

CONSTRUCTION SITE PLAN GENERAL NOTES  
CONSTRUCTION METHODS

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS, VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS, AND LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS, WHERE APPLICABLE. ANY WORK WITHIN R.O.W. SHALL ADHERE TO THE CITY OF ROANOKE RIGHT OF WAY EXCAVATION AND RESTORATION STANDARDS.
2. THE LOCATION OF EXISTING UTILITIES AS SHOWN IS APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION WORK AND NOTIFY ENGINEER IMMEDIATELY IF LOCATIONS DIFFER FROM PLANS.
3. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-552-7001 OR 811 PRIOR TO ANY CONSTRUCTION WORK IN THIS AREA.

HANDICAPPED ACCESSIBILITY / ADA COMPLIANCE

1. THE MAXIMUM ALLOWABLE CROSS SLOPE ACROSS ACCESSIBLE PARKING SPACES AND ACCESSIBLE AISLES IS 2%. NO SLOPE IN ANY DIRECTION SHALL EXCEED 2% WITHIN ADA PARKING SPACES OR AISLES.
2. THE MAXIMUM ALLOWABLE LONGITUDINAL SLOPE ALONG ACCESSIBLE AISLES IS 5%.
3. THE CONTRACTOR SHALL VERIFY SLOPES AND GRADES FOR ALL ACCESSIBLE PARKING SPACES AND ACCESS AISLES AFTER STAKING IS COMPLETE AND BOTH BEFORE AND AFTER INSTALLATION.
4. ANY SLOPE DISCREPANCIES DETECTED BY THE SURVEYOR AND/OR CONTRACTOR SHALL BE REPORTED TO THE ENGINEER PRIOR TO INSTALLATION.
5. UNLESS SPECIFICALLY NOTED ON THE SITE PLAN, DETECTABLE WARNING STRIPS ARE REQUIRED AT ALL CURB RAMPS AND FLUSH CURB TRANSITIONS TO PARKING LOTS.
6. HAND RAILS ARE REQUIRED FOR ANY ACCESSIBLE SITE PEDESTRIAN RAMPS WITH LONGITUDINAL SLOPES THAT EXCEED 5% AND / OR 6-INCHES IN RISE.
7. SITE HAND RAILS SHALL BE PER VDOT / ADA / ANSI STANDARDS AND SPECIFICATIONS, UNLESS NOTED OTHERWISE. COORDINATE WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
8. SITE HAND RAILS SHALL BE INSTALLED ON BOTH SIDES OF THE SITE SIDEWALKS WHERE HAND RAILS ARE REQUIRED. COORDINATE WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
9. PER VDOT STANDARDS, THE MAXIMUM PERMISSIBLE CURB RAMP SLOPE IS 12:1.
10. WHEEL STOPS FOR ACCESSIBLE PARKING SPACES SHALL BE INSTALLED 3' OFF THE FACE OF CURB.
11. GUTTER PAN INSTALLED IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% SLOPE.
12. NO VERTICAL TRANSITIONS IN ADA ACCESSIBLE ROUTES SHALL EXCEED 1/4".

CURB AND GUTTER

1. THE CONTRACTOR SHALL USE A MINIMUM OF THREE (3) RUNNING CONSTRUCTION STAKES TO AVOID HARD BREAK LINES IN THE CURB - UNLESS SPECIFICALLY CALLED FOR ON THE PLANS.
2. THE MINIMUM LONGITUDINAL SLOPE FOR GUTTER PAN IS 0.5%, UNLESS OTHERWISE NOTED ON PLANS.
3. ALL CURB AND GUTTER SHOWN ON THE PLANS SHALL BE VDOT CG-6, CG-2, OR CG-7, UNLESS SPECIFICALLY NOTED OTHERWISE. ALL PUBLIC CURB AND GUTTER SHALL BE CITY OF ROANOKE STANDARD GUTTER SECTIONS. SEE DETAILS WITHIN THE PLAN SET.

