

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

1. CITY INSPECTIONS: TO ENSURE THE COORDINATION OF TIMELY AND  
PROPER INSPECTIONS, A PRECONSTRUCTION CONFERENCE SHALL BE  
INITIATED BY THE CONTRACTOR WITH THE CITY PLANNING AND  
COMMUNITY DEVELOPMENT DEPARTMENT. CALL 540/981-2250 TO  
ARRANGE A CONFERENCE AT LEAST THREE (3) DAYS PRIOR TO  
ANTICIPATED CONSTRUCTION.
2. 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.
3. 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.
4. LOCATION OF UTILITIES: THE CONTRACTOR SHALL VERIFY THE  
LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT  
OF ANY CONSTRUCTION.
5. 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.
6. STREETS TO REMAIN CLEAN: IT SHALL BE THE RESPONSIBILITY OF  
THE CONTRACTOR TO ENSURE 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.
7. 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.
8. 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.
9. APPROVED PLANS/CONSTRUCTION CHANGES: ANY CHANGE OR VARIATION  
FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICALLY APPROVED  
PLANS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO SAID  
CHANGES OR VARIATIONS IN CONSTRUCTION BEING MADE.
10. FINAL ACCEPTANCE/CITY: THE DEVELOPER OR CONTRACTOR SHALL  
FURNISH THE CITY OF ROANOKE ENGINEERING DEPARTMENT WITH A  
FINAL CORRECT SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE  
BY THE CITY.

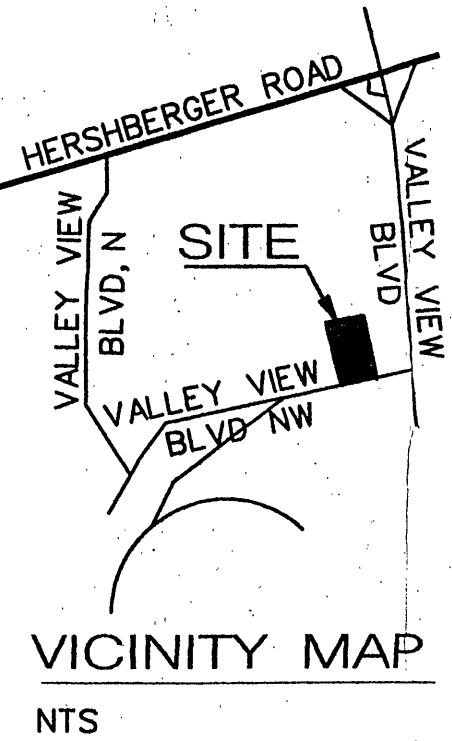
GENERAL NOTES

1. 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 WORK OF 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 CODES  
(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
2. MAINTAIN A SET OF APPROVED PLANS ON SITE AT ALL TIMES DURING  
CONSTRUCTION.
3. OBTAIN EACH REQUIRED PERMIT PRIOR TO COMMENCING THAT PART OF  
THE WORK. PAY REQUIRED FEES.
4. NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF CONDITIONS  
WHICH DIFFER FROM THOSE SHOWN ON THE PLANS.
5. COMPLY WITH LOCAL ORDINANCES FOR BURNING OF WASTE. TRANSPORT  
WASTE MATERIALS AND UNSUITABLE MATERIALS FROM OWNER'S  
PROPERTY.
6. COORDINATE BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS BY  
OTHERS.
7. A PRECONSTRUCTION MEETING MUST TAKE PLACE PRIOR TO COMMENCING  
WORK. AS A MINIMUM, THE CONTRACTOR, OWNER'S AGENT AND CITY'S  
AGENT MUST ATTEND.
8. 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 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 AND EXISTING INFORMATION.  
LOCATIONS ARE APPROXIMATE.
9. REPAIR ALL DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, CAUSED AS  
A RESULT OF CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO  
OWNER.
10. NOTIFY OWNERS OF UTILITIES IN AREAS OF CONSTRUCTION PRIOR TO  
COMMENCEMENT OF EXCAVATION.
11. THE STRUCTURES ARE NOT LOCATED IN THE HUD 100-YEAR FLOOD  
PLAIN.
12. SIGNAGE SHALL COMPLY WITH THE APPLICABLE REGULATIONS OF THE  
CITY OF ROANOKE. A SEPARATE PERMIT IS REQUIRED.
13. SEPARATE PARKING SPACES WITH 4" WIDE WHITE PAINTED LINES.
14. SITE LIGHTING SHALL CONFORM TO THE APPLICABLE REGULATIONS OF  
THE CITY OF ROANOKE.
15. SCREEN ALL TRANSFORMERS, HEAT PUMPS, AND OTHER MECHANICAL  
EQUIPMENT. MECHANICAL UNITS LOCATED TO THE REAR OF BUILDINGS  
MUST BE VISUALLY AND ACOUSTICALLY SCREENED FROM ADJOINING  
PROPERTIES.
16. SCREEN TRASH DUMPSTERS AND CONTAINERS USED FOR RECYCLING WITH  
ARCHITECTURAL SCREENING ON THREE SIDES (6' HEIGHT, MINIMUM).
17. STREET AND ISLAND TREES TO BE PYRUS CALLERYANA, MINIMUM 2 1/2" CALIPER.

