

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 BITUMINOUS 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.

PAVEMENT SECTIONS ON APPROVED PLANS ARE BASED ON A MINIMUM CBR OF 10. CBR VALUES LESS THAN 10 WILL REQUIRE REVISED PAVEMENT SECTIONS.

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 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.

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 DRAIN.

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 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 BY THE CONTRACTORS OR OTHER THIRD PARTIES.

SOURCE OF TOPOGRAPHY IS CITY OF ROANOKE AERIAL TOPOGRAPHY

BOUNDARY SURVEY WAS PERFORMED BY CALDWELL WHITE ASSOCIATES DATED MARCH 21, 2000.

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.

LATERALS FROM MANHOLES SHALL BE P.V.C. OR DUCTILE IRON OF SUFFICIENT LENGTH TO PROVIDE TWO (2) FEET OF BEARING ON NATURAL GROUND. THE TRANSITION FROM DUCTILE IRON TO ASBESTOS CEMENT OR CONCRETE PIPE SHALL BE MADE WITH AN ADAPTER COUPLING 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.

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

REZONING PROFFERS

THE FOLLOWING PROFFERS WERE INCLUDED IN REZONING OF SUBJECT PROPERTY IN ORD. NO. 34733-040300 FILED IN THE CITY OF ROANOKE. THE FOLLOWING PROFFERS WERE COPIED VERBATIM FROM REZONING ORDINANCE AND SUBJECT EXHIBITS ARE NOT INCLUDED WITH PLANS.

- THE PROPERTY WILL BE DEVELOPED IN SUBSTANTIAL CONFORMITY WITH THE REVISED DEVELOPMENT PLAN FOR EMERGENCY VETERINARY SERVICES OF ROANOKE, INC., PREPARED BY CALDWELL WHITE ASSOCIATES, UNDER DATE OF DECEMBER 21, 1999, AND REVISED JANUARY 7, 2000, ATTACHED HERETO AS EXHIBIT 2 AND MADE PART HEREOF, SUBJECT TO ANY CHANGES THAT MAY BE REQUIRED BY THE CITY DURING DEVELOPMENT PLAN REVIEW. EXHIBIT 2 NOTWITHSTANDING, NO MORE THAN EIGHT (8) PARKING SPACES SHALL BE PROVIDED IN THE REAR (SOUTHERN SIDE) OF THE NEW BUILDING.
- USE OF THE PROPERTY WILL BE LIMITED TO VETERINARY CLINICS WITH NO OUTSIDE CORRALS OR PENS.
- SIGNAGE WILL CONFORM TO THE REQUIREMENTS OF C-1 ZONING DISTRICT SIGNAGE REQUIREMENTS.
- THE BUILDING WILL BE METAL FRAME BUILDING WITH A STUCCO EXTERIOR IN SUBSTANTIAL CONFORMITY A RENDERING ATTACHED HERETO AS EXHIBIT 5 AND MADE A PART HEREOF, SUBJECT TO ANY CHANGES THAT MAY BE REQUIRED BY THE CITY DURING THE DEVELOPMENT PLAN REVIEW.

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 PLANNING AND COMMUNITY DEVELOPMENT (540) 853-2344 OR 853-1446 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.

