18125comp-2nd submittal-03-dm01.plt

PAVEMENT SAW CUT NOTE:

SAW CUT LINE TO BE ALONG FULL DEPTH OF EXISTING PAVEMENT SECTION. IT SHALL ALSO BE LOCATED SO THAT NEW PAVEMENT HAS A MINIMUM WIDTH OF TWO FEET (2').

SIGHT DISTANCE LEFT: 600'+ (FIELD VERIFIED)

SIGHT DISTANCE RIGHT: 600'+ (FIELD VERIFIED)

U.S. RTE. 11 - "LEE HIGHWAY" ~ VARIABLE R/W ~

BRYANT ROAD

VDOT STD. CG-11 COMMERCIAL ENTRANCE

48' TAPER

PAVEMENT SAW CUT LINE SEE SAW CUT NOTE

48' TAPER

EX. OHU

EX. 12" W

PROVIDE 2' CURB TAPER

EX. HYDRANT SEE HYDRANT DATA THIS SHEET

NEW COMMERCIAL METER

1.5" WET TAP

2" WET TAP 07-20-18

EX. W.VALVE

2" HDPE STUBBED AT SERVICE ENTRANCE TO 1.50' METER

EX. 18" CMP Inlet Inv. = 1156.4' Outlet Inv. = 1155.8'

EX. Box Culvert Outlet Inv. = 1142.2'

N 64°29'13" E 922.87'

EX. 20' WATERLINE EASEMENT D.B. 457, PG. 386 D.B. 458, PG. 007

VDOT STD. DI-3B,L-6

VDOT STD. DI-3B,L-6

CG-2

CG-6

8" PVC

15" HDPE

10' CONC. WALK

PROVIDE 2' CURB TAPER

40' FRONT YARD SETBACK

15" NYLOPLAST BASIN GRATE INLET TOP

HEAVY DUTY PAVEMENT SURFACE (TYP.)

SEE SEPARATE SHEET FOR ADJUSTMENT OF 15" HDPE TO 18" HDPE

VDOT STD. DI-1

NEW W-BEAM GUARDRAIL REFER TO VDOT GUARDRAIL INSTALLATION TRAINING (GRIT) MANUAL FOR PROPER PROCEDURES AND PRACTICES FOR INSTALLATION.

HANDICAP PARKING, RAMP & (SI) SIGNAGE PER DETAILS ON SHEET 2

PROPOSED EQUIPMENT SALES AND SERVICE BUILDING (15,000 S.F.) F.F.E. = 1157.00

OIL/WATER SEPARATOR SEE WATER & SEWER NOTE 9

GRAVEL SURFACE

VDOT STD. DI-1

VDOT STD. ES-1, 15" W/ CLASS A1 RIP-RAP OUTLET PROTECTION

SS CLEANOUT TRAFFIC BEARING

SS CLEANOUT

6" SS LAT.

SS CLEANOUT

TYPE 'A' DITCH

ACCESS DRIVE FROM STA. 13+40 TO STA. 21+60 AS PER DETAIL PROVIDED ON SHEET 2

SS CLEANOUT

SS CLEANOUT

NEW SSMH 4

75' REAR YARD SETBACK (ADJACENT TO RESIDENTIAL)

NEW SSMH 3

TYPE 'A' DITCH

NEW 20' PUBLIC SEWER EASEMENT

NEW 20' PUBLIC SEWER EASEMENT

S 38°44'48" W

890.82'

TAX ID #107-34 HOLLINS MOBILE HOME PARK, LLC STALEY M. FRANKLIN DEED INSTRUMENT #060000734 ZONED: A1

TAX ID #107B-2-9 HOLLINS MOBILE HOME PARK, LLC STALEY M. FRANKLIN DEED INSTRUMENT #060000734 PLAT BOOK 3, PAGE 186-187 ZONED: A1

TAX ID #107B-2-8 HOLLINS MOBILE HOME PARK, LLC STALEY M. FRANKLIN DEED INSTRUMENT #060000734 PLAT BOOK 3, PAGE 186-187 ZONED: A1

TAX ID #107B-2-7 HOLLINS MOBILE HOME PARK, LLC STALEY M. FRANKLIN DEED INSTRUMENT #060000734 PLAT BOOK 3, PAGE 186-187 ZONED: A1

TAX ID #107B-2-6 HOLLINS MOBILE HOME PARK, LLC STALEY M. FRANKLIN DEED INSTRUMENT #060000734 PLAT BOOK 3, PAGE 186-187 ZONED: A1

