

SITE DEVELOPMENT PLANS

IVY MARKET - PHASE I

2329 FRANKLIN ROAD, S.W.

CITY OF ROANOKE, VIRGINIA

WATER & SEWER NOTES (WESTERN VIRGINIA WATER AUTHORITY)

SEWER NOTES

1. A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.
2. CONTRACTORS SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING ALL MANHOLES AFTER PAVING. MANHOLE TOPS SHALL BE ADJUSTED TO GRADE IF NECESSARY.
3. 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.
4. SEWER CONNECTIONS ARE TO BE MADE WITH 4" PIPE INSTALLED ON A MINIMUM GRADE OF 1/4 INCH TO 1 FOOT IN THE RIGHT WAY.
5. LATERALS FROM MANHOLES SHALL BE P.V.C. OR DUCTILE IRON OF SUFFICIENT LENGTH TO PROVIDE TWO (2) FEET OF BEARING ON NATURAL GROUND.
6. ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO WESTERN VIRGINIA WATER AUTHORITY STANDARDS.
7. LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.
8. SEWER MAIN SHALL BE SDR-35 POLYVINYL CHLORIDE PIPE OR WESTERN VIRGINIA WATER AUTHORITY APPROVED EQUAL.

WATER NOTES

1. A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING VALVE VAULTS AFTER PAVING AND ADJUSTMENT TO FINAL GRADE IF NECESSARY.
3. 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.
4. ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO WESTERN VIRGINIA WATER AUTHORITY STANDARDS.
5. LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.
6. WATER MAIN SHALL BE MINIMUM CLASS 50 DUCTILE IRON IN ACCORDANCE TO AWWA C151 OR WESTERN VIRGINIA WATER AUTHORITY APPROVED EQUAL.

CITY CONSTRUCTION NOTES

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 INSURE THE COORDINATION OF TIMELY AND PROPER INSPECTIONS, A PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT. THE CONTRACTOR OR DEVELOPER SHOULD BE PREPARED TO SCHEDULE THE MEETING WHEN THE LAND DISTURBANCE PERMIT IS ISSUED. CALL THE CITY BUILDING INSPECTIONS DEPARTMENT (540) 853-1730 OR (540) 853-2733 TO SCHEDULE THE MEETING.
2. **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 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 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. THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.
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 DEVELOPER OR CONTRACTOR SHALL FURNISH THE CITY OF ROANOKE'S PLANNING, BUILDING, AND DEVELOPMENT DEPARTMENT WITH A FINAL CORRECT SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

GENERAL NOTES

WASTE GENERATION:

WASTE WATER:

2. NORMAL DOMESTIC WASTE GENERATED BY EMPLOYEES AND CUSTOMERS WILL BE DISCHARGED TO THE LOCAL POTW.

SOLID WASTE:

3. MISCELLANEOUS TRASH AND SOILED PAPER WILL BE PLACED IN AN ENCLOSED DUMPSTER AND DISPOSED OF BY A LOCAL HAULER.

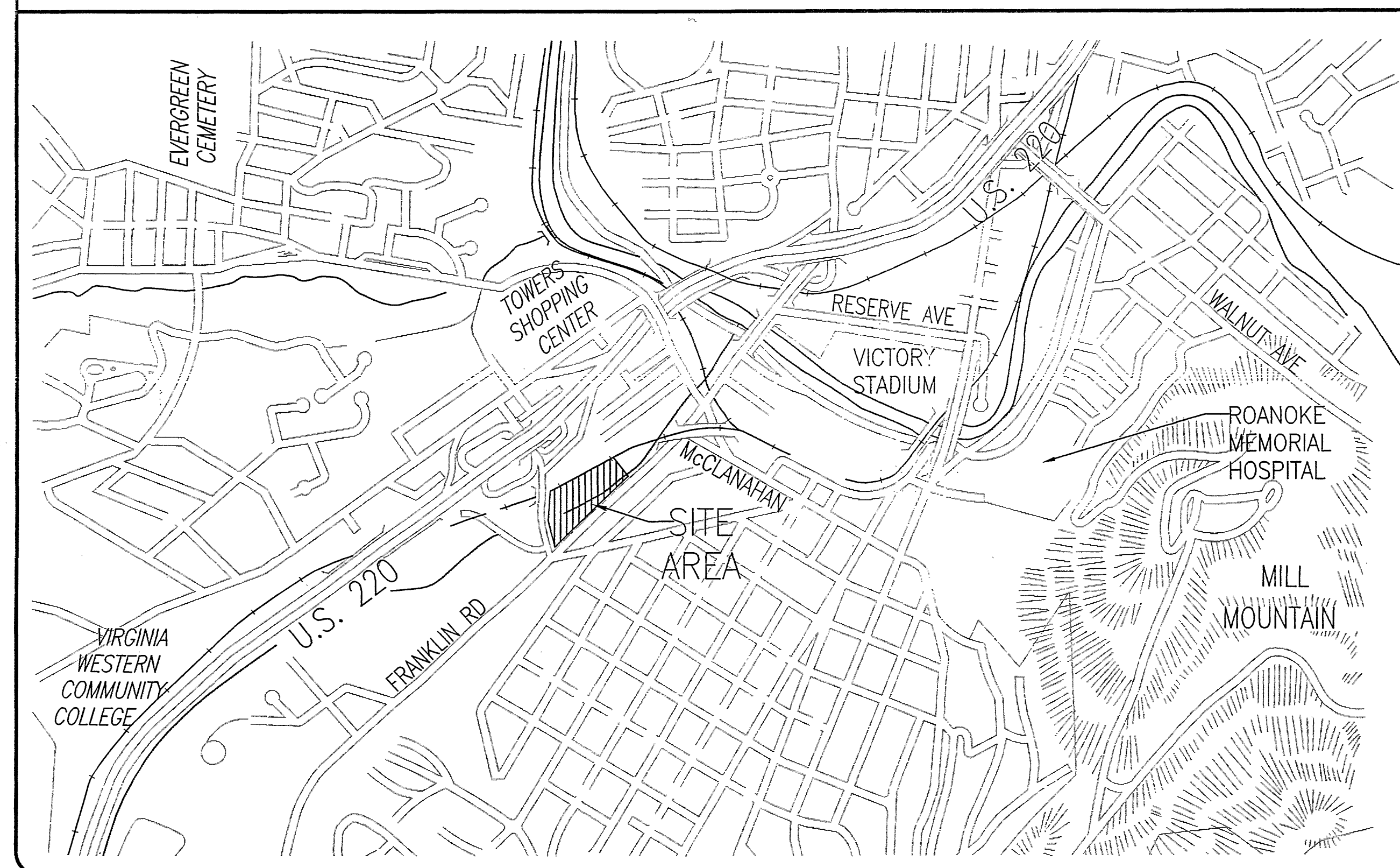
OWNER/DEVELOPER:

I.M.D. INVESTMENT GROUP, LLC
P.O. BOX 477
TROUTVILLE, VIRGINIA 24175
TELEPHONE: (540) 992-1504
CONTACT: BLAND A. PAINTER, III

ENGINEER:

MATTER & CRAIG, INC.
701 FIRST STREET, S.W.
ROANOKE, VIRGINIA 24016
TELEPHONE: (540) 345-9342
FAX: (540) 345-7691
CONTACT: TOM AUSTIN

VICINITY MAP



SHEET LIST:

