

OWNER/DEVELOPER: ROBERT EVANS, LLC
SUITE 200
3214 ELECTRIC ROAD, SW
ROANOKE, VIRGINIA 24014

PROPERTY ADDRESS: PROPOSED BUILDING
3827 HITE STREET
ROANOKE, VIRGINIA 24015

ROANOKE ACADEMY OF GYMNASTICS
3825 HITE STREET
ROANOKE, VIRGINIA 24015

TAX #5490502 1.702 ACRES ZONED C2
INSTRUMENT # 01005760

PROPOSED USE: RETAIL

STRUCTURE HEIGHT: 12 ft AT HIGHEST POINT

SQUARE FOOTAGE: 6,000 SF

LOT COVERAGE (F.A.R.):

20,000 SF (BLDG.) / 1.72 Ac (LOT) = 27%

CITY CONSTRUCTION NOTES

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

- City Inspections** - To insure the coordination of timely and proper inspections, a pre-construction conference shall be initiated by the contractor with City Building Inspections Department. Call (540)853-2244 to arrange a conference at least three (3) days prior to anticipated construction.
- Street Opening Permit** - Prior to the commencement of any digging, alteration or construction within the public right-of-way (streets, alleys, public easements), a street opening permit shall be applied for and obtained by the contractor from the City of Roanoke.
- Plans and Permits** - A copy of the plans 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.
- Location of Utilities** - The contractor shall verify the location of all existing utilities prior to the commencement of any construction.
- 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 determined by the City site plan inspector.
- 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.
- 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 public are in place.
- Sewer and Pavement Replacement** - Construction of sanitary sewers and the replacement of pavement shall be in accordance with approved standards and specification of the City of Roanoke.
- Approved Plans/Construction Changes** - Any change or variation from construction design as shown on the officially approved plans shall be approved by the City Engineer prior to said changes or variation in construction being made.
- Final Acceptance/City** - The developer or contractor shall furnish the City of Roanoke's Engineering Department with a final correct set of as-built plans to final acceptance by the City.

*AN E&S BOND WAS ISSUED FOR PHASE I DEVELOPMENT

EROSION-SILTATION CONTROL COST-ESTIMATE				
DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
CONSTRUCTION ENTRANCE	EA	1	\$500	\$500
SILT FENCE	LF	342	\$4	\$1368
INLET PROTECTION	EA	3	\$500	\$1500
TEMPORARY DIVERSION DIKE	LS	1	\$1000	\$1000
TEMPORARY SEDIMENT TRAP	EA	1	\$800	\$800
TOP SOILING	LS	1	\$800	\$800
VDOT EC-2	SY	1670	\$3.5	\$5845
SEEDING	LS	1	\$1000	\$1000
OUTLET PROTECTION	TON	25	\$32	\$800
SUBTOTAL				\$ 13,813
CONTINGENCY (10%)				\$ 1361
TOTAL				\$ 14,974

