SITE DEVELOPMENT PLANS COURTYARD BY MARRIOTT ORDWAY DRIVE ROANOKE, VIRGINIA

WATER & SEWER NOTES

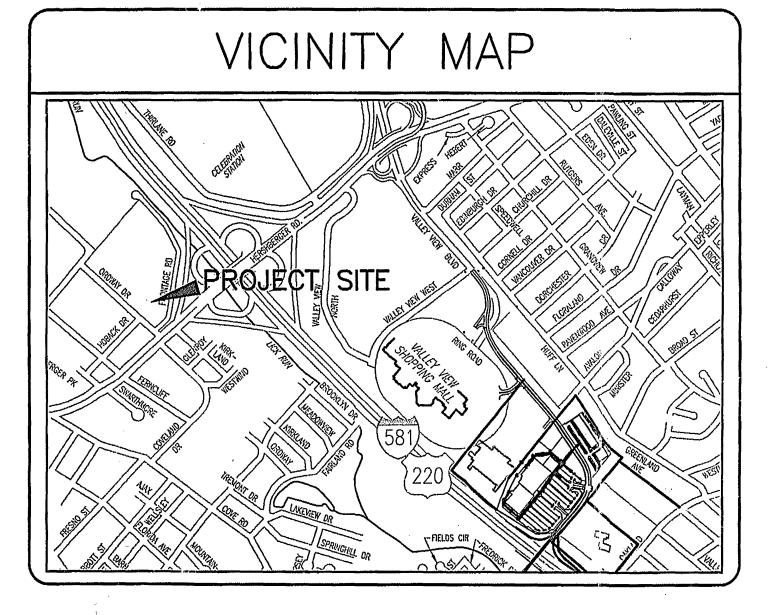
(CITY OF ROANOKE)

SEWER NOTES

- 1. A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.
- 2. CONTRACTORS SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING ALL MANHOLES AFTER PAVING. MANHOLE TOPS SHALL BE ADJUSTED TO GRADE IF NECESSARY.
- 3. ALL EXISTING UTILITIES MAY NOT BE SHOWN, OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS.
- 4. SEWER CONNECTIONS ARE TO BE MADE WITH 4" PIPE INSTALLED ON A MINIMUM GRADE OF 1/4 INCH TO 1 FOOT IN THE RIGHT WAY.
- 5. LATERALS FROM MANHOLES SHALL BE P.V.C. OR DUCTILE IRON OF SUFFICIENT LENGTH TO PROVIDE TWO (2) FEET OF BEARING ON NATURAL GROUND.
- 6. ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO CITY OF ROANOKE STANDARDS.
- 7. LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.
- 8. SEWER MAIN SHALL BE SDR-35 POLYVINYL CHLORIDE PIPE OR CITY OF ROANOKE APPROVED EQUAL.

WATER NOTES

- 1. A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING VALVE VAULTS AFTER PAVING AND ADJUSTMENT TO FINAL GRADE IF NECESSARY.
- 3. ALL EXISTING UTILITIES MAY NOT BE SHOWN, OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS.
- 4. ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO CITY OF ROANOKE STANDARDS.
- 5. LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.
- 6. WATER MAIN SHALL BE MINIMUM CLASS 50 DUCTILE IRON IN ACCORDANCE TO AWWA C151 OR CITY OR ROANOKE APPROVED EQUAL.



GENERAL NOTES

1. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS.

WASTE GENERATION:

WASTE WATER:

OWNER/DEVELOPER:

3600 PACIFIC AVENUE

FAX: (757) 428-6885

CONTACT: MR. TOM LYONS

MATTERN & CRAIG, INC.

