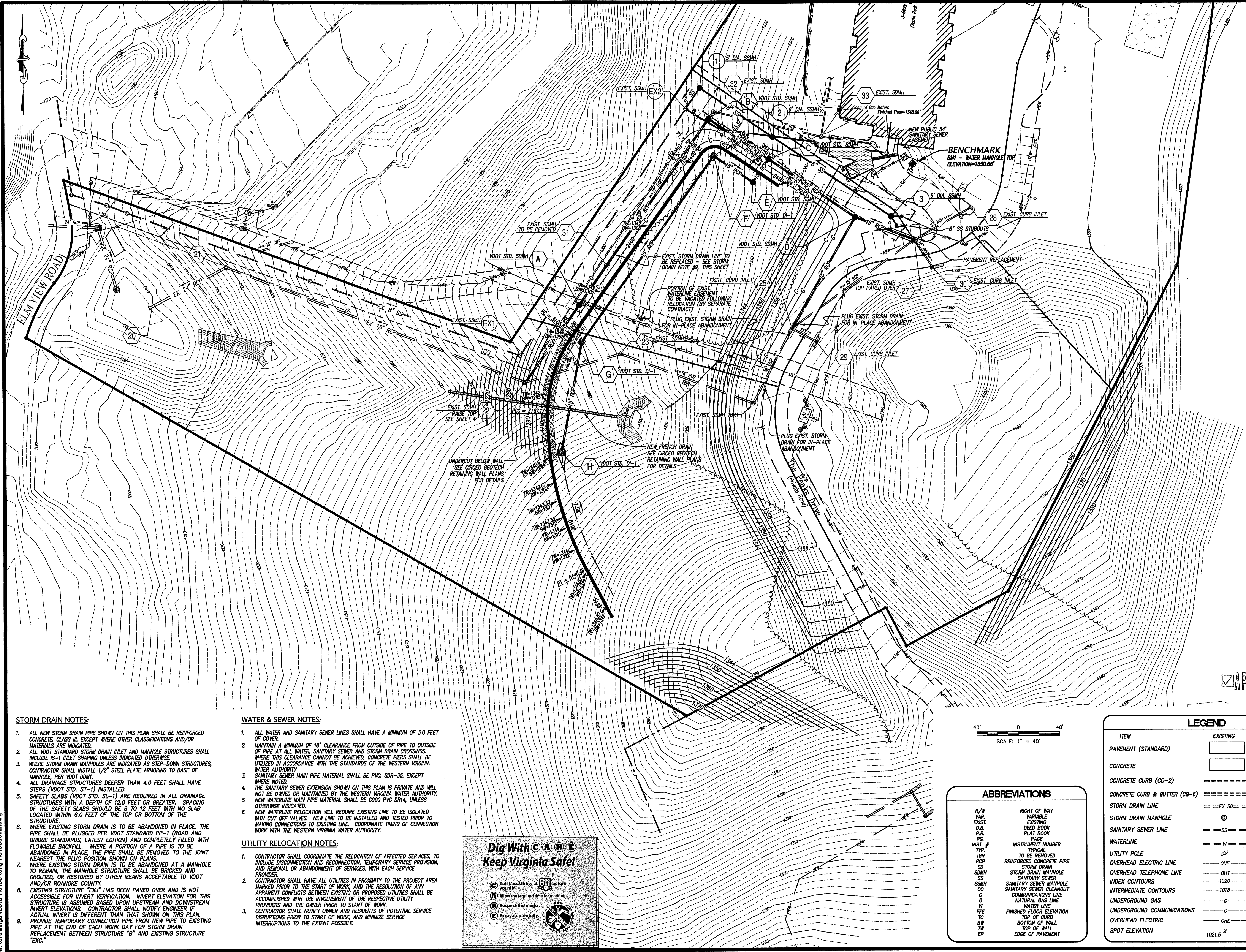




STORM DRAIN NOTES:

