

ID - P:\2021\21442 - Orchard\Drawing\Civil\Sheets\21442 - Cover Sheet.dwg - Tue, 2 Aug 2022 - 14:48

SITE INFORMATION:

PARCEL ID: 101(17)7
INST#: 120003446
OWNER: NEW ORCHARD MARKETPLACE LLC
C/O NEW LINK MGMT GROUP
P.O. BOX 17710
RICHMOND, VA 23226

DEVELOPER/CONTRACT PURCHASER:
THOMAS BUILDERS ATTN: DANIEL CYRUS
P.O. BOX 146
FOREST, VA 24551
DCYRUS@THOMASBUILDERSOPVA.COM
(434) 660-9054

ZONING: SC
AREA: 1.452 ACRES
USE: CAR WASH
SETBACKS:
FRONT: 25'
REAR: 10'
SIDE: 10'
HEIGHT: 45'

GENERAL NOTES:

G1.) THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES THAT OCCUR BY HIS/HER FAILURE TO LOCATE OR PRESERVE THESE UTILITIES. IF, DURING CONSTRUCTION, THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS HE/SHE SHOULD NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.

G2.) ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY DISCREPANCIES OR AMBIGUITIES IN THE DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. WORK DONE BY THE CONTRACTOR WITHOUT DIRECTION AFTER THE DISCOVERY OF SUCH INCONSISTENCIES SHALL BE DONE AT THE CONTRACTOR'S RISK.

G3.) ALL CONSTRUCTION SHALL CONFORM TO BOTETOURT COUNTY AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS. CONSTRUCTION OF SANITARY SEWER AND WATER SERVICES SHALL CONFORM TO THE WESTERN VIRGINIA WATER AUTHORITY AND THE VIRGINIA DEPARTMENT OF HEALTH STANDARDS AND SPECIFICATIONS. ALL CONSTRUCTION SHALL CONFORM TO DEQ'S CONSTRUCTION GENERAL PERMIT CONDITIONS (WHERE APPLICABLE), VIRGINIA DEQ STORMWATER DESIGN SPECIFICATIONS (WHERE APPLICABLE), AND THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK.

G4.) ALL CONSTRUCTION SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS & WITH THE 2018 UNIFORM STATEWIDE BUILDING CODE (USBC) AND ICC/ANSI A117.1 2017.

G5.) CONSTRUCTION LIMITS SHALL BE PROPERTY LINES OR AS INDICATED ON THE PLAN.

G6.) ALL FINAL GRADING, SEEDING, SODDING AND/OR PAVING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE FONDING OF WATER ON THE SITE.

G7.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS BEFORE THE START OF CONSTRUCTION.

G8.) THE CONTRACTOR SHALL NOTIFY M&B UTILITY (1-800-552-7001) 48 HOURS PRIOR TO EXCAVATION.

G9.) THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ELECTRICAL, TELEPHONE AND CATV SERVICES.

G10.) DISPOSE OF TREES, STUMPS AND OTHER DEBRIS OFF SITE.

G11.) ALL MATERIALS USED FOR FILL SHALL BE FREE OF UNSUITABLE MATERIALS SUCH AS WOOD, ROOTS, FROZEN MATERIAL, ROCKS OR BOULDERS OF UNACCEPTABLE SIZE OR ANY OTHER NON-COMPACTING SOIL MATERIALS.

G12.) A PERMIT MUST BE SECURED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION BEFORE ANY WORK IS PERFORMED IN A STATE RIGHT-OF-WAY.

G13.) THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD PRIOR TO TRAVELING ON A PUBLIC RIGHT-OF-WAY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS AND TO ALLAY DUST AND TAKE ALL MEASURES NECESSARY TO ENSURE THAT THE ROAD IS MAINTAINED IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES DURING CONSTRUCTION.

G14.) DIMENSIONS ARE FROM THE FACE OF CURB UNLESS OTHERWISE NOTED.

G15.) PAINT HANDICAPPED SYMBOL ON PARKING SPACES WHERE SHOWN ON DRAWINGS. TRAFFIC MARKINGS FOR HANDICAP PARKING SPACES AND ACCESS AISLES SHALL BE BLUE. TRAFFIC MARKINGS SHALL BE IN CONFORMANCE WITH THE LATEST VIRGINIA DEPARTMENT OF TRANSPORTATION AND THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES STANDARDS AND SPECIFICATIONS.

G16.) TRAFFIC CONTROL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE VIRGINIA WORK AREA PROTECTION MANUAL AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

G17.) ALL FILLS TO BE COMPACTED IN 8" LOOSE LIFTS TO 98% STD. PROCTOR.

