

# SOCIAL SECURITY ADMINISTRATION

# SITE DEVELOPMENT PLANS

## ROANOKE, VIRGINIA

### SITE STATISTICS:

Tax Number: 4011913  
Parcel Total Area: 1.198 Acres  
Zone: D  
Proposed Use: Large Scale General or Professional Office  
Proposed Units: One  
Maximum Building Height: None Required - Proposed 55 Feet  
Required Parking Spaces: N/A  
Proposed Parking Spaces: 20 Total; 2 Handicap, 1 Carpool, 1 Low Emitting/Fuel Efficient, and 16 Standard  
Building Setbacks:  
Front: 10'  
Side: None  
Rear: None  
Impervious Surface Ratio: Existing = 96% Proposed = 73%  
Water: Public - Western Virginia Water Authority  
Sewer: Public - Western Virginia Water Authority

### PROFFERS:

### WATER NOTES:

THIS PROJECT REQUIRES THE INSTALLATION OF A WATER LATERAL TYING INTO THE EXISTING WATER MAIN. THE SITE REQUIRES ONE 2" METER & 3" WATER LINE WITH 8" FIRE LINE AND BACKFLOW PREVENTION VAULT.

THE CONTRACTOR SHALL CONTACT THE WESTERN VIRGINIA WATER AUTHORITY (WVWA) AT 853-5700 AT LEAST THREE (3) DAYS PRIOR TO REQUIRING ACTUAL CONNECTIONS.

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING VALVE VAULTS AFTER PAVING AND ADJUSTMENT TO FINAL GRADE IF NECESSARY.

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.

ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO VDOT STANDARDS.

LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

APPLICATION FOR UTILITIES TO SERVE DEVELOPMENT REFERENCE WVWA.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WVWA WATER AND SEWER STANDARDS.

### SEWER NOTES:

THIS PROJECT REQUIRES THE INSTALLATION OF A COMMERCIAL SANITARY SEWER LATERAL AND A SAMPLING MANHOLE.

THE CONTRACTOR SHALL CONTACT THE WESTERN VIRGINIA WATER AUTHORITY (WVWA) AT 853-5700 AT LEAST THREE (3) DAYS PRIOR TO REQUIRING ACTUAL CONNECTIONS.

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.

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.

ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WVWA.

LATERALS FROM MANHOLES SHALL BE P.V.C. OR DUCTILE IRON OF SUFFICIENT LENGTH TO PROVIDE TWO (2) FEET OF BEARING ON NATURAL GROUND. THE TRANSITION FROM DUCTILE IRON TO CONCRETE PIPE SHALL BE MADE WITH AN ADAPTER IN THE RIGHT OF WAY.

ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO VDOT STANDARDS.

LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

ALL CONSTRUCTION AND FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE WVWA DESIGN AND CONSTRUCTION STANDARDS AND DETAILS, FIRST EDITION, DATED JULY 2004.

NEW 6" SANITARY LATERAL SHALL BE INSTALLED IN THE SAME LOCATION AND INVERT AS THE PREVIOUSLY REMOVED LATERAL FROM EXISTING MH.

WVWA AVAILABILITY #: 07-443

DEVELOPER IS RESPONSIBLE FOR ALL WATER AND SEWER FEES TO THE WESTERN VIRGINIA WATER AUTHORITY, INCLUDING PAYMENT, DELIVERY, AND INSTALLATION OF FIRE SERVICE VAULT. CONTACT WVWA INSPECTOR AT 540-537-3243 PRIOR TO CONSTRUCTION FOR COORDINATION OF TAPS AND UTILITY SERVICE.

### STANDARD CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS

**NOTICE:** All Landowners, Developers and Contractors

FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED ABOVE MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS, OR THE ISSUANCE OF A STOP WORK ORDER.

**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.

**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.

**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 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 Roanoke and the Western Virginia 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 sediment control agent prior to said changes or variation in construction being made.

