STANDARD CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS

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 CROBER.

- RICHT-OF-WAY EXCAVATION PERMIT PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION OR CONSTRUCTION WITHIN THE PUBLIC RICHT-OF-WAY (STREETS, ALLEYS, PUBLIC EASEMENTS), A RICHT-OWAY EXCAVATION PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROMONE.
- 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.
- 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.
- 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 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.
- 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 ROAMONE AND THE WESTERN WROMAN WATER AUTHORITY.
- 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 SEMILENT CONTROL AGENT PRIOR TO SAID CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.
- FINAL ACCEPTANCE/CITY THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF ROMANCE'S PLANNING BUILDING AND DEVELOPMENT DEPARTMENT WITH A FIELD SUPERIOR FINAL CORPRETED TO AS—BUILT PLANS OF THE NEWLY CONSTRUCTED STORM ARM AND/OR STORMINGER MANAGEMENT FACULIES PRIOR TO FINAL ACCEPTANCE AND ISSUANCE OF A CRITICATE OF BOOLOGINACH STREET, AS—BUILT PLANS SHALL BE PROVIDED IN THE STATE PLANE HIGHMAN SUPERIOR OF THE STATE PLANE HIGHMAN SUPERIOR STATE PLANE SHOWN OF THE STATE PLANE HIGHMAN SUPERIOR OF THE PLANE FOR THE STATE PLANE HIGHMAN SUPERIOR OF THE PLANE FOR THE STATE PLANE HIGHMAN SUPERIOR OF THE PLANE FOR THE STATE PLANE FROM SUPERIOR OF THE PLANE FOR THE STATE PLANE FROM SUPERIOR OF THE PLANE FOR THE STATE PLANE FROM SUPERIOR STATE PLANE

WESTERN VIRGINIA WATER AUTHORITY NOTES

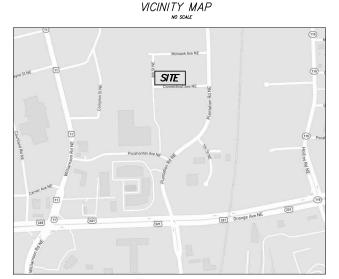
GENERAL NOTES:

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS. AND SPECIFICATIONS OF THE MESTERN WROMA WATER AUTHORITY (WINA) NAULABLE AT WINK MESTERNIAMINE ROW, OR BY CONTACTION THE AUTHORITY AT (540) 83-3-700. THE PROJECT SHALL ALSO COMPLY WITH THE OVERNING JURISDICTION'S STANDARDS AND OTHER ACKNEY STANDARDS, (9) NOT), DEED, OR, (NO, ETC.), MERIC APPLICABLE.
- 2. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE WESTERN VARONIA WATER AUTHORITY IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION. PLEASE CONTACT MARK SINK AT 537-3460.
- 3. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY.
- 4. FIELD CORRECTIONS SHALL BE APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY PRIOR TO SUCH CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN A MINIMAIN OF 18" CLEARANCE VERTICALLY AND 2" MINIMAIN HORIZONTALLY FORM OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT ALL WATER, SANTARY SEWER OCKSSINGS OF ANY OFFER UTILIZES. MEETER THIS CONTROL PROPERTY SHALL CONTROL STANDARD SHALL CONTROL THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF SHALL CONTROL LEGISLE FERTING MAY BE DECOMED.
- 6. ANY EXISTING APPURTENANCES SHOULD BE ADJUSTED TO GRADE AND NEW FRAME AND COVERS INSTALLED WHERE REQUIRED.
- 7. 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.

SANITARY SEWER NOTES:

1. THERE ARE NO NEW PROPOSED SANITARY SEWER CONNECTIONS TO PUBLIC LINES. THE NEW ADDITION MILL BE SERVED BY BRANCHING OFF OF THE EXISTING SERVICE LATERAL CURRENTLY SERVING THE BUILDING.

WATER NOTES:



GENERAL NOTES

ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE CITY OF ROAMOKE, VDOT, AND/OR THE WESTERN WRIGINIA WATER AUTHORITY, AS APPLICABLE.

