

SITE DEVELOPMENT PLANS

HOME DEPOT

4152 FRANKLIN ROAD, S.W.

FRANKLIN ROAD AND VALLEY AVENUE

CITY OF ROANOKE, VIRGINIA

EXCEPTIONS TO THE HOME DEPOT DESIGN CRITERIA MANUAL

DATED 1/9/04

1. EARTHWORK CALCULATIONS WILL NOT BE SUBMITTED TO HOME DEPOT FOR REVIEW AND APPROVAL.
2. THE LOCATION OF THE TOPSOIL STOCKPILE WILL BE DETERMINED BY THE DEVELOPER AND APPROVED BY HOME DEPOT. ANY EXCESS TOPSOIL SHALL BE REMOVED FROM THE HOME DEPOT TRACT BY DEVELOPER WITH APPROVAL BY HOME DEPOT.
3. COMPACTION REQUIREMENTS FOR GRADING (EARTHWORK & STONE BASE) WILL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE HOME DEPOT GEOTECHNICAL ENGINEER, HOME DEPOT DESIGN CRITERIA MANUAL, AND THE SUBSURFACE INVESTIGATION REPORT.
4. THE SITEWORK COST ESTIMATE WILL NOT BE SUBMITTED TO HOME DEPOT.
5. THE HOME DEPOT BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTING THE ROOF LEADERS, DOWNSPOUTS, AND SANITARY SEWER LATERALS (WHICH SHALL BE BROUGHT TO WITHIN 5 FEET OF THE BUILDING BY THE SITE CONTRACTOR) INTO THE STORM DRAIN SYSTEM AND SANITARY SEWER SYSTEM.
6. THE MAXIMUM PARKING LOT SLOPE, EXCLUDING THE AREA WITHIN 150' OF THE BUILDING, SHALL BE 3.5 PERCENT.
7. THE SPECIFICATION FOR STONE BASE MATERIAL USED IN THE PAVEMENT STRUCTURE SHALL CONFORM TO THE STANDARD VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATION AND THE GEOTECHNICAL REPORT.
8. GRADE TOLERANCE FOR ASPHALT SHOULD BE BASED ON NO SURFACE PONDING. MINIMUM PARKING LOT SLOPE TO BE 1.3%. ANY AREA PONDING WATER AT A DEPTH GREATER THAN 1/8-INCH WILL BE REPAIRED (SECTION 10, PART 3, PARAGRAPH 4.4.N.08).
9. EXCAVATION OF THE LOADING DOCK WILL BE BY DEVELOPER. CONCRETE APPROACH AND APRON SLAB AND STONE WILL BE BY HOME DEPOT.
10. DEVELOPER WILL EXTEND THE FIRE MAIN INTO THE BUILDING AT THE DESIGNATED LOCATION AND EXTEND 1-FOOT ABOVE FINISHED FLOOR.
11. HOME DEPOT WILL BE RESPONSIBLE FOR THE SECONDARY ELECTRICAL SUPPLY FROM ELECTRICAL ROOM TO THE TRANSFORMER. DEVELOPER WILL BE RESPONSIBLE FOR CONDUIT FROM TRANSFORMER PAD TO A POINT WITHIN 5-FEET OF THE BUILDING.
12. ALL OTHER UTILITIES WILL BE STUBBED TO WITHIN 5-FEET OF THE BUILDING BY EITHER THE SITE CONTRACTOR OR BY THE UTILITY SERVICE PROVIDER.
13. FOR FUTURE REFERENCE THE BUILDING LINE IS ANYTHING THAT THE HOME DEPOT BUILDING CONTRACTOR IS RESPONSIBLE FOR, AS IN THE FOLLOWING:
 - a. LOADING DOCK
 - b. LUMBER PAD
 - c. CHILDREN CENTER
 - d. REAR WALKS
 - e. SIDEWALKS
 - f. PORTE COCHERE (EXCEPT DEVELOPER WILL DO THE ASPHALT THERE, IF ANY. IF CONCRETE THEN IT WILL BE BY HOME DEPOT).
 - g. WALK COLL HOLDINGS PAD
 - h. BUILDING MATERIALS STORAGE PAD.
14. SITE LIGHTING SHALL BE DESIGNED AND INSTALLED BY DEVELOPER IN ACCORDANCE WITH HOME DEPOT'S ARCHITECT'S APPROVED PLAN AND SHALL BE MAINTAINED BY HOME DEPOT.
15. THE DEVELOPER SHALL PROVIDE AN ALL-WEATHER ACCESS ROAD AND STAGING AREA IN ACCORDANCE WITH DETAILS AND PLANS HEREON. HOME DEPOT SHALL MAINTAIN THE ALL-WEATHER ACCESS ROAD AND STAGING AREA.
16. UPON ACCEPTANCE OF COMPLETED SITE, LANDSCAPING AND SITE IRRIGATION SHALL BE MAINTAINED AND OPERATED BY HOME DEPOT.

