GENERAL SITE NOTES:

1. G.C. TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.

2. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEERING AND CITY OF ROANOKE PLANNING. BUILDING. AND DEVELOPMENT DEPARTMENT. G.C SHALL OBTAIN A RIGHT OF WAY PERMIT FROM THE CITY OF ROANOKE PRIOR TO ANY WORK WITHIN THE CITY OF ROANOKE R.O.W.

3. GENERAL CONTRACTOR TO FIELD VERIFY PAVEMENT TIE IN LOCATIONS AND ENSURE THAT POSITIVE DRAINAGE AWAY FROM THE PROPOSED BUILDING IS MAINTAINED THROUGHOUT THE SITE AND W/THE ADJACENT BUILDING TO THE SOUTH.

4. ANY PAVEMENT TO REMAIN THAT IS DISTURBED OR DESTROYED DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED/REPLACED AS NECESSARY TO PRE-CONSTRUCTION CONDITIONS AT NO COST TO THE OWNER.

5. ALL BUILDING DIMENSIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL

6. G.C. SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY OF ROANOKE PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.

7. G.C. TO PROVIDE ALL REQUIRED CONDUIT FOR EXTERIOR LIGHTING, ELECTRICAL, TELEPHONE, AND COMMUNICATIONS.

8. G.C. SHALL COORDINATE CONCRETE FINISHING AROUND THE PROPOSED DOOR LOCATIONS WITH THE ARCHITECTURAL PLANS.

9. THE SITE CONTRACTOR MUST COORDINATE THE TIMING AND INSTALLATION OF ALL UTILITIES AND MAKE ALL NECESSARY SCHEDULE ARANGEMENTS FOR TEMPORARY OR PERMANENT UTILITIES PER THE PROJECT SCHEDULE.

10. ALL ROOFTOP OR GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW PER CITY OF ROANOKE ZONING ORDINANCE. THE PERIMETER OF ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED FROM ANY STREET FRONTAGE OR ADJACENT PROPERTY BY A FENCE OR SOLID WALL WITH 60% OR GREATER OPACITY. THE PERIMETER OF ALL ROOFTOP EQUIPMENT THAT WOULD OTHERWISE BE VISIBLE FROM ANY STREET FRONTAGE SHALL BE SCREENED BY A FENCE OR SOLID WALL WITH 60% OR GREATER OPACITY AT LEAST 1/2 THE VERTICIAL HEIGHT OF THE EQUIPMENT FROM THE ADJACENT STREET, TO BE VERIFIED BY SUBMISSION OF A FIELD REVISION TO THE DEVELOPMENT PLAN OR SEPARATE BUILDING PERMIT.

11. G.C. SHALL OBTAIN A SEPARATE SIGN PERMIT FOR ALL ON-SITE AND BUILDING SIGNAGE. IF A FLAGPOLE DISPLAY IS PROPOSED, NOTE THAT ONLY FLAGS TO BE DISPLAYED ARE NATIONAL, STATE, OR OTHER GOVERNMENTAL FLAGS AND INSIGNIAS.

12.THE DUMPSTER OR REFUSE CONTAINER STORAGE AREA MUST MEET ALL REQUIREMENTS SET FORTH IN TABLE 647-1 AND ARTICLE 4. SUPPLEMENTAL REGULATION SECTION OF THE ZONING ORDINANCE. THE HEIGHT OF THE DUMPSTER SCREENING MUST BE AT LEAST 12" ABOVE THE TOP OF THE DUMPSTER AND THE OPACITY OF THE SCREENING A SOLID FENCE MATERIAL. SEE SHEET C9 FOR DUMPSTER ENCLOSURE AND GATE DETAILS.

13. ALL EXTERIOR LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LIGHTING PLAN AND CUT SHEETS. THE LIGHTING SHALL ALSO BE INSTALLED AND AIMED TO MEET ALL REQUIREMENTS SET FORTH IN SECTION 36.2 DIVISION 2 OUTDOOR LIGHTING.

14. NO OUTDOOR STORAGE IS PROPOSED AS PART OF THIS PROJECT AT THIS

UTILITY NOTES:

1. G.C. SHALL COORDINATE THE EXACT SANITARY SEWER, WATER, AND STORM SEWER BUILDING TIE-IN LOCATIONS WITH THE ARCHITECTURAL PLANS.

