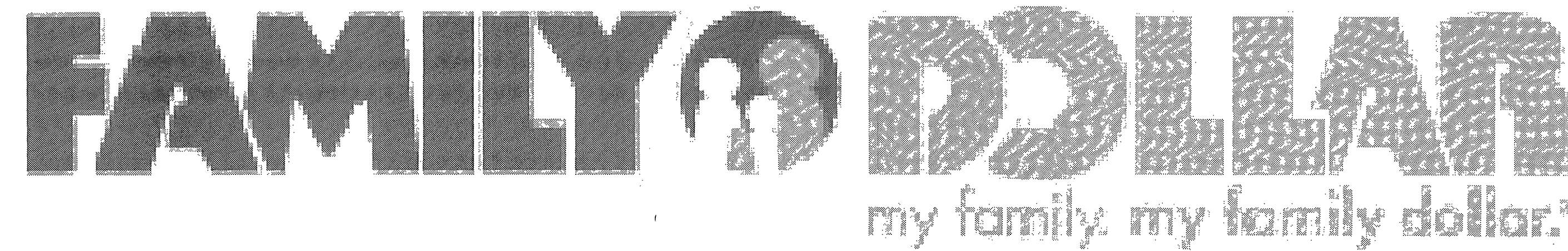


SITE IMPROVEMENTS FOR:



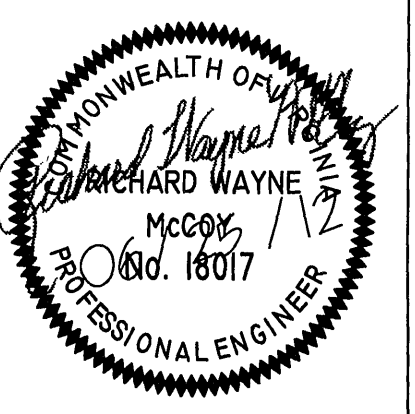
~~4142~~ MELROSE AVE NW
4160 ROANOKE, VA

City of Roanoke
Planning Building and Development

DEVELOPMENT PLAN APPROVED

Date: 10/11/2012
Agent, Planning Commission: [Signature]
Development Engineer: [Signature] 10/9/2012
Zoning Administrator: [Signature] 10/10/2012

Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.



RECEIVED
AUG 27 2012

R. WAYNE McCOY, P.E.
915 CREEKSIDE ROAD
CHATTANOOGA, TN 37406

CIVIL ENGINEER

THE HUTTON COMPANY
736 CHERRY STREET
CHATTANOOGA, TN 37402

DEVELOPER

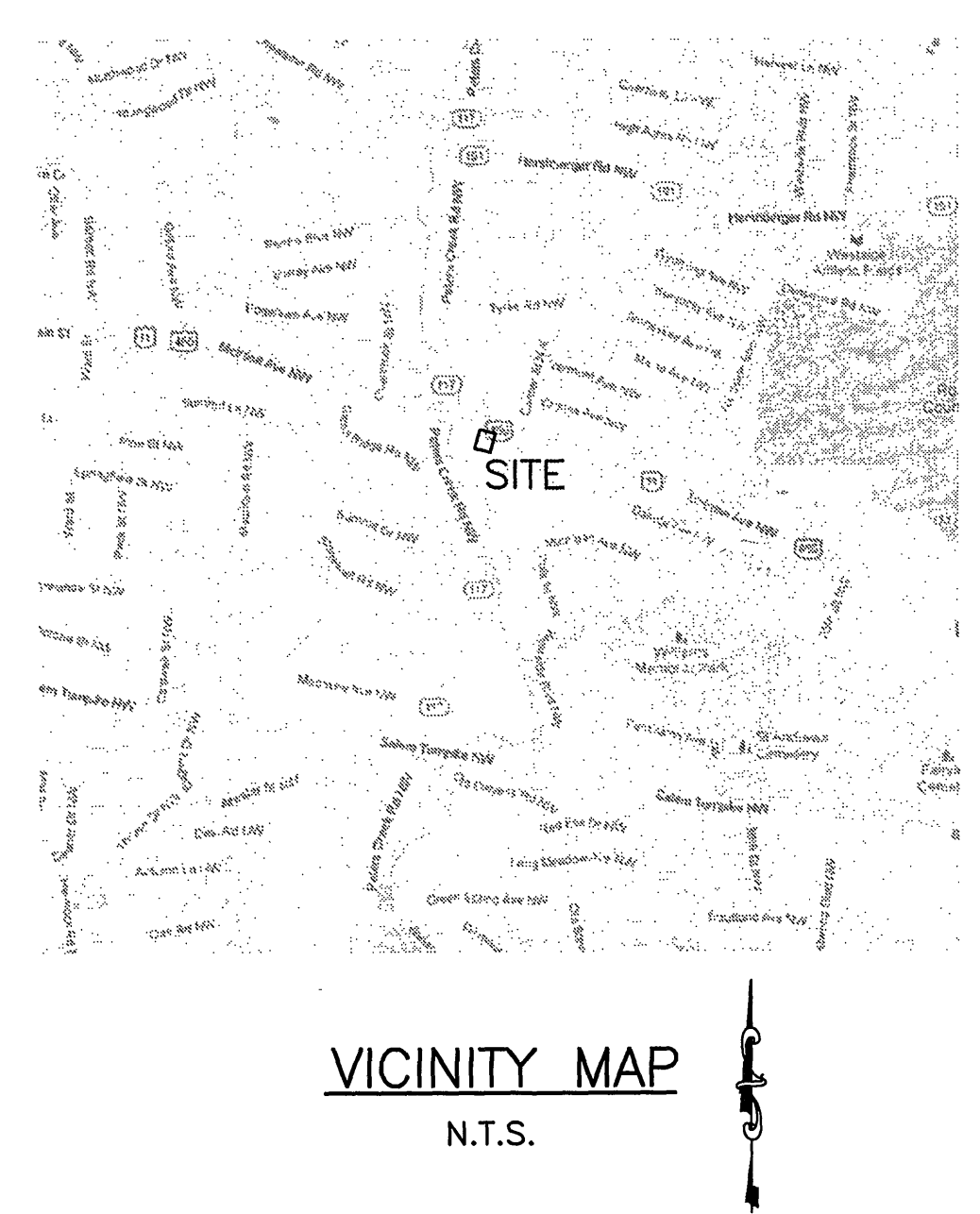
FAMILY DOLLAR
my family, my family dollar.
MELROSE AVENUE
ROANOKE, VA

