

# GENERAL SITE NOTES:

- G.C. TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEERING AND CITY OF ROANOKE PLANNING, BUILDING, AND DEVELOPMENT DEPARTMENT. G.C. SHALL OBTAIN A RIGHT OF WAY PERMIT FROM THE CITY OF ROANOKE PRIOR TO ANY WORK WITHIN THE CITY OF ROANOKE R.O.W.
- GENERAL CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
- ANY PAVEMENT TO REMAIN THAT IS DISTURBED OR DESTROYED DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED/REPLACED AS NECESSARY TO PRE-CONSTRUCTION CONDITIONS AT NO COST TO THE OWNER.
- ALL BUILDING DIMENSIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.
- G.C. SHALL PROVIDE A KNOX BOX AT THE MAIN ENTRY DOOR PER CITY OF ROANOKE STANDARDS IN REGARDS TO MOUNTING HEIGHT AND TYPE OF KNOX BOX. CONTACT NICOLE ONEAL AT 540-853-2795 FOR ORDERING INFORMATION. AN ADDITIONAL KNOX BOX SHALL BE PROVIDED AT THE ELEVATOR OF THE BUILDING. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS ON MOUNTING LOCATION, TYPE, ETC.
- G.C. SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY OF ROANOKE PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
- G.C. TO PROVIDE ALL REQUIRED CONDUIT FOR EXTERIOR LIGHTING, ELECTRICAL, TELEPHONE, AND COMMUNICATIONS.
- G.C. SHALL COORDINATE CONCRETE FINISHING AROUND THE PROPOSED DOOR LOCATIONS WITH THE ARCHITECTURAL PLANS.
- DOMESTIC WATERLINE SHALL UTILIZE A PVC WATER PIPE MEETING AWWA M23 AND SOLVENT CEMENT JOINTS.
- THE SITE CONTRACTOR MUST COORDINATE THE TIMING AND INSTALLATION OF ALL UTILITIES AND MAKE ALL NECESSARY SCHEDULE ARRANGEMENTS FOR TEMPORARY OR PERMANENT UTILITIES PER THE PROJECT SCHEDULE.
- ALL ROOFTOP OR GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW PER CITY OF ROANOKE ZONING ORDINANCE.
- G.C. SHALL OBTAIN A SEPARATE SIGN PERMIT FOR ALL ON-SITE AND BUILDING SIGNAGE. IF A FLAGPOLE DISPLAY IS PROPOSED, NOTE THAT ONLY FLAGS TO BE DISPLAYED ARE NATIONAL, STATE, OR OTHER GOVERNMENTAL FLAGS AND INSIGNIAS.
- THE DUMPSTER OR REFUSE CONTAINER STORAGE AREA MUST MEET ALL REQUIREMENTS SETFORTH IN TABLE 647-1 AND ARTICLE 4. SUPPLEMENTAL REGULATION SECTION OF THE ZONING ORDINANCE. THE HEIGHT OF THE DUMPSTER SCREENING MUST BE AT LEAST 12" FROM THE TOP OF THE DUMPSTER AND THE OPACITY OF THE SCREENING A SOLID FENCE MATERIAL. SEE SHEET C05 FOR DUMPSTER DETAILS.
- CONTRACTOR SHALL MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES. STREET CLOSURES ARE NOT ALLOWED UNLESS AUTHORIZED BY THE CITY TRAFFIC ENGINEER.
- G.C. SHALL PROVIDE AND INSTALL (2) 3" PVC SLEEVES IN THE AREA OF THE PROPOSED HANDICAP RAMP FOR FUTURE SIGNAGE. G.C. SHALL COORDINATE DIRECTLY WITH PUBLIC WORK AS TO THE FINAL LOCATION OF THESE SLEEVES TO COORDINATE WITH ANY FUTURE SIGNAGE BY THE CITY OF ROANOKE.
- ALL EXTERIOR LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LIGHTING PLAN AND CUT SHEETS. THE LIGHTING SHALL ALSO BE INSTALLED AND AIMED TO MEET ALL REQUIREMENTS SETFORTH IN SECTION 36.2 DIVISION 2 OUTDOOR LIGHTING.
- STANDARD CITY OF ROANOKE BRICK EDGING SHALL BE PROVIDED ALONG THE SIDEWALK AND HANDI-CAP RAMP AREA. THE BRICK BORDER SHALL MATCH THE EXISTING BRICK COLOR AND INSTALLATION STYLE ALONG ALL PROPOSED IMPROVEMENTS. ANY BRICK EDGING OR CURBING DAMAGED OR DESTROYED DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED.