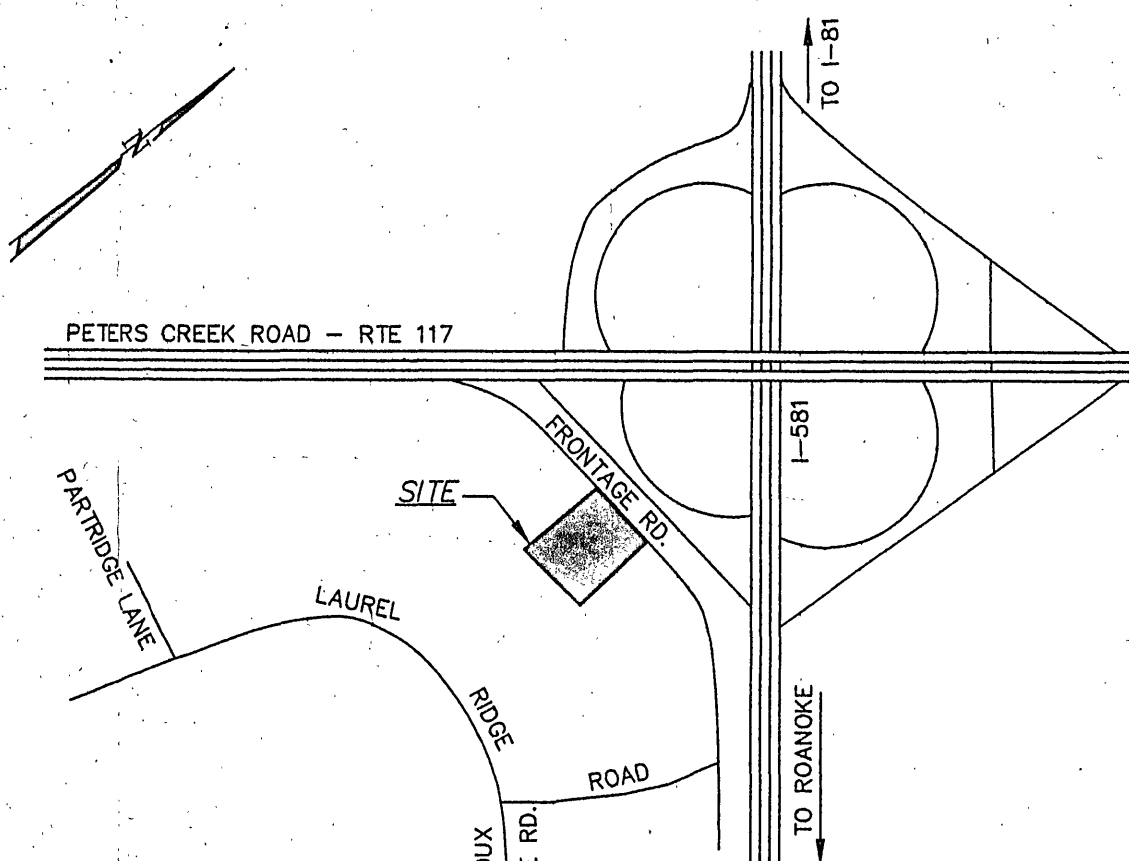
FINAL ACCEPTANCE/CITY: THE DEVELOPER OR CONTRACTOR SHALL FURNISH THE CITY OF ROANOKE ENGINEERING DEPARTMENT WITH A FINAL CORRECT SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

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



Designed By: M.L.

Drawn By: M.L.

Date: APRIL 25, 00

W.O. # 99-00112

F.B. # WES-3

REVISIONS

No.	Date	Remarks	By
1	6/21/00	REVISED PER ROANOKE CITY COMMENTS	MLL

SHEET #

C-1

TITLE

TITLE SHEET

C-2

DIMENSIONAL LAYOUT, DEMOLITION, AND LANDSCAPING PLAN

C-3

SOIL EROSION CONTROL PLAN AND DETAILS

C-4

GRADING, UTILITIES, AND STORM DRAIN PLAN

C-5

SITE CONSTRUCTION DETAILS

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

LEGEND

ABBREVIATIONS

AHFH	ARROW HEAD TOP OF FIRE HYDRANT	MIN	MINIMUM MONUMENT
ASPH	ASPHALT	MON	NORTH BOUND LANE
APPROX	APPROXIMATE	NBL	PROPOSED
BC	BOTTOM OF CURB	PROP	PUBLIC UTILITY EASEMENT
BIT	BITUMINOUS	PUE	PAVEMENT
BLDG	BUILDING	PMT	RADIUS
BLK	BLOCK	R	RIGHT
BM	BENCHMARK	R/W	RIGHT OF WAY
BW	BOTTOM OF WALL	REQD	REQUIRED
CB	CINDER BLOCK	RR	RAILROAD
C&G	CURB & GUTTER	RYS	REAR YARD SETBACK
COR	CORNER	SAN	SANITARY
DBL	DOUBLE	SBL	SOUTH BOUND LANE
DEFL	DEFLECTION	SD	STORM DRAIN
DI	DROP INLET	SECT	SECTION
DIA	DIAMETER	SE	SLOPE EASEMENT
DE	DRAINAGE EASEMENT	SS	SANITARY SEWER
EBL	EAST BOUND LINE	SSE	SANITARY SEWER EASEMENT
ELEC	ELECTRIC	STA	STATION
ELEV	ELEVATION	STD	STANDARD
ENTR	ENTRANCE	STO	STORAGE
EP	EDGE OF PAVEMENT	SYS	SIDE YARD SETBACK
EW	ENDWALL	TBM	TEMPORARY BENCHMARK
EXIST	EXISTING	TC	TOP OF CURB
FDN	FOUNDATION	TEL	TELEPHONE
FT	FINISHED FLOOR	TRANS	TRANSFORMER
HPT	HIGH POINT	TW	TOP OF WALL
INV	INVERT	TYP	TYPICAL
IP	IRON PIN	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
LT	LEFT	VERT	VERTICAL
MBL	MINIMUM BUILDING LINE	WBL	WEST BOUND LANE
MH	MANHOLE	YD	YARD

