

OWNER: ROANOKE MEMORIAL HOSPITAL
BELLEVUE at JEFFERSON STREET
ROANOKE, VIRGINIA 24033
ATTN: (540) 000-0000

DEVELOPER: JMGR INC.
80 MONROE AVENUE
MEMPHIS, TN 38103
ATTN: MR. JAY SWENNEY
(901) 528-9800

CIVIL ENGINEER: T. P. PARKER & SON
816 BOULEVARD
SALEM, VIRGINIA 24153
ATTN: MR. FRANK B. CALDWELL
(540) 387-1153

TAX PARCEL: #116-0119 ZONED: C-1

STANDARD CITY OF ROANOKE 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 OF ROANOKE BUILDING DEPARTMENT, CALL (703) 981-2221 OR 2222 TO ARRANGE A CONFERENCE AT LEAST THREE (3) DAYS PRIOR TO ANTICIPATED CONSTRUCTION.

STREET OPENING PERMIT: PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION, 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 OF ROANOKE (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE MADE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES OF ONGOING CONSTRUCTION.

LOCATION OF UTILITIES: THE CONTRACTOR SHALL VERIFY THE LOCATION 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. THE SIZE AND COMPOSITION OF THE CONSTRUCTION ENTRANCE SHALL BE DETERMINED BY THE CITY OF ROANOKE 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 OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO SAID CHANGES OR VARIATIONS ON 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.

NOTICE: ALL LANDOWNERS, DEVELOPERS, AND CONTRACTORS

FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED ABOVE MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS, OR THE ISSUANCE OF A STOP WORK ORDER.

ENGINEER'S NOTES

T.P. PARKER & SON ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF PLANS OR FOR INFORMATION ON PLANS UNTIL SUCH PLANS HAVE BEEN APPROVED BY THE REQUIRED PUBLIC AGENCIES.

ANY WORK COMMENCED ON A PROJECT PRIOR TO PLAN APPROVAL IS AT SOLE RISK OF THE DEVELOPER.

T.P. PARKER & SON DOES NOT GUARANTEE THE COMPLETION OR QUALITY OF PERFORMANCE OF THE CONTRACTS OR THE COMPLETION OR QUALITY OF PERFORMANCE OF CONTRACTS BY SUBCONTRACTORS OR OTHER THIRD PARTIES.

SOURCE OF TOPOGRAPHIC MAPPING IS T.P. PARKER & SON
DATED FEBRUARY 1998

APPROVED:

AGENT - CITY OF ROANOKE
PLANNING COMMISSION DATE

CITY ENGINEER - CITY OF
ROANOKE, VIRGINIA DATE

PROPOSED LOADING DOCK
(SEE ARCHITECT DRAWINGS
FOR SPECIFICATIONS)

ENCASE PROPOSED
DRAIN WITH MINIMUM
6" OF CLASS A3 CONC.
LIGHT
BROOM
FINISH

APPLY BONDING AGENT
BETWEEN NEW AND
PREVIOUS POURS

"CATCH-FLO" OPEN TOP DRAIN
AS MANUFACTURED BY LANE
ENTERPRISES, DUBLIN, VIRGINIA
OR APPROVED EQUAL.

OPEN TOP DRAIN
NO SCALE

GENERAL NOTES

ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF ROANOKE ENGINEERING DIVISION IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- INSTALLATION OF APPROVED EROSION CONTROL DEVICES.
- CLEARING AND GRUBBING.
- SUBGRADE EXCAVATION.
- INSTALLING STORM SEWERS OR CULVERTS.
- INSTALLING CURB AND GUTTER FORMS.
- PLACING CURB AND GUTTER.
- PLACING OTHER CONCRETE.
- PLACING GRAVEL BASE.
- PLACING ANY ROADWAY SURFACE.
- INSTALLING WATER LINES.
- INSTALLING SANITARY SEWER LINES.

FIELD CONSTRUCTION SHALL HONOR PROPOSED DRAINAGE DIVIDES AS SHOWN ON PLANS.

ALL UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE CONSTRUCTION LIMITS OF THE BUILDING BEFORE PLACING EMBANKMENT.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT THE JOB SITE.

