COMPREHENSIVE DEVELOPMENT PLAN

FOR

O'Reilly AUTO PARTS

ROANOKE, VA

LOCATION OF SITE

MELROSE AVENUE, N.W.

PARCEL ID: 2761214

CITY OF ROANOKE, VIRGINIA

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

1. 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. 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.

3. 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. 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 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 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 owner or developer shall furnish the City of Roanoke's Planning Building and Development Department with a field surveyed final correct set 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 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 paper copy and 1 digital AUTOCAD file.

Note: The above City construction notes should be shown on the front or cover sheet of the development or construction plan.

07/10

CONTACT INFORMATION

REFERENCES

- BOUNDARY & TOPOGRAPHIC/ALTA SURVEY:
  "ALTANSPS LAND TITLE SURVEY FOR O'REILLY AUTO PARTS, 4141 MELROSE AVENUE, N.W., CITY OF ROANOKE, VIRGINIA "
  PREPARED BY: BOHLER ENGINEERING
  PROJECT NUMBER: SR185510
  DATED: 3/23/18, REVISED: 4/4/18
- GEOTECHNICAL REPORT:
  "REPORT OF SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION, PROPOSED O'REILLY AUTO PARTS STORE 4141 MELROSE AVENUE, ROANOKE, VIRGINIA"
  PREPARED BY: ECS MID-ATLANTIC, LLC
  PROJECT NUMBER: 12:9084
  DATED: 4/13/2018
- PLAT OF CONSOLIDATION:
  "PLAT OF CONSOLIDATION AND DEDICATION ON THE LANDS OF O'REILLY AUTOMOTIVE STORES, SITUATED ON MELROSE AVENUE, N.W., CITY OF ROANOKE, VIRGINIA "
  PREPARED BY: BOHLER ENGINEERING
  PROJECT NUMBER: SR185510SUBA3
  DATED: 7/9/18, REVISED: 7/23/18
- STORMWATER MANAGEMENT REPORT:
  "O'REILLY AUTOMOTIVE STORES, INC. MELROSE AVENUE, N.W., PARCEL ID. 2761214, CITY OF ROANOKE, VIRGINIA "
  PREPARED BY: BOHLER ENGINEERING
  PROJECT NUMBER: V183202
  DATED: 2/1/19
- PHASE I ESA:
  "FINDINGS REPORT ENVIRONMENTAL SITE ASSESSMENT, FORMER KRISPY KREME 4141 MELROSE AVENUE, NORTHWEST, ROANOKE, VIRGINIA 24017"
  PREPARED BY: COMMONWEALTH ENVIRONMENTAL ASSOCIATES, INC.
  PROJECT NUMBER: L2418
  DATED: 3/6/2018
- PHASE II ESA:
  "FINDINGS REPORT ENVIRONMENTAL LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT, FORMER KRISPY KREME 4141 MELROSE AVENUE, NORTHWEST, ROANOKE, VIRGINIA 24017"
  PREPARED BY: COMMONWEALTH ENVIRONMENTAL ASSOCIATES, INC.
  PROJECT NUMBER: L2418
  DATED: 4/18/2018
- BUILDING PLAN:
  "O'REILLY AUTO PARTS, NEW O'REILLY AUTO PARTS STORE MELROSE AVENUE, N.W., ROANOKE, VA #1 "
  PREPARED BY: ESTERLY, SCHNEIDER & ASSOCIATES, INC
  DATED: 2/1/19

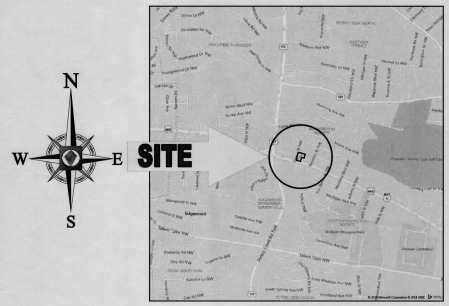
GOVERNING AGENCIES

- CITY OF ROANOKE - PLANNING, BUILDING, AND DEVELOPMENT
  215 CHURCH AVENUE S.W.
  ROOM 160, SOUTH
  ROANOKE, VA 24011
  (540) 853-1730 (P)
- WESTERN VIRGINIA WATER AUTHORITY
  601 S. JEFFERSON STREET - SUITE 300
  ROANOKE, VA 24011
  MITCH EAKIN
  (540) 283-2996 (P)
  (540) 283-6204 (F)

