- 2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF FLOOD ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP 51161C0161G DATED SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- 3. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS BASED UPON FIELD MEASUREMENTS OF MARKED UTILITES AND AVAILABLE RECORDS FROM THE THE WESTERN VIRGINIA WATER AUTHORITY. THERE MAY BE UTILITES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON. CONTRACTOR SHALL CALL "MISS UTILITY" TO VERIFY LOCATION OF ANY UNDERGROUND UTILITES PRIOR TO ANY CONSTRUCTION.
- 4. THE SITE HAS NO SPECIFIC BENCHMARK; HOWEVER, THE CONTROL ELEVATION CAN BE CONFIRMED BY UTILIZING THE EXISTING MANHOLE TOP LOCATED IN THE 12' GRAVEL ALLEY. TOP ELEVATION = 1012.5 (AS LOCATED BY THE WVWA).

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 DAMAGE DURING DEMOLITION OPERATIONS, PREVENT INTERRUPTION OF SERVICES. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING
- 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
- 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.

ROW (RIGHT OF WAY) NOTE:

WORK IN THIS AREA IS TO BE PERFORMED PER THE CITY OF ROANOKE RIGHT OF WAY EXCAVATION AND RESTORATION STANDARDS.

SITE SPECIFIC FIRE MARSHALL NOTES:

FM1. BASED ON THE WVWA GIS INFORMATION, TWO EXISTING FIRE HYDRANTS EXISTS WITHIN 350 FEET OF THE PROPOSED BUILDING. ONE HYDRANT IS SHOWN (INTERSECTION OF 25TH STREET & MELROSE AVENUE). THE OTHER HYDRANT IS AT THE INTERSECTION OF 24TH STREET & ORANGE AVENUE. BOTH HYDRANTS COMBINED PRODUCE A CALCULATED FLOW OF 840 GPM AT 20 PSI. FLOW TEST RESULTS FOR EACH HYDRANT ARE AS FOLLOWS:

FIRE HYDRANT #12608:

FLOW: 411 GPM @ 20 PSI

STATIC: 45 PSI

RESIDUAL: 10PSI

Distance from structure = 350'

Intersection of 24th Street & Orange Avenue

FIRE HYDRANT #12640: intersection of 25th Street & Melrose Avenue Distance from structure = 200' (Farthest point) STATIC: 49 PSI

RESIDUAL: 11PSI FLOW: 426 GPM @ 20 PSI

FIRE HYDRANT #12636:

intersection of 24th Street & Melrose Avenue **Distance from Structure = 550'** STATIC: 50 PSI **RESIDUAL: 30PSI**

FLOW: 1,271 GPM @ 20 PSI

THE TWO HYDRANTS IN CLOSE PROXIMITY TO THE DEVELOPMENT PROVIDES A COMBINED FLOW OF 837 GPM. THE INCLUSION OF THE 3rd HYDRANT PROVIDES 2,108 GPM.

THE AREA HAS A GOOD GRID SYSTEM OF FIRE HYDRANTS. BASED ON INSPECTIONS OF THE EXISTING SYSTEM, IMPROVEMENTS WILL NOT GREATLY INCREASE THE FLOW CAPACITY OF THE SYSTEM, NOR WILL THE INSTALLATION OF AN ADDITIONAL HYDRANT.

BASED ON THE WVWA GIS INFORMATION, IT APPEARS THAT A GATE VALVE BETWEEN HYDRANT 12636 AND HYDRANT 12640 IS CLOSED TO CONTROL FLOW. THE VALVE IS IDENTIFIED AS 1335737 WHICH IS LOCATED ON THE WEST SIDE OF 24th STREET. THE PRESENCE OF THE CLOSED VALVE IS RESTRICTING FLOW TO THE INTERSECTION OF 25th STREET AND MELROSE AVENUE.

