

GENERAL SITE NOTES:

- G.C. TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEERING AND CITY OF ROANOKE PLANNING, BUILDING, AND DEVELOPMENT DEPARTMENT.
- GENERAL CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
- 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.
- ANY PAVEMENT DISTURBED OR DESTROYED DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED/REPLACED AS NECESSARY TO PRE-CONSTRUCTION CONDITIONS AT NO COST TO THE OWNER.
- ALL GROUND LEVEL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM ABUTTING STREETS AND FROM ADJOINING PROPERTIES PER SECTION 36.2-642(C) OR WITH EVERGREEN SHRUBS PLANTED AT A RATE OF THREE FEET ON CENTER OR LESS. THE SCREENING SHALL BE A BOARD ON BOARD FENCE MATERIAL THAT FULLY SCREENS THE HVAC UNITS.
- ALL BUILDING DIMENSIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.
- APPROXIMATE PROPOSED FIRE HYDRANT FLOWS:
(FLOWS SIMILAR TO ADJACENT HYDRANT TO THE SOUTH)
STATIC: 140 PSI --- RESIDUAL: 100 PSI --- FLOW: 3,374GPM AT 20 PSI
- ROOFLEADERS SHALL TIE DIRECTLY TO STRUCTURE #3. TWO CLEANOUTS SHALL BE PROVIDED AT THE CONNECTION POINTS. THE 8" HDPE ROOFLEADER LINES SHALL HAVE A MIN SLOPE OF 2% AWAY FROM THE BUILDING. SEE DOWNSPOUT CONNECTION DETAIL FOR ADDITIONAL INFORMATION.
- RETAINING WALL PLANS SHALL BE SUBMITTED TO THE CITY OF ROANOKE FOR REVIEW/APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- G.C. SHALL PROVIDE A KNOX BOX AT THE ENTRY DOOR LOCATION ON THE EASTERN SIDE OF THE BUILDING PER CITY OF ROANOKE STANDARDS IN REGARDS TO MOUNTING HEIGHT AND TYPE OF KNOX BOX. CONTACT NICOLE ONEAL AT 540-853-2795 FOR ORDERING INFORMATION.

STORM STRUCTURE SCHEDULE:

VDOT STD DI-3A TOP=221.7 INV. OUT=217.7 140 LF OF 12" HDPE N-12 PIPE AT 1.21% VDOT STD DI-1 TOP=221.8 INV. IN=218.3 INV. IN (8" ROOFLEADER)=218.0 INV. OUT=216.2 114 LF OF 12" HDPE N-12 PIPE AT 1% VDOT STD MH-2 TOP=220.55 INV. INSTR #425.31=215.06 INV. OUT=214.96 36 LF OF 15" HDPE N-12 PIPE AT 2.0% VDOT STD MH-2 (W/STORM GATE - SHT. C-14) TOP=220.55 INV. IN=214.25 INV. OUT=214.15 19 LF OF 15" HDPE N-12 PIPE AT 2% CONTECH SWQ UNIT (BMP-0.80AC. DA) TOP=220.5 INV. IN=213.75 INV. OUT=211.75 15 LF OF 12" HDPE N-12 PIPE AT 2% VDOT STD MH-2 TOP=220.0 INV. INSTR #10.13=211.45 INV. INSTR #13=208.1 INV. OUT=208.0 (W/0.25" STEEL PLATE) 55 LF OF 15" HDPE N-12 PIPE AT 5.4% WITH END SECTION INV. OUT=205 26 LF OF 15" HDPE N-12 PIPE AT 10.38% VDOT STD DI-7 (TYPE II GRATE) TOP=221.0 INV. OUT=215.4 48 LF OF 15" HDPE N-12 PIPE AT 13.1% VDOT STD DI-3B (12" THROAT) TOP=209.97 INV. OUT=205.97 26 LF OF 15" HDPE N-12 PIPE AT 1.04% VDOT STD DI-3B (10" THROAT) TOP=209.97 INV. IN=205.70 INV. OUT=205.80 12 LF OF 15" HDPE N-12 PIPE AT 1% CDS S.W.Q. UNIT (BMP-0.22AC. DA) TOP=210 INV. IN=205.48 INV. OUT=205.48	19 LF OF 15" HDPE N-12 PIPE AT 1.05% WITH END SECTION INV. OUT=205.28 S.W.M. RISER VDOT STD MH-2 STR. TOP=207.0 INV. IN=201.75 10" ORIFICE AT 201.75 C/W ORIFICE AT 205.0 52 LF OF 24" CLASS IV RCP (GASKETED PIPE) VDOT STD MH-2 (W/0.25" STEEL PLATE) TOP=205.3 INV. IN=205.33 INV. OUT=195.72 24 LF OF 24" CLASS IV RCP PIPE AT 13.42% (GASKETED PIPE) VDOT STD MH-2 TOP=196.5 INV. IN=192.5 (24") INV. IN=192.5 (12") INV. OUT=192.4 51 LF OF 24" RCP W/CS-1 AT 4.7% INV. OUT=190.0 VDOT STD DI-1 TOP=221.5 INV. IN=218.0 88 LF OF 15" HDPE N-12 PIPE AT 3.34% VDOT STD DI-11A (18" OUTLET PIPE) (2" DIA BARS) (W/0.25" STEEL PLATE) 8 LF OF 18" RCP AT 6.7% VDOT STD MH-2 TOP=221.75 INV. IN=224.64 INV. OUT=224.34 16 LF OF 18" RCP AT 4.4% VDOT STD DI-3A TOP=220.5 INV. OUT=216.5 25 LF OF 15" HDPE N-12 PIPE AT 5.7% 189 LF OF 12" RCP AT 4.2% W/ES-1 INV. IN=200.5 VDOT STD MH-2 TOP=248.0 INV. IN=244.75 INV. OUT=244.65 15 LF OF 24" CLASS IV RCP PIPE AT 11% (GASKETED PIPE) INV. OUT=243
--	--

