

GENERAL SITE NOTES:

- G.C. TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER AND CITY OF ROANOKE PLANNING, BUILDING, AND DEVELOPMENT DEPARTMENT. G.C. SHALL OBTAIN A RIGHT OF WAY PERMIT FROM THE CITY OF ROANOKE PRIOR TO ANY WORK WITHIN THE CITY OF ROANOKE R.O.W.
- GENERAL CONTRACTOR TO FIELD VERIFY PAVEMENT TIE IN LOCATIONS AND ENSURE THAT POSITIVE DRAINAGE AWAY FROM THE PROPOSED BUILDING IS MAINTAINED THROUGHOUT THE SITE AND W/THE ADJACENT BUILDING TO THE SOUTH.
- ANY PAVEMENT TO REMAIN THAT IS DISTURBED OR DESTROYED DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED/REPLACED AS NECESSARY TO PRE-CONSTRUCTION CONDITIONS AT NO COST TO THE OWNER.
- ALL BUILDING DIMENSIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.
- G.C. SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY OF ROANOKE PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
- G.C. TO PROVIDE ALL REQUIRED CONDUIT FOR EXTERIOR LIGHTING, ELECTRICAL, TELEPHONE, AND COMMUNICATIONS AND COORDINATE SERVICES WITH UTILITY PROVIDERS FOR SPECIFIC CONNECTION DETAILS, TIMING, AND SERVICE LOCATIONS.
- G.C. SHALL COORDINATE CONCRETE FINISHING AROUND THE PROPOSED DOOR LOCATIONS WITH THE ARCHITECTURAL PLANS.
- THE SITE CONTRACTOR MUST COORDINATE THE TIMING AND INSTALLATION OF ALL UTILITIES AND MAKE ALL NECESSARY SCHEDULE ARRANGEMENTS FOR TEMPORARY OR PERMANENT UTILITIES PER THE PROJECT SCHEDULE.
- ALL ROOFTOP OR GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW PER CITY OF ROANOKE ZONING ORDINANCE. THE PERIMETER OF ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED FROM ANY STREET FRONTAGE OR ADJACENT PROPERTY BY A FENCE OR SOLID WALL WITH 60% OR GREATER OPACITY. THE PERIMETER OF ALL ROOFTOP EQUIPMENT THAT WOULD OTHERWISE BE VISIBLE FROM ANY STREET FRONTAGE SHALL BE SCREENED BY A FENCE OR SOLID WALL WITH 60% OR GREATER OPACITY AT LEAST 1/2 THE VERTICAL HEIGHT OF THE EQUIPMENT FROM THE ADJACENT STREET, TO BE VERIFIED BY SUBMISSION OF A FIELD REVISION TO THE DEVELOPMENT PLAN OR SEPARATE BUILDING PERMIT.
- G.C. SHALL OBTAIN A SEPARATE SIGN PERMIT FOR ALL ON-SITE AND BUILDING SIGNAGE. IF A FLAGPOLE DISPLAY IS PROPOSED, NOTE THAT ONLY FLAGS TO BE DISPLAYED ARE NATIONAL, STATE, OR OTHER GOVERNMENTAL FLAGS AND INSIGNIAS.
- THE DUMPSTER OR REFUSE CONTAINER STORAGE AREA MUST MEET ALL REQUIREMENTS SET FORTH IN TABLE 647-1 AND ARTICLE 4, SUPPLEMENTAL REGULATION SECTION OF THE ZONING ORDINANCE. THE HEIGHT OF THE DUMPSTER SCREENING MUST BE AT LEAST 12" ABOVE THE TOP OF THE DUMPSTER AND THE OPACITY OF THE SCREENING A SOLID FENCE MATERIAL. SEE SHEET C9 FOR DUMPSTER ENCLOSURE AND GATE DETAILS.
- ALL EXTERIOR LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LIGHTING PLAN AND CUT SHEETS. THE LIGHTING SHALL ALSO BE INSTALLED AND AIMED TO MEET ALL REQUIREMENTS SET FORTH IN SECTION 36.2 DIVISION 2 OUTDOOR LIGHTING.
- NO OUTDOOR STORAGE IS PROPOSED AS PART OF THIS PROJECT AT THIS TIME.
- G.C. TO VERIFY DETAILS OF ELECTRIC CHARGING STATION WITH OWNER AND PROVIDE REQUIRED # OF STATIONS AND MANUFACTURER TYPES AS REQUIRED BY THE OWNER. G.C. TO PROVIDE ALL REQUIRED CONDUIT, ELECTRICAL SERVICE TO THE PROPOSED # OF LOCATIONS. COORDINATE SPECIFICS W/ELECTRICAL SUBCONTRACTOR TO ENSURE PROPER CONNECTIONS FOR MECHANICAL ROOM.

