

1. CITY INSPECTIONS: TO ENSURE THE COORDINATION OF TIMELY AND PROPER INSPECTIONS, A PRECONSTRUCTION CONFERENCE SHALL BE INITIATED BY THE CONTRACTOR WITH THE DEPT. OF PLANNING & DEVELOPMENT AT (703) 981-2250 TO ARRANGE A CONFERENCE AT LEAST THREE (3) DAYS PRIOR TO ANTICIPATED CONSTRUCTION
2. STREET OPENING PERMIT: PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATIONS, 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.
3. PLANS AND PERMITS: A COPY OF THE PLANS 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.
4. LOCATION OF UTILITIES: THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
5. 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 DETERMINED BY THE CITY SITE PLAN INSPECTOR.
6. 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.
7. BARRICADES/DITCHES: THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXCAVATED DITCHES AND SHALL FURNISH AND ENSURE THAT ALL BARRICADES PRIOR AND NECESSARY FOR THE SAFETY OF THE PUBLIC ARE IN PLACE.
8. 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.
9. APPROVED PLANS/CONSTRUCTIONS 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 IN CONSTRUCTION BEING MADE.
10. 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.

1. In areas of waterline construction, grades shall be within six (6) inches of finished subgrade prior to the commencement of this work.
2. All connections to existing water mains shall be done by the City of Roanoke.
3. Water pipe shall be ductile iron with push-on joints. Ductile iron pipe shall conform to AWWA C-151/ANSI 21.51 and fittings shall conform to AWWA C-110/ANSI 21.10. The pipe and fittings shall be bituminous C-coated and cement lined in accordance with AWWA C-104/ANSI 21.40. The pipe thickness shall conform to AWWA C-150/ANSI 21.50 and shall be Class 50, as a minimum, unless specified or indicated otherwise.
4. Minimum clear cover over all water pipe shall be three (3) feet.
5. The Contractor shall install all water service connections and meter boxes.
6. In area of future road grading, fill as required to provide three feet minimum cover for present development. Do not allow low spots in waterline. Blend fill to match adjoining grades.

1. Pipe and fittings shall be Polyvinyl Chloride (PVC) SDR 35 and shall conform to ASTM D-3034. Bedding shall be class "B" minimum.
2. Pipe shall be connected to manholes through precast openings and joined with either a flexible boot adapter or a pipe seal gasket.
3. Residential service connections shall be made with a four (4) inch pipe through a wye or tee-wye branch fitting and shall be installed on a minimum grade of one-quarter (1/4) inch per one (1) foot from the sewer pipe or manhole to the property or easement line where a cleanout shall be placed and the service lateral plugged/capped until extension.
4. Future service connections shall be field marked by a treated, solid wooden (2"x4") marker three (3) feet long set vertically plumb with the end of the capped extension. The tops of the markers shall be painted yellow and set flush with the finish grade. The location and invert depth of the service connection shall be shown on the as-built plans.

1. The Contractor shall make provisions at all times to allow natural drainage to flow through the work area with minimum damage to the new construction and/or the existing downstream storm drainage system.
2. Storm drain pipe and fittings shall be reinforced concrete pipe (RCP) Class III, wall thickness A (as a minimum), unless specified otherwise, and conforming to ASTM C-76 and VDOT Section 240. All storm drain pipes shall have a minimum 15 inch diameter.

STORM DRAINAGE: CITY OF ROANOKE

A hand-drawn map of the area around the proposed site. The map shows several roads: Hershberger Rd, Plantation Rd, Hollins Rd, Tinker Rd, Hollins Rd, K&H Rd, Mountain Rd, Read Mtn. Rd, and Player Dr. A creek (Ck) flows through the center. A north arrow points towards the top left. A 'SITE' label with an arrow points to a location near Read Mtn. Rd and Player Dr. Highway markers for 581 and 220 are shown on the left.

1 COVER SHEET
2 OVERVIEW AND ESC PLAN
3 DEVELOPMENT PLAN - PHASE I
4 SEWER DETAILS
5 WATER DETAILS
6 EROSION & SEDIMENT CONTROLS



SCALE: AS SHOWN
SHEET NO.

1 OF 6

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