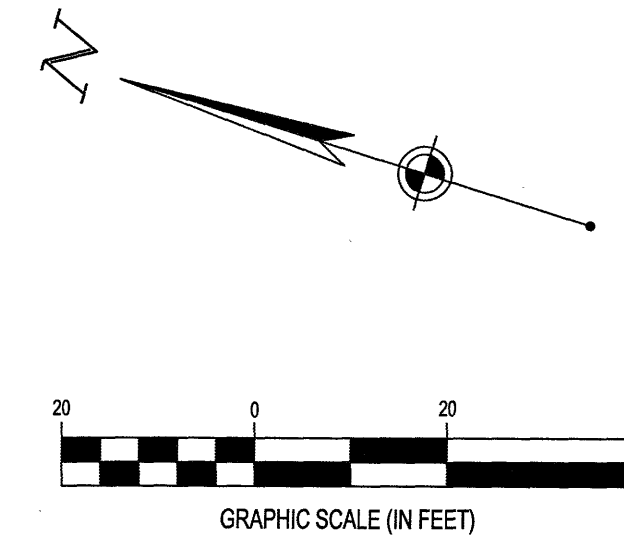
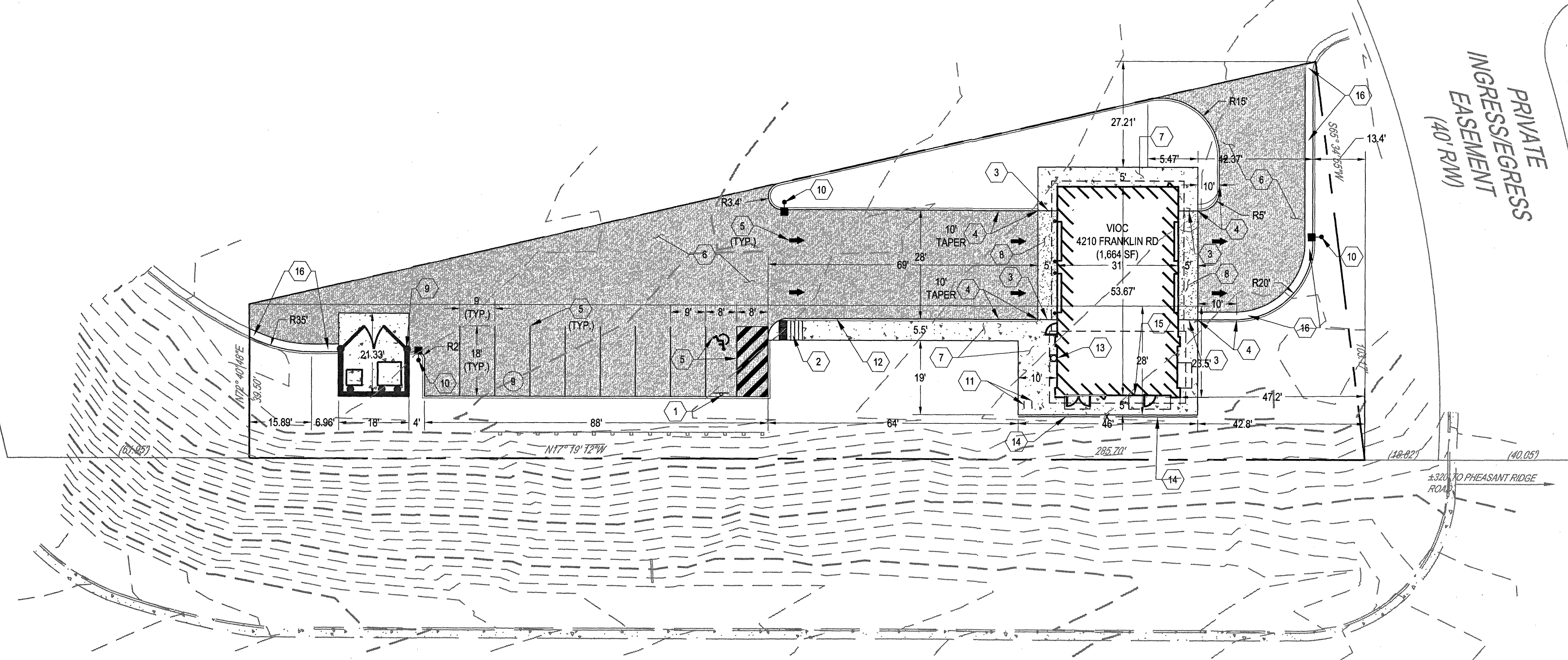
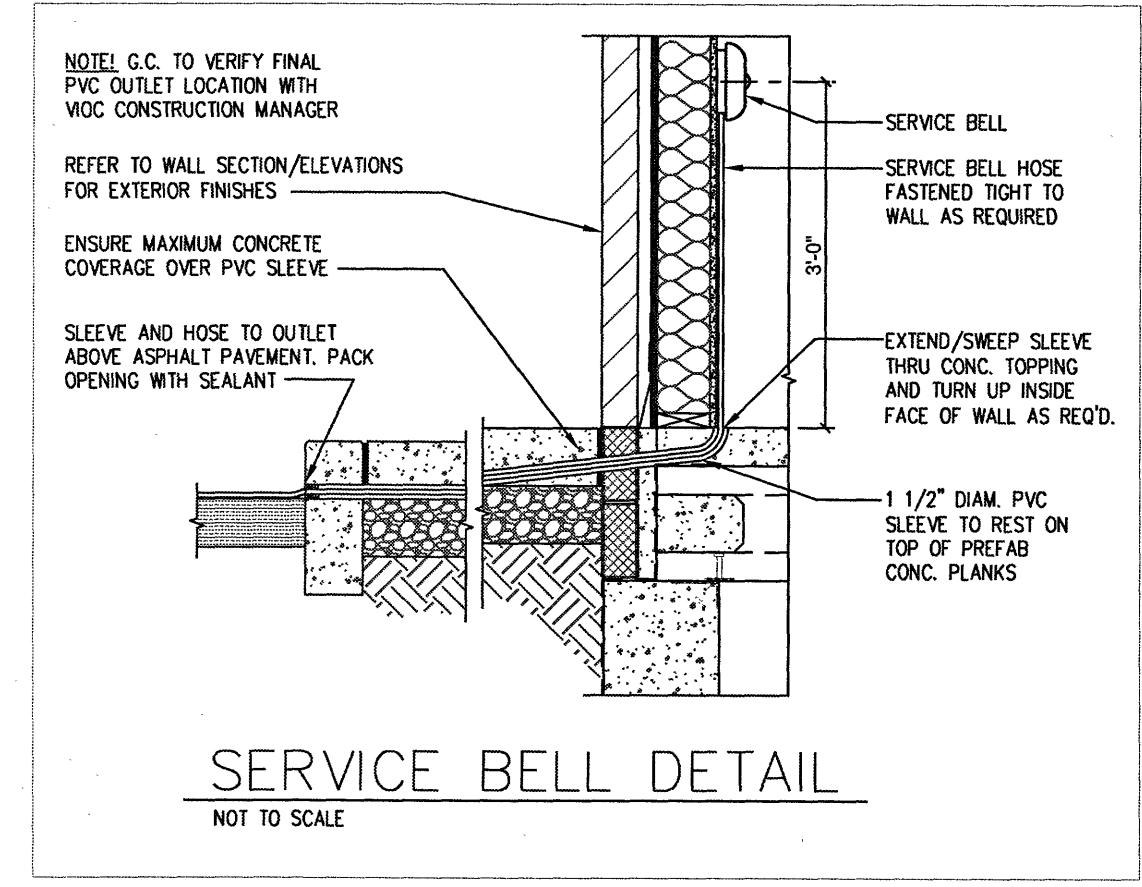


