

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.

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 ON PLANS.

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.

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.

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, SANITARY SEWER, AND STORM SEWER.

LOCATION OF UNDERGROUND UTILITIES IS BASED ON FIELD SURVEYS, AS SHOWN ON AVAILABLE RECORDS, AND AS LOCATED BY THE UTILITY LOCATOR SERVICE. CONTRACTORS SHALL FIELD-VERIFY LOCATION OF ALL UTILITIES, ABOVE AND BELOW GRADE, PRIOR TO CONSTRUCTION. CONTACT MISS UTILITY AT (800) 552-7001.

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.

WHERE NEW CONSTRUCTION JOINS EXISTING, THE CONTRACTOR SHALL SAW-CUT THE EXISTING AT THE POINT OF CONNECTION. THIS CUT SHALL BE MADE USING EQUIPMENT MADE ESPECIALLY FOR THIS PURPOSE.

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 **PHOTOGRAMMETRIC DATA SERVICES, INC.** DATED **1993**

BOUNDARY SURVEY WAS PERFORMED BY **T.P. PARKER & SON** DATED **1993**

SEWER NOTES

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

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.

SERVICE CONNECTIONS ARE TO BE MADE WITH MINIMUM 4" PIPE INSTALLED ON A MINIMUM GRADE OF 1/4 INCH TO 1 FOOT IN THE RIGHT OF WAY.

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 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.

GENERAL UTILITY NOTES

LOCATION AND ELEVATION OF STORM DRAIN AND SANITARY SEWER LINES AND STRUCTURES SHALL TAKE PREFERENCE OVER GAS, ELECTRIC, TELEPHONE, AND WATERLINE CONSTRUCTION.

GENERAL:

- THE GENERAL CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTIONS AT EXISTING UTILITY. REFER TO THE BUILDING, ELECTRICAL, AND PLUMBING DRAWINGS FOR UTILITY SERVICE LOCATIONS, SIZES AND CIRCUITING.
- PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "MISS UTILITY" AT 1-800-552-7001 TO VERIFY UTILITY LOCATIONS.
- ALL UTILITY CONDUITS LAID FOR UTILITY COMPANY USE SHALL BE STUBBED OUT ABOVE GRADE AND/OR CLEARLY MARKED.

ELECTRIC:

- AMERICAN ELECTRIC POWER COMPANY (FORMERLY APPALACHIAN POWER CO.) SHALL INSTALL SERVICE TO THE SITE. CONTRACTOR SHALL MAINTAIN CLOSE COORDINATION WITH THE POWER CO. AS REQUIRED FOR SPECIFIC INSTALLATION REQUIREMENTS.
- AMERICAN ELECTRIC POWER CO. WILL PROVIDE SERVICE LINES THROUGH THE CONDUITS INSTALLED BY THE CONTRACTOR TO THE BUILDING, AS APPLICABLE.

GAS:

- THE CONTRACTOR SHALL COORDINATE THE LOCATION OF THE UNDERGROUND GAS LINE WITH ROANOKE GAS COMPANY.
- ROANOKE GAS COMPANY SHALL SUPPLY AND INSTALL THE UNDERGROUND SERVICE LINES AND METER. SERVICE FROM THE METER TO THE BUILDING IS THE CONTRACTOR'S RESPONSIBILITY.

SANITARY SEWER:

- THE 6" SEWER LINE HAS BEEN STUBBED OUT TO THE RIGHT OF WAY OF TOM ANDREWS ROAD.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL REMAINING SANITARY SEWER PIPE AND APPURTENANCES REQUIRED TO PROVIDE SANITARY SEWER SERVICE TO THE NEW BUILDING. CONSTRUCTION OF THE NEW SEWER SHALL BE SUBJECT TO CITY OF ROANOKE INSPECTION.
- ALL ON-SITE SANITARY SEWER PIPES AND APPURTENANCES SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR. ALL WORK SHALL BE IN CONFORMANCE WITH THE APPLICABLE BUILDING CODE AND THE CITY OF ROANOKE HEALTH DEPARTMENT.

TELEPHONE:

- BELL ATLANTIC TELEPHONE CO. WILL PROVIDE THE TELEPHONE SERVICE TO THE NEW BUILDING. COORDINATE SERVICE REQUIREMENTS WITH THE ARCHITECTURAL PLANS.
- CONTRACTOR SHALL PROVIDE AND INSTALL PVC CONDUIT TO THE NEW BUILDING AS REQUIRED BY THE BUILDING PLANS.
- THE TELEPHONE COMPANY WILL PROVIDE SERVICE LINES TO THE BUILDING THROUGH THE CONDUIT LAID BY THE GENERAL CONTRACTOR.