2. ALL UTILITY SERVICE LATERALS OR LINES, INCLUDING ELECTRIC, SHALL BE INSTALLED UNDERGROUND PER SECTION 36.2- \$10. WATER & SEWER CONNNECTIONS SHALL CONFORM TO WVWA UTILITY STANDARDS AND INTERNATIONAL BUILDING CODE.

3. G.C. SHALL VERIFY THE EXACT DEPTH OF THE EXISTING S.S. LATERAL VERTICAL ELEVATION PRIOR TO ANY BUILDING, SANITARY, OR STORM CONSTRUCITON.

4. THE G.C. SHALL COORDINATE TEMPORARY POWER FOR THE PROPOSED BUILDINGS.

5. THE G.C. IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL CONDUIT ASSOCIATED WITH REQUIRED UTILITIES FOR THE PROPOSED BUILDING AND ANY NECESSARY UTILITIES ON-SITE SUCH AS LIGHTING, ELECTRICAL, ETC.

EXISTING FIRE HYDRANT FLOW DATA:

1. ORANGE AVENUE (±200' NORTH OF PROPERTY)

SCALE: 1" = 20

AUTHORITY ID - 11129 137 PSI STATIC 124 PSI RESIDUAL 5,687 GPM @ 20 PSI

2. A KNOX BOX WILL NOT BE PROVIDED FOR THE BUILDING.

GENERAL W.V.W.A. NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST WVWA DESIGN AND CONSTRUCTION STANDARDS.

2. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE WESTERN VIRGINIA WATER AUTHORITY IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION. PLEASE CONTACT MARK SINK AT (540) 537-3460/

3. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY.

4. FIELD CORRECTIONS SHALL BE APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY.

5. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" CLEARANCE VERTICALLY AND 2' MINIMUM HORIZONTALLY FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT ALL WATER, SANITARY SEWER CROSSINGS OF ANY OTHER UTILITIES. WHERE THIS CANNOT BE ACHIEVED ADDITIONAL MEASURES IN ACCORDANCE WITH WVWA STANDARDS SHALL BE ENFORCED.

6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL EXISTING UTILITIES LOCATED AND POTHOLED TO VERIFY LOCATIONS. THIS PLAN REVIEW DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.

7. REFER TO PLAN SET AND WVWA DETAILS FOR SPECIFIC CONSTRUCTION STANDARDS.

WATER NOTES:

1. ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.

2. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.

3. PROVIDE 5 DAYS NOTICE TO THE WVWA FOR ANY ANTICIPATED WATER OUTAGE TO ALLOW THE WVWA TIME TO SCHEDULE AND NOTIFY AFFECTED CUSTOMERS. (540) 537-3460

4. OBTAIN AN AVAILABILITY LETTER, AND INCLUDE THE AVAILABILITY LETTER NUMBER IN THE SPACE PROVIDED UNDER WATER NOTES.

AVAILABILITY NUMBER: 17-251

SANITARY SEWER NOTES:

1. ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.

2. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.

1. G.C. TO CONFIRM & COORDINATE THE BUILDING TIE—IN LOCATION AND ELEVATION WITH M.E.P. AND ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION OF LATERAL 2. G.C. TO CONFIRM THE TIE-IN LOCATION AND ELEVATION TO THE

EXISTING MANHOLE PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. 3. G.C. SHALL CORE DRILL THE EXISTING MANHOLE AND PROVIDE A FLEXIBLE BOOT CONNECTION FOR THE PROPOSED CONNECTION. 4. 6" S.S. LATERAL SHALL BE CONSTRUCTED AT MIN. SLOPE OF 1.04%

PER THE BUILDING CODE.

with surrounding surfaces. This brass box enclosed hydrant is intended for irrigation purposes on golf courses, in parks and recreation areas, shopping center malls, and landscaped areas around buildings. **Freezeless Yard Hydrants**

SPECIFICATIONS:

 Listed by IAPMO Field Testable

 Drains automatically when hose is removed No spray back

TAMPER PROOF - The hinged door lock uses the same

ion type seal for longer life - is not easily damaged and assures shut-off even when foreign particles are present. Automatic drain feature - plunger opens drain to prevent freezing when hose is removed.

hemispherical seating surface. PACKING - EPDM rubber with adjustable packing nut.