**FINAL ACCEPTANCE/CITY:** The owner or developer 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.

### GENERAL NOTES:

- The minimum required density for all compaction shall be 95 percent of maximum dry density with a moisture content within  $\pm 2$  percent of the optimum. It is contractor's responsibility to verify compacted fill is suitable for building construction.
- It is the contractor's responsibility to meet compliance requirements with section 59.1-406, et seq. of the Code of Virginia (overhead high voltage lines safety act).
- The contractor shall be responsible for obtaining all necessary permits before beginning construction.
- All construction will be in accordance with City of Roanoke standards and specifications.
- Unless shown and specified otherwise, methods and materials shall be in accordance with VDOT Road and Bridge Standards latest edition.
- Contractor shall coordinate installation of permanent electrical service, telephone service, gas and cable TV. These utility lines shall be underground.
- Contractor shall be responsible for repair of any utilities damaged as a result of construction activities. Verify location of all existing utilities prior to beginning work.
- Owner responsible for obtaining permission for any offsite grading, erosion and sediment control measures, and construction.
- Distances and radii referred to are to the edge of pavement, unless otherwise noted.
- Rights-of-way, lot lines, and easements are dedicated on plats separate from these plans.
- All utilities shall be underground installation.
- All utilities will be visually inspected by the City's inspector prior to backfilling the trenches, including all utility crossings.
- Backflow preventers to be provided in accordance with the City of Roanoke standards on all sprinkler system laterals.
- Utilities shown herein are based on available above ground structures (valves, manholes, etc.) and existing City of Roanoke mapping.
- All utilities to be maintained by the City shall be within the dedicated rights-of-way or easements.
- A field review shall be made by the City of Roanoke during construction to determine the adequacy of channels and ditches as constructed in accordance with the approved plan. In the event of scour and erosion, the Owner shall install additional measures as determined and required by the City.
- Lighting shall not glare onto adjoining properties or on any public street right-of-way.
- Dumpster pad is provided for garbage collection.
- Proposed signage shall be permitted separately in accordance with the City of Roanoke regulations.
- The contractor or developer is required to notify the City of Roanoke Engineering Division in writing at least three (3) days prior to any construction, including, but not limited to the following:

- Installation of approved erosion control devices
- Clearing and grubbing
- Subgrade excavation
- Installing storm sewers or culverts
- Placing gravel base
- Placing any roadway surface
- Installing water lines
- Installing sanitary sewer lines

- A pre-construction conference should be scheduled with the City of Roanoke Department of Planning Building and Development, to be held at least 48 hrs prior to any construction.
- Measures to control erosion and siltation must be provided prior to plan approval. Plan approval in no way relieves the developer or contractor of the responsibilities contained within the erosion and siltation control policies.
- An approved set of plans and all permits must be available at the construction site.
- Field construction shall honor proposed drainage divides as shown on plans.
- All unsuitable material shall be removed from the construction limits of the roadway before placing embankment.
- Pavement sections on approved plans are based on a minimum CBR of 5. CBR tests are to be completed and submitted to VDOT and to the City of Roanoke Engineering Division prior to placement. CBR values  $< 5$  will require revised pavement sections. Standard street and traffic control signs shall be erected at each intersection by the developer prior to final street acceptance.
- Construction debris shall be containerized 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 mud from trucks and/or other equipment prior to entering public streets.
- It is the contractors responsibility to insure that the streets are in a clean, mud and dust free condition at all times.
- The developer and/or contractor shall supply all utility companies with copies of approved plans, advising them that all grading and installation shall conform to approved plans.
- Contractors shall notify utilities of proposed construction at least two (2), but not more than ten (10) working days in advance. Area public utilities may be notified thru "Miss Utility": 1-800-552-7001.
- The developer or contractor shall supply the Development Engineer in the City of Roanoke Department of Planning Building and Development with correct As-Built plans before final acceptance.
- Field corrections shall be approved by the Development Engineer in the City of Roanoke Department of Planning Building and Development prior to such construction.
- 100 year floodway and floodplain information shall be shown where applicable.
- Grade stakes shall be set for all curb and gutter, culvert, sanitary sewer and storm sewer.

