

SITE SUMMARY

OWNER: CATHOLIC DIOCESE OF RICHMOND
(BISHOP WALTER F. SULLIVAN)
811 CATHEDRAL PLACE
RICHMOND, VA 23220
(804) 359-5669

DEVELOPER: MCNICHOLS AND ASSOCIATES
3333 PETERS CREEK ROAD
ROANOKE, VA 24019
(540) 366-4565 EX 427

TAX MAP NUMBER: 2011001, 2021802
SIZE: 4.832 AC
ZONING: RM-2 (RESIDENTIAL MULTIFAMILY-2)
(GROUP CARE FACILITY ALLOWED BY SPECIAL
EXCEPTION BY THE BOARD OF APPEALS, REFER
TO CASE No. 31-88-A, DATED APRIL 12, 1988)
MINIMUM LOT SIZE REQUIRED: 5,000 SQ. FT.
MINIMUM LOT FRONTAGE REQUIRED: 50 FT.
LOT FRONTAGE PROVIDED:
SETBACKS: FRONT - 30 FT
SIDE - 10 FT
REAR - 25 FT

MAXIMUM BUILDING HEIGHT: 35'
BUILDING HEIGHT PROVIDED: 30'
MAXIMUM LOT COVERAGE:
BUILDINGS: 40%
LOT COVERAGE PROVIDED:
BUILDINGS: 20%
PARKING REQUIRED: AS PER ORDINANCE
PARKING PROVIDED: 62 SPACES
INTERIOR PARKING LOT LANDSCAPING REQUIRED: 5%
INTERIOR PARKING LOT LANDSCAPING PROVIDED: 13%

NOTICE: ALL LANDOWNERS, DEVELOPERS AND CONTRACTORS
FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW
MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS, OR THE ISSUANCE OF
A STOP WORK ORDER.

CONSTRUCTION PROCEDURE REQUIREMENTS

- CITY INSPECTIONS: TO ENSURE THE COORDINATION OF TIMELY AND PROPER
INSPECTIONS, A PRECONSTRUCTION CONFERENCE SHALL BE INITIATED BY THE
CONTRACTOR WITH THE CITY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
CALL 540/552-2444 TO ARRANGE A CONFERENCE AT LEAST THREE (3) DAYS PRIOR TO
ANTICIPATED CONSTRUCTION.
- STREET OPENING PERMIT: PRIOR TO THE COMMENCEMENT OF ANY DIGGING,
ALTERATIONS, OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS,
ALLEYS, PUBLIC EASEMENTS) A STREET OPENING PERMIT SHALL BE APPLIED FOR AND
OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.
- PLANS AND PERMITS: A COPY OF THE PLANS APPROVED BY THE CITY (SIGNED BY THE
PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE AVAILABLE
AT THE CONSTRUCTION SITE AT ALL TIMES OF ONGOING CONSTRUCTION.
- LOCATION OF UTILITIES: THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL
EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
- CONSTRUCTION ENTRANCE: THE CONTRACTOR SHALL INSTALL AN ADEQUATE
CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION-RELATED EGRESS FROM THE SITE.
SIZE AND COMPOSITION OF CONSTRUCTION ENTRANCE SHALL BE DETERMINED BY THE
CITY SITE PLAN INSPECTOR.
- STREETS TO REMAIN CLEAN: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
TO ENSURE THAT THE PUBLIC STREET ADJACENT TO THE CONSTRUCTION ENTRANCE
REMAINS FREE OF MUD, DIRT, DUST, AND/OR ANY TYPE OF CONSTRUCTION MATERIALS
OR LITTER AT ALL TIMES.
- BARRICADES/DITCHES: THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL
EXCAVATED DITCHES AND SHALL FURNISH AND ENSURE THAT ALL BARRICADES PROPER
AND NECESSARY FOR THE SAFETY OF THE PUBLIC ARE IN PLACE.
- SEWER AND PAVEMENT REPLACEMENT: CONSTRUCTION OF SANITARY SEWERS AND
THE REPLACEMENT OF PAVEMENT SHALL BE IN ACCORDANCE WITH APPROVED
STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE.
- APPROVED PLANS/CONSTRUCTION CHANGES: ANY CHANGE OF VARIATION FROM
CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE
APPROVED BY THE CITY ENGINEER PRIOR TO SAID CHANGES OR VARIATIONS IN
CONSTRUCTION BEING MADE.
- FINAL ACCEPTANCE/CITY: THE DEVELOPER OR CONTRACTOR SHALL FURNISH THE CITY
OF ROANOKE ENGINEERING DEPARTMENT WITH A FINAL CORRECT SET OF AS-BUILT
PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

