

## GENERAL NOTES

ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF ROANOKE ENGINEERING DIVISION IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- INSTALLATION OF APPROVED EROSION CONTROL DEVICES.
- CLEARING AND CRUBBING.
- SUBGRADE EXCAVATION.
- INSTALLING STORM SEWERS OR CULVERTS.
- INSTALLING CURB AND GUTTER FORMS.
- PLACING CURB AND GUTTER.
- PLACING OTHER CONCRETE.
- PLACING GRAVEL BASE.
- PLACING ANY ROADWAY SURFACE.
- INSTALLING WATER LINES.
- INSTALLING SANITARY SEWER LINES.

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.

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

PAVEMENT SECTIONS ON APPROVED PLANS ARE BASED ON A MINIMUM CBR OF 10. IF REQUIRED BY THE OWNER, CBR TESTS ARE TO BE ACQUIRED BY THE OWNER AND SUBMITTED TO THE ENGINEER PRIOR TO PLACEMENT OF PAVEMENT. CBR VALUES LESS THAN 10 WILL REQUIRE REVISED PAVEMENT SECTIONS.

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

VDOT STD. HR-1 HANDRAIL IS REQUIRED ON ALL WALLS EXCEEDING 4.0' IN HEIGHT.

ALL SPRINGS SHALL BE CAPPED AND PIPED TO THE NEAREST STORM SEWER OR NATURAL WATERCOURSE. THE PIPE SHALL BE MINIMUM OF 6" DIAMETER AND CONFORM TO VDOT STANDARD SB-1.

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 STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE STREETS ARE IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.

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.

ALL WORK SHALL BE SUBJECT TO INSPECTION BY CITY OF ROANOKE INSPECTORS. GRADE STAKES SHALL BE SET FOR ALL CURB AND GUTTER, CULVERT, SANITARY SEWER, AND STORM SEWER.

LOCATION OF UNDERGROUND UTILITIES IS BASED ON FIELD SURVEYS, AS SHOWN BY AVAILABLE RECORDS, AND AS LOCATED BY THE UTILITY LOCATOR SERVICE.

THE SITE WORK AND LANDSCAPING 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 STORM DRAIN CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

## ENGINEER'S NOTES

T.P. PARKER & SON 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 DEVELOPER.

T.P. PARKER & SON 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 AERIAL MAPPING BY PHOTOGRAMMETRIC SERVICES, INC., DATED 1989, AND ANNOTATED BY PARTIAL FIELD TOPOGRAPHY BY T.P. PARKER & SON DATED 1996.

BOUNDARY SURVEY WAS PERFORMED BY T.P. PARKER & SON DATED 1989.

## 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.

LATERAL CONNECTIONS ARE TO BE MADE WITH 4" PIPE INSTALLED ON A MINIMUM GRADE OF 1/4 INCH TO 1 FOOT.

LATERALS FROM MANHOLES SHALL BE P.V.C. OR DUCTILE IRON OF SUFFICIENT LENGTH TO PROVIDE TWO (2) FEET OF BEARING ON NATURAL GROUND. THE TRANSITION FROM DUCTILE IRON TO ASBESTOS CEMENT OR CONCRETE PIPE SHALL BE MADE WITH AN ADAPTOR COUPLING IN THE RIGHT OF WAY.

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.

SANITARY SEWER MAIN SHALL BE SDR-35 POLYVINYL CHLORIDE PIPE, OR CITY OF ROANOKE APPROVED EQUAL.

## WATER NOTES

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.

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.

LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

WATER MAIN SHALL BE MINIMUM CLASS 50 DUCTILE IRON IN ACCORDANCE TO AWWA C151 OR CITY OF ROANOKE APPROVED EQUAL.

## REVISION NOTE

SHEETS 4, 5, 6, 9, AND 10 HAVE BEEN REVISED TO REFLECT THE GRADING COMPLETED DURING PHASE 3A BASED UPON TOPOGRAPHIC FIELD SURVEY DATED DECEMBER 1999. DESIGN GRADES WERE CHECKED AGAINST CURRENT TOPOGRAPHY. IN AREAS OF PHASE 3B, PROPOSED CONTOURS HAVE BEEN REMOVED WHERE NO GRADING IS REQUIRED.

## STANDARD CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS

CITY INSPECTIONS: TO ENSURE THE COORDINATION OF TIMELY AND PROPER INSPECTIONS, A PRECONSTRUCTION CONFERENCE SHALL BE INITIATED BY THE CONTRACTOR WITH THE CITY OF ROANOKE DEPARTMENT OF ZONING AND DEVELOPMENT (703) 981-2250 OR 981-1325 TO ARRANGE A CONFERENCE AT LEAST THREE (3) DAYS PRIOR TO ANTICIPATED CONSTRUCTION.

STREET OPENING PERMIT: PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION, OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS, ALLEYS, PUBLIC EASEMENTS) A STREET OPENING PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.

