



LEGEND

-----34.9-----	EX. INTRMDT. CONTOUR	-----34.9-----	EX. INDEX CONTOUR	-----34.9-----	EX. INDEX CONTOUR
+ 35.55	EX. SPOT ELEVATION	+ 35.55	EX. SPOT ELEVATION	+ 35.55	EX. SPOT ELEVATION
8" WL	EX. WATER LINE	8" WL	EX. WATER LINE	8" WL	EX. WATER LINE
8" SAN	EX. SANITARY SEWER	8" SAN	EX. SANITARY SEWER	8" SAN	EX. SANITARY SEWER
18" STORM	EX. STORM PIPE	18" STORM	EX. STORM PIPE	18" STORM	EX. STORM PIPE
---	EX. EDGE OF PAVEMENT	---	EX. EDGE OF PAVEMENT	---	EX. EDGE OF PAVEMENT
---	EX. BUILDING	---	EX. BUILDING	---	EX. BUILDING
---	EX. CONCRETE	---	EX. CONCRETE	---	EX. CONCRETE
---	EX. PAVEMENT	---	EX. PAVEMENT	---	EX. PAVEMENT
---	EX. GRAVEL	---	EX. GRAVEL	---	EX. GRAVEL
-----	PAVEMENT REPLACEMENT	-----	PAVEMENT REPLACEMENT	-----	PAVEMENT REPLACEMENT
---	EX. POWER POLE	---	EX. POWER POLE	---	EX. POWER POLE
---	EX. SANITARY SEWER MANHOLE	---	EX. SANITARY SEWER MANHOLE	---	EX. SANITARY SEWER MANHOLE
---	EX. STORM SEWER MANHOLE	---	EX. STORM SEWER MANHOLE	---	EX. STORM SEWER MANHOLE
---	CLEANOUT	---	CLEANOUT	---	CLEANOUT
---	EX. LIGHT POLE	---	EX. LIGHT POLE	---	EX. LIGHT POLE
---	WATER LINE REDUCER	---	WATER LINE REDUCER	---	WATER LINE REDUCER
---	EX. TELEPHONE	---	EX. TELEPHONE	---	EX. TELEPHONE
---	EX. GAS LINE	---	EX. GAS LINE	---	EX. GAS LINE
OHU	EX. OVERHEAD CABLE	OHU	EX. OVERHEAD CABLE	OHU	EX. OVERHEAD CABLE
X	EX. FENCE	X	EX. FENCE	X	EX. FENCE
---	EX. TREE LINE	---	EX. TREE LINE	---	EX. TREE LINE
---	ADJOINING PROPERTY LINE	---	ADJOINING PROPERTY LINE	---	ADJOINING PROPERTY LINE
---	EXISTING ROAD MONUMENTS	---	EXISTING ROAD MONUMENTS	---	EXISTING ROAD MONUMENTS
---	WETLAND AREA	---	WETLAND AREA	---	WETLAND AREA
---	PROP. INTRMDT. CONTOUR	---	PROP. INTRMDT. CONTOUR	---	PROP. INTRMDT. CONTOUR
---	PROP. INDEX CONTOUR	---	PROP. INDEX CONTOUR	---	PROP. INDEX CONTOUR
---	PROP. SPOT ELEVATION	---	PROP. SPOT ELEVATION	---	PROP. SPOT ELEVATION
---	PROP. WATER LINE	---	PROP. WATER LINE	---	PROP. WATER LINE
---	PROP. SANITARY SEWER	---	PROP. SANITARY SEWER	---	PROP. SANITARY SEWER
---	PROP. STORM PIPE	---	PROP. STORM PIPE	---	PROP. STORM PIPE
---	PROP. EDGE OF PAVEMENT	---	PROP. EDGE OF PAVEMENT	---	PROP. EDGE OF PAVEMENT
---	PROP. BUILDING	---	PROP. BUILDING	---	PROP. BUILDING
---	PROP. CONCRETE	---	PROP. CONCRETE	---	PROP. CONCRETE
---	PROP. ASPHALT PAVEMENT (STANDARD/HEAVY DUTY)	---	PROP. ASPHALT PAVEMENT (STANDARD/HEAVY DUTY)	---	PROP. ASPHALT PAVEMENT (STANDARD/HEAVY DUTY)
---	PROP. GRAVEL	---	PROP. GRAVEL	---	PROP. GRAVEL
---	PROP. PAVERS	---	PROP. PAVERS	---	PROP. PAVERS
---	PROP. POWER POLE	---	PROP. POWER POLE	---	PROP. POWER POLE
---	PROP. MANHOLE	---	PROP. MANHOLE	---	PROP. MANHOLE
---	SIGN	---	SIGN	---	SIGN
---	WATER METER	---	WATER METER	---	WATER METER
---	PROP. GATE VALVE	---	PROP. GATE VALVE	---	PROP. GATE VALVE
---	BLOW-OFF VALVE	---	BLOW-OFF VALVE	---	BLOW-OFF VALVE
---	BENCHMARK	---	BENCHMARK	---	BENCHMARK
---	EX. GAS LINE	---	EX. GAS LINE	---	EX. GAS LINE
OHU	PROP. OVERHEAD CABLE	OHU	PROP. OVERHEAD CABLE	OHU	PROP. OVERHEAD CABLE
P	PROP. UNDERGRD POWER LINE	P	PROP. UNDERGRD POWER LINE	P	PROP. UNDERGRD POWER LINE
X	PROP. FENCE	X	PROP. FENCE	X	PROP. FENCE
---	PROP. TREE LINE	---	PROP. TREE LINE	---	PROP. TREE LINE
---	PROP. PROPERTY LINE	---	PROP. PROPERTY LINE	---	PROP. PROPERTY LINE
---	INLET PROTECTION	---	INLET PROTECTION	---	INLET PROTECTION

