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 (540) 853-1730 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 GENERAL CONTRACTOR MAY BE REQUIRED TO FURNISH THE CITY OF ROANOKE WITH A 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.

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VICINITY MAP

MARSHALL

MOUNTAIN

GENERAL CONSTRUCTION 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. SUBGRADE EXCAVATION. D. INSTALLING STORM SEWERS OR CULVERTS.

E. INSTALLING CURB AND GUTTER FORMS. F. PLACING CURB AND GUTTER.

G. PLACING GRAVEL BASE. H. PLACING ANY ROADWAY SURFACE.

MEASURES TO CONTROL EROSION AND SILTATION MUST BE PROVIDED FOR PRIOR TO PLAN APPROVAL. PLAN APPROVAL IN NO WAY RELIEVES THE GENERAL CONTRACTOR OF THE RESPONSIBILITIES CONTAINED IN THE EROSION AND SILTATION CONTROL POLICIES.

FIELD CONSTRUCTION SHALL HONOR PROPOSED DRAINAGE DIVIDES AS SHOWN ON PLANS.

ALL UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE CONSTRUCTION LIMITS OF THE ROADWAY BEFORE PLACING EMBANKMENT. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT

THE JOB SITE. 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 GENERAL 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.

ALL WORK SHALL BE SUBJECT TO INSPECTION BY CITY OF ROANOKE INSPECTORS. GRADE STAKES SHALL BE SET FOR ALL CURB AND GUTTER. AND STORM SEWER.

LOCATION OF UNDERGROUND UTILITIES IS BASED ON FIELD SURVEYS, AS SHOWN BY AVAILABLE RECORDS, AND AS LOCATED BY THE UTILITY LOCATOR SERVICE. CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES PRIOR TO CONSTRUCTION

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 EARTHWORK, PAVING, STORM DRAIN CONSTRUCTION & INSTALLATION, CONCRETE INSTALLATION, PAVING AND RELATED PHYSICAL IMPROVEMENTS SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

G.C. SHALL DISPOSE ALL CLEARING AND GRUBBING DEBRIS. EXCLUDING TOPSOIL. OFF-SITE TO AN APPROVED AREA.

APPROVED:

AGENT - CITY OF ROANOKE PLANNING COMMISSION

ABBREVIATIONS.

