

# GENERAL SITE NOTES:

1. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, WWA, AND CITY OF ROANOKE PLANNING, BUILDING, AND DEVELOPMENT DEPARTMENT. G.C. SHALL OBTAIN A RIGHT OF WAY PERMIT FROM THE CITY OF ROANOKE PRIOR TO ANY WORK WITHIN THE CITY OF ROANOKE R.O.W.
2. GENERAL CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM THE PROPOSED BUILDING.
3. ANY PAVEMENT TO REMAIN THAT IS DISTURBED OR DESTROYED DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED/REPLACED AS NECESSARY TO PRE-CONSTRUCTION CONDITIONS AT NO COST TO THE OWNER.
4. ALL BUILDING DIMENSIONS AND UTILITY TIE-IN LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.
5. G.C. TO PROVIDE ALL REQUIRED CONDUIT FOR EXTERIOR LIGHTING, ELECTRICAL, TELEPHONE, AND COMMUNICATIONS.
6. G.C. SHALL COORDINATE CONCRETE FINISHING AROUND THE PROPOSED BUILDING WITH THE ARCHITECTURAL PLANS.
7. ALL ROOFTOP OR GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW PER CITY OF ROANOKE ZONING ORDINANCE. THE PERIMETER OF ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED FROM ANY STREET FRONTAGE OR ADJACENT PROPERTY BY A FENCE OR SOLID WALL WITH 60% OR GREATER OPACITY. THE PERIMETER OF ALL ROOFTOP EQUIPMENT THAT WOULD OTHERWISE BE VISIBLE FROM ANY STREET FRONTAGE SHALL BE SCREENED BY A FENCE OR SOLID WALL WITH 60% OR GREATER OPACITY AT LEAST 1/2 THE VERTICAL HEIGHT OF THE EQUIPMENT FROM THE ADJACENT STREET. TO BE VERIFIED BY SUBMISSION OF A FIELD REVISION TO THE DEVELOPMENT PLAN OR SEPARATE BUILDING PERMIT AT THIS TIME. IT IS ANTICIPATED THAT ALL MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF.
8. G.C. SHALL OBTAIN A SEPARATE SIGN PERMIT FOR ALL ON-SITE AND BUILDING SIGNAGE. IF A FLAGPOLE DISPLAY IS PROPOSED, NOTE THAT ONLY FLAGS TO BE DISPLAYED ARE NATIONAL, STATE, OR OTHER GOVERNMENTAL, FLAG AND INDIANS.
9. THE DUMPSTER OR REFUSE CONTAINER STORAGE AREA MUST MEET ALL REQUIREMENTS SET FORTH IN TABLE 647-1 AND ARTICLE 4. SUPPLEMENTAL REGULATION SECTION OF THE ZONING ORDINANCE. THE HEIGHT OF THE DUMPSTER SCREENING MUST BE AT LEAST 12" ABOVE THE TOP OF THE DUMPSTER AND THE OPACITY OF THE SCREENING A SOLID FENCE MATERIAL. SEE SHEET C10 FOR DUMPSTER ENCLOSURE AND GATE DETAILS.
10. ALL ROOF LEADERS SHALL BE SCHEDULE 40 PVC AND SHALL BE TIED TO THE UNDERGROUND STORM SEWER SYSTEM.
11. THE PROPOSED BUILDING WILL NOT BE SPRINKLERED.
12. NO OUTDOOR STORAGE IS PROPOSED.
13. SERIES 3200 OR ABOVE KNOX BOX TO BE PROVIDED ALONG THE FRONT OF THE BUILDING. LOCATION TO BE COORDINATED WITH FIRE MARSHAL'S OFFICE.

