

NOTICE:

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. CITY INSPECTIONS: TO ENSURE THE COORDINATION OF TIMELY AND PROPER INSPECTIONS, A PRECONSTRUCTION CONFERENCE SHALL BE INITIATED BY THE CONTRACTOR WITH THE CITY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. CALL 540/981-2250 TO ARRANGE A CONFERENCE AT LEAST THREE (3) DAYS PRIOR TO ANTICIPATED CONSTRUCTION.
2. STREET OPENING PERMIT: PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATIONS, 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. PLANS AND PERMITS: 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. LOCATION OF UTILITIES: THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
5. CONSTRUCTION ENTRANCE: THE CONTRACTOR SHALL INSTALL AN ADEQUATE CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION-RELATED EGRESS FROM THE SITE. SIZE AND COMPOSITION OF CONSTRUCTION ENTRANCE SHALL BE DETERMINED BY THE CITY SITE PLAN INSPECTOR.
6. STREETS TO REMAIN CLEAN: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE 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. 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 PLACE.
8. 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.
9. APPROVED PLANS/CONSTRUCTION CHANGES: ANY CHANGE OF VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO SAID CHANGES OR VARIATIONS IN CONSTRUCTION BEING MADE.
10. FINAL ACCEPTANCE/CITY: THE DEVELOPER OR CONTRACTOR SHALL FURNISH THE CITY OF ROANOKE ENGINEERING DEPARTMENT WITH A FINAL CORRECT SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

WATER NOTES

1. IN AREAS OF WATERLINE CONSTRUCTION, GRADES SHALL BE WITHIN SIX (6) INCHES OF FINISHED SUBGRADE PRIOR TO THE COMMENCEMENT OF THIS WORK.
2. ALL CONNECTIONS TO EXISTING WATER MAINS SHALL BE MADE BY THE CITY OF ROANOKE.
3. WATER PIPE SHALL BE DUCTILE IRON WITH PUSH-ON JOINTS. DUCTILE IRON PIPE SHALL CONFORM TO AWWA C-151/ANSI 21/51 AND FITTINGS SHALL CONFORM TO AWWA C-110/ANSI 21.10. THE PIPE AND FITTINGS SHALL BE BITUMINOUS COATED AND CEMENT LINED IN ACCORDANCE WITH AWWA C-104/ANSI 21.40. THE PIPE THICKNESS SHALL CONFORM TO AWWA C-150/ANSI 21/50 AND SHALL BE CLASS 50, AS A MINIMUM, UNLESS SPECIFIED OR INDICATED OTHERWISE.
4. MINIMUM CLEAR COVER OVER ALL WATER PIPE SHALL BE THREE (3) FEET.
5. INSTALL ALL WATER SERVICE CONNECTIONS AND METER BOXES.

SEWER NOTES

1. PIPE AND FITTINGS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 AND SHALL CONFORM TO ASTM D-3034. BEDDING SHALL BE CLASS "B" MINIMUM.
2. CONNECT PIPE TO MANHOLES THROUGH PRECAST OPENINGS AND JOIN WITH EITHER A FLEXIBLE BOOT ADAPTER OR A PIPE SEAL GASKET.
3. MAKE RESIDENTIAL SERVICE CONNECTIONS WITH A FOUR (4) INCH PIPE THROUGH A WYE OR TEE-WYE BRANCH FITTING AND SHALL BE INSTALLED ON A MINIMUM GRADE OF ONE-QUARTER (1/4) INCH PER ONE (1) FOOT FROM THE SEWER PIPE OR MANHOLE TO THE PROPERTY OR EASEMENT LINE WHERE A CLEANOUT SHALL BE PLACED AND THE SERVICE LATERAL PLUGGED/CAPPED UNTIL EXTENSION.
4. FIELD MARK FUTURE SERVICE CONNECTIONS BY A TREATED, SOLID WOODEN (2"x4") MARKER THREE (3) FEET LONG SET VERTICALLY PLUMB WITH THE END OF THE CAPPED EXTENSION. PAINT THE TOPS OF THE MARKERS YELLOW AND SET FLUSH WITH THE FINISH GRADE. SHOW THE LOCATION AND INVERT DEPTH OF THE SERVICE CONNECTION ON THE AS-BUILT PLANS.

