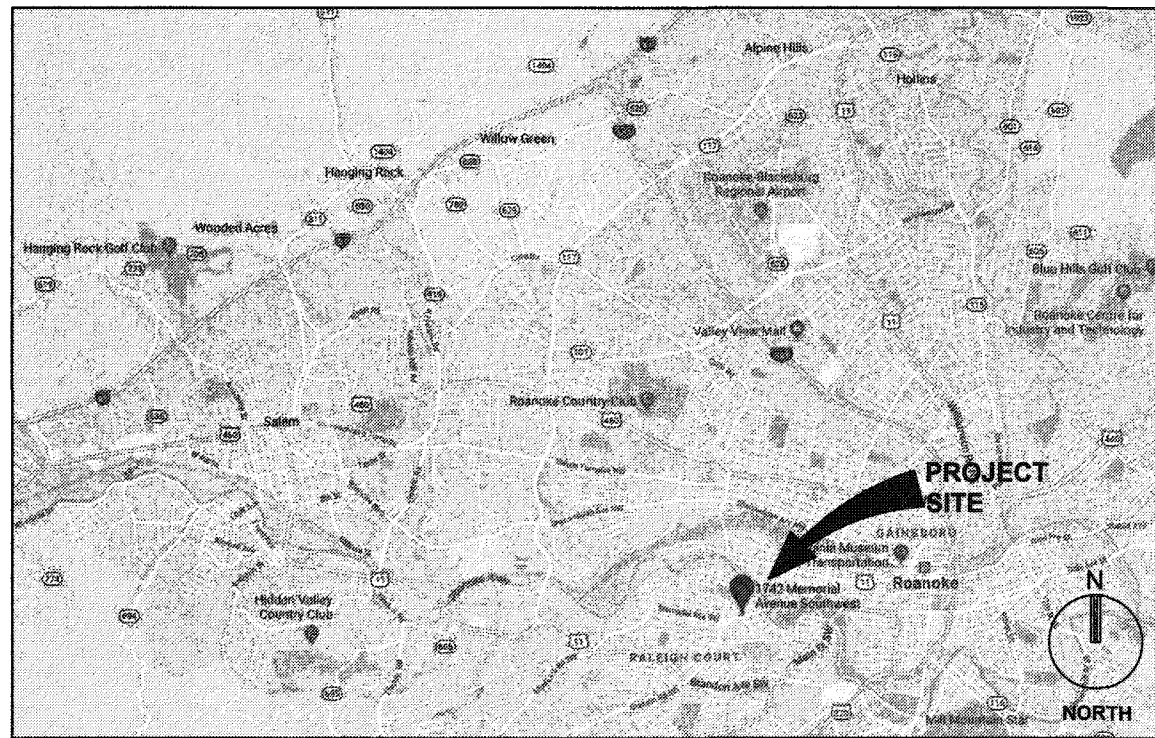


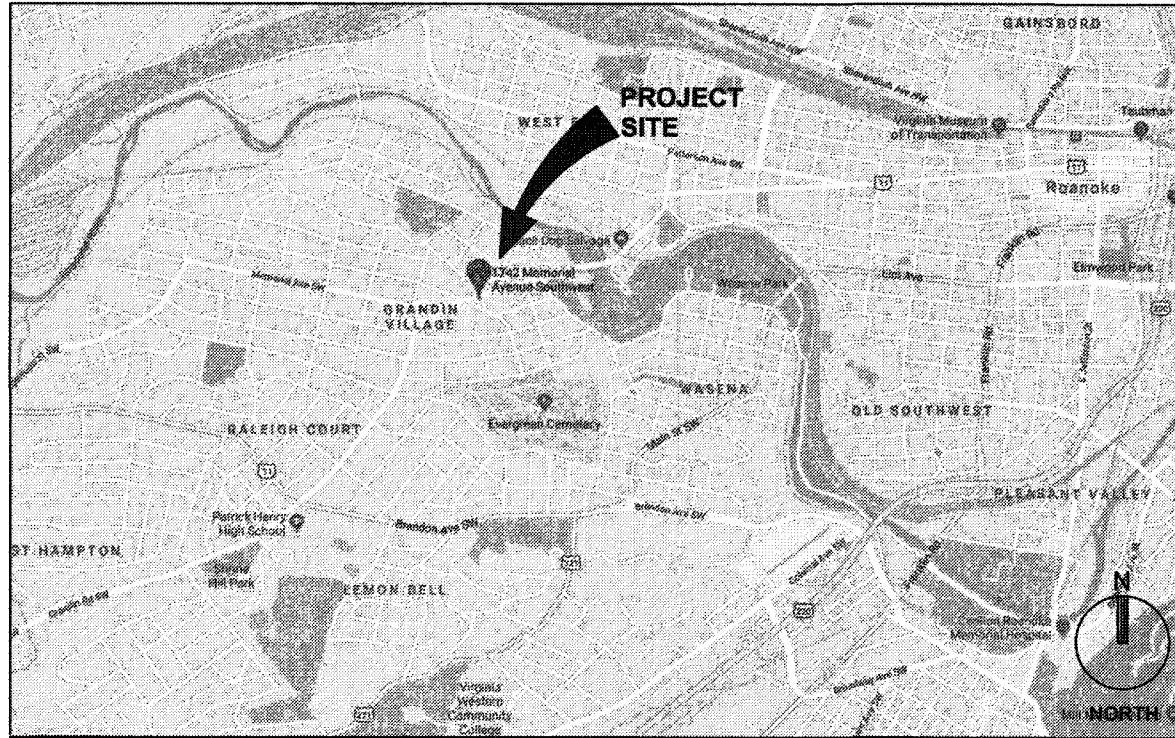
# COMPREHENSIVE DEVELOPMENT PLAN FOR ROANOKE FIRE-EMS STATION #7

1742 MEMORIAL AVENUE SW  
ROANOKE, VA 24015  
TAX PARCEL NO. 1330401  
DATE: FEBRUARY 20, 2019

VICINITY MAP



LOCATION MAP



## City of Roanoke - Construction Procedure Requirements:

1. 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.
2. 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.
3. Plans and Permits - A copy of the plans as 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 location 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 as shown on the plans.
6. 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.
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 and the Western Virginia Water Authority.
9. 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.
10. 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 rain 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.

## WWA WATER AND SEWER NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE WESTERN VIRGINIA WATER AUTHORITY (WWA) AVAILABLE AT WWW.WESTERNVIAWATER.ORG OR BY CONTACTING THE AUTHORITY AT 540-853-5700. THE PROJECT SHALL ALSO COMPLY WITH THE GOVERNING JURISDICTION'S STANDARDS AND OTHER AGENCY STANDARDS (E.G., VDOT, DEQ, DCR, VDH, ETC.) WHERE APPLICABLE.
2. A MINIMUM COVER OF THREE (3) FEET IS REQUIRED ON ALL WWA WATER AND SEWER LINES.
