

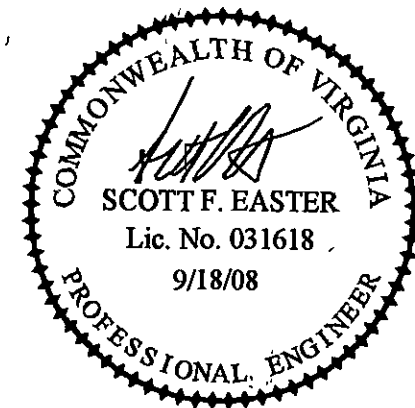
ZAQS MORNINGSIDE PLAZA

1602 9TH STREET, SE

Roanoke, Virginia

RECEIVED

DEC - 3 2008
CITY OF ROANOKE
PLANNING BUILDING AND DEVELOPMENT



ACS DESIGN

ENGINEERING • SURVEYING
LANDSCAPE ARCHITECTURE
CONSTRUCTION MANAGEMENT

2203 PETERS CREEK ROAD
ROANOKE, VIRGINIA 24017
P 540.562.2345 F 562.2344
INFO@ACSDSIGNLLC.COM
WWW.ACSDSIGNLLC.COM

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- 1 LUMINAIRE SCHEDULE & PHOTOMETRIC PLAN

CPO 80053

DEVELOPMENT PLAN APPROVED

Date: 12/30/08
Agent, Planning Commission: [Signature]
Development Engineer: George R. Hargald
Zoning Administrator: [Signature]
Any changes to this approved plan must be coordinated with the Planning Commission and revisions approved prior to construction.

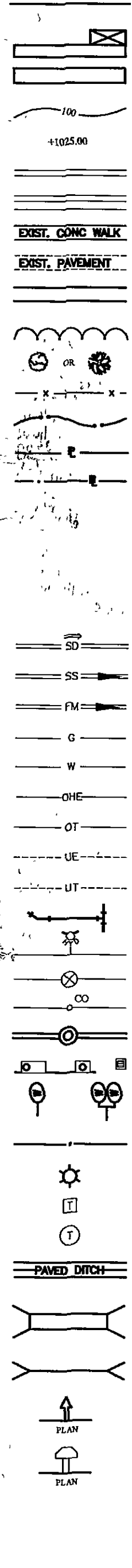
DRAWN BY:	CLK	No. 1	18 AUGUST 2008
DESIGNED BY:	CLK	PER ROANOKE CITY COMMENTS	
CHECKED BY:	SFE	No. 2	
DATE:	13 MAY 2008	No. 3	
JOB NUMBER:	06028	No. 4	