DIMENSIONAL NOTES

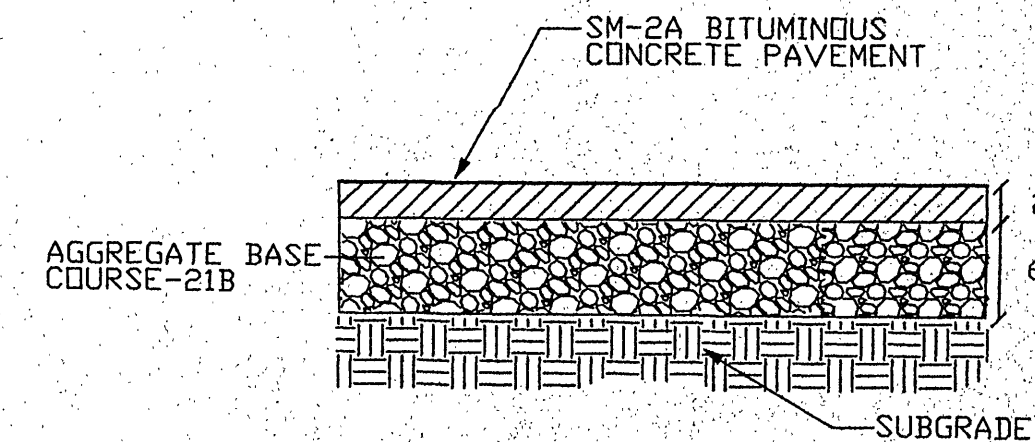
- IN GENERAL DIMENSIONS ARE TO BOTTOM FACE OF CURB, CENTER OF PAINTED LINE,
EDGE OF PAVEMENT, FACE OF WALL.
- RADI ARE 5.0' UNLESS OTHERWISE NOTED.
- SEPARATE PARKING SPACES WITH 4" WIDE WHITE PAINTED LINES. USE PAINT
MANUFACTURED FOR THE PURPOSE.
- PLAN IS LAD OUT WITH PARKING AND BUILDING PARALLEL TO THE WEST PROPERTY LINE.
DO NOT SCALE DIMENSIONS. IF A QUESTION CONCERNING A DIMENSION ARISES,
CONTACT THE ENGINEER FOR INTERPRETATION.
- FIRE LANE SHALL BE LOCATED AND MARKED AS DIRECTED BY THE LOCAL FIRE MARSHAL.

SEWER NOTES

- PIPE AND FITTINGS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 AND SHALL CONFORM
TO ASTM D-3034. BEDDING SHALL BE CLASS "B" MINIMUM.
- CONNECT PIPE TO MANHOLES THROUGH DRILLED OPENINGS AND JOIN WITH EITHER
A FLEXIBLE BOOT ADAPTER OR A PIPE SEAL GASKET.

PAVING NOTES

- SEE PAVEMENT SECTION BELOW.
- 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 CITY OF ROANOKE.
- DO NOT LAY PAVEMENT BASE STONE UNTIL ALL UTILITIES, INCLUDING STORM SEWER,
ARE IN PLACE.



PAVING DETAIL
N.T.S.

