

GENERAL SITE NOTES:

- G.C. TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- 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.
- 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.
- 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.
- ALL BUILDING DIMENSIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.
- G.C. SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY OF ROANOKE PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
- G.C. TO PROVIDE ALL REQUIRED CONDUIT FOR EXTERIOR LIGHTING, ELECTRICAL, TELEPHONE, AND COMMUNICATIONS.
- G.C. SHALL COORDINATE CONCRETE FINISHING AROUND THE PROPOSED DOOR LOCATIONS WITH THE ARCHITECTURAL PLANS.
- THE SITE CONTRACTOR MUST COORDINATE THE TIMING AND INSTALLATION OF ALL UTILITIES AND MAKE ALL NECESSARY SCHEDULE ARRANGEMENTS FOR TEMPORARY OR PERMANENT UTILITIES PER THE PROJECT SCHEDULE.
- 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 VERTICAL 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.
- 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.
- 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.
- 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.
- NO OUTDOOR STORAGE IS PROPOSED AS PART OF THIS PROJECT AT THIS TIME.

UTILITY NOTES:

- G.C. SHALL COORDINATE THE EXACT SANITARY SEWER, WATER, AND STORM SEWER BUILDING TIE-IN LOCATIONS WITH THE ARCHITECTURAL PLANS.
- ALL UTILITY SERVICE LATERALS OR LINES, INCLUDING ELECTRIC, SHALL BE INSTALLED UNDERGROUND PER SECTION 36.2-510. WATER & SEWER CONNECTIONS SHALL CONFORM TO WVA UTILITY STANDARDS AND INTERNATIONAL BUILDING CODE.
- G.C. SHALL VERIFY THE EXACT DEPTH OF THE EXISTING S.S. LATERAL VERTICAL ELEVATION PRIOR TO ANY BUILDING, SANITARY, OR STORM CONSTRUCTION.
- THE G.C. SHALL COORDINATE TEMPORARY POWER FOR THE PROPOSED BUILDINGS.
- 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:

- ORANGE AVENUE (±200' NORTH OF PROPERTY)
AUTHORITY ID - 11129
137 PSI STATIC
124 PSI RESIDUAL
5,687 GPM @ 20 PSI
- A KNOX BOX WILL NOT BE PROVIDED FOR THE BUILDING.

GENERAL W.V.W.A. NOTES:

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST WVA DESIGN AND CONSTRUCTION STANDARDS.
- 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/
- ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY.
- FIELD CORRECTIONS SHALL BE APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY.
- 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 WVA STANDARDS SHALL BE ENFORCED.
- 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.
- REFER TO PLAN SET AND WVA DETAILS FOR SPECIFIC CONSTRUCTION STANDARDS.

WATER NOTES:

- ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
- ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.
- PROVIDE 5 DAYS NOTICE TO THE WVA FOR ANY ANTICIPATED WATER OUTAGE TO ALLOW THE WVA TIME TO SCHEDULE AND NOTIFY AFFECTED CUSTOMERS. (540) 537-3460
- OBTAIN AN AVAILABILITY LETTER, AND INCLUDE THE AVAILABILITY LETTER NUMBER IN THE SPACE PROVIDED UNDER WATER NOTES.

AVAILABILITY NUMBER: 17-251

SANITARY SEWER NOTES:

- ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
- ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.

PROPOSED SANITARY SEWER SCHEDULE

(A)	S.S. C.O. TYP. TOP=1009.94 INV.=1007.00
(A-B)	5 LF OF 6" SDR-26 AT 2.65%
(B)	1500 GALLON GREASE INTERCEPTOR PER DETAIL 17 (C10) TOP=1009.94 INV.=1006.87 INV. OUT=1006.70
(B-C)	12 LF OF 6" SDR-26 AT 2.65%
(C)	S.S. C.O. TYP. TOP=1009.71 INV.=1006.38
(C-D)	36 LF OF 6" SDR-26 AT 2.65%
(D)	S.S. C.O. TYP. TOP=1009.76 INV.=1005.43
(D-E)	76 LF OF 6" SDR-26 AT 2.65%
(E)	S.S. C.O. TYP. TOP=1009.53 INV.=1003.42
(E-F)	18 LF OF 6" SDR-26 AT 2.65%
(F)	S.S. SAMPLING MANHOLE TOP=1008.81 INV.=1002.94 INV. OUT=1002.84

NOTES:

- G.C. TO CONFIRM & COORDINATE THE BUILDING TIE-IN LOCATION AND ELEVATION WITH M.E.P. AND ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION OF LATERAL.
- G.C. TO CONFIRM THE TIE-IN LOCATION AND ELEVATION TO THE EXISTING MANHOLE PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- G.C. SHALL CORE DRILL THE EXISTING MANHOLE AND PROVIDE A FLEXIBLE BOOT CONNECTION FOR THE PROPOSED CONNECTION.
- 6" S.S. LATERAL SHALL BE CONSTRUCTED AT MIN. SLOPE OF 1.04% PER THE BUILDING CODE.

ex. S.S. MANHOLE A
TOP = 1009.09'
6" PVC INV. = 1003.24'
8" PVC INV. = 1003.04'
SHELF = 1003.74'

ex. FIRE HYDRANT
±200' FROM PROPERTY CORNER
AUTHORITY ID: 11129
137 PSI STATIC PRESSURE
124 PSI RESIDUAL
5,687 GPM @ 20 PSI

16" SDR INV. 1005.30

ORANGE AVENUE, N.E. (RTE 460)
R/W VARIES

1" W.M. W/PRV
W/ 1.25" HDPE LAT.
APPROX. STATIC PRESSURE:
137 PSI PER W.V.W.A. GIS

PROP. RELOCATED UTILITY LINE. G.C. SHALL COORDINATE RELOCATION WITH JRN CHICKEN STORES, INC. AND ALL APPLICABLE UTILITY COMPANIES

LOW PRO LGTH FOR LETTERING
(SEE SHEET C12 FOR DETAILS)

ex. S.S. MANHOLE B
TOP = 1006.65'
12" INV. = 991.45'
8" PVC INV. KFC = 994.45'
8" PVC INV. BANK = 1002.65' AT DROP
8" PVC INV. DENNIS = 995.15'
8" DTP INV. = 999.57'
SHELF = 992.05'

5' CITY OF ROANOKE
PUBLIC SIDEWALK (TYP.)

15" SDR INV. 1004.60

ex. drop inlet
TOP=1006.10
INV.=1004.75

115LF OF 6" SCH-40 PVC
W/2 TRAFFIC BEARING
CLEANOUTS
ROOF DRAIN AT 1.0%
UPPER INV.=1006.15
INV. OUT=1005.0

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