PLANS AND PERMITS: A COPY OF THE PLANS APPROVED BY THE CITY OF ROANOKE (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE MADE 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. THE SIZE AND COMPOSITION OF THE CONSTRUCTION ENTRANCE SHALL BE DETERMINED BY THE CITY OF ROANOKE SITE PLAN INSPECTOR.

STREETS TO REMAIN CLEAN: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE 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.

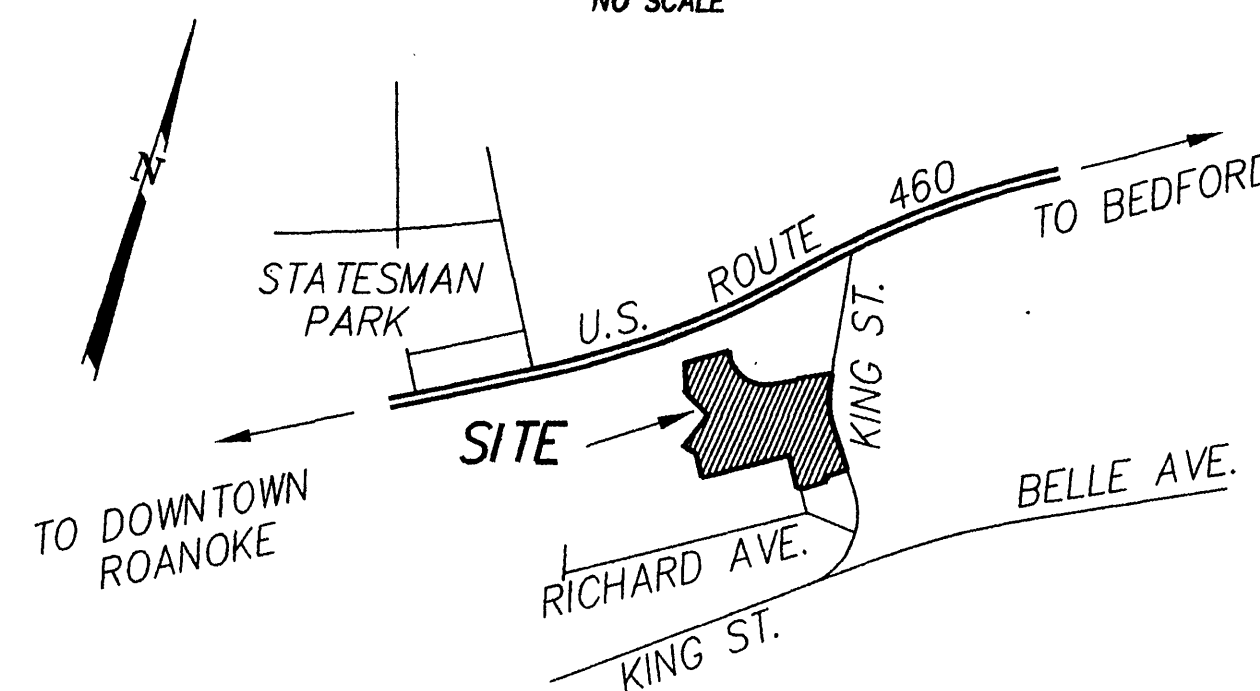
APPROVED PLANS/CONSTRUCTION CHANGES: ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO SAID CHANGES OR VARIATIONS ON CONSTRUCTION BEING MADE.

FINAL ACCEPTANCE/CITY: THE DEVELOPER OR CONTRACTOR SHALL FURNISH THE CITY OF ROANOKE ENGINEERING DEPARTMENT WITH A FINAL CORRECT SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

**NOTICE: ALL LANDOWNERS, DEVELOPERS, AND CONTRACTORS FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED ABOVE MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS, OR THE ISSUANCE OF A STOP WORK ORDER.**

## VICINITY MAP

NO SCALE



REVISED JULY 01, 1997 : REVISED GRADING OF NORTHWEST QUADRANT OF SITE PER OWNER - CLW

REVISIONS			
Designed By: CLW/JPR	No.	Date	Remarks
Drawn By: CLW/JPR	04-16	1997	PER OWNER AND CITY OF ROANOKE REVIEW
	05-05	1997	REVISED PHASE LINE PER OWNER
Date: MARCH 3, 1997	05-28	1997	REVISED PARKING SCHEDULE PER PHASE LINE REVISION
	07-01	1997	REVISED GRADING OF N.W. QUADRANT OF SITE PER OWNER
W.O. # 96-0802	09-11	1998	NEW POOL & PHASE 3B REVISIONS PER OWNER
N.B. # HICK WOODS			

