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:

- A. INSTALLATION OF APPROVED EROSION CONTROL DEVICES.
- B. CLEARING AND GRUBBING.
- C. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY.
- D. INSTALLING WATER LINES. E. INSTALLING SANITARY SEWER LINES.

THE JOB 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.

FIELD CONSTRUCTION SHALL HONOR PROPOSED DRAINAGE DIVIDES AS SHOWN

PAVEMENT SECTIONS ON APPROVED PLANS ARE BASED ON A MINIMUM CBR OF 10. AS REQUIRED BY THE OWNER, CBR TESTS ARE TO BE ACQUIRED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER PRIOR TO PLACEMENT.

CBR VALUES LESS THAN 10 WILL REQUIRE REVISED PAVEMENT SECTIONS.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT

ALL SPRINGS SHALL BE CAPPED AND PIPED TO THE NEAREST STORM SEWER OR NATURAL WATERCOURSE. THE PIPE SHALL BE MINIMUM OF 6" DIAMETER AND CONFORM TO VDOT STANDARD SB-1.

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 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 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.

100 YEAR FLOODWAY AND FLOOD PLAIN SHALL BE SHOWN WHERE APPLICABLE.

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.

LOCATION OF UNDERGROUND UTILITIES IS BASED ON FIELD SURVEYS, AND AS SHOWN BY AVAILABLE RECORDS.

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.

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

ENGINEER'S NOTES

CALDWELL WHITE ASSOCIATES 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.

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.

SOURCE OF TOPOGRAPHIC MAPPING IS "CONCEPT PLAT" BY LANG & ASSOCIATES, DATED NOVEMBER 18, 1996, AND PARTIAL FIELD ANNOTATION BY CWA, 2001.

SOURCE OF BOUNDARY INFORMATION IS "PLAT FROM RECORDS AND SUBDIVISION FOR FRALIN & WALDRON, INC." BY TPP&S, DATED OCTOBER 18, 1995 (M.B. 1, PG. 1474).

APPROVED: AGENT — CITY OF ROANOKE PLANNING COMMISSION DATE CITY ENGINEER — CITY OF ROANOKE, VIRGINIA DATE

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 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.

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 SHALL NOT BE USED AS FILL MATERIAL ON THE SITE, UNLESS APPROVED IN WRITING BY THE ENGINEER.

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 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.

SEWER NOTES

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING ALL MANHOLES AFTER PAVING. MANHOLE 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 TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO CITY OF ROANOKE STANDARDS.

ALL NEW SANITARY SEWER LINES, CLEANOUTS, FITTINGS, ETC. SHALL BE SDR—35, UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER. TRAFFIC BEARING FRAMES AND COVERS SHALL BE INSTALLED ON ALL CLEANOUTS SUBJECT TO VEHICULAR TRAFFIC.

LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

WATER NOTES

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.

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.

WATERLINES 2" AND SMALLER INSIDE DIAMETER SHALL BE TYPE "K" COPPER.

WATER MAIN (LARGER THAN 2" INSIDE DIAMETER) SHALL BE MINIMUM CLASS 50 DUCTILE IRON IN ACCORDANCE WITH AWWA C151 OR DR-14 PVC IN ACCORDANCE WITH C-900.

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 DEPARTMENT OF ZONING AND DEVELOPMENT (703) 981–2250 OR 981–1325 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
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.

SHEET # TITLE C-1 TITLE SHEET C-2 DIMENSIONAL LAYOUT AND LANDSCAPING PLAN C-3 SOIL EROSION CONTROL PLAN GRADING AND STORM DRAINAGE PLAN

