

3. THESE NOTES ARE FOR ALL CML/C SITE SHEETS.
2. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND SEQUENCING OF DEMOLITION AS DESCRIBED BY THESE DOCUMENTS AND SPECIFICATIONS.
3. DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS.
4. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN LOCATED FROM AVAILABLE RECORDS AND THEREFORE THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. CONTRACTOR SHALL LOCATE AND PROTECT ALL UTILITIES AT HIS OWN INITIATIVE AND EXPENSE.
5. CONTRACTOR SHALL BE RESPONSIBLE TO IMMEDIATELY REPAIR ANY ACTIVE UTILITIES DAMAGED DURING CONSTRUCTION AND TO NOTIFY THE OWNERS REPRESENTATIVE AND ANY APPROPRIATE UTILITY COMPANIES OF THE DAMAGE.
6. ALL MATERIAL GENERATED BY THE DEMOLITION SHALL BE HAULED FROM THE SITE AND DISPOSED OF PER CITY OF ROANOKE REGULATIONS. EXCESS EXCAVATED SOIL SHALL REMAIN ON SITE.
7. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK". THE CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH ALL APPLICABLE MEASURES CONTAINED THEREIN WHICH MAY BE PERTINENT TO THIS PROJECT. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER COMPLETION OF THE PROJECT. MEASURES INDICATED ARE THE MINIMUM, OTHER MEASURES MAY BE REQUIRED BY THE EROSION CONTROL INSPECTOR. CONTRACTOR SHALL FURNISH AND INSTALL ALL MEASURES REQUIRED TO COMPLY WITH APPLICABLE REGULATIONS. REMOVE EROSION CONTROL MEASURES WHEN THE SITE HAS STABILIZED. INSTALL EROSION AND SEDIMENT CONTROL MEASURES AS THE FIRST STEP IN GRADING OPERATIONS. SEE SHEETS CS1044A AND CS1048 FOR ADDITIONAL EROSION CONTROL NOTES.
8. ALL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AND OTHER CRITERIA ADOPTED BY THE CITY OF ROANOKE.
9. NO WORK SHALL COMMENCE ON SITE UNTIL A LAND DISTURBING PERMIT IS ISSUED BY CITY OF ROANOKE.
10. ALL EXCAVATION PERFORMED IN THE RIGHT OF WAY SHALL COMPLY WITH THE CITY OF ROANOKE EXCAVATION STANDARDS.
11. THE LAND DISTURBANCE PERMIT MUST BE KEPT ON SITE AT ALL TIMES AND SHOWN ON DEMAND.
12. THE CITY OF ROANOKE MUST BE NOTIFIED WHEN THE WORK COMMENCES AND WHEN THE PROJECT IS COMPLETE.
13. OTHER WORK (GRADING, EXCAVATING, CONSTRUCTION) ON THE PROJECT SHALL NOT COMMENCE UNTIL THE APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AS SPECIFIED ON THE PLAN.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES REQUIRED BY THE STATE OF VIRGINIA, CITY OF ROANOKE, OR OTHER GOVERNING AGENCIES INVOLVED UNDER THIS CONTRACT.
15. APPROPRIATE FENCING AND/OR BARRICADES SHALL BE USED WHEN DEMOLITION OCCURS NEAR PEDESTRIAN WALKWAYS.
16. DIMENSIONS AND COORDINATES SHOWN AT CURB ARE TO FACE OF CURB. SPOT ELEVATIONS SHOWN AT CURB INLETS ARE AT TOP OF INLETS. SPOT ELEVATIONS SHOWN ON DROP INLETS ARE AT TOP OF INLETS.
17. A KNOX BOX OVERSIDE SWITCH MUST BE LOCATED ON ALL GATES TO ALLOW EMERGENCY ACCESS BY THE CITY OF ROANOKE.
18. TESTING IS REQUIRED TO ENSURE THAT ACTUAL CBR'S FOR PAVEMENT SECTION IN THE RIGHT-OF-WAY ARE CONSISTENT WITH ASSUMPTIONS MADE FOR THE PAVEMENT DESIGN. ONE CBR TEST, TWO COMPACTION TESTS, AND TWO PAVEMENT THICKNESS TESTS MUST BE PERFORMED BY AN INDEPENDENT TESTING LAB AND SUBMITTED TO THE CITY OF ROANOKE FOR APPROVAL.
19. PROVIDE POSITIVE DRAINAGE AT ALL GRADED AREAS.
20. TOTAL DISTURBED AREA IS APPROXIMATELY 2.0 ACRES.
21. CONSTRUCTION SHALL CONSIST OF TWO PHASES, WITH PHASE ONE (B) INCLUDING THE ROADWAY CONSTRUCTION AND PHASE TWO (A) INCLUDING THE PARKING LOT CONSTRUCTION. PHASE ONE (B) MUST BE COMPLETED PRIOR TO PHASE TWO BEGINNING.