FM2. THE PROPOSED BUILDING USE GROUP CLASSIFICATION IS SHOWN AS GROUP B. THE PROPOSED CONSTRUCTION IS ONE STORY; THE FIRE FLOW REQUIREMENT IS 2,000 GPM WITH HYDRANT NO FURTHER THAN 350 FEET. NO AUTOMATED SPRINKER SYSTEM IS PLANNED. NO MANUAL FIRE ALARM IS REQUIRED OR PLANNED. SHOULD A FIRE ALARM BE INSTALLED, A KNOX BOX SHALL BE PLANNED. WITH THE LOCATION OF THE KNOX BOX COORDINATED WITH THE FIRE MARSHALL.

FM3. NO FIRE LANES ARE PLANNED AT THIS TIME.

DIMENSIONAL NOTES:

1. THE CONTRACTOR SHALL VERIFY BUILDING DIMENSIONS WITH ARCHITECT PLANS.

EROSION AND SEDIMENT CONTROL MEASURES:

- CONSTRUCTION ENTRANCE MEETING VA ESCH STD. & SPEC. 3.02
- SILT FENCE MEETING VA ESCH STD. & SPEC. 3.05
- RIGHT OF WAY DIVERSION MEETING VA ESCH STD. & SPEC. 3.11
- TEMPORARY SEEDING MEETING VA ESCH STD. & SPEC. 3.31
- PERMANENT SEEDING MEETING VA ESCH STD. & SPEC. 3.32

GRADING NOTES:

THE PLAN.

INSTALLATION.

MATERIALS.

CRITERIA:

CHARACTERISTICS REMAIN UNDISTURBED.

THE TRAP OR BASINS.

1. PRIOR TO ANY GRADING, THE CONTRACTOR SHALL INSTALL THE REQUIRED INITIAL EROSION & SEDIMENT CONTROL MEASURES AS SHOWN ON THIS PLAN AND NOTED IN THE NARRATIVE (CONSTRUCTION ENTRANCE AND SILT FENCE).

2. THE CONTRACTOR SHALL COMPLY WITH LOCAL CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF THE SITE. REFER TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK FOR DETAILS AND SPECIFICATIONS OF THOSE EROSION CONTROL ITEMS FOUND ON THESE DRAWINGS. REFERENCE IS DIRECTED TO THE "EROSION CONTROL NARRATIVE & DETAILS".

3. LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE WITH "MISS UTILITY" AND THE LOCAL UTILITY COMPANIES TO HAVE UTILITIES MARKED PRIOR TO GRADING. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING ANY CONSTRUCTION. PARKER DESIGN GROUP DOES NOT WARRANT THE LOCATION OR DEPTH OF ANY UTILITIES SHOWN.

4. THE CONTRACTOR SHALL PROVIDE ALL SITE GRADING, GENERAL EXCAVATION, UTILITY TRENCHING & BACKFILLING, AND FINISH GRADING AS INDICATED ON THE DRAWINGS. WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH VDOT STANDARDS AND SPECIFICATIONS. ALL FILLS AND BACKFILLS SHALL BE UNIFORMLY COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DENSITY.

MS-1 PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER OBTAINING FINAL GRADE

ON ANY PORTION OF THE SITE. TEMPORARY STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT

FINAL GRADE BUT REMAIN DORMANT FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO ALL AREAS THAT ARE TO BE

TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE. ON-SITE WASTE AND BORROW NOTES ARE ON THE PLANS. NO OFF-SITE MATERIAL IS ANTICIPATED. SHOULD A WASTE LOCATION BE REQUIRED, THE LOCATION WILL BE PROVIDED TO THE LOCALITY AND

VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT, IS UNIFORM, MATURE ENOUGH TO SURVIVE AND

CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE. SEDIMENT TRAPPING FACILITIES ARE SHOWN ON THE PLAN, SPECIFIED IN THE NARRATIVE, AND SPECIFICALLY STATED TO BE INSTALLED AS A FIRST

N/A MS-6 SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY

N/A MS-7 CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE

N/A MS-8 CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT

N/A MS-11 BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPE ARE MADE OPERATIONAL. ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.

TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR

THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER

N/A MS-13 WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY

N/A MS-14 ALL APPLICABLE FEDERAL. STATE AND LOCAL REGULATIONS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.

EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH,

MS-17 WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT

THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR

OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE.

SWEEPING AND TRANSPORTED TO A SEDIMENT DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS

MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES. CONSTRUCTION

MS-18 ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER

THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER

MS-19 PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSTIONS, EROSION AND

DURATION IN ACCORDANCE WITH STANDARDS AND CRITERIA ESTABLISHED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. THIS

DEVELOPMENT DISTURBS LESS THAN 5,000 SQUARE FEET; THEREFORE, NO FORMAL SWM MEASURES ARE REQUIRED. THE EXISTING FLOW PATTERNS AND

THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM AUTHORITY. TRAPPED SEDIMENT AND

DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR

MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.

N/A MS-15 THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.

MS-16 UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE

AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY. DEWATERING THROUGH A FILTER

N/A MS-9 WHENEVER WATER SEEPS FROM A SLOPE FACE. ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED. CONTRACTOR SHALL

N/A MS-10 ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT. NO NEW STORM

N/A MS-12 WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT

INSPECT FOR SEEPING FROM A SLOPE FACE. IF ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND PROVIDE MEASURES SUCH AS

ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE

DORMANT FOR MORE THAN ONE YEAR. PRACTICES ARE SHOWN ON THE PLAN AND ADDRESSED IN THE NARRATIVE, TEMPORARY AND PERMANENT SEED

SPECIFICATIONS ARE PROVIDED. LIME, FERTILIZER, AND MULCHING ARE ADDRESSED. DISTURBED AREAS TO RECEIVE PAVEMENT OR STONE ARE SHOWN ON

MS-2 DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT

MS-3 A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT

WILL INHIBIT EROSION. THE ESTABLISHMENT AND MAINTENANCE OF PERMANENT VEGETATIVE STABILIZATION BEEN ADDRESSED IN THE NARRATIVE. MS-4 SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE

N/A MS-5 STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER

MAY REQUIRE AN EROSION CONTROL PLAN FOR THE OFF-SITE FACILITY, DEPENDANT UPON THE REQUIREMENTS OF THE OFF-SITE LOCALITY.

CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE. NO CONCENTRATED RUNOFF IS ANTICIPATED FOR THIS PROJECT.

SURFACE ROUGHENING. SUBSURFACE DRAINS OR OTHER MEASURES ONCE THE SOURCE OF SEEPAGE HAS BEEN IDENTIFIED

- 5. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AT ALL TIMES.
- 6. NO GEOTECHNICAL EVALUATIONS WERE COMPLETED FOR THIS PROJECT.

EROSION & SEDIMENT CONTROL MINIMUM STANDARDS

STEP IN LAND-DISTURBING ACTIVITIES. (SILT FENCE IS THE MEASURE SHOWN)

PROBLEM IS CORRECTED. NO STEEP SLOPES ARE PLANNED FOR THIS PROJECT.

STRUCTURES ARE PLANNED. NO EXISTING STRUCTURES ARE AFFECTED BY THIS DEVELOPMENT.

VEHICULAR STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.

NO MORE THAN 500 LINEAR FEET OF TRENCH SHALL BE OPEN AT ONE TIME

EROSION AND SEDIMENTATION. REMOVAL OF MEASURES ARE DISCUSSED WITHIN THE NARRATIVE.

SIGHT DISTANCE NOTE:

FOR THIS DEVELOPMENT. PER

NO NEW ENTRANCE IS PROPOSED

REVIEW COMMENTS. THE EXISTING

ENTRANCES ARE TO BE REMOVED.

APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH,

EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.

RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.

