



- UTILITY NOTES:**
1. ALL EXISTING BUILDING, SITE, GRADING AND UTILITY INFORMATION SHOWN ON THIS PLAN IS REPRESENTED BASED ON USE OF THE LISTED REFERENCES.
 2. NO IMPROVEMENTS TO THE EXISTING SITE STORM, SANITARY, GAS, ELECTRIC, AND TELEPHONE SERVICES ARE ANTICIPATED FOR THIS EXPANSION PROJECT. UTILITY IMPROVEMENTS INCLUDE FIRE HYDRANT RELOCATION.
 3. EXISTING UTILITIES AND GRADES SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS AND PERTINENT FINISHED GRADE ELEVATIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE OWNER OR OWNER'S REPRESENTATIVE'S ATTENTION WITHIN SUFFICIENT TIME TO ALLOW FOR REDESIGN.
 4. ALL WORK ASSOCIATED WITH THE MODIFICATIONS TO SAID UTILITIES SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL GOVERNING AUTHORITIES' AND/OR AGENCIES' REQUIREMENTS AND SPECIFICATIONS. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS. RELOCATION OF EXISTING FIRE HYDRANT TO BE COORDINATED WITH THE WESTERN VIRGINIA WATER AUTHORITY. GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
 5. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. IF SAID UTILITIES BECOME DISTURBED OR DAMAGED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE SAID UTILITIES AT THE CONTRACTOR'S EXPENSE AND PER THE LOCAL GOVERNING AUTHORITIES' AND/OR AGENCIES' REQUIREMENTS AND SPECIFICATIONS.
 6. ANY NEW PAVEMENT SECTIONS THAT ARE TO BE REPLACED SHALL MATCH THE EXISTING PAVEMENT SECTION AND MATERIAL SPECIFICATIONS (REFER TO DETAIL).
 7. CONTRACTOR TO PROVIDE AND MAINTAIN ALL EROSION AND SILT CONTROL DEVICES, AS NECESSARY PER THE LOCAL GOVERNING AUTHORITIES' AND OR AGENCIES' REQUIREMENTS AND SPECIFICATIONS.
 8. APD ENGINEERING IS ONLY RESPONSIBLE FOR THE PROPOSED SITE IMPROVEMENTS RELATED TO PARKING REVISIONS. APD ENGINEERING DID NOT PERFORM THE ORIGINAL SITE DESIGN OR SURVEY AND ACCEPTS NO RESPONSIBILITY FOR EXISTING SITE CONDITIONS OR FEATURES THAT WERE DESIGNED AND BUILT PREVIOUS TO THE PREPARATION OF THESE PLANS.
 9. CONTRACTOR IS RESPONSIBLE TO VERIFY THE EXISTENCE OF ANY IRRIGATION LINES AND SPRINKLER HEADS WITHIN THE LIMITS OF WORK. IF FOUND ANY IRRIGATION LINES OR SPRINKLER HEADS SHALL BE RELOCATED/REPLACED TO MAINTAIN COVERAGE OF LAWN AND LANDSCAPED AREAS.
 10. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
 11. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION 2 OF LOWE'S STANDARD SITE SPECIFICATIONS.
 12. THE LIMIT OF DISTURBANCE WILL BE LESS THAN ±7,750 SF FOR THIS PROJECT.
 13. SPRINKLER RISER ROOM/FIRE PUMP ON REAR OF BUILDING TO REMAIN ACCESSIBLE FOR THE FIRE DEPARTMENT.

- REFERENCE:**
1. EXISTING SITE DEVELOPMENT PLANS PREPARED BY ANDERSON AND ASSOCIATES, INC., INCLUDING "DIMENSIONS PLAN", "C2", LAST REVISED ON 5/10/99, "GRADING AND DRAINAGE PLAN", "C3", LAST REVISED ON 5/19/99, "UTILITIES PLAN", "C4", LAST REVISED ON 4/28/99 AND THE "LANDSCAPE PLANTING PLAN", "C5", LAST REVISED ON 2/11/99.
 2. ARCHITECTURAL PLAN PROVIDED BY BOICE-RAIDL-RHEA ARCHITECTS, INC., INCLUDING "KEY PLAN AND CHAIN LINK DETAILS", "A1", DATED 9/6/05.
 3. PHOTOGRAPHS PROVIDED BY BOICE-RAIDL-RHEA ARCHITECTS, INC., TAKEN ON 3/23/04 AND RECEIVED VIA EMAIL ON 1/18/05.

Revisions:	Date:
1 REVISED PER COUNTY COMMENTS	9/6/05
2	
3	
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5	
6	
7	
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9	

Seal

PROJECT MANAGER

Seal

DATE

PROJECT ENGINEER / ARCHITECT

DATE

PROJECT DESIGNER

DATE

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APD Engineering

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Lowe's Parking Revision

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City of S. Roanoke

Roanoke County, VA

Project Name & Location:

Utility, Grading, Erosion and Sediment Control Plan

Drawing Name:

Date: 8/01/05

Type:

Drawn By: CVK

Scale: 1"=30'

Project No. 05-0186

C 2

Drawing No.