

GENERAL NOTES

ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF ROANOKE ENGINEERING DIVISION IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- INSTALLATION OF APPROVED EROSION CONTROL DEVICES.
- CLEARING AND GRUBBING.
- SUBGRADE EXCAVATION.
- INSTALLING STORM SEWERS OR CULVERTS.
- INSTALLING CURB AND GUTTER FORMS.
- PLACING CURB AND GUTTER.
- PLACING OTHER CONCRETE.
- PLACING GRAVEL BASE.
- PLACING ANY ROADWAY SURFACE.
- INSTALLING WATER LINES.
- INSTALLING SANITARY SEWER LINES.

MEASURES TO CONTROL EROSION AND SILTATION MUST BE PROVIDED FOR PRIOR TO PLAN APPROVAL. PLAN APPROVAL IN NO WAY RELIEVES THE DEVELOPER OR CONTRACTOR OF THE RESPONSIBILITIES CONTAINED IN EROSION AND SILTATION CONTROL POLICIES. FIELD CONSTRUCTION SHALL HONOR PROPOSED DRAINAGE DIVIDES AS SHOWN ON PLANS.

ALL UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE CONSTRUCTION LIMITS OF THE ROADWAY BEFORE PLACING EMBANKMENT.

PAVEMENT SECTIONS ON APPROVED PLANS ARE BASED ON A MINIMUM CBR OF 10. CBR TESTS ARE TO BE ACQUIRED BY THE OWNER AND SUBMITTED TO THE CITY OF ROANOKE ENGINEERING DIVISION PRIOR TO PLACEMENT. CBR VALUES LESS THAN 10 WILL REQUIRE REVISED PAVEMENT SECTIONS.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT THE JOB SITE.

VDOT STD. HR-1 HANDRAIL IS REQUIRED ON ALL WALLS EXCEEDING 4.0' IN HEIGHT.

LOCATION OF GUARD RAILS SHALL BE DETERMINED AT A JOINT FIELD INSPECTION BY THE CITY OF ROANOKE.

ALL SPRINGS SHALL BE CAPPED AND PIPED TO THE NEAREST STORM SEWER OR NATURAL WATERCOURSE. THE PIPE SHALL BE MINIMUM OF 6" DIAMETER AND CONFORM TO VDOT STANDARD SB-1 (AS REVISED).

STANDARD STREET AND TRAFFIC CONTROL SIGNS SHALL BE ERECTED AT EACH INTERSECTION BY THE DEVELOPER PRIOR TO FINAL STREET ACCEPTANCE.

CONSTRUCTION DEBRIS SHALL BE CONTAINED IN ACCORDANCE WITH THE VIRGINIA LITTER CONTROL ACT. NO LESS THAN ONE LITTER RECEPTACLE SHALL BE PROVIDED ON-SITE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING PUBLIC STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE STREETS ARE IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.

THE DEVELOPER AND/OR CONTRACTOR SHALL SUPPLY ALL UTILITY COMPANIES WITH COPIES OF APPROVED PLANS, ADVISING THEM THAT ALL GRADING AND INSTALLATION SHALL CONFORM TO APPROVED PLANS.

CONTRACTORS SHALL NOTIFY UTILITIES OF PROPOSED CONSTRUCTION AT LEAST TWO, BUT NOT MORE THAN TEN WORKING DAYS IN ADVANCE. AREA PUBLIC UTILITIES MAY BE NOTIFIED THROUGH MISS UTILITY AT (800) 552-7001.

100' YEAR FLOODWAY AND FLOOD PLAIN SHALL BE SHOWN WHERE APPLICABLE. ALL WORK SHALL BE SUBJECT TO INSPECTION BY CITY OF ROANOKE INSPECTORS.

GRADE STAKES SHALL BE SET FOR ALL CURB AND GUTTER, CULVERT, SANITARY SEWER, AND STORM SEWER.

LOCATION OF UNDERGROUND UTILITIES IS BASED ON FIELD SURVEYS, AND AS SHOWN BY AVAILABLE RECORDS.

