

GENERAL NOTES

- PROVIDE NEW MATERIALS AND WORKMANSHIP IN CONFORMANCE WITH ALL APPLICABLE CODES, STATE AND FEDERAL LAWS, LOCAL ORDINANCES, INDUSTRY STANDARDS, AND OTHER CRITERIA WHICH WOULD NORMALLY APPLY TO WORK OF THIS NATURE. NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERING A CONFLICT IN CODES, ORDINANCES, STANDARDS, OR OTHER CRITERIA. APPLICABLE CODES AND STANDARDS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE FOLLOWING:
 - BOCA - BASIC CODES
 - ROANOKE COUNTY
 - VDOT - VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS
 - VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS AND HANDBOOK, LATEST EDITION
 - OSHA - OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
 - ASTM - AMERICAN SOCIETY FOR TESTING AND MATERIALS
- MAINTAIN A SET OF APPROVED PLANS ON SITE AT ALL TIMES DURING CONSTRUCTION.
- OBTAIN EACH REQUIRED PERMIT PRIOR TO COMMENCING THAT PART OF THE WORK. PAY REQUIRED FEES.
- NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF CONDITIONS WHICH DIFFER FROM THOSE SHOWN ON THE PLANS.
- COMPLY WITH LOCAL ORDINANCES FOR BURNING OF WASTE, TRANSPORT WASTE MATERIALS AND UNSUITABLE MATERIALS FROM OWNER'S PROPERTY.
- COORDINATE BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- A PRECONSTRUCTION MEETING MUST TAKE PLACE PRIOR TO COMMENCING WORK. AS A MINIMUM, THE CONTRACTOR, OWNER'S AGENT AND COUNTY'S AGENT MUST ATTEND.
- VERIFY THE LOCATION AND ELEVATION OF EACH EXISTING UNDERGROUND UTILITY IN AREAS OF CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK. CONTACT ENGINEER IMMEDIATELY IF THERE APPEARS TO BE A CONFLICT. UPON DISCOVERY OF A UTILITY WHICH IS NOT SHOWN, AND UPON DISCOVERY OF A LOCATION OR ELEVATION WHICH DIFFERS FROM THAT SHOWN. TO LOCATE UTILITIES, CALL "MISS UTILITY", 1-800-552-7001. UTILITY LOCATIONS SHOWN ARE THE RESULT OF A COMBINATION OF FIELD LOCATION AND EXISTING INFORMATION. LOCATIONS ARE APPROXIMATE.
- REPAIR ALL DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, CAUSED AS A RESULT OF CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO OWNER.
- NOTIFY OWNERS OF UTILITIES IN AREAS OF CONSTRUCTION PRIOR TO COMMENCEMENT OF EXCAVATION.
- SIGNAGE SHALL COMPLY WITH THE APPLICABLE REGULATIONS OF THE COUNTY. A SEPARATE PERMIT IS REQUIRED.
- SITE LIGHTING SHALL CONFORM TO THE APPLICABLE REGULATIONS OF THE COUNTY.
- SCREEN ALL TRANSFORMERS, HEAT PUMPS, AND OTHER MECHANICAL EQUIPMENT. MECHANICAL UNITS LOCATED TO THE REAR OF BUILDINGS MUST BE VISUALLY AND ACOUSTICALLY SCREENED FROM ADJOINING PROPERTIES.
- SCREEN TRASH DUMPSTERS AND CONTAINERS USED FOR RECYCLING WITH ARCHITECTURAL SCREENING ON THREE SIDES (6' HEIGHT, MINIMUM).
- NO CONSTRUCTION SITE OR FIELD CHANGES WITHOUT APPROVAL OF THE CONSULTING ENGINEER.
- ANY NEW ALIGNMENTS, CHANGE IN GRADE, ALTERNATE PIPE SIZES OR MANHOLES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER. COUNTY ENGINEERS WILL REVIEW PLANS WITHIN ONE DAY OF SUBMITTAL. PLAN SHEETS CAN BE 8.5 X 11 IF THE INFORMATION IS LEGIBLE.

WATER NOTES:

- ALL MATERIALS, CONSTRUCTION, ETC. SHALL MEET ALL THE SPECIFICATIONS AND REQUIREMENTS OF THE COMMONWEALTH OF VIRGINIA/STATE BOARD OF HEALTH "WATERWORKS REGULATIONS", LATEST EDITION, AS WELL AS THOSE OF THE LOCAL GOVERNING AUTHORITY. PROVIDE QUALITY WORKMANSHIP.
- MINIMIZE ANY DISTURBANCE TO EXISTING UTILITY SERVICES DURING CONSTRUCTION.
- PROVIDE 3.0 FEET MINIMUM COVER.
- WATER LINES SHALL BE D.I.P., CLASS 52 AS A MINIMUM. INSTALL WATER BOXES BEYOND THE CURB LINE AND STUB THE SERVICE LINE. THE COUNTY SHALL INSTALL THE METER.
- MAKE ALL PIPE JOINTS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- ROANOKE COUNTY WILL MAKE ALL TAPS TO THE EXISTING WATER MAIN, CONTACT THE ROANOKE COUNTY UTILITY DEPARTMENT AT LEAST 2 WORKING DAYS PRIOR TO THE REQUIRED TAP.

