

## GENERAL NOTES

1. THIS PLAT 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. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONES "AE" & "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0154 G, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. UNDERGROUND UTILITIES SHOWN ARE AS LOCATED IN THE FIELD AND AVAILABLE RECORDS. LOCATION SHOULD BE CONSIDERED APPROXIMATE. "MISS UTILITY" HAS NOT MARKED ANY UTILITIES. PARKER DESIGN GROUP DOES NOT WARRANT THE LOCATION OF UNDERGROUND UTILITIES.
4. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A CURRENT FIELD SURVEY DATED 4-17-07 & 5-7-07. CONTOURS SHOWN ARE AT 2 FOOT INTERVALS AND ARE BASED ON AN ASSUMED DATUM. BENCHMARK AS SHOWN ON DRAWING.
5. BENCH MARK #1 WITH ELEVATION 1132.09 & #2 WITH ELEVATION 1134.46 SHOWN ARE BASED ON THE EXISTING MATTERN & CRAIG BENCHMARK # 323 LOCATED ALONG PLANTATION CIRCLE NEAR THE EXISTING GRAVEL ROAD WITH KNOWN ELEVATION 1096.61.
6. THE BOUNDARY SHOWN IS BASED ON PB 25 PG 73 DATED 3/12/02 RECORDED ON MARCH 25, 2002.

## GENERAL DEMOLITION NOTES

- 1) THE CONTRACTOR SHALL PROVIDE AT LEAST THE FOLLOWING PROTECTIONS AT THE JOB SITE:  
MAKE ARRANGEMENTS, BEFORE INITIATING DEMOLITION, FOR RELOCATING, ABANDONING, OR SIMILAR ACTION AS MAY BE REQUIRED RELATIVE TO UTILITIES 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 ELECTRIC, TELEPHONE, GAS, WATER, ETC.
- 2) 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.
- 3) PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COSTS TO THE OWNER(S).
- 4) MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DEMOLITION OPERATIONS. PREVENT INTERRUPTION OF SERVICES. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES.
- 5) USE WATER SPRINKLING AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT POLLUTION TO THE LOWEST PRACTICAL LEVEL.
- 6) COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- 7) RETURN ADJACENT AREAS TO EXISTING CONDITIONS PRIOR TO THE START OF WORK.
- 8) PERMITS, FEES, AND LICENSES SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR, INCLUDING DISPOSAL CHARGES AS REQUIRED.
- 9) ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITIES IN DEMOLITION OF EXISTING PAVEMENT, CONCRETE, CURB, AND OTHER STRUCTURES AS MAY BE REQUIRED.
- 10) THE SITE SHALL BE CLEARED AND SELECTED ITEMS REMOVED AS SHOWN WITHIN THE LIMITS OF DISTURBANCE. ALL DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL SAW-CUT CURB, PAVEMENT, ETC. AT ALL PLACES WHERE NEW CONSTRUCTION JOINS THE EXISTING.
- 11) EXISTING WATER AND SEWER SERVICE TO REMAIN. THE LOCATION OF THE SERVICE LINE IS UNKNOWN.

