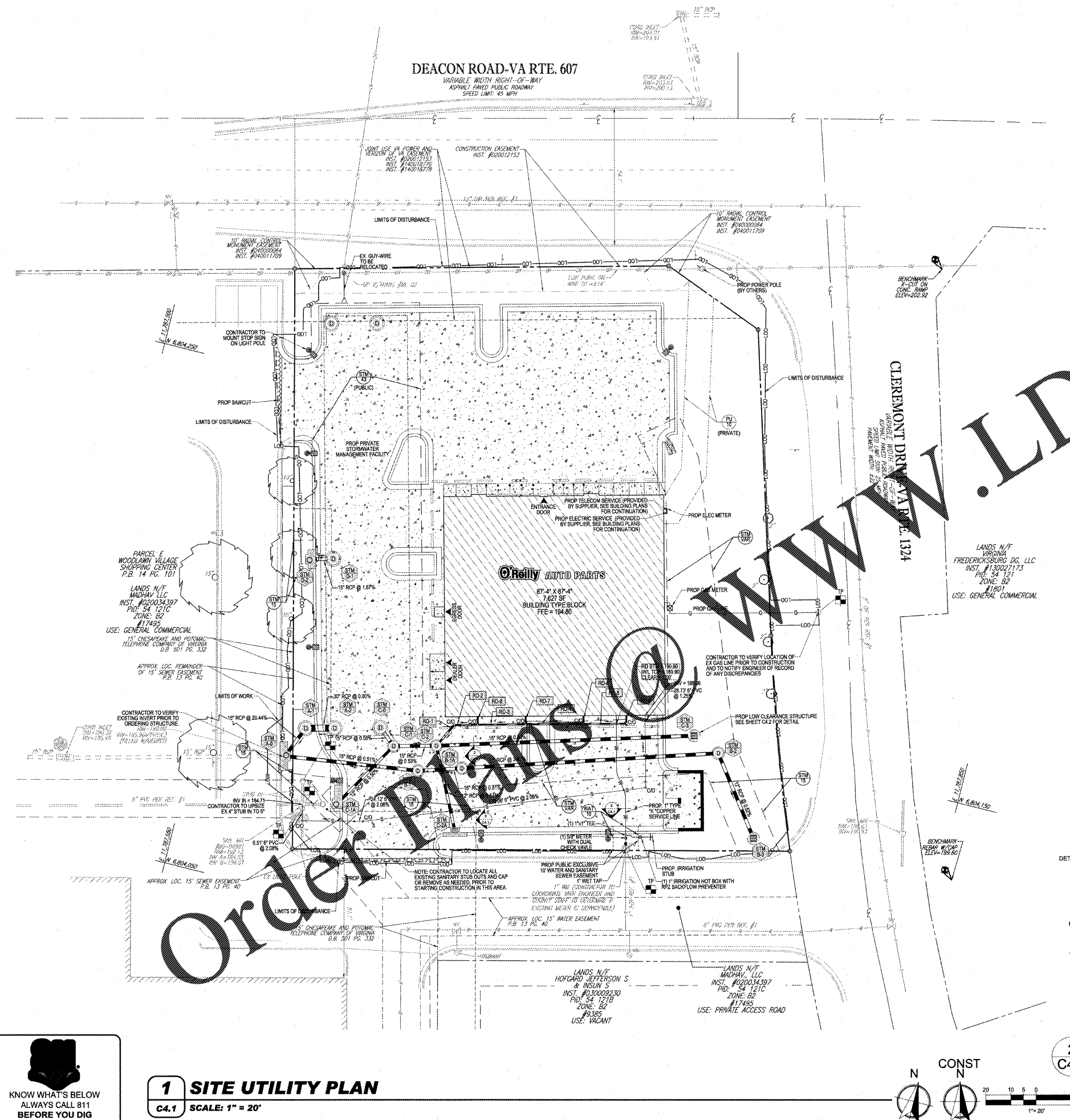


DEACON ROAD-VA RTE. 607
 VARIABLE WIDTH RIGHT-OF-WAY
 ASPHALT PAVED PUBLIC ROADWAY
 SPEED LIMIT: 45 MPH



TELEPHONE SERVICE REQUIREMENTS:
 SPECIAL NOTE - NEW SERVICE TO BUILDING SHALL BE AN UNDERGROUND SERVICE. CONTRACTOR SHALL SCHEDULE INSTALLATION OF UG TELEPHONE SERVICE CONDUIT WITH OWNER.
 SCHEDULE 40 PVC CONDUIT WITH RIGID GALVANIZED STEEL LONG SWEEP BENDS @ 18" DEPTH FOR PHONE SERVICE. PROVIDE MINIMUM 1/4" POLYETHYLENE PULL LINE. PLACE CONDUIT A MINIMUM OF 12" FROM UG ELECTRICAL CONDUITS IN SAME TRENCH.
 CAP CONDUIT AT PROPERTY LINE BELOW FINISHED GRADE AND INSTALL CABLE MARKER FOR PHONE COMPANY. IF NECESSARY, OTHERWISE CONTINUE PHONE SERVICE CONDUIT TO A POLE AND INSTALL RIGID GALVANIZED STEEL CONDUIT TO A MINIMUM 10' ABOVE FINISH GRADE, ATTACHED TO POLE.
 CONTRACTOR SHALL COORDINATE INSTALLATION AND VERIFY REQUIREMENTS WITH PHONE COMPANY. PLUS INCLUDE ALL FEES IF ANY BY PHONE COMPANY FOR INSTALLATION OF NO LESS THAN 10 PAIR CABLE IN MENTIONED CONDUIT. TO CONTRACTOR INSTALL 6" RIGID GALVANIZED STEEL CONDUIT WITH 10' MINIMUM CLEARANCE FROM ELECTRICAL CONDUITS AND TELEPHONE EQUIPMENT. CONTRACTOR SHALL PROVIDE #6 AWG CU GROUND TO TELEPHONE EQUIPMENT LOCATION FROM ELECTRICAL GROUNDING ELECTRODE SYSTEM. FINAL CONNECTIONS AND INSIDE PHONE WIRING BY OWNER.