SANITARY SEWER NOTES

- SEWER PIPE SHALL BE PVC SDR-35.
- ALL SANITARY LATERALS WITHIN RIGHTS-OF-WAY AND EASEMENTS SHALL BE SIX (6) INCH DIAMETER WITH A MINIMUM GRADE OF 2.08% (1/4"=1'). MATERIAL TO BE PVC SDR-35. THE COUNTY SHALL TAP THE EXISTING SANITARY LINE AND BRING LATERAL TO THE RIGHT-OF-WAY LINE; HOWEVER, THE COUNTY MAY ALLOW THE CONTRACTOR TO DO SEWER CONNECTIONS WITH COUNTY-APPROVED MATERIALS AND COUNTY INSPECTION.
- ROANOKE COUNTY WILL MAKE ALL TAPS TO THE EXISTING SEWER MAIN, CONTACT THE ROANOKE COUNTY UTILITY DEPARTMENT AT LEAST 2 WORKING DAYS PRIOR TO THE REQUIRED TAP.

DIMENSIONAL NOTES

- IN GENERAL DIMENSIONS ARE TO BOTTOM FACE OF CURB, CENTER OF PAINTED LINE, EDGE OF PAVEMENT, FACE OF WALL.
- RADI ARE 5.0' UNLESS OTHERWISE NOTED.
- SEPARATE PARKING SPACES WITH 4" WIDE WHITE PAINTED LINES. USE PAINT MANUFACTURED FOR THE PURPOSE.
- DO NOT SCALE DIMENSIONS. IF A QUESTION CONCERNING A DIMENSION ARISES, CONTACT THE ENGINEER FOR INTERPRETATION.

PAVING NOTES

- SEE PAVEMENT SECTION AT RIGHT.
- SAW CUT EDGE OF EXISTING PAVEMENT WHERE NEW IS TO MEET EXISTING.
- PROVIDE SMOOTH TRANSITION FROM EXISTING TO NEW PAVEMENT AND CURB.
- THE PAVEMENT DESIGN SHOWN IS BASED ON A SUBGRADE RATING OF CBR 10 OR GREATER. SHOULD THE ACTUAL SUB GRADE CBR VALUES BE LESS THAN 10, AN ALTERNATE PAVEMENT DESIGN MUST BE APPROVED BY THE COUNTY OF ROANOKE.
- DO NOT LAY PAVEMENT BASE STONE UNTIL ALL UTILITIES, INCLUDING STORM SEWER, ARE IN PLACE.

GENERAL UTILITY NOTES

- SUPPLY AND INSTALL ALL MATERIALS AND METHODS FOR WATERLINES, SANITARY SEWERS AND STORM DRAINAGE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF ROANOKE COUNTY AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION "ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS", LATEST EDITION.
- OBTAIN ALL REQUIRED PERMITS AND NOTIFY APPROPRIATE OFFICIALS 48 HOURS PRIOR TO COMMENCEMENT OF WORK. OBTAIN INFORMATION FROM ROANOKE COUNTY CONCERNING PERMITS AND CONNECTIONS TO EXISTING LINES.
- ALL WORK SHALL BE SUBJECT TO INSPECTION BY ROANOKE COUNTY. NOTIFY APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF WORK.
- SITE SHALL BE TO SUB GRADE PRIOR TO INSTALLATION OF UTILITIES. ALL UTILITIES SHALL BE IN PLACE PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIAL.
- USE SELECT MATERIAL FREE FROM FROST, LARGE CLODS, STONES, AND DEBRIS FOR BACK FILL FROM THE BOTTOM OF THE TRENCH TO TWELVE (12) INCHES ABOVE THE PIPE.
- MINIMIZE ANY DISTURBANCE TO EXISTING WATER SERVICE, SEWER LINES OR ANY OTHER UTILITY DURING CONSTRUCTION AND PROVIDE QUALITY WORKMANSHIP.
- MAKE ALL PIPE JOINTS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE COUNTY'S SPECIFICATIONS. MAKE JOINTS BETWEEN DIFFERENT PIPE MATERIALS WITH STANDARD FITTINGS MANUFACTURED FOR THE PURPOSE.
- MAINTAIN ALL WATER LINES AT TEN (10) FEET HORIZONTAL SEPARATION FROM SEWER LINES AND MANHOLES; MEASURE EDGE-TO-EDGE. WHEN LOCAL CONDITIONS PREVENT THE DESIRED HORIZONTAL SEPARATION, THE WATERLINE MAY BE LAID CLOSER TO THE SEWER OR MANHOLE PROVIDED THAT THE BOTTOM OF THE WATERLINE SHALL BE AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF THE SEWER. WHERE THIS VERTICAL SEPARATION CANNOT BE OBTAINED, CONSTRUCT THE SEWER OF AWWA APPROVED WATER PIPE AND PRESSURE TREAT IN PLACE PRIOR TO BACKFILLING. THE SEWER MANHOLE SHALL BE OF WATERTIGHT CONSTRUCTION TESTED IN PLACE.
- SEWER AND WATER TAPS SHALL BE LOCATED BY THE CONTRACTOR AND MADE BY THE COUNTY AT THE DEVELOPER'S EXPENSE.
- LOCATE AND UNCOVER VALVE VAULTS AND MANHOLES AFTER PAVING AND ADJUST TO FINAL GRADE, IF NECESSARY.
- REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS WHERE UTILITIES ENTER THE BUILDING.
- VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT THE ENGINEER IMMEDIATELY IF:

