GENERAL NOTES

ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE 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: A. INSTALLATION OF APPROVED EROSION CONTROL DEVICES.

B. CLEARING AND GRUBBING. C. SUBGRADE EXCAVATION. D. INSTALLING STORM SEWERS OR CULVERTS. E. INSTALLING CURB AND GUTTER FORMS.

F. PLACING CURB AND GUTTER. G. PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY. H. INSTALLING WATER LINES. J. INSTALLING SANITARY SEWER LINES.

PAVEMENT SECTIONS SHOWN HEREIN ARE BASED ON A MINIMUM CBR OF 10.0. IF REQUIRED BY THE OWNER, THE CONTRACTOR SHALL OBTAIN FIELD CBR TESTS FROM A STATE CERTIFIED GEOTECHNICAL ENGINEER, AND SUBMIT TO THE OWNER AND ENGINEER PRIOR TO PLACEMENT OF BASE STONE CBR VALUES LESS THAN 10.0 WILL REQUIRE REVISED PAVEMENT SECTIONS.

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

VOOT ST'D. HR-1 HANDRAIL IS REQUIRED ON ALL WALLS EXCEEDING 4.0'

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

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

MEASURES TO CONTROL EROSION AND SILTATION MUST BE PROVIDED FOR PRIOR TO PLAN APPROVAL PLAN APPROVAL IN NO WAY RELIEVES THE DEVELOPER OR CONTRACTOR OF THE RESPONSIBILITIES CONTAINED IN EROSION AND SILTATION CONTROL POLICIES.

THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND OR OTHER EQUIPMENT PRIOR TO ENTERING PUBLIC STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE STREETS ARE IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.

THE SITE WORK AND LANDSCAPING CONTRACTOR(S) SHALL COMPLY WITH LOCAL CODES IN OBSERVING EROSION CONTROL MEASURES, BOTH ON AND OFF THE SITE REFER TO THE VIRGINIA UNIFORM CODING SYSTEM CONTAINED IN THE VIRGINIA SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION, FOR DETAILS AND SPECIFICATIONS OF EROSION CONTROL ITEMS SHOWN ON THESE PLANS.

LOCATION OF UNDERGROUND UTILITIES IS BASED ON FIELD SURVEYS, AS SHOWN BY AVAILABLE RECORDS, AND AS LOCATED BY THE UTILITY LOCATOR SERVICE. 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.

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, WITH PARTICULAR ATTENTION TO COMPACTION REQUIREMENTS.

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.

ALL STORM DRAIN CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

DEMOLITION NOTES

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.

WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITIES IN DEMOLITION OF EXISTING PAVEMENT, CURBS AND GUTTERS, DRAINAGE

PERMITS, FEES AND LICENSES SHALL BE SECURED AND PAID FOR BY THE

CONTRACTOR, INCLUDING DISPOSAL CHARGES AS REQUIRED.

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 THREE 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.

CONTRACTOR SHALL PROVIDE THE FOLLOWING 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 AUTHORITIES OF UTILITIES MENTIONED, 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

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.

SEWER NOTES

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING ALL MANHOLES AND CLEANOUTS AFTER PAVING. TOPS SHALL BE ADJUSTED TO GRADE

ALL EXISTING UTILITIES MAY NOT BE SHOWN, OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS.

ALL NEW SANITARY SEWER PIPE, CLEANOUT STACKS, FITTINGS, ETC. SHALL BE SDR-35 UNPLASTICIZED POLYVINYL CHLORIDE. BRASS TRAFFIC BEARING FRAMES AND COVERS SHALL BE PROVIDED FOR ALL CLEANOUTS IN TRAFFIC AREAS. ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO CITY OF ROANOKE STANDARDS. LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING VALVE VAULTS AFTER PAVING AND ADJUSTMENT TO FINAL GRADE IF NECESSARY. ALL EXISTING UTILITIES MAY NOT BE SHOWN, OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS

ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO CITY OF ROANOKE STANDARDS. LINES SHALL BE STAKED PRIOR TO CONSTRUCTION. WATER LATERALS (2" I.D. AND SMALLER) SHALL BE TYPE "K" COPPER.

ACCORDANCE TO AWWA C151 OR DR-14 PVC IN ACCORDANCE TO C-900.

WATER MAIN (GREATER THAN 2" I.D.) SHALL BE MINIMUM CLASS 50 DUCTILE IRON IN

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 DEPARTMENT OF ZONING AND DEVELOPMENT (540) 853-2250 OR 853-1325 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

ROANOKE (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED

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 EGRÉSS FROM THE SITE. THE SIZE AND COMPOSITION OF THE CONSTRUCTION ENTRANCE

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

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 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

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.

RISK OF THE DEVELOPER.

PLANS OR FOR INFORMATION ON PLANS UNTIL SUCH PLANS HAVE BEEN APPROVED BY THE REQUIRED PUBLIC AGENCIES.

