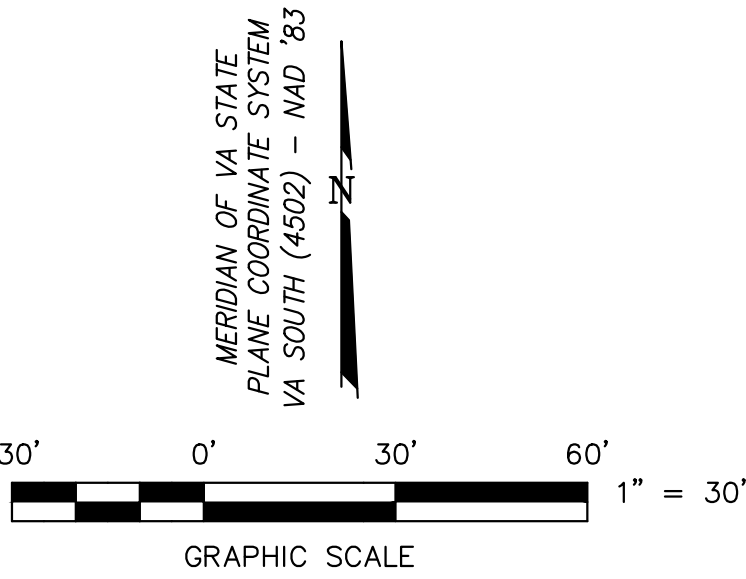
- WS 4" WHITE STRIPING, (TYP.)
- HC HANDICAP STRIPING, (TYP.)



APPROVAL BLOCK:

ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING \_\_\_\_\_ DATE \_\_\_\_\_



NEW BMP INFORMATION	
BMP TYPE	BIORETENTION
LEVEL OF TREATMENT	1
TECHNICAL REQUIREMENTS MET (PART IIB OR IIC)	IIB
TOTAL AREA TREATED (AC)	1.01 AC
IMPERVIOUS AREA TREATED BY BMP (AC)	0.72 AC
MANAGED TURF AREA TREATED BY BMP (AC)	0.29 AC
OPEN SPACE/FOREST AREA TREATED BY BMP (AC)	0.00 AC
SURFACE AREA OF BMP (AC)	.045 AC
STORAGE VOLUME OF BMP (AC-FT)	0.06 AC-FT
MAXIMUM AVERAGE DEPTH (FT)	1.40 FT
QUALITY, QUANTITY, OR BOTH?	BOTH
TMDL ADDRESSED?	N/A
LATITUDE	N37.1405
LONGITUDE	W80.3629
NAME OF RECEIVING WATER	NORTH FORK-ROANOKE RIVER WILSON CREEK
HYDROLOGIC UNIT CODE	RU07

N/F  
GAD MANAGEMENT INC.  
TAX #500-A 5C  
INST. #2015009475  
ZONING: 12

**SANITARY SEWER**

SS-1  
TOP = 2145.12'  
INVIN 10" T.C. = 2140.52'  
INVO 10" PVC = 2140.32' TO SS-2

SS-2  
TOP = 2142.80'  
INVIN 10" PVC = 2138.70' FROM SS-1  
INVIN 10" PVC = 2138.50' FROM BLDG  
INVIN 10" PVC = 2138.60'  
INVO 10" PVC = 2138.50' TO SS-3

SS-3  
TOP = 2142.36'  
INVIN 10" PVC = 2136.56' FROM SS-2

**STORM SEWER**

ST-1  
INV. OUT (12" HDPE) = 2140.65'

ST-2  
INV. IN (12" HDPE) = 2140.78'

ST-3  
INV. OUT (18" HDPE) = 2142.00'

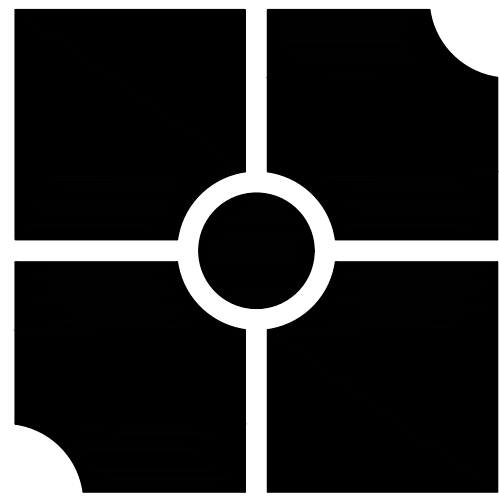
ST-4  
INV. IN (18" HDPE) = 2142.36'

ST-5  
INV. OUT (18" HDPE) = 2141.85'

ST-6  
INV. IN (18" HDPE) = 2141.89'

ST-7  
INV. IN (15" CMP) = 2141.26'

ST-8  
INV. OUT (15" CMP) = 2140.25'



**parker**  
DESIGN GROUP  
ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS

2122 Carolina Ave, SW  
Roanoke, VA 24014  
Ph: 540-387-1153  
Fax: 540-389-5767  
www.parkerdgd.com

1915-B W. Cary Street  
Richmond, VA 23220  
Phone: 804-358-2947  
Fax: 804-359-9645

**NOTES**



DOLLY-DAVIS DOLLBERG, PA  
ARCHITECTURE AND PLANNING

4421 BANDY RD, ROANOKE, VIRGINIA 24014  
• 540.793.3339 FAX 540.427.0045 •  
DDOLLBERG@COX.NET

**Airgas**  
**Renovations**  
**and Addition**

2260 PROSPECT DRIVE  
CHRISTIANSBURG, VIRGINIA



DATE AUGUST 1, 2018  
PROJECT ENGINEER SLR  
DRAWN / DESIGN BY JMD/JLK  
REVISIONS NUMBER DATE

1ST SUBMITTAL FOR TOWN REVIEW.

**SITE LAYOUT &  
DIMENSIONAL PLAN**

**C03**

**SITE LAYOUT & DIMENSIONAL PLAN**

PDG  
1"=30'

1