ANY LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS.

IF THERE APPEARS TO BE ANY CONFLICT.

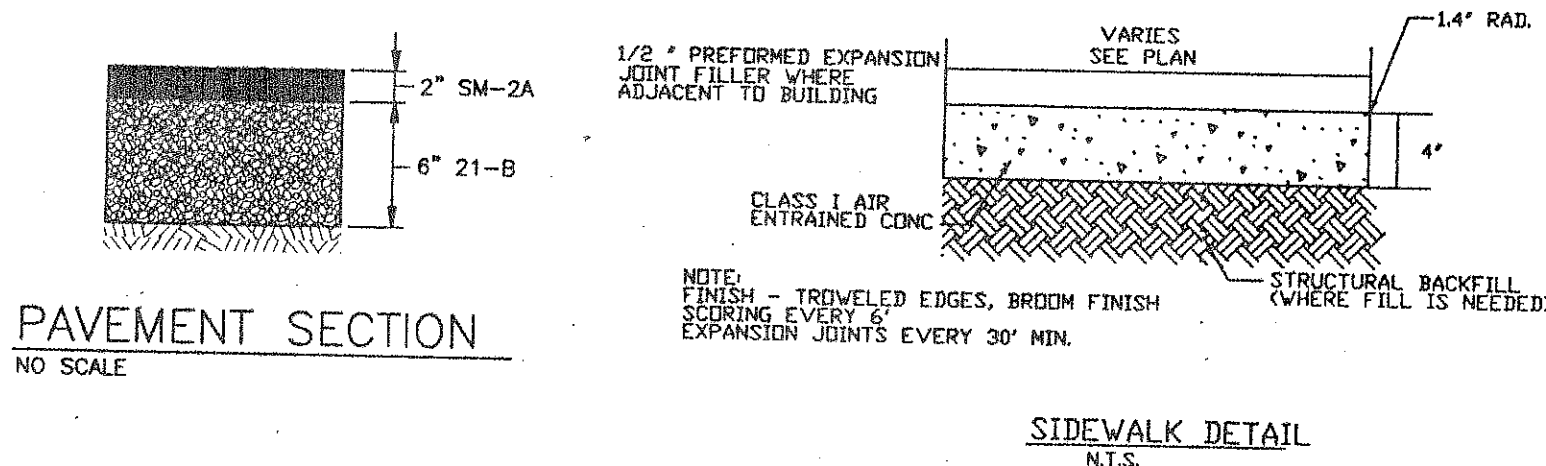
UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLANS.

TO MISS UTILITIES, CALL "MISS UTILITY" OF VIRGINIA (TOLL FREE 1-800-552-7001) 48 HOURS BEFORE YOU DIG. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE CAUSED TO ANY UTILITY, PUBLIC OR PRIVATE, AS A RESULT OF THIS WORK. EXISTING UTILITY LOCATIONS SHOWN ARE A RESULT OF A COMBINATION OF EXISTING INFORMATION AND FIELD LOCATION OF SURFACE FEATURES. LOCATIONS ARE APPROXIMATE.

