

NOTES REGARDING CITY REVIEW
THIS SET OF PLANS REPRESENT THE CIVIL DESIGN PORTION OF A LARGER SET OF PLANS BEING PREPARED BY HILL STUDIO. THIS SET OF PLANS IS INTENDED FOR REVIEW BY THE CITY OF ROANOKE AND FOR BIDDING PURPOSES ONLY. THESE PLANS ARE NOT BE USED FOR CONSTRUCTION UNTIL APPROVED BY THE CITY OF ROANOKE, AND RELEASED BY HILL STUDIO FOR CONSTRUCTION.

GENERAL NOTES

ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE.

THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF ROANOKE ENGINEERING DIVISION IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- INSTALLATION OF APPROVED EROSION CONTROL DEVICES.
- CLEARING AND GRUBBING.
- SUBGRADE EXCAVATION.
- INSTALLING STORM SEWERS OR CULVERTS.
- INSTALLING CURB AND GUTTER FORMS.
- PLACING CURB AND GUTTER.
- PLACING OTHER CONCRETE.
- PLACING GRAVEL BASE.
- PLACING ANY ROADWAY SURFACE.
- INSTALLING WATER LINES.
- INSTALLING SANITARY SEWER LINES.

MEASURES TO CONTROL EROSION AND SILTATION MUST BE PROVIDED FOR PRIOR TO PLAN APPROVAL. PLAN APPROVAL IN NO WAY RELIEVES THE DEVELOPER OR CONTRACTOR OF THE RESPONSIBILITIES CONTAINED IN EROSION AND SILTATION CONTROL POLICIES.

FIELD CONSTRUCTION SHALL HONOR EXISTING AND PROPOSED DRAINAGE DIVIDES AS SHOWN ON PLANS.

ALL UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE CONSTRUCTION LIMITS BEFORE PLACING EMBANKMENT.

PAVEMENT SECTIONS ON APPROVED PLANS ARE BASED ON A MINIMUM CBR OF 10. CBR TESTS ARE TO BE ACQUIRED BY THE OWNER AND SUBMITTED TO THE CITY OF ROANOKE ENGINEERING DIVISION PRIOR TO PLACEMENT. CBR VALUES LESS THAN 10 WILL REQUIRE REVISED PAVEMENT SECTIONS.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT THE JOB SITE. REFER TO ARCHITECTURAL PLANS IN CASES OF DISCREPANCIES.

VDOT STD. HR-1 HANDRAIL IS REQUIRED ON ALL WALLS EXCEEDING 4.0' IN HEIGHT.

LOCATION OF GUARD RAILS SHALL BE DETERMINED AT A JOINT FIELD INSPECTION BY THE CITY OF ROANOKE AND/OR VDOT.

ALL SPRINGS SHALL BE CAPPED AND PIPED TO THE NEAREST STORM SEWER OR NATURAL WATERCOURSE. THE PIPE SHALL BE MINIMUM OF 6" DIAMETER AND CONFORM TO VDOT STANDARD SB-1 (AS REVISED).

STANDARD STREET AND TRAFFIC CONTROL SIGNS SHALL BE ERCTED AT EACH INTERSECTION BY THE DEVELOPER PRIOR TO FINAL STREET ACCEPTANCE.

CONSTRUCTION DEBRIS SHALL BE CONTAINED IN ACCORDANCE WITH THE VIRGINIA LITTER CONTROL ACT. NO LESS THAN ONE LITTER RECEPTACLE SHALL BE PROVIDED ON-SITE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING PUBLIC STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE STREETS ARE IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.

THE DEVELOPER AND/OR CONTRACTOR SHALL SUPPLY ALL UTILITY COMPANIES WITH COPIES OF APPROVED PLANS, ADVISING THEN THAT ALL GRADING AND INSTALLATION SHALL CONFORM TO APPROVED PLANS.

