# ELMWOOD PARK IMPROVEMENTS

# VOLUME ONE

PERMIT NUMBER: CP120016 ROANOKE, VA

COMPLETE CONSTRUCTION DOCUMENTS AND BIDDING DOCUMENTS

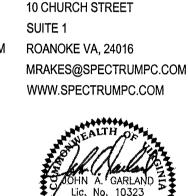
September 25, 2012

PRIME CONSULTANT: **GREG WEBSTER** HILL STUDIO 120 WEST CAMPBELL AVE ROANOKE VA, 24011 GWEBSTER@HILLSTUDIO.COM



LAND SURVEYOR

**CIVIL ENGINEER:** TOM AUSTIN MATTERN AND CRAIG 701 FIRST STREET ROANOKE VA, 24016 540-342-9342 EXT. 320 WTAUSTIN@MATTERNANDCRAIG.COM



**ELECTRICAL, STRUCTURAL** 

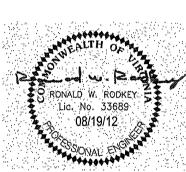
MIKE RAKES

SPECTRUM DESIGN

THE 1717 DESIGN GROUP, INC 1717 EAST CARY STREET RICHMOND VA, 23223 804-644-1717 JCRANK@1717DESIGN.COM WWW.1717DESIGN.COM

SIGNAGE CONSULTANT:

JOHN CRANK



### TAX PARCELS:

PROPERTY OF THE CITY OF ROANOKE DB 1472 PG 1575 LOT 3D-1 OF DOWNTOWN EAST RENEWAL PROJECT MP:1 PG 1729 TAX NO. 4016004 (PHASE 1) ACRES .9548

PROPERTY OF THE CITY OF ROANOKE DB 1472 PG 1575 LOT 3E OF THE DOWNTOWN EAST RENEWAL PROJECT DB 1472, PG 1579 TAX NO. 4016006 (PHASE 1) ACRES .1747

PROPERTY OF THE CITY OF ROANOKE DB 1469 PG 1685 BULLITT AVE VACATED NO 25715 TAX NO. 4016007 (PHASE 1) ACRES .3161	OWNER:	CITY OF ROANOKE PARKS AND RECREATION STEVE BUSCHOR - DIRECTOR 215 CHURCH AVENUE, ROOM 303 ROANOKE, VA 24011 540-853-2236
PROPERTY OF THE CITY OF ROANOKE DB 227 PG 316 TAX NO. 4013201 (PHASE 2) ACRES 5.4894	SUBMITTING ENGINEER:	CITY OF ROANOKE OFFICE OF CITY ENGINEER PHIL SCHIRMER - CITY ENGINEER 215 CHURCH AVENUE, THIRD FLR ROANOKE, VA 24011 540-853-2731

DOWNTOWN RECREATION AND OPEN SPACE	
IGHT OF WA	

WHERE APPLICABLE.

TOTAL ACREAGE DISTURBED: 1.83

SIGNS ARE SHOWN FOR BIDDING PURPOSES ONLY AND NOT FOR CITY SITE PLANNING REVIEW. A \_\_\_ X-110 SEPARATE SIGN PERMIT

APPLICATION IS REQUIRED

SIGN TYPE A GATEWAY COLUMN SIGNS ELEVATIONS SIGN TYPE A GATEWAY COLUMN SIGNS PLANS & ELEVATIONS SIGN TYPE A GATEWAY COLUMN SIGNS SECTIONS & DETAILS SIGN TYPE H DIGITAL SIGN KIOSK PLAN & ELEVATIONS

## **ROANOKE CITY CONSTRUCTION NOTES:**

### CONSTRUCTION PROCEDURE REQUIREMENTS

- 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
- ALL TIMES OF ONGOING CONSTRUCTION.
- PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
- ENTRANCE FOR ALL CONSTRUCTION RELATED EGRESS FROM THE SITE. SIZE AND COMPOSITION OF CONSTRUCTION ENTRANCE SHALL BE AS SHOWN ON THE PLANS.
- SEWER AND PAVEMENT REPLACEMENT CONSTRUCTION OF SANITARY SEWERS AND THE REPLACEMENT
- CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY
- FINAL ACCEPTANCE/CITY THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF ROANOKE'S AS-BUILT PLANS OF THE NEWLY CONSTRUCTED STORM RAIN AND/OR STORMWATER MANAGEMENT

