GENERAL LAYOUT & DEVELOPMENT SHEET NOTES

G1 RELOCATE FENCE TO PROPERTY LINE OR TO DIMENSIONAL OFFSET FROM PROPERTY LINE AS SHOWN. COORDINATE WITH AEP TO RELOCATE GUY WIRE POLE.

G2 REMOVE GRAVEL BASE STONE (AND ASPHALT PAVEMENT ALONG FRONTAGE) AND REPLACE WITH 6" MIN. TOPSOIL. MAINTAIN SHEET FLOW CHARACTERISTICS WITH EXEPTION OF GRADUAL SWALE ALONG SHENANDOAH AND 30TH ST. SEED AND FERTILIZE ALL AREAS THAT ARE NOT OCCUPIED BY NEW LANDSCAPING

G3 INSTALL NEW PRECAST CURB WHEE'.STOPS ALONG BUILDING AT NEW PARKING SPACES

G4 INSTALL NEW BLDG. MTD. SIGNAGE FOR NEW HC PARKING SPOTS. PAINT HC SPACE PRECAST WHEELSTOP BLUE.

G5 POUR NEW 6" THICK 5'x18' CONCRETE PAD SLOPED AWAY FROM FINISHED FLOOR OF BLDG TO FINISHED GRADE @ 4% MIN. SLOPE. CONCRETE SHALL BE 4000psi MIX WITH FIBERMESH AND 4-6% AIR ENTRAINMENT. CONCRETE SHALL BE BROOM FINISHED.

G6 POUR NEW 6" THICK 5'x13' CONCRETE PAD SLOPED AWAY FROM FINISHED FLOOR OF BLDG TO FINISHED GRADE @ 4% MIN. SLOPE. CONCRETE SHALL BE 4000psi MIX WITH FIBERMESH AND 4-6% AIR ENTRAINMENT. CONCRETE SHALL BE BROOM FINISHED.

G7 POUR NEW 4" THICK 5'x5' CONCRETE PAD SLOPED AWAY FROM FINISHED FLOOR OF BLDG TO FINISHED GRADE @ 4% MIN. SLOPE. CONCRETE SHALL BE 4000psi MIX WITH FIBERMESH AND 4-6% AIR ENTRAINMENT. CONCRETE SHALL BE BROOM FINISHED.

G8 BEGIN NEW CG-6 CURB & GUTTER ALONG THE EDGE OF THE EXISTING PAVEMENT ADJACENT TO THE EXISTING POWER POLE. FACE OF CURB SHALL BE ALIGNED WITH EXISTING PAVEMENT SEAM ADJUSTED TO FORM A CONTINUOUS RADIUS. SAWCUT & REMOVE EXISTING PAVEMENT TO MAKE ROOM FOR NEW CURB AND GUTTER. EDGE OF GUTTER SHALL MATCH EXISTING PAVEMENT AT SAWCUT TO FACILITATE DRAINAGE OFF OF ROADWAY. TAPER CURB HEIGHT FROM 0" TO FULL HEIGHT WITHIN FIRST 6' OF LENGTH.

G9 WRAP CURB & GUTTER TO SIDES OF EXISTING MODIFIED INLET TOP USING 3' RADIUS. TRANSITION GUTTER FROM ROAD EDGE TO NEW APRON ALONG BOTTOM OF SIDE SLOT INLET TO ENABLE RUNOFF TO FLOW FROM GUTTER INTO EXISTING INLET. SEE DETAIL.

G10 BEGIN DEVIATION FROM EXIST. EDGE OF PAVEMENT TO BEGIN 42' RADIUS (FACE OF CURB).

G11 EXTEND CG-6 AS SHOWN. INFILL AREA BETWEEN EXISTING EDGE OF PAVEMENT AND NEW CG-6 WITH ASPHALT PAVEMENT IN ACCORDANCE WITH CITY OF ROANOKE PAVEMENT PATCH DETAIL. ASPHALT RESTORATION SHALL COMPLY WITH THE CURRENT CITY OF ROANOKE RIGHT OF WAY EXCAVATION AND RESTORATION STANDARDS.

G12 INSTALL MODIFIED ROANOKE CITY COMPLIANT CONCRETE ENTRANCE WITH POROUS CONCRETE PAVER ISLAND. SEE DETAIL. INCREASE WIDTH AS SHOWN TO BETTER ACCOMMODATE TRACTOR TRAILER ACCESS TO BAKER AVE.

G13 CONNECT NEW CG-6 TO EXISTING CURB AND GUTTER.