STANDARD STREET AND TRAFFIC CONTROL SIGNS SHALL BE ERECTED ALONG THE ROADWAY PRIOR TO BEGINNING CONSTRUCTION AS REQUIRED BY THE CITY.

CONSTRUCTION DEBRIS SHALL BE CONTAINED IN ACCORDANCE WITH THE VIRGINIA LITTER CONTROL ACT. NO LESS THAN ONE LITTER RECEPTACLE SHALL BE PROVIDED ON-SITE.

THE DEVELOPER AND/OR CONTRACTOR SHALL SUPPLY ALL UTILITY COMPANIES WITH COPIES OF APPROVED PLANS, ADVISING THEN THAT ALL GRADING AND INSTALLATION SHALL CONFORM TO APPROVED PLANS.

CONTRACTORS SHALL NOTIFY UTILITIES OF PROPOSED CONSTRUCTION AT LEAST TWO, BUT NOT MORE THAN TEN WORKING DAYS IN ADVANCE. AREA PUBLIC UTILITIES MAY BE NOTIFIED THROUGH MISS UTILITY AT (800) 552-7001.

ALL WORK SHALL BE SUBJECT TO INSPECTION BY CITY OF ROANOKE INSPECTORS.

GRADE STAKES SHALL BE SET FOR ALL CURB AND GUTTER, CULVERT, SANITARY SEWER, AND STORM SEWER.

LANDSCAPE NOTES

ALL LANDSCAPE PLANTINGS SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.

ALL LANDSCAPE PLANTINGS SHALL CONFORM TO STANDARDIZED PLANT NAME AND SHALL BE WELL-FORMED, TRUE TO TYPE AND HAVE WELL-DEVELOPED ROOT SYSTEMS. ALL PLANTINGS SHALL BE HEALTHY AND FREE FROM DEFECTS.

ALL PLANTINGS SHALL BE DONE DURING THE PROPER SEASON AND NO PLANTING SHALL BE DONE IN FROZEN SOIL OR DURING UNFAVORABLE WEATHER CONDITIONS.

ALL TREES OR SHRUBS ARE TO BE LOCATED WITH RESPECT TO EXISTING OR PROPOSED UTILITIES.

MULCH ALL PLANTINGS WITH A MINIMUM OF THREE INCHES OF SHREDDED OR CHIPPED MULCH.

ADJUSTMENTS MAY BE NECESSARY DUE TO PLANT AVAILABILITY.

DUE TO ON-SITE CONDITIONS, IN-FIELD ADJUSTMENTS MAY BE NECESSARY.

ALL PLANTING OF TREES, SHRUBS, ETC. SHALL BE DONE IN ACCORDANCE WITH VDOT ROAD AND BRIDGE SPECIFICATIONS, SECTION 605.

DEMOLITION NOTES

DEMOLITION SHALL INCLUDE, UNLESS OTHERWISE NOTED ON DRAWINGS, REMOVAL OF EXISTING OBJECTS OR IMPROVEMENTS, WHETHER INDICATED ON THE DRAWINGS OR NOT, THAT WOULD IN THE OPINION OF THE OWNER, PREVENT OR INTERFERE WITH THE PROGRESS OR COMPLETION OF THE PROPOSED WORK.

PERMITS, FEES AND LICENSES SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR, INCLUDING DISPOSAL CHARGES AS REQUIRED.

WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITIES IN DEMOLITION OF EXISTING PAVEMENT, CURBS AND GUTTERS, DRAINAGE STRUCTURES AND UTILITIES AS MAY BE REQUIRED.

ALL EXISTING UTILITIES TO ANY BUILDINGS SHOWN TO BE RAZED SHALL BE DISCONNECTED AND PLUGGED OR CAPPED AS REQUIRED BY THE CITY.

CONTRACTOR SHALL SAW-CUT ALL JOINTS WHERE EXISTING CURBING, PAVEMENT AND SIDEWALK IS TO BE DEMOLISHED AND NEW CONSTRUCTION JOINS THE EXISTING.

FOR DEMOLITION OF BUILDINGS, CONTRACTOR SHALL DEMOLISH AND REMOVE BELOW GRADE CONSTRUCTION AND CONCRETE SLABS ON GRADE TO A MINIMUM DEPTH OF TWO FEET BELOW PROPOSED SUBGRADE.