- REPAIR ALL DAMAGE CAUSED TO ANY UTILITY, PUBLIC OR PRIVATE, AS A RESULT OF THIS WORK AT NO ADDITIONAL COST TO OWNER.
- PROVIDE A CONTINUOUS AND UNIFORM BEDDING IN THE TRENCH FOR ALL PIPE. REMOVE STONES AND ROCKS FOUND IN THE TRENCH FOR A DEPTH OF AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE AND TAMP SELECT FILL BEDDING PROVIDED. AFTER THE PIPE HAS BEEN PLACED IN THE TRENCH, BACK FILL THE TRENCH WITH SELECT MATERIAL, THOROUGHLY COMPACT TO 90% (95% UNDER PAVEMENT OR CONCRETE SLAB) OF THE STANDARD PROCTOR (ASTM D-698) USING CARE NOT TO DAMAGE THE PIPE. USE VDOT STANDARD PB-1 TRENCH FOR STORM SEWER AND UB-1 FOR SANITARY SEWER AND WATER.
- PLACE BACK FILL FOR ALL UTILITIES IN ACCORDANCE WITH THE COUNTY'S SPECIFICATIONS, AND THE FOLLOWING CRITERIA:

- BACK FILL NO TRENCH UNTIL AUTHORIZED BY THE COUNTY. MATERIALS USED FOR BACK FILL FROM THE BOTTOM OF THE TRENCH TO TOP OF THE PIPE SHALL BE CRUSHER RUN, OR APPROVED EQUAL MATERIAL THOROUGHLY AND CAREFULLY COMPACT THE BACK FILL MATERIAL.
- COMPACT BACK FILL BY MECHANICAL TAMPING THROUGHOUT THE DEPTH OF THE TRENCH TO INSURE A SUITABLE SUBBASE ACCEPTABLE TO THE ROAD ENGINEER. IF THE MATERIAL TAKEN FROM THE DITCH IS NOT SUITABLE FOR BACK FILLING, REMOVE IT AND USE AN ACCEPTABLE MATERIAL FOR BACK FILLING THE TRENCH.

- IN AREAS OF WATER LINE CONSTRUCTION, GRADES SHALL BE WITHIN SIX (6) INCHES OF FINISHED SUB GRADE PRIOR TO THE COMMENCEMENT OF THIS WORK.
- MINIMUM COVER OVER WATER AND SANITARY SEWER LINES SHALL BE THREE (3) FEET.
- THE COUNTY OF ROANOKE COUNTY SHALL MAKE ALL CONNECTIONS TO EXISTING WATER MAINS.
- THE CONTRACTOR SHALL INSTALL ALL WATER SERVICE CONNECTIONS AND METER BOXES.
- WATER PIPE SHALL BE DUCTILE IRON.
- PIPES AND FITTINGS SHALL BE POLYVINYL.
- CONNECT PIPE TO EXISTING MANHOLE BY BORING AND OPENING AND JOIN WITH EITHER A FLEXIBLE BOOT ADAPTER OR A PIPE SEAL GASKET.



