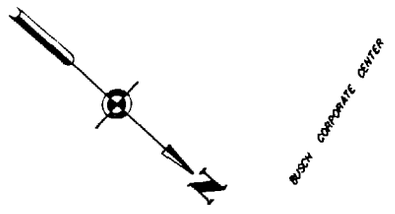
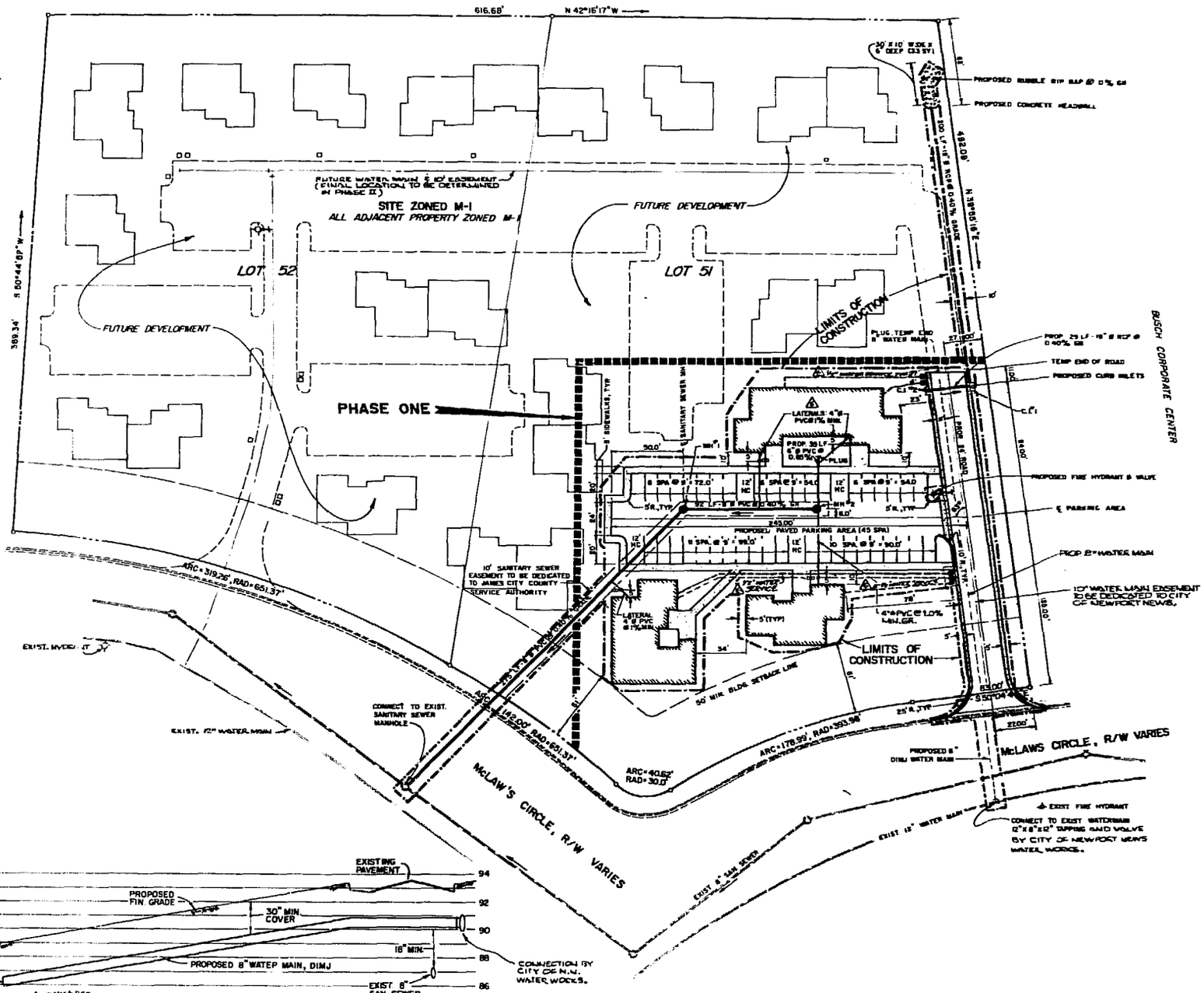
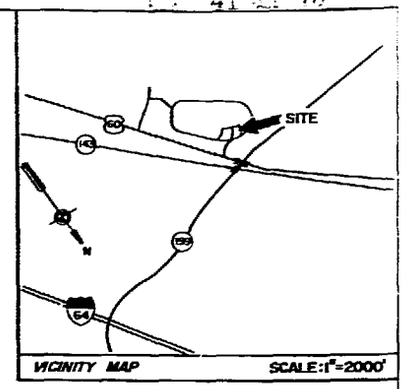
BUSCH CORPORATE CENTER