CONTRACTOR SHALL COMPLETELY FILL BELOW GRADE AREAS AND VOIDS FROM DEMOLITION OR REMOVAL OF STRUCTURES (UNDERGROUND FUEL STORAGE TANK, BASEMENTS, WELLS, ETC.) USING APPROVED SELECT FILL MATERIAL.

ALL EXISTING CURBING, CONCRETE SIDEWALK, ENTRANCES, BUILDING FOUNDATIONS AND TREES AND BRUSH THAT ARE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR. BUILDING DEBRIS, ETC. SHALL NOT BE USED AS FILL MATERIAL ON THE SITE.

CONTRACTOR SHALL PROVIDE THE FOLLOWINGS PROTECTIONS AT THE JOB SITE: MAKE ARRANGEMENTS, BEFORE INITIATING DEMOLITION, FOR RELOCATING, DISCONNECTION, REROUTING, ABANDONING, OR SIMILAR ACTION AS MAY BE REQUIRED RELATIVE TO UTILITIES AND OTHER UNDERGROUND PIPING, TO PERMIT WORK TO PROCEED WITHOUT DELAY. ARRANGEMENTS SHALL BE MADE IN ACCORDANCE WITH REGULATIONS OF UTILITIES COMPANIES. SUCH AS OVERHEAD AND UNDERGROUND POWER AND TELEPHONE LINES AND EQUIPMENT, GAS PIPING, STORM SEWERS, SANITARY SEWERS, OR WATER PIPING. CONTRACTOR SHALL NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING AND/OR POLLUTION.

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.

PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO THE OWNER.

MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. PREVENT INTERRUPTION OF EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES.

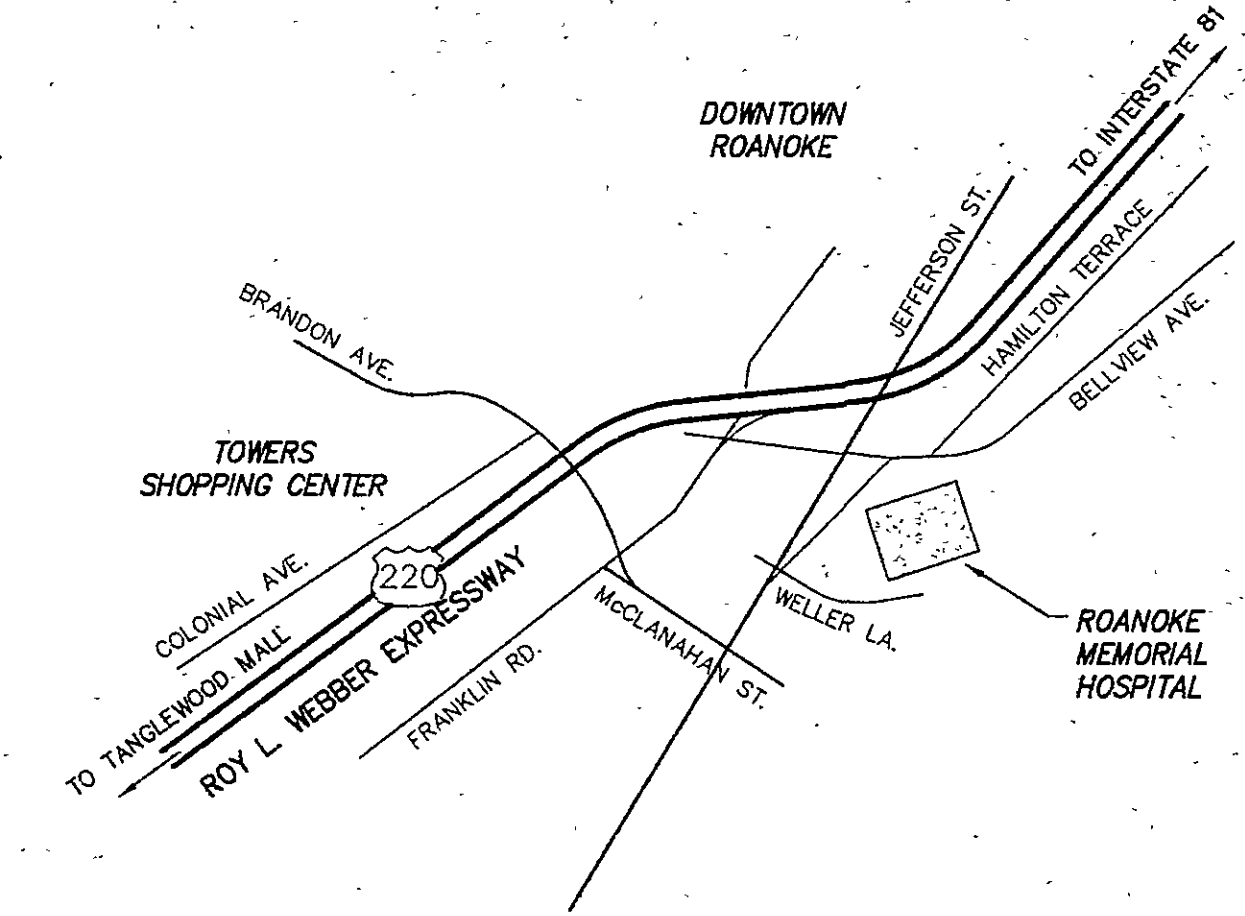
USE WATER SPRINKLING AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR TO LOWEST PRACTICAL LEVEL.

COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITIONS EXISTING PRIOR TO THE START OF WORK.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

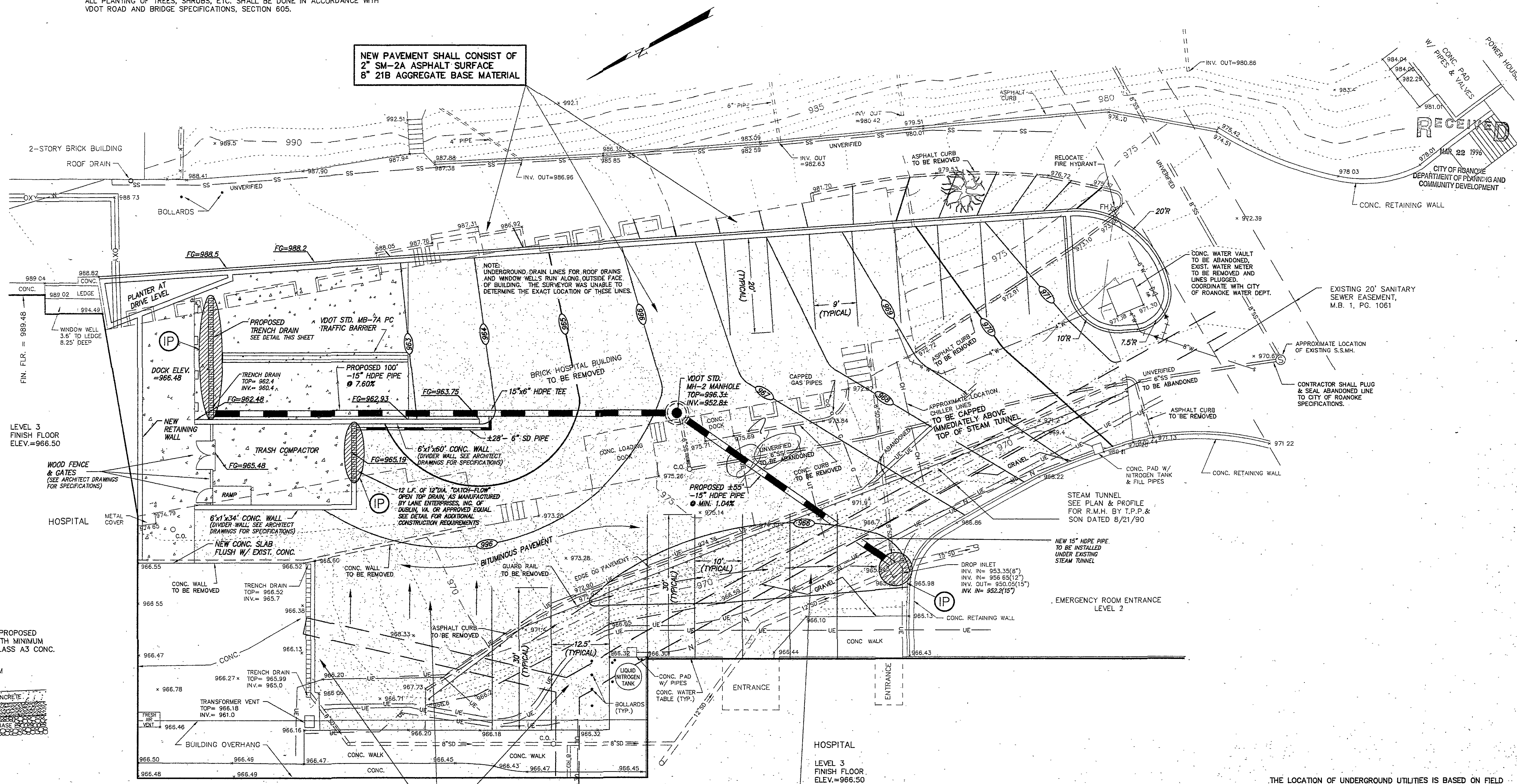
- ALL SOIL EROSION & SEDIMENT CONTROL MEASURES SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, THIRD EDITION. REFER TO THE MANUAL FOR DETAILS NOT SHOWN ON THIS SHEET.
- THE APPROVING AUTHORITY MAY ADD TO, DELETE, RELOCATE, CHANGE, OR OTHERWISE MODIFY CERTAIN EROSION & 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 IN PLACE 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, THIRD EDITION.



