

RECEIVED
OCT 23 2007
CITY OF ROANOKE
PLANNING BUILDING AND DEVELOPMENT

GENERAL NOTES

PROVIDE NEW MATERIALS AND WORKMANSHIP IN CONFORMANCE WITH ALL APPLICABLE CODES, STATE AND FEDERAL LAWS, LOCAL ORDINANCES, INDUSTRY STANDARDS, AND OTHER CRITERIA WHICH WOULD NORMALLY APPLY TO WORK OF THIS NATURE. NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERING A CONFLICT IN CODES, ORDINANCES, STANDARDS, OR OTHER CRITERIA. APPLICABLE CODES AND STANDARDS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE FOLLOWING:

- a BOCA - BASIC CODES
- b RKE CITY - ROANOKE CITY
- c VDOT - VIRGINIA DEPARTMENT OF TRANSPORTATION, ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS
- d VESCH - VIRGINIA EROSION & SEDIMENT CONTROL REGULATIONS AND HANDBOOK
- e OSHA - OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
- f ASTM - AMERICAN SOCIETY FOR TESTING AND MATERIALS
- g WVWA - WESTERN VIRGINIA WATER AUTHORITY

MAINTAIN A SET OF APPROVED PLANS ON SITE AT ALL TIMES DURING CONSTRUCTION.

OBTAIN EACH REQUIRED PERMIT PRIOR TO COMMENCING THAT PART OF THE WORK. PAY REQUIRED FEES.

NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF CONDITIONS WHICH DIFFER FROM THOSE SHOWN ON THE PLANS.

COMPLY WITH LOCAL ORDINANCES FOR BURNING OF WASTE. TRANSPORT WASTE MATERIALS AND UNSUITABLE MATERIALS FROM OWNER'S PROPERTY.

COORDINATE BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.

A PRECONSTRUCTION MEETING MUST TAKE PLACE PRIOR TO COMMENCING WORK. AS A MINIMUM, THE CONTRACTOR, THE REGISTERED LAND DISTURBER (RLD), OWNER'S AGENT AND CITY'S AGENT MUST ATTEND.

VERIFY THE LOCATION AND ELEVATION OF EACH EXISTING UNDERGROUND UTILITY IN AREAS OF CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK. CONTACT ENGINEER IMMEDIATELY IF THERE APPEARS TO BE A CONFLICT, UPON DISCOVERY OF A UTILITY WHICH IS NOT SHOWN, AND UPON DISCOVERY OF A LOCATION OR ELEVATION WHICH DIFFERS FROM THAT SHOWN. TO LOCATE UTILITIES, CALL "MISS UTILITY", 1-800-552-7001. UTILITY LOCATIONS SHOWN ARE THE RESULT OF A COMBINATION OF FIELD LOCATION AND EXISTING INFORMATION. LOCATIONS ARE APPROXIMATE.

REPAIR ALL DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, CAUSED AS A RESULT OF CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO OWNER.

NOTIFY OWNERS OF UTILITIES IN AREAS OF CONSTRUCTION PRIOR TO COMMENCEMENT OF EXCAVATION.

SIGNAGE SHALL COMPLY WITH THE APPLICABLE REGULATIONS OF THE CITY. A SEPARATE PERMIT IS REQUIRED.

ANY SITE DEVELOPMENT OUTSIDE OF THE SCOPE OF THIS PLAN WILL REQUIRE SITE PLAN REVIEW.

WESTERN VIRGINIA WATER AUTHORITY NOTES

AVAILABILITY No. 06-290

GENERAL NOTES

A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE WESTERN VIRGINIA WATER AUTHORITY TO BE HELD AT LEAST ONE (1) DAY PRIOR TO ANY CONSTRUCTION OF THE APPROVED WATER AND SANITARY SEWER FACILITIES.

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

ALL SANITARY SEWER AND WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING VALVE VAULTS, MANHOLES, ETC AFTER PAVING AND ADJUSTING 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 THE 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 VIRGINIA DEPARTMENT OF TRANSPORTATION'S STANDARDS.

LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL REFER TO THE WESTERN VIRGINIA WATER AUTHORITY STANDARD WATER AND SEWER REGULATIONS FOR CONSTRUCTION DETAILS AND INSTALLATION METHODS AS REQUIRED TO COMPLETE THE PROPOSED UTILITY FACILITIES AS INDICATED BY THESE DRAWINGS.

FIELD CORRECTIONS SHALL BE APPROVED BY THE WVWA ENGINEERING DIVISION PRIOR TO SUCH CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE THE WESTERN VIRGINIA WATER AUTHORITY WITH CORRECT AS-BUILT PLANS PRIOR TO SUBSTANTIAL COMPLETION OF ANY NEW PUBLIC EXTENSIONS.

