

THE ROAM BUILDING

CITY OF NEWPORT NEWS, VIRGINIA

2713 JEFFERSON AVENUE

PREPARED FOR:



NEWPORT NEWS REDEVELOPMENT
& HOUSING AUTHORITY

PREPARED BY:



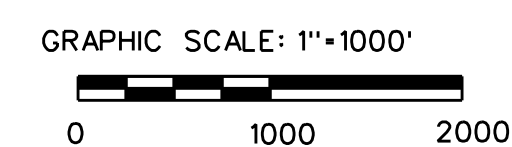
GENERAL NOTES

- OWNER/DEVELOPER: NEWPORT NEWS REDEVELOPMENT & HOUSING AUTHORITY
227 27TH STREET
PO BOX 797
NEWPORT NEWS, VIRGINIA 23607
CONTACT: SANDRA WALKER
(757) 928-2652
- CONSULTING ENGINEER: H&A ARCHITECTS AND ENGINEERS, INC.
4880 SADLER ROAD
SUITE 300
GLEN ALLEN, VA 23060
CONTACT: CRYSTAL HILL, PE
(804) 285-4171, FAX (804) 217-8520
- PARCEL ID: 306030308
- ZONING: C1 (RETAIL COMMERCIAL)
- NEIGHBORHOOD STATISTICAL AREA: LOWER DOWNTOWN
- USE: MULTIFAMILY-14 1 BEDROOM APARTMENTS
- ZONING OVERLAY DISTRICT: LOWER JEFFERSON AVENUE URBAN CORRIDOR DISTRICT
- SITE AREA: 0.11 +/- ACRES
- BUILDING: EXISTING 3 STORY BUILDING
10,800 SQUARE FEET ±
HEIGHT 36' ±
- WATER: PUBLIC
- SEWER: PUBLIC
- DISTURBED AREA RIGHT OF WAY: 1,136 SQUARE FEET (0.026 AC)
- DISTURBED AREA SITE: 1,350 SQUARE FEET (0.031 AC)
- DISTURBED AREA TOTAL: 2,486 SQUARE FEET (0.057 AC)
- PRE-CONSTRUCTION IMPERVIOUS AREA: 0.07 AC (0.009 AC GREEN SPACE)
- POST-CONSTRUCTION IMPERVIOUS AREA: 0.05 AC (0.0421 AC GREEN SPACE)
- EXISTING PARKING (SOUTH/SOUTHWEST OF SITE): 58 STANDARD PARKING SPACES
4 HANDICAP SPACES
- EXISTING PARKING NEEDED FOR 2709 JEFFERSON AVENUE: 29 EMPLOYEES x 1 SPACE PER EMPLOYEE = 29 SPACES
27 STANDARD SPACES
2 HANDICAP SPACES
- PARKING SPACES REQUIRED FOR THE ROAM BUILDING: +14 APARTMENTS x 1.5 SPACES PER APARTMENT = 21
+20 STANDARD SPACES, 1 HANDICAP SPACE
- TOTAL REQUIRED: 47 STANDARD SPACES
3 HANDICAP SPACES
- TOTAL PROVIDED: 56 STANDARD SPACES
5 HANDICAP SPACES
*NOTE- 1 EXISTING SPACE IS LOST FOR NEW HANDICAP SPACE STRIPPING
- THIS SITE IS NOT LOCATED IN A CHESAPEAKE BAY PRESERVATION AREA
- ACCORDING TO THE CITY'S WORK HOUR RESTRICTIONS FOR 2012, THIS SECTION OF JEFFERSON AVENUE REQUIRES THE CITY'S AUTHORIZATION BEFORE ANY WORK MAY BE COMPLETED.



VICINITY MAP

SCALE 1"=1000'



INDEX OF DRAWINGS

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THE ROAM BUILDING

NEWPORT NEWS,
VIRGINIA

NEWPORT NEWS REDEVELOPMENT & HOUSING AUTHORITY



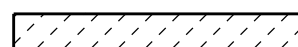
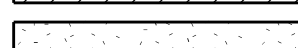
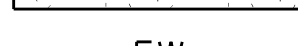

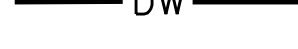
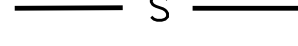


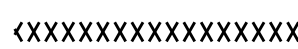















NEWPORT NEWS
VIRGINIA, 23607
PHONE : (757) 928-2620

TITLE SHEET

T1

LEGEND


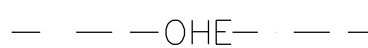
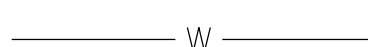
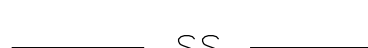



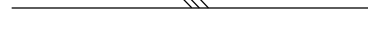

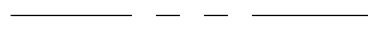







NEW SYMBOLS

	ASPHALT
	CONCRETE
	TEMPORARY SIDEWALK INFILL
	TEMPORARY INFILL
	FIRE WATER LINE
	DOMESTIC WATER LINE
	SANITARY SEWER LINE
	LIMITS OF CONSTRUCTION
	INDICATES ITEM TO BE REMOVED
	INDICATES ITEM TO BE ABANDONED
	FIRE HYDRANT
	TAPPING SLEEVE AND VALVE
	BEND
	INDICATES HANDICAP PARKING
	FIRE DEPARTMENT CONNECTION
	GATE VALVE
	TEE
	SIGN
	WATER METER
	CHANNELIZING DEVICE
	TRAFFIC CONTROL SIGN
	REDUCER
	CORPORATION STOP
15.00	SPOT ELEVATION
	CLEANOUT
	SILT FENCE
	SILT FENCE IDENTIFIER

NEW ABBREVIATIONS

AGGR	AGGREGATE
BC	BACK OF CURB
CG	CURB AND GUTTER
CO	CLEANOUT
CONC	CONCRETE
CU FT	CUBIC FEET
D	DIAMETER
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEV	ELEVATION
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FH	FIRE HYDRANT
FT	FOOT
GLDS	GLANDS
GV	GATE VALVE
HC	HANDICAP
I.D.	INSIDE DIAMETER
LBS	POUNDS
MAX	MAXIMUM
MIN	MINIMUM
MJXFL	MECHANICAL JOINT-FLANGE
MPH	MILES PER HOUR
O.D.	OUTSIDE DIAMETER
PIV	POST INDICATOR VALVE
PSI	POUNDS PER SQUARE INCH

EXISTING SYMBOLS

	CONCRETE
	OVERHEAD ELECTRIC
	WATER LINE
	SANITARY SEWER
	UNDERGROUND TELEPHONE
	UNDERGROUND GAS
	EDGE PAVEMENT
	PROPERTY LINE
	ADJACENT PROPERTY LINE/ RIGHT-OF-WAY LINE
	UTILITY POLE
	SANITARY MANHOLE
	WATER VALVE
	HYDRANT
	HANDICAP PARKING
	GATE VALVE
	TEMPORARY BENCHMARK
	DIRECTION OF TRAFFIC

NEW ABBREVIATIONS CONTINUED

PVC	POLYVINYL CHLORIDE
R	RADIUS
RET	RETAINER
STD	STANDARD
TYP	TYPICAL
VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION

EXISTING ABBREVIATIONS

AC	ACRE
ADJ	ADJACENT
BLDG	BUILDING
CATVPED	CABLE TELEVISION PEDESTAL
CIP	CAST IRON PIPE
DB	DEED BOOK
E	EAST
ELEV	ELEVATION
FF	FINISH FLOOR
FH	FIRE HYDRANT
GV	GATE VALVE
N	NORTH
N/F	NOW OR FORMERLY
PB	PLAT BOOK
PG	PAGE
PP	POWER POLE
R/W	RIGHT-OF-WAY
S	SOUTH
SCO	SANITARY CLEANOUT
SF	SQUARE FEET
TBM	TEMPORARY BENCHMARK
TC	TOP OF CURB
W	WEST
WV	WATER VALVE

GENERAL NOTES

- FIELD VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- REMOVE EXISTING CONCRETE PAVEMENT TO THE NEAREST JOINT. PROVIDE NEW CONSTRUCTION AS SHOWN AND REPAIR ANY DAMAGED AREA TO MATCH CONDITIONS PRIOR TO CONSTRUCTION.
- DAMAGE TO ANY EXISTING ENTRANCES, PAVEMENT, OR OTHER EXISTING STRUCTURES NOT PROPOSED TO BE DISTURBED BY THIS DEVELOPMENT, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- MAKE A SMOOTH TRANSITION TO EXISTING WALK OR PAVEMENT.
- PRIOR TO EXCAVATION, CONTACT MISS UTILITY AND REQUEST THAT ALL EXISTING UTILITY LINES BE MARKED.
- ALL WATER PIPE, FITTINGS, ACCESSORIES AND THE INSTALLATION THEREOF SHALL COMPLY WITH THE MOST RECENTLY APPROVED EDITION OF NEWPORT NEWS WATERWORKS DISTRIBUTION STANDARDS FOR MATERIALS & CONSTRUCTION AND LATEST STANDARDS AND SPECIFICATIONS OF THE AMERICAN WATER WORKS ASSOCIATION, (AWWA) AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES AND STANDARDS.
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE DRAWINGS IS APPROXIMATE ONLY, AND REQUIRES CONFIRMATION BY THE CONTRACTOR. WHERE A NEW UTILITY LINE CROSSES AN EXISTING UTILITY, THE CONTRACTOR SHALL DETERMINE BY EXCAVATION OR TEST PITS, THE EXACT LOCATION AND ELEVATION OF THE EXISTING UTILITY.
- THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES BY MISS UTILITY TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES. TEST HOLES TO BE PERFORMED AT LEAST 15 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE CONTRACTING OFFICER. REDESIGN AND APPROVAL SHALL BE OBTAINED IF REQUIRED.
- MAXIMUM PROTECTION SHALL BE PROVIDED FOR EXISTING UTILITIES WHICH ARE TO REMAIN IN SERVICE. ALL PROPOSED STRUCTURE TOP ELEVATIONS, INCLUDING VALVE BOXES ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE PLANS, PROFILES AND CROSS SECTIONS. ADJUSTMENTS TO MEET FINISHED GRADE ELEVATIONS MAY BE REQUIRED.
- WATER LINES ARE TYPICALLY INSTALLED AT 36" FROM TOP OF PIPE TO FINISHED GRADE. AN APPROVED EXCEPTION IS A MINIMUM OF 18" OR MAXIMUM OF 48" COVER JUST FOR LENGTHS SUFFICIENT TO CLEAR UTILITY OBSTRUCTIONS.
- WATER AND SEWER SEPARATION
 - WATER LINES CROSSING SEWERS SHALL BE LAID TO PROVIDE A SEPARATION OF AT LEAST 18 INCHES BETWEEN THE BOTTOM OF THE WATER LINE AND THE TOP OF THE SEWER. THE LENGTH OF THE SEWER LINE TO BE CENTERED ON THE POINT OF THE CROSSING SO THAT JOINTS SHALL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER.
 - WHEN CONDITIONS PREVENT A VERTICAL SEPARATION OF 18 INCHES, THE FOLLOWING CONSTRUCTION SHALL BE USED:
 - SEWERS PASSING OVER OR UNDER WATER LINE SHALL BE CONSTRUCTED OF AWWA APPROVED WATER PIPE, PRESSURE TESTED IN PLACE WITHOUT LEAKAGE PRIOR TO BACKFILLING.
 - WATER LINES PASSING UNDER SEWERS SHALL, IN ADDITION, BE PROTECTED BY PROVIDING:
 - A VERTICAL SEPARATION OF AT LEAST 18 INCHES BETWEEN THE BOTTOM OF THE SEWER AND THE TOP OF THE WATER LINE.
 - ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS TO PREVENT EXCESSIVE DEFLECTION OF THE JOINTS AND THE SETTLING ON AND BREAKING OF THE WATER LINE.
 - THAT THE LENGTH OF THE WATER LINE BE CENTERED AT THE POINT OF THE CROSSING SO THAT JOINTS SHALL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.
- THE CONTRACTOR SHALL PROVIDE GRADING THAT WILL ASSURE POSITIVE DRAINAGE AND PRECLUDE PONDING OF WATER. IF NEW GRADES CREATE DRAINAGE PROBLEMS THAT CAN BE RESOLVED BY CUTTING OR FILLING BEYOND THE LIMITS INDICATED, THE CONTRACTOR SHALL PROVIDE THIS GRADING, AFTER OBTAINING APPROVAL FROM THE CONTRACTING OFFICER.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY FROM THE DRAWINGS, ALL DIMENSIONS, DETAILS AND TREATMENTS FOR THE PROPOSED WORK INDICATED ON THE DRAWINGS. CONFLICTS THAT WILL IMPACT CONSTRUCTION IN ANY WAY, SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.
- ALL AREAS, ON OR OFF THE SITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION. THE MINIMUM ACCEPTABLE STABILIZATION SHALL CONSIST OF PERMANENT GRASS.
- PER FLOOD INSURANCE RATE MAP NUMBER 5101030016C, THE SITE IS LOCATED IN THE FLOODPLAIN ZONE C, AREAS OF MINIMAL FLOODING. ZONE C IS OUTSIDE THE 100 YEAR AND 500 YEAR FLOODPLAINS.
- ACCESSIBLE ROUTE AT 28TH STREET SIDEWALK BY OTHERS. REFER TO "JEFFERSON AVENUE UTILITIES RELOCATION AND STREETScape DESIGN" PLANS PREPARED BY ATKINS.
- WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NEWPORT NEWS, DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.

SURVEY NOTES

- THE INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED AUGUST 30, 2011 BY MSA, P.C.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYORS MAKE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYORS FURTHER DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
- NORTH MERIDIAN SHOWN HEREON IS BASED ON MAGNETIC AS NO BEARINGS SHOWN ON SOURCE PLAT, PB 1, PG.3. INTERIOR ANGLES ARE ASSUMED TO BE 90°.
- ELEVATIONS SHOWN HEREON BASED ON NGVD29 AND WERE ESTABLISHED FROM CITY OF NEWPORT NEWS, VIRGINIA VERTICAL CONTROL STATION 402, ELEVATION=14.79'

H&A

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HANKINS & ANDERSON, INC.



DATE: 02.27.12

REVISION

THE ROAM BUILDING

NEWPORT NEWS,
VIRGINIA

NEWPORT NEWS REDEVELOPMENT & HOUSING AUTHORITY

NEWPORT NEWS
VIRGINIA, 23607
PHONE : (757) 928-2620

LEGEND AND GENERAL NOTES

C001

PROJECT NO. 008188.00

CITY OF NEWPORT NEWS GENERAL NOTES

1. EXTERIOR CONCRETE SHALL BE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) CLASS A3.
2. ANY AND ALL UTILITIES AND/OR OBSTRUCTIONS (POWER POLES, TELEPHONE PEDESTALS, GUY WIRES, WATER METERS, ETC.) THAT ARE REQUIRE TO BE RELOCATED OR ADJUSTED DUE TO CONSTRUCTION SHALL BE DONE SO AT THE OWNERS/DEVELOPERS EXPENSE.
3. THERE SHALL BE ONE (1) R7-8 HANDICAP SIGN PER HANDICAP PARKING SPACE PROVIDED WITH AN ADDITIONAL PLATE READING PENALTY \$100 - \$500 TOW-AWAY ZONE. THE REQUIRED R7-8 HANDICAP PARKING SIGN ASSEMBLY(S) SHALL BE MOUNTED 4' MIN. TO 7' MAX. ABOVE THE PARKING SURFACE. AT LEAST ONE (1) OUT OF EVERY EIGHT (8) HANDICAP SPACES SHALL BE VAN ACCESSIBLE AND ALL REQUIRED AND DESIGNATED VAN ACCESSIBLE SPACES SHALL HAVE ADDITIONAL SIGNAGE READING "VAN ACCESSIBLE".
4. EXTERIOR LIGHTING MUST PROVIDE A MINIMUM ILLUMINATION LEVEL OF 0.6 OR 0.9 FOOT-CANDLES (DEPENDING ON SITE USE) FOR PARKING/DRIVING AREAS, 1.1 OR 2.2 FOOT-CANDLES (DEPENDING ON SITE USE) FOR OPEN WALKWAYS AND 4.3 FOOT-CANDLES FOR ENCLOSED WALKWAYS. LIGHTING TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CURRENT NEWPORT NEWS REGULATIONS. LIGHTING SHALL BE DIRECTED DOWNWARD AND INWARD TO THE SITE AND SHIELD SO AS NOT TO ILLUMINATE OR PROVIDE GLARE ONTO ADJACENT PROPERTIES AND/OR CITY RIGHT-OF-WAYS.
5. PRIOR TO CONSTRUCTION WITHIN ANY CITY RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FROM THE DEPARTMENT OF ENGINEERING. THE OWNER/DEVELOPER OR THEIR REPRESENTATIVE SHALL PROVIDE AN ITEMIZED COST OF ANY WORK WITHIN THE CITY RIGHT-OF-WAY. A TRAFFIC CONTROL PLAN SHALL BE PROVIDED FOR REVIEW AND APPROVAL.
6. ALL PROPOSED ON-SITE PAVEMENT MARKINGS SHALL BE REFLECTORIZED TYPE A (PAINT) OR TYPE B (PREFORMED OR THERMOPLASTIC MATERIAL) IN ACCORDANCE WITH THE LATEST EDITION OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS. PARKING SPACES SHALL BE DELINEATED BY 4" WHITE LINES, (FEDERAL STANDARD COLOR *595-17886 OR EQUIVALENT), HANDICAPPED PARKING SPACES SHOULD BE DELINEATED BY 4" BLUE LINES (BENNETE'S PAINT BLUE WAVE Q13-28T OR EQUIVALENT) FOR SPACES AND SYMBOLS, FIRE LANES AND PARCEL PICK-UP MARKINGS SHALL BE 4" YELLOW (FEDERAL STANDARD COLOR *595-13538 OR EQUIVALENT).
7. ALL PROPOSED PAVEMENT MARKINGS WITHIN CITY RIGHT-OF-WAY SHALL BE REFLECTORIZED TYPE B (PREFORMED OR THERMOPLASTIC MATERIAL) IN ACCORDANCE WITH THE LATEST EDITION OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS AND AS OUTLINED IN THE CITY OF NEWPORT NEWS/DEPARTMENT OF ENGINEERING'S "PAVEMENT MARKINGS - MATERIALS AND APPLICATIONS" SPECIFICATIONS EXCEPT AS OTHERWISE NOTED HEREIN. FEDERAL STANDARD COLOR *595-17886 OR EQUIVALENT SHALL DELINEATE WHITE MARKINGS, HANDICAPPED PARKING SPACES SHALL BE DELINEATED BY BENNETE'S PAINT BLUE WAVE Q13-28T OR EQUIVALENT FOR SPACES/SYMBOLS AND FEDERAL STANDARD COLOR *595-13538 OR EQUIVALENT SHALL DELINEATE YELLOW MARKINGS. PERMANENT MARKINGS ARE TO BE SPOTTED AND FIELD VERIFIED BY THE CITY PRIOR TO INSTALLATION BY THE CONTRACTOR.
8. ALL TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL MEET THE FABRICATION AND/OR INSTALLATION REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2009 EDITION.
9. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM WITH THE CURRENT CITY OF NEWPORT NEWS DESIGN CRITERIA MANUAL, VDOT STANDARDS AND SPECIFICATIONS, VDOT ROAD AND BRIDGES STANDARDS AND SPECIFICATIONS, LATEST EDITION OF THE HAMPTON ROADS REGIONAL CONSTRUCTION STANDARDS, VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS AND ANY OTHER APPLICABLE CITY OR STATE ORDINANCES, CODES, AND LAWS PRIOR TO ANY CONSTRUCTION ACTIVITY.
10. A PRE-CONSTRUCTION MEETING IS REQUIRED; CONTRACTOR SHALL CONTACT THE CONSTRUCTION INSPECTION DIVISION OF THE DEPARTMENT OF ENGINEERING AT 926-8211. CONSTRUCTION INSPECTION IS TO INSPECT THE SITE BEFORE ANY CLEARING BEGINS.
11. A LAND DISTURBANCE PERMIT IS REQUIRED. PRIOR TO ANY LAND DISTURBANCE ACTIVITY ALL TREE PROTECTION FENCING MUST BE IN PLACE AND INSPECTED BY A DEPARTMENT OF ENGINEERING INSPECTOR.
12. ALL PROPOSED PVC SANITARY SEWER PIPE AND FITTINGS SHALL BE ASTM 3034 SDR 26.
13. ALL PROPOSED DUCTILE IRON SANITARY SEWER PIPE SHALL BE MINIMUM THICKNESS CLASS 52.
14. ALL PROPOSED DUCTILE IRON SANITARY SEWER FORCE MAIN COMPACT FITTINGS SHALL HAVE A MINIMUM ACCEPTABLE PRESSURE RATING OF 250 PSI.
15. ALL SANITARY SEWER GRAVITY PIPES PLACED BELOW 10 FEET IN COVER OR LESS THAN 3 FEET IN COVER SHALL BE DUCTILE IRON.
16. A CITY OF NEWPORT NEWS STANDARD CLEANOUT SHALL BE PLACED AT THE CITY RIGHT-OF-WAY FOR ALL SANITARY SEWER LATERALS.
17. ANY SANITARY SEWER GRAVITY LINE THAT CROSSES A WATER LINE WITH 18 INCHES OR LESS OF VERTICAL SEPARATION SHALL BE DUCTILE IRON.
18. ANY SANITARY SEWER GRAVITY LINE THAT RUNS PARALLEL TO A WATER LINE WITH LESS THAN 10 FEET OF SEPARATION, THE LINE SHALL BE DUCTILE IRON.
19. THERE SHALL BE NO STORMWATER LINE CONNECTIONS TO THE SANITARY SEWER SYSTEM.
20. FIRE HYDRANTS MUST BE LOCATED SO THAT AT LEAST ONE OF THE HYDRANT DISTANCES WILL REACH THE REAR OF THE BUILDING. THE REQUIRED DISTANCES OF THE FIRE HYDRANTS, AS WELL AS THE REQUIRED FIRE FLOW, IS SET BY THE CURRENT EDITION OF THE WATER DESIGN STANDARDS OF NEWPORT NEWS WATERWORKS. MINIMUM FIRE HYDRANT SPACING IS CURRENTLY EVERY 400' FOR COMMERCIAL/INDUSTRIAL APPLICATION, AND EVERY 600' FOR RESIDENTIAL.
21. THE HYDRANT DISTANCES SHALL BE MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, AND SHALL BE MEASURED ALONG THE NATURAL AND UNOBSTRUCTED PATH OF VEHICLE TRAVEL.
22. THE DIRECTOR OF ENGINEERING OR HIS AUTHORIZED REPRESENTATIVE SHALL STOP ALL SITE CONSTRUCTION, IMPROVEMENTS AND/OR ALTERATIONS IN THE EVENT OF ANY DEVIATION FROM THE APPROVED PLAN OR ON THE DISCOVERY OF UNEXPECTED ADVERSE IMPACTS OF THE DEVELOPMENT ACTIVITY ON ADJACENT PROPERTY OR PUBLIC FACILITIES.
23. IDENTIFY THE LOCATION OF ANY FENCING, TEMPORARY OR PERMANENT, OR ANY OTHER POTENTIAL OBSTRUCTIONS TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS OR FIRE LANES.
24. ANY BUSHES, TREES, FENCING, ETC. SHALL BE A MINIMUM OF 3 FEET FROM FIRE HYDRANTS AND OTHER FIRE SUPPRESSION EQUIPMENT.
25. CANOPIES MUST BE A MINIMUM VERTICAL CLEARANCE OF 13 FEET 6 INCHES IF THEY PENETRATE INTO A FIRE LANE/FIRE ACCESS ROAD.
26. FDC'S SHALL BE LOCATED ON A STREET FRONT, A MINIMUM OF 40 FEET FROM THE BUILDING, AND NO MORE THAN 100 FEET FROM A FIRE HYDRANT.
27. PLANS FOR AUTOMATIC SPRINKLER SYSTEMS SHALL BE REVIEWED & APPROVED PRIOR TO INSTALLATION THROUGH NEWPORT NEWS DEPARTMENT OF CODES COMPLIANCE.
28. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE BUILDING AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING/FACILITY. (CERTAIN EXCEPTIONS, SUCH AS A FIRE SPRINKLER SYSTEM, MAY APPLY.)
29. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13 FEET 6 INCHES.
30. WITHIN LANDSCAPING AND GREEN AREAS, HEALTHY EXISTING TREES OF A MINIMUM 6" DIAMETER AT BREAST HEIGHT, MEASURED AT LEAST 4.5' ABOVE GRADE, FOR SINGLE STEMMED, DECIDUOUS TREES, AND A MINIMUM OF 8' IN HEIGHT FOR MULTI-STEMMED OR EVERGREEN TREES, SHALL BE RETAINED, PRESERVED AND PROTECTED DURING CONSTRUCTION.
31. THE PROPERTY OWNER OR DEVELOPER, AS APPLICABLE, SHALL BE RESPONSIBLE FOR THE PERPETUATION AND MAINTENANCE OF ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPING, REQUIRED BY CHAPTER 33.02 SITE REGULATIONS AND AS SHOWN ON THE APPROVED PLAN.
32. ALL EXISTING TREES TO REMAIN, LOCATED WITHIN 50' OF THE LIMITS OF CONSTRUCTION, MUST BE TREE PROTECTED IN ACCORDANCE WITH SECTION 33.02-51(B)(1)(E) SITE REGULATIONS ORDINANCE OF THE CITY OF NEWPORT NEWS, VIRGINIA.
33. PRIOR TO INSTALLATION OF THE LANDSCAPING MATERIALS, AN INSPECTION WITH THE DEPARTMENT OF ENGINEERING INSPECTOR IS REQUIRED. PLEASE CONTACT TRACY STEELE OF THE SITE AND SUBDIVISION OFFICE AT 926-8601.
34. THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE MORE THAN ONE FIRE APPARATUS ACCESS ROAD BASED ON OCCUPANCY USE, LOCATION, ETC.
35. THE FIRE CODE OFFICIAL SHALL HAVE THE AUTHORITY TO REQUIRE AN INCREASE IN THE MINIMUM ACCESS WIDTHS WHERE THEY ARE INADEQUATE FOR FIRE, RESCUE, OR LADDER SUPPRESSION OPERATIONS.
36. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS AND SHALL BE SURFACED TO ACCOMMODATE ALL WEATHER DRIVING CONDITIONS. (THE CURRENT MINIMUM WEIGHT LOAD UTILIZED FOR FIRE APPARATUS CALCULATION IS 80,000 POUNDS.)
37. THE REQUIRED TURNING RADIUS OF A FIRE APPARATUS ACCESS ROAD SHALL BE DETERMINED BY THE FIRE CODE OFFICIAL. (THE CURRENT MINIMUM TURNING RADIUS FOR FIRE APPARATUS IS 29'.)
38. DEAD END FIRE APPARATUS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
39. MINIMUM WIDTH OF ALL FIRE LANES SHALL BE 20 FEET UNLESS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL. FIRE LANES SHALL BE SURFACED TO ACCOMMODATE ALL WEATHER DRIVING CONDITIONS.
40. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ONSITE.
41. APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.

