

OWNER/DEVELOPER: CRAWFORD DEVELOPMENT CO., L.L.C.  
2217 CRYSTAL SPRING AVE.  
ROANOKE, VIRGINIA 24014

PROPERTY ADDRESS: 3806 THIRLANE ROAD, NW  
ROANOKE, VIRGINIA 24012

TAX #6520105 3.467 ACRES ZONED LM  
INSTRUMENT # 000010635

PROPOSED USE: OFFICE SPACE  
SQUARE FOOTAGE: OFFICE - 40,000 SF

PARKING REQUIRED: 134 SPACES  
PARKING PROVIDED: 166 SPACES  
NUMBER OF EMPLOYEES: UNAVAILABLE

CAPTION PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA SO DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT. THIS DETERMINATION IS BASED ON FEMA FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

### CITY CONSTRUCTION NOTES

#### 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

- City Inspections** - To insure the coordination of timely and proper inspections, a pre-construction conference shall be initiated by the contractor with City Building Inspections Department. Call (540)853-2244 to arrange a conference at least three (3) days prior to anticipated construction.
- Street Opening Permit** - Prior to the commencement of any digging, alteration or construction within the public right-of-way (streets, alleys, public easements), a street opening permit shall be applied for and obtained by the contractor from the City of Roanoke.
- 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 construction entrance shall be determined by the City site plan inspector.
- 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 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 specification of the City of Roanoke.
- Approved Plans/Construction Changes** - Any change or variation from construction design as shown on the officially approved plans shall be approved by the City Engineer prior to said changes or variation in construction being made.
- Final Acceptance/City** - The developer or contractor shall furnish the City of Roanoke's Engineering Department with a final correct set of as-built plans to final acceptance by the City.

#### ORDINANCE No. 35071-100200. PROFFERED CONDITIONS

- The face of the first floor of the buildings constructed on the subject property will be built in substantial conformity with the elevations dated June 27, 2000, prepared by Rife + Wood, as shown on Exhibit A attached hereto. The sides of the buildings will be brick and the rear of each of the buildings will be either brick or painted split block matching the color of the brick.
- The subject property shall only be used for laboratories and testing facilities not accessory to a specific use including photographic laboratories, industrial testing facilities and similar uses; general storage and warehousing establishments engaged in the storage of miscellaneous merchandise not for sale on the same premises; establishments engaged in the wholesale distribution of goods; manufacturing establishments primarily engaged in the manufacture, assembly, mixing, processing or other processes related to the creation of new products and including as an accessory use, the retail sale of goods manufactured on the premises, where such manufacturing, assembly, mixing, processing or other processes related to the creation of new products, and retail sales of goods manufactured on the premises, are wholly enclosed in a building; general service establishments primarily engaged in the repair or maintenance of goods or items including automobiles, trucks, construction equipment and the provision of business services provided all repair and maintenance activities are wholly enclosed in a building and provided that the gross floor area of all new buildings for such uses is not less than five thousand (5,000) square feet; or, upon the granting of a special exception by the Roanoke City Board of Zoning Appeals, general and professional offices, including financial institutions provided the gross floor area of such use exceeds twenty thousand (20,000) square ft.
- Either two, three or four buildings shall be constructed on the subject property and they shall provide at least 40,000 square feet of usable, interior commercial or light manufacturing space. Permanent certificates of occupancy shall be issued for at least two of the buildings within five (5) years of the acceptance of these proffers by City Council.
- Upon completion of the construction of the first building on the subject property and before a certificate of occupancy, either temporary or permanent, issued for that building, a buffer shall be planted and maintained on the subject property. The buffer shall be located on the southern boundary of the subject property, beginning approximately 125 feet from the southeast corner and running parallel with I-581 for 300 feet, and shall consist of two parallel rows, five feet apart, of cypress trees at least 8' in height, within a 15' wide strip. The two rows shall be staggered so as to provide a maximum density screen of live trees. All planting shall be properly maintained and replaced as necessary.

# THE OAKS

## A PLANNED INDUSTRIAL UNIT DEVELOPMENT - PHASE I

### ROANOKE, VIRGINIA



### VICINITY MAP

#### NO SCALE

#### GENERAL NOTES

- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
- THE APPROVING AUTHORITY MAY ADD TO, DELETE, RELOCATE, CHANGE OR OTHERWISE MODIFY CERTAIN EROSION AND SEDIMENT CONTROL MEASURES WHERE FIELD CONDITIONS ARE ENCOUNTERED THAT WARRANT SUCH MODIFICATIONS.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE PLAN SHALL BE PLACED IN ADVANCE OF THE WORK BEING PREPARED, AS FAR AS PRACTICAL.
- IN NO CASE DURING CONSTRUCTION SHALL WATER RUNOFF BE DIVERTED OR ALLOWED TO FLOW TO LOCATIONS WHERE ADEQUATE PROTECTION HAS NOT BEEN INSTALLED.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LEAVE THE SITE ADEQUATELY PROTECTED AGAINST EROSION, SEDIMENTATION, OR ANY DAMAGE TO ANY ADJACENT PROPERTY AT THE END OF EACH DAY'S WORK.
- FOR THE EROSION CONTROL KEY SYMBOLS SHOWN THE PLANS, REFER TO THE VIRGINIAN UNIFORM CODING SYSTEM FOR EROSION AND SEDIMENT CONTROL PRACTICES CONTAINED IN THE VIRGINIAN EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION. THESE SYMBOLS AND KEYS ARE TO BE UTILIZED ON ALL EROSION CONTROL PLANS SUBMITTED TO ROANOKE CITY.