UNDERGROUND UTILITIES

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LINE AND GRADE FOR ALL DRY UTILITIES PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING DRY UTILITY LINES AND GRADES AGAINST ALL PROPOSED UTILITIES SHOWN ON THE PLANS. POTENTIAL CONFLICTS SHALL BE REPORTED TO THE ENGINEER AS SOON AS POSSIBLE.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING TELEPHONE, CABLE, FIBER OPTIC, AND ELECTRICAL SERVICES TO THE PROJECT. CONTACT UTILITY PROVIDERS AS SOON AS POSSIBLE TO BEGIN COORDINATION.
4. THE CONTRACTOR SHALL REVIEW SITE AND BUILDING DRAWINGS TO VERIFY COORDINATION OF UTILITY INVERTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND ENGINEER PRIOR TO INSTALLATION.

SIDEWALKS AND SITE STAIRS

1. ALL SITE STAIRS SHALL BE FURNISHED WITH VDOT HR-1 ON BOTH SIDES OF THE STAIRS AND COORDINATED WITH THE ARCHITECTURAL PLANS.
2. ALL SITE STAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH VDOT / ADA / ANSI STANDARDS AND SPECIFICATIONS, UNLESS SPECIFICALLY NOTED OTHERWISE AND COORDINATED WITH THE ARCHITECTURAL PLANS.
3. SIDEWALKS SHALL BE INSTALLED WITH A MAXIMUM 2% CROSS-SLOPE.
4. SIDEWALKS SHALL BE BROOM FINISHED, UNLESS NOTED OTHERWISE ON THE PLANS.
5. SIDEWALKS SHALL BE 5-FEET IN WIDTH, UNLESS NOTED OTHERWISE ON THE PLANS.

ROOF DRAINS AND DOWN SPOUTS

1. ALL DOWN SPOUTS SHALL BE FURNISHED WITH A DOWNSPOUT/ROOF DRAIN TRANSITION BOOT. STUBBING OF DOWNSPOUT INTO ROOF DRAIN LATERAL WITHOUT A SUITABLE BOOT TRANSITION IS NOT PERMITTED.
  2. ALL ROOF DRAIN LATERALS SHALL BE INSTALLED IN ACCORDANCE WITH THE PREVAILING LOCAL JURISDICTIONAL PLUMBING CODE OR THE INTERNATIONAL PLUMBING CODE, WHICHEVER IS MORE STRINGENT.
  3. MINIMUM ALLOWABLE SLOPE FOR 4-INCH ROOF DRAIN LATERAL IS 2.08%.
  4. MINIMUM ALLOWABLE SLOPE FOR 6-INCH ROOF DRAIN LATERAL IS 1.04%.
- ROOF DRAIN LATERALS SHALL BE PER THE ARCHITECTURAL PLANS.

TELEPHONE, FIBER OPTIC, CABLE, AND GAS LINE SERVICES

1. CONTRACTOR SHALL HAVE MISS UTILITY MARK EXISTING UTILITY LINES PRIOR TO START OF CONSTRUCTION AND AS NECESSARY THROUGHOUT CONSTRUCTION.
2. CONTRACTOR SHALL REVIEW PLANS TO VERIFY EXISTING LOCATIONS MARKED IN THE FIELD MATCH THOSE SHOWN ON THE PLANS.
3. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY POTENTIAL DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
4. CONTRACTOR SHALL POT-HOLE EXISTING UTILITIES AT CRITICAL CROSSING LOCATIONS PRIOR TO THE START OF CONSTRUCTION AND PROVIDE ENGINEER WITH LINE AND GRADE INFORMATION.

BUILDING DOORS AND GRADES

1. A MINIMUM 5'X5' PAD SHALL BE INSTALLED AT ALL BUILDING DOOR LOCATIONS (MAXIMUM 2% SLOPE IN ANY DIRECTION). COMPLY WITH ADA DOOR CLEARANCE REQUIREMENTS FOR PAD POSITIONING OUTSIDE OF THE DOOR. THIS SHALL BE COORDINATED DIRECTLY WITH THE ARCHITECTURAL PLANS PRIOR TO INSTALLATION.
2. FINISHED GRADE SHALL BE 6-INCHES BELOW FINISHED FLOOR ELEVATION ALONG ALL BUILDING WALLS, IN AREAS WHERE PERVIOUS SURFACES ARE PROVIDED, UNLESS OTHERWISE NOTED. FINISHED GRADE FOR AREAS TO BE MULCHED SHALL BE AT TOP OF MULCH. FINISHED GRADE FOR AREAS TO RECEIVE SOD SHALL BE TO TOP OF SOD.
3. ALL PERVIOUS SURFACES SHALL BE INSTALLED WITH A MINIMUM OF 2% SLOPE AWAY FROM THE BUILDING (FOR A MINIMUM OF 10-FEET), TO PROVIDE FOR POSITIVE DRAINAGE.
4. CONTRACTOR SHALL COORDINATE LOCATION OF WEEP HOLES ALONG ALL BUILDING AND RETAINING WALLS AND VERIFY REQUIRED SEPARATION BETWEEN WEEP HOLES AND FINISHED GRADES.
5. CONTRACTOR SHALL REVIEW GRADING ALONG BUILDINGS WITH STOREFRONTS TO VERIFY REQUIRED SEPARATION AS PROVIDED.

