

5'-0" OR AS SHOWN ON PLAN

4" THICK CONCRETE S/W-

TYPICAL SIDEWALK without

PLANTING STRIP

-PROVIDE 1/2" min. AIR GAP

INTO DOWNSPOUT

TO PROTECT AGAINST BACKUP

CITY OF ROANOKE PUBLIC SIDEWALK AND JOINT DETAILS

DOWNSPOUT (SEE ARCH. PLANS FOR SIZING DETAILS)

-SEE ARCH. PLANS FOR CONNECTION & DOWNSPOUT SIZING

SCH. 40 PVC ROOFLEADER PIPE

TO STORM SEWER SYSTEM

(SEE SITE PLAN FOR SIZING)

- PROPOSED GROUND

JOINT BETWEEN

—CURB

-4" THICK AGGREGATE BASE VDOT No. 21A

- COMPACTED SUBGRADE

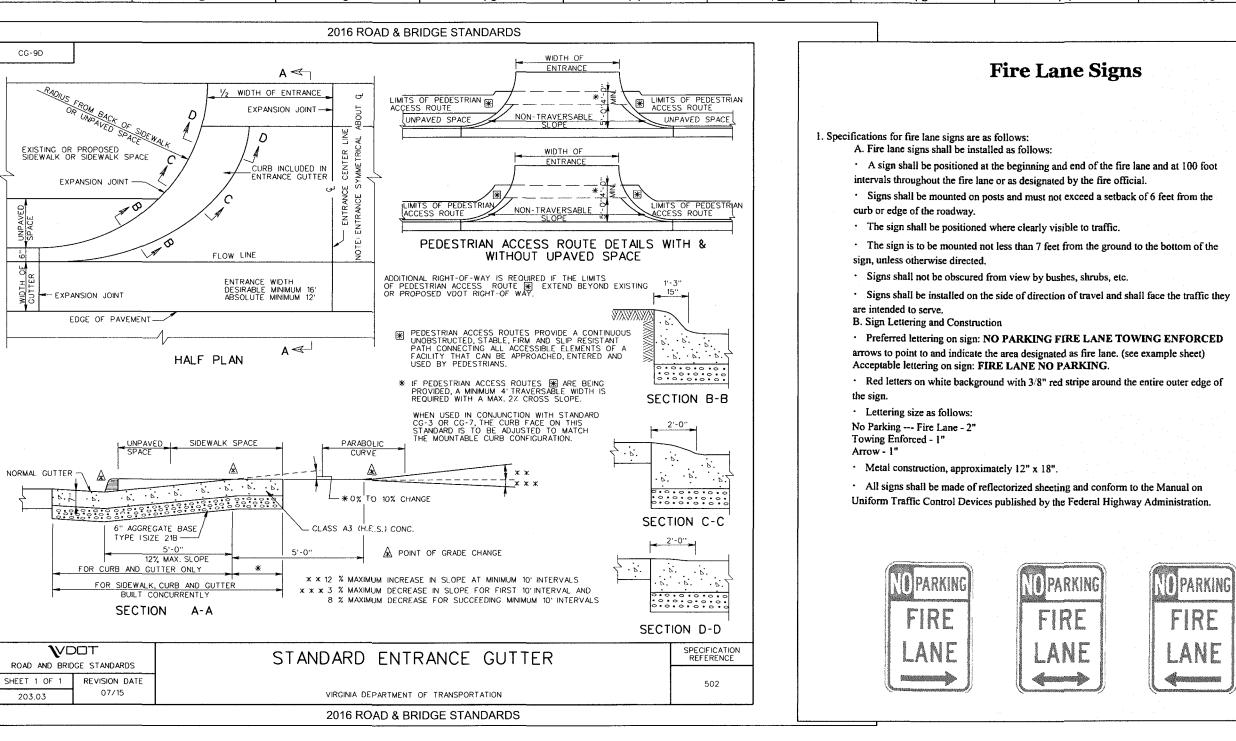
PAVEMENT

0'-6"MIN.

