

GENERAL NOTES

ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE.

THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF ROANOKE ENGINEERING DIVISION IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- A. INSTALLATION OF APPROVED EROSION CONTROL DEVICES.
- B. CLEARING AND GRUBBING.
- C. SUBGRADE EXCAVATION.
- D. INSTALLING STORM SEWERS OR CULVERTS.
- E. SETTING CURB AND GUTTER FORMS.
- F. PLACING CURB AND GUTTER.
- G. PLACING OTHER CONCRETE.
- H. PLACING GRAVEL BASE.
- I. PLACING ANY ROADWAY SURFACE.
- J. INSTALLING WATER LINES.
- K. INSTALLING SANITARY SEWER LINES.

MEASURES TO CONTROL EROSION AND SILTATION MUST BE PROVIDED FOR PRIOR TO PLAN APPROVAL. PLAN APPROVAL IN NO WAY RELIEVES THE DEVELOPER OR CONTRACTOR OF THE RESPONSIBILITIES CONTAINED IN EROSION AND SILTATION CONTROL POLICIES.

FIELD CONSTRUCTION SHALL HONOR PROPOSED DRAINAGE DIVIDES AS SHOWN ON PLANS.

ALL UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE CONSTRUCTION LIMITS OF THE ROADWAY BEFORE PLACING EMBANKMENT.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT THE JOB SITE.

VDOT STD. HR-1, HANDRAIL, REQUIRED ON WALLS EXCEEDING 4.0' IN HEIGHT.

LOCATION OF GUARD RAILS SHALL BE DETERMINED AT A JOINT FIELD INSPECTION BY THE CITY OF ROANOKE.

ALL SPRINGS SHALL BE CAPPED AND PIPED TO THE NEAREST STORM SEWER OR NATURAL WATER COURSE. THE PIPE SHALL BE 6" MIN. DIAMETER AND CONFORM TO VDOT STANDARD SB-1.

STANDARD STREET AND TRAFFIC CONTROL SIGNS SHALL BE ERECTED AT EACH INTERSECTION BY THE DEVELOPER PRIOR TO FINAL STREET ACCEPTANCE.

CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED IN ACCORDANCE WITH THE VIRGINIA LITTER CONTROL ACT. NO LESS THAN ONE LITTER RECEPTACLE SHALL BE PROVIDED ON SITE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING PUBLIC STREETS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSURE THAT THE STREETS ARE IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.

THE DEVELOPER AND/OR CONTRACTOR SHALL SUPPLY ALL UTILITY COMPANIES WITH COPIES OF APPROVED PLANS, ADVISING THEM THAT ALL GRADING AND INSTALLATION SHALL CONFORM TO APPROVED PLANS.

CONTRACTORS SHALL NOTIFY UTILITIES OF PROPOSED CONSTRUCTION AT LEAST TWO, BUT NOT MORE THAN TEN WORKING DAYS IN ADVANCE. AREA PUBLIC UTILITIES MAY BY NOTIFIED THRU MISS UTILITY (800) 552-7001.

ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE CITY OF ROANOKE.

100 YEAR FLOODWAY AND FLOOD PLAIN SHALL BE SHOWN WHERE APPLICABLE.

GRADE STAKES SHALL BE SET FOR ALL CURB & GUTTER, CULVERT, SANITARY SEWER AND STORM SEWER.

THE SITE WORK AND LANDSCAPING CONTRACTOR SHALL COMPLY WITH LOCAL CODES IN OBSERVING EROSION CONTROL MEASURES, BOTH ON AND OFF THE SITE. REFER TO THE VIRGINIA UNIFORM CODING SYSTEM CONTAINED IN THE VIRGINIA SOIL EROSION & SEDIMENT CONTROL HANDBOOK, DATED 1980, FOR DETAILS AND SPECIFICATIONS OF EROSION CONTROL ITEMS ON THE PLANS.

ALL STORM DRAIN CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

ENGINEERS NOTES

T. P. PARKER & SON ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF PLANS OR FOR INFORMATION ON PLANS UNTIL SUCH PLANS HAVE BEEN APPROVED BY THE REQUIRED PUBLIC AGENCIES.

ANY WORK COMMENCED ON A PROJECT PRIOR TO PLAN APPROVAL IS AT SOLE RISK OF THE DEVELOPER.

T. P. PARKER & SON DOES NOT GUARANTEE THE COMPLETION OR QUALITY OF PERFORMANCE OF THE CONTRACTS OR THE COMPLETION OR QUALITY OF PERFORMANCE OF CONTRACTS BY SUBCONTRACTORS OR OTHER THIRD PARTIES.

SOURCE OF TOPOGRAPHIC MAPPING IS T.P. PARKER & SON DATED 1989

BOUNDARY SURVEY WAS PERFORMED BY T.P. PARKER & SON DATED 1987

WATER NOTES

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING VALVE VAULTS AFTER PAVING AND ADJUSTMENT TO FINAL GRADE IF NECESSARY.