FINISH - Brass box, door and head casting FEMALE MILEY - 3/4" N.P.T.

Optional - 1" brass pipe Optional - 3/8" brass pipe

MAX TEMPERATURE - 120° F SHIPPING WEIGHT -

Backliow Preventer replacement is recommended avery 3-6 years.

When ordering, specify model number, inlet and finish ©2018 WOODFORD Mfg.). Rev. 08/10 Form No. Y95.107

Woodford Model Y95 lawn hydrants are installed flush

MODEL SOMF BACKFLOW PREVENTER.

ASSE 1052 Approved

Two Independent Check Valves

FFATHRES

tee key that operates hydrant to prevent unauthorized ONE PIECE VARIABLE FLOW PLUNGER - Large cush-

VALVE SEAT - Permanent type brass valve body with

BOX - Deep box, brass casting with 1/4" NPS drain hole.

DRAIN HOLE - 1/8" N.P.T. CASING - 1" galvanized steel pipe

OPERATING ROD - 3/8" galvanized steel pipe MAX PRESSURE - 125 p.s.i.

Bury Depth (ft) 1 2 3 4 5 6 7 Weight (lbs) 14 16 18 21 23 26 28

(4) FREE STANDING PARKING

SEE SHEET C12 FOR DETAILS

- 9'X18' PARKING SPACE (TYP.)

LOT POLE/LIGHT FIXTURE.

- PROP. VDOT STD. CG-6

WATERLINE

YARD HYDRANTS

FROM RPZ TO

– 4' CONC. S.W.

G.C. SHALL SUPPLY THE W.V.W.A. WITH SHOP

DRAWINGS FOR REVIEW/APPROVAL PRIOR TO

- STOP SIGN

AND POST

(30"X30" TYP.)

STOP BAR &

LETTERING &

DUMPSTER ENCLOSURE

W/GATES/BOLLARDS &

CÓNC. PÁD

HYDRANTS

TYP.

(SEE DETAILS)

DIRECTIONAL

ARROWS

Rough-In Dimensions

Model Y95

#1 S HOU

REFLECTING TOMORROY

www.balzer.cc

Roanoke

New River Valley

Stauntor

Richmond

Harrisonburg

ESIDENTIAL LAND DEVELOPMENT ENGINEERING

SITE DEVELOPMENT ENGINEERING

LAND USE PLANNING & ZONING

LANDSCAPE ARCHITECTURE

LAND SURVEYING

ARCHITECTURE

STRUCTURAL ENGINEERING

TRANSPORTATION ENGINEERING

ENVIRONMENTAL & SOIL SCIENCE

VETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.

1208 Corporate Circle

Roanoke, VA 24018

540-772-9580

FAX 540-772-8050

CHRISTOPHER P. BURNS

Lic. No.047338

4/5/19

Elin

DRAWN BY DESIGNED BY BTC CHECKED BY CPB 6/28/2017

1"=20' **REVISIONS:** FR#1 - 3/21/2019 FR#1 - 4/5/2019

JOB NO. 04170032.00

SHEET NO.

PROPOSED SANITARY SEWER SCHEDULE 1" W.M. W/PRV W/ 1.25" HDPE LAT. S.S. C.O. TYP. APPROX. STATIC PRESSURE: TOP = 1009.94137 PSI PER W.V.W.A. GIS INV.=1007.00 $\langle \overline{A} \rangle - \langle \overline{B} \rangle$ 5 LF OF 6" SDR-26 AT 2.65% PROP. RELOCATED UTILITY LINE. G.C -SHALL COORDINATE RELOCATION WITH 1500 GALLON GREASE INTERCEPTOR JRN CHICKEN STORES, INC. AND ALL PER DETAIL S-17 (C10) APPLICABLE UTILITY COMPANIES TOP=1009.94 LOW PRO LIGTH FOR LETTERING -INV. IN=1006.87 (SEE SHEET C12 FOR DETAILS) INV. OUT=1006.70 12 LF OF 6" SDR-26 AT 2.65% ox. S.S. MANHQLE E TOP - 1006.65' S.S. C.O. TYP 12" INV. = 991.45' TOP=1009.71 INV.=1006.3812" INV. = 991.56" 8"FVC INV. KFC = 994.45" 36 LF OF 6" SDR-26 AT 2.65% $8^{\circ}PVC$ MV. BANK = 1002.65° AT DROP -8"PVG INV. DENNY'S = -995.15" S.S. C.O. TYP -8"OFE DIV. = 999.57" TOP=1009.76 SHELF = 982.05 INV.=1005.43 5' CITY OF ROANOKE 76 LF OF 6" SDR-26 AT 2.65% PUBLIC SIDEWALK (TYP.) S.S. C.O. TYP. TOP=1009.53 INV.=1003.42 18 LF OF 6" SDR-26 AT 2.65% TOP:1008.10 INV:1004.75 S.S. SAMPLING MANHOLE TOP=1008.81 INV. IN=1002.94 115LF OF 6" SCH-40 PVC -INV. OUT=1002.84