### OWNER'S STATEMENT:

### CONTACT INFORMATION:

**Engineer  
& Surveyor:** Parker Design Group  
816 Boulevard, Salem, VA 24153  
Ph: 540.387.1153 Fax: 540.389.5767

**Architect:** MMM Design Group  
300 East Main Street, Norfolk, VA 23510  
Ph: 757-623-1641

**Developer:** Hardwood Associates  
11350 Random Hills Road, Suite 800, Fairfax, VA 22030  
Ph. 703-279-6540 Fax. 703-352-7060

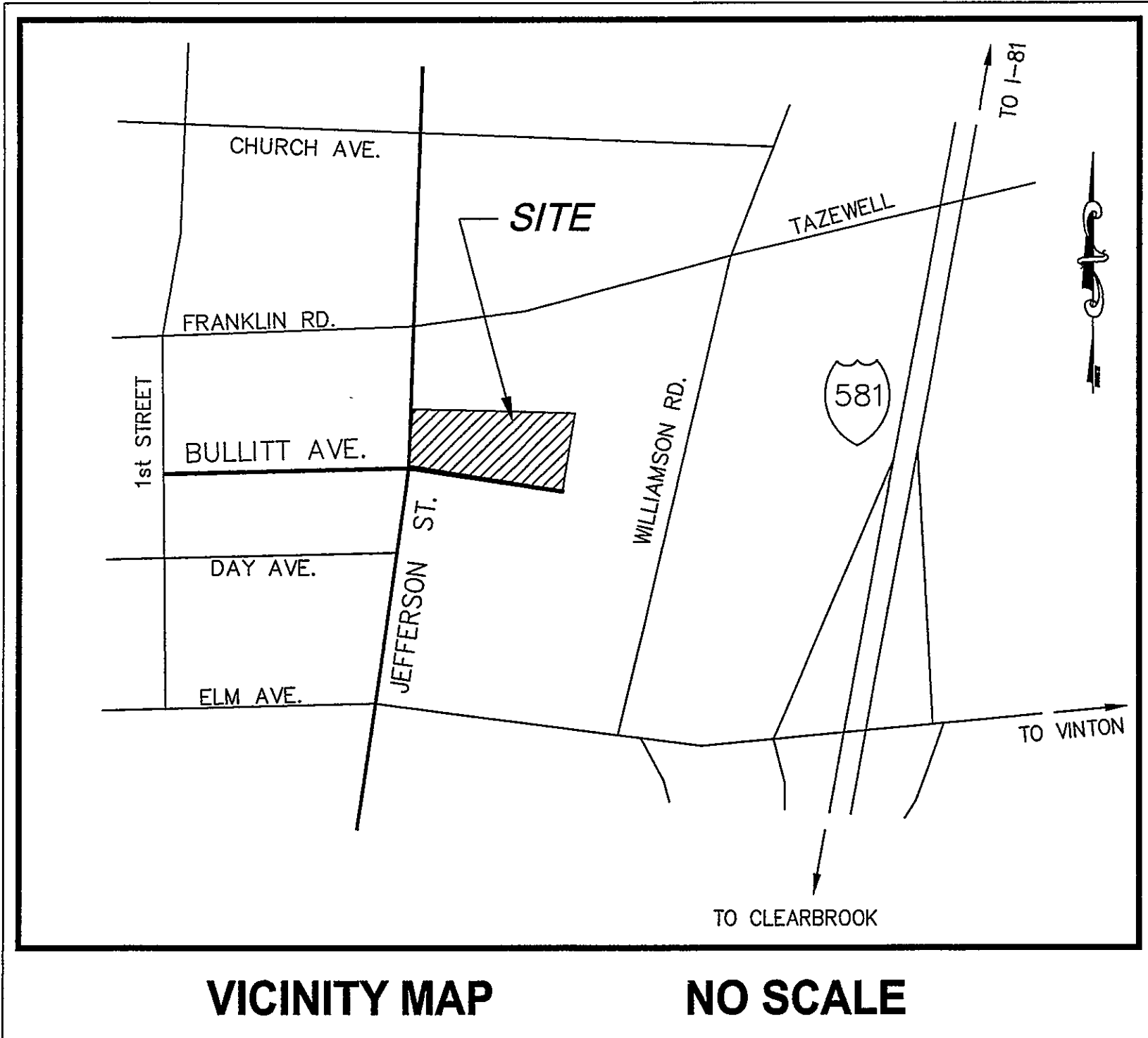
**Contractor:** KBS Building Relationships  
8050 Kimway Drive, Richmond, VA 23228  
Ph. 804-515-1246 Fax. 804-515-0452