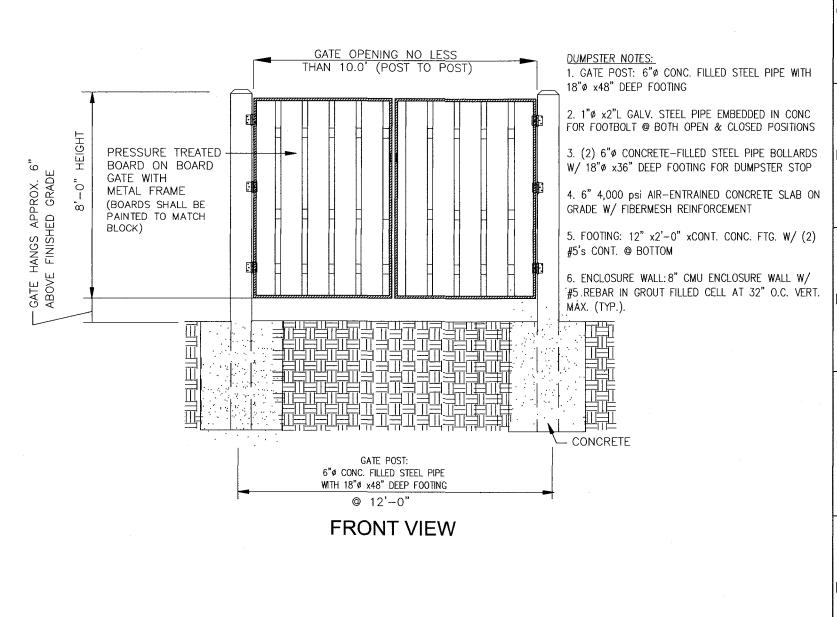
* VARIES, MAXIMUM SLOPE 2:1

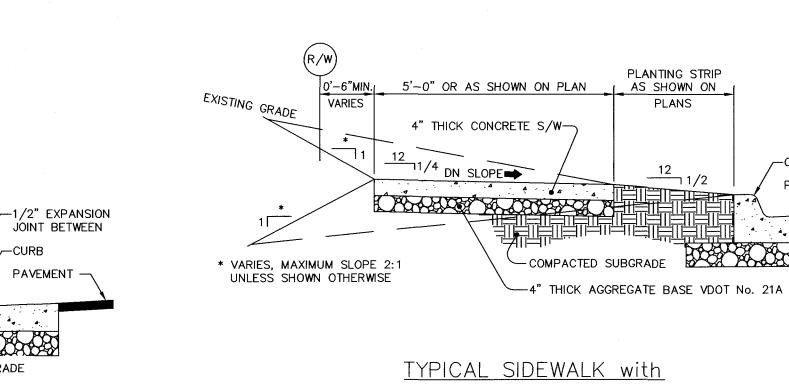
UNLESS SHOWN OTHERWISE

EXISTING GRADE



PAVEMENT





JOINT DETAILS

THE REQUIRED USE OF SEALANT.

PLANTING STRIP

* UNLESS PLAN SHOWS OR SPECIFIES OTHERWISE.

NO TRESPASSING

PROPERTY OF

CITY OF ROANOKE

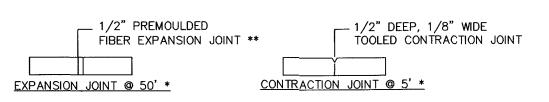
—─SIGNPOST

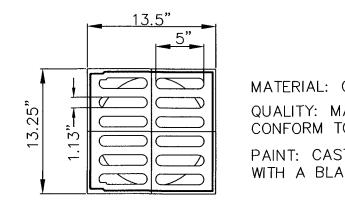
DETAIL TO MATCH HANDICAP

SIGNPOST DETAILS ON C15

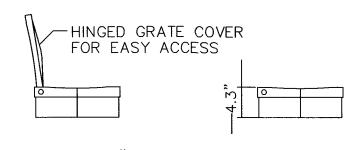
** FIBERBOARD SHALL BE TRIMMED TO ALLOW FOR

SEALANT. SEE PROJECT MANUAL SPECIFICATIONS FOR



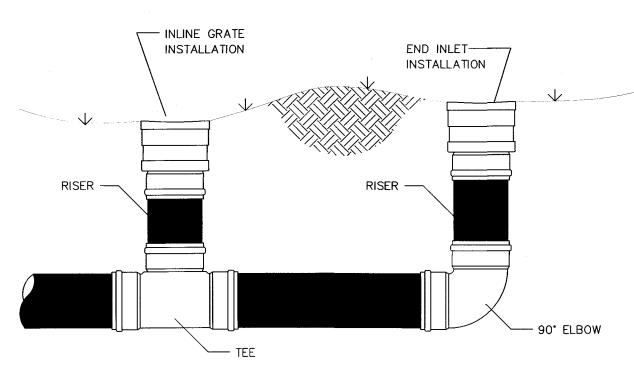


MATERIAL: CAST IRON QUALITY: MATERIAL SHALL CONFORM TO ASTM A48 - CLASS 30B PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT



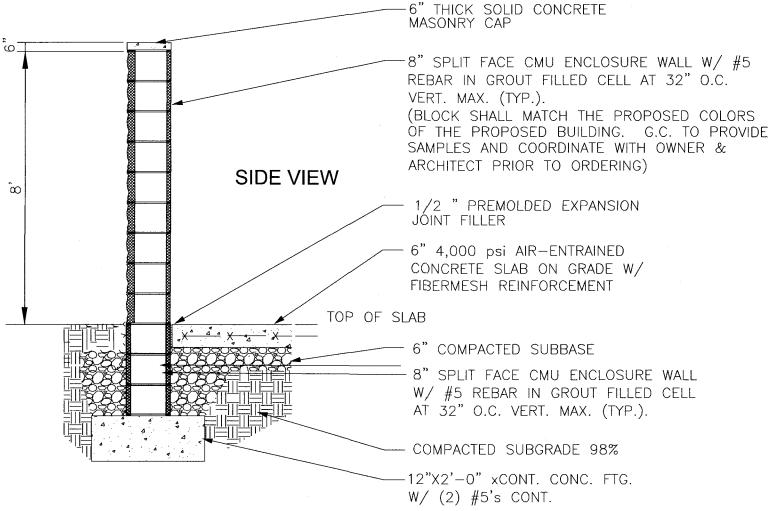
DRAIN AREA = 62.7 SQ. INCH

12" CAST IRON GRATE

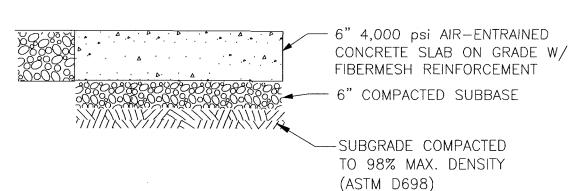


NYLOPLAST INLET

RECOMMENDED MANUFACTURER, APPROVED EQUAL MAY BE SUBSTITUTED WITH WRITTEN PERMISSION FROM THE ENGINEER.



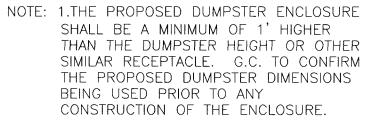
TRASH ENCLOSURE SECTION & GATE



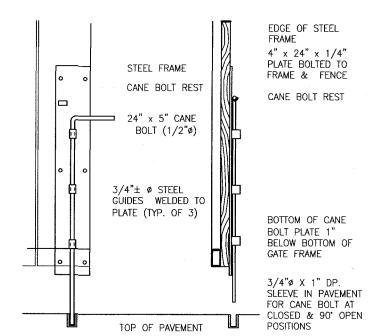
G.C. SHALL BE RESPONSIBLE FOR OBTAINING ADEQUATE SUB-GRADE COMPACTION.

SECTION THROUGH DUMPSTER PAD

NO SCALE



2. G.C. SHALL PROVIDE HEAVY DUTY HINGES AND A METAL FRAME AROUND EACH GATE TO ENSURE THAT THE PROPOSED GATE DOES NOT SAG AFTER INSTALLATION. THE FRAME SHALL BE PAINTED BLACK OR PAINTED TO MATCH THE PROPOSED GATE.



CANE BOLT (1 PER GATE)

TRASH ENCLOSURE SECTION & GATE

REFLECTING TOMORROV

www.balzer.cc

Roanoke **New River Valley** Richmond Staunton Harrisonburg

RESIDENTIAL LAND DEVELOPMENT ENGINEERING SITE DEVELOPMENT ENGINEERING LAND USE PLANNING & ZONING LANDSCAPE ARCHITECTURE LAND SURVEYING

ARCHITECTURE STRUCTURAL ENGINEERING TRANSPORTATION ENGINEERING ENVIRONMENTAL & SOIL SCIENCE VETLAND DELINEATIONS & STREAM EVALUATIONS

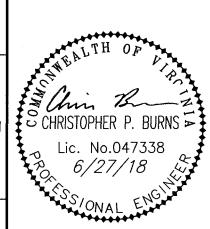
Balzer and Associates, Inc.

1208 Corporate Circle Roanoke, VA 24018 540-772-9580 FAX 540-772-8050

City of Roanoke Planning, Building, & Development

APPROVED by Adrian Gilbert 07/16/2018

COMPREHENSIVE DEVELOPMENT PLAN



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OMMUNICATIONS 0 BLUE HILLS CIRCLE

DRAWN BY DESIGNED BY CHECKED BY

5/30/2018 N/A

SCALE **REVISIONS:**

6/27/2018

HORIZONTAL ROOFLEADER PIPE SHALL TIE DIRECTLY TO AN UNDERGROUND STORM SEWER SYSTEM/INLET FOR CONVEYANCE.

N.T.S.

ALL VERTICAL BUILDING DOWNSPOUTS SHALL BE TRANSITIONED TO UNDERGROUND HORIZONTAL PIPING IN SCH. 40 PVC PER BLDG CODE. MINIMUM SLOPE OF 1% W.I. THE CONVEYANCE SYSTEM. ALL

ROOF LEADERS NOTE:

FIN. FLR.

PREFABRICATED BEND

AS REQD. BY ALIGNMENT

NO TRESPASSING SIGN DETAIL

DOWNSPOUT CONNECTION DETAIL