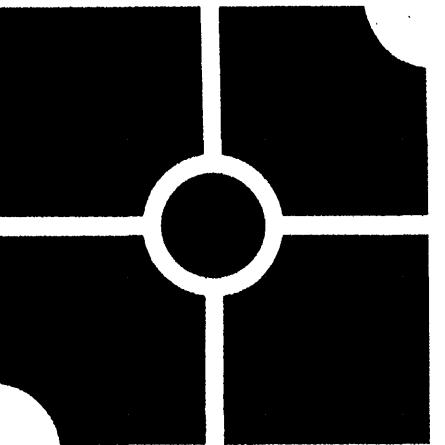
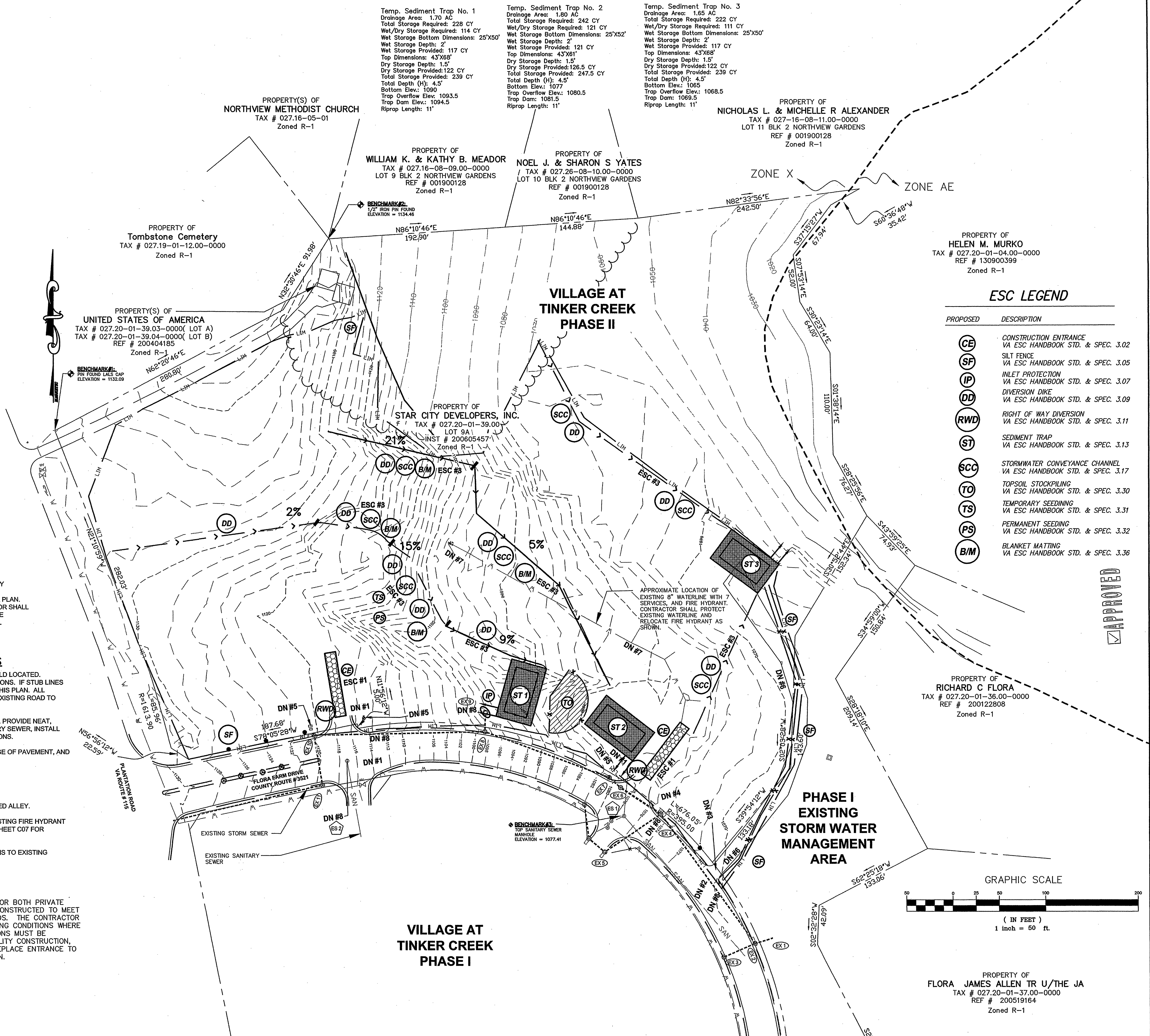
## INITIAL EROSION & SEDIMENT CONTROL NOTES

- ESC #1. CONTRACTOR SHALL INSTALL CONSTRUCTION ENTRANCES AND RIGHT OF WAY DIVERSIONS.
- ESC #2. DIVERSION DIKES AND SEDIMENT TRAPS 1, 2, 3 SHOWN TO BE INSTALLED PER PLAN.
- ESC #3. WHERE DIVERSION DIKE EXCEEDS 2% LONGITUDINAL SLOPE, THE CONTRACTOR SHALL INCORPORATE STORMWATER CONVEYANCE CHANNEL ON THE "FLOW" SIDE OF THE DIVERSION DIKE. IN AREAS WHERE THE SLOPE EXCEEDS 5%, THE CHANNEL SHALL INCORPORATE BLANKET MATTING OR CHECK DAMS. SEE DETAIL ON SHEET C13.
- ESC #4. INSTALL SILT FENCE IN LOCATIONS SHOWN PER PLAN.

