

### NEW PEDESTRIAN ACCESS NOTES:

IN THE CG ZONING DISTRICT, IT IS REQUIRED THAT A 5' WIDE UNOBSTRUCTED, ADA ACCESSIBLE ACCESS ROUTE BE PROVIDED BETWEEN THE PUBLIC SIDEWALK (OR RIGHT OF WAY IF NO PUBLIC SIDEWALK), TO THE FRONT ENTRANCE OF THE FACILITY.

THE CONTRACTOR SHALL CROSS-HATCH A 5' WIDE PORTION OF THE NEW PAVED SURFACE TO MEET PEDESTRIAN ACCESS REQUIREMENTS, AS SHOWN HEREON.

### KEY TO PAVEMENT TYPES

- INDICATES AREAS OF TOPSOIL REMOVAL AND INSTALLATION OF NEW BITUMINOUS PAVEMENT
- INDICATES AREAS OF EXISTING GRAVEL TO BE ROLLED, AMENDED WITH ADDITIONAL BASE STONE, AND PAVED WITH BITUMINOUS WEAR COURSE

### PAVING NOTES

**EXISTING GRASS AREAS:**  
AS INDICATED HEREON, IT IS PROPOSED TO PAVE CERTAIN GRASS AREAS OF THE SITE. PRIOR TO PAVING, THE CONTRACTOR SHALL STRIP EXISTING SOILS TO THE DEPTH OF THE PROPOSED PAVEMENT SECTION (SEE PROPOSED PAVEMENT OPTIONS) AND ALL SURFICIAL SOILS EXPOSED BY THE STRIPPING SHALL BE REMOVED AND DISPOSED OF PROPERLY. COMPACT SUBGRADE TO MINIMUM 95% STANDARD PROCTOR (ASTM D998). PLACE BASE STONE AND PAVEMENT AS OUTLINED HEREON.

### EXISTING GRAVEL AREAS:

AS INDICATED HEREON, IT IS PROPOSED TO PAVE EXISTING IMPERVIOUS AREAS OF THE SITE. PRIOR TO PAVING, THE CONTRACTOR SHALL COMPACT THE SUBGRADE WITH A SMOOTH DRUM ROLLER DURING FAVORABLE WEATHER CONDITIONS (DO NOT STRIP THE SURFICIAL SOILS). UPON COMPACTION OF SUBGRADE, PLACE AND COMPACT THE BASE STONE FOR NEW PAVEMENT. IT IS UNDERSTOOD THAT LEAVING THE EXISTING SURFICIAL SOILS IN PLACE WILL NOT YIELD AS STABLE A PAVEMENT SECTION AS WOULD RESULT FROM STRIPPING AND REMOVAL OF SURFICIAL SOILS. HOWEVER, THE OWNER HAS AGREED TO THESE METHODS IN ORDER TO AVOID THE EXCESSIVE LAND DISTURBANCE AND POTENTIAL STORMWATER COMPLICATIONS THAT WOULD ARISE FROM STRIPPING THE AREAS SHOWN HEREON TO BE PAVED.

### PROPOSED PAVEMENT:

NEW PAVEMENT SHALL BE COMPOSED OF A MINIMUM OF 6" OF COMPACTED VDOT 21A BASE STONE, AND A MINIMUM IN-PLACE THICKNESS OF 2" OF VDOT 549.5A BITUMINOUS WEAR COURSE.

### SOIL EROSION CONTROL MEASURES

SEE SHEET C-03 FOR ADDITIONAL REQUIREMENTS GOVERNING SOIL EROSION CONTROL MEASURES  
SINCE THE PURPOSE OF THIS PROJECT IS TO ONLY DISTURB AREAS WHICH ARE TO BE PAVED, IT IS NOT ANTICIPATED THAT ANY DISTURBED AREAS WILL REQUIRE VEGETATIVE STABILIZATION. HOWEVER, IF AREAS AROUND THE PERIMETER OF THE NEW PAVING ARE DISTURBED OR DENUDED, THESE AREAS MUST BE STABILIZED IN ACCORDANCE WITH TEMPORARY AND PERMANENT SEEDING REQUIREMENTS SHOWN HEREON.

