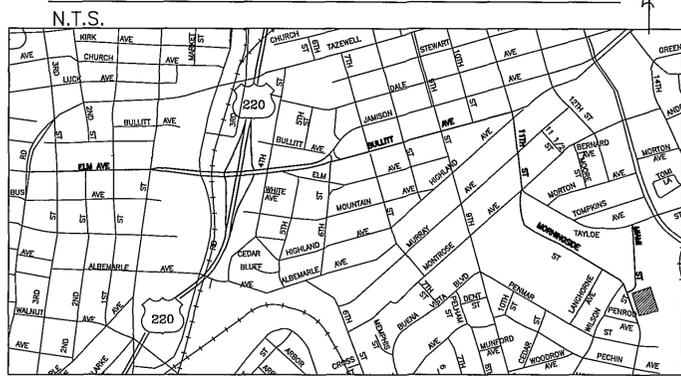


VICINITY MAP



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.

NOTE: WORK WITH CITY RIGHT OF WAY IS TO BE PERFORMED PER THE CITY OF ROANOKE RIGHT OF WAY EXCAVATION AND RESTORATION STANDARDS

City of Roanoke
Planning Building & Development
ND DISTRICT COMPLIANCE
Marikem B. Nices 7/24/08
ND District Reviewer Date

Changes to this approved plan must be coordinated with the Zoning Administrator and approved prior to construction or installation of such changes.

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. ROANOKE CITY
- c. VDOT - VIRGINIA DEPARTMENT OF TRANSPORTATION, ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS
- d. VIRGINIA EROSION AND 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, 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 NUMBER: 07-391

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 COMMERCIAL 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:
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 COMMERCIAL 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.

SHEET INDEX

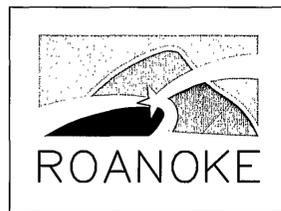
| SHEET | TITLE |
|-------|---------------------------------------|
| C-1 | COVER SHEET |
| C-2 | EXISTING CONDITIONS & DEMOLITION PLAN |
| C-3 | LAYOUT & UTILITY PLAN |
| C-4 | LANDSCAPE PLAN |
| C-5 | GRADING PLAN |
| C-6 | EROSION & SEDIMENT CONTROL PLAN |
| C-7 | EROSION & SEDIMENT CONTROL DETAILS |
| C-8 | WVWA DETAILS |

REVISED PER CITY OF ROANOKE COMMENTS: 9-12-08
REVISED PER CITY OF ROANOKE COMMENTS: 4-9-08
REVISED PER OWNER REQUEST: 7-11-08

ABBREVIATIONS

| | | | |
|--------|--------------------------------|--------|---------------------------------------|
| AHFH | 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 | PVMT | PAVEMENT |
| BM | BENCHMARK | R | RADIUS |
| BW | BOTTOM OF WALL | RT | RIGHT |
| CB | CINDER BLOCK | R.O.W. | RIGHT OF WAY |
| C&G | CURB & GUTTER | REQD | 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 | SE | 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 |
| HGA | HOMEOWNERS ASSOCIATION | TW | TOP OF WALL |
| HPT | HIGH POINT | TYP | TYPICAL |
| INV | 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 |

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



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 | | 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. TREELINE | | 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. TREELINE | | |

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.

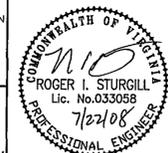
ANY WORK COMMENCED ON A PROJECT PRIOR TO PLAN APPROVAL IS AT SOLE RISK OF THE DEVELOPER.

BALZER AND ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS 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 AND BASE INFORMATION IS A SURVEY PERFORMED BY BALZER & ASSOCIATES INC.

AS BUILT
11-14-08
Call

DEVELOPMENT PLAN APPROVED
RECEIVED
Agent, Planning Commission
Development Engineer
Zoning Administrator
Date: 7/24/08
By: *Penne B. Richardson* 7-24-08
Nancy C. Snodgrass 7/24/08
Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.
APPROVAL BLOCK



REFLECTING TOMORROW
www.balzer.cc
PLANNERS • ARCHITECTS
ENGINEERS • SURVEYORS

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Roanoke, Virginia 24018
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FAX: 540/772-8050

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Phone: 804/794-0571
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FAX: 804/553-0153

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Phone: 540/381-4289
FAX: 540/381-4281

1591 Commerce Road
Suite 401
Verona, Virginia 24482
Phone: 804/648-3220
FAX: 804/648-3221

MORNINGSIDE SUBDIVISION
COVER SHEET
CITY OF ROANOKE, VIRGINIA

DRAWN BY: BTC
DESIGNED BY: BTC
CHECKED BY: SMH
DATE: 1-25-08
REVISIONS:
3-12-08
4-9-08
7-11-08

SCALE: NTS
SHEET NO.
C-1
JOB NO.
R0700289.00