SHEET LAYOUT, LEGEND, KEY PLAN EXISTING CONDITIONS - PHASE ONE ARTWALK AND MAGNOLIA ALLEE EXISTING CONDITIONS - PHASE ONE ARTWALK AND MAGNOLIA ALLEE EXISTING CONDITIONS - PHASE ONE ARTWALK AND MAGNOLIA ALLEE **DEMOLITION SURFACE FEATURES - PHASE 1** 

L-002 DEMOLITION SURFACE FEATURES - WILLIAMSON ROAD - PHASE 1 LAYOUT AND MATERIALS PHASE 1

LAYOUT AND MATERIALS WILLIAMSON ROAD TREE PROTECTION AND REMOVAL PHASE 1 PLANTING PLAN PHASE 1

PLANTING PLAN AREA DETAIL: ARTWALK WILLIAMSON ROAD PLANTING DETAILS IRRIGATION LAYOUT IRRIGATION DETAILS

**ENLARGED DETAIL PLAN AREAS** 

SHEET INDEX:

MISCELLANEOUS DETAILS ARTWALK DETAILS **ALLEE DETAILS** MISCELLANEOUS DETAILS

GRADING AND STORM DRAINAGE - BULLITT AVENUE (ARTWALK) AND MAGNOLIA ALLEE

GRADING AND STORM DRAINAGE - WILLIAMSON ROAD ROADWAY PROFILE - BULLITT AVENUE STORM DRAINAGE - PROFILE AND DATA STORM DRAINAGE - DETAILS AND SECTIONS

UTILITY PLAN - BULLITT AVENUE (ARTWALK) AND MAGNOLIA ALLEE

UTILITY PLAN - WILLIAMSON ROAD SANITARY SEWER PROFILES - PHASE ONE ARTWALK AND MAGNOLIA ALLEE

C-203 UTILITY DETAILS

EROSION & SEDIMENT CONTROL PLAN - BULLITT AVENUE (ARTWALK) AND MAGNOLIA ALLEE EROSION & SEDIMENT CONTROL PLAN - WILLIAMSON ROAD EROSION & SEDIMENT CONTROL PLAN - NARRATIVE & SEQUENCE OF WORK

EROSION & SEDIMENT CONTROL PLAN - STATEMENT OF COMPLIANCE WITH MS-19 **EROSION & SEDIMENT CONTROL PLAN - DETAILS** 

WILLIAMSON ROAD- PAVEMENT MARKING AND SIGNAGE

WILLIAMSON ROAD-TYPICAL SECTIONS AND DETAILS

ELECTRICAL PHASE 1 - LIGHT FIXTURES ELECTRICAL PHASE 1 - POWER RISER DIAGRAM AND PANEL BOARDS **ELECTRICAL PHASE 1- DETAILS** 

ELECTRICAL PHASE 1- SITE POWER PLAN ELECTRICAL PHASE1 -SITE LIGHTING PLAN

ELECTRICAL PHASE 1- SITE LIGHTING PLAN PHOTOMETRICS

GENERAL NOTES AND SYMBOLS ALLEE PARTIAL FOUNTAIN PLAN - DRAINAGE

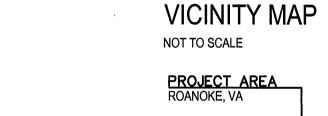
ALLEE PARTIAL FOUNTAIN PLAN - DISCHARGE ALLEE PARTIAL FOUNTAIN PLAN-ELECTRICAL ALLEE PARTIAL FOUNTAIN PLAN-DIMENSIONS