1. ALL NEW STORM DRAIN PIPE SHOWN ON THIS PLAN SHALL BE REINFORCED CONCRETE, CLASS III, EXCEPT WHERE OTHER CLASSIFICATIONS AND/OR MATERIALS ARE INDICATED.
2. ALL VDOT STANDARD STORM DRAIN INLET AND MANHOLE STRUCTURES SHALL INCLUDE 6" INLET SHAPING UNLESS INDICATED OTHERWISE.
3. WHERE STORM DRAIN MANHOLES ARE INDICATED AS STEP-DOWN STRUCTURES, CONTRACTOR SHALL INSTALL 1/2" STEEL PLATE ARMORING TO BASE OF MANHOLE PER VDOT DMI.
4. ALL DRAINAGE STRUCTURES DEEPER THAN 4.0 FEET SHALL HAVE STEPS (VDOT STD. ST-1) INSTALLED.
5. SAFETY SLABS (VDOT STD. SL-1) ARE REQUIRED IN ALL DRAINAGE STRUCTURES WITH A DEPTH OF 12.0 FEET OR GREATER. SPACING OF THE SAFETY SLABS SHOULD BE 8 TO 12 FEET WITH NO SLAB LOCATED WITHIN 6.0 FEET OF THE TOP OR BOTTOM OF THE STRUCTURE.
6. WHERE EXISTING STORM DRAIN IS TO BE ABANDONED IN PLACE, THE PIPE SHALL BE PLUGGED PER VDOT STANDARD PP-1 (ROAD AND BRIDGE STANDARDS, LATEST EDITION) AND COMPLETELY FILLED WITH FLOWABLE BACKFILL. WHERE A PORTION OF A PIPE IS TO BE ABANDONED IN PLACE, THE PIPE SHALL BE REMOVED TO THE JOINT NEAREST THE PLUG POSITION SHOWN ON PLANS.
7. WHERE EXISTING STORM DRAIN IS TO BE ABANDONED AT A MANHOLE TO REMAIN, THE MANHOLE STRUCTURE SHALL BE BRICKED AND GROUTED, OR RESTORED BY OTHER MEANS ACCEPTABLE TO VDOT AND/OR ROANOKE COUNTY.
8. EXISTING STRUCTURE "EX1" HAS BEEN PAVED OVER AND IS NOT ACCESSIBLE FOR INVERT VERIFICATION. INVERT ELEVATION FOR THIS STRUCTURE IS ASSUMED BASED UPON UPSTREAM AND DOWNSTREAM INVERT ELEVATIONS. CONTRACTOR SHALL NOTIFY ENGINEER IF ACTUAL INVERT IS DIFFERENT THAN THAT SHOWN ON THIS PLAN.
9. PROVIDE TEMPORARY CONNECTION PIPE FROM NEW PIPE TO EXISTING PIPE AT THE END OF EACH WORK DAY FOR STORM DRAIN REPLACEMENT BETWEEN STRUCTURE "B" AND EXISTING STRUCTURE "EX1."

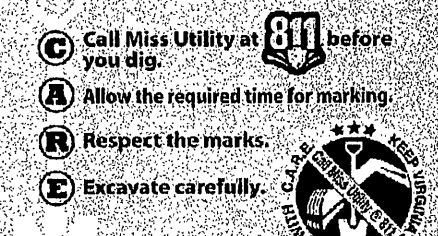
WATER & SEWER NOTES:

1. ALL WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 3.0 FEET OF COVER.
2. MAINTAIN A MINIMUM OF 18" CLEARANCE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT ALL WATER, SANITARY SEWER AND STORM DRAIN CROSSINGS. WHERE THIS CLEARANCE CANNOT BE ACHIEVED, CONCRETE PIERS SHALL BE UTILIZED IN ACCORDANCE WITH THE STANDARDS OF THE WESTERN VIRGINIA WATER AUTHORITY.
3. SANITARY SEWER MAIN PIPE MATERIAL SHALL BE PVC, SDR-35, EXCEPT WHERE NOTED.
4. THE SANITARY SEWER EXTENSION SHOWN ON THIS PLAN IS PRIVATE AND WILL NOT BE OWNED OR MAINTAINED BY THE WESTERN VIRGINIA WATER AUTHORITY.
5. NEW WATERLINE MAIN PIPE MATERIAL SHALL BE C900 PVC DR14, UNLESS OTHERWISE INDICATED.
6. NEW WATERLINE RELOCATION WILL REQUIRE EXISTING LINE TO BE ISOLATED WITH CUT OFF VALVES. NEW LINE TO BE INSTALLED AND TESTED PRIOR TO MAKING CONNECTIONS TO EXISTING LINE. COORDINATE TIMING OF CONNECTION WORK WITH THE WESTERN VIRGINIA WATER AUTHORITY.