CALDWELL WHITE ASSOCIATES 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.

EXISTING GRADE TOPOGRAPHY SHOWN HEREIN IS FROM FIELD SURVEYS BY CALDWELL WHITE ASSOCIATES, DATED 2001.

BOUNDARY INFORMATION SHOWN HEREIN IS BASED ON "BOUNDARY SURVEY FOR

STANDARD CITY OF ROANOKE

FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.

PLANS AND PERMITS: A COPY OF THE PLANS APPROVED BY THE CITY OF BY THE CITY SHALL BE MADE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES OF ONGOING CONSTRUCTION.

SHALL BE DETERMINED BY THE CITY OF ROANOKE SITE PLAN INSPECTOR.

TYPE OF CONSTRUCTION MATERIALS OR LITTER AT ALL TIMES.

APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE.

OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

NOTICE: ALL LANDOWNERS, DEVELOPERS, AND CONTRACTORS

ENGINEER'S NOTES

CALDWELL WHITE ASSOCIATES ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ANY WORK COMMENCED ON A PROJECT PRIOR TO PLAN APPROVAL IS AT SOLE

SSE

SANITARY SEWER EASEMENT

STANDARD

STORAGE

TOP OF CURB

TRANSFORMER

TOP OF WALL

TRANSPORTATION

WEST BOUND LANE

TYPICAL

VERTICAL

TELEPHONE

SIDE YARD SETBACK

TEMPORARY BENCHMARK

VIRGINIA DEPARTMENT OF

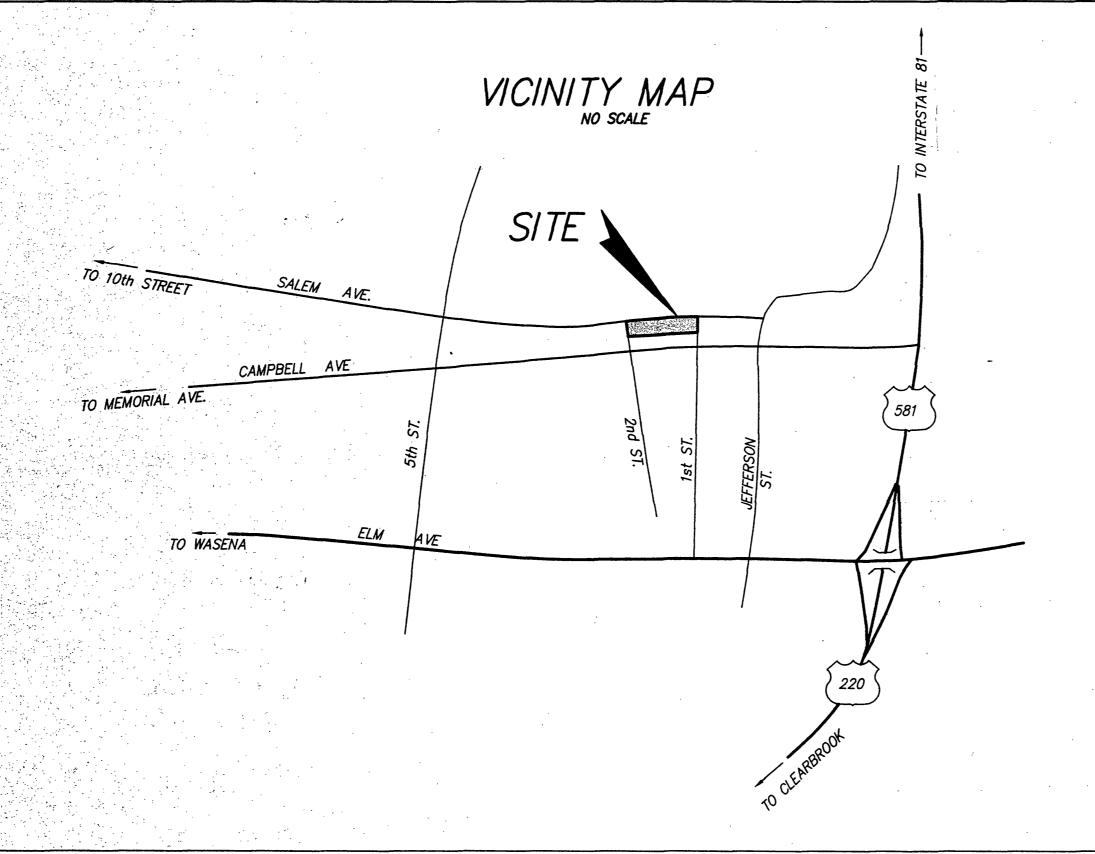
THE ROANOKE TIMES", DATED JULY 23, 2001, BY CALDWELL WHITE ASSOCIATES.

