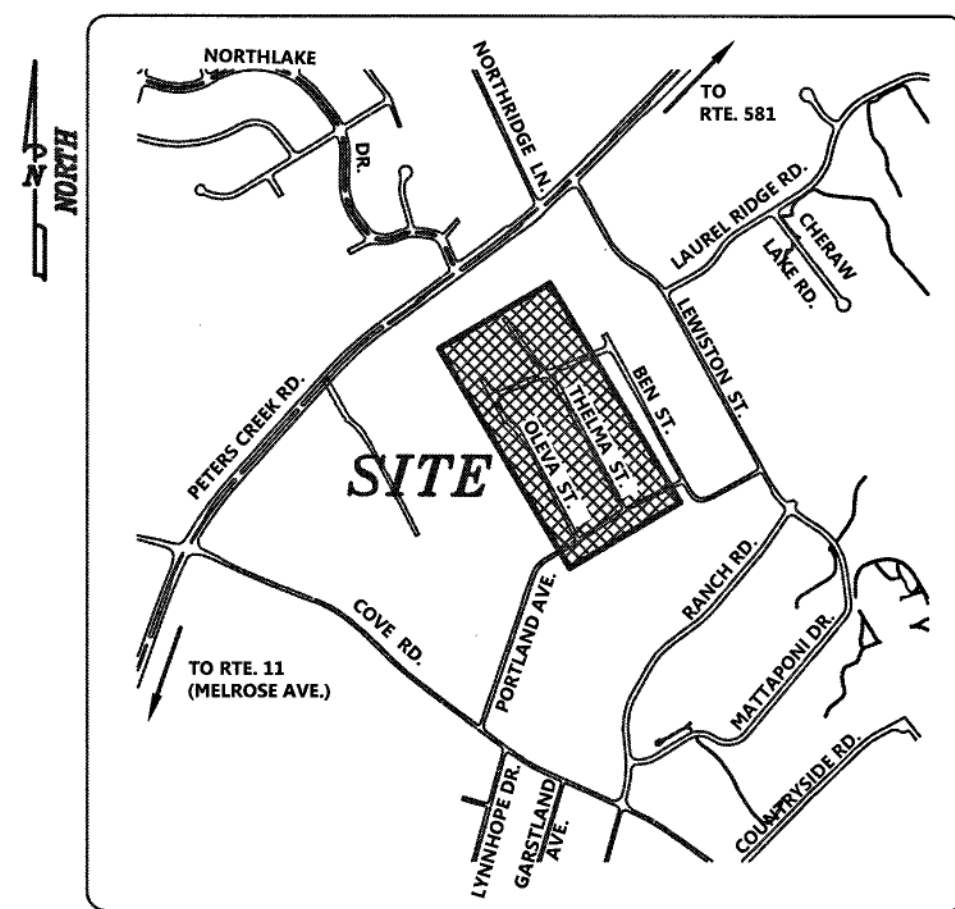


OLEVA AND THELMA STREET IMPROVEMENTS

CITY OF ROANOKE, VIRGINIA

DISTURBED AREA PER INLET	
INLET	DISTURBED AREA
B2	5,590 SF
B5	6,886 SF
B6	8,333 SF
C2	1,667 SF
D1	190 SF
E1	3,040 SF
E2	5,713 SF
E3	6,659 SF
F1	5,966 SF
J1	5,146 SF
J2	4,277 SF
J5	1,928 SF
J7	3,032 SF
J8	8,726 SF
J9	4,385 SF



VICINITY MAP:
SCALE: 1"=1200'

GENERAL NOTES:

- OWNER REPRESENTATIVE: PRISCILLA CYGIELNIK
CITY OF ROANOKE - ENGINEERING DEPARTMENT
215 CHURCH AVENUE, S.W. - ROOM 350
ROANOKE, VA 24001
- ALL WORK PROPOSED IN THESE PLANS IS TO BE DONE WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS OBTAINED.
- NO GRAVES, STRUCTURES, OR OBJECTS MARKING A PLACE OF HUMAN BURIAL WERE FOUND AT TIME OF SURVEY.
- THE SUBJECT LANDS DEPICTED HEREON DO NOT LIE WITHIN A F.E.M.A. DESIGNATED 100-YEAR FLOOD HAZARD ZONE. THE SUBJECT LANDS LIE WITHIN "UNSHADED ZONE X - OTHER AREAS", AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.M. MAP NO. 5161C01530, EFFECTIVE DATE OF SEPTEMBER 28, 2007. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
- PLANNING AREAS
TOTAL DISTURBED AREA: ±16,926 SF (0.39 AC.)
- A PRE-CONSTRUCTION MEETING WITH THE CITY WILL BE HELD PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH CITY OF ROANOKE STANDARDS AND SPECIFICATIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET COMPLIANCE REQUIREMENTS WITH SECTION 50.1-406, ET SEQ. OF THE CODE OF VIRGINIA (OVERHEAD HIGH VOLTAGE LINES SAFETY ACT).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS BEFORE BEGINNING CONSTRUCTION.
- UNLESS SHOWN OR SPECIFIED OTHERWISE, METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH VDOT ROAD AND BRIDGE STANDARDS AND VDOT ROAD AND BRIDGE SPECIFICATIONS. LATEST EDITIONS. SHOULD A LOCALITY HAVE SPECIFICATIONS OF ITS OWN, THE MORE STRINGENT SHALL APPLY.
- ALL ACTIVITIES IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO VDOT WORK AREA PROTECTION MANUAL, (MOST RECENT EDITION)
- BY THE END OF CONSTRUCTION, PROVIDE LEGIBLE, SURVEYED MARK-UPS OF AS-BUILT SITE CONSTRUCTION ITEMS ON SITE PLANS TO THE OWNER FOR PREPARATION OF SITE RECORD DRAWINGS.
- CONTRACTOR SHALL ENSURE THAT EGRESS FOR FIRE ACCESS FOR THE SITE IS MAINTAINED AT ALL TIMES.
- MAINTAIN EMERGENCY SERVICE AND DELIVERY VEHICLE ACCESS TO THE SURROUNDING AREA AND COORDINATE THIS WITH THE OWNER.
- THESE PLANS SHALL BE USED IN CONJUNCTION WITH THE TECHNICAL SPECIFICATIONS AND PROJECT MANUAL.
- ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN THE DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S REPRESENTATIVE, WHO SHALL PROMPTLY CORRECT SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR WITHOUT DIRECTION AFTER HIS DISCOVERY OF SUCH INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
- CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN THAT MEETS ALL VDOT AND CITY OF ROANOKE STANDARDS AND REQUIREMENTS.

LEGEND:

---2100---	EXISTING 1' CONTOURS	GV	EXISTING GAS VALVE
---2200---	EXISTING 1' CONTOURS	GM	EXISTING GAS METER
---2300---	EXISTING 1' CONTOURS	LP	EXISTING LIGHT POLE
90.56	EXISTING SPOT ELEVATION	W	EXISTING WELL
90.56	PROPOSED SPOT ELEVATION	DH	DRILL HOLE
90.56	PROPOSED TOP CURB ELEVATION	FD	EXISTING FIRE HYDRANT
90.56	PROPOSED BOTTOM CURB ELEVATION	PH	PROPOSED FIRE HYDRANT
8"S	EXISTING SANITARY SEWER	PH	PROPOSED FIRE HYDRANT LABEL
8"S	PROPOSED SANITARY SEWER	WV	EXISTING WATER VALVE
6"W	EXISTING WATERLINE	WV	PROPOSED WATER VALVE AND REDUCER
24"	EXISTING STORM SEWER	WM	EXISTING WATER METER
24"	PROPOSED STORM SEWER	WM	PROPOSED WATER METER
---	EXISTING EDGE OF PAVEMENT	CO	EXISTING SEWER CLEANOUT
---	PROPOSED PAVEMENT	SS-#	PROPOSED SEWER CLEANOUT
---	EXISTING BUILDING	SMH	EXISTING SEWER MANHOLE
---	PROPOSED BUILDING	SMH	PROPOSED SAN. SEW. STRUCTURE LABEL
---	EXISTING OVERHEAD ELECTRIC	SMH	PROPOSED STRM. SEW. STRUCTURE LABEL
---	EXISTING BURIED ELECTRIC	SMH	EXISTING SHRUB
---	EXISTING BURIED CABLE TV LINE	SMH	EXISTING TREE
---	EXISTING GAS LINE	SMH	PROPOSED TREE
---	EXISTING BURIED TELEPHONE LINE	SMH	EXISTING SIGN
---	EXISTING FENCE LINE	SMH	PROPOSED SIGN
---	EXISTING TREELINE	SMH	BORE HOLE/TEST PIT
---	BENCHMARK LOCATION	SMH	CONTROL POINT
---	TO BE REMOVED	SMH	IRON ROD FOUND
---	EXISTING TELEPHONE PEDESTAL	SMH	IRON ROD SET
---		SMH	PROPERTY CORNER

ABBREVIATION LEGEND:

AT	AIR CONDITIONER	LB	POUND
AC	APPROXIMATE LOCATION	M	METER
AL	ALTERNATE	M.B.L.	MINIMUM BUILDING LINE
ALT.	ALTERNATE	MAC	MASTERCARD
APPROX.	APPROXIMATE	MB	MAIL BOX
AVG	AVERAGE	MH	MANHOLE
B.M.	BENCHMARK	MI	MILE
BLVD	BOTTOM OF CURB	MIN.	MINIMUM
BSMT	BASEMENT	MON.	MONUMENT
BW	BOTTOM OF WALL	MTL	METAL
C.F.	CUBIC FEET	N.C.	NOT IN CONTRACT
C.I.	CURB INLET	N.S.	NORTH-SOUTH
C.M.U.	CONCRETE MASONRY UNIT	N.T.S.	NOT TO SCALE
C.V.	CHECK VALVE	N/V	NORTH-BOUND LANE
C.Y.	CUBIC YARD	NO./#	NUMBER
CAL	CALIFORNIA	NEW	NEW RIVER VALLEY
CATV	CABLE TELEVISION	N.R.	NOT RECORDED
CHD	CHORD	O.D.	OUTSIDE DIAMETER
CMP	CORRUGATED METAL PIPE	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
CO	CLEAN-OUT	ONE	OVERHEAD
CO	CONCRETE	P.B.	PUBLIC UTILITY
CONC.	CONCRETE	P.U. & D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
CRK	CREEK	P.U.	POLYETHYLENE
D.B.	DEED BOOK	PE	PEDESTAL
D.E.	DRAINAGE EASEMENT	PG	PAGE
D.I.P.	DUCTILE IRON PIPE	PROP.	PROPOSED
D.S.	DOWN SPOUT	PS	POUNDS PER SQUARE INCH
DECD.	DECEASED	PVC	POLYVINYLCHLORIDE
DET.	DETAIL	PMT	PAVEMENT
DFC	DRAINFIELD CORNER	R	RADIUS
DI	DROP INLET	R.R.	RAILROAD
DIA.	DIAMETER	R/W	RIGHT-OF-WAY
DIST.	DISTRICT	RSP	REINFORCED CONCRETE PIPE
DR	DRIVE	RD.	ROAD
DWG	DRAWING	REF.	REFERENCE
DWLG	DRAWING	REQ'D	REQUIRED
E	EDGE OF GRAVEL	RET.	RETAINING
E.P.	EDGE OF PAVEMENT	REV.	REVISION
E.L.	EACH	ROUTE	ROUTE
EBL	EASTBOUND LANE	R/W	RAILWAY
ELEV.	ELEVATION	S.D.	STORM DRAIN
EW	EDGE OF WATER	SOL	SHORT DISTANCE LEFT
EXT.	EXTENSION	SMH	STORM DRAIN MANHOLE
EXT.	EXTENSION	SGR	SHORT DISTANCE RIGHT
EXT.	EXTENSION	S.F.	SQUARE FEET
F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY	SCH	SCHEDULE
F.I.R.M.	FLOOD INSURANCE RATE MAP	SHT	SHEET
FLW	FLOW LINE	SPEC.	SPECIFICATION
FF	FINISH FLOOR	SPK	SEPTIC TANK
FR	FRAME	SSW	SANITARY SEWER
FT.	FEET	SSMH	SANITARY SEWER MANHOLE
G.M.	GAS METER	ST	STREET
G.V.	GATE VALVE	STD.	STANDARD
GAY	GAY AND NEEL, INC.	STY.	STORY
GW	GALLONS PER MINUTE	SWM	STORMWATER MANAGEMENT EASEMENT
GRAV.	GRAVEL	SWMF	STORMWATER MANAGEMENT FACILITY
GRD.	GROUND	TO	TOP OF CURB/CONCRETE
H.P.	HIGH POINT	TERRA	TERRA COTTA PIPE
H.U.D.	HOUSING AND URBAN DEVELOPMENT	TEL	TELEPHONE
H/V	HANDICAPPED	TOP	TOP OF BANK
HCR	HANDICAPPED RAMP	TOS	TOP OF SLOPE
HP	HANDICAPPED	TW	TOP OF WALL
HR	HANDICAPPED	U.S.	UNITED STATES
HW	HANDICAPPED	U.S.	UNITED STATES
HYD.	HYDRAULIC	VA	VIRGINIA
I.D.	INSIDE DIAMETER	VE	VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK
INT.	INTERSECTION	W.B.	WELDED WIRE FABRIC
INT.	INTERSECTION	W.F.	WELDED WIRE FABRIC

