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 THE 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 FIELD SURVEY PERFORMED BY BALZER AND ASSOCIATES, INC., DATED 2012 AND CITY OF ROANOKE AERIAL MAPPING, DATED APRIL, 1996.

BROOKS AVE. SUBDIVISION

1367 CRAIG-ROBERTSON ROAD S.E. ROANOKE, VIRGINIA

SHEET INDEX

C-01	COVER
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LEGEND

CONCRE	TE PAVEMENT REPLACEME	NT PAVERS	CG-6 (WE
ASPHAL	T PAVING 600000 GRAVEL / RIPRAP	wetlan	ND AREA CG-6 (DE
	ADJOINER PROPERTY LINE	Τ	PROP. TELEPHONE LINE
	SITE PROPERTY LINE	G	PROP. GAS LINE
	CENTERLINE OF ROADS	P	PROP. UNDERGROUND POWER
ОНИ	EXIST. OVERHEAD CABLES	8"W	PROP. WATERLINE
= = = 8" $w/= = = =$	EXIST. WATER LINE	8"SS	PROP. SANITARY SEWER LINE
===8"ss====	EXIST. SANITARY SEWER		PROP. STORM SEWER LINE
= = 18"rcp = =	EXIST. STORM SEWER		PROP. TREELINE
~~~~	EXIST. TREELINE	5 <u>^</u>	BENCHMARK
	EXIST. EDGE OF PAVEMENT	TC=351.95	
_V _V _V	WETLAND BOUNDARY	BC=351.45	PROP. TOP & BOTTOM OF CURB
<i>348.55</i> ×	EXIST. SPOT ELEVATION	348	PROP. CONTOURS
— — —	EXIST. INTERMEDIATE CONTOURS	<b>©</b>	TYPICAL YARD HYDRANT
——— <i>345</i> — —	EXIST. INDEX CONTOURS	<b>+</b>	PROP. FIRE HYDRANT
$\circlearrowleft$	EXIST. POWER POLE	<b>&gt;</b>	PROP. SIAMESE CONNECTION
t	EXIST. TELEPHONE	×	PROP. YARD LIGHT
Ø	EXIST. LIGHT POLE	•	PROP. GATE VALVE
	EXIST. FEATURES TO BE REMOVED	— x — x —	PROP. FENCE
x x	EXIST. FENCE	-	FLOW ARROW
EX.	EXIST. FENCE	PROP.	PROPOSED
	EXIST. RIGHT OF WAY TO BE DEDICATED		

### **ABBREVIATIONS**

AHFH	ARROW HEAD TOP OF	EW	ENDWALL	SAN	SANITARY
	FIRE HYDRANT	EXIST	EXISTING	SBL	SOUTH BOUND LANE
APPROX	APPROXIMATE	FDN	FOUNDATION	SD	STORM DRAIN
ASPH	ASPHALT	FF	FINISHED FLOOR	SECT	SECTION
BC	BOTTOM OF CURB	FG	FINISH GRADE	SE	SLOPE EASEMENT
BIT	BITUMINOUS	HOA	HOMEOWNERS ASSOCIATION	SS	SANITARY SEWER
BLDG	BUILDING	HPT	HIGH POINT	SSE	SANITARY SEWER EASE
BLK	BLOCK	INTX	INTERSECTION	STA	STATION
ВМ	BENCHMARK	INV	INVERT	STD	STANDARD
BW	BOTTOM OF WALL	IP	IRON PIN	ST0	STORAGE
CB	CINDER BLOCK	LT	LEFT	SYS	SIDE YARD SETBACK
C&G	CURB & GUTTER	MH	MANHOLE ·	TBM	TEMPORARY BENCHMA
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	TBR	TO BE REMOVED
CONC	CONCRETE	MBL	MINIMUM BUILDING LINE	TC	TOP OF CURB
COR	CORNER	MON	MONUMENT	TEL	TELEPHONE
DBL	DOUBLE	NŖL	NORTH BOUND LANE	TRANS	TRANSFORMER
DEFL	DEFLECTION	PROP	PROPOSED	TW	TOP OF WALL
DI	DROP INLET	PUE	PUBLIC UTILITY EASEMENT	TYP	TYPICAL
DIA	DIAMETER	PVMT	PAVEMENT	VDOT	VIRGINIA DEPARTMENT
DE	DRAINAGE EASEMENT	R	RADIUS		TRANSPORTATION
ELEC	ELECTRIC	RT	RIGHT	VERT	VERTICAL
