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COMPREHENSIVE DEVELOP

City Construction Notes to be Included on Plans

Notice: All Landowners, Developers and Contractor

FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW

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 crossion 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

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 crosion and sediment control agent prior to said changes or

10. Final Acceptance/City - The owner or developer shall furnish the City of Romoke'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.

Note: The above City construction notes should be shown on the front or cover sheet of the development or construction

REFERENCES

JOB NUMBER: R1400153 00

DATED: 12/5/2014

BOUNDARY & TOPOGRAPHIC/ALTA SURVEY

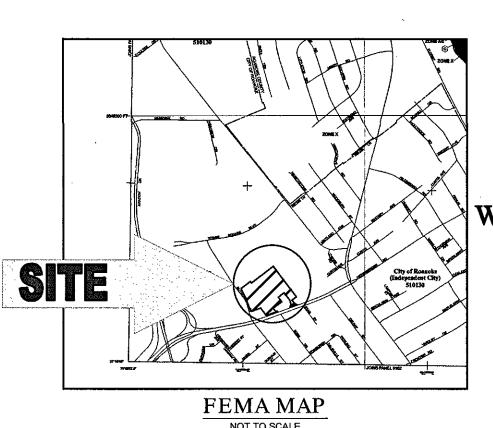
LLC, INST, #110004157 CITY OF ROANOKE, VIRGINIA"

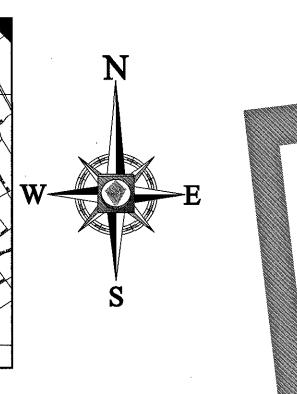
♦ COMPREHENSIVE DEVELOPMENT PLAN:

"ALDI STORE #42, 1521 HERSHBERGER ROAD, N.W." PREPARED BY: BALZER AND ASSOCIATES, INC.

PREPARED BY: BOHLER ENGINEERING BOHLER PROJECT NO: SV172047

"BOUNDARY & TOPOGRAPHIC SURVEY 1419 HERSHBERGE ROAD, N.W. PART OF PARCEL 6A, FAIRWAY ROANOKE



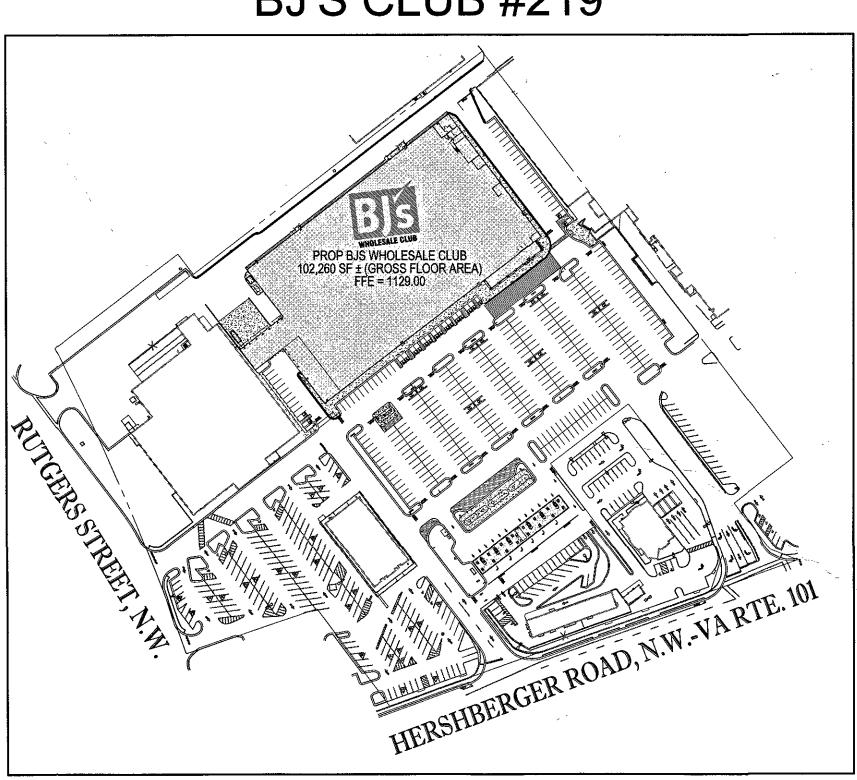




WHOLESALE CLUB

LOCATION OF SITE

1419 HERSHBERGER ROAD CITY OF ROANOKE, VIRGINIA TAX MAP # 6660105 **BJ'S CLUB #219**



AREA/ VICINITY MAP



DEVELOPER

FAIRWAY ROANOKE, LLC

28 BLACKWELL PARK LANE, SUITE 201 **WARRENTON, VIRGINIA 20186**

VA@BohlerEng.com

City of Roanoke Planning, Building, & Development COMPREHENSIVE DEVELOPMENT PLAN

> FIELD REVISION APPROVED

Development Revie 2018.07.24
Engineer 2018.07.24

PIEK holes, musticon holes in the service vant

LOCATION MAP

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EROSION AND SEDIMENT CONTROL PLAN PHASE I B EROSION AND SEDIMENT CONTROL PLAN PHASE IF