UTILITY NOTES:

- G.C. SHALL COORDINATE THE EXACT SANITARY SEWER, WATER, AND STORM SEWER BUILDING TIE-IN LOCATIONS WITH THE ARCHITECTURAL PLANS.
- ALL UTILITY SERVICE LATERALS OR LINES, INCLUDING ELECTRIC, SHALL BE INSTALLED UNDERGROUND PER SECTION 36.2-610. WATER & SEWER CONNECTIONS SHALL CONFORM TO WWA UTILITY STANDARDS AND INTERNATIONAL BUILDING CODE.
- G.C. SHALL VERIFY THE EXACT DEPTH OF THE EXISTING S.S. LATERAL VERTICAL ELEVATION PRIOR TO ANY BUILDING, SANITARY, OR STORM CONSTRUCTION.
- THE G.C. SHALL COORDINATE TEMPORARY POWER FOR THE PROPOSED BUILDINGS.
- THE G.C. IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL CONDUIT ASSOCIATED WITH REQUIRED UTILITIES FOR THE PROPOSED BUILDING AND ANY NECESSARY UTILITIES ON-SITE SUCH AS LIGHTING, ELECTRICAL, ETC.

EXISTING FIRE HYDRANT FLOW DATA:

- ORANGE AVENUE (ADJACENT TO STARBUCKS PARKING AREA)
- AUTHORITY ID - 57466
86 PSI STATIC
79 PSI RESIDUAL
6,718 GPM @ 20 PSI

REQUIRED FIRE FLOW:

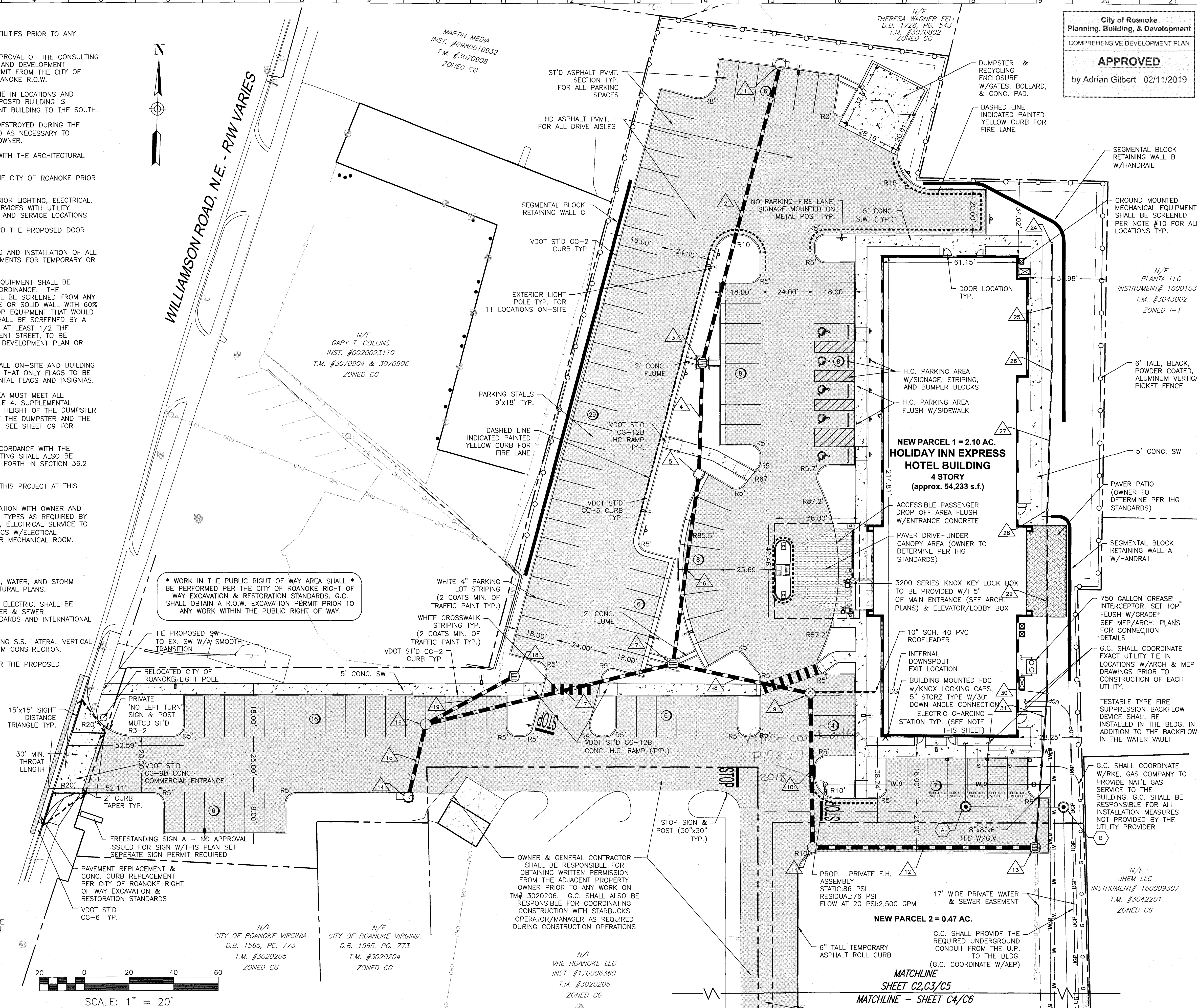
2,000 GPM FOR FIRE FLOW
PROVIDED FIRE FLOW FOR PROPOSED F.H.:
2,500 GPM AT 20 PSI