GRADING NOTES

- REFER TO BUILDING PLAN BY BALZER AND ASSOCIATES, INC. FOR SUBGRADE AND UTILITY TRENCHES WITHIN 5' OF BUILDING ENVELOPE.
- REMOVE TREES, SHRUBS, GRASS, AND OTHER VEGETATION, IMPROVEMENTS OR OBSTRUCTIONS AS REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION. REMOVE TREES AND OTHER VEGETATION, INCLUDING STUMPS AND ROOTS, COMPLETELY IN AREAS REQUIRED FOR SUBSEQUENT SEEDING. CUT OFF TREES AND STUMPS IN AREAS TO RECEIVE FILL MORE THAN THREE FEET IN DEPTH TO WITHIN EIGHT INCHES OF THE ORIGINAL GROUND SURFACE.
- BARRICADE, OPEN EXCAVATIONS OCCURRING AS PART OF THIS WORK AND OPERATE WARNING LIGHTS AS RECOMMENDED BY AUTHORITIES HAVING JURISDICTION.
- EXCAVATION FOR STRUCTURES:
 - CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN WITHIN A TOLERANCE OF PLUS OR MINUS 0.10 FOOT.
 - PROVIDE TRUE AND STRAIGHT FOOTING EXCAVATIONS WITH UNIFORM LEVEL BOTTOMS OF THE WIDTH INDICATED TO ENSURE PROPER PLACEMENT AND COVER OF ALL REINFORCEMENT.
 - REMOVE ALL LOOSE MATERIALS FROM THE EXCAVATION PRIOR TO PLACEMENT OF CONCRETE.
 - PROVIDE A MINIMUM OF 2'-0" FROM FINISHED GRADE TO TOP OF ALL EXTERIOR WALL FOOTINGS.
 - FOOTINGS WHICH SUPPORT CONCRETE MASONRY UNITS MAY BE STEPPED PROVIDED THE VERTICAL STEP DOES NOT EXCEED ONE HALF OF THE HORIZONTAL DISTANCE BETWEEN STEPS AND HORIZONTAL DISTANCE BETWEEN STEPS IS NOT LESS THAN TWO FEET.
 - IF ROCK IS ENCOUNTERED IN A FOOTING EXCAVATION, UNDERCUT IT A MINIMUM OF 12" BELOW THE BOTTOM OF THE FOOTINGS AND FILL THE RESULTING OVER-EXCAVATION WITH CONTROLLED FILL.
- CUT SURFACE UNDER PAVEMENTS TO COMPLY WITH CROSS SECTIONS, ELEVATIONS, AND GRADES AS INDICATED.
- EXCAVATE TRENCHES TO UNIFORM WIDTH CONFORMING TO VDOT STANDARD PB-1 FOR STORM DRAINAGE PIPING. BACKFILL TRENCHES WITH CONTROLLED FILL.
- PREVENT SURFACE WATER AND SUBSURFACE OR GROUND WATER FROM FLOWING INTO EXCAVATIONS AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAIN WATER TO COLLECTING OR RUNOFF AREAS. ESTABLISH AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DITCHES.
- PROTECT EXCAVATED BOTTOMS OF ALL FOOTINGS AND TRENCHES AGAINST FREEZING WHEN ATMOSPHERIC TEMPERATURE IS LESS THAN 35°F (1°C).
- BACKFILLING:
 - COMPACT THE BACKFILL AROUND THE OUTSIDE OF EACH BUILDING TO A MINIMUM OF 80% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D 698 STANDARD PROCTOR. DO NOT ALLOW HEAVY COMPACTION EQUIPMENT SUCH AS ROLLERS, ETC., CLOSER TO ANY FOOTING THAN THE HORIZONTAL DISTANCE SUBTENDED BY A 45° ANGLE WITH THE TOP EDGE OF THE FOOTINGS AND THE SURFACE OF THE GROUND.
 - BACKFILL BEHIND WALLS AFTER PERMANENT CONSTRUCTION WHICH BRACES THE WALL IS IN PLACE OR TEMPORARY BRACING OF THE WALL IS PROPERLY INSTALLED, AND AFTER ACCEPTANCE OF CONSTRUCTION BEFORE FINISH GRADE INCLUDING DAMP-PROOFING, REMOVAL OF CONCRETE FORMWORK, AND REMOVAL OF TRASH AND DEBRIS.
- UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING INCLUDING ADJACENT TRANSITION AREAS. SMOOTH FINISHED SURFACES WITHIN SPECIFIED TOLERANCES, COMPACT WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. GRADE AREAS ADJACENT TO BUILDING LINES TO DRAIN AWAY FROM STRUCTURES AND TO PREVENT PONDING.
- FINISH LAWN AREAS TO WITHIN ONE INCH ABOVE OR BELOW REQUIRED SUBGRADE ELEVATIONS. SHAPE SURFACE UNDER WALKS AND PAVEMENTS TO LINE, GRADE, AND CROSS SECTION, WITH NOT MORE THAN 1/2" ABOVE OR BELOW REQUIRED SUBGRADE ELEVATION.
- GRADE SURFACE UNDER BUILDING SLABS SMOOTH AND EVEN, FREE OF VOIDS. PROVIDE FINAL GRADES WITHIN 1/2" OF THOSE INDICATED WHEN TESTED WITH A 10' STRAIGHT EDGE.
- PROTECT GRADED AREAS FROM TRAFFIC AND EROSION. REPAIR AREAS WHICH HAVE SETTLED, ERODED, OR BECOME DAMAGED DUE TO CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO OWNER.
- PLACE ALL FILL AND BACKFILL AS CONTROLLED FILL AS FOLLOWS:
 - ESTABLISH SUITABLE SUBGRADE CONDITIONS PRIOR TO PLACING FILL BY PROOFROLLING, UNDERCUTTING AND COMPACTING AS NECESSARY.
 - PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" FOR HAND TAMPERS.
 - PRIOR TO COMPACTION, PROVIDE MOISTURE CONTENT TO WITHIN 3% OF OPTIMUM BY MOISTENING OR AERATING EACH LAYER. DO NOT PLACE FILL MATERIAL ON SURFACES WHICH ARE MUDDY, FROZEN OR CONTAIN FROST OR ICE.
 - COMPACT SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D 698 (STANDARD PROCTOR):
 - 95% UNDER PAVEMENT
 - 85% UNDER LAWN OR UNPAVED AREAS
- SPREAD TOPSOIL TO A DEPTH OF 4" OVER ALL DISTURBED AREAS NOT RECEIVING WALKS, PAVEMENT, WALLS OR BUILDING, INCLUDING TRENCHES. IMMEDIATELY FOLLOWING PLACEMENT OF TOPSOIL, DISK THE ENTIRE TOPSOILED AREA AND RAKE FREE OF STONES AND DEBRIS OVER 1/2" IN ANY DIMENSION. PROVIDE A FINISHED SURFACE FREE OF DEPRESSIONS OR HIGH SPOTS. SEED IMMEDIATELY.
- OWNER (CONTRACTOR) SHALL EMPLOY QUALIFIED SOILS TESTING LABORATORY TO INSPECT EARTHWORK OPERATIONS. NOTIFY LABORATORY PRIOR TO PERFORMING EARTHWORK OPERATIONS.

