

# SITE DEVELOPMENT PLANS

## FRONTIER 0407 VALLEY VIEW, LLC

### 4801 VALLEY VIEW BOULEVARD, N.W.

### ROANOKE, VIRGINIA

#### SHEET LIST:

- C-1 COVER SHEET
- C-2 LEGEND AND ABBREVIATIONS SHEET
- C-3 EXISTING CONDITIONS AND DEMOLITION PLAN
- C-4 SITE PLAN
- C-5 UTILITY PLAN
- C-6 GRADING AND STORM DRAINAGE PLAN
- C-7 EROSION AND SEDIMENT CONTROL PLAN
- C-8 TYPICAL SECTIONS AND DETAILS
- C-9 EROSION AND SEDIMENT CONTROL DETAILS
- C-10 DUMPSTER ENCLOSURE DETAILS
- C-11 STORM DRAIN PROFILE
- C-12 PLAN, ELEVATION, AND NOTES - WALL
- C-13 DETAILS AND SECTIONS - WALL
- L-1 LANDSCAPE PLAN

#### WATER & SEWER NOTES

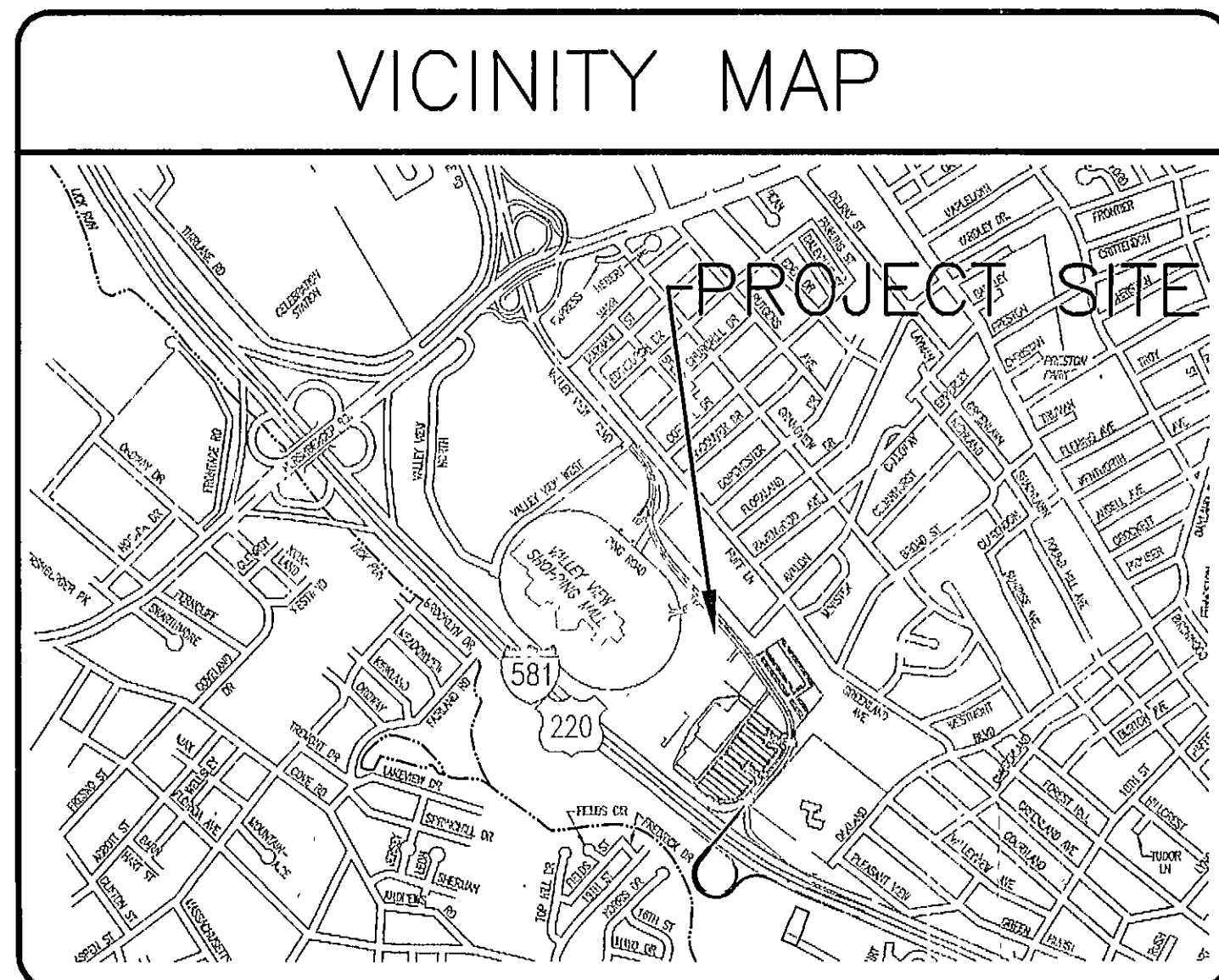
(WESTERN VIRGINIA WATER AUTHORITY)

##### SEWER NOTES

- A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.
- CONTRACTORS 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
- SEWER CONNECTIONS ARE TO BE MADE WITH 4" PIPE INSTALLED ON A MINIMUM GRADE OF 1/4 INCH TO 1 FOOT IN THE RIGHT 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.
- ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO WESTERN VIRGINIA WATER AUTHORITY STANDARDS.
- LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.
- SEWER MAIN SHALL BE SDR-35 POLYVINYL CHLORIDE PIPE OR WESTERN VIRGINIA WATER AUTHORITY APPROVED EQUAL.

