

EROSION & SEDIMENT CONTROL LEGEND			
NO.	TITLE	KEY	SYMBOL
3.02	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE	(CE)	
3.05	SILT FENCE	(SF)	
3.31	TEMPORARY SEEDING	(TS)	
3.32	PERMANENT SEEDING	(PS)	
3.35	MULCHING	(MU)	

SITE AND ZONING TABULATIONS

SUBJECT TAX PARCEL ID: 86.08-03-24.04
CURRENT ZONING: R3
EXISTING USE: UNDEVELOPED
PROPOSED USE: FUTURE RESIDENTIAL

GENERAL NOTES

1. THE SUBJECT PROPERTIES ARE NOT LOCATED WITHIN THE LIMITS OF FLOOD HAZARD AREA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP #51161020251 G, COMMUNITY PLAN, 501090 0251 G, DATED SEPTEMBER 28, 2007, AND HAS NOT BEEN FIELD VERIFIED.
2. OWNER/DEVELOPER: JPM PROPERTIES, LLC
5757 RESERVE POINT LANE
ROANOKE, VA, 24018
3. THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C.
4. TOPOGRAPHY DATA BASED ON AERIAL MAPPING SUPPLEMENTED WITH A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. IN 2013.
5. NO CURRENT TITLE REPORT HAS BEEN FURNISHED FOR THE SUBJECT PROPERTIES.
6. NO CONSTRUCTION/FIELD SURVEY HAS BEEN FURNISHED WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY, THE WESTERN VIRGINIA WATER AUTHORITY AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
7. IF ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATE PIPE SIZES, MANHOLES, OR ESC MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER, ROANOKE COUNTY ENGINEER, THE WESTERN VIRGINIA WATER AUTHORITY AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION, THE NECESSARY PLANS WITHIN ONE DAY OF SUBMITTAL. PLAIN SHEETS CAN BE 8.5 X 11 IF THE INFORMATION IS LEGIBLE AND WITHIN THE LIMITS OF THE APPROVED PLANS.
8. ANY TOPOGRAPHIC CHANGES FROM THE APPROVED PLANS MAY REQUIRE ADDITIONAL FIELD SURVEY STRUCTURES TO BE FIELD VERIFIED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND ROANOKE COUNTY.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT COUNTY OF ROANOKE STANDARDS AND SPECIFICATIONS, THE CURRENT WESTERN VIRGINIA WATER AUTHORITY STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF VDOT'S ROAD AND BRIDGE STANDARDS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
5. THE CONTRACTOR AND/OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR ALL EXISTING STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.
6. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACT SITE ENGINEER DETERMINES IMMEDIATELY IF THE LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS, THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL "MISS UTILITY" OF CENTRAL VIRGINIA AT 1-800-552-7001.
7. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CLEAN OUT ANY EXISTING SEWER OR STORM SEWER LINES IF THEY BECOME SILTED OR BLOCKED IN ANY WAY DUE TO THE PROPOSED DEVELOPMENT.

EASEMENT NOTES:

1. SEE "PLAT SHOWING PROPERTY OF BUFORD T. & ALVELTA A. LUMSDEN" BY BUFORD T. LUMSDEN & ASSOCIATES, DATED 28 DECEMBER, 1972 FOR LOCATION OF EXISTING 12' SANITARY SEWER EASEMENT.
2. SEE "PLAT SHOWING 20' SANITARY SEWER EASEMENT" BY BUFORD T. LUMSDEN & ASSOCIATES, P.C., DATED 30 JULY, 1981 FOR LOCATION OF EXISTING 20' SANITARY SEWER EASEMENT.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

GENERAL TRAFFIC CONTROL NOTES:

1. PROJECT CATEGORY: CATEGORY "B" PROJECT (MODERATE LEVEL OF CONSTRUCTION)
 - A. THIS PROJECT WILL BE PERMITTED WORK
 - B. THIS PROJECT WILL INVOLVE TRAFFIC CONTROL DEVICES AND/OR SHOULDER CLOSURES TO ENSURE SAFE TRAVEL AROUND THE WORK ZONES.
2. TEMPORARY TRAFFIC CONTROL PLAN:
 - A. THE MAJOR COMPONENTS WILL CONSIST OF GENERAL NOTES, TYPICAL SECTIONS, AND SPECIAL DETAILS AS NECESSARY.
 - B. TRAFFIC CONTROL PLAN SHOULD BE USED AS SHOWN ON THIS PLAN. ALL SIGNS, STRIPING, AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH VIRGINIA'S WORK AREA PROTECTION MANUAL AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES STANDARDS.
3. PUBLIC COMMUNICATION PLAN:
 - A. SALEM TRAFFIC OPERATIONS CENTER - (540) 378-5086. THE TOC SHOULD BE NOTIFIED OF PROPOSED LANE CLOSURES AT THE BEGINNING AND END OF EACH WORK DAY.
 - B. COUNTY OF ROANOKE
ROANOKE COUNTY POLICE: (540)-777-8801
ROANOKE COUNTY FIRE AND RESCUE: (540) 777-8701
EMERGENCY COMMUNICATION CENTER: (540)-562-3262
ROANOKE COUNTY SCHOOLS: (540) 582-3700
ROANOKE COUNTY BOARD OF SUPERVISORS' ADMINISTRATOR OFFICE: (540) 772-2003
 - C. VIRGINIA STATE POLICE (DIVISION SIX HEADQUARTERS) (540) 375-9500

