

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.

WESTERN VIRGINIA WATER AUTHORITY NOTES

GENERAL NOTES:

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS. AND SPECIFICATIONS OF THE WESTERN VIRGINIA WATER AUTHORITY (WVWA) AVAILABLE AT WWW.WESTERNVAVATER.ORG, OR BY CONTACTING THE AUTHORITY AT (540) 853-5700. THE PROJECT SHALL ALSO COMPLY WITH THE GOVERNING JURISDICTION'S STANDARDS AND OTHER AGENCY STANDARDS (e.g. VDOT, DEQ, DCR, VDH, ETC.), WHERE APPLICABLE.
- THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE WESTERN VIRGINIA WATER AUTHORITY IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION. PLEASE CONTACT MARK SINK AT 537-3460.
- ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY.
- FIELD CORRECTIONS SHALL BE APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY PRIOR TO SUCH CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" CLEARANCE VERTICALLY AND 2' MINIMUM HORIZONTALLY FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT ALL WATER, SANITARY SEWER CROSSINGS OF ANY OTHER UTILITIES. WHERE THIS CANNOT BE ACHIEVED ADDITIONAL MEASURES IN ACCORDANCE WITH WVWA STANDARDS SHALL BE ENFORCED. CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY UPON DISCOVERY OF SUCH CONDITIONS. ADDITIONAL DESIGN EFFORTS MAY BE REQUIRED.
- ANY EXISTING APPURTENANCES SHOULD BE ADJUSTED TO GRADE AND NEW FRAME AND COVERS INSTALLED WHERE REQUIRED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL EXISTING UTILITIES LOCATED AND POTHOLED TO VERIFY LOCATIONS. THIS PLAN REVIEW DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.

SANITARY SEWER NOTES:

- ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
- ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.
- 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.
- LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

WATER NOTES:

- THERE ARE NO PROPOSED WATERLINE CONSIDERATIONS FOR THIS PROPOSED REDEVELOPMENT.

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 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. 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.

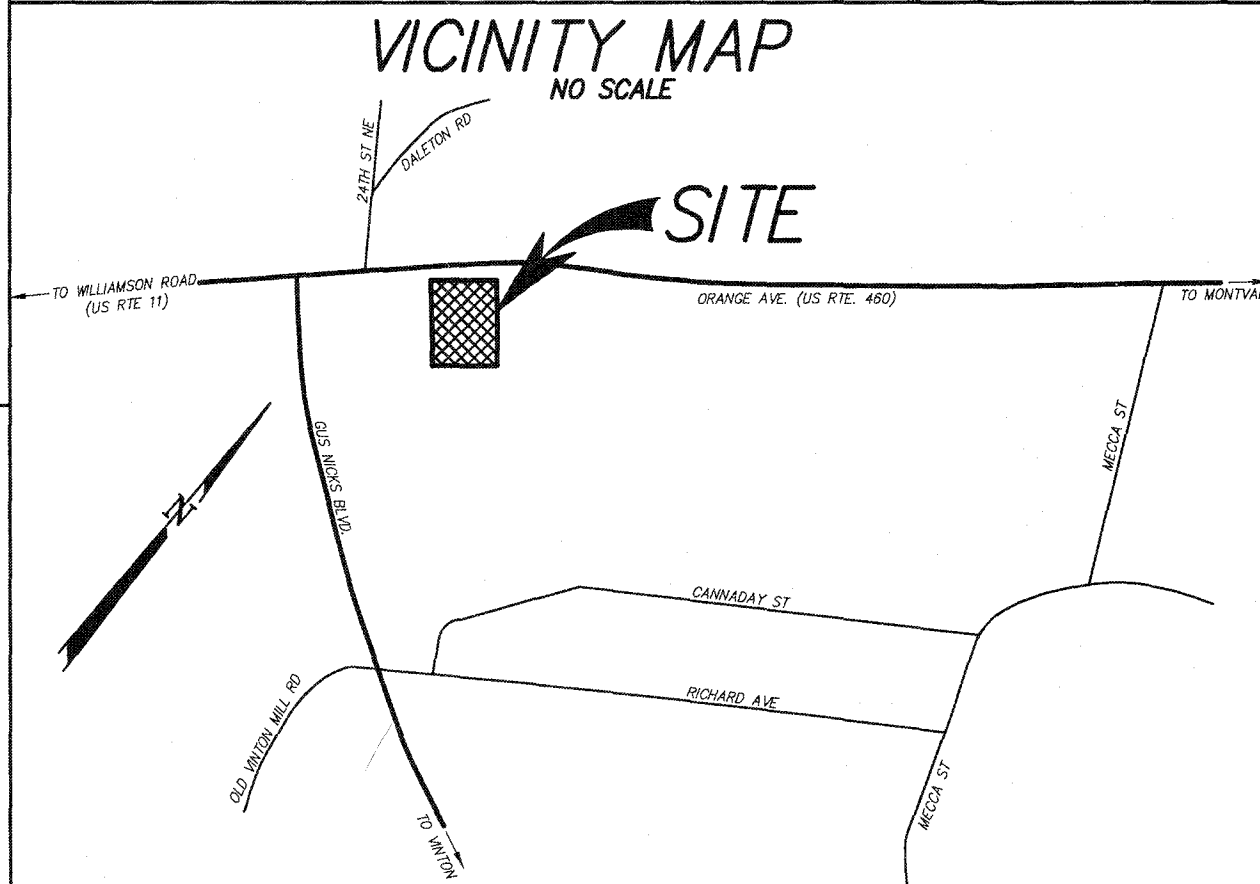
THE SUBJECT SITE LIES WITHIN ZONE "X" OF THE ONE-HUNDRED YEAR FLOOD PLAIN AS SHOWN ON ON FEMA FLOOD INSURANCE RATE MAPS (FIRM MAP NUMBER 51161C0166G, EFFECTIVE DATE 09/28/2007).