CONTRACTORS SHALL NOTIFY UTILITIES OF PROPOSED CONSTRUCTION AT LEAST TWO, BUT NOT MORE THAN TEN WORKING DAYS IN ADVANCE. AREA PUBLIC UTILITIES MAY BE NOTIFIED THROUGH MISS UTILITY AT (800) 552-7001.

100 YEAR FLOODWAY AND FLOOD PLAIN SHALL BE SHOWN WHERE APPLICABLE. ALL WORK SHALL BE SUBJECT TO INSPECTION BY CITY OF ROANOKE INSPECTORS.

GRADE STAKES SHALL BE SET FOR ALL CURB AND GUTTER, CULVERT, SANITARY SEWER, AND STORM SEWER.

LOCATION OF UNDERGROUND UTILITIES IS BASED ON FIELD SURVEYS, AND AS SHOWN BY AVAILABLE RECORDS.

THE SITE WORK AND LANDSCAPING CONTRACTOR(S) SHALL COMPLY WITH LOCAL CODES IN OBSERVING EROSION CONTROL MEASURES, BOTH ON AND OFF THE SITE. REFER TO THE VIRGINIA UNIFORM CODING SYSTEM CONTAINED IN THE VIRGINIA SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION, FOR DETAILS AND SPECIFICATIONS OF EROSION CONTROL ITEMS SHOWN ON THESE PLANS.

ALL STORM DRAIN CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

THE CONTRACTOR/WVWA SHALL OBTAIN STREET OPENING PERMITS FOR EACH CONNECTION TO EXISTING SANITARY SEWER, WATER, AND STORM SEWER. THE CONTRACTOR SHALL PHASE THE WORK SO THAT TWO OR MORE UTILITY LINES CAN BE PLACED IN ONE STREET OPENING WHERE POSSIBLE. A MINIMUM OF SEVEN (7) STREET OPENING PERMITS IS ANTICIPATED. MORE MAY BE REQUIRED, DEPENDENT UPON PROJECT PHASING AND CONSTRUCTION.

APPROVED:

AGENT - CITY OF ROANOKE
PLANNING COMMISSION

DATE

CITY ENGINEER - CITY OF
ROANOKE, VIRGINIA

DATE

ENGINEER'S NOTES

PARKER DESIGN GROUP 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.

PARKER DESIGN GROUP DOES NOT GUARANTEE THE COMPLETION OR QUALITY OF PERFORMANCE OF THE CONTRACTS OR THE COMPLETION OR QUALITY OF PERFORMANCE OF CONTRACTS BY SUBCONTRACTORS OR OTHER THIRD PARTIES.

SOURCE OF TOPOGRAPHIC MAPPING IS T. P. PARKER & SON GROUND SURVEYS, DATED MAY 2002 AND AND PARKER DESIGN GROUP PARTIAL GROUND SURVEY, DATED JANUARY 2006.

BOUNDARY SURVEY WAS PERFORMED BY PARKER DESIGN GROUP, DATED JANUARY 2006.

BENCHMARK(S) ARE BASED UPON THE NGVD 29 DATUM.

BM #2: ARROWHEAD TOP FIRE HYDRANT ON NORTHWEST CORNER OF LOUDON AVENUE AND 6TH STREET.
ELEVATION = 935.63 (NGVD 29)

BM #3: ARROWHEAD TOP FIRE HYDRANT ON SOUTHEAST CORNER OF CENTRE AVENUE AND 6TH STREET.
ELEVATION = 939.35 (NGVD 29)

BM #4: ARROWHEAD TOP FIRE HYDRANT 30'± SOUTHWEST OF CENTERLINE PI OF 5TH STREET AND MOORMAN ROAD.
ELEVATION = 936.73 (NGVD 29)

WESTERN VIRGINIA WATER AUTHORITY NOTES

AVAILABILITY LETTER 06-167.

