

SEWER NOTES

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.

ALL SANITARY SEWER MATERIALS, FABRICATION, AND INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH WYVA STANDARDS AND SPECIFICATIONS, AND BUILDING CODE REQUIREMENTS, AS APPLICABLE.

NEW SANITARY SEWER MANHOLES SHALL BE PRE-CAST CONCRETE, AND SHALL BE EQUIPPED WITH WYVA APPROVED WATERTIGHT FRAMES AND COVERS.

NEW SANITARY SEWER PIPE, FITTINGS, CLEANOUT STACKS, ETC. SHALL BE SDR-35 UNPLASTICIZED POLYVINYL CHLORIDE (PVC), UNLESS OTHERWISE INDICATED ON THE DRAWINGS. TRAFFIC BEARING FRAMES AND COVERS SHALL BE PROVIDED AND INSTALLED ON ALL NEW EXTERIOR SANITARY SEWER CLEANOUTS.

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.

WATER NOTES

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.

WATER MAIN SHALL BE MINIMUM CLASS 52 DUCTILE IRON IN ACCORDANCE WITH AWWA C151 OR DR-14 PVC IN ACCORDANCE WITH C-900.

CLASS 350 DUCTILE IRON WATER PIPE IS ACCEPTABLE FOR PUBLIC AND PRIVATE LINES, ASSUMING MANUFACTURER'S PRESSURE RATING IS CONSISTENT WITH TEST AND SERVICE PRESSURES ANTICIPATED FOR THE APPLICABLE PIPE RUNS. MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND WESTERN VIRGINIA WATER AUTHORITY STANDARDS AND SPECIFICATIONS PERTAINING THERETO.

GENERAL NOTES

ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE, VDOT, AND/OR THE WESTERN VIRGINIA WATER AUTHORITY, AS APPLICABLE.

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.

AN APPROVED SET OF PLANS AND ALL PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE.

FIELD CORRECTIONS SHALL BE APPROVED BY THE CITY OF ROANOKE DEPARTMENT OF PLANNING BUILDING AND DEVELOPMENT PRIOR PRIOR TO SUCH CONSTRUCTION.

FIELD CONSTRUCTION SHALL HONOR PROPOSED DRAINAGE DIVIDES AS SHOWN ON PLANS.

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

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 OR PRIVATE 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 CONTRACTOR SHALL SUPPLY ALL UTILITY COMPANIES WITH COPIES OF APPROVED PLANS, ADVISING THEN THAT ALL GRADING AND INSTALLATION SHALL CONFORM TO APPROVED PLANS.

LOCATION OF UNDERGROUND UTILITIES IS BASED ON AVAILABLE RECORDS AND AS MARKED IN THE FIELD BY THE UNDERGROUND LOCATOR SERVICE. CONTRACTOR SHALL FIELD-VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, AND NOTIFY ENGINEER IMMEDIATELY UPON DISCOVERY OF CONDITIONS THAT WILL AFFECT INSTALLATION OF PROPOSED IMPROVEMENTS.

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.

THE SUBJECT SITE LIES WITHIN ZONE "X" OF THE ONE-HUNDRED YEAR FLOOD PLAIN AS SHOWN ON FEMA "FLOOD INSURANCE RATE MAPS".

ALL WORK SHALL BE SUBJECT TO INSPECTION BY CITY OF ROANOKE INSPECTORS.

GRADE STAKES SHALL BE SET FOR ALL STORM DRAIN.

THE SITE WORK 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 FINISH GRADE CONTOURS AND SPOT ELEVATIONS SHOWN HEREIN ARE TO THE UPPER ELEVATION OF THE SPECIFIC ELEMENT. THE CONTRACTOR SHALL ACCOUNT FOR THE THICKNESS OF THE FINISH SURFACE (TOPSOIL, CONCRETE, ETC.) IN GRADING OF THE SITE.

