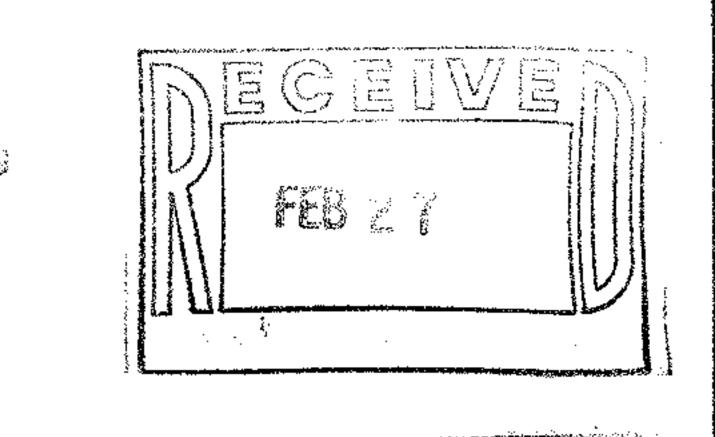
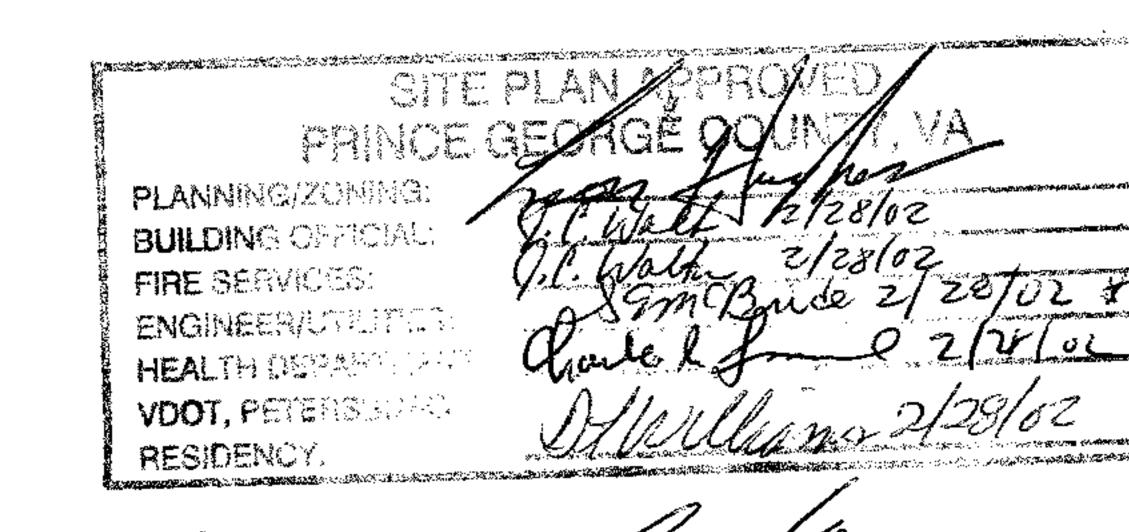


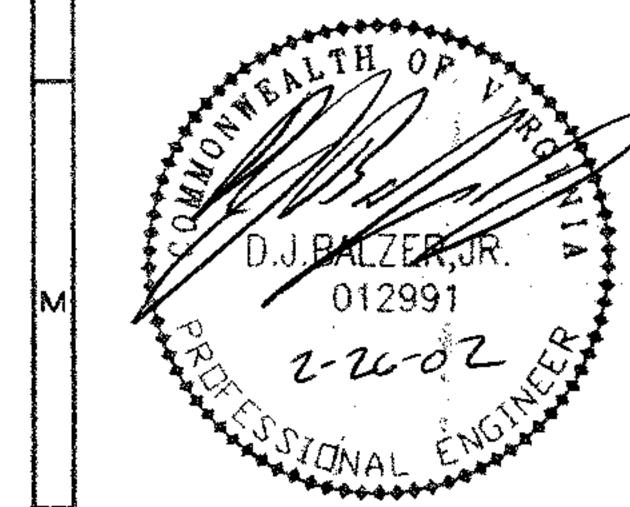
BLAND DISIRICI PRINCE GEORGE COUNTY, VIRGINIA