EROSION AND SEDIMENT CONTROL NOTES

EROSION AND SEDIMENT CONTROL DETAILS

ANDSCAPE NOTES AND DETAILS

WV WATER AUTHORITY DETAILS

ANDSCAPE PLAN

LIGHTING PLAN

CP17-0048 FIELD REVISION 3

IGHTING DETAILS

BLACKWELL PARK LANE, SUITE 2

C-701

C-702

C-703

C-704

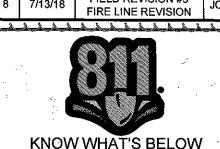
C-901 - C-904

GENERAL REQUIREMENTS FOR PARKING/ZONING 307 SPACES 343 SPACES 358 SPACES* 43560 SF (1.00 AC) 610,820 SF(14.02 AC) 10,820 SF(14.02 AC MINIMUM LOT AREA MINIMUM LOT WIDTH 150 FT 693 FT 693 FT MINIMUM FRONT YARD MINIMUM LOT DEPTH ONE SIDEYARD MINIMUM -REAR YARD MINIMUM BUILDING COVERAGE MAXIMUM BUILDING HEIGHT MAXIMUM 92.6% (565,536 SF) 91.4% (558,108 SF) MAXIMUM IMPERVIOUS AREA

7.4% (45,284 SF) 8.6% (52,712 SF) * PARKING COUNT DOES NOT EXCLUDE 12 PARKING SPACES REQUIRED FOR CART CORRALS. FINAL COUNT EXCLUDING CART CORRALS IS 346.

As-Built for Phase i Submitted 9.10.18

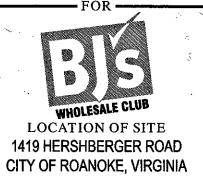
REVISIONS					
	DATE	COMMENT	BY		
	, , ,	FOR APPROVAL	JCW		
	2/2/18	FIELD REVISION #1, REMOVE GREASE TRAP NORTH END OF BUILDING, REROUTE DOMESTIC AND FIRE SERVICE LINES AND REVISE FUEL CANOPY ROOF DRAINS AND DRY WELL	JCW		
	2/2/18	FIELD REVISION #2 CONSTRUCTION OFFICE	JCW		
	4/5/18	COMMENTS TO . FIELD REVISION #1	JCW		
	4/11/18	FUEL STATION	JCW.		



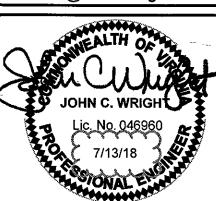
ALWAYS CALL 811 BEFORE YOU DIG It's fast. It's free. It's the law.

APPROVED FOR CONSTRUCTION

DEVELOPMENT PLAN



WARRENTON, VIRGINIA 20186 Phone: (540) 349-4500 VA@BohlerEng.com



COVER SHEET

C-101

GOVERNING AGENCIES

◆ CITY OF ROANOKE PLANNING, BUILDING AND DEVELOPMENT 215 CHURCH AVENUE, S.W.

♦ CITY OF ROANOKE DEPARTMENT OF PUBLIC WORKS

GEORGE R NEVERGOLD (540) 853-6501 (P)

215 CHURCH AVENUE, S.W.

ROANOKE, VA 24011 (540) 853-2741 (P)

CONTACT INFORMATION

- 601 S JEFFERSON STREET SUITE 300 ROANOKE, VA 24011 (540) 283-2996 (P) (540) 283-8204 (F)
 - **♦ ROANOKE GAS COMPANY** ROANOKE, VA 24016 (540) 777-4427 (P)

◆ GEOTECHNICAL REPORT

GEOTECHNICAL ANALYSIS"

REPORT OF SUBSURFACE EXPLORATION AND

WATER SUPPLY SITE SURVEY, BJ'S WHOLESALE CLUB"

PREPARED BY: ECS MID-ATLANTIC, LLC

PREPARED BY: BENCHMARK GROUP, INC.

♦ APPALACHIAN POWER

ISSUED FOR CONSTRUCTION

SIGNATURE DATE

THIS DOCUMENT IS NOT ISSUED BY BOHLER ENGINEERING

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CITY OF ROANOKE APPROVAL BLOCK

Phone: (540) 349-4500 (540) 349-0321

CONTACT: JOHN C. WRIGHT, P.E.