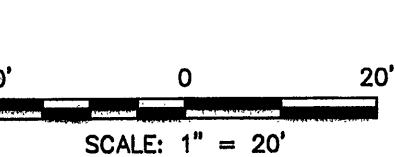


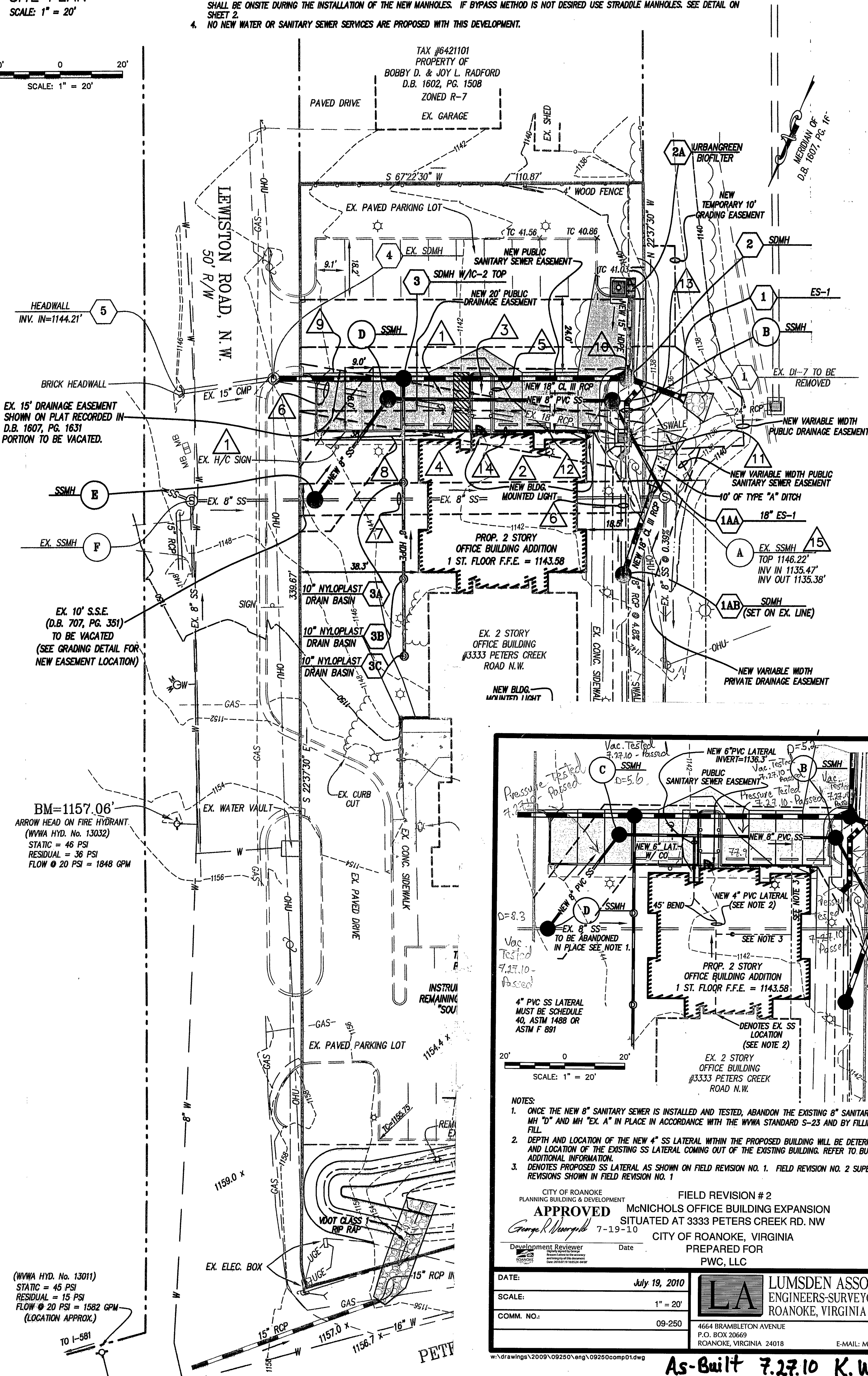
0

SCALE: 1" = 20'



