

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 DISCOVERY OF A CONFLICT IN CODES, ORDINANCES, STANDARDS, OR OTHER CRITERIA. APPLICABLE CODES AND STANDARDS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE FOLLOWING:

- BOCA - BASIC CODES
- RKE CITY - ROANOKE CITY
- VDOT - VIRGINIA DEPARTMENT OF TRANSPORTATION
- ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS
- VESCH - VIRGINIA EROSION & SEDIMENT CONTROL REGULATIONS AND HANDBOOK
- OSHA - OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
- ASTM - AMERICAN SOCIETY FOR TESTING AND MATERIALS
- WWA - 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, THE REGISTERED LAND DISTURBER (RLD), 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.

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.

WESTERN VIRGINIA WATER AUTHORITY NOTES

AVAILABILITY No. 07-241

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 WWA 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 RESIDENTIAL 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:
HOUSE CONNECTIONS ARE TO BE MADE WITH 4" PIPE INSTALLED AT A MINIMUM GRADE OF 1/4 INCH TO 1 FOOT IN R/W.

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 RESIDENTIAL SERVICES SHALL BE IN COMPLIANCE WITH THE CURRENT WESTERN VIRGINIA WATER AUTHORITY REGULATIONS. REFER TO THESE REGULATIONS FOR COMPLETE DETAILS AND INSTALLATION METHODS.

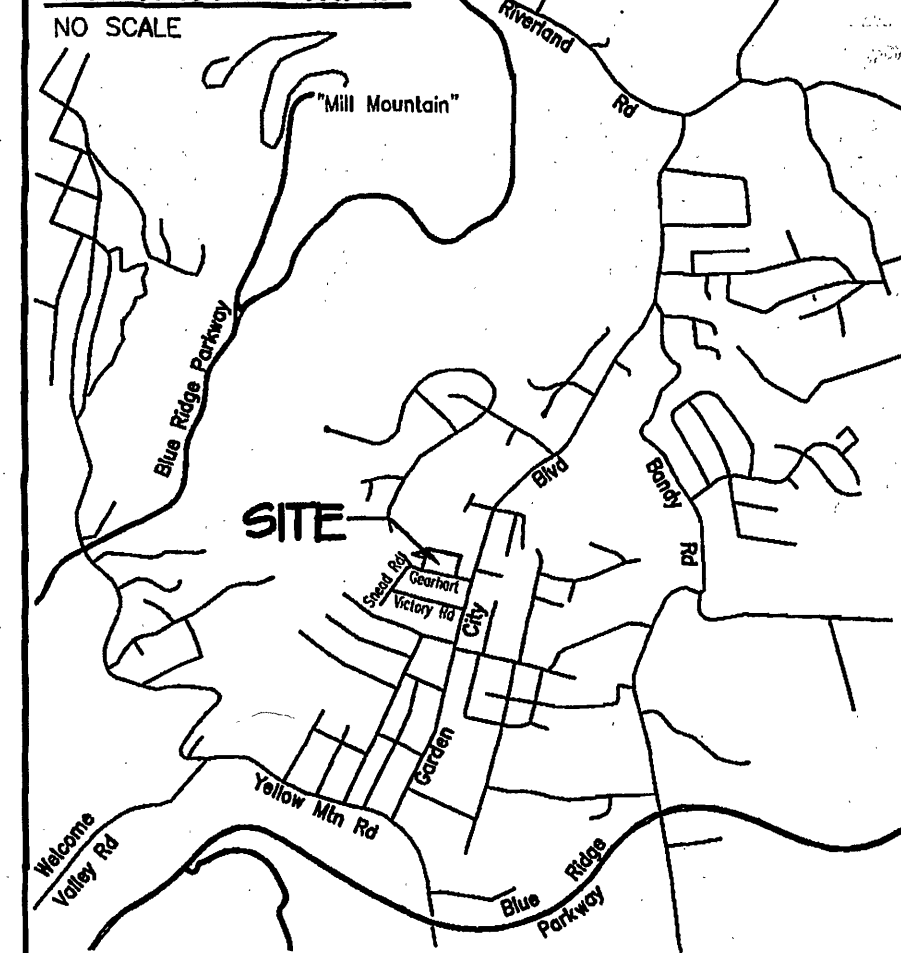
ALL SANITARY SEWER PIPING SHALL BE PVC (POLYVINYL CHLORIDE) MANUFACTURED IN ACCORDANCE WITH ASTM DESIGNATION 3034-77 (SDR 35) UNLESS OTHERWISE NOTED ON THE PLANS/PROFILES.

