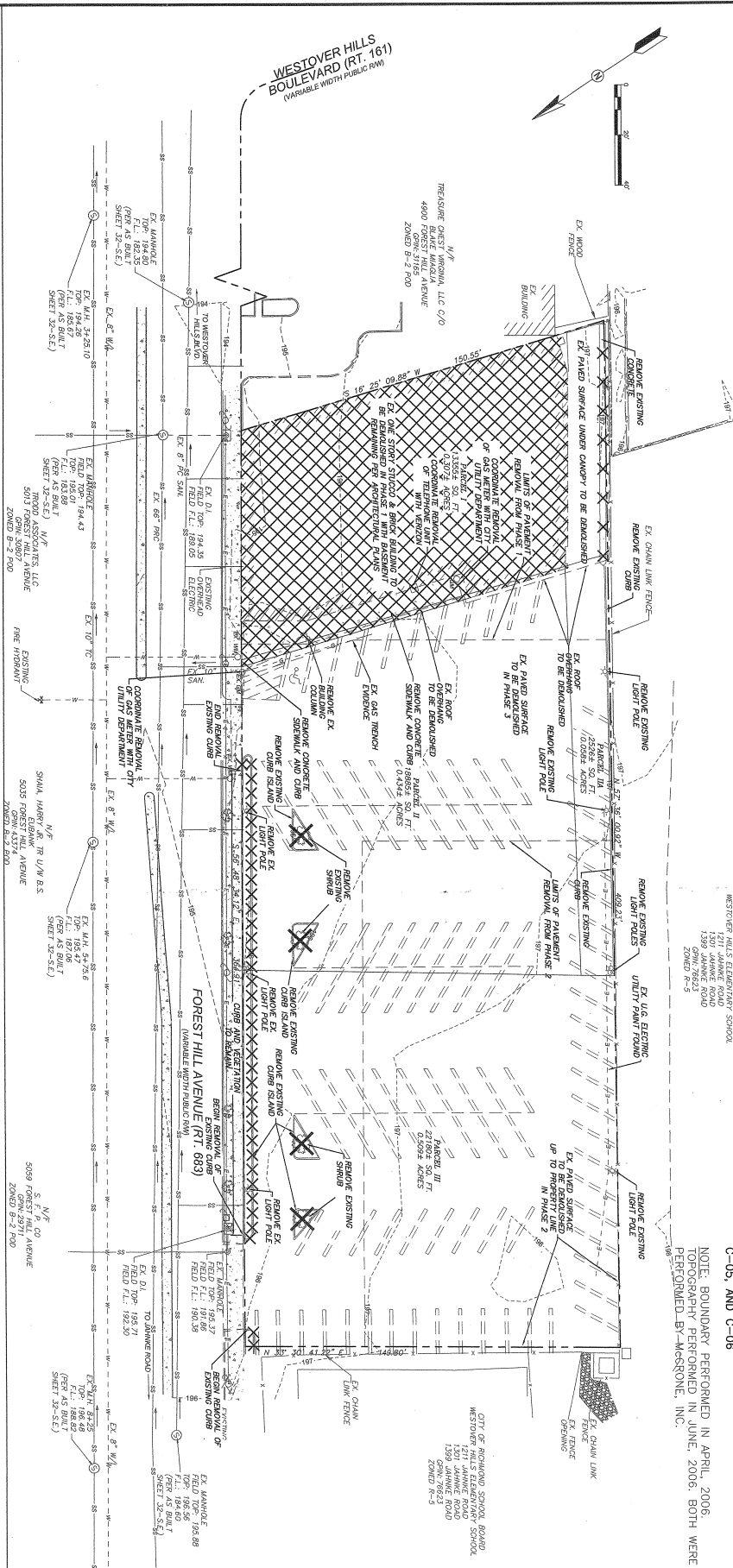


NOTE: FOR CONSTRUCTION PHASING SEE SHEETS C-04, C-05, AND C-06
 NOTE: BOUNDARY PERFORMED IN APRIL, 2006.
 TOPOGRAPHY PERFORMED IN JUNE, 2006. BOTH WERE PERFORMED BY MCGRAW-HILL, INC.