MAINTENANCE OF TRAFFIC NOTES:

1. GENERAL SEQUENCE OF CONSTRUCTION NOTES ARE PROVIDED FOR MAINTENANCE OF TRAFFIC AND NOT TO DETAIL EVERY TASK THAT MUST BE PERFORMED FOR THE CONSTRUCTION OF THE PROJECT.
2. CONTRACTOR MAY ELECT TO ALTER THE SEQUENCE OF CONSTRUCTION. HOWEVER, THE CONTRACTOR MUST FOLLOW THE VIRGINIA WORK AREA PROTECTION MANUAL AND THE MUTCD.
3. CONTRACTOR SHALL CAREFULLY EVALUATE THE SEQUENCE OF CONSTRUCTION PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES IN VDOT RIGHT OF WAY.
4. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY ACCESS TO ALL DRIVES, ALLEYS, AND MAINTAINING EXISTING DRAINAGE PATTERNS DURING CONSTRUCTION.
5. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE PROVIDED, INSTALLED, MAINTAINED, AND REMOVED BY THE CONTRACTOR. TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE PLACED IN ACCORDANCE WITH THE VIRGINIA WORK AREA PROTECTION MANUAL AND THE MUTCD.
6. ALL SIGNS INCLUDING BUT NOT NECESSARILY LIMITED TO "ROAD AHEAD", "RIGHT OF WAY CLOSED AHEAD", AND "ROAD CLOSED AHEAD" SHALL BE PLACED PER THE VIRGINIA WORK AREA PROTECTION MANUAL, MUTCD, AND VDOT POLICY AND SPECIFICATIONS.
7. SIGNS PLACED FOR LONGER THAN 72 CONSECUTIVE HOURS SHOULD BE PLACED ON PERMANENT POSTS PER THE VIRGINIA WORK AREA PROTECTION MANUAL.

SEQUENCE OF CONSTRUCTION:

1. CONTRACTOR TO NOTIFY VDOT SALEM AREA LAND USE SECTION OF WORK ALONG ROADWAY A MINIMUM OF 72 HOURS IN ADVANCE OF PROPOSED WORK.
2. TEMPORARILY CLOSE RIGHT SHOULDER OF WEST-BOUND MERRIMAN ROAD FOR CONSTRUCTION OF NEW WATERLINE PER VIRGINIA WORK AREA PROTECTION MANUAL. INSTALL WATERLINE.
3. AFTER PLACEMENT OF TRENCH BACKFILL, RIGHT SHOULDER SHOULD BE RE-OPENED AT END OF WORK DAY.

FIELD REVISION No. 1
INCLUDES ADDITION OF WATER METERS TO BE
ADDED TO TAX #86.08-03-24.02,
TAX #86.08-03-24.04 AND
TAX #86.08-03-24.05. A NEW TEMPORARY
END OF LINE BLOW OFF.

FUTURE PHASE No. 2
A SEWER LATERAL WILL BE ADDED FOR TAX
#86.08-03-24.04.

ABBREVIATIONS

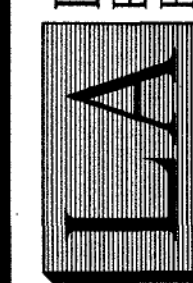
R/W	RIGHT OF WAY
VARIABLE	VARIABLE
EXIST.	EXISTING
D.B.	DEED BOOK
P.B.	PLAT BOOK
PAGE	PAGE
INST. #	INSTRUMENT NUMBER
TYPE	TYPICAL
TO BE REMOVED	TO BE REMOVED
RCR	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
SM	STORM DRAIN MANHOLE
SANITARY SEWER	SANITARY SEWER
SMWH	SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT	SANITARY SEWER CLEANOUT
C	COMMUNICATIONS LINE
NATURAL GAS LINE	NATURAL GAS LINE
W	WATER LINE
FPE	FINISHED FLOOR ELEVATION
TO CURB	TO CURB
EDGE OF PAVEMENT	EDGE OF PAVEMENT

LEGEND

ITEM	EXISTING	PROPOSED
PAVEMENT (STANDARD)		
CONCRETE		
CONCRETE CURB (CG-2)		
CONCRETE CURB & GUTTER (CG-6)		
STORM DRAIN LINE		
STORM DRAIN MANHOLE		
SANITARY SEWER LINE		
WATERLINE		
UTILITY POLE		
OVERHEAD ELECTRIC LINE		
OVERHEAD TELEPHONE LINE		
INDEX CONTOURS		
INTERMEDIATE CONTOURS		
UNDERGROUND GAS		
UNDERGROUND COMMUNICATIONS		
SPOT ELEVATION		

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

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COMMONWEALTH OF VIRGINIA
 Dec. 15, 2015
 TIMOTHY HOELTZLE
 Lic. No. 00154
 LAND SURVEYOR

FIELD REVISION No. 1
SP-1401496

SANITARY-SEWER & WATER LINE EXTENSION
FOR
JPR PROPERTIES, LLC Phase 1
SITUATED ALONG MERRIMAN ROAD
CAVE SPRING MAGISTRAL DISTRICT
ROANOK COUNTY, VIRGINIA

REVISIONS		DESCRIPTION
NO.	DATE	
1		
2		
3		
4		
5		

DATE: **October 15, 2015**

SCALE: **1" = 20'**

COMMISSION NO: **12-197**

SHEET 1 OF 1