

Site

1. All utilities within or serving this development shall be located underground in accordance with Section 32-155 of the City Code.
2. All roof vents, pipes, antennas, satellite dishes, and other roof penetrations and equipment (except chimneys) shall be located on the rear elevations or otherwise be configured to the degree practicable, to have a minimal visual impact as seen from the street.
3. Reflective or tinted glass that obstructs views into the building shall not be used.
4. Public and Institutional uses, commercial uses, and industrial uses that are adjacent to existing residential development or vacant land in residential districts, shall turn off all exterior lighting - except lighting necessary for security or emergency purposes - within one hour of closing.
5. No interior light source shall be positioned, aimed, or configured so as to result in the light source being visible from land occupied by existing residential development.
6. Barbed or razor wire is prohibited, unless other specially allowed in writing from the City.
7. Wetlands and land within resource protection areas and associated buffers shall remain in a natural undisturbed state except for those activities permitted by Chapter 9.1 of the City of Portsmouth City Code.

General

1. All material and methods shall conform to the 4th edition of the Hampton Roads Regional standards and specifications as amended by the city of Portsmouth's special provisions.
2. Elevations shown hereon are based on city of Portsmouth datum.
3. All concrete shall be class "a3" air-entrained (3,000 p.s.i.).
4. Temporary drainage during construction shall be provided by the contractor to relieve areas that may cause damage to roadways.

5. Prior to construction or excavation, the contractor shall assume the responsibility of locating any underground utilities (public or private) that may exist and cross through the area of construction that are not shown on these plans. Utility companies shall be notified 48 hours in advance of any excavation in the proximity of their utilities. The contractor shall be responsible for repairing, at his expense, any existing utilities damaged during construction.
6. Prior to construction within any existing public right-of-way, the contractor shall obtain all necessary permits from the city of Portsmouth, Virginia.
7. The contractor shall be responsible for replacing with matching materials any pavement, driveways, walks, curbs, etc. That must be cut or that are damaged during construction.
8. All storm sewer pipes, drop inlets, and curb inlets shall be cleaned of debris and eroded materials at last stages of construction.
9. All slopes within right-of-way or in city easements shall be topsoiled and seeded in accordance with City of Portsmouth specifications.
10. Pavement replacement within the city right-of-way shall match the existing pavement.
11. Before you dig, to miss the utilities, call "miss utility" of Tidewater at 1-800-552-7001.
12. All cracked concrete in the right-of-way shall be removed and replaced to the nearest acceptable joint. Patching is not acceptable.
13. All storm drain joints in the right-of-way shall be double wrapped with 24" wide geotextile fabric per city/regional standards.
14. Sewer lateral and cleanout to be installed by owner/developer at his/her own expense.
15. Tree protection shall be installed prior to construction and shall remain in place, undisturbed, until project completion.

Building

1. All on-site Utilities shall be installed in compliance with the Virginia Uniform Statewide Building Code.

Erosion and Sediment Control

ES-1: Unless otherwise indicated, all vegetative and structural erosion and sediment control practices will be constructed and maintained according to minimum standards and specifications of the Virginia Erosion and Sediment Control Handbook and the *Virginia Erosion and Sediment Control Regulations* (4VAC50-30).

ES-2: All erosion and sediment control measures are to be placed prior to or as the first step in clearing.

ES-3: A copy of the approved erosion and sediment plan shall be maintained on the site at all times.

ES-4: Prior to commencing land disturbing activities in areas other than indicated on these plans (including, but not limited to, off-site borrow or waste areas), the contractor shall submit a supplementary erosion control plan to the owner for review and approval by the City of Portsmouth.

ES-5: The contractor is responsible for installation of any additional erosion control measures necessary to prevent erosion and sedimentation as determined by the City of Portsmouth's erosion control inspector.

ES-6: All disturbed areas are to drain to approved sediment control measures at all times during land disturbing activities and during site development until final stabilization is achieved, after which, upon approval of the City of Portsmouth's erosion control inspector, the controls shall be removed. Trapped sediment and the disturbed soil areas resulting from the removal of temporary measures shall be permanently stabilized to prevent further erosion and sedimentation.

ES-7: During dewatering operations, water shall be pumped into an approved filtering device.

ES-8: The contractor shall inspect all erosion control measures at least every 2 weeks and immediately after each runoff-producing rainfall event. Any necessary repairs or cleanup to maintain the effectiveness of the erosion control devices shall be made immediately.

ES-9: The contractor is responsible for the daily removal of sediment that has been transported onto a paved or public road surface.

ES-10: Seeding operations shall be initiated within 7 days after reaching final grade or upon suspension of grading operations for anticipated duration of greater than 30 days or upon completion of grading operations for a specific area.

ES-11: Permanent vegetation shall not be considered adequately stabilized until the vegetation is uniform in height, thick enough to prevent erosion and mature enough to survive.

ES-12: The contractor shall be responsible for preventing surface and air movement of dust from exposed soils which may present health hazards, traffic safety problems, or harm animal or plant life.