NOTE: THE SUBDIVISION PLAT ASSOCIATED WITH THIS PROJECT SHALL BE RECORDED PRIOR TO THE ISSUANCE OF A CERTIFICATE of OCCUPANCY FOR ANY OF THE STRUCTURES LOCATED ON SITE.

DEVELOPMENT PLAN APPROVED

Agent, Planning Commission [signature] Date 8/7/07

Development Engineer [signature] 8-07-07

Zoning Administrator [signature] 8-7-07

Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.

RIVERSIDE CORPORATE CENTER

ROANOKE, VIRGINIA

CARILION CLINIC & RIVERSIDE CENTER PARKING DECK

SITEWORK PACKAGE

CITY OF ROANOKE SUBMITTAL

JULY 17, 2007
HSMM COMM NO. 40057

HSMM

ARCHITECTS ENGINEERS PLANNERS

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RECEIVED
JUL 18 2007
CITY OF ROANOKE
PLANNING BUILDING AND DEVELOPMENT

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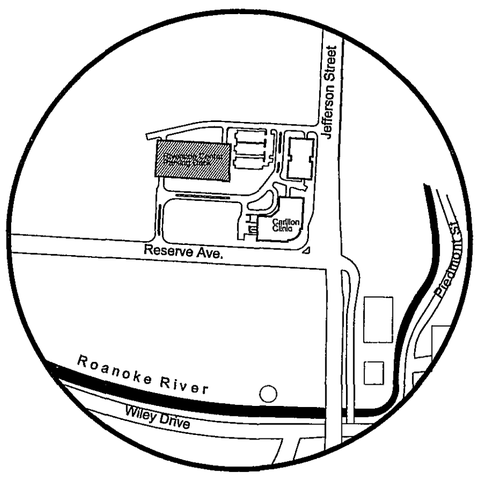
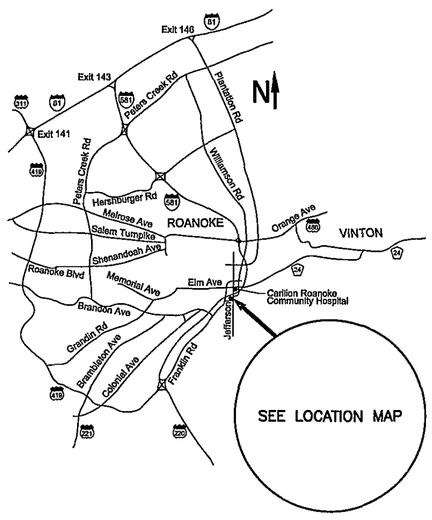
LOCATION MAP



VICINITY MAP



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CS101B	EXST CONDITIONS AND DEMO PLAN, AREA B
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CITY CONSTRUCTION NOTES

NOTICE: ALL LANDOWNERS, DEVELOPERS AND CONTRACTORS

FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS OR THE ISSUANCE OF A STOP WORK ORDER.

CONSTRUCTION PROCEDURE REQUIREMENTS

1. **RIGHT-OF-WAY EXCAVATION PERMIT** – PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS, ALLEYS, PUBLIC EASEMENTS), A RIGHT-OF-WAY EXCAVATION PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.
2. **LAND DISTURBANCE PERMIT** – AN APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR ANY BORROW/FILL SITES ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.
3. **PLANS AND PERMITS** – A COPY OF THE PLANS AS APPROVED BY THE CITY (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE AVAILABLE AT TEH CONSTRUCTION SITE AT ALL TIMES OF ONGOING CONSTRUCTION.
4. **LOCATION OF UTILITIES** – THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
5. **CONSTRUCTION ENTRANCE** – THE CONTRACTOR SHALL INSTALL AN ADEQUATE CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION RELATED EGRESS FROM THE SITE. SIZE AND COMPOSITION OF CONSTRUCTION ENTRANCE SHALL BE AS SHOWN ON THE PLANS.
6. **STREETS TO REMAIN CLEAN** – IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE 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.
7. **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.
9. **SEWER AND PAVEMENT REPLACEMENT** – CONSTRUCTION OF ANY SANITARY SEWERS AND THE REPLACEMENT OF PAVEMENT SHALL BE IN ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY
9. **APPROVED PLANS/CONSTRUCTION CHANGES** – ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE EROSION AND SEDIMENT CONTROL AGENT PRIOR TO SAID CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.
10. **FINAL ACCEPTANCE/CITY** – THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF ROANOKE'S PLANNING BUILDING AND DEVELOPMENT DEPARTMENT WITH A FINAL CORRECT SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

AS-BUILT 2.11.09 K. Winslow

CARILION CLINIC

&

RIVERSIDE CENTER PARKING DECK

ROANOKE, VIRGINIA

REV	DATE	DESCRIPTION	APP
1	6/23/2007	CITY COMMENTS	MLC
2	7/17/2007	CITY COMMENTS	MLC

COMM NO: 40057
ISSUE DATE: JUNE 25, 2007
DESIGNED BY: SMS DRAWN BY: SMS
CHECKED BY: DMH SUBMITTED BY: BJF

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GENERAL

COVER SHEET

G001