KIWANIS LN SE

CONTRACTOR TO FIELD VERIFY IF EXISTING LINE IS ACTIVE

300SD-2

300SD-1

8' CHAIN LINK FENCE

SALT SHED
FFE: 2112.90'

INDUSTRIAL ZONING SIDE SETBACK

LIMITS OF DISTURBANCE = 5.10 ACRES

ADA SIGN (SEE DETAIL ON SHEET C707)

MECHANICAL PAD (SEE STRUCTURAL SHEETS FOR DETAILS)

CURB STOP (TYP. OF 2) (SEE DETAIL ON SHEET C707)

GRAVEL AREA (SEE TYPICAL SECTION ON SHEET C707)

DETENTION BASIN

LIMITS OF DISTURBANCE = 5.10 ACRES

100SD-1

300SD-3

LOW FLOW FLEXAMAT CHANNEL (SEE DETAILS ON SHEETS C704 & C705)

330 READING RD SE
PSA BUILDING
FFE: 2113.70'

CONCRETE SIDEWALK (SEE TYPICAL SECTION ON SHEET C707)

201SD-1

RIGID CONCRETE PAVEMENT (SEE TYPICAL SECTION ON SHEET C707)

6" BOLLARD (TYP. OF 11 BETWEEN BUILDINGS) (SEE SHEET C707 FOR BOLLARD DETAILS AND LOCATION OF BOLLARDS AROUND GARAGE DOORS)

R25'

12' WIDE FLEXAMAT ACCESS TO BASIN (SEE DETAILS ON SHEET C704)

4" FOUNDATION DRAIN OUTFALL INV. EL. = 2108.00 (ANIMAL SCREEN REQ'D.)

FLEXAMAT (SEE DETAILS ON SHEET C704)

RESIDENTIAL ZONING SIDE SETBACK

ADJUST MANHOLE TO FINAL GRADE

200SD-2

200SD-1

100SD-2

540 SF LOADING AREA

ADDITIVE BID ITEM NO. 1 (SEE NOTES ON THIS SHEET)

8" ROOF DRAIN (TYP.)

CONCRETE RIGID PAVEMENT (SEE TYPICAL SECTION ON SHEET C707)

DUMPSTER PAD (SEE DETAILS ON SHEET C707)

FLEXAMAT (SEE DETAILS ON SHEET C704) CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING STORMWATER DISCHARGE AND ALIGN FLEXAMAT CHANNEL WITH THE DIRECTION OF FLOW.

30' READING ROAD

30' MANUAL SLIDING GATE (THE OWNER SHALL ENSURE THE FIRE HYDRANT IS ACCESSIBLE AT ALL TIMES)

TRANSFORMER PAD (SEE STRUCTURAL SHEETS FOR DETAILS)

200SD-3

WALL MOUNTED ADA SIGN (SEE DETAIL ON SHEET C707)

SPOIL/BORROW AREA (SEE SHEETS C500 AND C501 FOR NOTES AND SEQUENCE OF CONSTRUCTION)

365 READING RD SE
EQUIPMENT SHED
FFE: 2113.10'

345 READING RD SE
GARAGE BUILDING
FFE: 2113.70'

5' X 5' CONCRETE PAD (TYP. OF 5) (SEE SIDEWALK TYPICAL SECTION ON SHEET C707)

CONCRETE SIDEWALK (SEE TYPICAL SECTION ON SHEET C707)

EXISTING TREES TO REMAIN

INDUSTRIAL ZONING FRONT SETBACK

4" FOUNDATION DRAIN (SEE STRUCTURAL SHEETS FOR DETAILS)

RESIDENTIAL ZONING SIDE SETBACK

MECHANICAL PADS (SEE STRUCTURAL SHEETS FOR DETAILS)

200SD-4

200SD-5

200SD-6

100SD-3

100SD-4

8' CHAIN LINK FENCE

PARKING LOT

LANDSCAPE SCREENING CONSISTING OF TWO STAGGERED ROWS OF 6' TALL LEYLAND CYPRESS SPACED APPROXIMATELY 8' O.C. (TYP. OF 69)

FLAP GATE REQ'D. ON FENCE (SEE DETAILS ON SHEET C707)

FLEXAMAT (SEE DETAILS ON SHEET C704)

HARDSCAPE LEGEND

- GRAVEL ROAD/AREA
- CONCRETE PADS/SIDEWALKS/APRON
- FLEXAMAT
- EXISTING TREES TO REMAIN
- ADDITIVE BID ITEM NO. 1 (CONCRETE RIGID PAVEMENT)

ADDITIVE BID ITEM NO. 1 NOTE:

ADDITIVE BID ITEM NO. 1 INCLUDES THE EXPANSION OF THE CONCRETE APRON AT THE ENTRANCE OF THE SITE TO INCLUDE THE GRAVEL PARKING AREAS.

NOTES:

1. ACCESS TO ALL FIRE HYDRANTS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
2. THE ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL BE SLOPED NO GREATER THAN 2.0% (1:48).
3. ALL SIDEWALKS ALONG ACCESSIBLE ROUTES SHALL HAVE A 5.0% MAXIMUM SLOPE, UNLESS OTHERWISE INDICATED AS A RAMP.
4. LANDINGS SHALL BE PROVIDED FOR ALL DOORWAYS AND SHALL HAVE A WIDTH AND LENGTH EQUAL TO OR GREATER THAN THE DOORWAY WIDTH. THE EXTERIOR DOORWAY LANDINGS SHALL NOT EXCEED A SLOPE OF 2.0%.
5. STRIPING SHOWN IN GRAVEL AREAS ARE FOR ILLUSTRATIVE PURPOSES ONLY, STRIPING NOT REQUIRED.

LANDSCAPING SCHEDULE

REQUIRED NUMBER OF TREES	0
PROVIDED NUMBER OF TREES	69

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1" = 30'
CONTOUR INTERVAL = 1'

APPROVED: Engineering Director Date

APPROVED: Planning Director Date

COMMONWEALTH OF VIRGINIA
M. ANDREW MONK
Lic. No. 050716
7/1/20
PROFESSIONAL ENGINEER

MONTGOMERY COUNTY GARAGE AND MAINTENANCE FACILITIES
MONTGOMERY COUNTY, VIRGINIA

SITE PLAN

No.	Date	Purpose of Document Issue
	08-03-2020	TRC REVIEW COMMENTS ISSUED 07-15-2020
	09-01-2020	TRC REVIEW COMMENTS ISSUED 08-20-2020

Designed	ACM
Drawn	JAG & TCR
Checked	MAM
Date	09-01-2020

Project No.
14820

THOMPSON & LITTON

Sheet No.
C300