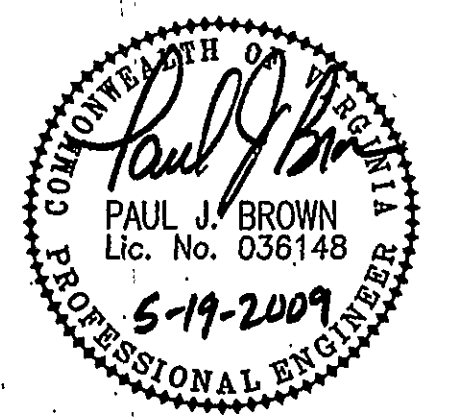


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**Comprehensive Site Plan for  
Oakley's Renovations & Addition**  
5416 Airport Road, N.W.  
Tax No. 6640108  
City of Roanoke, Virginia

**REVISIONS:**  
Address City Review Comments  
P.B. 05-12-2009

**DESIGNED BY:** PJB  
**DRAWN BY:** PJB  
**CHECKED BY:** PJB  
**SCALE:** 1" = 20'  
**DATE:** April 22, 2009

**SHEET TITLE:**  
**Existing Conditions,  
Demolition, &  
Initial ESC Plan**

**C02**  
02 OF 09  
PROJECT NUMBER:  
08-0306-03

**GENERAL NOTES:**

1. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF FLOOD ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP 51161C0154G DATED SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF PAUL J. BROWN, P.E. FROM AN ACTUAL GROUND FIELD SURVEY MADE UNDER MY SUPERVISION. THAT THE ORIGINAL DATA WAS OBTAINED FROM THE FIELD ON MARCH 31, 2009; AND THAT THIS MAP MEETS MINIMUM ACCURACY STANDARDS AS SPECIFIED IN THE CONTRACT AGREEMENT WITH THE CLIENT (2' CONTOURS). THE SUBJECT AREA IS NOT DISPLAYED WELL UTILIZING 2' CONTOURS, THEREFORE, 1 FOOT CONTOURS ARE SHOWN FOR DESIGN PURPOSES. THE TOPOGRAPHIC DATUM IS NAVD 88 AND IS BASED ON A GPS MONUMENT CREATED BY PARKER DESIGN GROUP, AND PUBLISHED BY OPUS ON APRIL 1, 2009.
4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS BASED UPON FIELD LOCATION OF VISIBLE UTILITIES AND AVAILABLE RECORDS FROM THE CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY. 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. THE GPS MONUMENT IS ON THE STATE PLANE COORDINATE SYSTEM, VIRGINIA SOUTH ZONE (NAD 83). THE MONUMENT COORDINATES ARE AS FOLLOWS:  
NORTHING: 3644,092.94  
EASTING: 11058,090.87  
ELEVATION: 1,131.22 (NAVD 88)

**SITE SPECIFIC NOTES:**

1. THE EXISTING DWELLING IS SERVED BY A PRIVATE SEPTIC AND DRAINFIELD. LOCATION OF SEPTIC TANK AND DRAINFIELD ARE UNKNOWN AND SHOWN AS APPROXIMATE ONLY.
2. THE EXISTING DWELLING IS SERVED BY A DOMESTIC 5/8-INCH WATER METER.
3. THE EXISTING DWELLING IS SERVED WITH A GAS LINE AS EVIDENCED BY A DOMESTIC GAS METER.
4. THE EXISTING DWELLING IS SERVED BY OVERHEAD SERVICE LINES. DELINEATION OF ELECTRIC OR TELEPHONE SERVICE WAS NOT PERFORMED.
5. LOCATION OF WATERLINES IS FROM WVWA MAPPING. ONLY THE WATER METER WAS VISIBLY EVIDENT. SIZE OF WATERLINES AND METER SIZE IS FROM WVWA RECORDS.

**INITIAL EROSION AND SEDIMENT CONTROL MEASURES:**

- CE** CONSTRUCTION ENTRANCE MEETING VA ESCH STD. & SPEC. 3.02
- SF** SILT FENCE MEETING VA ESCH STD. & SPEC. 3.05
- RWD** RIGHT OF WAY DIVERSION MEETING VA ESCH STD. & SPEC. 3.11

**ESC PHASED WORK**

**INITIAL PHASE OF EROSION & SEDIMENT CONTROL MEASURES:**  
THE CONTRACTOR SHALL ESTABLISH A CONSTRUCTION ENTRANCE AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION ENTRANCE TO THE MINIMUM REQUIRED STANDARDS. THE CONTRACTOR SHALL KEEP EQUIPMENT ON SITE TO REMOVE ANY DIRT OR MUD FROM PAVED AREAS. THE CONTRACTOR SHALL ANTICIPATE THE NEED TO RELOCATE THE CONSTRUCTION ENTRANCE DURING CONSTRUCTION. THE CONTRACTOR SHALL UTILIZE ONLY ONE CONSTRUCTION ENTRANCE AT A TIME.

THE CONTRACTOR SHALL INSTALL SILT FENCE ALONG THE PERIMETER AS SHOWN ON THE PLANS.

