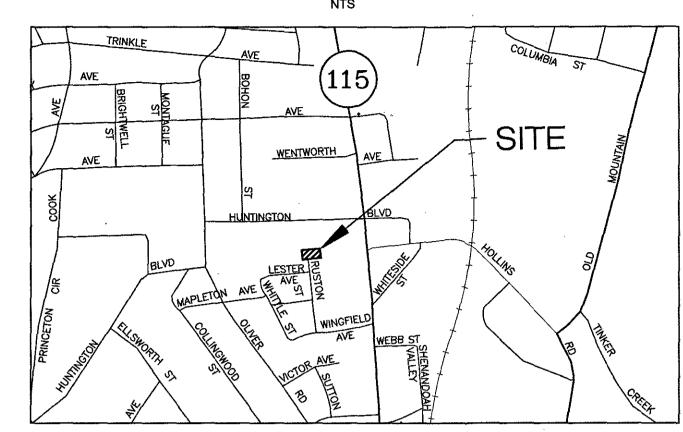
## VICINITY MAP



# RUSTON STREET IMPROVEMENTS

# 3429 RUSTON STREET NE

#### SHEET INDEX

:1	COVER SHEET
2	SITE DEVELOPMENT PLAN

**ESC PLAN** 

**ESC NOTES AND DETAILS** 

**GENERAL NOTES AND PROFILES** 

#### SITE AND WVWA DETAILS

## **LEGEND**

348 EX. INTRMDT. CONTOUR	PROP. INTRMDT. CONTOUR
	PROP. INDEX CONTOUR
+ 35,55 EX. SPOT ELEVATION	35.55 PROP. SPOT ELEVATION
8" W. EX. WATER LINE	8" WL PROP. WATER LINE
18 RCP EX. STORM PIPE	PROP. STORM PIPE
EX. EDGE OF PAVEMENT	PROP. EDGE OF PAVEMENT
EX. BUILDING	PROP. BUILDING
MONTH OF THE PARTY	ARAM ARTANIAM PROP. CONCRETE
######################################	PROP. ASPHALT PAVEMENT (STANDARD/HEAVY DUTY)
EX. GRAVEL	PROP. GRAVEL
'////////// PAVEMENT REPLACEMENT	PROP. PAVERS
EX. POWER POLE	PROP. POWER POLE
S EX. SANITARY SEWER MA	NHOLE PROP. SANITARY SEWER MANHOLE
EX. STORM SEWER MANH	OLE SIGN
© CLEANOUT	WM WATER METER
© EX. LIGHT POLE	PROP. GATE VALVE
► WATER LINE REDUCER	BLOW-OFF VALVE
T EX. TELEPHONE	☆ BENCHMARK
G EX. GAS LINE	G

### **WESTERN VIRGINIA WATER AUTHORITY NOTES:**

AVAILABILITY No.: N/A

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

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING VALVE VAULTS, MANHOLES, ETC. AFTER PAVING AND ADJUSTING TO FINAL

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.

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

COMMERCIAL SANITARY SEWER LATERAL SHALL BE MINIMUM 6" PIPE INSTALLED AT SLOPES AS SHOWN ON THE PLAN.

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 PIPE.

THE CONSTRUCTION OF THE PROPOSED PUBLIC SEWER MAIN AND ALL COMMERCIAL 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.

# **ABBREVIATIONS**

RIGHT OF WAY

REQUIRED

RAILROAD

AHFH	ARROW HEAD TOP OF	EW	ENDWALL	i
	FIRE HYDRANT	EXIST	EXISTING	1
<b>APPROX</b>	APPROXIMATE	FDN	FOUNDATION	;
ASPH	ASPHALT	FF	FINISHED FLOOR	:
BC	BOTTOM OF CURB	FG	FINISH GRADE	:
BIT	BITUMINOUS	GBE	GRADE BREAK ELEVATION	:
BLDG	BUILDING	GBS	GRADE BREAK STATION	;
BLK	BLOCK	HOA	HOMEOWNERS ASSOCIATION	:
BM	BENCHMARK	HPT	HIGH POINT	:
BVCE	BEGIN VERT. CURVE STA.	HSD	HEADLIGHT SIGHT DISTANCE	:
BVCS	BEGIN VERT. CURVE ELEV.	INTX	INTERSECTION	:
BW	BOTTOM OF WALL	INV	INVERT	
CB	CINDER BLOCK	IP	IRON PIN	:
C&G	CURB & GUTTER	LT	LEFT	•
CMP	CORRUGATED METAL PIPE	LVC	LENGTH OF VERTICAL CURVE	•
CONC	CONCRETE	MH	MANHOLE	•
COR	CORNER	MIN	MINIMUM	•
DBL	DOUBLE	MBL	MINIMUM BUILDING LINE	•
DEFL.	DEFLECTION	MON	MONUMENT	•
DI	DROP INLET	NBL.	NORTH BOUND LANE	•
DIA	DIAMETER	PROP	PROPOSED	,
DE	DRAINAGE EASEMENT	PUE	PUBLIC UTILITY EASEMENT	
ELEC	ELECTRIC	PVMT	PAVEMENT	1
ELEV	ELEVATION	R	RADIUS	,
ENTR	ENTRANCE	RT	RIGHT	,

REQD

RR

EX. OVERHEAD CABLE

**EXISTING ROAD MONUMENTS** 

EX. TREE LINE

EDGE OF PAVEMENT

END VERT. CURVE STA.

