

1. THE PROPERTIES SHOWN ON THESE PLANS ARE LOCATED AT ROANOKE COUNTY TAX ASSESSMENT MAP NUMBERS 87.11-03-08, 10, AND 20.
2. OWNER/DEVELOPER: ANDERSON PROPERTIES OF VIRGINIA LLC (TAX MAP #87.11-03-10 & 20)
(ATTN: MIKE ANDERSON)
4115 SNOWBIRD CIRCLE
ROANOKE, VA 24018 (540) 774-8289
3. NO PORTION OF THIS PROJECT IS LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP #51161C0253G, DATED SEPTEMBER 28, 2007.
4. THE PROPERTY LINES AND RIGHT OF WAY SHOWN ARE THE RESULT OF A FIELD SURVEY PERFORMED BY LUMSDEN ASSOCIATES, P.C. IN 2001 AND 2010.
5. TOPOGRAPHIC DATA AS SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY LUMSDEN ASSOCIATES, P.C. IN 2006 AND 2010.
6. A TITLE REPORT WAS NOT FURNISHED FOR THESE PROPERTIES.
7. THE PROPERTIES SHOWN ON THESE PLANS ARE CURRENTLY SERVED BY WESTERN VIRGINIA WATER AUTHORITY WATER AND SANITARY SEWER.
8. THE PROPERTIES SHOWN ON THESE PLANS ARE ACCESSED BY PUBLIC ROADS.
9. AN APPROVED SET OF PLANS SHALL BE KEPT ON SITE AT ALL TIMES.
10. NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE WESTERN VIRGINIA WATER AUTHORITY, THE CONSULTING ENGINEER, ROANOKE COUNTY AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
11. ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATE PIPE SIZES, MANHOLES, OR ESC MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER. COUNTY AND WVWA ENGINEERS WILL REVIEW PLANS WITHIN ONE DAY OF SUBMITTAL. PLAN SHEETS CAN BE 8.5 x 11 IF THE INFORMATION IS LEGIBLE AND WITHIN THE LIMITS OF THE APPROVED PLANS.
12. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CLEAN OUT THE EXISTING STORM SEWER SYSTEM WITHIN EXISTING DEVELOPMENTS SHOULD THESE SYSTEMS BECOME SILTED OR BLOCKED IN ANY WAY DUE TO THE CONSTRUCTION OF THIS PROPOSED PROJECT.

ORDINANCE #052201-11



1. THE GRINDING OF STUMPS, BRUSH, AND OTHER TYPES OF WOOD PRODUCTS OR MATERIALS SHALL NOT BE ALLOWED ON THE PROPERTY.
2. THAT THERE SHALL BE NO MORE THAN FIVE TRACTOR-TRAILER TRUCK LOADS OF MULCH ON THE PROPERTY AT ANY ONE TIME.

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE WESTERN VIRGINIA WATER AUTHORITY, THE COUNTY OF ROANOKE, AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
2. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY, THE COUNTY OF ROANOKE, AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
3. THE CONTRACTOR SHALL ADHERE TO CURRENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, AND MAINTAIN THE CONSTRUCTION AREA IN A SAFE AND ACCEPTABLE MANNER AND SHALL BE RESPONSIBLE FOR ANY DAMAGES RESULTING FROM HIS FAILURE TO DO SO.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FROM ANY AGENCY AS NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
6. COPIES OF COMPLETE ASBUILT PLANS SHALL BE PROVIDED TO THE WESTERN VIRGINIA WATER AUTHORITY, THE COUNTY OF ROANOKE, AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION, AS REQUIRED.
7. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
8. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION. CALL MISS UTILITY AT 1-800-552-7001 AT LEAST THREE WORKING DAYS BEFORE EXCAVATING.
9. THE CONTRACTOR SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.

1. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING.
2. EXISTING SOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE.
3. FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER AND ROCKS LARGER THAN 6 INCHES IN DIAMETER. THE EXISTING SURFACE SHALL BE SCARIFIED PRIOR TO PLACING FILL.
4. FILL MATERIAL SHALL BE PLACED AND COMPACTED IN EIGHT (8) INCH LOOSE LIFTS AND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698, STANDARD PROCTOR. MAINTAIN MOISTURE CONTENT OF FILL MATERIAL WITHIN THREE (3) PERCENT OF OPTIMUM TO ATTAIN REQUIRED COMPACTION DENSITY.
5. WHERE NEW FILL IS PLACED ON AN EXISTING GROUND SURFACE THE SLOPES MORE THAN 4:1, HORIZONTAL BENCHES SHALL BE CUT INTO THE EXISTING SURFACE PRIOR TO FILL PLACEMENT TO PROMOTE BINDING OF NEW FILL TO EXISTING GROUND.
6. NO SUBSURFACE SOILS INFORMATION HAS BEEN FURNISHED TO THE DESIGNING ENGINEER (LUMSDEN ASSOCIATES, P.C.). A QUALIFIED GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF VIRGINIA, SHALL BE CONSULTED CONCERNING SOIL STABILITY, SLOPE STABILIZATION, SOIL COMPACTION, TESTING, AND OTHER SOIL CHARACTERISTICS. LUMSDEN ASSOCIATES ASSUMES NO RESPONSIBILITY OR LIABILITY RELATING TO FAILURES RESULTING FROM SAME.
7. FINISHED GRADES SHALL CONFORM AS NEAR AS POSSIBLE TO THE PRECONSTRUCTION SLOPES, SHAPES, AND ELEVATIONS.
8. THE CONTRACTOR SHALL MAINTAIN A CLEAR FLOW PATH FOR SURFACE WATER TO STORM WATER DRAINAGE FACILITIES AT ALL TIMES.
9. OVERNIGHT STOCKPILES SHALL NOT BE LOCATED IN ROADWAYS, SIDEWALKS, RESIDENTIAL YARDS OR DRIVEWAYS.

ITEM	EXISTING	PROPOSED
Pavement		
Gravel Area		
Storm Drain Line		
Sanitary Sewer Manhole		
Sanitary Sewer Line		
Waterline		
Hydrant		
Gate Valve		
Underground Electric Line		
Overhead Electric Line		
Underground Telephone Line		
Underground Gas Line		
Utility Pole		
Fence		
Contours		
Spot Elevation		
Trailings		

Approved

OFFSITE WATER LINE EXTENSION FOR VARSITY LANDSCAPING & GROUNDS PREPARED FOR STRUCTURES DESIGN/BUILD CAVE SPRING MAGISTERIAL DISTRICT ROANOKE COUNTY, VIRGINIA		
OVERVIEW SHEET AND NOTES		
		
LUMSDEN ASSOCIATES, P.C. ENGINEERS-SURVEYORS-PLANNERS ROANOKE, VIRGINIA		
PHONE: (540) 774-4411 FAX: (540) 772-9945 E-MAIL: MAIL@LUMSDENPC.COM		
4664 BRAMBLETON AVENUE P.O. BOX 20669 ROANOKE, VIRGINIA 24018		
		
Lic. No. 033002 4/12/11 PROFESSIONAL ENGINEER		
REVISIONS		
NO.	DATE	DESCRIPTION
1	4/2/11	ADJUSTED WATER LINE EASEMENT
2		
3		
4		
5		
DATE: February 17, 2011		
SCALE: 1" = 50'		
COMMISSION NO. 2006-012S		
SHEET 2 OF 2		