CITY ENGINEER - CITY OF

ROANOKE. VIRGINIA

DATE

SHEET

C-1

C-2

SHEET INDEX

TITLE ____ TITLE SHEET DEMOLITION PLAN DIMENSIONAL PLAN

GRADING & UTILITY PLAN C-4SOIL EROSION PLAN & NOTES

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

SYMBOLS

LEGEND

	ABBREVIATIONS				STNBULS	
		•	•	EXISTING	NEW	
AHFH	ARROW HEAD TOP OF	MH	MANHOLE	100.5	100.5	SPOT ELEVATION
40000V	FIRE HYDRANT	MIN	MINIMUM	100	100	CONTOURS
APPROX ASPH	APPROXIMATE ASPHALT	MON NB!.	MONUMENT NORTH BOUND LANE	===8"ss===	8"SS	SANITARY SEWER LINE
BC	BOTTOM OF CURB	PROP	PROPOSED	———4"w ———	4"W	WATERLINE
BIT	BITUMINOUS	PUE	PUBLIC UTILITY EASEMENT	===8" conc:=		STORM DRAIN
BLDG BLK	BUILDING BLOCK	PVMT R	PAVEMENT RADIUS	2"g		
BM	BENCHMARK	 RT	RIGHT			GAS LINE
BW	BOTTOM OF WALL	R/W	RIGHT OF WAY	e	—— E ——	OVERHEAD ELECTRIC LINE
CB C&G	CINDER BLOCK CURB & GUTTER	REQD RR	REQUIRED RAILROAD	t	. — 7 —	OVERHEAD TELEPHONE LINE
CMP	CORRUGATED METAL PIPE	RYS	REAR YARD SETBACK	catv		OVERHEAD CABLE TELEVISION LINE
CONC	CONCRETE	SAN	SANITARY	— ue —— ut—	UE UT	UNDERGROUND TEL OR ELEC LINE
COR DBL	CORNER DOUBLE	SBL SD	SOUTH BOUND LANE STORM DRAIN	m	M	WATER OR GAS METER
DEFL	DEFLECTION	SECT	SECTION			VALVE
DI	DROP INLET	SE	SLOPE EASEMENT	ф- ғн		FIRE HYDRANT
DIA DE	DIAMETER DRAINAGE EASEMENT	SS SSE	SANITARY SEWER SANITARY SEWER EASEMENT		Ψ 1.11.	
EBL	EAST BOUND LINE	STA	STATION			MANHOLE
ELEC	ELECTRIC	STD	STANDARD	——O C.O.	—— C.O.	CLEANOUT
ELEV ENTR	ELEVATION ENTRANCE	STO SYS	STORAGE SIDE YARD SETBACK			DROP INLET (CURB OR GRATE)
EP	EDGE OF PAVEMENT	TBM	TEMPORARY BENCHMARK	\$ }+	♦ ————————————————————————————————————	UTILITY POLE, GUY & ANCHOR
EW	ENDWALL	TC	TOP OF CURB			DITCH OR SWALE
EXIST FDN	EXISTING FOUNDATION	TEL TRANS	TELEPHONE TRANSFORMER	——-Ç-——	———	CENTERLINE OR BASELINE
FF	FINISHED FLOOR	TW	TOP OF WALL	——P ——	—— P ——	PROPERTY LINE
FG	FINISH GRADE	TYP	TYPICAL	<u>-</u>	<u>~</u>	SURVEY TRAVERSE POINT
GC . HPT	GENERAL CONTRACTOR HIGH POINT	VEOT	VIRGINIA DEPARTMENT OF TRANSPORTATION	Δ		•
INV	INVERT .	VERT	VERTICAL		Δ	DEFLECTION ANGLE
IP	IRON PIN	₩BL	WEST BOUND LANE	. *	*	DIRECT ANGLE
LT MBL	LEFT MINIMUM BUILDING LINE	YD	YARD	C Y.L.	© Y.L.	YARD LIGHTING
,	minom bonbino and			○= Y.H.	⋄ - <i>Y.H.</i>	YARD HYDRANT
				00		WELL
	•,					BENCHMARK
				x x		FENCE
	•					TREE LINE
						RAILROAD

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 GENERAL CONTRACTOR.

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 FIELD SURVEY BY CALDWELL WHITE ASSOCIATES DATED FEBRUARY, 2003.

BOUNDARY INFORMATION WAS PROVIDED BY MAP ENTITLED BOUNDARY SURVEY' FOR NEW CENTRAL BRANCH YMCA. DATED DECEMBER 27. 2002 AND PREPARED BY CALDWELL WHITE ASSOCIATES.

THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT THE JOB SITE.

ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK SHOWN AND SHALL BE VERIFIED BY THE GENERAL CONTRACTOR. LOCATION OF UNDERGROUND UTILITIES IS BASED ON A FIELD SURVEY AND AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND NOTIFY

ALL UTILITY COMPANIES PRIOR TO BEGINNING ANY ADDITIONAL CONSTRUCTION.

REVISIONS Designed By: _____J.V. Remarks Checked by: F.B.C. Date: May 21, 2003 W.O. # <u>03-0034</u> N.B. # Wes #14

Name of Site Plan

DOWNTOWN FAMILY YMCA

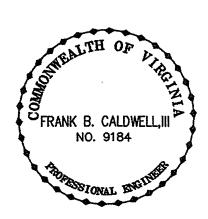
INTERSECTION OF Location CHURCH AVENUE, LUCK AVENUE & 5th STREET

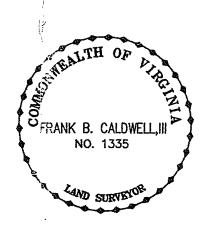
CITY OF ROANOKE, VIRGINIA YMCA OF ROANOKE VALLEY

Owner 425 CHURCH AVENUE Roanok Virginia 24016

Contractor SUBJECT TO BID

City of Roanoke Tex Parcel --- 1113414 thru 25





RCWA

CALDWELL WHITE ASSOCIATES

ENGINEERS / SURVEYORS / PLANNERS 4203 MELROSE AVENUE, NW P.O. BOX 6260 ROANOKE, VIRGINIA 24017 (540) 366-3400 FAX: (540) 366-8702

E-MAIL: CWAROANOKE@AOL.COM

RECEIVED

HANDICAPPED SPACE

RECEIVED

MAY 2 3 2003

CITY OF ROANOKE PLANNING BUILDING AND DELECT