### TEMPORARY CONSTRUCTION ENTRANCE

A NEW TEMPORARY CONSTRUCTION ENTRANCE IS REQUIRED, AS SHOWN AT THE LOCATION OF THE EXISTING CURB-OUT AND GRAVEL DRIVE. PRIOR TO INSTALLING THE TEMPORARY CONSTRUCTION ENTRANCE, THE CONTRACTOR SHALL COORDINATE WITH THE CITY INSPECTOR AS TO WHETHER THE EXISTING GRAVEL WILL BE SUFFICIENT PROTECTION AGAINST GRAVING OF MUD AND DEPOSITION OF SEDIMENT ONTO THE PUBLIC ROADWAY. THE DETERMINATION OF THE REQUIREMENT FOR THE FORMAL CONSTRUCTION OF THE ENTRANCE IS AT THE DISCRETION OF THE CITY INSPECTOR. IN THE EVENT A CONSTRUCTION ENTRANCE IS REQUIRED, SAID ENTRANCE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENTATION CONTROL HANDBOOK.

### MULCHING

AREAS WHICH HAVE BEEN SEEDING SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING APPLICATION. MULCH SHALL BE HIGH QUALITY OAT OR WHEAT STRAW, FREE FROM WEED SEED OR OTHER UNDESIRABLE MAMMIFER SPECIES.

### PERMANENT SEEDING

ALL DISTURBED AREAS NOT TO RECEIVE HARD SURFACING SHALL BE PERMANENTLY SEEDING WITHIN SEVEN (7) DAYS OF ACHIEVING FINAL GRADE, OR ON DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE WITHIN ONE YEAR, IN THE EVENT THAT CERTAIN DISTURBED AREAS ARE TO BE LANDSCAPE MULCHED IN LIEU OF PERMANENT SEEDING, THE AREAS MUST BE MULCHED WITH SHREDDED HARDWOOD OR OTHER PROTECTIVE COVERINGS IN ACCORDANCE WITH THE TIMELINES FOR TEMPORARY AND PERMANENT SEEDING, SHOWN HEREON.

### TEMPORARY SILT FENCE BARRIER

SILT FENCE BARRIER SHALL BE PROVIDED DOWN-GRADIENT OF DISTURBED AREAS, AS SHOWN HEREON. THE BARRIER SHALL BE MAINTAINED, CLEANED, AND / OR REPLACED AS NECESSARY UNTIL SUCH TIMES THAT ALL UP-GRADIENT DISTURBED AREAS ARE STABILIZED AGAINST EROSION AND SEDIMENTATION. SILT FENCE SHALL BE REMOVED ONLY UPON WRITTEN NOTIFICATION FROM THE CITY OF ROANOKE.

### TEMPORARY SEEDING

ALL DISTURBED AREAS NOT TO RECEIVE HARD SURFACING THAT ARE WILL NOT BE BROUGHT TO FINISH GRADE FOR MORE THAN 14 DAYS SHALL RECEIVE TEMPORARY SEEDING.

