



- GENERAL PLAN NOTES**
- OWNER:
UNITED STATES POSTAL SERVICE
MIKE PETRO, ARCHITECT/ENGINEER - APPALACHIAN DISTRICT
P.O. BOX 59701
CHARLESTON, WV 25350-9701
 - ARCHITECT/ENGINEER:
OLIVER, WEBB, PAPPAS & RHUDY, INC.
200 COUNTRY CLUB DRIVE
PLAZA ONE, BUILDING "E"
BLACKSBURG, VA 24060
(540) 552-2151 FAX (540) 951-0219
 - SITE AREAS:
TOTAL SITE AREA 8.21 ACRES
TOTAL DISTURBED AREA 1.47 ACRES
 - ALL EXISTING SITE FEATURES (ON SITE TO REMAIN OR OFF SITE) DAMAGED AS A RESULT OF THE CONTRACTOR'S ACTIONS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE ARCHITECT/ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
 - A PRE CONSTRUCTION MEETING WILL BE HELD PRIOR TO BEGINNING CONSTRUCTION.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET COMPLIANCE REQUIREMENTS WITH SECTION 59.1-408.ET, SEQ. OF THE CODE OF VIRGINIA (OVERHEAD HIGH VOLTAGE LINES SAFETY ACT).
 - THE OWNER SHALL OBTAIN PERMISSION FROM THE ADJACENT PROPERTY OWNERS FOR OFFSITE WORK SHOWN.
 - THE CONTRACTOR SHALL OBTAIN A SEPARATE FENCE PERMIT FROM THE CITY OF ROANOKE PRIOR TO THE COMMENCEMENT OF THE FENCE AND GATE CONSTRUCTION.
 - THE PERMIT DESCRIBED IN NOTE 8 IS THE ONLY PERMIT WHICH WILL BE REQUIRED FROM THE CITY OF ROANOKE ON THIS PROJECT.

PROPERTY CORNER TABLE		
COORD. NO.	NORTHING	EASTING
1	3,630,241.50	11,065,647.38
2	3,630,880.26	11,065,471.04
3	3,630,988.65	11,065,933.45
4	3,630,289.93	11,066,075.82
5	3,630,516.56	11,066,044.18
6	3,630,231.79	11,065,598.19
7	3,630,213.45	11,065,449.32
8	3,630,203.33	11,065,367.14
9	3,630,401.24	11,065,402.44
10	3,630,418.01	11,065,432.83
11	3,630,445.56	11,065,538.05

LEGEND			
EXISTING	DEMO	NEW	DESCRIPTION
---	---	---	2050 CONTOURS
		@ 75.00	SPOT ELEVATIONS
			CONCRETE CURB
			CONCRETE CURB & GUTTER
			CONCRETE PAD/WALK
			PAVEMENT
			BUILDING
X X		X X	SITE FEATURES
---	---	---	PROPERTY LINE
			HANDICAP PARKING
			TREE LINE
			SIGNS
SS	W	W	WATER LINE
W	SS	SS	SANITARY SEWER
6"SD	6"SD	6"SD	STORM SEWER
CO	CO	CO	CLEANOUT
			STORM SEWER MANHOLE
			DROP INLET

ELECTRICAL LEGEND			
EXISTING	DEMO	NEW	DESCRIPTION
			POWER POLE
P&T	P&T	P&T	OVERHEAD UTILITY LINES
UP	UP	UP	UNDERGROUND ELECTRICAL PRIMARY SERVICE. PROVIDE 2-5" PVC CONDUIT FROM TRANSFORMER LOCATION TO BEYOND ASPHALT PAVEMENT, 36" MINIMUM COVER. CONDUCTORS BY POWER CO.
US	US	US	UNDERGROUND ELECTRICAL SECONDARY SERVICE. PROVIDE IN CONDUIT. 24" MINIMUM COVER. SEE SH E3.3.
UT	UT	UT	UNDERGROUND TELEPHONE SERVICE. PROVIDE TWO 4"PVC DUCTS.
UTV	UTV	UTV	UNDERGROUND TELEVISION SERVICE. PROVIDE ONE 3"PVC DUCT.
EB	EB	EB	UNDERGROUND BRANCH CIRCUIT FOR LIGHTING. PROVIDE 3 #8 & 1 #10 GND, 1"PVC.
FL	FL	FL	AREA LIGHT FIXTURE WITH POLE AND CONC BASE. PROVIDE NO. OF FIXTURES & CONFIGURATION AS INDICATED.
FP	FP	FP	FLAG POLE FLOODLIGHT FIXTURE.

