Existing Sanitary Sewer Table

#	STRUCTURE	WVWA#	RIM	INV.OUT	INV.IN(1)	INV.IN(2)	INV.IN(3)
S-1	Sanitary Sewer Manhole		1083.22'	1079.08' (8" DIP)	1079.72' (8" DIP)		
S-2	Sanitary Sewer Manhole	07A-3983.0	1076.37'	1067.26' (8" DIP)	1067.53' (8" DIP) W	1067.60' (8" DIP) N	
S-3	Sanitary Sewer Manhole	07A-3982.0	1063.96'	1056.44' (8" DIP)	1056.50' (8" DIP) SW	1056.50' (8" DIP) W	1056.88' (8" DIP) NE
S-3a	Sanitary Sewer Manhole	07A-5056.0	1070.05'	1059.73' (8" DIP)	1059.88' (4" PVC) S	1059.81' (8" PVC) W	
S-3b	Sanitary Sewer Manhole	07A-5057.0	1074.02'	1061.60' (8" PVC)	1061.67' (8" PVC)		
S-4	Sanitary Sewer Manhole	07A-3984.0	1084.86'	1076.03' (8" DIP)	1078.68' (8" PVC) SW	1077.71' (4" PVC) NW	
S-5	Sanitary Sewer Manhole	07A-3985.0	1083.50'	1078.96' (8" PVC)	1079.16' (8" PVC)		
S-6	Sanitary Sewer Manhole	07A-3986.0	1085.38'	1079.99' (8" PVC)	1080.31' (8" PVC)		
S-7	Sanitary Sewer Manhole	07A-3987.0	1087.15'	1080.62' (8" PVC)	1080.87' (8" PVC)		

PARKING CALCULATIONS			
USE CLASSIFICATION - MIXED USE	NUMBER SPACES REQUIRED	QUANT. (SF)	SPACES REQUIRED
CONTRACTOR OR TRADESMAN'S SHOP	1 PER 600 SF NET	17,823	30
GENERAL OFFICE	1 PER 300 SF NET	13,303	44
		SPACES REQUIRED	74
		SPACES PROVIDED	21

Existing Storm Drainage Table

#	STRUCTURE	THROAT	RIM	GRATE	INV.OUT	INV.IN	INV.IN(2)
D-1	Curb Inlet	12'	1076.26'		Could not Access		
D-2	Curb Inlet	12'	1076.98'		1072.78' (18" RCP)	1072.83' (15" RCP)	
D-3	Drop Inlet			1075.59'	1071.67' (18" RCP)	1072.16' (18" RCP)	
D-4	Drop Inlet			1074.01'	1069.38' (18" RCP)	1069.81' (18" RCP) W	1069.61' (18" RCP) N
D-4a	Drop Inlet			1079.33'	1076.88' (18" RCP)		
D-5	Drop Inlet			1072.18'	1066.11' (18" RCP)	1066.19' (18" RCP)	

UTILITIES PER MISS UTILITY TICKETS #A107800519, A107800537, A107800543 &A107800608,				
COMPANY	CONTACT	PHONE NUMBER	DAMAGE CONTACT PHONE NUMBER	MARKED
APPALACHIAN POWER (AEP111)	BRIAN DOWDY, UDP	(540)204-5732	(800)956-4237	NO
SALEM CITY-ELECTRIC (CISA65)	GEORGE TALTON	(540)375-3030	(540)375-3030	NO
COMCAST (CMC503)	CABLE PROTECTION SERVICES	(804)562-3861	(877)359-1821 EXT. OPT 1	NO
COX (COX668)	UTILIQUEST	(703)754-2116	(540)915-2603	NO
SALEM CITY-WATER & SEWER (CSWS65)	LARRY OGLE	(540)375-3032	(540)375-3029	NO
ROANOKE GAS (RGC540)	ZACH BECKNER	(540)655-0280	(540)777-4427	YES
ROANOKE CITY SIGNAL (ROA853)	MATT MCCAIN	(540)588-4593	(540)588-4593	NO
SHENTEL CABLE (STC555)	CABLE PROTECTION SERVICES	(804)562-3861	(540)984-5531	NO
ROANOKE BROADBAND	MICHELLE NIDAY	(540)283-2981	(540)853-5700	YES
VERIZON (VZN804)	UTILIQUEST	(804)286-1721	(888)483-1233	NO
WESTERN VIRGINIA WATER & SEWER (WVW853)	MICHELLE NIDAY	(540)283-2981	(540)283-2981	YES

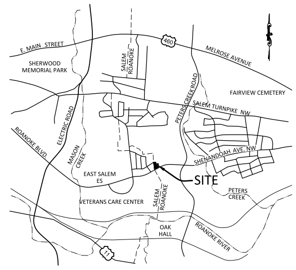
OWNER:
TD2 LLC
5119 HOLLINS ROAD
ROANOKE, VIRGINIA 24019

