

GENERAL NOTES

ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE, AND THE WESTERN VIRGINIA WATER AUTHORITY.

THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF ROANOKE DEPARTMENT OF PLANNING BUILDING AND DEVELOPMENT IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- A. INSTALLATION OF APPROVED EKOSION CONTROL DEVICES.
- B. CLEARING AND GRUBBING. 2. SUBGRADE EXCAVATION.
- D. INSTALLING STORM SEWERS OR CULVERTS. INSTALLING CURB AND GUTTER FORMS.
- F. PLACING CURB AND GUTTER. G. PLACING OTHER CONCRETE.
- H. PLACING GRAVEL BASE. I. PLACING ANY ROADWAY SURFACE.
- J. INSTALLING WATER LINES. K. INSTALLING SANITARY SEWER LINES.

MEASURES TO CONTROL EROSION AND SILTATION MUST BE PROVIDED FOR PRIOR TO PLAN APPROVAL. PLAN APPROVAL IN NO WAY RELIEVES THE CONTRACTOR OF THE RESPONSIBILITIES CONTAINED IN EROSION AND SILTATION CONTROL POLICIES.

AN APPROVED SET OF PLANS AND ALL PERMITS MUST BE AVAILABLE AT

FIELD CONSTRUCTION SHALL HONOR PROPOSED DRAINAGE DIVIDES AS SHOWN PAVEMENT SECTIONS ON APPROVED PLANS ARE RASED ON A MINIMUM CBR VALUE

OF 10. CBR VALUES LESS THAN 10 WILL REQUIRE REVISED PAVEMENT SECTIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT

VDOT ST'D. HR-1 HANDRAIL IS REQUIRED ON ALL WALLS EXCEEDING 4.0' IN HEIGHT.

CONSTRUCTION DEBRIS SHALL BE CONTAINED IN ACCORDANCE WITH THE VIRGINIA LITTER CONTROL ACT. NO LESS THAN ONE LITTER RECEPTACLE SHALL BE PROVIDED ON-SITE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING PUBLIC STREETS.

THE DEVELOPER AND/OR CONTRACTOR SHALL SUPPLY ALL UTILITY COMPANIES WITH COPIES OF APPROVED PLANS, ADVISING THEM THAT ALL GRADING AND INSTALLATION SHALL CONFORM TO APPROVED PLANS.

CONTRACTORS SHALL NOTIFY UTILITIES OF PROPOSED CONSTRUCTION AT LEAST TWO, BUT NOT MORE THAN TEN WORKING DAYS IN ADVANCE. AREA PUBLIC UTILITIES MAY BE NOTIFIED THROUGH MISS UTILITY AT

ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE CITY OF ROANOKE AND/OR WESTERN VIRGINIA WATER AUTHORITY INSPECTORS.

FIELD CORRECTIONS SHALL BE APPROVED BY THE CITY OF ROANOKE DEPARTMENT OF PLANNING BUILDING AND DEVELOPMENT PRIOR TO SUCH CONSTRUCTION. GRADE STAKES SHALL BE SET FOR ALL CURB AND GUTTER, CULVERT, SANITARY SEWER, AND STORM SEWER.

LOCATION OF UNDERGROUND UTILITIES IS BASED ON FIELD SURVEYS AND AS SHOWN BY AVAILABLE RECORDS. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

THE SITE WORK AND LANDSCAPING CONTRACTOR(S) SHALL COMPLY WITH LOCAL CODES IN OBSERVING EROSION CONTROL MEASURES, BOTH ON AND OFF THE SITE. REFER TO THE VIRGINIA UNIFORM CODING SYSTEM CONTAINED IN THE VIRGINIA SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION, FOR DETAILS AND SPECIFICATIONS OF EROSION CONTROL ITEMS SHOWN ON

ALL STORM DRAIN CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL COORDINATE SITE WORK WITH BUILDING PLANS.