SANITARY SEWER SCHEDULE:

FROM	INV. OUT	TO	INV. IN	NOTE
BLDG/GREASE TRAP	G	E	215.26	40' OF 6" SDR-35 PVC PIPE @ 2.0%
		F	211.8	70' OF 6" SDR-35 PVC PIPE @ 4.94%
		D	212.35	11' OF 6" SDR-35 PVC PIPE @ 5%
		D	211.8	100' OF 6" SDR-35 PVC PIPE @ 3.98%
		D	207.8	100' OF 6" SDR-35 PVC PIPE @ 5%
		C	202.8	70' OF 6" SDR-35 PVC PIPE @ 9.7%

WORK IN THIS AREA TO BE PERFORMED PER THE CITY OF ROANOKE RIGHT OF WAY EXCAVATION AND RESTORATION STANDARDS.

IF ANY BUILDING MOUNTED LIGHTING IS PROPOSED FOR THE BOJANGLES RESTAURANT THEN THE LIGHTING PLAN, FIXTURE COUNT, AND CUT SHEETS/SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF ROANOKE PLANNING, BUILDING, AND DEVELOPMENT DEPARTMENT FOR REVIEW & APPROVAL PRIOR TO INSTALLATION.

MADISON HEALTH CARE CENTER, L.C.
D.B. 1775, PG. 486
T.M. #5460101

N/F ROANOKE SENIOR LIVING PROPERTY, LLC.
INST. #070008704
T.M. #5460130

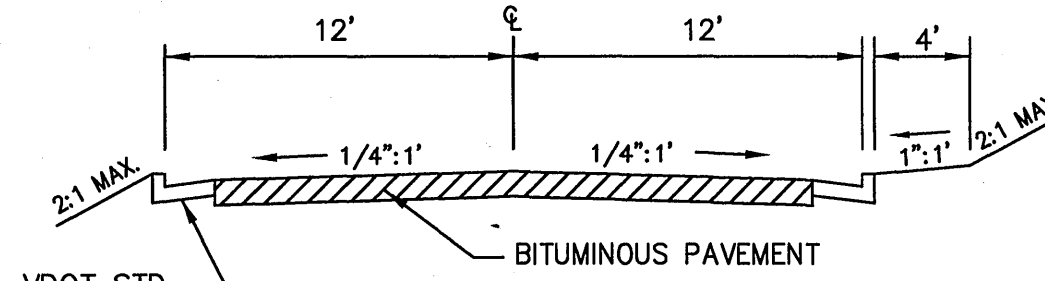
N/F CORNELL L. BOWLING
INST. #070017326
T.M. #5470122

CURVE #	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	540.73'	2784.79'	271.22'	N40°27'48"W	539.88'	11°07'31"