## UTILITY NOTES:

1. G.C. SHALL COORDINATE THE EXACT LOCATION AND ELEVATION OF ALL UTILITY TIE-INS WITH THE ARCHITECTURAL PLANS.
2. ALL UTILITY SERVICE LATERALS OR LINES, INCLUDING ELECTRIC, SHALL BE INSTALLED UNDERGROUND PER SECTION 36.2-610, WATER & SEWER CONNECTIONS SHALL CONFORM TO WWA UTILITY STANDARDS AND INTERNATIONAL BUILDING CODE.
3. G.C. SHALL VERIFY THE EXACT ELEVATIONS OF THE EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
4. G.C. SHALL ADJUST EXISTING UTILITY TOPS TO PROPOSED FINISHED GRADE AS NECESSARY.
5. THE G.C. SHALL COORDINATE TEMPORARY POWER FOR THE PROPOSED BUILDING.
6. FIRE FLOW INFORMATION FOR EXISTING HYDRANT AS FURNISHED BY THE WWA: HYD-11101  
STATIC: 126 PSI  
RESIDUAL: 116 PSI  
FLOW: 1,635 GPM  
CALCULATED FLOW @ 20 PSI RESIDUAL: 5,852 GPM  
RESIDUAL: 2,882 GPM

## GENERAL UTILITY NOTES:

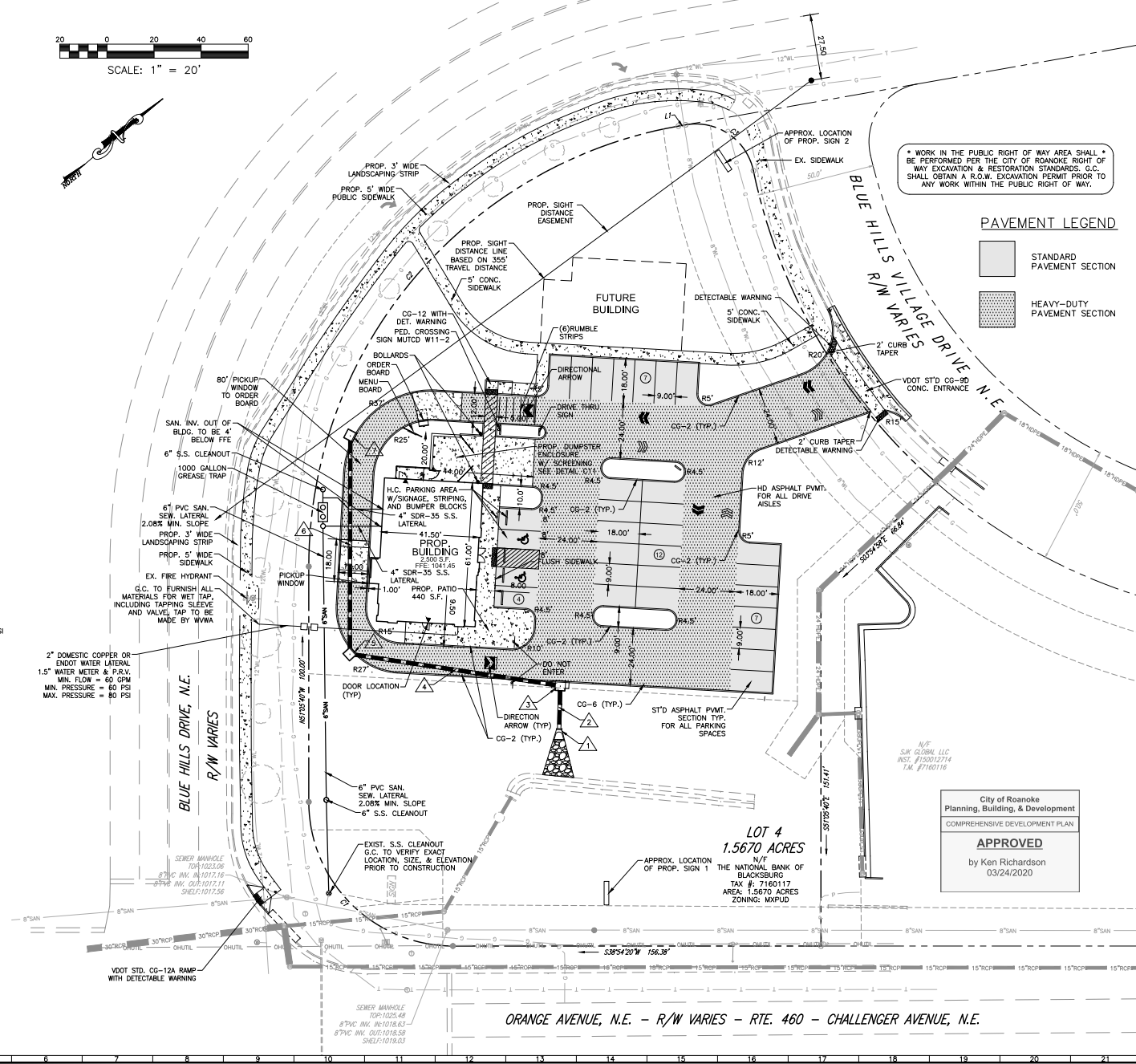
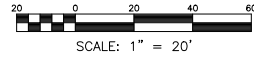
1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST WWA DESIGN AND CONSTRUCTION STANDARDS.
2. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE WWA IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION. PLEASE CONTACT MARK SINK AT (540) 537-3460.
3. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WWA.
4. FIELD CORRECTIONS SHALL BE APPROVED BY THE WWA PRIOR TO SUCH CONSTRUCTION.
5. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" CLEARANCE VERTICALLY AND 2' MINIMUM HORIZONTALLY FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT ALL WATER, SANITARY SEWER CROSSINGS OF ANY OTHER UTILITIES, WHERE THIS CANNOT BE ACHIEVED, ADDITIONAL MEASURES IN ACCORDANCE WITH WWA STANDARDS SHALL BE ENFORCED.
6. ANY EXISTING APPURTENANCES SHOULD BE ADJUSTED TO GRADE AND NEW FRAME AND COVERS INSTALLED WHERE REQUIRED.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL EXISTING UTILITIES LOCATED AND POTHOLED TO VERIFY LOCATIONS. THE WWA PLAN REVIEW DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.

