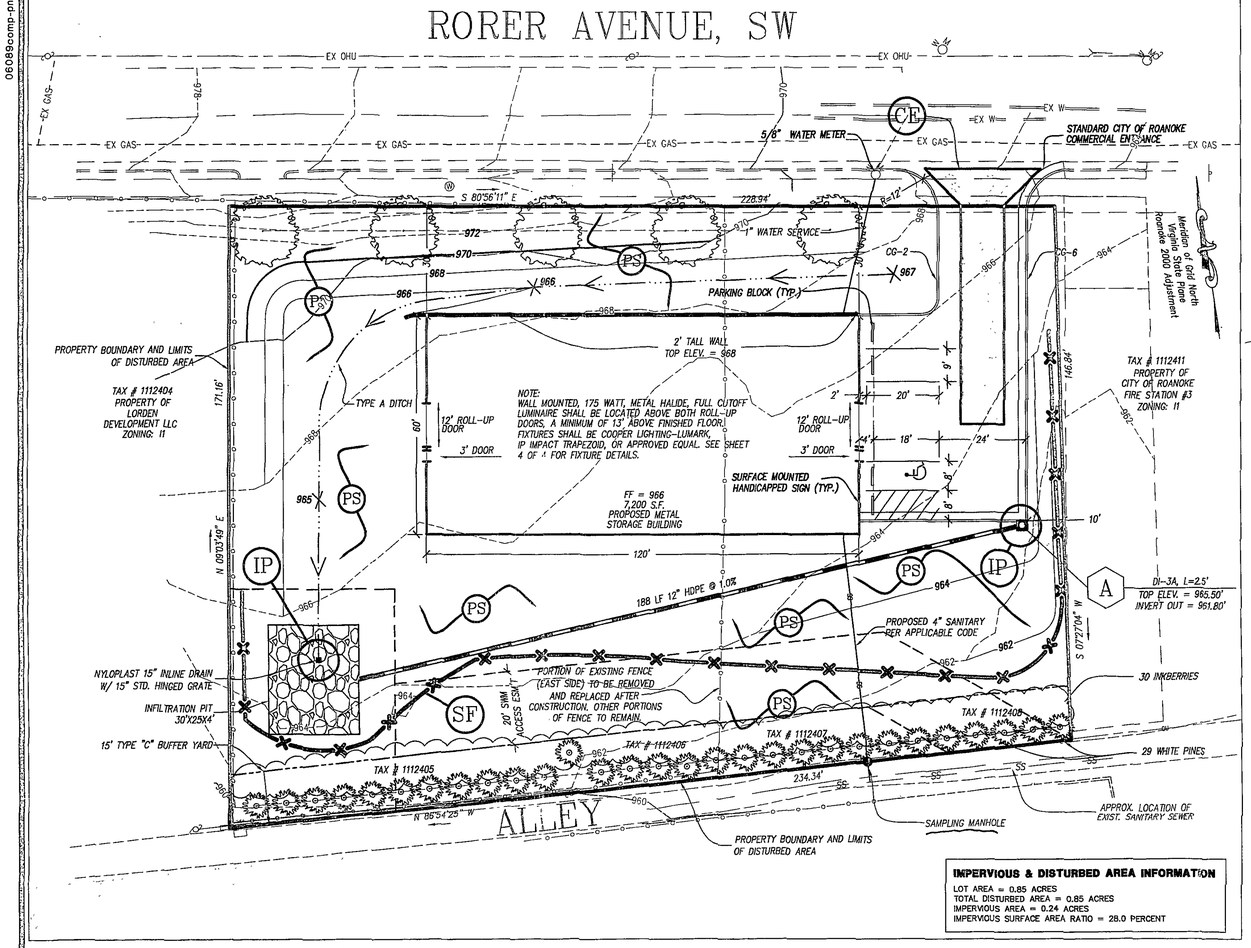
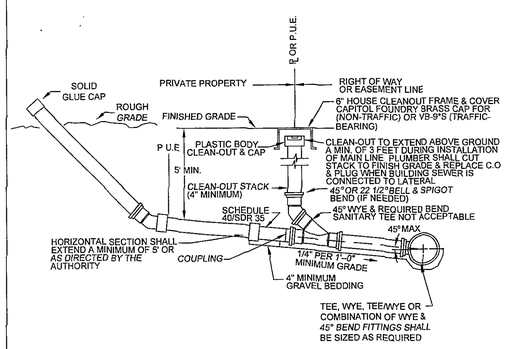