ENGINEERS NOTES

BALZER AND ASSOCIATES, INC. 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.

BALZER AND ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE PLANS OR WILL NOT BE RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

SOURCE OF TOPOGRAPHIC MAPPING IS CITY OF ROANOKE AERIAL TOPOGRAPHY SUPPLEMENTED BY FIELD SURVEY PERFORMED BY BALZER AND ASSOCIATES, INC., DATED 2020.



COMPREHENSIVE
SITE PLAN #:
CP21-0003

CITY OF ROANOKE APPROVAL BLOCK

AVENHAM SQUARE

TAX PARCEL 7080601

CITY OF ROANOKE, VIRGINIA

SHEET INDEX

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WESTERN VIRGINIA WATER AUTHORITY NOTES:

AVAILABILITY No.: TBD

GENERAL NOTES:

A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE WESTERN VIRGINIA WATER AUTHORITY TO BE HELD AT LEAST ONE (1) DAY PRIOR TO ANY CONSTRUCTION OF THE APPROVED WATER AND SANITARY SEWER FACILITIES.

ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH WESTERN VIRGINIA REGIONAL DESIGN AND CONSTRUCTION STANDARDS, LATEST EDITION.

UTILITY CONTRACTOR SHALL COMPLETE ALL PRESSURE TESTING AND DISINFECTION IN ACCORDANCE WITH WVWA AND VIRGINIA DEPARTMENT OF HEALTH REQUIREMENTS. TESTING AND DISINFECTION SHALL BE COORDINATED WITH WVWA INSPECTOR.

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.

ALL SANITARY SEWER AND WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING VALVE VAULTS, MANHOLES, ETC. AFTER PAVING AND ADJUSTING TO FINAL GRADE IF NECESSARY.

ALL EXISTING UTILITIES MAY NOT BE SHOWN OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH THE 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.

CONTRACTOR SHALL REFER TO THE WESTERN VIRGINIA WATER AUTHORITY STANDARD WATER AND SEWER REGULATIONS FOR CONSTRUCTION DETAILS AND INSTALLATION METHODS AS REQUIRED TO COMPLETE THE PROPOSED UTILITY FACILITIES AS INDICATED BY THESE DRAWINGS.

FIELD CORRECTIONS SHALL BE APPROVED BY THE WVWA ENGINEERING DIVISION PRIOR TO SUCH CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE THE WESTERN VIRGINIA WATER AUTHORITY WITH CORRECT AS-BUILT PLANS PRIOR TO SUBSTANTIAL COMPLETION OF ANY NEW PUBLIC EXTENSIONS.