## SEWER NOTES:

1. ALL SANITARY SEWER CONNECTIONS TO EXISTING PUBLIC LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WWA.
2. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WWA DESIGN AND CONSTRUCTION STANDARDS.

## WATER NOTES:

1. ALL WATER CONNECTIONS TO EXISTING PUBLIC LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WWA.
2. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WWA DESIGN AND CONSTRUCTION STANDARDS.
3. AVAILABILITY NUMBER: 17-238



\* WORK IN THE PUBLIC RIGHT OF WAY AREA SHALL BE PERFORMED PER THE CITY OF ROANOKE RIGHT OF WAY EXCAVATION & RESTORATION STANDARDS. G.C. SHALL OBTAIN A R.O.W. EXCAVATION PERMIT PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.

## PAVEMENT LEGEND

	STANDARD PAVEMENT SECTION
	HEAVY-DUTY PAVEMENT SECTION

**BALZER**  
AND ASSOCIATES, INC.  
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WATER RESOURCES & WASTE MANAGEMENT

Balzer and Associates, Inc.  
1208 Corporate Circle  
Roanoke, VA 24018  
540-772-9580  
FAX 540-772-6050



**STARBUCKS**  
3601 BLUE HILLS VILLAGE DRIVE NE  
LAYOUT & UTILITY PLAN  
CITY OF ROANOKE, VIRGINIA

City of Roanoke  
Planning, Building, & Development  
COMPREHENSIVE DEVELOPMENT PLAN  
**APPROVED**  
by Ken Richardson  
03/24/2020

DRAWN BY CPB  
DESIGNED BY CPB  
CHECKED BY BTC  
DATE 12/18/18  
SCALE 1"=20'  
REVISIONS:  
2/18/2019

SHEET NO.  
**C3**  
JOB NO. 04170055.00

ORANGE AVENUE, N.E. - R/W VARIES - RTE. 460 - CHALLENGER AVENUE, N.E.