

BENCHMARKS:
BM#10: RAILROAD SPIKE IN POWER POLE
APPROXIMATELY 0.4' OFF GROUND
ELEV: 1030.72' (NAVD 88)

GPS#9: IRON PIN WITH RED CAP
ELEV: 1031.38' (NAVD 88)

PROPERTY OF
CHESAPEAKE & POTOMAC
TELEPHONE
TAX NO. 038.14-01-06 (RKE CO)
ZONED C2 (RKE CO)

ALL WORK WITHIN THE RIGHT OF WAY IS TO BE
PERFORMED PER THE CITY OF ROANOKE RIGHT OF
WAY EXCAVATION AND RESTORATION STANDARDS

AIRPORT ROAD, N.W.
VA STATE ROUTE 118
VARIABLE WIDTH

PROPERTY OF
BILLY E. RAINES, JR. &
ELIZABETH J. RAINES
INSTRUMENT NO. 007003081
TAX NO. 6840109
ZONED MX

PROPERTY OF
CITY OF ROANOKE
INSTRUMENT NO. 020002855
TAX NO. 6840112
ZONED AD

GRADING NOTES:

1. PRIOR TO ANY GRADING, THE CONTRACTOR SHALL INSTALL THE REQUIRED INITIAL EROSION & SEDIMENT CONTROL MEASURES AS SHOWN ON THIS PLAN AND NOTED IN THE NARRATIVE.
2. THE CONTRACTOR SHALL COMPLY WITH LOCAL CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF THE SITE. REFER TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK FOR DETAILS AND SPECIFICATIONS OF THOSE EROSION CONTROL ITEMS FOUND ON THESE DRAWINGS. REFERENCE IS DIRECTED TO THE "EROSION CONTROL NARRATIVE & DETAILS".
3. LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE WITH "MISS UTILITY" AND THE LOCAL UTILITY COMPANIES TO HAVE UTILITIES MARKED PRIOR TO GRADING. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING ANY CONSTRUCTION. PARKER DESIGN GROUP DOES NOT WARRANT THE LOCATION OR DEPTH OF ANY UTILITIES SHOWN.
4. THE CONTRACTOR SHALL PROVIDE ALL SITE GRADING, GENERAL EXCAVATION, UTILITY TRENCHING & BACKFILLING, AND FINISH GRADING AS INDICATED ON THE DRAWINGS. WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH VDOT STANDARDS AND SPECIFICATIONS. ALL FILLS AND BACKFILLS SHALL BE UNIFORMLY COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DENSITY.
5. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AT ALL TIMES.

GRADING VOLUME:

WHEN EVALUATED FROM EXISTING GRADES TO FINAL GRADES, THE PROJECT ANTICIPATES 50 CY OF CUT AND 150 CY OF FILL. THE CONTRACTOR SHALL ACCOUNT FOR THE FOLLOWING ITEMS WHEN DETERMINING THE FINAL AMOUNT OF FILL MATERIAL:

1. REMOVAL OF EXISTING PAVEMENT WILL REQUIRE PLACEMENT OF TOPSOIL AND PERMANENT STABILIZATION.
2. IN EXISTING GRASSED AREAS TO BE PAVED, THE TOPSOIL WILL NEED TO BE REMOVED AND SOIL GRADED TO ACCOUNT FOR SUBBASE DEPTH.

EROSION AND SEDIMENT CONTROL MEASURES:

PROVIDE THE FOLLOWING:

- (CE) CONSTRUCTION ENTRANCE MEETING VA ESCH STD. & SPEC. 3.02
- (SF) SILT FENCE MEETING VA ESCH STD. & SPEC. 3.05
- (RWD) TEMPORARY RIGHT OF WAY DIVERSION MEETING VA ESCH STD. & SPEC. 3.11
- (TS) TEMPORARY SEEDING MEETING VA ESCH STD. & SPEC. 3.31
- (PS) PERMANENT SEEDING MEETING VA ESCH STD. & SPEC. 3.32
- (B/M) BLANKET MATTING MEETING VA ESCH STD. & SPEC. 3.36

ESC PHASED WORK

2ND PHASE OF EROSION & SEDIMENT CONTROL MEASURES:
ONCE THE INITIAL PHASE ITEMS ARE INSTALLED, DEMOLITION AND GRADING MAY OCCUR.