GENERAL NOTES

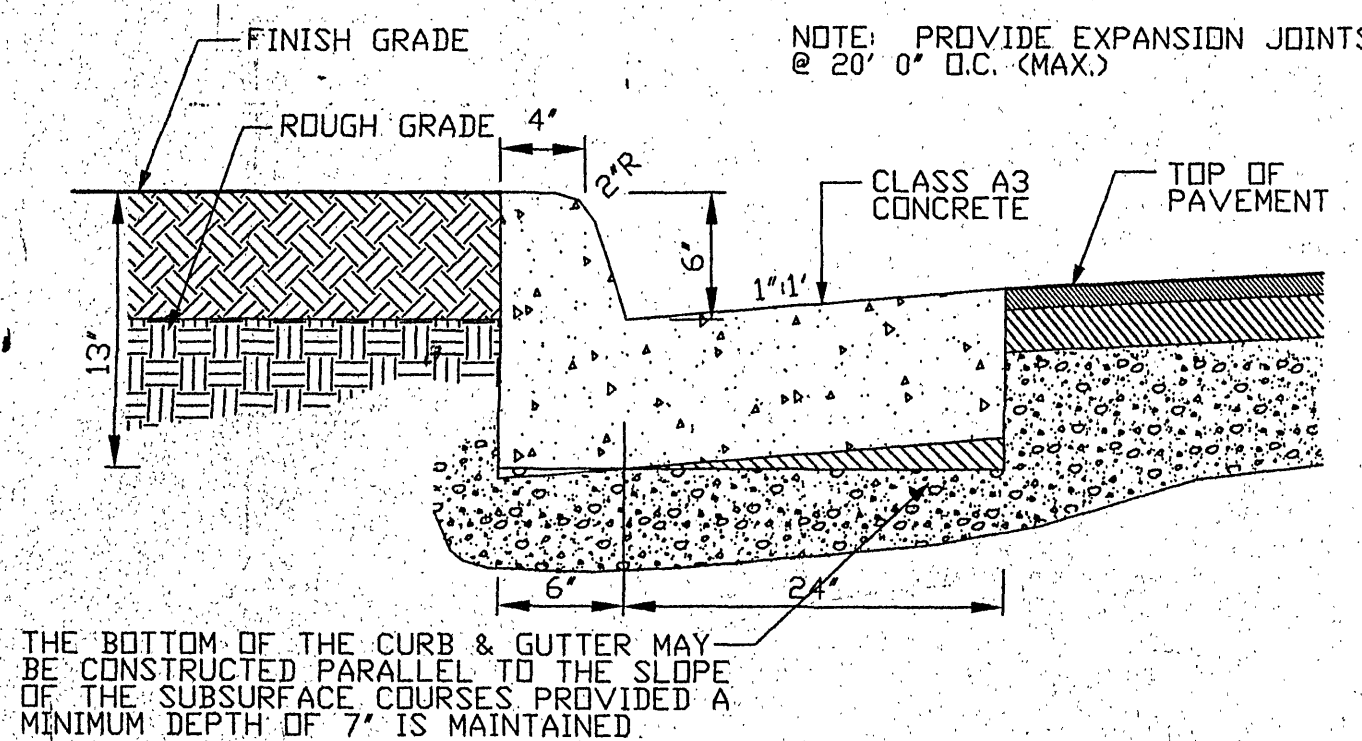
- PROVIDE NEW MATERIALS AND WORKMANSHIP IN CONFORMANCE WITH ALL APPLICABLE
CODES, STATE AND FEDERAL LAWS, LOCAL ORDINANCES, INDUSTRY STANDARDS, AND
OTHER CRITERIA WHICH WOULD NORMALLY APPLY TO WORK OF THIS NATURE. NOTIFY
THE ENGINEER IMMEDIATELY UPON DISCOVERING A CONFLICT IN CODES, ORDINANCES,
STANDARDS, OR OTHER CRITERIA. APPLICABLE CODES AND STANDARDS INCLUDE, BUT
ARE NOT NECESSARILY LIMITED TO, THE FOLLOWING:
a. BOCA - BASIC CODES
b. ROANOKE CITY
c. VDOT - VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE
STANDARDS AND SPECIFICATIONS, LATEST EDITION
d. VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS AND HANDBOOK,
LATEST EDITION
e. OSHA - OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
f. ASTM - AMERICAN SOCIETY FOR TESTING AND MATERIALS
2. MAINTAIN A SET OF APPROVED PLANS ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. OBTAIN EACH REQUIRED PERMIT PRIOR TO COMMENCING THAT PART OF THE WORK.
4. NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF CONDITIONS WHICH DIFFER
FROM THOSE SHOWN ON THE PLANS.
5. COMPLY WITH LOCAL ORDINANCES FOR BURNING OF WASTE, TRANSPORT WASTE
MATERIALS, AND UNSUITABLE MATERIALS FROM OWNER'S PROPERTY.
6. COORDINATE BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
7. A PRECONSTRUCTION MEETING MUST TAKE PLACE PRIOR TO COMMENCING WORK. AS
A MINIMUM, THE CONTRACTOR, OWNER'S AGENT AND CITY'S AGENT MUST ATTEND.
8. NOTIFY OWNERS OF UTILITIES IN AREAS OF CONSTRUCTION PRIOR TO COMMENCEMENT
OF EXCAVATION.
9. SIGNAGE SHALL COMPLY WITH THE APPLICABLE REGULATIONS OF THE CITY. A
SEPARATE PERMIT IS REQUIRED.
10. SITE LIGHTING SHALL CONFORM TO THE APPLICABLE REGULATIONS OF THE
CITY.
11. 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.