THE SITE WORK AND LANDSCAPING CONTRACTOR(S) SHALL COMPLY WITH LOCAL CODES IN OBSERVING EROSION CONTROL MEASURES, BOTH ON AND OFF THE SITE. REFER TO THE VIRGINIA UNIFORM CODING SYSTEM CONTAINED IN THE VIRGINIA SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION, FOR DETAILS AND SPECIFICATIONS OF EROSION CONTROL ITEMS SHOWN ON THESE PLANS.

ALL STORM DRAIN CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

APPROVED:

AGENT - CITY OF ROANOKE
PLANNING COMMISSION

DATE

CITY ENGINEER - CITY OF
ROANOKE, VIRGINIA

DATE

ENGINEER'S NOTES

T.P. PARKER & SON 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.

T.P. PARKER & SON DOES NOT GUARANTEE THE COMPLETION OR QUALITY OF PERFORMANCE OF THE CONTRACTS OR THE COMPLETION OR QUALITY OF PERFORMANCE OF CONTRACTS BY SUBCONTRACTORS OR OTHER THIRD PARTIES.

SOURCE OF TOPOGRAPHIC MAPPING IS T. P. PARKER & SON GROUND SURVEYS DATED JANUARY 2001.

BOUNDARY SURVEY WAS PERFORMED BY T. P. PARKER & SON DATED JANUARY 2001. SUBDIVISION MAP DATED DECEMBER 21, 2001.

BENCHMARK(S) BASED UPON THE NGVD 29 DATUM. ALL BENCHMARK ELEVATIONS ORIGINATED FROM CITY OF SALEM MONUMENT "COSM 92-07", LOCATED AT LEWIS GAYLE HOSPITAL. TWO BENCHMARKS ARE LOCATED NEAR THE SITE; HOWEVER, ONE BENCHMARK WILL BE LOST DURING THE DEMOLITION PHASE OF THE PROJECT.

SEWER NOTES

NOTE:
THIS SET OF PLANS INCLUDES SPECIFIC SANITARY SEWER ITEMS FOR GRAVITY AND FORCE MAIN SEWER ITEMS. ALL ITEMS SHOWN ARE SHALL BE INSTALLED UNDER THIS CONTRACT.

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.

CONTRACTOR 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.

HOUSE CONNECTIONS ARE TO BE MADE WITH 4" PIPE, OR 6" COMBINATION PIPE, INSTALLED ON A MINIMUM GRADE OF 1/4 INCH TO 1 FOOT IN THE RIGHT OF 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. THE TRANSITION FROM ONE TYPE TO ANOTHER SHALL BE MADE WITH AN ADAPTOR COUPLING IN THE RIGHT OF WAY.

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.

THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF ROANOKE FOR THE CONNECTION OF ALL LATERALS TO THE EXISTING PUBLIC SEWER LINE AND EXISTING LATERALS.

WATER NOTES

NOTE:
THIS SET OF PLANS INCLUDES SPECIFIC POTABLE WATER ITEMS FOR PUBLIC LINES AND PRIVATE METERS. ALL ITEMS SHOWN ARE SHALL BE INSTALLED UNDER THIS CONTRACT. REFERENCE IS DIRECTED TO THE USE OF PRESSURE REDUCING VALVES FOR CERTAIN LOTS.

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 CITY OF ROANOKE STANDARDS.

LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

APPLICATION FOR UTILITIES TO SERVE DEVELOPMENT REFERENCE NUMBER

BIDDING NOTES TO CONTRACTORS

THIS PROJECT INCORPORATES "ALTERNATE B" OF THE "GRADING PROJECT FOR 'VILLAGE ON THE CREST'". THIS PLAN SHALL BE USED IN CONJUNCTION WITH THE REFERENCED PLANS FOR ELEVATIONAL CONTROL BEYOND THAT SHOWN ON THESE PLANS.

FOR THE POTABLE WATER, SANITARY SEWER, AND OTHER ITEMS SHOWN ON THIS PLAN, THERE IS ONLY ONE DESIGN ALTERNATE.