BRIXMOR GA APOLLO I SUB  
HOLDINGS, LLC  
INSTRUMENT NO. 120009239  
TM #5470116  
TRACT A1

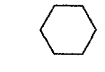


LEGEND	
EXISTING	
REFER TO C2.0 FOR EXISTING FEATURES	
LEGEND	
PROPOSED	
	BUILDING
	CONCRETE CURB & GUTTER
	PAVEMENT/WALK
	HANDRAIL
	CONCRETE PAVEMENT/WALK
	BLACK INTEGRAL CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	PARKING SPACE COUNT
	H.C. DETECTABLE WARNING MAT.
	ADA PARKING SIGN
	NEW ELECTRIC POLE



SITE PLAN GENERAL NOTES:

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL HEALTH AND SAFETY STANDARDS, INCLUDING BUT NOT LIMITED TO O.S.H.A. STANDARDS.
- THE CONTRACTOR SHALL OBTAIN FINAL APPROVALS/PERMITTING AND INSPECTION AS NECESSARY PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF DUMPSTER ENCLOSURE, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND SITE LIGHTING ELECTRICAL LAYOUT.
- REFER TO CONSTRUCTION DETAILS / GEOTECHNICAL REPORT FOR PAVEMENT SECTION RECOMMENDATIONS.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE STATE SUPPLEMENT TO THE NATIONAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
- CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGNS, ETC. TO WARN AND KEEP UNAUTHORIZED PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING JOB SITE SAFETY PER OSHA REQUIREMENTS. AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION, CONTRACTOR SHALL PROVIDE SAFETY RAILINGS AT ALL AREAS WHERE FALL PROTECTION IS REQUIRED.
- ALL SIGNAGE SHALL COMPLY WITH THE STATE SUPPLEMENT TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ALL PAVEMENT MARKINGS AND STRIPING SHALL COMPLY WITH THE STATE DOT AND THE STATE SUPPLEMENT TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
  - .....
  - .....
  - .....
  - CROSSWALKS: TRANSVERSE LINES WITH DIAGONAL MARKINGS (GAP BETWEEN TRANSVERSE LINES SHALL BE 4') ALL PAINTED WHITE.
  - HANDICAPPED STALLS: 4" YELLOW OUTLINE, WITH 4" BLUE INTERIOR AND BLUE HANDICAPPED SYMBOLS
- BOLLARDS SHALL BE PLACED TO PROTECT GAS METER, ELECTRICAL AND TELEPHONE EQUIPMENT, AND DUMPSTER ENCLOSURE.
- ALL LIGHT POLES TO BE LOCATED 2' FROM BACK OF CURB AS MEASURED FROM THE FACE OF POLE FOUNDATIONS, UNLESS OTHERWISE NOTED ON PLANS.
- ANY SIDEWALK DAMAGED DURING CONSTRUCTION SHALL BE REPLACED.
- PROPOSED CURB TO BE 6" HIGH UNLESS OTHERWISE NOTED.
- HANDICAP REQUIREMENTS SHOWN ON THE DRAWINGS ARE MINIMUM REQUIREMENTS. DEVELOPMENT SHALL BE IN ACCORDANCE WITH FEDERAL AND LOCAL REQUIREMENTS FOR HANDICAP ACCESSIBILITY, INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
- PRIOR TO FINAL ACCEPTANCE OF STORE BY OWNER, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH.
- ALL CURB RADII TO BE 5', UNLESS OTHERWISE NOTED ON PLAN.



