

UTILITIES:
MISS UTILITY TICKET

APPALACHIAN POWER (SERVICE WILL BE UNDERGROUND)
(800)-956-4237

CITY OF ROANOKE PUBLIC WORKS
(434) 455-4271

WESTERN VIRGINIA WATER AUTHORITY
601 S. JEFFERSON STREET
ROANOKE, VA 24011
(540)-853-5700 (DOMESTIC WATER & SEWER SERVICE)
(FIRE MAIN IS NOT NEEDED, BUILDING IS 55' FROM EXISTING HYDRANT)

ROANOKE GAS
(540)-777-4427

COMCAST
FIELD CONTACT: S & N
(804)-608-5640

VERIZON
FIELD CONTACT: UTILIQUEST
(703) 754-2116

ROANOKE SOLID WASTE
(540)-853-2000

City Construction Notes to be Included on Plans

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

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.

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

07/10

SURVEY INFORMATION

Horizontal and vertical control surveys were performed in 2016 by NLS, LLC.

All elevations must be referenced to the National Geodetic Vertical Datum of 1929.

Source of topographic mapping is AERIAL TOPOGRAPHICAL INFORMATION FROM CITY OF ROANOKE WITHIN THE PARCEL AND FROM ACTUAL FIELD SHOT TOPOGRAPHICAL INFORMATION WITHIN THE ORANGE AVENUE RIGHT-OF-WAY AND FOR THE UTILITIES AS SHOWN.

Boundary was performed by NLS, LLC.

CAR WASH SITE PLAN
FOR
3675 ORANGE AVENUE

BULK GRADING PLAN
FOR
3659 ORANGE AVENUE

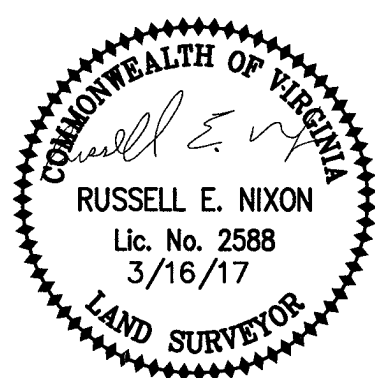
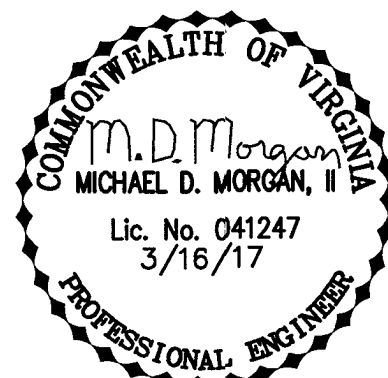


NOTES:

- PARCEL 1:
1. ADDRESS: 3675 ORANGE AV.
ROANOKE, VA
TAXMAP: # 7110106
- PARCEL 2:
3659 ORANGE AV.
ROANOKE, VA
7110122
2. ZONED: CG
3. SITE TO SHARE COMMON ENTRANCE
ONTO US HWY 460 WITH 3659 ORANGE AV.
4. LOT ZONING INFORMATION
REQUIRED - 10,000 SF MIN TO 130,680 SF MAX
ACTUAL LOT AREA = 96,059 SF
- REQUIRED LOT FRONTAGE - 100 FT MIN
ACTUAL LOT FRONTAGE - 128.98 FT
- FLOOR AREA RATIO - 5.0 MAX ALLOWED
0.045 ACTUAL (4,340 SF/96,059 SF)
- IMPERVIOUS COVERAGE - 85% MAX ALLOWED
- 27.5% ACTUAL (26,457 SF/96,059 SF)
5. SETBACKS:
FRONT: 0' min. - 30' max.
SIDE: 0'
REAR: 0'
INTERIOR CORNER - 0' min. - 15' max.
6. PARKING REQUIRED - 1.5/SERVICE BAY
- 1 SERVICE BAY * 1.5 = 2 SPACES REQ'D
7. PARKING PROVIDED - 2+ SPACES PROVIDED IN PARKING AREA
8. STORMWATER MANAGEMENT WILL BE PROVIDED BY UNDERGROUND DETENTION FOR QUANTITY AND A COMBINATION OF CONTECH CDS DEVICES AND PURCHASED STORM WATER QUALITY CREDITS FROM THE ROANOKE RIVER BASIN NUTRIENT BANK FOR QUALITY.
9. CAR WASH USE IS ALLOWED BY RIGHT, NO OUTDOOR STORAGE IS PROPOSED.
10. ANY EXTERIOR LIGHTING AND REQUIRED PHOTOMETRIC PLAN WILL BE SHOWN ON THE ELECTRICAL PLANS BY OTHERS. SCREENING FOR HVAC UNITS IS SHOWN ON ARCHITECTURAL PLANS BY OTHERS.
11. OVER BOX OF THE BUILDING FACADE IS LOCATED WITHIN THE FRONT YARD SETBACK AS REQUIRED, REFER TO ARCHITECTURAL PLANS BY OTHERS FOR DETAILS.