NOTES REGARDING VDOT REVIEW

VDOT HAS REVIEWED THE PROJECT PERTAINING TO THE EROSION CONTROL MEASURES TO KEEP SEDIMENT OFF ROUTE 419, (IN PROGRESS). ONLY MINOR GRADING IS OCCURRING ALONG ROUTE 419 AND WILL NOT REQUIRE ANY LANE OR SHOULDER CLOSURES. THIS PLAN HAS ADDRESSED COMMENTS PERTAINING TO THE STORMWATER MANAGEMENT ROUTE AND DISCHARGE. ALL OTHER DEVELOPMENT ITEMS SHOWN WITHIN THIS PLAN PERTAIN TO THE REVIEW OF THE CITY OF ROANOKE.

THIS PLAN SHOWS POSSIBLE FUTURE DEVELOPMENT ALONG ROUTE 419; HOWEVER, VDOT HAS NOT APPROVED AND WILL NOT REVIEW THE FUTURE DEVELOPMENT UNDER THESE PLANS. ANY IMPROVEMENTS ALONG ROUTE 419 WILL BE REVIEWED AND APPROVED UNDER A SEPARATE DEVELOPMENT PLAN FOR VALLEY BANK.

THE FUTURE DEVELOPMENT IS SHOWN ONLY FOR INFORMATIONAL PURPOSES OF FUTURE DEVELOPMENT.

STANDARD CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS

CITY INSPECTIONS: TO ENSURE THE COORDINATION OF TIMELY AND PROPER INSPECTIONS, A PRECONSTRUCTION CONFERENCE SHALL BE INITIATED BY THE CONTRACTOR WITH THE CITY OF ROANOKE DEPARTMENT OF ZONING AND DEVELOPMENT (540) 981-2250 OR 981-1325 TO ARRANGE A CONFERENCE AT LEAST THREE (3) DAYS PRIOR TO ANTICIPATED CONSTRUCTION.

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 AND/OR VDOT. (REFERENCE IS DIRECTED TO US ROUTE 419)

PLANS AND PERMITS: A COPY OF THE PLANS 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. THE SIZE AND COMPOSITION OF THE CONSTRUCTION ENTRANCE SHALL BE DETERMINED BY THE CITY OF ROANOKE SITE PLAN INSPECTOR.

STREETS TO REMAIN CLEAN: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE 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.

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 VARIATIONS ON CONSTRUCTION BEING MADE.

FINAL ACCEPTANCE/CITY: THE DEVELOPER OR CONTRACTOR SHALL FURNISH THE CITY OF ROANOKE ENGINEERING DEPARTMENT WITH A FINAL CORRECT SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

NOTICE: ALL LANDOWNERS, DEVELOPERS, AND CONTRACTORS

FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED ABOVE MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS, OR THE ISSUANCE OF A STOP WORK ORDER.