EROSION-SILTATION CONTROL COST-ESTIMATE				
DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
CONSTRUCTION ENTRANCE	EA	1	\$500	\$500
SILT FENCE	LF	1230	\$4	\$4920
INLET PROTECTION	EA	10	\$500	\$5000
CULVERT INLET PROTECTION	EA	2	\$500	\$1000
TREE PROTECTION	EA	6	\$400	\$2400
TEMPORARY SEDIMENT TRAP	EA	2	\$600	\$1200
SEEDING	LS	1	\$1000	\$1000
SUBTOTAL				\$16,020
CONTINGENCY (10%)				\$1602
TOTAL				\$17,622

- PROVIDE NEW MATERIALS AND WORKMANSHIP IN CONFORMANCE WITH ALL APPLICABLE CODES, STATE AND FEDERAL LAWS, LOCAL ORDINANCES, INDUSTRY STANDARDS, AND OTHER CRITERIA WHICH WOULD NORMALLY APPLY TO THIS NATURE. NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERING A CONFLICT IN CODES, ORDINANCES, STANDARDS, OR OTHER CRITERIA. APPLICABLE CODES AND STANDARDS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE FOLLOWING:  
(A) BOCA - BASIC CODED  
(B) CITY OF ROANOKE  
(C) VDOT - VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS  
(D) VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS AND HANDBOOK, LATEST EDITION  
(E) OSHA - OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION  
(F) ASTM - AMERICAN SOCIETY FOR TESTING AND MATERIALS
- MAINTAIN A SET OF APPROVED PLANS ON SITE AT ALL TIMES DURING CONSTRUCTION.
- OBTAIN EACH REQUIRED PERMIT PRIOR TO COMMENCING THAT PART OF THE WORK. PAY REQUIRED FEES.
- NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF CONDITIONS WHICH DIFFER FROM THOSE SHOWN ON THE PLANS.
- COMPLY WITH LOCAL ORDINANCES FOR BURNING OF WASTE. TRANSPORT WASTE MATERIALS AND UNSUITABLE MATERIALS FROM OWNER'S PROPERTY.
- VERIFY THE LOCATION AND ELEVATION OF EACH EXISTING UNDERGROUND UTILITY IN AREAS OF CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK. CONTACT ENGINEER IMMEDIATELY IF THERE APPEARS TO BE A CONFLICT, UPON DISCOVERY OF A UTILITY WHICH IS NOT SHOWN, AND UPON DISCOVERY OF A LOCATION OR ELEVATION AT WHICH DIFFERS FROM THAT SHOWN. TO LOCATE UTILITIES, CALL "MISS UTILITY", 1-800-552-7001. UTILITY LOCATIONS SHOWN ARE THE RESULT OF A COMBINATION OF FIELD LOCATION EXISTING INFORMATION. LOCATIONS ARE APPROXIMATE.
- REPAIR ALL DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, CAUSE AS A RESULT OF CONSTRUCTION ACTIVITIES AT NOT ADDITIONAL COST TO OWNER.
- NOTIFY OWNERS OF UTILITIES IN AREAS OF CONSTRUCTION PRIOR TO COMMENCEMENT OF EXCAVATION.
- EXISTING TOPOGRAPHIC MAPPING WAS PROVIDED BY THE L.A. GATES CO. IN THE FALL OF 2000. BOUNDARY SURVEY WAS PROVIDED BY PIERSON ENGINEERING IN THE FALL OF 2000.

