

SITE INFORMATION:  
TAX MAP#: 3042143  
INST#: 220000286  
OWNER/DEVELOPER:  
THOMAS HOLDINGS LLC  
1029 COTTONTOWN MANOR DR  
FOREST, VA 24551  
ZONING: CG: COMMERCIAL-GENERAL  
AREA: 1.54 ACRES  
USE: CAR WASH

GENERAL NOTES:  
G1.) THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES THAT OCCUR BY HIS/HER FAILURE TO LOCATE OR PRESERVE THESE UTILITIES. IF, DURING CONSTRUCTION, THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS HE/SHE SHOULD NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.  
G2.) ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY DISCREPANCIES OR AMBIGUITIES IN THE DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. WORK DONE BY THE CONTRACTOR WITHOUT DIRECTION AFTER THE DISCOVERY OF SUCH INCONSISTENCIES SHALL BE DONE AT THE CONTRACTOR'S RISK.  
G3.) ALL CONSTRUCTION SHALL CONFORM TO CITY OF ROANOKE AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS. CONSTRUCTION OF SANITARY SEWER AND WATER SERVICES SHALL CONFORM TO THE WESTERN VIRGINIA WATER AUTHORITY AND THE VIRGINIA DEPARTMENT OF HEALTH STANDARDS AND SPECIFICATIONS. ALL CONSTRUCTION SHALL CONFORM TO DEQ'S CONSTRUCTION GENERAL PERMIT CONDITIONS (WHERE APPLICABLE), VIRGINIA DEQ STORMWATER DESIGN SPECIFICATIONS (WHERE APPLICABLE), AND THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK.  
G4.) ALL CONSTRUCTION SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS & WITH THE 2010 UNIFORM STATEWIDE BUILDING CODE (USBC) AND ICC/ANSI A117.1 2017.  
G5.) CONSTRUCTION LIMITS SHALL BE PROPERTY LINES OR AS INDICATED ON THE PLAN.  
G6.) ALL FINAL GRADING, SEEDING, SODDING AND/OR PAVING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE PONDING OF WATER ON THE SITE.  
G7.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS BEFORE THE START OF CONSTRUCTION.  
G8.) THE CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-552-7001) 48 HOURS PRIOR TO EXCAVATION.  
G9.) THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ELECTRICAL, TELEPHONE AND CATV SERVICES.  
G10.) DISPOSE OF TREES, STUMPS AND OTHER DEBRIS OFF SITE.  
G11.) ALL MATERIALS USED FOR FILL SHALL BE FREE OF UNSUITABLE MATERIALS SUCH AS WOOD, ROOTS, FROZEN MATERIAL, ROCKS OR BOULDERS OF UNACCEPTABLE SIZE OR ANY OTHER NON-COMPACTING SOIL MATERIALS.  
G12.) A PERMIT MUST BE SECURED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION BEFORE ANY WORK IS PERFORMED IN A STATE RIGHT-OF-WAY.  
G13.) THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD PRIOR TO TRAVELING ON A PUBLIC RIGHT-OF-WAY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS AND TO ALLAY DUST AND TAKE ALL MEASURES NECESSARY TO ENSURE THAT THE ROAD IS MAINTAINED IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES DURING CONSTRUCTION.  
G14.) DIMENSIONS ARE FROM THE FACE OF CURB UNLESS OTHERWISE NOTED.  
G15.) PAINT HANDICAPPED SYMBOL ON PARKING SPACES WHERE SHOWN ON DRAWINGS. TRAFFIC MARKINGS FOR HANDICAP PARKING SPACES AND ACCESSIBLES SHALL BE BLUE. TRAFFIC MARKINGS SHALL BE IN CONFORMANCE WITH THE LATEST VIRGINIA DEPARTMENT OF TRANSPORTATION AND THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES STANDARDS AND SPECIFICATIONS.  
G16.) TRAFFIC CONTROL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE VIRGINIA WORK AREA PROTECTION MANUAL AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.  
G17.) ALL FILLS TO BE COMPACTED IN 6" LOOSE LIFTS TO 95% STD. PROCTOR.  
G18.) EXISTING SLOPES GREATER THAN 4:1 SHALL BE BENCHED PRIOR TO PLACEMENT OF FILL.  
G19.) CONTRACTOR WILL COMPLETE ALL SITE WORK: FINAL GRADING, LANDSCAPING, SEEDING, PAVING, AND REMOVAL OF DEBRIS.  
G20.) THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.  
G21.) ARCHITECTURAL PLANS, SIGNAGE PLANS, AND LIGHTING PLANS SHALL BE SUBMITTED BY OTHERS UNDER SEPARATE COVER. ALL ARCHITECTURAL, SIGNAGE, AND LIGHTING INFORMATION SHOWN ON THIS PLAN IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.  
G22.) BOUNDARY INFORMATION FROM A FIELD SURVEY BY PERKINS & ORRISON.  
G23.) TOPOGRAPHIC INFORMATION FROM A FIELD SURVEY BY PERKINS & ORRISON.  
G24.) PIPE BEDDING SHALL BE PER VDOT STANDARDS UNLESS OTHERWISE NOTED.  
G25.) HDPE PIPE SHALL BE DOUBLE WALL TYPE "S" WITH SMOOTH INTERIOR AND MEET MASHRO REQUIREMENTS M234. HDPE PIPE BEDDINGS SHALL BE PER MANUFACTURER'S SPECIFICATION. ALL JOINTS SHALL BE WATER TIGHT.