GENERAL UTILITY NOTES

1. SUPPLY AND INSTALL ALL MATERIALS AND METHODS FOR WATERLINES, SANITARY SEWERS AND STORM DRAINAGE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF ROANOKE, THE WESTERN VIRGINIA WATER AUTHORITY, AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION "ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS", LATEST EDITION.
2. OBTAIN ALL REQUIRED PERMITS AND NOTIFY APPROPRIATE OFFICIALS 48 HOURS PRIOR TO COMMENCEMENT OF WORK. OBTAIN INFORMATION FROM WESTERN VIRGINIA WATER AUTHORITY AND/OR CITY OF ROANOKE CONCERNING PERMITS AND CONNECTIONS TO EXISTING LINES.
3. ALL WORK SHALL BE SUBJECT TO INSPECTION BY WESTERN VIRGINIA WATER AUTHORITY AND/OR CITY OF ROANOKE. NOTIFY APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF WORK.
4. SITE SHALL BE TO SUBGRADE PRIOR TO INSTALLATION OF UTILITIES. ALL UTILITIES SHALL BE IN PLACE PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIAL.
5. USE SELECT MATERIAL FREE FROM FROST, LARGE CLODS, STONES, AND DEBRIS FOR BACKFILL FROM THE BOTTOM OF THE TRENCH TO TWELVE (12) INCHES ABOVE THE PIPE.
6. MINIMIZE ANY DISTURBANCE TO EXISTING WATER SERVICE, SEWER LINES OR ANY OTHER UTILITY DURING CONSTRUCTION AND PROVIDE QUALITY WORKMANSHIP.
7. MAKE ALL PIPE JOINTS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND/OR WESTERN VIRGINIA WATER AUTHORITY SPECIFICATIONS. MAKE JOINTS BETWEEN DIFFERENT PIPE MATERIALS WITH STANDARD FITTINGS MANUFACTURED FOR THE PURPOSE.
8. MAINTAIN ALL WATER LINES AT TEN (10) FEET HORIZONTAL SEPARATION FROM SEWER LINES AND MANHOLES; MEASURE THE DISTANCE 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.
9. SEWER AND WATER TAPS SHALL BE LOCATED BY THE CONTRACTOR, PERFORMED BY THE CONTRACTOR/DEVELOPER AND INSPECTED BY THE WESTERN VIRGINIA WATER AUTHORITY.
10. LOCATE AND UNCOVER VALVE VAULTS AND MANHOLES AFTER PAVING AND ADJUST TO FINAL GRADE, IF NECESSARY.
11. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS WHERE UTILITIES ENTER THE BUILDING.
12. PRIOR TO COMMENCING WITH ANY UNDERGROUND PIPE CONSTRUCTION OR GRADING (EXCAVATION), THE GENERAL CONTRACTOR SHALL CALL MISS UTILITY OF VIRGINIA (TOLL FREE 1-800-552-7001) AT LEAST 48 HOURS PRIOR TO COMMENCING. THE G.C. IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO ANY UTILITY, PUBLIC OR PRIVATE, AS A RESULT OF NOT CONTACTING MISS UTILITY AND SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER/DEVELOPER.
13. EXISTING UTILITY LOCATIONS SHOWN ARE A RESULT OF FIELD SURVEYS, AND AVAILABLE RECORDS AND PREVIOUSLY APPROVED PLANS. LOCATIONS ARE APPROXIMATE. GENERAL CONTRACTOR SHALL 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: 1) ANY LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS, 2) IF THERE APPEARS TO BE ANY CONFLICT, UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLANS. G.C. SHALL CALL "MISS UTILITY" OF VIRGINIA AND/OR CITY OF ROANOKE AND/OR WESTERN VIRGINIA WATER AUTHORITY.
14. 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, BACKFILL 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.
15. PLACE BACKFILL FOR ALL WATER AND SEWER UTILITIES IN ACCORDANCE WITH WESTERN VIRGINIA WATER AUTHORITY SPECIFICATIONS, AND THE FOLLOWING CRITERIA: 1) BACKFILL NO TRENCH UNTIL INSPECTED BY WESTERN VIRGINIA WATER AUTHORITY. MATERIALS USED FOR BACKFILL FROM THE BOTTOM OF THE TRENCH TO TOP OF THE PIPE SHALL BE CRUSHER RUN, OR APPROVED EQUAL MATERIAL, THOROUGHLY AND CAREFULLY COMPACT THE BACKFILL MATERIAL. 2) COMPACT BACKFILL BY MECHANICAL TAMPING THROUGHOUT THE DEPTH OF THE TRENCH TO ENSURE A SUITABLE SUBBASE ACCEPTABLE TO THE ROAD ENGINEER. IF THE MATERIAL TAKEN FROM THE DITCH IS NOT SUITABLE FOR BACKFILLING, REMOVE IT AND USE AN ACCEPTABLE MATERIAL FOR BACKFILLING THE TRENCH.
16. IN AREAS OF WATER LINE CONSTRUCTION, GRADES SHALL BE WITHIN SIX (6) INCHES OF FINAL GRADE PRIOR TO BEGINNING CONSTRUCTION.
17. MINIMUM COVER OVER ALL WATER AND SANITARY SEWER LINES SHALL BE THREE (3) FEET.
18. THE CONTRACTOR SHALL INSTALL ALL WATER SERVICE CONNECTIONS AND METER BOXES.
19. CONNECT PIPE TO MANHOLES THROUGH PRE-CAST OPENINGS AND JOIN WITH EITHER A FLEXIBLE BOOT ADAPTER OR A PIPE SEAL GASKET.

