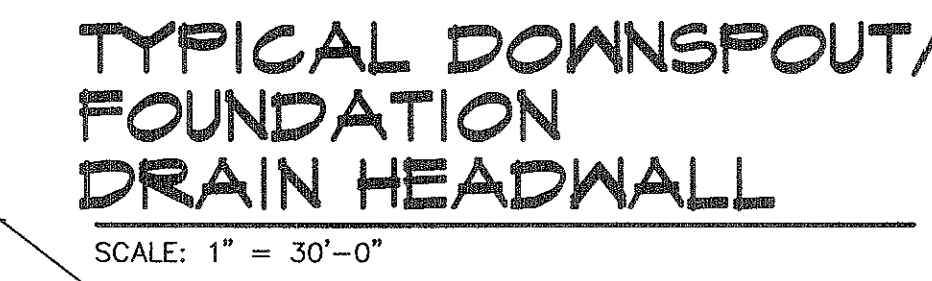
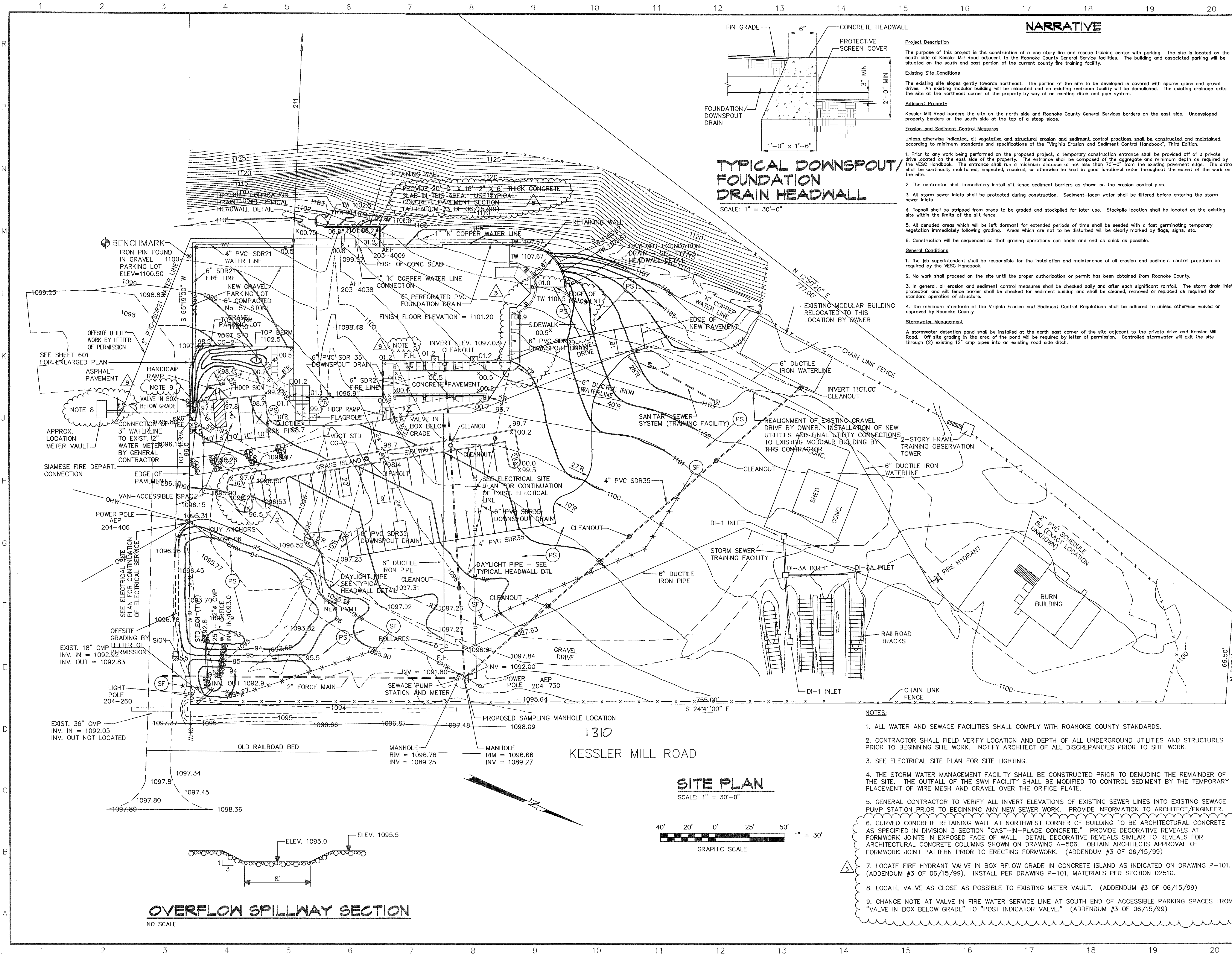


PLOT TIME: 22:18
PLOT DATE: 05/19/99



NARRATIVE

Project Description
The purpose of this project is the construction of a one story fire and rescue training center with parking. The site is located on the south side of Kessler Mill Road adjacent to the Roanoke County General Service facilities. The building and associated parking will be situated on the south and east portion of the current county fire training facility.

Existing Site Conditions
The existing site slopes gently towards northeast. The portion of the site to be developed is covered with sparse grass and gravel drives. An existing modular building will be relocated and an existing restroom facility will be demolished. The existing drainage exits the site at the northeast corner of the property by way of an existing ditch and pipe system.

Adjacent Property
Kessler Mill Road borders the site on the north side and Roanoke County General Services borders on the east side. Undeveloped property borders on the south side at the top of a steep slope.