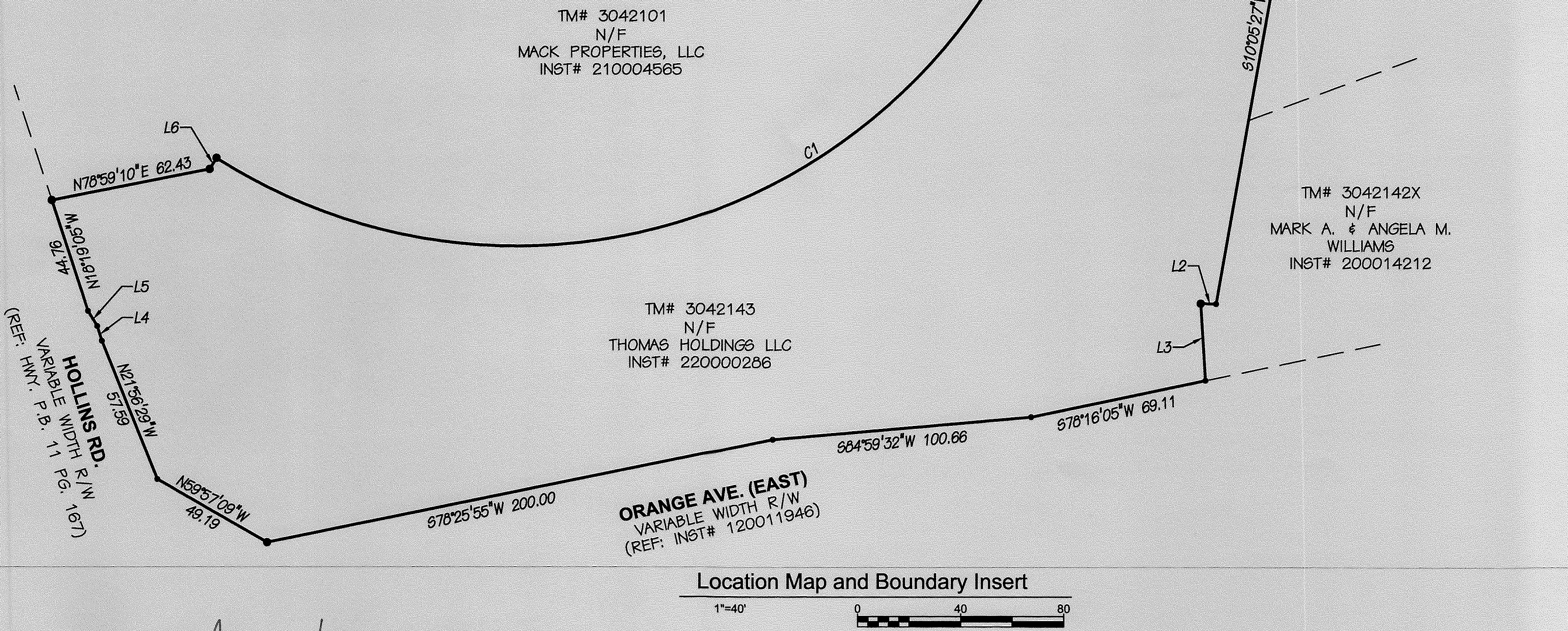
CITY OF ROANOKE CONSTRUCTION NOTES  
NOTICE: ALL LANDOWNERS, DEVELOPERS AND CONTRACTORS  
FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS OR THE ISSUANCE OF A STOP WORK ORDER.  
CONSTRUCTION PROCEDURE REQUIREMENTS

- 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 DRAIN 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, TIPS 4502 FEET, US SURVEY FEET, DATUM NA 83, IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.