### WORK IN THE RIGHT OF WAY AND TRAFFIC CONTROL REQUIREMENTS:

- PRIOR TO ANY WORK BEING PERFORMED IN THE PUBLIC RIGHT OF WAY, A RIGHT OF WAY EXCAVATION PERMIT MUST BE OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.
- IT IS EXPECTED THAT THE NEW PUBLIC SIDEWALK MAY BE CONSTRUCTED WITHOUT IMPACTS TO CONTINUOUS FLOW OF TRAFFIC ON ORANGE AVENUE.
- CONSTRUCTION OF THE NEW CG-90 COMMERCIAL ENTRANCE APRON WILL REQUIRE A TEMPORARY CLOSURE OF ONE EASTBOUND LANE OF ORANGE AVENUE. TEMPORARY LANE CLOSURE TRAFFIC CONTROL MATERIALS, PERSONNEL, AND IMPLEMENTATION SHALL BE IN ACCORDANCE WITH THE APRIL 01, 2015 REVISION OF THE MANUAL ON TRAFFIC CONTROL DEVICES (MUTCD), SPECIFICALLY WITH THE REQUIREMENTS OF FIGURE 11C.2 "OUTSIDE LANE CLOSURE OPERATION ON A FOUR-LANE ROADWAY".
- WORK ASSOCIATED WITH A LANE CLOSURE ON ORANGE AVENUE MUST BE PERFORMED BETWEEN THE WEEKDAY HOURS OF 7:00 PM AND 8:00 AM, OR ON WEEKENDS.

### SANITARY SEWER REQUIREMENTS:

- SEE WESTERN VIRGINIA WATER AUTHORITY NOTES, SHEET C-01.
- THE EXISTING BUILDING IS SERVED BY A SEPTIC SYSTEM. THE EXISTING SEPTIC TANK, AND POSSIBLY A DISTRIBUTION BOX ARE LOCATED OFF THE SOUTHEASTERN CORNER OF THE BUILDING.
- THE CONTRACTOR SHALL FIRST FIELD-VERIFY THE LOCATION OF THE EXISTING LATERAL, TANK, AND BOX (AS APPLICABLE). IF LOCATION VARIES GREATLY FROM THAT SHOWN, COORDINATE REQUIRED REVISIONS WITH THE ENGINEER.
- PUMP THE SEPTIC TANK, AND DISPOSE OF THE WASTE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND LAWS PERTAINING THERE TO.
- FOLLOWING TANK PUMP-OUT, REMOVE THE EXISTING SEPTIC TANK IN ITS ENTIRETY, AND PREPARE EXISTING LATERAL (EXPECTED TO BE 4 INCH) FOR NEW INTERCONNECTION.
- PERFORM EXCAVATION FOR NEW CONNECTION TO EXISTING SANITARY MAIN AS GENERALLY SHOWN HEREON. TO THE EXTENT POSSIBLE, PERFORM ALL WORK WITHOUT DISRUPTION TO EXISTING ORANGE AVENUE CURB & GUTTER. SHOULD EXISTING MATERIALS BE DISTURBED, REPLACE WITH NEW CURB & GUTTER SHALL BE IN ACCORDANCE WITH VDOT STANDARD CG-6, MATCHING EXISTING.
- SEE SHEET C-01 FOR NOTES RELATIVE TO WYMA PERFORMING TAP TO EXISTING. CONTRACTOR SHALL COORDINATE CLOSELY WITH THE WYMA.
- IN THE EVENT BYPASS PUMPING IS REQUIRED TO NEXT DOWNSTREAM MANHOLE (LOCATED IN SOUTHERN EASTBOUND TRAFFIC LANES), TEMPORARY LANE CLOSURE AND WORK HOUR RESTRICTIONS STATED IN THE ABOVE "WORK IN THE RIGHT OF WAY AND TRAFFIC CONTROL REQUIREMENTS" SHALL APPLY.
- ALL NEW SANITARY SEWER MATERIALS SHALL BE 6 INCH SDR-35 PVC.
- NEW 6" PIPES SHALL BE Laid AT A MINIMUM 1.0%.
- CLEANOUT ASSEMBLIES SHALL BE PLACED AT THE RIGHT OF WAY LINE, AT MAXIMUM 100 FOOT INTERVALS, AT BENDS, AND AT INTERCONNECTION WITH EXISTING.
- IF AN ENLARGER IS REQUIRED AT THE CONNECTION TO EXISTING, ENLARGER SHALL BE ECCENTRIC, AND SHALL BE INSTALLED IMMEDIATELY DOWNSTREAM OF NEW CLEANOUT.