ONCE GRADING BEGINS, THE CONTRACTOR SHALL PROVIDE PERMANENT SEEDING & SOIL STABILIZATION MATTING IN AREAS THAT HAVE REACHED FINAL GRADE. THE PERMANENT SEEDING SHALL BE INSTALLED WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE. IF AREAS ARE NOT AT FINAL GRADE BUT ARE TO REMAIN DORMANT FOR A PERIOD OF THIRTY (30) DAYS, THE CONTRACTOR SHALL INSTALL TEMPORARY SEEDING. REFER TO DETAILS OF TEMPORARY AND PERMANENT SEEDING.

SLOPES AT THE REAR OF THE SITE ARE CONSIDERED STEEP SLOPES (3:1 OR STEEPER) AND REQUIRE BLANKET MATTING / SOIL STABILIZATION MATTING. THE CONTRACTOR SHALL STABILIZE THE SLOPES WITH APPROPRIATE MEASURES AND INSPECT THE SLOPES ON A REGULAR BASIS. SHOULD THE SLOPES SHOW SIGNS OF EROSION, THE CONTRACTOR SHALL STABILIZE THE SLOPES WITH ADDITIONAL MEASURES.

ONCE THE ENTRANCE HAS BEEN CONSTRUCTED, THE CONTRACTOR MAY CHOOSE TO RELOCATE THE 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 UTILIZE ONLY ONE CONSTRUCTION ENTRANCE AT A TIME.

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.

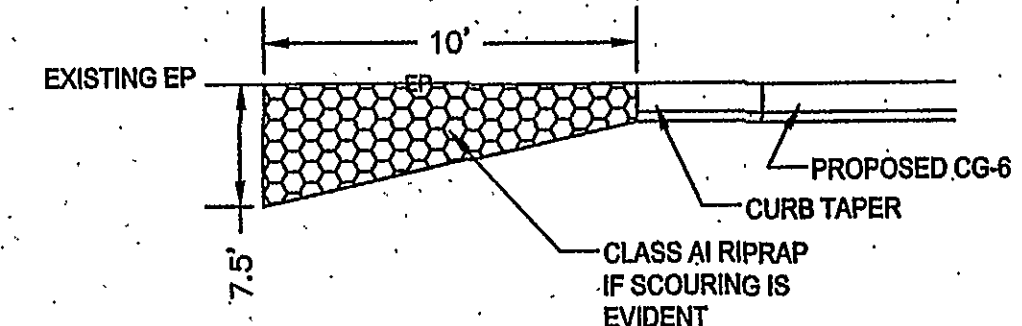
3RD PHASE OF EROSION & SEDIMENT CONTROL MEASURES:

ONCE ALL AREAS HAVE BEEN STABILIZED, THE CONTRACTOR SHALL REMOVE THE PERIMETER EROSION & SEDIMENT CONTROL MEASURES.