SEWER NOTES

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING ALL MANHOLES AFTER PAYING, MANHOLE TOPS SHALL BE ADJUSTED TO GRADE

ALL EXISTING UTILITIES MAY NOT BE SHOWN, OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS. ALL SANITARY SEWER CONSTRUCTION SHALL ADHERE TO THE WESTERN VIRGINIA WATER

AUTHORITY DESIGN AND CONSTRUCTION STANDARDS, LATEST EDITION. LATERALS FROM MANHOLES SHALL BE P.V.C. OR DUCTLE IRON OF SUFFICIENT LENGTH TO PROVIDE TWO (2) FEET OF BEARING ON NATURAL GROUND. THE TRANSITION FROM DUCTILE IRON TO ASBESTOS CEMENT OR CONCRETE PIPE SHALL BE MADE WITH AN ADAPTOR COUPLING IN THE RIGHT OF WAY.

ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT-OF-WAYS SHALL BE CC...PACTED IN ... CORDANCE WITH THE CITY OF ROANOKE RIGHT OF WAY EXCAVATION AND RESTORATION STANDARDS'. LINES SHALL 5" STAKED PRIOR TO CONSTRUCTION.

ALL CONNECTIONS TO EXISTING MANHOLES OR MAINS SHALL BE COORDINATED WITH THE WESTERN VIRGINIA WATER AUTHORITY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORE THE STRING WYWA SSMH AND INSTALL THE REQUIRED RUBBER BOOT.

WATER NOTES

A MINIMUM CONEY OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES. CONTRACTOR SENILE BE RESPONSIBLE FOR LOCATING AND UNCOVERING VALVE VAULTS AFTER FAVING AND ADJUSTMENT TO FINAL GRADE IF NECESSARY.

ALL EXISTING UTILITIES MAY NOT BE SHOWN, OR MAY NOT BE SHOWN IN THE EXACT LOCATION THE CONTRACTOR SHALL COMPLY WITH STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS. ALL WATERLINE CONSTRUCTION SHALL ADHERE TO THE WESTERN VIRGINIA WATER

AUTHORITY DESIGN AND CONSTRUCTION STANDARDS, LATEST EDITION. ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT-OF-WAYS SHALL BE COMPACTED IN ACCORDANCE WITH THE CITY OF ROANOKE 'RIGHT OF WAY EXCAVATION AND RESTORATION STANDARDS'.

LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

ASSOCIATES DATED OCTOBER 31, 2005.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE TAPPING SADDLE AND VALVE. THE WESTERN VIRGINIA WATER AUTHORITY WILL MAKE THE ACTUAL CONNECTION TO THE MAIN ONCE ALL FEES MAYE BEEN PAID.

WATER MAIN SHALL BE MINIMUM CLASS 50 DUCTILE IRON IN ACCORDANCE W/ AWWA C151 OR DR-14 PVC IN ACCORDANCE

ENGINEER'S NOTES

CALDWELL WHITE ASSOCIATES ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF PLANS OR FOR INFORMATION ON PLANS UNTIL SUCH PLANS HAVE BEEN APPROVED BY THE REQUIRED PUBLIC AGENCIES.

ANY WORK COMMENCED ON A PROJECT PRIOR TO PLAN APPROVAL IS AT SOLE RISK OF THE CONTRACTOR.

CALDWELL WHITE ASSOCIATES DOES NOT GUARANTEE THE COMPLETION OR QUALITY OF PERFORMANCE OF THE CONTRACTS BY CONTRACTORS OR OTHER THIRD PARTIES. SOURCE OF TOPOGRAPHIC MAPPING IS FIELD SURVEY BY CALDWELL WHITE

BOUNDARY DATA. IS FROM FIELD SURVEY BY CALDWELL WHITE ASSOCIATES DATED

as BuiLT 7-18-08

CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS

Notice: All Landowners, Developers and Contractors

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. 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 the City of Roanoke.
- 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 land disturbance
- 3. 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.
- 4. Location of Utilities The contractor shall verify the location of all existing utilities prior to the commencement of any construction.
- 5. Construction Entrance The contractor shall install an adequate construction entrance for all construction related to earess from the site. Size and composition of construction entrance shall be as shown on the plans.
- 6. 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
- Sewer and Pavement Replacement Construction of sanitary sewers and the replacement of pavement shall be in accordance with approved standards and specifications of the City of Roanoke and the Western Virginia Water Authority.
- <u>Approved Plans/Construction Changes</u> 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.
- 10. 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.

