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Valley BMW AS BUILT  
4/2/07

# PROPOSED EXPANSION FOR VALLEY BMW

FRANKLIN ROAD

SITE DATA

ROANOKE, VA.

## GENERAL NOTES (IBC CODE 2000 EDITION)

BUILDING USE GROUP BUSINESS AND S-1 STORAGE  
BUILDING CONSTRUCTION CLASSIFICATION II-B UNPROTECTED  
BUILDING SIZE USE GROUP B 4,883 SF.  
USE GROUP S-1 7,088 SF.  
TOTAL SIZE 11,971 SF  
ALLOWABLE AREA NON-SEPARATED 17,500 SF

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.

CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND THROUGHOUT SITE AREA.

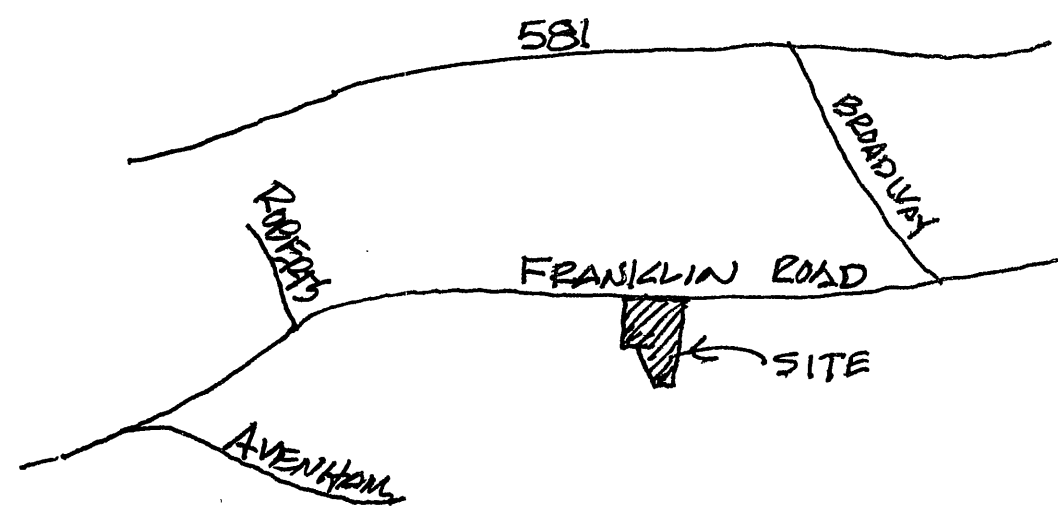
NO LIGHTING OF ANY KIND SHALL CAST A GLARE ON ADJACENT PROPERTY OR UPON A PUBLIC RIGHT-OF-WAY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS BEFORE BEGINNING CONSTRUCTION, ALL REVIEW FEES BY OTHERS.

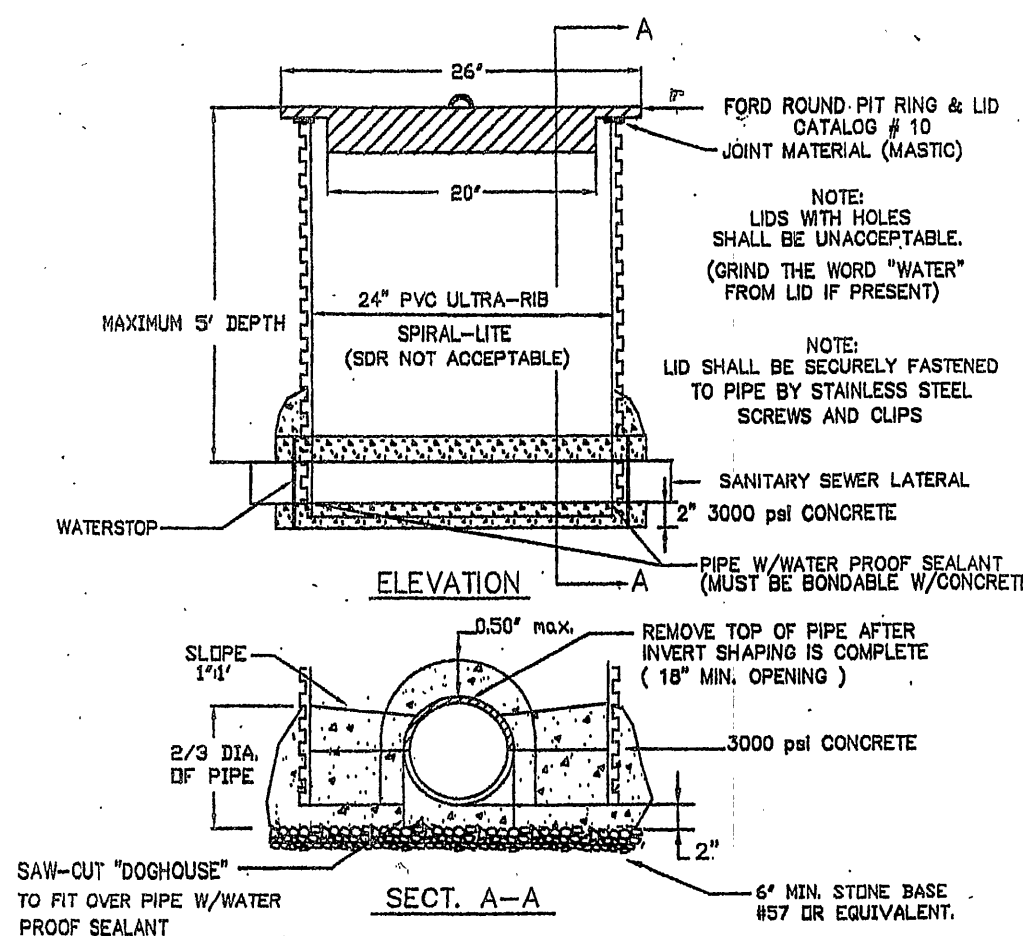
CRAIGHEAD  
&  
ASSOCIATES  
Architects, Designers, Construction Managers

2721 BRAMBLETON AVENUE  
SUITE '2'  
ROANOKE, VIRGINIA 24015

(540) 774-5326  
FAX (540) 989-8432



**VICINITY MAP**  
NOT TO SCALE



NOTE: NOT ACCEPTABLE FOR USE IN TRAFFIC AREAS OR AREAS SUBJECT TO FLOODING.

SAMPLING STRUCTURE DETAIL

## LIST OF DRAWINGS

C8 COVER SHEET  
C-1 SITE PLAN  
C-2 EROSION AND SEDIMENT CONTROL PLAN  
L-1 LANDSCAPE PLAN, DETAILS

## 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 applicant, building, etc., with the Development Inspector. Call (540)853-1227 to arrange a conference at least three (3) days prior to anticipated construction.
- 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 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.
- 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 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 pavements 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 erosion and sediment control agent prior to construction. Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and require approved prior to construction.
- Final Acceptance/City - The owner or developer shall furnish the City of Roanoke's Building Department with a final correct set of as-built plans prior to final acceptance by the City.



RECEIVED

DEC 23 2005

CITY OF ROANOKE  
PLANNING BUILDING AND DEVELOPMENT

AS - BUILT  
4/02/2007

WWW.ID# 6LCNDH

SET NO.

DATE

REVISED 12/22/05  
12/02/05

CIA # 25026