

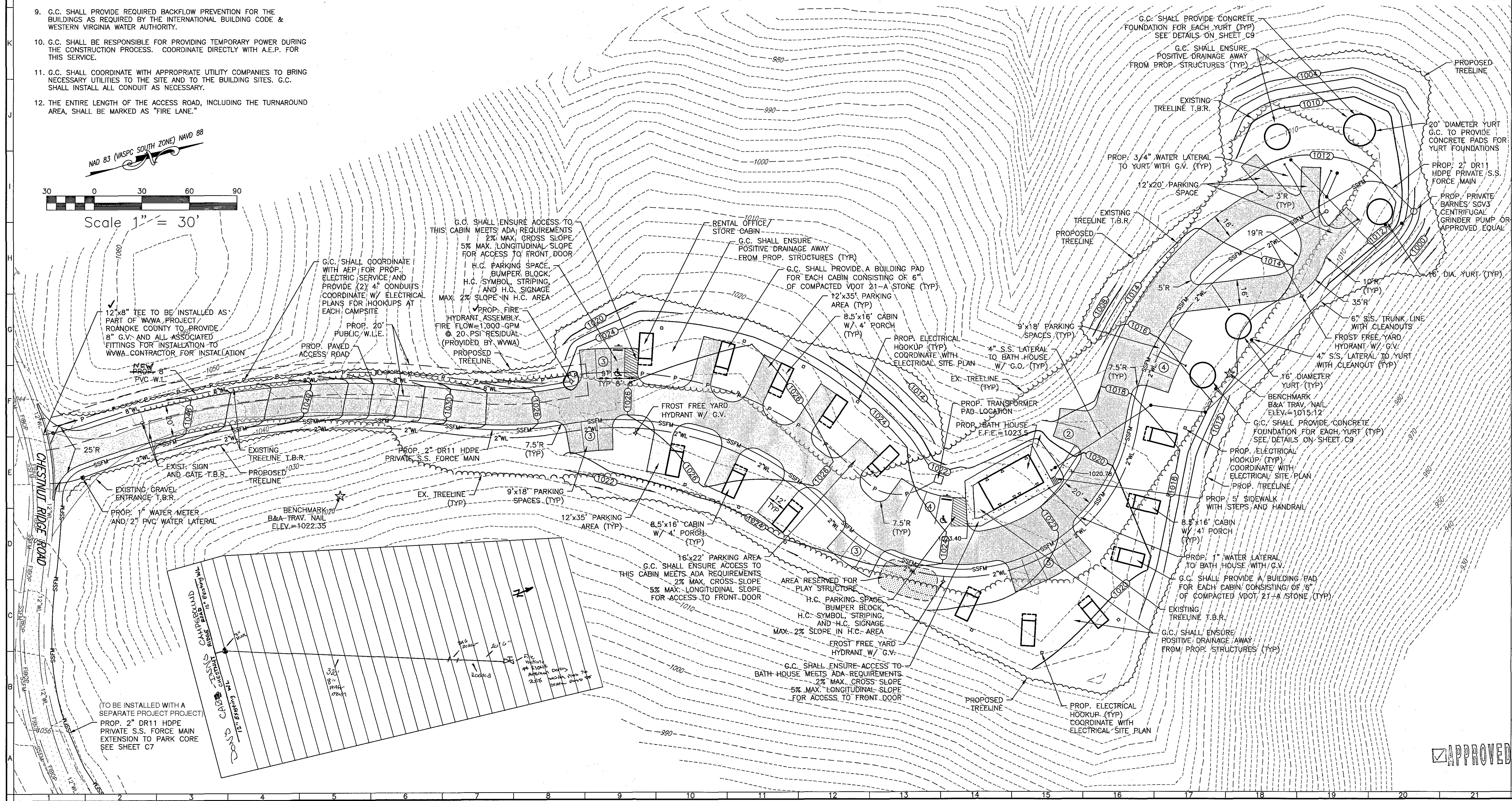
1. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROCKNOKE COUNTY & WVVA.
2. ALL BUILDING DIMENSIONS AND UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.
3. G.C. SHALL OBTAIN ALL NECESSARY BUILDING PERMITS PRIOR TO BUILDING CONSTRUCTION.
4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
5. EXISTING PAVEMENT TO BE SAWCUT AT LEAST 1' FROM THE EX. EP OR THE DISTANCE REQUIRED TO REACH THE FULL DEPTH OF PAVEMENT.
6. A SIGN PERMIT MUST BE OBTAINED FOR ANY PROPOSED SIGNAGE FROM ROCKNOKE COUNTY PRIOR TO THE INSTALLATION OF ANY SIGNAGE ONSITE.
7. ANY EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, LOCATED, AND ARRANGED SO AS NOT TO DIRECT GLARE ON ADJOINING STREETS OR RESIDENTIAL PROPERTIES. THE LIGHTING INTENSITY AT ADJOINING RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES. A PHOTOMETRIC PLAN SHALL BE SUBMITTED TO ROCKNOKE COUNTY FOR REVIEW AND APPROVAL BY THE LIGHTING CONTRACTOR AS REQUIRED FOR ANY PROPOSED EXTERIOR SITE LIGHTING.
8. ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS), OUTDOOR STORAGE, AND ROOFTOP OR GROUND LEVEL MECHANICAL EQUIPMENT IN ALL ZONING DISTRICTS SHALL BE SCREENED FROM SURROUNDING VIEW. IN ADDITION, PROPOSED GROUND LEVEL AND ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED OR LANDSCAPED FROM VIEW.
9. G.C. SHALL PROVIDE REQUIRED BACKFLOW PREVENTION FOR THE BUILDINGS AS REQUIRED BY THE INTERNATIONAL BUILDING CODE & WESTERN VIRGINIA WATER AUTHORITY.
10. G.C. SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY POWER DURING THE CONSTRUCTION PROCESS. COORDINATE DIRECTLY WITH A.E.P. FOR THIS SERVICE.
11. G.C. SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES TO BRING NECESSARY UTILITIES TO THE SITE AND TO THE BUILDING SITES. G.C. SHALL INSTALL ALL CONDUIT AS NECESSARY.
12. THE ENTIRE LENGTH OF THE ACCESS ROAD, INCLUDING THE TURNAROUND AREA, SHALL BE MARKED AS "FIRE LANE."