CONTACT:
DAVID TODD
855-412-2016
DAVIDT@EZRAMPZ.COM

ENGINEER
HUGHES ASSOCIATES ARCHITECTS & ENGINEERS, PC
656 ELM AVE. SW
ROANOKE, VIRGINIA 24016
540.342.4002
PROJECT MANAGER: MARK J. AYLES P.E.
MAYLES@HUGHESAE.COM

SITE DATA:

SITE ADDRESS:	4549 SHENANDOAH AVE NW 4557 SHENANDOAH AVE NW ROANOKE, VIRGINIA 24017
TAX ID:	6040313 AND 6040312
SITE AREA:	0.707± AC AND 1.408± AC
FLOOD ZONE DATA:	PANEL #51161C0144G ZONE X
CURRENT USE:	FLEA MARKET / VACANT HOTEL
PROPOSED USE:	OFFICE, CONTRACTOR'S SHOP
PROPERTY ZONING:	CG (c) COMMERCIAL GENERAL
ORDINANCE:	42059-051721
SETBACK REQUIRED	0' MINIMUM / 30' MAXIMUM
SIDE YARD REQUIRED:	0'
REAR YARD REQUIRED:	25' (CONDITION)
MAXIMUM BUILDING HEIGHT:	45'
MAXIMUM BUILDING FOOTPRINT:	45,000 SQUARE FEET 31,000 SQUARE FEET ACTUAL
IMPERVIOUS AREA	85% MAXIMUM 49%± ACTUAL
TREE CANOPY:	10% MINIMUM
SITE ADDRESS:	4501 SHENANDOAH AVE NW ROANOKE, VIRGINIA 24017
TAX ID:	6040311
SITE AREA:	0.865± AC
FLOOD ZONE DATA:	PANEL #51161C0144G ZONE X
CURRENT USE:	RESTAURANT
PROPOSED USE:	OFFICE, CONTRACTOR'S SHOP
PROPERTY ZONING:	CN COMMERCIAL NEIGHBORHOOD
SETBACK REQUIRED	0' MINIMUM / 10' MAXIMUM
SIDE YARD REQUIRED:	0'
REAR YARD REQUIRED:	0'
MAXIMUM BUILDING HEIGHT:	45'
MAXIMUM BUILDING FOOTPRINT:	15,000 SQUARE FEET
IMPERVIOUS AREA	100% MAXIMUM 10%± ACTUAL
TREE CANOPY:	0% MINIMUM
BZA ORDER:	BZAS22-0012 - OFFSITE PARKING TAX MAP #1131120



LOCATION MAP

SHEET LIST:

C-1 TITLE AND EXISTING SITE
C-2 DEMOLITION PLAN
C-3 LAYOUT PLAN
C-4 GRADING AND DRAINAGE PLAN
C-5 SEDIMENT AND EROSION CONTROL PLAN
C-5.1 EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
C-6 UTILITY PLAN
C-7 LANDSCAPING AND LIGHTING PLAN
C-8 GENERAL NOTES
C-9 DETAILS, PROFILES AND DRAINAGE DESCRIPTIONS
C-10 DETAILS
C-11 DETAILS - WESTERN VIRGINIA WATER AUTHORITY & VDOT
C-12 MAINTENANCE OF TRAFFIC PLAN

ROANOKE CITY NOTES:

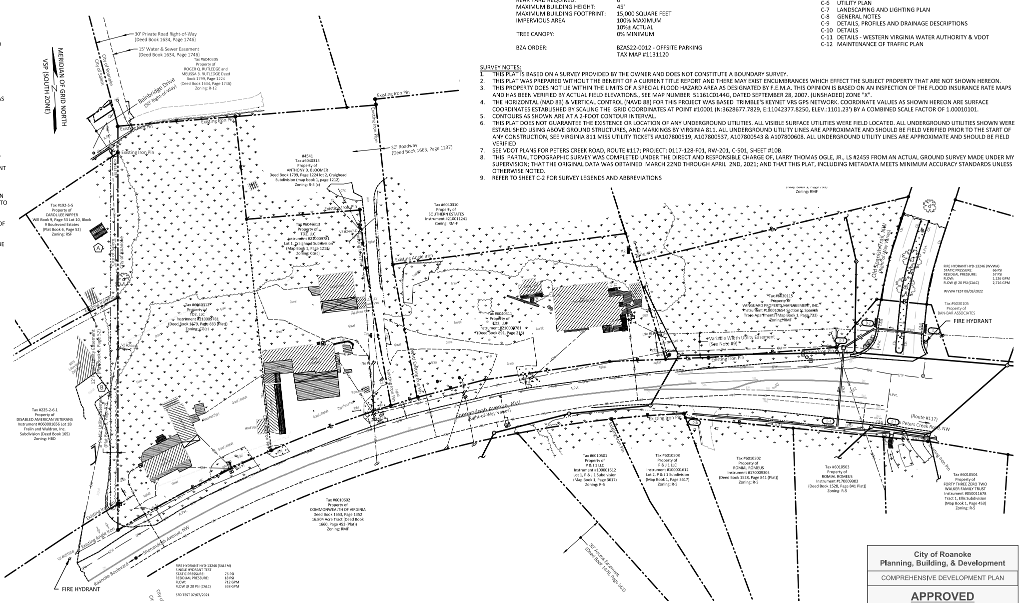
ALL LANDOWNERS, DEVELOPERS AND CONTRACTORS FAILURE TO COMPLY WITH CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS OR THE ISSUANCE OF A STOP WORK ORDER

