

### PRE-CONSTRUCTION MEETING AND CONSTRUCTION COMMENCEMENT:

- VIRGINIA DEPARTMENT OF TRANSPORTATION:

- See Sheet C8.1 for Stormwater Site Statistics Table  
See Sheet C8.1 for New BMP Information Table.

The Project Engineer shall provide electronic copies of the approved plans to the Development Review Coordinator within 5 working days of the pre-construction meeting.

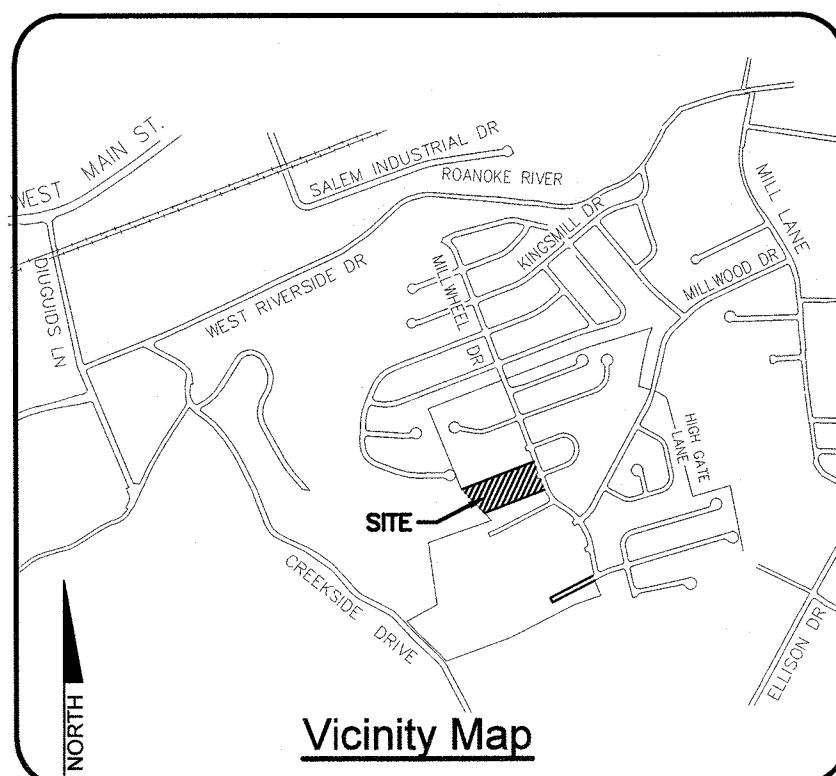
The notes on this sheet shall not be modified.



NAME OF DEVELOPMENT	<b>RIVER OAKS SECTION 3</b>			I, <u>Joe Thomas</u> , OWNER/DEVELOPER, AM AWARE OF THE SITE DESIGN REQUIREMENTS IMPOSED BY THIS SITE DEVELOPMENT PLAN, ALL REVISIONS THEREOF, AND OTHER APPLICABLE ROANOKE COUNTY CODES AND ORDINANCES.
MAGISTERIAL DISTRICT(S)	CATAWBA			I HEREBY CERTIFY THAT I AGREE TO COMPLY WITH THESE REQUIREMENTS SHOWN ON THIS COVER SHEET UNLESS MODIFIED IN ACCORDANCE WITH LOCAL LAW.
OWNER (name, address, telephone)	RUSSLER FARMS LAND CO LLC. 3922 ELECTRIC ROAD ROANOKE, VA 24018			
DEVELOPER (name, address, telephone)	BOONE THOMAS HOMES 130 E. MAIN ST. SALEM, VA 24153      ATTN: JOE THOMAS			
ENGINEER, ARCHITECT OR SURVEYOR (name, address, telephone)	BALZER AND ASSOCIATES, INC. 1208 CORPORATE CIRCLE ROANOKE, VA 24018      ATTN: CHRIS BURNS, P.E.      540-772-9580      FAX 540-772-8050			
TAX MAP NO(S)	<u>056.03-05-10.01-0000</u>			