IMPERVIOUS & DISTURBED AREA INFORMATION

LOT AREA = 0.85 ACRES
TOTAL DISTURBED AREA = 0.85 ACRES
IMPERVIOUS AREA = 0.24 ACRES
IMPERVIOUS SURFACE AREA RATIO = 28.0 PERCENT

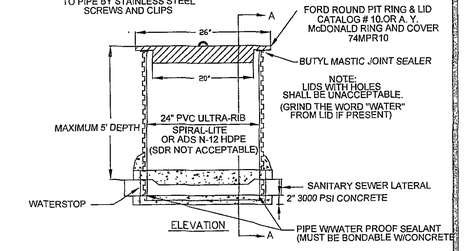
GENERAL NOTES

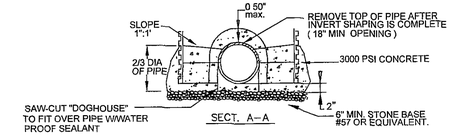
1 TRAFFIC BEARING BOX REQUIRED IN TRAFFIC AREAS.
2 ALL PIPE AND FITTINGS SHALL BE OF SIMILAR MATERIAL
3 ALL PIPE SHALL BE OF SAME SIZE
4 NO BENDS ARE ALLOWED IN THE LATERAL FROM THE MAIN TO THE CLEANOUT STACK WYE (EXCEPT AS NOTED)
5 ALL MAIN LINE TAPS ON ACTIVE MAINS WILL BE PERFORMED BY WESTERN VIRGINIA WATER AUTHORITY
6 PIPING BEHIND CLEANOUT TO BE INSTALLED PER APPLICABLE BUILDING CODE
7 MINIMUM LATERAL SIZE
4" FOR RESIDENTIAL SERVICE
6" FOR NON-RESIDENTIAL SERVICE
8 MINIMUM COVER FOR ALL SEWER LATERALS SHALL BE THREE(3') FEET
9 PROPERTY OWNER RESPONSIBLE FOR INSTALLING CLEANOUT ON PROPERTY LINE WHEN MAINTENANCE OCCURS, IN ACCORDANCE WITH THIS STANDARD.
10. FLOWLINE AT CLEANOUT WYE SHALL BE A MINIMUM OF THREE FEET (3') BELOW LOWEST SERVED FINISHED FLOOR



SANITARY SEWER LATERAL

NOTE:
LID SHALL BE SECURELY FASTENED TO PIPE BY STAINLESS STEEL SCREWS AND CLIPS



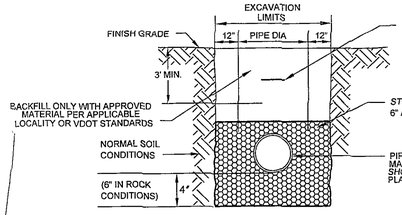


NOTES:
1. NOT ACCEPTABLE FOR USE IN TRAFFIC AREAS OR AREAS SUBJECT TO FLOODING.
2. VACUUM OR EXFILTRATION TESTING SHALL BE USED. VACUUM TESTING SHALL MEET THE SAME STANDARD FOR CONCRETE MANHOLES EXFILTRATION TESTING SHALL HAVE NO LEAKAGE WITHIN 1 HOUR.
3 "AquaBlok" WASTEWATER ACCESS CHAMBERS MAY BE SUBSTITUTED. TRAFFIC BEARING BOXES WILL BE REQUIRED IF INSTALLED IN TRAFFIC AREAS. TESTING OF "AquaBlok" SHALL BE BY APPLICABLE PLUMBING CODE FOR SEWER LATERALS.
4. 2' DIA. CONCRETE WELL CASING 3000 PSI MAY BE SUBSTITUTED FOR ULTRA-RIB PIPE. ANY VERT. JOINTS IN THE CASING PIPE MUST BE BY BELL & SPIGOT CONNECTION WITH MASTIC.
5 INVERT SHAPING/CHANNEL SHALL BE 180 DEGREES THROUGH SAMPLE MANHOLE. NO ANGLES, RADIUS, ETC ARE ALLOWED IN SAMPLE MANHOLES.