GENERAL NOTES

1. THE EXISTING UTILITIES SHOWN WERE TAKEN FROM BOTH MCGRAW-HILL FIELD SURVEYS AND THE CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF CONSTRUCTION. IF THE CONTRACTOR DISCOVERS ANY UTILITIES NOT SHOWN ON THE CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES DRAWINGS, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER AND THE CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES.
2. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES SHALL BE REMOVED AT THE START OF CONSTRUCTION AND SHALL COORDINATE CONSTRUCTION WITH THE UTILITY COMPANIES INVOLVED. ADDITIONAL PLAN COPY REQUESTS WILL BE PROVIDED AT THE UTILITY COMPANIES' OFFICES.
3. THE CONTRACTOR SHALL REMOVE ALL EXISTING UTILITIES AND REPAIR OR REPLACE ALL UTILITIES AS NECESSARY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ANY AND ALL EXISTING SANITARY FACILITIES AT EACH AND EVERY CROSSING AND THEN:
4. ALL CONSTRUCTION SHALL BE MARKED FOR PUBLIC AND PROFESSIONAL SAFETY. ALL SIGNS AND BARRIERS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ANY AND ALL EXISTING SANITARY FACILITIES AT EACH AND EVERY CROSSING AND THEN:
5. ALL MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF RICHMOND DEPARTMENT OF PUBLIC WORKS AND DEPARTMENT OF PUBLIC UTILITIES.
6. THE CONTRACTOR SHALL ASSURE ALL REGULATIONS ARE MET. ALL REGULATIONS FROM THESE PHASING NOTES SHALL BE APPROVED IN WRITING BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF RICHMOND DEPARTMENT OF PUBLIC WORKS AND DEPARTMENT OF PUBLIC UTILITIES.
7. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
8. ALL TRUCK TRAILER DEMOLITION DEBRIS, AND UNDERBRUSH ARE TO BE RECYCLED AND REMOVED OFF SITE BY THE CONTRACTOR TO AN APPROVED DEMOLITION SITE.
9. ALL EXCESS EXCAVATION MATERIAL IS TO BE COVERED WITH A MINIMUM OF 18" OF TOP SOIL AND A MINIMUM OF 18" OF TOP SOIL AND A MINIMUM OF 18" OF TOP SOIL.
10. ANY EXISTING SIGNAGE MONUMENTATION THAT IS DESTROYED DURING CONSTRUCTION SHALL BE REPRODUCED IN THE SAME LOCATION AND DESIGN AS THE ORIGINAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF RICHMOND DEPARTMENT OF PUBLIC WORKS AND DEPARTMENT OF PUBLIC UTILITIES.
11. DESIGNATED ON THESE PLANS SHALL BE COMPLETED TO 98% MOISTURE PROCTOR AND LAND AND COMPLETED IN 90 MAXIMUM LIFTS.
12. ZONING: RESIDENTIAL NUMBER: 1464-64-6000 (1464-64-6000) COMMERCIAL: 1468-67-3000 (1468-67-3000) RESIDENTIAL: 1468-67-3000 (1468-67-3000) COMMERCIAL: 1468-67-3000 (1468-67-3000)
13. PARKING SPACE CALCULATION: PER ORDINANCE SECTION 114-711.1) PERFORMING SPACE CALCULATION: PER ORDINANCE SECTION 114-711.1) PERFORMING SPACE CALCULATION: PER ORDINANCE SECTION 114-711.1)
14. LANDSCAPE CALCULATION: 68 PROVIDED INCLUDING 3 ACCESSIBLE AND 10 COMPACT CAR SPACES) 31746 SF PROVIDED FOR PARKING LANDSCAPE, 7280 SF TOTAL GREEN SPACE ON SITE
15. CHECKSHEET DATA CONFORMANCE COMPLIANCE PRE DEVELOPED IMPROVEMENTS = 1.278 AC SITE AVERAGE = 1.207 AC PROPOSED PERCENTAGE OF SITE AS IMPROVEMENTS = 85.3% EXISTING PERCENTAGE OF SITE AS IMPROVEMENTS = 97.3%

CIVIL LINE & SYMBOL LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
PROPERTY LINE	---	HEAVY DUTY PAVEMENT	---
CEILING AND GUTTER	---	MEDIA DUTY PAVEMENT	---
HOOD OR OVERHANG	---	SERIAL CONCRETE	---
ROOF OR PENDENT	---	REINFORCED CONCRETE	---
TEMPERATURE INSULATION	---	TEXTURED CONCRETE CURB	---
SEWER LINE	---	BUILDING DEPARTMENT	---
MAJOR CONDUIT	---	GRAVEL	---
WATER MAIN	---	URBIT OF DISTURBANCE	---
WATER VALVE	---	SWERTY ENGINE	---
REIN. TIE CROSSINGS	---	GAZETERS	---
SAFETY MANHOLE	---	FINISH LINE	---
SAFETY PIPE	---	SIGN	---
UTILITY POLE	---		
LIGHT POLE	---		
STREET MANHOLE	---		

EXISTING SEWER AND WATER LINES ARE TAKEN FROM CITY OF RICHMOND UTILITY AND WATER ARE APPROXIMATE ONLY.

FOR THE SHOPPES @ FOREST HILL
 CITY OF RICHMOND, VA
 Prepared For: SGG, LLC

DATE	10-02-2006
JOB NUMBER	V1060017
SCALE	1"=20'
DRAWN BY	DPF
DESIGNED BY	DPF/BSB
APPROVED BY	BSB
FOLDER REFERENCE	N/A

MCGRAW-HILL

Engineering • Environmental Sciences
 Construction Services • Land Planning & Surveying

ANNAPOLIS • CENTREVILLE • DOVER • ELKTON • RICHMOND • SALISBURY

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REV #	DATE	DESCRIPTION



SHEET NO.: C-01