ENTRANCE IS SHOWN OFF OF EXISTING PAVEMENT/GRAVEL. THE CONSTRUCTION ENTRANCE IS DISCUSSED IN THE NARRATIVE.

UNDERGROUND UTILITY NOTE:

ANY PROPOSED ELECTRIC. TELEPHONE, GAS, OR CABLE SERVICE SHALL BE INSTALLED AS UNDERGROUND SERVICE.

SANITARY SEWER CONNECTION NOTE:

SITE SPECIFIC DEMOLITION NOTES:

DN-1: PROVIDE NEAT, VERTICAL SAW CUT AND REMOVE ASPHALT IN AREAS OF UTILITY TRENCHING.

DN-2: WORK WITHIN THE RIGHT OF WAY SHALL BE PERFORMED AS NOTED IN THE "ROW (RIGHT OF WAY) NOTE.

DN-3: CONTRACTOR SHALL PROTECT EXISTING UTILITY POLES ALONG PUBLIC RIGHT OF WAY. EXISTING GRADE SHALL REMAIN ESTABLISHED AT BASE OF UTILITY POLES.

DN-4: REMOVE EXISTING ENTRANCE AND RECONSTRUCT SIDEWALK AND CG-6 CURB AND GUTTER PER CITY STANDARDS.

SS1. CONTRACTOR SHALL COORDINATE WITH CHUCK CLARK (540.537.3243) FOR SANITARY SEWER TAP, (CONNECTION TO EXISTING MANHOLE). BASED ON REVIEW COMMENT. THE CONTRACTOR SHALL CORE THE EXISTING MANHOLE AND INSTALL A RUBBER BOOT FOR LATERAL CONNECTION. THE WVWA SHALL INSPECT THE WORK OF THE CONTRACTOR; HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK PERFORMED. INSTALLATION OF THE LATERAL WITHIN THE PROPERTY LIMITS SHALL BE IN ACCORDANCE WITH THE BOCA CODE.

SS2. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF SANITARY SEWER "BENCH" ELEVATION PRIOR TO INSTALLING ANY PORTION OF THE LATERAL. SS3. CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT TO EXCAVATE WITHIN THE ALLEY. REMEDIATION OF THE EXISTING GRAVEL ALLEY SHALL BE PERFORMED IN CONFORMANCE WITH THE "ROW (RIGHT OF WAY) NOTE ON THIS SHEET.

SS4. PLANNED SANITARY SEWER LATERAL IS A 6-INCH LINE (SDR-35 OR SCHEDULE 40 PIPE) AT A MINIMUM OF 1% SLOPE, PROVIDING 3 FEET OF COVER, AND CLEANOUTS SPACED NO MORE THAN 100' APART. ANTICIPATED CLEANOUT INFORMATION IS AS FOLLOWS:

EXISTING SSMH: TOP = 1012.5. 8" INV = 1006.5. ESTIMATED BENCH = 1008±. CORE NEW 6" INVERT AT EXISTING BENCH ELEVATION. 6" LINE: 12' @ 10% SLOPE.

SSC0 #1: TOP = 1013.2,; 6" INV = 1009.2, ANTICIPATE CLEANOUT TO BE A 45° BEND. REFER TO DETAIL "S/08" ON SHEET C04. 6" LINE: 88' @ 9.4% SLOPE.

SSCO #2: TOP = 1022.0, 6" INV= 1017.5, ANTICIPATE CLEANOUT TO BE A 4"X6" WYE CONNECTION WITH A 6" 22.5° BEND.

SS5. THE USE OF TRAFFIC BEARING CLEANOUT BOXES SHALL BE ANTICIPATED.