WATER & SANITARY SEWER NOTES

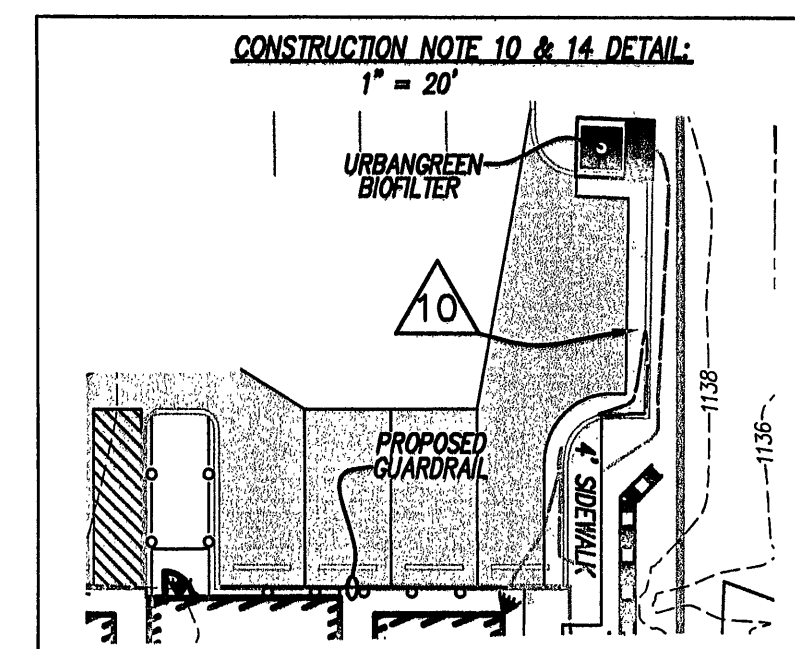
- WATER & SANITARY SEWER NOTES:**
1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEWEST WYMA WATER AND SANITARY SEWER STANDARDS.
 2. SANITARY SEWER MAIN MATERIAL SHALL BE PVC, SDR 35, UNLESS OTHERWISE NOTED, OR APPROVED EQUAL.
 3. NEW SANITARY SEWER MANHOLES "A" AND "B" TO BE SET ON THE EXISTING LINE WILL REQUIRE BYPASS PUMPING OF THE EXISTING SANITARY SEWER FLOWS PER THE CONDITIONS OF SECTION 3.5 OF SPECIFICATION 02731 OF THE WYMA WATER AND SANITARY SEWER STANDARDS. A WYMA INSPECTOR SHALL BE ONSITE DURING THE INSTALLATION OF THE NEW MANHOLES. IF BYPASS METHOD IS NOT DESIRED USE STRADDLE MANHOLES. SEE DETAIL ON SHEET 2.
 4. NO NEW WATER OR SANITARY SEWER SERVICES ARE PROPOSED WITH THIS DEVELOPMENT.



