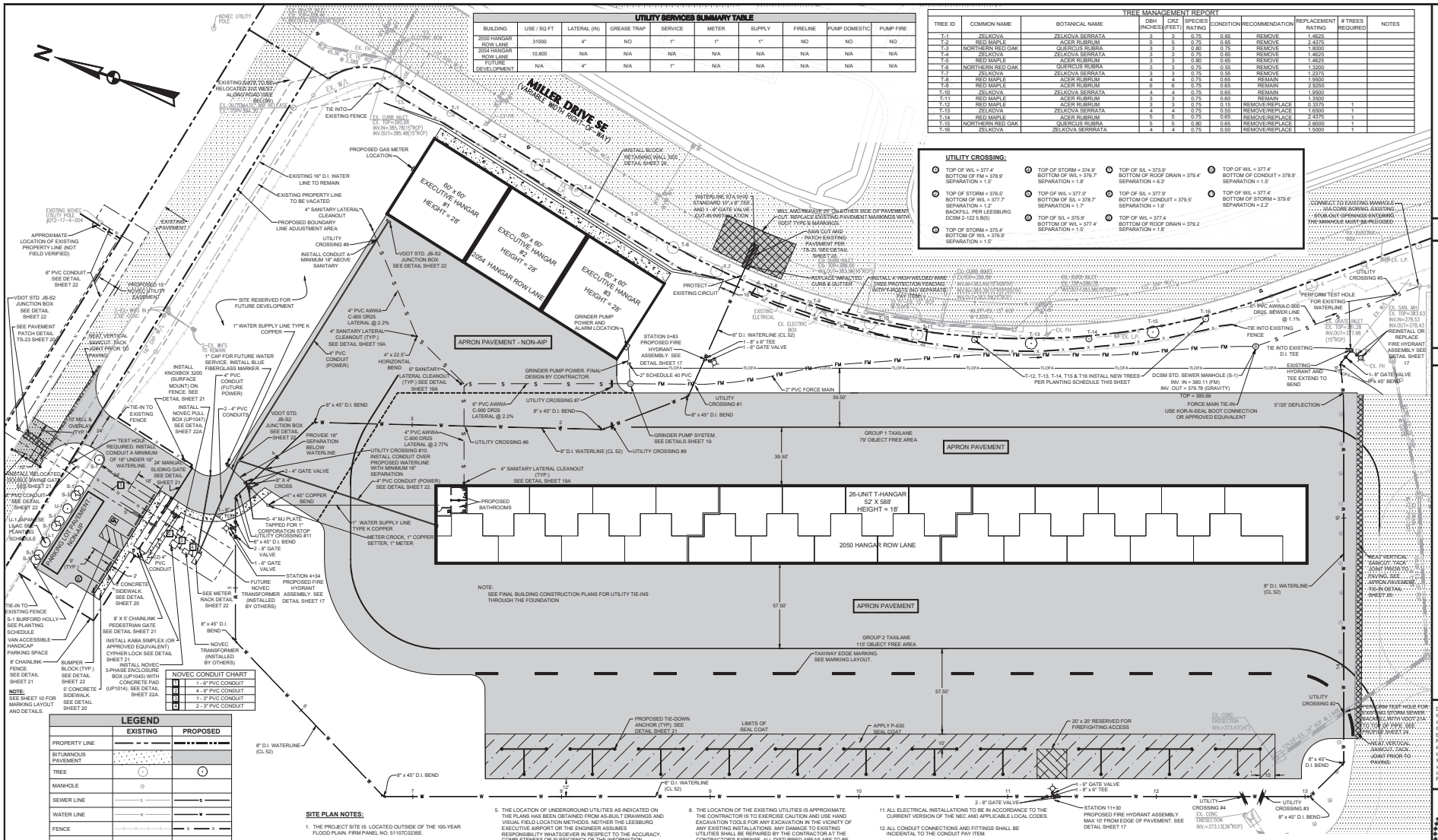


UTILITY SERVICES SUMMARY TABLE

BUILDING	USE / SQ FT	LATERAL (IN)	GREASE TRAP	SERVICE	METER	SUPPLY	FIRELINE	PUMP DOMESTIC	PUMP FIRE
2050 HANGAR ROW LANE	31000	4"	NO	1"	1"	1"	NO	NO	NO
2054 HANGAR ROW LANE	10,800	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
FUTURE DEVELOPMENT	N/A	4"	N/A	1"	N/A	N/A	N/A	N/A	N/A