UTILITY RELOCATION NOTES:

1. CONTRACTOR SHALL COORDINATE THE RELOCATION OF AFFECTED SERVICES, TO INCLUDE DISCONNECTION AND RECONNECTION, TEMPORARY SERVICE PROVISION, AND REMOVAL OR ABANDONMENT OF SERVICES, WITH EACH SERVICE PROVIDER.
2. CONTRACTOR SHALL HAVE ALL UTILITIES IN PROXIMITY TO THE PROJECT AREA MARKED PRIOR TO THE START OF WORK, AND THE RESOLUTION OF ANY APPARENT CONFLICTS BETWEEN EXISTING OR PROPOSED UTILITIES SHALL BE ACCOMPLISHED WITH THE INVOLVEMENT OF THE RESPECTIVE UTILITY PROVIDERS AND THE OWNER PRIOR TO START OF WORK.
3. CONTRACTOR SHALL NOTIFY OWNER AND RESIDENTS OF POTENTIAL SERVICE DISRUPTIONS PRIOR TO START OF WORK, AND MINIMIZE SERVICE INTERRUPTIONS TO THE EXTENT POSSIBLE.

Dig With CARE
Keep Virginia Safe!



ABBREVIATIONS

R/W	RIGHT OF WAY
VAR.	VARIABLE
EXIST.	EXISTING
D.B.	DEED BOOK
P.B.	PLAY BOOK
P.G.	PAGE
INST. #	INSTRUMENT NUMBER
TYP.	TYPICAL
TBR	TO BE REMOVED
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
CO	SANITARY SEWER CLEANOUT
C	COMMUNICATIONS LINE
G	NATURAL GAS LINE
W	WATER LINE
FFE	FINISHED FLOOR ELEVATION
TC	TOP OF CURB
BW	BOTTOM OF WALL
TW	TOP OF WALL
EP	EDGE OF PAVEMENT

LEGEND

ITEM	EXISTING	PROPOSED
PAVEMENT (STANDARD)		
CONCRETE		
CONCRETE CURB (CG-2)		
CONCRETE CURB & GUTTER (CG-6)		
STORM DRAIN LINE		
STORM DRAIN MANHOLE		
SANITARY SEWER LINE		
WATERLINE		
UTILITY POLE		
OVERHEAD ELECTRIC LINE		
OVERHEAD TELEPHONE LINE		
INDEX CONTOURS		
INTERMEDIATE CONTOURS		
UNDERGROUND GAS		
UNDERGROUND COMMUNICATIONS		
OVERHEAD ELECTRIC		
SPOT ELEVATION		

GRADING & UTILITY RELOCATION PLAN

FOR
SOUTH PEAK CONDOMINIUM

PREPARED FOR
SMITH/PACKETT
CAVE SPRING MAGISTERIAL DISTRICT
COUNTY OF ROANOKE, VIRGINIA

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: May 8, 2014

SCALE: 1" = 40'

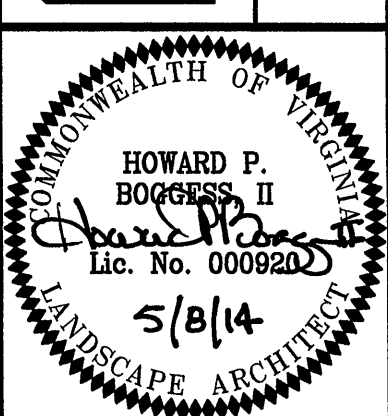
COMMISSION NO. 13-166

SHEET 3 OF 8

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GRADING PLAN