

1. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE THERE MAY BE ENCUMBRANCES NOT SHOWN HEREON.

2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAPS 51161C01640 EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

3. THE PLAN WAS PREPARED FROM A PARTIAL FIELD SURVEY BY PARKER DESIGN GROUP. THIS PARTIAL TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF ALAN CLEMONS, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION. THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED IN APRIL 2014, AND THAT THIS PLAT, MAP OR DIGITAL DATA INCLUDING METADATA MEETS THE MINIMUM ACCURACY STANDARDS, UNLESS OTHERWISE NOTED.

4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS BASED UPON FIELD SURVEY, AVAILABLE RECORDS, OR AS LOCATED BY A UTILITY MARKING COMPANY AND SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE UTILITIES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON. CONTRACTOR SHALL CALL "MISS UTILITY" TO VERIFY LOCATION OF ANY UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION.

5. ELEVATIONS SHOWN ARE ON NAVD '88 DATUM. BENCHMARK IS SHOWN ON PLANS. CONTOURS SHOWN ARE AT 2.0' INTERVALS.

N/F
FRONT STREET
INVESTMENTS
7.603 ACRES
TAX NO 7050111
ZONE: I-1

N/F
VIRGINIA TRANSFORMER CORP.
TAX NO 7050107
ZONE: I-1

N/F
DIANE AND DAVID HOPKINS
TAX NO 7050101
ZONE:R-5

NORFOLK SOUTHERN RAILWAY
N/F
RIGHT OF WAY

DN-1 CONTRACTOR SHALL REMOVE FENCE.

DN-2 CONTRACTOR SHALL REMOVE EXISTING GRAVEL. IF POSSIBLE, GRAVEL SHALL BE SAVED FOR FUTURE USE.

DN-3 CONTRACTOR SHALL PROTECT EXISTING BUILDING TO REMAIN.

DN-4 CONTRACTOR SHALL PROTECT EXISTING STORM INLETS AND PIPE TO REMAIN.

DN-5 CONTRACTOR SHALL PROTECT EXISTING PAVEMENT. SHOULD PAVEMENT EDGE BE DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR BY SAW CUTTING, REMOVING DAMAGED PAVEMENT, AND PROVIDING SMOOTH TRANSITION TO NEW PAVEMENT.

DN-6 CONTRACTOR SHALL PROTECT EXISTING UTILITIES WHEN MAKING NEW WATERLINE CONNECTION. GUT WIRE MAY NEED TO BE TEMPORARILY REMOVED AND SUPPORTED DURING WATERLINE INSTALL.

CONSTRUCTION WILL BE SEQUENCED TO INSTALL INITIAL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO DEMOLITION.

- CONTRACTOR SHALL UTILIZE EXISTING GRAVEL AS CONSTRUCTION ENTRANCE AS SHOWN ON PLANS.
- CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION ENTRANCE PER VA ESCH STD. & SPEC 3.02.
- CONTRACTOR SHALL INSTALL SILT FENCE, DIVERSION DIKE, AND INLET PROTECTION. SELECT DEMOLITION CAN OCCUR IN ORDER TO INSTALL INITIAL ESC MEASURES.
- AFTER THE INITIAL MEASURES ARE INSTALLED, THE CONTRACTOR SHALL REVIEW GENERAL CONSTRUCTION SEQUENCE AND/OR 2ND PHASE EROSION CONTROL MEASURES.
- IF NECESSARY, ANY TOPSOIL STOCKPILING MAY OCCUR IN SUITABLE LOCATIONS DETERMINED BY THE CONTRACTOR. SILT FENCE SHALL BE PLACED AROUND THE PERIMETER OF THE STOCKPILE. TEMPORARY SEDIMENT MEASURES SHALL APPLY TO STOCKPILE.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING PERIMETER EROSION AND SEDIMENT CONTROL MEASURES AROUND THE SITE. ANY PERIMETER EROSION CONTROL MEASURES THAT ARE DAMAGED SHALL BE REPAIRED TO CONTROL SEDIMENT LADEN RUNOFF FROM ENTERING ADJACENT PROPERTIES AND/OR STREAMS AND SWALES.
- IN ANY AREAS WHERE SEDIMENT LADEN WATER IS BEING PUMPED FROM A LOCATION, THE PUMPED RUNOFF SHALL BE FILTERED THROUGH A "FILTER BAG" BEFORE BEING RELEASED.
- THE CONTRACTOR SHALL KEEP MATERIALS AND EQUIPMENT ON-SITE TO KEEP DUST LEVELS AT A MINIMUM.
- THE CONTRACTOR SHALL MAINTAIN THE EROSION AND SEDIMENT CONTROL MEASURES AS IDENTIFIED UNDER THE "MAINTENANCE" SECTION OF THIS DOCUMENT.
- SEDIMENT SHALL BE REMOVED FROM MEASURES PRIOR TO SEDIMENT REACHING ONE-HALF THE BARRIER FOR SILT FENCE.
- ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VA ESCH) AND VIRGINIA REGULATION VR 625-02-00.
- ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS REACHED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE LOCAL AUTHORITY.
- THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