WATER & SEWER NOTES (WESTERN VIRGINIA WATER AUTHORITY)

SEWER NOTES

1. A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.
2. CONTRACTORS SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING ALL MANHOLES AFTER PAVING. MANHOLE TOPS SHALL BE ADJUSTED TO GRADE IF NECESSARY.
3. 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.
4. SEWER CONNECTIONS ARE TO BE MADE WITH 4" PIPE INSTALLED ON A MINIMUM GRADE OF 1/4 INCH TO 1 FOOT IN THE RIGHT WAY.
5. LATERALS FROM MANHOLES SHALL BE P.V.C. OR DUCTILE IRON OF SUFFICIENT LENGTH TO PROVIDE TWO (2) FEET OF BEARING ON NATURAL GROUND.
6. ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO WESTERN VIRGINIA WATER AUTHORITY STANDARDS.
7. LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.
8. SEWER MAIN SHALL BE SDR-35 POLYVINYL CHLORIDE PIPE OR WESTERN VIRGINIA WATER AUTHORITY APPROVED EQUAL.

WATER NOTES

1. A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING VALVE VAULTS AFTER PAVING AND ADJUSTMENT TO FINAL GRADE IF NECESSARY.
3. 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.
4. ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO WESTERN VIRGINIA WATER AUTHORITY STANDARDS.
5. LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.
6. WATER MAIN SHALL BE MINIMUM CLASS 50 DUCTILE IRON IN ACCORDANCE TO AWWA C151 OR WESTERN VIRGINIA WATER AUTHORITY APPROVED EQUAL.

OWNER/DEVELOPER:

FAISON-SOUTHERN LANE, LLC
121 WEST TRADE STREET
27TH FLOOR
CHARLOTTE, NC 28202-5399
TELEPHONE: (704) 972-2642

ENGINEER:

MATTHEM & CRAIG, INC.
701 FIRST STREET, S.W.
ROANOKE, VIRGINIA 24016
TELEPHONE: (540) 345-9342
FAX: (540) 345-7891
CONTACT: TOM AUSTIN

GENERAL NOTES

WASTE WATER:

- NORMAL DOMESTIC WASTE GENERATED BY EMPLOYEES AND CUSTOMERS WILL BE DISCHARGED TO THE LOCAL POTW.

SOLID WASTE:

- MISCELLANEOUS TRASH AND SOILED PAPER WILL BE PLACED IN AN ENCLOSED DUMPSTER AND DISPOSED OF BY A LOG HAULER.

TRAFFIC CONTROL/ MAINTENANCE OF TRAFFIC:

- THE EXISTING ROADS WITHIN THE PROJECT LIMITS ARE PUBLIC AND ARE UNDER THE CONTROL OF THE CITY OF ROANOKE AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). PRIOR TO WORKING IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN PERMITS THAT ALL NECESSARY PERMITS ARE OBTAINED AND ARE ON-RE WITH VDOT AND THE CITY OF ROANOKE AND AT THE PROJECT SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY LAND USE PERMITS, ENCROACHMENT, RIGHT-OF-WAY, AND EXCAVATION PERMITS ARE OBTAINED PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE CITY OF ROANOKE AND VDOT A MAINTENANCE OF TRAFFIC (MOT) PLAN WHEN WORK IS REQUIRED IN THE RIGHT-OF-WAY. THE PLAN SHALL BE SUBMITTED A MINIMUM OF TWO WEEKS PRIOR TO DESIRED START OF WORK AND WORK SHALL NOT COMMENCE UNTIL THE M.O.T. PLAN IS APPROVED. THE PLAN SHOULD ADDRESS ALL STREETS OF THE PROJECT SITE AND OTHER LOCAL STREETS IMPACTED BY CLOSURES.
- ALL MATERIALS, METHODS AND MEANS OF CONSTRUCTION AND TESTING OF MATERIAL USED IN THE CONSTRUCTION OF THE ROADS ON THIS PROJECT SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF THE VDOT "ROAD AND BRIDGE SPECIFICATIONS", 2002 EDITION.
- ALL REQUIRED IMPROVEMENTS / MODIFICATIONS TO EXISTING TRAFFIC SIGNALS AT FRANKLIN ROAD (U.S. RTE. 220) AND WLEY AVENUE SHALL BE AT DEVELOPER'S EXPENSE.