GENERAL NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST WVWA DESIGN AND CONSTRUCTION STANDARDS.
2. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE WESTERN VIRGINIA WATER AUTHORITY IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION. PLEASE CONTACT MARK SINK AT (540) 537-3460.
3. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY.
4. FIELD CORRECTIONS SHALL BE APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY PRIOR TO SUCH CONSTRUCTION.
5. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" CLEARANCE VERTICALLY AND 2' MINIMUM HORIZONTALLY FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT ALL WATER, SANITARY SEWER CROSSINGS OF ANY OTHER UTILITIES. WHERE THIS CANNOT BE ACHIEVED, ADDITIONAL MEASURES IN ACCORDANCE WITH WVWA STANDARDS SHALL BE ENFORCED.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL EXISTING UTILITIES LOCATED AND POTHOLED TO VERIFY LOCATIONS. THIS PLAN REVIEW DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.

1. G.C. SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL PROPOSED STRUCTURES.
2. SWALES SHALL BE PROVIDED BETWEEN THE PROPOSED CAMPSITES AND FLOW SHALL BE TRANSITIONED BACK TO A SHEET FLOW CONDITION BEFORE LEAVING THE DISTURBED AREA.
3. ALL RUNOFF LEAVING THE SITE SHALL BE TRANSITIONED BACK TO A SHEET FLOW CONDITION BEFORE LEAVING THE DISTURBED AREA.
4. G.C. SHALL ENSURE THAT ADA SLOPES ARE MET IN PARKING AREAS AND ALONG ACCESS ROUTES FOR THE OFFICE CABIN, ADA CABIN, AND BATH HOUSE BUILDING.

OWNER:	VIRGINIA RECREATIONAL FACILITIES AUTHORITY C/O BRIAN CARTER - FINANCE P.O. BOX 29800 ROANOKE, VA 24018
DEVELOPER:	ROANOKE COUNTY PARKS, RECREATION, & TOURISM 1208 KESSLER MILL ROAD SALEM, VA 24153
TAX MAP NUMBER:	080.00-05-24.00-0000
SITE AREA:	APPROX. 431 ACRES
ZONING:	EP - EXPLORE PARK DISTRICT



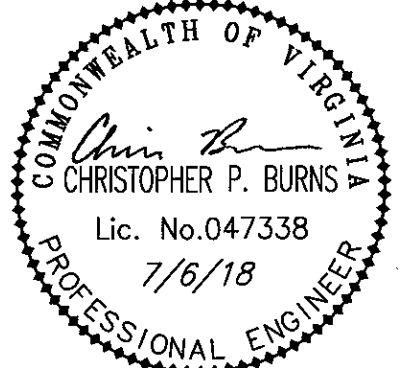
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Balzer and Associates, Inc.

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



DON'S CAB-INNS CAMPGROUND
 EXPLORE PARK
 LAYOUT, UTILITY, & GRADING PLAN
 VINTON DISTRICT
 ROANOKE COUNTY, VIRGINIA

DRAWN BY EJP
DESIGNED BY CPB
CHECKED BY CPB
DATE 3/26/2018
SCALE 1"=30'
REVISIONS:
5/3/2018
5/10/2018
7/6/2018

SHEET NO.
C2
JOB NO. 04180005.00