 ONLY IF UNDERGROUND PHONE SERVICE IS NOT AVAILABLE, THEN MAY CONTRACTOR INSTALL APPROPRIATE OVERHEAD PHONE SERVICE RISER, WEATHERHEAD, ETC. COORDINATE WITH OWNER AND PHONE CO.

SAWCUT NOTE:
 WHERE NEW UTILITY SERVICES ARE ROUTED UNDER EXISTING PAVED AREAS, ALL EXISTING PAVING SHALL BE REMOVED IN THE FOLLOWING STEPS:
 1) SAWCUTTING PAVING.
 2) REMOVAL AND TRENCHING.
 3) INSTALLATION OF UTILITY.
 4) BACKFILL AND COMPACTION.
 5) SURROUNDING PAVING IN BOTH MATERIAL AND ELEVATION.
 CONTRACTOR SHALL COORDINATE, OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND LICENSES TO PERFORM THIS WORK AND SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL WHILE PERFORMING SAWCUTTING OPERATIONS AS NECESSARY.

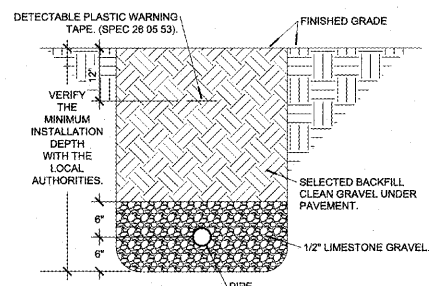
CONTRACTOR CAUTION! VERIFY SEWER LINE LOCATION
 BEFORE STARTING ANY BUILDING PAVING OR CONCRETE POURING THE CONTRACTOR SHALL FIELD VERIFY ALL CONSTRUCTION RIGHTS-OF-WAY AND WORKABLE FLOW LINE ELEVATION. VERIFY ALL EXISTING SANITARY SEWER SERVICE LINE OR MAIN.
 IF ANY WORKABLE FLOW LINE HAS BEEN ESTABLISHED AT THE TIME OF FINAL SANITARY SEWER SERVICE CONNECTION, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTS ASSOCIATED WITH THE INSTALLATION OF A NEW GRINDER PUMP SYSTEM TO MEET OWNER AND LOCAL REQUIREMENTS.