### SHEET INDEX:

C101 COVER SHEET  
C102 EXISTING CONDITIONS & DEMOLITION PLAN  
C103 DIMENSIONAL PLAN  
C104 UTILITY PLAN  
C105 ESC & GRADING PLAN  
C106 PROFILES & LIGHTING SPECIFICATIONS  
L101 ENTRANCE PLAZA HARDSCAPE PLAN  
L102 SITE PLANTING PLAN  
E100 GROUND LEVEL LIGHTING PLAN  
E101 FIRST FLOOR LIGHTING PLAN

### LEGEND:

- |  |                                 |  |                                   |
|--|---------------------------------|--|-----------------------------------|
|  | YARD LIGHT (S.W.A.)             |  | EX. POWER POLE                    |
|  | TYPICAL YARD HYDRANT            |  | EX. TELEPHONE                     |
|  | PROP. FIRE HYDRANT              |  | EX. TELEPHONE PEDESTAL            |
|  | PROP. AIR RELEASE VALVE         |  | EX. LIGHT POLE                    |
|  | PROP. GATE VALVE                |  | BENCHMARK                         |
|  | PROP. BLOW OFF VALVE            |  |                                   |
|  | SURVEYED PROPERTY LINE          |  | PROP. TELEPHONE LINE              |
|  | PROPOSED PROPERTY LINE          |  | PROP. GAS LINE                    |
|  | ESD PROPERTY LINE               |  | PROP. SANITARY SEWER LINE         |
|  | EXIST. OVERHEAD POWER           |  | PROP. STORM SEWER LINE            |
|  | EXIST. WATER LINE               |  | PROP. CONTOURS                    |
|  | EXIST. OVERHEAD CABLE           |  | EXIST. 2' CONTOURS                |
|  | EXIST. CENTERLINE OF ROAD       |  | EXIST. 10' CONTOURS               |
|  | EXIST. STORM SEWER              |  | PROP. SPOT ELEVATION              |
|  | EXIST. SANITARY SEWER           |  | SILT FENCE                        |
|  | PROP. UNDERGROUND ELEC. LINE    |  | PROP. TREE LINE                   |
|  | PROP. UNDERGROUND ELEC. SERVICE |  | RESOURCE MANAGEMENT AREA BOUNDARY |
|  | PROP. WATERLINE                 |  | RESOURCE PROTECTION AREA BOUNDARY |
|  | PROP. AUDIO CABLE               |  | DITCH LINE                        |
|  | EXIST. TREE LINE                |  |                                   |
|  | EXIST. EDGE OF PAVEMENT         |  |                                   |



### FINAL APPROVED PLAN REVISION DATES

SHEET C101 BY PARKER DESIGN GROUP - 2/15/08 LATEST REVISION  
SHEETS C102 - C106 BY PARKER DESIGN GROUP - 1/31/08 LATEST REVISION  
SHEET L101 BY MMM DESIGN GROUP - 1/31/08 LATEST REVISION  
SHEET L102 BY MMM DESIGN GROUP - 2/11/08 LATEST REVISION  
SHEETS E101 - E102 BY ME GROUP, INC. - 1/30/08 LATEST REVISION

**parker**  
DESIGN GROUP  
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS  
816 Boulevard  
Salem, Virginia 24153  
Phone: 540-387-1153  
Fax: 540-389-5767  
www.parkerdsg.com

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