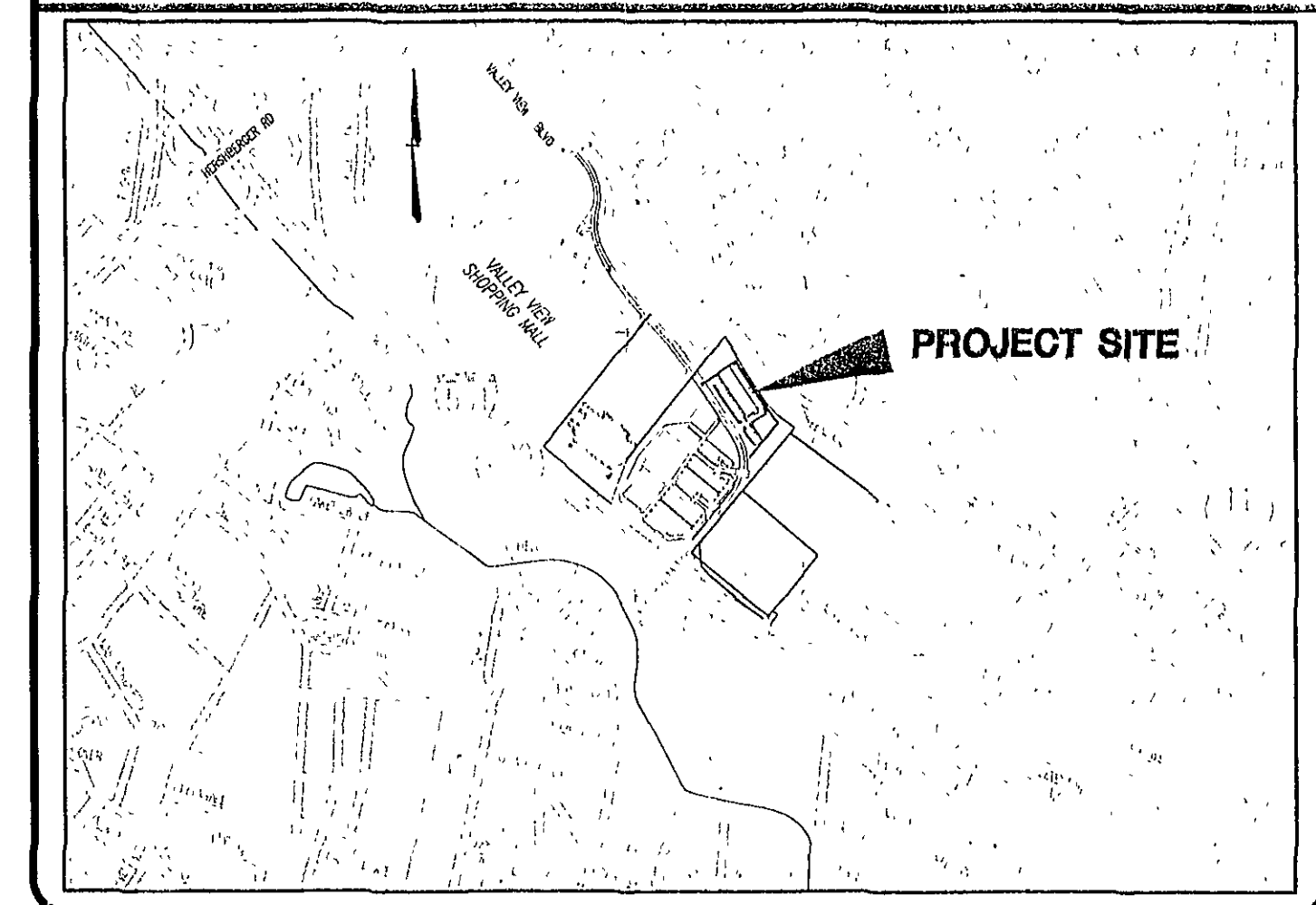


SITE DEVELOPMENT PLAN VALLEY VIEW STATION ROANOKE, VIRGINIA

VICINITY MAP



SHEET LIST:

