

SITE SUMMARY:

OWNER: FREEWAY PARTNERS LLC
PO BOX 6120
LYNCHBURG, VA 24505

DEVELOPER: HAWKINS COMPANIES ATTN: MARK MITCHELL
4700 S. MCCLINTOK DR. SUITE 160
TEMPE, AZ 85282

TAX MAP NUMBER: 6450101

MIN. LOT SIZE: 2.06 AC.
TOTAL TRACT SIZE: 10.67 AC.
LOT SIZE PROVIDED FOR
FOR SPORTSMANS WAREHOUSE: 5.25 AC.

ZONING:CLS, CONDITIONAL

ORDINANCE #: 33659-120197
SEE FRONT COVER FOR PROFFERED CONDITIONS

MINIMUM LOT FRONTAGE: 150'
LOT FRONTAGE PROVIDED: 598.05'

SETBACKS:

FRONT YARD: 20'
SIDE YARD: 25'
REAR YARD: 25'

BUILDING SIZE: 2-STORY
1st FLOOR: 46,964 SQ.FT.
35,155 RETAIL
11,809 AUXILIARY
2nd FLOOR: 13,661 SQ.FT.
4,816 RETAIL
8,845 AUXILIARY

MAXIMUM FLOOR AREA RATIO: 5.0
FLOOR AREA RATIO PROVIDED: 0.21

PARKING: 39,971 SQ.FT. OF RETAIL AREA

REQUIRED: 1 PER 250 SQ.FT. @ 39,971 SQ.FT.
160 SPACES REQUIRED
x 140% = 224 SPACES MAXIMUM

PROVIDED: 224 IMPERVIOUS SPACES
30 PERVIOUS SPACES

IMPERVIOUS SURFACE RATIO, MAXIMUM: 80%
PROVIDED: 78.5%

PROPOSED USE: RETAIL SALES ESTABLISHMENT

NOTE:

1. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE CITY, & WWA.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
3. ALL STORM SEWER CONCRETE PIPES SHALL BE A MINIMUM OF CLASS III CONCRETE AS PER VDOT STANDARDS.
4. EXISTING PAVEMENT TO BE SAWCUT AT LEAST 1' FROM THE EX. EP OR THE DISTANCE REQUIRED TO REACH THE FULL DEPTH OF PAVEMENT.
5. ALL RADII ARE 4.5' UNLESS OTHERWISE NOTED ON PLANS.
6. ALL UTILITIES INCLUDING ELECTRICAL SERVICE SHALL BE INSTALLED UNDERGROUND.

ROOF LEADER NOTE:

1. THE FRONT DOWNSPOUTS SHALL BE CONNECTED TO THE ROOF LEADERS AND SHALL TIE DIRECTLY INTO THE ON-SITE STORM DRAINAGE SYSTEM. THE LEADERS SHALL BE CONNECTED WITH A 10" HDPE PIPE AND TIED DIRECTLY INTO THE STORMWATER CONVEYANCE SYSTEM.
2. SEE ARCHITECTURAL FOR DETAILS ON THE CONNECTIONS TO THE BUILDING DOWNSPOUTS

Sewer Info.

Lateral length = 32.0'
Exist. SS MH, new
lateral invert depth = 22.0' 6" sch. 40 PVC
Sampling MH Depth = 23.2' lateral,
Charlotte pipe

Materials:

Pipe: Charlotte 6" sch. 40 PVC
MH: Hanson pre-cast concrete
Frame & Cover: Capitol Foundry

SANITARY SEWER CONNECTION:

THE G.C. SHALL SAW CUT THE EXISTING PAVEMENT REQUIRED TO PERFORM THE PROPOSED SANITARY CONNECTION. THE G.C. IS RESPONSIBLE FOR THE TRAFFIC CONTROL, THE OPEN EXCAVATION, AND ANY SHORING/BRACING REQUIRED BY O.S.H.A. STANDARDS. THE OPEN EXCAVATION SHALL BE BACKFILLED TO WWA SPECIFICATIONS AND THE DRIVE AISLE SHALL BE REPAIRED AND THE PAVEMENT SECTION REPLACED TO MATCH THE EXISTING PAVEMENT SECTION.

THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR THE MANHOLE CORE TO EXISTING MANHOLE AND THE WWA INSPECTOR NEEDS TO BE CONTACTED PRIOR TO CORE DRILLING THE EX. MANHOLE. CONTACT # IS 540-853-5698. THE CONNECTION SHALL HAVE A FLEXIBLE BOOT INSTALLED WITH THE NEW LATERAL.

WATER NOTES:

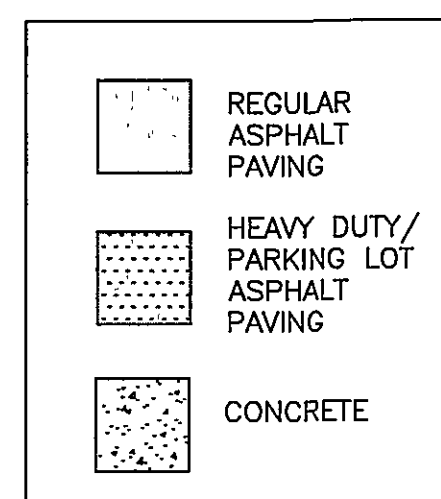
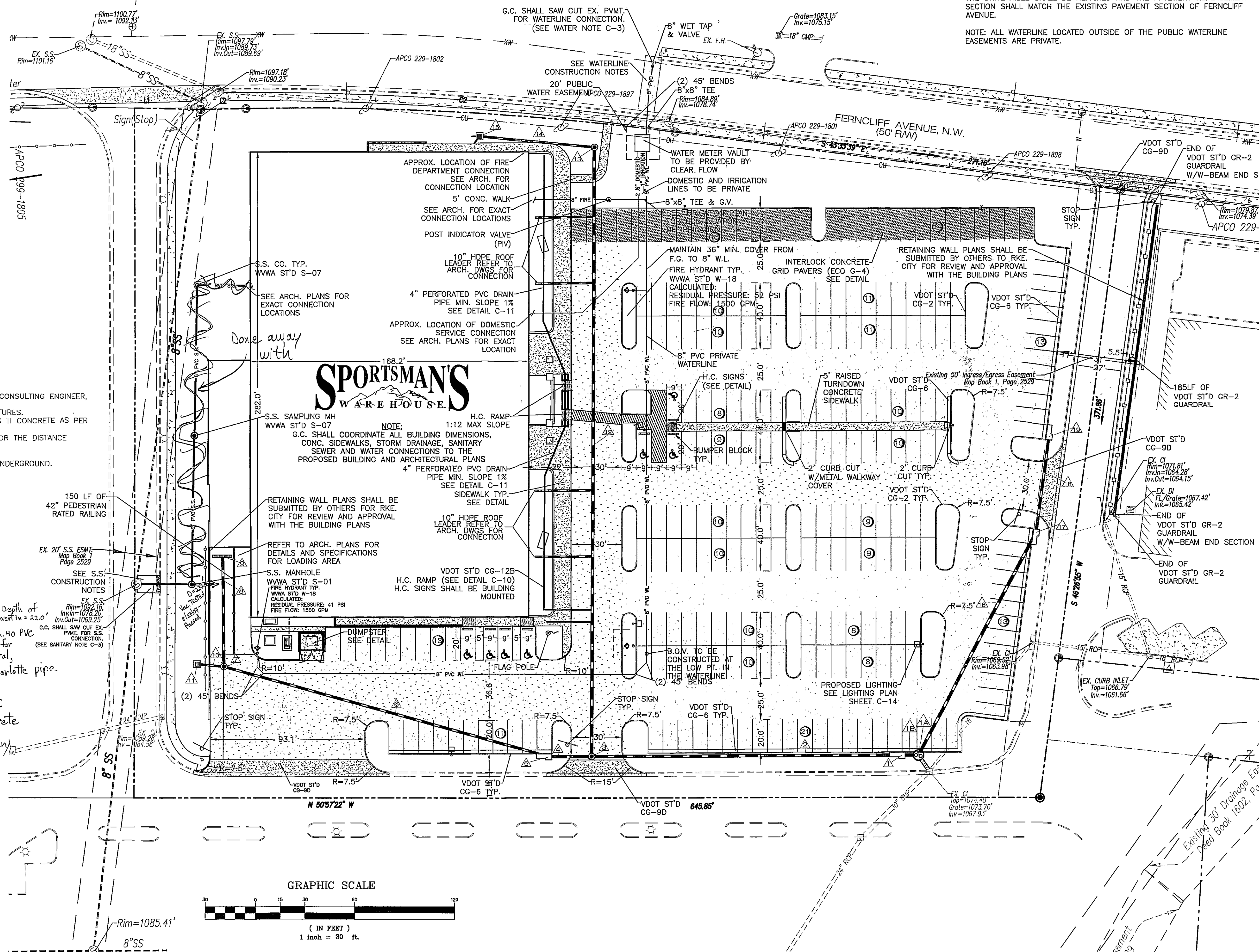
PRIOR TO BEGINNING ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY, THE GENERAL CONTRACTOR SHALL PREPARE A TRAFFIC PLAN AND ACQUIRE APPROVAL FROM ROANOKE CITY AS REQUIRED. UPON RECEIVING APPROVAL, THE G.C. SHALL COORDINATE WITH THE W.V.W.A. TO PREPARE THE PROPOSED 8" WET TAP. THE G.C. IS RESPONSIBLE FOR THE TRAFFIC CONTROL, THE OPEN EXCAVATION, AND ANY SHORING/BRACING REQUIRED BY O.S.H.A. STANDARDS. THE CONTRACTOR SHALL FURNISH AND INSTALL 8" TAPPING SLEEVE AND VALVE, TAP TO BE MADE BY THE WWA. UPON COMPLETION OF W.V.W.A. RESPONSIBILITIES, THE G.C. SHALL BACKFILL THE OPEN CUT IN COMPLIANCE WITH WWA DETAIL W-25. THE SAW CUT INTO THE EXISTING TRAVEL LANES WILL REQUIRE LANE CLOSURES. ALL WORK SHALL CONFORM TO THE VIRGINIA WORK AREA PROTECTION MANUAL. THE OPEN EXCAVATION SHALL BE BACKFILLED TO WWA SPECIFICATIONS AND THE DRIVE AISLE SHALL BE REPAIRED AND THE PAVEMENT REPLACEMENT SECTION SHALL MATCH THE EXISTING PAVEMENT SECTION OF FERNCLIFF AVENUE.

