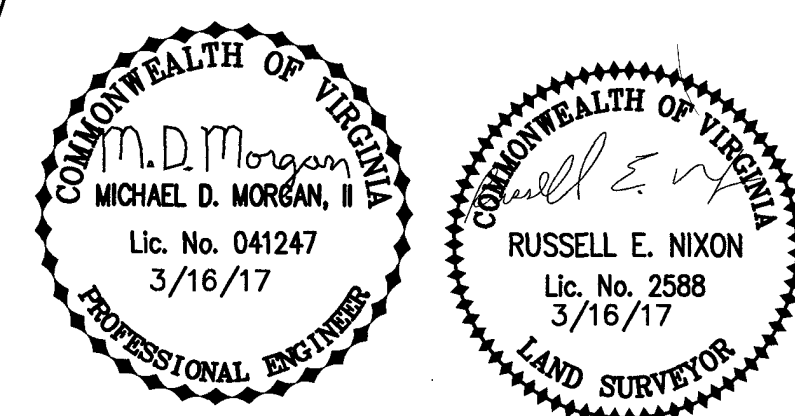


- NOTES TO CONTRACTOR:
CONSTRUCTION & DEMOLITION
- 1.) SFPC 3304.1 - SMOKING TO BE ALLOWED ONLY IN DESIGNATED SPACES WITH PROPER RECEPTACLES.
 - 2.) SFPC 3304.2 - WASTE DISPOSAL OF COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH WORK DAY.
 - 3.) SFPC 3304.6 - CUTTING AND WELDING OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH SFPC ADDRESSING WELDING AND HOTWORK OPERATIONS.
 - 4.) SFPC 3315.1 - FIRE EXTINGUISHERS SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
 - 5.) SFPC 3310.1 - REQUIRED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROAD ARE AVAILABLE.
 - 6.) REMOVAL OF EXISTING IMPROVEMENTS SHALL BE AS REQUIRED FOR THE PROJECT. THE MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A PROPER AND LEGAL MANNER PER FEDERAL, STATE AND OR LOCAL LAWS AND ORDINANCES.
 - 7.) IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED THE OWNER SHALL BE NOTIFIED. THOSE MATERIALS SHALL BE REMOVED AND DISPOSED OF IN A MANNER AS APPROVED BY ALL GOVERNING AGENCIES AND IN A LANDFILL OR DISPOSAL FACILITY LICENSED TO ACCEPT HAZARDOUS MATERIAL.
 - 8.) EXISTING PAVEMENT, CURBS AND GUTTERS, DRAINAGE PIPES AND STRUCTURES, TREES, BUSHES, SIGNS, POWER POLES, UTILITIES, ETC. TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. ANY DAMAGE DURING CONSTRUCTION SHALL BE RESTORED, RECONSTRUCTED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE. ALL DAMAGE SHALL BE RESTORED OR REPLACED TO AT LEAST THEIR ORIGINAL CONDITION OR AS REQUIRED OR DICTATED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL GOVERNING AGENCIES.
 - 9.) SAW CUT THE EDGES OF PAVED AREAS CLEAN, NEAT AND TRUE TO LINE SO NO UNWANTED CHIPPING OR BREAKING OF EXISTING PAVEMENT TO REMAIN WILL OCCUR. EXPOSED EDGE OF ASPHALT SHALL BE TACKED PRIOR TO PLACING NEW PAVEMENT.
 - 10.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT EACH DAY AND REMOVE ALL MUD, DIRT, GRAVEL AND LOOSE MATERIALS TRACKED, DUMPED, SPILLED OR WIND BLOWN FROM THIS SITE ONTO OTHER SITES, RIGHT OF WAYS, PUBLIC OR PRIVATE STREETS OR ROADS, DRIVEWAYS, ENTRANCES, ETC. THE CONTRACTOR MUST CLEAN OR PICK UP DAILY IF NECESSARY. THE CONTRACTOR SHALL REDUCE AIRBORNE DUST DURING THE ENTIRE DEMOLITION PHASE. WATER MAY BE USED AS A REDUCER.
 - 11.) THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL DEVICES AS REQUIRED DURING DEMOLITION.
 - 12.) IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER AND ALL THE UTILITY COMPANIES AND DEPARTMENTS 72 HOURS OR AS REQUIRED BEFORE DEMOLITION IS TO START. CONTRACTOR TO CALL 811 TO HAVE UTILITIES LOCATED. ALL VERIFICATIONS, LOCATIONS, SIZE AND DEPTHS SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES OR DEPARTMENTS.
 - 13.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL FEDERAL, STATE, COUNTY, CITY, AND LOCAL PERMITS FOR ANY WORK REQUIRED UNLESS OTHERWISE NOTED.
 - 14.) REMOVAL OF EXISTING CONCRETE OR OTHER PAVED AREAS SHALL INCLUDE ALL AGGREGATE BASE MATERIALS. AREAS TO BE REMOVED SHALL BE SAW CUT NEAT CLEAN, NEAT AND TRUE TO LINE. REMOVE ALL NONORGANIC MATTER THAT WOULD INTERFERE WITH THE GROWTH OF TURF OR PLANT MATERIAL.
 - 15.) THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AT HIS EXPENSE ALL AUTOMOBILE AND PEDESTRIAN TRAFFIC CONTROL DEVICES REQUIRED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL AGENCIES.
 - 16.) ALL EXISTING CURB AND GUTTER TO BE REMOVED SHALL BE TO THE NEAREST EXISTING JOINT.
 - 17.) CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT FOR ALL SOIL BEARINGS TEST IN THE LOCATION OF ALL WALL FOOTERS AND BUILDING FOUNDATION LOCATIONS AND FOR ALL SOIL COMPACTION REQUIREMENTS AND PAVEMENT DESIGNS.