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

GRADE STAKES SHALL BE SET FOR ALL STORM DRAIN, AS APPLICABLE.

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, PAVEMENT, ETC.) IN GRADING OF THE SITE.



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 CITY OF ROANOKE AERIAL MAPPING. CWA HAS PERFORMED ONLY MINIMAL FIELD SURVEYING TO VERIFY FRONT PROPERTY LINE LOCATION AND LOCATION / ELEVATION OF EXISTING CURB, POWER POLE & GUY, EXISTING WATER METER AND SANITARY SEWER LINE.

SOURCE OF BOUNDARY INFORMATION SHOWN HEREIN IS DEED BOOK 1651, PAGE 1818. CWA HAS ONLY LOCATED THE FRONT CORNERS OF THE PARCEL, TO DIRECT THE LOCATION OF THE NEW PUBLIC SIDEWALK. CWA HAS PERFORMED NO FORMAL BOUNDARY SURVEYS OF THE PROPERTY.

NOTES – PROPOSED SITE UTILITIES

- THERE IS NO NEW SITE LIGHTING PROPOSED FOR WORK REQUIRED HEREIN.
- THE ONLY NEW SITE UTILITY WORK CURRENTLY PROPOSED IS THE CONSTRUCTION OF A NEW SANITARY SEWER LATERAL, AND DEMOLITION / REMOVAL OF THE EXISTING SEPTIC TANK / DISTRIBUTION BOX.

Designed By: C.L. White	REVISIONS		
	No.	Date	Remarks
Drawn By: C.L. White	1	MAY 11 2020	PER CITY OF ROANOKE FIRST REVIEW
	2	JUNE 04 2020	PER CITY OF ROANOKE SECOND REVIEW
Date: April 14, 2020			
W.O. # 20-0012			
N.B. # JW-36			

SHEET INDEX

SHEET #	TITLE
C-01	NOTES AND LEGEND
C-02	SOIL EROSION AND SEDIMENTATION CONTROL PLAN
C-03	DETAILS – SOIL EROSION AND SEDIMENTATION CONTROL

