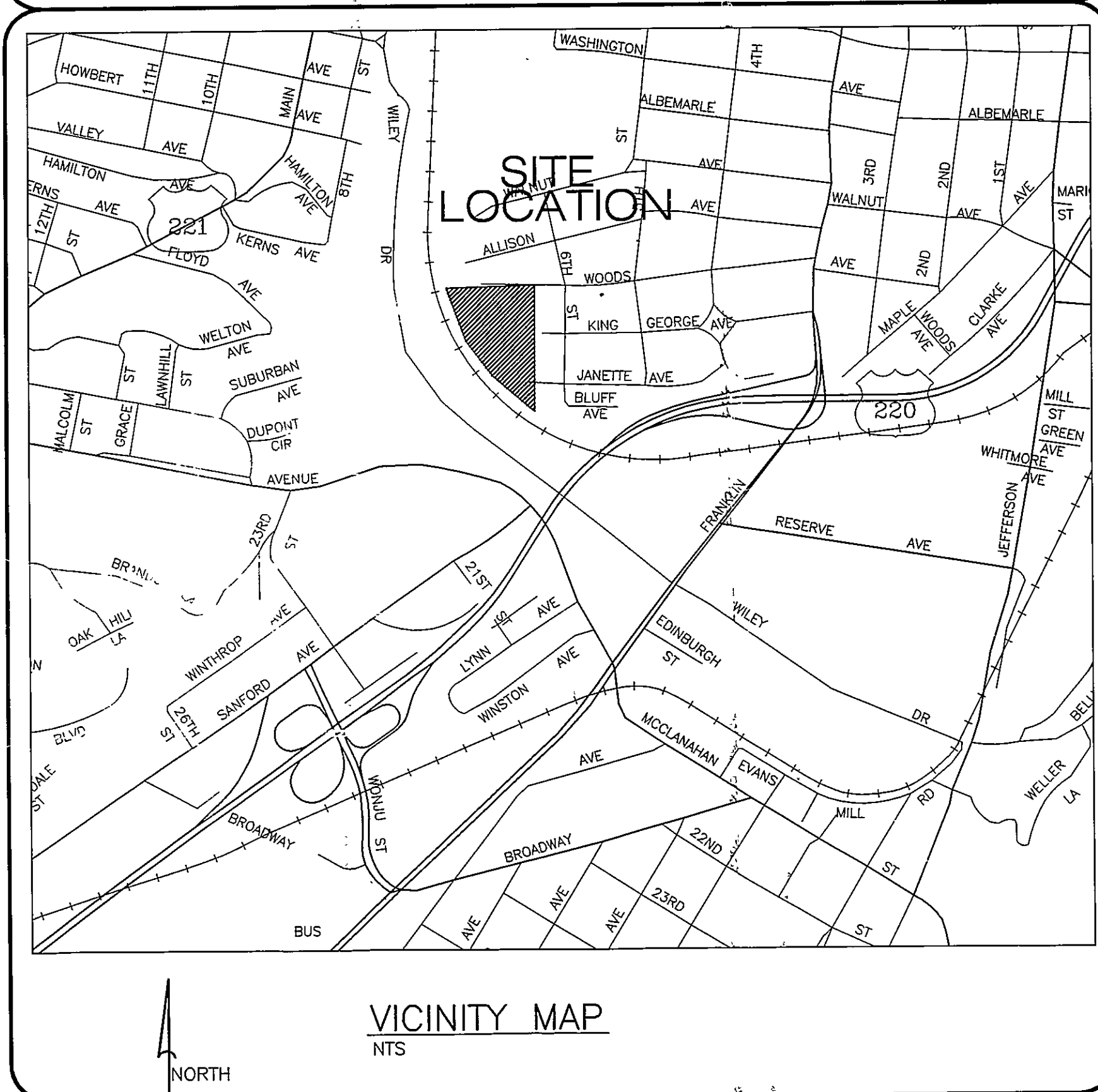


APPROVED 11/17/07
12/17/07 As built
Jack Booth

PROJECT LOCATION MAP



OFFICE OF CITY ENGINEER
ROOM 350
MUNICIPAL BUILDING
215 CHURCH AVENUE, S.W.
ROANOKE, VIRGINIA 24011

INDEX OF SHEETS

- C1 COVER SHEET
- C2 EXISTING CONDITIONS
- C3 LAYOUT & UTILITY PLAN
- C4 GRADING & EROSION CONTROL PLAN
- C5 ESC DETAILS
- C6 LANDSCAPE PLAN
- C7 ROAD/STORM SEWER PROFILES
- C8 SANITARY/OFFSITE WATERLINE PROFILES
- C9 NOTES & DETAILS
- C10 WWA SEWER DETAILS
- C11 WWA WATER DETAILS

APPROVED FOR CONSTRUCTION

ROANOKE CITY ENGINEER	DEVELOPMENT PLAN APPROVED	DATE
DIRECTOR OF PUBLIC WORKS	Agent, Planning Commission	1-17-07
DIRECTOR OF UTILITIES	Development Engineer	10/3/06
	Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.	DATE
		DATE

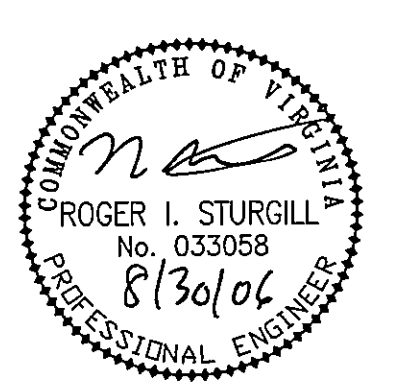
CONSULTING ENGINEERS



I AM CERTIFIED BY THE STATE OF VIRGINIA AS A "RESPONSIBLE LAND DISTURBER." I SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL PLAN AS SHOWN.
SIGNATURE _____
PRINTED NAME _____
CERTIFICATE DATE _____
TELEPHONE NUMBER _____
ADDRESS _____
RESPONSIBLE LAND DISTURBER

BALZER AND ASSOCIATES, INC.
1208 CORPORATE CIRCLE
ROANOKE, VIRGINIA 24018

B&A PROJECT NUMBER: R0500334.00



PROJECT NAME

JANETTE AVENUE
PHASE II

JANETTE AVE. - TM# 1140121

DESCRIPTION: REVISED PER CITY OF ROANOKE/WWA COMMENTS:	8-11-06 DATE
DESCRIPTION: REVISED PER CITY OF ROANOKE/WWA COMMENTS:	8-28-06 DATE
DESCRIPTION:	DATE
DESCRIPTION:	DATE

NOTICE: 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

- CITY INSPECTIONS: TO ENSURE THE COORDINATION OF TIMELY AND PROPER INSPECTIONS, A PRECONSTRUCTION CONFERENCE SHALL BE INITIATED BY THE APPLICANT, BUILDING, ETC., WITH THE DEVELOPMENT INSPECTOR. CALL (540)853-1227 TO ARRANGE A CONFERENCE AT LEAST THREE (3) DAYS PRIOR TO ANTICIPATED CONSTRUCTION.
- RIGHT OF WAY EXCAVATION PERMIT: PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATIONS, 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.
- 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 DISTURBING PERMIT.
- 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 LOCATIONS 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 ENSURE 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 & THE WWA.
- APPROVED PLANS/CONSTRUCTION CHANGES: ANY CHANGE OF VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO SAID CHANGES OR VARIATIONS IN CONSTRUCTION BEING MADE.
- FINAL ACCEPTANCE/CITY: THE OWNER OR DEVELOPER 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.

SHEET NUMBER: 1 OF 11