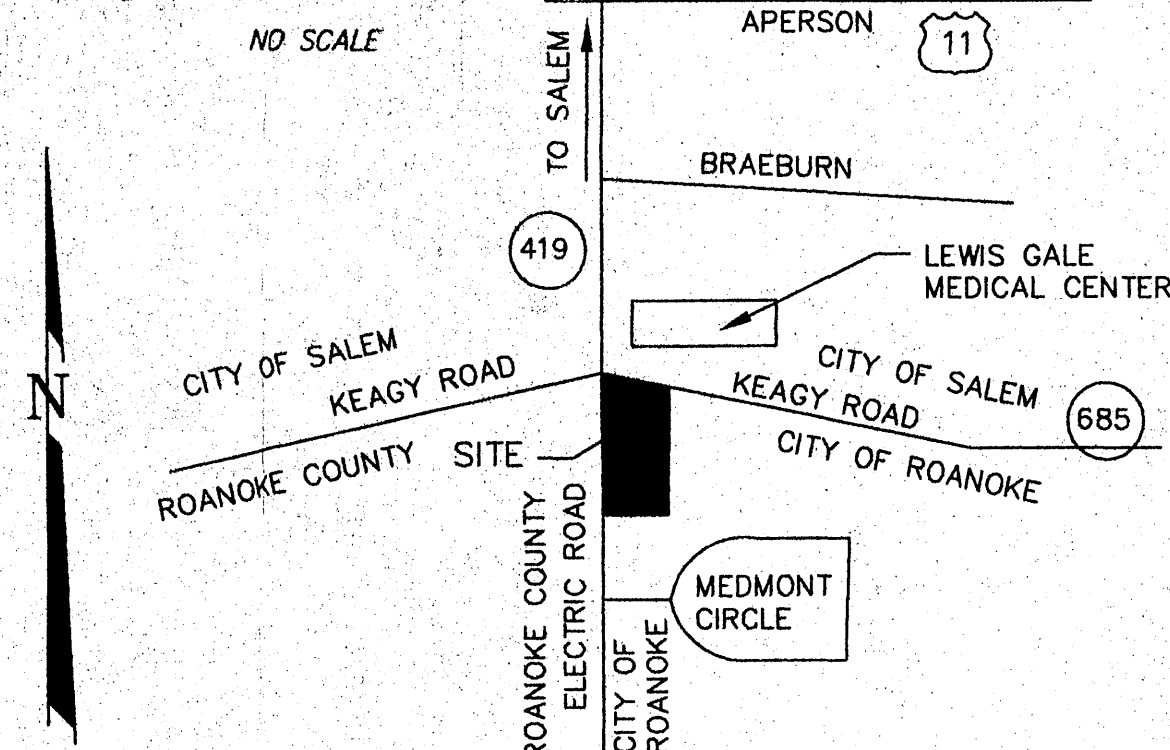
SITE ZONING INFORMATION

THE SUBJECT SITE IS 2.948 ACRES, ZONED RPUD PER ZONING ORDINANCE NO. 35696-121701, DATED DECEMBER 17, 2001, SUBJECT TO THE FOLLOWING CONDITIONS:

- DEVELOPED AND USED FOR SINGLE FAMILY HOMES TO PROTECT, ENHANCE, AND BUFFER THE ADJACENT RESIDENTIAL NEIGHBORHOODS.
- THE PROPERTY WILL BE DEVELOPED IN SUBSTANTIAL CONFORMITY WITH THE DEVELOPMENT PLAN, REVISED NOVEMBER 8, 2001.
- ALL LIGHTING ON THE PROPERTY SHALL CONSIST OF FIXTURES DESIGNED AND SHIELDED TO DIRECT ILLUMINATION AWAY FROM THE ADJOINING RESIDENTIAL NEIGHBORHOODS.

VICINITY MAP

NO SCALE



Designed By:	PJB	REVISIONS			
Drawn By:	PJB	No.	Date	Remarks	By
Date:	06-26-02				
W.O. #	02-0085				
N.B. #	JR-203	1	11/19/02	ADDRESS ZONING AND UTILITY COMMENTS	PJB
		2	10/15/02	REVISE SWM ROUTE PER VDOT COMMENTS	PJB

SHEET INDEX

SHEET #	TITLE
C1	COMPREHENSIVE SITE PLAN COVER SHEET
C2	DEMOLITION PLAN
C3	GRADING & EROSION CONTROL PLAN - ALTERNATE "B"
C4	UTILITY PLAN
C5	ROAD, MARKING & ZONING PLAN
C6	EROSION CONTROL NARRATIVE & DETAILS
C7	ROAD PROFILES & DETAILS
C8	DETAILS & PROFILES - ALT. B
C9	SANITARY SEWER PROFILE & DETAILS
C10	WATERLINE PROFILE
C11	CITY OF ROANOKE WATER DETAILS

