

1. VDOT STD DI-1 GRATE INLET TOP: 935.27 INV. OUT: 931.20 2. 95 LF OF 15" TYPE 5 HOPE PIPE AT 2.00% 3. VDOT STD DI-3C CURB INLET (6" THROAT) TOP: 937.20 INV. IN: 929.29 (2) INV. IN: 930.23 (3B) SAFETY SLAB: 926.00 INV. OUT: 917.45 4. VDOT STD DI-1 GRATE INLET TOP: 945.50 SAFETY SLAB: 937.00 INV. OUT: 931.00 5. 34 LF OF 15" TYPE 5 HOPE PIPE AT 2.26% 6. 74 LF OF 15" TYPE 5 HOPE PIPE AT 0.92%	7. VDOT STD DI-3A CURB INLET TOP: 920.07 INV. IN: 916.77 INV. OUT: 916.67 8. 14 LF OF 15" CLASS III RCP PIPE AT 0.55% 9. VDOT STD DI-3A CURB INLET TOP: 920.51 INV. IN: 918.59 INV. IN FROM ROOF DRAIN: 918.59 INV. OUT: 916.49 10. 55 LF OF 15" CLASS III RCP PIPE AT 0.53% 11. <i>er. 6</i> <i>er. curb inlet</i> <i>top: 919.70</i> <i>inv. in: 916.20</i> <i>NEW H/R. H. 916.20</i> <i>inv. out: 916.10</i> NOTES: 1. VDOT STD IS-1 INLET SHAPING SHALL BE PROVIDED IN ALL PROPOSED STRUCTURES 2. MINIMUM CURB INLET SHALL BE
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(A) S.S. C.O.
PRIVATE
TOP = 920.53
INV. AT BLDG=915.00

(A)-ee (2) 42 LF OF 6" SDR-26 PVC AT 4.77%

ex (2) EX. S.S. M.H. W/ PROP. INSIDE DROP
LATERAL CONNECTION
PUBLIC
TOP=920
NEW INV. IN=913.00
EX. INV. IN=902.5
EX. INV. OUT=902.4

NOTES:

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.

(2) 5" PVC CONDUIT FROM EX. OH UTILITY POLE TO BUILDING

(2) 2" PVC CONDUIT FOR COMMUNICATIONS FROM UTILITY POLE TO BUILDING

(1) 3/4" PVC CONDUIT FROM BUILDING TO LIGHT LOCATIONS ON PROPOSED RETAINING WALLS

(FLOW DATA FROM WYHA FLOW TEST DATED 1/12/2021)

AUTHORITY ID: HYD-12752
STATIC PRESSURE: 92 PSI
RESIDUAL PRESSURE: 78 PSI
FLOW AT 20 PSI: 2,438 GPM

RAIL ROAD CROSSING:

AUTHORITY ID: HYD-11692
STATIC PRESSURE: 92 PSI
RESIDUAL PRESSURE: 89 PSI
FLOW AT 20 PSI: 6,330 GPM

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 ENGINEER, W.V.P.E.A., 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 THE IN LOCATIONS/ELEVATIONS AND ENSURE THAT POSITIVE DRAINAGE AWAY FROM THE PROPOSED BUILDING IS MAINTAINED THROUGHOUT THE SITE

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 AND UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS

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

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

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 ARRANGEMENTS FOR TEMPORARY OR PERMANENT UTILITIES PER THE PROJECT SCHEDULE.