CIVIL SHEET INDEX SHEET # CIVIL COVER SHEET C-01 C-02 DIMENSIONAL LAYOUT PLAN SOIL EROSION CONTROL PLAN C-03 GRADING AND STORM DRAIN PLAN C-04 SITE UTILITIES PLAN C-05 SOIL EROSION CONTROL DETAILS C-06 SITE CONSTRUCTION DETAILS

ANY VARIATION FROM APPROVED PLANS MUST BE APPROVED BY THE CITY OF ROANOKE

CIVIL LEGEND

			4.1-14.1	
AHFH	ARROW HEAD TOP OF FIRE HYDRANT	EXISTING	NEW	
APPROX	APPROXIMATE	100.5 E	100.5	SPOT ELEVATION
ASPH	ASPHALT	100	100	ELEVATION CONTOURS
BC	BOTTOM OF CURB			
BIT	BITUMINOUS	===8"SS===	8"SS	SANITARY SEWER LINE
BLDG	BUILDING	4"W	4"W	WATERLINE
BLK .	BLOCK	===8"SD===		STORM DRAIN
ВМ	BENCHMARK			
BW	BOTTOM OF WALL	——2"G ——	2"G ——	NATURAL GAS LINE
CB	CINDER BLOCK	OHE	E	OVERHEAD ELECTRIC LINE
C&G	CURB & GUTTER			OVERHEAD TELEPHONE LINE
CMP CONC	CORRUGATED METAL PIPE CONCRETE	———OHT——		
COR	CORNER	OHCATV	OHCATV-	OVERHEAD CABLE TELEVISION LINE
DBL .	DOUBLE	— UE —— UT—	— UE —— UT—	UNDERGROUND TEL OR ELEC LINE
DEFL	DEFLECTION			
DI .	DROP INLET	M	M	WATER OR GAS METER
DIA	DIAMETER		 ,	VALVE
DE	DRAINAGE EASEMENT	——ф F.H.	—— ∳ F.H.	FIRE HYDRANT
<i>EBL</i>	EAST BOUND LINE		F.n.	
ELEC	ELECTRIC			MANHOLE
ELEV	ELEVAΠON	——O C.O.	c.o.	CLEANOUT
ENTR	ENTRANCE			
EP	EDGE OF PAVEMENT			DROP INLET (CURB OR GRATE)
EW EXIST	ENDWALL EXISTING	₽+	[UTILITY POLE, GUY & ANCHOR
EXIST FDN	FOUNDATION			DITCH OR SWALE
FF	FINISHED FLOOR		0 0	
FG	FINISH GRADE	——————————————————————————————————————	——————————————————————————————————————	CENTERLINE OR BASELINE
HPT .	HIGH POINT			PROPERTY LINE
INV	INVERT	^		SURVEY TRAVERSE POINT
IP	IRON PIN	<u> </u>	.	
LT	LEFT	Δ	7	DEFLECTION ANGLE
MBL	MINIMUM BUILDING LINE	X		DIRECT ANGLE
MH . MIN	MANHOLE MINIMUM		· · · · · · · · · · · · · · · · · · ·	
MON	MONUMENT	•	Y.L.	YARD LIGHTING
NBL	NORTH BOUND LANE	•	- Y.H.	YARD HYDRANT
PROP	PROPOSED	•)	WELL
PUE	PUBLIC UTILITY EASEMENT			
PVMT	PAVEMENT	· · · · · · · · · · · · · · · · · · ·)	BENCHMARK
	RADIUS			FFNOT
RT	RIGHT	x	_ x	FENCE
R/W	RIGHT OF WAY	\mathcal{C}		TREE LINE
REQD	REQUIRED	· '		RAILROAD
RR PVC	RAILROAD DEAR YARD SETRACK	•	· · · · · · · · · · · · · · · · · · ·	
RYS SAN	REAR YARD SETBACK SANITARY	<u>ع</u>		HANDICAPPED-ONLY PARKING SPA
SBL	SOUTH BOUND LANE	•		
SD	STORM DRAIN			and the state of t
SECT .	SECTION		•	
SE	SLOPE EASEMENT			
SS	SANITARY SEWER			,



NAME OF	SITE CONSTRUCTION PLANS				
DEVELOPMEN	THE ROANOKE TI	MES - NEW PRES	S ADDITION		
LOCATION	THE SOUTHEAST CORNER OF THE INTE SALEM AVENUE, S.W. AND 2nd STREE CITY OF ROANOKE, VIRGINIA				
OWNER	THE ROANOKE TIMES 201 W. CAMPBELL AVE. / P.O. BOX 2 ROANOKE, VIRGINIA 24010 ATTN: MR. CHIP HARRIS (540) 981-3				
DEVELOPER	SAME AS OWNER				
CITY OF ROA	NOKE TAX PARCEL(S)	1011001-1011020			
APPROVED:		OMEALTH OF LE	STATE ALTHON LINE		
AGENT - CITY OF I	ROANOKE PLANNING COMMISSION DATE	CORBIN L. WHITE No. 23843	FRANK B. CALDWELL;III NO. 1335		