RICHMOND, VA 23235 PHONE: (804) 794-0571 FAX: (804) 794-2635

CONTACT: MICHELLE CRAIG





# REFLECTING TOMORROW

• PLANNERS • ARCHITECTS

1208 Corporate Circle Roanoke, Virginia 24018 Phone: 540/772-9580 FAX: 540/772-8050

501 Branchway Road Sulte 100 Richmond, Virginia 23236 Phone: 804/794-0571 FAX: 804/794-2635

880 Technology Park Drive Glen Allen, Virginia 23059 Phone: 804/553-0132 FAX: 804/553-0133

DESIGNED BY: MMC CHECKED BY: AMS

### SHEET INDEX

- COVER SHEET
- LAYOUT & UTILITIES PLAN
- GRADING PLAN
- DRAINAGE & EROSION CONTROL
- NOTES & DETAILS

#### LEGEND

	CONCRETE		YARD LIGHT (	(S.M.H.)	-()-	EX. POWER POLE
	ASPHALT PAVING	<b>⊙</b>	TYPICAL YARE	HYDRANT		EX. TELEPHONE
	PAVEMENT REPLACEMENT	<del>\</del>	PROP. FIRE	HYDRANT		EX. LIGHT POLE
	GRAVEL	<u></u>	PROP. SIAMES	SE CONNECTION	· \	BENCHMARK
	PAVERS	4	PROP. GATE VALVE			
*	WETLAND AREA		INLET PROTE	CTION		
CONTRACTOR OF TAXABLE CONTRACTOR	PROPERTY LINE				PROP.	TELEPHONE LINE
٠.	EXIST. OVERHEAD POWE	R			PROP.	GAS LINE
	EXIST. WATER LINE				PROP.	UNDERGROUND POWER
: *	EXIST. OVERHEAD CABLE		z.	8"WL	PROP.	WATERLINE
	EXIST. CENTERLINE OF R	OAD	<b>*</b>	8"SAN	PROP.	SANITARY SEWER LINE
`·	EXIST. STORM SEWER		, A		PROP.	STORM SEWER LINE
	EXIST. SANITARY SEWER			348	PROP.	CONTOURS
	EXIST. TREELINE			·	EXIST.	1' CONTOURS
		. 1 T		<i>345</i>	EXIST.	5' CONTOURS
	EXIST. EDGE OF PAVEMENT WETLAND BOUNDARY	VI E			EXIST.	SPOT ELEVATION
RMA	RESOURCE MANAGEMENT	UNDARY	351.95 351.45	PROP. T	OP & BOTTOM OF CURB	
	RESOURCE PROTECTION AREA BOUNDARY				PROP. T	REELINE

## SITE ADDRESS: 6650 PRINCE GEORGE COMMONS DRIVE PRINCE GEORGE COUNTY, VIRGINIA

GENERAL NOTES

RICHMOND, VA 23235 PHONE: (804) 794-6404 FAX: (804) 794-6505 CONTACT: ASHBY STINSON USE GROUP: B CONSTRUCTION TYPE: 5B SEE SHEET C3 FOR BOCA CODE ANALYSIS ZONING: B-1

TAX PARCEL NO: 24E(1)B-3 PART OF SITE AREA: 0.47 AC

DISTURBED AREA: 0.11 AC

WATER: COUNTY

SEWER: COUNTY

BUILDING AREA/NO. OF STORIES: 1,500 S.F. FOOTPRINT/ 2 STORIES W/ BASEMENT 4,500 S.F. TOTAL BUILDING HEIGHT: 26.65 FEET

10. PARKING REQUIRED: 6 PER FIRST 1,000 S.F., 1 PER EACH ADDITIONAL 250 S.F. = 20 SPACES (INCLUDING 1 HANDICAPPED SPACE)

11. PARKING PROVIDED: 228 SPACES IN OFFICE PARK, 30 SPACES ON PROPERTY (CROSS ACCESS EASEMENT DB. 275 PG. 598) INCLUDING 2 HANDICAP SPACES

12. OVERALL SITE DESIGN COMPLETED UNDER "PRINCE GEORGE COMMONS" PLANS DATED 4-16-85.

13. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COST HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. CONTACT "MISS UTILITY" OF CENTRAL VA TOLL FREE 1-800-552-7001.

14. CROSS CONNECTION AND BACKFLOW VALVE SHALL BE INSTALLED TO BOCA CODE. AN APPROVED REDUCED PRESSURE DEVICE SHALL BE INSTALLED ON THE MAIN WATER SERVICE TO THE BUILDING. AN APPROVED BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED ON THE IRRIGATION SYSTEM IF APPLICABLE.

15. ALL UTILITY LINES SUCH AS ELECTRIC, TELEPHONE, AND CATV, OR OTHER SIMILAR LINES SHALL BE INSTALLED UNDERGROUND. THIS SHALL APPLY TO LINES SERVING INDIVIDUAL SITES AS WELL AS TO UTILITY LINES WITHIN THE PROJECT.

16. FOR BUILDING DIMENSIONS, SEE ARCHITECTURAL DRAWINGS.

17. ALL PARKING LOT DIMENSIONS ARE FROM FACE OF CURB.

18. ALL CURVE RADII ARE 5 FEET UNLESS OTHERWISE SPECIFIED.

19. ALL PARKING SPACES TO BE MARKED WITH FOUR INCH (4") WIDE STRIPES (WHITE PAINT). DIRECTIONAL ARROWS SHALL BE ALSO PAINTED WHITE.

20. ROOFTOP AND GROUND LEVEL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW AND DESIGNED TO BE PERCEIVED AS AN INTEGRAL PART OF THE

21. THE APPROXIMATE AREA OF THE LIMITS OF CLEARING, GRADING AND CONSTRUCTION

22. C.B.P.A. COMPLIANCE IS ACHIEVED BY OVERALL BMP FACILITY PROPOSED WITH PRINCE GEORGE COMMONS SITE PLANS DATED 7-24-86. 23. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN CONFORMANCE WITH WITH THE JANUARY 1994, VDOT ROAD AND BRIDGE SPECIFICATIONS AND 1993

ROAD AND BRIDGE STANDARDS.

24. CONCRETE CURB AND GUTTER SHALL BE USED THROUGHOUT THE PROJECT EXCEPT AS NOTED OTHERWISE GUTTER PAN TO BE REVERSE SLOPE WHERE PAVING SLOPES FROM CURB. SLOPE OF GUTTER TO BE THE SAME AS ADJACENT PAVING.

25. ALL WORK TO BE IN ACCORDANCE WITH PRINCE GEORGE COUNTY STANDARD SPECIFICATIONS. 26. HANDICAP ACCESS DIRECTED BY OWNER AND ARCHITECT. PLANS REFLECT THESE DIRECTIONS.

ALL DRAINAGE CALCULATIONS DESIGNED AND APPROVED UNDER PRINCE GEORGE COMMONS' PLANS DATED 4-16-85.