- 1 TITLE SHEET, NOTES, AND VICINITY MAP
- 2 ABBREVIATIONS AND LEGEND SHEET
- 3 DIMENSION PLAN
- 4 UTILITY PLAN
- 5 GRADING AND STORM DRAINAGE PLAN
- 6 EROSION & SEDIMENTATION CONTROL PLAN
- 7 MISCELLANEOUS DETAILS
- 8 EROSION & SEDIMENTATON CONTROL DETAILS

WATER & SEWER NOTES

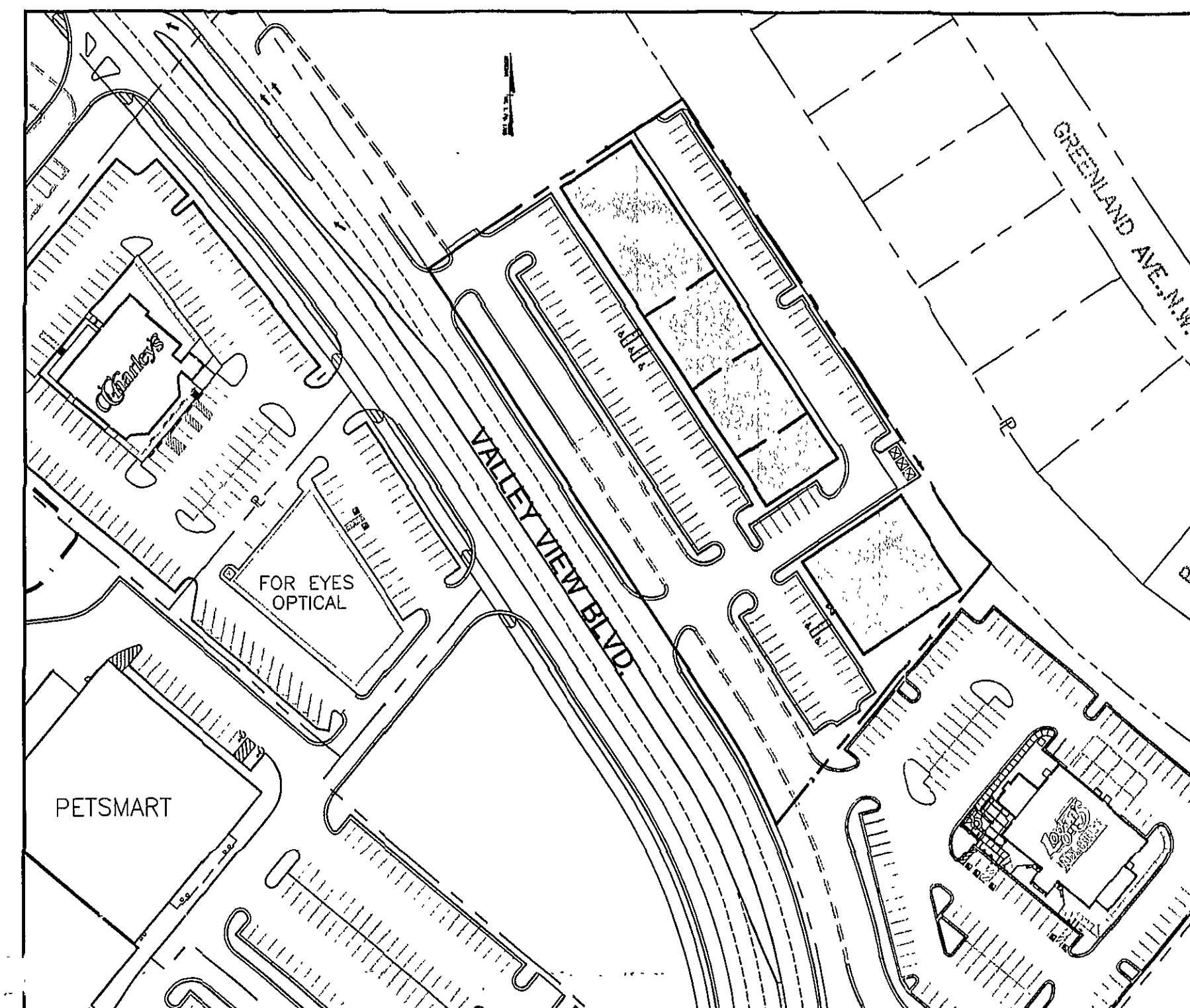
(CITY OF ROANOKE)

