

## 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 PROPOSED DRAINAGE DIVIDES AS SHOWN ON PLANS.

ALL UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE CONSTRUCTION LIMITS OF THE ROADWAY 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.

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.

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.

STANDARD STREET AND TRAFFIC CONTROL SIGNS SHALL BE ERECTED 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, AS SHOWN BY AVAILABLE RECORDS, AND AS LOCATED BY THE UTILITY LOCATOR SERVICE.

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.

## ENGINEER'S NOTES

T.P. PARKER & SON 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.

T.P. PARKER & SON 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  
DATED APRIL, 1992

BOUNDARY SURVEY WAS PERFORMED BY T.P. PARKER & SON  
DATED APRIL, 1992

## SEWER NOTES

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING ALL MANHOLES AFTER PAVING. MANHOLE TOPS SHALL BE ADJUSTED TO GRADE IF NECESSARY.

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.

HOUSE 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.

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 ASBESTOS CEMENT OR CONCRETE PIPE SHALL BE MADE WITH AN ADAPTOR COUPLING IN THE RIGHT OF WAY.

ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO CITY OF ROANOKE STANDARDS.

LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

## WATER NOTES

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING VALVE VAULTS AFTER PAVING AND ADJUSTMENT 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 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 CITY OF ROANOKE STANDARDS.

LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

WATER MAIN SHALL BE MINIMUM CLASS \_\_\_\_\_ DUCTILE IRON IN ACCORDANCE TO AWWA C151 OR \_\_\_\_\_ PVC IN ACCORDANCE TO C-900.

APPLICATION FOR UTILITIES TO SERVE DEVELOPMENT REFERENCE NUMBER \_\_\_\_\_

## 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 BUILDING DEPARTMENT. CALL (703) 981-2221 OR 2222 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.

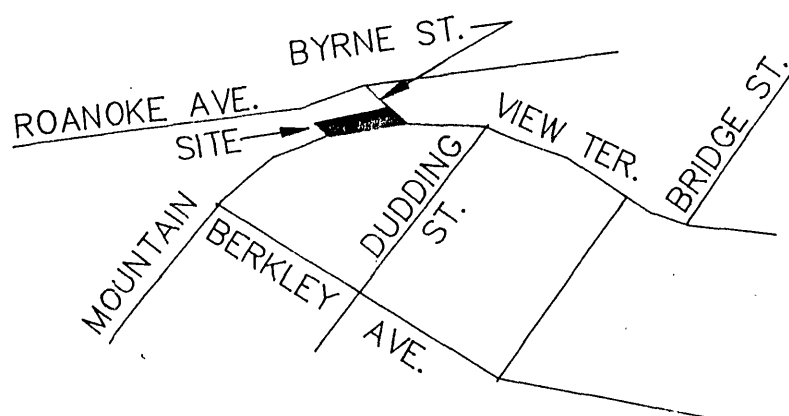
FINAL ACCEPTANCE/CITY: THE DEVELOPER OR CONTRACTOR SHALL FURNISH THE CITY OF ROANOKE ENGINEERING DEPARTMENT WITH A FINAL CORRECT SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

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.

## VICINITY MAP

NO SCALE



## SHEET #

1  
2  
3  
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5  
6  
7  
8  
9

## SHEET INDEX

### TITLE

TITLE SHEET  
SUBDIVISION MAP  
DEMOLITION PLAN  
DIMENSIONAL AND LANDSCAPING PLAN  
GRADING, UTILITIES, AND EROSION CONTROL PLAN  
SANITARY SEWER PLAN & PROFILE  
SOIL EROSION & SEDIMENTATION CONTROL DETAILS  
SANITARY SEWER DETAILS  
WATER DETAILS