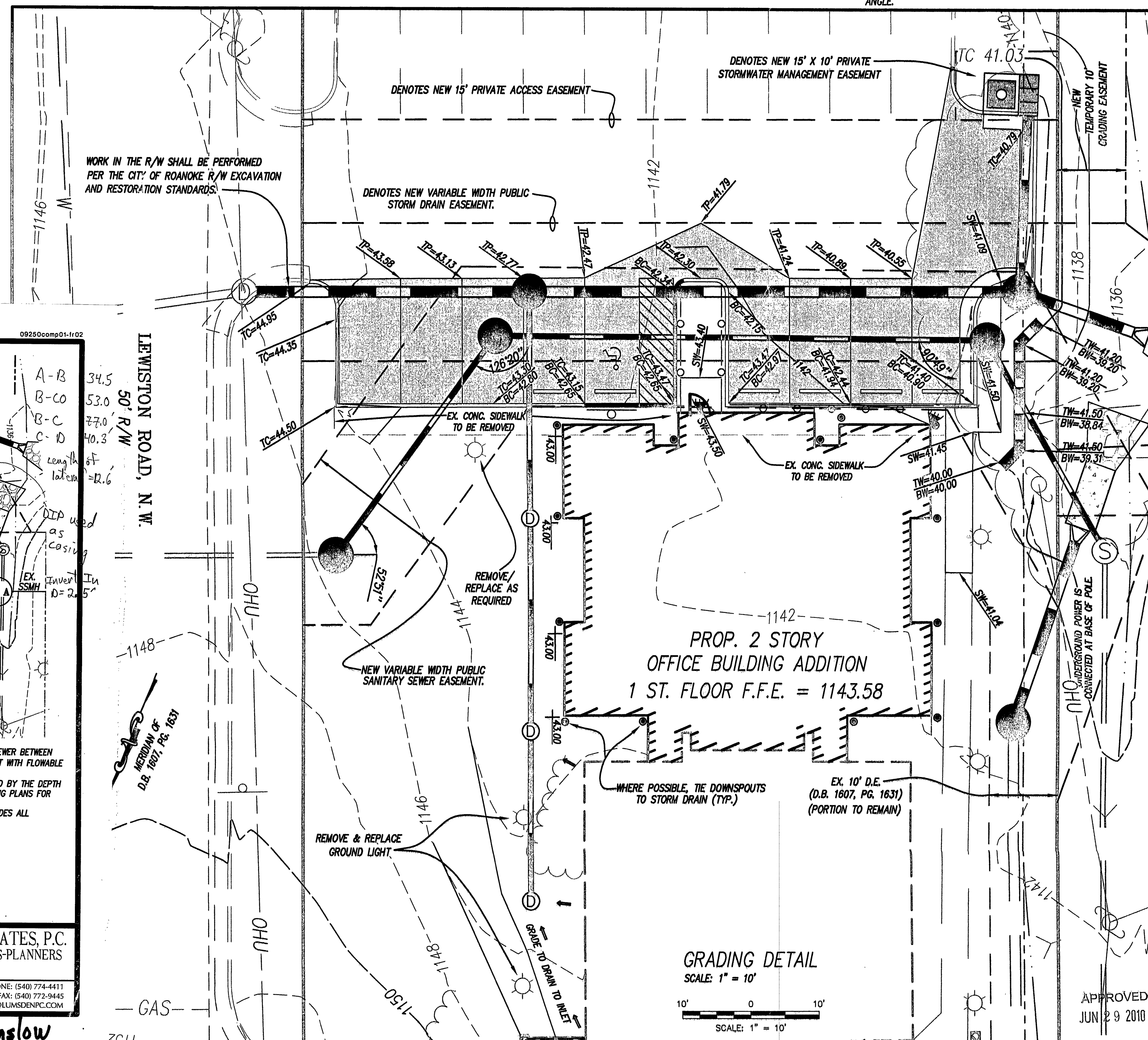
ITEM	EXISTING	PROPOSED
PAVEMENT (STANDARD)		
CONCRETE CURB (CG-2)		
CONCRETE CURB (CG-6)		
STORM DRAIN LINE		
SANITARY SEWER MANHOLE		
SANITARY SEWER LINE		
WATERLINE		
LIGHT POLE		
OVERHEAD ELECTRIC LINE		
OVERHEAD TELEPHONE LINE		
INDEX CONTOURS		
INTERMEDIATE CONTOURS		
UNDERGROUND GAS		
UNDERGROUND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

LINE	BEARING	DISTANCE
A - B	N 66° 55' 57" E	21.39'
B - C	S 23° 04' 03" E	30.36'
C - D	N 67° 45' 07" E	67.83'
D - E	N 14° 04' 38" E	39.30'
E - F	N 66° 55' 57" E	39.56'

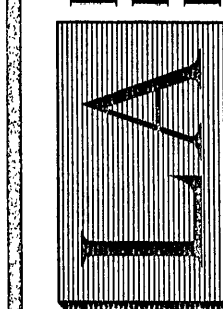
1. WALL DESIGNER SHALL PROVIDE TO THE OWNER DESIGN DRAWINGS FOR THE RETAINING WALL. SUCH DRAWINGS TO INCLUDE TYPE AND STYLE OF WALLS. DRAWINGS SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF VIRGINIA. WALL INFORMATION SHOWN IN THESE PLANS ARE FOR SCHEMATIC DETAIL ONLY. LUNDSEN ASSOCIATES ASSUMES NO RESPONSIBILITY OR LIABILITY RELATING TO FAILURE RESULTING FROM SAME.
2. A QUALIFIED GEOTECHNICAL ENGINEER SHOULD MONITOR THE INSTALLATION OF THE RETAINING WALL AND THE CONSTRUCTION OF THE CUT AND FILL SLOPES TO INSURE ADEQUATE SOIL COMPACTION, TESTING, STABILIZATION, SLOPE STABILITY, AND STRUCTURAL INTEGRITY, ETC. GEOTECHNICAL ENGINEER MUST BE LICENSED AS A PROFESSIONAL ENGINEER IN THE STATE OF VIRGINIA.
3. BUILDING DEPARTMENT REVIEW AND A BUILDING PERMIT FROM THE ROCKHOLE CITY BUILDING DEPARTMENT ARE REQUIRED PRIOR TO WALL CONSTRUCTION.
4. ALL RETAINING WALLS 4 FEET OR GREATER IN HEIGHT MUST BE DESIGNED BY A PROFESSIONAL ENGINEER.
5. WALL MAY BE REQUIRED TO HAVE A RAILING.