G18.) EXISTING SLOPES GREATER THAN 4:1 SHALL BE BENCHED PRIOR TO PLACEMENT OF FILL.

G19.) CONTRACTOR WILL COMPLETE ALL SITE WORK: FINAL GRADING, LANDSCAPING, SEEDING, PAVING, AND REMOVAL OF DEBRIS.

G20.) THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

G21.) ARCHITECTURAL PLANS, SIGNAGE PLANS, AND LIGHTING PLANS SHALL BE SUBMITTED BY OTHERS UNDER SEPARATE COVER. ALL ARCHITECTURAL, SIGNAGE, AND LIGHTING INFORMATION SHOWN ON THIS PLAN IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

G22.) BOUNDARY INFORMATION FROM A FIELD SURVEY BY PERKINS & ORRISON.

G23.) TOPOGRAPHIC INFORMATION FROM A FIELD SURVEY BY PERKINS & ORRISON.

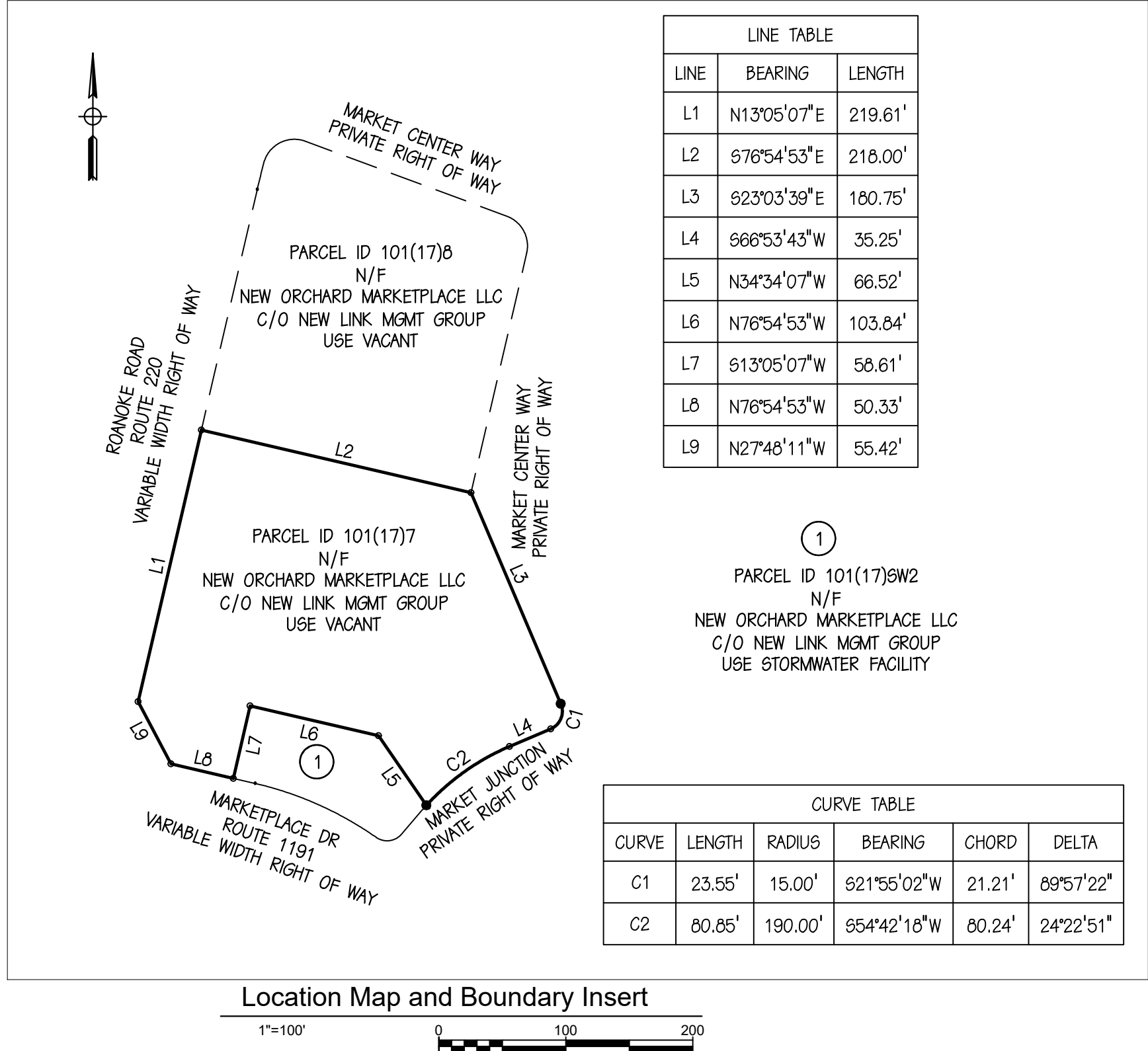
G24.) PIPE BEDDING SHALL BE PER VDOT STANDARDS UNLESS OTHERWISE NOTED.