EXISTING CONDITIONS NOTES:
 1. EXISTING INSTALLATIONS (SUCH AS WATER MAINLINES, GAS MAINLINES, SEWER MAINLINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES) IN THE VICINITY OF THE WORK TO BE DONE ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.
 THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.

GRAVEL CROSSING NOTE:
 WHERE NEW UTILITY SERVICES ARE ROUTED UNDER EXISTING GRAVEL AREAS, ALL EXISTING GRAVEL SHALL BE REMOVED IN THE FOLLOWING STEPS:
 1) REMOVAL & TRENCHING
 2) INSTALLATION OF UTILITY
 3) BACKFILL & COMPACTION
 4) INSTALLATION OF NEW GRAVEL THAT MATCHES THE EXISTING SURROUNDINGS IN BOTH MATERIAL AND ELEVATION.
 CONTRACTOR SHALL COORDINATE, OBTAIN & PAY FOR ALL REQUIRED PERMITS & LICENSES TO PERFORM THIS WORK & SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL.

EASEMENT LEGEND

EXISTING EASEMENTS	
---	EX. DRY UTILITY
---	EX. SANITARY AND SEWER
---	EX. WATER
---	EX. MISCELLANEOUS
PROPOSED EASEMENTS	
---	SIGHT DISTANCE
---	STORM DRAIN
---	WATER
---	PRIVATE UTILITY



PIPE INSTALLATION DETAIL
 NO SCALE

GENERAL NOTES

- A) BRANCH CIRCUIT CONDUCTOR SIZES ARE INCREASED, TO ALLOW FOR VOLTAGE DROP.
- B) CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES, USING UTILITY COMPANY CONTACT INFORMATION GIVEN. COORDINATE FOR ALL UTILITY WORK SHOWN. GIVE UTILITY COMPANIES NOTICE OF CONSTRUCTION START DATE AND ESTIMATED COMPLETION DATE.
- C) GENERAL CONTRACTOR SHALL CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR SHALL CONTACT THE O'REILLY PROJECT ADMINISTRATOR BEFORE PROCEEDING.
- D) REFER TO SHEET C4.2 AND C4.3 FOR ADDITIONAL UTILITY DETAILS.

SYMBOLS LEGEND

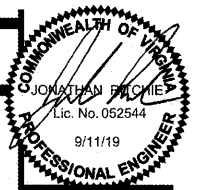
- REFER TO SHEET FOR EXISTING CONDITION SYMBOLS LEGEND
- NEW UTILITIES**
 (SYMBOLS APPLY ONLY WHEN USED ON DRAWINGS)
- W WATER SERVICE
 - S SANITARY SEWER
 - SS STORM SEWER
 - E UG ELECTRIC
 - T UG PHONE (BY PHONE CO.)
 - OH OVERHEAD ELECTRIC
 - CONNECTING TO EXISTING
 - SAW CUT

PLAN REFERENCES

- REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES
- THIS PLAN TO BE UTILIZED FOR SITE UTILITY PURPOSES ONLY

UTILITY COMPANY CONTACTS

ELECTRIC:	DOMINION ENERGY (866) 306-4357
TELEPHONE:	COX (668) 272-6777
GAS:	COLUMBIA GAS OF VIRGINIA (800) 645-8911
WATER:	STAFFORD COUNTY UTILITIES (540) 658-9630
SEWER:	STAFFORD COUNTY UTILITIES (540) 658-9630



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 e-mail: architect@esterstyschneider.com

PROJECT:
 NEW O'REILLY AUTO PARTS STORE
 290 DEACON ROAD
 FREDERICKSBURG, VA #4
SITE UTILITY PLAN



COMM #	4251
DATE:	11-2-18
REVISION DATE:	03-25-19
	06-24-19
	09-11-19

C4.1



1 SITE UTILITY PLAN
 C4.1 SCALE: 1" = 20'