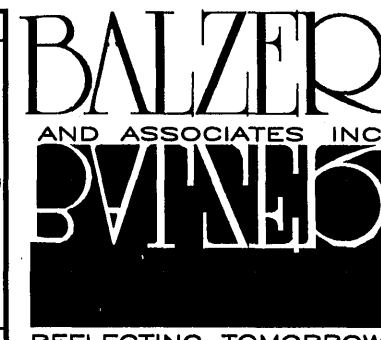
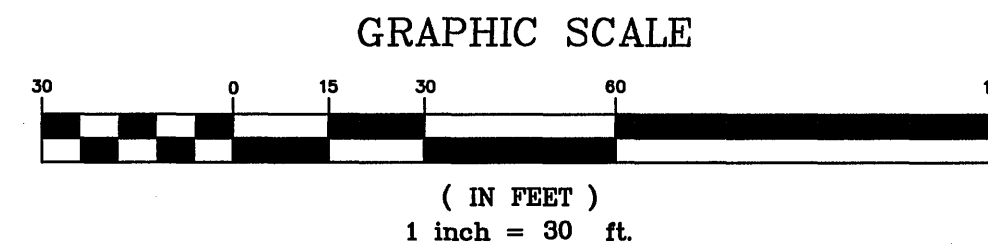
LINE	BEARING	LENGTH
L1	N85°43'10"E	42.48'
L2	S89°42'24"E	50.16'
L3 TOTAL	S85°44'56"E	145.22'

UTILITY NOTES:

- G.C. SHALL COORDINATE THE EXACT SANITARY SEWER AND DOMESTIC WATER LATERAL BUILDING TIE IN LOCATIONS WITH THE ARCHITECTURAL PLANS.
- ALL UTILITY SERVICE LATERALS OR LINES, INCLUDING ELECTRIC, SHALL BE INSTALLED UNDERGROUND. WATER & SEWER CONNECTIONS SHALL CONFORM TO WWA UTILITY STANDARDS AND INTERNATIONAL BUILDING CODE.
- THE G.C. SHALL COORDINATE TEMPORARY POWER FOR THE PROPOSED BUILDING.
- MIN. SEWERABLE FFE ELEVATION OF THE PROPOSED BUILDING IS 1220.0, PROPOSED BUILDING FINISHED FLOOR ELEVATION IS 1223.0
- THE G.C. IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL CONDUIT ASSOCIATED WITH REQUIRED UTILITIES FOR THE PROPOSED BUILDING AND ANY NECESSARY UTILITIES ON-SITE SUCH AS LIGHTING, ELECTRICAL, ETC.
- THE BUILDING WILL NOT HAVE SPRINKLER SERVICE. SEE ARCH/MEP DRAWINGS FOR ADDITIONAL DETAILS.
- GREASE TRAP TO BE PROVIDED FOR THE RESTAURANT, WWA SHALL APPROVE THE GREASE TRAP AS PART OF THE SITE PLAN SUBMITTAL PROCESS AND FOG APPLICATION. THE WWA SHALL INSPECT THE GREASE TRAP DURING INSTALLATION. SEE GREASE TRAP DETAIL ON SHEET C-17.
- DUE TO THE HIGH WATER PRESSURE, THE WESTERN VIRGINIA WATER AUTHORITY WILL REQUIRE A PRESSURE REGULATING VALVE AND A PRESSURE RELIEF VALVE BETWEEN THE MAIN AND WATER METER TO REDUCE THE SERVICE PRESSURE TO 60 PSI. THE DEVELOPER IS RESPONSIBLE FOR INCLUDING THE PRESSURE REDUCING VALVES AHEAD OF THE METER IN ACCORDANCE WITH THE AUTHORITY'S STANDARDS. THE WWA SHALL MAINTAIN THE PRESSURE REDUCING VALVE DUE TO THE HIGH WATER PRESSURE.



TYPICAL SECTION (ENTRANCE ROAD FROM ROUTE 789)
NO SCALE



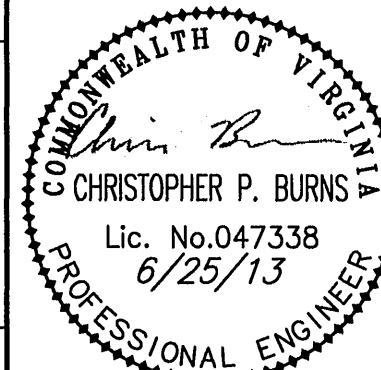
www.balzer.cc

New River Valley
Richmond
Roanoke
Shenandoah Valley

RESIDENTIAL LAND DEVELOPMENT ENGINEERING
SITE DEVELOPMENT ENGINEERING
LAND USE PLANNING & ZONING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ARCHITECTURE
STRUCTURAL ENGINEERING
TRANSPORTATION ENGINEERING
ENVIRONMENTAL & SOIL SCIENCE
WETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.

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



BOJANGLES ROUTE 220

LAYOUT & UTILITY PLAN

CITY OF ROANOKE, VIRGINIA

DRAWN BY BTC
DESIGNED BY BTC
CHECKED BY SMH
DATE 5-12-10
SCALE 1"=30'

REVISIONS:
7-21-10
8-26-10
5-15-13
6-4-13
6-25-13

SHEET NO.

C-03

JOB NO. R1000014.00