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.

ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO CITY OF ROANOKE STANDARDS.

LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

WATER MAIN SHALL BE MINIMUM CLASS 50 DUCTILE IRON IN ACCORDANCE TO AWWA C151 OR 50 PVC IN ACCORDANCE TO AWWA C-900.

APPLICATION FOR UTILITIES TO SERVE DEVELOPMENT REFERENCE NUMBER N/A

SEWER NOTES

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING ALL MANHOLES AFTER PAVING. MANHOLE TOPS SHALL BE ADJUSTED TO GRADE IF NECESSARY.

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.

HOUSE CONNECTIONS ARE TO BE MADE WITH 4" PIPE INSTALLED ON A MINIMUM GRADE OF 1/4 INCH TO 1 FOOT IN R/W.

LATERALS FROM MANHOLES SHALL BE P.V.C. OR DUCTILE IRON OF SUFFICIENT LENGTH TO PROVIDE TWO (2) FEET OF BEARING ON NATURAL GROUND. THE TRANSITION FROM DUCTILE IRON TO ASBESTOS CEMENT OR CONCRETE PIPE SHALL BE MADE WITH AN ADAPTER COUPLING IN R/W.

ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO CITY OF ROANOKE STANDARDS.

LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

STANDARD CITY OF ROANOKE  
CONSTRUCTION PROCEDURE  
REQUIREMENTS

CITY INSPECTIONS: TO ENSURE THE COORDINATION OF TIMELY AND PROPER INSPECTIONS, A PRECONSTRUCTION CONFERENCE SHALL BE INITIATED BY THE CONTRACTOR WITH THE CITY ENGINEERING DEPARTMENT. CALL 703-981-2731 TO ARRANGE A CONFERENCE AT LEAST THREE (3) DAYS PRIOR TO ANTICIPATED CONSTRUCTION.

STREET OPENING PERMIT: 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.

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.

LOCATION OF UTILITIES: THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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.

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.

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.

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.

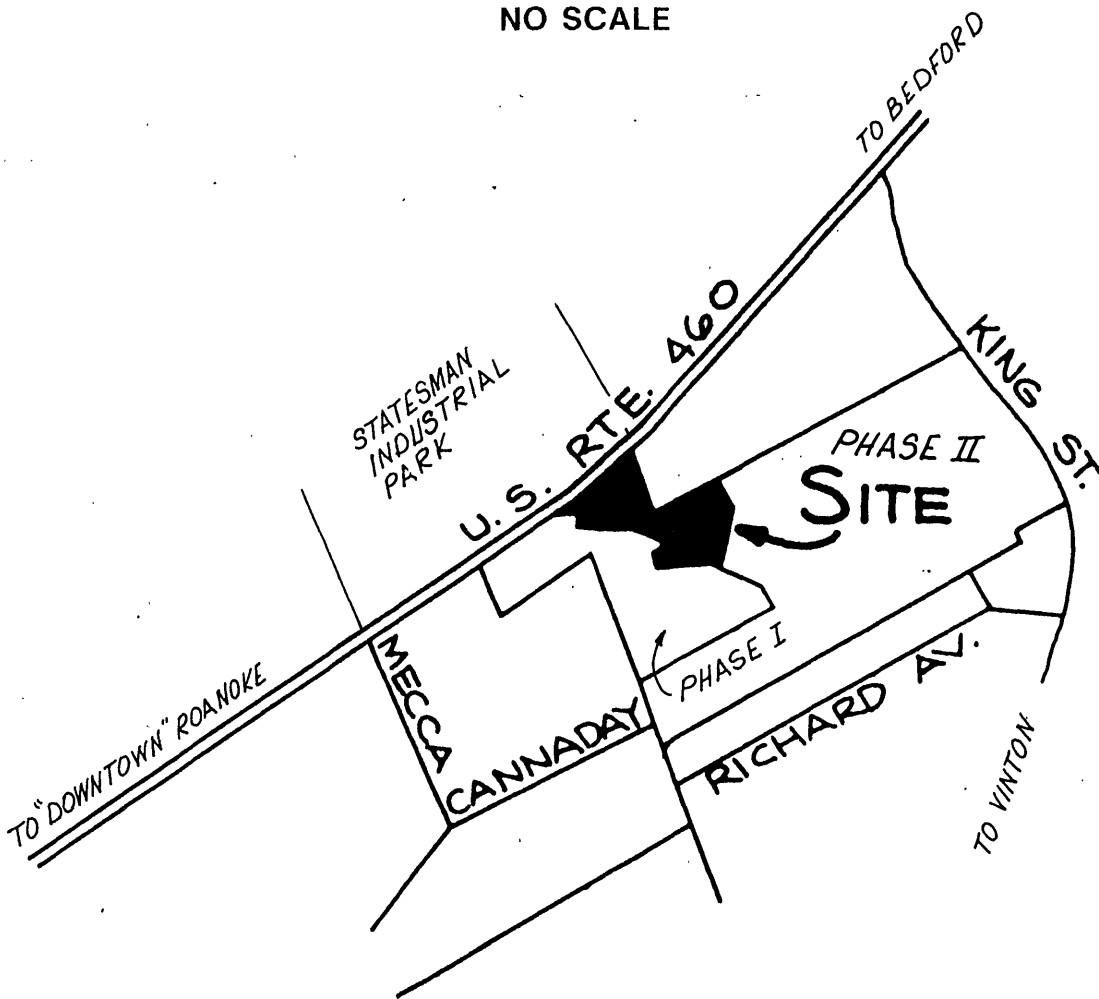
APPROVED PLANS/CONSTRUCTION CHANGES: ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO SAID CHANGES OR VARIATIONS ON CONSTRUCTION BEING MADE.