TREE MANAGEMENT REPORT

TREE ID	COMMON NAME	BOTANICAL NAME	DBH (INCHES)	CRZ (FEET)	SPECIES RATING	CONDITION	RECOMMENDATION	REPLACEMENT RATING	# TREES REQUIRED	NOTES
T-1	ZELKOVA	ZELKOVA SERRATA	3	3	0.75	0.65	REMOVE	1.4625		
T-2	RED MAPLE	ACER RUBRUM	5	5	0.75	0.65	REMOVE	2.4375		
T-3	NORTHERN RED OAK	QUERCUS RUBRA	3	3	0.80	0.75	REMOVE	1.6000		
T-4	ZELKOVA	ZELKOVA SERRATA	3	3	0.75	0.65	REMOVE	1.4625		
T-5	RED MAPLE	ACER RUBRUM	3	3	0.80	0.65	REMOVE	1.4625		
T-6	NORTHERN RED OAK	QUERCUS RUBRA	3	3	0.75	0.55	REMOVE	1.3200		
T-7	ZELKOVA	ZELKOVA SERRATA	3	3	0.75	0.55	REMOVE	1.2375		
T-8	RED MAPLE	ACER RUBRUM	4	4	0.75	0.65	REMAIN	1.9500		
T-9	RED MAPLE	ACER RUBRUM	6	6	0.75	0.65	REMAIN	2.9250		
T-10	ZELKOVA	ZELKOVA SERRATA	4	4	0.75	0.65	REMAIN	1.9500		
T-11	RED MAPLE	ACER RUBRUM	3	3	0.75	0.60	REMAIN	1.3500		
T-12	RED MAPLE	ACER RUBRUM	3	3	0.75	0.15	REMOVE/REPLACE	0.3375	1	
T-13	ZELKOVA	ZELKOVA SERRATA	4	4	0.75	0.55	REMOVE/REPLACE	1.6500	1	
T-14	RED MAPLE	ACER RUBRUM	5	5	0.75	0.65	REMOVE/REPLACE	2.4375	1	
T-15	NORTHERN RED OAK	QUERCUS RUBRA	5	5	0.80	0.65	REMOVE/REPLACE	2.6000	1	
T-16	ZELKOVA	ZELKOVA SERRATA	4	4	0.75	0.50	REMOVE/REPLACE	1.5000	1	

UTILITY CROSSING:

① TOP OF WIL = 377.4' BOTTOM OF FM = 378.9' SEPARATION = 1.5'	② TOP OF STORM = 374.9' BOTTOM OF WIL = 376.7' SEPARATION = 1.8'	③ TOP OF S/L = 373.9' BOTTOM OF ROOF DRAIN = 379.4' SEPARATION = 6.3'	④ TOP OF WIL = 377.4' BOTTOM OF CONDUIT = 378.9' SEPARATION = 1.5'
⑤ TOP OF STORM = 376.5' BOTTOM OF WIL = 377.7' SEPARATION = 1.2' BACKFILL PER LEESBURG DCSM 2-122 S.B(5)	⑥ TOP OF WIL = 377.0' BOTTOM OF S/L = 378.7' SEPARATION = 1.7'	⑦ TOP OF S/L = 377.9' BOTTOM OF CONDUIT = 379.5' SEPARATION = 1.6'	⑧ TOP OF WIL = 377.4' BOTTOM OF STORM = 379.6' SEPARATION = 2.2'
⑨ TOP OF STORM = 375.4' BOTTOM OF WIL = 376.9' SEPARATION = 1.5'	⑩ TOP OF S/L = 375.9' BOTTOM OF WIL = 377.4' SEPARATION = 1.5'	⑪ TOP OF WIL = 377.4 BOTTOM OF ROOF DRAIN = 379.2 SEPARATION = 1.8'	

NOVEC CONDUIT CHART

1	1 - 6" PVC CONDUIT
2	4 - 6" PVC CONDUIT
3	1 - 3" PVC CONDUIT
4	2 - 3" PVC CONDUIT

LEGEND

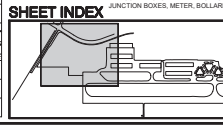
	EXISTING	PROPOSED
PROPERTY LINE		
BITUMINOUS PAVEMENT		
TREE		
MANHOLE		
SEWER LINE	S	S
WATER LINE	W	W
FENCE	X	X
STORM SEWER		
TAXILANE OBJECT FREE AREA		TLOFA
WATER VALVE		
LIGHT POLE		
FIRE HYDRANT		
NOVEC POWER	N	N
SANITARY MANHOLE		
AIPNON-AIP LIMITS		
CONCRETE		
FORCE MAIN		FM
TREE PROTECTION FENCING	TP	TP
GRINDER PUMP		

NOTE: SEE SHEET 10 FOR MARKING LAYOUT AND DETAILS.