MEASURES TO CONTROL EROSION AND SILTATION MUST BE PROVIDED FOR PRIOR TO PLAN APPROVAL. PLAN APPROVAL IN NO WAY RELEVES THE DEVELOPER OR CONTRACTOR OF THE RESPONSIBILITIES CONTAINED IN PROSON AND SILTATION CONTROL POLICIES.

AN APPROVED SET OF PLANS AND ALL PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. FIELD CORRECTIONS SHALL BE APPROVED BY THE CITY OF ROANOKE DEPARTMENT OF PLANNING BUILDING AND DEVELOPMENT PRIOR TO SUCH CONSTRUCTION.

FIELD CONSTRUCTION SHALL HONOR PROPOSED DRAINAGE DIVIDES AS SHOWN ON PLANS.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT THE JOB SITE.

CONSTRUCTION DEBRIS SHALL BE CONTAINED IN ACCORDANCE WITH THE VIRGINIA LITTER CONTROL ACT. NO LESS THAN ONE LITTER RECEPTACLE SHALL BE PROVIDED ON-SITE. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MILD FROM TRUCKS AND/OR

OTHER EQUIPMENT PRIOR TO ENTERING PUBLIC OR PRIVATE STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MISURE THAT THE STREETS ARE IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.

THE CONTRACTOR SHALL SUPPLY ALL UTILITY COMPANIES WITH COPIES OF APPROVED PLANS, ADVISING THEN THAT ALL GRADING AND INSTALLATION SHALL CONFORM TO APPROVED PLANS.

LOCATION OF UNDERGROUND UTLITES IS BASED ON AVAILABLE RECORD NA NOTIFY ENGINEER MACRIETY LOCATIONS OF ALL UTLITIES PROF TO CONSTRUCTION, AND NOTIFY ENGINEER MACRIETY UPON DISCOVERY OF CONDITIONS THAT WILL AFFECT INSTALLATION OF PROPOSED IMPROVEMENTS.

UTILITY AT (800) 552-7001.

THE SUBJECT SITE LIES WITHIN ZONE "X" OF THE ONE-HUNDRED YEAR FLOOD PLAIN AS SHOWN ON ON FEMA FLOOD INSURANCE RATE MAPS (FIRM MAP NUMBER SITETIOTOBE, EFFECTIVE DATE 09/28/2007).

ALL WORK SHALL BE SUBJECT TO INSPECTION BY CITY OF ROANOKE INSPECTORS. GRADE STAKES SHALL BE SET FOR ALL STORM DRAIN, AS APPLICABLE.

THE SITE WORK CONTRACTOR(S) SHALL COMPLY WITH LOCAL CODES IN OBSERVING EROSION CONTROL MEASURES, BOTH ON AND OFF THE SITE. REFER TO THE VARONMA UNKNOWN CODING SYSTEM CONTAINED IN THE VARONMA SOIL EROSION AND SEDMENT CONTROL HANDBOOK, LATEST EDITION, FOR DETAILS AND SPECIFICATIONS OF EROSION CONTROL ITEMS SHOWN ON THESE PLANS.

ALL FINISH GRADE CONTOURS AND SPOT ELEVATIONS SHOWN HEREIN ARE TO THE UPPER ELEVATION OF THE SPECIFIC ELEMENT, THE CONTRACTOR SHALL ACCOUNT FOR THE THICKNESS OF THE FINISH SURFACE (TOPSOIL, PAVEMENT, ETC.) IN GRADING OF THE SITE.

ENGINEER'S NOTES

CALDWELL WHITE ASSOCIATES ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF PLANS OR FOR INFORMATION ON PLANS UNTIL SUCH PLANS HAVE BEEN APPROVED BY THE REQUIRED PUBLIC ACENCIES.

ANY WORK COMMENCED ON A PROJECT PRIOR TO PLAN APPROVAL IS AT SOLE RISK OF THE OWNER.