C1.1
COVER SHEET

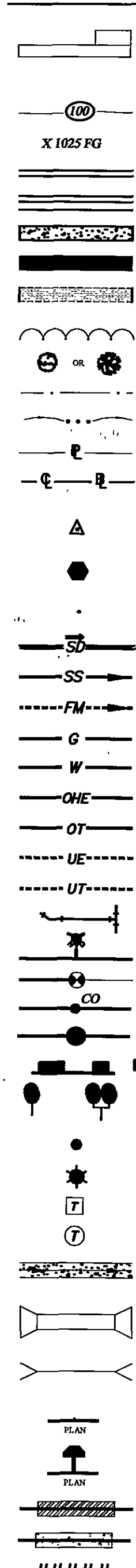
ABBREVIATIONS AND ACRONYMS

ABAN	ABANDONED	MAS	MASONRY
AC	ACRES	MATL	MATERIAL
ADD	ADJACENT	MAX	MAXIMUM
AGGR	AGGREGATE	MB	MAIL BOX
ALUM	ALUMINUM	MBL	MINIMUM BUILDING LINE
ANC	ANCHOR	MECH	MECHANICAL
BC	BACK OF CURB	MFR	MANUFACTURER
BEG	BEGINNING	MH	MANHOLE
BIT	BITUMINOUS	MIN	MINIMUM
BJ	BELL JOINT	MMJ	MECHANICAL JOINT
BL	BASE LINE	MON	MONUMENT
BLDG	BUILDING	MTL	METAL
BM	BENCH MARK	NAC	NAIL AND CAP
BO	BLOW-OFF VALVE	NBL	NORTHBOUND LANE
BSP	BLACK STEEL PIPE	NIC	NOT IN CONTRACT
BV	BUTTERFLY VALVE	NO	NUMBER
BVCE	BEGIN VERTICAL CURVE ELEVATION	NPW	NON-POTABLE WATER
BVCS	BEGIN VERTICAL CURVE STATION	NTS	NOT TO SCALE
CB	CATCH BASIN	OC	ON CENTER
C&G	CURB AND GUTTER	OD	OUTSIDE DIAMETER
CI	CAST IRON	OHE	OVERHEAD ELECTRIC
CL	CENTER LINE	OHU	OVERHEAD UTILITIES
CMF	CORRUGATED METAL PIPE	PC	POINT OF CURVE
CMU	CONCRETE MASONRY UNITS	PCC	POINT OF COMPOUND CURVE
CO	CLEANOUT	PER	PER METER
COE	U.S. ARMY CORPS OF ENGINEERS	PERF	PERFORATED
COL	COLUMN	PERP	PERPENDICULAR
COMB	COMBINATION	PI	POINT OF INTERSECTION
CONC	CONCRETE	PL	PROPERTY LINE
CONST	CONSTRUCTION	POL	POINT ON LINE
CONV	CONVEYOR	PP	POWER POLE
COR	CORNER	PRC	POINT OF REVERSE CURVE
CTR	CENTER	PSI	POUNDS PER SQUARE INCH
CTV	CABLE TELEVISION	PT	POINT OF TANGENT
CULV	CULVERT	PUE	PUBLIC UTILITY EASEMENT
D	DEPTH	PUPPE	PUBLIC UTILITY & PEDESTRIAN PATHWAY
DW	DEWEY		
DE	DRAINAGE EASEMENT	PVC	POLYVINYL CHLORIDE
DEQ	VIRGINIA DEPARTMENT OF ENVIRONMENTAL	PVT	POINT OF VERTICAL CURVE
DI	DIAMETER	PWT	POINT OF VERTICAL INTERSECTION
DIA, Ø	DIAMETER	R	RADIUS
DM	DIMENSION	R/W	RIGHT OF WAY
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
DISC	DISCONNECT	R	ROAD
DMH	DROP MANHOLE	RDCR	REDUCER
DOC	DEGREE OF CURVE	REF	REFERENCE
DTL	DETAIL	REINF	REINFORCEMENT
DWG	DRAWING	REL	RELOCATED
DWL	DWELLING	REQD	REQUIRED
E	EACH	REV	REVISION
EBL	EASTBOUND LANE	RR	RAILROAD
EF	EACH FACE	RTE	ROUTE
ELEC	ELECTRIC	S	SIDEWALK
ELEV	ELEVATION	SAN	SANITARY
ENGR	ENGINEER	SBL	SOUTHBOUND LANE
ENTR	ENTRANCE	SD	STORM DRAIN
EOL	END OF LINE	SE	SLOPE EASTMENT
EP	EDGE OF PAVEMENT	SEC	SECTION
EQ	EQUAL	SF	SQUARE FEET
EQT	EQUIPMENT	SH	SHEET
EVCE	END VERTICAL CURVE ELEVATION	SIM	SIMILAR
EVCS	END VERTICAL CURVE STATION	SMH	SEWER MANHOLE
EW	EACH WAY	SPEC	SPECIFICATION
EXST	EXISTING	SQ	SQUARE
EXT	EXTERIOR	SS	SANITARY SEWER
FC	FACE OF CURB	SSSD	SAFE STOPPING SIGHT DISTANCE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	STA	STATION
FES	FLARED END SECTION	STD	STANDARD
FFE	FINISHED FLOOR ELEVATION	SUR	SURVEY
FIG	FIGURE	SVC	SERVICE
FIN	FINISH	TEL	TELEPHONE
FLG	FLANGE	TEMP	TEMPORARY
FM	FORCE MAIN	TP	TELEPHONE POLE
FOOT	FOOT	TRTD	TREATED
FTG	FOOTING	TW	TOP OF WALL
FUT	FUTURE	TYP	TYPICAL
GA	GALLON	UE	UNDERGROUND ELECTRIC
GAL	GALVANIZED	UG	UNDERGROUND GAS
GAR	GARAGE	UGD	UNDERGROUND
GND	GROUND	UL	UNDERWRITER'S LABORATORY
GOVT	GOVERNMENT	UON	UNLESS OTHERWISE NOTED
GPD	GALLONS PER DAY	USGS	U.S. GEOLOGIC SURVEY
GPM	GALLONS PER MINUTE	UT	UNDERGROUND TELEPHONE
GR	GRAVEL	V	VENT
GRIG	GRATING	VAL	VALVE
GV	GATE VALVE	VAR	VARIABLE
H&T	HUB AND TAC	VC	VERTICAL CURVE
HM	HOLLOW METAL	VDH	VIRGINIA DEPARTMENT OF HEALTH
HOR	HORIZONTAL	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
HPT	HIGH POINT	VERT	VERTICAL
HR	HOUR	VESCH	VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK
HYD	HYDRANT	VOL	VOLUME
ID	INSIDE DIAMETER	W	WATER
IN	INCH	W	WITH
INSL	INSULATION	WO	WITHOUT
INT	INTERIOR	WBL	WESTBOUND LANE
INV	INVERT	WL	WATER LINE
IPF	IRON PIN FOUND	WM	WATER METER
IPS	IRON PIN SET	WMH	WATER MANHOLE
L	LENGTH	WS	WATER SURFACE
LF	LINEAR FOOT	WT	WEIGHT
LP	LIGHT POLE	WTT	WATER TIGHT
LPG	LIQUID PETROLEUM	WV	WATER VALVE