SITE PLAN NOTES:

1. THE PROJECT SITE IS LOCATED OUTSIDE OF THE 100-YEAR FLOOD PLAIN. FIRM PANEL NO. 51107C0236E.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE LOCAL UTILITY COMPANIES FOR ANY AND ALL WORK ASSOCIATED WITH ALL EXISTING AND PROPOSED UTILITIES.
3. THE BARRICADE (TRAFFIC BARREL) LOCATIONS SHOWN ARE TYPICAL. THE CONTRACTOR SHALL MOVE THE BARRICADES IN THE PROPER LOCATIONS AS DETERMINED BY FIELD CONDITIONS EACH DAY AND AS DIRECTED BY THE OWNER'S PROJECT MANAGER AND OWNER. THERE IS NO SEPARATE PAY ITEM FOR THE DAILY RELOCATION OF THE SAFETY BARRICADES (BARRELS, BARRICADES, FENCING, ETC.).
4. THE CONTRACTOR SHALL PROTECT THE EXISTING ELECTRICAL JUNCTION BOXES, METER, BOLLARDS, ETC. AT ALL TIMES.
5. THE LOCATION OF UNDERGROUND UTILITIES AS INDICATED ON THE PLANS HAS BEEN OBTAINED FROM AS-BUILT DRAWINGS AND VISUAL FIELD LOCATION METHODS. NEITHER THE LEESBURG EXECUTIVE AIRPORT OR THE ENGINEER ASSUMES RESPONSIBILITY WHATSOEVER IN RESPECT TO THE ACCURACY, COMPLETENESS OR SUFFICIENCY OF THE INFORMATION SHOWN. THERE IS NO GUARANTEE EITHER EXPRESSED OR IMPLIED THAT THE LOCATIONS, SIZES AND TYPES OF MATERIALS OF EXISTING UNDERGROUND UTILITIES INDICATED ARE REPRESENTATIVE OF THOSE TO BE ENCOUNTERED IN THE CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES INCLUDING HOMERUN CABLES AND SERVICE CONNECTIONS TO UNDERGROUND UTILITIES. PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF HIS OPERATIONAL PLANS. IN THE EVENT AN UNEXPECTED UTILITY INTERFERENCE IS ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. ANY SUCH SERVICES DISTURBED BY THE CONTRACTOR'S OPERATION SHALL BE RESTORED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
6. ALL UNDERGROUND CONDUIT TO BE SCHEDULE 40 PVC UNLESS OTHERWISE INDICATED.
7. THE CONTRACTOR SHALL COORDINATE WITH THE AIRPORT MANAGER CONCERNING OPERATION AND SHUTDOWN OF ANY FACILITIES DURING PROJECT CONSTRUCTION.
8. THE LOCATION OF THE EXISTING UTILITIES IS APPROXIMATE. THE CONTRACTOR IS TO EXERCISE CAUTION AND USE HAND EXCAVATION TOOLS FOR ANY EXCAVATION IN THE VICINITY OF ANY EXISTING INSTALLATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. ALL DISTURBED AREAS ARE TO BE RESTORED TO THE ORIGINAL SURFACE ELEVATION, RAKED SMOOTH AND SEEDED.
9. THE CONTRACTOR IS ADVISED THAT PRIVATE UTILITIES EXIST WITHIN THE LIMITS OF THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL USE CAUTION IN WORKING IN THESE AREAS. HAND DIGGING SHOULD BE ANTICIPATED. THE CONTRACTOR SHALL HIRE A PRIVATE LOCATING FIRM TO LOCATE THE PRIVATELY OWNED UTILITIES/ELECTRICAL CIRCUITS.
10. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING THE PREPARED SUBGRADE/STONE SUBBASE AT ALL LOCATIONS. THE CONTRACTOR SHALL USE EVERY MEANS NECESSARY TO AVOID RUTTING OF THE SUBGRADE AND STONE INCLUDING ALTERNATING TRAVEL PATHS. ONCE SUBGRADE IS PRESENTED TO THE OWNER'S PROJECT MANAGER AS BEING READY FOR INSPECTION, THE ACCEPTANCE TESTING FIRM WILL PERFORM THE REQUIRED TESTS AS PER THE PROJECT SPECIFICATIONS. ONCE APPROVED, THE SUBGRADE IS REQUIRED TO BE PROTECTED BY THE CONTRACTOR BY ANY MEANS DETERMINED BY THE CONTRACTOR AND AT NO ADDITIONAL COST TO THE OWNER. THIS MAY INCLUDE STEEL PLATES OR ADDING ADDITIONAL STONE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SCHEDULE THE WORK IN SUCH A WAY TO LIMIT THE POTENTIAL DAMAGE TO SUBGRADE OR STONE.
11. ALL ELECTRICAL INSTALLATIONS TO BE IN ACCORDANCE TO THE CURRENT VERSION OF THE NEC AND APPLICABLE LOCAL CODES.
12. ALL CONDUIT CONNECTIONS AND FITTINGS SHALL BE INCIDENTAL TO THE CONDUIT PAY ITEM.
13. SEE SHEET 19 FOR PAVEMENT DETAILS AND MARKING DETAILS.
14. THE CONTRACTOR SHALL SECURE THE CONSTRUCTION GATE AT THE END OF EACH DAY'S WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR MONITORING THE GATE WHEN THE GATE IS OPEN SO AS NOT TO ALLOW UNAUTHORIZED ENTRY OF VEHICLES OR INDIVIDUALS. UNAUTHORIZED ACCESS SHALL BE REPORTED TO AIRPORT MANAGEMENT IMMEDIATELY.
15. AS PER THE TOWN OF LEESBURG ZONING ORDINANCE SECTION 3.8, THE ERECTION OF THE BUILDING SHALL NOT PROCEED BEYOND THE CORNERS OF A CONCRETE SLAB OR THE PLACEMENT OF THE CORNERS OF THE FOUNDATION, WHICHEVER IS APPLICABLE IN ESTABLISHING THE EXACT LOCATION OF ALL BUILDING, UNTIL SUCH LOCATION AS INDICATED BY A CERTIFIED LAND SURVEYORS PLAT (KNOWN AS A "WALL CHECK ") HAS BEEN SUBMITTED TO AND APPROVED BY THE ZONING ADMINISTRATOR.
16. THE LAND DEVELOPMENT OFFICIAL HAS DETERMINED THAT CURB AND GUTTER IS NOT NECESSARY TO MANAGE STORM DRAINAGE, CHANNELIZE TRAFFIC, OR PROTECT BUILDINGS OR PEDESTRIAN PATHS PROVIDED PEDESTRIAN PATH SAFETY IS ACCOUNTED FOR IN THE DESIGN AND AT A MINIMUM WHEEL TOPS AND STRIPING ARE UTILIZED TO KEEP CARS ON THE HARD SURFACE AND DRAINAGE IS ADEQUATELY CONTROLLED VIA SHEET FLOW AND/OR ADEQUATE CHANNELS THAT MEET ALL OTHER TOWN AND STATE REGULATIONS.