/ THRU SPACE ABOVE INDICATES SYMBOL HAS NOT BEEN USED

CITY CONSTRUCTION NOTES

FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS OR THE ISSUANCE OF A STOP WORK ORDER.

- CITY INSPECTIONS - TO INSURE THE COORDINATION OF TIMELY AND PROPER INSPECTIONS, A PRE-CONSTRUCTION CONFERENCE SHALL BE INITIATED BY THE APPLICANT, BUILDER, ETC., WITH THE DEVELOPMENT INSPECTOR. CALL (540) 853-1227 TO ARRANGE A CONFERENCE AT LEAST THREE (3) DAYS PRIOR TO ANTICIPATED CONSTRUCTION.
- RIGHT-OF-WAY EXCAVATION PERMIT - PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS, ALLEYS, PUBLIC EASEMENTS), A RIGHT-OF-WAY EXCAVATION PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.
- LAND DISTURBANCE PERMIT - AN APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR ANY BORROW/FILL SITES ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.
- PLANS AND PERMITS - 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.
- LOCATION OF UTILITIES - THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
- CONSTRUCTION ENTRANCE - THE CONTRACTOR SHALL INSTALL AN ADEQUATE CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION RELATED EGRESS FROM THE SITE. SIZE AND COMPOSITION OF CONSTRUCTION ENTRANCE SHALL BE AS SHOWN ON THE PLANS.
- STREETS TO REMAIN CLEAN - 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.
- BARRICADES/DITCHES - 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.
- SEWER AND PAVEMENT REPLACEMENT - CONSTRUCTION OF SANITARY SEWERS AND THE REPLACEMENT OF PAVEMENT SHALL BE IN ACCORDANCE WITH THE APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY.
- APPROVED PLANS/CONSTRUCTION CHANGES - ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE EROSION AND SEDIMENT CONTROL AGENT PRIOR TO SAID CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.
- FINAL ACCEPTANCE/CITY - 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.

DIMENSIONAL PLAN NOTES

- SEE ARCHITECTURAL SHEETS FOR BUILDING DIMENSIONS.
- ALL DIMENSIONS SHOWN ARE TO FACE OF BUILDING, FACE OF CURB, EDGE OF PAVEMENT, AND PERPENDICULAR TO PROPERTY LINES.
- ALL PARKING LOT AND SIDEWALK RADII SHALL BE 5 FEET UNLESS OTHERWISE NOTED.
- PARKING SPACES SHALL BE 9'X20', UNLESS OTHERWISE NOTED, AND SHALL BE SEPARATED BY 4 INCH WIDE PAINTED LINES.
- ALL EXTERIOR CONCRETE ENTRY PADS, PATIOS, PORCHES AND SIDEWALKS SHALL BE 4 INCHES THICK, 4000 PSI AIR ENTRAINED CONCRETE, REINFORCED WITH W#6 6X6, W#4 X W#4 OR FIBROUS REINFORCING. CONCRETE SHALL BE PLACED OVER A 4 INCH LAYER OF VDOT TYPE #57 AGGREGATE.

GENERAL UTILITY NOTES

- CONTRACTOR SHALL CONTACT "MISS UTILITY" (800-552-7001) FOR MARKING OF UTILITIES 72 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- UTILITIES SHOWN ON THESE PLANS REPRESENT UTILITY LOCATIONS AS DETERMINED FROM A FIELD SURVEY OF ABOVE GROUND UTILITY FEATURES AND RECORD DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL UTILITY LOCATIONS, DEPTHS, AND SIZES PRIOR TO CONSTRUCTION. IF EXISTING CONDITIONS ARE DIFFERENT THAN THAT WHICH IS SHOWN ON THE DRAWINGS, NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY.
- THERE MAY EXIST UTILITIES WHICH HAVE NOT BEEN SHOWN ON THE PLANS AND OF WHICH THERE IS NO RECORD. IF ACTIVE UTILITIES ARE ENCOUNTERED WHICH WERE NOT INDICATED ON THE DRAWINGS, CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY AND THE ARCHITECT/ENGINEER IMMEDIATELY. CONTRACTOR SHALL TAKE NECESSARY STEPS TO RESTORE UTILITY SERVICE TO ANY DAMAGED UTILITIES AS SOON AS POSSIBLE.
- ALL UTILITIES WILL BE VISUALLY INSPECTED BY CITY INSPECTORS PRIOR TO BACKFILLING TRENCHES.