EXISTING



PROPOSED



DESCRIPTION

- BUILDING WITH PORCH OR STOOP
- FOUNDATION ONLY
- CONTOUR, CONTOUR WITH ELEVATION
- SPOT ELEVATION
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- CONCRETE WALK OR SLAB
- PAVEMENT
- UNPAVED OR GRAVEL ROAD
- TREE LINE
- TREE OR SHRUB
- FENCE (EXISTING OR PROPOSED NOTED)
- CENTERLINE CRIB, SWALE, DITCH
- PROPERTY LINE
- CENTERLINE OR BASELINE
- FIELD SURVEY TRAVERSE POINT
- GEOLOGIC BORE HOLE
- BENCH MARK (EXISTING OR SET NOTED)
- STORM DRAIN
- SANITARY SEWER
- FORCE MAIN
- GAS MAIN OR SERVICE LINE
- WATER MAIN OR SERVICE LINE
- OVERHEAD ELECTRICAL LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND ELECTRICAL LINE
- UNDERGROUND TELEPHONE LINE
- PIPE FITTINGS
- FIRE HYDRANT
- GATE VALVE
- CLEANOUT
- MANHOLE
- DROP INLET (CURB AND GRATING TYPES)
- WM - WATER METER
- DWM - DOUBLE WATER METER
- UTILITY POLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- BURIED TELEPHONE VAULT
- PAVED DITCH
- CULVERT WITH FLARED END SECTION
- AIR RELEASE VALVE / VAULT ASSEMBLY
- BLOW OFF VALVE / VAULT ASSEMBLY
- STEEL ENCASUREMENT
- CONCRETE ENCASUREMENT
- ABANDON OR REMOVE
- LIMITS OF DISTURBED AREA
- WATERLINE FLAG