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

ABBREVIATIONS		LEGEND	
AHHF	ARROW HEAD TOP OF FIRE HYDRANT	MINUM	MINIMUM MONUMENT
APPROX	APPROXIMATE	NBL	NORTH BOUND LANE
ASPH	ASPHALT	PCC	PORTLAND CEMENT CONCRETE
BC	BOTTOM OF CURB (AT FINISH GRADE)	PROP	PROPOSED
BT	BUTYMAUS	PUE	PUBLIC UTILITY EASEMENT
BLDG	BUILDING	PWMT	PAVEMENT
BLK	BLOCK	R	RADIUS
BW	BENCHMARK	RT	RIGHT
BW	BOTTOM OF WALL (AT FINISH GRADE)	R/W	RIGHT OF WAY
CB	CORNER BLOCK	REQD	REQUIRED
C&G	CURB & GUTTER	RR	RAILROAD
CL	CENTERLINE	RYS	REAR YARD SETBACK
CMP	CORRUGATED METAL PIPE	SAN	SANITARY
CONC	CONCRETE	SBL	SOUTH BOUND LANE
DBL	DOUBLE	SD	STORM DRAIN
DEFL	DEFLECTION	SECT	SECTION
DI	DROP INLET	SE	SLOPE EASEMENT
DIA	DIAMETER	SM	STEAM
DE	DRAINAGE EASEMENT	SS	SANITARY SEWER
EBL	EAST BOUND LANE	SSE	SANITARY SEWER EASEMENT
ELEC	ELECTRIC	STA	STATION
ELEV	ELEVATION	STD	STANDARD
ENTR	ENTRANCE	STO	STORMWATER STORAGE
EP	EDGE OF PAVEMENT	SWM	STORMWATER MANAGEMENT
EW	EXISTING	SYS	SIDE YARD SETBACK
EXIST	EXISTING	TCM	TEMPORARY BENCHMARK
FF	FINISHED FLOOR	TB	TOP OF CURB
FG	FINISH GRADE	TEL	TELEPHONE
FO	FIBER OPTIC LINE	TRANS	TRANSFORMER
GRD	GROUND	TW	TOP OF WALL
HPT	HIGH POINT	TYP	TYPICAL
INV	INVERT	VOOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
IP	IRON PIN	VERT	VERTICAL
LB	LEFT	WBL	WEST BOUND LANE
MBL	MINIMUM BUILDING LINE	WVWA	WESTERN VIRGINIA WATER AUTHORITY
MH	MANHOLE	YD	YARD

PLANNING NOTES

SITE LIGHTING:
AT THE TIME OF PLAN PREPARATION THERE IS NO NEW EXTERIOR LIGHTING PROPOSED. IN THE EVENT THAT ANY NEW OUTDOOR LIGHTING (BUILDING OR POLE MOUNTED) IS PROPOSED, SAID LIGHTING IS SUBJECT TO THE ZONING ORDINANCE AND REQUIRES A LIGHTING PLAN IN ACCORDANCE WITH SECTIONS 36.2-624 AND -625 OF THE ZONING ORDINANCE. LIGHT FIXTURES ARE REQUIRED TO BE "FULLY SHIELDED". FIXTURES THAT ARE INTERNATIONAL DARK SKY ASSOCIATION (IDA) DARK SKY FRIENDLY OR ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IES) FULL CUTOFF FIXTURES ARE APPROVABLE WITHOUT ADDITIONAL PHOTOMETRIC DATA (CUT SHEETS SHOWING CERTIFICATION ARE REQUIRED TO BE SUBMITTED TO THE CITY PLANNING DEPARTMENT). OTHERWISE, PHOTOMETRIC DATA SHOWING THE AMOUNT OF UPLIGHTING (LIGHT EMITTED ABOVE THE HORIZONTAL PLANE) MUST BE SUBMITTED TO THE CITY FOR REVIEW AND CONSIDERATION PRIOR TO CONSTRUCTION.

OUTDOOR STORAGE:
THERE IS NO NEW OUTDOOR STORAGE PROPOSED. IN THE EVENT OUTDOOR STORAGE IS PROPOSED, ADDITIONAL INFORMATION AND REVIEW WILL BE REQUIRED.

SITE SUMMARY AND ZONING REQUIREMENTS:

TAX PARCEL 7070103
2405 ORANGE AVENUE, NE
APPROX. 1.28 ACRES = ± 55,757 SQ. FT.
CURRENTLY ZONED CG COMMERCIAL GENERAL

REQUIREMENTS OF THE CG ZONING DISTRICT:
MOTOR VEHICLE SALES & SERVICE IS ALLOWED BY RIGHT
MINIMUM LOT AREA = 10,000 SQ. FT. MAXIMUM LOT AREA = 130,680

MINIMUM STREET FRONTAGE = 100' MAXIMUM STREET FRONTAGE = (none)

MINIMUM FRONT YARD = 0' MAXIMUM FRONT YARD = 30'
MINIMUM SIDE YARD = 0'
MINIMUM REAR YARD = 0'

MAXIMUM BUILDING HEIGHT = (none-not adjacent to residential)