701 FIRST STREET, S.W.

FAX: (540) 345-7691

ROANOKE, VIRGINIA 24016

TELEPHONE: (540) 345-9342

VIRGINIA BEACH, VA 23451 TELEPHONE: (757) 425-5422

P.O. BOX 718

ENGINEER:

WESTWARD INVESTMENT ASSOICATES, LLC

2. NORMAL DOMESTIC WASTE GENERATED BY EMPLOYEES AND CUSTOMERS WILL BE DISCHARGED TO THE LOCAL POTW.

SOLID WASTE:

3. MISCELLANEOUS TRASH AND SOILED PAPER WILL BE PLACED IN AN ENCLOSED DUMPSTER AND DISPOSED OF BY A LOCAL HAULER.

SHEET LIST:

- C-1 COVER SHEET
- C-2 ABBREVIATIONS AND LEGEND SHEET
- C-3 DIMENSION PLAN
- C-4 UTILITY PLAN
- C-5 GRADING AND STORM DRAINAGE PLAN
- -6 EROSION & SEDIMENT CONTROL PLAN
- C-7 SANITARY SEWER PROFILES
- -8 STORM DRAIN PROFILES
- C-9 ENLARGED COURTYARD PLAN
- C-10 CONSTRUCTION DETAILS
- C-11 CONSTRUCITON DETAILS
- C-12 EROSION & SEDIMENT CONTROL DETAILS
- L-1 LANDSCAPING PLAN

CITY CONSTRUCTION NOTES

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.

CONSTRUCTION PROCEDURE REQUIREMENTS

- 1. <u>CITY INSPECTIONS</u> TO INSURE THE COORDINATION OF TIMELY AND PROPER INSPECTIONS, A PRE—CONSTRUCTION CONFERENCE SHALL BE INITIATED BY THE CONTRACTOR WITH THE CITY BUILDING INSPECTIONS DEPARTMENT. CALL (540) 853—1129 TO ARRANGE A CONFERENCE AT LEAST THREE (3) DAYS PRIOR TO ANTICIPATED CONSTRUCTION.
- 2. <u>STREET OPENING PERMIT</u> PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION OR CONSTRUCTION WITHIN THE PUBLIC RIGHT—OF—WAY (STREETS, ALLEYS, PUBLIC EASEMENTS), A STREET OPENING PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.
- 3. <u>PLANS AND PERMITS</u> A COPY OF THE PLANS APPROVED BY THE CITY (SIGNED BY THE PROPER CITY OFFICIALS)
 AND ALL PERMITS ISSUED BY THE CITY SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES OF ONGOING CONSTRUCTION.
- 4. <u>LOCATION OF UTILITIES</u> THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
- 5. <u>CONSTRUCTION ENTRANCE</u> THE CONTRACTOR SHALL INSTALL AN ADEQUATE CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION RELATED EGRESS FROM THE SITE. SIZE AND COMPOSITION OF CONTRUCTION ENTRANCE SHALL BE DETERMINED BY THE CITY SITE PLAN INSPECTOR.
- 6. <u>STREETS TO REMAIN CLEAN</u> 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.
- 7. <u>BARRICADES/DITCHES</u> 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.
- 8. <u>SEWER AND PAVEMENT REPLACEMENT</u> CONSTRUCTION PF SANITARY SEWERS AND THE REPLACEMENT OF PAVEMENT SHALL BE INA ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATION OF THE CITY OF ROANOKE.
- 9. <u>APPROVED PLANS/CONSTRUCTION CHANGES</u> ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO SAID CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.
- 10. <u>FINAL ACCEPTANCE/CITY</u> THE DEVELOPER OR CONTRACTOR SHALL FURNISH THE CITY OF ROANOKE'S ENGINEERING DEPARTMENT WITH A FINAL CORRECT SET OF AS—BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

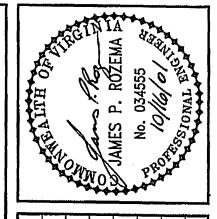
APPROVED

Agent, Planning Commission

CITY ENGINEER

Development Engineer

Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior



10/16/01

ORS

ORS

S.W.

Designed By: JPR

O16

342

Checked By: WTA

10/16/01

SULTING ENGINEERS • SURVEYORS

701 FIRST STREET, S.W.
ROANOKE, VIRGINIA 24016
(540) 345–9342
FAX (540) 345–7691



DEVELOPMENT PLANS
JRTYARD BY MARRIOTT

301 OEWAY DR. MW.

OVER SHEET

Vertical Scale: N/A

Horizontal Scale: N/A

1906

Sheet No.: THUHS