##### 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 WESTERN VIRGINIA WATER AUTHORITY STANDARDS.
- LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.
- WATER MAIN SHALL BE MINIMUM CLASS 50 DUCTILE IRON IN ACCORDANCE TO AWWA C151 OR WESTERN VIRGINIA WATER AUTHORITY APPROVED EQUAL.



#### GENERAL NOTES

- THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY (SPECIAL FLOOD HAZARD AREA) AS DESIGNATED BY FEMA MAP #51161C0024D PANEL #24 OF 90, DATED OCTOBER 15, 1993.

#### WASTE GENERATION:

##### WASTE WATER:

- NORMAL DOMESTIC WASTE GENERATED BY EMPLOYEES AND CUSTOMERS WILL BE DISCHARGED TO THE LOCAL POTW.

##### SOLID WASTE:

- MISCELLANEOUS TRASH AND SOILED PAPER WILL BE PLACED IN AN ENCLOSED DUMPSTER AND DISPOSED OF BY A LOCAL HAULER.

#### OWNER/DEVELOPER:

FRONTIER 0407 VALLEY VIEW, LLC  
c/o FRONTIER DEVELOPMENT  
2627 NE 203RD STREET, SUITE 216  
MIAMI, FL 33180  
TELEPHONE: (305) 692-9992  
FAX: (305) 692-3032  
CONTACT: MR. JAMES F. LEACH, PRINCIPAL

#### ENGINEER:

MATTERN & CRAIG, INC.  
701 FIRST STREET, S.W.  
ROANOKE, VIRGINIA 24016  
TELEPHONE: (540) 345-9342  
FAX: (540) 345-7691  
CONTACT: TOM AUSTIN

#### CITY CONSTRUCTION NOTES

##### NOTICE: ALL LANDOWNERS, DEVELOPERS AND CONTRACTORS

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.

##### CONSTRUCTION PROCEDURE REQUIREMENTS

- City Inspections** - To insure the coordination of timely and proper inspections, a pre-construction conference shall be initiated by the applicant, building, etc, with the Development Inspector. Call (540) 853-1227 to arrange a conference at least three (3) days prior to anticipated construction.
- 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 (signed by the proper City officials) and all permits issued by the City shall be 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 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.

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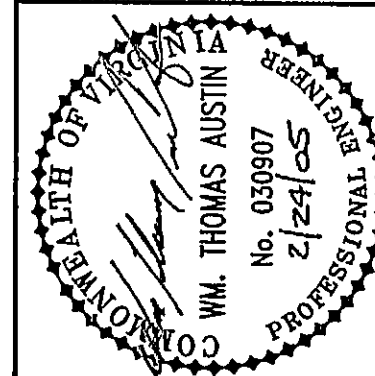
MAR 23 2005

CITY OF ROANOKE  
PLANNING BUILDING AND DEVELOPMENT

APPROVED

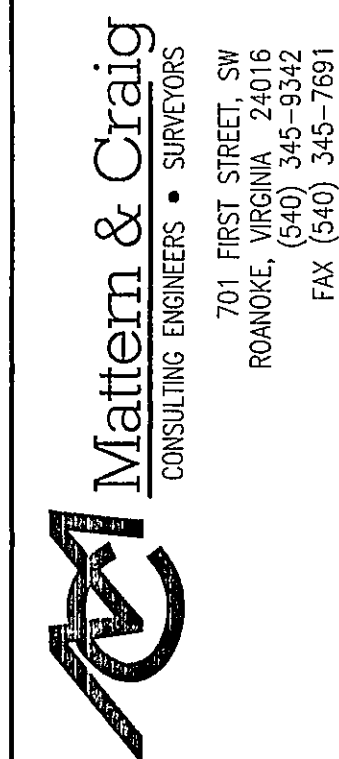
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_



Revisions	Date
1. REVISIONS PER CITY OF ROANOKE COMMENTS	2/25/05

Issue Date:	December 29, 2004
Drawn By:	CZY
Designed By:	CZY
Checked By:	WFA
Date:	12/29/04



SITE DEVELOPMENT PLANS  
FRONTIER 0407 VALLEY VIEW, LLC  
COVER SHEET  
CITY OF ROANOKE, VIRGINIA

Vertical Scale:  
N/A

Horizontal Scale:  
N/A

Commission Number:  
2343

Sheet No.:

C-1

ID# 6 HZ JX5