SEWER NOTES

1. A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.
2. CONTRACTORS SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING ALL MANHOLES AFTER PAVING. MANHOLE TOPS SHALL BE ADJUSTED TO GRADE IF NECESSARY.
3. 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.
4. 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.
5. LATERALS FROM MANHOLES SHALL BE P.V.C. OR DUCTILE IRON OF SUFFICIENT LENGTH TO PROVIDE TWO (2) FEET OF BEARING ON NATURAL GROUND.
6. ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO CITY OF ROANOKE STANDARDS.
7. LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.
8. SEWER MAIN SHALL BE SDR-35 POLYVINYL CHLORIDE PIPE OR CITY OF ROANOKE APPROVED EQUAL.

WATER NOTES

1. A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING VALVE VAULTS AFTER PAVING AND ADJUSTMENT TO FINAL GRADE IF NECESSARY.
3. 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.
4. ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO CITY OF ROANOKE STANDARDS.
5. LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.
6. WATER MAIN SHALL BE MINIMUM CLASS 50 DUCTILE IRON IN ACCORDANCE TO AWWA C151 OR CITY OF ROANOKE APPROVED EQUAL.



GENERAL NOTES

1. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS.

WASTE GENERATION:

WASTE WATER:

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

SOLID WASTE:

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

OWNER/DEVELOPER:

ROANOKE VENTURE II, LLL
5784 LAKE FOREST DRIVE
SUITE 228
ATLANTA, GA 30328
TELEPHONE: (404) 847-0342
FAX: (404) 845-4007

DEVELOPER:

COLLINS/GOODMAN DEVELOPMENT GROUP
3155 ROSWELL ROAD, N.E.
SUITE 302
ATLANTA, GEORGIA 30305-1838
TELEPHONE: (404) 558-3330

ENGINEER:

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

CITY CONSTRUCTION NOTES

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

1. **CITY INSPECTIONS** - TO INSURE THE COORDINATION OF TIMELY AND PROPER INSPECTIONS, A PRE-CONSTRUCTION CONFERENCE SHALL BE INITIATED BY THE CONTRACTOR WITH THE CITY BUILDING INSPECTIONS DEPARTMENT. CALL (703) 981-2222 TO ARRANGE A CONFERENCE AT LEAST THREE (3) DAYS PRIOR TO ANTICIPATED CONSTRUCTION.
2. **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.
3. **PLANS AND PERMITS** - A COPY OF THE PLANS 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.
4. **LOCATION OF UTILITIES** - THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
5. **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 DETERMINED BY THE CITY SITE PLAN INSPECTOR.
6. **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.
7. **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.
8. **SEWER AND PAVEMENT REPLACEMENT** - CONSTRUCTION OF SANITARY SEWERS AND THE REPLACEMENT OF PAVEMENT SHALL BE IN ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATION OF THE CITY OF ROANOKE.
9. **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 VARIATION IN CONSTRUCTION BEING MADE.
10. **FINAL ACCEPTANCE/CITY** - THE DEVELOPER OR CONTRACTOR SHALL FURNISH THE CITY OF ROANOKE'S ENGINEERING DEPARTMENT WITH A FINAL CORRECT SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

APPROVED

CITY ENGINEER

DATE

PLANNING COMMISSION

DATE

AS - BUILT

FOR SEWER & WATER

RELEASED FOR: REVIEW ONLY

DATE: _____ SIGNATURE: _____

Mattern & Craig, Inc.
CONSULTING ENGINEERS • SURVEYORS
701 FIRST STREET, S.W.
ROANOKE, VIRGINIA 24016
(540) 345-9342
(540) 345-7691 FAX

DSGN	WTA	REV	DATE	DESCRIPTION	BY	APP
DRAWN	LDL					
CHKD	WTA					

VALLEY VIEW STATION
4750 VALLEY VIEW BOULEVARD

TITLE SHEET

ROANOKE, VIRGINIA

RECEIVED
JUL 16 1999
CITY OF ROANOKE
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT

PROFESSIONAL ENGINEER
WM. THOMAS AUSTIN ESQ.
No. 030907

SCALE: AS SHOWN

COMM. NO. 1742

DATE: JULY, 1999

SHEET 1