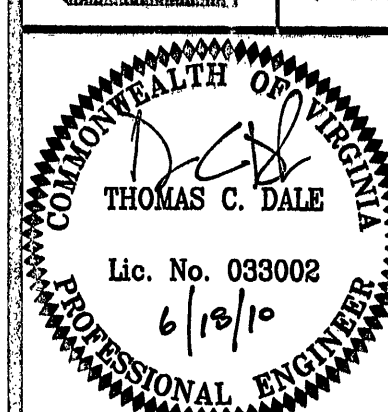
1. RELOCATE EXISTING HANDICAP PARKING SIGN, HANDICAP SIGN TO BE INSTALLED IN FRONT OF NEW HANDICAP PARKING SPACE. SEE SIGN DETAIL ON SHEET 2. RESTRIPE PARKING SPACES AS SHOWN ON SITE PLAN.
2. REMOVE LIGHT POLE. (SEE SHEET 5 FOR NEW LIGHT CUT SHEETS)
3. INSTALL HANDICAP RAMP W/ HANDRAIL. SEE DETAIL ON SHEET 2.
4. HEIGHT OF CURB VARIES. (SHADED) REFER TO GRADING DETAIL.
5. INSTALL NEW CG-2 CURB. SEE DETAIL ON SHEET 2.
6. ONCE NEW STORM DRAINS ARE INSTALLED, REMOVE THE EXISTING 18" RCP AS SHOWN ON PLANS.
7. ONCE NEW SANITARY SEWER IS INSTALLED AND TESTED, REMOVE THE EXISTING 8" SANITARY SEWER. (SEE WATER & SEWER NOTE 3.) A PORTION OF THE EX. LINE WILL BE USED AS THE NEW SANITARY SEWER CONNECTION.
8. REMOVE SIDEWALK AS SHOWN ON PLANS.
9. SAWCUT AND REPAIR / REPLACE PAVEMENT AS NEEDED. SEE DETAIL ON SHEET 2.
10. REMOVE EXISTING CG-2 CURB AND INSTALL NEW CG-6 CURB & GUTTER. SEE DETAIL THIS SHEET.
11. REMOVE EX. GRATE INLET / MANHOLE BASE AND CONC. GUTTER ONCE NEW STORM DRAINS ARE INSTALLED.
12. DENOTES CONC. WHEEL STOP. SEE DETAIL ON SHEET 2.
13. RETAINING WALL. DESIGN BY OTHERS. (SEE RETAINING WALL NOTES)
14. GUARDRAIL TO BE SPECIFIED BY ARCHITECT. FOR LOCATION SEE DETAIL THIS SHEET.
15. REPLACE MANHOLE OR PROVIDE NEW INLET SHAPING AND ESTABLISH NEW BENCH TO FACILITATE THE SEWER FLOWS AT THE PROPOSED ANGLE.



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



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



SITE PLAN

McNICHOLS OFFICE BUILDING EXPANSION
SITUATED AT 3333 PETERS CREEK RD. NW
CITY OF ROANOKE, VIRGINIA
PREPARED FOR
PWC, LLC

REVISIONS		DESCRIPTION
NO.	DATE	
1		
2		
3		
4		
5		

DATE: June 18, 2010

SCALE: AS SHOWN

COMMISSION NO: 09-250

SHEET 3 OF 6

As-Built 7.27.10 Ken Winslow