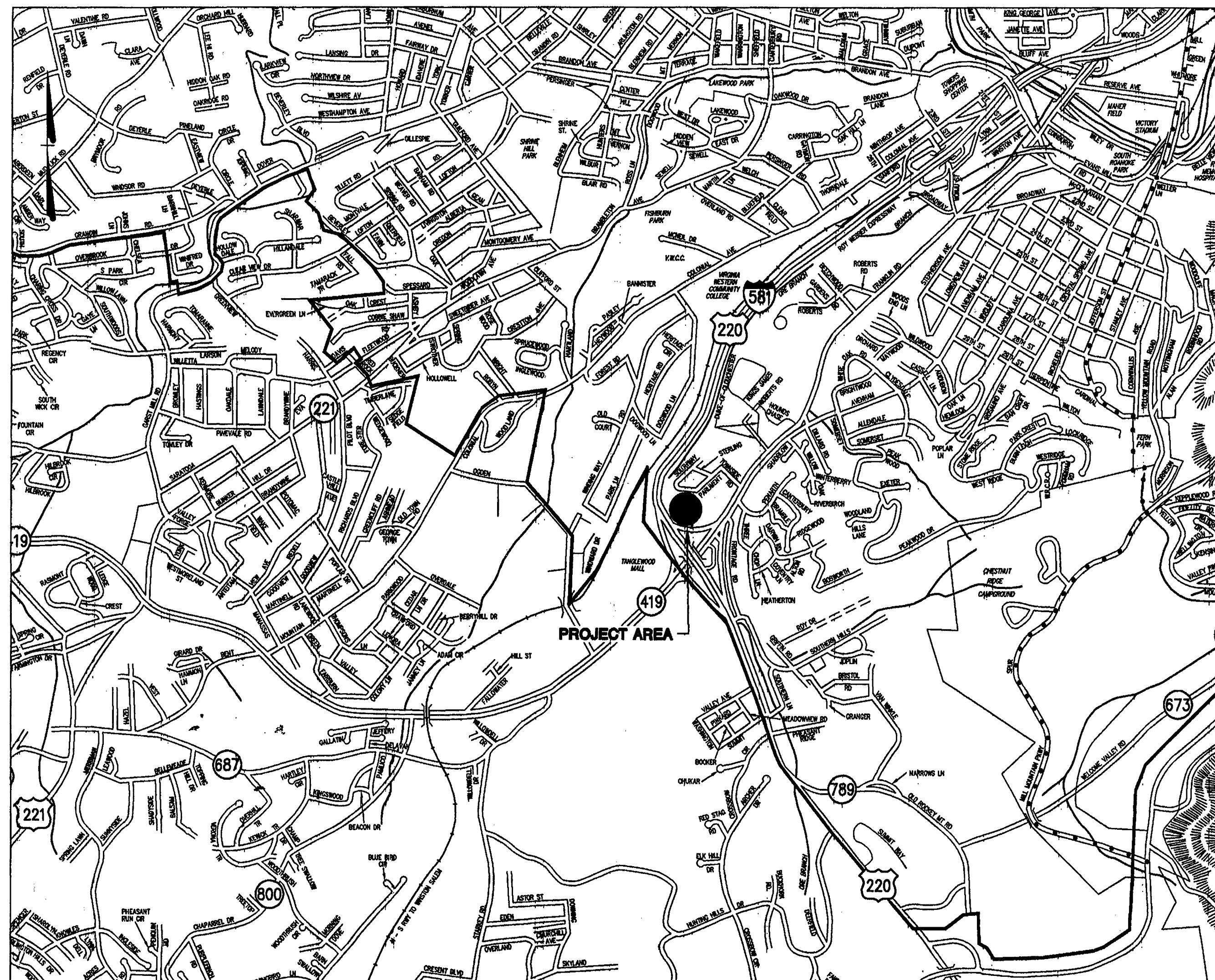
GENERAL EROSION AND SEDIMENT CONTROL NOTES.

- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
- THE APPROVING AUTHORITY MAY ADD TO, DELETE, RELOCATE, CHANGE OR OTHERWISE MODIFY CERTAIN EROSION AND SEDIMENT CONTROL MEASURES WHERE FIELD CONDITIONS ARE ENCOUNTERED THAT WARRANT SUCH MODIFICATIONS.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE PLAN SHALL BE PLACED IN ADVANCE OF THE WORK BEING PREPARED, AS FAR AS PRACTICAL.
- IN NO CASE DURING CONSTRUCTION SHALL WATER RUNOFF BE DIVERTED OR ALLOWED TO FLOW TO LOCATIONS WHERE ADEQUATE PROTECTION HAS NOT BEEN INSTALLED.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LEAVE THE SITE ADEQUATELY PROTECTED AGAINST EROSION, SEDIMENTATION, OR ANY DAMAGE TO ANY ADJACENT PROPERTY AT THE END OF EACH DAY'S WORK.
- FOR THE EROSION CONTROL KEY SYMBOLS SHOWN THE PLANS, REFER TO THE VIRGINIAN UNIFORM CODING SYSTEM FOR EROSION AND SEDIMENT CONTROL PRACTICES CONTAINED IN THE VIRGINIAN EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION. THESE SYMBOLS AND KEYS ARE TO BE UTILIZED ON ALL EROSION CONTROL PLANS SUBMITTED TO ROANOKE CITY.