H&A

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HANKINS & ANDERSON, INC.



DATE: 02.27.12

REVISION

**THE ROAM
BUILDING**

NEWPORT NEWS,
VIRGINIA

**NEWPORT NEWS
REDEVELOPMENT
& HOUSING
AUTHORITY**

NEWPORT NEWS
VIRGINIA, 23607
PHONE : (757) 928-2620

**CITY OF
NEWPORT NEWS
GENERAL NOTES**

C002

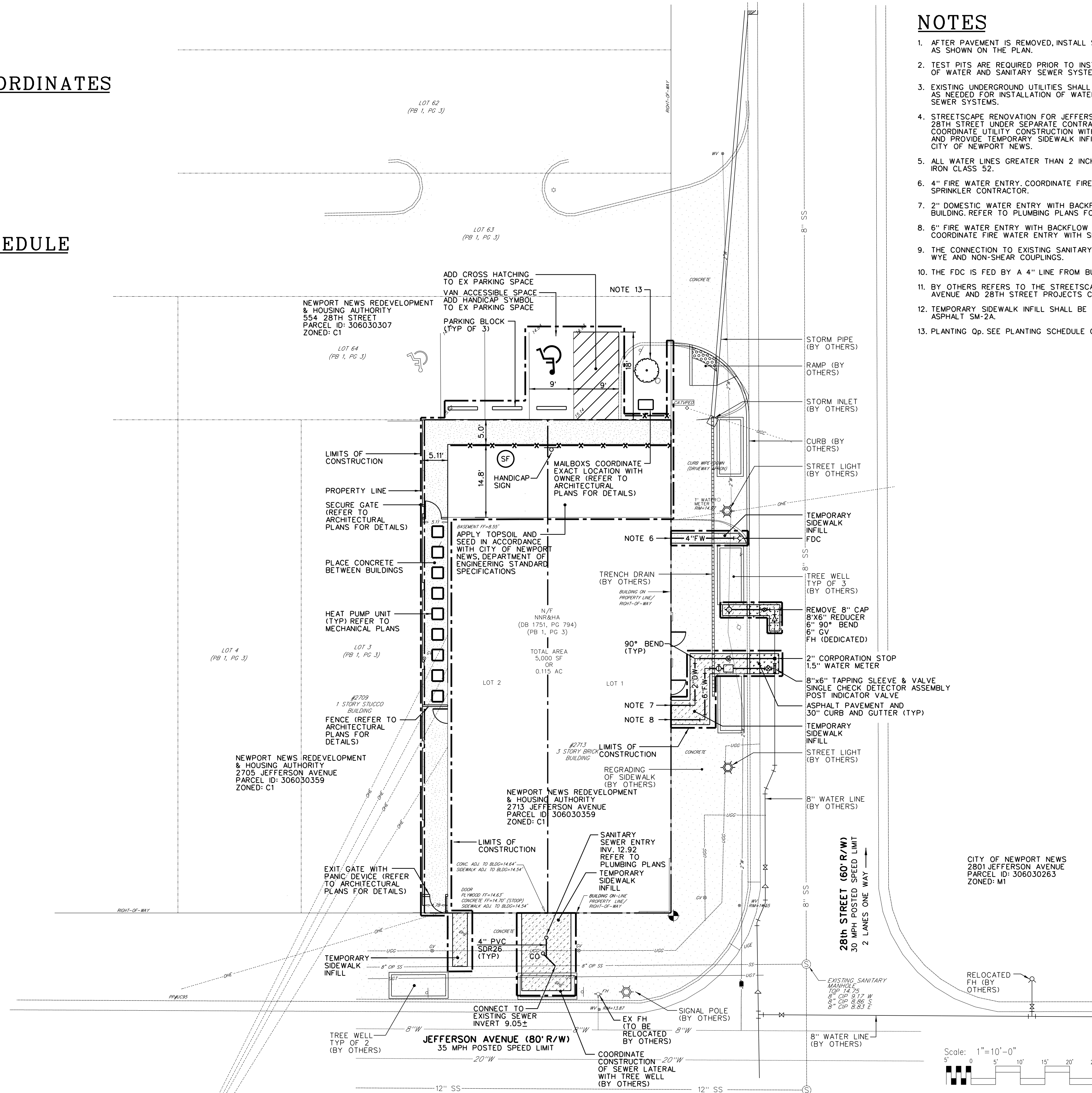
PROJECT NO. 008188.00

SANITARY SEWER COORDINATES

- 1 CLEANOUT
N 4,966.17
E 5,011.20
- 2 CLEANOUT
N 4,967.01
E 5,014.37
- EX TIE TO EXISTING
N 4,970.36
E 5,015.54

SANITARY SEWER SCHEDULE

- 1 EXISTING MANHOLE
INV IN 2.50 (FROM STR 3)
- 2 3.92 LF OF 4" SD AT 10.0%
- EX CLEANOUT
INV IN 12.53
INV OUT 9.31
- 2 2.58 LF OF 4" SD AT 10.0%
- EX EXISTING MANHOLE
TIE TO EX
INV IN 9.05±



NOTES

- AFTER PAVEMENT IS REMOVED, INSTALL SILT FENCE AS SHOWN ON THE PLAN.
- TEST PITS ARE REQUIRED PRIOR TO INSTALLATION OF WATER AND SANITARY SEWER SYSTEMS.
- EXISTING UNDERGROUND UTILITIES SHALL BE RELOCATED AS NEEDED FOR INSTALLATION OF WATER AND SANITARY SEWER SYSTEMS.
- STREETSCAPE RENOVATION FOR JEFFERSON AVENUE AND 28TH STREET UNDER SEPARATE CONTRACT "BY OTHERS". COORDINATE UTILITY CONSTRUCTION WITH STREETSCAPE WORK AND PROVIDE TEMPORARY SIDEWALK INFILL AS REQUIRED BY CITY OF NEWPORT NEWS.
- ALL WATER LINES GREATER THAN 2 INCHES SHALL BE DUCTILE IRON CLASS 52.
- 4" FIRE WATER ENTRY, COORDINATE FIRE WATER ENTRY WITH SPRINKLER CONTRACTOR.
- 2" DOMESTIC WATER ENTRY WITH BACKFLOW PREVENTOR INSIDE BUILDING. REFER TO PLUMBING PLANS FOR CONTINUATION.
- 6" FIRE WATER ENTRY WITH BACKFLOW PREVENTOR INSIDE BUILDING. COORDINATE FIRE WATER ENTRY WITH SPRINKLER CONTRACTOR.
- THE CONNECTION TO EXISTING SANITARY SEWER IS TO BE MADE WITH A WYE AND NON-SHEAR COUPLINGS.
- THE FDC IS FED BY A 4" LINE FROM BUILDING.
- BY OTHERS REFERS TO THE STREETSCAPE RENOVATION FOR JEFFERSON AVENUE AND 28TH STREET PROJECTS CONTRACTOR.
- TEMPORARY SIDEWALK INFILL SHALL BE A 2" MINIMUM SURFACE ASPHALT SM-2A.
- PLANTING Op. SEE PLANTING SCHEDULE ON C504.

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AUTHORITY

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PHONE : (757) 928-2620

SITE PLAN

C201

PROJECT NO. 008188.00

NOTES

1. ACCESSIBLE ROUTE AT 28TH STREET SIDEWALK "BY OTHERS". REFER TO "JEFFERSON AVENUE UTILITIES RELOCATION AND STREETSCAPE DESIGN" PLANS PREPARED BY ATKINS.
2. STREETSCAPE RENOVATION FOR JEFFERSON AVENUE AND 28TH STREET UNDER SEPARATE CONTRACT "BY OTHERS".
3. DO NOT REMOVE SILT FENCE UNTIL CONSTRUCTION IS COMPLETE AND SITE IS STABILIZED.

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 NEWPORT NEWS, VIRGINIA

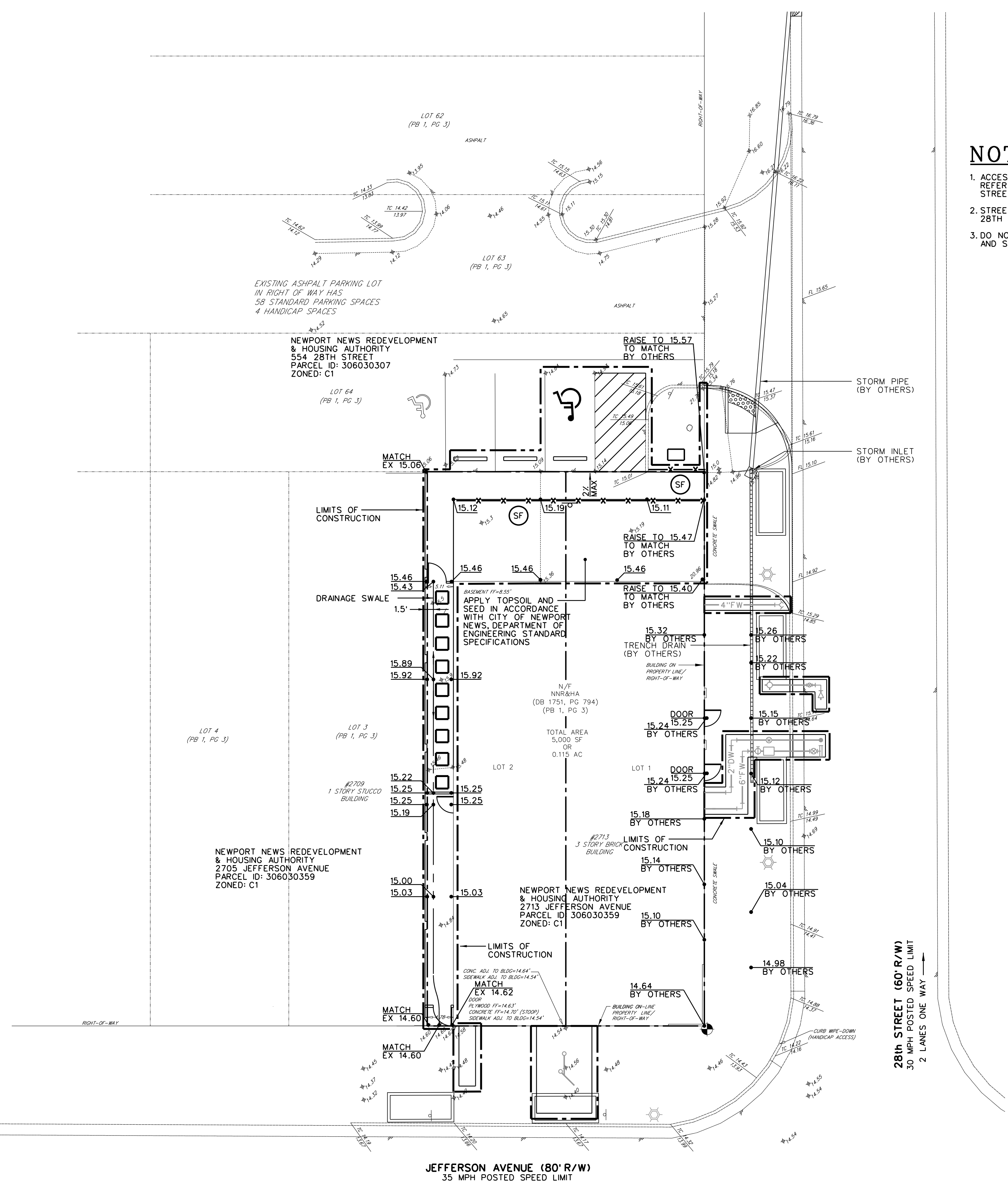
NEWPORT NEWS REDEVELOPMENT & HOUSING AUTHORITY

NEWPORT NEWS VIRGINIA, 23607
 PHONE : (757) 928-2620

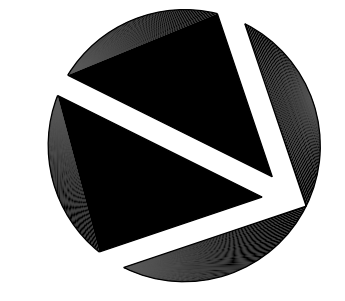
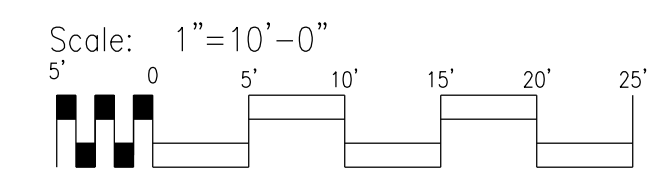
GRADING PLAN

C301

PROJECT NO. 008188.00



CITY OF NEWPORT NEWS
 2801 JEFFERSON AVENUE
 PARCEL ID: 306030263
 ZONED: M1



JEFFERSON AVENUE (80' R/W)
 35 MPH POSTED SPEED LIMIT

28th STREET (60' R/W)
 30 MPH POSTED SPEED LIMIT
 2 LANES ONE WAY

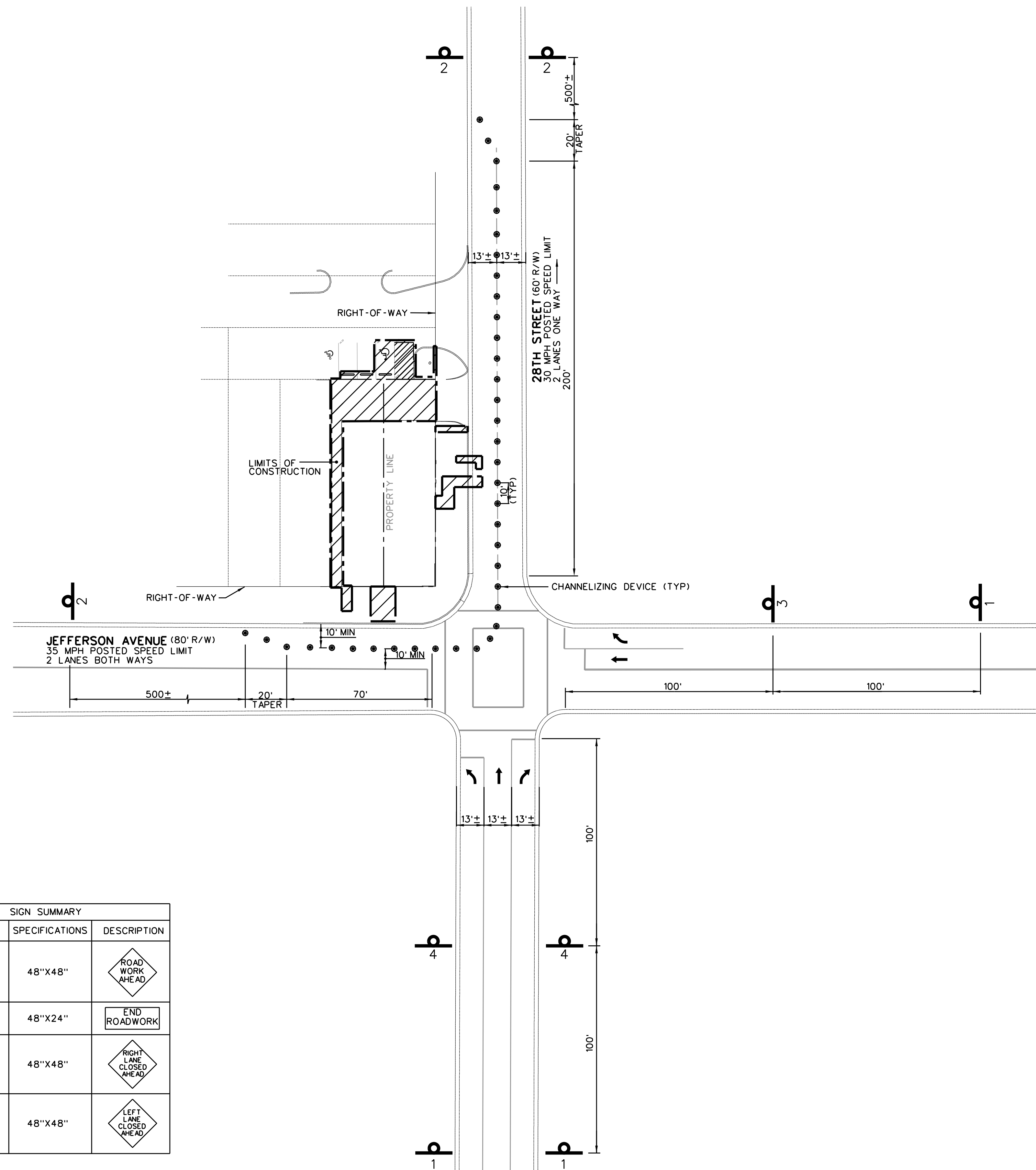
DURATION NOTES

SIGNS AND BUFFER SPACE MAY BE OMITTED IF ALL OF THE FOLLOWING CONDITIONS ARE MET.

