

GENERAL NOTES:

1. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE THERE MAY BE ENCUMBRANCES NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS NOT WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAPS 51161C0164G EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. THE PLAN WAS PREPARED FROM A FIELD SURVEY BY PARKER DESIGN GROUP. THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF ALAN CLEMONS, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED IN NOVEMBER AND DECEMBER 2014, AND THAT THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS THE MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS BASED UPON FIELD SURVEY, AVAILABLE RECORDS, OR AS LOCATED BY A UTILITY MARKING COMPANY AND SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE UTILITIES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON. CONTRACTOR SHALL CALL "MISS UTILITY" TO VERIFY LOCATION OF ANY UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION.
5. ELEVATIONS SHOWN ARE ON NAVD '88 DATUM. BENCHMARK IS SHOWN ON PLANS. CONTOURS SHOWN ARE AT 1.0' INTERVALS.

GENERAL DEMOLITION NOTES:

- 1) THE CONTRACTOR SHALL PROVIDE AT LEAST THE FOLLOWING PROTECTIONS AT THE JOB SITE: MAKE ARRANGEMENTS, BEFORE INITIATING DEMOLITION, FOR RELOCATING, ABANDONING, OR SIMILAR ACTION AS MAY BE REQUIRED RELATIVE TO UTILITIES TO PERMIT WORK TO PROCEED WITHOUT DELAY. ARRANGEMENTS SHALL BE MADE IN ACCORDANCE WITH REGULATIONS OF AUTHORITIES OF UTILITIES MENTIONED, SUCH AS OVERHEAD AND UNDERGROUND ELECTRIC, TELEPHONE, GAS, WATER, ETC.
- 2) ENSURE SAFE PASSAGE OF PERSONS AROUND ALL AREAS OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES, OR INJURY TO PERSONS. CONTRACTOR SHALL CLOSE SIDEWALK WHEN PERFORMING WORK IN CITY RIGHT OF WAY. CONTRACTOR SHALL INSTALL SAFETY BARRIER AROUND THE SITE CONSTRUCTION AND PROVIDE PATH TO EXISTING DOOR ON SOUTH SIDE OF BUILDING.
- 3) PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COSTS TO THE OWNER(S).
- 4) MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS, PREVENT INTERRUPTION OF SERVICES. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES.
- 5) USE WATER SPRINKLING AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT POLLUTION TO THE LOWEST PRACTICAL LEVEL.
- 6) COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- 7) RETURN ADJACENT AREAS TO EXISTING CONDITIONS AFTER WORK IS COMPLETE.
- 8) PERMITS, FEES, AND LICENSES SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR, INCLUDING DISPOSAL CHARGES AS REQUIRED.
- 9) ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITIES IN DEMOLITION OF EXISTING PAVEMENT, CONCRETE, CURB, AND OTHER STRUCTURES AS MAY BE REQUIRED.
- 10) THE SITE SHALL BE CLEARED AND SELECTED ITEMS REMOVED AS SHOWN WITHIN THE LIMITS OF DISTURBANCE. ALL DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL SAW-CUT CURB, PAVEMENT, ETC. AT ALL PLACES WHERE NEW CONSTRUCTION JOINS THE EXISTING.

SITE SPECIFIC DEMOLITION NOTES:

- DN-1** CONTRACTOR SHALL PROVIDE NEAT, VERTICAL SAW-CUT WHERE NEW CONSTRUCTION JOINS THE EXISTING.
- DN-2** CONTRACTOR SHALL REMOVE EXISTING CURB.
- DN-3** CONTRACTOR SHALL REMOVE EXISTING SIDEWALK/CONCRETE.
- DN-4** CONTRACTOR SHALL REMOVE EXISTING ASPHALT/BASE STONE TO SUB-GRADE.
- DN-5** CONTRACTOR SHALL PROTECT EXISTING BUILDING AND IMPROVEMENTS TO REMAIN.
- DN-6** CONTRACTOR SHALL PROTECT EXISTING GAS LINE, METER, BOLLARDS, ETC TO REMAIN.
- DN-7** CONTRACTOR SHALL ABANDONED RECENTLY INSTALLED SERVICE. METER BOX AND SETTER SHALL BE SAVED AND COORDINATE WITH WVA BY CALLING 540-537-3460. SERVICE SHALL BE CAPPED AT MAIN BY CONTRACTOR AND INSPECTED BY WVA. REMAINING SERVICE TO BE ABANDONED IN PLACE. SIZE OF EXCAVATION AS REQUIRED.
- DN-8** CONTRACTOR SHALL EXCAVATE 24" OF EXISTING SOIL FOR NEW PLANTING BEDS.

INITIAL EROSION AND SEDIMENT CONTROL MEASURES:

CONSTRUCTION WILL BE SEQUENCED TO INSTALL INITIAL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO DEMOLITION.

- (STB) STRAW BALE BARRIER MEETING VA ESCH STD. & SPEC. 3.04
- (SF) SILT FENCE MEETING VA ESCH STD. & SPEC. 3.05
- (TP) TREE PROTECTION MEETING VA ESCH STD. & SPEC. 3.38
- (DC) DUST CONTROL MEETING VA ESCH STD. & SPEC. 3.39

SPECIAL NOTES TO CONTRACTOR:

1. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR SERVICE LINES.
2. CONTRACTOR SHALL CONTACT MISS UTILITY TO VERIFY LOCATION OF EXISTING GAS LINE.
3. CONTRACTOR SHALL USE EXTREME CAUTION DURING CONSTRUCTION TO NOT DISTURB EXISTING UTILITIES TO REMAIN.
4. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL CONTACT THE AUTHORITY INSPECTOR AT 540-537-3460.
5. IN LIEU OF INSTALLING CONSTRUCTION ENTRANCE AT ALISON AVE., CONTRACTOR SHALL COMPLETE GRADING OPERATIONS WITHIN 5 DAYS AND PLACE GRAVEL IMMEDIATELY UPON REACHING SUBGRADE.
6. STRAW BALE SHOWN ALONG WOODS AVE. TO BE PLACE @ END OF DAY OR DURING RAIN EVENT.

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN

APPROVED

by George Nevergold
09/20/2017

parker
DESIGN GROUP

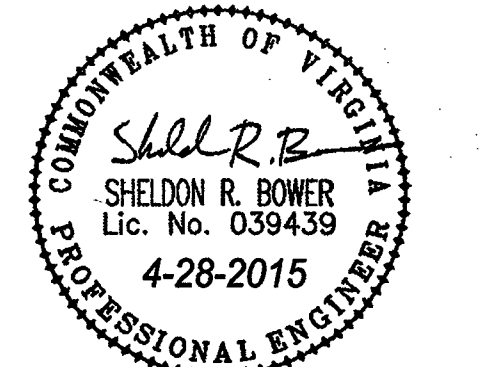
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1401 Franklin Road
Guelich Building Addition
For 1401 Franklin Road, LLC
Tax#(s): 1030419, 1030420, 1030422
City of Roanoke, Virginia

REVISIONS:

Rev.	City, Architect, and Client Revisions	Date
1		28 April 2015
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