GENERAL SITE NOTES & ZONING STANDARDS: City of Roanoke **EXISTING CONDITIONS AND DEMOLITION PLAN:** Planning, Building, & Developmer GENERAL SITE NOTES AND STANDARDS FOR THE DEVELOPMENT: **COMPREHENSIVE DEVELOPMENT** ARCHITECTURAL REQUIREMENTS: ZONED/CG THE HOTEL BUILDING SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE W/THE FOLLOWING ARCHITECTURAL DOCUMENTS: APPROVED | <u>|</u> | <u>|</u> | 1. RENDERING ENTITLED "EXHIBIT C - EXTERIOR HOTEL PERSPECTIVE" DATED 10-30-2017 2. ELEVATIONS ENTITLED "HOLIDAY INN EXPRESS - EXTERIOR ELEVATIONS - A2.01 & A2.02 DATED 10/23/2017 éx. conc. sidewalk ≳by Adrian Gilbert 02/11/2019 N/F REFLECTING TOMORROW 7.B.R. VRE ROANOKE LLC www.balzer.cc ∠ex. starbucks− MATCHLINE INST. #170006360 A MINIMUM 4' WIDE SIDEWALK SHALL BE EXTENDED FROM THE WILLIAMSON ROAD N.E. OR ORANGE AVENUE N.E. RIGHT OF WAY TO THE FRONT OF THE BUILDING AS SHOWN FOR parking area PEDESTRIAN ACCESS. T.M. #3020206 SHEET/C2,C3/C5 **New River Valley** ZONED CG WATCHLINE/-/ SHEET/C4/C8 Richmond ALL VEHICULAR ACCESS SHALL BE FROM THE SHARED EXISTING ACCESS A FROM ORANGEAVENUE AND/OR EXISTING ACCESS B FROM WILLIAMSON ROAD. NO ADDITIONAL ACCESS POINTS Stauntor 0.4869 ACRE ALONG WILLIAMSON ROAD OR ORANGE AVENUE SHALL BE PERMITTED Harrisonburg 21,210 SQ. FT. CROSS ACCESS SHALL BE PROVIDED BETWEEN ZONING PARCEL #1, ZONING PARCEL #2, AND TM: 3020206 AS ACCEPTABLE TO ALL OWNERS. RESIDENTIAL LAND DEVELOPMENT ENGINEERIN SITE DEVELOPMENT ENGINEERING LAND USE PLANNING & ZONING CROSS ACCESS AND CROSS PARKING SHALL BE PROVIDED BETWEEN ZONING PARCEL #1 AND ZONING PARCEL #2. LANDSCAPE ARCHITECTURE LAND SURVEYING ARCHITECTURE BUILDING MOUNTED AND SITE SIGNAGE STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF ROANOKE ZONING ORDINANCE FOR ALL PARCELS BASED ON THE CG ZONING DISTRICT STRUCTURAL ENGINEERING WITH THE EXCEPTION OF THE FOLLOWING: TRANSPORTATION ENGINEERING ENVIRONMENTAL & SOIL SCIENCE ALLOWABLE FREESTANDING SIGNAGE SIZE SHALL BE UP TO 100 S.F. PER SIGN PER FRONTAGE ON ORANGE AVENUE AND WILLIAMSON ROAD WETLAND DELINEATIONS & STREAM EVALUATIONS 716 +/- SF OF PROPERTY TO BE foundation rex. S.S. MH B(public) A SIGNAGE EASEMENT AND OPERATING/MAINTENANCE AGREEMENT SHALL BE PROVIDED AND SIGNED BY ALL PARTIES UTILIZING THE SHARED FREESTANDING SIGNAGE CURRENTLY SHOWN ON approx. location of ex.-DEDICATED AS (to remain) TAX PARCELS 3020207 & 3020203. THE SUBJECT SIGNS SHALL BE SHARED BY ANY PARCELS/USERS WITHIN THE DEVELOPMENT. Balzer and Associates, Inc. nat'l gas line PUBLIC ROW TO TOP - 931.68' CITY OF ROANOKE 1208 Corporate Circle INV. - 927.77° OWNER SHALL DEDICATE TO THE CITY OF ROANOKE A 5' WIDE STRIP OF PROPERTY FROM TAX PARCELS 3020207 AND 3020203 ALONG ORANGE AVENUE. THIS DEDICATION WILL BE ∠– ex. up Roanoke, VA 24018 CONVEYED ON THE COMBINATION PLAT DURING THE PLAT REVIEW PROCESS. 540-772-9580 FAX 540-772-8050 THE LANDSCAPE AREA ADJACENT TO THE HOTEL BUILDING ON THE SOUTHSIDE FACING ORANGE AVENUE SHALL BE LANDSCAPED WITH A COMBINATION OF UPRIGHT EVERGREEN AND DECIDUOUS TREES. MINIMUM PLANTING HEIGHT SHALL BE 6'. ⁴ı ex. sw ⁴ STANDARD CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS: PROPOSED RIGHT ex. wm[→] ∟ex. u.p. 3 Chin Br OF WAY LINE ex. CURB INLET ex. commercial-T.B.R. EX. RIGHT OF WAY -W/THE WATERLINE NOTICE TO 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 entrance to remain TOP - 931.74' CHRISTOPHER P. BURNS 5 CÓNNECTION SHALL BE LINE TO BE INV. IN - 926.20' REPAIRED TO CITY OF approx. location of ex.