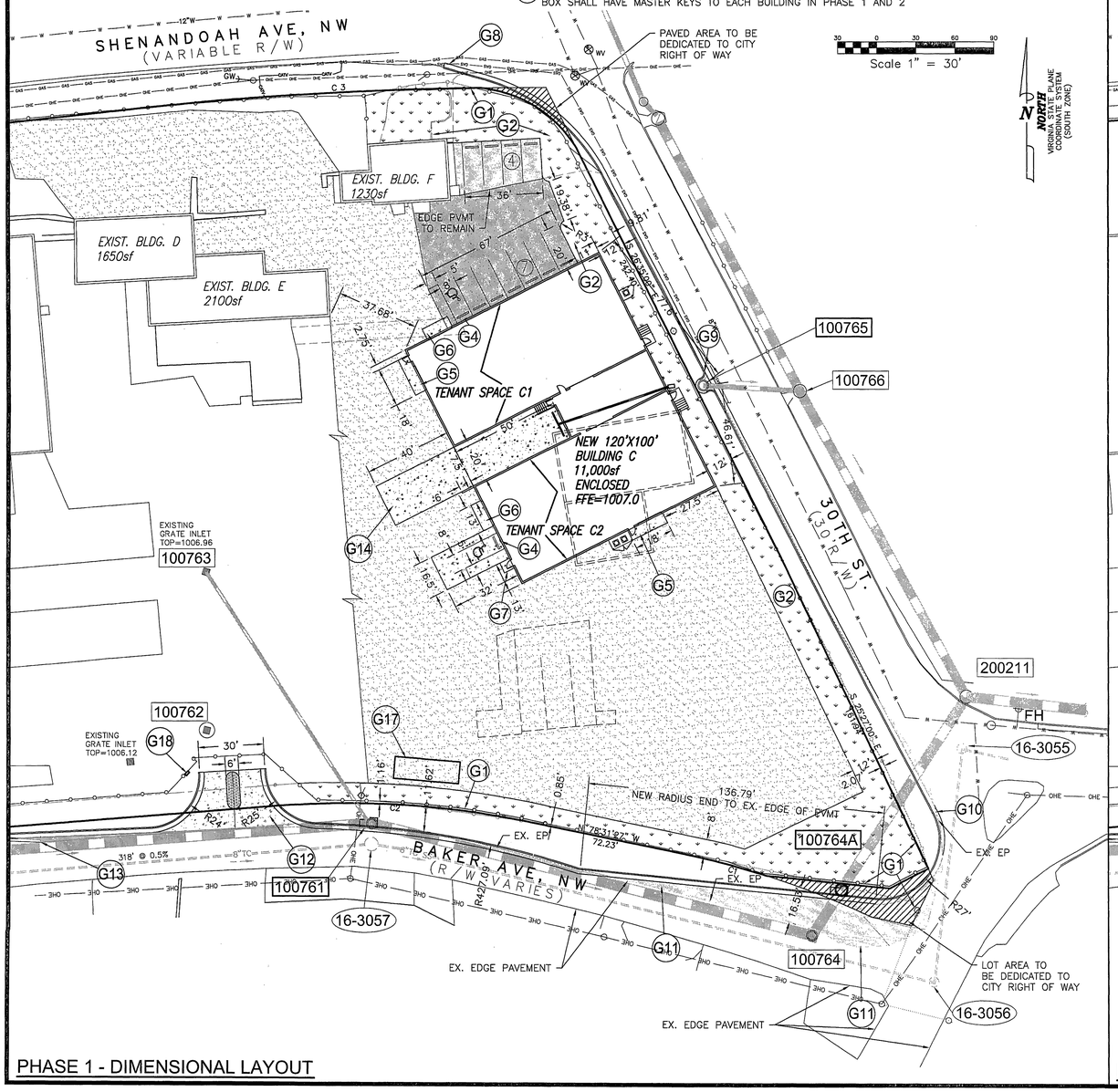
G14 CONSTRUCT NEW CONCRETE LOADING DOCK PAD. PAD SHALL BE BROOM FINISHED, 6" THICK, 4000psi CONCRETE, REINFORCED WITH DRAMIX 3D STEEL FIBERS, 4-6% AIR ENTRAINMENT. PAD SHALL BE INSTALLED OVER 6" 21A BASE STONE ROLLED AND COMPACTED TO MAX. DENSITY.

G15 FUTURE, PHASE 2 - DEMOLISH EXISTING BUILDINGS D & E. CONSTRUCT NEW BUILDING G AS SHOWN WITH COMMON DOCKS. GRADING SHALL ROUTE RUNOFF ALONG PERIMETER OF PROPERTY LINE INSTEAD OF BETWEEN BUILDINGS F & G.

