

GENERAL NOTES

1. THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C.
2. TOPOGRAPHY DATA IS BASED ON A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C.
3. A TITLE REPORT WAS NOT FURNISHED FOR THIS PROJECT.
4. NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, THE CITY OF ROANOKE, AND/OR THE WESTERN VIRGINIA WATER AUTHORITY.
5. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CLEAN OUT THE EXISTING STORM SEWER SYSTEM WITHIN EXISTING DEVELOPMENTS SHOULD THESE SYSTEMS BECOME SILENT OR BLOCKED IN ANY WAY DUE TO THE CONSTRUCTION OF THIS PROPOSED DEVELOPMENT.
6. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED IN THE FIELD. SEE COMMUNITY PANEL NO. 510130 0256 G, MAP NUMBER 51161C0256 G, DATED 9-28-07.
7. SEE CONTRACT DOCUMENTS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

CONSTRUCTION NOTES

1. GRADES AND LOCATIONS OF EXISTING SANITARY SEWER LATERALS ARE UNKNOWN. GRADES AND LOCATIONS SHOWN ARE ASSUMED. THE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. THE DEPTH OF WATER LINES, GAS LINES, AND TELEPHONE DUCTS ARE UNKNOWN. THEIR DEPTH HAS BEEN ASSUMED WHERE SHOWN IN PROFILE. THE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL EXISTING UTILITIES MAY NOT BE SHOWN OR MAY NOT BE SHOWN IN THEIR EXACT LOCATION. THE CONTRACTOR SHALL CONTACT PUBLIC UTILITIES COMPANIES THROUGH MISS UTILITY (1-800-552-7001) TO HAVE EXISTING UTILITIES LOCATED. THE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. FOR THE RELOCATION OR REPLACEMENT OF ANY EXISTING WATER OR SANITARY SEWER FACILITIES, CONTACT CHRIS CAREY AT THE WESTERN VIRGINIA WATER AUTHORITY (853-5637) A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ALL STREETS TO BE MAINTAINED FOR ONE WAY TRAFFIC AND OPENED TO TWO WAY TRAFFIC DURING PEAK TRAFFIC HOURS. FOR ANY CLOSINGS REQUIRED, CONTACT ROANOKE CITY TRAFFIC ENGINEERING (853-2673) A MINIMUM OF TWO WEEKS PRIOR TO CLOSING.
5. ACCESS TO ADJOINING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. COORDINATE ACCESS WITH EACH PROPERTY OWNER.
6. THE CONTRACTOR SHALL VISIT AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION. CONTACT OWNER AND ENGINEER WITH ANY VARIATIONS.
7. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ROANOKE STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF VDOT'S ROAD AND BRIDGE STANDARDS.
8. 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.
9. ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
10. ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE PERFORMED BY THE CONTRACTOR WITH A WESTERN VIRGINIA WATER AUTHORITY INSPECTOR ON-SITE.
11. SEE VDOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB AND STORM DRAINAGE DETAILS.
12. THE CONTRACTOR AND OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.

GRADING NOTES

1. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING.
2. TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE. A SEPARATE E & S PLAN MAY BE REQUIRED FOR OFFSITE STOCKPILES.
3. FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER AND ROCKS LARGER THAN 6 INCHES IN DIAMETER.
4. FILL MATERIAL SHALL BE PLACED AND COMPACTED IN EIGHT (8) INCH LOOSE LIFTS AND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698, STANDARD PROCTOR. MAINTAIN MOISTURE CONTENT OF FILL MATERIAL WITHIN THREE (3) PERCENT OF OPTIMUM TO ATTAIN REQUIRED COMPACTION DENSITY.
5. A QUALIFIED GEOTECHNICAL ENGINEER LICENSED IN THE STATE OF VIRGINIA, SHOULD BE CONSULTED CONCERNING SOIL STABILITY, SLOPE STABILIZATION, SOIL COMPACTION, TESTING, AND OTHER SOIL CHARACTERISTICS. LUMSDEN ASSOCIATES ASSUMES NO RESPONSIBILITY OR LIABILITY RELATING TO FAILURES RESULTING FROM SAME.

BENCHMARK INFORMATION

1. BENCHMARK - NORTHWEST TOP CORNER OF EXISTING CURB INLET AT INTERSECTION OF HILLVIEW AVENUE AND VENTNOR ROAD. ELEVATION = 1049.28

STORM DRAIN STRUCTURE COORDINATE CHART

STRUCTURE	NORTHING	EASTING
EX1	10288.8483	67343.2224
A1	10239.1109	67561.9984
A2	10214.5255	67557.9905
A3	10271.7952	67361.5033
B	10236.6507	67591.5463
C	10223.9367	67744.2439
D	10234.2753	67838.3278
D1	10226.0566	67839.3622
E	10268.2217	67872.7106
F	10306.7656	67915.2832
G	10340.9351	67922.2693
G1	10342.1218	67916.485
H	10437.3334	67941.8786
H1	10438.4268	67936.5734

LEGEND

ITEM	EXISTING	PROPOSED
Pavement	---	---
Curb and Gutter	---	---
Curb	---	---
Storm Drain Line	---	---
Sanitary Sewer Manhole	---	---
Sanitary Sewer Line	---	---
Waterline	---	---
Hydrant	---	---
Overhead Utility Line	---	---
Underground Comm. Line	---	---
Underground Gas Line	---	---
Utility Pole	---	---
Fence	---	---
Water Meter	---	---
Gas Valve	---	---
Water Valve	---	---
Contours	---	---
Pavement	---	---
Gravel	---	---
Concrete	---	---

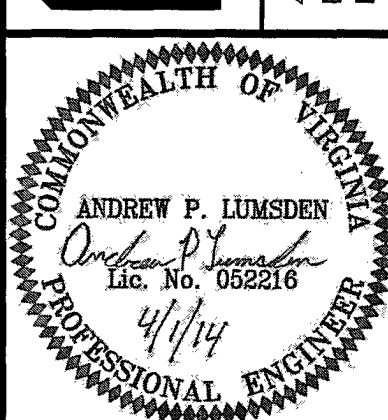
Dig With CARE
Keep Virginia Safe!

- Call Miss Utility at 811 before you dig.
- Allow the required time for marking.
- Respect the marks.
- Excavate carefully.

Utilities Marked per Miss Utility Ticket #A324200817-00A & #B406600119-00B

Company	Contact	Phone Number	Damage Contact Phone Number
Appalachian Power	USC Locating Service	(800) 778-9140	(800) 956-4237
Roanoke Gas Company	USC Locating Service	(800) 778-9140	(800) 777-4427
Verizon	Dean Rasmussen	(434) 942-8192	(877) 562-2253
Western VA Water Authority	Rachel Taylor	(540) 853-5641	(540) 853-2792

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



NOTES & INDEX MAP

STORMWATER DRAINAGE IMPROVEMENTS
FOR
PHASE 2
MORAN STREET / BLANTON AVENUE, S.E.
PREPARED FOR
THE CITY OF ROANOKE, VIRGINIA

REVISIONS		DESCRIPTION					
NO.	DATE						
1							
2							
3							
4							
5							
DATE:		April 1, 2014					
SCALE:		1" = 40'					
COMMISSION NO:		13-162					
SHEET		2 OF 7					

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