CODED NOTES:

- ADA ACCESSIBLE PARKING SPACE WITH SIGNAGE AND PAVEMENT MARKINGS. REFER TO CONSTRUCTION DETAILS.
- ADA ACCESSIBLE RAMP WITH DETECTIBLE WARNING. REFER TO DETAIL CG-12 TYPE B IN THE CONSTRUCTION DETAILS.
- FLUSH CURB
- TRANSITION CURB FROM FLUSH TO FULL HEIGHT IN 12" (UNLESS TAPER LENGTH NOTED IN PLAN)
- PROPOSED PAVEMENT MARKINGS.
- ASPHALT PAVEMENT, PER CONSTRUCTION DETAILS
- CONCRETE WALK, PER CONSTRUCTION DETAILS
- BLACK DYED INTEGRAL CONCRETE PAVEMENT
- DUMPSTER ENCLOSURE & CONCRETE PAD. REFER TO ARCHITECTURAL PLANS OR SHEET C7.1 FOR PAVEMENT AND ENCLOSURE DETAILS.
- LIGHT POLE BASE, PER CONSTRUCTION DETAILS.
- PROPOSED BIKE RACK, PER CONSTRUCTION DETAILS.
- GENERAL CONTRACTOR TO PROVIDE A CONDUIT FOR BELL RINGER. CONDUIT TO BE INSTALLED UNDER CONCRETE SIDEWALK, ADJACENT TO BUILDING, AND STUB OUT OF CONCRETE CURB. REFER TO DETAIL, THIS SHEET, AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- CONDENSING UNIT. REFER TO MECHANICAL PLANS.
- CONCRETE WALK WITH HANDRAIL, PER CONSTRUCTION DETAILS.
- A 3200 SERIES OR ABOVE KNOX BOX. EXACT LOCATION TO BE COORDINATED WITH FIRE MARSHAL'S OFFICE. 540-853-2795.
- CURB AND GUTTER.

City Construction Notes to be Included on Plans

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

- 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 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 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 the erosion and sediment control agent prior to said changes or variation in construction being made.
- Final Acceptance/City** - The owner or developer shall furnish the City of Roanoke's Planning Building and Development Department with a field surveyed final correct set of as-built plans of the newly constructed storm drain and/or stormwater management facilities prior to final acceptance and issuance of a certificate of occupancy by the City. As-built plans shall be provided in the State Plane Virginia South Coordinate System, NAD 1983, FIPS 4502 Feet, US Survey Feet, Datum NA 83, in the form of 1 paper copy and 1 digital AUTOCAD file.

Note: The above City construction notes should be shown on the front or cover sheet of the development or construction plan.

07/10

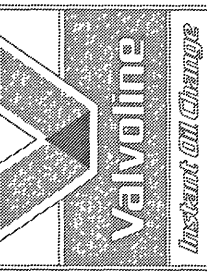
City of Roanoke  
Planning, Building, & Development  
COMPREHENSIVE DEVELOPMENT PLAN  
  
**APPROVED**  
by Ken Richardson  
11/18/2019



FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: VIRGINIA ONE CALL AT 811 OR (800) 552-7001 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF VIRGINIA ONE CALL.



Date	
11/06/2019	
10/17/2019	
08/20/2019	
07/19/2019	
06/18/2019	
04/26/2019	
10/22/2018	
Revision/Comments	
VOOT COMMENTS	
CONSTRUCTION SET	
BID SET	
CITY COMMENTS	
VOOT COMMENTS	
CITY COMMENTS	
OWNER REVIEW	
No.	



VALVOLINE INSTANT OIL CHANGE  
4210 FRANKLIN RD. SW  
ROANOKE, VA 24014

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COMMONWEALTH OF VIRGINIA  
ZACHARY DAVID  
FRESHNER  
Lic. No. 0402606785  
Professional Engineer  
11/06/2019  
Project No. 755234  
Scale AS NOTED  
Drawn JMF  
Checked JTF  
Date 08/22/2019  
Drawing Title

SITE PLAN

Drawing No. C4.0