



### GRADING NOTES

2. G.C. SHALL ENSURE POSITIVE DRAINAGE AWA 3. REFER TO BUILDING PLANS FOR SUBGRADE ENVELOPE.

SECTIONS, ELEVATIONS, AND GRADES AS

10. PROTECT EXCAVATED BOTTOMS OF ALL FOOTINGS AND ATMOSPHERIC TEMPERATURE IS LESS THEN 35'F (1').

12. FINISH LAWN AREAS TO WITHIN ONE INCH ABOVE OR BELOW REQUIRED SUBGRADE ELEVATIONS. SHAPE SURFACE UNDER WALKS AND PAVEMENTS TO LINE, GRADE, AND CROSS SECTION, WITH NOT MORE THAN 1/2" ABOVE OR BELOW REQUIRED SUBGRADE ELEVATION. 14. PROTECT GRADED AREAS FROM TRAFFIC AND EROSION. OR BECOME DAMAGED DUE TO CONSTRUCTION ACTIVITIES AT 13. GRADE SURFACE UNDER BUILDING SLABS SMOOTH AND EVEN, FREE OF VOIDS. WITHIN 1/2" OF THOSE INDICATED WHEN TESTED WITH A 10' STRAIGHT EDGE. REPAIR AREAS WHICH HAVE SETTLED, ERODED NO ADDITIONAL COST TO OWNER.

17. OWNER (CONTRACTOR) SHALL EMPLOY QUALIFIED SOILS TESTING LABORATORY TO OPERATIONS. NOTIFY LABORATORY PRIOR TO PERFORMING EARTHWORK OPERATIONS.

## ENGINEERS NOTES

BALZER AND ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR ADEQUACY FOR INFORMATION ON PLANS UNTIL SUCH PLANS HAVE BEEN APPROVED BY PUBLIC AGENCIES. ANY WORK COMMENCED ON A PROJECT PRIOR TO PLAN APPROVAL THE DEVELOPER. S

GENERAL SITE NOTES:

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E1.00 —E1.00B—	E0.02	E0.01	C13	C12	C11	C10	69	C8	C7	6	C5	2	C3	C2	$\Omega$	
SITE PLAN - LIGHTING SITE LIGHTING PHOTOMETRIC PLAN	SCHEDULES	LEGEND AND NOTES	GENERAL NOTES	W.V.W.A. WATER AND SEWER DETAILS	SITE DETAILS	LANDSCAPE PLAN	PROFILES	ESC DETAILS	ESC NOTES	ESC PLAN - PHASE 2	ESC PLAN - PHASE 1	GRADING PLAN	LAYOUT AND UTILITY PLAN	EXISTING CONDITIONS & DEMO. PLAN	COVER SHEET	

ADJOINING PROPERTY LINE	~~~~~ EX. TREE LINE	**************************************	OHU EX. OVERHEAD CABLE	G EX. GAS LINE	EX. TELEPHONE	► WATER LINE REDUCER	🖾 EX. LIGHT POLE	© CLEANOUT	EX. STORM SEWER MANHOLE	S EX. SANITARY SEWER MANHOLE	EX. POWER POLE	//////////////////// PAVEMENT REPLACEMENT	STATES EX. GRAVEL	10000000000000000000000000000000000000	Service Servic	CHARLESTON CONTRACTOR EX. BUILDING	EX. EDGE OF PAVEMENT	18"RCP MEN EX. STORM PIPE	8" SAN EX. SANITARY SEWER	**************************************	+ 35.55 EX. SPOT ELEVATION	 348 EX. INTRMDT. CONTOUR
PROP. TREE LINE	X PROP. FENCE	PPROP. UNDERGRND POWER LINE	OHU PROP. OVERHEAD CABLE		☆ BENCHMARK	₩ BLOW-OFF VALVE	PROP. GATE VALVE	WM WATER METER	-d SIGN	PROP. SANITARY SEWER MANHOLE	PROP. POWER POLE	PROP. PAVERS	第2条数数数数数数数数 PROP. GRAVEL	PROP. ASPHALT PAVEMENT  (STANDARD/HEAVY DUTY)	A TOTAL OF THE PROP. CONCRETE			PROP. STORM PIPE	8" SAN PROP. SANITARY SEWER	8" WL PROP. WATER LINE	35.55 PROP. SPOT ELEVATION	 TROT. INTROC. CONTOUR