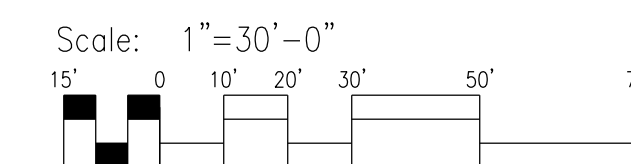
- A. WORK OPERATIONS ARE 60 MINUTES OR LESS.
- B. NO SIGHT OBSTRUCTIONS TO VEHICLES APPROACHING THE WORK AREA FOR A DISTANCE EQUAL TO THE BUFFER SPACE AND THE TAPER LENGTH COMBINED.
- C. VEHICLES IN THE WORK AREA HAVE HIGH-INTENSITY, ROTATING, FLASHING, OSCILLATION OR STROBE LIGHTS OPERATING.
- D. VOLUME AND COMPLEXITY OF THE ROADWAY HAS BEEN CONSIDERED.

GENERAL NOTES

- 1. ALL VEHICLES, EQUIPMENT, WORKERS AND THEIR ACTIVITIES ARE PROHIBITED FROM THE LANE AREAS RESERVED FOR TRAFFIC.
- 2. WHEN VEHICLES IN A PARKING ZONE BLOCK THE LINE OF SIGHT TO THE TRAFFIC CONTROL SIGNS, THE SIGNS SHALL BE POSTED AND MOUNTED IN ACCORDANCE WITH THE VIRGINIA WORK AREA PROTECTION MANUAL.
- 3. FOR GENERAL WORK AREA TRAFFIC CONTROL REQUIREMENTS AND ADDITIONAL INFORMATION, REFER TO THE VIRGINIA WORK AREA PROTECTION MANUAL.
- 4. PER THE CITY OF NEWPORT NEWS WORK HOUR RESTRICTION FOR 2012, THIS SECTION OF JEFFERSON AVENUE REQUIRES CITY AUTHORIZATION BEFORE ANY WORK MAY BE COMPLETED.



SIGN SUMMARY			
	MUTCD NUMBER	SPECIFICATIONS	DESCRIPTION
1	W21-4	48"X48"	ROAD WORK AHEAD
2	G20-2a	48"X24"	END ROADWORK
3	W9-3R	48"X48"	RIGHT LANE CLOSED AHEAD
4	W9-3L	48"X48"	LEFT LANE CLOSED AHEAD



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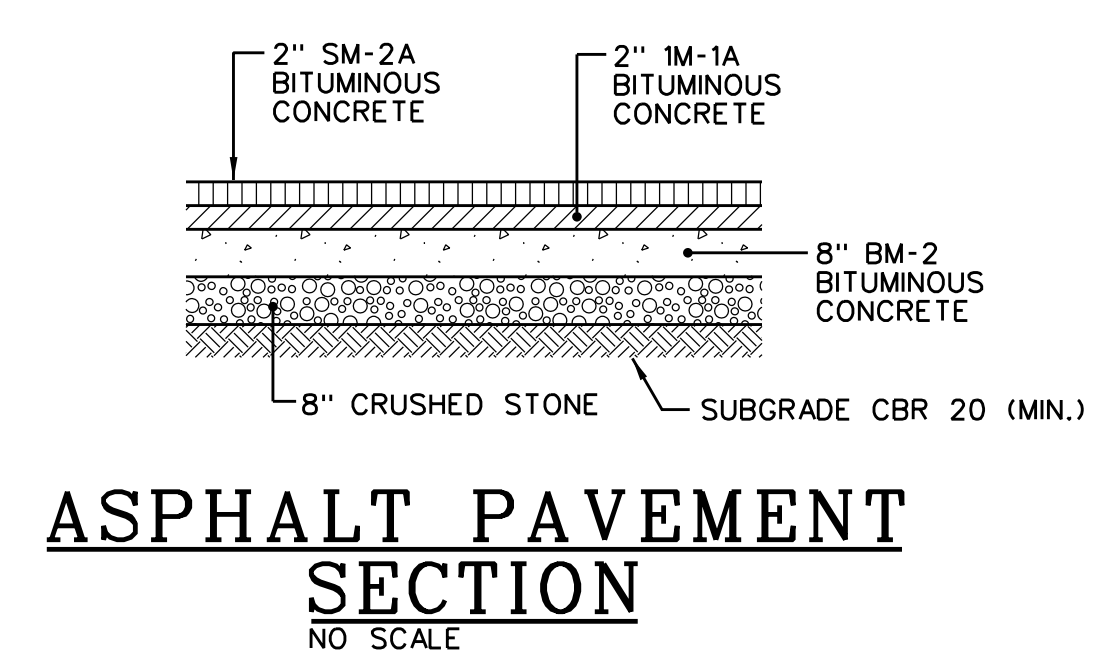
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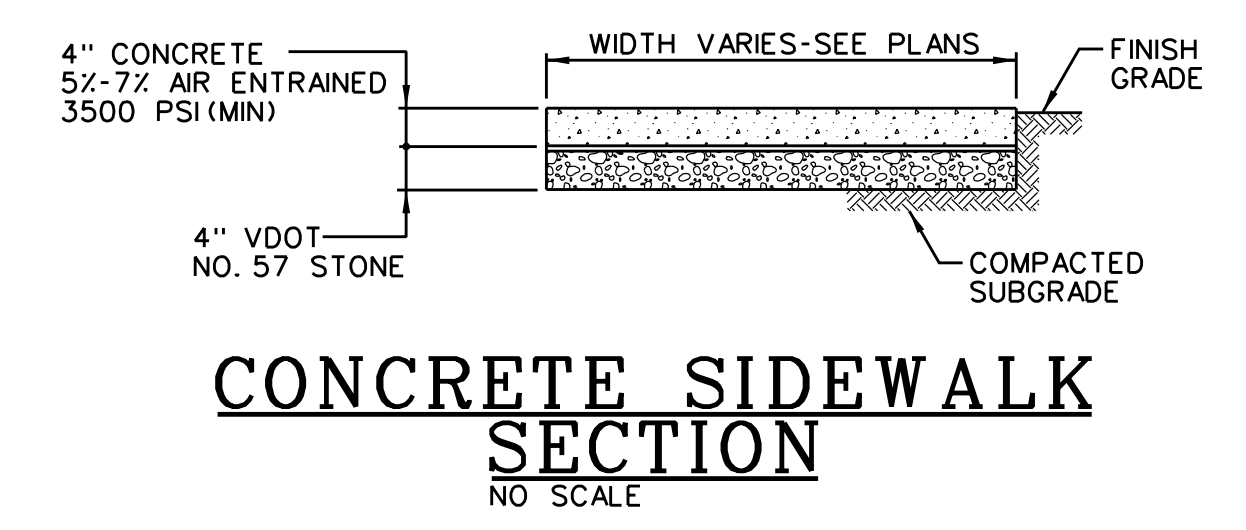
NEWPORT NEWS VIRGINIA, 23607
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TRAFFIC CONTROL PLAN

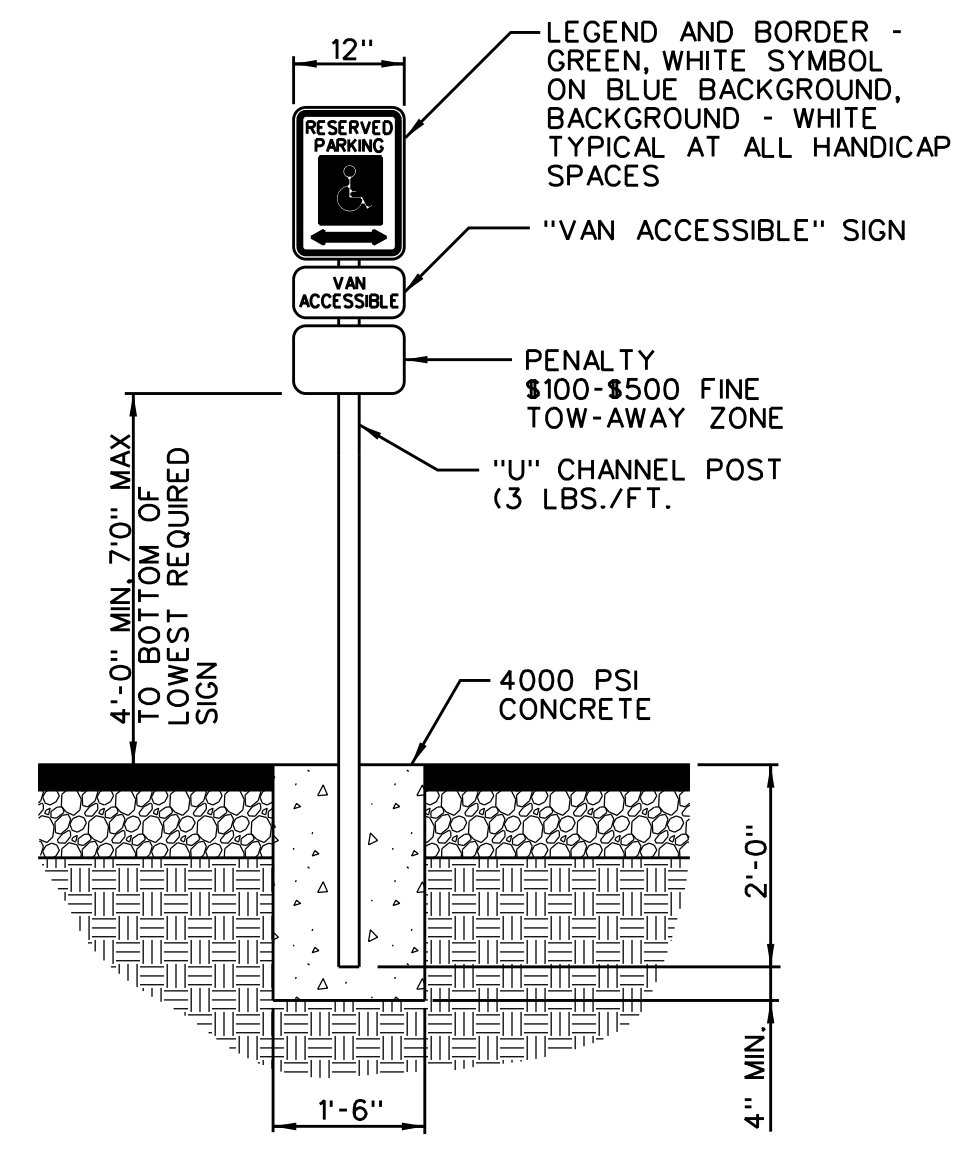
C401



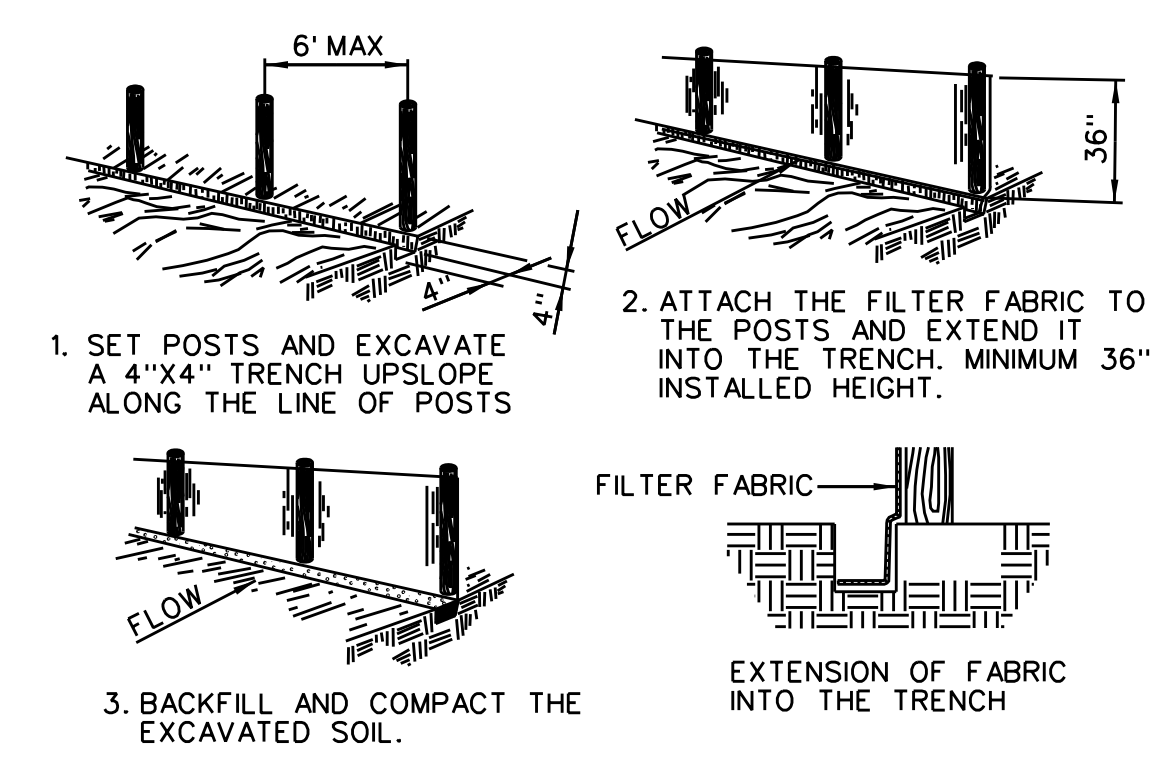
ASPHALT PAVEMENT SECTION
 NO SCALE



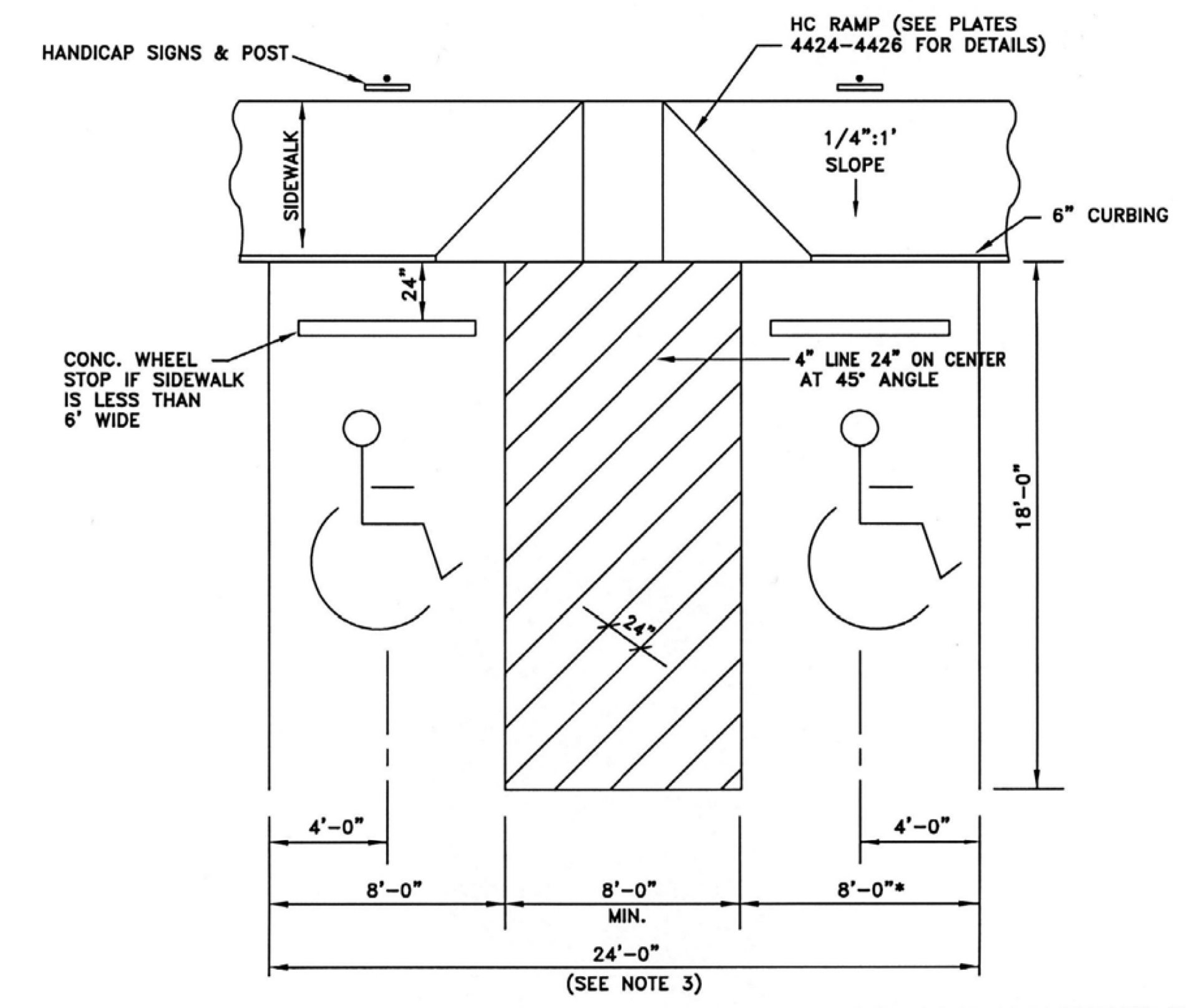
CONCRETE SIDEWALK SECTION
 NO SCALE



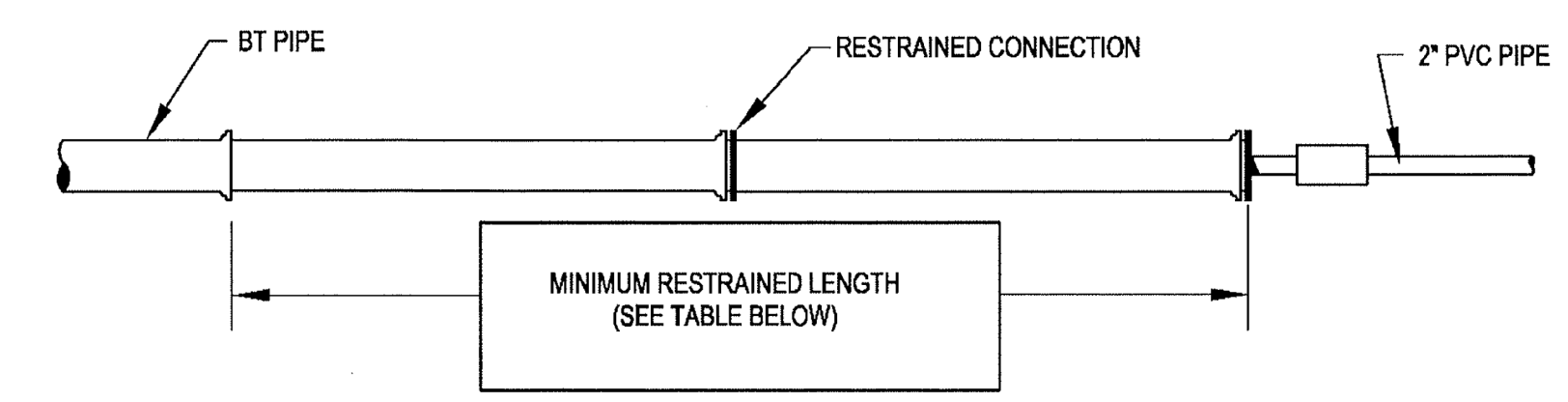
HANDICAP PARKING SIGN
 NO SCALE
 NOTES
 1. ONE SIGN AT EACH HANDICAP SPACE.
 2. THE REQUIRED HC SIGN INFORMATION MAY BE COMBINED ON ONE SIGN.



CONSTRUCTION OF A SILT FENCE (SF)
 NO SCALE
 SOURCE: VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK STANDARD AND SPECIFICATION 3.05



NEWPORT NEWS DESIGN CRITERIA DETAIL #4433
 *SPACES ARE TO BE DIMENSIONED TO CENTER OF STALL LINE MARKINGS.
 NOTE:
 1. HANDICAP SIGNAGE SHALL COMPLY WITH MUTCD & STATE REGULATIONS FOR FABRICATION AND INSTALLATION.
 2. ABOVE DIAGRAM SUBJECT TO CURRENT ADA REGULATIONS AND REQUIREMENTS.
 3. THE 8'-8'-8" DIMENSION MAY BE REPLACED BY THE ALTERNATE "UNIVERSAL" STALL DESIGN OF 11'-5'-11" AS DEFINED BY THE ADA REGULATIONS.
 HANDICAPPED PARKING SPACES SHALL BE DELINEATED BY 4" BLUE LINES (BENNETTE'S POINT BLUE WAVE Q13-28T OR EQUIVALENT).