## SITE SPECIFIC DEMOLITION & COORDINATION NOTES

- DN #1: WATER AND SEWER STUB LINES UNDER FLORA FARM ROAD COULD NOT BE FIELD LOCATED. CONTRACTOR SHALL ATTEMPT TO LOCATE EXISTING STUB LINES AND VERIFY ELEVATIONS. IF STUB LINES CAN NOT BE FOUND, CONTRACTOR SHALL MAKE NEW CONNECTIONS AS SHOWN ON THIS PLAN. ALL PAVEMENT CUTS MUST INCLUDE NEAT, VERTICAL SAW CUT AND RECONSTRUCT THE EXISTING ROAD TO VDOT AND WVVA SPECIFICATIONS.
- DN#2: A NEW SANITARY SEWER CONNECTION IS REQUIRED. THE CONTRACTOR SHALL PROVIDE NEAT, VERTICAL SAW CUT TO THE EXISTING UTILITY, PROVIDE CONNECTION TO THE SANITARY SEWER, INSTALL THE NEW LINE, RECONSTRUCT THE EXISTING ROAD TO VDOT AND WVVA SPECIFICATIONS.
- DN#3: REMOVE EXISTING ENTRANCE. PROVIDE NEAT, VERTICAL SAW CUT AT THE EDGE OF PAVEMENT, AND INSTALL NEW CG-9D CONCRETE ENTRANCE.
- DN#4: REMOVE/RELOCATE EXISTING LIGHT POLE.
- DN#5: PROTECT EXISTING UTILITY BANK AND PEDESTALS.
- DN#6: SCARIFY THE EXISTING POND ACCESS ROAD AND RECONSTRUCT THE PROPOSED ALLEY.
- DN#7: PROTECT EXISTING WATERLINE. THE CONTRACTOR SHALL RELOCATE THE EXISTING FIRE HYDRANT AT THE END OF LINE. THE CONTRACTOR SHALL INSTALL A NEW WATER VALVE. SEE SHEET C07 FOR ADDITIONAL UTILITY INFORMATION.
- DN#8: SEE UTILITY SHEETS FOR SPECIFIC INFORMATION PERTAINING TO CONNECTIONS TO EXISTING MANHOLES OR STRADDLE MANHOLES ON EXISTING LINES.

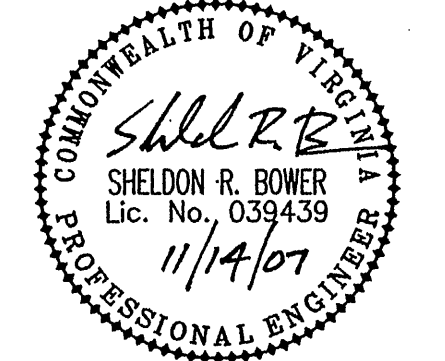
**ENTRANCE NOTE:**  
EXISTING ENTRANCES FOR BOTH PRIVATE STREETS HAVE BEEN CONSTRUCTED TO MEET VDOT CG-11 STANDARDS. THE CONTRACTOR SHALL MAINTAIN EXISTING CONDITIONS WHERE POSSIBLE. IF CONDITIONS MUST BE DISTURBED DURING UTILITY CONSTRUCTION, CONTRACTOR SHALL REPLACE ENTRANCE TO ITS CURRENT CONDITION.



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**Comprehensive Site Plan for  
The Village at Tinker Creek-Phase II  
Prepared for Star City Developers**  
Hollins Magisterial District  
Roanoke County, Virginia

## REVISIONS:

Revisions per Roanoke County comments 8-2-07  
Revisions per Roanoke County comments 10-31-07  
Revisions per Roanoke County comments 11-14-07

DESIGNED BY: SRB  
DRAWN BY: AAS  
CHECKED BY: SRB  
SCALE: 1"=50'  
DATE: July 20, 2007

SHEET TITLE:  
**Existing Conditions  
Demolition & Initial  
E&S Plan**

**C03**  
3 OF 16  
PROJECT NUMBER:  
06-0402-04