GENERAL TRAFFIC NOTES:

1. POSTED SPEED LIMIT AT PROPOSED ENTRANCE IS 45 MPH. THIS PROJECT IS REMOVING TWO EXISTING ENTRANCES ONTO ORANGE AVENUE AND REPLACING WITH ONE COMBINED ENTRANCE.
2. DISTANCE TO CLOSEST ENTRANCE TO NORTH IS 275' FROM CENTER TO CENTER OF ENTRANCE.
3. DISTANCE TO CLOSEST ENTRANCE TO SOUTH IS 270' FROM CENTER TO CENTER OF ENTRANCE.
4. ADT ON 460/ORANGE AVENUE/CHALLENGER IS 28,000 PER LATEST VDOT NUMBERS.
5. ITE TRIP GENERATION FOR CAR WASH IS 11.64 TRIPS PER 1,000SF AT PEAK PM HOUR. FOR THIS CAR WASH AT 4,340SF IT IS ESTIMATED THAT UP TO 50.5 TRIPS PER HOUR COULD BE EXPERIENCES AT THE PEAK PM HOUR. THERE IS NOT A PUBLISHED ADT FOR A CAR WASH. IT HAS BEEN NOTED BASED UPON OBSERVATION OF ACTUAL AUTOMATED CARWASHES WITH SIMILAR LAYOUT AND ONLY ONE WASH STALL THAT TYPICAL PEAL PM RATES ARE HALF OF THE ITE ESTIMATED RATE OF 50.5 TRIPS DUE IN PART TO A DEPENDENCY ON BUILDING SQUARE FOOTAGE WHICH DOES NOT ADEQUATELY ADDRESS THE CAPACITY OF THE CAR WASH. IT IS REASONABLE TO CONCLUDE THAT WITH A SINGLE WASH LANE, THE PROPOSED CAR WASH WOULD EXPERIENCE 26 TRIPS PER PEAK PM HOUR. ITE DOES NOT SUGGEST THAT THERE WILL BE ANY PEAK AM HOUR TRAFFIC LOAD DUE TO THE NATURE OF THE BUSINESS. IT IS THEREFORE ASSUMED, USING THE 26 TRIPS PER PEAK PM HOUR INGRESS AND 25 TRIPS PER PEAK PM HOUR EGRESS THAT THE SITE SHOULD PRODUCE AN ADT OF 520 TRIPS PER DAY.
6. LEFT TURN LANE ALREADY EXISTS AT THE SIGNALIZED INTERSECTION.
7. RIGHT TURN LANE IS REQUIRED. DUE TO GEOMETRIC RESTRICTIONS WITH EXISTING ENTRANCES, THE LARGEST TURNLANE POSSIBLE WAS PROVIDED AT 175' LONG WITH A 100' TAPER, THIS EXCEEDS THE REQUIREMENTS. THE EXISTING ENTRANCES IN THIS SECTION OF 460 DO NOT HAVE RIGHT TURN LANES.
8. THE PROPOSED ENTRANCE IS FURTHER FROM THE EXISTING SIGNALIZED INTERSECTION OF 460 AND MEXICO WAY AND IS 388' FROM THE CENTER OF THE INTERSECTION. THE PROPOSED INTERSECTION IS 270' FURTHER FROM THE SIGNALIZED INTERSECTION THAN THE EXISTING PRIVATE ENTRANCE THAT IS OFFSITE TO THE SOUTH. THERE IS UNIMPEDED SIGHT DISTANCE FROM THE ENTRANCE TO THE INTERSECTION.
9. THE ENTRANCE AS PROPOSED MEETS AND EXCEEDS ALL VDOT REQUIREMENTS WHILE COMBINING TWO EXISTING ENTRANCES INTO ONE. THE PROPOSED ENTRANCE WILL BE FOR PARTIAL ACCESS WITH RIGHT TURN INGRESS AND RIGHT TURN ONLY EGRESS.



SURVEYED FOR:		VIAMAC, LLC	
Nixon Land Surveying, L.L.C. 1063C Airport Road Lynchburg, VA 24502 Phone: (434) 237-3600 Fax: (434) 237-0699 Email: ren@nixonllc.com www.nixonllc.com		SITE PLAN FOR 3675 & 3705 ORANGE AVENUE CAR WASH CITY OF ROANOKE, VIRGINIA	
COMM. NO.: 20111158 SCALE: 1"=30' DR. BY: MDM SHEET: 4 OF 19 CHK. BY: MDM/DR. NME		REVISED: 3/16/17 DATE: 11/21/16 SHEET: 4 OF 19 CHK. BY: MDM/DR. NME	