Erosion and Sediment Control Measures
Unless otherwise indicated, all vegetative and structural erosion and sediment control practices shall be constructed and maintained according to minimum standards and specifications of the "Virginia Erosion and Sediment Control Handbook", Third Edition.

1. Prior to any work being performed on the proposed project, a temporary construction entrance shall be provided off of a private drive located on the east side of the property. The entrance shall be composed of the aggregate and minimum depth as required by the VESC Handbook. The entrance shall run a minimum distance of not less than 70'-0" from the existing pavement edge. The entrance shall be continually maintained, inspected, repaired, or otherwise be kept in good functional order throughout the extent of the work on the site.

2. The contractor shall immediately install silt fence sediment barriers as shown on the erosion control plan.

3. All storm sewer inlets shall be protected during construction. Sediment-laden water shall be filtered before entering the storm sewer inlets.

4. Topsoil shall be stripped from grass to be graded and stockpiled for later use. Stockpile location shall be located on the existing site within the limits of the silt fence.

5. All denuded areas which will be left dormant for extended periods of time shall be seeded with a fast germinating temporary vegetation immediately following grading. Areas which are not to be disturbed will be clearly marked by flags, signs, etc.

6. Construction will be sequenced so that grading operations can begin and end as quick as possible.

General Conditions

1. The job superintendent shall be responsible for the installation and maintenance of all erosion and sediment control practices as required by the VESC Handbook.

2. No work shall proceed on the site until the proper authorization or permit has been obtained from Roanoke County.

3. In general, all erosion and sediment control measures shall be checked daily and after each significant rainfall. The storm drain inlet protection and silt fence barrier shall be checked for sediment buildup and shall be cleaned, removed or replaced as required for standard operation of structure.

4. The minimum standards of the Virginia Erosion and Sediment Control Regulations shall be adhered to unless otherwise waived or approved by Roanoke County.

Stormwater Management

A stormwater detention pond shall be installed at the north east corner of the site adjacent to the private drive and Kessler Mill Road. Off site grading in the area of the pond will be required by letter of permission. Controlled stormwater will exit the site through (2) existing 12" cnp pipes into an existing road side ditch.

- NOTES:**
- ALL WATER AND SEWAGE FACILITIES SHALL COMPLY WITH ROANOKE COUNTY STANDARDS.
 - CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO BEGINNING SITE WORK. NOTIFY ARCHITECT OF ALL DISCREPANCIES PRIOR TO SITE WORK.
 - SEE ELECTRICAL SITE PLAN FOR SITE LIGHTING.
 - THE STORM WATER MANAGEMENT FACILITY SHALL BE CONSTRUCTED PRIOR TO DENUDING THE REMAINDER OF THE SITE. THE OUTFALL OF THE SWM FACILITY SHALL BE MODIFIED TO CONTROL SEDIMENT BY THE TEMPORARY PLACEMENT OF WIRE MESH AND GRAVEL OVER THE ORIFICE PLATE.
 - GENERAL CONTRACTOR TO VERIFY ALL INVERT ELEVATIONS OF EXISTING SEWER LINES INTO EXISTING SEWAGE PUMP STATION PRIOR TO BEGINNING ANY NEW SEWER WORK. PROVIDE INFORMATION TO ARCHITECT/ENGINEER.
 - CURVED CONCRETE RETAINING WALL AT NORTHWEST CORNER OF BUILDING TO BE ARCHITECTURAL CONCRETE AS SPECIFIED IN DIVISION 3 SECTION "CAST-IN-PLACE CONCRETE." PROVIDE DECORATIVE REVEALS AT FORMWORK JOINTS IN EXPOSED FACE OF WALL. DETAIL DECORATIVE REVEALS SIMILAR TO REVEALS FOR ARCHITECTURAL CONCRETE COLUMNS SHOWN ON DRAWING A-506. OBTAIN ARCHITECTS APPROVAL OF FORMWORK JOINT PATTERN PRIOR TO ERECTING FORMWORK. (ADDENDUM #3 OF 06/15/99)
 - LOCATE FIRE HYDRANT VALVE IN BOX BELOW GRADE IN CONCRETE ISLAND AS INDICATED ON DRAWING P-101. (ADDENDUM #3 OF 06/15/99). INSTALL PER DRAWING P-101, MATERIALS PER SECTION 02510.
 - LOCATE VALVE AS CLOSE AS POSSIBLE TO EXISTING METER VAULT. (ADDENDUM #3 OF 06/15/99)
 - CHANGE NOTE AT VALVE IN FIRE WATER SERVICE LINE AT SOUTH END OF ACCESSIBLE PARKING SPACES FROM "VALVE IN BOX BELOW GRADE" TO "POST INDICATOR VALVE." (ADDENDUM #3 OF 06/15/99)

MarshWitt

MarshWitt Associates, P.C.

Architecture
Planning
Value Analysis

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ROANOKE VALLEY
FIRE / EMS
REGIONAL
TRAINING
CENTER

ROANOKE COUNTY,
VIRGINIA

AS BUILT

COMM. NO:	9826
DESIGNED BY:	JFK
DRAWN BY:	MLD
CHECKED BY:	JFK
PLOT SCALE:	AS SHOWN
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4	09/23/99	PER J. MAHALIK
3	06/15/99	PER ADDENDUM #3
2	05/28/99	PER J. MAHALIK
	05/03/99	BID
MK	DATE	DESCRIPTION

SHEET TITLE:
SITE PLAN

AS BUILT

C-102

SHEET 6 OF 55