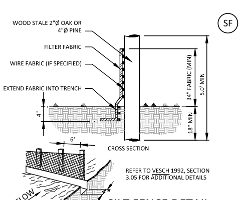
CONSTRUCTION PROCEDURE REQUIREMENTS

1. 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 BORROW/FILL SITES ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.
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.
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 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, 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 AND THE WESTERN VIRGINIA WATER AUTHORITY.
9. 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 CONTRACTOR SHALL PREPARE AND SUBMIT ON BEHALF OF THE OWNER TO 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 DRAINS AND THE 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.

SURVEY NOTES:

1. THIS PLAT IS BASED ON A SURVEY PROVIDED BY THE OWNER AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH EFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
3. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS., SEE MAP NUMBER 51161C0144G, DATED SEPTEMBER 28, 2007. (UNSHADED) ZONE "X".
4. THE HORIZONTAL (NAD 83) & VERTICAL CONTROL (NAVD 88) FOR THIS PROJECT WAS BASED TRIMBLE'S KEYNET VRS GPS NETWORK. COORDINATE VALUES AS SHOWN HEREON ARE SURFACE COORDINATES ESTABLISHED BY SCALING THE GRID COORDINATES AT POINT #10001 (N:3628677.7829, E:11042377.8250, ELEV.:1101.23') BY A COMBINED SCALE FACTOR OF 1.00010101.
5. CONTOURS AS SHOWN ARE AT A 2-FOOT CONTOUR INTERVAL.
6. THIS PLAT DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES. ALL VISIBLE SURFACE UTILITIES WERE FIELD LOCATED. ALL UNDERGROUND UTILITIES SHOWN WERE ESTABLISHED USING ABOVE GROUND STRUCTURES, AND MARKINGS BY VIRGINIA 811. ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION, SEE VIRGINIA 811 MISS UTILITY TICKETS #A107800519, A107800537, A107800543 & A107800608. ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED
7. SEE VDOT PLANS FOR PETERS CREEK ROAD, ROUTE #117; PROJECT: 0117-128-F01, RW-201, C-501, SHEET #10B.
8. THIS PARTIAL TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, LARRY THOMAS OGLE, JR., LS #2459 FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED MARCH 22ND THROUGH APRIL 2ND, 2021; AND THAT THIS PLAT, INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
9. REFER TO SHEET C-2 FOR SURVEY LEGENDS AND ABBREVIATIONS





REFER TO VESCH 1992, SECTION 3.05 FOR ADDITIONAL DETAILS

SILT FENCE DETAIL
NO SCALE

Asbuilts :
Inspector: Brian Whitenack
Contractor: Summit Contracting
11.21.23

Material:
Water: McWane DIP CL 350
Valve: Tapping Valve Gate Reliant seat 6" 18 turns to left to open

Sewer: 8 inch SDR35 National Pipe
8 inch HDPE - unknown name installed before inspections were called under road
Manholes: CSI

EXISTING SITE LAYOUT

Scale 1" =50'

0 25' 50' 100'

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
APPROVED
by Ken Richardson 10/25/2022

DATE: Sept. 11, 2022
REVISIONS

HUGHES ASSOCIATES
ARCHITECTS & ENGINEERS
656 ELM AVENUE SW | ROANOKE, VIRGINIA 24016
540.342.4002
www.HughesAE.com

New Construction for
EZ RAMPZ
4557 Shenandoah Avenue N.W. Roanoke, Virginia 24017

DRAWN BY: mja
CHECKED BY: mja

TITLE AND EXISTING SITE

COMMONWEALTH OF VIRGINIA
MARK JOHN AYLES
Lic. No. 034160
09/11/2022
PROFESSIONAL ENGINEER

COMMISSION No.
21013
SHEET
C-1

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