- THE CONTRACTOR SHALL CONTACT THE WESTERN VIRGINIA WATER AUTHORITY (WVWA) AT 853-5700 AT LEAST 3 DAYS PRIOR TO REQUIRING ACTUAL CONNECTIONS.
- THE DEVELOPMENT SHALL UTILIZE THE EXISTING SANITARY SEWER LATERAL, WHERE APPLICABLE. THE CONTRACTOR SHALL COORDINATE THE CONNECTION OF THE SANITARY SEWER LATERAL WITH THE WVWA.
- THE CONTRACTOR SHALL EXCAVATE TO FIND THE EXACT LOCATION OF SANITARY SEWER LATERALS. LATERALS SHOWN ARE BASED ON SEWER MAP FOR THIS AREA.
- THE CONTRACTOR IS RESPONSIBLE FOR WATER AND SEWER SERVICE FROM THE WATER METER TO THE HOUSE AND FROM THE CLEAN-OUT AT THE PROPERTY LINE TO EACH BUILDING. THESE ITEMS FALL UNDER LOCAL BOCA CODES.
- THE CONTRACTOR SHALL ANTICIPATE THE NEED TO COORDINATE WITH THE WVWA.
- THE OWNER SHALL CONTACT THE WVWA BILLING AND COLLECTION OFFICE FOR PAYMENT OF THE CONNECTION FEES. ATTENTION: COLLECTIONS, 601 S. JEFFERSON STREET, SUITE 100, ROANOKE, VA 24011. BILLING AND COLLECTION PHONE: 853-5700.
- ALL EXISTING UTILITIES MAY NOT BE SHOWN, OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS.
- THE DEVELOPER AND/OR CONTRACTOR SHALL PROVIDE THE WVWA WITH CORRECT AS-BUILT PLANS PRIOR TO RELEASE OF SUBSTANTIAL COMPLETION CERTIFICATE.
- WHEN THE WVWA IS REQUESTED TO PROVIDE THE INSTALLATION OF A SERVICE LINE FROM AN EXISTING MAIN LINE TO THE EXISTING RIGHT OF WAY LINE, THE OWNER/DEVELOPER SHALL ANTICIPATE A FEE OF PER UTILITY LINE INSTALLED. THE CURRENT FEE IS AT LEAST \$1,500 PER UTILITY LINE. THIS FEE SHALL BE PAID PRIOR TO ANY WORK COMMENCED BY THE WVWA. ALLOW FOUR (4) TO EIGHT (8) WEEKS FOR INSTALLATION TO BE PERFORMED. THE WVWA IS THEN RESPONSIBLE FOR ALL ITEMS WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO, BACKFILL, PAVEMENT REPLACEMENT, CURB AND GUTTER REPLACEMENT, TRAFFIC CONTROL, ETC. ALL CONNECTIONS SHALL BE PROVIDED BY THE WVWA INCLUDING THE PLACEMENT OF A WATER METER BOX OR SANITARY SEWER LATERAL AT THE PROPERTY LINE.
- SHOULD THE CONTRACTOR SELECT TO PERFORM THE INSTALLATION OF LATERALS WITHIN THE RIGHT OF WAY, THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN TO THE CITY OF ROANOKE TRAFFIC ENGINEER (MARK JAMISON, 853-2686) FOR APPROVAL PRIOR TO ANY WORK BEING COMMENCED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, CONSTRUCTION MATERIALS AND METHODS, INCLUDING THOSE MEETING OSHA REQUIREMENTS, WITHIN THE RIGHT OF WAY. THE CONTRACTOR SHALL COORDINATE WITH THE WVWA AT LEAST THREE (3) DAYS PRIOR TO CONNECTION. THE WVWA WILL PERFORM THE ACTUAL CONNECTION TO THE EXISTING MAIN LINE.
- ALL BUILDINGS EXCEPT BUILDINGS 4 & 5 WILL UTILIZE A SPRINKLER SYSTEM. THE TOTAL BUILDING SQUARE FOOTAGE BEING SPRINKLED IS 14,380 SQ. FT. A FIRE VAULT WAS TO BE INSTALLED BY THE CITY OF ROANOKE WATER DEPARTMENT IN 2003. THIS ACTION MAY NOT HAVE OCCURRED WITH THE DELAY OF THE PROJECT.
- EXISTING WATER PRESSURES, BASED ON TEST OF JANUARY 16, 2003 ARE AS FOLLOWS:
10" LINE IN 5TH STREET = 78 PSI
4" LINE IN LOUDON AVENUE = 86 PSI
4" LINE IN CENTRE AVENUE = 80 PSI
6" LINE IN 5TH STREET = 61 PSI
NO FLOW RATE INFORMATION WAS AVAILABLE AT THAT TIME.
- NEW WATERLINES TO BE INSTALLED ARE PRIVATE WATER LINES BEYOND THE FIRE VAULT. IDENTIFICATION OF WHETHER EACH BUILDING WILL BE METERED OR WHETHER EACH APARTMENT WITHIN EACH BUILDING WILL BE METERED IS NOT YET DETERMINED.
- IF OUTSIDE IRRIGATION SYSTEM IS INCORPORATED INTO THE DEVELOPMENT, A SUBTRACTION METER SHOULD BE INSTALLED ON THE PRIVATE SIDE OF A DOMESTIC SERVICE LINE. AT 61 PSI, SPECIAL PRESSURE HEADS MAY BE REQUIRED FOR THE IRRIGATION SYSTEM.
- A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING VALVE VAULTS AND MANHOLES AFTER PAVING AND ADJUSTMENT TO FINAL GRADE IF NECESSARY.
- ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO VDOT STANDARDS.
- LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.
- WATER MAIN SHALL BE MINIMUM CLASS 52 DUCTILE IRON IN ACCORDANCE TO AWWA C151.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WVWA WATER AND SEWER STANDARDS.
- HOUSE SANITARY SEWER CONNECTIONS ARE TO BE MADE WITH 4" PIPE INSTALLED ON A MINIMUM GRADE OF 1/4 INCH TO 1 FOOT IN THE RIGHT OF WAY.
- SANITARY SEWER LATERALS FROM MANHOLES SHALL BE P.V.C. OR DUCTILE IRON OF SUFFICIENT LENGTH TO PROVIDE TWO (2) FEET OF BEARING ON NATURAL GROUND.
- THE TRANSITION FROM DUCTILE IRON TO CONCRETE PIPE SHALL BE MADE WITH AN ADAPTER COUPLING IN THE RIGHT OF WAY.