3. ALL EXISTING UTILITIES MAY NOT BE SHOWN IN THEIR EXACT LOCATIONS. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AND SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES IN THE AREAS OF CONSTRUCTION PRIOR TO STARTING WORK.
4. PLEASE SHOW ALL WWA WATER AND SEWER UTILITIES ON ANY DEVELOPMENT PLAN.
5. THE LOCATION OF EXISTING UTILITIES ACROSS OR ALONG THE LINE OF PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL ON HIS OWN INITIATIVE AND AT NO EXTRA COST, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AND POTHOLE AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. ALL DAMAGE INCURRED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. PLAN APPROVAL BY THE WWA DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE OR RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.
7. ALL PRIVATE UTILITY CONSTRUCTION, I.E. PIPING, VALVES, HYDRANTS, METERS AND BOXES, CLEAN OUTS, SANITARY SEWER MANHOLES, BEDDING, ETC. SHALL COMPLY WITH THE CURRENT VIRGINIA UNIFORM STATEWIDE BUILDING CODE (INCLUDING AMENDMENTS).
8. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" CLEARANCE VERTICALLY AND TWO (2) FOOT MINIMUM HORIZONTALLY FROM THE OUTSIDE OF PIPE TO OUTSIDE OF PIPE WITH ALL OTHER UNDERGROUND UTILITIES. WHERE THIS CANNOT BE ACHIEVED, ADDITIONAL MEASURES IN ACCORDANCE WITH WWA STANDARDS SHALL BE ENFORCED.
9. ALL UTILITY GRADE ADJUSTMENTS SHALL BE IN ACCORDANCE WITH WWA STANDARDS AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.
10. FIELD CHANGES SHALL BE SUBMITTED BY THE ENGINEER OF RECORD TO THE LOCALITY AND APPROVED BY THE WWA.