GENERAL SITE NOTES:

1. G.C. TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, W.V.W.A., AND CITY OF ROANOKE PLANNING, BUILDING, AND DEVELOPMENT DEPARTMENT. G.C. SHALL OBTAIN A RIGHT OF WAY PERMIT FROM THE CITY OF ROANOKE PRIOR TO ANY WORK WITHIN THE CITY OF ROANOKE R.O.W.
3. GENERAL CONTRACTOR TO FIELD VERIFY PAVEMENT TIE IN LOCATIONS/ELEVATIONS AND ENSURE THAT POSITIVE DRAINAGE AWAY FROM THE PROPOSED BUILDING IS MAINTAINED THROUGHOUT THE SITE.
4. ANY PAVEMENT TO REMAIN THAT IS DISTURBED OR DESTROYED DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED/REPLACED AS NECESSARY TO PRE-CONSTRUCTION CONDITIONS AT NO COST TO THE OWNER.
5. ALL BUILDING DIMENSIONS AND UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.
6. G.C. SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY OF ROANOKE PRIOR TO ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY.
7. G.C. TO PROVIDE ALL REQUIRED CONDUIT FOR EXTERIOR LIGHTING, ELECTRICAL, TELEPHONE, AND COMMUNICATIONS. ALL UTILITIES TO BE INSTALLED UNDERGROUND.
8. G.C. SHALL COORDINATE CONCRETE FINISHING AROUND THE PROPOSED DOOR LOCATIONS WITH THE ARCHITECTURAL PLANS.
9. THE SITE CONTRACTOR MUST COORDINATE THE TIMING AND INSTALLATION OF ALL UTILITIES AND MAKE ALL NECESSARY SCHEDULE ARRANGEMENTS FOR TEMPORARY OR PERMANENT UTILITIES PER THE PROJECT SCHEDULE.
10. ALL ROOFTOP OR GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW PER CITY OF ROANOKE ZONING ORDINANCE. THE PERIMETER OF ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED FROM ANY STREET FRONTAGE OR ADJACENT PROPERTY BY A FENCE OR SOLID WALL WITH 60% OR GREATER OPACITY. THE PERIMETER OF ALL ROOFTOP EQUIPMENT THAT WOULD OTHERWISE BE VISIBLE FROM ANY STREET FRONTAGE SHALL BE SCREENED BY A FENCE OR SOLID WALL WITH 60% OR GREATER OPACITY AT LEAST 1/2 THE VERTICAL HEIGHT OF THE EQUIPMENT FROM THE ADJACENT STREET, TO BE VERIFIED BY SUBMISSION OF A FIELD REVISION TO THE DEVELOPMENT PLAN OR SEPARATE BUILDING PERMIT.
11. G.C. SHALL OBTAIN A SEPARATE SIGN PERMIT FOR ALL ON-SITE AND BUILDING SIGNAGE. IF A FLAGPOLE DISPLAY IS PROPOSED, NOTE THAT ONLY FLAGS TO BE DISPLAYED ARE NATIONAL, STATE, OR OTHER GOVERNMENTAL FLAGS AND INSIGNIAS.