WATER NOTES

WATER MAINS SHALL BE MINIMUM CLASS 350 DUCTILE IRON IN ACCORDANCE TO AWWA C151 OR DR-14 PVC IN ACCORDANCE WITH AWWA C-900.

WATER LATERALS FROM THE METER TO THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.

THE CONSTRUCTION OF THE PROPOSED PUBLIC WATER MAIN AND ALL RESIDENTIAL SERVICES SHALL BE IN COMPLIANCE WITH THE CURRENT WESTERN VIRGINIA WATER AUTHORITY REGULATIONS REFER TO THESE REGULATIONS FOR COMPLETE DETAILS AND INSTALLATION METHODS.

SEWER NOTES

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

LATERALS FROM MANHOLES SHALL BE PVC OR DUCTILE IRON OF SUFFICIENT LENGTH TO PROVIDE TWO (2) FEET OF BEARING ON NATURAL GROUND.

THE LATERALS AND REQUIRED FITTINGS LOCATED WITHIN A PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT SHALL BE OF THE SAME TYPE OF MATERIAL AS THE MAINLINE SEWER PIPELINE.

THE CONSTRUCTION OF THE PROPOSED PUBLIC SEWER MAIN AND ALL RESIDENTIAL SERVICES SHALL BE IN COMPLIANCE WITH THE CURRENT WESTERN VIRGINIA WATER AUTHORITY REGULATIONS REFER TO THESE REGULATIONS FOR COMPLETE DETAILS AND INSTALLATION METHODS.

ALL SANITARY SEWER PIPING SHALL BE PVC (POLYVINYL CHLORIDE) MANUFACTURED IN ACCORDANCE WITH ASTM DESIGNATION 3034-77 (SDR 35) UNLESS OTHERWISE NOTED ON THE PLANS/PROFILES.

ALL MANHOLE FRAMES AND COVERS SHALL BE WATERTIGHT AND ALL COVERS SHALL BE BOLT-DOWN MANHOLE COVERS (SEE DETAIL S-05 AND S-06) WHERE APPLICABLE.

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ABBREVIATIONS

AHFF	ARROW HEAD TOP OF FIRE HYDRANT	MH	MANHOLE
APPROX	APPROXIMATE	MIN	MINIMUM
ASPH	ASPHALT	MON	MONUMENT
BC	BOTTOM OF CURB	NBL	NORTH BOUND LANE
BIT	BITUMINOUS	PROP	PROPOSED
BLDG	BUILDING	PUE	PUBLIC UTILITY EASEMENT
BLK	BLOCK	PMT	PAVEMENT
BM	BENCHMARK	R	RADIUS
BW	BOTTOM OF WALL	RT	RIGHT
CB	CINDER BLOCK	R.O.W	RIGHT OF WAY
C&G	CURB & GUTTER	RREQD	REQUIRED
CMP	CORRUGATED METAL PIPE	RR	RAILROAD
CONC	CONCRETE	RYS	REAR YARD SETBACK
COR	CORNER	SAN	SANITARY
DBL	DOUBLE	SBL	SOUTH BOUND LANE
DEFL	DEFLECTION	SD	STORM DRAIN
DI	DROP INLET	SECT	SECTION
DIA	DIAMETER	SC	SLOPE EASEMENT
DE	DRAINAGE EASEMENT	SS	SANITARY SEWER
ELEC	ELECTRIC	SSE	SANITARY SEWER EASEMENT
ELEV	ELEVATION	STA	STATION
ENTR	ENTRANCE	STD	STANDARD
EP	EDGE OF PAVEMENT	STO	STORAGE
EW	ENDWALL	SYS	SIDE YARD SETBACK
EXIST	EXISTING	TBM	TEMPORARY BENCHMARK
FDN	FOUNDATION	TC	TOP OF CURB
FF	FINISHED FLOOR	TEL	TELEPHONE
FG	FINISH GRADE	TRANS	TRANSFORMER
HOA	HOMESOWNERS ASSOCIATION	TW	TOP OF WALL
HFT	HIGH POINT	TYP	TYPICAL
INVT	INVERT	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
INTX	INTERSECTION	VERT	VERTICAL
IP	IRON PIN	WBL	WEST BOUND LANE
LT	LEFT	WVWA	WESTERN VIRGINIA WATER AUTHORITY
MBL	MINIMUM BUILDING LINE	YD	YARD

STANDARD CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS

NOTICE TO 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.