- THE PURPOSE OF THE EROSION CONTROL MEASURES SHOWN ON THESE PLANS SHALL BE TO PRECLUDE THE TRANSPORT OF ALL WATERBORNE SEDIMENT AND SOLIDS TO ADJACENT PROPERTIES OR STATE WATERS. FIELD INSPECTION REVEALS THE INADEQUACY OF THE PLAN TO CONFINE SEDIMENT TO THE PROJECT SITE, APPROPRIATE MODIFICATIONS WILL BE MADE TO CORRECT ANY FIELD DEFICIENCIES.
1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH PROCEDURES APPROVED BY THE STATE OF VIRGINIA. THE CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH ALL APPROVED PROCEDURES WHICH MAY BE PERTINENT TO THE PROJECT.
2. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED BY A TEMPORARY CONSTRUCTION ENTRANCE TO PREVENT THE FLOW OF MUD OR OTHER DEBRIS THROUGH AN ENTRANCE PERMIT FROM THE CITY OF ROANOKE IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN STATE RIGHT-OF-WAYS.
3. MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH PROCEDURES APPROVED BY THE STATE OF VIRGINIA. THE CONTRACTOR WILL INCLUDE THE REPAIR OF MEASURES DAMAGED BY ANY SUBCONTRACTOR INCLUDING THOSE OF THE PUBLIC UTILITY COMPANIES. AT THE PRECONSTRUCTION MEETING, THE CONTRACTOR WILL SUPPLY THE SURNAME WITH THE NAME OF THE INDIVIDUAL WHO WILL BE RESPONSIBLE FOR ENSURING MAINTENANCE OF INSTALLED MEASURES ON A DAILY BASIS.
4. SURFACE FLOWS OVER CUT AND FILL SLOPES SHALL BE CONTROLLED BY EITHER REDIRECTING FLOWS FROM TRANSVERSING THE SLOPES OR BY INSTALLING MEASURES TO REDUCE THE SAFELY LOWER WATER DOWNSLOPE WITHOUT CAUSING EROSION.
5. SEDIMENT CONTROL MEASURES MAY REQUIRE MINOR FIELD ADJUSTMENT AT THE TIME OF CONSTRUCTION TO INSURE THEIR INTENDED PURPOSE IS ACCOMPLISHED. THE CITY OF ROANOKE APPROVAL WILL BE REQUIRED FOR OTHER DEVIATION FROM THE APPROVED PLANS.
6. THE CONTRACTOR SHALL STRIP AND PILE TOPSOIL AT THE LOCATIONS SHOWN ON THIS PLAN OR AS DIRECTED BY THE ENGINEER. SILT FENCE SHALL BE PLACED AT THE END OF THE STOCKPILE AFTER STRIPPING OF TOPSOIL IS COMPLETE.
7. TEMPORARY VEGETATIVE COVER SHALL BE PROVIDED IN ALL AREAS WHICH ARE NOT DESIGNATED FOR PAVING, UNDERGROUND UTILITIES OR STRUCTURAL USES. SUCH AREAS SHALL NOT BE EXPOSED FOR PERIODS EXCEEDING 30 DAYS. TEMPORARY VEGETAL COVER MAY BE FURNISHED IN FAULTED AREAS, VEGETAL COVER IF CONSTRUCTION AND SEASONAL CONDITIONS PERMIT.
8. ALL AREAS DESIGNATED FOR PAVING, UNDERGROUND UTILITIES, AND STRUCTURAL USE SHALL BE STABILIZED AS SOON AS POSSIBLE, BUT NOT EXCEEDING 15 DAYS FOLLOWING INSTALLATION. NO MORE THAN 30% OF TEMPORARY VEGETATIVE COVER, STORM SEWER, OR WATER LINES ARE TO BE OPEN AT ONE TIME.
9. THE TERM SEEDING, FINAL VEGETATIVE COVER OR STABILIZATION, ON THIS PLAN SHALL MEAN THE SUCCESSFUL GERMINATION AND ESTABLISHMENT OF A STABLE GRASS COVER FROM A PROPERLY PREPARED SEEDBED CONTAINING THE SPECIFIED AMOUNTS OF SEED, FERTILIZER AND FERTIGATION. SEEDING SHALL BE REQUIRED NECESSARY TO ENSURE ESTABLISHMENT OF GRASS COVER.
10. ALL SLOPES STEEPER THAN 3:1 SHALL REQUIRE THE USE OF EROSION CONTROL BLANKETS SUCH AS EXCELSIOR BLANKETS TO AID IN THE ESTABLISHMENT OF A VEGETATIVE COVER. INSTALLATION SHALL BE IN ACCORDANCE WITH MULCHING AND MANUFACTURER'S INSTRUCTIONS.
11. BASE COURSE MATERIAL SHALL BE PLACED IN ALL STREET AREAS WITHIN 30 DAYS OF FINAL GRADING.
12. TEMPORARY EROSION CONTROL MEASURES ARE NOT TO BE REMOVED UNTIL ALL DISTURBED AREAS ARE STABILIZED. AFTER STABILIZATION IS COMPLETED, ALL EROSION CONTROL MEASURES WITHIN 30 DAYS OF TRAPPED SEDIMENT SHALL BE SPREAD AND SEED.