S.S. LATERAL INFO. TABLE

PARCEL	DOWNSIDE MANHOLE	DIST.	INV. OF CLEANOUT	MIN. SEWERABLE F.F. ELEVATION
1	ex.	240'	934.23	932.76
2	ex.	30'	928.50	928.39



WILLIAMSON ROAD, N.E. - RW VARIES



City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
APPROVED
by Adrian Gilbert 02/11/2019

BALZER
AND ASSOCIATES, INC.
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ENVIRONMENTAL & SOIL SCIENCE
WETLAND DELINEATIONS & STREAM EVALUATIONS
Balzer and Associates, Inc.
1208 Corporate Circle
Roanoke, VA 24018
540-772-9580
FAX 540-772-8050

N/F
PLANTA LLC
INSTRUMENT# 100010339
T.M. #3043002
ZONED I-1
6' TALL, BLACK, POWDER COATED, ALUMINUM VERTICAL PICKET FENCE
5' CONC. SW
PAVER PATIO (OWNER TO DETERMINE PER IHG STANDARDS)
SEGMENTAL BLOCK RETAINING WALL A W/HANDRAIL
750 GALLON GREASE INTERCEPTOR, SET TOP FLUSH W/GRADE
SEE MEP/ARCH. PLANS FOR CONNECTION DETAILS
G.C. SHALL COORDINATE EXACT UTILITY TIE IN LOCATIONS W/ARCH & MEP DRAWINGS PRIOR TO CONSTRUCTION OF EACH UTILITY.
TESTABLE TYPE FIRE SUPPRESSION BACKFLOW DEVICE SHALL BE INSTALLED IN THE BLDG. IN ADDITION TO THE BACKFLOW IN THE WATER VAULT
G.C. SHALL COORDINATE W/RKE, GAS COMPANY TO PROVIDE NAT'L GAS SERVICE TO THE BUILDING. G.C. SHALL BE RESPONSIBLE FOR ALL INSTALLATION MEASURES NOT PROVIDED BY THE UTILITY PROVIDER
N/F
JHEM LLC
INSTRUMENT# 160009307
T.M. #3042201
ZONED CG
G.C. SHALL PROVIDE THE REQUIRED UNDERGROUND CONDUIT FROM THE U.P. TO THE BLDG. (G.C. COORDINATE W/AEP)

HOLIDAY INN EXPRESS HOTEL
536 ORANGE AVENUE NE
LAYOUT & UTILITY PLAN
Incode: ROAOA Location#: 18807
CITY OF ROANOKE, VIRGINIA

DRAWN BY BTC
DESIGNED BY BTC
CHECKED BY CPB
DATE 2/9/2018
SCALE 1"=20'
REVISIONS:
3/20/2018
4/17/2018

SHEET NO.
C3
JOB NO. 04170051.00