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

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VICINITY MAP



SITE SUMMARY

TAX MAP NUMBERS: 4380112/4380113

ZONING: R-7

PROPOSED USE: Single-family Dwelling

MIN. LOT AREA: 7000 S.F.

MIN. LOT FRONTAGE: 60'

MIN. FRONT YARD: 20 FT.

MAX. FRONT YARD: N/A

MIN. SIDE YARD: 4'

MIN. COMBINED SIDE YARD: 10'

MIN. REAR YARD: 15'

MAX. BUILDING HEIGHT: 35'

MAX. IMPERVIOUS SURFACE RATIO: 50%

THE SUBJECT PROPERTY IS LOCATED IN F.E.M.A. DEFINED ZONE AE. THIS OPINION IS BASED UPON AN EXAMINATION OF F.E.M.A. MAP NUMBER 5161C02566, REVISED DATE SEPTEMBER 28, 2007 AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

PARKING: DEVELOPER SHALL PROVIDE A MINIMUM OF TWO (2) OFF-STREET PARKING SPACES FOR EACH LOT.

A BASIC DEVELOPMENT PLAN WILL BE REQUIRED FOR EACH LOT AT THE TIME OF SUBMISSION FOR A BUILDING PERMIT. THIS PLAN SHALL BE PREPARED IN ACCORDANCE WITH APPENDIX B OF CHAPTER 36.2, ZONING, OF THE CITY OF ROANOKE (1979) AS AMENDED.

OWNER/DEVELOPER: REED ESTATES, LLC
112 KIRK AVENUE
ROANOKE, VA 24011

ACREAGE BEING DEVELOPED: 5.535 ACRES
ACREAGE BEING DISTURBED: 4.2 ACRES
ACREAGE FOR STREET PURPOSES: 1.028 ACRES

NOTES:

- ALL PROPOSED ROADS TO BE PUBLIC.
- ALL SANITARY SEWER EASEMENTS TO BE PUBLIC.
- ALL SANITARY SEWER LINES TO BE SDR-35 PIPE.
- ALL SANITARY SEWER MANHOLES SHALL HAVE STANDARD FRAMES AND COVERS UNLESS OTHERWISE NOTED.
- ALL WATERLINE EASEMENTS TO BE PUBLIC.
- ALL WATERLINE PIPE TO BE TO WWA SPECIFICATIONS.
- ALL STORM SEWER EASEMENTS TO BE PUBLIC, UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.
- ALL STORMWATER MANAGEMENT EASEMENTS TO BE PRIVATE AND TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- TRASH REMOVAL AND RECYCLING TO BE HANDLED BY CITY OF ROANOKE CURBSIDE PICKUP.

LEGEND

	CONCRETE		PAVEMENT REPLACEMENT		PAVERS
	ASPHALT PAVING		GRAVEL / RIPRAP		WETLAND AREA

	PROPERTY LINE		PROP. TELEPHONE LINE
	CENTERLINE OF ROADS		PROP. GAS LINE
	EXIST. OVERHEAD CABLES		PROP. UNDERGROUND POWER
	EXIST. WATER LINE		PROP. WATERLINE
	EXIST. SANITARY SEWER		PROP. SANITARY SEWER LINE
	EXIST. STORM SEWER		PROP. STORM SEWER LINE
	EXIST. TREELINE		PROP. TREE LINE
	EXIST. EDGE OF PAVEMENT		BENCHMARK
	WETLAND BOUNDARY		PROP. TOP & BOTTOM OF CURB
	EXIST. SPOT ELEVATION		PROP. CONTOURS
	EXIST. INTERMEDIATE CONTOURS		TYPICAL YARD HYDRANT
	EXIST. INDEX CONTOURS		PROP. FIRE HYDRANT
	EXIST. POWER POLE		PROP. SIAMESE CONNECTION
	EXIST. TELEPHONE		PROP. YARD LIGHT
	EXIST. LIGHT POLE		PROP. GATE VALVE

