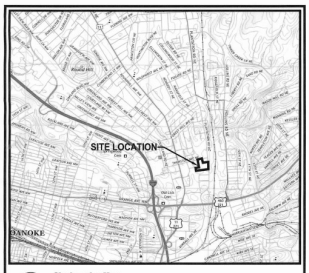
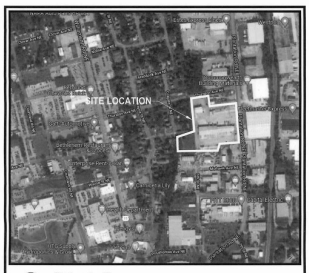
PITT OHIO - ROANOKE

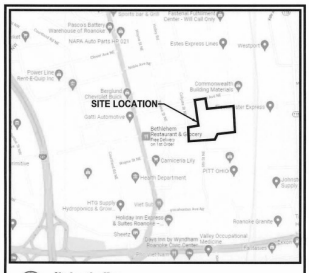
COMMERCIAL LAND DEVELOPMENT PLAN



Site Location Map — *USGS Mapping* — *Not to Scale* — *For Reference Only*



Site Location Map — *Aerial Photography* — *Not to Scale* — *For Reference Only*



Site Location Map — *Google Maps* — *Not to Scale* — *For Reference Only*

SITUATE IN:
CITY OF ROANOKE
VIRGINIA

As Built Information as constructed by Jack St. Clair, Inc.

PREPARED FOR:
TERMINAL LEASING, INC.
15 27TH STREET
PITTSBURGH, PA 15222

DRAWING SCHEDULE

C-100	TITLE SHEET
C-200	EXISTING CONDITIONS PLAN
C-201	DEMOLITION PLAN
C-300	SITE PLAN
C-301	PAVEMENT PLAN
C-400	GRADING PLAN
C-500	STORM SEWER PLAN
C-501	STORM SEWER PROFILES
C-600	SANITARY SEWER DRAWING
C-700	UTILITY PLAN
C-701	CONDUIT PLAN
C-800	GENERAL NOTES
C-801	DETAILS
C-802	DETAILS
C-803	DETAILS
C-804	DETAILS
C-805	DETAILS
C-900	SOIL EROSION & SEDIMENTATION CONTROL PLAN
C-901	SOIL EROSION & SEDIMENTATION CONTROL DETAILS
C-1000	PRE-DEVELOPMENT STORMWATER DRAINAGE PLAN
C-1001	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
C-1002	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
C-1100	LANDSCAPE PLAN
C-1101	LANDSCAPE PLAN
S1	STRUCTURAL NOTES
S2	RAMP PLAN AND DETAILS
S3	FRAMING PLAN AND DETAILS

PHOTOMETRIC EXHIBIT - PREPARED BY FEDERATED LIGHTING VIRGINIA
SHEET 1 of 2
SHEET 2 of 2

ALTA SURVEY - PREPARED BY PARKER DESIGN GROUP
SHEET 1 of 3
SHEET 2 of 3
SHEET 3 of 3

CONSTRUCTION BULLETIN SCHEDULE

BULLETIN #	OWNER	SUMMARY DESCRIPTION OF MODIFICATION	SHEETS INCLUDED
1	Civil	Revised Conduit Plan per ADT and Amarok adjustments. Remove existing entrance gate and replace with new Tymetal Slide gate.	C-100, C-201, C-300, C-301, C-701, C-803
2		Office IT Room Change	
3		Site Lighting Change	
4		Terminal Lighting Change	
5		Sanitary Oil Water Separator Change	C-100, P001, P201, C-600
6		Maintenance Building and Shed Adjustments	
7		Waterline Adjustments	C-700
8		Grading and Curb/Gutter Adjustments	C-100, C-300, C-301, C-400, C-500, C-501, C-805
9		Maintenance Building Shed and Interior Adjustments	
10		Curb/Gutter and ADA Space Adjustments	C-100, C-300, C-301, C-400
11			
12		Concrete Pad for HVAC & Generators	C-100, C-300, C-301, C-400, C-700, C-701
13		Landscaping Updates	C-100, C-1101
14		Gimbert Property Fence Adjustments (NE), Privacy Screening, Phase II Concrete Replacement, Fence Connection to Neighboring Property(SE)	C-100, C-300, C-301

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. Locaiter 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.

ISSUED FOR CONSTRUCTION

Waterfront Corporate Park III, Suite 101
2080 Georgetown Drive
Sewickley, PA 15143
P: 724-444-1000
F: 724-444-1399
www.pve-llc.com

PVE
Civil Engineering | Land Development | Structure Design
Land Planning | Landscape Architecture | Environmental

Prepared For:
Terminal Leasing, Inc.
15 27th Street
Pittsburgh, PA 15222

THIS PLAN HAS BEEN PREPARED SOLELY FOR THE BENEFIT OF THE PERSONS HEREIN NAMED AND FOR THE PROJECT NOTED ON THIS DRAWING. THE USE OF THIS PLAN BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE IS PROHIBITED WITHOUT THE WRITTEN CONSENT PVE CIVIL ENGINEERING.

811 Know what's below. Call before you dig.
POCS SER. # ———

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE BEGINNING CONSTRUCTION AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES.

DATE ISSUED: MARCH 7, 2022

PLAN REVISIONS

	DATE	DESCRIPTION
1	2022-05-11	BULLETIN #1, SEE C-100 FOR DESCRIPTION
2	2022-06-24	BULLETIN #5, SEE C-100 FOR DESCRIPTION
3	2022-06-05	BULLETIN #6, SEE C-100 FOR DESCRIPTION
4	2022-06-24	BULLETIN #7, SEE C-100 FOR DESCRIPTION
5	2022-09-11	BULLETIN #10, SEE C-100 FOR DESCRIPTION
6	2022-08-25	BULLETIN #12, SEE C-100 FOR DESCRIPTION
7	2022-09-02	BULLETIN #13, SEE C-100,C1101 FOR DESCRIPTION
8	2022-10-27	BULLETIN #14, SEE C-100 FOR DESCRIPTION

Situate In: City of Roanoke, Virginia

Project Name:
PITT OHIO-ROANOKE
COMMERCIAL LAND DEVELOPMENT

Drawing Name:
TITLE SHEET

Project No: **202100471**
Drawing No: **C-100**