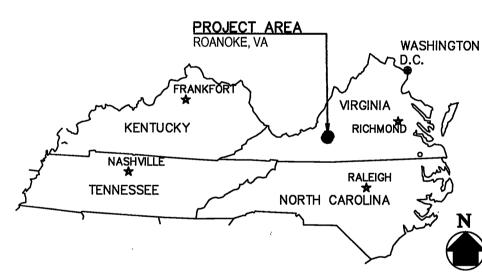
ALLEE FOUNTAIN DETAILS

STRUCTURAL PHASE ONE DETAILS

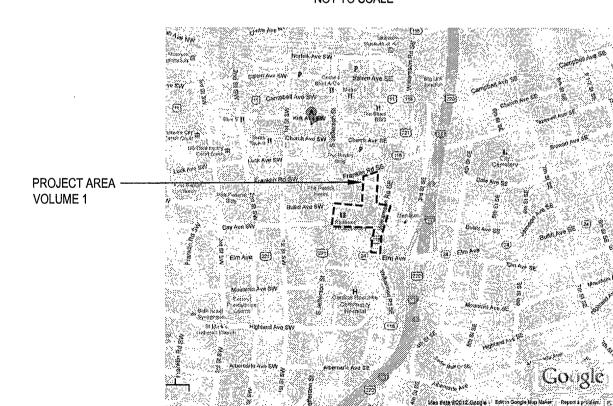


- 2. LAND DISTURBANCE PERMIT AN APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR ANY BORROW/FILL SITES ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A
- PLANS AND PERMITS A COPY OF THE PLANS AS APPROVED BY THE CITY (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT
- 4. LOCATION OF UTILITIES THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES
- 5. CONSTRUCTION ENTRANCE THE CONTRACTOR SHALL INSTALL AN ADEQUATE CONSTRUCTION
- 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
- OF PAVEMENT SHALL BE IN ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATIONS OF THE
- 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.
- PLANNING BUILDING AND DEVELOPMENT DEPARTMENT WITH A FIELD SURVEYED FINAL CORRECT SET OF FACILITIES PRIOR TO FINAL ACCEPTANCE AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE CITY. AS-BUILT PLANS SHALL BE PROVIDED IN THE STATE PLANE VIRGINIA SOUTH COORDINATE SYSTEM, NAD 1983, FIPS 4502 FEET, US SURVEY FEET, DATUM NA 83, IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.





PROJECT AREA NOT TO SCALE





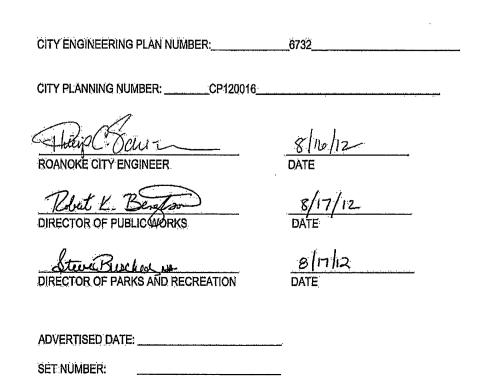
ROANOKE

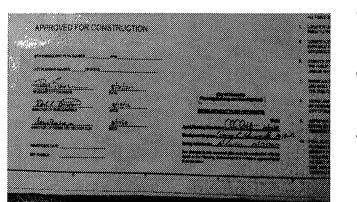
OFFICE OF THE CITY ENGINEER 215 CHURCH AVENUE, SW **ROOM 350** 

ROANOKE, VIRGINIA 24011-1587 PHONE: (540) 853-2731 FAX: (540) 853-1364

APPROVED FOR CONSTRUCTION:

ENGINEER@ROANOKEVA.GOV







STUDIO

Landscape Architecture **Community Planning Historic Preservation** 

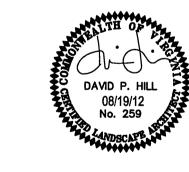
120 W. Campbell Ave. SW Roanoke, VA 24011 tel: 540-342-5263 fax: 540-345-5625 www.hillstudio.com

**ELMWOOD PARK IMPROVEMENTS VOLUME ONE** ROANOKE VIRGINIA









Title:	
COVER	SHEE

Date: 8/19/12

3 9/7/2012 ADDENDUM #3

Review By: DPH, GW, CC Project No. 1133.01

**CVR**