SHEET INDEX	
SHEET #	SHEET TITLE
C0-01	COVER SHEET
C1-00	EXISTING CONDITIONS AND DEMOLITION PLAN KEY
C1-01	EXISTING CONDITIONS AND DEMOLITION PLAN AREA A
C1-02	EXISTING CONDITIONS AND DEMOLITION PLAN AREA B
C1-03	EXISTING CONDITIONS AND DEMOLITION PLAN AREA C
C1-04	EXISTING CONDITIONS AND DEMOLITION PLAN AREA D
C1-05	EXISTING CONDITIONS AND DEMOLITION PLAN AREA E
C1-06	EXISTING CONDITIONS AND DEMOLITION PLAN AREA F
C3-01	GRADING AND STORM PLAN AREA A
C3-02	GRADING AND STORM PLAN AREA B
C3-03	GRADING AND STORM PLAN AREA C
C3-04	GRADING AND STORM PLAN AREA D
C3-05	GRADING AND STORM PLAN AREA E
C3-06	GRADING AND STORM PLAN AREA F
C3-07	STORM PROFILES
C3-08	STORM DETAILS
C3-09	SITE DETAILS
C5-01	EROSION AND SEDIMENT CONTROL PLAN AREA A
C5-02	EROSION AND SEDIMENT CONTROL PLAN AREA B
C5-03	EROSION AND SEDIMENT CONTROL PLAN AREA C
C5-04	EROSION AND SEDIMENT CONTROL PLAN AREA D
C5-05	EROSION AND SEDIMENT CONTROL PLAN AREA E
C5-06	EROSION AND SEDIMENT CONTROL PLAN AREA F
C5-07	EROSION AND SEDIMENT CONTROL DETAILS
C5-08	EROSION AND SEDIMENT CONTROL NOTES

GENERAL UTILITY NOTES:

- ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE WESTERN VIRGINIA REGIONAL DESIGN AND CONSTRUCTION STANDARDS, LATEST EDITION, AS NECESSARY TO MEET THE SPECIFIC REQUIREMENTS OF THE WORK.
- CONTRACTOR IS RESPONSIBLE FOR ALL WATERLINE RELOCATIONS.
- IF WATERLINE IS RELOCATED BELOW A STORM DRAIN, THEN CONCRETE PIERS SHALL BE PROVIDED.
- CONTRACTOR SHALL COORDINATE ANY GAS LINE RELOCATIONS WITH THE UTILITY OWNER.

CITY OF ROANOKE CONSTRUCTION NOTES:

FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS OR THE ISSUANCE OF A STOP WORK ORDER.

CONSTRUCTION PROCEDURE REQUIREMENTS

- 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 (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE 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 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 FIELD SURVEYED FINAL CORRECT SET OF AS-BUILT PLANS OF THE NEWLY CONSTRUCTED STORM DRAIN AND/OR STORMWATER MANAGEMENT FACILITIES PRIOR TO FINAL ACCEPTANCE AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE CITY. AS-BUILT PLANS SHALL BE PROVIDED IN THE STATE PLANE VIRGINIA SOUTH COORDINATE SYSTEM, NAD 1983, FPS 4502 FEET, US SURVEY FEET, DATUM NA 83, IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.

GENERAL GRADING NOTES:

- EROSION AND SEDIMENT CONTROL MEASURES SHOWN ARE TO BE USED IN CONJUNCTION WITH THE EROSION AND SEDIMENT CONTROL NARRATIVE APPROVED FOR THIS PLAN. THE NARRATIVE INCLUDES ADDITIONAL MEASURES SUCH AS DUST CONTROL, TEMPORARY SEEDING, PERMANENT SEEDING AND MULCHING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE FROM ALL AREAS OF THE SITE.
- EXCAVATION IS UNCLASSIFIED.

GAY AND NEEL, INC.
ENGINEERING & LANDSCAPE ARCHITECTURE & SURVEYING

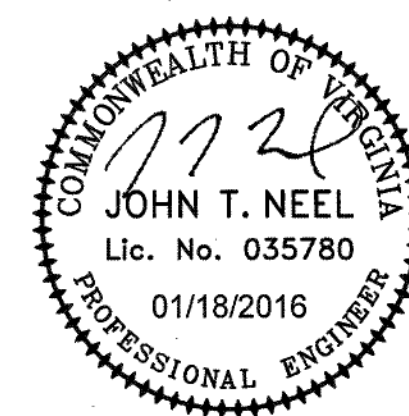


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OLEVA AND THELMA STREET IMPROVEMENTS

CITY OF ROANOKE, VIRGINIA



REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

PC	JOHN T. NEEL, PE
PM	MATTHEW P. TOMLINSON, PE
DESIGN	SEC. MBL

ISSUE DATE

01/18/2016

GNI JOB NO.

2521.2

SHEET TITLE

COVER SHEET

SHEET NUMBER

C0-01

CHARLES CRUSH
AS-BUILTS
11-14-16