EROSION & SEDIMENT CONTROL NOTES

- ALL SOIL EROSION & SEDIMENT CONTROL MEASURES SHALL BE ACCOMPLISHED
IN STRICT CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS CONTAINED
IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
- THE APPROVING AUTHORITY MAY ADD TO, DELETE, RELOCATE, CHANGE, OR
OTHERWISE MODIFY CERTAIN EROSION AND SEDIMENT CONTROL MEASURES WHERE
FIELD CONDITIONS ARE ENCOUNTERED THAT WARRANT SUCH MODIFICATIONS.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE PLAN
SHALL BE PLACED IN ADVANCE OF THE WORK BEING PERFORMED, AS FAR AS
PRACTICAL.
- IN NO CASE DURING CONSTRUCTION SHALL WATER RUNOFF BE DIVERTED OR
ALLOWED TO FLOW TO LOCATIONS WHERE ADEQUATE PROTECTION HAS NOT BEEN
PROVIDED.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LEAVE THE SITE ADEQUATELY
PROTECTED AGAINST EROSION, SEDIMENTATION, OR ANY DAMAGE TO ANY ADJACENT
PROPERTY AT THE END OF EACH DAY'S WORK.
- FOR THE EROSION CONTROL KEY SYMBOLS SHOWN ON THE PLANS, REFER TO THE
VIRGINIA UNIFORM CODING SYSTEM FOR EROSION AND SEDIMENT CONTROL PRACTICES
CONTAINED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST
EDITION. THESE SYMBOLS AND KEYS ARE TO BE UTILIZED ON ALL EROSION CONTROL
PLANS SUBMITTED TO THE CITY OF ROANOKE.
- THE CITY MAY REQUIRE THE OWNER/DEVELOPER TO SUBMIT AN EROSION
AND SEDIMENT CONTROL PLAN FOR OFF SITE BORROW AND FILL AREAS.
- SCHEDULE A PRECONSTRUCTION MEETING INVOLVING THE ENGINEER, DEVELOPER'S
REPRESENTATIVE AND SELECTED CONTRACTOR ON SITE PRIOR TO BEGINNING
CONSTRUCTION.
- 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 DENuded AREAS WITHIN SEVEN
DAYS OF DISTURBANCE. SEED TRENCHES IMMEDIATELY FOLLOWING BACKFILL.
- 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.

WATER NOTES

- IN AREAS OF WATERLINE CONSTRUCTION, GRADES SHALL BE WITHIN SIX (6) INCHES OF
FINISHED SUBGRADE PRIOR TO THE COMMENCEMENT OF THIS WORK.
- ALL CONNECTIONS TO EXISTING WATER MAINS SHALL BE MADE BY THE CITY OF
ROANOKE.
- DEPTH OF COVER OVER EXISTING WATER LINE SHALL BE FIELD VERIFIED. EXISTING
WATER LINE MATERIAL SHALL BE FIELD VERIFIED. IF SECTION OF WATER LINE UNDER PROPOSED
FOUNDATION IS FOUND TO BE MATERIAL OTHER THAN DUCTILE IRON, THAT SECTION SHALL BE REMOVED
AND REPLACED WITH DUCTILE IRON CONFORMING TO AWWA C-151/ANSI 21/51. THE FOOTINGS OF THE
PROPOSED STRUCTURE SHALL BE DESIGNED AND CONSTRUCTED IN SUCH A WAY SO AS TO APPLY NO
LOAD TO THE UNDERLYING WATER LINE.
- MINIMUM CLEAR COVER OVER ALL WATER PIPE SHALL BE THREE (3) FEET.
- THE FIRE SERVICE VAULT SHALL BE INSTALLED WITH THE TOP OF THE VAULT AT
SUBGRADE. THE VAULT SHALL BE PAVED OVER WITH ASPHALT. ADJUST ACCESS COVERS
AND HOUSINGS TO FINISHED GRADE.
- THE FIRE SERVICE VAULT SHALL BE INSTALLED INSIDE THE EXISTING UTILITY EASEMENT
BY THE CITY OF ROANOKE.