### SITE LANDSCAPING CANOPY PROVISIONS:

IN THE CG ZONING DISTRICT, IT IS REQUIRED THAT THE 20-YEAR TREE CANOPY BE PROVIDED AT 10% OF THE SITE AREA.

FOR THE SUBJECT DISTURBED AREA OF 9,872 SQ. FT., THIS TRANSLATES TO A CANOPY REQUIREMENT OF 987 SQ. FT. AS IT IS REQUIRED TO PLANT STREET TREES AT APPROXIMATELY 30' INTERVALS, WE WILL HAVE 192' / 30' = 7 STREET TREES REQUIRED. AS SHOWN BELOW, THESE STREET TREES WILL YIELD THE REQUIRED CANOPY COVERAGE.

PROVIDE 4 MAPLES AT 314 SQ. FT. CANOPY EACH = 1,256 SQ. FT. CANOPY  
PROVIDE 1 DOGWOODS AT 177 SQ. FT. CANOPY EACH = 177 SQ. FT. CANOPY  
TOTAL 20-YEAR CANOPY PROVIDED = 1,433 SQ. FT.

### TREE PLANTINGS:

AS SHOWN HEREON, PROVIDE THE FOLLOWING TREES TO MEET THE REQUIREMENTS FOR 20-YEAR TREE CANOPY.

Red Maple - <i>Acer Rubrum</i>	4 Required	2" Min. Cal. at Planting	Ball & Burlap
Flowering Dogwood - <i>Cornus Florida</i>	3 Required	5' Min. Ht. at Planting	Ball & Burlap

### SHRUB PLANTINGS:

IT IS ANTICIPATED THAT THE FOLLOWING SHRUB SPECIES WILL BE PLANTED IN THE REQUIRED LANDSCAPE AREAS. THE OWNER MAY MIX AND MATCH THESE SPECIES AT THEIR TREE WELL.  
Sky Pencil Holly - *Ilex crenata* "Sky pencil"  
Ninebark Dogwood - *Physocarpus opulifolius* "Diablo"  
Dwarf Alberta Spruce - *Picea glauca* "Conica"  
TOTAL SHRUB COUNT REQUIRED = 39  
MINIMUM HEIGHT OF PLANTING = 24"  
MAXIMUM SPACING: 3' ON CENTER. SHRUBS MAY BE B&B OR CONTAINER

### GENERAL LANDSCAPING NOTES:

- ALL LANDSCAPE PLANTINGS SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- ALL LANDSCAPE PLANTINGS SHALL CONFORM TO STANDARDIZED PLANT NAME AND SHALL BE WELL-FORMED, TRUE TO TYPE AND HAVE WELL-DEVELOPED ROOT SYSTEMS. ALL PLANTINGS SHALL BE SOUND, HEALTHY, AND FREE FROM INSECTS.
- ALL PLANTING SHALL BE DONE DURING THE PROPER SEASON AND NO PLANTING SHALL BE DONE IN FROZEN SOIL OR DURING UNFAVORABLE WEATHER CONDITIONS.
- ALL PLANTINGS ARE TO BE LOCATED WITH RESPECT TO EXISTING OR PROPOSED UTILITIES.
- MULCH ALL PLANTINGS WITH A MINIMUM OF THREE INCHES OF SHREDDED OR CHIPPED MULCH.
- ADJUSTMENTS MAY BE NECESSARY DUE TO PLANT AVAILABILITY.
- DUE TO ON-SITE CONDITIONS, IN-FIELD ADJUSTMENTS TO LOCATION MAY BE NECESSARY.