GENERAL NOTES

- The contractor shall verify and be responsible for all dimensions at the job site.
- The subject property is not located within a 100-year floodplain as determined by FEMA. The property is within FEMA Zone: Unshaded Zone 'X'.
- ACS DESIGN assumes no responsibility for adequacy of plans or for information on plans until such plans have been approved by the required public agencies.
- Any work commenced on a project prior to plan approval is at the sole risk of the developer.
- Source of topography is based on digital mapping, maps of record and field measurements by ACS DESIGN.
- Boundary shown on plans is based on plat by ACS DESIGN.
- Any new alignments, change in grades, alternative pipe sizes or manholes will require a new set of plans scaled by the consulting engineer.
- An approved set of plans and all permits must be available at the construction site.
- Refer to Sheet C1.2 for planning notes and site summary information.

UTILITY NOTES:

- The contractor shall notify local public utility providers of proposed construction at least two, but not more than ten working days in advance. Local public utilities may be notified through Miss Utility at (800) 552-7001.
- The developer and/or contractor shall provide copies of approved plans to all public utility companies, advising them that all grading and installation shall conform to approved plans.
- All utility service laterals and service lines, including electric, shall be underground.

SEWER NOTES:

- A minimum cover of three (3) feet is required over proposed lines.
- All existing utilities may not be shown, or may not be shown in the exact location. The contractor shall comply with State Water Works Regulations, Section 12.05.03, where lines cross.
- New sanitary sewer lines shall be SDR-35 polyvinyl chloride, and shall be installed in accordance with Western Virginia Water Authority Standards and Specifications.
- All sewer facilities shall be installed in accordance with Western Virginia Water Authority construction standards. Laterals from manholes shall be PVC or ductile iron of sufficient length to provide (2) feet of bearing on natural ground. The transition from ductile iron to asbestos cement or concrete pipe shall be made with an adaptor coupling in the right-of-way.
- All trenches in existing or future highway rights-of-way shall be compacted according to VDOT standards.
- The contractor shall coordinate the connection into the existing sewer with the Western Virginia Water Authority.
- The contractor shall coordinate the exact point of entry into the building with the building plumbing plans for the service line.
- Sanitary sewer structures shall be precast and shall meet Western Virginia Water Authority standards and specifications for the construction of precast concrete structures.

WATER NOTES:

- A minimum cover of three (3) feet is required over proposed lines.
- All existing utilities may not be shown, or may not be shown in the exact location. The contractor shall comply with State Water Works Regulations, Section 12.05.03, where lines cross.
- All water facilities shall be installed in accordance with Western Virginia Water Authority construction standards.
- Western Virginia Water Authority Availability Number 08-087

RESPONSIBLE LAND DISTURBER CERTIFICATION

Printed Name: _____ Company Name & Address: _____
Signature: _____ Responsible Land Disturber Certification Number: _____

OWNER/DEVELOPER CERTIFICATION

The Owner/Developer certifies that he/she understands the site design requirement imposed by the site development plans and other applicable City codes, as shown herein, and agrees to comply with these plans and requirements, unless modifications to the plans are approved by Roanoke City.