1. All construction methods and materials shall conform to the latest edition of the Design and Construction Standards and Specifications of the Western Virginia Water Authority (WVWA) available at [www.westernvawater.org](http://www.westernvawater.org) or by contacting the authority at 540-853-5700. The project shall also comply with the governing jurisdiction's standards and other agency standards (e.g. VDOT, DEQ, DCR, VDH, etc.) where applicable.
2. A minimum cover of three (3) feet is required on all WVWA water and sewer lines.
3. All existing utilities may not be shown in their exact locations. The contractor shall notify Miss Utility and shall verify location and elevation of all underground utilities in the areas of construction prior to starting work.
4. Please show all WVWA water and sewer utilities on any development plan.
5. The location of existing utilities across or along the line of proposed work are not necessarily shown on the plans and where shown are only approximately correct. The contractor shall on his own initiative and at no extra cost, locate all underground lines and structures and potholes as necessary. The contractor shall be responsible for any damage to underground structure. All damage incurred to existing utilities during construction shall be repaired at the contractor's expense.
6. Plan approval by the WVWA does not remove the contractor's responsibility to remove or relocate any existing conflicts found during construction.
7. The contractor shall maintain a minimum of 18" clearance vertically and two (2) feet minimum horizontally from the outside of pipe to outside of pipe with all other underground utilities. Where this cannot be achieved, additional measures in accordance with the WVWA standards shall be enforced.
8. All utility grade adjustments shall be in accordance with WVWA standards and are the responsibility of the contractor.
9. Field changes shall be submitted by the engineer of record to the locality and approved by the WVWA.

Western Virginia Water Authority  
Availability letter number: N/A



Property Line

Right-of-way

Centerline

Minimum Building Line

Existing Storm Sewer

Existing Sanitary Sewer

Existing Water Main

Existing Contour

Proposed Contour

Proposed Drainage Divide

Proposed Limits of Clearing

Proposed Storm Sewer

Proposed Sanitary Sewer

Proposed Water Main

HYDRANT

VALVE

BLOWOFF

1045

24" S.D.

8" M.H.

R/W

CL

MBL

SD

SS

W

1045

Underground utilities installed on private property or in private utility easements and building related storm drains shall be designed and installed per the current edition of the Virginia Uniform Statewide Building Code (including amendments). Design and installation requirements issued by the Western Virginia Water Authority that meet or exceed the USBC requirements are acceptable for private utilities. All private utilities are to be permitted through and inspected by the Roanoke County Inspections Office. Vaults, valves and other devices installed by or under the control of the Western Virginia Water Authority may not substituted for the code required devices.

[illegible]

C1	COVER SHEET
C2	OVERALL PLAN
C3	NOTES
C4	LAYOUT & UTILITY PLAN
C5	GRADING PLAN
C6.1	ROAD PROFILE
C6.2	UTILITY PROFILES
C7.1	E.S.C. PLAN PHASE I
C7.2	E.S.C. PLAN PHASE II
C7.3	E.S.C. NOTES
C7.4	E.S.C. DETAILS
C8.1	DETAILS I
C8.2	DETAILS II
C8.3	DETAILS III

## SURVEY INFORMATION

Horizontal and vertical control surveys were performed in year: 2020  
By: BALZER AND ASSOCIATES, INC.

All vertical elevations must be referenced to the National Geodetic Vertical Datum of 1929 or 1988  
All horizontal elevations must be referenced to the North American Datum of 1927 or 1983.

Horizontal Datum: NAD83 Vertical Datum: NAVD88  
Source of topographic mapping is dated 2020 BY BALZER AND ASSOCIATES, INC.

Boundary was performed by BALZER AND ASSOCIATES, INC. dated: 2020

Benchmark Information: CENTER OF WATER MANHOLE LID  
ELEVATION = 1203.68

The professional seal and signature certifies the boundary survey and topographic mapping to be accurate and correct.

[illegible]

**BALZER**  
**& ASSOCIATES**

Roanoke / Richmond  
New River Valley / Staunton  
Harrisonburg / Lynchburg

www.halzer.cc

1208 Corporate Circle  
Roanoke, VA 24018  
540.772.9580

DRAWN BY: KAM

DESIGNED BY: CPB

CHECKED BY: CPB

DATE: 1/6/2021

REVISIONS:

3/8/2021

3/30/2021



**PLAN APPROVED**  
*Denise Soder*  
REVIEW COORDINATOR, 5/13/2021

# RIVER OAKS

## SECTION 3

MILLWHEEL DRIVE

**County of Roanoke, Virginia**

**SHEET**  
**C1**

JOB No.: 04200041.00