

GENERAL NOTES

ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE. AND THE WESTERN VIRGINIA WATER AUTHORITY.

THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF ROANOKE ENGINEERING DEPARTMENT 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. INSTALLING 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.

MEASURES TO CONTROL EROSION AND SILTATION MUST BE PROVIDED FOR PRIOR TO PLAN APPROVAL. PLAN APPROVAL IN NO WAY RELIEVES THE DEVELOPER OR CONTRACTOR OF THE RESPONSIBILITIES CONTAINED IN EROSION AND SILTATION CONTROL POLICIES.

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.

PAVEMENT SECTIONS ON APPROVED PLANS ARE BASED ON A MINIMUM CBR VALUE OF 10. CBR VALUES LESS THAN 10 WILL REQUIRE REVISED PAVEMENT SECTIONS.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT THE JOB SITE.

VDOT ST'D. HR-1 HANDRAIL IS REQUIRED ON ALL WALLS EXCEEDING 4.0' IN HEIGHT.

CONSTRUCTION DEBRIS SHALL BE CONTAINED 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.

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, BUT NOT MORE THAN TEN WORKING DAYS IN ADVANCE. AREA PUBLIC UTILITIES MAY BE NOTIFIED THROUGH MISS UTILITY AT (800) 552-7001.

ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE CITY OF ROANOKE AND/OR WESTERN VIRGINIA WATER AUTHORITY INSPECTORS.

FIELD CORRECTIONS SHALL BE APPROVED BY THE CITY OF ROANOKE ENGINEERING DEPARTMENT PRIOR TO SUCH CONSTRUCTION.

GRADE STAKES SHALL BE SET FOR ALL CURB AND GUTTER, CULVERT, SANITARY

SEWER, AND STORM SEWER. LOCATION OF UNDERGROUND UTILITIES IS BASED ON FIELD SURVEYS AND AS SHOWN

BY AVAILABLE RECORDS. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE SITE WORK AND LANDSCAPING CONTRACTOR(S) SHALL COMPLY WITH LOCAL CODES IN OBSERVING EROSION CONTROL MEASURES, BOTH ON AND OFF THE

SITE. REFER TO THE VIRGINIA UNIFORM CODING SYSTEM CONTAINED IN THE VIRGINIA SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION, FOR DETAILS AND SPECIFICATIONS OF EROSION CONTROL ITEMS SHOWN ON THESE PLANS.

ALL STORM DRAIN CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

CONTRACTOR SHALL COORDINATE SITE WORK WITH BUILDING PLANS.

SEWER NOTES

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING ALL MANHOLES AFTER PAVING. MANHOLE TOPS SHALL BE ADJUSTED TO GRADE IF NECESSARY.

ALL EXISTING UTILITIES MAY NOT BE SHOWN, OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH STATE WATER WORKS REGULATION'S, SECTION 12.05.03, WHERE LINES CROSS.

ALL SANITARY SEWER CONSTRUCTION SHALL ADHERE TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS, LATEST EDITION.

LATERALS FROM MANHOLES SHALL BE P.V.C. OR DUCTILE IRON OF SUFFICIENT LENGTH TO PROVIDE TWO (2) FEET OF BEARING ON NATURAL GROUND. THE TRANSITION FROM DUCTILE IRON TO ASBESTOS CEMENT OR CONCRETE PIPE SHALL BE MADE WITH AN ADAPTOR COUPLING IN THE RIGHT OF WAY.

ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT-OF-WAYS SHALL BE COMPACTED IN ACCORDANCE WITH THE CITY OF ROANOKE RIGHT OF WAY EXCAVATION AND RESTORATION STANDARDS'.

LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

ALL CONNECTIONS TO EXISTING MANHOLES OR MAINS SHALL BE MADE BY THE WESTERN VIRGINIA WATER AUTHORITY.

WATER NOTES

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING VALVE

VAULTS AFTER PAVING AND ADJUSTMENT TO FINAL GRADE IF NECESSARY.

ALL EXISTING UTILITIES MAY NOT BE SHOWN, OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS.

ALL WATERLINE CONSTRUCTION SHALL ADHERE TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS, LATEST EDITION.

ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT-OF-WAYS SHALL BE COMPACTED IN ACCORDANCE WITH THE CITY OF ROANOKE RIGHT OF WAY EXCAVATION AND RESTORATION STANDARDS'.

LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

ALL CONNECTIONS TO EXISTING MAINS SHALL BE MADE BY THE WESTERN VIRGINIA WATER AUTHORITY.