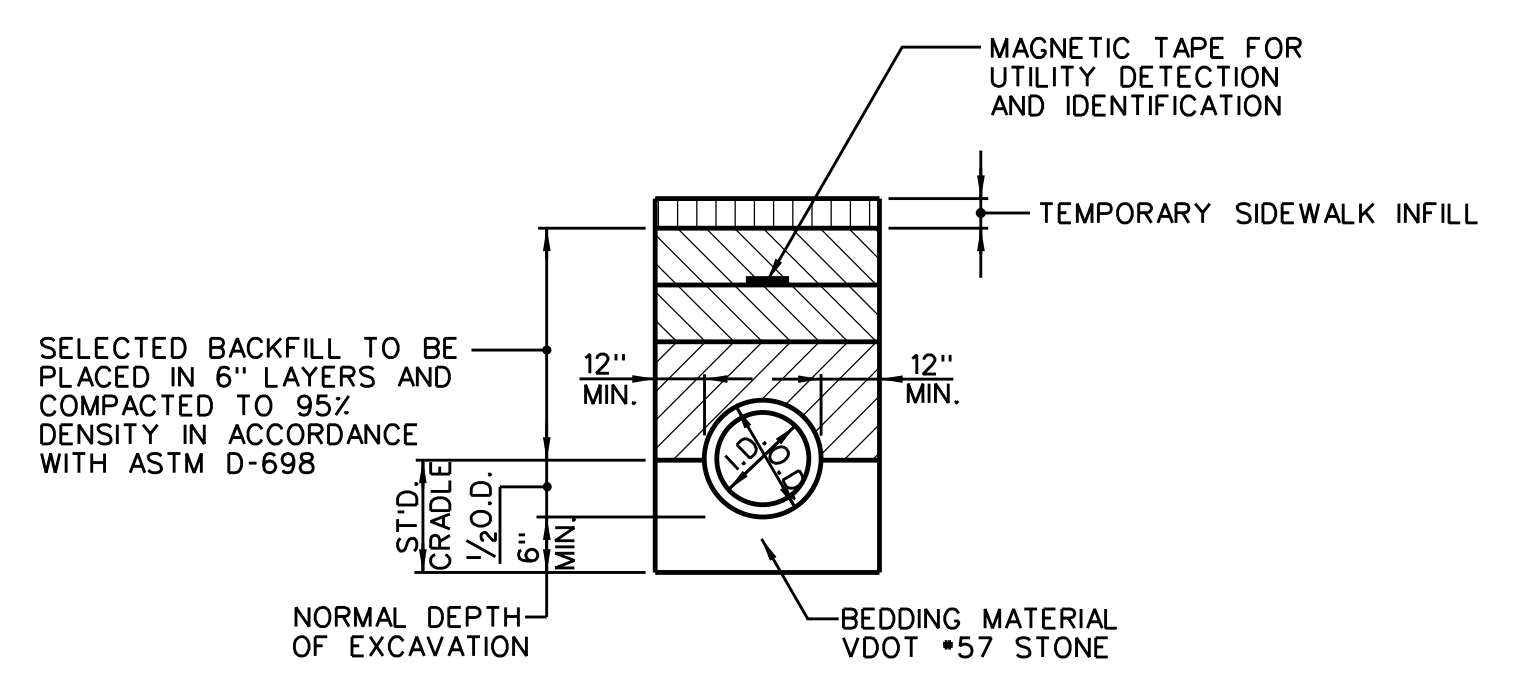
PIPE SIZE	DUCTILE IRON	POLYWRAP OR PVC
4"	22	31
6"	31	45
8"	41	58
12"	59	84
16"	77	110

RESTRAINED LENGTH DETERMINED USING DIPRA FORMULA WITH TYPE 3 BEDDING, COHESIVE-GRANULAR SOIL, 3" COVER, 125 PSI AND A SAFETY FACTOR OF 1.5.

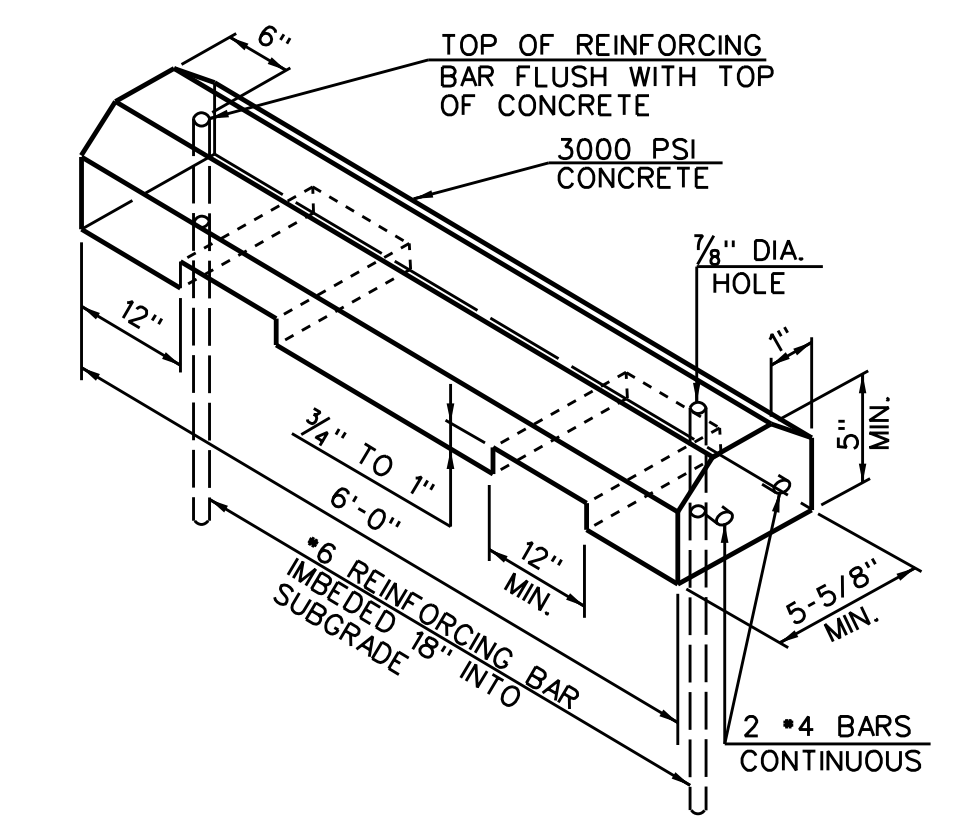
FIG. NO 19 (DWG. NO. W-05C-3)
 CITY OF NEWPORT NEWS
 DEPARTMENT OF PUBLIC UTILITIES
 NEWPORT NEWS, VIRGINIA
RESTRAINED LENGTH AT TRANSITION

RESTRAINED LENGTH AT TRANSITION DETAIL
 NO SCALE

VAN ACCESSIBLE HANDICAP PARKING SPACE (OFF-STREET)
 NO SCALE



TYPICAL TRENCH SECTION
 NO SCALE



PARKING BLOCK
 NO SCALE

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NEWPORT NEWS VIRGINIA, 23607
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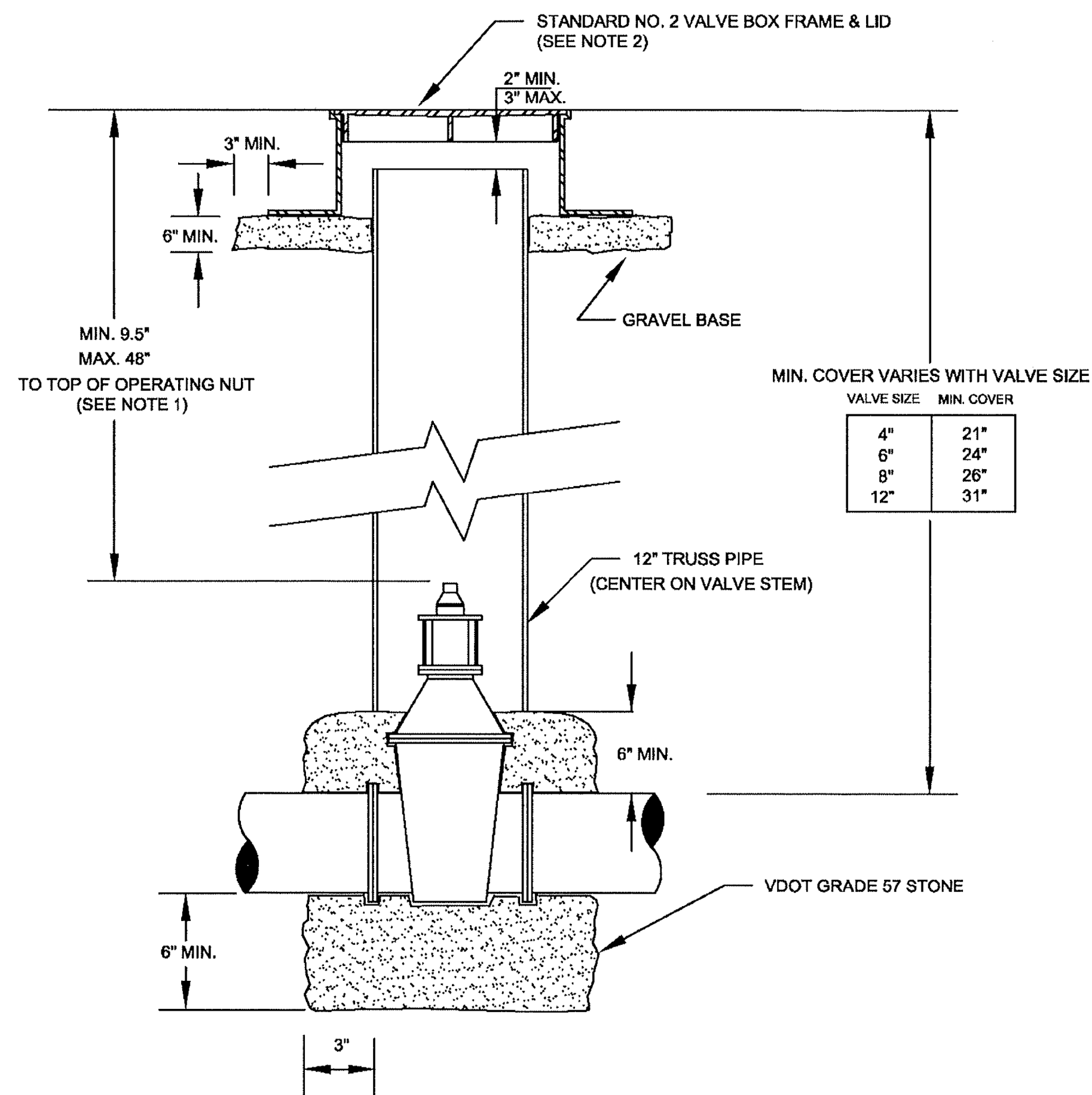
DETAILS

C501

PROJECT NO. 008188.00

NOTE

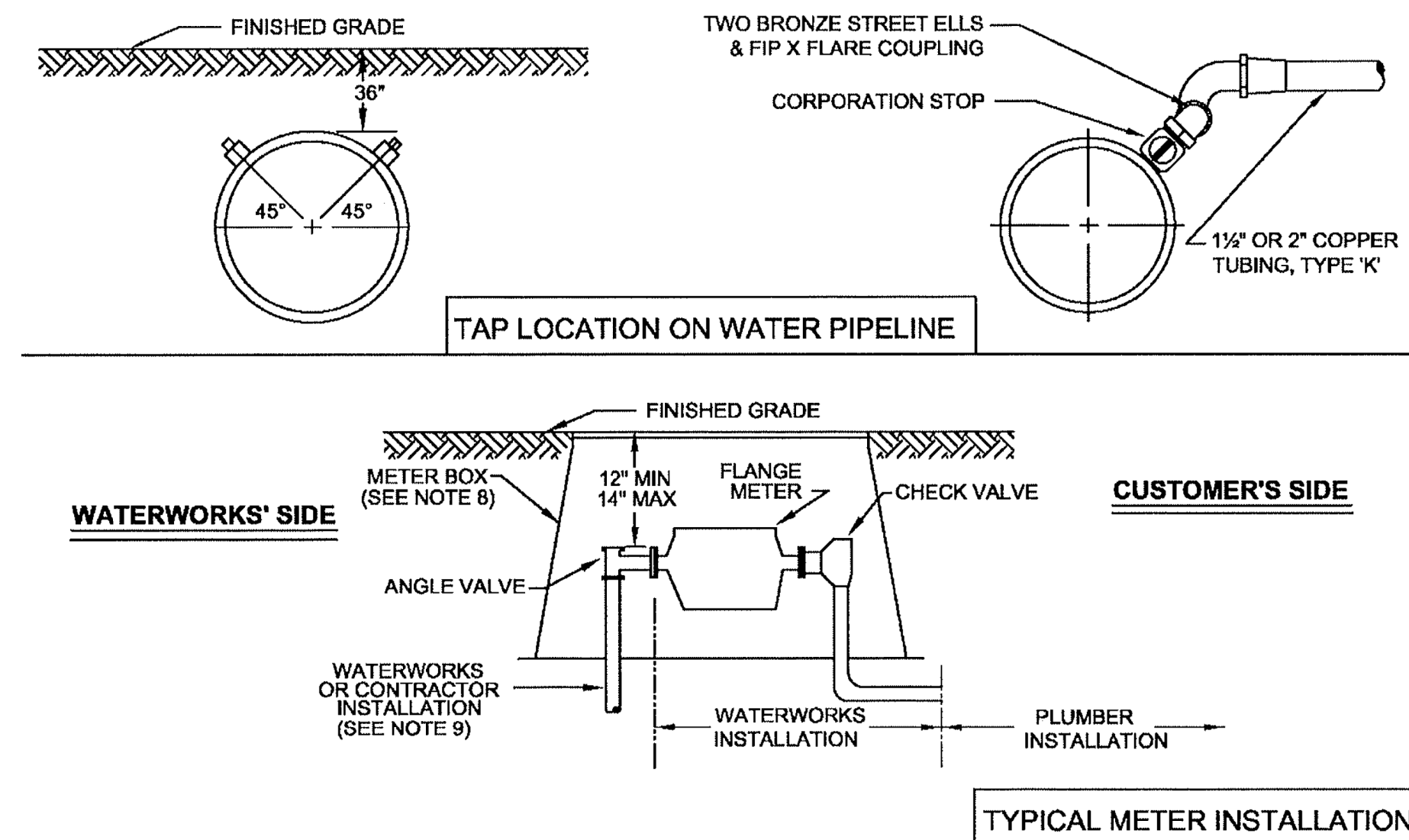
STREETSCAPE RENOVATION FOR JEFFERSON AVENUE AND 28TH STREET UNDER SEPARATE CONTRACT BY OTHERS. COORDINATE UTILITY CONSTRUCTION AND FINISHED GRADE ELEVATION OF VALVE BOXES, FIRE HYDRANTS AND PIV.



- NOTE:**
- IF OPERATING NUT IS MORE THAN 48" BELOW GROUND LEVEL, THEN A VALVE STEM EXTENSION SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 3 OF THE MATERIAL SPECIFICATIONS.
 - SEE FIGURE NO. 14 (DWG W-05B) & FIGURE NO. 15 (DWG W-05B-1) FOR STANDARD NO. 2 VALVE BOX FRAME & LID

FIG. NO. 12 (DWG. NO. W-05A)
 CITY OF NEWPORT NEWS
 DEPARTMENT OF PUBLIC UTILITIES
 NEWPORT NEWS, VIRGINIA

GATE VALVE SETTING
 NO SCALE



NOTES:

- METER LOCATIONS MUST BE MARKED OR STAKED PRIOR TO SERVICE INSTALLATION. LOCATIONS OTHER THAN THE STANDARD LOCATION MUST BE APPROVED BY WATERWORKS, AND NOT IN VIOLATION OF A JURISDICTIONAL UTILITY POLICY, IF APPLICABLE. METERS SHALL NOT BE LOCATED IN PAVED AREAS.
- SERVICE PIPELINES SHALL BE INSTALLED PERPENDICULAR TO THE WATER PIPELINE, EXCEPT IN ENDS OF CUL-DE-SACS, OR AS OTHERWISE DIRECTED BY A WATERWORKS INSPECTOR.
- SERVICE TAP SHALL BE MADE AT A 45° ANGLE FROM THE VERTICAL, UNLESS OTHERWISE NOTED.
- METERS SHALL BE LOCATED IN NON-TRAFFIC AREAS. METER RELOCATIONS FROM TRAFFIC AREAS SHALL BE AT CUSTOMER'S COST.
- A WATERWORKS INSPECTOR MUST BE NOTIFIED 72 HOURS PRIOR TO THE INSTALLATION OF SERVICE LINES, AND NO SERVICE SHALL BE INSTALLED WITHOUT A WATERWORKS INSPECTOR PRESENT.
- SERVICE TAPS SHALL BE SPACED IN ACCORDANCE WITH SECTION CS 5.3.D.
- METER LOCATIONS IN HAMPTON TO BE IN ACCORDANCE WITH THE JURISDICTIONAL UTILITY POLICY (HAMPTON, JAN. 1982)
- SEE FIGURE 39 (DWG: W-13C) FOR DETAILS OF METER BOX.
- DUE TO DIFFICULTY IN BENDING 1-1/2" & 2" TUBING, AN ALTERNATE CONFIGURATION UTILIZING A 90-DEGREE FITTING AND A BRASS NIPPLE BELOW THE ANGLE VALVE IS ACCEPTABLE, IF APPROVED BY THE INSPECTOR.

FIG. NO. 48 (DWG. NO. W-16C-1)
 CITY OF NEWPORT NEWS
 DEPARTMENT OF PUBLIC UTILITIES
 NEWPORT NEWS, VIRGINIA

TYPICAL WATER METER INSTALLATION
 OF 1-1/2" & 2"
 NO SCALE

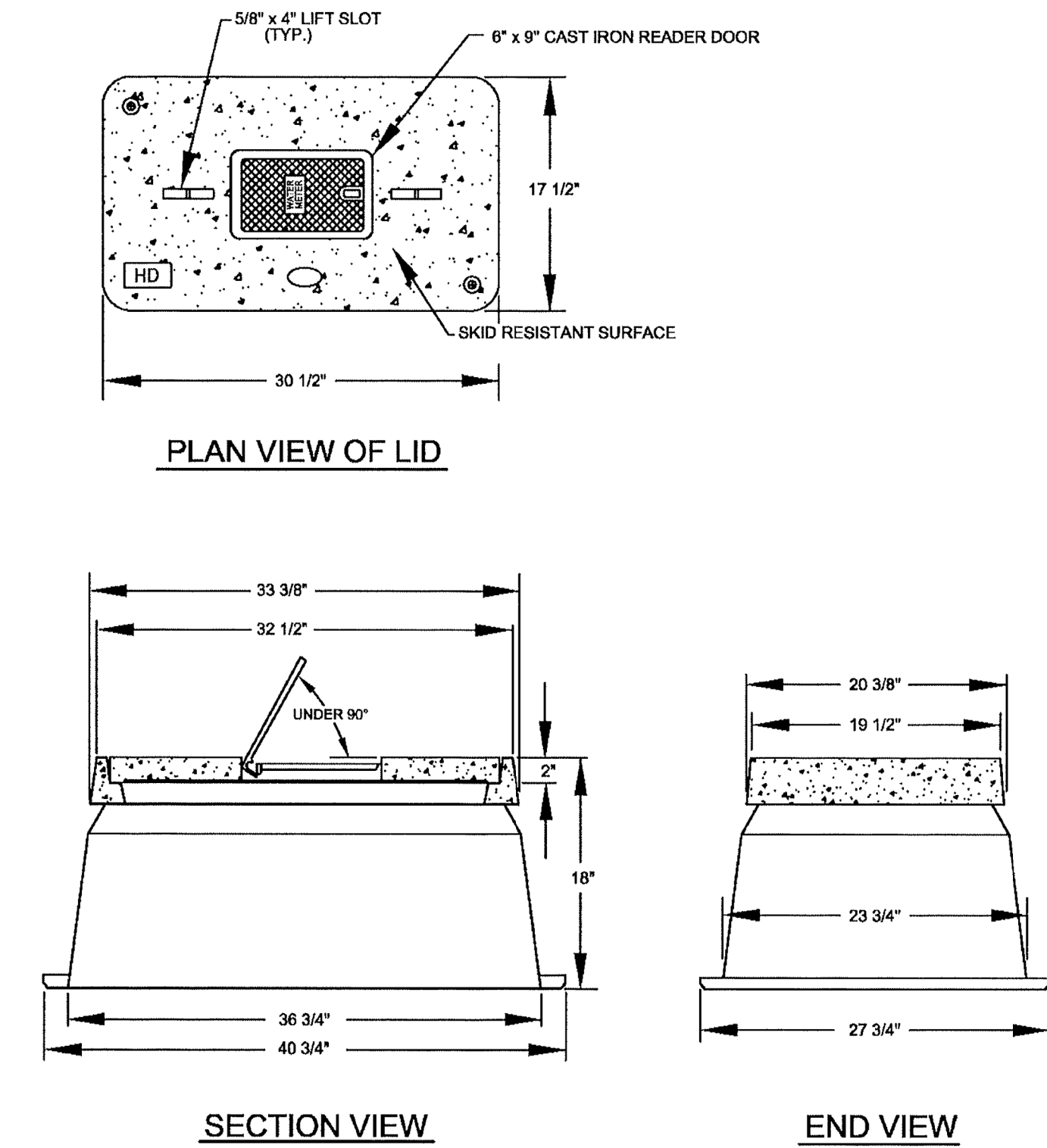
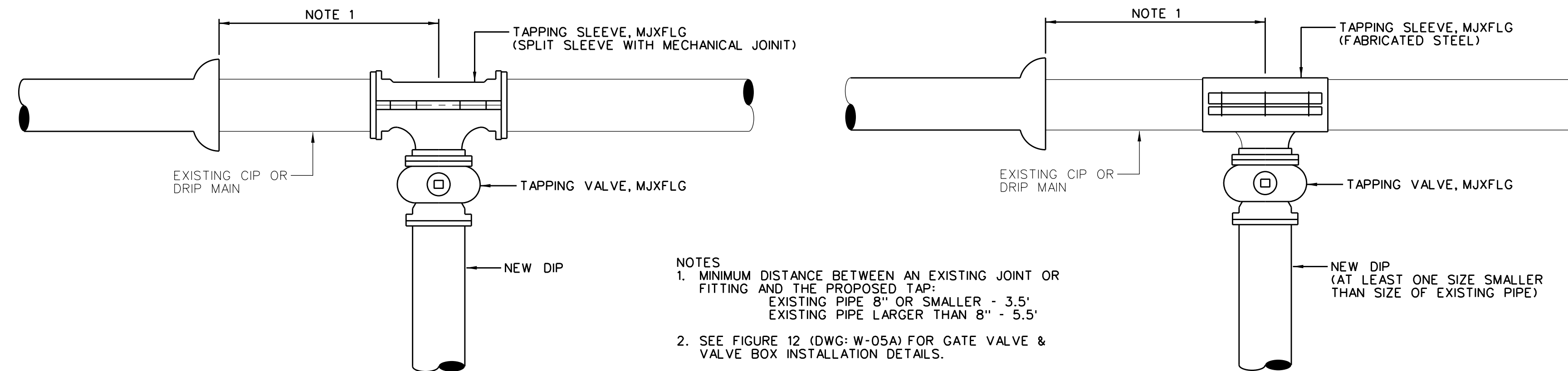


FIG. NO. 39 (DWG. NO. W-13C)
 CITY OF NEWPORT NEWS
 DEPARTMENT OF PUBLIC UTILITIES
 NEWPORT NEWS, VIRGINIA

TYPICAL METER BOX & LID
 FOR 1-1/2" & 2" METERS
 NO SCALE



- NOTES:**
- MINIMUM DISTANCE BETWEEN AN EXISTING JOINT OR FITTING AND THE PROPOSED TAP:
 EXISTING PIPE 8" OR SMALLER - 3.5'
 EXISTING PIPE LARGER THAN 8" - 5.5'
 - SEE FIGURE 12 (DWG: W-05A) FOR GATE VALVE & VALVE BOX INSTALLATION DETAILS.