EROSION & SEDIMENT CONTROL NOTES

- PROVIDE CONSTRUCTION MATERIALS AND METHODS IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS, INCLUDING THE STANDARDS AND SPECIFICATIONS OF THE "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK", LATEST EDITION. REFER TO THIS HANDBOOK FOR DETAILS AND SPECIFICATIONS OF EROSION CONTROL DEVICES.
- SCHEDULE A PRECONSTRUCTION MEETING INVOLVING THE ENGINEER, DEVELOPER'S REPRESENTATIVE AND SELECTED CONTRACTOR ON SITE PRIOR TO BEGINNING CONSTRUCTION.
- ADHERE TO THE EROSION AND SEDIMENT CONTROL NARRATIVE AS PART OF THIS CONTRACT. INSTALL EROSION CONTROL DEVICES AS PER THE NARRATIVE/PLAN.
- NOTIFY THE PROJECT ENGINEER WHEN THE LOCAL GOVERNING OFFICIAL HAS INSPECTED AND APPROVED ALL IN-PLACE EROSION AND SEDIMENT CONTROL DEVICES, REQUIRED BY LOCAL ORDINANCES TO BE IN PLACE PRIOR TO LAND DISTURBANCE.
- NOTIFY THE PROJECT ENGINEER 24 HOURS IN ADVANCE OF BEGINNING CLEARING AND GRADING OPERATIONS.
- DISPOSE OF EXCESS EXCAVATION, AS WELL AS ALL ORGANIC MATTER AND DEBRIS, OFF SITE.
- SEED AND MULCH OR TEMPORARILY STABILIZE ALL DENUDEED AREAS WITHIN SEVEN DAYS OF DISTURBANCE. SEED TRENCHES IMMEDIATELY FOLLOWING BACKFILL.
- REMOVE ALL DEMOLISHED MATERIAL FROM THE PROJECT SITE AND DISPOSE OF IN AN ACCEPTABLE LOCATION.
- REINSTALL ANY STRUCTURE(S) RELOCATED AND/OR REMOVED DURING THE INSTALLATION OF THE PROPOSED IMPROVEMENTS AT NO ADDITIONAL COST TO OWNER.
- INSPECT ESC MEASURES WEEKLY AND AFTER EACH RAINFALL TO INSURE PROPER FUNCTIONING.
- AVOID CONSTRUCTION TRAFFIC IN NATURAL STREAMS AND DRAINAGE WAYS WHENEVER POSSIBLE.
- REMOVE ALL SILT FROM STREAMS AND DRAINAGE WAYS PRIOR TO BOND RELEASE.

SITE SUMMARY

OWNER: DAVID M. DILLON V.P. GENERAL MANAGER
FIRST TEAM AUTO MALL
6900 PETERS CREEK ROAD
ROANOKE, VIRGINIA 24019

TAX MAP NUMBER: 27.14-4-2

SIZE: 9.4 ACRES

ZONING: C2 SPECIAL USE

MINIMUM LOT SIZE REQUIRED: 15,000 SF

MINIMUM LOT FRONTAGE REQUIRED: 75 FT

LOT FRONTAGE PROVIDED:

SETBACKS: FRONT 30 FT

SIDE 15 FT

REAR 15 FT

MAXIMUM BUILDING HEIGHT: 45 FT

BUILDING HEIGHT PROVIDED: 27 FT

MAXIMUM LOT COVERAGE ALLOWED:

BUILDINGS: 50%

TOTAL: 90%

LOT COVERAGE PROVIDED:

BUILDINGS: 7.2%

TOTAL: 44%

PARKING REQUIRED: 2/BAY OR 24 SPACES

1/ EMPLOYEE OR 10 SPACES

PARKING PROVIDED: 41 SPACES

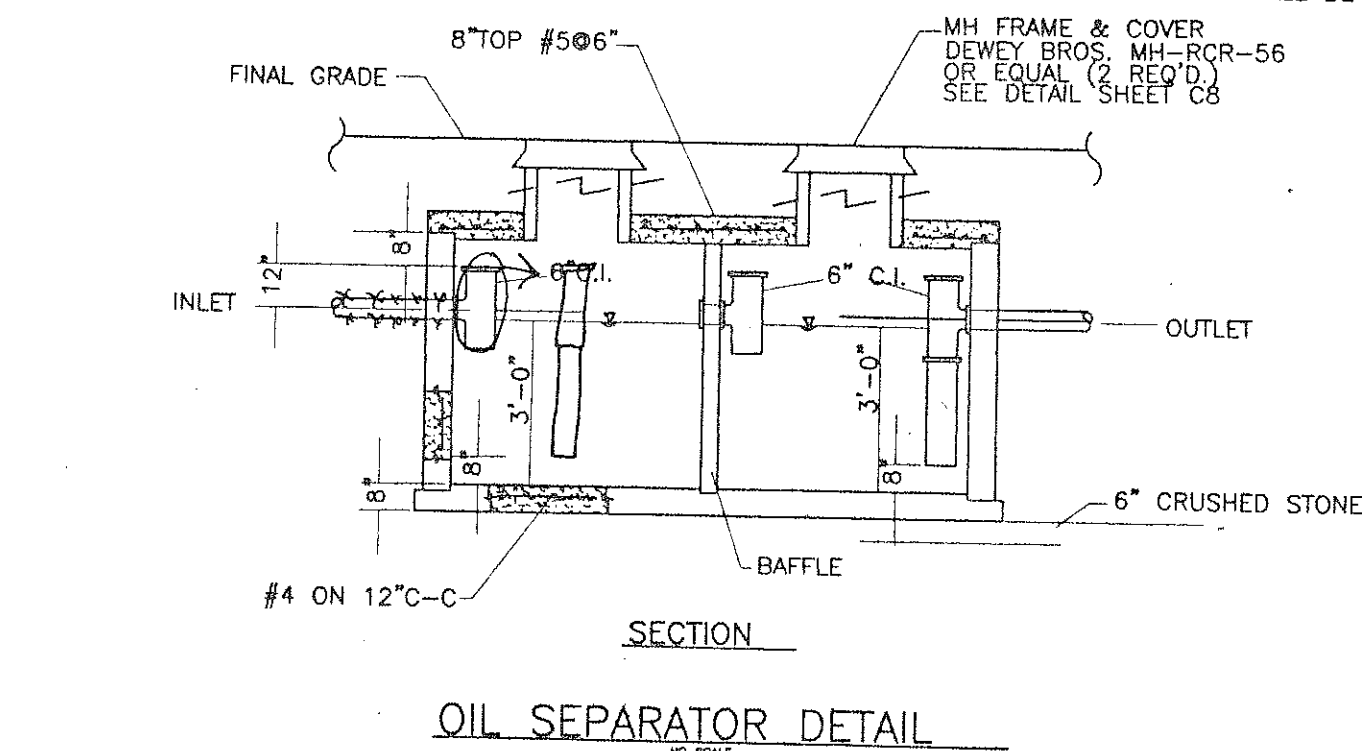
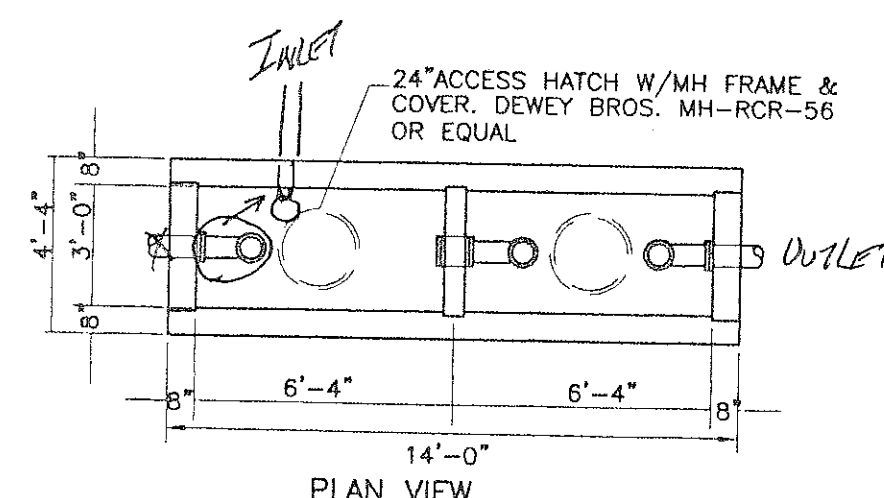
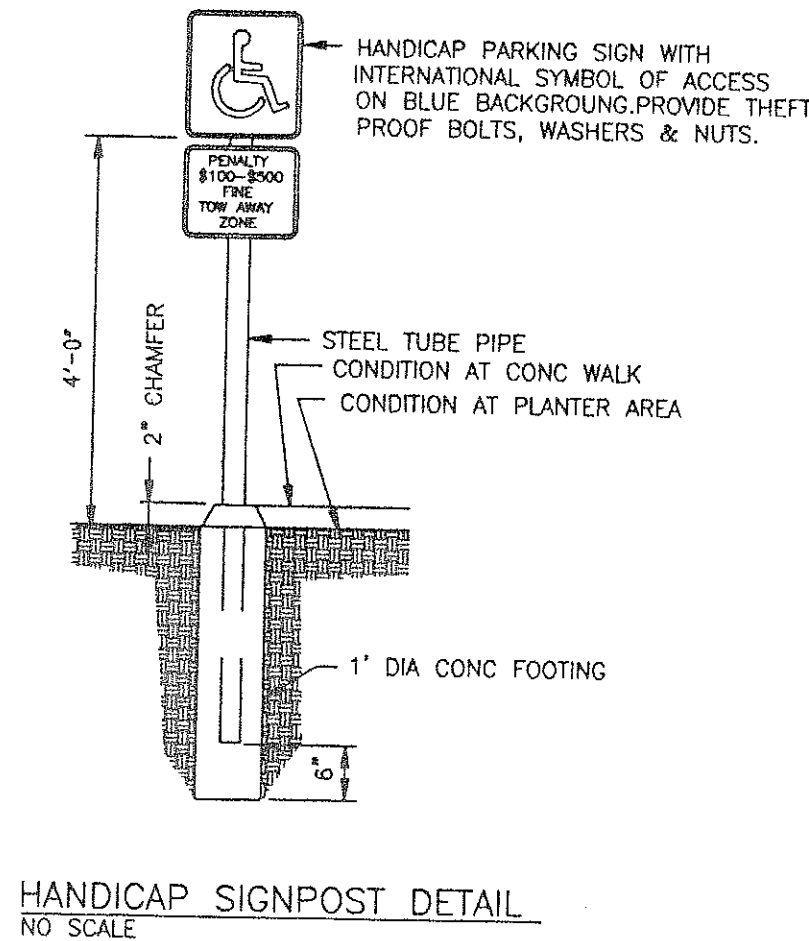
INTERIOR PARKING LOT LANDSCAPING REQUIRED: 5% OR 362 SF