CG-6 (WET) DETAIL
N.T.S.

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 THE CITY OF ROANOKE 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 THE CITY OF ROANOKE
CONCERNING PERMITS AND CONNECTIONS TO EXISTING LINES.
- ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE CITY OF ROANOKE. 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 CITY'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 THE DISTANCE EDGE-TO-EDGE. WHEN LOCAL
CONDITIONS PREVENT THE DESIRED HORIZONTAL SEPARATION, THE WATERLINE MAY
BE LAG 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 WATERIGHT CONSTRUCTION
TESTED IN PLACE.
- SEWER AND WATER TAPS SHALL BE LOCATED BY THE CONTRACTOR AND MADE BY
THE CITY 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

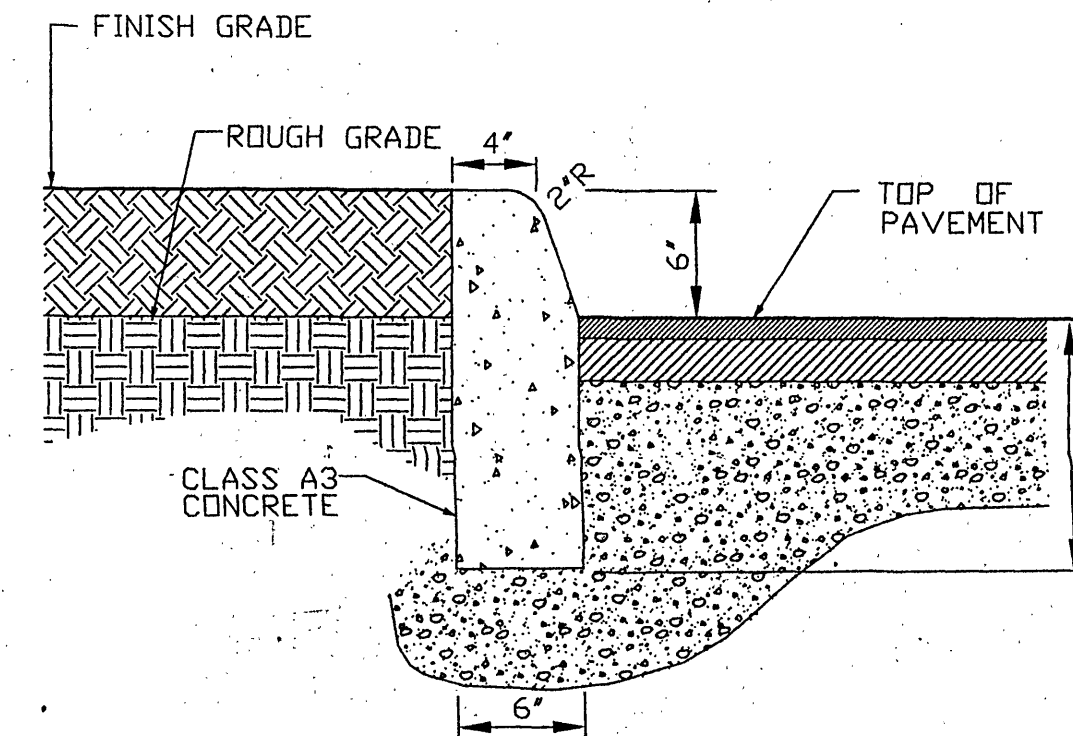
DAMAGE CAUSED TO ANY UTILITY, PUBLIC OR PRIVATE, AS A RESULT OF THIS
WORK. EXISTING UTILITY LOCATIONS SHOWN ARE A RESULT OF A COMBINATION
OF EXISTING INFORMATION AND FIELD LOCATION OF SURFACE FEATURES. LOCATIONS
ARE APPROXIMATE.