SPLIT SLEEVE-CIP OR DIP **FABRICATED STEEL SLEEVE-DIP**

FIG. NO. 10 (DWG. NO. W-04A-2)
TAPPING SLEEVES & VALVES
 FOR 4" OR LARGER PIPE
 NO SCALE
 SOURCE: CITY OF NEWPORT NEWS
 DEPARTMENT OF PUBLIC UTILITIES

HANKINS & ANDERSON, INC.



DATE: 02.27.12
 REVISION

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 NEWPORT NEWS, VIRGINIA

NEWPORT NEWS REDEVELOPMENT & HOUSING AUTHORITY

NEWPORT NEWS VIRGINIA, 23607
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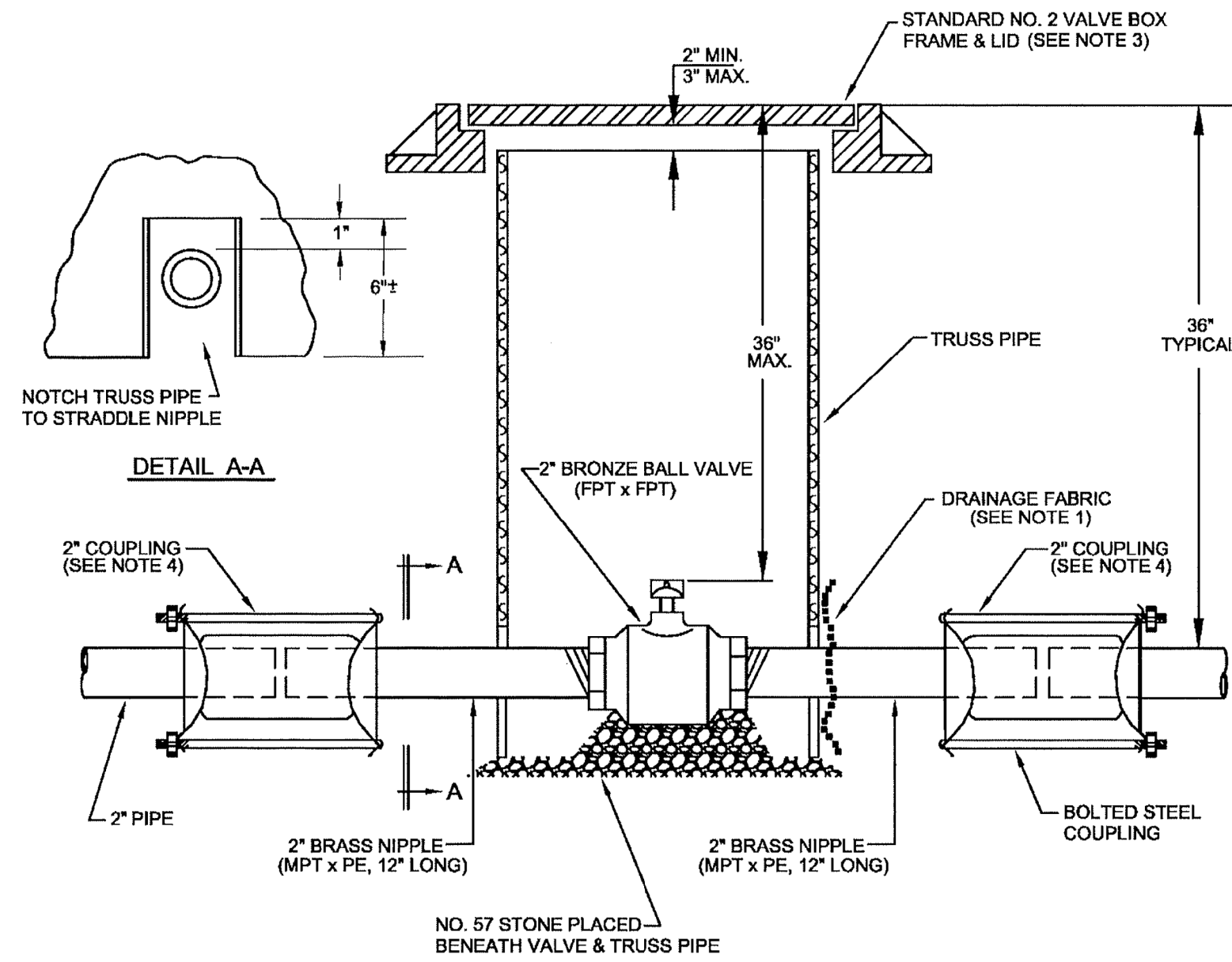
DETAILS

C502

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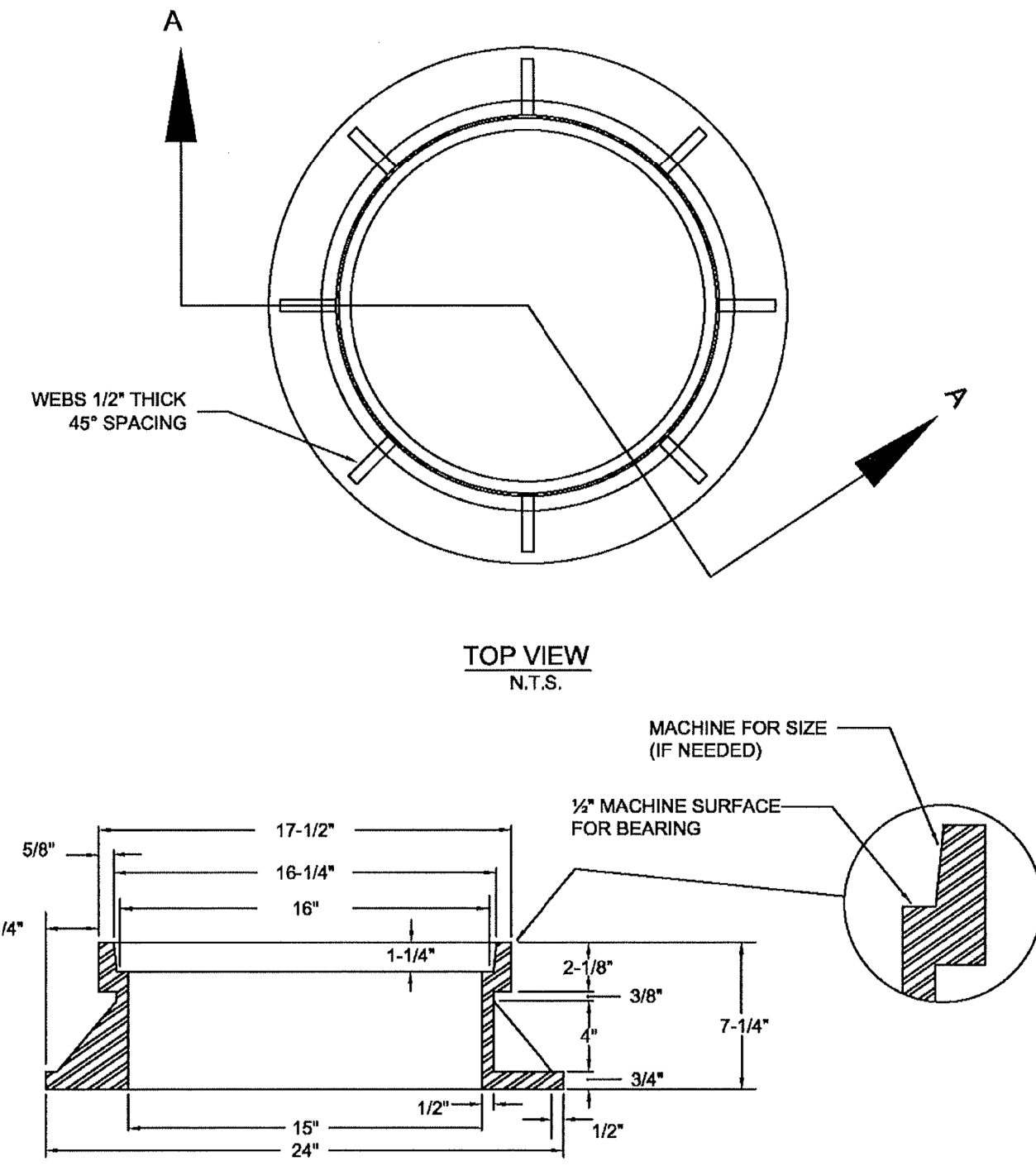
DATE: 02.27.12
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- NOTES:
- DRAINAGE FABRIC SHOULD BE FORMED AROUND THE PIPING TO MINIMIZE SOIL INTRUSION THROUGH NOTCHES IN TRUSS PIPE.
 - IF USING OPTION 1 OF FIGURE NO. 9, TO CENTER THE VALVE BOX OVER THE VALVE'S OPERATING NUT, THE BOTTOM OF THE TRUSS PIPE (RISER) MUST BE MODIFIED BY CUTTING A NOTCH ON ONE SIDE SO IT WILL STRADDLE THE 2" PIPE (SEE DETAIL AA) AND THE OPPOSITE SIDE OF THE TRUSS PIPE WILL REQUIRE A LARGE NOTCH TO ALLOW INSTALLATION ADJACENT TO THE EXISTING MAIN & SERVICE CLAMP.
 - SEE FIGURE NO. 14 (DWG W-05B) & FIGURE NO. 15 (DWG W-05B-1) FOR STANDARD NO. 2 VALVE BOX FRAME & LID.
 - DRESSER STYLE 38, 3-BOLT EPOXY COATED OR EQUAL.

FIG. NO. 13 (DWG. NO. W-05A-1)
 CITY OF NEWPORT NEWS
 DEPARTMENT OF PUBLIC UTILITIES
 NEWPORT NEWS, VIRGINIA
TYPICAL BALL VALVE SETTING

TYPICAL BALL VALVE SETTING DETAIL
 NO SCALE



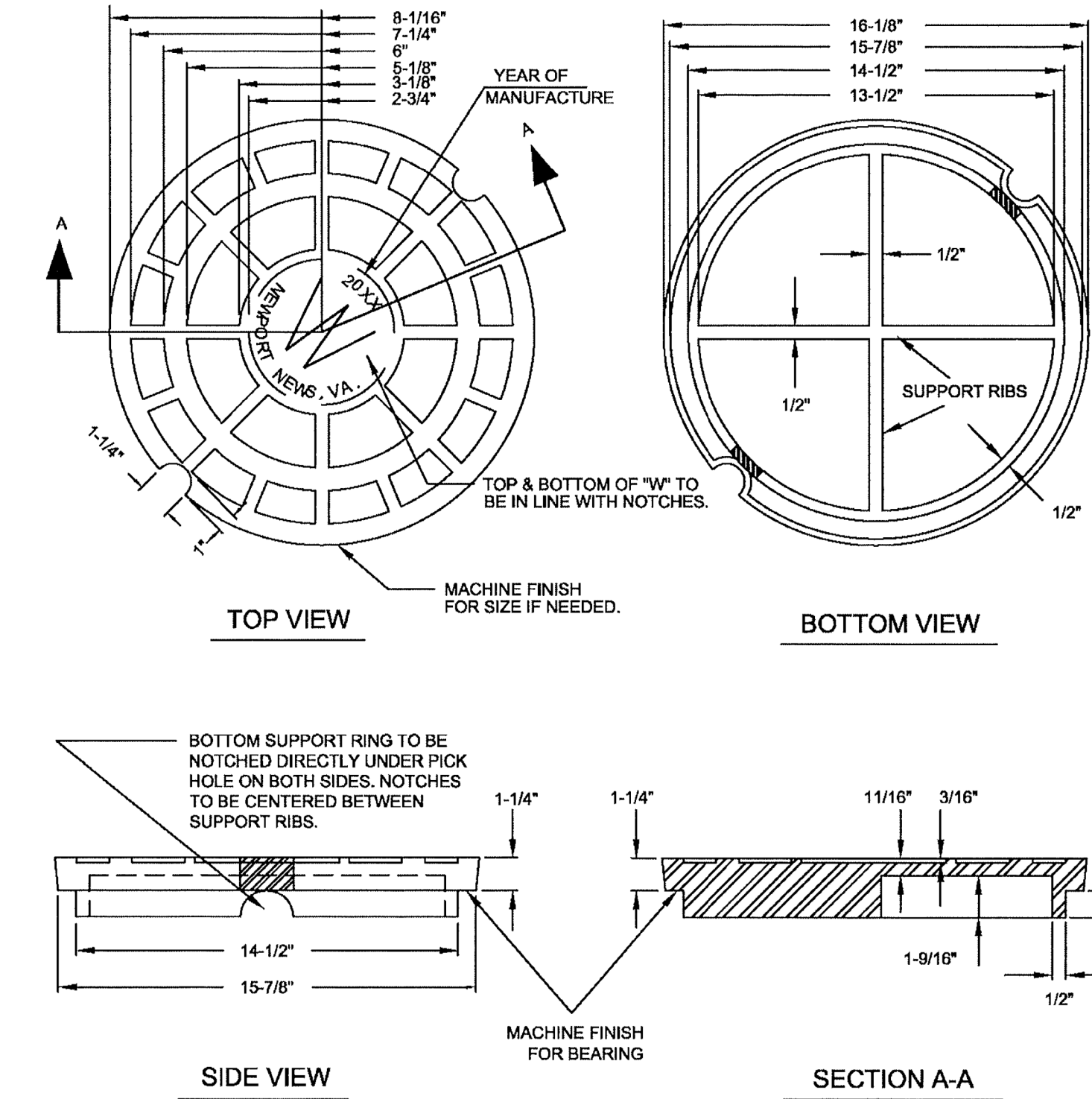
NOTE:
 ANGLES WHICH APPEAR AS 90° WHICH WILL BE IN CONTACT WITH THE GROUND AFTER INSTALLATION MAY BE ROUNDED FOR EASE OF FABRICATION.

MATERIAL:
 CAST IRON MEETING ASTM A-48, CLASS 30S
 CASTING TO BE DIPPED IN ASPHALTIC PAINT.

TOLERANCE:
 1/8" - 0" FOR 16-1/4" & 16" DIAMETERS FOR LID SEAT
 ALL OTHERS ± 1/8"

FIG. NO. 14 (DWG. NO. W-05B)
 CITY OF NEWPORT NEWS
 DEPARTMENT OF PUBLIC UTILITIES
 NEWPORT NEWS, VIRGINIA
STANDARD NO. 2 VALVE BOX FRAME

STANDARD VALVE BOX FRAME
 NO SCALE



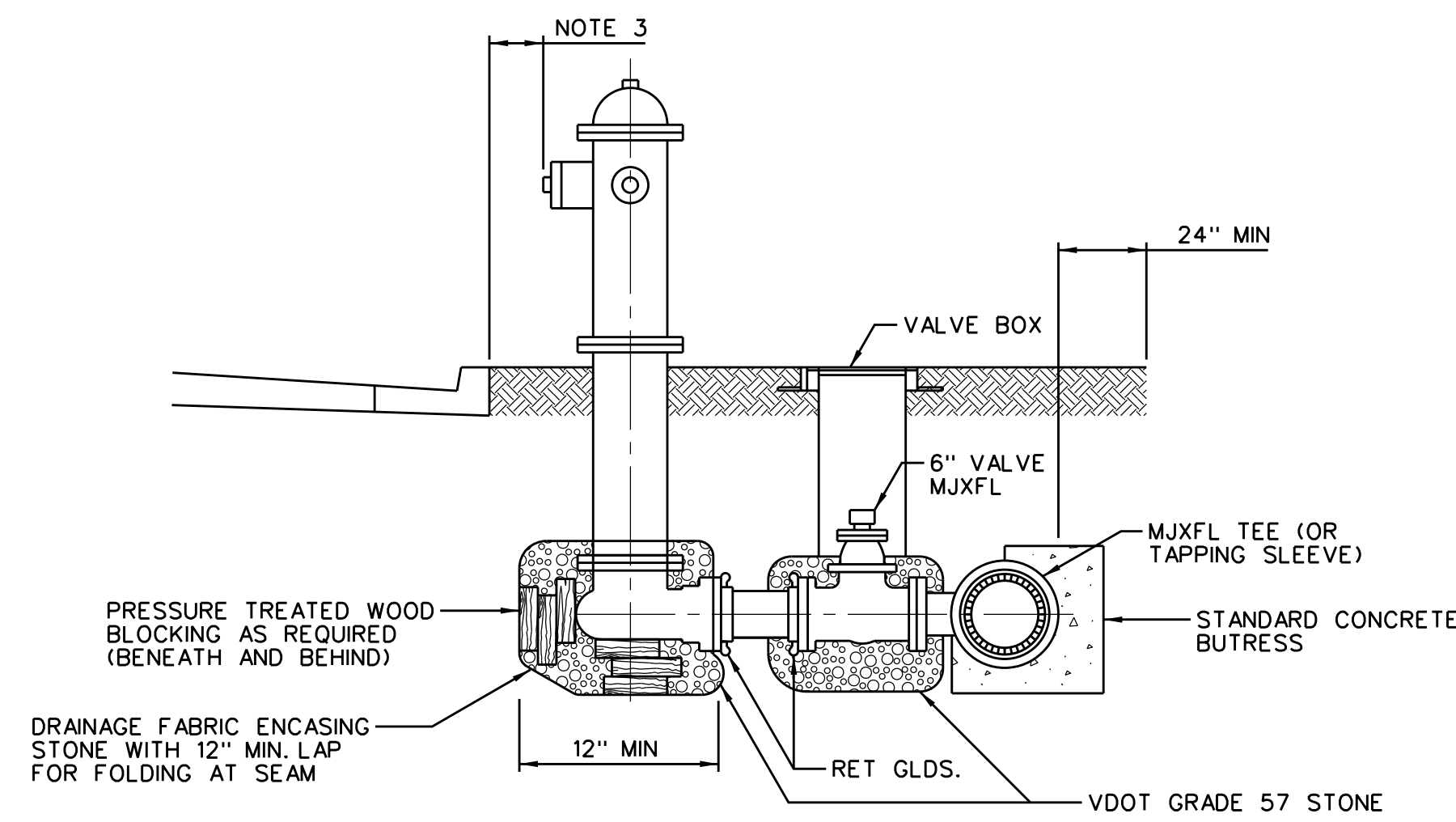
NOTE:
 ANGLES WHICH APPEAR AS 90° ON INTERIOR UNDERSIDE OF COVER MAY BE ROUNDED FOR EASE OF FABRICATION EXCEPT WHERE MACHINE SURFACE NOTED.

MATERIAL:
 CAST IRON MEETING ASTM A-48, CLASS 30S.
 CASTING TO BE DIPPED IN ASPHALTIC PAINT.

TOLERANCE:
 +0 TO -1/8" FOR OUTER DIAMETERS OF COVER. ALL OTHERS ± 1/8".

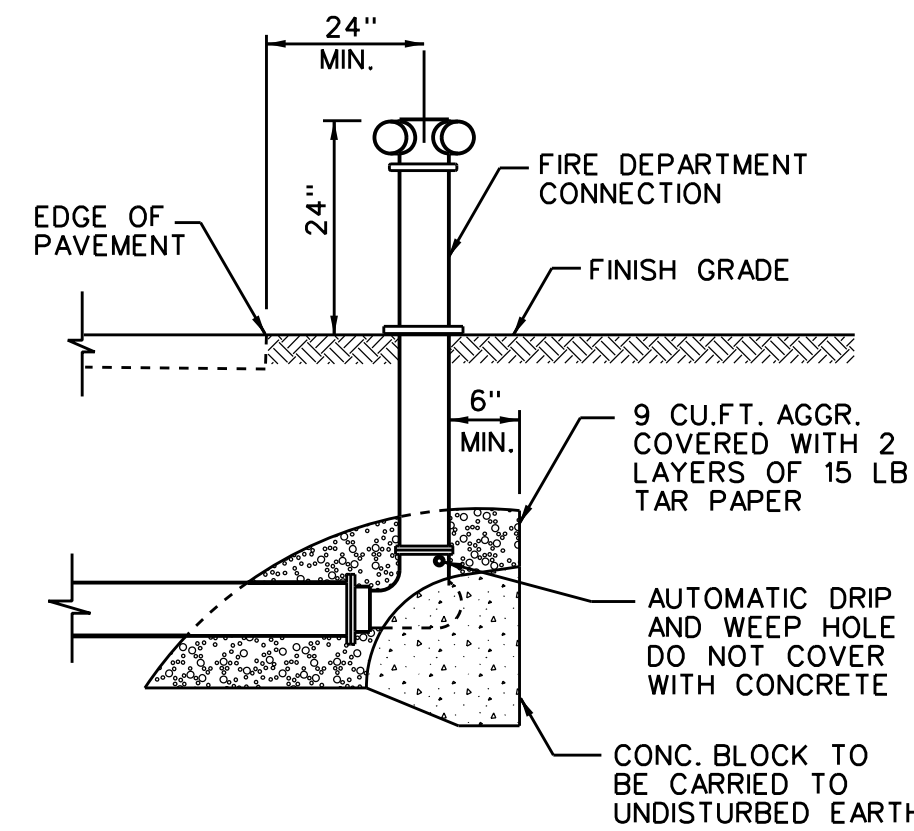
FIG. NO. 15 (DWG. NO. W-05B-01)
 CITY OF NEWPORT NEWS
 DEPARTMENT OF PUBLIC UTILITIES
 NEWPORT NEWS, VIRGINIA
STANDARD NO. 2 VALVE BOX LID

STANDARD VALVE BOX LID
 NO SCALE



- NOTES
- HYDRANT TO BE SET WITH BREAKABLE COUPLING APPROXIMATELY 3" ABOVE FINISHED GRADE.
 - PUMPER NOZZLE IS TO FACE ROADWAY UNLESS OTHERWISE NOTED.
 - PREFERRED DISTANCE BETWEEN BACK-OF-CURB AND CAP-ON PUMPER NOZZLE IS 36"; MINIMUM DISTANCE IS 12".