1. A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.
2. UNLESS OTHERWISE NOTED, ALL UTILITY SERVICE LINES AND LATERALS TO BE INSTALLED UNDERGROUND.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING ALL WATER VAULTS AND SANITARY SEWER MANHOLES AFTER INSTALLATION OF CONSTRUCTION ROAD AND SIDEWALK. ALL MANHOLE AND VAULT TOPS SHALL BE ADJUSTED TO FINAL GRADE IF NECESSARY.
4. ALL EXISTING UTILITIES MAY OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH THE PROJECT SPECIFICATIONS AND THE STATE WATER WORKS REGULATIONS WHERE LINES CROSS.
5. CONTRACTOR SHALL BE RESPONSIBLE TO IMMEDIATELY REPAIR ANY ACTIVE UTILITIES DAMAGED DURING CONSTRUCTION AND TO NOTIFY THE OWNERS REPRESENTATIVE AND ANY APPROPRIATE UTILITY COMPANIES OF THE DAMAGE.
6. LENGTHS OF LINES INDICATED ON THE DRAWINGS FOR UTILITY SYSTEMS ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR DETERMINING THE EXACT AMOUNT OF PIPING REQUIRED TO PROTECT EXISTING UTILITY WORKING SYSTEM IN ACCORDANCE WITH THE INTENT OF THE DRAWINGS.
7. TOP OF INLETS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY EXACT ELEVATION REQUIRED TO ASSURE STRUCTURE HEIGHT COMPLIES WITH THE PURPOSE OF THE STRUCTURE AND CONFORMS WITH ADJACENT FINISHED GRADES.
8. ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT-OF-WAYS SHALL BE COMPACTED ACCORDING TO VDOT STANDARDS.
9. LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.
10. CONTRACTORS SHALL NOTIFY UTILITY COMPANIES OF PROPOSED CONSTRUCTION AT LEAST TWO (2), BUT NOT MORE THAN TEN (10) WORKING DAYS IN ADVANCE. AREA PUBLIC UTILITIES MAY BE NOTIFIED THROUGH "MISS UTILITY", 1-800-552-7001.
11. THE CONTRACTOR SHALL SUPPLY ALL UTILITY COMPANIES WITH COPIES OF APPROVED PLANS, ADVISING THEM THAT ALL GRADING AND INSTALLATION SHALL CONFORM TO APPROVED PLANS.
12. CONTRACTOR SHALL ADHERE TO WESTERN VIRGINIA WATER AUTHORITY REGULATIONS AND CONSTRUCTION GUIDELINES AND REGULATIONS.
13. THE WET TAP FOR THE FIRE HYDRANT INSTALLATION SHALL BE PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION AND EXCAVATION OF THE TAPPING SADDLE AND TAPPING VAULT.

1. PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERNATION, OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS, ALLEYS, PUBLIC EASEMENTS), A RIGHT-OF-WAY EXCAVATION PERMIT SHALL BE OBTAINED FROM AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.
2. AN APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR ANY BORROW/PILL SITE ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.
3. A COPY OF THE PLANS AS APPROVED BY THE CITY (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES OF ONGOING CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL INSTALL AN ADEQUATE CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION RELATED EGRESS FROM THE SITE. SIZE AND COMPOSITION OF CONSTRUCTION ENTRANCE SHALL BE SHOWN ON PLANS.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE PUBLIC STREET ADJACENT TO THE CONSTRUCTION ENTRANCE REMAINS FREE OF MUD, DIRT, DUST, AND/OR ANY TYPE OF CONSTRUCTION MATERIALS OR LITTER AT ALL TIMES.
7. THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXCAVATED DITCHES AND SHALL FURNISH AND ENSURE THAT ALL BARRICADES PROPER AND NECESSARY FOR THE SAFETY OF THE PUBLIC ARE IN PLACE.
8. CONSTRUCTION OF SANITARY SEWERS AND THE REPLACEMENT OF PAVEMENT SHALL BE IN ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY.
9. ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE ENGINEER AND SEDIMENT CONTROL AGENT PRIOR TO SAID CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.
10. THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF ROANOKE'S PLANNING, BUILDING AND DEVELOPMENT DEPARTMENT WITH A FINAL CORRECT SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

NEW	EXISTING	
		BLDG
		CONCRETE CURB
		CONCRETE CURB AND GUTTER
		ASPHALT PAVEMENT
		GRAVEL
		SIDEWALK
		TREES
		FENCE
		WOODS
		PROPERTY CORNER
		PROPERTY LINE
		CONTROL POINT
		BENCHMARK
		SANITARY LINE
		STORM LINE
		WATER LINE
		GAS LINE
		TELEPHONE LINE
		ELECTRIC LINE
		MANHOLE
		CURB INLET/GRATE INLET/DROP INLET
		FIRE HYDRANT
		WATER VALVE
		LIGHT POLE
		UTILITY POLE
		GUY
		SPOT ELEVATIONS
		ELEVATION CONTOUR
		DEMOLITION AND REMOVAL

	SILT FENCE
	CONSTRUCTION ENTRANCE
	LIMIT OF CONSTRUCTION
	DIVERSION DIKE
	ROCK CHECK DAM
	SEDIMENT TRAP
	BEDDING MATERIAL
	TOPSOIL
	TEMPORARY SEEDING
	PERMANENT SEEDING
	MULCHING
	INLET PROTECTION

