

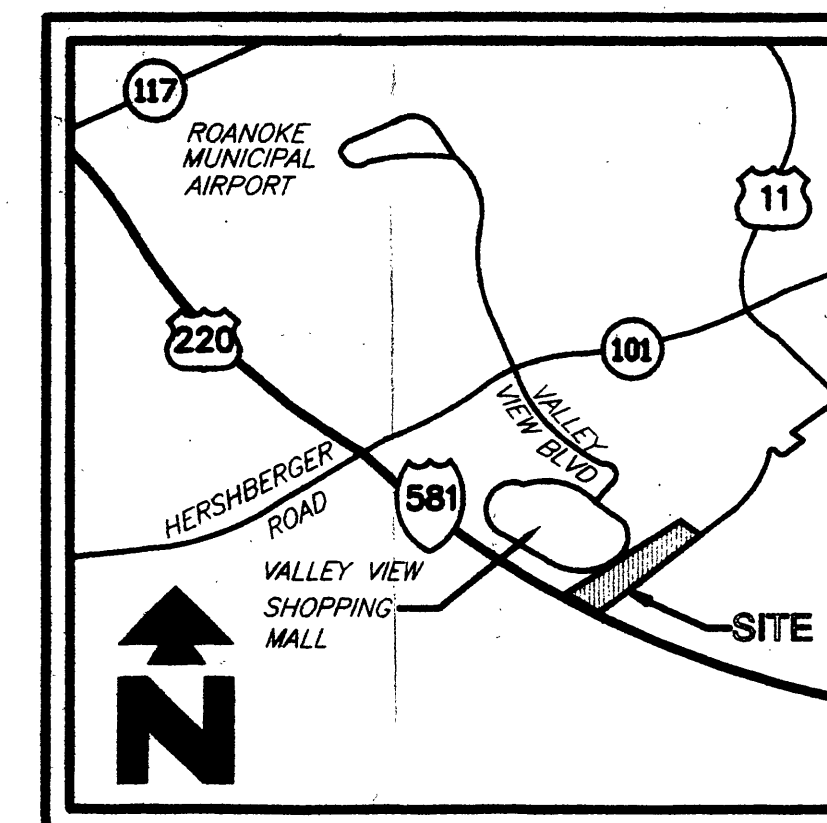
SITE DEVELOPMENT PLANS FOR WAL-MART STORES, INC. ROANOKE, VIRGINIA INTERSTATE 581

APPROVED BY:

CITY OF ROANOKE PLANNING COMMISSION
CITY OF ROANOKE CITY ENGINEER
COMMONWEALTH GAS SERVICES
C & P TELEPHONE
CORPS OF ENGINEERS

DATE

JANUARY 14, 1994



Vicinity Map
NOT TO SCALE

RESOURCE LIST:

SURVEYOR
FREELAND-CLINKSCALES, INC.
201 2ND EAST STREET
HENDERSONVILLE, SOUTH CAROLINA 28792

WATER & SEWER
MR. CRAIG SLUSS
124 WEST KIRK AVE.
ROANOKE, VIRGINIA 24012
(703) 981-2601

GAS
ROANOKE GAS CO.
579 KIMBALL AVE.
ROANOKE, VIRGINIA 24016
(703) 983-3800

TELEPHONE
MR. BOB TERRY
C & P TELEPHONE
4843 OAKLAND BLVD. NE
ROANOKE, VA 24012
(703) 982-4956

ELECTRIC
MR. JOHN M. WRIGHT
APPALACHIAN POWER COMPANY
P.O. BOX 2021
ROANOKE, VA 24022-2121
(703) 985-2752

CABLE
MR. MARK BAIO
COX CABLE ROANOKE, INC.
P.O. BOX 13726
ROANOKE, VA 24036
(703) 982-1110

CITY OF ROANOKE
MUNICIPAL BUILDING
213 CHURCH AVENUE, S.W.
ROANOKE, VIRGINIA 24011

ZONING ADMINISTRATOR
MR. RONALD MILLER
(703) 981-2222

CITY MANAGER
MR. ROBERT HERBERT
(703) 981-2333

ENGINEERING COORDINATOR
MR. RICHARD HAMILTON
(703) 981-2731

DEPARTMENT OF PUBLIC WORKS
MR. WILLIAM F. CLARIC
(703) 981-2741

CITY PLANNER
MS. EVELYN D. DORSEY
(703) 981-2344

OFFICE OF ECONOMIC DEVELOPMENT
MR. BRIAN WISHNIFF
(703) 981-2715

TRAFFIC ENGINEER
MR. ROBERT K. BENTSON, P.E.
1802 COURTLAND ROAD
ROANOKE, VIRGINIA 24012
(703) 981-2686

FIRE DEPARTMENT
MR. DAVID RICKMAN
540 CAMPBELL AVENUE
ROANOKE, VIRGINIA 24016
(703) 981-2050

OWNER
WAL-MART STORES, INC.
MOHSEN GHADIMKHANI
701 SOUTH WALTON BLVD.
BENTONVILLE, AR 72716
(501) 273-4940

STORE NUMBER 90634

NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE GENERAL CONTRACTOR'S PREPARATION OF HIS BID SHALL BE DIRECTED TO THE WAL-MART CONSTRUCTION DEPARTMENT AT (501) 273-4940. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR ONLY. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECT WITHOUT PRIOR AUTHORIZATION FROM WAL-MART.

SITE DATA:

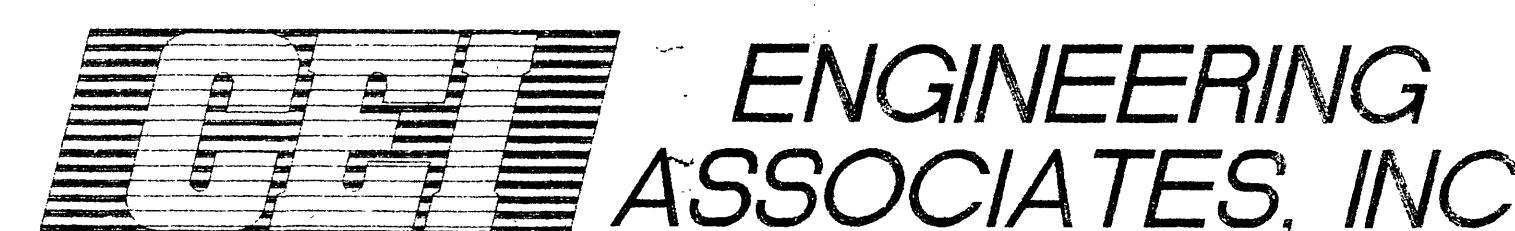
PROPOSED USE: RETAIL STORE
PROPOSED HEIGHT: 29'-4"
ZONING: C-2
TOTAL SITE AREA: 1,089,000 SQ. FT. OR ±25.0 AC.

PROPOSED BUILDING COVERAGE: 199,026 SQ.FT. (18%)
AREA TO BE DISTURBED: 1,263,240 SQ.FT. OR ±29 AC.
PROJECTED NUMBER OF EMPLOYEES: 400

PARKING:
REQUIRED PARKING SPACES: 5.5/1000 OR 1095
PROPOSED PARKING SPACES: 1213

LOADING:
REQUIRED LOADING SPACES: 5
PROPOSED LOADING SPACES: 7

BUILDING SETBACK REQUIREMENTS:
FRONT: 25'
REAR: 25'
SIDE: 25' (ABUTTING RESIDENTIAL)



ENGINEERS • PLANNERS • SURVEYORS
WEA Engineering Assoc., Inc. (301) 490-4143
9175 Guilford Road, Suite 306 Columbia, MD 21046

PRELIMINARY

NOT FOR
CONSTRUCTION

INDEX TO SHEETS

No.	Description
1.	COVER SHEET
2.	SITE PLAN
3.	GRADING PLAN
4.	EROSION AND SEDIMENT CONTROL PLAN
5.	UTILITY PLAN
6.	LANDSCAPE PLAN

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 DELAY 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 THE CITY BUILDING INSPECTIONS DEPARTMENT. CALL (703) 981-2222 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 ACCESS 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 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 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 PRIOR TO FINAL ACCEPTANCE BY THE CITY.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF ROANOKE, VIRGINIA.

RECEIVED

APR 21 1994
CITY OF ROANOKE
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT

DATE: 4/12/94
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