SITE DATA:

PROPERTY TAX PARCEL ID: 6590101

PROPERTY ADDRESS: ROANOKE /BLACKSBURG REGIONAL AIRPORT

> 1635 AVIATION DRIVE, HANGAR # 12 CITY OF ROANOKE. VIRGINIA

PROPERTY OWNER:

PAVED AREAS.

UTILITIES AND FOUNDATIONS.

ROANOKE REGIONAL AIRPORT COMMISSION ATTN: TIM BRADSHAW, EXEC. DIRECTOR

5202 AVIATION DRIVE ROANOKE, VA 24012

PROPERTY ACREAGE: 604.8 ACRES

PROPERTY ZONING: AD (AIRPORT DEVELOPMENT)

PLANNING NEIGHBORHOOD: AIRPORT

CURRENT USE TYPE: UNDEVELOPED GRASS AREA AND PAVED

NEW AIRCRAFT HANGAR PROPOSED USE TYPE:

REQUIRED SETBACKS: NOT APPLICABLE

PROPOSED BUILDING SIZE: HANGAR # 12 = 6,400 SF

PARKING REQUIREMENTS: NO MINIMUM FOR AIRPORT USES

PROPOSED PARKING: NO NEW SPACES

EXISTING = 12 TOTAL (2 ADA ACCESSIBLE)

OVERFLOW AIRCRAFT TIE-DOWN AREA

WATER SUPPLY: PUBLIC - WVWA - NEW SERVICE LATERAL

SANITARY SEWER: PUBLIC - WVWA - NEW SERVICE LATERAL

PROPOSED SITE LIGHTING: EXISTING POLE MOUNTED LIGHT SHALL BE

REMOVED AND REPLACED WITH WALL-MOUNTED LIGHT POWERED THRU BUILDING. THIS LIGHT SHALL BE DOWNWARD FACING AND SHIELDED FIXTURE DETAILS ARE INCLUDED WITH BUILDING

1. CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE HEALTH AND SAFETY OF EMPLOYEES, SUB-CONTRACTORS, INSPECTORS, AND

2. CONTRACTOR IS RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS FOR CONSTRUCTION PRIOR TO COMMENCING ANY WORK.

4. CONTRACTOR SHALL REQUEST THE LOCATION MARKING OF ALL EXISTING UTILITIES WITHIN THE PROJECT AREA BEFORE ANY SITE

5. EXISTING SITE CONDITIONS AND UTILITY LOCATIONS ARE BASED ON INFORMATION OF RECORD, FIELD OBSERVATIONS, AND FIELD

PROJECT ENGINEER IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THAN AS SHOWN ON THESE PLANS.

8. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF

9. UNLESS SHOWN OR SPECIFIED OTHERWISE, ALL SITE WORK SHALL CONFORM TO THE LATEST VERSION OF THE VDOT ROAD AND

10. ALL WORK SHALL BE SUBJECT TO INSPECTION BY REPRESENTATIVES FROM THE CITY OF ROANOKE, WESTERN VIRGINIA WATER

11. CONTRACTOR SHALL MAINTAIN A HARD COPY OF THESE APPROVED SITE PLANS ON SITE AT ALL TIMES. THIS COPY OF APPROVED

12. THESE PLANS WERE PREPARED WITHOUT THE BENEFIT OF A SITE SOILS STUDY. CONTRACTOR IS RESPONSIBLE FOR COMPLETING

SUFFICIENT SITE INVESTIGATION TO IDENTIFY SITE SOIL LIMITATIONS AND CHALLENGES FOR INSTALLATION OF SUB-SURFACE

BUILDING OUTLINE AND DIMENSIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE BUILDING DRAWINGS SHALL BE

13. THESE PLANS ARE LIMITED TO THE DESIGN OF THE SITE IMPROVEMENTS FIVE (5) FEET OUTSIDE OF THE BUILDILNG ENVELOPE.

ARCHITECTURAL BUILDING PLANS SHALL INCLUDE ALL NECESSARY FOUNDATION AND STRUCTURAL DESIGN. PROPOSED

BRIDGE STANDARDS. THE MINIMUM REQUIRED DENSITY FOR ALL COMPACTION IS 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE

CONTENT WITHIN +/-2% OF OPTIMUM. CONTRACTOR SHALL VERIFY SUITABLITY OF FILL MATERIAL USED UNDER BUILDING SLABS AND

AUTHORITY, VDOT, AND THE PROJECT ENGINEER, CONTRACTOR RESPONSIBLE FOR SCHEDULING ALL NECESSARY INSPECTIONS.

6. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL FRANCHISE UTILITY LATERALS INCLUDING ELECTRIC,

TELECOMMUNICATIONS, GAS, AND CABLE TV. THESE LATERALS ARE NOT INCLUDED IN THIS PLAN SET.

ROANOKE, THE WESTERN VIRGINIA WATER AUTHORITY, AND VIRGINIA DEPARTMENT OF TRANSPORTATION.

SURVEY MEASUREMENTS OF ABOVEGROUND STRUCTURES. CONTRACTOR RESPONSIBLE FOR VERIFYING EXACT LOCATIONS OF UNDERGROUND UTILITY MAINS, STRUCTURES, AND SERVICE LATERALS. CONTRACTOR SHALL NOTIFY CITY OF ROANOKE AND

7. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONSTRUCTION ACTIVITIES.

DISTURBANCE ACTIVITIES. THIS REQUEST SHALL BE MADE THRU "VA 811" AT LEAST TWO (2) DAYS BUT NOT MORE THAN TEN (10)

3. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH CITY OF ROANOKE DEPARTMENT OF PLANNING BUILDING AND

ELECTRICAL PLANS.

PROPOSED LANDSCAPING: AREA SURROUNDING PROPOSED HANGAR WILL

DEVELOPMENT. TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

DAYS PRIOR TO COMMENCING WORK. "VA 811" IS AVAILABLE AT 811 OR 1-800-552-7001.

BE SEEDED.

PROPOSED SOLID WASTE: NO NEW DUMPSTERS PROPOSED

GENERAL SITE DEVELOPMENT NOTES:

APPROVED VISITORS TO THE SITE DURING ALL PHASES OF CONSTRUCTION,

PLANS SHALL BE MADE AVAILABLE TO THE INSPECTORS UPON REQUEST.

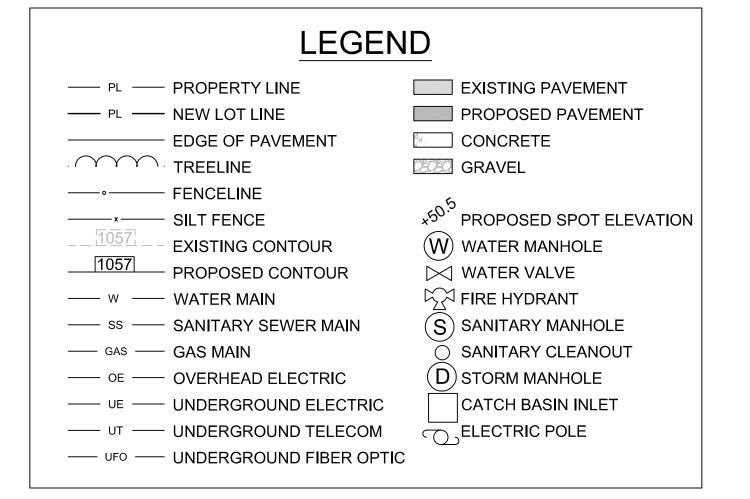
REFERENCED FOR EXACT DIMENSIONS AND FOUNDATION LAYOUT.