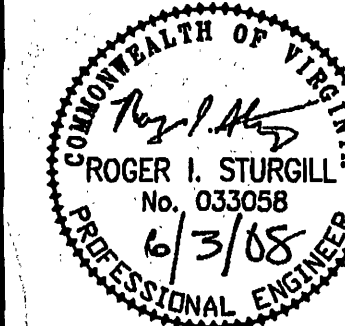
ABBREVIATIONS

AHFI	ARROW HEAD TOP OF FIRE HYDRANT	EW	ENDWALL	SAN	SANITARY
APPROX	APPROXIMATE	EXIST	EXISTING	SBL	SOUTH BOUND LANE
ASPH	ASPHALT	FDN	FOUNDATION	SD	STORM DRAIN
BC	BOTTOM OF CURB	FF	FINISHED FLOOR	SECT	SECTION
BIT	BITUMINOUS	FG	FINISH GRADE	SE	SLOPE EASEMENT
BLDG	BUILDING	HOA	HOMEOWNERS ASSOCIATION	SS	SANITARY SEWER
BLK	BLACK	HPT	HIGH POINT	SSE	SANITARY SEWER EASEMENT
BM	BENCHMARK	INTX	INTERSECTION	STA	STATION
BW	BOTTOM OF WALL	INV	INVERT	STD	STANDARD
CB	CINDER BLOCK	IP	IRON PIN	STO	STORAGE
C&G	CURB & GUTTER	LT	LEFT	SYS	SIDE YARD SETBACK
CMP	CORRUGATED METAL PIPE	MH	MANHOLE	TBM	TEMPORARY BENCHMARK
CONC	CONCRETE	MIN	MINIMUM	TC	TOP OF CURB
COR	CORNER	MBL	MINIMUM BUILDING LINE	TEL	TELEPHONE
DBL	DOUBLE	MON	MONUMENT	TRANS	TRANSFORMER
DEFL	DEFLECTION	NBL	NORTH BOUND LANE	TW	TOP OF WALL
DI	DROP INLET	PROF	PROPOSED	TYP	TYPICAL
DIA	DIAMETER	PUE	PUBLIC UTILITY EASEMENT	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
DE	DRAINAGE EASEMENT	PVMT	PAVEMENT	VERT	VERTICAL
ELEC	ELECTRIC	R	RADIUS	WBL	WEST BOUND LANE
ELEV	ELEVATION	RT	RIGHT	WWA	WESTERN VIRGINIA WATER AUTHORITY
ENTR	ENTRANCE	R.O.W.	RIGHT OF WAY	YD	YARD
EP	EDGE OF PAVEMENT	REQD	REQUIRED		
		RR	RAILROAD		
		RYS	REAR YARD SETBACK		



DEVELOPMENT PLAN APPROVED	
Agent, Planning Commission	Date 7/2/08
Development Engineer	7-2-08
Zoning Administrator	7-2-08
Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.	

STANDARD CITY OF ROANOKE APPROVAL BLOCK



REFLECTING TOMORROW
www.balzer.cc
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ENGINEERS • SURVEYORS

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REED ESTATES
COVER SHEET
ROANOKE CITY, VIRGINIA

DRAWN BY: JVV
DESIGNED BY: JVV
CHECKED BY: SMH
DATE: 11/14/2007

REVISIONS:
1st - 01/18/2008
per City Review
2nd - 02/19/2008
per City Review
3rd - 04/22/2008
per Owner for Sections
4th - 06/03/2008
per City Review

SHEET NO.
C-1
JOB NO.
R0700194.00