950 ORANGE AVE  
CAR WASH  
CITY OF ROANOKE, VIRGINIA  
CITY PROJECT # CP22-0025

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	497.06'	217.50'	N68°54'26"E	335.74'	130°56'24"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N78°48'05"E	20.81'
L2	N98°48'33"W	5.94'
L3	S3°31'26"E	29.72'
L4	N18°02'20"W	5.97'
L5	N31°43'39"W	6.83'
L6	N32°22'39"E	5.00'



WVWA Inspector  
As built: Quentin Alls

Contractor: Thomas Builders

8/1/24

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VICINITY MAP NO SCALE			
EXISTING	DESCRIPTION	NEW	FUTURE
---	BUILDING WALL	---	---
---	CONC. WALKS	---	---
---	CONTOURS	---	---
---	SPOT ELEVATION	---	---
---	STORM SEWER	---	---
---	SANITARY SEWER & MANHOLES	---	---
---	WATER LINE, VALVE & FIRE HYDRANT	---	---
---	WATER METER	---	---
---	DUAL WATER METER	---	---
---	FENCE	---	---
---	UNDERGROUND ELECTRIC LINE	---	---
---	OVERHEAD ELECTRIC LINE	---	---
---	GAS LINE	---	---
---	GAS METER	---	---
---	UNDERGROUND COMMUNICATION LINE	---	---
---	EDGE OF PAVEMENT	---	---
---	CURB (CG-2)	---	---
---	CURB AND GUTTER (CG-6)	---	---
---	REVERSE CURB AND GUTTER (CG-6R)	---	---
---	TRANSITION CURB	---	---
---	PROPERTY LINE	---	---
---	TREELINE	---	---
---	EXISTING TREES TO BE PROTECTED & PRESERVED	---	---
---	KEYNOTE	---	---
---	STORM SEWER ID	---	---
---	SANITARY SEWER ID	---	---
---	AREA DRAIN ID	---	---

ABBREVIATIONS			
AB	ANCHOR BLOCK	MIN	MINIMUM
BLOG	BUILDING	MON	MONUMENT
BO	BOTTOM FACE OF CURB	N.I.C.	NOT IN CONTRACT
BM	BENCHMARK	OC	ON CENTER
CL	CENTERLINE	PVC	BEGIN VERTICAL CURVE
CLS	CLASS	PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE	PVT	END VERTICAL CURVE
CO	CLEANOUT	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	SD	STORM DRAINAGE
DI	DROP INLET	SF	SQUARE FOOTAGE
DIP	DWAMETER	SHT	SHEET
EA	EACH	SEWR	SANITARY SEWER
EG	EROSION CONTROL	STR	STRUCTURE
ELEV	ELEVATION	STRM	STORM SEWER
EP	EDGE OF PAVEMENT	SW	SIDEWALK
ES	END SECTION	TAN	TANGENT
EX	EXISTING	TB	CONCRETE THRUST BLOCK
FB	FACE OF BUILDING	TBA	TO BE ABANDONED
FF	FINISHED FLOOR ELEVATION	TBM	TEMPORARY BENCH MARK
FH	FIRE HYDRANT	TBR	TO BE REMOVED
G&F	GROSS SQUARE FOOTAGE	TBR*	TO BE REMOVED OR RELOCATED
GV	GATE VALVE	TO	TOP
HB	HORIZONTAL BEND	TOC	TOP OF CURB
HD	HEAVY DUTY	TOW	TOP OF WALL
HDPE	HIGH DENSITY POLYETHYLENE	TP	TELEPHONE POLE
PIPE	PIPE	TR	TOP OF RM
HPT	HIGH POINT	TYP	TYPICAL
HOR	HORIZONTAL	VB	VERTICAL BEND
IN	INVERT	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
IN	INVERT IN	WL	WATER LINE
IO	INVERT OUT	WM	WATER METER
LPT	LOW POINT	WWF	WELDED WIRE FABRIC
MAX	MAXIMUM	WWM	WELDED WIRE MESH
MECH	MECHANICAL	W	WITH
MT	MANHOLE	WV	WATER VALVE

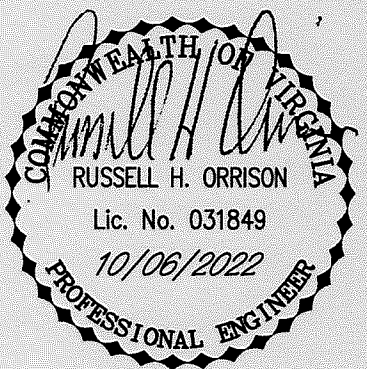


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CONSULTANTS

City of Roanoke  
Planning, Building, & Development  
COMPREHENSIVE DEVELOPMENT PLAN  
**APPROVED**  
Date  
Development Engineer: Aaron Cypher

SEAL:



JOB:

950 ORANGE AVE  
CAR WASH  
CITY OF ROANOKE, VIRGINIA

CLIENT:

THOMAS BUILDERS

MARK	DATE	DESCRIPTION
2	10/06/2022	PER CITY COMMENTS
1	09/23/2022	PER CITY COMMENTS
ISSUE: 07/07/2022		
CONTOUR INTERVAL: 2'		
DESIGNED BY: RHO		
DRAWN BY: PWS		
CHECKED BY: RHO		

SHEET TITLE

COVER SHEET

SHEET	PROJECT #
C100	CP22-0025
JOB NO.	SHEET NO.
21436	1 of 13