REVISED JUNE 04, 2020 PER SECOND CITY OF ROANOKE REVIEW - C.L. White

REVISED MAY 11, 2020 PER FIRST CITY OF ROANOKE REVIEW - C.L. White

### SCOPE OF LAND DISTURBANCE

EXISTING GRADE TOPOGRAPHY SHOWN HEREON IS TAKEN FROM CITY OF ROANOKE AERIAL MAPPING. CWA HAS NOT PERFORMED FIELD SURVEYS TO VERIFY THE ELEVATIONS SHOWN HEREON.

AS INDICATED IN THE PAVING NOTES BELOW, THE ONLY LAND DISTURBANCE WILL BE TO REMOVE THE SURFICIAL SOILS AND PLACE THE NEW PAVEMENT SECTION. AS SUCH, FINISH GRADE CONTOURS WILL GENERALLY MATCH EXISTING GRADE SHOWN HEREON.

### SOILS

SOILS INFORMATION SHOWN HEREON IS TAKEN FROM THE USDA WEB SOIL SURVEY, SEE SHEET C-03 FOR DETAILED INFORMATION FOR SOILS WITHIN THE AREA OF PROPOSED WORK.

### PROPOSED DRAINAGE OF LOT:

AS THE EXISTING GRADE IN THE AREA OF WORK DRAINS IN SHEET FLOW TO ORANGE AVENUE, AND THE SITEWORK REQUIRED HEREON IS SOLELY TO REMOVE SURFICIAL SOILS AND REPLACE WITH NEW BITUMINOUS PAVEMENT, OR TO AMEND AREAS OF EXISTING GRAVEL AND PAVE, THE FINISH TOP OF PAVEMENT WILL SHEET FLOW TO ORANGE AVENUE SIMILAR TO EXISTING CONDITIONS.

### CHANGE OF USE BUILDING COMPLIANCE:

THE OWNER HAS RETAINED RIFE, AIA OF INTERACTIVE DESIGN GROUP TO PERFORM THE EVALUATION OF THE EXISTING STRUCTURE RELATIVE TO A CHANGE OF USE TO COMMERCIAL. THE COMPLIANCE LETTER HAS BEEN SUBMITTED TO THE CITY OF ROANOKE CONCURRENT WITH INITIAL FORMAL SUBMITTAL OF THESE PLANS.

### SUMMARY OF PROPOSED DISTURBED AREAS:

DISTURBED AREA #1 = 1,390 SF

DISTURBED AREA #2 = 8,482 SF

TOTAL PROPOSED DISTURBED AREA = 9,872 SF = 0.23 ACRE

### PARKING REQUIREMENTS:

AS IT IS REQUIRED THAT WE PROVIDE 3 PARKING SPACES (SEE SHEET C-01), THE REQUIRED ADA SPACE AND TWO ADJACENT AUTOMOBILE SPACES SHALL REMAIN OPEN FOR CUSTOMERS / VISITORS