TYPE 1 & 1-A FIRE HYDRANT SETTING W/ CURB & GUTTER
 NO SCALE
 SOURCE: CITY OF NEWPORT NEWS
 DEPARTMENT OF PUBLIC UTILITIES



TYPICAL REMOTE F.D.C.
 NO SCALE

NOTE

STREETSCAPE RENOVATION FOR JEFFERSON AVENUE AND 28TH STREET UNDER SEPARATE CONTRACT BY OTHERS. COORDINATE UTILITY CONSTRUCTION AND FINISHED GRADE ELEVATION OF VALVE BOXES, FIRE HYDRANTS AND PIV.

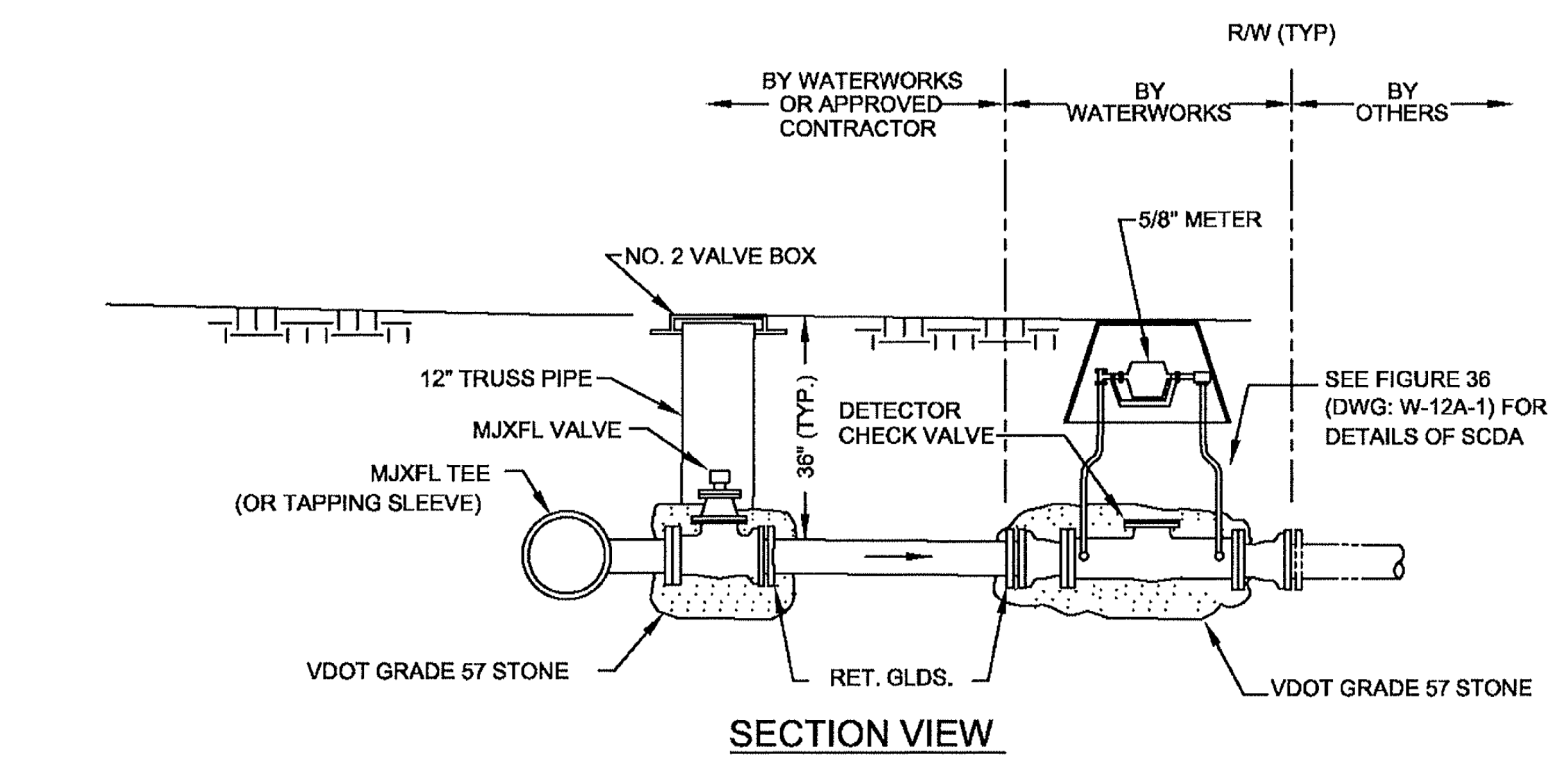
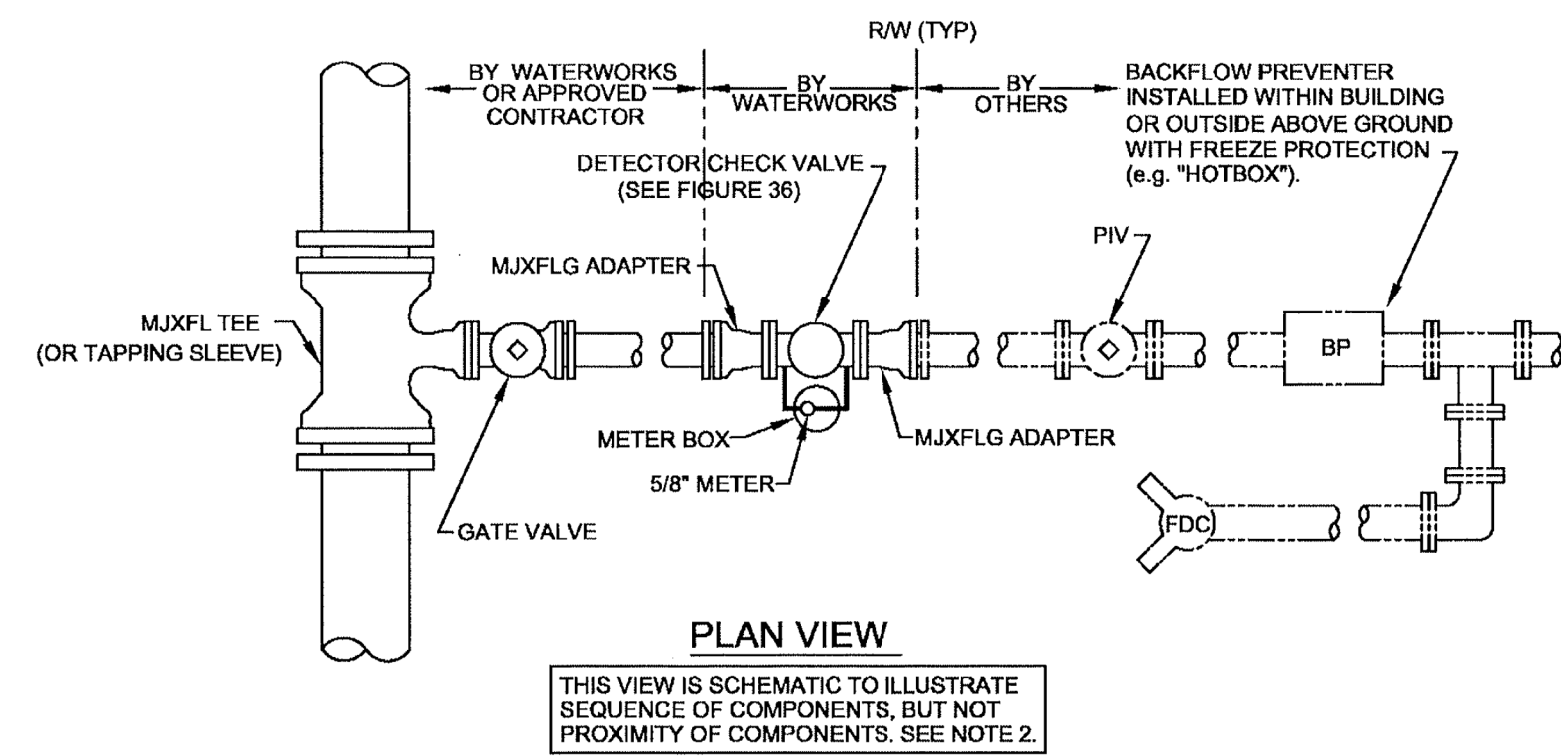
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 VIRGINIA, 23607
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DETAILS

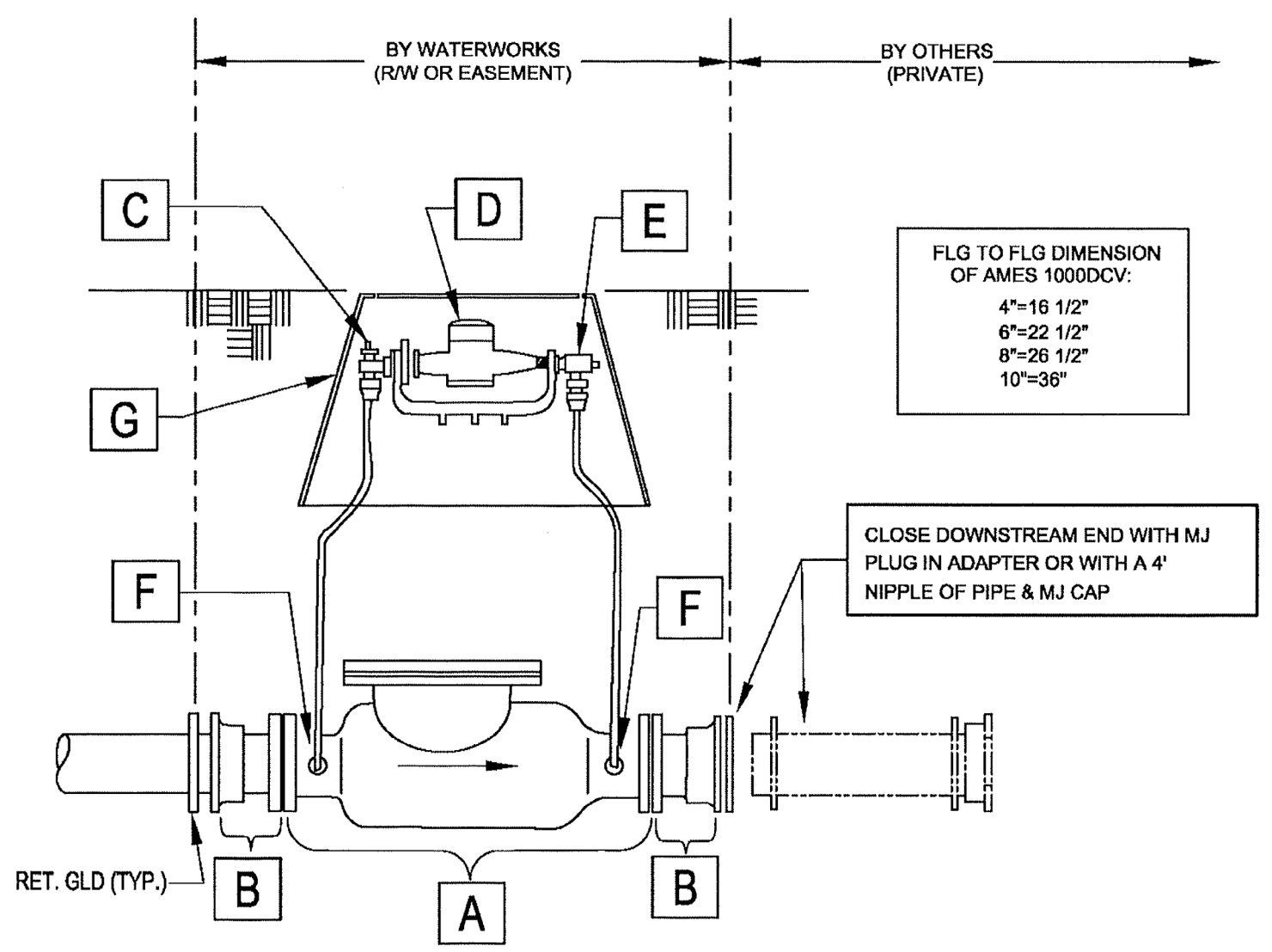
C503



NOTES:
 1. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE THAT APPROPRIATE BACKFLOW PREVENTER, IN ACCORDANCE WITH VIRGINIA WATERWORKS REGULATIONS AND LOCAL CODES, IS PROVIDED DOWNSTREAM OF THE SCD.
 2. WHERE REQUIRED BY CODE, POST INDICATOR VALVE (PIV) AND FIRE DEPARTMENT CONNECTION (FDC) ARE THE RESPONSIBILITY OF THE OWNER. FDC MUST BE CONNECTED DOWNSTREAM OF BACKFLOW PREVENTER.
 3. FOR DEAD END PIPING CONFIGURATIONS, THE SCD SHALL NOT BE INSTALLED AT THE END OF THE MAIN. A FIRE HYDRANT OR BLOW-OFF ASSEMBLY MUST BE INSTALLED AT THE END OF THE MAIN.

FIG. NO. 35 (DWG. NO. W-12A)
 CITY OF NEWPORT NEWS
 DEPARTMENT OF PUBLIC UTILITIES
 NEWPORT NEWS, VIRGINIA
SINGLE CHECK DETECTOR ASSEMBLY FOR FIRE SUPPRESSION SYSTEMS

SINGLE CHECK DETECTOR ASSEMBLY FOR FIRE SUPPRESSION DETAIL
 NO SCALE

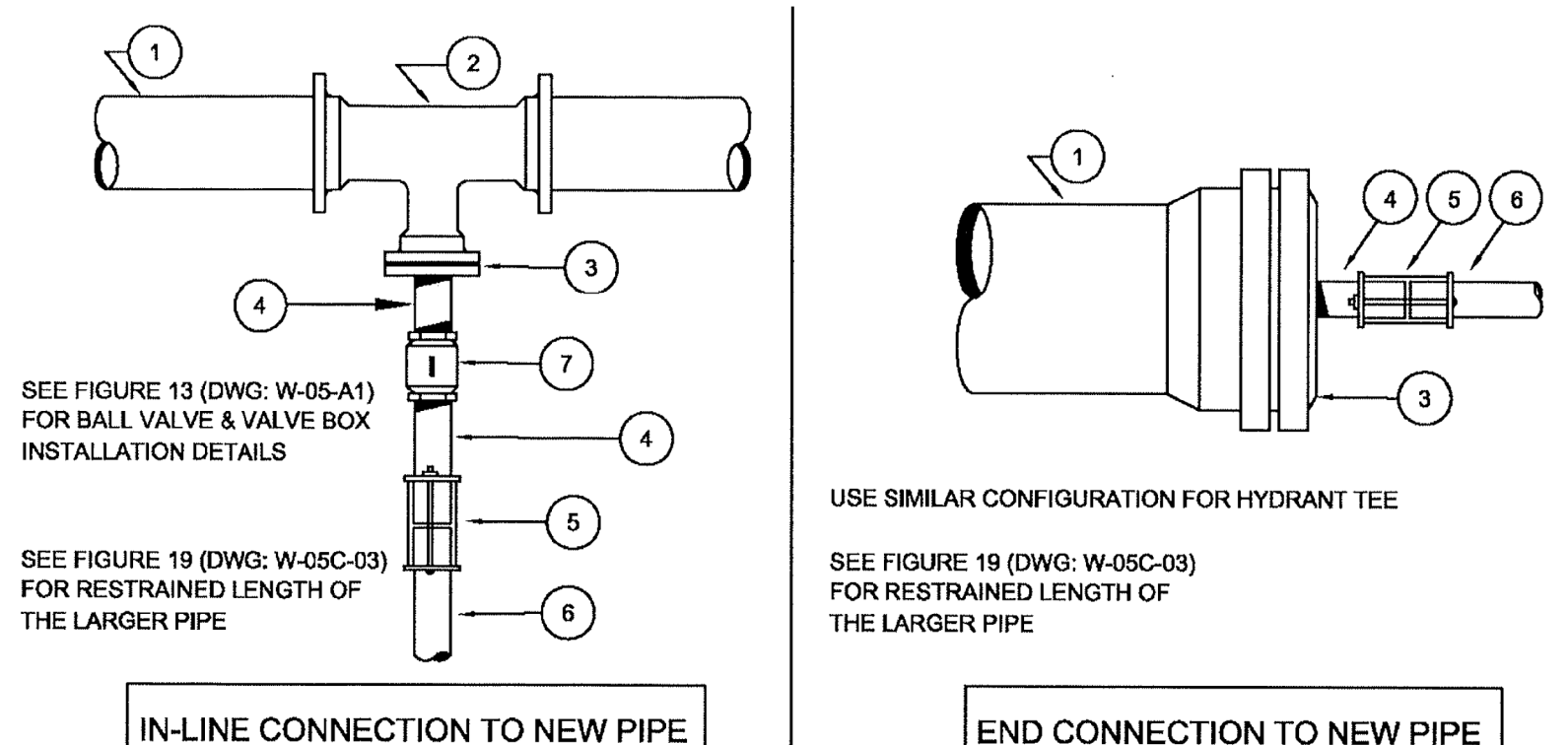


- A** CHECK VALVE-AMES 1000DCV
- B** ADAPTER-MUXFLG
- C** ANGLE VALVE-FOR 5/8" METER
- D** 5/8" METER-WITH YOKE
- E** ANGLE CHECK VALVE-WW STOCK NO. 025024
- F** BUSHING-1"x3/4" (FOR 4" DCV)
 1 1/2"x3/4" (FOR 6" DCV)
 2"x3/4" (FOR 8" OR 10" DCV)
- G** METER BOX & LID-NO. 2 METER BOX

NOTE
 INSTALLATION OF A 2-INCH OR SMALLER FIRE SUPPRESSION SYSTEM SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS FOR A DOMESTIC SERVICE INSTALLATION OF THE SAME SIZE. SEE THE APPLICABLE FIGURES (FIGURES 45 - 48 FOR SERVICE LINE INSTALLATION DETAILS AND FIGURES 37 - 39 FOR METER BOX INFORMATION).

FIG. NO. 36 (DWG. NO. W-12A-1)
 CITY OF NEWPORT NEWS
 DEPARTMENT OF PUBLIC UTILITIES
 NEWPORT NEWS, VIRGINIA
SINGLE CHECK DETECTOR ASSEMBLY DETAIL

SINGLE CHECK DETECTOR ASSEMBLY DETAIL
 NO SCALE



- 1** PIPELINE 4" OR LARGER
- 2** TEE, MJ, MAIN SIZE X 4" MJ
- 3** MECHANICAL JOINT PLUG, TAPPED 2" FPT
- 4** 2" BRASS NIPPLE, MPT X MPT (12" LONG)
- 5** 2" COUPLING (DRESSER STYLE 38, 3 BOLT-EPOXY COATED OR EQUAL)
- 6** 2" PVC SCH. 80 PIPE
- 7** BRONZE BALL VALVE - 2" FPT
- 8** 2" BRONZE STANDARD ELL
- 9** SERVICE CLAMP, 2" X MAIN SIZE X 7 1/2" WITH FPT OUTLET
- 10** 3-BOLTS (PART OF SERVICE CLAMP), CUT TO AVOID CONFLICT WITH TRUSS PIPE
- 11** BRONZE BALL VALVE, 2" MPT X FPT
- 12** TAPPING SADDLE, MAIN SIZE X 2"
- 13** CORROSION STOP, INLET - 2" AWWA TAPER THREAD OUTLET - 2" MPT
- 14** 2" BRONZE STREET ELL

FIG. NO. 9 (DWG. NO. W-04A-1)
 CITY OF NEWPORT NEWS
 DEPARTMENT OF PUBLIC UTILITIES
 NEWPORT NEWS, VIRGINIA
STANDARD 2" CONNECTION WITH PVC PIPE TO NEW & EXISTING MAINS