HITE STREET DEVELOPMENT

ROBERT EVANS, LLC

CITY OF ROANOKE, VIRGINIA



VICINITY MAP
NO SCALE

GENERAL NOTES

- PROVIDE NEW MATERIALS AND WORKMANSHIP IN CONFORMANCE WITH ALL APPLICABLE CODES, STATE AND FEDERAL LAWS, LOCAL ORDINANCES, INDUSTRY STANDARDS, AND OTHER CRITERIA WHICH WOULD NORMALLY APPLY TO WORK OF THIS NATURE. NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERING A CONFLICT IN CODES, ORDINANCES, STANDARDS, OR OTHER CRITERIA. APPLICABLE CODES AND STANDARDS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE FOLLOWING:
 - (A) BOCA - BASIC CODED
 - (B) CITY OF ROANOKE
 - (C) VDOT - VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS
 - (D) VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS AND HANDBOOK, LATEST EDITION
 - (E) OSHA - OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
 - (F) ASTM - AMERICAN SOCIETY FOR TESTING AND MATERIALS
- MAINTAIN A SET OF APPROVED PLANS ON SITE AT ALL TIMES DURING CONSTRUCTION.
- OBTAIN EACH REQUIRED PERMIT PRIOR TO COMMENCING THAT PART OF THE WORK. PAY REQUIRED FEES.
- NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF CONDITIONS WHICH DIFFER FROM THOSE SHOWN ON THE PLANS.
- COMPLY WITH LOCAL ORDINANCES FOR BURNING OF WASTE. TRANSPORT WASTE MATERIALS AND UNSUITABLE MATERIALS FROM OWNER'S PROPERTY.
- VERIFY THE LOCATION AND ELEVATION OF EACH EXISTING UNDERGROUND UTILITY IN AREAS OF CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK. CONTACT ENGINEER IMMEDIATELY IF THERE APPEARS TO BE A CONFLICT, UPON DISCOVERY OF A UTILITY WHICH IS NOT SHOWN, AND UPON DISCOVERY OF A LOCATION OR ELEVATION AT WHICH DIFFERS FROM THAT SHOWN. TO LOCATE UTILITIES, CALL "MISS UTILITY", 1-800-552-7001. UTILITY LOCATIONS SHOWN ARE THE RESULT OF A COMBINATION OF FIELD LOCATION EXISTING INFORMATION. LOCATIONS ARE APPROXIMATE.
- REPAIR ALL DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, CAUSE AS A RESULT OF CONSTRUCTION ACTIVITIES AT NOT ADDITIONAL COST TO OWNER.
- NOTIFY OWNERS OF UTILITIES IN AREAS OF CONSTRUCTION PRIOR TO COMMENCEMENT OF EXCAVATION.
- EXISTING TOPOGRAPHIC MAPPING WAS PROVIDED TO L.A. GATES BY LUMSDEN ASSOCIATES, PC FOR PHASE 1 OF THE DEVELOPMENT. TOPOGRAPHIC INFORMATION AND ELEVATIONS FOR PHASE 2 WAS ASSUMED BASED ON PHASE 1 CONSTRUCTION DRAWINGS. CONTOUR INFORMATION MAY NOT BE ACCURATE AND CONTRACTOR SHALL VERIFY ALL ELEVATIONS AND DIMENSIONS SPECIFIED ON PLANS. L. A. GATES SHALL NOT BE LIABLE FOR ANY OMISSIONS OR INCORRECT INFORMATION REGARDING EXISTING MAPPING.

GRADING NOTES:

- REMOVE TREES, SHRUBS, GRASS AND OTHER VEGETATION, IMPROVEMENTS OR OBSTRUCTIONS AS REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION. REMOVE TREES AND OTHER VEGETATION, INCLUDING STUMPS AND ROOTS, COMPLETELY IN AREAS REQUIRED FOR SUBSEQUENT SEEDING. CUT OFF TREES AND STUMPS IN AREAS TO RECEIVE FILL MORE THAN THREE FEET IN DEPTH TO WITHIN EIGHT INCHES OF THE ORIGINAL GROUND SURFACE.
- BARRICADE OPEN EXCAVATIONS OCCURRING AS PART OF THIS WORK AND OPERATE WARNING LIGHTS AS RECOMMENDED BY AUTHORITIES HAVING JURISDICTION.
- CUT SURFACE UNDER PAVEMENTS TO COMPLY WITH CROSS SECTIONS, ELEVATIONS, AND GRADES AS INDICATED.
- EXCAVATE TRENCHES TO UNIFORM WIDTH CONFORMING TO VDOT STANDARD PB-1 FOR STORM DRAINAGE PIPING AND UB-1 FOR SANITARY SEWER AND WATER. BACKFILL TRENCHES WITH CONTROLLED FILL.
- PREVENT SURFACE WATER AND SUBSURFACE OR GROUND WATER FROM FLOWING INTO EXCAVATIONS AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAIN WATER TO COLLECTING OR RUNOFF AREAS. ESTABLISH AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DITCHES.
- PROTECT EXCAVATED BOTTOMS OF ALL FOOTINGS AND TRENCHED AGAINST FREEZING WHEN ATMOSPHERIC TEMPERATURE IS LESS THAN 35 DEGREES Fahrenheit (1 C).
- UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING INCLUDING ADJACENT TRANSITION AREAS. SMOOTH FINISH SURFACES WITHIN SPECIFIED TOLERANCES, COMPACT TO UNIFORM LEVELS OR SLOPES BETWEEN GRADES WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. GRADE AREAS ADJACENT TO BUILDING LINES TO DRAIN AWAY FROM STRUCTURES AND TO PREVENT PONDING.
- FINISH LAWN AREAS TO WITHIN ONE INCH ABOVE OR BELOW REQUIRED SUBGRADE ELEVATIONS. SHAPE SURFACE UNDER WALKS AND PAVEMENTS TO LINE, GRADE AND CROSS SECTION, WITH NOT MORE THAN 1/2" ABOVE OR BELOW REQUIRED SUBGRADE ELEVATIONS.
- PROTECT GRADED AREAS FROM TRAFFIC AND EROSION. REPAIR AREAS WHICH HAVE SETTLED, EROSION, OR BECOME DAMAGED DUE TO CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO OWNER.
- PLACE ALL FILL AND BACKFILL AS CONTROLLED FILL AS FOLLOWS:
 - (A) ESTABLISH SUITABLE SUBGRADE CONDITIONS PRIOR TO PLACING FILL BY PROOF ROLLING, UNDERCUTTING AND COMPACTING AS NECESSARY.
 - (B) PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR "HEAVY" COMPACTION EQUIPMENT, AND NOT MORE THAN 4" FOR HAND TAMPERS.
 - (C) PRIOR TO COMPACTION, PROVIDE MOISTURE CONTENT TO WITHIN 3% OF OPTIMUM BY MOISTENING OR AERATION EACH LAYER. DO NOT PLACE FILL MATERIAL ON SURFACES WHICH ARE MUDDY, FROZEN OR CONTAIN FROST OR ICE.
 - (D) COMPACT SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGE OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D 698 (STANDARD PROCTOR):
 - (i) 95% UNDER FOUNDATIONS, SLABS, WALKS, AND PAVEMENTS
 - (ii) 85% UNDER LAWN OR UNPAVED AREAS
- OWNER SHALL EMPLOY QUALIFIED SOILS TESTING LABORATORY TO INSPECT EARTHWORK OPERATIONS. NOTIFY LABORATORY PRIOR TO PERFORMING EARTHWORK OPERATIONS.
- OWNER SHALL EMPLOY QUALIFIED GEOTECHNICAL/STRUCTURAL ENGINEER FOR SPECIFICATIONS AND STRUCTURAL REQUIREMENTS FOR FILL MATERIAL BENEATH PROPOSED BUILDING.

SHEET LIST

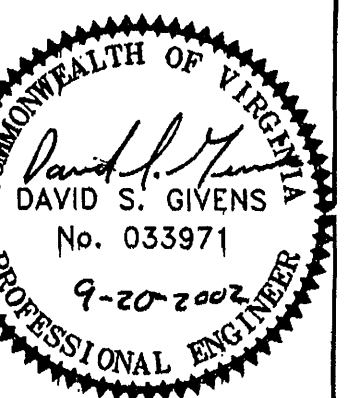
- C1 TITLE SHEET
C2 DIMENSIONAL LAYOUT PLAN
C3 GRADING AND STORMWATER MANAGEMENT
C4 SOIL EROSION AND SEDIMENT CONTROL PLAN
C4A SOIL EROSION AND SEDIMENT CONTROL DETAILS
C5 LANDSCAPE PLAN

DEVELOPMENT PLAN APPROVED	
Agent, Planning Commission	Date 10/3/02
Development Engineer	Date 10/3/02
Zoning Administrator	Date 10-3-02
Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.	
CITY ENGINEER, CITY OF ROANOKE,	DATE:

AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE:

REVISIONS
SEPT. 20, 2002

ROBERT EVANS, LLC
HITE STREET DEVELOPMENT
PHASE 2
CITY OF ROANOKE, VIRGINIA



ENGINEERS & CONSULTANTS
ROANOKE, VA
305 MARKET STREET, SE
ROANOKE, VA 24011
PHONE (540)342-8423
FAX (540)342-8425

L.A. Gates
Company

SHEET TITLE
TITLE SHEET

DESIGNED DSG
DRAWN DSG
CHECKED 45522.161
PROJECT NUMBER AUGUST, 2002
DATE
CADD-FILE
SHEET

C1
OF SHEETS