14. THE SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODWAY OR FLOOD PLAIN.

SITE DEVELOPMENT PLANS

FOR A NEW AIRCRAFT HANGAR TO BE LOCATED AT THE ROANOKE / BLACKSBURG REGIONAL AIRPORT CITY OF ROANOKE

PROJECT CONTACTS: OWNER: ROANOKE REGIONAL AIRPORT COMMISSION ATTN: TIM BRADSHAW, EXECUTIVE DIRECTOR **5202 AVIATION DRIVE** ROANOKE, VA 24012 (540) 362-1999 TIMB@FLYROA.COM SUMMIT HELICOPTERS, INC. ATTN: DAN QUINN 525 McCLELLAND STREET SALEM, VA 24153 (540) 375-8909 DAN.QUINN@SUMMITHELICOPTERS.COM **ENGINEER:** BRUSHY MOUNTAIN ENGINEERING, PLLC ATTN: BARNEY HORRELL, P.E. 3553 CARVINS COVE ROAD SALEM. VA 24153 BARNEY@BRUSHYMTNENGR.COM

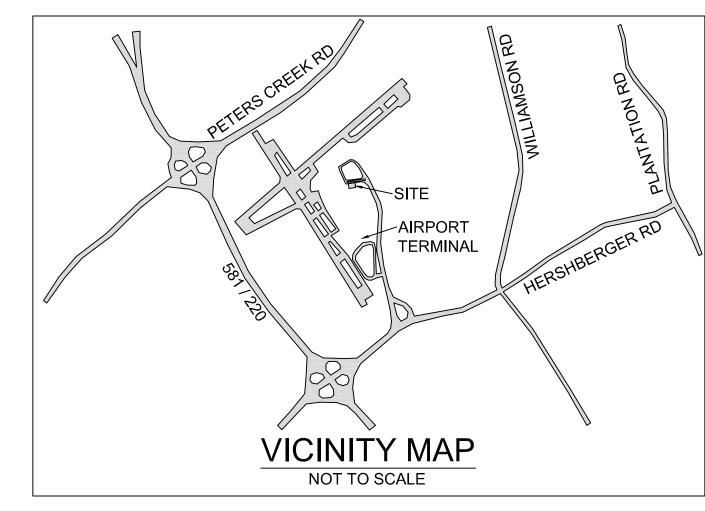


STANDARD CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS:

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.

- 1. 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.
- 2. 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.
- 3. 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.
- 4. LOCATION OF UTILITIES THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. 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, FIPS 4502 FEET, US SURVEY FEET, DATUM NA 83, IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.



#	REVISIONS	DAT
_	1ST CITY SUBMITTAL	02/25/20
7	2ND CITY SUBMITTAL	03/18/20
က	3RD CITY SUBMITTAL - MOVE BLDG WEST 4 FT	03/27/20

(020 (020 (020



CALL 811 OR 1-800-552-7001 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION

PLAN SET SHEET INDEX:

<u>#</u>	SHEET NAME	DESCRIPTION
1	COVER	COVER SHEET & GENERAL DEVELOPMENT NOTES
2	SECURITY/DEMO	EXISTING CONDITIONS, DEMOLITION NOTES, & SECURITY MEASURES
3	DETAILS-SECURITY	DETAILS OF SECURITY MEASURES
4	LAYOUT	DIMENSIONED SITE LAYOUT PLAN
5	UTILITY	UTILITY PLAN & WVWA DETAILS
6	GRADING / ESCP	GRADING & EROSION SEDIMENT CONTROL PLAN
7	DETAILS-ESCP	EROSION SEDIMENT CONTROL PLAN DETAILS
8	NARRATIVE	MS-19 AND PROJECT NARRATIVE

DISTURBANCE DATA:

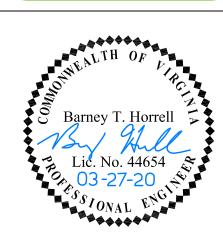
TOTAL DISTURBED AREA: 9,960 SF = 0.23 ACRES IMPERVIOUS REMOVED: 1,950 SF (PAVEMENT) 6,400(BLDG) + 1,010(CONC.) = 7,410 SFIMPERVIOUS PROPOSED:

IMPERVIOUS INCREASE: 5,460 SF

CITY APPROVAL:



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COVER

SHEET NUMBER

BME JOB# 19-024 SHEET NAME

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