SITE SPECIFIC WATER LATERAL AND METER NOTES:

W1. CONTRACTOR SHALL OBTAIN STREET OPENING PERMIT TO EXCAVATE WITHIN THE STREET. AS A COMMERCIAL CONNECTION, A PRIVATE CONTRACTOR INSTALLS THE LATERAL FROM THE MAIN TO THE PROPERTY LINE. THE WVWA PERFORMS THE ACTUAL CONNECTION OF THE LATERAL TO THE EXISTING MAIN AND PROVIDES THE METER AT THE PROPERTY LINE. THE CONTRACTOR MUST REPAIR THE EXISTING STREET IN ACCORDANCE WITH THE STREET OPENING PERMIT AND THE RIGHT OF WAY EXCAVATION AND RESTORATION STANDARDS.

W2. THE CONTRACTOR INSTALLS THE LATERAL FROM THE METER TO THE PROPOSED BUILDING.

W3. BASED ON WATER METER SIZING CALCULATIONS, THE REQUIRED LATERAL LINE IS A MINIMUM OF 1-INCH. THE REQUIRED METER IS A 5/8-INCH METER. W4. NEW RPZ/BACKFLOW PREVENTER IS SHOWN INSIDE BUILDING (BUILDING PLANS A1.2)

MECHANICAL EQUIPMENT NOTE:

AND ADJOINING PROPERTIES.

LEGEND

PROPOSED FENCE

(IN FEET)

1 inch = 20 ft.

MAXIMUM BUILDING LINE

PROPOSED LEYLAND CYPRESS

PROPOSED CRAPE MYRTLE

GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED UTILIZING VISUALLY OPAQUE FENCE OR EVERGREEN SHRUBS, PLANTED AT A RATE OF 3' ON CENTER. EQUIPMENT MUST BE SCREENED FROM STREETS

ZONING / LANDSCAPING NOTES:

1. THE PROPERTY SHOWN HEREON IS ZONED CN. FRONT SET BY ZONING REGULATIONS PER THE ROANOKE CITY ZONING ORDINANCE.

2. CANOPY REQUIRED: NO CANOPY REQUIRED

1 PROPOSED CRAPE MYRTLE (5' AT PLANTING) = 113 SQUARE FEET 17 PROPOSED LEYLAND CYPRESS (5' AT PLANTING) 17 x 113 = 1,921 SQUARE FEET 2,034 SQUARE FEET PROVIDED

FACADE SHRUBS: NO SHRUBS REQUIRED PER ZONING ADMINISTRATOR. 4. STREET TREES: 1 TREE PER 50' OF FRONTAGE ON ANY FRONTAGE WHERE THE BUILDING LINES ARE