RESPONSIBLE LAND DISTURBER CERTIFICATION

THIS PROJECT IS CURRENTLY OUT TO BID. THE SUCCESSFUL BIDDER SHALL NAME ONE PERSON RESPONSIBLE FOR ALL LAND DISTURBANCE ACTIVITIES AND EROSION CONTROL MEASURES. THE PERSON NAMED SHALL HOLD A VALID "RESPONSIBLE LAND DISTURBER CERTIFICATE" UNDER THE GENERAL ASSEMBLY REVISIONS TO THE VIRGINIA EROSION & SEDIMENT CONTROL LAW AS REVISED JULY 01, 2001. THE PERSON NAMED WILL BE IN CHARGE OF AND RESPONSIBLE FOR CARRYING OUT ALL EROSION CONTROL MEASURES. THE PERSON NAMED SHALL AFFIX SIGNED AND PRINTED NAME TO ONE COPY OF THIS SHEET AND SUBMIT TO THE CITY OF ROANOKE DEPARTMENT OF PLANNING BUILDING AND DEVELOPMENT. THE APPROVING AUTHORITIES WILL NOT ISSUE A LAND DISTURBING PERMIT UNTIL THIS NAME HAS BEEN PROVIDED TO SAID DEPARTMENT.

PRINTED NAME *'COMPANY NAME* SIGNATURE CONTACT ADDRESS RESPONSIBLE LAND DISTURBER CERT. NUMBER EXPIRATION DATE TELEPHONE

SITE SUMMARY

AREA OF SITE: 1.041 AC. (45,334 SF) ZONED: 'CG', COMMERCIAL-GENERAL CONDITIONAL ORDINANCE #37651-121806 TAX NUMBER: 2170128

MINIMUM OFF-STREET PARKING *1 PER EMPLOYEE* PROVIDED: 12 (INCL. H'CAP)

<u>MAXIMUM_OFF—STREET_PARKING</u> PER 652-2 FIRE, POLICE, OR EMERGENCY SERVICES'-MAX. PARKING NOT APPLICABLE

> BUFFER YARD REQUIREMENTS N/A

PARKING AREA LANDSCAPING
FOR DEVELOPMENT OF 7-20 PARKING SPACES: TREES PROVIDED ALONG PERIMETER OR INTERIOR EQUAL TO 10% TREE CANOPY OF TOTAL SQUARE FOOTAGE OF PARKING AREA. PARKING AREA: 6,602 SQ. FT. 10% TREE CANOPY: 660 SQ. FT.

<u>PROVIDED:</u> 3 RED MAPLES @ 314 EA. = 942 SQ. FT.

TREE CANOPY REQUIREMENTS MINIMUM TREE CANOPY REQUIRED 'CG' DISTRICT=10% DEVELOPMENT AREA=45,334 SQ. FT. 10%=4,533 SQ. FT.

11 RED MAPLES @ 314 EA. = 3,454 SQ. FT. 8 BLACK GUMS @ 177 EA. = 1,416 SQ. FT. TOTAL: 4,870 SQ. FT.

WILLIAMSON ROAD NAME OF FIRE STATION DEVELOPMENT

LOCA TION

4803 WILLIAMSON ROAD N.W. ROANOKE, VA. 24012

SHEET INDEX

SITE UTILIT! PLAN

STORM DRAIN PROFILES

EXISTING CONDITIONS & DEMOLITION PLAN

DIMENSIONAL LAYOUT AND LANDSCAPING PLAN

EXISTING

100.5

----- 100 -----

===8"SS===

---- 4"W -----

— Ó- F.H.

----O C.O.

O Y.L.

---- x ---- x ----

FLOODPLAIN /FLOODWAY LIMITS

PROPERTY LIES WITHIN ZONE X AS IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP, PANEL 51161C0024. REVISED OCTOBER 15, 1993.

