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

Note: The above City construction notes should be shown on the front or cover sheet of the development or construction plan.

07/06

	SITE INFO	RMATION	
SITE ADDRESS:	701 WILLIAMSON ROAD	TOTAL BUILDING AREA:	± 3868 SF
OWNER / CLIENT:	McDONALD'S USA, LLC 4601 SIX FORKS ROAD SUITE 200 RALEIGH, N.C. 27609	MAP REFERENCE INFO:	TAX # 3025003 DB 1402, PG 174
ZONING:	TELEPHONE: (919) 876-9716 FAX: (919) 326-4215 CG (COMMERCIAL-GENERAL DISTRICT)	:	LOT 5A DB 1402, PG 182
EXISTING USE:	RESTAURANT WITH DRIVE-THRU	SITE AREA:	1.013 ACRES
PROPOSED USE:	RESTAURANT WITH DRIVE-THRU	DISTURBED AREA: IMPERVIOUS AREA:	1.008 ACRES 0.778 ACRES
BUILDING SETBACKS: FRONTSIDE	10' MIN / 30' MAX R - 10', L - 0' 0	% OF IMPERVIOUS AREA: DESIGNER:	76.80% STIMMEL ASSOCIATES, PA 601 N. TRADE STREET SUITE 200
PARKING REQUIREMENTS:	calculated at: 1 SPACE PER 60 SF OF SEATING AREA: ± 1125 s.f. of Seating Area / 60 = 18.75 19 Parking Spaces Required		WINSTON-SALEM, NC 2710 Phone: 336-723-1067 Fax: 336-723-1069
PARKING PROVIDED:	38 STANDARD SPACES 2 HANDICAP SPACES 40 TOTAL SPACES	SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A. MAP PANEL NUMBER 51161C0046D 0130	

Site Address:

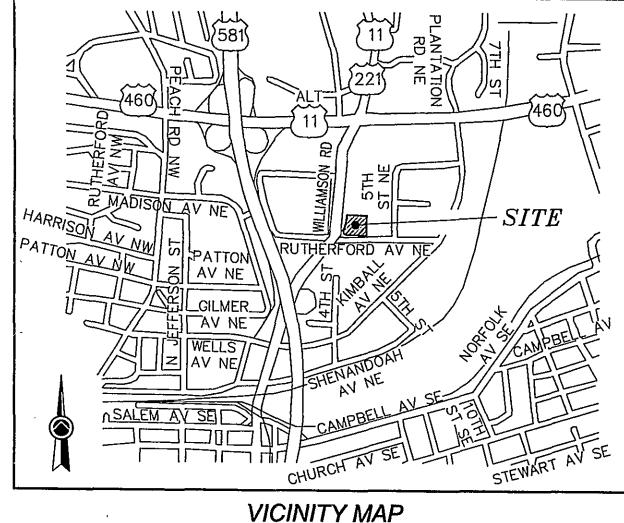
701 WILLIAMSON ROAD ROANOKE, VIRGINIA

McDONALDS LOCATION CODE: 045-0174
SAPA PROJECT NUMBER: 07-240
CP PERMIT # CP080014
PARCEL # 3025003

CONTACTS: ZONING: WATER: NANCY SNODGRASS DAVID BARNHART **ZONING ADMINISTRATOR** WESTERN VA WATER AUTHORITY 215 CHURCH AVENUE, SW (Room 170) 601 JEFFERSON ST ROANOKE, VA 24011 ROANOKE, VA 24011 540-853-1322 540-853-1588 SANITARY SEWER: DAVID BARNHART NANCY SNODGRASS WESTERN VA WATER AUTHORITY **ZONING ADMINISTRATOR** 601 JEFFERSON ST 215 CHURCH AVENUE, SW (Room 170) ROANOKE, VA 24011 ROANOKE, VA 24011 *540-853-1588 540-853-1322* **BUILDING & INSPECTIONS: BRETT BENNETT** NEIL HOLLAND **ROANOKE GAS DEPUTY BUILDING COMMISSIONER** P.O. BOX 13007 540-853-1117 ROANOKE, VA. 24030 540-777-3970 STREET & HIGHWAY DATA: **MARK JAMISON ELECTRIC:** TRANSPORATION DIVISION MANAGER MARTIN McGEE 540-853-5471 AMERICAN ELECTRIC POWER 802 RIVER AVE. STORM SEWER: ROANOKE, VA. 24013 DANIELLE BISHOP 540-427-3664 DEVELOPMENT REVIEW COORDINATOR 215 CHURUM AV.... ROANOKE, VA 24011 215 CHURCH AVE. S/W ROOM 170 PHONE: MIKE SLUSHER VERIZON 4843 OAKLAND BLVD. ROANOKE, VA. 24012 DANIEL RAKES 540-265-7578 FIRE MARSHALL 540-853-1593 <u>HEALTH:</u> TIM MYERS HVAC: ROANOKE COUNTY HEALTH DEPT. NEIL HOLLAND P.O. BOX 307 DEPUTY BUILDING COMMISSIONER **VINTON, VA 24179**

540-857-7807 EXT 138

540-853-1117



(n.t.s.)

REV DATE DESCRIPTION 2 06-02-08 SITE DEVELOPMENT REVIEW COM SHOW THE PROPERTY OF THE PROPERTY

INDEX TO DRAWINGS

C-1 COVER SHEET

SV TOPOGRAPHIC SURVEY

C-2 DEMOLITION PLAN

C-3 SITE PLAN

C-4 ADA ACCESSIBILITY PLAN

C-5 GRADING / EROSION CONTROL PLAN

C-5.1 STORM DELINEATION PLAN (A)

C-6 UTILITY PLAN

C-7 DETAILS

C-8 DETAILS

C-9 DETAILS

C-10 MENU BOARD DETAILS

C-11 SD DETAILS

L-1 LANDSCAPE PLAN

L-2 LIGHTING PLAN

TC1 CONCRETE BLOCK TRASH CORRAL DETAILS (CMU)

TC2 CONCRETE BLOCK TRASH CORRAL DETAILS (CMU)

AS BuiLT Collector



