



GREATER ROANOKE TRANSIT COMPANY TRANSIT STATION

TAX MAP # 1010115
CITY OF ROANOKE , VIRGINIA

July 30, 2021

RESPONSIBLE LAND DISTURBER (RLD)	
NAME (PRINTED) _____	
NAME (SIGNATURE) _____	DATE _____
CERTIFICATION # AND EXPIRATION DATE _____	

SPECTRUM PROJECT NO: 19106

CITY PROJECT # CP21-0002

City of Roanoke Planning, Building, & Development	
COMPREHENSIVE DEVELOPMENT PLAN	
APPROVED	
Development Engineer _____	Date _____

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LANDSCAPE:

- L101 LANDSCAPE PLAN
- L102 CONSTRUCTION DETAILS

SITE ELECTRICAL:

- E301 ELECTRICAL - SITE PLAN POWER
 - E302 ELECTRICAL - SITE LIGHTING PLAN
 - E303 ELECTRICAL - SITE PHOTOMETRIC PLAN
- NOTE: ONLY THOSE ELECTRICAL SHEETS SHOWN HERE BY REFERENCE HAVE BEEN INCLUDED ON THIS COVER SHEET FOR COMPLIANCE WITH CITY OF ROANOKE MUNICIPAL REVIEW REQUIREMENTS. REFER TO MAIN PROJECT COVER SHEET FOR A COMPLETE LISTING OF ALL ELECTRICAL SHEETS

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

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 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

WVWA WATER AND SEWER NOTES

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE WESTERN VIRGINIA WATER AUTHORITY (WVWA) AVAILABLE AT WWW.WESTERNVAWATER.ORG OR BY CONTACTING THE AUTHORITY AT 540-853-5700. THE PROJECT SHALL ALSO COMPLY WITH THE GOVERNING JURISDICTIONS STANDARDS AND OTHER AGENCY STANDARDS (E.G., VDOT, DEQ, DCR, VDH, ETC.) WHERE APPLICABLE.
- A MINIMUM COVER OF THREE (3) FEET IS REQUIRED ON ALL WVWA WATER AND SEWER LINES.
- ALL EXISTING UTILITIES MAY NOT BE SHOWN IN THEIR EXACT LOCATIONS. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AND SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES IN THE AREAS OF CONSTRUCTION PRIOR TO STARTING WORK.
- PLEASE SHOW ALL WVWA WATER AND SEWER UTILITIES ON ANY DEVELOPMENT PLAN.
- THE LOCATION OF EXISTING UTILITIES ACROSS OR ALONG THE LINE OF PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL ON HIS OWN INITIATIVE AND AT NO EXTRA COST, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AND POTHOLE AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. ALL DAMAGE INCURRED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- PLAN APPROVAL BY THE WVWA DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE OR RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.
- ALL PRIVATE UTILITY CONSTRUCTION, I.E. PIPING, VALVES, HYDRANTS, METERS AND BOXES, CLEAN OUTS, SANITARY SEWER MANHOLES, BEDDING, ETC. SHALL COMPLY WITH THE CURRENT VIRGINIA UNIFORM STATEWIDE BUILDING CODE (INCLUDING AMENDMENTS).
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" CLEARANCE VERTICALLY AND TWO (2) FOOT MINIMUM HORIZONTALLY FROM THE OUTSIDE OF PIPE TO OUTSIDE OF PIPE WITH ALL OTHER UNDERGROUND UTILITIES. WHERE THIS CANNOT BE ACHIEVED, ADDITIONAL MEASURES IN ACCORDANCE WITH WVWA STANDARDS SHALL BE ENFORCED.
- ALL UTILITY GRADE ADJUSTMENTS SHALL BE IN ACCORDANCE WITH WVWA STANDARDS AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- FIELD CHANGES SHALL BE SUBMITTED BY THE ENGINEER OF RECORD TO THE LOCALITY AND APPROVED BY THE WVWA.

ZONING SUMMARY TABLE	
Address	SALEM AVENUE SW, ROANOKE, VA
Tax Map ID #	1010115 - Lot 12A (1.6191 Acres)
Zoning District	D: Downtown
Current Use	Off Street Asphalt Parking Lot
Proposed Use	Transit Station
Parking	Min. parking requirements do not apply for downtown zoning district per Sec. 36.2-316 of City Code. The site provides six (6) off-street parking spaces, one (1) van accessible handicap parking space.
Landscaping	Landscaping is proposed along the south elevation of the Valley Metro Building adjacent to Salem Avenue. Landscaping is proposed along the south elevation of the Greyhound building adjacent to Salem Avenue. Landscape buffer is proposed behind the west right of way of 3rd Street. See Landscape Plan Sheet L101.
Pedestrian Access	Plans propose improvements that meet Section 36.2-318 for access to the principal entrance via unobstructed and accessible concrete sidewalk equal to or exceeding 5' width from the public sidewalk.

VICINITY MAP