G25.) HDPE PIPE SHALL BE DOUBLE WALL TYPE "B" WITH SMOOTH INTERIOR AND MEET AASHTO REQUIREMENTS M294. HDPE PIPE BEDDING SHALL BE PER MANUFACTURER'S SPECIFICATION. ALL JOINTS SHALL BE WATER TIGHT.

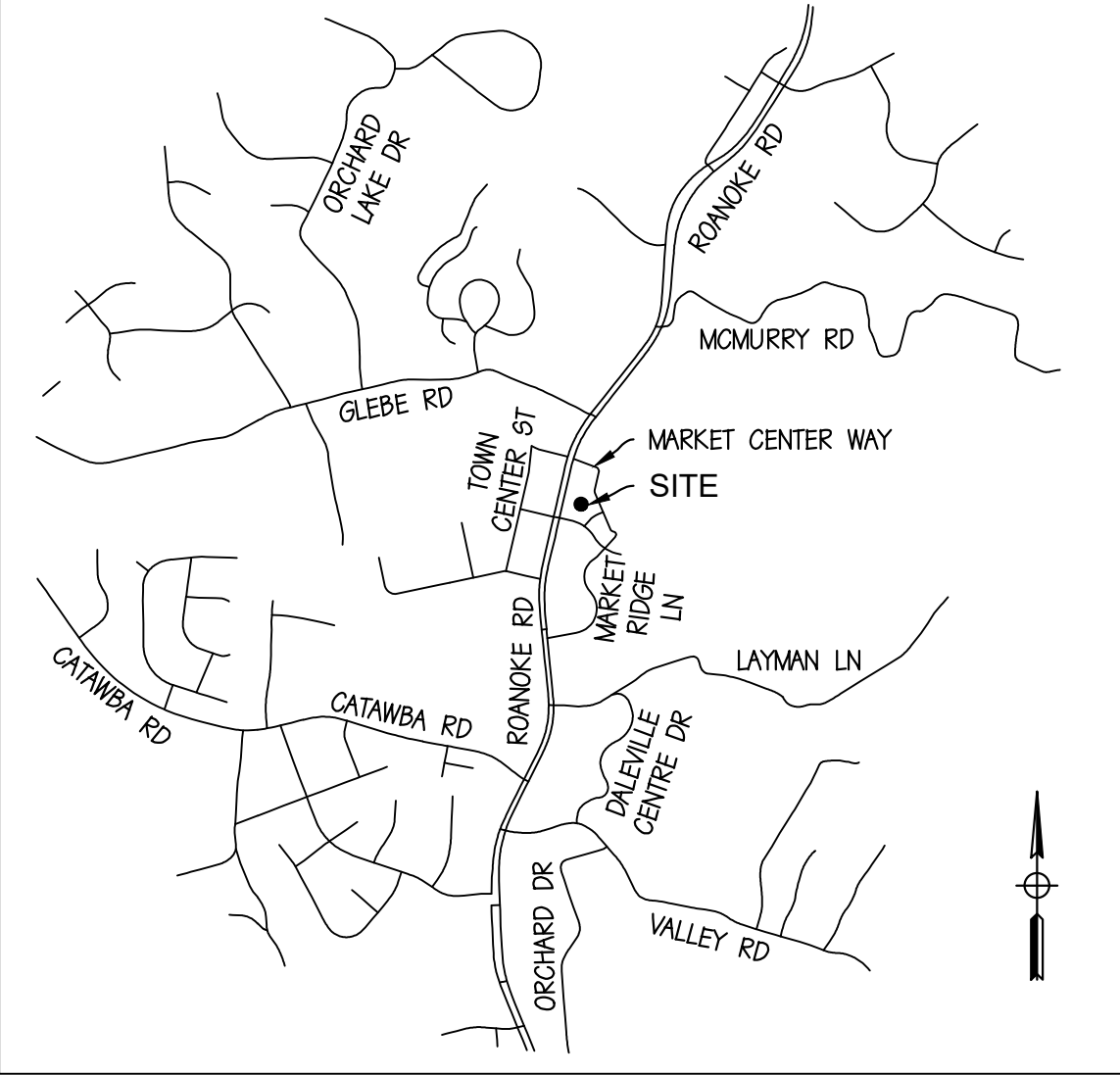
APPROVED
By Jonathan McCoy at 3:25 pm, Aug 09, 2022