- C-1 COVER SHEET
- C-2 LEGEND AND ABBREVIATIONS
- C-3 EXISTING CONDITIONS AND DEMOLITION PLAN
- C-4 SITE PLAN
- C-4A OVERALL DEVELOPMENT PLAN
- C-5 UTILITY PLAN
- C-6 GRADING AND STORM DRAINAGE PLAN - AREA 'A'
- C-6A LOWER LEVEL STORM DRAINAGE PLAN
- C-6B GRADING AND STORM DRAINAGE PLAN - AREA 'B'
- C-7 EROSION AND SEDIMENT CONTROL PLAN - AREA 'A'
- C-7A EROSION AND SEDIMENT CONTROL PLAN - AREA 'B'
- C-8 ORE BRANCH DIVERSION SEQUENCE
- C-8A ORE BRANCH DIVERSION SEQUENCE DETAILS
- C-9 PLAN AND DETAILS - STORMWATER MANAGEMENT
- C-10 PLAN AND ELEVATION - WALLS
- C-11 WATER AND SEWER PROFILES
- C-12 CULVERT PROFILES AND STORM DRAIN PROFILES
- C-13 STORM DRAIN PROFILES
- C-14 DETAILS AND SECTIONS - CONSTRUCTION
- C-15 DETAILS- WESTERN VIRGINIA WATER AUTHORITY
- C-16 DETAILS - EROSION AND SEDIMENT CONTROL
- C-17 SIGHT DISTANCE - WESTBOUND WONJU STREET

LA-1 LANDSCAPE PLAN

E-1 SITE LIGHTING PLAN

- S-1 IVY MARKET CULVERT JUNCTION BOX PLAN VIEW
- S-2 IVY MARKET CULVERT JUNCTION BOX SECTIONS
- S-3 IVY MARKET CULVERT JUNCTION BOX REINF. TOP SLAB, CULVERT WALL, BOT. SLAB

- S-4 IVY MARKET CULVERT JUNCTION BOX SECTIONS
- S-5 IVY MARKET CULVERT JUNCTION BOX FRANKLIN JUNCTION BOX - PLAN & SECTIONS
- S-6 IVY MARKET CULVERT JUNCTION BOX FRANKLIN ROAD WEIR BOX - PLAN & SECTIONS
- S-7 IVY MARKET CULVERT JUNCTION BOX MODIFIED BOX CULVERT TRANSITION DETAILS

THE WORK OF THIS PROJECT IS SUBJECT TO THE REQUIREMENTS OF:

1. VIRGINIA WATER PROTECTION INDIVIDUAL PERMIT NUMBER 03-1685 ISSUED BY VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY.
2. SPECIAL PROGRAMMATIC GENERAL PERMIT NUMBER XX-XXX ISSUED BY THE UNITED STATES CORPS OF ENGINEERS.
3. ORDINANCE NUMBER 36925-12204, ADOPTED BY THE CITY COUNCIL OF THE CITY OF ROANOKE ON DECEMBER 20, 2004.

APPROVED

CITY ENGINEER

DATE

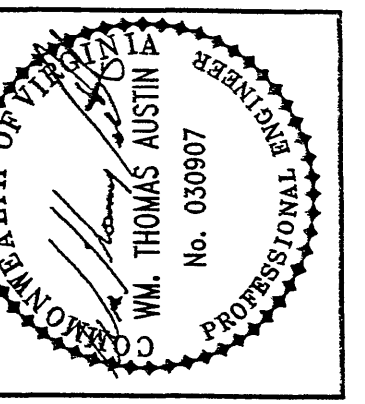
PLANNING COMMISSION

DATE

RECEIVED
NOV 15 2005
CITY OF ROANOKE
PLANNING, BUILDING AND DEVELOPMENT

AS - BUILT
04/12/2007

CITY PLAN NO.
SP050434



Revisions	Date
1 FINAL CITY OF ROANOKE REVIEW	1/15/06

Issue Date:	October 22, 2005
Drawn By:	CZY
Designed By:	RSM/CZY/WHA
Checked By:	WHA
Date:	10/25/2005

Matter & Craig
CONSULTING ENGINEERS & SURVEYORS
701 FIRST STREET
ROANOKE, VIRGINIA 24012
(540) 345-9342
FAX (540) 345-7691

Development Engineer	12/30/05
Planning Commission	12/30/05
Zoning Administrator	12/30/05

Any changes to this approved plan must be coordinated with the Agent of the Planning Commission and revisions approved prior to construction.

Vertical Scale:	N/A
Horizontal Scale:	N/A
Commission No.	2384
Sheet No.:	C-1