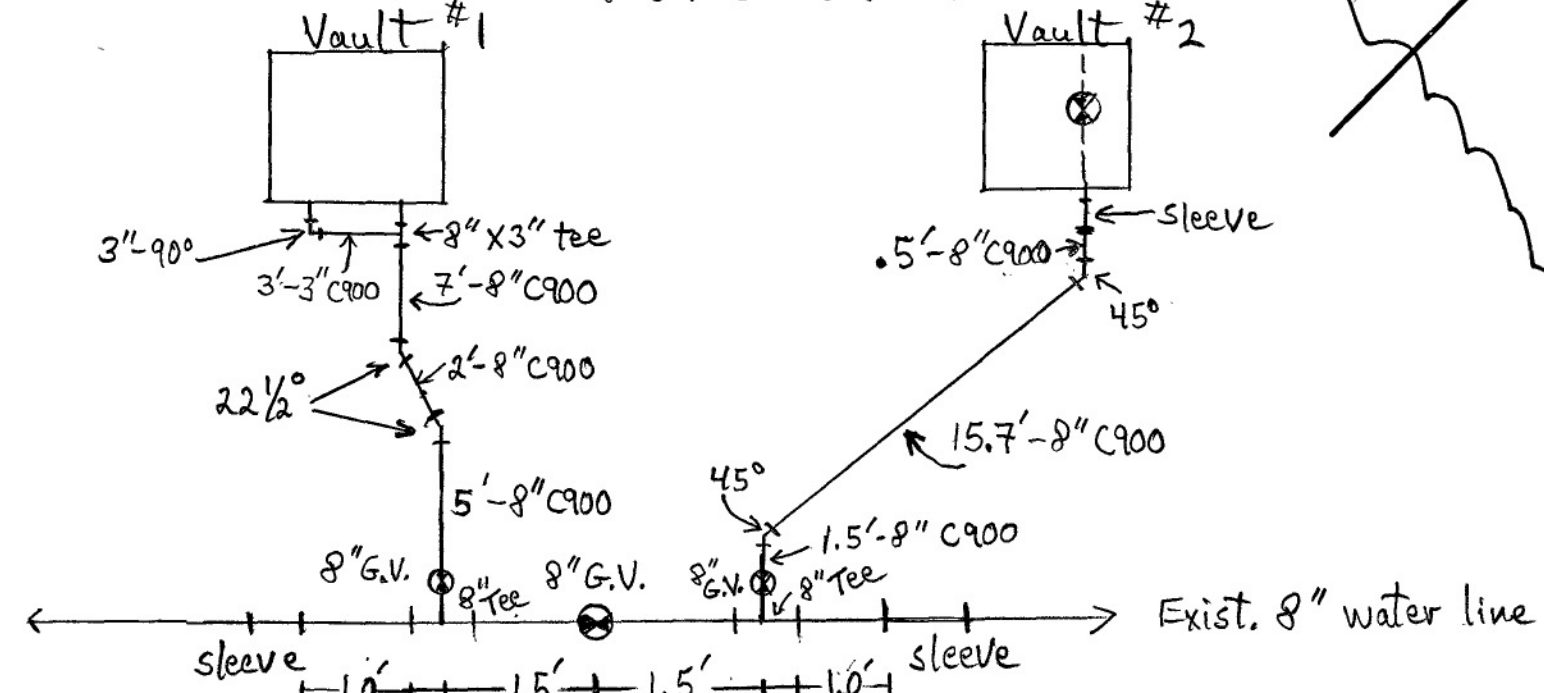
## UTILITY NOTES:

- G.C. SHALL COORDINATE THE EXACT SANITARY SEWER, WATER, AND STORM SEWER BUILDING TIE IN LOCATIONS WITH THE ARCHITECTURAL PLANS.
- ALL UTILITY SERVICE LATERALS OR LINES, INCLUDING ELECTRIC, SHALL BE INSTALLED UNDERGROUND PER SECTION 36.2-610. WATER & SEWER CONNECTIONS SHALL CONFORM TO WWA UTILITY STANDARDS AND INTERNATIONAL BUILDING CODE.
- G.C. SHALL VERIFY THE EXACT DEPTH OF THE EXISTING S.S. LATERAL VERTICAL ELEVATION PRIOR TO ANY BUILDING, SANITARY, OR STORM CONSTRUCTION.

EXIST. STORM STR. SCHEDULE:	EXIST. SANITARY SEWER STR. SCHEDULE:
A - ex. curb inlet a di-3b (8' throat) TOP=922.98 INV. OUT=919.98	EX-1 - SANITARY SEWER MANHOLE TOP=922.12 INV. IN=917.02 (8" LATERAL- as provided by the w.v.w.a) INV. OF MH=915.42 (g.c. to verify exact location prior to any sanitary sewer construction)
B - ex. curb inlet b di-3b (10' throat) TOP=923.07 NOT ACCESSIBLE	
C - ex. curb inlet c di-3b (6' throat) TOP=921.48 INV. OUT=916.66	
D - ex. storm mh d TOP=921.68 NOT ACCESSIBLE	
E - ex. curb inlet e di-3b (10' throat) TOP=921.92 INV=910.42	
F - ex. storm mh f storm mono box TOP=922.96 ELLIPTICAL INV. IN=911.01 ELLIPTICAL INV. OUT=911.01	
G - ex. grate inlet g TOP=920.83 REVISED TOP=921.3 INV. OUT=918.46	
H - ex. storm manhole h TOP=920.11 INV. IN=918.03 INV. OUT=917.93	
I - ex. storm manhole i TOP=919.26 INV. IN=916.86 INV. OUT=916.78	
J - ex. storm manhole j TOP=918.79	
K - ex. trench drain & grate inlet k TOP=925.16 INV. IN=924.84 FROM DRAIN INV. OUT=924.26	
L - ex. storm manhole l TOP=926.47 12" RCP INV. IN=923.54 15" RCP INV. IN=921.28 ELLIPTICAL INV. IN=913.12 ELLIPTICAL INV. OUT=912.97	
M - ex. storm mh m TOP=927.33 15" INV. IN=923.89 FROM GRATE INLET INV. IN=923.13 INV. IN=923.25 15" RCP INV. OUT=923.11	
N - ex. grate inlet n TOP=926.90 INV. OUT=924.34	

As-Built:

Note: There is a 1" service in Vault #1 that is tapped off the 8" line inside. It is 1" Endot HOPE.



GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.

\* WORK IN THE PUBLIC RIGHT OF WAY AREA SHALL \*  
BE PERFORMED PER THE CITY OF ROANOKE  
RIGHT OF WAY EXCAVATION &  
RESTORATION STD'S. G.C. SHALL OBTAIN A R.O.W.  
EXCAVATION PERMIT PRIOR TO ANY WORK WITHIN THE  
PUBLIC RIGHT OF WAY

P.V.M.T. CUT SHALL BE  
PROVIDED FOR THE UTILITY  
CONNECTION. G.C. SHALL  
MILL & REPAVE 10' ON  
EITHER SIDE OF THE UTILITY  
CUT & REPAVE TO MATCH  
THE EXISTING P.V.M.T. SECTION

8" G.V. & 8"x8"x8" TEE TYP.  
PROVIDE VERTICAL BENDS FOR W.L.  
AS NECESSARY TO AVOID CONFLICTS  
WITH OTHER EXISTING UTILITIES IN  
PLACE. (G.C. TO PROVIDE ALL  
REQUIRED IMPROVEMENTS AND SHALL  
MAKE THE ACTUAL CONNECTION TO  
THE MAIN & INSPECTED BY THE  
W.V.W.A.)