BIORETENTION AND PERVIOUS PAVEMENT PLAN AND DETAILS

SYMBOLS

SPOT ELEVATION

SANITARY SEWER LINE

OVERHEAD ELECTRIC LINE

WATER OR GAS METER

FIRE HYDRANT

MANHOLE

CLEANOUT

DITCH OR SWALE

PROPERT: LINE

DEFLECTION ANGLE

DIRECT ANGLE

YARD LIGHTING

YARD HYDRANT

BENCHMARK

TREE LINE

RAILROAD

HANDICAPPED SPACE

WELL

FENCE

OVERHEAD TELEPHONE LINE

OVERHEAD CABLE TELEVISION LINE

UNDERGROUND TEL OR ELEC LINE

DROP INLET (CURB OR GRATE)

UTILITY POLE, GUY & ANCHOR

CENTERLINE OB-BASELINE

SURVEY TRAVERSE POINT

CONTOURS

WATERLINE

NEW

100.5

M

SITE GRADING AND EROSION CONTROL PLAN

SITE NOTES AND CONSTRUCTION DETAILS

TITLE

TITLE SHEET

MINIMUM

MONUMENT

PROPOSED

PAVEMENT

REQUIRED

RAILROAD

SANITARY

SECTION

STATION

STANDARD

TOP OF CURB

TRANSFORMER

TOP OF WALL

TRANSPORTATION

West Bound Lang

TELEPHONE

TYPICAL

VERTICAL

STORAGE

RIGHT OF WAY

REAR YARD SETBACK

SOUTH BOUND LANE

STORM DRAIN CLEAN-OUT

SANITARY SEWER EASEMENT

STORM DRAIN

SLOPE EASEMENT

SANITARY SEWER

SIDE YARD SETEACK

TEMPORARY BENC: MARK

VIRGINIA DEPARMENT OF

RADIUS

RIGHT

NORTH BOUND LANE

PUBLIC UTILITY EASEMENT

SHEET #

C-1

C-2

LS-1

ARROW HEAD TOP OF

fire Hydran

APPROXIMATE

RITUMINOUS

BENCHMARK

CONCRETE

CORNER

DOUBLE

DEFLECTION

DROP INLET

DRAINAGE EASÉMENT

EAST BOUND LINE

EDGE OF PAVEMENT

DIAMETER

ELECTRIC .

ELEVATION

ENTRANCE

ENDWALL

EXISTING

FOUNDATION

FINISHED FLOOR

MINIMUM BUILDING LINE

FINISH GRADE

HIGH POINT

INVERT

LEFT

IRON PIN

MANHOLE

BUILDING

BLOCK

BOTTOM OF CURB

BOTTOM OF WALL

CURB & GUTTER

CAST IRON BOOT

CORRUGATED METAL PIPE

CINDER BLOCK

ASPHALT

ASPH

BLDG

CONC

COR

DBL

DEFL

ENTR

EXIST

BLK

ABBREVIATIONS

NBL

PVMT

RR

SDCO

SECT

STA

STD

SYS

VERT

CITY OF ROANOKE 215 CHURCH AVE. S.W. OWNER ROANOKE, VA. 24011

DEVELOPER SAME AS ABOVE DEVELOPER, AM AWARE OF THE SITE DESIGN REQUIREMENTS IMPOSED BY THIS SITE DEVELOPMENT PLAN AND OTHER APPLICABLE COUNTY CODES. I HEREBY CERTIFY THAT I AGREE TO COMPLY WITH THESE REQUIREMENTS. UNLESS MODIFIED IN ACCORDANCE WITH LOCAL LAW.

TAX #(S) 2170128

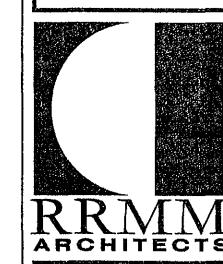
REVISIONS Designed: <u>JWK</u> No. Date Ву Remarks JWK 11/16/07 CITY OF ROANOKE COMMENTS AND SITE MODIFICATIONS JWK 2 12/19/07 CITY OF ROANOKE COMMENTS AND SITE MODIFICATIONS JWK Date: Sept. 14, 2007 3 1/7/08 APPROVED PLANS INCL. LIGHTING PLAN W.O. # 06-0059 N.B. # WES-41

m CWA

CALDWELL WHITE ASSOCIATES

ENGINEERS / SURVEYORS / PLANNERS

4203 MELROSE AVENUE, N.W. P.O. BOX 6260 ROANOKE, VIRGINIA 24017-0260 (540) 366-3400 FAX: (540) 366-8702



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