VICINITY MAP
NO SCALE

LEGEND

EXISTING	NEW	SPOT ELEVATION
100.5 X	FG=100.5	CONTOURS
100.5	100.5	SANITARY SEWER LINE
8"SS	8"SS	STORM DRAIN
4"W	4"W	GAS LINE
2"SS	2"SS	OVERHEAD ELECTRIC LINE
2"SS	2"SS	OVERHEAD TELEPHONE LINE
2"SS	2"SS	OVERHEAD CABLE TELEVISION LINE
2"SS	2"SS	UNDERGROUND TEL. OR ELEC. LINE
2"SS	2"SS	WATER OR GAS METER
2"SS	2"SS	VALVE
2"SS	2"SS	FIRE HYDRANT
2"SS	2"SS	MANHOLE
2"SS	2"SS	CLEANOUT
2"SS	2"SS	DROP INLET (CURB OR GRATE)
2"SS	2"SS	UTILITY POLE, GUY & ANCHOR
2"SS	2"SS	DITCH OR SWALE
2"SS	2"SS	CENTERLINE OR BASELINE
2"SS	2"SS	PROPERTY LINE
2"SS	2"SS	YARD LIGHTING
2"SS	2"SS	YARD HYDRANT
2"SS	2"SS	BENCHMARK
2"SS	2"SS	FENCE
2"SS	2"SS	TREE LINE



NOTE: CONTRACTOR SHALL GRADE NEW PAVEMENT
AS REQUIRED TO PROVIDE POSITIVE DRAINAGE
AWAY FROM EXISTING CONCRETE WALK/APRONS.

10' 5' 0' 10' 20'
1" = 10'
GRAPHIC SCALE

THE LOCATION OF UNDERGROUND UTILITIES IS BASED ON FIELD SURVEYS, AVAILABLE RECORDS AND AS LOCATED BY NORTH AMERICAN LOCATING, INC. IN JANUARY 1991. THE LOCATIONS OF THESE UTILITIES MAY HAVE BEEN CHANGED DUE TO THE CONSTRUCTION OF THE NEW HOSPITAL ADDITION AND ALSO SHOWN HEREON. T. P. PARKER & SON DOES NOT WARRANT ANY UNDERGROUND UTILITY LOCATIONS.

Site Grading, Drainage
& Utility Plan

Date: MARCH 19, 1998
Scale: 1" = 10'-0"
Project Number: 98-003

T.P. PARKER & SON
Civil Engineers
Newcomb & Boyd
Mechanical, Electrical Engineers

ROANOKE MEMORIAL HOSPITALS

Demo of Old South Pavilion
New Loading Dock

Site Grading, Drainage
& Utility Plan

Date: MARCH 19, 1998
Scale: 1" = 10'-0"
Project Number: 98-003