SHEET INDEX



PLANTING SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	CONTAINER	SPACING
S-1	7	ILEX CORNUTA BURFORD	BURFORD HOLLY	18"-24"	3 GAL.	5' C-C
U-1	2	SYRINGA RETICULATA	JAPANESE LILAC	24" - 48"	5 GAL.	SEE PLAN
T-12	1	ACER RUBRUM	RED MAPLE	36" - 48"	5 GAL.	SEE PLAN
T-13	1	ZELKOVA SERRATA	ZELKOVA	36" - 48"	5 GAL.	SEE PLAN
T-14	1	ACER RUBRUM	RED MAPLE	36" - 48"	5 GAL.	SEE PLAN
T-15	1	NORTHERN RED OAK	QUERCUS RUBRA	48"	3 GAL.	SEE PLAN
T-16	1	ZELKOVA SERRATA	ZELKOVA	36" - 48"	5 GAL.	SEE PLAN

NOTE: ALL TREES, SHRUBS AND MULCH SHALL BE INSTALLED AS PER THE MOST RECENT VERSION OF THE TOWN OF LEESBURG LANDSCAPE SPECIFICATION.

1" = 30' scale — 30 0 30 60 feet

TALBERT&BRIGHT
ENGINEERING & PLANNING CONSULTANTS
10 DINWIDDIE PLANTATION SUITE 102
CHESTERFIELD, VIRGINIA 23832
PHONE: 804-268-8878 FAX: 804-768-6571

REV.	DESCRIPTION	DATE
	REVISIONS	

SITE & UTILITY PLAN
North Hangar Area Development
AIP No. 3-51-0027-042-2019
Leesburg Executive Airport - Leesburg, Virginia

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COMMONWEALTH OF VIRGINIA
STEVEN T. PETERSON
Lic. No. 038457
4-8-21
PROFESSIONAL ENGINEER

Date	MARCH 2021
Scale	1" = 30'
Drawn	ACS
Checked	STP
Project No.	3108-1901
Sheet No.	7
Of	36

3108-1901 Site & Utility Plan.dwg