1. SURVEY PERFORMED BY HSMM IN MAY 2007.
2. HORIZONTAL DATUM IS NORTH AMERICAN DATUM OF 1983 (NAD83) STATE PLANE GRID, VIRGINIA SOUTH ZONE.
3. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

ZONING NOTES	
EXISTING TRACT DESIGNATION	I-1
TOTAL DEVELOPMENT LOT SIZE (SF)	86,036
DEVELOPMENT LOT SIZE (AC)	2.02
PAVED AREAS (SF)	25,456
LOT COVERAGE (PARKING LOT)	21.1%
PARKING LOT (0.426 AC)	
LOT COVERAGE (ROADWAY)	8.9%
ROADWAY (0.178 AC)	
TOTAL AREA OF DEVELOPED PARCELS (AC)	
AREA OF PARCEL #1520101	8.58
AREA OF PARCELS #1510408 & #1510407	8.16
	0.42
TOTAL IMPERVIOUS AREA (AC)	
STRUCTURES	2.23
PARKING LOT/ROADWAY/SIDEWALK	0.43
GRAVEL	1.57
	0.43
IMPERVIOUS SURFACE RATIO	
	26.0%
PARKING LOT SETBACK - BURKS ST (FT)	
	20
PARKING PROVIDED	
EXISTING PARKING (TO REMAIN)	39
NEW PARKING	56
NEW HANDICAP PARKING	5
TOTAL NO. SPACES PROVIDED	99

The image contains three circular site plan diagrams, each representing a different traffic sign configuration.
 Diagram TS-1 shows a four-way intersection with 'ROADKING AVENUE' at the top and 'CONC OTRCH' at the bottom. A 'MAG NAL' sign is at the intersection, and a 'NO TRESPASSING SIGN' is on the bottom approach. A 'CTR SQ MH' is located on the left approach.
 Diagram TS-5 shows a street intersection with 'RSPH LOGS' at the top, 'BUNG STREET' on the right, and 'ASPH' on the left and bottom. A '4" TREE' is on the left approach, and a 'PARKING LOT' is at the bottom. A '18.0' dimension is shown for the right approach. A '1/2" YELLOW PLASTIC CAP STAMPEL "YEMAN"' is on the right approach. A 'CTR SQ MH' is at the intersection.
 Diagram TS-1189 shows a street intersection with 'DENNISTON AVENUE' at the top, 'BUNG STREET' on the left, and 'CONC WALK' on the right. A 'MAG NAL' sign is at the intersection. A '16.0' dimension is shown for the right approach. A 'CTR SQ MH' is at the intersection. A 'PCOD 277-15' is on the right approach.

TS-1

N 3625475.6689
E 11048309.8885

TS-5

N 3525426.9224
E 11048924.2440


TS-1189

N 3524997.7497
E 11048685.5608

BM#1 = RAILROAD SPIKE SET IN APCO POLE #277-48 LOCATED ON THE SOUTH SIDE OF ROANOKE AVENUE, 30 FEET EAST OF BURKS STREET EL=976.94

BM#2 = RAILROAD SPIKE SET IN APCO POLE #277-45 LOCATED ON THE WEST SIDE OF BURKS STREET AT THE INTERSECTION OF BURKS STREET AND DENNISTON AVENUE EL=984.89

AKZO NOBEL
COATINGS INC.
ROANOKE CITY, VIRGINIA

	9/13/07	ADD 1 - CITY COMMENTS	TSP
REV	DATE	DESCRIPTION	APP
COMM NO: 60973			
ISSUE DATE: AUGUST 15, 2007			
DESIGNED BY:		NTG	DRAWN BY: NTG
CHECKED BY:		DMH	SUBMITTED BY: TSP
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CIVIL

SHEET LAYOUT PLAN,
NOTES AND LEGEND

CS001