PLAN NOTES

THIS SET OF PLANS ADDRESS ONLY A PORTION OF THE PROPOSED DEVELOPMENT, INCLUDING THE ITEMS LISTED IN THE INDEX. ADDITIONAL ITEMS SUCH AS DEMOLITION, ZONING, PERMITTING, ETC. ARE COVERED IN OTHER SECTIONS OF THIS ENTIRE PLAN SET.

IN AREAS OF DISCREPANCY WITH OTHER PORTIONS OF THIS PLAN SET, THE CONTRACTOR SHALL CONTACT HILL STUDIO PRIOR TO COMMENCING WITH ADDITIONAL WORK. REPAIR OF EXISTING UTILITIES SHALL BE COMPLETED UPON PRESENCE OF DISTURBANCE OR INTERRUPTION OF SERVICE.

ALL UTILITIES SHOWN ARE BASED ON FIELD EVIDENCE AND CITY PLAN MAPS. PARKER DESIGN GROUP DOES NOT WARRANT THE LOCATION, DEPTH, OR TYPE OF UTILITY SHOWN. ALL UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING WORK.

THIS SET OF PLANS ARE REVISIONS TO AN APPROVED SET OF PLANS, PREPARED BY T. P. PARKER & SON, DATED 03 FEBRUARY 2003, APPROVED MARCH 2003, BY THE CITY OF ROANOKE. ZONING REQUIREMENTS OF THAT TIME APPLY TO THE REVIEW OF THIS SET OF PLANS.