AS - BUILT
SHEET C-5
08/23/2007

SHEET LIST:

- C-1 COVER SHEET
- C-2 LEGEND AND ABBREVIATIONS
- C-3 EXISTING CONDITIONS AND DEMOLITION PLAN
- C-3A REZONING PROFFERS
- C-4 SITE PLAN
- C-5 UTILITY PLAN
- C-6 GRADING AND STORM DRAINAGE PLAN
- C-7 ROAD PROFILES
- C-8 ROAD PROFILES
- C-9 SANITARY SEWER PROFILES
- C-10 STORM DRAIN PROFILES
- C-11 STORM DRAIN PROFILES
- C-12 ELEVATIONS - WALLS 'A' AND 'B'
- C-12A DETAILS AND SECTIONS - WALLS 'A' AND 'B'
- C-13 ELEVATION - WALL 'C'
- C-13A CROSS SECTIONS - WALL 'D'
- C-14 SECTIONS AND DETAILS - CONSTRUCTION
- C-15 DETAILS - WESTERN VIRGINIA WATER AUTHORITY
- C-16 SECTIONS AND DETAILS
- C-17 EROSION AND SEDIMENT CONTROL PLAN - PHASE II
- C-18 EROSION AND SEDIMENT CONTROL DETAILS

- L-1 LANDSCAPE PLAN
- L-2 IRRIGATION PLAN

- E-1 SITE LIGHTING PLAN (WITH PHOTOMETRICS)
- E-2 SITE LIGHTING PLAN
- E-3 SITE LIGHTING CUT SHEET

FOR REFERENCE ONLY/NOT INCLUDED (PREVIOUSLY APPROVED):

- EC-1 COVER SHEET
- EC-2 LEGEND AND ABBREVIATIONS
- EC-3 EXISTING CONDITIONS PLAN
- EC-4 GRADING PLAN
- EC-5 EROSION AND SEDIMENT CONTROL PLAN
- EC-6 EROSION AND SEDIMENT CONTROL DETAILS

CITY CONSTRUCTION NOTES

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

1. CITY INSPECTIONS - TO INSURE THE COORDINATION OF TIMELY AND PROPER INSPECTIONS, A PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT. THE CONTRACTOR OR DEVELOPER SHOULD BE PREPARED TO SCHEDULE THE MEETING WHEN THE LAND DISTURBANCE PERMIT IS ISSUED. CALL THE CITY BUILDING INSPECTIONS DEPARTMENT (540) 853-1730 OR (540) 853-2733 TO SCHEDULE THE MEETING.
2. 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 STREET OPENING PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.
3. 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.
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. THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.
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 DEVELOPER OR CONTRACTOR SHALL FURNISH THE CITY OF ROANOKE'S PLANNING, BUILDING, AND DEVELOPMENT DEPARTMENT WITH A FINAL CORRECT SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

APPROVED:

CITY ENGINEER

DATE

PLANNING COMMISSION

DATE

CITY OF ROANOKE PLAN NO. SP050552

WWW.ID# 6S3N8Y

This approval excludes any work within the limits of the floodway or flood plain until FEMA approves the revised CDMAR for the site.

DEVELOPMENT PLAN APPROVED

Date

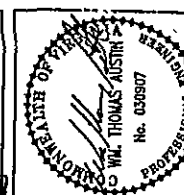
Agent, Planning Commission P. Brian Townsend 6-15-06

Development Engineer Conley Tapp 15 JUNE 06

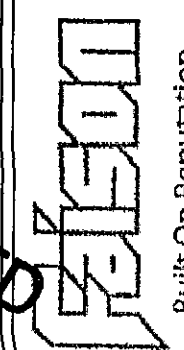
Zoning Administrator Nancy C. Sandgrass 6/15/06

Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.

RECEIVED
JUN 13 2006
CITY OF ROANOKE
PLANNING BUILDING AND DEVELOPMENT

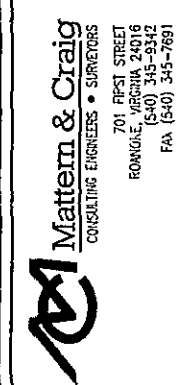


APPROVED



Revisions	Date	By	Check

Issue Date	Drawn By	Checked By	Date
April 14, 2006	By CTP	By WVA	1-1-2006



THE HOME DEPOT - SITE DEVELOPMENT PLANS
FRANKLIN ROAD AND VALLEY AVENUE
COVER SHEET
CITY OF ROANOKE, VIRGINIA

Vertical Scale	N/A
Horizontal Scale	N/A
Commission No.	2358-A
Sheet No.	C-1