## SHEET LIST

- C0.1 COVERSHEET (CITY OF ROANOKE COMPREHENSIVE DEVELOPMENT)
- C1.1 EXISTING CONDITIONS / SITE SURVEY
- C2.1 SITE DEMOLITION & REMOVAL PLAN
- C3.1 SITE PLAN
- C4.1 UTILITY PLAN
- C4.2 SANITARY SEWER PROFILES & DETAILS
- C4.3 UTILITY DETAILS
- C5.1 GRADING & STORM DRAINAGE PLAN
- C5.2 STORM DRAINAGE PROFILES & DETAILS
- C5.3 STORM DRAINAGE DETAILS
- C6.1 DETAILS & SECTIONS
- C6.2 DETAILS & SECTIONS
- C7.1 EROSION & SEDIMENT CONTROL PLAN - STAGE I
- C7.2 EROSION & SEDIMENT CONTROL PLAN - STAGE II
- C7.3 EROSION & SEDIMENT CONTROL - NARRATIVE
- C7.4 EROSION & SEDIMENT CONTROL - STATEMENT OF COMPLIANCE (MS-19)
- C7.5 EROSION & SEDIMENT CONTROL - DETAILS
- C8.1 LANDSCAPE PLAN

DRAWINGS LISTED BELOW ARE INCLUDED IN THE COMPREHENSIVE DEVELOPMENT PLAN FOR REVIEW/REFERENCE ONLY.

- \* A1.1 FIRST FLOOR PLAN, SITE PLAN, AND ENLARGED PLAN
- \* A5.1 BUILDING ELEVATIONS
- \* A5.2 BUILDING ELEVATIONS
- \* PH1 SITE PHOTOMETRICS PLAN
- \* PH2 PHOTOMETRIC DATA SHEETS
- \* PH3 PHOTOMETRIC DATA SHEETS

Materials - Sewer 10" Diamond SOR 35  
manholes - CSI  
Frame & Cover - Capital Foundry

Water  
hydrant - AVK 2019 TAG # 12930 - 6" DIP class 350 U.S. pipe - AVK 6" Gate Resilient Seat Valve  
Pressure = 68  
18 Turns to Right  
Service - 4" DIP class 350 U.S. pipe  
Vault  
2" Domestic setter with bypass & Extra Valve  
4" FP. Detector Check / storm bypass meter

## APPROVAL BLOCK:

City of Roanoke Planning, Building, & Development	
COMPREHENSIVE 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.	
Agent, Planning Commission	Ian D. Shalvey
Development Engineer	R. A. Richey
Zoning Administrator	Katherine Gray
Date	2019.07.08 08:11:52-0400

CITY PLAN NO.: CP19-0003

C0.1

Contractor: Hubbard Excavating

12/16/20

Brian Whitbeck

AS - Builts Per Plan. No Changes