PROJECT

REVISIONS		
1	BULLETIN #1	07/10/12
2	BULLETIN #2	08/03/12
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NAME:
COVER SHEET

DATE: 05/30/12
DRAWN BY: BMB
CHECKED BY: RWM
PROJECT NO.: 12015
SHEET NUMBER:
C-00



DEVELOPER:
THE HUTTON COMPANY
736 CHERRY STREET
CHATTANOOGA, TN 37402
(423) 756-9267

CIVIL ENGINEER:
R. WAYNE McCOY, P.E.
915 CREEKSIDE ROAD
CHATTANOOGA, TN 37406
(423) 698-2661

ARCHITECT:
CASTLES DESIGN GROUP
3801 KIRBY DRIVE, SUITE 600
HOUSTON, TX 77098
(713) 664-7974

INDEX OF SHEETS

CIVIL ENGINEERING PLANS

- C-00 COVER SHEET
- C-01 EXISTING CONDITIONS & DEMOLITION PLAN
- C-02 SITE LAYOUT & PAVING PLAN
- C-03 SITE GRADING & DRAINAGE PLAN
- C-04.1 EROSION CONTROL PLAN (PHASE 1)
- C-04.2 EROSION CONTROL PLAN (PHASE 2)
- C-05 SITE UTILITIES PLAN
- C-06 SITE DETAILS
- C-07 SITE DETAILS
- C-08 SITE DETAILS
- L-01 LANDSCAPE PLAN
- A-0.1 DUMPSTER ENCLOSURE PLAN & DETAILS (BY OTHERS)**
- BOUNDARY & TOPOGRAPHIC SURVEY

- CITY OF ROANOKE CONSTRUCTION NOTES:**
- 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 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 OF 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.

Family Dollar - As Built
12-27-12 *David W. Justice*

- LOCAL CONTACTS**
- | | |
|--|--|
| CITY OF ROANOKE PLANNING
MR. IAN SHAW
215 CHURCH AVENUE
ROANOKE, VA 24011
PHONE: 540-853-5808 | WESTERN VIRGINIA WATER AUTHORITY
WATER AND SANITARY SEWER
MR. AARON SHEARER
PHONE: 540-853-1588 |
| CITY OF ROANOKE BUILDING DEPARTMENT
MR. BANE COMPTON
PHONE: 540-853-1139 | ROANOKE GAS (GAS)
MR. DON JONES
PHONE: 540-777-3851 |
| ROANOKE FIRE MARSHALL OFFICE
MR. RONNIE CAMPBELL
PHONE: 540-853-6544 | AEP (ELECTRIC)
PHONE: 800-956-4237 |
| DEVELOPMENT REVIEW COORDINATOR
MS. DANIELLE BISHOP
215 CHURCH AVENUE
ROANOKE, VA 24011
PHONE: 540-853-1325 | VERIZON VIRGINIA (TELEPHONE)
PHONE: 540-982-1899 |

SITE DATA

PROJECT DESCRIPTION: NEW CONSTRUCTION OF A FAMILY DOLLAR (RETAIL SALES)

LOCATION: ~~4142~~ 4160 MELROSE AVE NW, ROANOKE, VIRGINIA

TAX ID: 2764701
2161703

ZONING: CG (GENERAL COMMERCIAL), RIVER AND CREEK CORRIDOR OVERLAY (RCC), FLOODPLAIN OVERLAY (F)

FLOOD ZONE: ZONE AE AND X, AS SHOWN ON FEMA FIRM PANEL 51161C0142G, DATED SEPTEMBER 28, 2007. 100-YEAR FLOOD ELEVATION IS 1014.0

SITE AREA: 0.84 ACRES (0.93 ACRES DISTURBED)

BUILDING HEIGHT: 24' (HIGHEST POINT)
TRANSPARENCY: 28.3%

LOT COVERAGE
BUILDING AREA 8,271 SF (FAR=0.23)
IMPERVIOUS AREA 0.63 ACRES (75%)
CHANGE IN IMPERVIOUS AREA -0.24 ACRES (0.03 OFFSITE)

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (NORTH)	30' (MAX)	21'
REAR (SOUTH)	0'	74'
SIDE (EAST)	0'	119'
SIDE (WEST)	0'	21'

PARKING SUMMARY:	MIN REQUIRED	MAX ALLOWED	PROVIDED
STANDARD	26		29
ACCESSIBLE	2		2
TOTAL	28	42	31

PARKING CALCULATION: 1 SPACE PER 250 SF RETAIL AREA = 6,978 SF / 250 = 28 SPACES (MIN REQUIRED)
28 SPACES * 150% = 42 SPACES (MAX ALLOWED)