## SHEET #

## SHEET INDEX

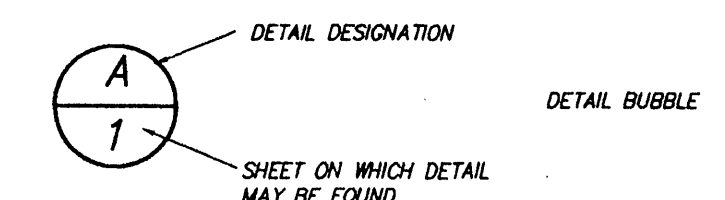
### TITLE

1	COVER SHEET
2	DIMENSIONAL LAYOUT PLAN - EAST
3	DIMENSIONAL LAYOUT PLAN - WEST
4	SOIL EROSION CONTROL PLAN AND DETAILS
5	GRADING AND STORM DRAINAGE PLAN - EAST
6	GRADING AND STORM DRAINAGE PLAN - WEST
7	UTILITY PLAN - EAST
8	UTILITY PLAN - WEST
9	STORM DRAIN PROFILES
10	SANITARY SEWER PROFILES
11	SITE CONSTRUCTION DETAILS
12	WATER CONSTRUCTION DETAILS
13	SANITARY SEWER CONSTRUCTION DETAILS
14	NEW POOL LAYOUT & GRADING PLAN

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

## LEGEND

ABBREVIATIONS		SYMBOLS	
		EXISTING	NEW
AH/FH	ARROW HEAD TOP OF FIRE HYDRANT	100.5 E	100.5
APPROX	APPROXIMATE	100	100
ASPH	ASPHALT	8"SS	8"SS
BC	BOTTOM OF CURB	4"W	4"W
BLDG	BUILDING	8"SD	8"SD
BW	BENCHMARK	2"G	2"G
CB	BOTTOM OF WALL	E	E
C&G	CINDER BLOCK CURB & GUTTER	RR	RR
CMP	CORRUGATED METAL PIPE	SAN	SAN
CNC	CONCRETE	SD	SD
COR	CORNER	SECT	SECT
DBL	DOUBLE	SE	SE
DI	DROP INLET	SS	SS
DIA	DIAMETER	SSE	SSE
DE	DRAINAGE EASEMENT	STA	STA
ELEC	ELECTRIC	STB	STB
ELEV	ELEVATION	TBN	TBN
ENTR	ENTRANCE	TC	TC
EP	EDGE OF PAVEMENT	TEL	TEL
EW	ENDWALL	TW	TW
EXST	EXISTING	TYP	TYP
FF	FINISHED FLOOR	VDOT	VDOT
FG	FINISH GRADE	VERT	VERT
HPT	HIGH POINT	YD	YD
INV	INVERT		
IP	IRON PIN		
LT	LEFT		
MBL	MINIMUM BUILDING LINE		
MH	MANHOLE		



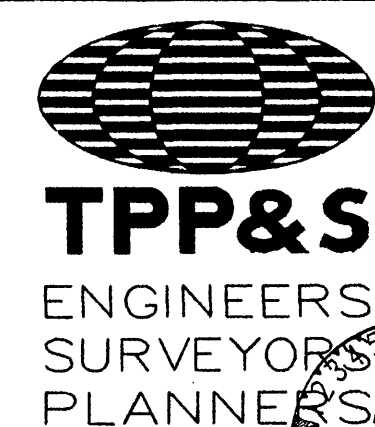
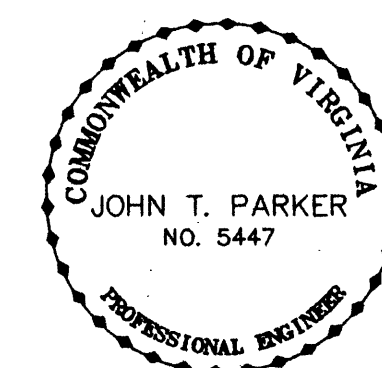
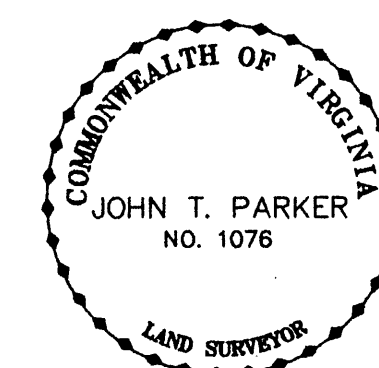
NAME OF DEVELOPMENT **GLADE CREEK STATION**

LOCATION **KING STREET, N.E. CITY OF ROANOKE, VIRGINIA**

OWNER **MANAGEMENT SERVICES CORPORATION 102 S. FIRST STREET P.O. BOX 5608 CHARLOTTESVILLE, VIRGINIA 22905 ATTN: MR. RICHARD H. JONES, SENIOR VICE PRESIDENT (804) 977-4181**

DEVELOPER **SAME AS OWNER**

CITY OF ROANOKE TAX PARCEL **709-0501**



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