ELEV	ELEVATION	R.O.W.	RIGHT OF WAY	WBL	WEST BOUND LANE
ENTR	ENTRANCE	REQD	REQUIRED	WVWA	WESTERN VIRGINIA
EP	EDGE OF PAVEMENT	RR	RAILROAD		WATER AUTHORITY
		RYS	REAR YARD SETBACK	YD	YARD

# WESTERN VIRGINIA WATER AUTHORITY 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.

AVAILABILITY No.: 12-108

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

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.

COMMERCIAL SANITARY SEWER LATERAL SHALL BE MINIMUM 6" PIPE INSTALLED AT SLOPES AS SHOWN ON THE PLAN.

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

### SITE INFORMATION

SITE ADDRESS: 1367 CRAIG-ROBERTSON ROAD S.E. ROANOKE, VIRGINIA 24014 OWNER/DEVELOPER: F W WEBB PROPERTIES LLC P.O. BOX 8368 ROANOKE, VA 24014 CONTACT: MR. FARREN WEBB AGENT: BALZER AND ASSOCIATES, INC. 1208 CORPORATE CIRCLE ROANOKE, VIRGINIA 24018 Phone: (540) 772-9580 Contact: BEN CREW SINGLE FAMILY RESIDENTIAL **ZONING:** R-7 - RESIDENTIAL TAX PARCEL NO. 4370423 RECEIVED 0.5124 ACRES SITE AREA: JUN 0 4 2012 **DISTURBED AREA:** 0.46 ACRES WATER: PUBLIC SEWER: PUBLIC MINIMUM LOT AREA: 7,000 S.F. MINIMUM LOT FRONTAGE: MINIMUM PARKING REQUIRED: NONE

MAX. FLOOR AREA RATIO ALLOWED/PROVIDED: IMPERVIOUS SURFACE RATIO ALLOWED/PROVIDED:

**MAXIMUM PARKING:** 

**SETBACKS:** 

MAXIMUM BUILDING HEIGHT ALLOWED/PROPOSED: TREE CANOPY COVERAGE:

CURB/GUTTER/SIDEWALK/STREET TREE EXCEPTION: COMPREHENSIVE SITE PLAN NUMBER:

FEMA MAP #: 51161C0256G DATED 9/28/2007

50%/APPROX. 36% (LOT 1) 50%/APPROX. 36% (LOT 2) 50%/APPROX. 42% (LOT 3) 35'/APPROX. 18'

SEE SHEET CO3

NONE FRONT:

REAR:

1.0/0.15

GRANTED FOR SECTION 31.1-210 (2-17-2012) CP120012

20' MINIMUM / NO MAXIMUM

SITE LOCATED WITHIN ZONE X UNSHADED

### 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 SITES 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

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

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, FIPS 4502 FEET, US SURVEY FEET, DATUM NA 83, IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.

### City of Roaneke Planning Building and Development

### DEVELOPMENT PLAN APPROVED

Any changes to this approved plan must be coordinated with the

Agent to the Planning Commission and revisions approved prior to construction.

CITY OF ROANOKE APPROVAL BLOCK

www.balzer.cc

LAND USE PLANNING & ZONING LANDSCAPE ARCHITECTURE LAND SURVEYING ARCHITECTURE STRUCTURAL ENGINEERING GEOTECHNICAL ENGINEERING

SITE DEVELOPMENT 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

NB

DRAWN BY DESIGNED BY BTC

3-21-12

**REVISIONS:** 4-18-12

SHEET NO.