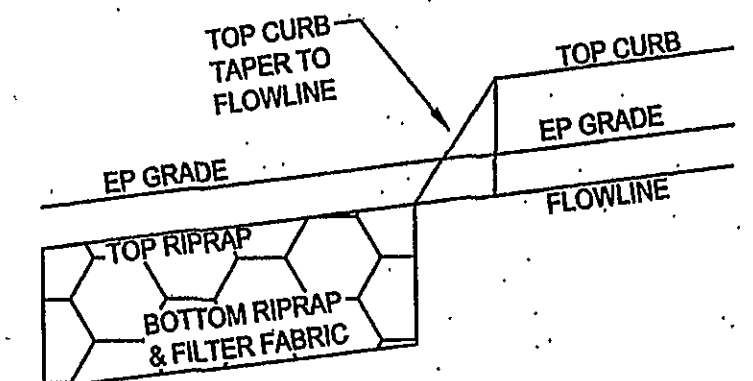
ONCE THE PARKING AREA IS PAVED, THE CONTRACTOR SHALL REMOVE THE RIGHT OF WAY DIVERSION. ONCE THE UPSTREAM GRASSED AREAS ARE STABILIZED, THE CONTRACTOR SHALL REMOVE THE SEDIMENT FROM THE SILT FENCE, REMOVE THE SILT FENCE AND SEED THE DISTURBED AREAS.