SHEET INDEX:

- SHEET 1 - COVER SHEET
SHEET 2 - EXISTING CONDITIONS
SHEET 3 - DEMOLITION PLAN
SHEET 4 - SITE PLAN
SHEET 5 - LANDSCAPE PLAN
SHEET 6 - GRADING PLAN 30 SCALE (OVERALL)
SHEET 7 - GRADING PLAN 20 SCALE (CAR WASH)
SHEET 8 - STORMWATER MANAGEMENT PLAN
SHEET 9 - PHASE 1 EROSION AND SEDIMENT CONTROL PLAN
SHEET 10 - PHASE 2 EROSION AND SEDIMENT CONTROL PLAN
SHEET 11 - UTILITY PLAN
SHEET 12 - STORMWATER MANAGEMENT CALCULATIONS
SHEET 13 - STORMWATER INLET CALCULATIONS
SHEET 14 - EROSION AND SEDIMENT CONTROL DETAIL PLAN
SHEET 15 - STORMWATER MANAGEMENT DETAIL PLAN
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SHEET 18 - VDOT DETAILS
SHEET 19 - STORM PROFILE



GENERAL NOTES:

1.) THIS PLAN HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN HEREON.

2.) THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

3.) THE AREA SHOWN IS LOCATED IN ZONE "X" AND DOES NOT FALL WITHIN FLOOD HAZARD ZONE FOR A 100 YEAR FLOOD AS SHOWN ON A MAP PANEL NO. 5100930037D DATED JUNE 3, 2008 BY F.E.M.A.

4.) ALL LIGHTING WILL BE GLARE SHIELDED AND NON-DIRECTIONAL TO PREVENT ILLUMINATION ACROSS THE PROPERTY LINES.

5.) LANDSCAPING SHALL BE IN COMPLIANCE WITH CITY OF ROANOKE LANDSCAPE ORDINANCE. ALL ABOVE GROUND UTILITIES SUCH AS HVAC UNITS SHALL HAVE LANDSCAPE SCREENING.

6.) THIS PROPERTY WILL UTILIZE PUBLIC WATER AND SEWER. BEFORE A BUILDING PERMIT WILL BE ISSUED, WATER AND SEWER APPLICATIONS MUST BE COMPLETED WITH THE WVWA.

7.) CONTRACTOR SHALL CONTACT "MISS UTILITY" A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION.

8.) OWNER/CONTRACTOR WILL, PRIOR TO FINAL SITE STABILIZATION, DETERMINE FERTILIZER APPLICATION RATES FOR THE ESTABLISHMENT OF GRASS ON SITE. THE VIRGINIA COOPERATIVE EXTENSION OR A GEOTECHNICAL FIRM (WITH SOIL TESTING FACILITIES) WILL BE CONTACTED TO OBTAIN A SOILS REPORT FOR NUTRIENT APPLICATION.

9.) Water service connections shall not be used for demolition, construction, or landscaping purposes until the appropriate backflow prevention assembly(s) have been installed and approved, and a passing test has been submitted to the WVWA. This includes new and existing water service connections, as well as temporary and permanent water service connections. All construction methods and materials shall conform to the Construction Standards and Specifications of CITY OF ROANOKE, Western Virginia Water Authority, and the Virginia Department of Transportation (V.D.O.T.). The contractor or developer is required to notify the CITY OF ROANOKE Engineering Division, Western Virginia Water Authority in writing at least three (3) days prior to any construction, including, but not limited to the following:

- A. Installation of approved erosion control devices
B. Clearing and grubbing
C. Subgrade excavation
D. Installing storm sewers or culverts
E. Setting curb and gutter forms
F. Placing curb and gutter
G. Placing other concrete
H. Placing gravel base
I. Placing any roadway surface
J. Installing water lines
K. Installing sanitary sewer lines

A pre-construction conference should be scheduled with the CITY OF ROANOKE Engineering Division, and Western Virginia Water Authority to be held at least one (1) day prior to any construction.

