

PROPERTY OF
CENTRE AVENUE PROPERTIES, LLC
TAX # 2212803
INST. NO. 990001598
ZONED I-1

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UTILITY NOTES:

1. WHILE CERTAIN UTILITIES ARE SHOWN, OTHER UNDERGROUND UTILITIES MAY BE ENCOUNTERED DURING CONSTRUCTION. PARKER DESIGN GROUP DOES NOT WARRANT LOCATION OR DEPTH OF ANY UTILITIES SHOWN. THE CONTRACTOR SHALL COORDINATE WITH "MISS UTILITY" PRIOR TO CONSTRUCTION AND ALL UTILITY DEPARTMENTS TO DETERMINE IF THE ENCOUNTERED UTILITY IS PUBLIC OR PRIVATE AND TAKE PROPER AND ADEQUATE METHODS TO PROTECT, IF NECESSARY.
2. REFERENCE IS DIRECTED TO THE COVER FOR GENERAL WATER AND SANITARY SEWER NOTES.
3. REFERENCE IS DIRECTED TO WESTERN VIRGINIA WATER AUTHORITY (WVWA) WATER AND SEWER REGULATIONS AND DETAILS, LATEST EDITION FOR ITEMS.
4. WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITIES FOR UTILITY INSTALLATIONS. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. CONTRACTOR SHALL UTILIZE EXISTING WATER METER BOX. THE CONTRACTOR SHALL FIELD INVESTIGATE FOR THE LOCATION OF OTHER EXISTING UTILITY SERVICES.

GENERAL NOTES:

1. THIS PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. A PORTION OF THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "AE", THE REMAINING IS WITHIN ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0043 D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON ACTUAL FIELD INFORMATION AND DATA ESTABLISHING THE ELEVATION OF THE 100 YEAR FLOOD AS SET FORTH IN THE FEMA FLOOD STUDY ADOPTED BY THE CITY OF ROANOKE.
3. UNDERGROUND UTILITIES ARE LOCATED AS VISIBLE IN THE FIELD, AND SHOULD BE CONSIDERED APPROXIMATE. "MISS UTILITY" HAS NOT MARKED ANY UTILITIES. PARKER DESIGN GROUP DOES NOT WARRANT LOCATION OF UNDERGROUND UTILITIES.

DIMENSION NOTES:

1. THE CONTRACTOR SHALL VERIFY BUILDING DIMENSIONS WITH ARCHITECT PLANS.
2. THE DIMENSIONS SHOWN ARE FROM EDGE PAVEMENT TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

GENERAL DEMOLITION NOTES

- 1) 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 PROCESS OR COMPLETION OF THE PROPOSED WORK.
- 2) PERMITS, FEES AND LICENSES SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR, INCLUDING DISPOSAL CHARGES AS REQUIRED.
- 3) WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY IN DEMOLITION OF EXISTING PAVEMENT, CURBS AND GUTTERS, DRAINAGE STRUCTURES AND UTILITIES AS MAY BE REQUIRED.
- 4) CONTRACTOR SHALL SAW-CUT ALL JOINTS WHERE EXISTING CURBING, PAVEMENT AND/OR SIDEWALK IS TO BE DEMOLISHED AND NEW CONSTRUCTION JOINTS WHERE THE EXISTING MEETS THE NEW.
- 5) ALL EXISTING CURBING 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.
- 6) 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.

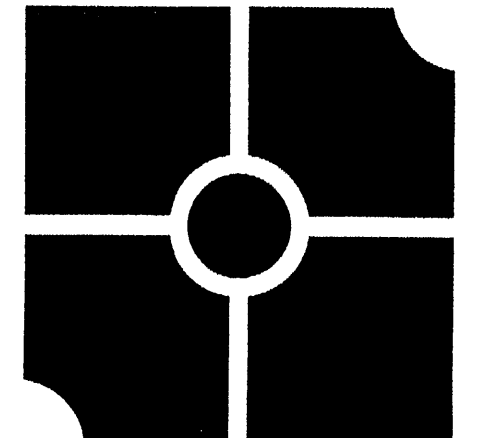
PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NOT COST TO THE OWNER.

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.



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Comprehensive Site Plan For
Lewis S. & Susan M. Pauley
Lot 5A, Block 10, Hyde Park
Tax Map No. 2212814
City of Roanoke, VA

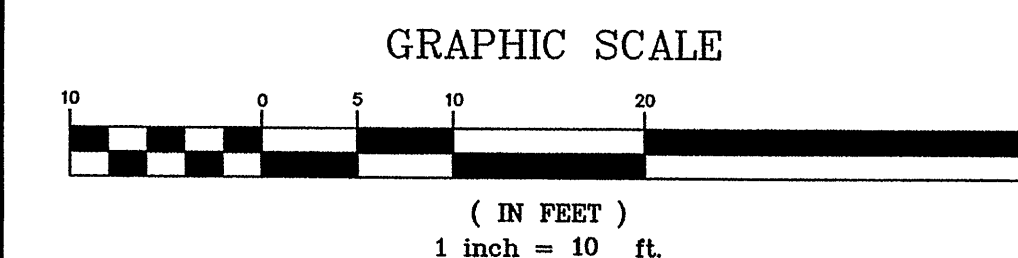
REVISIONS:
CITY OF ROANOKE REVIEW COMMENTS
CITY OF ROANOKE REVIEW COMMENTS
CITY OF ROANOKE REVIEW COMMENTS
CITY OF ROANOKE REVIEW COMMENTS
CITY OF ROANOKE REVIEW COMMENTS

DESIGNED BY: SLR
DRAWN BY: SLR
CHECKED BY: PJB
SCALE: 1" = 10'
DATE: June 14, 2006

SHEET TITLE:
**Site Dimensional
& Utility Plan**

C02
02 OF 07
PROJECT NUMBER:
06-0108-01

SHENANDOAH AVENUE, N.W.
50' R/W



NOTED BY
P. C. 2548