S 36°23'27" E 393.11'

75' SIDE YARD SETBACK (ADJACENT TO RESIDENTIAL)

NEW 20' PUBLIC SEWER EASEMENT

FIRE HYDRANT DATA:

THE INFORMATION BELOW WAS PROVIDED BY THE WESTERN VIRGINIA WATER AUTHORITY VIA EMAIL DATED SEPTEMBER 19, 2018:

- EXISTING HYDRANT HYD-40162 HAS A CALCULATED FLOW OF 3,749 GPM AT 20 PSI RESIDUAL PRESSURE.
- EXISTING HYDRANT HYD-40162 HAS A STATIC PRESSURE OF 94.0 PSI.
- EXISTING HYDRANT HYD-40162 HAS A RESIDUAL PRESSURE OF 82.0 PSI WITH A FLOW OF 1,404 GPM.

VDOT ENTRANCE DESIGN:

PROPOSED ENTRANCE DESIGN IS BASED ON VDOT ROAD DESIGN MANUAL APPENDIX "F" FIGURE 4-9 BEING COMMERCIAL ENTRANCE DESIGNS ALONG HIGHWAYS WITH SHOULDERS. SEE SHEET 2 FOR REFERENCED FIGURE 4-9.

WATER & SEWER NOTES:

1. ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
2. ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
3. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.
4. ALL WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 3.0 FEET OF COVER.
5. MAINTAIN A MINIMUM OF 18" CLEARANCE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT ALL WATER, SANITARY SEWER AND STORM DRAIN CROSSINGS. WHERE THIS CLEARANCE CANNOT BE ACHIEVED, CONCRETE PIERS SHALL BE UTILIZED IN ACCORDANCE WITH THE STANDARDS OF THE WESTERN VIRGINIA WATER AUTHORITY
6. SANITARY SEWER MAIN PIPE MATERIAL SHALL BE PVC, SDR-35, EXCEPT WHERE NOTED.
7. CONTRACTOR TO FURNISH AND INSTALL TAPPING SLEEVE AND VALVE, TAP TO BE MADE BY WVWA. CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATION AND SHORING PER OSHA REGULATIONS.
8. SANITARY SEWER TAP TO EXISTING MANHOLE TO BE MADE BY CONTRACTOR. MANHOLE CONNECTION MUST BE CORED WITH A BOOT INSTALLED.
9. AN OIL/WATER SEPARATOR WILL BE REQUIRED FOR PROPOSED WASH BAY. SPECIFIC LOCATION SHALL BE COORDINATED WITH ARCHITECTURAL AND PLUMBING PLANS.

BUILDING LAYOUT NOTE:

REFER TO INSET ON SHEET 9, THIS SET, ENTITLED "DIMENSIONS FROM BUILDING TO PROPERTY LINES" FOR ADDITIONAL DETAILS.

NOTE:

ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT OR BOTTOM OF WALL, UNLESS OTHERWISE NOTED.

LEGEND

| ITEM | EXISTING | PROPOSED |
|---|---|---|
| PAVEMENT (HEAVY DUTY) | | |
| CONCRETE | | |
| CONCRETE CURB (CG-2) | | |
| CONCRETE CURB & GUTTER (CG-6) | | |
| STORM DRAIN LINE | EX SD | SD |
| STORM DRAIN MANHOLE | | |
| SANITARY SEWER LINE | SS | SS |
| WATERLINE | W | W |
| UTILITY POLE | | |
| OVERHEAD ELECTRIC LINE | OHE | |
| OVERHEAD TELEPHONE LINE | OHT | |
| INDEX CONTOURS | 1020 | 1020 |
| INTERMEDIATE CONTOURS | 1018 | 1018 |
| UNDERGROUND GAS | G | G |
| UNDERGROUND COMMUNICATIONS | C | C |
| PARKING SPACE COUNT | (8) | (8) |
| SPOT ELEVATION | 1021.5 | 1021.50 |

ABBREVIATIONS

| | |
|---|---|
| R/W | RIGHT OF WAY |
| VAR. | VARIABLE |
| EXIST. | EXISTING |
| EX. | EXISTING |
| D.B. | DEED BOOK |
| P.B. | PLAT BOOK |
| PG. | PAGE |
| INST. # | INSTRUMENT NUMBER |
| TYP. | TYPICAL |
| TBR | TO BE REMOVED |
| RCP | REINFORCED CONCRETE PIPE |
| SD | STORM DRAIN |
| SDMH | STORM DRAIN MANHOLE |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| SS | SANITARY SEWER |
| SSMH | SANITARY SEWER MANHOLE |
| CO | SANITARY SEWER CLEANOUT |
| C | COMMUNICATIONS LINE |
| G | NATURAL GAS LINE |
| W | WATER LINE |
| FFE | FINISHED FLOOR ELEVATION |

