GENERAL CIVIL NOTES:

- 1. THESE NOTES ARE FOR ALL CIVIL/SITE SHEETS.
- CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND SEQUENCING OF DEMOLITION AS DESCRIBED BY THESE DOCUMENTS AND SPECIFICATIONS.
- DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION DESIGN STANDARDS
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVMLABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. CONTRACTOR SHALL LOCATE AND PROTECT ALL UTILITIES AT HIS OWN INITIATIVE AND EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE TO IMMEDIATELY REPAIR ANY ACTIVE UTILITIES DAMAGED DURING CONSTRUCTION AND TO NOTIFY THE OWNERS REPRESENTATIVE AND ANY APPROPRIATE UTILITY COMPANIES OF THE DAMAGE.
- ALL MATERIAL GENERATED BY THE DEMOLITION SHALL BE HAULED FROM THE SITE AND DISPOSED OF PER CITY OF ROANOKE REGULATIONS, EXCESS
- 7. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK". THE CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH ALL APPLICABLE MEASURES CONTRINED THEREIN WHICH MAY BE PERTINENT TO THIS PROJECT. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER COMPLETION OF THE PROJECT. MEASURES INDICATED ARE THE MINIMUM, OTHER MEASURES MAY BE REQUIRED BY THE EROSION CONTROL INSPECTOR. CONTRACTOR SHALL FURNISH AND INSTALL ALL MEASURES REQUIRED TO COMPLY WITH APPLICABLE REGULATIONS, REMOVE EROSION CONTROL MEASURES WHEN THE SITE HAS STRABILIZED, INSTALL EROSION AND SEDIMENT CONTROL MEASURES AS THE FIRST STEP IN GRADING OPERATIONS. SEE SHEET CS200 FOR ADDITIONAL EROSION CONTROL NOTES.
- NO WORK SHALL COMMENCE ON SITE UNTIL A LAND DISTURBING PERMIT IS ISSUED BY CITY OF ROANOKE.
- THE LAND DISTURBANCE PERMIT MUST BE KEPT ON SITE AT ALL TIMES AND SHOWN ON DEMAND.
- 12. OTHER WORK (GRADING, EXCAVATING, CONSTRUCTION) ON THE PROJECT SHALL NOT COMMENCE UNTIL THE APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AS SPECIFIED ON THE PLAN
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES REQUIRED BY THE STATE OF VIRGINA, CITY OF ROANOKE, OR OTHER GOVERNING AGENCIES INVOLVED UNDER THIS CONTRACT.
- APPROPRIATE FENCING AND/OR BARRICADES SHALL BE USED WHEN DEMOLITION OCCURS NEAR PEDESTRIAN WALKWAYS.
- 15. DIMENSIONS AND COORDINATES SHOWN AT CURB ARE TO FACE OF CURB. SPOT ELEVATIONS SHOWN AT CURB INLETS ARE AT TOP ON INLETS. SPOT ELEVATIONS SHOWN ON DROP INLETS ARE AT TOP OF INLETS
- 16 PROVIDE POSITIVE DRAINAGE AT ALL GRADED AREAS.
- 17. TOTAL DISTURBED AREA IS APPROXIMATELY 11 2 ACRES
- 18. BASED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0048 D, DATED OCTOBER 15, 1993, THE 100 YEAR FLOOD ELEVATIONS AT THE PROJECT LOCATION RANGE FROM 934 TO 937. THE 10 YEAR FLOOD ELEVATIONS RANGE FROM 927 TO 929.

SOIL HANDLING/GROUNDWATER CONCERNS FOR CONSTRUCTION

INITIAL SITE ASSESSMENTS AND VOLUNTARY REMEDIATION REPORTS FOR APPLICABLE SITES WITHIN THE RIVERSIDE CORPORATE CENTER WERE PREPARED BY HUGGINS, FAULKNER, & FLYNN), CURRENTLY, KNOWN AS FAULKNER & FLYNN), HSMM HAS ACQUIRED THE REPORTS FROM THE ROANOKE REDEVELOPMENT & HOUSING AUTHORITY (RRHA),

INDICATE THE RIVERSIDE CORPORATE CENTER CONSISTS OF FIVE "SITES". THE SITES AND OWNERS ARE AS FOLLOWS.