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 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 DISTURBANCE PERMIT.

PLANS AND PERMITS. A COPY OF THE PLANS AS APPROVED BY THE CITY OF ROANOKE (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE MADE 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 THE CONSTRUCTION ENTRANCE SHALL BE AS SHOWN ON THE PLANS.

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.

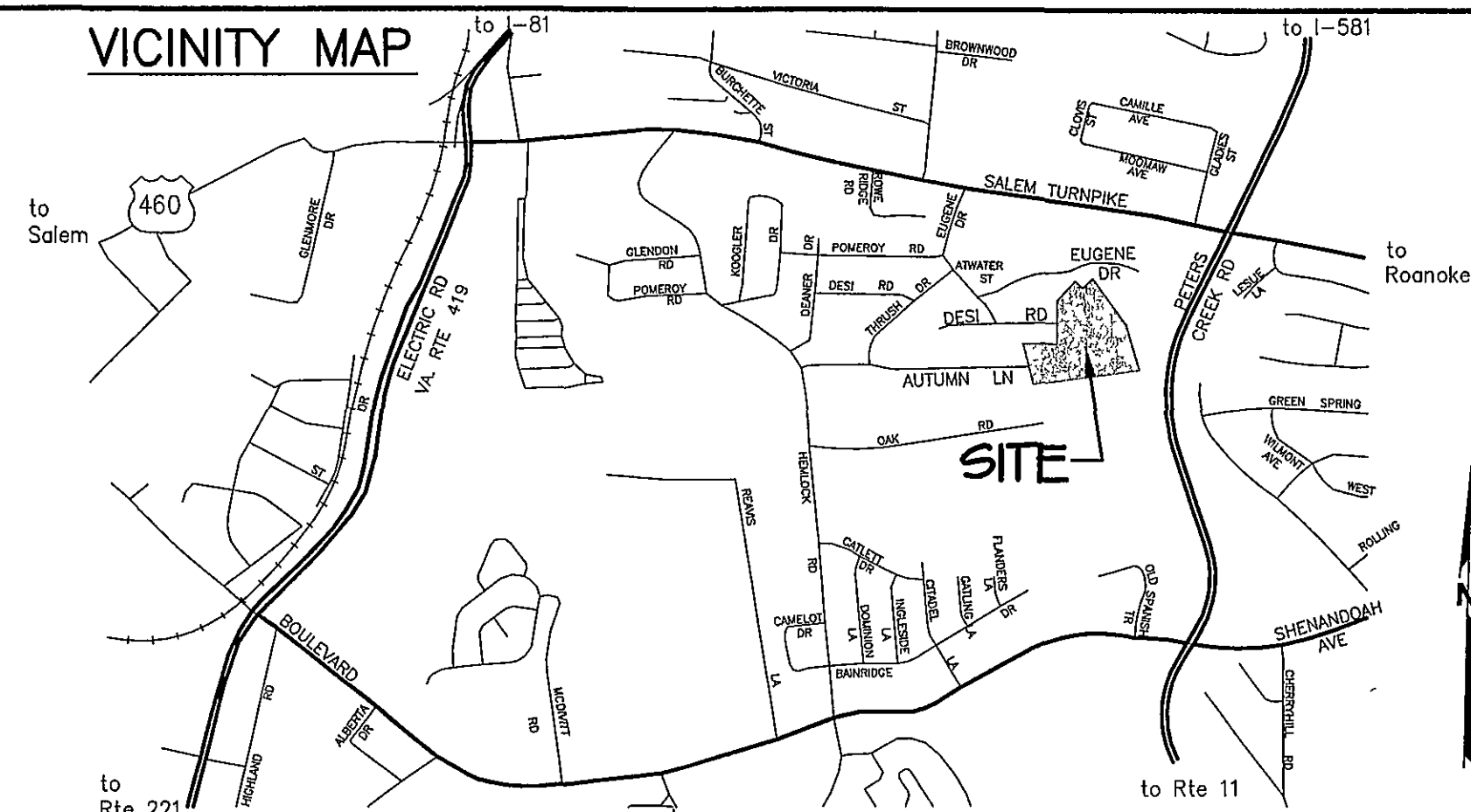
BARRICADES/DITCHES. THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXCAVATED DITCHES AND SHALL FURNISH AND ENSURE THAT ALL BARRICADES PROPER AND NECESSARY FOR THE SAFETY OF THE PUBLIC ARE IN PLACE.

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 AND THE WESTERN VIRGINIA WATER AUTHORITY.

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.

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.