DEVELOPER: HCMF CORPORATION
ATTN: MR. DAVID BRANCH

ADDRESS: 2965 COLONNADE DRIVE, SUITE 200
ROANOKE, VA 24018-3541

OWNER: BLAND A. PAINTER III

ADDRESS: PO BOX 275
TROUTVILLE, VA 24175

TAX NUMBER(S): PORTION OF 7100704
TRACT SIZE: 0.796 ACRES 7100714

PRESENT ZONING: C2

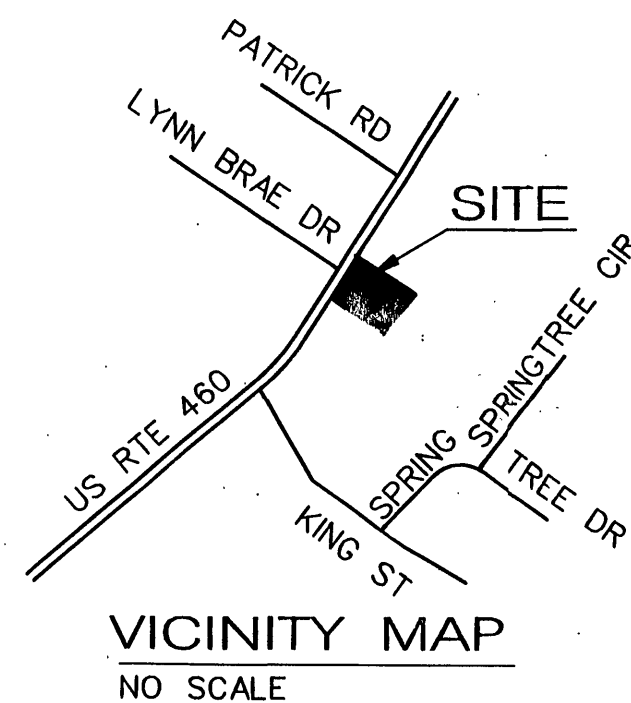
PRESENT USE: VACANT OUT PARCEL

PROPOSED USE: RESTAURANT

SANITARY SEWER: CITY OF ROANOKE

WATER: CITY OF ROANOKE

STORM DRAINAGE: CITY OF ROANOKE



DENNY'S RESTAURANT

3429
8425 ORANGE AVENUE, N.E.
ROANOKE, VIRGINIA

CITY ENGINEER, CITY OF ROANOKE DATE

AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

(2) CONTRACTOR COMMENTS
(1) REV. PER CITY COMMENTS

SURVEY NOTES

HORIZONTAL CONTROL WAS PERFORMED BY
BALZER AND ASSOCIATES, INC. DATED JULY 1996

VERTICAL CONTROL AND TOPOGRAPHIC MAPPING WERE PERFORMED BY
BALZER AND ASSOCIATES, INC. DATED JULY 1996

ALL ELEVATIONS ARE REFERENCED TO THE NATIONAL GEODETIC
VERTICAL DATUM OF 1929.

BENCHMARK: FINISHED FLOOR OF THE EXISTING KROGER BUILDING.
ELEVATION = 1006.00

LEGEND

BOUNDARY

PROPERTY LINE
DEED LINE
RIGHT-OF-WAY
CENTERLINE
MIN. BLDG. LINE
EASEMENT
FOUND IRON PIN
SET IRON PIN

UTILITY

EXIST. STORM SEWER
NEW STORM SEWER
EXIST. SANITARY SEWER
NEW SANITARY SEWER
EXIST. WATERLINE
NEW WATERLINE
OVERHEAD ELECTRIC
OVERHEAD TELEPHONE
BURIED ELECTRIC
GAS LINE

TOPOGRAPHY & ESC

EXIST. CONTOUR
NEW CONTOUR
ESC DETAIL SYMBOL
GRASS DITCH
MESH LINED DITCH
PAVED DITCH
DRAINAGE DIVIDE

MISCELLANEOUS

TREELINE
LIMITS OF CLEARING
EXIST. CURB & GUTTER
NEW CURB & GUTTER
EXIST. CURB
NEW CURB
EXIST. STRUCTURES
NEW STRUCTURES
EDGE OF PAVEMENT
NEW PAVEMENT
FENCE

DEVELOPMENT PLAN APPROVED	
Agent, Planning Commission	Date 9/23/96
Development Engineer	9/23/96
Zoning Administrator	9/23/96
Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.	
SEP 29 1996	

C1 COVER SHEET
C2 NOTES AND DETAILS
C3 SITE DIMENSIONAL AND UTILITY PLAN
C4 GRADING, EROSION CONTROL AND LANDSCAPE PLAN
C5 EROSION CONTROL DETAILS



PLANNERS ARCHITECTS
ENGINEERS SURVEYORS

1208 Corporate Circle
Roanoke, Virginia 24018
Phone: 540/772-9580
FAX: 540/772-8050

501 Branchway Road
Suite 100
Richmond, Virginia 23238
Phone: 804/794-0571
FAX: 804/794-2635

11038 Lakeridge Road
Suite 1
Ashland, Virginia 23005
Phone: 804/550-2888
FAX: 804/550-2057

COVER SHEET
DENNY'S RESTAURANT
ROANOKE, VIRGINIA
3429 Orange Ave NE
TH 1100TH

DRAWN BY DRB
DESIGNED BY PLM
CHECKED BY PLM
DATE JULY 25, 1996

REVISIONS
(1) AUGUST 23, 1996
(2) SEPT. 13, 1996

Prop. 53 main V.L.B.
Critt w.

SCALE AS NOTED
SHEET NO.

CI
OF 5

JOB NO. R96121

C96-049
#11,000 Bond