DEMOLITION NOTES

- THE DEMOLITION WORK INCLUDES DEMOLITION OR REMOVAL OF ALL EXISTING IMPROVEMENTS INDICATED OR SPECIFIED TO BE REMOVED. ALL MATERIALS RESULTING FROM DEMOLITION WORK, EXCEPT AS INDICATED OR SPECIFIED OTHERWISE, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE LIMITS OF THE PROPERTY TO A DISPOSAL SITE APPROVED BY ALL AUTHORITIES HAVING JURISDICTION. REMOVE RUBBISH AND DEBRIS FROM THE PROPERTY DAILY UNLESS OTHERWISE DIRECTED SO AS TO NOT ALLOW ACCUMULATION.
- USE OF EXPLOSIVES: USE OF EXPLOSIVES IS NOT PERMITTED.
- PROTECTION OF PERSONS AND PROPERTY: BARRICADE OPEN EXCAVATIONS OCCURING AS PART OF THIS WORK; PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.
- TRAFFIC: DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
- CODES & STANDARDS: PERFORM ALL WORK IN COMPLIANCE WITH APPLICABLE REQUIREMENT OF GOVERNING AUTHORITIES HAVING JURISDICTION.
- WITHIN PROPERTY LIMITS EXCAVATE STUMPS, ROOTS, LOGS OR OTHER TIMBER, MATTED ROOTS AND OTHER DEBRIS NOT SUITABLE FOR SEEDING PURPOSES AND REMOVE TO A DEPTH NOT LESS THAN 18 INCHES BELOW ANY SUBGRADE. IN NO CASE ALLOW SUCH OBJECTIONABLE MATERIAL TO REMAIN.
- DEMOLITION WORK SHALL INCLUDE THE REMOVAL OF ALL FOOTINGS, FOUNDATIONS, OR OTHER UNDERGROUND SUPPORT STRUCTURES ASSOCIATED WITH ITEMS INDICATED TO BE REMOVED.
- COORDINATE REMOVAL OF EXISTING ROAD SIGNS WITH CITY OF ROANOKE TRAFFIC ENGINEERING; PHONE: (540) 853-5293. THE CITY WILL REMOVE AND REINSTALL SIGNS.

SURVEY NOTES:

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES THAT ARE NOT SHOWN HEREON.
- THE PROPERTY SHOWN HEREON AS CITY OF ROANOKE TAX NUMBERS 3070317, 3070319, AND 3070321 AND IS CURRENTLY ZONED "LM" PER THE ROANOKE CITY PLANNING DEPARTMENT.
- THIS PLAN IS BASED ON A CURRENT FIELD SURVEY.
- STORM DRAIN STRUCTURES, SANITARY SEWER MANHOLES, ELECTRIC MANHOLES, AND WATER MANHOLES & VALVES ARE BASED ON ACTUAL FIELD LOCATIONS. ALL OTHER UNDERGROUND UTILITIES & LINES ARE APPROXIMATE AND SHOULD BE FIELD LOCATED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

DEVELOPMENT PLAN APPROVED

Date: 9/6/05

Agent, Planning Commission: R. Brian Townsend

Development Engineer: R. Brian Townsend

Zoning Administrator: Nancy C. Lindgren

Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revision must be approved prior to construction.

Oliver, Webb, Pappas & Rhudy, Inc.
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ROANOKE CARRIER ANNEX
COURTLAND AVENUE
ROANOKE, VIRGINIA

UNITED STATES POSTAL SERVICE
Facilities Service Office, Street Address, City, State, Zip Code

C1.0 OVERALL SITE PLAN LEGEND + NOTES
Scale: AS NOTED
Project: A/E 0416
USPS File Number: 362579-021-0070

Revisions:
Date: 15 JULY 05