WATER MAIN SHALL BE MINIMUM CLASS 50 DUCTILE IRON IN ACCORDANCE W/ AWWA C151 OR DR-14 PVC IN ACCORDANCE W/ C-900.

ENGINEER'S NOTES

CALDWELL WHITE ASSOCIATES ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF PLANS OR FOR INFORMATION ON PLANS UNTIL SUCH PLANS HAVE BEEN APPROVED BY THE REQUIRED PUBLIC AGENCIES.

ANY WORK COMMENCED ON A PROJECT PRIOR TO PLAN APPROVAL IS AT SOLE RISK OF THE DEVELOPER.

CALDWELL WHITE ASSOCIATES DOES NOT GUARANTEE THE COMPLETION OR QUALITY OF PERFORMANCE OF THE CONTRACTS BY CONTRACTORS OR OTHER THIRD PARTIES.

SOURCE OF TOPOGRAPHIC MAPPING IS FIELD SURVEY BY CALDWELL WHITE ASSOCIATES DATED OCTOBER 31, 2005.

BOUNDARY DATA IS FROM FIELD SURVEY BY CALDWELL WHITE ASSOCIATES DATED OCTOBER 31, 2005.

CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS

Notice: All Landowners, Developers and Contractors

acceptance by the City.

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

- 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. <u>Land Disturbance Permit</u> 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
- 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. <u>Construction Entrance</u> The contractor shall install an adequate construction entrance for all construction related to 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
- pavement shall be in accordance with approved standards and specifications of the City of Roanoke and the Western Virginia Water Authority. Approved Plans/Construction Changes - Any change or variation from construction design as

8. Sewer and Pavement Replacement — Construction of sanitary sewers and the replacement of

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 final correct set of as-built plans prior to final

RESPONSIBLE LAND DISTURBER CERTIFICATION

THIS PROJECT IS CURRENTLY OUT TO BID. THE SUCCESSFUL BIDDER SHALL NAME ONE PERSON RESPONSIBLE FOR ALL LAND DISTURBANCE ACTIVITIES AND EROSION CONTROL MEASURES. THE PERSON NAMED SHALL HOLD A VALID "RESPONSIBLE LAND DISTURBER CERTIFICATE" UNDER THE GENERAL ASSEMBLY REVISIONS TO THE VIRGINIA EROSION & SEDIMENT CONTROL LAW AS REVISED JULY 01, 2001. THE PERSON NAMED WILL BE IN CHARGE OF AND RESPONSIBLE FOR CARRYING OUT ALL EROSION CONTROL MEASURES. THE PERSON NAMED SHALL AFFIX SIGNED AND PRINTED NAME TO ONE COPY OF THIS SHEET AND SUBMIT TO THE CITY OF ROANOKE DEPARTMENT OF PLANNING BUILDING AND DEVELOPMENT. THE APPROVING AUTHORITIES WILL NOT ISSUE A LAND DISTURBING PERMIT UNTIL THIS NAME HAS BEEN PROVIDED TO SAID DEPARTMENT.

PRINTED NAME	COMPANY NAME	_
SIGNA TURE	CONTACT ADDRESS	
RESPONSIBLE LAND DISTURBER CERT. NUMBER		
EXPIRATION DATE	TELEPHONE	

CONTOURS **APPROXIMATE** NORTH BOUND LANE ===8"SS=== SANITARY SEWER LINE **ASPHALT** PROPOSED PUE BOTTOM OF CURB PUBLIC UTILITY EASEMENT WATERLINE BITUMINOUS PAVEMENT BLDG BUILDING RADIUS BLK BLOCK RIGHT BENCHMARK RIGHT OF WAY OVERHEAD ELECTRIC LINE BOTTOM OF WALL REOD REQUIRED CINDER BLOCK RAILROAD OVERHEAD TELEPHONE LINE $\mathcal{C&G}$ CURB & GUTTER REAR YARD SETBACK OVERHEAD CABLE TELEVISION LINE CMP CORRUGATED METAL PIPE SANITARY CONC CONCRETE SOUTH BOUND LANE UNDERGROUND TEL OR ELEC LINE COR CORNER STORM DRAIN WATER OR GAS METER DBL DOUBLE. SECTION DEFL DEFLECTION SLOPE EASEMENT SANITARY SEWER FIRE HYDRANT DIAMETER SSE SANITARY SEWER EASEMENT STA DRAINAGE EASEMENT STATION MANHOLE -----EAST BOUND LINE STD STANDARD *EBL* CLEANOUT ELEC STORAGE ELECTRIC ELEV **ELEVATION** SIDE YARD SETBACK DROP INLET (CURB OR GRATE) ENTR ENTRANCE TEMPORARY BENCHMARK UTILITY POLE, GUY & ANCHOR EP EDGE OF PAVEMENT TOP OF CURB EW ENDWALL TELEPHONE DITCH OR SWALE EXISTING EXIST .KANS TRANSFORMER CENTERLINE OR BASELINE TOP OF WALL **FOUNDATION** FINISHED FLOOR PROPERTY LINE WOOT FINISH GRADE VIRGINIA DEPARTMENT SURVEY TRAVERSE POINT HIGH POINT TRANSPORTATION **VERTICAL** INVERT