SYMBOLS

EXISTING	NEW	SYMBOLS
X 100.5	X FG 100.5	SPOT ELEVATION
--- 100 ---	--- 100 ---	CONTOURS
== 8"SS ==	== 8"SS ==	SANITARY SEWER LINE
--- 4"W ---	--- 4"W ---	WATERLINE
== 8"SD ==	== 8"SD ==	STORM DRAIN
--- 2"G ---	--- 2"G ---	GAS LINE
--- OE ---	--- OE ---	OVERHEAD ELECTRIC LINE
--- T ---	--- T ---	OVERHEAD TELEPHONE LINE
--- CATV ---	--- CATV ---	OVERHEAD CABLE TELEVISION LINE
--- UE ---	--- UE ---	UNDERGROUND TEL OR ELEC LINE
--- UT ---	--- UT ---	METER
--- V ---	--- V ---	VALVE
--- F.H. ---	--- F.H. ---	FIRE HYDRANT
--- C.O. ---	--- C.O. ---	MANHOLE
--- C.O. ---	--- C.O. ---	CLEANOUT
--- D ---	--- D ---	DROP INLET (CURB OR GRATE)
--- U ---	--- U ---	UTILITY POLE, GUY & ANCHOR
--- S ---	--- S ---	DITCH OR SWALE
--- C ---	--- C ---	CENTERLINE OR BASELINE
--- P ---	--- P ---	PROPERTY LINE
--- T ---	--- T ---	SURVEY TRAVERSE POINT
--- D ---	--- D ---	DEFLECTION ANGLE
--- X ---	--- X ---	DIRECT ANGLE
--- Y.L. ---	--- Y.L. ---	YARD LIGHTING
--- W ---	--- W ---	WELL
--- B ---	--- B ---	BENCHMARK
--- F ---	--- F ---	FENCE
--- T ---	--- T ---	TREE LINE
--- R ---	--- R ---	RAILROAD
--- H ---	--- H ---	HANDICAPPED SPACE
--- X ---	--- X ---	DETAIL DESIGNATION
--- X ---	--- X ---	SHEET DESIGNATION
--- X ---	--- X ---	DETAIL BUBBLE

NAME OF
DEVELOPMENT

EMERGENCY VETERINARY SERVICES
OF ROANOKE, INC.

LOCATION

SITUATE 4902 FRONTAGE RD., NW OFF OF PETERS CREEK RD.
CITY OF ROANOKE, VIRGINIA

OWNER

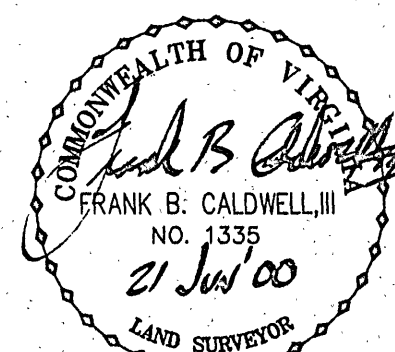
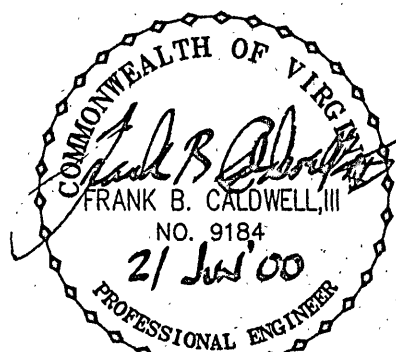
EMERGENCY VETERINARY SERVICES OF ROANOKE
4902 FRONTAGE ROAD, NW
CITY OF ROANOKE, VIRGINIA

DEVELOPER

SAME AS OWNER

CITY OF ROANOKE TAX PARCEL

6490804



CWA
CALDWELL WHITE ASSOCIATES
ENGINEERS / SURVEYORS / PLANNERS
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FAX: (540) 981-0899