UTILITY COMPANY CONTACTS

ELECTRIC:	APPALACHIAN POWER (888) 710-4237
TELEPHONE:	VERIZON (540) 362-4836
GAS:	ROANOKE GAS (540) 777-0623
WATER:	WESTERN VIRGINIA WATER AUTHORITY (540) 853-5700
SEWER:	WESTERN VIRGINIA WATER AUTHORITY (540) 853-5700

811 KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.



LOCATION MAP

COPYRIGHT 2016
MICROSOFT CORPORATION
SCALE: 1" = 2,000'

OWNER/DEVELOPER

O'REILLY AUTOMOTIVE STORES, INC.
233 SOUTH PATTERSON AVENUE
SPRINGFIELD, MO 65802
JEREMY BASS
PHONE: 417-829-2949

PREPARED BY

BOHLER ENGINEERING

28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com
CONTACT: JONATHAN Q. RITCHIE, P.E.

WVWA WATER AND SEWER NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE WESTERN VIRGINIA WATER AUTHORITY (WVWA) AVAILABLE AT WWW.WESTERNVAWATER.ORG AND BY CONTACTING THE AUTHORITY AT 540-853-5700. THE PROJECT SHALL ALSO COMPLY WITH THE GOVERNING JURISDICTIONS' STANDARDS AND OTHER AGENCY STANDARDS (E.G., VDOT, DEQ, DCR, VDH, ETC.) WHERE APPLICABLE.
2. A MINIMUM COVER OF THREE (3) FEET IS REQUIRED ON ALL WVWA WATER AND SEWER LINES.
3. ALL EXISTING UTILITIES MAY NOT BE SHOWN IN THEIR EXACT LOCATIONS. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AND SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES IN THE AREAS OF CONSTRUCTION PRIOR TO STARTING WORK.
4. PLEASE SHOW ALL WVWA WATER AND SEWER UTILITIES ON ANY DEVELOPMENT PLAN.
5. THE LOCATION OF EXISTING UTILITIES ACROSS OR ALONG THE LINE OF PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL ON HIS OWN INITIATIVE AND AT NO EXTRA COST, LOCATE ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. ALL DAMAGE INCURRED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. PLAN APPROVAL BY THE WVWA DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE OR RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.
7. ALL PRIVATE UTILITY CONSTRUCTION, I.E. PIPING, VALVES, HYDRANTS, METERS AND BOXES, CLEAN OUTS, SANITARY SEWER MANHOLES, BEDDING, ETC. SHALL COMPLY WITH THE CURRENT VIRGINIA UNIFORM STATEWIDE BUILDING CODE (INCLUDING AMENDMENTS).
8. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF ••• CLEARANCE VERTICALLY AND TWO (2) FOOT MINIMUM HORIZONTALLY FROM THE OUTSIDE OF PIPE TO OUTSIDE OF PIPE WITH ALL OTHER UNDERGROUND UTILITIES. WHERE THIS CANNOT BE ACHIEVED, ADDITIONAL MEASURES IN ACCORDANCE WITH WVWA STANDARDS SHALL BE ENFORCED.
9. ALL UTILITY GRADE ADJUSTMENTS SHALL BE IN ACCORDANCE WITH WVWA STANDARDS AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.
10. FIELD CHANGES SHALL BE SUBMITTED BY THE ENGINEER OF RECORD TO THE LOCALITY AND APPROVED BY THE WVWA.

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CITY OF ROANOKE APPROVAL BLOCK

COMMONWEALTH OF VIRGINIA
JONATHAN Q. RITCHIE
Lic. No 052544
7/17/19
PROFESSIONAL ENGINEER

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ARCHITECT
1736 East Sunshine, Suite 417
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417.862.8558
FAX: 417.862.3245
e-mail: architect@esterlyschneider.com

PROJECT:
NEW O'REILLY AUTO PARTS STORE
MELROSE AVENUE, N.W.
ROANOKE, VA #1

COVER SHEET

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM #	4278
DATE:	2-1-19
REVISION DATE:	4-18-19 7-17-19

BOHLER ENGINEERING
28 BLACKWELL PARK LANE, SUITE 201 WARRENTON, VA 20186
PHONE: (540) 349-4500 FAX: (540) 349-0321

PROJECT No.:	V183202	SCALE: AS NOTED
DRAWN BY / CHECKED BY:	DSH/JQR	CAD I.D.: SD2

CT1.0

Inspector's As-Builts K. Winslow 11.11.22