- SITE 2 CARILION HEALTH SYSTEMS, INC , ROANOKE CITY MILLS, MR. SAM GOLDEN ESTATE, AND MR. MARK MACON HALL PROPERTIES

 SITE 3 B&B HOLDINGS PROPERTY (WHICH HOUSES SURFACES, INC)

 SITE 4 NORFOLK SOUTHERN RAILWAY COMPANY (NSRC) PROPERTY

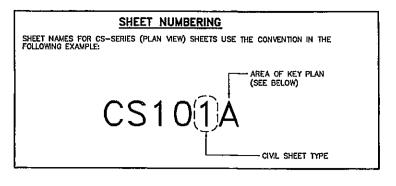
 SITE 5 CONMAT PROPERTIES, LC (WHICH HOUSED ROANOKE CONCRETE SUPPLY)

 PITZER TRANSFER PROPERTY

SITES 2, 3, 4, AND 5 ARE CURRENTLY ENROLLED IN THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) VOLUNTARY REMEDIATION PROGRAM (VRP). THE PITZER TRANSFER PROPERTY WAS NOT ENROLLED IN THE VRP. HUGGINS, FAULKNER, & FLYNN DID NOT IDENTIFY ANY POTENTIAL ENVIRONMENTAL ISSUES ON THE SITE. A SUMMARY OF CONSTRUCTION SAFETY CONCERNS DURING THE CONSTRUCTION OF THE RIVERSIDE CORPORATE CENTER ARE LISTED BELOW. THE LIMITS OF WORK FOR THIS PROJECT ARE WITHIN THE BOUNDS OF SITES 4 AND 5.

- ALL EXCAVATED SOIL WILL NEED TO BE STAGED IN ORDER TO MINIMIZE THE POTENTIAL FOR EROSION AND DUST CONTROL. THE EXCAVATED MATERIAL SHALL NOT BE USED ELSEWHERE AS FILL.
- DURING CONSTRUCTION, GROUNDWATER WILL NOT LIKELY BE ENCOUNTERED. IF DEWATERING BECOMES NECESSARY, THE GROUNDWATER SHALL BE COLLECTED AND PROPERLY DISPOSED OFF-SITE. THE GROUNDWATER MAY NOT BE DISCHARGED DIRECTLY TO THE GROUND SURFACE. RISK TO CONSTRUCTION/UTILITY WORKERS COULD BECOME SIGNIFICANT IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION.
- CONSTRUCTION WORKERS SHALL TAKE HEALTH AND SAFETY PRECAUTIONS DURING CONSTRUCTION (E.G., DUST SUPPRESSION AND USE OF PERSONAL PROTECTIVE EQUIPMENT (PPE AS NEEDED) DURING SITE WORK/EXCAVATION PHASES OF CONSTRUCTION.