STANDARD 2" CONNECTION DETAIL
 NO SCALE

LANDSCAPE PLANTING NOTES

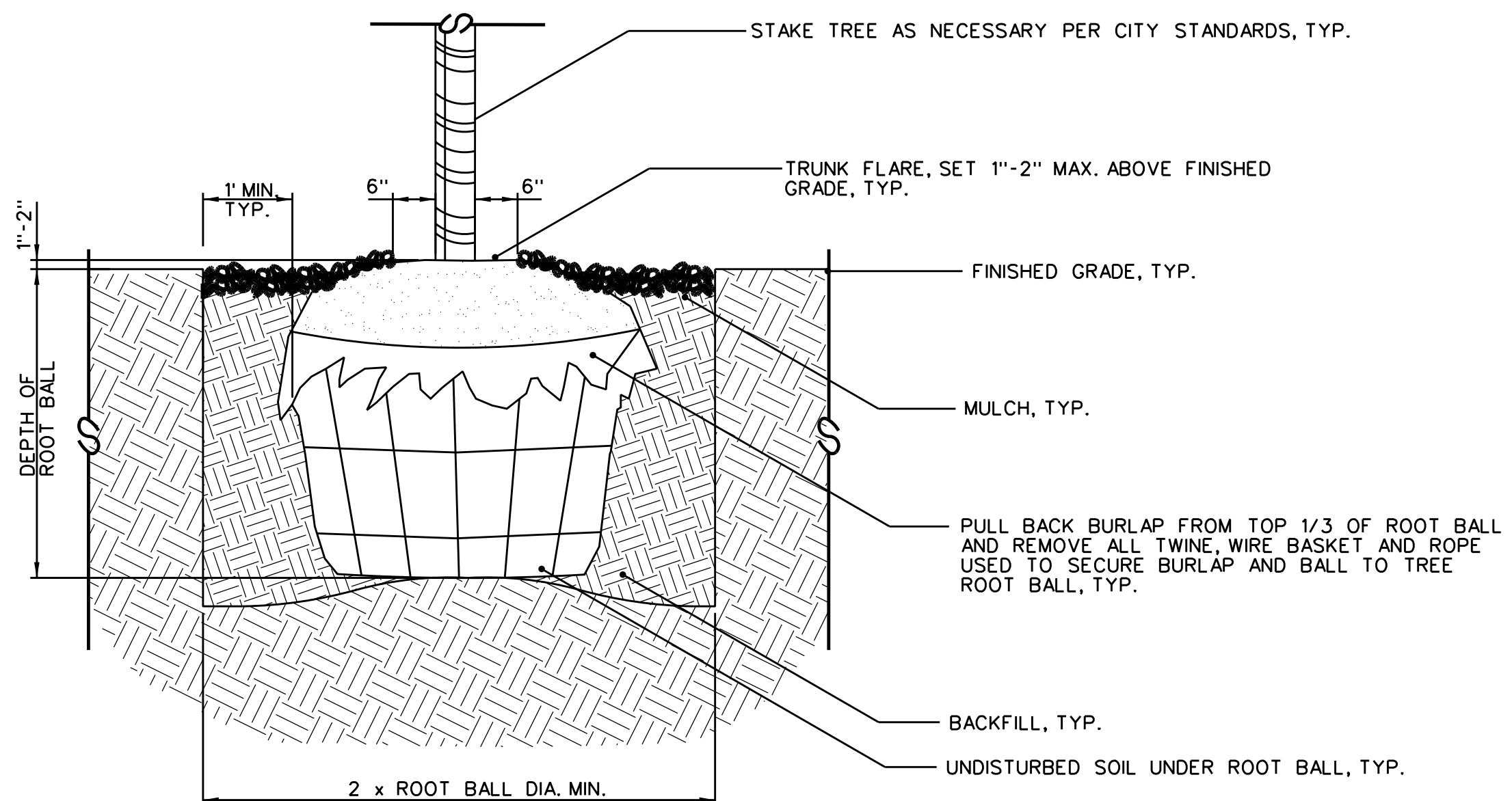
- AMEND EXISTING/ORIGINAL SOIL FROM PLANTING PIT WITH PLANTING SOIL MIXTURE AS FOLLOWS:
 A. SANDY SOIL AMENDMENTS:
 A. ONE PART PEAT MOSS
 B. TWO PARTS ORIGINAL SOIL
 B. HEAVY CLAY SOIL AMENDMENTS:
 A. ONE PART COARSE SAND OR WELL-DRAINED SOIL
 B. ONE PART ORGANIC SOIL.
- SET TREE IN PLANTING PIT, SO TRUNK FLARE/CROWN IS 1-2" HIGHER THAN THE SURROUNDING GROUND.
- STRAIGHTEN THE TREE IN THE PLANTING PIT PRIOR TO BACKFILLING THE PLANTING PIT.
- BACKFILL THE PLANTING PIT WITH AMENDED SOIL AND GENTLY TAMP THE SOIL IN AND AROUND THE ROOT BALL. CONTINUE FILLING THE PIT UNTIL IT IS THREE QUARTERS FULL.
- FILL PIT FULL OF WATER AND LET THE WATER DRAIN. DO NOT TAMP THE SOIL AFTER WATERING.
- STRAIGHTEN THE PLANT IF IT IS CROOKED. REMOVE WIRE BASKET FROM UPPER PORTION OF ROOT BALL AND FOLD BACK BURLAP. FINISH BY FILLING THE PLANTING PIT BY GENTLY TAMPING SOIL IN PLACE AND WATERING.
- STAKE TREES AS NECESSARY PER CITY STANDARDS.
- MULCHING: MAINTAIN MULCHING AT A DEPTH OF 2" MIN & 3" MAX. IN PLANTING BEDS AND RINGS.

NOTE

STREETSCAPE RENOVATION FOR JEFFERSON AVENUE AND 28TH STREET UNDER SEPARATE CONTRACT BY OTHERS. COORDINATE UTILITY CONSTRUCTION AND FINISHED GRADE ELEVATION OF VALVE BOXES, FIRE HYDRANTS AND PIV.

GENERAL SITE NOTES

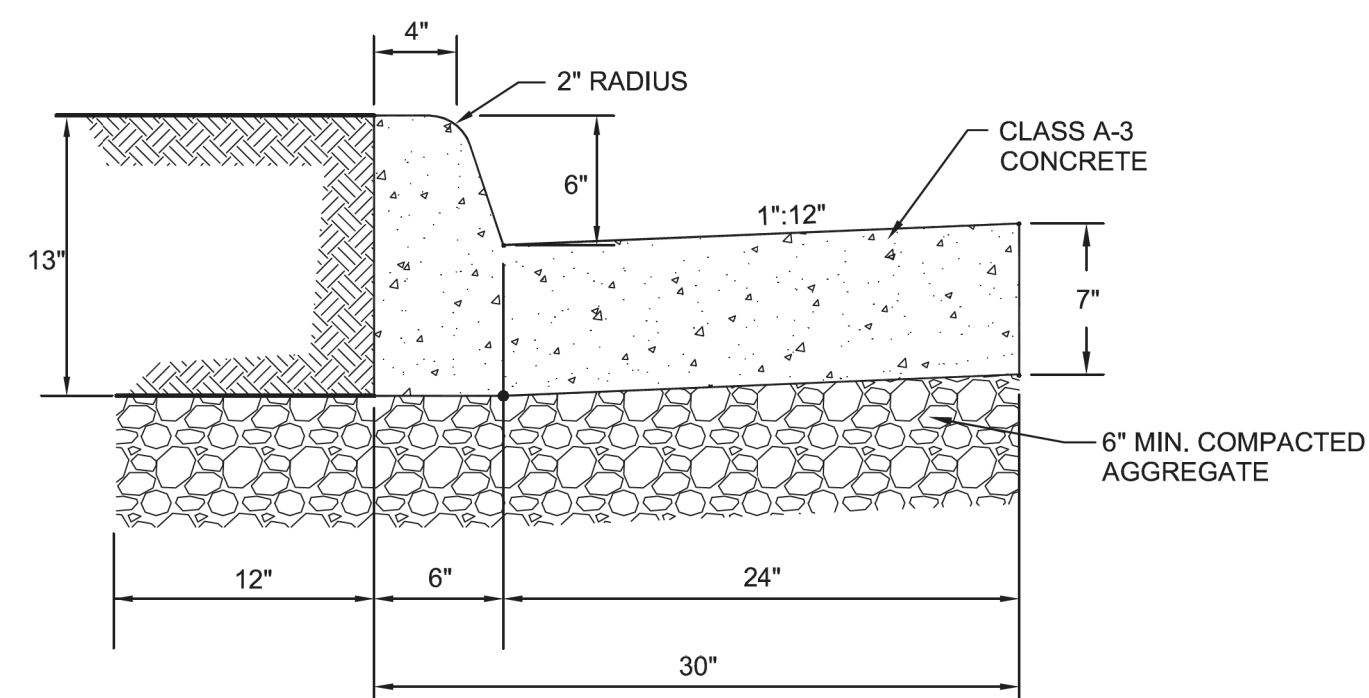
- CONTACT 'MISS UTILITY' (1-800-552-7001) PRIOR TO COMMENCING ANY WORK.
- PLANTS NOT MEETING SPECIFICATIONS FOR QUALITY AND SIZE STATED WILL BE REJECTED. REPLACE ALL REJECTED STOCK AT NO ADDITIONAL COST TO THE OWNER.
- PLANTS SHALL BE TRUE TO SPECIES AND VARIETY INDICATED ON THE DRAWINGS AND SHALL CONFORM TO MEASUREMENTS SPECIFIED. LARGER PLANTS THAN SPECIFIED MAY BE USED, IF AVAILABILITY IS AN ISSUE, BUT SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.



PLANTING METHOD 1-TREE PLANTING DETAIL
 NO SCALE

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE			ROOT	P.M.	REMARKS
				CALIPER	HEIGHT	SPREAD			
TREES									
Op	1	AMELANCHIER X GRANDIFLORA "AUTUMN BRILLIANCE"	AUTUMN BRILLIANCE SERVICEBERRY	MIN. 1"	MIN. 6.5'-7'		B&B	1	SINGLE STEM SPECIMEN



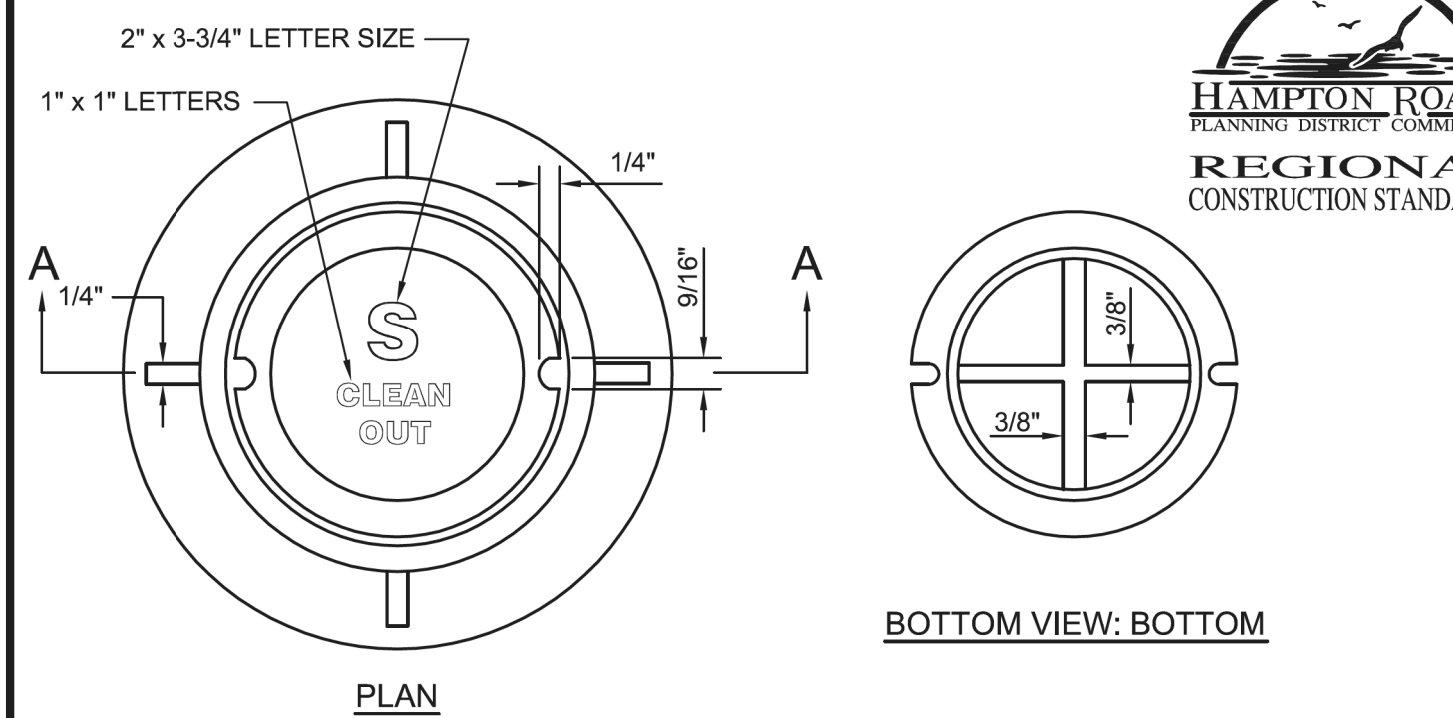
NOTES:

1. CRACK CONTROL JOINTS TO BE PROVIDED AT 10 FT. INTERVALS BY SAWING, SCORING, "LEAVE-IN" INSERTS, OR CUTTER PLATES TO 1-1/2 INCH DEPTH.
2. EXPANSION JOINTS TO BE INSTALLED PER SPECIFICATIONS SECTION 502.
3. AS SOON AS CONCRETE WILL NOT SLUMP, FACE FORMS ARE TO BE REMOVED, IRREGULARITIES REMOVED, A LIGHT BROOM FINISH GIVEN, AND LIQUID MEMBRANE SEAL OR OTHER APPROVED CURING MEDIUM APPLIED.
4. THE CONTRACTOR SHALL PREVENT THE TEMPERATURE AT THE SURFACE OF THE CONCRETE FROM FALLING BELOW 40°F DURING THE FIRST 72 HOURS IMMEDIATELY FOLLOWING CONCRETE PLACEMENT. PROTECTIVE MATERIAL SHALL BE LEFT IN PLACE FOR AN ADDITIONAL 48 HOURS IF FREEZING AIR TEMPERATURES ARE EXPECTED TO CONTINUE.

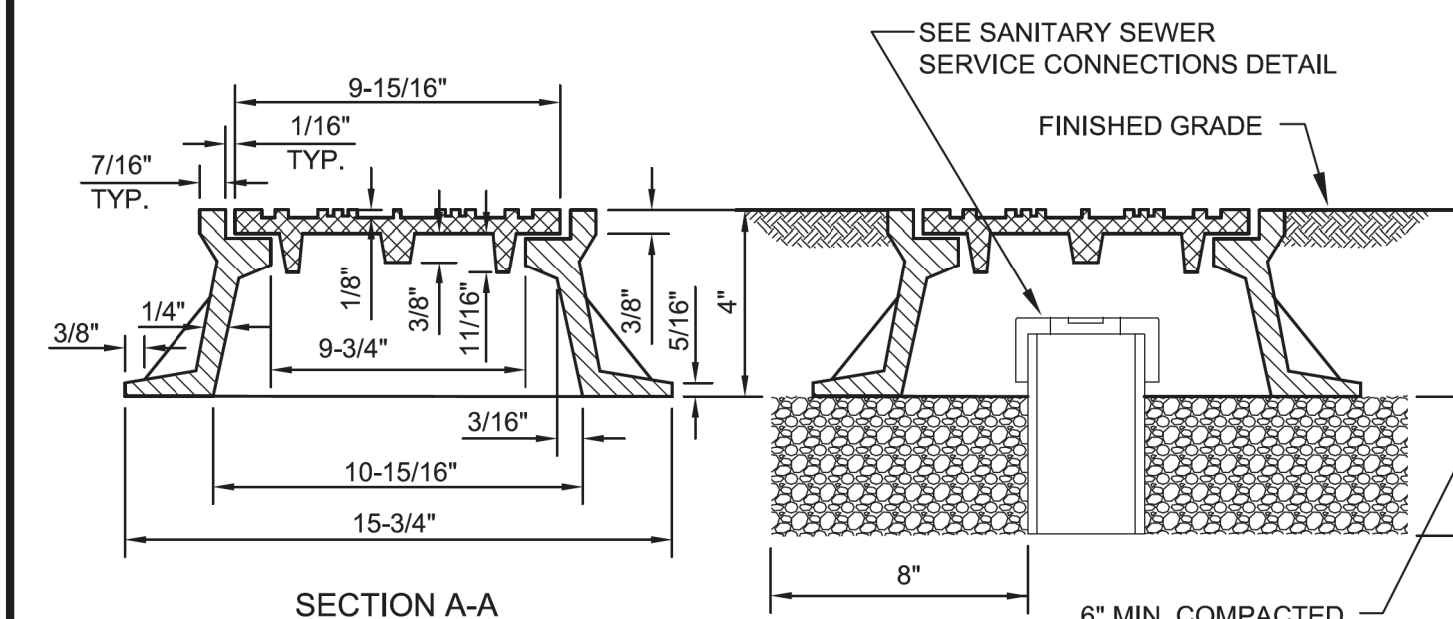
30" CURB & GUTTER

NOT TO SCALE

REFERENCE	CATEGORY	DATE	SHEET No.	DETAIL No.
200,502	CONCRETE ITEMS	10/06	1 OF 1	CI_02



BOTTOM VIEW: BOTTOM



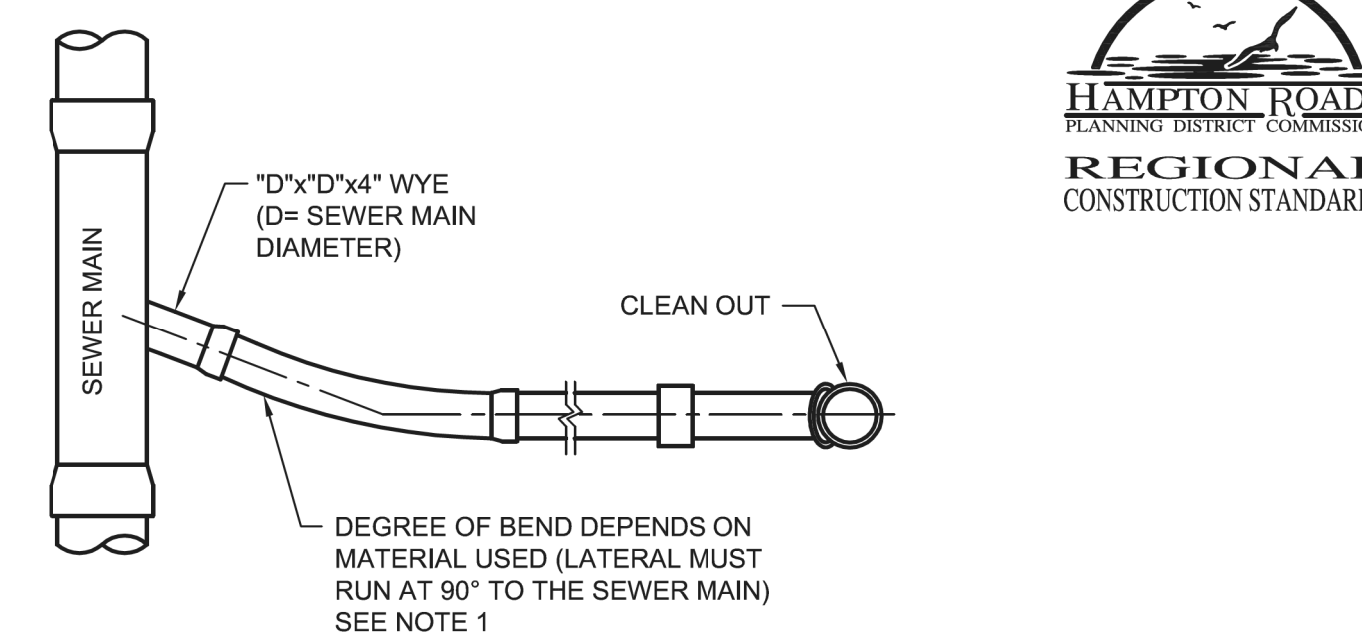
NOTES:

1. CLEAN OUT FRAME & COVER TO BE SUPPLIED BY CAPITAL FOUNDRY OF VIRGINIA, INC. OR APPROVED EQUAL.
2. ALL GRAY IRON CASTINGS SHALL CONFORM TO LATEST EDITION OF ASTM A-48, CLASS 30 AND SHALL BE OF UNIFORM QUALITY.
3. ALL CASTING DIMENSIONS SHALL HAVE A TOLERANCE OF 1/8"±.
4. ALL CASTINGS SHALL BE CLEANED BY SHOT BLASTING AND HAND CHIPPING UTILIZING STANDARD INDUSTRY PRACTICES PRIOR TO SHOP APPLICATION OF ASPHALTIC COATING, BY DIPPING.