WATER NOTES

WATER MAINS SHALL BE MINIMUM CLASS 350 DUCTILE IRON IN ACCORDANCE TO AWWA C151 OR DR-14 PVC IN ACCORDANCE WITH AWWA C-900.

WATER LATERALS FROM THE METER TO THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.

THE CONSTRUCTION OF THE PROPOSED PUBLIC WATER MAIN AND ALL COMMERCIAL SERVICES SHALL BE IN COMPLIANCE WITH THE CURRENT WESTERN VIRGINIA WATER AUTHORITY REGULATIONS. REFER TO THESE REGULATIONS FOR COMPLETE DETAILS AND INSTALLATION METHODS.

SEWER NOTES:

THE LATERALS AND REQUIRED FITTINGS LOCATED WITHIN A PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT SHALL BE OF THE SAME TYPE OF MATERIAL AS THE MAINLINE SEWER PIPE.

THE CONSTRUCTION OF THE PROPOSED PUBLIC SEWER MAIN AND ALL RESIDENTIAL SERVICES SHALL BE IN COMPLIANCE WITH THE CURRENT WESTERN VIRGINIA WATER AUTHORITY REGULATIONS. REFER TO THESE REGULATIONS FOR COMPLETE DETAILS AND INSTALLATION METHODS.

ALL SANITARY SEWER PIPING SHALL BE PVC (POLYVINYL CHLORIDE) MANUFACTURED IN ACCORDANCE WITH ASTM DESIGNATION 3034-77 (SDR 35) UNLESS OTHERWISE NOTED ON THE PLANS/PROFILES.

ALL MANHOLE FRAMES AND COVERS SHALL BE WATERIGHT AND ALL COVERS SHALL BE BOLT-DOWN MANHOLE COVERS (SEE DETAIL S-05 AND S-06) WHERE APPLICABLE.

CITY OF ROANOKE & UTILITY CONTACTS:

CITY OF ROANOKE DEVELOPMENT REVIEW COORDINATOR - ADRIAN GILBERT (540) 853-5796

ROANOKE GAS COMPANY - ED PAINTER (540) 777-3801

VERIZON - WILLARD DIETZ (540) 265-7510

AMERICAN ELECTRIC POWER - KEITH FREEMAN (540) 427-3643

WESTERN VIRGINIA WATER AUTHORITY - AARON SHEAPER (540) 283-2941

ROANOKE CITY TRAFFIC ENGINEER - HONG LUO (540) 853-2676

SITE & ZONING SUMMARY:

OWNER: ABE HOLDINGS, INC.
3922 ELECTRIC ROAD, SUITE A1
ROANOKE, VA 24018

TAX MAP NUMBERS: 1000440

EXISTING PARCEL SIZE: 0.2668 AC. ±

TAX MAP NUMBERS: 1000441

EXISTING PARCEL SIZE: 0.1854 AC. ±

TAX MAP NUMBERS: 1000456

EXISTING PARCEL SIZE: 0.2861 AC. ±

EXISTING ZONING: R-12 - RESIDENTIAL SINGLE FAMILY

PROPOSED ZONING: MPUD (c) - MIXED PLANNED UNIT DEVELOPMENT DISTRICT WITH CONDITIONS

ORD. #: 41900-101920

MPUD DEVELOPMENT REGULATIONS (PARCEL A)

MINIMUM/MAXIMUM LOT AREA OF DISTRICT (AC.): NONE

MINIMUM LOT AREA PER DWELLING UNIT (S.F.): 800 s.f.