WATER:

- THE NEW CONCRETE WATER VAULT, NEW 2" SERVICE METER, AND NEW DETECTOR CHECK ASSY SHALL BE INSTALLED WITHIN THE EXISTING EASEMENT BY CITY OF ROANOKE PERSONNEL.
- THE CONTRACTOR SHALL SUPPLY AND INSTALL THE NEW FIRE LINE TO THE BUILDING FROM THE NEW CONCRETE VAULT AS INDICATED WITH A MINIMUM 3' COVER.
- CONTRACTOR SHALL SUPPLY AND INSTALL 2-1/2" WATER SERVICE TO THE BUILDING FROM THE 2" METER AS INDICATED WITH A MINIMUM 3' COVER.
- CONTRACTOR SHALL SUPPLY AND INSTALL WATERLINE VALVES AND FITTINGS AS SHOWN ON THE PLUMBING AND FIRE PROTECTION SHEETS OF THE ARCHITECTURAL BUILDING PLANS.
- CONTRACTOR SHALL COORDINATE EXACT POINT OF ENTRY OF THE NEW FIRE LINE INTO THE BUILDING WITH THE ARCHITECTURAL PLANS.

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 981-2733 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.

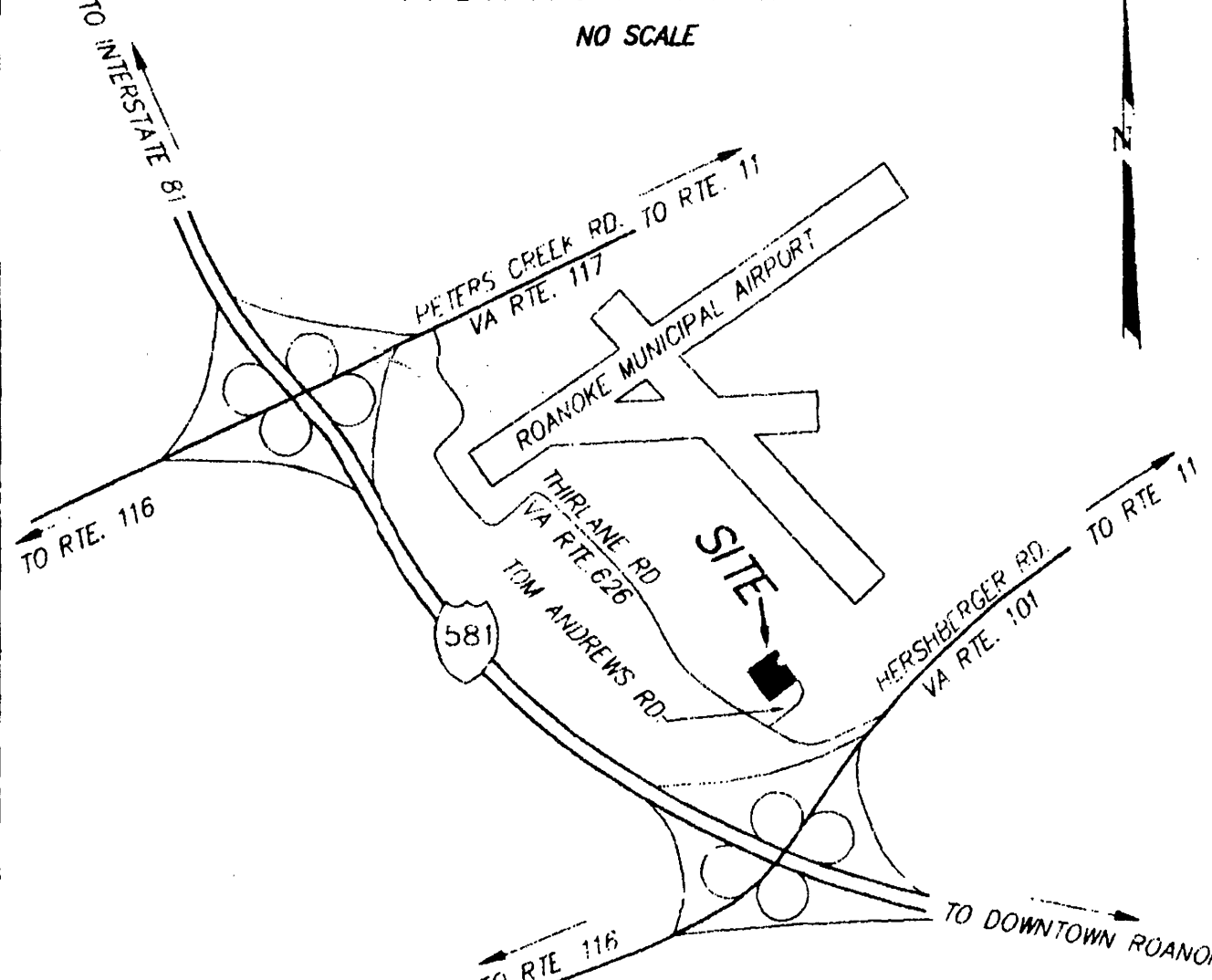
FINAL ACCEPTANCE/CITY: THE DEVELOPER OR CONTRACTOR SHALL FURNISH THE CITY OF ROANOKE ENGINEERING DEPARTMENT WITH A FINAL CORRECT SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

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.