NOTE: ALL WATERLINE LOCATED OUTSIDE OF THE PUBLIC WATERLINE EASEMENTS ARE PRIVATE.

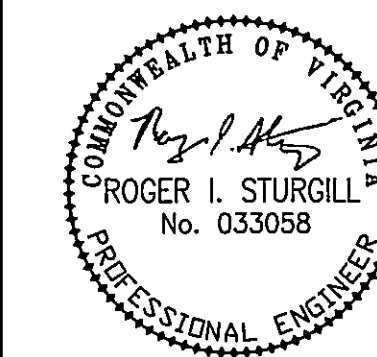
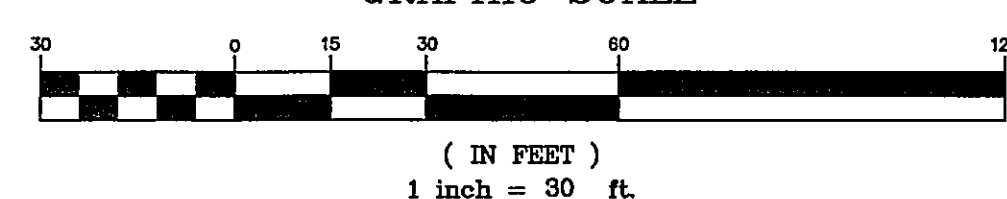
Water Info.

Length of new line = 49.75'
Material: National 8" C900 PVC pipe

Valve: Mueller 8", right to close 27 Turns



GRAPHIC SCALE



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Verona, Virginia 24482
Phone: 540/48-3220
FAX: 540/48-3221

SPORTSMANS WAREHOUSE
LAYOUT & UTILITY PLAN

CITY OF ROANOKE, VIRGINIA

DRAWN BY: SMH
DESIGNED BY: SMH
CHECKED BY: SMH
DATE: 3-22-07

REVISIONS:
4-26-07
5-23-07
5-25-07

SCALE: 1"=30'

SHEET NO.

C-3

JOB NO.
R0700051.00

As-Built 10/2/07 K. Winslow