ONCE DEMOLITION HAS OCCURRED, AND GRADING BEGINS, THE CONTRACTOR SHALL INSTALL RIGHT OF WAY DIVERSION ACROSS THE PROPOSED ENTRANCE AND DIRECT RUNOFF TO THE SILT FENCE.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING PERIMETER EROSION AND SEDIMENT CONTROL MEASURES AROUND THE ENTIRE SITE. ANY PERIMETER EROSION CONTROL MEASURES THAT ARE DAMAGED SHALL BE REPAIRED TO CONTROL SEDIMENT LADEN RUNOFF FROM ENTERING ADJACENT PROPERTIES AND/OR STREAMS AND SWALES.

IN ANY AREAS WHERE SEDIMENT LADEN WATER IS BEING PUMPED FROM A LOCATION, THE PUMPED RUNOFF SHALL BE FILTERED THROUGH A "FILTER BAG" BEFORE BEING RELEASED DOWNSTREAM.

THE CONTRACTOR SHALL KEEP MATERIALS AND EQUIPMENT ON-SITE TO KEEP DUST LEVELS AT A MINIMUM.

SEE GRADING & EROSION & SEDIMENT CONTROL PLAN FOR ADDITIONAL CONTROL MEASURES.

ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES ARE SHOWN ON THE GRADING SHEET FOR FINAL STABILIZATION AS WELL AS THE MEASURES REQUIRED FOR THE REMOVAL OF THE ESC MEASURES.

**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.
- 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 PRIOR TO THE START OF WORK.
- 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: PROVIDE NEAT, VERTICAL SAW CUT (FULL DEPTH OF PAVEMENT) & PREPARE EXISTING PAVEMENT FOR PAVEMENT CONNECTION (PROVIDE TACK COAT).
- DN-2: REMOVE EXISTING PAVEMENT, CONCRETE, SIDEWALK AND STEPS.
- DN-3: CONTRACTOR MAY CHOOSE TO SAVE AND PRESERVE THIS AREA OF PAVEMENT. PROVIDE NEAT, VERTICAL SAW CUT, PRESERVE PAVEMENT, AND PREPARE FOR 2-INCH OVERLAY.
- DN-4: PROTECT EXISTING WATER METER. UTILIZE EXISTING SERVICE.
- DN-5: CONTRACTOR SHALL FIND EXISTING SEPTIC TANK AND FOLLOW VDH GUIDELINES FOR ABANDONING THE SYSTEM, OUTLINE ON THIS SHEET. ABANDON EXISTING DRAINFIELD.
- DN-6: CONTRACTOR SHALL REMOVE PORTIONS OF EXISTING MULCHED AREA AND LANDSCAPING WITHIN THE DEMOLITION AREAS. SHRUBS AND SMALL TREES MAY EXIST WITHIN THE MULCHED AREA, NOT IDENTIFIED.
- DN-7: CONTRACTOR SHALL REMOVE EXISTING TREES, AS NOTED.
- DN-8: CONTRACTOR SHALL ATTEMPT TO PRESERVE EXISTING TREES, BUT MAY BE REQUIRED TO REMOVE TREES. SHOULD ADJACENT WORK DAMAGE ROOT SYSTEM BEYOND REPAIR.
- DN-9: CONTRACTOR SHALL COORDINATE REMOVAL OF EXISTING OVERHEAD SERVICE LINES AND INSTALLATION OF UNDERGROUND SERVICE LINES. CONTRACTOR SHALL PROTECT EXISTING POLES.
- DN-10: CONTRACTOR SHALL COORDINATE ADDITIONAL DEMOLITION ITEMS, IDENTIFIED ON ARCHITECTURAL PLANS, IDENTIFYING DEMOLITION OF PORTIONS OF THE EXISTING STRUCTURE.

**ABANDONMENT AND DEMOLITION OF EXISTING SEPTIC SYSTEM:**

AS DIRECTED BY THE VIRGINIA DEPARTMENT OF HEALTH (VDH), THE CONTRACTOR SHALL LOCATE AND UNCOVER THE EXISTING SEPTIC TANK, AND TAKE THE FOLLOWING STEPS IN ABANDONING THE EXISTING SEPTIC TANK:

1. PUMP THE EXISTING SEPTIC TANK CLEAN AND DISPOSE OF WASTE IN ACCORDANCE WITH REQUIREMENTS (PUMPER TRUCK TO DISPOSE WASTE).
2. COLLAPSE THE TOP OF THE SEPTIC TANK.
3. INSTALL LIME IN THE BOTTOM OF THE SEPTIC TANK.
4. BACKFILL THE SEPTIC TANK WITH SUITABLE FILL AND COMPACT SOIL.

ANY PROBLEMS OR QUESTIONS SHALL BE DIRECTED TO THE VIRGINIA DEPARTMENT OF HEALTH (VDH) TO THE ATTENTION OF DAVID TAYLOR (540.857.7800 X 121) OR TOM JOY AT SAME NUMBER. (VDH FAX NO. 540.857.7529).

