SITE DATA:

PROPERTY TAX PARCEL ID: 659010

ROANOKE /BLACKSBURG REGIONAL AIRPORT PROPERTY ADDRESS: 1635 AVIATION DRIVE, HANGAR # 12

CITY OF ROANOKE, VIRGINIA

ROANOKE REGIONAL AIRPORT COMMISSION ATTN: TIM BRADSHAW, EXEC. DIRECTOR PROPERTY OWNER ROANOKE VA 24012

5202 AVIATION DRIVE

PROPERTY ACREAGE:

PROPERTY ZONING: AD (AIRPORT DEVELOPMENT)

PLANNING NEIGHBORHOOD: AIRPORT

REQUIRED SETBACKS:

UNDEVELOPED GRASS AREA AND PAVED OVERFLOW AIRCRAFT TIE-DOWN AREA

PROPOSED USE TYPE: NEW AIRCRAFT HANGAR

PROPOSED BUILDING SIZE: HANGAR # 12 = 6.400 SF

PARKING REQUIREMENTS: NO MINIMUM FOR AIRPORT USES

PROPOSED PARKING: EXISTING = 12 TOTAL (2 ADA ACCESSIBLE)

NOT APPLICABLE

PUBLIC - WVWA - NEW SERVICE LATERAL WATER SUPPLY:

SANITARY SEWER: PUBLIC - WVWA - NEW SERVICE LATERAL

PROPOSED SITE LIGHTING

EXISTING POLE MOUNTED LIGHT SHALL BE REMOVED AND REPLACED WITH WALL-MOUNTED LIGHT POWERED THRU BUILDING. THIS LIGHT SHALL BE DOWNWARD FACING AND SHIFLDED FIXTURE DETAILS ARE INCLUDED WITH BUILDING

1 CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE HEALTH AND SAFETY OF EMPLOYEES, SUB-CONTRACTORS, INSPECTORS, AND

2. CONTRACTOR IS RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS FOR CONSTRUCTION PRIOR TO COMMENCING ANY WORK

4. CONTRACTOR SHALL REQUEST THE LOCATION MARKING OF ALL EXISTING UTILITIES WITHIN THE PROJECT AREA BEFORE ANY SITE DISTURBANCE ACTIVITIES. THIS REQUEST SHALL BE MADE THAN "VAS SIT' AT LEAST TWO (2) DAYS BUT NOT MORE THAN TEN (10) DAYS PRIOR TO COMMENCIBLY WORK." VAS PITS AVAILABLE AT 811 OR 1-400-552-7001.

5. EXISTING SITE CONDITIONS AND UTILITY LOCATIONS ARE BASED ON INFORMATION OF RECORD, FIELD OBSERVATIONS, AND FIELD SURVEY MEASUREMENTS OF ABOVEGROUND STRUCTURES. CONTRACTOR RESPONSIBLE FOR VERIFYING EXACT LOCATIONS OF UNDERGROUND UTILY MAINS, STRUCTURES, AND SERVICE LATERALS. CONTRACTOR SHALL NOTIFY CITY OF ROANOKE AND PROJECT ENGINEER IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THAN AS SHOWN ON THESE PLANS.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONSTRUCTION ACTIVITIES.

8. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE. THE WESTERN VIRGINIA WATER AUTHORITY, AND VIRGINIA DEPARTMENT OF TRANSPORTATION.

9. LINESS SHOWN OR SPECIFIED OTHERWISE ALL SITE WORK SHALL CONFORM TO THE LATEST VERSION OF THE VDOT ROAD AND UNLESS SHOWN OR SPECIFIED O'THERWISE, ALL STEE WORM STARLE CONFORM TO THE EST VERSION OF THE VOOT ROAD MINU BRIDGE STANDARDS. THE MINIMUM REQUIRED DENSITY FOR ALL COMPACTION IS 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN +/-2% OF OPTIMUM. CONTRACTOR SHALL VERIFY SUITABLITY OF FILL MATERIAL USED UNDER BUILDING SLABS AND

10. ALL WORK SHALL BE SUBJECT TO INSPECTION BY REPRESENTATIVES FROM THE CITY OF ROANOKE WESTERN VIRGINIA WATER HORITY, VDOT, AND THE PROJECT ENGINEER. CONTRACTOR RESPONSIBLE FOR SCHEDULING ALL NECESSARY INSPECTIONS.

11. CONTRACTOR SHALL MAINTAIN A HARD COPY OF THESE APPROVED SITE PLANS ON SITE AT ALL TIMES. THIS COPY OF APPROVED

12. THESE PLANS WERE PREPARED WITHOUT THE RENEFIT OF A SITE SOILS STUDY. CONTRACTOR IS RESPONSIBLE FOR COMPLETING SUFFICIENT SITE INVESTIGATION TO IDENTIFY SITE SOIL LIMITATIONS AND CHALLENGES FOR INSTALLATION OF SUB-SURFACE UTILITIES AND FOUNDATIONS.

6. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL FRANCHISE UTILITY LATERALS INCLUDING ELECTRIC

TELECOMMUNICATIONS, GAS, AND CABLE TV. THESE LATERALS ARE NOT INCLUDED IN THIS PLAN SET

3. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH CITY OF ROANOKE DEPARTMENT OF PLANNING BUILDING AND

PROPOSED LANDSCAPING: AREA SURROUNDING PROPOSED HANGAR WILL

PROPOSED SOLID WASTE: NO NEW DUMPSTERS PROPOSED

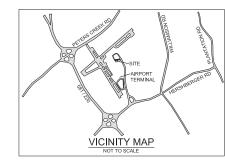
GENERAL SITE DEVELOPMENT NOTES:

APPROVED VISITORS TO THE SITE DURING ALL PHASES OF CONSTRUCTION

DEVELOPMENT, TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

SITE DEVELOPMENT PLANS

FOR A NEW AIRCRAFT HANGAR TO BE LOCATED AT THE ROANOKE / BLACKSBURG REGIONAL AIRPORT CITY OF ROANOKE







CALL 811 OR 1-800-552-7001 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION

PROJECT CONTACTS:

ROANOKE REGIONAL AIRPORT COMMISSION

ATTN: TIM BRADSHAW, EXECUTIVE DIRECTOR 5202 AVIATION DRIVE ROANOKE, VA 24012

BUILDER: G&H CONTRACTING, INC.

ENGINEER

ATTN: SHELDON HENDERSON 1320 SOUTHSIDE DRIVE SALEM, VA 24153

TIMB@FLYROA.COM

SHENDERSON@GHCONTRACTING.COM

BRUSHY MOUNTAIN ENGINEERING, PLLC ATTN: BARNEY HORRELL, P.E. 3553 CARVINS COVE ROAD SALEM, VA 24153

BARNEY@BRUSHYMTNENGR.COM

STANDARD CITY OF ROANOKE

CONSTRUCTION PROCEDURE REQUIREMENTS:

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.

- PL --- PROPERTY LINE

- FENCELINE

- SILT FENCE

1057 PROPOSED CONTOUR

--- SS --- SANITARY SEWER MAIN

- OE - OVERHEAD ELECTRIC

- UE - UNDERGROUND ELECTRIC

- UT - UNDERGROUND TELECOM

- UFO - UNDERGROUND FIBER OPTIC

EDGE OF PAVEMENT

EXISTING CONTOUR

- PL - NEW LOT LINE

- W - WATER MAIN

- GAS - GAS MAIN

. TREELINE

LEGEND

EXISTING PAVEMENT

(W) WATER MANHOLE

S SANITARY MANHOLE

(D) STORM MANHOLE

ELECTRIC POLE

SANITARY OF FANOUT

TCATCH BASIN INLET

WATER VALVE

KX FIRE HYDRANT

CONCRETE

GRAVEL

PROPOSED PAVEMENT

*60⁵ PROPOSED SPOT ELEVATION

- 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.
- 2. LAND DISTURBANCE PERMIT AN APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR ANY BORROWFILL SITES ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE
- 3. 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.
- 4. 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.
- 6. 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, ANDIOR 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 ROANDKE AND THE WESTERN VIRIGINE 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.
- 10. FINAL ACCEPTANCE/CITY THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF ROANOKE'S PLANNING FINAL ACCEPTANCE OF THE OWNER OR DEVELOPER SYNLE POINTS IN IT OF ROOT STANDARD SEPARATION OF THE STANDARD SEPARATION OF THE SERVICE OF THE SE

PLAN SET SHEET INDEX:

DESCRIPTION

SHEET NAME

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1	COVER	COVER SHEET & GENERAL DEVELOPMENT NOTES
2	SECURITY/DEMO	EXISTING CONDITIONS, DEMOLITION NOTES, & SECURITY MEASURES
3	DETAILS-SECURITY	DETAILS OF SECURITY MEASURES
4	LAYOUT	DIMENSIONED SITE LAYOUT PLAN
5	UTILITY	UTILITY PLAN & WVWA DETAILS
6	GRADING / ESCP	GRADING & EROSION SEDIMENT CONTROL PLAN
7	DETAILS-ESCP	EROSION SEDIMENT CONTROL PLAN DETAILS
8	NARRATIVE	MS-19 AND PROJECT NARRATIVE

DISTURBANCE DATA:

TOTAL DISTURBED AREA: 9,930 SF = 0.23 ACRES 2.000 SF (PAVEMENT)

IMPERVIOUS PROPOSED: 6.400(BLDG) + 1.150(CONC.) = 7.550 SF

IMPERVIOUS INCREASE:

CITY APPROVAL:

Planning, Building, & Developmen OMPREHENSIVE DEVELOPME

APPROVED

by Ken Richardson 03/04/2021

NCOM DEVELOPMENT REGIONAL AIRPC G&H CONTRACTII PARCEL ID: 65901 F ROANOKE, VIRG

PLANS

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BMF.JOB# 20-023 SHEET NAME COVER

SHEET NUMBER 1 OF 8

13. THESE PLANS ARE LIMITED TO THE DESIGN OF THE SITE IMPROVEMENTS FIVE (5) FEET OUTSIDE OF THE BUILDILING ENVELOPE. ARCHITECTURAL BUILDING PLANS SHALL INCLUDE ALL NECESSARY FOUNDATION AND STRUCTURAL DESIGN. PROPOSED BUILDING OUTLINE AND DIMENSIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE BUILDING DRAWINGS SHALL BE REFERENCED FOR EXACT DIMENSIONS AND FOUNDATION LAYOUT.

14. THE SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODWAY OR FLOOD PLAIN.

PLANS SHALL BE MADE AVAILABLE TO THE INSPECTORS UPON REQUEST