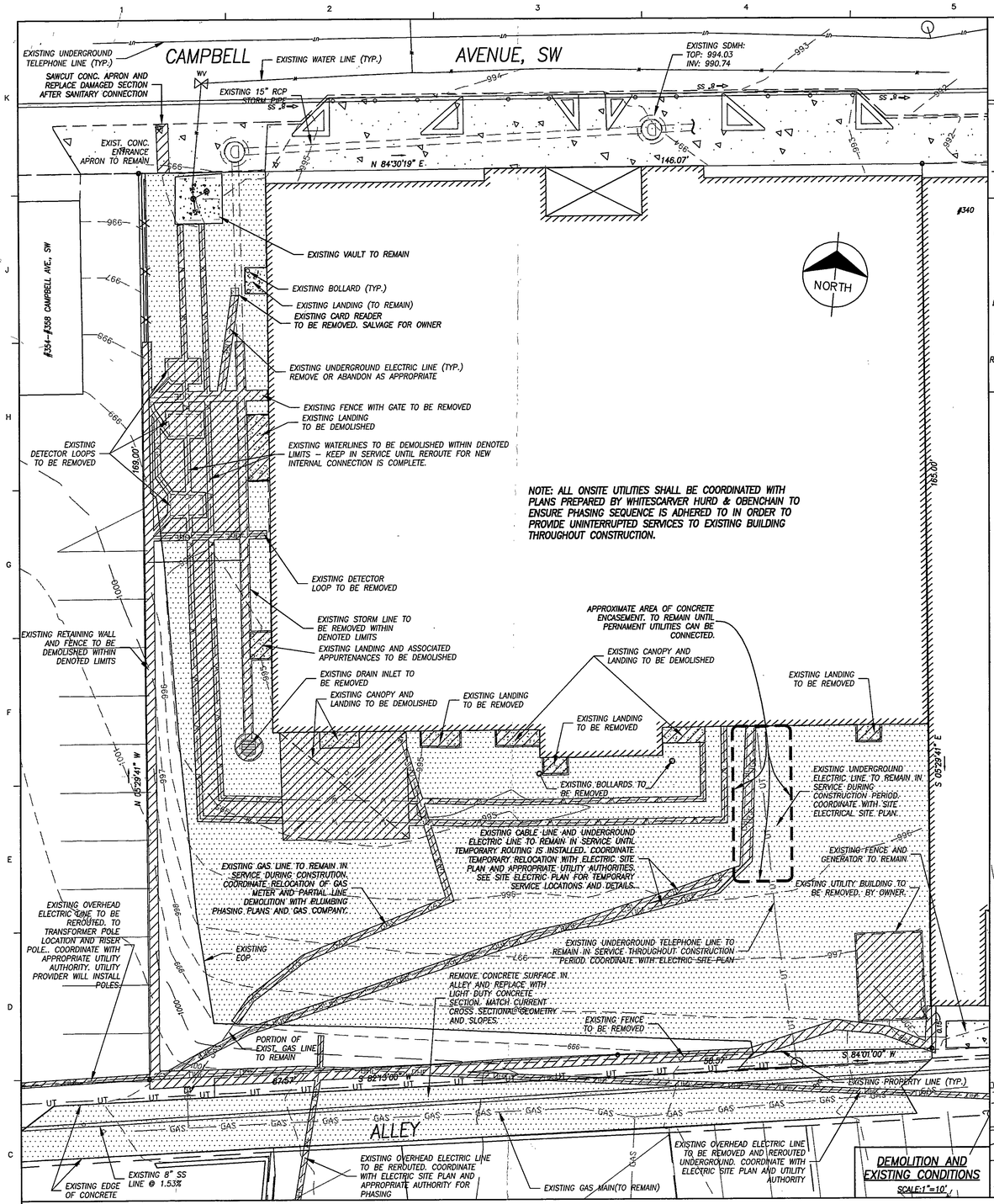
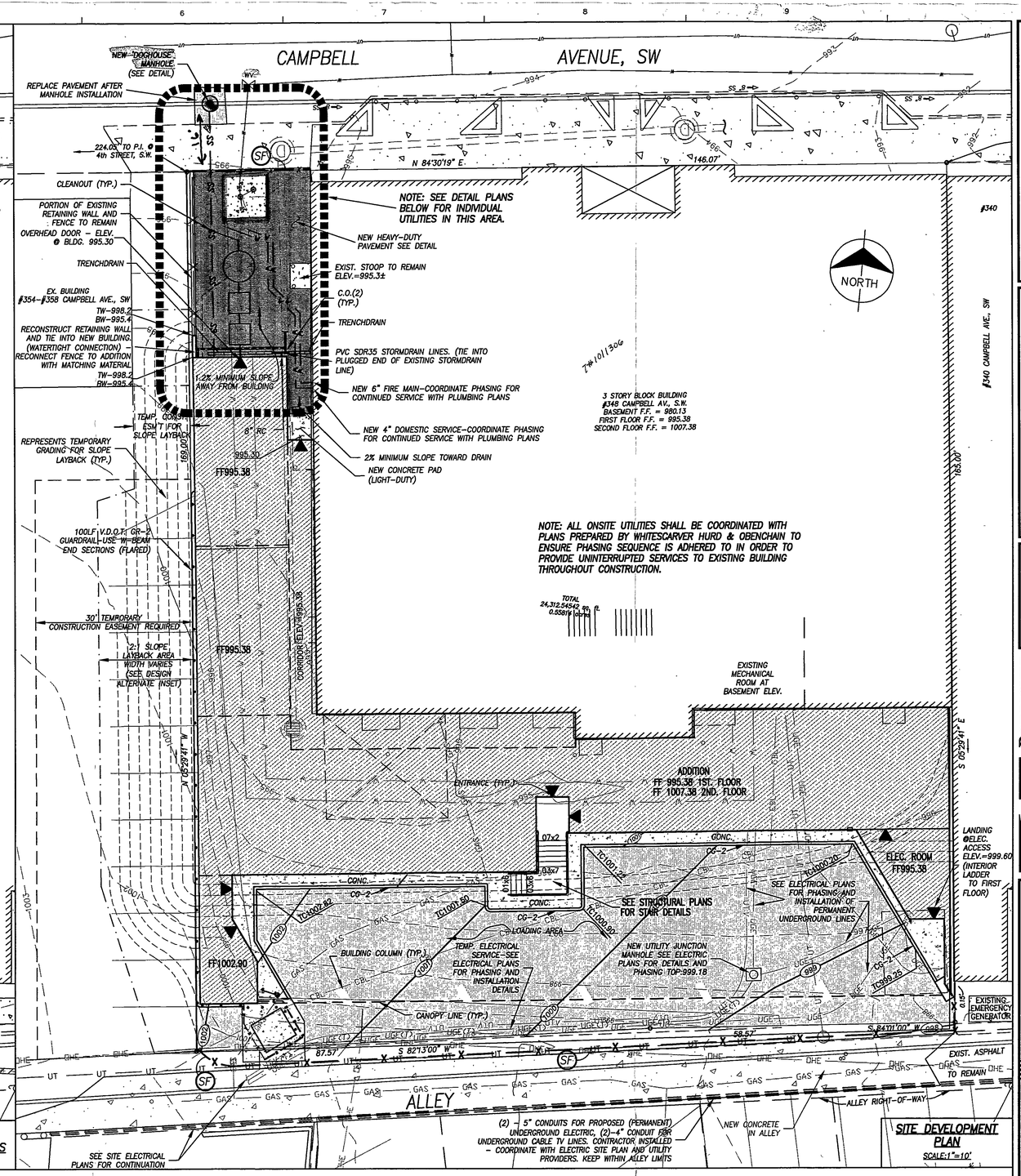