GENERAL NOTES

1. BENCH MARK IS RIM OF EXISTING SANI. SEWER MH NO. 103 LOCATED IN THE CENTERLINE OF MCLAWS CIR. IN FRONT OF THE SITE; ELEV = 94.08.
2. ALL CONSTRUCTION & MATERIALS SHALL CONFORM TO JAMES CITY COUNTY & VDHAT STANDARDS & SPECIFICATIONS EXCEPT AS NOTED OTHERWISE.
3. LANDSCAPING SHALL BE AS PER OWNER & ARCHITECT & SHALL BE CONSISTENT WITH APPLICABLE BUSCH CORPORATE CENTER COVENANTS & RESTRICTIONS.
4. BUILDINGS TO BE STONED OUT FROM ARCHITECT'S PLANS.
5. UTILITY LOCATIONS SHOWN ON THESE PLANS ARE BASED ON BEST INFORMATION AVAILABLE TO THIS OFFICE, FIELD VERIFIED WHERE POSSIBLE & IS ACCURATE TO THE BEST OF OUR KNOWLEDGE & BELIEF. HOWEVER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATION OF UTILITIES SHOWN AND TO ASCERTAIN THE EXISTENCE OR NON-EXISTENCE OF OTHER UTILITIES, BOTH ABOVE GROUND & BELOW GROUND WHICH MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT ALL UTILITIES DURING CONSTRUCTION & SHALL REPAIR AT HIS OWN EXPENSE ANY & ALL UTILITIES DAMAGED BY CONSTRUCTION. CONTACT "MISS UTILITY OF VA" @ 1-800-552-7001, 72 HRS PRIOR TO BEGINNING CONSTRUCTION.
6. CONTRACTOR SHALL ESTABLISH POSITIVE DRAINAGE & EROSION CONTROL AS THE FIRST STEP IN CONSTRUCTION, & SHALL MAINTAIN SAME UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED. SEE "EROSION & SEDIMENT CONTROL NOTES" ELSEWHERE ON THESE PLANS.
7. ALL VEGETATION & DELETERIOUS MATERIALS SHALL BE REMOVED FROM WITHIN THE LIMITS OF CONSTRUCTION AS SHOWN ON SHEET 1 & DISPOSED OF OFF-SITE. TOPSOIL STRIPPED FROM PAVEMENT AREAS & BUILDING SITES SHALL BE STOCKPILED FOR RESPREADING.
8. BUILDING PADS & AREAS TO BE PAVED SHALL BE PROOF ROLLED & ANY SOFT OR UNSTABLE AREAS CORRECTED BY EXCAVATION & REPLACEMENT WITH SELECT MATERIAL. SELECT MATERIAL SHALL BE REQUIRED FOR FILL & BACKFILL UNDER BUILDINGS & PAVED AREAS.
9. FILL & BACKFILL MATERIAL SHALL BE PLACED IN LIFTS OF 6" MAXIMUM THICKNESS & EACH LIFT COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-698 BEFORE SUCCEEDING LIFTS ARE PLACED.
10. WATERMAINS ARE THE PROPERTY OF NEWPORT NEWS WATERWORKS. ALL WATERLINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH NEWPORT NEWS REQUIREMENTS & SPECIFICATIONS & BOCA CODES.
11. ANY ERRORS, DISCREPANCIES, OR OMISSIONS DISCOVERED IN THESE PLANS SHALL BE TAKEN UP WITH THE ENGINEER BEFORE PROCEEDING WITH THE WORK.





VICINITY MAP SCALE: 1"=2000'

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED IMPROVEMENT
- PROPOSED 18" R.C.P. STORM DRAIN
- PROPOSED CURB INLET
- PROPOSED CONCRETE HEADWALL
- PROPOSED 8" WATER MAIN (HYDRANT)
- PROPOSED 8" ø P.V.C. SANITARY SEWER (STD MANHOLE)
- PROPOSED 5' SIDEWALK
- PROPOSED PAVING WITH CONCRETE CURBS & GUTTERS

WATER EXTENSION AGREEMENT

OWNER TO ENTER INTO WATER EXTENSION AGREEMENT WITH CITY OF NEWPORT NEWS, VIRGINIA, AGREEING TO CONSTRUCT THE WATER EXTENSION ACCORDING TO NEWPORT NEWS STANDARDS AND, ONCE APPROVED, DEDICATE THE SYSTEM TO THE CITY OF NEWPORT NEWS, VIRGINIA.

PROPOSED WATER MAIN (LOOPED/DEAD-END)
PROP PIPE, HYDRANT, MEGERS, VALVES
FUTURE FIRE HYDRANT, MEGERS, VALVES

NOTE: GARBAGE AND TRASH DISPOSAL TO BE ACCOMPLISHED THROUGH PRIVATE CONTRACTORS.