PROVIDE THE FOLLOWING:

- | | |
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| CE | CONSTRUCTION ENTRANCE MEETING VA ESCH STD. & SPEC. 3.02 |
| SF | SILT FENCE MEETING VA ESCH STD. & SPEC. 3.05 |
| IP | INLET PROTECTION MEETING VA ESCH STD. & SPEC. 3.07 |
| DD | TEMPORARY DIVERSION DIKE MEETING VA ESCH STD. & SPEC. 3.09 |
| DC | DUST CONTROL MEETING VA ESCH STD. & SPEC. 3.39 |

APPROVED
SEP 09 2014

- 1) THE CONTRACTOR SHALL PROVIDE AT LEAST THE FOLLOWING PROTECTIONS AT THE JOB SITE:
MAKE ARRANGEMENTS, BEFORE INITIATING DEMOLITION, FOR RELOCATING, ABANDONING, OR SIMILAR ACTION AS MAY BE REQUIRED RELATIVE TO UTILITIES TO PERMIT WORK TO PROCEED WITHOUT DELAY. ARRANGEMENTS SHALL BE MADE IN ACCORDANCE WITH REGULATIONS OF AUTHORITIES OF UTILITIES MENTIONED, SUCH AS OVERHEAD AND UNDERGROUND ELECTRIC, TELEPHONE, GAS, WATER, AND SEWER.
- 2) ENSURE SAFE PASSAGE OF PERSONS AROUND ALL AREAS OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES, OR INJURY TO PERSONS.
- 3) PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COSTS TO THE OWNER(S).
- 4) MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS, PREVENT INTERRUPTION OF SERVICES. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES.
- 5) USE BEST SPRAYING AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT POLLUTION TO THE LOWEST PRACTICAL LEVEL.
- 6) COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- 7) RETURN ADJACENT AREAS TO EXISTING CONDITIONS AFTER WORK IS COMPLETE.
- 8) PERMITS, FEES, AND LICENSES SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR, INCLUDING DISPOSAL CHARGES AS REQUIRED.
- 9) ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITIES IN DEMOLITION OF EXISTING PAVEMENT, CONCRETE, CURB, AND OTHER STRUCTURES AS MAY BE REQUIRED.
- 10) ALL DEBRIS SHALL BE PROPERLY SORTED AND SELECTED ITEMS REMOVED AS SHOWN WITHIN THE LIMITS OF DISTURBANCE. ALL DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL SAW-CUT CURB, PAVEMENT, ETC. AT ALL PLACES WHERE NEW CONSTRUCTION JOINS THE EXISTING.

40' 20' 0' 40' 80' 1" = 40'

GRAPHIC SCALE



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**Berkley Self Storage Expansions
Prepared for
Front Street Investments, LLC
City of Roanoke, VA**

Per City Comment
21 July 201

DESIGNED BY: SRB/SLF

DRAWN BY: SRB/SLF

CHECKED BY: _____ **SLF**

SCALE: As Shown

DATE: May 20, 2014

SHEET TITLE:

Existing Conditions and Demolition Plan

C02

02 OF 09
PROJECT NUMBER:
10-0041-01