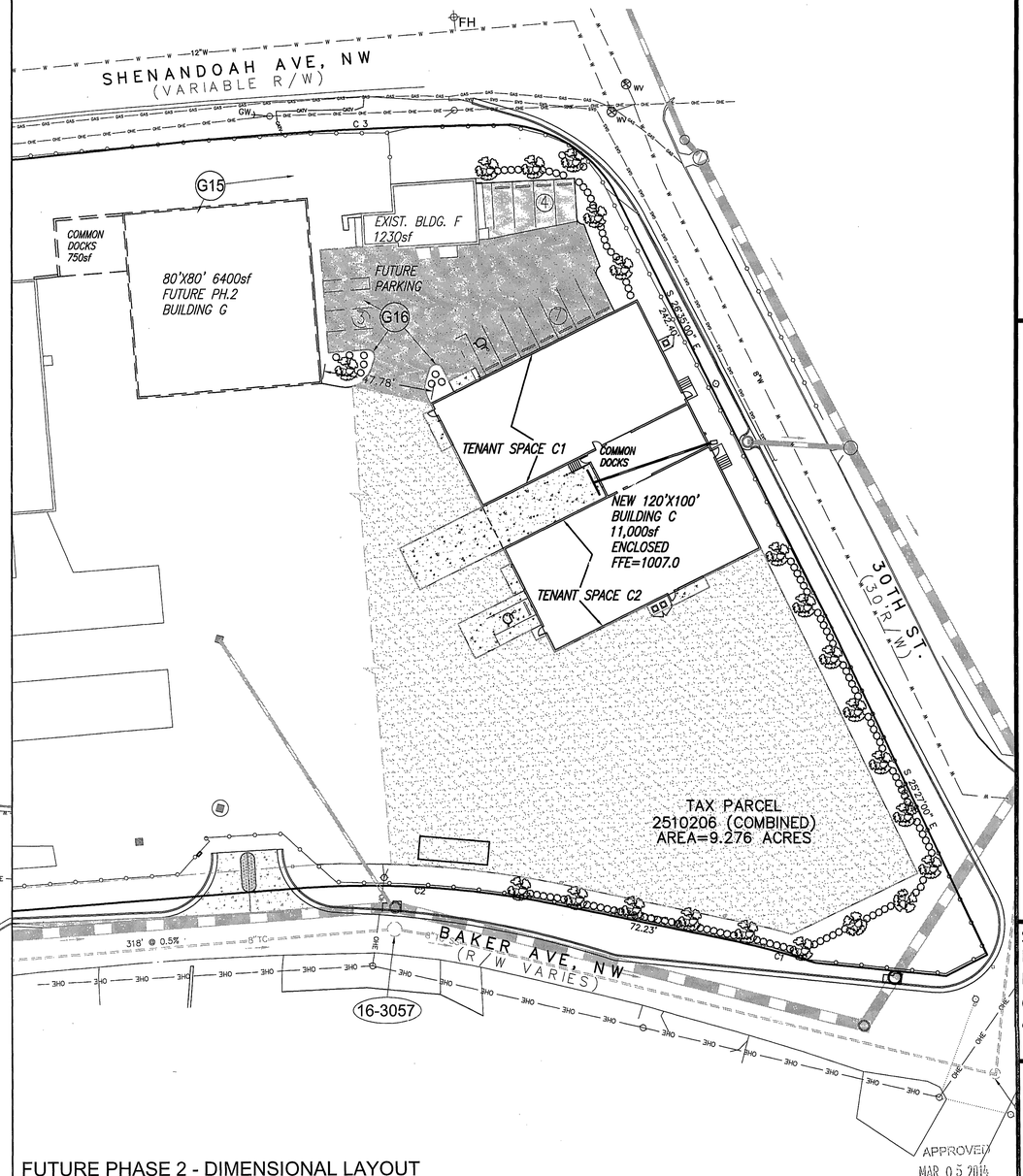
G16 FUTURE, PHASE 2 - PAVE PARKING FOR FUTURE BUILDING & INSTALL LANDSCAPED ISLANDS ALONG PERIMETER AS SHOWN.

G17 TEMPORARY JOBSITE CONSTRUCTION TRAILER. TRAILER SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.

G18 INSTALL A KNOX BOX SERIES 3200 BOX ON FENCE ADJACENT TO ENTRANCE GATE. KNOX BOX SHALL HAVE MASTER KEYS TO EACH BUILDING IN PHASE 1 AND 2



PHASE 1 - DIMENSIONAL LAYOUT



FUTURE PHASE 2 - DIMENSIONAL LAYOUT

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Revisions By	Date
1-CITY CMMTS	10/31/13
2-CITY CMMTS	12/9/13

DIMENSIONAL LAYOUT

BAKER AVE. PROPERTY REDEVELOPMENT
TISA LEASING
ROANOKE, VA

Scale:	1"=30'
Date:	9/3/13
Design By:	SCG
CAD By:	SCG
Checked By:	
Project No.:	13021

Sheet No.
C2