12. THE REFUSE CONTAINER STORAGE AREA MUST MEET ALL REQUIREMENTS SET FORTH IN TABLE 647-1 AND ARTICLE 4, SUPPLEMENTAL REGULATION SECTION OF THE ZONING ORDINANCE. THE HEIGHT OF THE SCREENING MUST BE AT LEAST 12" ABOVE THE TOP OF THE CONTAINER AND THE OPACITY OF THE SCREENING MUST BE A SOLID FENCE MATERIAL. SEE ENCLOSURE AND GATE DETAILS.
13. ALL EXTERIOR LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LIGHTING PLAN AND CUT SHEETS. THE LIGHTING SHALL ALSO BE INSTALLED AND AIMED TO MEET ALL REQUIREMENTS SET FORTH IN SECTION 36.2 DIVISION 2 OUTDOOR LIGHTING.
14. ALL DOWNSPOUTS SHALL BE COLLECTED BY UNDERGROUND PIPING AND CONNECTED TO THE STORM SEWER SYSTEM AS SHOWN.

DEMOLITION NOTES

DEMOLITION SHALL INCLUDE, UNLESS OTHERWISE NOTED ON DRAWINGS, REMOVAL OF EXISTING OBJECTS OR IMPROVEMENTS, WHETHER INDICATED ON THE DRAWINGS OR NOT, THAT WOULD IN THE OPINION OF THE OWNER, PRESENT OR INTERFERE WITH THE PROGRESS OR COMPLETION OF THE PROPOSED WORK.

PERMITS, FEES AND LICENSES SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR, INCLUDING DISPOSAL CHARGES AS REQUIRED.

WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITIES IN DEMOLITION OF EXISTING PAVEMENT, CURBS AND GUTTERS, DRAINAGE STRUCTURES AND UTILITIES AS MAY BE REQUIRED.

ALL EXISTING UTILITIES TO ANY BUILDINGS SHOWN TO BE RAZED SHALL BE DISCONNECTED AND PLUGGED OR CAPPED AS REQUIRED BY THE CITY.

CONTRACTOR SHALL SAW-CUT ALL JOINTS WHERE EXISTING CURBING, PAVEMENT AND SIDEWALK IS TO BE DEMOLISHED AND NEW CONSTRUCTION JOINS THE EXISTING.

CONTRACTOR SHALL COMPLETELY FILL BELOW GRADE AREAS AND VOIDS FROM DEMOLITION USING APPROVED SELECT FILL MATERIAL.

ALL EXISTING CURBING, CONCRETE, SIDEWALK, ENTRANCES, ASPHALT, BRICK, AND ANY STRUCTURES THAT ARE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR. ALL DEBRIS, ETC. SHALL NOT BE USED AS FILL MATERIAL ON THE SITE.

CONTRACTOR SHALL PROVIDE THE FOLLOWINGS PROTECTIONS AT THE JOB SITE: MAKE ARRANGEMENTS, BEFORE INITIATING DEMOLITION, FOR RELOCATING, DISCONNECTION, REROUTING, ABANDONING, OR SIMILAR ACTION AS MAY BE REQUIRED RELATIVE TO UTILITIES AND OTHER UNDERGROUND PIPING, 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 POWER AND TELEPHONE LINES AND EQUIPMENT, GAS PIPING, STORM SEWERS, SANITARY SEWERS, OR WATER PIPING. CONTRACTOR SHALL NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING AND/OR POLLUTION.