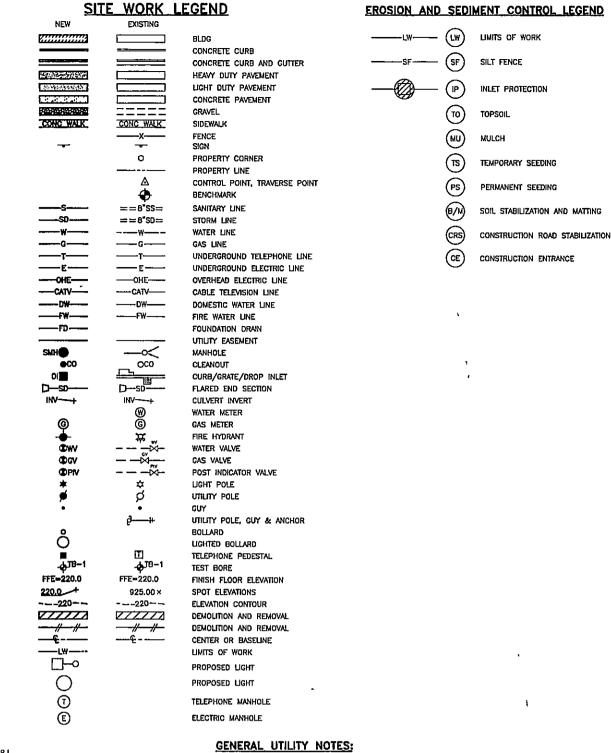
CITY OF ROANOKE: ORDINACE NO: 36926-122004 THIS REZONING WILL BE SUBJECT TO THE INSTITUTIONAL DEVELOPMENT PLAN SUBMITTED IN CONJUNCTION WITH THIS PETITION, ENTITLED RIVERSIDE CORPORATE CENTRE, ISSUED THE 5TH DAY OF OCTOBER, 2004, WITH A REVISION DATE OF NOVEMBER 24, 2004. THE RIVERSIDE CENTER REZONING IS IN CONFORMITY WITH THE REDEVELOPMENT PLAN FOR THE SOUTH JEFFERSON REDEVELOPMENT AREA WHICH THE ROANOKE CITY COUNCIL HAS CREATED, BY ITS ADOPTION, ON MARCH 19, 2001, OF RESOLUTION NO. 35248-03191, AND BEING SUBSTANTIALLY IN ACCORD WITH CITY'S COMPREHENSIVE PLAN.



ZONING NOTES				
PROPOSED DISTRICT DESIGNATION	(HPUD(c)			
GROSS FLOOR AREA (CLINIC) (SF)	158,969			
(CLINIC) FOOTPRINT AREA (SF)	42,216			
(PARKING DECK) FOOTPRINT AREA (SF)	73,741			
TOTAL DEVELOPMENT LOT SIZE (SF)	487,871			
DEVELOPMENT LOT SIZE (ACRES)	11,2			
PAVED AREAS (SF)	108,334			
LOT COVERAGE (CLINIC)	44.0%			
(CARILION CLINIC - LOT 2 (2.181 AC)				
LOT COVERAGE (PARKING DECK)	59.0%			
(PARKING DECK - LOT 6 (2 878 AC)				
DEVELOPMENT USABLE OPEN SPACE	54.4%			
DEVELOPMENT LOT SIZE				
FLOOR AREA RATIO	1,99:1			
(CARILION CLINIC - LOT 2 (2.181 AC)				
FRONT SETBACK - RESERVE AVE (FT)	40			
FRONT_SETBACK - S JEFFERSON ST (FT)	20			
NET FLOOR AREA (CLINIC) (SF)	141,727			
SUBTRACT (4,000 SF = 2 SPACES)	4,000			
ADJUSTED TOTAL (SF)	137,727			
PARKING REQUIREMENTS				
1 SPACE PER 400 SF NET FLOOR AREA				
BUILDING NAME	NO. SPACES			
CUNIC	344			
SUBTOTAL	344			
ADD (FIRST 4,000 SF = 2 SPACES)	2			
SUBTOTAL (W/ ADDITION)	348			
REDUCTION (20%) FOR PUBLIC	-69			
TRANSPORTATION ROUTE				
TOTAL NO. SPACES REQUIRED	277			
PARKING PROVIDED				
PARKING UNDER CLINIC	25			
RIVERSIDE PARKING DECK	1,471			
TOTAL NO. SPACES PROVIDED	1,495 +			
 RIVERSIDE CENTER PARKING DECK PROV BUILDINGS PLANNED FOR THE RIVERSIDE (THE EXCEPTION OF PROPOSED BUILDING DEDICATED PARKING, PROPOSED BUILDING OF RIVERSIDE CIRCLE, SW (FORMERLY WHI NORTHEAST CORNER OF THE REDEVELOPMI 	CORPORATE CENTER W 5 WHICH WILL HAVE 5 IS LOCATED NORTH TMORE AVE.) IN THE			