- 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 CITY'S
SPECIFICATIONS, AND THE FOLLOWING CRITERIA:
(1) BACK FILL NO TRENCH UNTIL AUTHORIZED BY THE CITY. 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.
(2) 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.

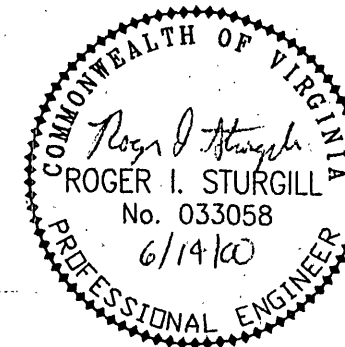
- IN AREAS OF WATER LINE CONSTRUCTION, GRADES SHALL BE WITHIN SIX (6) INCHES
OF FINISHED SUB GRADE PRIOR TO THE COMMENCEMENT OF THIS WORK.
- MINIMUM COVER OVER WATER AND SANITARY SEWER LINES SHALL BE THREE (3) FEET.
- THE CITY OF ROANOKE SHALL MAKE ALL CONNECTIONS TO EXISTING WATER MAINS AND SET ALL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

GRADING NOTES

- REFER TO BUILDING PLAN "BY OTHERS" 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:
a. CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN WITHIN A TOLERANCE OF
PLUS OR MINUS 0.10 FOOT.
b. PROVIDE TRUE AND STRAIGHT FOOTING EXCAVATIONS WITH UNIFORM LEVEL
BOTTOMS OF THE WIDTH INDICATED TO ENSURE PROPER PLACEMENT AND
COVER OF ALL REINFORCEMENT.
c. REMOVE ALL LOOSE MATERIALS FROM THE EXCAVATION PRIOR TO PLACEMENT
OF CONCRETE.
d. PROVIDE A MINIMUM OF 2'-0" FROM FINISHED GRADE TO TOP OF ALL EXTERIOR
WALL FOOTINGS.
e. 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.
f. 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
DETIMENTAL 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:
a. COMPACT THE BACKFILL AROUND THE OUTSIDE OF EACH BUILDING TO A
MINIMUM OF 85% 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.
b. 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 BELOW FINISH GRADE
INCLUDING DAMP-PROOFING, REMOVAL OF CONSTRUCTION BELOW FINISH GRADE
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, MAKE A
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:
a. ESTABLISH SUITABLE SUBGRADE CONDITIONS PRIOR TO PLACING FILL BY
PROOFROLLING, UNDERCUTTING AND COMPACTING AS NECESSARY.
b. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR
HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" FOR HAND TAMPERS.
c. 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.
d. COMPACT SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF
MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D 698 (STANDARD
PROCTOR):
i. 95% UNDER PAVEMENT
ii. 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.



CG-2 DETAIL
N.T.S.



BALZER
AND ASSOCIATES, INC.
BVNE

REFLECTING TOMORROW

• PLANNERS • ARCHITECTS
• ENGINEERS • SURVEYORS

1208 Corporate Circle
Roanoke, Virginia 24018
Phone: 540/772-8850
FAX: 540/772-8050

501 Branchway Road
Suite 100
Richmond, Virginia 23236
Phone: 804/794-0571
FAX: 804/794-2635

11038 Lakeridge Parkway
Suite 1
Ashland, Virginia 23005
Phone: 804/550-2888
FAX: 804/550-2057

OUR LADY OF THE VALLEY

NOTES AND DETAILS

ROANOKE, VIRGINIA

DRAWN BY: KDK

DESIGNED BY: KDK

CHECKED BY: RIS

DATE: APRIL 19, 2000

REVISIONS:

1 - JUNE 13, 2000

SCALE: NO SCALE

SHEET NO.

C-2

JOB NO.

R00032