STANDARD CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS

CITY INSPECTIONS: TO ENSURE THE COORDINATION OF TIMELY AND PROPER INSPECTIONS, A PRECONSTRUCTION CONFERENCE SHALL BE INITIATED BY THE CONTRACTOR WITH THE CITY OF ROANOKE DEPARTMENT OF ZONING AND DEVELOPMENT (540) 981-2250 OR 981-1325 TO ARRANGE A CONFERENCE AT LEAST THREE (3) DAYS PRIOR TO ANTICIPATED CONSTRUCTION.

STREET OPENING PERMIT: PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION, OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS, ALLEYS, PUBLIC EASEMENTS) A STREET OPENING PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.

PLANS AND PERMITS: A COPY OF THE PLANS 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. THE SIZE AND COMPOSITION OF THE CONSTRUCTION ENTRANCE SHALL BE DETERMINED BY THE CITY OF ROANOKE SITE PLAN INSPECTOR.

STREETS TO REMAIN CLEAN: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE 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.

APPROVED PLANS/CONSTRUCTION CHANGES: ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO SAID CHANGES OR VARIATIONS ON CONSTRUCTION BEING MADE.

FINAL ACCEPTANCE/CITY: THE DEVELOPER OR CONTRACTOR SHALL FURNISH THE CITY OF ROANOKE ENGINEERING DEPARTMENT WITH A FINAL CORRECT SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

NOTICE: 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.

ADDITIONAL PLAN APPROVAL

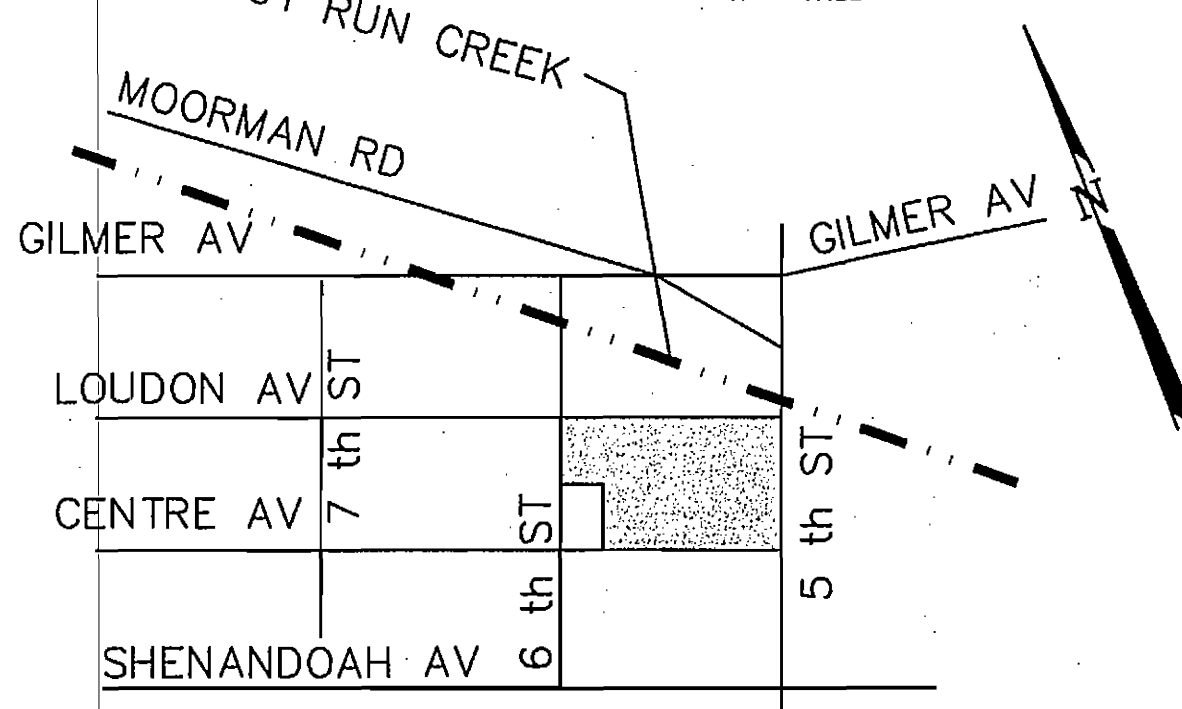
THE SUBJECT SITE DISTURBS LARGER THAN ONE (1) ACRE. UNDER STATE REQUIREMENTS ADMINISTERED BY THE VIRGINIA DEPARTMENT OF CONSERVATION & RECREATION (DCR), A VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMPP) PERMIT IS REQUIRED FOR STORM WATER EXITING THE DEVELOPMENT SITE.