DEMOLITION AND EXISTING CONDITIONS

SCALE:1"=10'



SITE DEVELOPMENT PLAN

SCALE:1"=10'

PHASING NOTES:

1. CONTRACTOR SHALL COMPLETE CONSTRUCTION OF FOUNDATION AND FOUNDATION RETAINING WALL WHILE MAINTAINING ACCESS TO DRIVEWAY ENTRANCE SERVING #354-#358 CAMPBELL AVE., SW, AS LONG AS POSSIBLE. CONTRACTOR SHALL COORDINATE WITH TENANTS AND/OR OWNERS THE CLOSURE OF THE DRIVEWAY ACCESS WHEN CLOSURE BECOMES NECESSARY AND MINIMIZE 'DOWNTIME' AS MUCH AS POSSIBLE.

2. SOUTH ALLEYWAY: PRIORITY SHALL BE GIVEN TO THE PLACEMENT OF UTILITIES AND UNDERGROUND CONDUITS TO INSURE CONTINUED SERVICE BY ALL UTILITIES TO THE BUILDING DURING ALL PHASES OF CONSTRUCTION. COORDINATE WITH ELECTRIC SITE PLAN FOR ALLEY UTILITY WORK.

3. VEHICULAR AND PEDESTRIAN ACCESS TO ALLEY SHALL BE MAINTAINED AS MUCH AS CONSIDERED FEASIBLE. CONTRACTOR SHALL PROVIDE, AT A MINIMUM, A GRAVEL SURFACE. BARE EARTH WILL NOT BE CONSIDERED A SUITABLE SURFACE FOR ACCESS. ALL OPEN TRENCHES SHALL BE COVERED BY THAT DAYS CLOSE OF WORK TO AVOID UNNECESSARY HAZARDS, AND TO ALLOW MOVEMENT TO ADJOINING PROPERTIES.