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

## LEGEND

ABBREVIATIONS		EXISTING		NEW		SYMBOLS	
AHFH	ARROW HEAD TOP OF FIRE HYDRANT	MIN	MINIMUM MONUMENT	100.5 E	100.5	SPOT ELEVATION	
APPROX	APPROXIMATE	NBL	NORTH BOUND LANE	100	100	CONTOURS	
ASPH	ASPHALT	PROP	PROPOSED	8"SS	8"SS	SANITARY SEWER LINE	
BC	BOTTOM OF CURB	PUE	PUBLIC UTILITY EASEMENT	4"W	4"W	WATERLINE	
BIT	BITUMINOUS	PMT	PAVEMENT	8"SD	8"SD	STORM DRAIN	
BLDG	BUILDING	R	RADIUS	2"G	2"G	GAS LINE	
BLK	BLOCK	RT	RIGHT	E	E	OVERHEAD ELECTRIC LINE	
BM	BENCHMARK	R/W	RIGHT OF WAY	T	T	OVERHEAD TELEPHONE LINE	
BW	BOTTOM OF WALL	REQD	REQUIRED	CATV	CATV	UNDERGROUND CABLE TELEVISION LINE	
CB	CORNER BLOCK	RR	RAILROAD	UE	UE	UNDERGROUND TEL OR ELEC LINE	
C&G	CURB & GUTTER	RYS	REAR YARD SETBACK			WATER OR GAS METER	
CMP	CORRUGATED METAL PIPE	SAN	SANITARY			VALVE	
CONC	CONCRETE	SBL	SOUTH BOUND LANE			FIRE HYDRANT	
COR	CORNER	SD	STORM DRAIN			MANHOLE	
DBL	DOUBLE	SECT	SECTION			CLEANOUT	
DEFL	DEFLECTION	SE	SLOPE EASEMENT			DROP INLET (CURB OR GRATE)	
DI	DROP INLET	SS	SANITARY SEWER			UTILITY POLE, GUY & ANCHOR	
DIA	DIAMETER	SGE	SANITARY SEWER EASEMENT			DITCH OR SWALE	
DE	DRAINAGE EASEMENT	STA	STATION			CENTERLINE OR BASELINE	
EBL	EAST BOUND LANE	STD	STANDARD			PROPERTY LINE	
ELEC	ELECTRIC	STO	STORAGE			SURVEY TRAVERSE POINT	
ELEV	ELEVATION	SYS	SIDE YARD SETBACK			DEFLECTION ANGLE	
ENTR	ENTRANCE	TM	TEMPORARY BENCHMARK			LINE TRIANGLE	
EP	EDGE OF PAVEMENT	TC	TOP OF CURB			YARD LIGHTING	
EW	ENDWALL	TEL	TELEPHONE			YARD HYDRANT	
EXIST	EXISTING	TRF	TRANSFORMER			WELL	
FF	FOUNDATION	TY	TYPICAL			BENCHMARK	
FG	FINISH GRADE	VA	VIRGINIA DEPARTMENT OF TRANSPORTATION			FENCE	
HPT	HIGH POINT	W	WEST BOUND LANE			TREE LINE	
INV	INVERT	Y	YARD			RAILROAD	
IP	IRON PIN	YH	YARD HYDRANT			HANDICAPPED SPACE	
LT	LEFT						
MBL	MINIMUM BUILDING LINE						
MH	MANHOLE						

NAME OF  
DEVELOPMENT

**ROBINS VIEW ESTATES**

LOCATION

SITUATE THE NORTHWEST CORNER OF MOUNTAIN VIEW TERRACE, S.W. AND BYRNE STREET, S.W. CITY OF ROANOKE, VIRGINIA

OWNER

**CARLETON L. ZIMMERMAN SR. AND PATRICIA K. ZIMMERMAN**  
1109 FOURTEENTH STREET, S.E.  
ROANOKE, VIRGINIA 24013 PHONE: (703) 343-1205

DEVELOPER

**SAME AS OWNER**

CITY OF ROANOKE TAX PARCEL

**1430101**

APPROVED:

*Edward P. Tucker*  
AGENT - CITY OF ROANOKE  
PLANNING COMMISSION

DATE

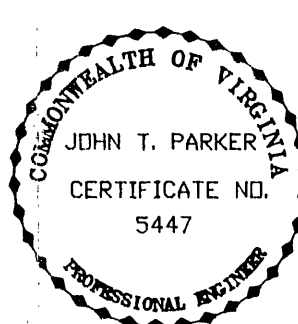
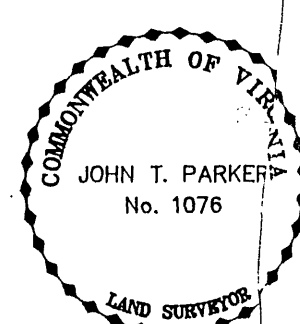
*L. Bone Chinn*  
CITY ENGINEER - CITY OF  
ROANOKE, VIRGINIA

DATE

*Acting*

## REVISIONS

Designed By: <i>CLW</i>	No.	Date	Remarks	By
Drawn By: <i>CLW</i>	1	5-27-1992	PER CITY OF ROANOKE 1ST REVIEW	CLW
Date: <i>4-20-92</i>				
W.O. # <i>92-0351</i>				
N.B. # <i>JR-102</i>				



**TPP&S**  
ENGINEERS  
SURVEYORS  
PLANNERS

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Inspector: **DAN CONNER**

**SHEET 1 OF 9**  
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