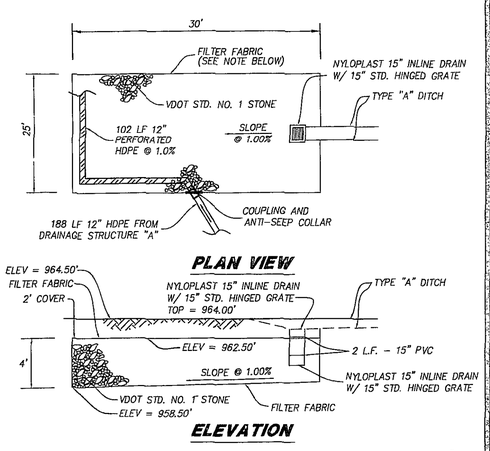
SAMPLING STRUCTURE DETAIL

NOTES.

1 BEDDING, HAUNCHING AND INITIAL BACKFILL CONSTRUCTION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION
2 ALL PVC PIPE SHALL BE BEDDED IN COMPACTED VDOT #57 OR #68 STONE.
3 IN AREAS NOT SUBJECTED TO VEHICULAR TRAFFIC, BEDDING STONE AND FILL SHALL BE PLACED IN 6" LIFTS FROM BOTTOM OF TRENCH TO 1' ABOVE THE PIPE AND THE REMAINING SHALL BE PLACED IN 10" LIFTS AND SHALL BE COMPACTED TO AT LEAST 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D 698.
4 ALL SEWER LINE PIPE SHALL BE BEDDED IN COMPACTED GRANULAR MATERIAL. BEDDING REQUIREMENTS FOR DUCTILE SEWER LINE ARE DEPENDENT ON MANUFACTURER'S BEDDING CRITERIA
5 ALL EXCAVATIONS SHALL COMPLY WITH OSHA TECHNICAL MANUAL, CHAPTER 2, TITLED "EXCAVATIONS' HAZARD RECOGNITION IN TRENCHING AND SHORING"



BEDDING AND BACKFILL OUTSIDE OF PAVED AREAS

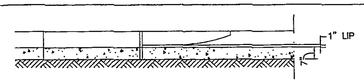


INFILTRATION PIT

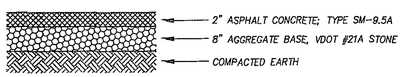
SCALE: NONE

NOTES:

1. STONE PIT MATERIAL TO BE VDOT NO. 1 STONE. PIT TO BE WRAPPED WITH FILTER FABRIC ON ALL SIDES WITH A MINIMUM OF 2 FEET OF OVERLAP.
2. THE SOIL SAMPLE AT THE INFILTRATION PIT HAS A 27 PERCENT CLAY CONTENT AND THE MINIMUM INFILTRATION RATE AT THE INFILTRATION PIT IS 0.52 INCHES/HOUR (SEE SUBTEC, INC. LETTER DATED JULY 21, 2006).

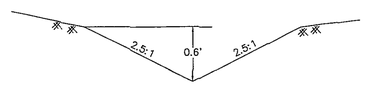


SECTION ELEVATION AT FLOW LINE



PAVEMENT DETAIL

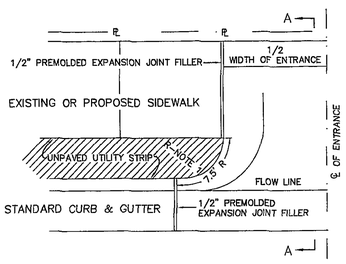
NO SCALE



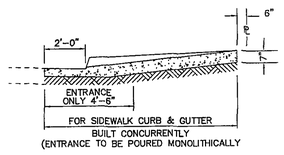
TYPE "A" DITCH (GRASS LINED)

NOT TO SCALE

- Built
-11-07



HALF PLAN



SECTION A-A

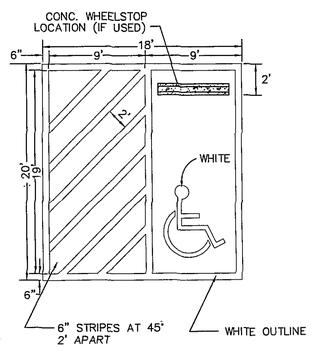
PAVEMENT NOTES:

1. THE SIZE 21B AGGREGATE SHALL BE PRIMED WITH APPROXIMATELY 0.35 GAL/SY OF RC-250 ASPHALT AND COVERED WITH 16 TO 18 LBS/SY OF SIZE 8-P AGGREGATE BEFORE PLACING SM-9.5A.
2. EXISTING PAVEMENT IS TO BE SAW CUT WHERE NEW PAVEMENT IS TO MATCH. SAW CUT IS TO BE MADE WITH A MECHANICAL SAW AND SIDES TO BE TACKED WITH BITUMINOUS MATERIAL, TYPE RC-250, OR EQUAL.