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AHFH	ARROW HEAD TOP OF	EW	ENDWALL	RR	RAILROAD
	FIRE HYDRANT	EXIST	EXISTING	RYS	REAR YARD SETBACK
APPROX	APPROXIMATE	FDN	FOUNDATION	SAN	SANITARY
ASPH	ASPHALT	뀌	FINISHED FLOOR	SBL	SOUTH BOUND LANE
BC	BOTTOM OF CURB	FG	FINISH GRADE	SD	STORM DRAIN
BIT	BITUMINOUS	GBE	GRADE BREAK ELEVATION	SECT	SECTION
BLDG	BUILDING	GBS	GRADE BREAK STATION	SE	SLOPE EASEMENT
BLK	BLOCK	HOA	HOMEOWNERS ASSOCIATION	SS	SANITARY SEWER
BM	BENCHMARK	HPT	HIGH POINT	SSD	STOPPING SIGHT DISTANCE
BVCE	BEGIN VERT. CURVE ELEV.	HSD	HEADLIGHT SIGHT DISTANCE	SSE	SANITARY SEWER EASEMENT
BVCS	BEGIN VERT. CURVE STA.	INTX	INTERSECTION	STA	STATION
ВW	BOTTOM OF WALL	N	INVERT	STD	STANDARD
CB	CINDER BLOCK	₽	IRON PIN	STO	STORAGE
0 <b>%</b> 0	CURB & GUTTER	디	LEFT	SYS	SIDE YARD SETBACK
CMP	CORRUGATED METAL PIPE	LVC	LENGTH OF VERTICAL CURVE	TBM	TEMPORARY BENCHMARK
CONC	CONCRETE	¥	MANHOLE	TBR	TO BE REMOVED
COR	CORNER	<u>K</u>	MINIMUM	ㅈ	TOP OF CURB
DBL	DOUBLE	MBL	MINIMUM BUILDING LINE	Ē	TELEPHONE
DEFL	DEFLECTION	MON	MONUMENT	TRANS	TRANSFORMER
₽	DROP INLET	NBL	NORTH BOUND LANE	WF	TOP OF WALL
DIA	DIAMETER	PROP	PROPOSED	qYT	TYPICAL
유	DRAINAGE EASEMENT	PUE	PUBLIC UTILITY EASEMENT	VDOT	VIRGINIA DEPARTMENT OF
ELEC	ELECTRIC	PVMT	PAVEMENT		TRANSPORTATION
ELEV	ELEVATION	ZV	RADIUS	VERT	VERTICAL
ENTR	ENTRANCE	RT	RIGHT	WBL	WEST BOUND LANE
Ψ̈	EDGE OF PAVEMENT	R.O.W.	RIGHT OF WAY	ð	YARD
EVCE	END VERT. CURVE ELEV.	REQD	REQUIRED		

# PROFFERED CONDITIONS

CENTER: NOT LISTED IN THE ZONING ORDINANC

3. A MASTER PROPERTY OWNERS ASSOCIATION (POA) SHALL BE FORMED FOR THE DEVELOPMENT, WHOSE PURPOSE SHALL BE TO PROVIDE FOR AN ORGANIZED STRUCTURE TO ENSURE THE MAINTENANCE AND ENHANCEMENT OF THE INTENDED STRUCTURES AND GROUNDS THROUGHOUT DALEVILLE TOWN CENTER. THEIR RESPONSIBILITIES SHALL INCLUDE, BUT NOT BE LIMITED TO:

A. THE CREATION OF ADEQUATE BUDGET(S) FOR THE MAINTENANCE OF ALL COMMON AREAS, PARKS, TRAILS, ALLEYS, STORMWATER MANAGEMENT FACILITIES, SIGNAGE, NECESSARY INSURANCE, MANAGEMENT SERVICES, AND THE LIKE.

B. TO COLLECT DUES AND OTHER ASSESSMENTS TO SUPPORT THE BUDGETS.
C. TO EXECUTE OR CONTRACT TO EXECUTE THE WORK NECESSARY FOR THE MAINTENANCE AND ASSOCIATED WORK.

D. THE ASSOCIATION SHALL HAVE THE RIGHT TO CREATE CLASSES OF MEMBERSHIP, OR SUB-ASSOCIATES, OR BOTH, TO FACILITATE THE PARTICULARS OF ANY SECTION, TYPE OR GROUP THAT MAY BE DEVELOPED WITHIN THE PROPERTY (I.E. COMMERCIAL, OFFICE, RESIDENTIAL).]

E. THE ASSOCIATION SHALL BE BOUND BY ITS ARTICLES OF INCORPORATION (TO BE DEVELOPED) AND BY THE LAWS OF THE STATE OF VIRGINIA.

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THE PROJECT SHALL BE CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE DOCUMENT STATE OURT FAMILY YMCA LAYOUT PLAN" DATED JULY 7, 2017 AND PREPARED BY BALZER AND SOCIATES, INC.

**BOTETOURT FAMILY YMCA** 

**COVER SHEET** 

AMSTERDAM DISTRICT BOTETOURT COUNTY, VIRGINIA



BOT. YMCA

INFORMATION