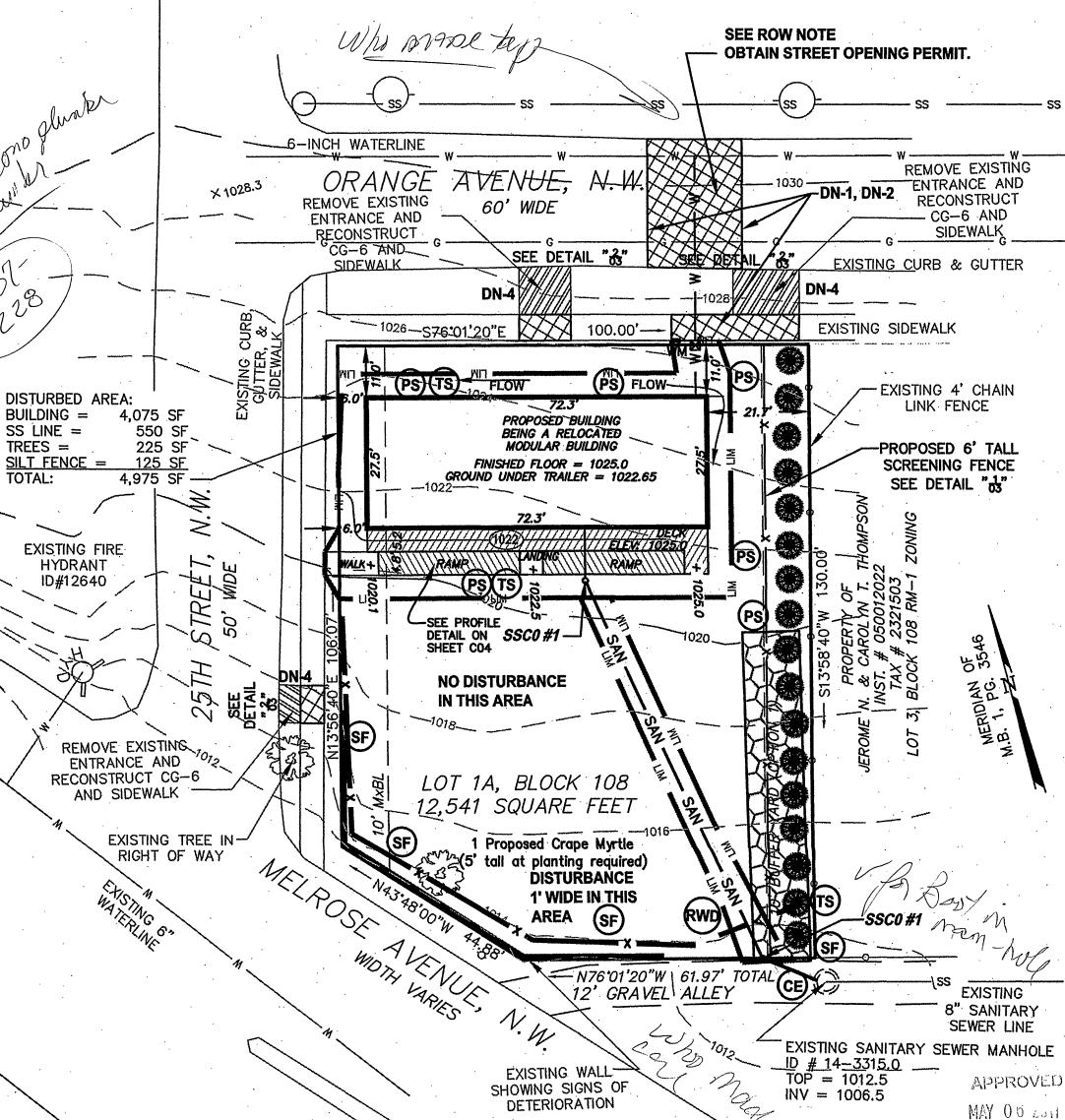
25 FEET OR MORE FROM A RIGHT OF WAY 1 PROPOSED CRAPE MYRTLE (5' TALL AT PLANTING) REQUIRED ALONG MELROSE AVENUE.

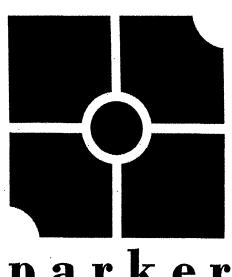
5. UTILITIES TO BE UNDERGROUND PER SEC: 36.2-610

6. OUTDOOR LIGHTING PER SEC: 36.2-625

OFFSTREET PARKING STANDARDS: NO MINIMUM PARKING PER 36.2-652a1

8. BUFFER YARD STANDARDS PER 36.2-647 (TABLE 647-2); BUFFER "C" OPTION 1 = 6' HIGH SCREENING, 10' BUFFER YARD WITH EVERGREEN TREES (5' AT PLANTING WITH MAXIMUM 8' SPACING) - 17 LEYLAND CYPRESS REQUIRED





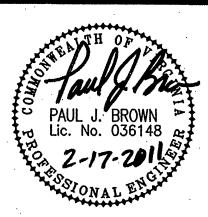
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REVISIONS:

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PJB/REC DESIGNED BY: DRAWN BY: PJB/REC

PJB CHECKED BY: SCALE: 1"=20" DATE: **January 17, 2011**

SHEET TITLE:

Layout & Notes

02 OF 04 PROJECT NUMBER: 09-0205-03