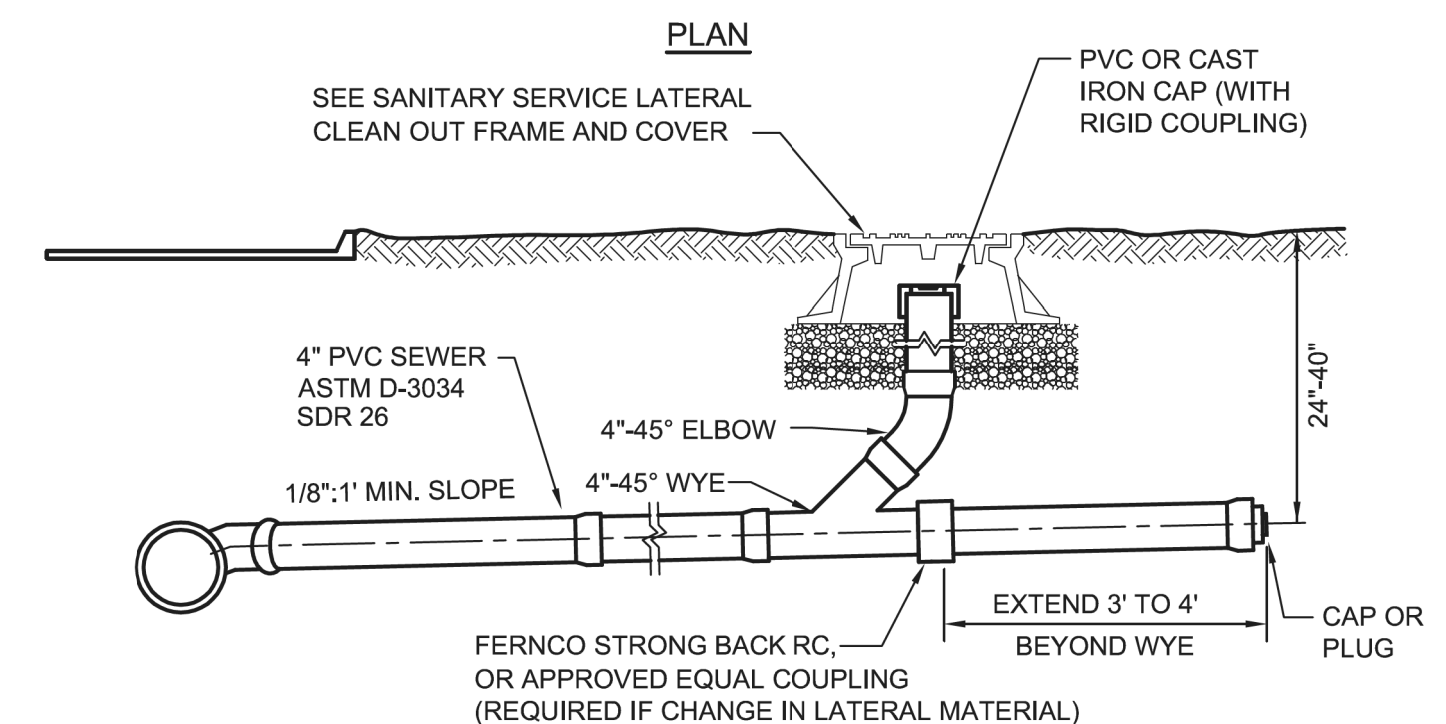
**SANITARY SERVICE LATERAL
CLEAN OUT FRAME AND COVER**

NOT TO SCALE

REFERENCE	CATEGORY	DATE	SHEET No.	DETAIL No.
200,802	SANITARY SYSTEMS	10/06	1 OF 1	SS_11



PLAN



ELEVATION

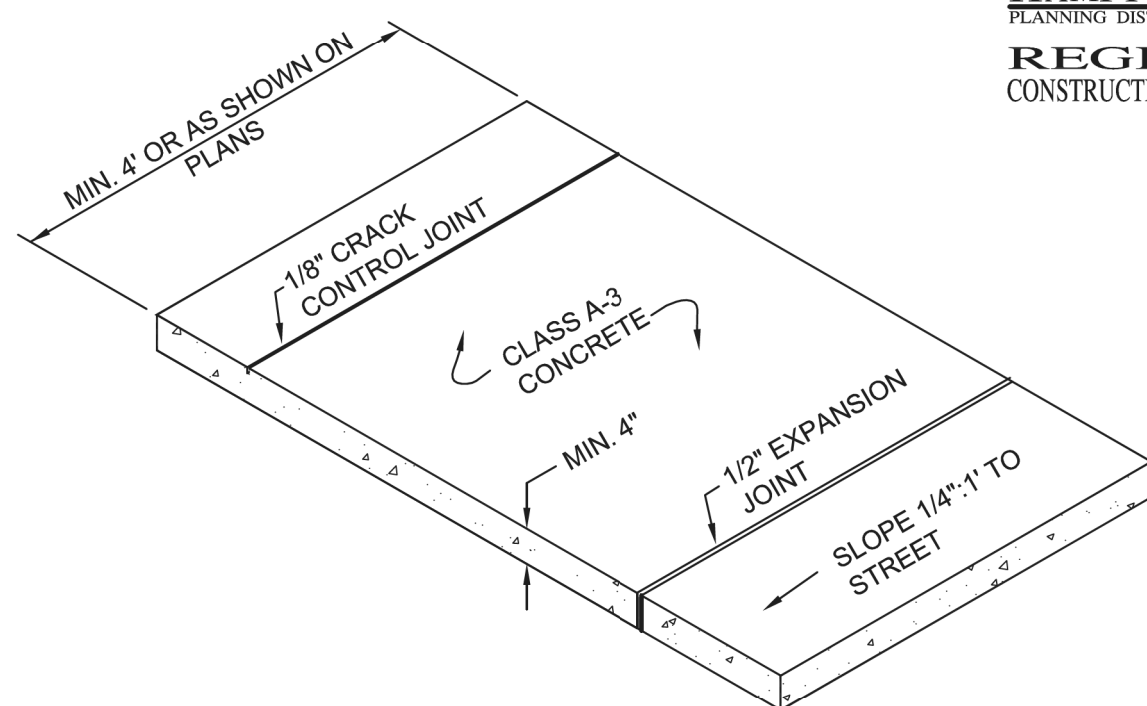
NOTES:

1. LATERAL PIPE SHALL BE PVC, ASTM D-3034, SDR 26, UNLESS DUE TO SPECIAL CIRCUMSTANCES THE LOCALITY REQUIRES THE PIPE TO BE DUCTILE IRON.
2. SEE PLANS FOR LOCATION OF CLEAN OUT.

SANITARY SEWER SERVICE CONNECTION

NOT TO SCALE

REFERENCE	CATEGORY	DATE	SHEET No.	DETAIL No.
200,802	SANITARY SYSTEMS	10/06	1 OF 1	SS_14



NOTES:

1. CRACK CONTROL JOINTS TO BE PROVIDED AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK BY SAWING, SCORING, "LEAVE-IN" INSERTS, OR CUTTER PLATES AND SHALL EXTEND INTO THE CONCRETE TO 1/4 OF THE DEPTH.
2. EXPANSION JOINTS TO BE INSTALLED AT INTERVALS NOT EXCEEDING 50', AND AT JUNCTION POINTS OF CURBS AND ENTRANCES, AND ON BOTH SIDES OF ALL SIDEWALK SECTIONS CONTAINING UTILITIES. PREMOLDED, 1/2" JOINT FILLER IS TO BE USED EXTENDING FROM BOTTOM OF SLAB TO 1/4" OF ITS TOP SURFACE.
3. AS SOON AS CONCRETE WILL NOT SLUMP, FACE FORMS ARE TO BE REMOVED, IRREGULARITIES REMOVED, A LIGHT BROOM FINISH GIVEN, AND A LIQUID MEMBRANE SEAL OR OTHER APPROVED CURING MEDIUM APPLIED.
4. SIDEWALKS ACROSS ENTRANCES SHALL HAVE A DEPTH OF SEVEN INCHES (7") WITH A MAXIMUM SLOPE OF 1":12".
5. THE CONTRACTOR SHALL PREVENT THE TEMPERATURE AT THE SURFACE OF THE CONCRETE FROM FALLING BELOW 40°F DURING THE FIRST 72 HOURS IMMEDIATELY FOLLOWING CONCRETE PLACEMENT. PROTECTIVE MATERIAL SHALL BE LEFT IN PLACE FOR AN ADDITIONAL 48 HOURS IF FREEZING AIR TEMPERATURES ARE EXPECTED TO CONTINUE.

SIDEWALK DETAIL

NOT TO SCALE

REFERENCE	CATEGORY	DATE	SHEET No.	DETAIL No.
200,502	CONCRETE ITEMS	10/06	1 OF 1	CI_09



PROJECT DESCRIPTION

THIS PROJECT IS LOCATED IN THE CITY OF NEWPORT NEWS, VIRGINIA AT 2713 JEFFERSON AVENUE. THE PROJECT INCLUDES RENOVATIONS TO THE ROAM BUILDING WHICH WILL CREATE 14, ONE BEDROOM APARTMENTS. SITE IMPROVEMENTS INCLUDE NEW WATER AND SEWER CONNECTIONS, REMOVAL OF EXISTING SITE ENTRANCE AND CONCRETE PAVEMENT AREA AND REPAVING THE ALLEY ON THE SOUTH SIDE OF THE SITE.

THE REDEVELOPMENT OF THIS SITE WILL NOT CHANGE THE CURRENT SITE DRAINAGE PATTERN OF THE SITE. STORMWATER DISCHARGING INTO 28TH STREET AND JEFFERSON AVENUE. THIS REDEVELOPMENT WILL REDUCE THE AMOUNT OF IMPERVIOUS AREA FROM 0.07 ACRES TO 0.05 ACRES THAT WILL BE CREATING A REDUCTION IN THE STORMWATER DISCHARGE FROM THE SITE INTO THE EXISTING CITY DRAINAGE SYSTEM. TOTAL AMOUNT OF DISTURBANCE FOR THIS PROJECT IS 2,486 SQUARE FEET.

CONSTRUCTION IS ANTICIPATED TO BEGIN BY SUMMER 2012 AND END BY SPRING 2013.

SEQUENCE OF CONSTRUCTION

1. INSTALL THE SILT FENCE.
2. BEGIN DEMOLITION.
3. BEGIN GRADING OPERATIONS.
4. INSTALL SANITARY SEWER SERVICE, WATER PIPES AND STRUCTURES.
5. PREPARE SUBGRADE AND BEGIN PAVING OPERATIONS.
6. INSTALL PERMANENT SEEDING AND PLANTINGS.
7. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER APPROVAL FROM NEWPORT NEWS DEPARTMENT OF ENGINEERING INSPECTOR AND STABILIZE ANY AREAS DISTURBED BY REMOVAL OF DEVICES.

CITY OF NEWPORT NEWS STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH THE CURRENT LAWS AND REGULATIONS OF THE CITY OF NEWPORT NEWS, THE COMMONWEALTH OF VIRGINIA, AND AS DEEMED NECESSARY BY THE DIRECTOR OF ENGINEERING BEFORE, DURING, AND AFTER CONSTRUCTION ON THE SITE. ALL MINIMUM STANDARDS AND SPECIFICATIONS REGARDING THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FOLLOWED BY THE CONTRACTOR.
2. A LAND DISTURBANCE PERMIT IS REQUIRED FOR THE PROJECT AND SHALL BE OBTAINED IN THE ENGINEERING DEPT., 8TH FLOOR OF CITY HALL. A RESPONSIBLE LAND DISTURBER SHALL BE IDENTIFIED ON ALL LAND DISTURBANCE PERMITS. FAILURE TO COMPLY WITH ANY OF THESE REQUIREMENTS IDENTIFIED HERE WILL INITIATE A NOTICE TO COMPLY (NTC), NOTICE OF VIOLATION (NOV), STOP WORK ORDER (SWO) OR NULLIFY THE PERMIT.
3. ALL APPROPRIATE EROSION CONTROL MEASURES SUCH AS, BUT NOT LIMITED TO, TREE PROTECTION, SILT FENCE, CONSTRUCTION ENTRANCE, SEDIMENT TRAPPING FACILITIES, AND INLET PROTECTION SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MUST BE REVIEWED AND APPROVED BY A CITY INSPECTOR BEFORE ANY CLEARING OPERATIONS BEGIN. THE CONTRACTOR OR OWNER MUST CONTACT THE CITY'S CONSTRUCTION INSPECTION DIVISION AT 269-2470 TO SCHEDULE ALL INSPECTIONS.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND LAND DISTURBANCE PERMIT MUST BE MAINTAINED AT THE SITE FOR THE DURATION OF ALL CONSTRUCTION AND LAND-DISTURBING ACTIVITIES.
5. THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL APPROVED MEASURES AS SHOWN ON THE DRAWINGS. ANY ADDITIONAL MEASURES DEEMED REQUIRED BY THE CITY DUE TO FIELD CONDITIONS SHALL BECOME PART OF THE EROSION AND SEDIMENT CONTROL PLAN FOR THE PROPERTY. ALL FIELD CHANGES MUST BE APPROVED BY EITHER THE CITY'S INSPECTOR OR ENGINEER PRIOR TO INSTALLATION. ALL APPROVED FIELD CHANGES SHALL BE SENT TO THE ENGINEERING DEPT. TO BE ATTACHED TO THE APPROVED PLAN.
6. DURING DEWATERING OPERATIONS, WATER SHALL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
7. THE CONTRACTOR MAY NOT CHANGE OR ALTER ANY OF THE APPROVED MEASURES WITHOUT FIRST NOTIFYING THE CITY'S INSPECTOR OR ENGINEER. FAILURE TO DO SO MAY RESULT IN A NOV, SWO AND/OR REVOCATION OF THE LAND DISTURBANCE PERMIT.
8. THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL MEASURES TO PREVENT SOIL FROM ERODING ONTO ADJACENT PROPERTY, STREETS, DRAINAGE SYSTEMS, AND WATERWAYS. ALL DEVICES SHALL BE CLEANED OF MUD, DEBRIS, AND OTHER ERODED MATERIAL DURING THE SITE CLEARING AND DEVELOPMENT. INSPECTION OF DEVICES SHALL BE AT A MINIMUM EVERY TWO (2) WEEKS AND REQUIRED AFTER EVERY RAINFALL EVENT. ALL INSPECTION AND MAINTENANCE ACTIVITIES SHALL BE DOCUMENTED AND AVAILABLE FOR REVIEW AT THE CITY'S REQUEST.
9. TEMPORARY AND PERMANENT SEEDING OPERATIONS SHALL BE INITIATED WITHIN SEVEN (7) DAYS AFTER REACHING FINAL GRADE OR UPON SUSPENSION OF GRADING OPERATIONS FOR ANTICIPATED DURATION OF GREATER THAN THIRTY (30) DAYS OR UPON COMPLETION OF GRADING OPERATIONS FOR A SPECIFIC AREA.
10. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE KEPT IN PLACE FOR THE DURATION OF THE CLEARING AND CONSTRUCTION OPERATIONS AND AT A MAXIMUM FOR THE SPECIFIED TIME FOR EACH MEASURE AS IDENTIFIED IN THE VESC HANDBOOK, OR WHEN FULL STABILIZATION HAS OCCURRED FOR THE ENTIRE SITE. A FINAL INSPECTION BY THE CITY SHALL DETERMINE WHEN THIS FACT IS ACCOMPLISHED AND ALL TEMPORARY MEASURES AND DEVICES CAN BE REMOVED.
11. THE CONTRACTOR SHALL MONITOR AND TAKE PRECAUTIONS TO CONTROL DUST AND OTHER AIR POLLUTANTS, INCLUDING BUT NOT LIMITED TO USING WATER OR CHEMICALS, LIMITING THE NUMBER OF VEHICLES ALLOWED ONSITE, MINIMIZING THE OPERATING SPEED OF ALL VEHICLES, ETC. ALSO, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE DAILY SWEEPING OF PUBLIC RIGHT-OF-WAY SHOULD SEDIMENT ACCUMULATE ON PAVED SURFACES.
12. CONTRACTOR SHALL SUBMIT A SEPARATE EROSION AND SEDIMENT CONTROL PLAN FOR ANY OFF-SITE AREAS ASSOCIATED WITH THE LAND DISTURBANCE AND SOIL REMOVAL IDENTIFIED HEREIN. A SEPARATE SUBMITAL IS NOT NECESSARY FOR THE FOLLOWING SITUATIONS:
 - A. NO MATERIAL WILL BE HAULED OR TRANSPORTED OFF-SITE AND APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED AROUND ALL STOCKPILES AND STORAGE AREAS.
 - B. ALL MATERIAL TO BE HAULED OR TRANSPORTED OFF-SITE WILL BE DEPOSITED AT A FEDERAL, STATE, AND LOCALLY APPROVED SITE. THE CONTRACTOR SHALL IDENTIFY ON THE PLANS WHAT DISPOSAL SITE WILL BE USED.
13. A VIRGINIA STORMWATER PERMIT (VSMP) WILL BE REQUIRED FOR LAND DISTURBING ACTIVITIES OF ONE (1) ACRE OR GREATER AND ALL PROJECTS DISTURBING 2,500 SQUARE FEET OR GREATER IN DESIGNATED CHESAPEAKE BAY PRESERVATION AREAS (CBPA). IT IS THE OWNER'S AND/OR CONTRACTOR'S RESPONSIBILITY TO CONTACT THE DEPARTMENT OF CONSERVATION AND RECREATION (DCR) FOR PERMIT DETAILS, APPLICATION, AND APPROVALS.
14. APPROVAL OF AN EROSION AND SEDIMENT CONTROL PLAN AND ACQUISITION OF A LAND DISTURBING PERMIT DOES NOT RELIEVE THE OWNER/DEVELOPER FROM OBTAINING APPLICABLE FEDERAL, STATE, AND OTHER LOCAL PERMITS, OR FROM COMPLYING WITH PERTINENT FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.

CITY OF NEWPORT NEWS STANDARD EROSION AND SEDIMENT CONTROL MINIMUM STANDARDS

1. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE (1) YEAR. SEE DETAILS FOR SEEDING SCHEDULE.
2. SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. SEE PLANS AND DETAILS WHERE APPLICABLE.
3. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION. SEE DETAILS FOR SEEDING SCHEDULE.
4. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
5. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
6. SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN. SEE PLANS AND CALCULATIONS FOR DETAILS OF REQUIRED STRUCTURES.
 - A. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT TRAP SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA AND THE TRAP SHALL ONLY CONTROL DRAINAGE AREAS LESS THAN THREE (3) ACRES.
 - B. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE (3) ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT BASIN SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA. THE OUTFALL SYSTEM SHALL, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A 25-YEAR STORM OF 24-HOUR DURATION. RUNOFF COEFFICIENTS USED IN RUNOFF CALCULATIONS SHALL CORRESPOND TO A BARE EARTH CONDITION OR THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS UTILIZED.
7. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE (1) YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.
8. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, OR SLOPE DRAIN STRUCTURE.
9. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
10. ALL STORM SEWER INLETS THAT ARE MADE OPERATIONAL DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT. SEE DETAILS FOR MEASURES TO BE INSTALLED.
11. BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL. SEE PLANS FOR SPECIFIC LOCATIONS OF MEASURES.
12. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.
13. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.
14. ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.
15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.
16. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
 - A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
 - B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
 - C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
 - D. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
 - E. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
 - F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
17. WHERE CONSTRUCTION VEHICLES ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.
18. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DEPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
19. PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA:
 - A. CONCENTRATED STORMWATER RUNOFF LEAVING A DEVELOPMENT SITE SHALL BE DISCHARGED DIRECTLY INTO AN ADEQUATE NATURAL OR MAN-MADE RECEIVING CHANNEL, PIPE OR STORM SEWER SYSTEM. FOR THOSE SITES WHERE RUNOFF IS DISCHARGED INTO A PIPE OR PIPE SYSTEM, DOWNSTREAM STABILITY ANALYSIS AT THE OUTFALL OF THE PIPE OR PIPE SYSTEM SHALL BE PERFORMED.
 - B. ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED IN THE FOLLOWING MANNER:
 - (1) DEMONSTRATE THAT THE TOTAL DRAINAGE AREA TO THE POINT OF ANALYSIS WITHIN THE CHANNEL IS ONE HUNDRED TIMES GREATER THAN THE CONTRIBUTING DRAINAGE AREA OF THE PROJECT; OR
 - (2) NATURAL CHANNELS SHALL BE ANALYZED BY THE USE OF A 2-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP CHANNEL BANKS NOR CAUSE EROSION OF CHANNEL BED OR BANKS. ALL PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS SHALL BE ANALYZED BY THE USE OF A 10-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP ITS BANKS AND BY THE USE OF A 2-YEAR STORM TO DEMONSTRATE THAT STORMWATER WILL NOT CAUSE EROSION OF CHANNEL BED OR BANKS; AND PIPES AND STORM SEWER SYSTEMS SHALL BE ANALYZED BY THE USE OF A 10-YEAR STORM TO VERIFY THAT STORMWATER WILL BE CONTAINED WITHIN THE PIPE OR SYSTEM. Page 7 of 8.
 - C. IF EXISTING NATURAL RECEIVING CHANNELS OR PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS OR PIPES ARE NOT ADEQUATE, THE APPLICANT SHALL:
 - (1) IMPROVE THE CHANNELS TO A CONDITION WHERE A 10-YEAR STORM WILL NOT OVERTOP THE BANKS AND A 2-YEAR STORM WILL NOT CAUSE EROSION TO THE CHANNEL BED OR BANKS; OR
 - (2) IMPROVE THE PIPE OR PIPE SYSTEM TO A CONDITION WHERE THE 10-YEAR STORM IS CONTAINED WITHIN THE APPURTENANCES;
 - (3) DEVELOP A SITE DESIGN THAT WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A 2-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A NATURAL CHANNEL OR WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A 10-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A MAN-MADE CHANNEL; OR
 - (4) PROVIDE A COMBINATION OF CHANNEL IMPROVEMENTS, STORMWATER DETENTION OR OTHER MEASURES WHICH IS SATISFACTORY TO THE PLAN-APPROVING AUTHORITY TO PREVENT DOWNSTREAM EROSION.
- D. THE APPLICANT SHALL PROVIDE EVIDENCE OF PERMISSION TO MAKE THE IMPROVEMENTS.
- E. ALL HYDROLOGIC ANALYSIS SHALL BE BASED ON THE EXISTING WATERSHED CHARACTERISTICS AND THE ULTIMATE DEVELOPMENT OF THE SUBJECT PROJECT.
- F. IF THE APPLICANT CHOOSES AN OPTION THAT INCLUDES STORMWATER DETENTION, HE/SHE SHALL OBTAIN APPROVAL FROM THE LOCALITY OF A PLAN FOR MAINTENANCE OF THE DETENTION FACILITIES. THE PLAN SHALL SET FORTH THE MAINTENANCE REQUIREMENTS OF THE FACILITY AND THE PERSON RESPONSIBLE FOR PERFORMING THE MAINTENANCE .
- G. OUTFALL FROM A DETENTION FACILITY SHALL BE DISCHARGED TO A RECEIVING CHANNEL, AND ENERGY DISSIPATORS SHALL BE PLACED AT THE OUTFALL OF ALL DETENTION FACILITIES AS NECESSARY TO PROVIDE A STABILIZED TRANSITION FROM THE FACILITY TO THE RECEIVING CHANNEL.
- H. ALL ON-SITE CHANNELS MUST BE VERIFIED TO BE ADEQUATE.
- I. INCREASED VOLUMES OF SHEET FLOW THAT MAY CAUSE EROSION OR SEDIMENTATION ON ADJACENT PROPERTY SHALL BE DIVERTED TO A STABLE OUTLET, ADEQUATE CHANNEL, PIPE OR PIPE SYSTEM, OR TO A DETENTION FACILITY.
- J. IN APPLYING THESE STORMWATER MANAGEMENT CRITERIA, INDIVIDUAL LOTS OR PARCELS IN A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT SHALL NOT BE CONSIDERED TO BE SEPARATE DEVELOPMENT PROJECTS. INSTEAD, THE DEVELOPMENT, AS A WHOLE, SHALL BE CONSIDERED TO BE A SINGLE DEVELOPMENT PROJECT. HYDROLOGIC PARAMETERS THAT REFLECT THE ULTIMATE DEVELOPMENT CONDITION SHALL BE USED IN ALL ENGINEERING CALCULATIONS.
- K. ALL MEASURES USED TO PROTECT PROPERTIES AND WATERWAYS SHALL BE EMPLOYED IN A MANNER WHICH MINIMIZES IMPACTS ON THE PHYSICAL, CHEMICAL, AND BIOLOGICAL INTEGRITY OF RIVERS, STREAMS AND OTHER WATERS OF THE STATE.

HANKINS & ANDERSON, INC.



DATE: 02.27.12

REVISION

THE ROAM BUILDING

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PROJECT DESCRIPTION AND EROSION & SEDIMENT CONTROL NOTES

C601

PROJECT NO. 008188.00