GENERAL NOTES:

1. STANDARD COMMERCIAL "ENTRANCE" SHALL HAVE A MINIMUM CURB RADIUS (R) OF 7 1/2 FEET.
1A. MINIMUM ENTRANCE WIDTH TO BE 12 FEET.
2. WHERE CURB & GUTTER ALREAD EXISTS BOTH CURB & GUTTER SHALL BE REMOVED. IF PROPOSED ENTRANCE FALLS WITHIN FIVE (5) FEET OF AN EXISTING JOINT REMOVAL & RECONSTRUCTION SHALL BE TO THAT JOINT. ANY CONCRETE REMOVED AT OTHER THAN AN EXISTING JOINT SHALL BE CUT WITH A MECHANICAL SAW SPECIFICALLY MANUFACTURED FOR THAT PURPOSE; THIS ALSO SHALL APPLY TO STREET PAVEMENT.
3. WHERE SIDEWALK EXISTS OR IS TO BE CONSTRUCTED ACROSS DRIVEWAYS THE THICKNESS THEREOF MUST CORRESPOND WITH THE THICKNESS OF THE ENTRANCE.
4. WHENEVER "ENTRANCES" EXCEEDS TWENTY-FOUR (24) FEET IN WIDTH A 1/2" PREMOLDED EXPANSION JOINT FILLER SHALL BE INSTALLED THROUGH THE CENTER PERPENDICULAR TO FLOW LINE.
5. FINISH "ENTRANCES" SHALL HAVE A "COURSE BROOM FINISH" RUNNING PARALLEL TO FLOW LINE.
6. CURING SHALL BE ACCOMPLISHED BY THE USE OF A LIQUID MEMBRANE SEAL CONTAINING WHITE PIGMENT APPLIED AT THE RATE OF ONE (1) GALLON PER 150 SQUARE FEET.
7. ALL "ENTRANCE WAYS" SHALL BE CONSTRUCTED ACCORDING TO CITY OF ROANOKE SPECIFICATIONS AND TO LINE AND GRADES ESTABLISHED BY THE CITY ENGINEERING DEPARTMENT.
8. ENTRANCES EXCEEDING 30 FET IN WIDTH SHALL BE APPROVED BY THE CITY MANAGER.

STANDARD CITY OF ROANOKE COMMERCIAL ENTRANCE



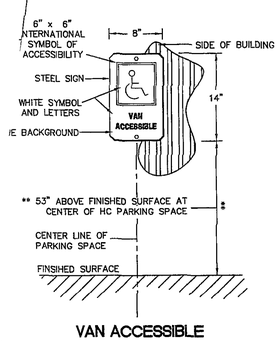
TWO HANDICAPPED SYMBOLS REQUIRED IF APPROACHED FROM BOTH ENDS

PAINT: DURO KOTE ACRYLIC LATEX WHITE

NOTE: THIS DESIGN IS TO BE USED FOR SINGLE, VAN ACCESSABLE SPACES ONLY.

HANDICAP PARKING SPACE

NO SCALE



VAN ACCESSIBLE HANDICAP PARKING SIGN (S2)

NO SCALE

LANDSCAPE MATERIALS

SYMBOL & KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONTAINER	QUANTITY	CANOPY	TOTAL CANOPY
AR	Acer rubrum	RED MAPLE	2" CAL.	B&B	5	314	1,570
IG	Ilex glabra 'Nigra'	NIGRA INKBERRY	18"-24"	#3	30	5	---
PS	Pinus strobus	WHITE PINE	5'	B&B	29	177	5,133
						TOTAL CANOPY	6,703

NOTE: SIZE INDICATED IS MINIMUM SIZE AT TIME OF PLANTING

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
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4664 BRAMBLETON AVENUE
P.O. BOX 20669
ROANOKE, VIRGINIA 24018
PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

COMMONWEALTH OF VIRGINIA
9-18-6
B. LEE HENDERSON JR.
No. 17591
PROFESSIONAL ENGINEER

SITE, LANDSCAPING, AND EROSION CONTROL PLAN

KAZIM BUILDING IMPROVEMENTS

PREPARED FOR
KAZIM TEMPLE CORPORATION
RORER AVENUE, SW
ROANOKE, VIRGINIA

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: September 18, 2006
SCALE: 1" = 20'
COMMISSION NO: 06-089

SHEET 3 OF 4

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