STANDARD CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS

NOTICE: ALL LANDOWNERS, DEVELOPERS AND CONTRACTORS

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

- RIGHT-OF-WAY EXCAVATION PERMIT - PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS, ALLEYS, PUBLIC EASEMENTS), A RIGHT-OF-WAY EXCAVATION PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.
- LAND DISTURBANCE PERMIT - AN APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR ANY BORROW/FILL SITES ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.
- PLANS AND PERMITS - A COPY OF THE PLANS AS APPROVED BY THE CITY (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE 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. SIZE AND COMPOSITION OF CONSTRUCTION ENTRANCE SHALL BE AS SHOWN ON THE PLANS.
- STREETS TO REMAIN CLEAN - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE 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 AND THE WESTERN VIRGINIA WATER AUTHORITY.
- APPROVED PLANS/CONSTRUCTION CHANGES - ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE EROSION AND SEDIMENT CONTROL AGENT PRIOR TO SAID CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.
- FINAL ACCEPTANCE/CITY - THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF ROANOKE'S PLANNING BUILDING AND DEVELOPMENT DEPARTMENT WITH A FIELD SURVEYED FINAL CORRECT SET OF AS-BUILT PLANS OF THE NEWLY CONSTRUCTED STORM RAIN AND/OR STORMWATER MANAGEMENT FACILITIES PRIOR TO FINAL ACCEPTANCE AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE CITY. AS-BUILT PLANS SHALL BE PROVIDED IN THE STATE PLANE VIRGINIA SOUTH COORDINATE SYSTEM, NAD 1983, FIPS 4502 FEET, US SURVEY FEET, DATUM NAD 83, IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.

SHEET INDEX

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C-01	CIVIL NOTES AND LEGEND
C-02	SOIL EROSION AND SEDIMENTATION CONTROL PLAN
C-03	SOIL EROSION AND SEDIMENTATION CONTROL DETAILS
C-04	SITE CONSTRUCTION DETAILS AND PROFILES
SSRW-1	SITE STAIR AND RETAINING WALL DETAILS

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

ABBREVIATIONS		LEGEND		SYMBOLS	
AHH	ARROW HEAD TOP OF	MIN	MINIMUM	EXISTING	NEW
APPROX	APPROXIMATE	MON	MONUMENT	100.5	100.5
ASPH	ASPHALT	NBL	NORTH BOUND LANE	----- 100 -----	----- 100 -----
BC	BOTTOM OF CURB (AT FINISH GRADE)	PCC	PORTLAND CEMENT CONCRETE	===== 8"SS =====	===== 8"SS =====
BIT	BITUMINOUS	PROP	PROPOSED	===== 4"W =====	===== 4"W =====
BLDG	BUILDING	PUE	PUBLIC UTILITY EASEMENT	===== 8"SD =====	===== 8"SD =====
BLK	BLOCK	PVT	PAVEMENT	----- 2"G -----	----- 2"G -----
BM	BENCHMARK	R	RADIUS	----- E -----	----- E -----
BW	BOTTOM OF WALL (AT FINISH GRADE)	R/S	RIGHT OF WAY	----- T -----	----- T -----
CB	CORNER BLOCK	REQD	REQUIRED	----- CATV -----	----- CATV -----
C&G	CURB & GUTTER	R/R	RAILROAD	----- UE -----	----- UE -----
CL	CENTERLINE	RYS	REAR YARD SETBACK	----- SM -----	----- SM -----
CMP	CORRUGATED METAL PIPE	SAN	SANITARY	----- CATV -----	----- CATV -----
CONC	CONCRETE	SBL	SOUTH BOUND LANE	----- UE -----	----- UE -----
COR	CORNER	SD	STORM DRAIN	----- SM -----	----- SM -----
DBL	DOUBLE	SECT	SECTION	----- SM -----	----- SM -----
DEFL	DEFLECTION	SE	SLOPE EASEMENT	----- SM -----	----- SM -----
DI	DROP INLET	SM	STEAM	----- SM -----	----- SM -----
DIA	DIAMETER	SS	SANITARY SEWER	----- SM -----	----- SM -----
DE	DRAINAGE EASEMENT	SSE	SANITARY SEWER EASEMENT	----- SM -----	----- SM -----
EBL	EAST BOUND LANE	STA	STATION	----- SM -----	----- SM -----
ELEC	ELECTRIC	STD	STANDARD	----- SM -----	----- SM -----
ELEV	ELEVATION	STD	STANDARD	----- SM -----	----- SM -----
ENTR	ENTRANCE	STM	STORMWATER MANAGEMENT	----- SM -----	----- SM -----
EP	EDGE OF PAVEMENT	STW	STORMWATER	----- SM -----	----- SM -----
EW	EXISTING	STW	STORMWATER	----- SM -----	----- SM -----
EXST	EXISTING	STW	STORMWATER	----- SM -----	----- SM -----
FDN	FOUNDATION	STW	STORMWATER	----- SM -----	----- SM -----
FF	FINISHED FLOOR	STW	STORMWATER	----- SM -----	----- SM -----
FG	FINISH GRADE	STW	STORMWATER	----- SM -----	----- SM -----
FO	FIBER OPTIC LINE	STW	STORMWATER	----- SM -----	----- SM -----
GRD	GROUND	STW	STORMWATER	----- SM -----	----- SM -----
HPT	HIGH POINT	STW	STORMWATER	----- SM -----	----- SM -----
INV	INVERT	STW	STORMWATER	----- SM -----	----- SM -----
IP	IRON PIPE	STW	STORMWATER	----- SM -----	----- SM -----
LT	LEFT	STW	STORMWATER	----- SM -----	----- SM -----
MBL	MINIMUM BUILDING LINE	STW	STORMWATER	----- SM -----	----- SM -----
MH	MANHOLE	STW	STORMWATER	----- SM -----	----- SM -----