CALDWELL WHITE ASSOCIATES DOES NOT GUARANTEE THE COMPLETION OR QUALITY OF PERFORMANCE OF THE CONTRACTS OR THE COMPLETION OR QUALITY OF PERFORMANCE OF CONTRACTS BY SUBCONTRACTORS OR OTHER THIRD PARTIES.

NAME OF

SHEET #

C-02

C-01 ---

 $\Pi\Pi F$

NOTES AND LEGEND

- EXISTING CONDITIONS & SITE DEMOLITION PLAN

C-03 - LAYOUT, GRADING & SOIL EROSION CONTROL PLAN C-04 - SITE UTILITY & LANDSCAPING PLAN

C-05 — DETAILS - SOIL EROSION & SEDIMENTATION CONTROL
C-06 — DETAILS - SITE CONSTRUCTION

ANY VARIATION FROM APPROVED PLANS MUST BE APPROVED BY THE CITY OF ROANOKE

SHEET INDEX

ABBREVIATIONS		NS	LEGEI	VD	_SYMBOLS	
AHFH	ARROW HEAD TOP OF	MN	MANAGA	EXISTING	NEW	
	FIRE HYDRANT	MON	MONUMENT	100.5	100.5	SPOT ELEVATION
APPROX	APPROXIMATE	NBL	NORTH BOUND LANE			
ASPH	ASPHALT	PCC	PORTLAND CEMENT CONCRETE	100		CONTOURS
BC	BOTTOM OF CURB (AT FINISH GRADE)	PROP	PROPOSED	===8"SS===		SANITARY SEWER LINE
BIT BLDG	BITUMINOUS BUILDING	PUE	PUBLIC UTILITY EASEMENT PAVEMENT		— cv —	WATERLINE
BLK	BLOOK	R	RADIUS			
AM	BENCHMARK	RT	RIGHT	===8"SD====		STORM DRAW
8W	BOTTOM OF WALL (AT FINISH GRADE)	R/W	RIGHT OF MAY	——2°G ——	2°G	GAS LINE
CB	CINDER BLOCK	REQU	REQUIRED	— F —	— r —	OVERHEAD ELECTRIC LINE
CAG	CURB & GUTTER	RR	RAILROAD	_		
α	CENTERLINE	RYS	REAR YARD SETBACK	— T —	— r—	OVERHEAD TELEPHONE LINE
CMP	CORRUGATED METAL PIPE	SAW	SANITARY		CATV	OVERHEAD CABLE TELEVISION LINE
CONC	CONCRETE	SØL SØ	SOUTH BOUND LANE STORM DRAIN	— UE —— UT—	- ur ur	UNDERGROUND TILL OR FLEC LINE
DBL	DOUBLE	SECT	SECTION			
OFF	DEFLECTION	SE	SLOPE EASEMENT	— sw ——sw—	— sv ——sv—	STEAM SUPPLY OR RETURN LINES
OI.	GROP IN FT	œ.	STEAM	□	(R)	WATER OR GAS METER
DIA	DIAMETER	22	SANITARY SEWER			VALVE
DE	DRAINAGE EASEMENT	SSE	SANITARY SEMER EASEMENT			
EBL	EAST BOUND LINE	STA	STATION	ф ғ.н.	— ★ F.H.	FIRE HYDRANT
ELEC	ELECTRIC	STD	STANDARD	≪		MANHOLE
ELEV	ELEVATION ENTRANCE	SIM	STORAGE STORMWATER MANAGEMENT		- ca	CIFANGUT
EP .	EDGE OF PAVEMENT	SYS	SIDE YARD SETRACK			
FW	ENDWALL	TRM	TEMPORARY BENCHMARK			DROP INLET (CURB OR GRATE)
EWST	FXISTING	TC.	TOP OF CURR	*	*	UTILITY POLE, GUY & ANCHOR
FDN	FOUNDATION	TEL	TELEPHONE			DITCH OR SWALE
FF	FINISHED FLOOR	TRANS	TRANSFORMER			
FG	FINISH GRADE	TW	TOP OF WALL	—-€—	—-€——₽	CENTERLINE OR BASELINE
FO	FIBER OPTIC LINE	TIP	THPICAL	—-t—	—-t—	PROPERTY LINE
GRID	GROUND	MDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION	A	A	SURVEY TRAVERSE POINT
HPT INV	HIGH POINT INVERT	WORT	WIRTICAL	_	_	
INV IP	RON PIN	MEX	HEST BOUND LANE	OF Y.L.	★ KT.	YARD LIGHTING
LT	LIFT	MANA	MESTERN VIRGINIA MATER AUTHORITY		3	BENCHMARK
MAL	MINMUM BUILDING LINE	YD	YARD			FENCELINES
MH	MANHOLE					remocumes
				\sim	\sim	TREE LINE
					ě.	HANDICAPPED SPACE
				(XX	- DETAIL DESIGNATION HA	ANDICAPPED SPACE
				(xxx)	- CIVIL SHEET ON	DETAIL BUBBLE
				\sim	WHICH DETAIL IS SHOWN	