MAXIMUM FLOOR AREA RATIO = 5.0 EXISTING BUILDING IS FAR LESS THAN ALLOWABLE

MAXIMUM IMPERVIOUS AREA = 85% OF LOT PROPOSED = 13,296 / 55,757 = 23.8% < 85% ALLOWED

MINIMUM PARKING REQUIRED: COMMERCIAL MOTOR VEHICLE SALES AND SERVICE ESTABLISHMENT, NEW OR USED: 1 SPACE PER 5,000 SF OF LOT AREA
10,487 SQ. FT. OF PROPOSED SALES LOT AREA, THEREFORE 3 SPACES REQUIRED

PEDESTRIAN ACCESS IS REQUIRED FROM PUBLIC RIGHT OF WAY TO BUILDING

BUILDING FACADE TRANSPARENCY REQUIREMENTS:

50% OF GROUND FLOOR

20% OF UPPER FLOORS

EXISTING BUILDING WITH NO PROPOSED STRUCTURAL MODIFICATIONS PROPOSED, THEREFORE TRANSPARENCY REQUIREMENTS ARE NOT APPLICABLE

MINIMUM TREE CANOPY = 10% OF PARCEL --> SEE "SITE LANDSCAPING CANOPY PROVISIONS" HEREIN

SUPPLEMENTAL REQUIREMENTS FOR COMMERCIAL MOTOR VEHICLE SALES FACILITY – NEW OR USED:

A LANDSCAPING STRIP OF A MINIMUM DEPTH OF EIGHT (8) FEET SHALL BE PROVIDED ALONG ANY ADJACENT STREET RIGHT-OF-WAY AND SHALL BE SUBJECT TO THE FOLLOWING REQUIREMENTS:

A MINIMUM OF ONE (1) EVERGREEN OR DECIDUOUS SHRUB, SPACED AT A RATE OF NO GREATER THAN THREE (3) FEET ON CENTER AND WITH A MINIMUM HEIGHT AT PLANTING OF TWENTY-FOUR (24) INCHES, SHALL BE PLANTED IN THE REQUIRED LANDSCAPING STRIP; AND

THE STORAGE OR DISPLAY OF MOTOR VEHICLES WITHIN, UPON, OR IN A MANNER WHICH OVERHANGS ANY PORTION OF THE REQUIRED LANDSCAPING STRIP SHALL BE PROHIBITED.

ANY DISPLAY AREA IN CONJUNCTION WITH COMMERCIAL MOTOR VEHICLE SALES SHALL BE LIMITED TO IMPROVED SURFACES AND SHALL BE SUBJECT TO THE SAME CONSTRUCTION STANDARDS SET FORTH FOR OFF-STREET PARKING AREAS, UNDER NO CIRCUMSTANCES SHALL A DISPLAY AREA BE LOCATED CLOSER THAN FIVE (5) FEET TO A SIDE OR REAR PROPERTY LINE.

SOIL EROSION CONTROL PLANS FOR NEW PAVEMENT PLACEMENT FOR CREATION OF A USED AUTOMOBILE SALES FACILITY

NAME OF DEVELOPMENT **ADIB OMANOVIC**

LOCATION **2405 ORANGE AVENUE, NE
CITY OF ROANOKE, VA.**

OWNER **ADIB OMANOVIC & AGO OMANOVIC
3811 PRALINE PLACE
ROANOKE, VA. 24012
ATTN: MR. ADIB OMANOVIC (540) 797-6423**

CONTRACTOR **(SUBJECT TO BID)**

DISTURBED AREA **9,872 SQUARE FEET = 0.23 ACRES**

TAX PARCEL **7070103**

CITY OF ROANOKE, VA APPROVAL BLOCK
(CITY REF: CP20-0015)

City of Roanoke
Planning, Building, & Development

COMPREHENSIVE DEVELOPMENT PLAN

APPROVED

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

Agent, Planning Commission **Ian D. Shaw**
Digitally signed by Ian D. Shaw
DN: cn=Ian D. Shaw, o=City of Roanoke, ou=City of Roanoke, email=ian.d.shaw@cityofroanoke.gov, c=US

Development Engineer **AC Cypher**
Digitally signed by AC Cypher
DN: cn=AC Cypher, o=City of Roanoke, ou=City of Roanoke, email=ac.cypher@cityofroanoke.gov, c=US

Zoning Administrator **Philip Moore**
Digitally signed by Philip Moore
DN: cn=Philip Moore, o=City of Roanoke, ou=City of Roanoke, email=philip.moore@cityofroanoke.gov, c=US



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