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.

PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO THE OWNER.

MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. PREVENT INTER- RUPTION OF EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES.

USE WATER SPRINKLING AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR TO LOWEST PRACTICAL LEVEL.

SITE GRADING NOTES:

1. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE OWNER/DEVELOPER, CONSULTING ENGINEER AND CITY OF ROANOKE PLANNING, BUILDING, AND DEVELOPMENT DEPARTMENT.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES WITH EXISTING UTILITIES ARE LOCATED DURING THE GRADING PROCESS FOR THE SITE PRIOR TO PROCEEDING WITH ANY FURTHER WORK.
4. PROPOSED CONCRETE SIDEWALKS SHALL HAVE A MAX. 2% CROSS SLOPE TOWARDS THE PUBLIC ROADWAYS AND AWAY FROM THE PROPOSED BUILDINGS.
5. G.C. SHALL BE RESPONSIBLE FOR CONFIRMING THE PAVEMENT TIE IN LOCATIONS & ELEVATIONS PRIOR TO ANY CONSTRUCTION TO CONFIRM EXISTING CONDITIONS. G.C. SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY QUESTIONS/CONCERNS OR DISCREPANCIES FOUND ON-SITE.

SITE CONSTRUCTION NOTES

ALL MATERIALS AND CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CURRENT CITY OF ROANOKE STANDARDS AND SPECIFICATIONS.

A RIGHT-OF-WAY EXCAVATION PERMIT MUST BE OBTAINED FROM THE CITY OF ROANOKE PRIOR TO BEGINNING ANY CONSTRUCTION WITHIN THE EXISTING CITY MAINTAINED RIGHT-OF-WAY (INCLUDING ACCESS).

THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATER LINES, ETC., PRIOR TO CONSTRUCTION. CONTACT THE CONSULTING ENGINEER IF ANY DISCREPANCIES ARE FOUND.

UPON THE DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR FOUNDATIONS, SUBGRADES, OR OTHER ROADWAY CONSTRUCTION PURPOSES, THE CONTRACTOR SHALL IMMEDIATELY CONTACT A GEOTECHNICAL ENGINEER AND/OR THE CITY OF ROANOKE. THESE AREAS SHALL BE EXCAVATED BELOW PLAN GRADE AS DIRECTED BY THE GEOTECHNICAL ENGINEER, BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED IN ACCORDANCE WITH CURRENT VDOT SPECIFICATIONS.

ALL STORM SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF ROANOKE AND VDOT STANDARDS AND SPECIFICATIONS.

ALL ENTRANCES ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CURRENT CITY OF ROANOKE STANDARDS.

CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT, AND/OR UPON DISCOVERY OF ANY UTILITY SHOWN ON THIS PLAN, CALL MISS UTILITY OF CENTRAL VIRGINIA AT 1-800-552-7001. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY UTILITY WITHIN EXISTING AND/OR PROPOSED RIGHT-OF-WAY REQUIRED BY THE DEVELOPMENT.

CASING SLEEVES OR CONDUIT MAY BE PROVIDED AS REQUIRED FOR THE LIGHT POLES.

THE INSTALLATION OF SANITARY SEWER, STORM SEWER, WATERLINES, AND GAS MAINS (INCLUDING SERVICE LATERALS AND/OR SLEEVES) AND OTHER UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO PLACEMENT OF AGGREGATE BASE COURSE.

A PRIME COAT SEAL BETWEEN THE AGGREGATE BASE AND BITUMINOUS CONCRETE WILL BE REQUIRED AT A RATE OF 0.30 GALLONS PER SQUARE YARD (REC-250 PRIME COAT) PER VDOT STANDARDS AND SPECIFICATIONS.

THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECAST WEATHER CONDITIONS PER SECTION 315 OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS (LATEST EDITION).

ALL VEGETATION AND ORGANIC MATERIAL IS TO BE REMOVED FROM THE RIGHT-OF-WAY LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.

G.C. SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY OF ROANOKE PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.