NEW BUILDING ADDITION

DEVELOPMENT SHERWIN-WILLIAMS PAINT STORE

SITE SUMMARY AND ZONING REQUIREMENTS

TAX PARCEL 3040713
610 CONNECTICUT AVE., NE
PROPERTY AREA = 0.806 ACRE = 35,100 SF
CURRENTLY ZONED I-1 LIGHT INDUSTRIAL

REQUIREMENTS OF THE I-1 ZONING DISTRICT: MIN. LOT AREA = 10,000 SF MAX. LOT AREA = (none) SITE AREA = 35,100 SF

MIN. STREET FRONTAGE = 100' MAX. FRONTAGE = (none) SITE STREET FRONTAGE = 400

MIN. FRONT YARD (PRIMARY) = 0' MAX. FRONT YARD = (none) MIN. FRONT YARD (SECONDARY) = 0' MIN. SIDE YARD = 0'

MAX. BUILDING HEIGHT = (none, not abutting Residential District)

MINIMUM PARKING REQUIRED: = 1 SPACE PER 1,000 SF UP TO 10,000 SF OF BUILDING AREA, THEN 1 SPACE FOR EVERY 2,000 SF OF REMAINING BUILDING AREA (NET AREA = 75% GROSS AREA

= 75% (14,045 SF) = 10,534 SF) MINIMUM PARKING REQUIRED = 10 SPACES + 534 / 2,000 = 11 SPACES PARKING PROVIDED = 16 TOTAL SPACES (15 STANDARD AUTO SPACES, 1 ADA-ACCESSIBLE SPACE,

MAXIMUM ALLOWARIE PARKING: NOT APPLICABLE, THIS LISE

MINIMUM TREE CANOPY = 10% SEE C-04 FOR LANDSCAPING REQUIREMENTS AND PROVISIONS

Designed By: C.L. White		RE VISIONS				
	No.	Date	Remarks	Ву	l	
Drawn By: CL. White	\Rightarrow	03-30 2022	PER FIRST CITY REVIEW	CLW		
Date: <u>January 18, 2022</u>						
W.O. #21-0100						
N.B. # _N/A						

LOCATION

610 CONNECTICUT AVENUE. NE CITY OF ROANOKE VIRGINIA

YULIU LLC, ATTN: RANDAL J. JOHNSON 2729 PLANTATION ROAD, NE **OWNER** ROANOKE, VA 24012

(540) 525-5765 LIONBERGER CONSTRUCTION

5903 STARKEY RD. CONTRACTOR ROANOKE, VA 24018 (540) 989-5301 FXT 209

DISTURBED AREA (0.228 ACRE = 9,957 SQ. FT.

3040713 TAX PARCEL

City of Roanoke Planning, Building, & Development COMPREHENSIVE DEVELOPMENT PLAN

CITY OF ROANOKE, VA APPROVAL BLOCK

(CP 22-0002)

APPROVED by Ken Richardson 04/28/2022

CWA

CALDWELL WHITE ASSOCIATES ENGINEERS / SURVEYORS / PLANNERS

4203 MELROSE AVENUE, N.W. P.O. BOX 6280 ROANOKE, VIRGINIA 24017-0280 (540) 368-3400 FAX: (540) 365-8702