### AUTHORIZED SALES & DISPLAY AREAS:

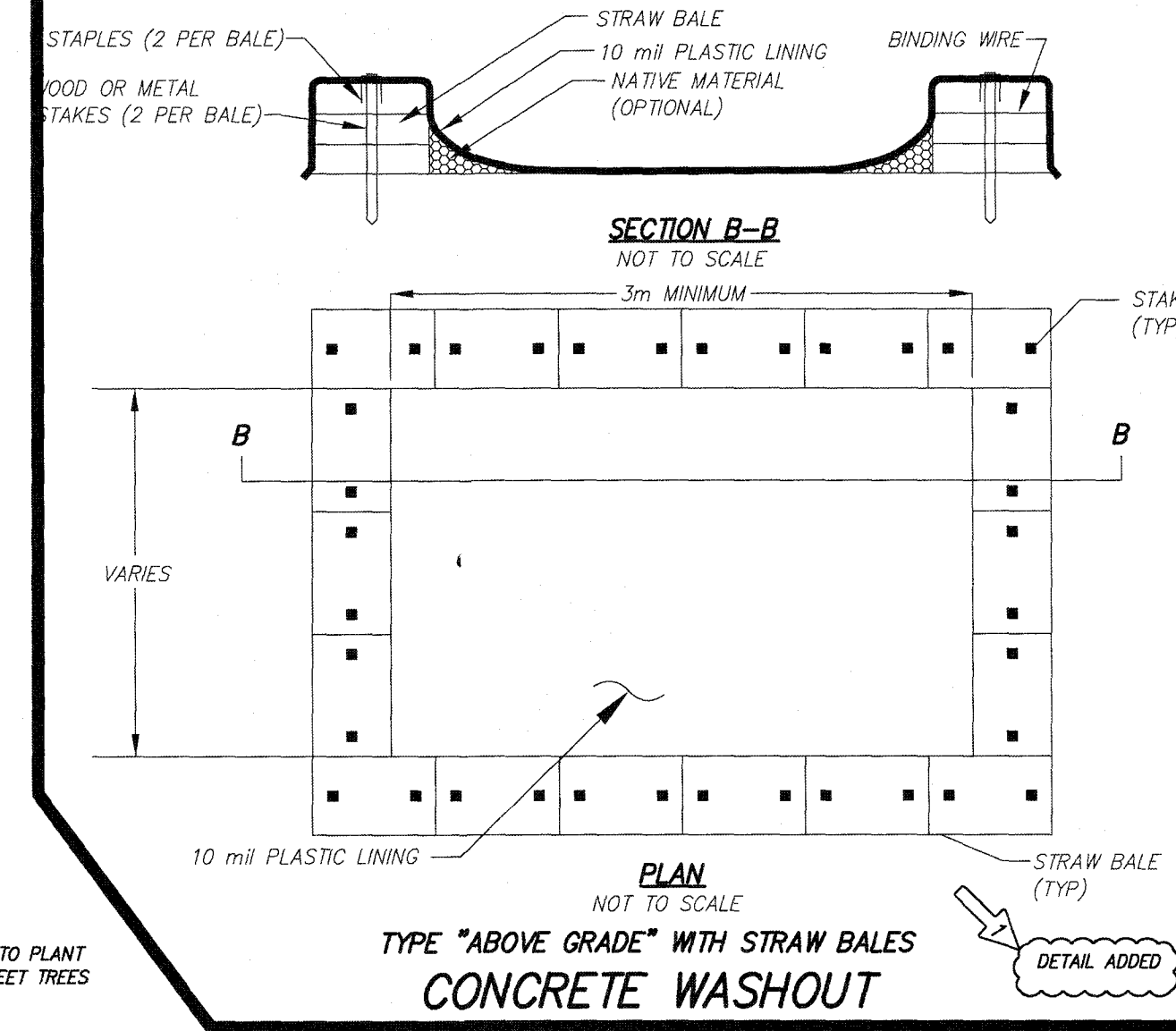
PER THE REQUIREMENTS OF THE CITY OF ROANOKE ZONING ORDINANCE, ONLY THOSE AREAS SPECIFICALLY SHOWN HEREON TO BE PAVED MAY BE USED FOR AUTOMOBILE SALES & DISPLAY.

IN THE EVENT THAT THE BUSINESS DESIRES TO EXPAND INTO OTHER IMPERVIOUS PORTIONS OF THE PROPERTY IN THE FUTURE, ADDITIONAL SITE PLANS WILL BE REQUIRED TO BE PREPARED AND REVIEWED / APPROVED BY THE CITY OF ROANOKE, DEPENDING ON THE SCOPE OF THE FUTURE EXPANSION(S) AND THE AMOUNT OF LAND DISTURBANCE NECESSARY. A PLAN SIMILAR TO THIS MAY BE NECESSARY, OR MORE STRINGENT PLANS, DEPENDING ON THE RULES AND REGULATIONS IN EFFECT AT THE TIME OF THE FUTURE EXPANSION.