Measures to control erosion and siltation must be provided prior to plan approval. Plan approval in no way relieves the developer or contractor of the responsibilities contained within the erosion and siltation control policies.

A permit must be obtained from the V.D.O.T. Salem Residency Office prior to construction in the highway right-of-way.

Plan approval does not guarantee issuance of any permits by V.D.O.T. An approved set of plans and all permits must be available at the construction site.

Field construction shall honor proposed drainage divides as shown on plans.

All unsuitable material shall be removed from the construction limits of the roadway before placing embankment.

Pavement sections on approved plans are based on a minimum CBR of 7 and an RF of 2. CBR tests are to be performed by the engineer and submitted to V.D.O.T. and to the CITY OF ROANOKE Engineering Division prior to placement. CBR values < 7 and RF < 2 will require revised pavement sections.

All roadside ditches or grades of more than 5 percent shall be paved with cement concrete to the limits as indicated on the plans and as required at the field inspection.

Location of guard rails shall be determined at a joint field inspection by the County and V.D.O.T..

All springs shall be capped and piped to the nearest storm sewer or natural watercourse. The pipe shall be 6 inch minimum diameter and conform to V.D.O.T. Standard SB-1.

Standard street and traffic control signs shall be erected at each intersection by the developer prior to final street acceptance.

Construction debris shall be containerized 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 streets. It is the contractors responsibility to insure that the streets are in a clean, mud and dust free condition at all times.

The developer and/or contractor shall supply all utility companies with copies of approved plans, advising them that all grading and installation shall conform to approved plans.

Contractors shall notify utilities of proposed construction at least two (2), but not more than ten (10) working days in advance. Area public utilities may be notified through "Miss Utility": 1-800-552-7001.

The developer or contractor shall supply CITY OF ROANOKE and the Western Virginia Water Authority with correct As-Built plans before final acceptance..

All work shall be subject to inspection by CITY OF ROANOKE, Western Virginia Water Authority and/or V.D.O.T. inspectors.

Field corrections shall be approved by the CITY OF ROANOKE, and the Western Virginia Water Authority prior to such construction.

100 year floodway and flood plain information shall be shown where applicable.

Grade stakes shall be set for all curb and gutter, culvert, sanitary sewer and storm sewer.

Site lighting design shall conform to CITY OF ROANOKE standards.

All Pipe Culverts located in VDOT Right of Way and Easements shall conform to 2001 VDOT Roadway and Bridge Standards.

Contractor shall repair or replace any existing structures damaged during connection to the structure or other work in VDOT Right of Way.

VDOT approval of these plans expires (3) three years from date of approval.

No field changes including new alignments, change in grades, alternative pipe sizes or manholes shall be done without the approval of the consulting engineer and CITY OF ROANOKE.

A building permit is required for any retaining wall over 2 feet in height. All permitted walls must be shown on the site plan.

ALL WITHIN THE CITY OF ROANOKE RIGHT-OF-WAY IS TO BE PERFORMED PER THE CITY OF ROANOKE RIGHT-OF-WAY EXCAVATION AND RESTORATION STANDARDS.

SURVEYED FOR:		VIAMAC, LLC	
COVER SHEET		COVER SHEET	
FOR		FOR	
3675 & 3659 ORANGE AVENUE		3675 & 3659 ORANGE AVENUE	
CAR WASH		CAR WASH	
CITY OF ROANOKE, VIRGINIA		CITY OF ROANOKE, VIRGINIA	
COMM. NO.: 20111158		REVISED: 3/16/17	
SCALE: 1"=30'		DR. BY: MDM	
DATE: 11/21/16		DATE: 11/21/16	
SHEET: 1 OF 19		CHK. BY: MDM	
DRW. NME		SITE-R4	