#### GRADING NOTES:

- REMOVE TREES, SHRUBS, GRASS AND OTHER VEGETATION, IMPROVEMENTS OR OBSTRUCTIONS AS REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION. REMOVE TREES AND OTHER VEGETATION, INCLUDING STUMPS AND ROOTS, COMPLETELY IN AREAS REQUIRED FOR SUBSEQUENT SEEDING. CUT OFF TREES AND STUMPS IN AREAS TO RECEIVE FILL MORE THAN THREE FEET IN DEPTH TO WITHIN EIGHT INCHES OF THE ORIGINAL GROUND SURFACE.
- BARRICADE OPEN EXCAVATIONS OCCURRING AS PART OF THIS WORK AND OPERATE WARNING LIGHTS AS RECOMMENDED BY AUTHORITIES HAVING JURISDICTION.
- CUT SURFACE UNDER PAVEMENTS TO COMPLY WITH CROSS SECTIONS, ELEVATIONS, AND GRADES AS INDICATED.
- EXCAVATE TRENCHES TO UNIFORM WIDTH CONFORMING TO VDOT STANDARD PB-1 FOR STORM DRAINAGE PIPING AND UB-1 FOR SANITARY SEWER AND WATER. BACKFILL TRENCHES WITH CONTROLLED FILL.
- PREVENT SURFACE WATER AND SUBSURFACE OR GROUND WATER FROM FLOWING INTO EXCAVATIONS AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAIN WATER TO COLLECTING OR RUNOFF AREAS. ESTABLISH AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DITCHES.
- PROTECT EXCAVATED BOTTOMS OF ALL FOOTINGS AND TRENCHED AGAINST FREEZING WHEN ATMOSPHERIC TEMPERATURE IS LESS THAN 35 DEGREES Fahrenheit ( 1 C).
- UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING INCLUDING ADJACENT TRANSITION AREAS. SMOOTH FINISH SURFACES WITHIN SPECIFIED TOLERANCES. COMPACT TO UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. GRADE AREAS ADJACENT TO BUILDING LINES TO DRAIN AWAY FROM STRUCTURES AND TO PREVENT PONDING.
- FINISH LAWN AREAS TO WITHIN ONE INCH ABOVE OR BELOW REQUIRED SUBGRADE ELEVATIONS. SHAPE SURFACE UNDER WALKS AND PAVEMENTS TO LINE, GRADE AND CROSS SECTION, WITH NOT MORE THAN 1/2" ABOVE OR BELOW REQUIRED SUBGRADE ELEVATIONS.
- PROTECT GRADED AREAS FROM TRAFFIC AND EROSION. REPAIR AREAS WHICH HAVE SETTLED, EROSION, OR BECOME DAMAGED DUE TO CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO OWNER.
- PLACE ALL FILL AND BACKFILL AS CONTROLLED FILL AS FOLLOWS:  
(A) ESTABLISH SUITABLE SUBGRADE CONDITIONS PRIOR TO PLACING FILL BY PROOF ROLLING, UNDERCUTTING AND COMPACTING AS NECESSARY.  
(B) PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" FOR HAND TAMPERS.  
(C) PRIOR TO COMPACTION, PROVIDE MOISTURE CONTENT TO WITHIN 3% OF OPTIMUM BY MOISTENING OR AERATION EACH LAYER. DO NOT PLACE FILL MATERIAL ON SURFACES WHICH ARE MUDDY, FROZEN OR CONTAIN FROST OR ICE.  
(D) COMPACT SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGE OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D 698 (STANDARD PROCTOR):  
(i) 95% UNDER FOUNDATIONS, SLABS, WALKS, AND PAVEMENTS  
(ii) 85% UNDER LAWN OR UNPAVED AREAS
- OWNER SHALL EMPLOY QUALIFIED SOILS TESTING LABORATORY TO INSPECT EARTHWORK OPERATIONS. NOTIFY LABORATORY PRIOR TO PERFORMING EARTHWORK OPERATIONS.

#### SHEET LIST

- C1 TITLE SHEET
- C2 EXISTING SITE CONDITIONS
- C3 UTILITIES AND DIMENSIONAL LAYOUT
- C4 SITE GRADING AND STORM DRAIN
- C5 SOIL EROSION AND SEDIMENT CONTROL
- C6 WATER AND SEWER PROFILES
- C7 STORM DRAIN PROFILES
- C8 C of R STD. DETAILS & MISC. DETAILS

APPROVED:

CITY ENGINEER, CITY OF ROANOKE,

AGENT, CITY OF ROANOKE PLANNING COMMISSION



L. A. GATES COMPANY  
ENGINEERS AND CONSULTANTS

308 MARKET STREET, SE  
ROANOKE, VIRGINIA 24011  
PHONE (540)342-8423 \* FAX (540)342-8425

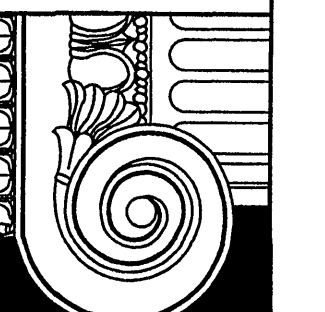
REVISIONS	BY
1-15-2001	DSG
9-4-2001	DSG

TITLE SHEET

A PLANNED INDUSTRIAL UNIT DEVELOPMENT - PHASE I

THE OAKS

CITY OF ROANOKE, VIRGINIA



Rife + Wood  
ARCHITECTS  
Roanoke, VA 24015 (540) 344-6015

DATE	NOV., 2000
SCALE	NO SCALE
DRAWN	DSG
JOB	36322.006
SHEET	C1
OF	SHEETS