FIRE NOTES-

FIRE DEPARTMENT CONNECTIONS SHALL BE IDENTIFIED BY AN APPROVED SIGN MOUNTED ON THE STREET FRONT, ON THE SIDE OF THE BUILDING, OR DIRECTLY ADJACENT TO A FREESTANDING FIRE DEPARTMENT CONNECTION. FIRE DEPARTMENT CONNECTION SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPENDIX A (CALL THIS OFFICE IF YOU NEED THE APPENDIX A DESIGN) AND SHALL BE RED IN COLOR AND BE AT LEAST 18 INCHES BY 24 INCHES IN SIZE. HAVE "FIRE" IN WHITE RETROREFLECTIVE LETTERS NO LESS THAN SIX INCHES IN HEIGHT. SIGNAGE MUST INDICATE THE BUILDING OR PORTION THEREOF SERVED BY THE FIRE DEPARTMENT CONNECTION WHEN THE FIRE DEPARTMENT CONNECTION IS REMOTELY LOCATED, THE BUILDING IS SERVED BY MULTIPLE FIRE DEPARTMENT CONNECTIONS, OR WHEN REQUIRED BY THE FIRE MARSHAL, THIS INFORMATION SHALL BE PROVIDED IN WHITE RETROREFLECTIVE LETTERS NO LESS THAN TWO INCHES IN HEIGHT. ADDITIONAL SIGNAGE MAY BE REQUIRED WHEN THE FIRE DEPARTMENT CONNECTION IS NOT VISIBLE TO APPROACHING FIRE APPARATUS ON THE ADDRESS SIDE OF THE BUILDING OR WHEN OTHERWISE REQUIRED BY THE FIRE MARSHAL. THIS SIGNAGE WILL BE CONSTRUCTED SIMILARLY TO THE SIGNAGE DESCRIBED ABOVE AND IN APPENDIX A, WITH THE ADDITION OF AN ARROW INDICATING THE LOCATION OF THE FIRE DEPARTMENT CONNECTION IN RELATION TO THE ADDRESS SIDE OF THE BUILDING.

FIRE DEPARTMENT KEY BOXES SHALL BE REQUIRED WHENEVER: ( PLEASE SEE WWW.KNOXBOX.COM )

- A PROPOSED BUILDING WILL NOT HAVE A FIRE ALARM SYSTEM OR FIRE SPRINKLER SYSTEM;
- A PROPOSED BUILDING WILL NOT HAVE AN ELEVATOR;

KEY BOXES: SIZE, LOCATION, AND INSTALLATION

THE PROVISIONS OF THIS SECTION ARE A MINIMUM REQUIREMENT THAT MAY BE SUPERSEDED DURING THE COMPREHENSIVE PLANNING PROCESS. IN SOME CASES, THE FIRE MARSHAL OR HIS/HER DESIGNEE MAY ACCEPT PERFORMANCE-BASED ALTERNATIVES OR REQUIRE A GREATER LEVEL OF BUILDING ACCESS FOR LIFESAVING OR FIREFIGHTING PURPOSES.

- THE SIZE OF THE REQUIRED KEY BOX IS DEPENDENT ON BUILDING SIZE AND/OR CONFIGURATION:
  - LESS THAN SEVEN STORIES, LESS THAN 50,000 SQ FT: KNOX 3200 SERIES
  - LESS THAN SEVEN STORIES, GREATER THAN 50,000 SQ FT: KNOX 4400 SERIES
  - HIGH-RISE BUILDING: KNOX 4400 SERIES

- ALL KEY BOXES SHALL BE OF THE HINGED TYPE; "LIFT-OFF" LIDS ARE NOT PERMITTED.

- KEY BOXES SHALL BE LOCATED AT THE MAIN ENTRANCE TO THE BUILDING OR OTHER LOCATION APPROVED BY THE FIRE MARSHAL OR HIS/HER DESIGNEE. KEY BOXES ARE PREFERRED TO BE AT A HEIGHT OF SIX (6) FEET ABOVE FINISHED GRADE, BUT MUST BE NO LOWER THAN FIVE (5) FEET OR NO HIGHER THAN SIX (6) FEET ABOVE FINISHED GRADE. ALL MEASUREMENTS SHALL BE TO THE CENTERLINE OF THE BOX.