ex. S.S. MANHOLE A

6"PVC MV = 1003.24"

8°PVC INV. == 1003.04°

187808_BV:1005.30

SHELF = 1003.74'

CLEANOUTS

W/2 TRAFFIC BEARING ROOF DRAIN AT 1.0% UPPER INV.=1006.15 INV. OUT=1005.0

' WORK IN THE PUBLIC RIGHT OF WAY AREA SHALL * BE PERFORMED PER THE CITY OF ROANOKE RIGHT OF WAY EXCAVATION & RESTORATION STANDARDS. G.C. SHALL OBTAIN A R.O.W. EXCAVATION PERMIT PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.

NATURAL GAS SERVICE BY

G.C. SHALL PROVIDE ALL

REQUIRED COORDINATION.

REQUIRED MATERIALS, AND

AEP, ROANOKE GAS, AND

OTHER PROVIDERS

INSTALLATION TIMING BETWEEN

ROANOKE GAS COMPANY

ENTRANCE DOOR

FACING ORANGE

G.C. SHALL PROVIDE A

4'x4'x4' TALL SCREEN

FENCE FOR GREASE BUCKET

PROPOSED DASH3 WAFFLE HOUSE 23"-8" x 75'-4" = RIGHT HAND BUILDLING 34 SEAT - 16 STATION, 1875 S.F. (W/COOLER)

ex. FIRE HYDRANT

124 PSI RESIDUAL

(urb stop

- PROP. VDQI

STD eG-2

AND SIGNAGE

TYP. | 8' 8'

PROP. H.C. STIPING -

HANDICAP

HYDRANT\$

YARD HYDRANT

LINE W/RPZ

PREVENTER

BACKFLOW

AUTHORITY ID: 11129

5,687 GPM @ 20 PSI

137 PSI STATIC PRESSURE

±200' FROM PROPERTY CORNER

 CIMMERON EXTERIOR LIGHT FIXTURE TYP. (SEE C12 FOR DETAILS)

69 ⊗

- CAN WASH W/HOT

(SEE ARCH. PLANS)

& COLD WATER

- 2'X2' CONC. PAD FOR CO2 TANK

*YARD HYDRANT NOTE: *

ALL YARD HYDRANTS SHALL BE

LABELED NON POTABLE

2' CONC. FLUME

YARD

19 | 20 | 21 | 22 | 23 | 24 | 25 | 26] 27 | 28 | 29

- CONC. BUMPER

BLOCK (TYP.)

HYDRANTS

GREASE TRAP (SEE DETAIL ON C10)

ANY S.S. INSTALLATION ON-SITE

/ STOP BAR & LETTERING &

4" WHITE COMMERCIAL PAINT -

STRIPING (2 COATS MIN.)

- 6" PVC PRIVATE

SANITARY SEWER

(SDR-26 PVC)

10' CONC. APRON

DIRECTIONAL ARROWS

STOP SIGN AND POST

(30"X30" TYP.)

(SEE ARCH. PLANS)

Planning, Building, & Development COMPRÉHENSIVE DEVELOPMENT PLAN

FIELD REVISION APPROVED

City of Roanoke

by Adrian Gilbert 04/10/2019

(2) 4" PVC CONDUITS FOR AEP

(2) 4" PVC CONDUITS FOR

OTHER UTILITY CONNECTIONS