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.

NOTICE: ALL LANDOWNERS, DEVELOPERS AND CONTRACTORS

FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED ABOVE MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS, OR THE ISSUANCE OF A STOP WORK ORDER.

VICINITY MAP  
NO SCALE



REVISIONS			
Designed By:	No.	Date	Remarks
J.V.J.			
Drawn By:			
M.W.	1	11-20-89	PER CITY ROANOKE SOIL EROSION ONLY
Date:			
OCT. 13, 1989			
W.O.#			
89-1238			
HICKORY			
N.B.# WOODS*4			

NAME OF DEVELOPMENT

HICKORY WOODS, PHASE II

LOCATION

SITUATE U.S. ROUTE 460 & KING STREET  
ROANOKE, VIRGINIA

OWNER

HICKORY WOODS - TWO, INC.  
103 WEST CAMPBELL AVENUE, SUITE 300 ROANOKE, VIRGINIA 24011  
ATTN. MR. HAMPTON THOMAS (703) 345-0931

DEVELOPER

SEE ABOVE

TAX MAP #(S)

709

BLOCK #(S)

05

PARCEL #(S)

01

T.P.PARKER & SON

816 Boulevard  
Post Office Box 39  
Salem, Virginia 24153  
Telephone: 703-387-1153  
FAX: 703-389-5787

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2	DIMENSIONAL PLAN
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8	SANITARY SEWER PLAN & PROFILE
9	SANITARY SEWER DETAIL

LEGEND

ABBREVIATIONS		SYMBOLS	
AHFH	ARROW HEAD TOP OF FIRE HYDRANT	MIN	MINIMUM MONUMENT
APPROX	APPROXIMATE	MGN	NORTH BOUND LANE
ASPH	ASPHALT	NBL	PROPOSED PUBLIC UTILITY EASEMENT
BC	BOTTOM OF CURB	PROP	PAVEMENT
BIT	BITUMINOUS	PUE	RADIUS
BLOC	BLOCK	PVMT	RIGHT
BLK	BLOCK	R	RIGHT OF WAY
BM	BENCHMARK	RT	REQUIRED
BW	BOTTOM OF WALL	R/W	RAILROAD
CB	CINDER BLOCK	REQD	REAR YARD SETBACK
CAG	CURB & GUTTER	RR	R/S
CMP	CORRUGATED METAL PIPE	RYS	SANITARY
CONC	CONCRETE	SAN	SOUTH BOUND LANE
COR	CORNER	SBL	STORM DRAIN
DBL	DOUBLE	SD	SECTION
DEFL	DEFLECTION	SE	SLOPE EASEMENT
DI	DROP INLET	SS	SANITARY SEWER
DIA	DIAMETER	SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT	STA	STATION
EBL	EAST BOUND LANE	STD	STANDARD
ELEC	ELECTRIC	STO	STORAGE
ELEV	ELEVATION	SYS	SIDE YARD SETBACK
ENTR	ENTRANCE	TBM	TEMPORARY BENCHMARK
EP	EDGE OF PAVEMENT	TC	TOP OF CURB
EW	ENDWALL	TEL	TELEPHONE
EXST	EXISTING	TRANS	TRANSFORMER
FDN	FOUNDATION	TW	TOP OF WALL
FF	FINISHED FLOOR	TYP	TYPICAL
HPT	HIGH POINT	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
INV	INVERT	VERT	VERTICAL
IP	IRON PIN	WBL	WEST BOUND LANE
LT	LEFT	YD	YARD
MBL	MINIMUM BUILDING LINE		
MH	MANHOLE		

EXISTING	NEW
100.5 E	100.5
----- 100 -----	----- 100 -----
=== 8"SS ===	=== 8"SS ===
--- 4"W ---	--- 4"W ---
=== 8"SD ===	=== 8"SD ===
--- 2"G ---	--- 2"G ---
--- E ---	--- E ---
--- T ---	--- T ---
--- CATV ---	--- CATV ---
--- UE --- UT ---	--- UE --- UT ---