KEY BOXES: CONTENTS

- EACH KEY SET MUST INCLUDE:
  - KEYS TO PROVIDE ACCESS TO ALL PORTIONS OF THE BUILDING
  - ONE (1) ELECTRICAL PANEL KEY
  - IF THE BUILDING IS EQUIPPED WITH A FIRE ALARM SYSTEM: ONE (1) FIRE ALARM KEY
  - IF THE BUILDING IS EQUIPPED WITH AN ELEVATOR: ONE (1) ELEVATOR KEY

THE FOLLOWING NUMBER OF KEY SETS SHALL BE REQUIRED BASED ON THE BUILDING SIZE AND/OR CONFIGURATION:

- SINGLE STORY, LESS THAN 50,000 SQ FT: ONE SET
- SINGLE STORY, GREATER THAN 50,000 SQ FT: THREE SETS
- TWO TO SIX STORIES, LESS THAN 50,000 SQ FT: TWO SETS
- TWO TO SIX STORIES, GREATER THAN 50,000 SQ FT: THREE SETS
- HIGH-RISE BUILDING/GREATER THAN SEVEN STORIES: FIVE SETS

THE FIRE MARSHAL OR HIS/HER DESIGNEE MAY REQUIRE A DIFFERENT NUMBER OF KEY SETS DEPENDENT ON THE BUILDING SIZE, CONFIGURATION, OR TO PROVIDE A GREATER LEVEL OF BUILDING ACCESS FOR LIFESAVING OR FIREFIGHTING PURPOSES.

ELEVATOR KNOX BOXES: LOCATION AND INSTALLATION

THE PROVISIONS OF THIS SECTION ARE A MINIMUM REQUIREMENT THAT MAY BE SUPERSEDED DURING THE COMPREHENSIVE PLANNING PROCESS. IN SOME CASES, THE FIRE MARSHAL OR HIS/HER DESIGNEE MAY ACCEPT PERFORMANCE-BASED ALTERNATIVES OR REQUIRE A GREATER LEVEL OF BUILDING ACCESS FOR LIFESAVING OR FIREFIGHTING PURPOSES. BUILDINGS EQUIPPED WITH ELEVATORS ARE REQUIRED TO BE EQUIPPED WITH A KNOX 1404 SERIES ELEVATOR BOX. THE ELEVATOR BOX SHALL BE LOCATED IN THE PRIMARY ELEVATOR LOBBY OR OTHER LOCATION APPROVED BY THE FIRE MARSHAL OR HIS/HER DESIGNEE.

ELEVATOR BOXES: CONTENTS

- AN ELEVATOR BOX SET SHALL BE DEFINED AS THE FOLLOWING:
  - ONE (1) ELEVATOR DOOR DROP KEY
  - ONE (1) KEY SET AS DESCRIBED IN KEY BOXES: CONTENTS, ABOVE

THE FOLLOWING NUMBER OF ELEVATOR BOX SETS SHALL BE REQUIRED BASED ON THE BUILDING SIZE AND/OR CONFIGURATION:

- LOW-RISE BUILDING/SIX STORIES OR LESS: ONE SET
- HIGH-RISE BUILDING/SEVEN STORIES OR GREATER: TWO SETS

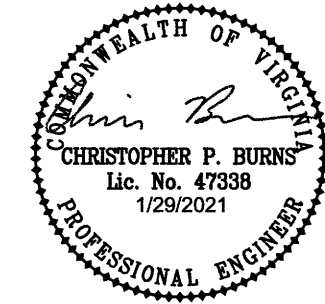
City of Roanoke  
Planning, Building, & Development  
COMPREHENSIVE DEVELOPMENT PLAN

**APPROVED**

by Aaron Cypher 03/30/2021



1208 Corporate Circle  
Roanoke, VA 24018  
540.772.9580



NEW HOPE CHRISTIAN CHURCH  
4228 WELCOME VALLEY RD SE  
GENERAL NOTES

CITY OF ROANOKE, VIRGINIA

DRAWN BY KAM  
DESIGNED BY BTC  
CHECKED BY BTC  
DATE 11/17/2020  
SCALE N/A  
REVISIONS  
1/6/2021  
1/29/2021

C2  
PROJECT NO. 04200027.00