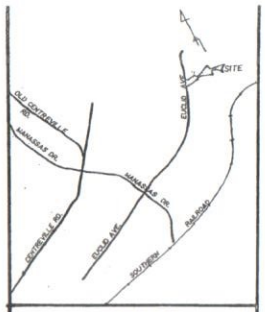
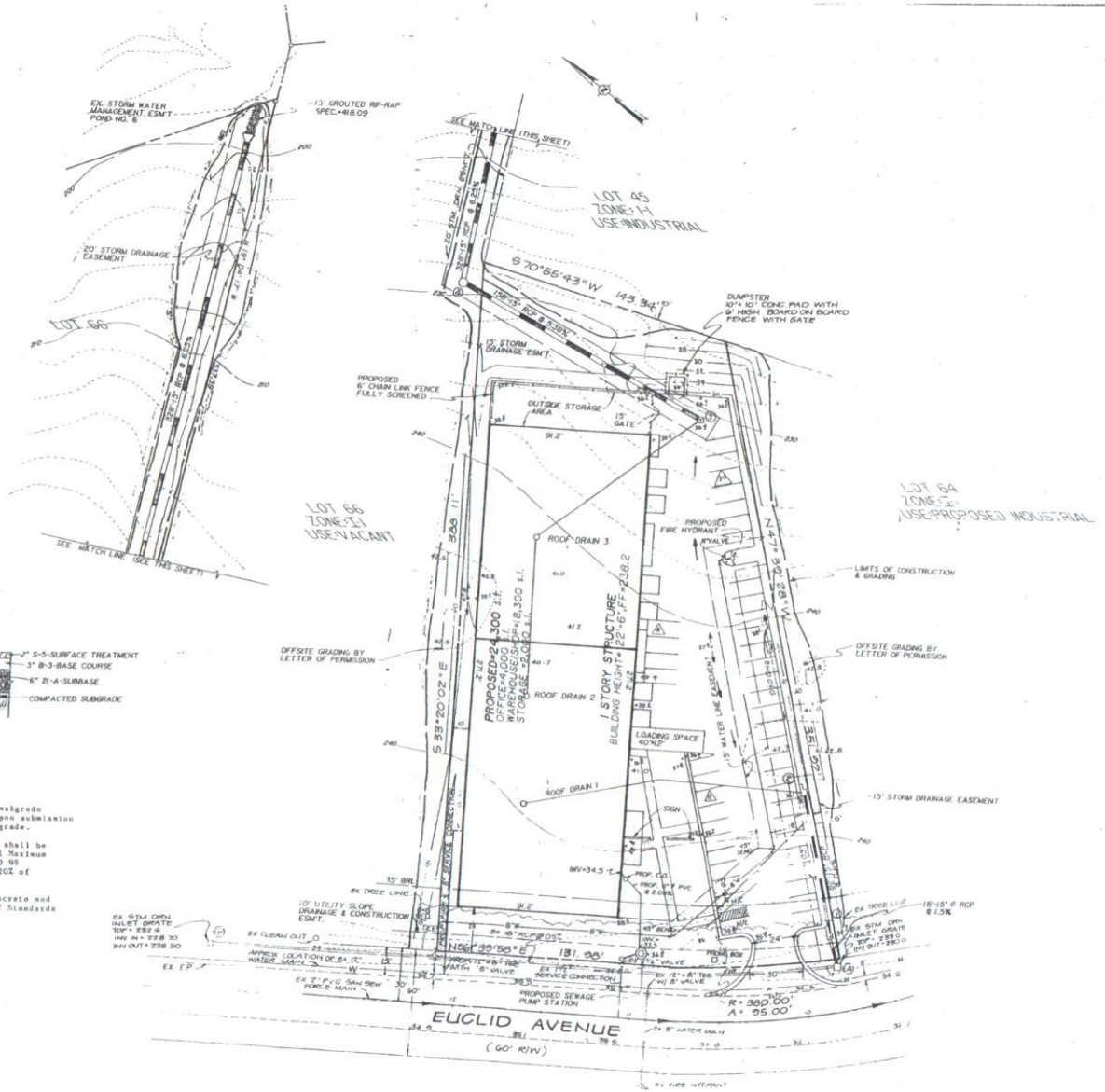
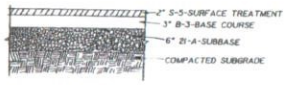


VICINITY MAP
SCALE: 1"=2,000'





PAVEMENT DESIGN
N.T.S.

NOTES:

1. Pavement design is based on a subgrade CBR of 10 and may be revised upon submission of soils tests on prepared subgrade.
2. All base, subbase and subgrade shall be compacted to 95% of Theoretical Maximum Density as determined by AASHTO 99 Method A within plus or minus 20% of optimum moisture.
3. Designations for Bituminous Concrete and Aggregate Base refer to VDH & T Standards and specifications.

LEGEND

EXISTING CONTOUR	····280····
PROPOSED CONTOUR	—280—
EX. SPOT ELEVATION	78.2
PROP. SPOT ELEV.	+78.2
PROP. CLEARING & GRADING LIMITS	
STAKED STRAW BALES	———

GENERAL NOTES:

1. Construction shall conform to the standards and specifications of the City of Manassas Park Public Facilities Manual and the Virginia Department of Highways and Transportation.
2. Boundary and Topography information by current survey by this firm. Vertical control provided by Gannett Fleming Civil Engineers Inc.
3. No area shall be denuded for more than 60 days.
4. No subsurface or soil investigation has been made by this firm.
5. Special stabilization will be required in areas where graded slopes are greater than 3:1. No slopes shall be greater than 2:1.
6. The contractor shall contact Miss Utility to have utilities located and marked prior to commencing with construction. This firm does not certify as to the location or existence of any underground utilities or to the soil or ground conditions.
7. Storm Water Management for this site shall be accomplished by the Conner Center Storm Water Management System, maintained by the City of Manassas Park.
8. The site is zoned I-1.
9. Area of site is 1.5374 AC.
10. Floor Area: Total = 24,300 s.f

    Whse. & Shop.= 18,300 s.f.
    Office = 4000 s.f.
    Storage = 2000 s.f.

11. Parking Spaces Required

    Office: 4000 s.f. (RQD 1 / 300 s.f.) = 13.3 spaces
    Whse & shop: 18,300 s.f.,20 employees, (1 / 2 employees) = 10
    Loading: 1 space rqd. to serve both uses

12. Parking spaces provided: regular 43
    loading 1
    handicapped 2
13. There shall be a backflow preventor installed in the water line, in accordance with the City Manassas Park water system design and construction standards.
14. The owner of the site is presently: Metro Sign & Design Route 7, Box 6, Chantilly, VA, 22021
15. A maintenance agreement must be obtained between the owner and shopper will be responsible for pump station repairs prior to issuance of occupancy permit.
16. Site plan information for drainage pipes shall commence 5 feet from building

COMMONWEALTH OF VIRGINIA
B. THOMAS BASHAM
(LICENSED No. 18468)
PROFESSIONAL ENGINEER

ISSUED FOR BID JULY 31, 1989

SITE PLAN
FOR

METRO SIGN & DESIGN

LOT 65
CONNER CENTER PHASE III
CITY OF MANASSAS OF PARK, VIRGINIA
SCALE: 1"=30' DATE: 6-21-89

BASHAM & ASSOCIATES
ENGINEERING | SURVEYING | PLANNING
8805 Sudley Road • Suite 102
Manassas, Virginia 22110
703-369-3141

SHEET 1 OF 4