MINIMUM LOT FRONTAGE: 18'

SETBACKS:

FRONT YARD SETBACK: MIN. 20' // MAX. NONE

SIDE YARD SETBACK: 5'

REAR YARD SETBACK: 5'

ACCESSORY STRUCTURE SETBACK: 0'

MAXIMUM BUILDING HEIGHT ALLOWED: 35'

USABLE OPEN SPACE: NONE

FLOOR AREA RATIO: MAXIMUM 1.0 (APPLIES TO OVERALL PARCEL / NOT INDIVIDUAL LOT LOTS)

MAXIMUM IMPERVIOUS SURFACE RATIO ALLOWED: 80%

LOT 1 - 0.058 AC./0.11 AC. = 53%

LOT 2 - 0.046 AC./0.08 AC. = 78%

LOT 3 - 0.046 AC./0.08 AC. = 77%

LOT 4 - 0.046 AC./0.08 AC. = 77%

LOT 5 - 0.046 AC./0.08 AC. = 78%

LOT 6 - 0.051 AC./0.10 AC. = 51%

LOT 8 - 0.080 AC./0.29 AC. = 28%

MIN. PARKING REQUIREMENTS: 1 SPACE PER DWELLING UNIT // 1 SPACE PER ACCESSORY APARTMENT

MINIMUM TREE CANOPY (PERCENTAGE OF LOT AREA): 15%

SIGNAGE: ANY NEW FREESTANDING SIGNAGE ON THE MPUD ZONED PROPERTY SHALL CONSIST OF 1 FREESTANDING MONUMENT STYLE WITH OVERALL MAXIMUM DIMENSIONS OF 4' WIDE AND 7' TALL. ADJACENT LIGHTING SHALL BE PERMITTED FOR THE SIGN. NO BUILDING MOUNTED SIGNAGE IS PERMITTED.

ACCESS: SINGLE FAMILY RESIDENCE VEHICULAR ACCESS SHALL BE FROM DILLARD ROAD

ACCESSORY APARTMENT ACCESS SHALL BE FROM THE INTERIOR ACCESS DRIVE OF PARCEL A

(CROSS ACCESS AGREEMENT SHALL BE IN PLACE BETWEEN NEW PARCEL A AND NEW PARCEL B)

BUFFERING & SCREENING: WALL OF A PRINCIPAL BUILDING THAT CONTAINS LESS THAN 15% IMPERVIOUS SURFACING, BUFFER REQUIRED BETWEEN THE WALL AND AN ADJUTING RESIDENTIAL DISTRICT OR MPUD DISTRICT. BUFFER SHALL CONSIST OF DECIDUOUS TREES AND EVERGREEN SHRUBS.

ARCHITECTURAL NOTES: THE PROPOSED NEW PARCEL A BUILDING(S) SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THE PROPOSED RENDERS AS PART OF THIS APPLICATION INDICATED AS EXHIBIT D, D1, D2, AND D3.

ALLOWABLE USES PERMITTED BY RIGHT OR BY SPECIAL EXCEPTION, AS SPECIFIED BY THE ORDINANCE

DWELLING, SINGLE-FAMILY ATTACHED

DWELLING, SINGLE-FAMILY DETACHED

DWELLING, TWO-FAMILY

DWELLING, MULTIFAMILY

DWELLING, TOWNHOUSE OR ROWHOUSE

ACCESSORY APARTMENT (PERMITTED BY SPECIAL EXCEPTION)

BED AND BREAKFAST

UTILITY DISTRIBUTION OR COLLECTION, BASIC

WIRELESS TELECOMMUNICATIONS FACILITY, SMALL CELL ON EXISTING STRUCTURE

WIRELESS TELECOMMUNICATIONS FACILITY, STEALTH

COMMUNITY GARDEN

HOME OCCUPATION, EXCLUDING PERSONAL SERVICE

HOME OCCUPATION, PERSONAL SERVICE

GENERAL NOTES

PROVIDE NEW MATERIALS AND WORKMANSHIP IN CONFORMANCE WITH ALL APPLICABLE CODES, STATE AND FEDERAL LAWS, LOCAL ORDINANCES, INDUSTRY STANDARDS, AND OTHER CRITERIA WHICH WOULD NORMALLY APPLY TO WORK OF THIS NATURE. NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF A CONFLICT IN CODES, ORDINANCES, STANDARDS, OR OTHER CRITERIA. APPLICABLE CODES AND STANDARDS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE FOLLOWING:

- BOCA - BASIC CODES
- CITY OF ROANOKE
- VDOT - VIRGINIA DEPARTMENT OF TRANSPORTATION, ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS
- VIRGINIA EROSION AND SEDIMENT CONTROL, REGULATIONS AND HANDBOOK
- OSHA - OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
- ASTM - AMERICAN SOCIETY FOR TESTING AND MATERIALS
- WVWA - WESTERN VIRGINIA WATER AUTHORITY

OBTAIN EACH REQUIRED PERMIT PRIOR TO COMMENCING THAT PART OF THE WORK. PAY REQUIRED FEES.

NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF CONDITIONS WHICH DIFFER FROM THOSE SHOWN ON THE PLANS.

COMPLY WITH LOCAL ORDINANCES FOR BURNING OF WASTE. TRANSPORT WASTE MATERIALS AND UNSHOWN MATERIALS FROM OWNER'S PROPERTY.

VERIFY THE LOCATION AND ELEVATION OF EACH EXISTING UNDERGROUND UTILITY IN AREAS OF CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK. CONTACT ENGINEER IMMEDIATELY IF THERE APPEARS TO BE A CONFLICT, UPON DISCOVERY OF A UTILITY WHICH IS NOT SHOWN, AND UPON DISCOVERY OF A LOCATION OR ELEVATION WHICH DIFFERS FROM THAT SHOWN. TO LOCATE UTILITIES, CALL "MISS UTILITY", 1-800-552-7001. UTILITY LOCATIONS SHOWN ARE THE RESULT OF A COMBINATION OF FIELD LOCATION AND EXISTING INFORMATION. LOCATIONS ARE APPROXIMATE.

REPAIR ALL DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, CAUSED AS A RESULT OF CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO OWNER.

NOTIFY OWNERS OF UTILITIES IN AREAS OF CONSTRUCTION PRIOR TO COMMENCEMENT OF EXCAVATION.

ANY SITE DEVELOPMENT OUTSIDE THE SCOPE OF THIS PLAN WILL REQUIRE ADDITIONAL PLAN REVIEW AND APPROVAL.

ANY SIGNAGE PROPOSED FOR THIS DEVELOPMENT SHALL COMPLY WITH THE APPLICABLE REGULATIONS OF THE CITY OF ROANOKE ZONING ORDINANCE, SPECIFICALLY SEC. 36.2-660. A SEPARATE SIGN PERMIT AND APPROVAL WILL BE REQUIRED.

ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATIVE PIPE SIZES OR MANHOLES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER. COUNTY ENGINEER WILL REVIEW PLANS WITHIN THREE DAYS OF SUBMITTAL. PLAN SHEETS CAN BE 8.5 X 11 IF THE INFORMATION IS LEGIBLE.

NO CONSTRUCTION/FIELD CHANGES WITHOUT APPROVAL OF THE CONSULTING ENGINEER AND THE CITY OF ROANOKE.

STANDARD CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS

NOTICE TO 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.

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.

LAND DISTURBANCE PERMIT: AN APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR ANY BORROW/FILL SITE ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT

PLANS AND PERMITS: A COPY OF THE PLANS AS 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. SIZE AND COMPOSITION OF THE CONSTRUCTION ENTRANCE SHALL BE AS SHOWN ON THE PLANS.

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.

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 AND THE WESTERN VIRGINIA WATER AUTHORITY.

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.

FINAL ACCEPTANCE/CITY: THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF ROANOKE'S PLANNING BUILDING AND DEVELOPMENT DEPARTMENT WITH A FIELD SURVEYED FINAL CORRECT SET OF AS-BUILT PLANS OF THE NEWLY CONSTRUCTED STORM DRAIN AND/OR STORMWATER MANAGEMENT FACILITIES PRIOR TO FINAL ACCEPTANCE AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE CITY. AS-BUILT PLANS SHALL BE PROVIDED IN THE STATE PLANE VIRGINIA SOUTH COORDINATE SYSTEM, NAD 1983, PIPS 4502 FEET, US SURVEY FEET, DATUM NA 83, IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.



AVENHAM SQUARE
COVER SHEET

DRAWN BY: SMD
DESIGNED BY: BTC
CHECKED BY: BTC
DATE: 3/30/2021
SCALE: N/A
REVISIONS:

C1
PROJECT NO. 0470005.00