(APPLICATION ADDRESS - NO PAYMENT TO THIS ADDRESS)
DEPARTMENT OF CONSERVATION & RECREATION (DCR)
STORMWATER PERMITTING
203 GOVERNOR STREET, SUITE 206
RICHMOND, VA 23219

(PAYMENT ADDRESS - PAYMENT WITH FEE FORM)
DEPARTMENT OF CONSERVATION & RECREATION (DCR)
DIVISION OF FINANCE, ACCOUNTS PAYABLE
ATTN: STORMWATER PERMITS
203 GOVERNOR STREET
RICHMOND, VA 23219

VICINITY MAP

NO SCALE



REVISIONS

Designed By:	No.	Date	Remarks	By
PJB				
Drawn By:				
PJB				
Date:				
11 MAR. 2005				
W.O. #				
06-0021-02				
N.B. #				
JR-217				
	1	4/13/06	PROPERTY & BUILDING REVISIONS	PJB

SHEET INDEX

SHEET #	TITLE
C1	CIVIL DESIGN COVER SHEET
C2	VACATION & COMBINATION PLAT (FOR INFORMATION ONLY)
C3	UTILITY PLAN - 6TH STREET
C4	UTILITY PLAN - 5TH STREET
C5	DRAINAGE & SPOT ELEVATION - 6TH STREET
C6	DRAINAGE & SPOT ELEVATION - 5TH STREET
C7	GRADING & EROSION CONTROL - 6TH STREET
C8	GRADING & EROSION CONTROL - 5TH STREET
C9	EROSION CONTROL NARRATIVE & DETAILS
C10	PAVEMENT AND CURB DETAILS
C11	PAVEMENT/ STORM SEWER PROFILES
C12	STORM SEWER PROFILES - LOUDON AVENUE
C13	WATER PROFILES - FIRE VAULT
C14	WESTERN VIRGINIA WATER AUTHORITY WATER DETAILS