LAWRENCE GRAVEL OVERFLOW PARKING AREA NOTES:

1. WRITTEN DOCUMENTATION SHALL BE PROVIDED GRANTING LARE, INC PERMISSION FOR CONSTRUCTION WORK WITHIN LAWRENCE TRANSPORTATION PROPERTY.
2. EXISTING GRAVEL PARKING AREA, CHAINLINK SECURITY FENCING, AND ACCESS CONTROL PADS SHALL BE REMOVED AND RELOCATED ACCORDING TO LAWRENCE TRANSPORTATION.
3. CONTRACTOR SHALL COORDINATE WITH OWNER FOR SPECIFICATIONS CONCERNING RELOCATION WORK.

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )

1 inch = 40 ft.

Materials

Sewer: - Vulcan 8" SDR 35 PVC
- Vulcan 6" SDR 26 PVC
- CSI Pre-Cast MH's
- U.S. Foundary F & C's

Water: - U.S. Pipe 12" DIP Class 850
- ADS Poly Flex HDPE 2"

NEW SSMH 1

SEE NOTE CONCERNING DITCH CONSTRUCTION IMPACTS WITHIN GRAVEL PARKING AREA

TYPE 'B' DITCH

NEW 20' PUBLIC SEWER EASEMENT

EX. LIGHT POLE TEMPORARY BRACING MAY BE REQUIRED DURING DITCH INSTALLATION

EX. OVERFLOW GRAVEL PARKING AREA

NEW 20' PRIVATE DRAINAGE EASEMENT

EX. CHAINLINK SECURITY FENCE

ENSURE NO DISTURBANCE BEYOND THE ORDINARY HIGH WATER LEVEL

EX. 24" SS

EX. 20' PUBLIC SEWER EASEMENT (D.B. 283, PG. 740)

EX. SSMH RIM ELEV. = 1108.4' INV. ELEV. = 1095.8'

TINKER CREEK

EX. 24" SS

TAX ID #106B-1-2 LAWRENCE INVESTMENTS, LLC DEED BOOK 455, PAGE 485 PLAT BOOK 17, PAGE 189 ZONED: M1

797.05'

20' SIDE YARD SETBACK

EX. TRANS

EX. USE

N 39°36'47" W

EX. 30' ROW

EX. ASPHALT ACCESS DRIVE

NEW SSMH 2

TRANSITION TO TYPE 'B' DITCH

MATCHLINE

KEYPAD

GATE

KEYPAD

CONTROL CAB.

KEYPAD

EX. CHAINLINK SECURITY FENCE

MATCHLINE

Cored Existing SSMH 10-17-18

EX. SSMH RIM ELEV. = 1109.3' SHELF INV. ELEV. = 1099.8'

EX. DRAINAGE COURSE

EX. ASPHALT ACCESS DRIVE

EX. 30' ROW

EX. TELEPHONE PEDESTAL TO BE REMOVED OR RELOCATED AS NEEDED

TRANSITION FROM TYPE 'A' DITCH TO TYPE 'B' DITCH

LIMITS OF FEMA 100-YEAR FLOODPLAIN

LIMITS OF FEMA 100-YEAR FLOODPLAIN

TYPE 'A' DITCH

NEW SSMH 3

NEW 20' PUBLIC SEWER EASEMENT

S 38°44'48" W

TAX ID #107-34 HOLLINS MOBILE HOME PARK, LLC STALEY M. FRANKLIN DEED INSTRUMENT #060000734 ZONED: A1

890.82'

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COMMONWEALTH OF VIRGINIA
HOWARD P. BOGGESS II
Lic. No. 000820
12/6/18
LANDSCAPE ARCHITECT

# SITE DEVELOPMENT PLAN FOR LAWRENCE TRANSPORTATION

PREPARED FOR LARE INC

VALLEY MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA

# DIMENSIONAL LAYOUT

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

DATE: December 6, 2018

SCALE: 1" = 40'

COMMISSION NO: 18-125

SHEET 3 OF 10

w:\drawings\2018\18125\eng\18125comp-2nd submittal.dwg