VICINITY MAP

NO SCALE



REVISIONS			
Designed By	CLW		
Drawn By	CLW		
Date	06-01-96		
W.D. #	96-0314		
N.B. #	ANNE'S PROPERTY		
No.	Date	Remarks	By
1	06-01-96	REVISED FINISH FLOOR ELEVATION	CLW
2	06-01-96	PER CITY OF ROANOKE REVIEW	CLW

SHEET INDEX

SHEET #	TITLE
C1	COVER SHEET
C2	SOIL EROSION AND SEDIMENTATION CONTROL PLAN AND DETAILS
C3	DIMENSIONAL LAYOUT, LANDSCAPING, AND SITE LIGHTING PLAN
C4	GRADING AND SITE UTILITIES PLAN
C5	SITE CONSTRUCTION DETAILS
C6	WATER CONSTRUCTION DETAILS
C7	SANITARY SEWER CONSTRUCTION DETAILS

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

LEGEND

ABBREVIATIONS		SYMBOLS	
EXISTING	NEW	EXISTING	NEW
ARROW HEAD TOP OF FIRE HYDRANT	MIN	100.5 E	SPOT ELEVATION
APPROX	MON	100.5	CONTOURS
RC	PROP	100.5	SANITARY SEWER LINE
BT	PUE	100.5	WATERLINE
BLDG	PVMT	100.5	STORM DRAIN
BM	R	100.5	GAS LINE
BN	RT	100.5	OVERHEAD ELECTRIC LINE
C&G	R/W	100.5	OVERHEAD TELEPHONE LINE
COMP	REQD	100.5	OVERHEAD CABLE TELEVISION LINE
CONC	SAN	100.5	UNDERGROUND TEL OR ELEC LINE
DI	SD	100.5	WATER OR GAS METER
DI	SECT	100.5	VALVE
DI	SE	100.5	FIRE HYDRANT
ELEC	SS	100.5	MANHOLE
ELEV	SSE	100.5	CLEANOUT
ENVR	STD	100.5	DROP INLET (CURB OR GRATE)
EP	TDW	100.5	UTILITY POLE, GUY & ANCHOR
EXST	TC	100.5	DITCH OR SWALE
FDN	TEL	100.5	CENTERLINE OR BASELINE
IF	TRANS	100.5	PROPERTY LINE
IF	TP	100.5	SURVEY TRAVEL POINT
HDPE	TP	100.5	YARD LIGHTING
HP	VDOT	100.5	YARD HYDRANT
INVERT		100.5	BENCHMARK
IP		100.5	FENCE
LT		100.5	TREE LINE
MBL		100.5	HANDICAPPED SPACE
MH		100.5	DETAIL BUBBLE

NAME OF DEVELOPMENT "AIRBORNE EXPRESS"

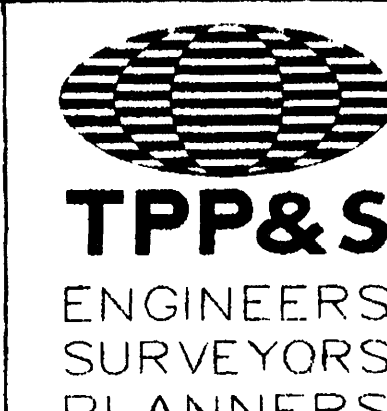
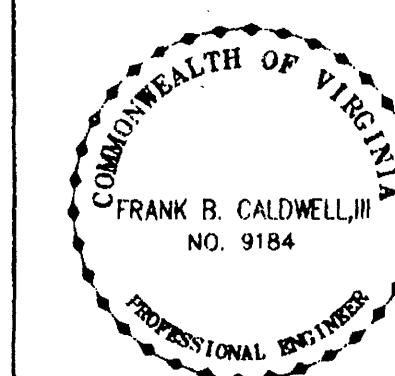
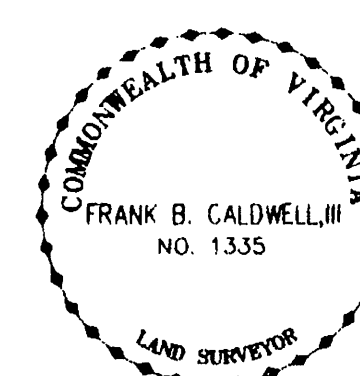
LOCATION TOM ANDREWS ROAD, N.W. CITY OF ROANOKE, VIRGINIA

OWNER DELATER AND CO. 1155 LOUISIANA AVE SUITE 212 WINTER PARK, FL 32789 ATTN: MR. RICHARD DELATER PHONE: (407) 647-657

DEVELOPER SAME AS OWNER

CITY OF ROANOKE TAX PARCEL

6530101



T. P. PARKER & SON
818 Boulevard
Post Office Box 39
Salem, Virginia 24153
Telephone: 540-387-1153
FAX: 540-389-5787

\$97,000 - 196-039

SHEET C1 OF 7

7020347