ANY VARIATION FROM APPROVED PLANS MUST BE APPROVED BY THE CITY OF ROANOKE

LEGEND

ABBREVIATIONS		EXISTING		NEW	
A/HFH	ARROW HEAD TOP OF FIRE HYDRANT	MIN	MINIMUM	×100.5	+100.5
APPROX	APPROXIMATE	MON	MONUMENT	----	100----
ASPH	ASPHALT	NBL	NORTH BOUND LANE	=====	8"SS=====
BC	BOTTOM OF CURB	PUE	PUBLIC UTILITY EASEMENT	----	4"W----
BLDG	BUILDING	PWMT	PAVEMENT	=====	8"SD=====
BIT	BITUMINOUS	R	RADIUS	----	2"G----
BLK	BLOCK	RT	RIGHT	----	2"G----
BM	BENCHMARK	R/W	RIGHT OF WAY	----	E----
BW	BOTTOM OF WALL	REQD	REQUIRED	----	T----
CB	CORNER BLOCK	RR	RAILROAD	----	CATV----
C&G	CURB & GUTTER	RYS	REAR YARD SETBACK	----	UT----
CMP	CORRUGATED METAL PIPE	SAW	SANITARY	----	UT----
CONC	CONCRETE	SBL	SOUTH BOUND LANE	----	UT----
COR	CORNER	SD	STORM DRAIN	----	UT----
DEL	DOUBLE	SECT	SECTION	----	UT----
DEFL	DEFLECTION	SE	SCOPE EASEMENT	----	UT----
DI	DROP INLET	SS	SANITARY SEWER	----	UT----
DIA	DIAMETER	SSE	SANITARY SEWER EASEMENT	----	UT----
DE	DRAINAGE EASEMENT	STA	STATION	----	UT----
EBL	EAST BOUND LANE	STD	STANDARD	----	UT----
ELEC	ELECTRIC	STO	STORAGE	----	UT----
ELEV	ELEVATION	SYS	SIDE YARD SETBACK	----	UT----
ENTR	ENTRANCE	TC	TEMPORARY BENCHMARK	----	UT----
EP	EDGE OF PAVEMENT	TEL	TOP OF CURB	----	UT----
EW	ENDWALL	TEL	TELEPHONE	----	UT----
EXIST	EXISTING	TRANS	TRANSFORMER	----	UT----
FDN	FOUNDATION	TYP	TOP OF WALL	----	UT----
FF	FINISHED FLOOR	TYW	TYPICAL	----	UT----
FG	FINISH GRADE	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION	----	UT----
HPT	HIGH POINT	VERT	VERTICAL	----	UT----
INV	INVERT	WBL	WEST BOUND LANE	----	UT----
IP	IRON PIN	YD	YARD	----	UT----
LT	LEFT			----	UT----
NBL	NORTH BOUND LANE			----	UT----
NY	MANHOLE			----	UT----

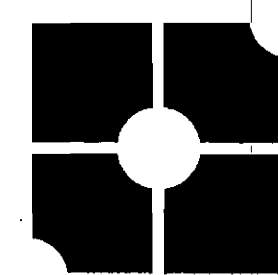
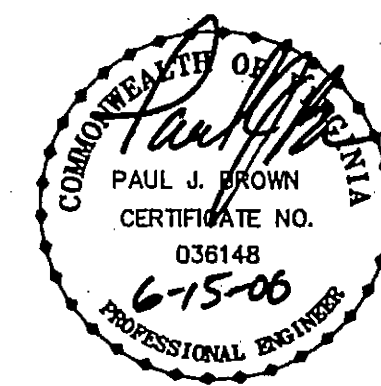
PLAN REVISED: 13 JUNE 2006 - WVWA COMMENTS, REMOVED FIRE SERVICE TO BLDG 4 & 5, MODIFIED PRIVATE SERVICE CONNECTIONS, ADDRESS CITY REVIEW COMMENTS.

PLAN REVISED: 14 APRIL 2006
PLAN DATE: 03 FEBRUARY 2003

NAME OF DEVELOPMENT PARK STREET SQUARE

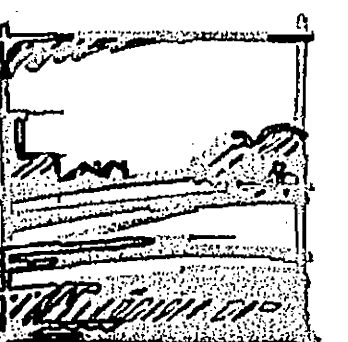
LOCATION BLOCK BOUNDED BY 5TH STREET, LOUDON AVENUE, 6TH STREET, AND CENTRE AVENUE

CITY OF ROANOKE
TAX PARCELS
PHASE ONE
2013101 THROUGH 2013109,
2013117 THROUGH 2013122,
ADJACENT PROPERTIES AFFECTED
2013110 THROUGH 2013111



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PARK STREET SQUARE
CIVIL DESIGN COVER SHEET
ROANOKE, VIRGINIA

Date: JUNE 13, 2006
Scale: 1" = 20'
Revisions:

Drawn By: PJB/TPPS
Review By: PJB
Project No. 06-0021-02
HILL STUDIO NO. 0539