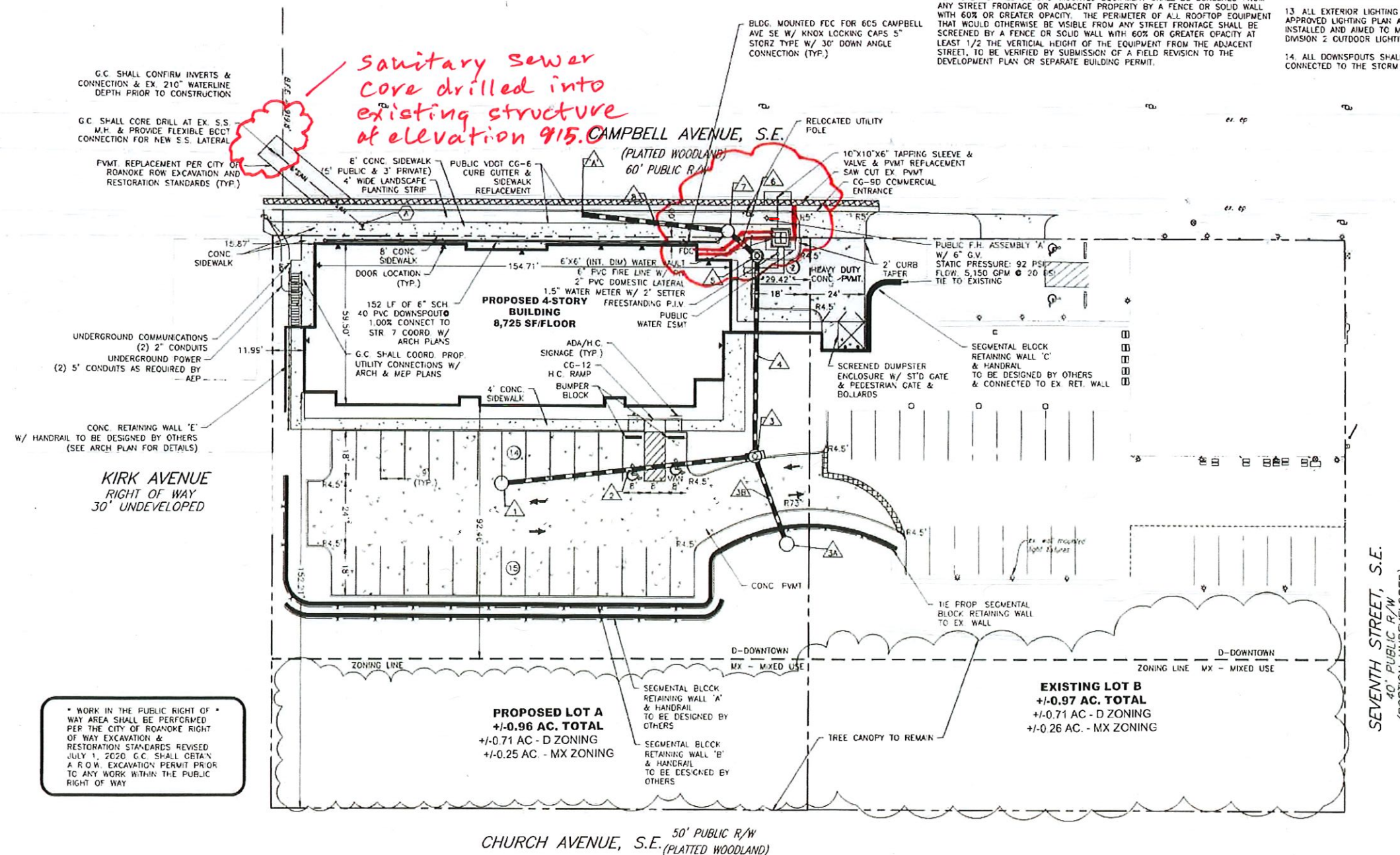
10. ALL ROOFTOP OR GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW PER CITY OF ROANOKE ZONING ORDINANCE. THE PERIMETER OF ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED FROM ANY STREET FRONTAGE OR ADJACENT PROPERTY BY A FENCE OR SOLID WALL THAT WOULD OTHERWISE BE VISIBLE FROM ANY STREET FRONTAGE. 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.

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 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 SCREENING MUST BE AT LEAST 12' ABOVE THE TOP OF THE CONTAINER AND THE OPACITY OF THE SCREENING MUST BE A SOLID FENCE MATERIAL. SEE 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. ALL DOWNSPOUTS SHALL BE COLLECTED BY UNDERGROUND PIPING AND CONNECTED TO THE STORM SEWER SYSTEM AS SHOWN



- Material:
 - Sewer: 6" Sch. 40 National pipe
 - Water: 6 inch DIP US PIPE Class 350
 - 6" AFC Gate Valve Resilient seat
 - 18 turns to left to open
 - Hydrant: American Darling/2022/hyd# 13316
 - 89PSI

Asbuilts:
Inspector: Brian
Whitenack
Contractor: JB
Plumbing and More

7/5/2023



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Roanoke, VA 24018
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LAWSON 2.0
505 CAMPBELL AVENUE, SOUTHEAST
LAYOUT & UTILITY PLAN

DRAWN BY	SMD
DESIGNED BY	BTC
CHECKED BY	BTC
DATE	4/27/2021
SCALE	1" = 20'
REVISIONS	

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