WEST BOUND LANE

MONUMENT

SHEET INDEX

TITLE SHEET

LEGEND

NARRATIVES AND CONSTRUCTION NOTES

EXISTING SITE CONDITIONS AND DEMOLITION PLAN

SITE GRADING, UTILITY AND EROSION CONTROL PLAN

SITE & CONSTRUCTION DETAILS AND UTILITY PROFILES

SYMBOLS

SPOT ELEVATION

DEFLECTION ANGLE

DIRECT ANGLE

YARD LIGHTING

YARD HYDRANT

BENCHMARK

tree line

RAILROAD

HANDICAPPED SPACE

FENCE

NEW

100.5

DIMENSIONAL LAYOUT AND LANDSCAPING PLAN

NAME OF DEVELOPMENT

LOCATION

IRON PIN

MANHOLE

MINIMUM BUILDING LINE

LEFT

SHEET #

C-1

C-2

C-3

C-5

C - 6

ARROW HEAD TOP OF FIRE HYDRANT

CB

ABBREVIATIONS

MON

SITE IMPROVEMENTS FOR HIGHWAY MOTORS

CF Y.L.

FLOODPLAIN/FLOODWAY LIMITS

PROPERTY LIES WITHIN ZONE 'X' AS IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP, PANEL 51161C0024~D. REVISED OCTOBER 15. 1993.

> SITE SUMMARY AREA OF SITE: 4.81 AC. (209,524 SF) ZONED: 'I-1', INDUSTRIAL TAX NUMBER: 6600104, 5

EX. FLOOR AREA: 30,410 SQ. FT. (GROSS) PROPOSED FLOOR AREA: 32,455 SQ. FT. (GROSS)

No. Date

Designed: JWK

Date: October 16, 2006

W.O. # <u>06-0078</u>

N.B. # <u>WES-41</u>

EX. BLDG HEIGHT: 23'-4" PROP. BLDG HEIGHT: 22'-0"

REVISIONS

Remarks

1 11/28/06 RESPONSE TO ROANOKE CITY COMMENTS DATED NOV. 9. 2006

2 12/26/06 RESPONSE TO ROANOKE CITY COMMENTS DATED DEC. 14, 2006

3 3/5/07 RESPONSE TO ROANOKE CITY COMMENTS

TAX #(S)

5307 PETERS CREEK ROAD ROANOKE, VA. 24019

HIGHWAY MOTORS OWNER 5307 PETERS CREEK ROAD ROANOKE, VA. 24019 HIGHWAY MOTORS **DEVELOPMENT PLAN APPRO** DEVELOPER 5307 PETERS CREEK ROAD

ROANOKE, VA. 24019

DEVELOPER, AM AWARE OF THE SITE DESIGN REQUIREMENTS IMPOSED BY THIS SITE DEVELOPMENT PLAN AND OTHER APPLICABLE COUNTY CODES. HEREBY CERTIFY THAT I AGREE TO PEDMPLY WITH THESE REQUIREMENTS, UNLESS MODIFIED IN ACCORDANCE WITH LOCAL DEATH. 0 3-22-07

6600105

MAR 1 3 2007 Zoning Administrator Taucy C. Surdans 3/23/07 CITY OF ROANOKE Any changes to this approved plan must be coordinated with the

Agent to the Planning Commission of island approved prior construction. CALDWELL WHITE ASSOCIATES

4203 MELROSE AVENUE, N.W. P.O. BOX 6260 ROANOKE, VIRGINIA 24017-0260

(540) 366-3400 FAX: (540) 366-8702

SHEET C-1

OWNER/

HECEIVED