

DESIGN AND DEVELOPMENT CONTACTS:

DEVELOPER: BOOS-ROANOKE, LLC
3525 PEDEMONT ROAD
ATLANTA, GA 30305
CONTACT: BRETT MILKE
TEL: (404) 345-5468

OWNER: BANKS VICTOR QUINN
2604 SPRINGHILL DRIVE
ROANOKE, VA 24017
TEL: (540) 965-2016

CIVIL ENGINEER: CORESTATES, INC.
201 S. MAPLE AVENUE
AMBLER, PA 19002
CONTACT: AARON BODENSCHATZ, P.E.
TEL: (215) 809-2125

ARCHITECT: NORR
719 GRISWOLD STREET
DETROIT, MI 48208
CONTACT: BRIAN COLBURN
TEL: (313) 324-3199

SURVEYOR: U.S. SURVEYOR
4629 RIVERWIND POINTE DRIVE
EVANSVILLE, IN 47715
CONTACT: MICHAEL F. FELDBUSCH
TEL: (800) 957-8783

GOVERNING AGENCIES CONTACTS:

PLANNING, BUILDING & DEVELOPMENT: PLANNING, BUILDING & DEVELOPMENT
215 CHURCH AVENUE SW ROOM 166
ROANOKE, VA 24011
CONTACT: IAN SHAW
TEL: (540) 853-1730

FIRE DEPARTMENT: ROANOKE FIRE-EMS ADMINISTRATION
713 THIRD ST. SW
ROANOKE, VA 24016
TEL: (540) 853-2327

STORMWATER: CITY OF ROANOKE PUBLIC WORKS
PLANNING, BUILDING & DEVELOPMENT
215 CHURCH AVENUE SW
ROANOKE, VA 24011
CONTACT: DANIELLE BISHOP
TEL: (540) 853-1730

TRANSPORTATION: CITY OF ROANOKE DEPARTMENT OF TRANSPORTA
PUBLIC WORKS SERVICE CENTER
1802 COURTLAND RD., NE
ROANOKE, VA 24012
TEL: (540) 853-2676

WATER/SEWER: WESTERN VIRGINIA WATER AUTHORITY
601 S. JEFFERSON STREET
ROANOKE, VA 24011
TEL: (540) 856-5700

UTILITY CONTACTS:

ELECTRIC: APPALACHIAN POWER
TEL: (800) 967-4237

GAS COMPANY: ROANOKE GAS COMPANY
819 KIMBALL AVE., NE
ROANOKE, VA 24016
TEL: (540) 777-4427

TELEPHONE: VERIZON
43 BELLS HILL ROAD
STAFFORD, VA 22554
TEL: (800) 284-7006

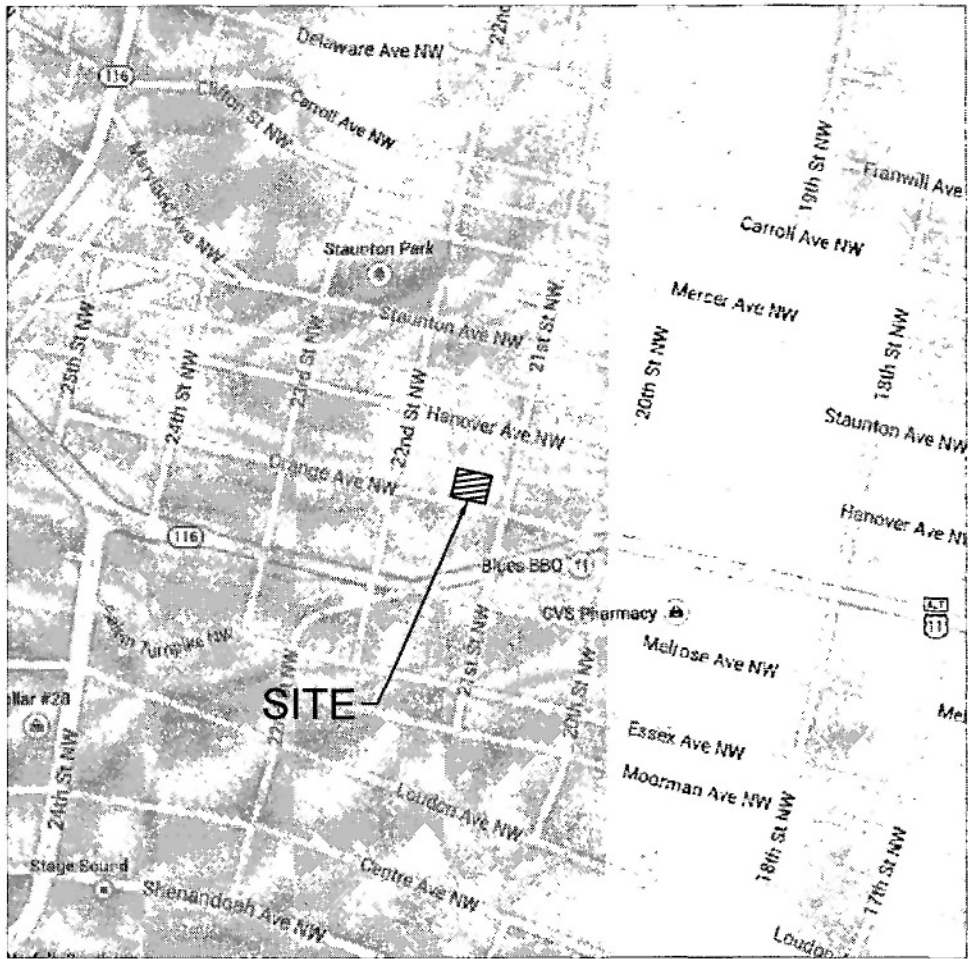
FLOOD NOTE:

THIS PROPERTY IS LOCATED WITHIN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP FOR THE CITY OF ROANOKE, VIRGINIA MAP NUMBER 51161C0162G, DATED SEPTEMBER 28, 2007. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE LIMITS OF A 100-YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS.

ALERT TO CONTRACTOR:

1. THE SITE WORK FOR THE PROPOSED DEVELOPMENT SHALL MEET OR EXCEED ALL CITY AND/OR COUNTY AND STATE STANDARDS FOR SITE WORK.
2. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO PROJECT COMPLETION.

COMPREHENSIVE DEVELOPMENT PLAN FOR FAMILY DOLLAR 1626 ORANGE AVENUE NW ROANOKE, VIRGINIA 24017 NEW LOT 6A BLOCK 52 MELROSE TAX # 2221601 & 2221609



VICINITY MAP
1" = 800'



SOILS MAP
1" = 500'

| SOIL GROUP | DESIGNATION | NAME |
|------------|-------------|---|
| C | 6 | CHISWELL-LITZ-URBAN LAND COMPLEX 2 TO 15 PERCENT SLOPE |

| SHEET INDEX | |
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| SHEET NUMBER | SHEET NAME |
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| C21 | SIGHT DISTANCE PLAN |
| C22 | TRUCK TURN AND FIRE MARSHAL PLAN |
| C23 | WEST EXTERIOR ELEVATION BY NORR ARCHITECTS |
| C24 | SIDE AND REAR EXTERIOR ELEVATIONS BY NORR ARCHITECTS |

GENERAL NOTES:

1. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHIC WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WERE PROVIDED BY THE FOLLOWING COMPANY AS A CONTRACTOR TO THE SELLER/OWNER.
ALTA/ACSM LAND TITLE SURVEY: MICHAEL F. FELDBUSCH, PLS
VA PLS #3236
2. ALL PHASES OF THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER/DEVELOPER SITE WORK SPECIFICATIONS
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
6. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
7. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES ON OR NEAR THE CONSTRUCTION SITE.
8. CONSTRUCTION OF THE BUILDING AND UTILITY ENTRANCES WILL BE IN ACCORDANCE WITH ASSOCIATED PLANS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE AREA CLEAN AND FREE FROM DEBRIS AT ALL TIMES DURING CONSTRUCTION.
10. THIS SITE DOES NOT CONTAIN ANY KNOWN HISTORIC BUILDING OR FEATURES.
11. THIS SITE DOES NOT CONTAIN ANY KNOWN BURIAL SITES.
12. EXISTING USE: AUTOBODY SHOP, BAIL BONDS, GYM, RETAIL.
13. PROPOSED USE: RETAIL
14. TOTAL SITE AREA: TAX # 2221601: 0.943 AC
15. TOTAL DISTURBED AREA: 52,338 SF (1.20 AC)
16. EXISTING BUILDING GROSS FLOOR AREA: 6,857 SQ SF
17. PROPOSED BUILDING GROSS FLOOR AREA: 8,320 SF - NON-SPRINKLERED
18. PROPOSED BUILDING USE GROUP: 'M' - MERCANTILE
19. CONTRACTOR TO SUBMIT TRAFFIC CONTROL PLANS TO THE CITY TRAFFIC ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION

ESTIMATED AMOUNT OF MATERIAL TO BE REMOVED FROM SITE:

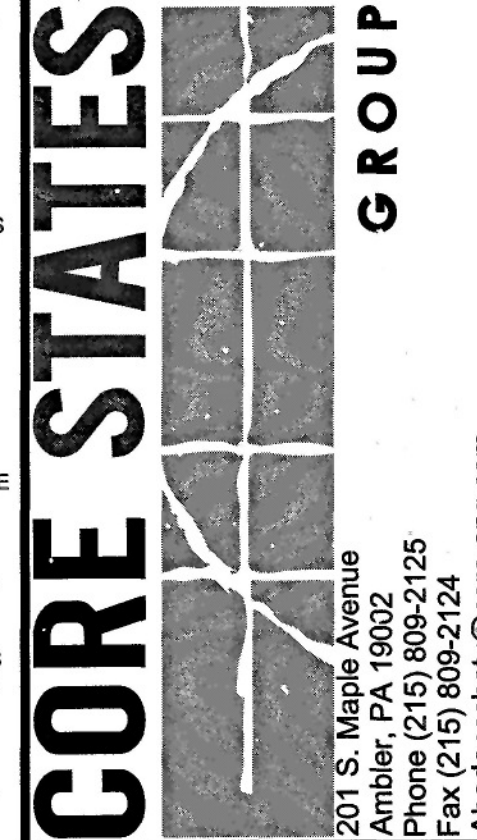
| | |
|----------------------------|---------|
| DIRT | 315 CY |
| DEMOLISHED BUILDING DEBRIS | 605 CY |
| CONCRETE PAVEMENT | 1830 SY |
| ASPHALT PAVEMENT | 1165 SY |
| GRAVEL | 415 SY |

CONSTRUCTION PROCEDURE REQUIREMENTS

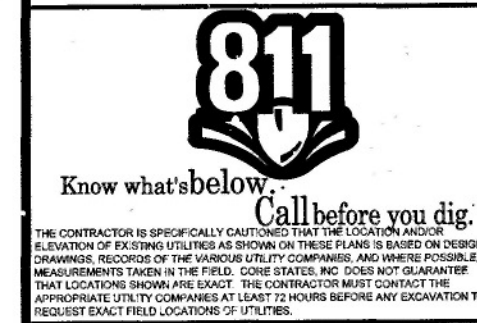
1. RIGHT-OF-WAY EXCAVATION PERMIT - PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS, ALLEYS, PUBLIC EASEMENTS), A RIGHT-OF-WAY EXCAVATION PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.
2. LAND DISTURBANCE 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 RAIN 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.

City of Roanoke
Planning Building and Development
DEVELOPMENT PLAN APPROVED

Agent, Planning Commission
Development Engineer
Zoning Administrator
Date
11/10/15
11/10/15
11/10/15
Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.



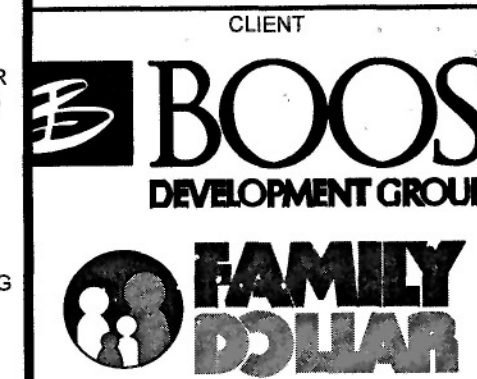
DOCUMENTS PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, USER WILL HOLD CORESTATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.



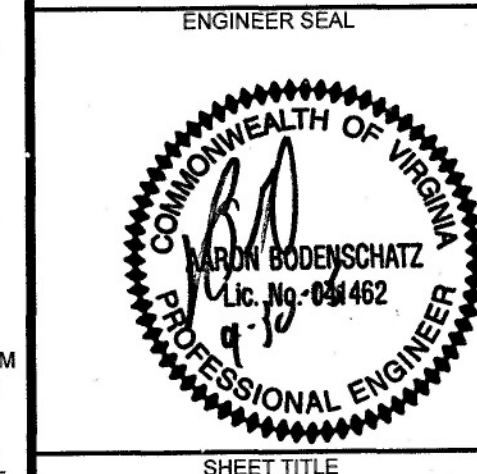
| REV | DATE | COMMENT | BY |
|-----|----------|-------------------|-------|
| 1 | 06-01-15 | PER CITY COMMENTS | MV |
| 2 | 07-15-15 | PER CITY COMMENTS | DP/MV |

DOCUMENT
COMPREHENSIVE
DEVELOPMENT PLAN
CP150014

PROJECT
FAMILY DOLLAR IN
ROANOKE, VA



SITE LOCATION
1626 ORANGE
AVENUE NW
ROANOKE, VA 24017



COVER SHEET

JOB #: FAM-19430
DATE: 04-10-15
SCALE: N/A
DRAWN BY: KF
CHECKED BY: AB

SHEET NO.
C1
OF 24