ENGINEER'S NOTES

CALDWELL WHITE ASSOCIATES 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 OWNER.

CALDWELL WHITE ASSOCIATES 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 A FIELD SURVEY BY LMW, PC OF ROANOKE, DATED JUNE 09, 2014, WITH ADDITIONAL FIELD SURVEY ANNOTATION AND DATUM CONVERSION BY CWA TO PLACE SITEWORK ON DATUM OF SITE PLANS FOR NEW SOCCER FIELDS ON ADJACENT CITY OF ROANOKE PROPERTY. CWA FIELDWORK PERFORMED IN 2014.

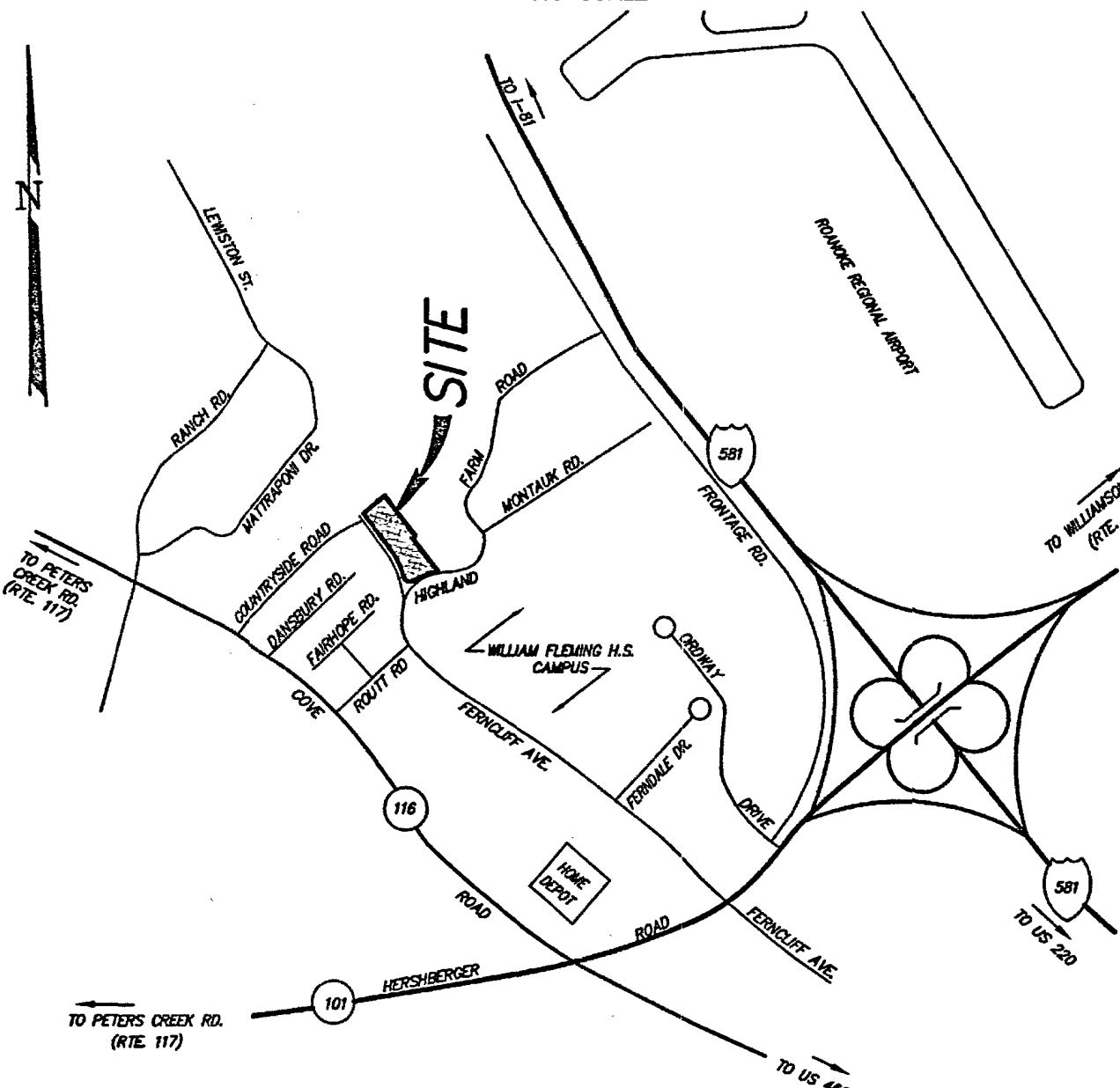
PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREIN ARE TAKEN FROM A SUBDIVISION MAP PREPARED BY LMW, PC TO CREATE THE SUBJECT PARCEL, RECORDED AS INSTRUMENT NUMBER 140006271 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VA.