-ORANGE AVENUE, N.E. Lic. No.047338 INV. OUT - 925.16' ROANOKE R.O.W. STD'S WORK ORDER. 4/17/18 (R/W VARIES) 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. 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 * WORK IN THE PUBLIC RIGHT OF WAY AREA SHALL * * SANITARY SEWER & WATERLINE ABANDONMENT NOTE * BE PERFORMED PER THE CITY OF ROANOKE RIGHT OF THE EXISTING 2" WATER LATERAL SERVICE SHALL BE WAY EXCAVATION & RESTORATION STANDARDS. G.C. REMOVED AT THE CORP. STOP AT THE EX. PUBLIC 12" WL. SHALL OBTAIN A R.O.W. EXCAVATION PERMIT PRIOR TO EX. SANITARY SEWER SERVICE LATERAL TO BE REMOVED PLANS AND PERMITS: A COPY OF THE PLANS AS APPROVED BY THE CITY OF ROANOKE (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE MADE ANY WORK WITHIN THE PUBLIC RIGHT OF WAY. FROM THE EXISTING MANHOLE AND MANHOLE PLUGGED PER AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES OF ONGOING CONSTRUCTION. W.V.W.A. STANDARDS. 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 THE LAYOUT & UTILITY PLAN: CONSTRUCTION ENTRANCE SHALL BE AS SHOWN ON THE PLANS. 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 THE PUBLIC ARE IN PLACE. RESPONSIBLE FOR ALL INSTALLATION MEASURES SEWER AND PAVEMENT REPLACEMENT: CONSTRUCTION OF SANITARY SEWERS AND THE REPLACEMENT OF PAVEMENT SHALL BE IN ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATIONS OF NOT PROVIDED BY THE STOP SIGN & -THE CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY. UTILITY PROVIDER 8"x8"x6" -POST (30"x30" TEE W/G.V. APPROVED PLANS/CONSTRUCTION CHANGES: ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE EROSION TYP.) AND SEDIMENT CONTROL AGENT PRIOR TO SAID CHANGES OR VARIATION IN CONSTRUCTION BEING MADE. __ OWNER & GENERAL CONTRACTOR -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 SHALL BE RESPONSIBLE FOR OF AS-BUILT PLANS OF THE NEWLY CONSTRUCTED STORM DRAIN AND/OR STORMWATER MANAGEMENT FACILITIES PRIOR TO FINAL ACCEPTANCE AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY OBTAINING WRITTEN PERMISSION PROP. PRIVATE F.H. 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 JHEM LLC FROM THE ADJACENT PROPERTY SS ASSEMBLY PAPER COPY AND 1 DIGITAL AUTOCAD FILE. OWNER PRIOR TO ANY WORK ON INSTRUMENT# 160009307 STATIC:86 PSI 17' WIDE PRIVATE WATER TM# 3020206. G.C. SHALL ALSO BE RESIDUAL:76 PSI T.M. #3042201 & SEWER EASEMENT FLOW AT 20 PSI:2,500 GPM RESPONSIBLE FOR COORDINATING GENERAL W.V.W.A. NOTES ZONED CG CONSTRUCTION WITH STARBUCKS NEW PARCEL 2 = 0.47 AC. OPERATOR/MANAGER AS REQUIRED 1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST WVWA DESIGN AND CONSTRUCTION STANDARDS. DURING CONSTRUCTION OPERATIONS G.C. SHALL PROVIDE THE AVENUE AVENUE 2. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE WESTERN VIRGINIA WATER AUTHORITY IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION. PLEASE REQUIRED UNDERGROUND CONTACT MARK SINK AT (540) 537-3460/ - 6" TALL TEMPORARY CONDUIT FROM THE U.P. N/F ASPHALT ROLL CURB TO THE BLDG. 3. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY. VRE ROANOKE LLC (G.C. COORDINATE W/AEP) INST. #170006360 MATCHLINE 4. FIELD CORRECTIONS SHALL BE APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY PRIOR TO THE START OF CONSTRUCTION. T.M. #3020206 SHEET C2,C3/C5 5. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" CLEARANCE VERTICALLY AND 2' MINIMUM HORIZONTALLY FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT ALL WATER. ZONED CG SANITARY SEWER CROSSINGS OF ANY OTHER UTILITIES. WHERE THIS CANNOT BE ACHIEVED ADDITIONAL MEASURES IN ACCORDANCE WITH WVWA STANDARDS SHALL BE ENFORCED. MATCHLINE - SHEET C4/C6 DA - H.D. ASPHALT PAVEMENT 6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL EXISTING UTILITIES LOCATED AND POTHOLED TO VERIFY LOCATIONS. THIS PLAN REVIEW DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION. NEW PARCEL 2 = 0.47 AC. 7. REFER TO PLAN SET AND WVWA DETAILS FOR SPECIFIC CONSTRUCTION STANDARDS. SAW CUT EXISTING ASPHALT W.V.W.A. WATER NOTES: FOR A CLEAN EDGE AND PROPERTY LINE SHALL BE PROVIDE A 6" ROLLED 1. ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY. THE DEMARCATION BETWEEN ASPHALT CURB TURF & EX. PVMT. 17' WIDE PRIVATE WATER 2. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS. - FREESTANDING SIGN A -& SEWER EASEMENT DRAWN BY NO APPROVAL ISSUED FOR 3. .G.C. SHALL PROVIDE 5 DAYS NOTICE TO THE WVWA FOR ANY ANTICIPATED WATER OUTAGE TO ALLOW THE WVWA TIME TO SCHEDULE AND NOTIFY AFFECTED CUSTOMERS. (540) DESIGNED BY BTC SIGN W/THIS PLAN SET S.S. CO. & -537-3460 rex. S.S. MH B(public) SEPERATE SIGN PERMIT 6" LATERAL (to remain) CHECKED BY CPB REQUIRED AT 2.08% 4. AVAILABILITY NUMBER FOR PROJECT: #18-076 TOP - 931.68' INV. - 927.77' 2/9/2018 DATE 5. THE WATER SERVICE FOR THIS PROJECT WILL REQUIRE A CONCRETE VAULT. PLEASE CONTACT CLEARFLOW AT (540) 942-3300 TO ORDER THE VAULT. THE APPLICANT IS REPONSIBLE FOR PAYMENT, DELIVERY, COORDINATION OF THE VAULT, AND INSTALLATION OF THE WATER SERVICE BETWEEN THE AUTHORITY MAIN AND THE VAULT INCLUDING THE 1"=20' SCALE TAPPING SLEEVE AND VALVE. CONTRACTOR TO EXCAVATE AND INSTALL TAPPING SLEEVE AND VALVE, THE WET TAP WILL BE MADE BY THE AUTHORITY UPON PAYMENT AND SCHEDULING. **REVISIONS:** 6. CONTRACTOR TO FURNISH AND INSTALL TAPPING SLEEVE AND VALVE, TAP TO BE MADE BY WVWA. CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATION AND SHORING PER OSHA 3/20/2018 REGULATIONS. 4/17/2018 1 4 W.V.W.A. SANITARY SEWER NOTES: WATER VAULT (public)' 1. ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY. G.C. TO PROVIDE TAPPING 8" D.I. PIPE FROM EX. 12" WL ex. CURB INLET SLEEVE & VALVE. WVWA TO TOP - 931.74' 2. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS. TO VAULT(public) PERFORM THE ACTUAL TAP. INV. IN - 926.20' 8" PVC SPRINKLER LINE(private) ORANGE AVENUE, N.E. SEE W.V.W.A NOTES FOR 3. SANITARY SEWER TAP TO EXISTING MANHOLE TO BE MADE BY CONTRACTOR. MANHOLE CONNECTION MUST BE CORED WITH A BOOT INSTALLED. INV. OUT - 925.16' DETAILS W/FREESTANDING P.I.V. 4" PVC DOMESTIC LAT.(private) (R/W VARIES) GREASE INTERCEPTOR: 3" W.M. a. SHALL BE INSPECTED AND APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY PRIOR TO SITE RECEIVING WATER SERVICE CONNECTION. (SEE MEP PLANS FOR b. 48 HRS. PRIOR TO INSTALLATTION, THE CONTRACTOR SHALL COMPLETE THE FOLLOWING: * WORK IN THE PUBLIC RIGHT OF WAY AREA SHALL BLDG. CONNECTION) b1. SUBMIT SHOP DRAWINGS TO CASSIE ALTICE, 601 S. JEFFERSON STREET, SUITE 300, ROANOKE, VA 24011 BE PERFORMED PER THE CITY OF ROANOKE RIGHT OF b2. CALL (540) 537-3460 TO SCHEDULE GREASE INTERCEPTOR INSPECTION. THE INSPECTION SHALL OCCUR PRIOR TO THE CONTRACTOR COVERING THE GREASE WAY EXCAVATION & RESTORATION STANDARDS. G.C. SHALL OBTAIN A R.O.W. EXCAVATION PERMIT PRIOR TO INTERCEPTOR.

SCALE: 1" = 20'

ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.