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.

10. 10' SEPARATION SHALL BE MAINTAINED BETWEEN WATER AND SANITARY LINES.

11. TAP SHALL BE PERFORMED BY THE TOWN AT OWNER'S EXPENSE.

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:

TOTAL AREA: 9,273 S.F. (FRONT YARD)
IMPERVIOUS SURFACE AREA: 1,492 S.F.
GREENSPACE REQUIRED: 1,855 S.F.
GREENSPACE PROVIDED: 7,781 S.F.
PARKING GREENSPACE REQUIRED: 920 S.F. (40 S.F. PER PARKING SPACE)
PARKING GREENSPACE PROVIDED: 2,268 S.F.
TREES REQUIRED: 3 TREES (1 PER 10 SPACES, MIN. 6 FEET TALL)
TREES PROVIDED: 3 TREES (MIN. 6 FEET TALL) (1 EXISTING)

SITE LAYOUT LEGEND
SEE SITE DETAILS

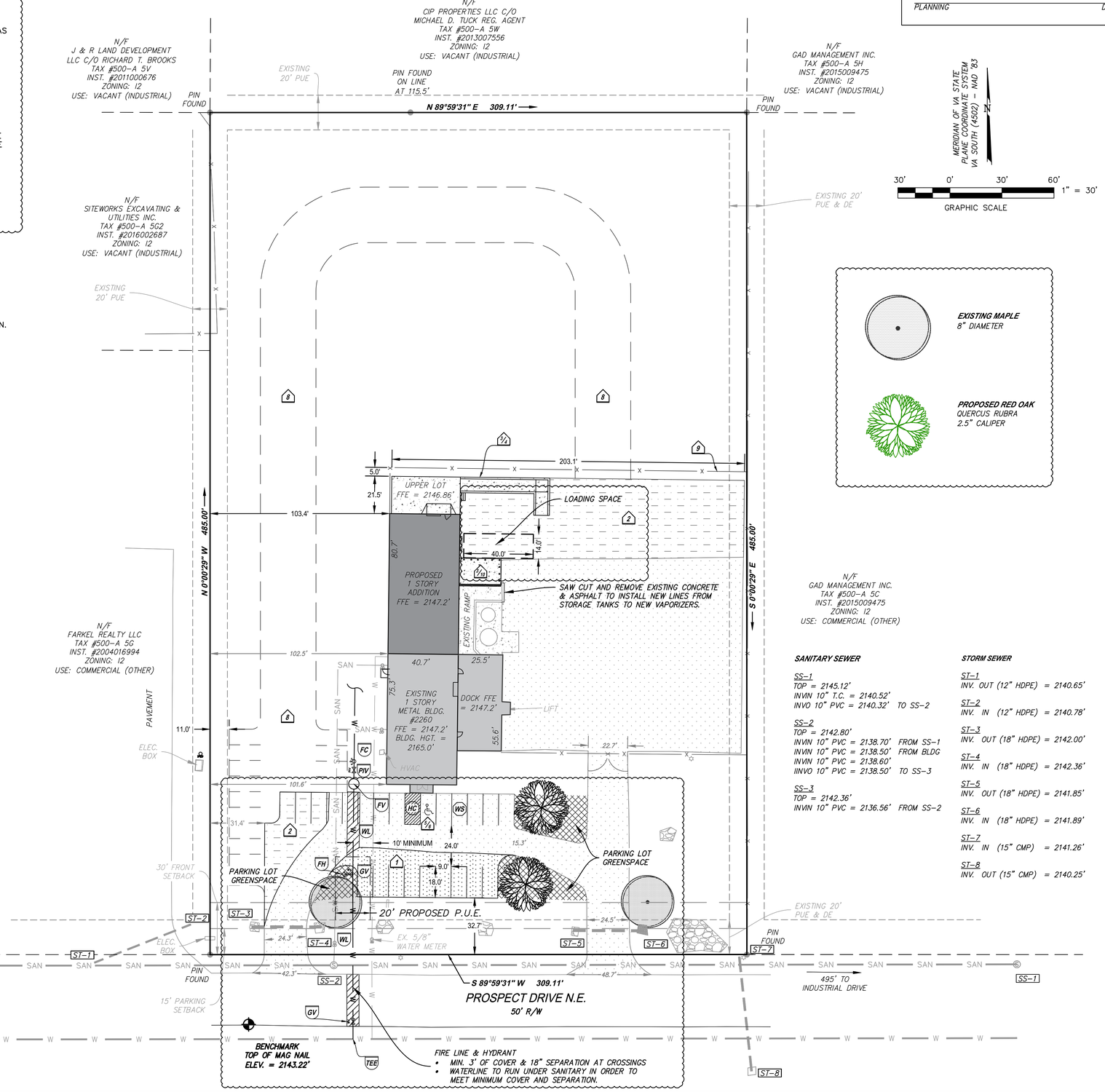
1. STANDARD PAVEMENT TO BE UTILIZED UNLESS OTHERWISE NOTED.
2. HEAVY DUTY PAVEMENT.
3. HEAVY DUTY CONCRETE.
4. RAMP, RETAINING WALL, & DOCK PER ARCHITECTURAL PLANS.
5. ADA ACCESSIBLE SIGN VAN AS NOTED MOUNTED ON WALL OF ADJACENT TO HANDICAPPED PARKING SPACE.
6. ADA PARKING.
7. "KNOX" KEY LOCK BOX.
8.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

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

EXISTING MAPLE
8" DIAMETER

PROPOSED RED OAK
QUERCUS RUBRA
2.5" CALIPER

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'
IINVO 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'

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NOTES

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Airgas Renovations and Addition

2260 PROSPECT DRIVE
CHRISTIANSBURG, VIRGINIA

COMMONWEALTH OF VIRGINIA
SIMON L. RUTROUGH
Lic. No. 050774
09/04/2018
PROFESSIONAL ENGINEER

DATE	SEPTEMBER 4, 2018
PROJECT ENGINEER	SLR
DRAWN / DESIGN BY	JMD/JLK

REVISIONS	NUMBER	DATE
2ND SUBMITTAL FOR TOWN REVIEW		09/04/2018

SITE LAYOUT & DIMENSIONAL PLAN

C04

SITE LAYOUT & DIMENSIONAL PLAN

PDG
1"=30'
2