NOTE: CONTRACTOR TO PROVIDE & INSTALL TEMPORARY STRAW BALES, SILT FENCES OR OTHER DEVICES AS MAY BE REQUIRED TO CONTROL CONSTRUCTION EROSION. SEE SHEET 2 FOR DETAILS OF EROSION & SEDIMENT CONTROL MEASURES.

TREES:

ENTIRE SITE IS WOODED.
ALL TREES GREATER THAN 4" DIAMETER TO BE PROTECTED & PRESERVED EXCEPT WITHIN 5' OF AREAS TO BE COVERED BY PAVING, SIDEWALKS, OR BUILDINGS.

AREA ANALYSIS

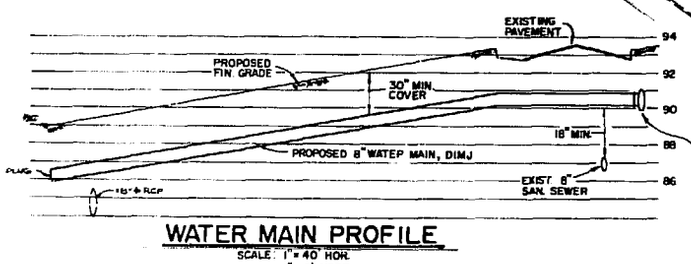
TOTAL SITE AREA = 7.0 ACRES
PHASE ONE AREA = 1.5 ACRES
TOTAL BLDG. AREA = 47,000 S.F. (APPROX) *
PHASE ONE BLDG. AREA= 9,590 S.F. (APPROX)
TOTAL PARKING REQUIRED= 188 SPACES
TOTAL PARKING PLANNED= 225 to 235 SPACES
PHASE ONE PARKING REQUIRED= 38 SPACES
PHASE ONE PARKING DESIGNED= 45 spaces (INCLUDES 4 HCP)

ALL BUILDINGS TO BE ONE STORY *

RUNOFF CALCULATION: 10 YR. DESIGN STORM

PHASE ONE, PRIOR TO DEVELOPMENT:
AREA (A) = 1.5 ACRES
RAINFALL INTENSITY (I) = 7.0
RUNOFF COEFFICIENT (C) = 0.30
RUNOFF (Q) = 3.2 CFS

PHASE ONE, AFTER DEVELOPMENT
A= 1.5 ACRES
I= 7.0
C = .67
Q = 7.0 CFS



WATER MAIN PROFILE
SCALE: 1"=40' HOR.
1"=4' VERT.

SITE LAYOUT PLAN

SCALE: 1" = 40'

0 40 100 200
Scale - Feet

NOTE: SEE SHEET 2 FOR GRADING, VERTICAL INFORMATION, ROADWAY SECTION, AND SANITARY SEWER PROFILE.

1:40pm.
[redacted] 1985
B.E. [redacted] 35
[redacted] Clerk

"THESE PLANS ARE ACCURATE & COMPLETE TO THE BEST OF MY KNOWLEDGE & BELIEF. THE IMPROVEMENTS SHOWN, WHEN PROPERLY INSTALLED & MAINTAINED, WILL PROVIDE FOR ADEQUATE & PROPER DRAINAGE".

E. E. PAINE, P.E.

COMMONWEALTH OF VIRGINIA
E. E. PAINE
CERTIFICATE NO. 3527
PROFESSIONAL ENGINEER

APPLICANT / DEVELOPER
JIM GRIFFITH, BUILDER
P.O. BOX 2006
NEWPORT NEWS, VA. 23602

NO	DATE	DESCRIPTION	BY	CHK
		REVISIONS		
6	11-7-86	WATERLINE'S REVISED, BLDG REVISED	DAC	EEP
5	10-14-86	ISSUE FOR WATER EXTENSION AGREEMENT	BT	EEP
4	9-7-86	WATER MAIN PROFILE	DAC	EEP
3	9-29-86	ISSUE FOR FINAL APPROVAL	BT	EEP
2	9-26-86	ISSUE FOR COST ESTIMATE	BT	EEP
1	9-18-86	UPDATED & ISSUED FOR FINAL APPROVAL	DAC	EEP

E. E. PAINE, INC.
ENGINEERING PLANNING
12284 Warwick Blvd. Suite 25 Newport News, Va. 23606
Phone 804-877-4649

QUARTERLAND COMMONS
OFFICE CONDOMINIUMS
FOR JIM GRIFFITH, BUILDER

SITE LAYOUT PLAN
BUSCH CORPORATE CENTER
JAMES CITY COUNTY VIRGINIA

DES.	BT III	JOB NO. 1952	F.B. — PG. —
DRWN.	BT III / BL	DATE 31 AUGUST, 1983	SHEET NO.
APP.	EEP	SCALE 1"=40'	OF 2 SHEETS