See As-Built  
detail elsewhere  
on this sheet.

VDOT STD CG-6 CURB TYP.  
(SAW CUT & PROVIDE ASPHALT  
PATCH PER CITY OF RKE.  
R.O.W. STD'S)

BENCHMARK:  
TOP: 922.76  
ex. f.h.  
id:11930  
static: 93  
residual: 66  
flow: 2,430 at 20psi

ex. f.h.  
id:11697  
static: 92  
residual: 54  
flow: 1,823 at 20psi

MILL & OVERLAY 2" OF SM-9.5A &  
PROVIDE STREET PRINT XD W/COLOR  
SHALL BE COORDINATED WITH THE OWNER  
& CITY OF ROANOKE TRANSPORTATION  
DEPT. (HONG LIU-853-2686) PRIOR TO  
THE IMPROVEMENTS BEING INSTALLED  
(P.V.M.T. TO MATCH EXISTING CURB &  
GUTTER)

20'x5' A.D.A.  
ACCESS AISLE  
(SEE NOTE #3)  
A.D.A. COMPLIANT  
H.C. RAMP  
(SEE DETAILS)

CHURCH AVENUE, S.E. - 55' R/W

MARKET STREET, S.E.  
RW VARIES

VDOT STD CG-6 CURB TYP.  
W/STD CITY BRICK EDGING  
(SAW CUT & PROVIDE ASPHALT  
PATCH PER CITY OF RKE.  
R.O.W. STD'S)

ex. F.D.C.  
F.D.C. CONNECTION  
LOCATION (SEE ARCH.  
PLANS FOR DETAILS)

#1 AREA OF  
IMPROVEMENTS

NOTE: G.C. SHALL ENSURE THAT THE  
BUILDING FOOTING DOES NOT IMPACT  
THE PROPOSED FIRE VAULT PRIOR TO  
ORDERING/CONSTRUCTING THE VAULT

T.M. #4015004  
PARCEL 2C1-A  
M.B. 1, PGS. 3354 & 3355  
CITY OF ROANOKE  
INST. #040000603  
0.7705 ACRES

H.C. RAMP NOTE:  
1. H.C. RAMP SHALL BE FLUSH  
W/PROPOSED ASPHALT OVERLAY  
2. H.C. RAMP SHALL BE 20' LONG & 5  
WIDE TO MEET A.D.A. ACCESS  
REQUIREMENTS  
3. 6" TALL CURB & MIN. 42" HANDRAIL  
TO BE PROVIDED ALONG THE ENTIRE  
LENGTH OF THE 6" CURBLINE ALONG  
THE ACCESS AISLE. COORDINATE  
HANDRAIL DETAILS W/ARCHITECTURALS

MECHANICAL CONDENSING UNIT  
YARD, CONCRETE PAD, & GAS  
METER LOCATION  
(SEE ARCH. PLANS)

EMERGENCY TRANSFORMER  
(SEE ARCH. PLANS)

EMERGENCY GENERATOR  
(SEE ARCH. PLANS)

#2 AREA OF  
IMPROVEMENTS

PRIVATE MECHANICAL/UTILITY  
EASEMENT

T.M. #4015003  
AREA C1-A  
M.B. 1, PGS. 3354 & 3355  
CITY OF ROANOKE  
INST. #040000603

PROVIDE CONSTRUCTION  
JOINTS WHERE APPLICABLE  
AND PROVIDE A SMOOTH  
TRANSITION FROM THE CONC.  
PAD TO EX. CONCRETE PLAZA  
SEE ARCH. PLANS FOR  
ROOF DRAIN TIE IN  
LOCATION TO THE EXIST.  
INLET (6" PIPE)

DUMPSTER NOTE:  
THE OWNER SHALL BE  
RESPONSIBLE FOR MAINTAINING  
A 'SEALED' DUMPSTER TO  
PREVENT ANY MATERIAL FROM  
LEAKING FROM THE DUMPSTER  
CONTAINER INTO THE ADJACENT  
STORM SEWER SYSTEM.