BMP DESCRIPTION: A DESIGNATED TEMPORARY ABOVE-GRADE CONCRETE WASHOUT AREA WILL BE CONSTRUCTED AT A LOCATION SELECTED BY THE CONTRACTOR AND APPROVED BY THE COUNTY INSPECTOR. THE TEMPORARY CONCRETE WASHOUT AREA WILL BE CONSTRUCTED AS SHOWN, WITH A RECOMMENDED MINIMUM LENGTH AND MINIMUM WIDTH OF 10 FEET, BUT WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS. THE WASHOUT AREA WILL BE LINED WITH PLASTIC SHEETING AT LEAST 10 MILS THICK AND FREE OF ANY HOLES OR TEARS. SIGNS SHALL BE POSTED MARKING THE LOCATION OF THE WASHOUT AREA TO ENSURE THAT CONCRETE EQUIPMENT OPERATORS USE THE PROPER FACILITY. ALTERNATELY, A PRE-FABRICATED CONCRETE WASHOUT FACILITY MAY BE USED, PROVIDED IT RESULTS IN THE SAME OR BETTER PROTECTION AND RETAINAGE OF THE CONCRETE WASTE. CONCRETE POURS WILL NOT BE CONDUCTED DURING OR BEFORE AN ANTICIPATED STORM EVENT. CONCRETE MIXER TRUCKS AND CHUTES WILL BE WASHED IN THE DESIGNATED AREA OR CONCRETE WASTES NEED TO BE REMOVED. THE WASHOUT AREAS WILL BE CLEANED OUT ONCE THE AREA IS NO LONGER NEEDED FOR THE CONSTRUCTION PROJECT, THE HARDENED CONCRETE AND MATERIALS USED TO CONSTRUCT THE AREA WILL BE REMOVED AND DISPOSED OF ACCORDING TO THE MAINTENANCE SECTION BELOW, AND THE AREA WILL BE STABILIZED.

INSTALLATION SCHEDULE: THE WASHOUT AREA WILL BE CONSTRUCTED BEFORE CONCRETE POURS OCCUR AT THE SITE.

MAINTENANCE AND INSPECTION: THE WASHOUT AREAS WILL BE INSPECTED DAILY TO ENSURE THAT ALL CONCRETE WASHING IS BEING DISCHARGED INTO THE WASHOUT AREA, NO LEAKS OR TEARS ARE PRESENT, AND TO IDENTIFY WHEN CONCRETE WASTES NEED TO BE REMOVED. THE WASHOUT AREAS WILL BE CLEANED OUT ONCE THE AREA IS FILLED TO 75% OF THE HOLDING CAPACITY. ONCE THE AREA'S HOLDING CAPACITY HAS BEEN REACHED, THE CONCRETE WASTES WILL BE ALLOWED TO HARDEN. THE CONCRETE WILL BE BROKEN UP AND REMOVED FOR DISPOSAL. THE PLASTIC SHEETING WILL BE REPLACED IF TEARS OCCUR DURING REMOVAL OF CONCRETE WASTES FROM THE WASHOUT AREA.



TYPE "ABOVE GRADE" WITH STRAW BALES  
CONCRETE WASHOUT  
GRAPHIC SCALE  
1" = 20'

DESIGNED: C.L. White  
DRAWN: C.L. White  
CHECKED: C.L. White  
DATE: February 28, 2020  
SCALE: 1" = 20'  
TAX PARCEL: 7070103  
FIELD BOOK: N/A  
W.G. No.: 20-0012

SOIL EROSION AND SEDIMENTATION CONTROL PLAN  
FOR  
**NEW AUTOMOBILE SALES LOT - USED**  
FOR  
**ADIB OMANOVIC**  
SHOWING THE CONVERSION OF A FORMER SINGLE-FAMILY  
DWELLING PARCEL INTO A USED AUTOMOBILE SALES FACILITY

SITUATE 2405 ORANGE AVENUE, NE  
CITY OF ROANOKE, VIRGINIA

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