END VERT. CURVE ELEV.

EVCE

ADJOINING PROPERTY LINE

RAILROAD REAR YARD SETBACK SANITARY SOUTH BOUND LANE STORM DRAIN SECTION SLOPE EASEMENT SANITARY SEWER SANITARY SEWER EASEMENT STATION STANDARD STORAGE SIDE YARD SETBACK TEMPORARY BENCHMARK TO BE REMOVED TOP OF CURB TELEPHONE TRANSFORMER TOP OF WALL

VIRGINIA DEPARTMENT OF

VERTICAL SIGHT DISTANCE WEST BOUND LANE

YARD

------ OHU -------- PROP. OVERHEAD CABLE

PROP. TREE LINE

------P------PROP. UNDERGRND POWER LINE

STANDARD CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS:

FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW 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

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 FIELD SURVEYED FINAL CORRECT SET OF AS-BUILT PLANS OF THE NEWLY CONSTRUCTED STORM DRAIN AND/OR STORMWATER MANAGEMENT FACILITIES PRIOR TO FINAL ACCEPTANCE AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE CITY. AS-BUILT PLANS SHALL BE PROVIDED IN THE STATE PLANE VIRGINIA SOUTH COORDINATE SYSTEM, NAD 1983, FIPS 4502 FEET, US SURVEY FEET, DATUM NA 83, IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.

#### SITE INFORMATION:

OWNER: SOUTHWOOD MANAGEMENT INC. 5031 PITZER ROAD ROANOKE, VA 24014

Diameter

Pipe Class Material

Comments

Manufacturer

Pipe Class

Material

COMPREHENSIVE

SITE PLAN #:

CP17-0013

DEVELOPER: DEWEY HALE P.O. BOX 20609 ROANOKE, VA 24018

TAX PARCEL NO .: 3181120 & 3181122 **EXISTING USE:** 

PROPOSED USE: SINGLE FAMILY RESIDENTIAL ZONING:

North American

Polyvinyl Chloride (PVC)

SITE AREA 0.18 ACRES (TM: 3181120) 0.18 ACRES (TM: 3181122)

DISTURBED AREA:

IT SHOULD BE NOTED THAT THE PROPOSED IMPROVEMENTS

	Ah	KE FIMILED TO TH	E RUSION STREET RIGHT OF WAY.	
Sewer Information		Sewer Information		
Project Name	Ruston St. Improvements		Sewer Gravity Lateral(s)	
Contractor	Jack St. Clair	Manufacturer	North American	
Install Date	4/12/2018	Diameter	4	
	Sewer Gravity Main(s)	Pipe Class	D3034 DR 26	
Manufacturer	North American	Material	Polyvinyl Chloride (PVC)	
Diameter	8			
Pipe Class	D3034 DR 35	Comments		
Material	Potyvinyl Chloride (PVC)		Sewer Manhöle(s)	
,		Manufacturer	CP & P	
Comments		Material	Precast Concrete Units	
	Sewer Gravity Main(s)	Ring & Cover Manuf.	· US Foundary	
Manufacturer	Sanderson	Cover Type	Standard Watertight	
Diameter	8			
Pipe Class	C900 DR 14	Comments	'	
Material	Polyvinyi Chloride (PVC)			
Comments	Between SSMH's B & A			
	Sewer Force Main(s)			
Manufacturer	1			

#### CITY OF ROANOKE & UTILITY CONTACTS:

CITY OF ROANOKE DEVELOPMENT REVIEW COORDINATOR - GEORGE NEVERGOLD (540) 853-6501 ROANOKE GAS COMPANY - ED PAINTER (540) 777-3801

<u>VERIZON</u> - STEVEN CRONEMEYER (540) 563-2261

AMERICAN ELECTRIC POWER - KEITH FREEMAN (540) 427-3643

WESTERN VIRGINIA WATER AUTHORITY - MITCH EAKIN (540) 283-2996



#### **ENGINEERS NOTES:**

BALZER AND ASSOCIATES, INC. 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. BALZER AND ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY

OUT THE WORK IN ACCORDANCE WITH THE PLANS OR WILL NOT BE RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

SOURCE OF TOPOGRAPHIC MAPPING IS CITY OF ROANOKE GIS AND COMPILED INFORMATION.

City of Roanoke Planning, Building, & Development COMPREHENSIVE DEVELOPMENT PLAN APPROVED Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction. A TA- 2017.09.13

CITY OF ROANOKE APPROVAL BLOCK

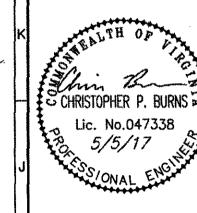
www.balzer.cc

**New River Valley** 

RESIDENTIAL LAND DEVELOPMENT ENGINEERI SITE DEVELOPMENT ENGINEERING LAND USE PLANNING & ZONING LAND SURVEYING ARCHITECTURE STRUCTURAL ENGINEERING TRANSPORTATION ENGINEERING **ENVIRONMENTAL & SOIL SCIENCE** ETLAND DELINEATIONS & STREAM EVALUATION

Balzer and Associates, Inc

1208 Corporate Circle Roanoke, VA 24018 540-772-9580 FAX 540-772-8050



ΟZ IMPR( STREET ΊШΰ TR.

DRAWN BY DESIGNED BY BTC CHECKED BY CPB 3/9/2017

AS NOTED **REVISIONS:** 4/18/2017

5/5/2017

SHEET NO.