DEVELOPER: ROANOKE VENTURE, L.L.C.  
CO TRITON REALTY GROUP  
ATTN: PAUL MAROTTE  
ADDRESS: 5784 LAKE FORREST DR., SUITE 180  
ATLANTA, GA 30328

TELEPHONE: (404)847-0372 FAX (404)847-0372

TAX NUMBER(S): 2380109  
TRACT SIZE: 0.860 ACRES  
PRESENT ZONING: C2  
PRESENT USE: VACANT  
PROPOSED USE: GENERAL RETAIL  
SANITARY SEWER: CITY OF ROANOKE  
WATER: CITY OF ROANOKE  
STORM DRAINAGE: CITY OF ROANOKE



DEVELOPMENT PLAN FOR  
ROANOKE VENTURE, L.L.C.  
1919 VALLEY VIEW BLVD.  
ROANOKE, VIRGINIA

CITY ENGINEER, CITY OF ROANOKE DATE

AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

SURVEY NOTES

HORIZONTAL CONTROL AND BOUNDARY SURVEY WERE PERFORMED BY  
D.H. LAWRENCE DATED JAN. 25, 1993

VERTICAL CONTROL AND TOPOGRAPHIC MAPPING WERE PERFORMED BY  
D.H. LAWRENCE DATED JAN. 25, 1993

ALL ELEVATIONS ARE REFERENCED TO THE NATIONAL GEODETIC  
VERTICAL DATUM OF 1929.

BENCHMARK: TOP PK NAIL IN CONCRETE PAD  
ELEVATION = 1102.60

BOUNDARY

PROPERTY LINE  
DEED LINE  
RIGHT-OF-WAY  
CENTERLINE  
MIN. BLDG. LINE  
EASEMENT  
FOUND IRON PIN  
SET IRON PIN

UTILITY

EXIST. STORM SEWER  
NEW STORM SEWER  
EXIST. SANITARY SEWER  
NEW SANITARY SEWER  
EXIST. WATERLINE  
NEW WATERLINE  
OVERHEAD ELECTRIC  
OVERHEAD TELEPHONE  
BURIED ELECTRIC  
GAS LINE

TOPOGRAPHY & ESC

EXIST. CONTOUR  
NEW CONTOUR  
ESC DETAIL SYMBOL  
GRASS DITCH  
MESH LINED DITCH  
PAVED DITCH  
DRAINAGE DIVIDE

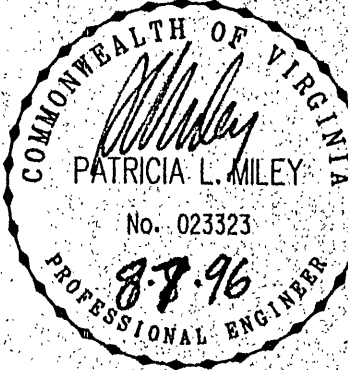
MISCELLANEOUS

TREELINE  
LIMITS OF CLEARING  
EXIST. CURB & GUTTER  
NEW CURB & GUTTER  
EXIST. CURB  
NEW CURB  
EXIST. STRUCTURES  
NEW STRUCTURES  
EDGE OF PAVEMENT  
NEW PAVEMENT  
FENCE

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C1 COVER SHEET  
C2 NOTES AND DETAILS  
C3 SITE DIMENSIONAL, UTILITY,  
& LANDSCAPING PLAN  
C4 GRADING & EROSION CONTROL PLAN  
C5 EROSION & SEDIMENT CONTROL DETAILS

(4) ADD NOTE PER AIRPORT COMM.  
(3) REMOVE RETAINING WALL PER CLIENT  
(2) CLIENT COMMENTS MOVE CURB  
(1) CITY COMMENTS



PLANNERS ARCHITECTS  
ENGINEERS SURVEYORS

1208 Corporate Circle  
Roanoke, Virginia 24018  
Phone: 703/772-9580  
FAX: 703/772-8050

501 Branchway Road  
Suite 100  
Richmond, Virginia 23238  
Phone: 804/794-0571  
FAX: 804/794-2635

11038 Lakeridge Road  
Suite 1  
Ashland, Virginia 23005  
Phone: 804/550-2888  
FAX: 804/550-2057

COVER SHEET  
ROANOKE VENTURE, L.L.C.  
1919 VALLEY VIEW BLVD.  
ROANOKE, VIRGINIA

DEVELOPMENT PLAN APPROVED

Agent, Planning Commission

Development Engineer

Zoning Administrator

Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.

DRAWN BY DRB

DESIGNED BY PLM

CHECKED BY PLM

DATE MARCH 1, 1996

REVISIONS

(1) APRIL 8, 1996

(2) JUNE 12, 1996

(3) JULY 18, 1996

(4) AUGUST 6, 1996

SCALE AS NOTED

SHEET NO.

C1

OF 5

JOB NO. R96007

45500 BVD C96016