4. CONTRACTOR SHALL UTILIZE APPROPRIATE TRAFFIC SIGNAGE WHEN TEMPORARY CLOSURE OF ALLEY IS NECESSARY. USE FLAGPERSONS TO DIRECT TRAFFIC TO ADJOINING FACILITIES AS NECESSARY.

5. EXISTING CONCRETE ALLEY CURRENTLY FUNCTIONS AS SURFACE DRAINAGE FEATURE. CONTRACTOR SHALL SAWCUT AT LIMIT CONCRETE WHERE ADJOINS. REPLACE CONCRETE WITH SAME CROSS SECTIONAL GEOMETRY AND SLOPES.

6. NEW CONCRETE WORK IN ALLEY SHALL BE PLACED IN A MANNER THAT WILL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING CONCRETE TO REMAIN AND NEWLY PLACED CONCRETE.

7. SEE ELECTRIC SPECIFICATIONS FOR CUTTING AND BACKFILLING OF UTILITY TRENCHES.

DENOTES HEAVY-DUTY PAVING

DENOTES LIGHT-DUTY PAVING

NOTES:

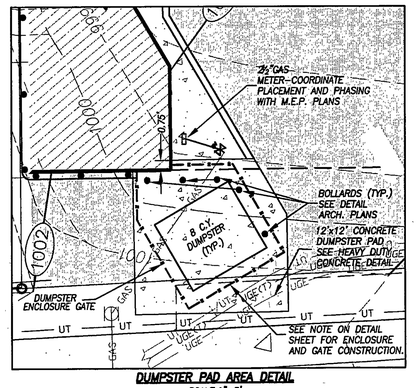
DENOTES EXISTING PAVEMENT TO BE DEMOLISHED

– COORDINATE DEMOLITION OF ALL BUILDING ITEMS WITH ARCHITECTURAL PLANS

NOTES:

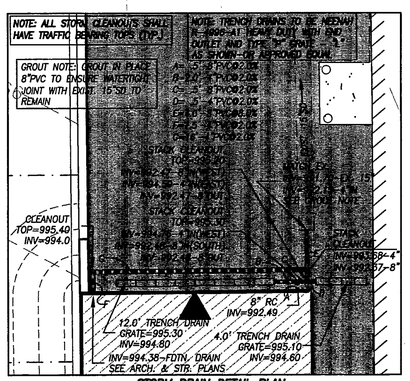
UGE(T) – (T) DENOTES TEMP. UTILITY ROUTING LOCATION

UGE – TYPICAL PERM. UTILITY ROUTING LOCATION



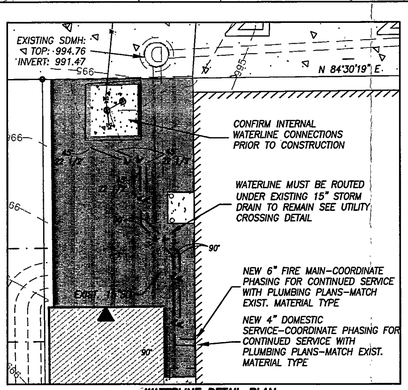
DUMPSTER PAD AREA DETAIL

SCALE:1"=5'



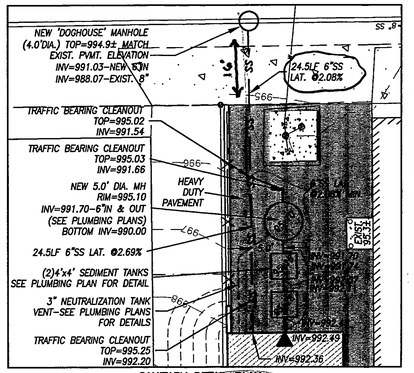
STORM DRAIN DETAIL PLAN

SCALE:1"=10'



WATERLINE DETAIL PLAN

SCALE:1"=10'



SANITARY DETAIL PLAN

SCALE:1"=10'

ENGINEERING CONCEPTS, INC.
20 S. ROANOKE ST., PO Box 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX 540.473.1254

MARK	DATE	BY	DESCRIPTION

REVISIONS

DATE	APRIL 7, 2004
PROJECT	02150.00
DESIGNED	JDE
DRAWN	MSM
CHECKED	

RODRIGUEZ RIPLEY MADDUX MOTLEY ARCHITECTS

MWL
McClure, Williams & Lamb, Inc.
P.O. Box 2748
Roanoke, VA 24001
Telephone: 800.33.1414 Facsimile: 800.943.6018

COMMONWEALTH OF VIRGINIA
JAMES WARREN ELLINWOOD
No. 001107
4-7-2004
LANDSCAPE ARCHITECT

PROJECT
POLICE BUILDING PHASE II
CITY OF ROANOKE
ROANOKE, VIRGINIA

DRAWING
DEMOLITION / EXISTING CONDITIONS AND SITE DEVELOPMENT PLAN

SHEET
WVWA ID# 6REQEY
C-101
OF ?