Owner Representative

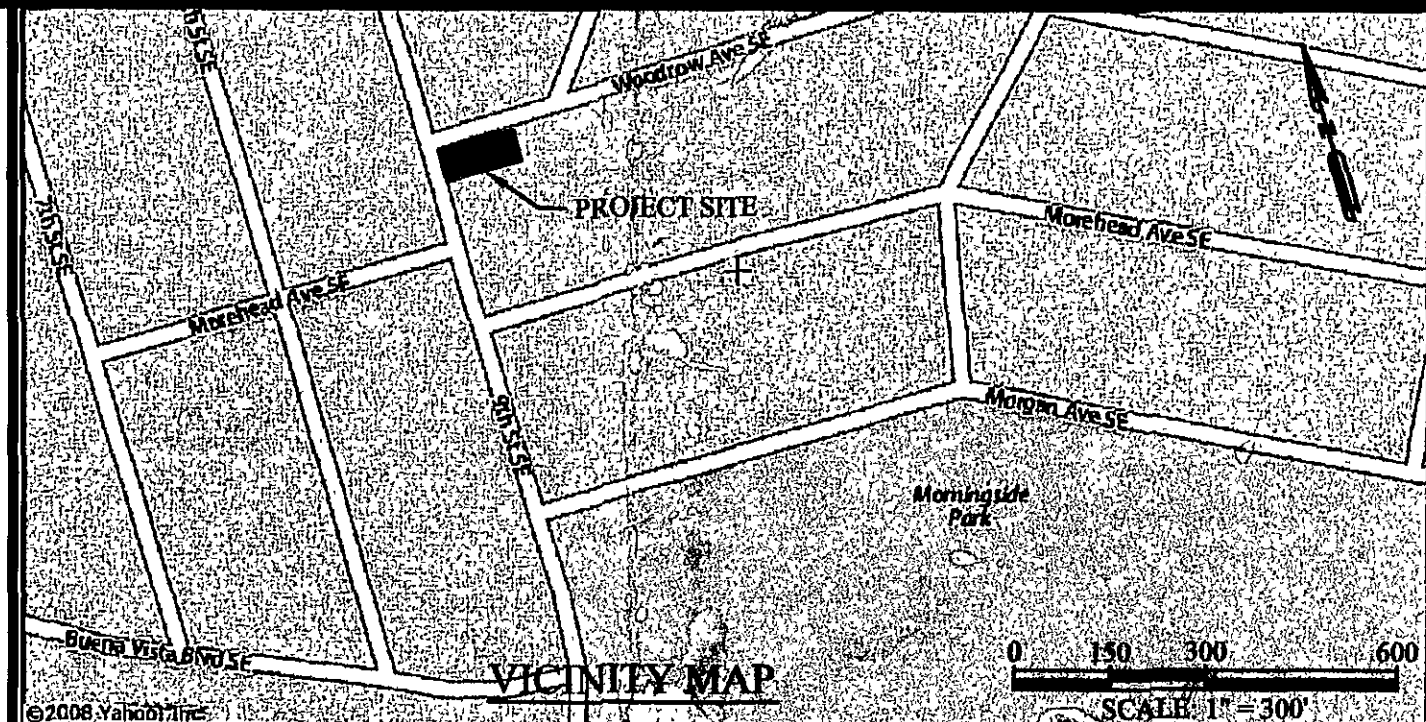
STATE OF VIRGINIA

I, _____, a notary public in and for the aforesaid city and state, do hereby certify that _____, whose name is signed to the foregoing writing dated _____, has personally appeared before me in my aforesaid city and state and acknowledged the same on _____, My commission expires _____.

Notary Public

CONTACT INFORMATION

- Roanoke City Planning Building and Development**
Danielle Bishop, Development Review Coordinator
Noel C. Taylor Municipal Building
215 Church Ave., SW
Roanoke, Virginia 24011
Ph: (540) 853-1325
- Western Virginia Water Authority**
David Barnhart
601 S. Jefferson St., Suite 100
Roanoke, Virginia 24011
Ph: (540) 853-1588



CITY OF ROANOKE CONSTRUCTION PROCEDURES

- 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 access 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 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.
- Barriercades/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 final correct set of as-built plans prior to final acceptance by the City.

Notice: All Landowners, Developers and Contractors FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED ABOVE MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS OR THE ISSUANCE OF A STOP WORK ORDER.

OWNER/DEVELOPER: Qamar S. & Zafar Gill
13270 Highland Road
Highland, MD 20777
Phone: 540-314-6155
Fax: 540-989-8647