APPROVED
By David S. Givens, PE at 3:37 pm, Aug 09, 2022

ORCHARD MARKETPLACE CAR WASH DALEVILLE, VIRGINIA BOTETOURT COUNTY



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C500	14 OF 14	SITE DRAINAGE DIVIDE MAPS



VICINITY MAP NO SCALE			
LEGEND			
EXISTING	DESCRIPTION	NEW	FUTURE
---	BUILDING WALL	---	---
---	CONC. WALKS	---	---
---	CONTOURS	---	---
---	SPOT ELEVATION	---	---
---	STORM SEWER	---	---
---	SANITARY SEWER & MANHOLES	---	---
---	WATER LINE, VALVE & FIRE HYDRANT	---	---
---	WATER METER	---	---
---	DUAL WATER METER	---	---
---	FENCE	---	---
---	UNDERGROUND ELECTRIC LINE	---	---
---	OVERHEAD ELECTRIC LINE	---	---
---	GAS LINE	---	---
---	GAS METER	---	---
---	UNDERGROUND COMMUNICATION LINE	---	---
---	EDGE OF PAVEMENT	---	---
---	CURB (CG-2)	---	---
---	CURB AND GUTTER (CG-6)	---	---
---	REVERSE CURB AND GUTTER (CG-6R)	---	---
---	TRANSITION CURB	---	---
---	PROPERTY LINE	---	---
---	TREE LINE	---	---
---	EXISTING TREES TO BE PROTECTED & PRESERVED	---	---
---	KEYNOTE	---	---
---	STORM SEWER ID	---	---
---	SANITARY SEWER ID	---	---
---	AREA DRAIN ID	---	---

ABBREVIATIONS

AB	ANCHOR BLOCK	MIN	MINIMUM
BLDG	BUILDING	MON	MONUMENT
BC	BOTTOM FACE OF CURB	N.I.C.	NOT IN CONTRACT
BM	BENCHMARK	OC	ON CENTER
CL	CENTERLINE	PVC	BEGIN VERTICAL CURVE
CLAS	CLASS	PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE	PVT	END VERTICAL CURVE
CO	CLEANOUT	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	SD	STORM DRAINAGE
DI	DROP INLET	SF	SQUARE FOOTAGE
DIA	DIAMETER	SHT	SHEET
DIP	DUCTILE IRON PIPE	SSWR	SANITARY SEWER
EA	EACH	STR	STRUCTURE
EC	EROSION CONTROL	STRM	STORM SEWER
ELEV	ELEVATION	SW	SIDEWALK
EP	EDGE OF PAVEMENT	TAN	TANGENT
ES	END SECTION	TB	CONCRETE THRUST BLOCK
EX	EXISTING	TBA	TO BE ABANDONED
FB	FACE OF BUILDING	TBM	TEMPORARY BENCH MARK
FF	FINISHED FLOOR ELEVATION	TBR	TO BE REMOVED
FH	FIRE HYDRANT	TBR*	TO BE REMOVED OR RELOCATED
G&F	GROSS SQUARE FOOTAGE	TO	TOP
GV	GATE VALVE	TOC	TOP OF CURB
HB	HORIZONTAL BEND	TOW	TOP OF WALL
HD	HEAVY DUTY	TP	TELEPHONE POLE
HDPE	HIGH DENSITY POLYETHYLENE	TR	TOP OF RIM
	PIPE	TYP	TYPICAL
HPT	HIGH POINT	VB	VERTICAL BEND
HOR	HORIZONTAL	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
INV	INVERT	WL	WATER LINE
IN	INVERT IN	WM	WATER METER
IO	INVERT OUT	WWF	WELDED WIRE FABRIC
LPT	LOW POINT	WWM	WELDED WIRE MESH
MAX	MAXIMUM	W/	WITH
MECH	MECHANICAL	WV	WATER VALVE
MH	MANHOLE		

PERKINS & ORRISON

ENGINEERS ▲ PLANNERS ▲ SURVEYORS

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CONSULTANTS



JOB:

ORCHARD MARKETPLACE
CAR WASH
AMSTERDAM MAGISTERIAL DISTRICT
DALEVILLE, VIRGINIA
BOTETOURT COUNTY

CLIENT:

THOMAS BUILDERS

2	06/02/2022	PER WWA COMMENTS
1	06/16/2022	PER COUNTY COMMENT
MARK	DATE	DESCRIPTION
ISSUE: 04/04/2022		
CONTOUR INTERVAL:		2'
DESIGNED BY:		RHO
DRAWN BY:		PWS
CHECKED BY:		RHO

SHEET TITLE

COVER SHEET

SHEET	JURISDICTION PROJECT #
C100	DEV-SITE-22-00005
JOB NO.: 21442	SHEET NO. 1 OF 14