NOTES - PROPOSED SITE UTILITIES

- THE ONLY LIGHTING PROPOSED ON THE SITE WILL BE UTILIZING THE EXISTING BUILDING MOUNTED LIGHTS, AND USE OF TWO EXISTING POLE LIGHTS ACROSS THE STREET FROM THE EXISTING BUILDING. IN THE EVENT THAT ADDITIONAL SITE LIGHTING IS DESIRED, A SITE LIGHTING AND PHOTOMETRIC PLAN MUST BE PREPARED, SUBMITTED, REVIEWED AND APPROVED BY THE CITY PRIOR TO ANY SITE LIGHTING INSTALLATION. ALTERNATELY, FIXTURES THAT ARE "INTERNATIONAL DARK SKY ASSOCIATION (IDSA)" DARK SKY FRIENDLY OR "ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA(IES)" FULL CUTOFF FIXTURES ARE APPROVABLE WITHOUT ADDITIONAL PHOTOMETRIC DATA (PROVIDE CUT SHEETS TO CITY SHOWING APPLICABLE CERTIFICATION).
- ALL NEW UTILITY LATERALS (ELECTRICAL, TELEPHONE, CABLE, ETC.), ARE TO BE INSTALLED UNDERGROUND.
- NEW DOMESTIC WATER AND SANITARY SEWER LATERALS ARE PROPOSED TO SERVE THE EXISTING BUILDING AND NEW BUILDING ADDITION, SEE PLAN SHEET C-02.

VICINITY MAP

NO SCALE



Designed: C.L. White

Drawn: C.L. White

Date: April 02, 2015

W.O. # 14-0070

N.B. # Rke. City #11

REVISIONS

No.	Date	Remarks	By
1	May 26 2015	PER FIRST CITY OF ROANOKE REVIEW	CLW

NAME OF DEVELOPMENT **SOIL EROSION CONTROL PLANS - PHASE ONE CONSTRUCTION COUNTRYSIDE SPORTSPLEX**

LOCATION **2002 HIGHLAND FARM ROAD, NW
CITY OF ROANOKE, VA.**

OWNER **COUNTRYSIDE SPORTSPLEX, INC.,
1529 WILLIAMSON ROAD, NE
ROANOKE, VA. 24012
ATTN: MR. CLAY DAWSON (540) 344-3218**

CONTRACTOR **(SUBJECT TO BID)**

DISTURBED AREA **0.22 AC. (9,680 SQ. FT.)**

CITY OF ROANOKE TAX PARCEL **6472303**

CITY APPROVALS (CITY REF: CP150013)

City of Roanoke
Planning Building and Development

DEVELOPMENT PLAN APPROVED

Agent, Planning Commission **2/26/16**
Development Engineer **2/26/16**
Zoning Administrator **2/26/16**

Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.



CWA
CALDWELL WHITE ASSOCIATES
ENGINEERS / SURVEYORS / PLANNERS
4203 MELROSE AVENUE, N.W.
P.O. BOX 6260
ROANOKE, VIRGINIA 24017-0260
(540) 366-3400
FAX: (540) 366-8702

CITY REF: (NOT YET ASSIGNED)

As-Built Substantial Completion 8.19.16 K. Winslow

SHEET C-01 OF 5