ANY VARIATION FROM APPROVED PLANS MUST
BE APPROVED BY THE CITY OF ROANOKE

LEGEND

ABBREVIATIONS		EXISTING		NEW		SYMBOLS	
AHFI	ARROW HEAD TOP OF FIRE HYDRANT	MIN	MINIMUM MONUMENT	x 100.5	+100.5	SPOT ELEVATION	
APPROX	APPROXIMATE	MON	MONUMENT	----- 100 -----	100	CONTOURS	
ASPH	ASPHALT	NBL	NORTH BOUND LANE	----- 8"SS -----	8"SS	SANITARY SEWER LINE	
BC	BOTTOM OF CURB	PROP	PUBLIC UTILITY EASEMENT	----- 4"W -----	4"W	WATERLINE	
BIT	BITUMINOUS	PWT	PAVEMENT	----- 8"SD -----	8"SD	STORM DRAIN	
BLDG	BUILDING	R	RADIUS	----- 2"G -----	2"G	GAS LINE	
BLK	BLOCK	RT	RIGHT	----- E -----	E	OVERHEAD ELECTRIC LINE	
BW	BENCHMARK	R/W	RIGHT OF WAY	----- T -----	T	OVERHEAD TELEPHONE LINE	
CB	BOTTOM OF WALL	REQD	REQUIRED	----- CATV -----	CATV	OVERHEAD CABLE TELEVISION LINE	
C&G	CURB & GUTTER	RR	RAILROAD	----- UE -----	UE	UNDERGROUND TEL OR ELEC LINE	
CMP	CORRUGATED METAL PIPE	RYS	REAR YARD SETBACK				
CNC	CONCRETE	SAN	SANITARY				
COR	CORNER	SBL	SOUTH BOUND LANE				
DBL	DOUBLE	SD	STORM DRAIN				
DEFL	DEFLECTION	SECT	SECTION				
DI	DROP INLET	SE	SLOPE EASEMENT				
DIA	DIAMETER	SS	SANITARY SEWER				
DE	DRAINAGE EASEMENT	SSE	SANITARY SEWER EASEMENT				
EBL	EAST BOUND LANE	STA	STATION				
ELEC	ELECTRIC	STD	STANDARD				
ELEV	ELEVATION	STO	STORAGE				
ENTR	ENTRANCE	SYS	SIDE YARD SETBACK				
EW	ENDWALL	TC	TEMPORARY BENCHMARK				
EXIST	EXISTING	TEL	TELEPHONE				
FIN	FINISHED FLOOR	TRANS	TRANSFORMER				
FG	FINISH GRADE	TW	TOP OF WALL				
HPT	HIGH POINT	TD	TOP OF DRAINAGE				
INV	INVERT	VERT	VERTICAL				
IP	IRON PIN	NBL	NORTH BOUND LANE				
LT	LEFT	TO	TO				
NBL	NORTH BOUND LANE						
MH	MANHOLE						

3RD SUBMITTAL: 19 NOVEMBER 2002
2ND SUBMITTAL: 15 OCTOBER 2002
PLAN DATE: 09 MAY 2002

NAME OF
DEVELOPMENT

COMPREHENSIVE SITE PLAN FOR
"VILLAGE ON THE CREST"
JAVA, L.L.C.

LOCATION

INTERSECTION OF KEAGY ROAD AND ROUTE 419
TRACT "B" CRAVENS CREEK
FORMERLY 3844 KEAGY ROAD, S.W.

OWNER(S)

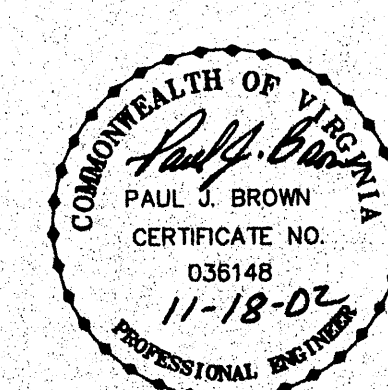
ATTN: LEWIS JAMISON
1804 NORTH WOODS LANE
SALEM, VIRGINIA 24153
PHONE: (540) 389-4000

DEVELOPER

ATTN: LEWIS JAMISON
1804 NORTH WOODS LANE
SALEM, VIRGINIA 24153

CITY OF ROANOKE TAX PARCEL

513-0119



TPP&S
ENGINEERS
SURVEYORS
PLANNERS

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02-0085-CVR-2.DWG