#3 AREA OF  
IMPROVEMENTS

ex. asphalt parking area  
ex. retaining wall

DUMPSTER SCREENING  
ENCLOSURE &  
CONCRETE PAD  
(SEE DETAIL)  
ex. grate inlet n

LUCK AVENUE, S.E.  
RW VARIES

ex. trench drain & grate inlet k  
ex. vehicular  
entrance  
ex. storm manhole l

ex. property line  
D.B. 1628, PG. 319

EX. AIR RIGHTS  
D.B. 1628, PG. 319

T.M. #4015002  
PARCEL 2B2  
M.B. 1, PGS. 1003 & 1007  
FUND IV BOB LP  
INST. #120012644

ex. storm mh m  
ex. grate inlet

SEE ARCH. PLANS FOR  
ROOF DRAIN TIE IN  
LOCATION TO THE EXIST.  
INLET (3" PIPE)

LINE	BEARING	LENGTH
L1	S87°47'13"E	2.31'
L2	N02°12'41"E	4.24'

ex. grate inlet  
TOP=919.85  
INV. IN=917.75  
INV. OUT=916.15

ex. grate inlet  
TOP=919.85  
INV. IN=916.10  
INV. OUT=916.00

NOTE:  
G.C. SHALL PROVIDE A FIELD  
REVISION TO THE CITY OF ROANOKE  
FOR REVIEW/APPROVAL FOR ANY  
CONSTRUCTION  
STAGING AREAS FOR THE PROJECT  
T.M. #4015003  
AREA C1-A  
M.B. 1, PGS. 3354 & 3355  
CITY OF ROANOKE  
INST. #040000603

ex. grate inlet  
TOP=920.70  
INV. IN=916.58  
INV. OUT=916.53

ex. yard inlet  
TOP=921.11  
12" RCP INV. IN=918.65  
8" RCP INV. OUT=918.60

ex. storm manhole i  
TOP=919.26  
INV. IN=916.86  
INV. OUT=916.78

ex. storm manhole j  
TOP=918.79

ex. f.h.  
id:11929  
static: 93  
residual: 66  
flow: 2,430 at 20psi

ex. curb inlet  
TOP=919.65  
INV. OUT=913.75

ex. storm mh  
TOP=920.29  
12" RCP INV. IN=914.19  
INV. IN=913.06  
INV. OUT=913.00

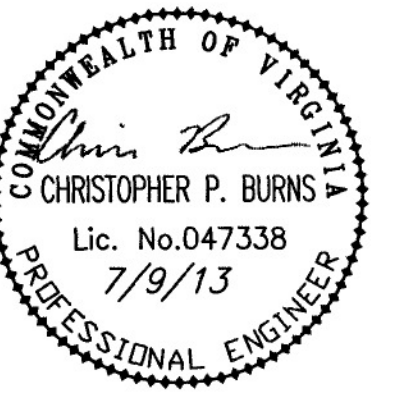
FRANKLIN ROAD, S.E.



New River Valley  
Richmond  
Roanoke  
Shenandoah Valley

RESIDENTIAL LAND DEVELOPMENT ENGINEERING  
SITE DEVELOPMENT ENGINEERING  
LAND USE PLANNING & ZONING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
ARCHITECTURE  
STRUCTURAL 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



HAMPTON INN & SUITES - DOWNTOWN

LAYOUT & UTILITY PLAN

CITY OF ROANOKE, VIRGINIA

DRAWN BY BTC  
DESIGNED BY BTC  
CHECKED BY CPB  
DATE 5-31-2013  
SCALE 1"=20'

REVISIONS:  
6-27-2013  
7-9-2013

SHEET NO.  
**C03**  
JOB NO. R1300045.00