SCOUR PREVENTION NOTE

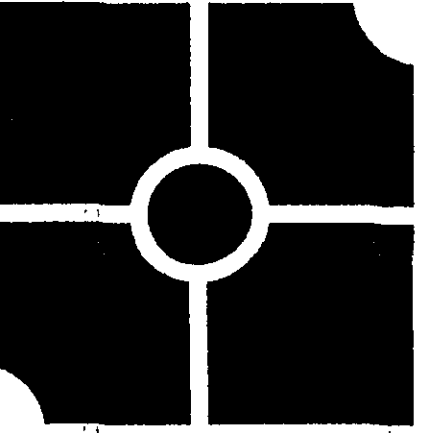
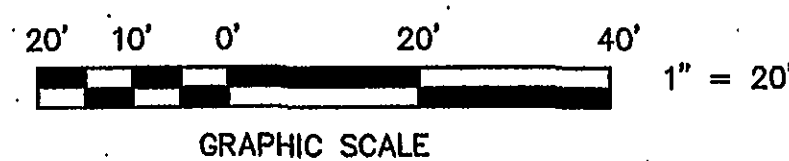
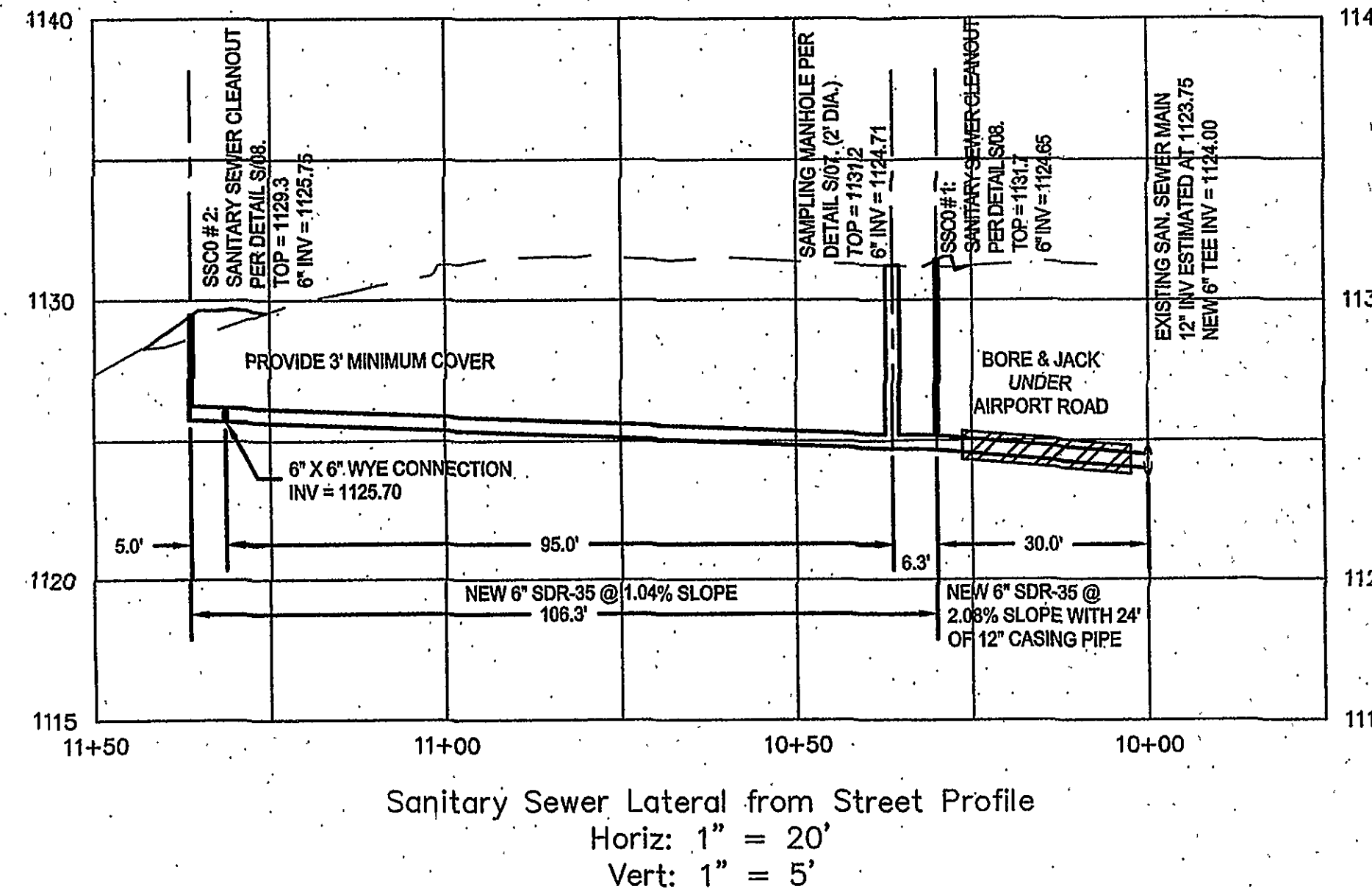
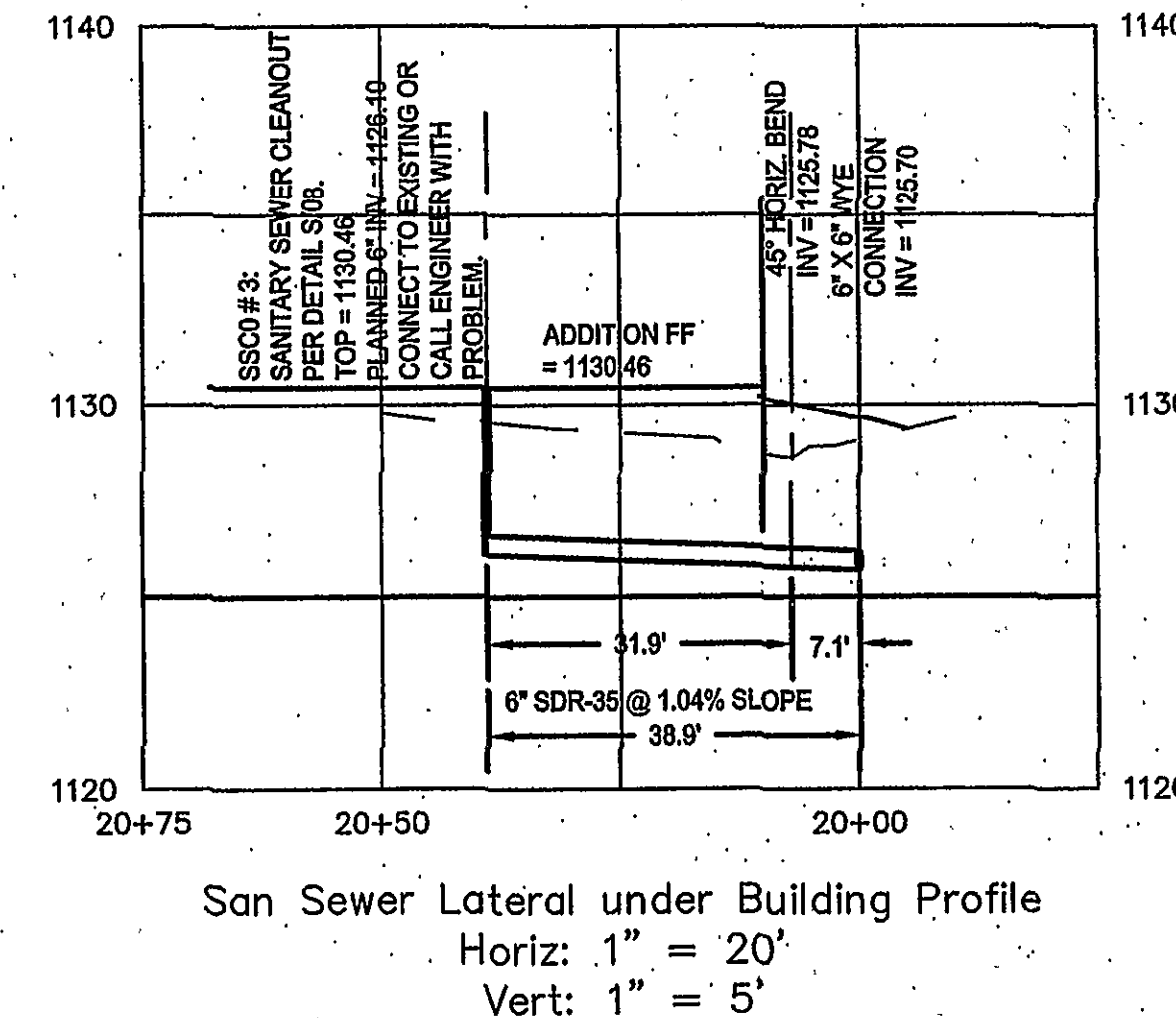
ALONG THE RIGHT OF WAY, CURB AND GUTTER IS PROPOSED. THE CONTRACTOR SHALL CHECK THE DOWNSTREAM AREA PERIODICALLY FOR SCOURING DUE TO CONCENTRATED RUNOFF. THE EXISTING SHOULDER IS GRAVEL ON A RELATIVE FLAT SLOPE. THE FLOW RATE TO THIS AREA HAS BEEN REDUCED; HOWEVER, SCOUR MAY OCCUR. SHOULD SCOURING BE EVIDENT, THE CONTRACTOR SHALL INSTALL 8 TONS OF CLASS A1 RIPRAP IN THE FOLLOWING MANNER (10' LENGTH, 2' DEEP, 2.5' WIDE AT CURB END, 7.5' WIDE AT NORTHERN END). THE CONTRACTOR SHALL INCLUDE FILTER FABRIC UNDER THE RIPRAP. SEE DETAIL BELOW.



PLAN DETAIL



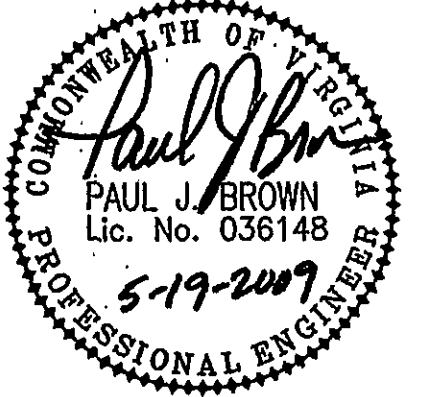
PROFILE DETAIL



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**Comprehensive Site Plan for
Oakley's Renovations & Addition**
5416 Airport Road, N.W.
Tax No. 6840108
City of Roanoke, Virginia

REVISIONS:
Address City Review Comments
PJB 05-19-2009

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

SHEET TITLE:
**Grading &
ESC Plan**

C04
04 OF 09
PROJECT NUMBER:
08-0306-03