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IN IN POST CONCERNS



- A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.
- UNLESS OTHERWISE NOTED, ALL UTILITY SERVICE LINES AND LATERALS TO BE INSTALLED UNDERGROUND
- 4 ALL EXISTING UTILITIES MAY OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH THE PROJECT SPECIFICATIONS AND THE STATE WATER WORKS REGULATIONS WHERE LINES CROSS.
- CONTRACTOR SHALL BE RESPONSIBLE TO IMMEDIATELY REPAIR ANY ACTIVE UTILITIES DAMAGED DURING CONSTRUCTION AND TO NOTIFY THE OWNERS REPRESENTATIVE AND ANY APPROPRIATE UTILITY COMPANIES OF THE DAMAGE.
- 6. LENGTHS OF LINES INDICATED ON THE DRAWINGS FOR UTILITY SYSTEMS ARE APPROXIMATE ONLY IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR DETERMINING THE EXACT AMOUNT OF PIPING REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM IN ACCORDANCE WITH THE INTENT OF THE DRAWINGS.
- 7. TOP OF INLETS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY EXACT ELEVATION REQUIRED TO ASSURE STRUCTURE HEIGHT COMPLIES WITH THE PURPOSE OF THE STRUCTURE AND CONFORMS WITH ADJACENT FINISHED GRADES
- B. ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT-OF-WAYS SHALL BE COMPACTED ACCORDING TO VDOT STANDARDS.
- 9. LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.
- 11. CONTRACTORS SHALL NOTIFY UTILITY COMPANIES OF PROPOSED CONSTRUCTION AT LEAST TWO (2), BUT NOT MORE THAN TEN (10) WORKING DAYS IN ADVANCE. AREA PUBLIC UTILITIES MAY BE NOTIFIED THROUGH "MISS UTILITY": 1-800-552-7001.
- THE CONTRACTOR SHALL SUPPLY ALL UTILITY COMPANIES WITH COPIES OF APPROVED PLANS, ADVISING THEM THAT ALL GRADING AND INSTALLATION SHALL CONFORM TO APPROVED PLANS.
- CONTRACTOR SHALL ADHERE TO WESTERN VIRGNIA WATER AUTHORITY REGULATIONS AND CONSTRUCTION GUIDELINES AND REGULATIONS.
- 14. WESTERN VIRGINIA WATER AUTHORITY AVAILABILITY NUMBER: 07-194

GAS INSTALLATION NOTES:

ROANOKE GAS COMPANY RESPONSIBILITIES:

- ROANOKE GAS COMPANY WILL INSTALL A SERVICE LINE FROM ITS MAIN TO THE BUILDING WALL AT A METER LOCATION AGREED UPON WITH THE PROPERTY OWNER. ROANOKE GAS WILL BE RESPONSIBLE FOR CALLING MISS UTILITY OR USING OTHER MEANS FOR LOCATING UNDERGROUND UTILITY LINES.
- 2. THE SERVICE LINE MUST BE INSTALLED PRIOR TO EQUIPMENT INSTALLATION SO THAT THE FUEL LINE CAN BE ACCURATELY PLACED. ROANOKE GAS COMPANY REQUIRES AT LEAST A THREE (3) WEEKS NOTICE PRIOR TO HAVING THE SERVICE LINE INSTALLED. SITE GAS LINE PIPING WILL OCCUR DURING CONSTRUCTION OF THIS PACKAGE. HOWEVER, INSTALLATION OF THE METER WILL OCCUR AFTER THE BUILDING FACILITY HAS BEEN SUBSTANTIALLY COMPLETED.

CONTRACTOR RESPONSIBILITIES

- 1. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF THE GAS MAIN WITH OTHER UTILITIES



CONSULTANT

CARILION CLINIC

RIVERSIDE CENTER PARKING DECK

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NOTES, LEGENDS

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SHEET LAYOUT PLAN,

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