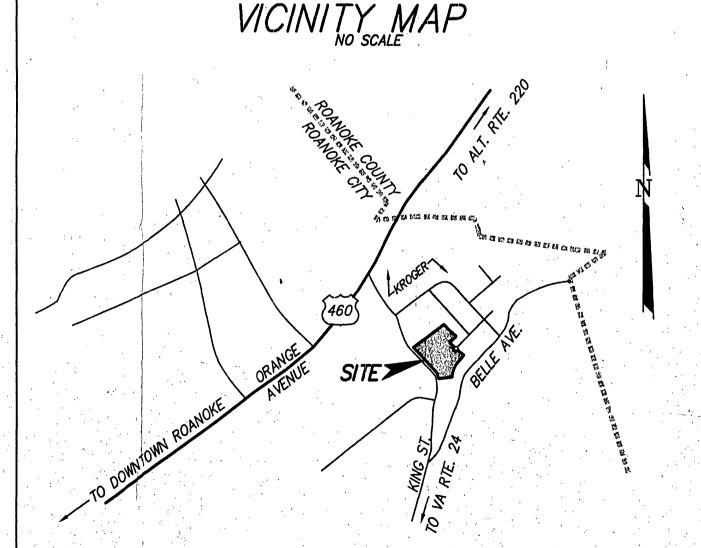
SITE UTILITIES PLAN

SOIL EROSION CONTROL DETAILS

SITE CONSTRUCTION DETAILS

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

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	· . · · · · · · · · · · · · · · · · · ·	ABBREVI	ATIONS		EXISTING	NEW	
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		FIRE HYDRANT	MON	MONUMENT	100		CONTOURS
	APPROX	APPROXIMATE	NBL	NORTH BOUND LANE			and the transfer of the strain of the safety of the
٠,	ASPH	ASPHALT STORY	PROP	PROPOSED	===8"SS=== -		SANITARY SEWER LINE
	BC BIT	BOTTOM OF CURB BITUMINOUS	PUE PVMT	PUBLIC UTILITY EASEMENT PAVEMENT	4"W		WATERLINE
	BLDG	BUILDING	R	RADIUS	===8*SD=======		STORM DRAIN
	BLK	BLOCK	RT	RIGHT	2*G	2*G	GAS LINE
	BM .	BENCHMARK	R/W	RIGHT OF WAY			
	BW CB	BOTTOM OF WALL CINDER BLOCK	REQD	REQUIRED			OVERHEAD ELECTRIC LINE
	C&G	CURB & GUTTER	RR RYS	RAILROAD REAR YARD SETBACK	7	<i>r</i>	OVERHEAD TELEPHONE LINE
	CMP	CORRUGATED METAL PIPE	SAN	SANITARY	CATV	CATV	OVERHEAD CABLE TELEVISION LINE
	CONC	CONCRETE	SBL	SOUTH BOUND LANE	— UE —— UT— -	— UE —— UT—	UNDERGROUND TEL OR ELEC LINE
	COR .	CORNER	SD	STORM DRAIN	173		
	DBL DEFL	DOUBLE DEFLECTION	SECT	SECTION	\(\bar{\alpha} \)	M	WATER OR GAS METER
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,	DIA	DIAMETER	SSE	SANITARY SEWER EASEMENT	——-ф- <i>F.H.</i>	→ F.H.	FIRE HYDRANT
•	DE	DRAINAGE EASEMENT	STA	STATION:	-0		MANHOLE
	EBL 50	EAST BOUND LINE	STD	STANDARD	c.o.	c.o.	CLEANOUT
	ELEC ELEV	ELECTRIC ELEVATION	STO SYS	STORAGE SIDE YARD SETBACK			
	ENTR	ENTRANCE	TBM	TEMPORARY BENCHMARK			DROP INLET (CURB OR GRATE)
	EP .	EDGE OF PAVEMENT	TC	TOP OF CURB	grand krimli sa najbi sa k	+ +	UTILITY POLE, GUY & ANCHOR
,	EW	ENDWALL	TEL	TELEPHONE			DITCH OR SWALE
	EXIST FDN	EXISTING FOUNDATION	TRANS	TRANSFORMER	C	C	CENTERLINE OR BASELINE
	FF	FINISHED FLOOR	TW TYP	TOP OF WALL TYPICAL		T	
٠, , .	FG	FINISH GRADE	VDOT	VIRGINIA DEPARTMENT OF		<u> </u>	PROPERTY LINE
, :	HPT	HIGH POINT		TRANSPORTATION	· · · · · · · · · · · · · · · · · · ·	Δ	SURVEY TRAVERSE POINT
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Designed By: C.L. White

Drawn By: <u>C.L. White</u>

Date: <u>April 01, 2001</u>

W.O. # <u>00-0089</u>

NAME OF DEVELOPMENT

C-5

C-6

SPRINGTREE HEALTHCARE CENTER

LOCATION

KING STREET, N.E. CITY OF ROANOKE, VIRGINIA

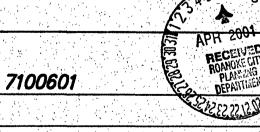
OWNER

FRALIN & WALDRON, INC.
2917 PENN FOREST BOULEVARD, S.W.
ROANOKE, VIRGINIA 24018-0503
ATTN: MR. STEVE CLAYTOR PHONE: (540) 774-4415

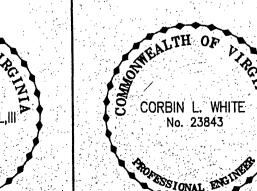
DEVELOPER

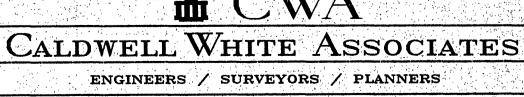
SAME AS OWNER

CITY OF ROANOKE TAX PARCEL



	REVISIONS			
	Remarks	Ву	TEALTH OF	
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*				
			FRANK B. CALDWELL,III	
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ENGINEERS / SURVEYORS / PLANNERS

1054 OLD COUNTRY CLUB ROAD
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FAX: (540) 981-0699

SHEET C-1 OF 7