INTERIOR PARKING LOT LANDSCAPING PROVIDE: 46% OR 3,375 SF

SCREENING/BUFFERING REQUIRED: A ROW OF SMALL EVERGREEN TREES, 5' AT TIME OF PLANTING, WITH AN ULTIMATE HEIGHT OF NOT LESS THAN 15' 1 MATURITY. 1 TREE SHALL BE PLANTED FOR EVERY 15 LINEAR FEET ADJACENT TO THE FIRE STATION PROPERTY LINE THAT PARALLELS THE REAR OF THE EXISTING FIRST TEAM HYUNDAI & SUZUKI SHOWROOM AND SERVICE BUILDING.

SCREENING/BUFFERING PROVIDED: UTILIZE EXISTING VEGETATION.

40 EVERGREEN TREES ADDED ALONG THE FIRE STATION PROPERTY.



NOTES:

- 4000 PSI CONCRETE SHALL BE USED TO CONSTRUCT GREASE TRAP.
- ADDITIONAL REINFORCING MAY BE INSERTED AROUND LIFT HOLES AND OPENINGS AS NEEDED FOR HANDLING, CONSISTING OF 4 EACH #4 DIAGONALLY AROUND OPENING - MINIMUM.
- JOINTS SHALL BE WATERTIGHT, SEALED WITH DOUBLE PREFORMED BUTYL SEALANT AND BOLTED WITH 3/4" LAG BOLTS INTO CONCRETE INSERTS (PROVIDED BY MANUFACTURER).
- OPENINGS SHALL BE PROVIDED FOR PIPE CONNECTIONS AS SHOWN.
- REINFORCING BARS TO BE GRADE 60.
- OIL SEPARATOR SHALL BE FIELD ERRECTED. MANHOLE FRAMES SHALL BE ADJUSTED TO GRADE USING GRADE RINGS AND NON-SHRINK GROUT AS REQUIRED.
- ALL PENETRATIONS SHALL BE GROUTED WATERTIGHT.

FIRST TEAM AUTO MALL

NOTES AND DETAILS

HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

DRAWN BY: DRB

DESIGNED BY: DRB

CHECKED BY: RIS

DATE: MAY 11, 2001

REVISIONS:

6-20-01

8-17-01

9-14-01

SCALE: AS SHOWN

SHEET NO.

C7

JOB NO.

R0000178

As Built 5-20-02