VICINITY MAP



LEGEND

	CONCRETE		EX POWER POLE		YARD LIGHT (S.M.H.)
	ASPHALT PAVING		EX TELEPHONE		TYPICAL YARD HYDRANT
	PAVEMENT REPLACEMENT		EX LIGHT POLE		PROP FIRE HYDRANT
	GRAVEL / RIPRAP		BENCHMARK		PROP SIAMESE CONNECTION
	PAVERS				PROP GATE VALVE
	WETLAND AREA				
	PROPERTY LINE		PROP TELEPHONE LINE		
	EXIST OVERHEAD POWER		PROP GAS LINE		
	EXIST WATER LINE		PROP UNDERGROUND POWER		
	EXIST OVERHEAD CABLE		PROP WATERLINE		
	EXIST CENTERLINE OF ROAD		PROP SANITARY SEWER LINE		
	EXIST STORM SEWER		PROP STORM SEWER LINE		
	EXIST SANITARY SEWER		PROP CONTOURS		
	EXIST TREE LINE		EXIST INTERMEDIATE CONTOURS		
	EXIST EDGE OF PAVEMENT		EXIST INDEX CONTOURS		
	WETLAND BOUNDARY		EXIST SPOT ELEVATION		
	RESOURCE MANAGEMENT AREA BOUNDARY		PROP TOP & BOTTOM OF CURB		
	RESOURCE PROTECTION AREA BOUNDARY		PROP TREE LINE		

ENGINEERS NOTES

BALZER AND ASSOCIATES, INC. 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.

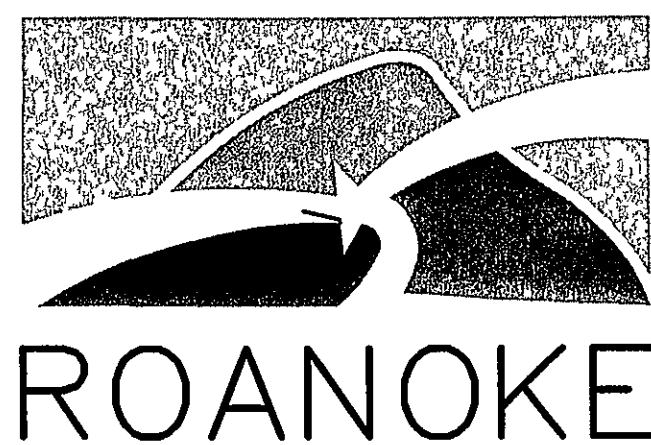
BALZER AND ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE PLANS OR WILL NOT BE RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

SOURCE OF TOPOGRAPHIC MAPPING IS CITY OF ROANOKE AERIAL MAPPING, DATED APRIL, 1996 AND SUPPLEMENTED BY FIELD SURVEYS PROVIDED BY BALZER AND ASSOCIATES, INC.

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: _____

REGISTERED LAND DISTURBER



DEVELOPMENT PLAN APPROVED

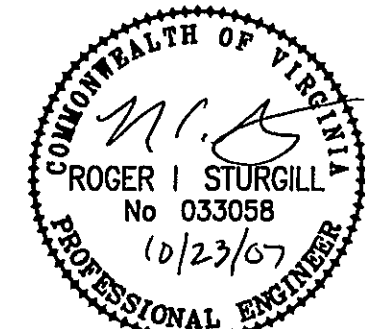
Agent, Planning Commission: *Chad D. Holt* Date: *11/20/07*

Development Engineer: *George R. Newbold* Date: *11/19/07*

Planning Administrator: *Nancy C. Swadlow* Date: *11/20/07*

It must be coordinated with the 1st and 2nd revisions approved prior

STANDARD CITY OF ROANOKE APPROVAL BLOCK



REFLECTING TOMORROW
www.balzer.cc
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ENGINEERS • SURVEYORS

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Richmond, Virginia 23236
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FAX 804/794-2635

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Phone 804/653-0132
FAX 804/653-0133

448 Peppers Ferry Road NW
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Phone 540/381-4280
FAX 540/381-4291

1657 Commerce Road
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Verona, Virginia 24462
Phone 540/248-3220
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MAPLE RIDGE

COVER SHEET

ROANOKE CITY, VIRGINIA

DRAWN BY: JVV

DESIGNED BY: JVV

CHECKED BY: SMH

DATE: 09/29/2006

REVISIONS:

- 1st - 02/26/2007 per City Review
- 2nd - 04/20/2007 per City Review
- 3rd - 05/15/2007 per City Review
- 4th - 08/28/2007 Owner Revisions
- 5th - 09/20/2007 per City Review

SHEET NO.

C-1

JOB NO.
R0400131 03