## PROFERRED CONDITIONS FOR SITE:

ORDINACE #:33659-120197

1. THAT THE PROPERTY WILL BE DEVELOPED IN SUBSTANTIAL CONFORMITY WITH THE DEVELOPMENT PLAN ENTITLED THE HOMES DEPOT ROANOKE. VA. HERSHBERGER ROAD & FERNCLIFF AVE., DATED JUNE 26, 1997, REVISED JULY 1, 1997, OCTOBER 30, 1997, AND NOVEMBER 7, 1997, PREPARED BY GREENBERG, FARROW ARCHITECTURE INCORPORATED, A COPY OF WHICH IS ATTACHED HERETO AS "EXHIBIT "2", SUBJECT TO ANY CHANGES REQUIRED BY THE CITY DURING DEVELOPMENT PLAN REVIEW.

2. STORMWATER MANAGEMENT. (A) STORM WATER SHALL BE MANAGED ON THE PROPERTY IN ACCORADANCE WITH CITY STANDARDS AND AS AGREED UPON BY THE CITY ENGINEER, AND THE CITY DEVELOPMENT REVIEW COORDINATOR. AT A MINIMUM, THE PROPOSED DEVELOPMENT SHALL INCLUDE A STORM WATER DETENTION BASIN FOR THE PROPOSED DEVELOPMENT THAT IS DESIGNED TO HANDLE A 100-YEAR STORM WITH A 10-YEAR RELEASE RATE AND WITH A 10% REDUCTION IN FLOW CAPACITY OF THE MAIN STORM DRAIN CONVEYING STORM WATER THROUGH THE SITE FOR DEBRIS BLOCKAGE. IN ADDITION, THE CURRENT STORM WATER THAT IS DRAINING TO THE PROPERTY SHALL BE CONVEYED THROUGH THE PROPOSED DEVELOPMENT WITH NO INCREASE IN THE 100-YEAR FLOOD ELEVATION AT THE ADJACENT UPSTREAM PROPERTIES. THE PETITIONER SHALL PROVIDE ALL HYDROLOGIC AND HYDRAULIC STUDIES AND DOCUMENTATION SATISFACTORY TO THE CITY ENGINEER TO VERIFY THE IMPACT OF THE PROPOSED DEVELOPMENT ON FUTURE FLOOD DEPTHS.

(B) THE PETITIONER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DESIGN AND CONSTRUCTION OF THE REQUIRED ON-SITE AND OFF-SITE STORM WATER MANAGEMENT IMPROVEMENTS ACKNOWLEDGING THAT THE CITY OF ROANOKE HAS ESTABLISHED A GENERAL DRAINAGE IMPROVEMENT PROGRAM FOR THE AREA WHICH INCLUDES THE SUBJECT PROPERTY AND WHICH INCLUDES COMMON DRAINAGE CONDITIONS, THE DEVELOPER SHALL PAY THE COST OF NECESSARY ENGINEERING AND RELATED STUDIES AND OF PROVIDING STORM WATER DRAINAGE FACILITIES REQUIRED TO SERVE ADEQUATELY THE COMMON DRAINAGE AREA, ASSUMING THAT THE COMMON DRAINAGE AREA IS FULLY DEVELOPED IN ACCORDANCE WITH THE COMPREHENSIVE PLAN, SAID FACILITIES BEING LOCATED OUTSIDE THE PROPERTY LIMITS OF THE SUBJECT PROPERTY AND SAID FACILITIES BEING NECESSITATED OR REQUIRED, IN PART, BY THE CONSTRUCTION OR DEVELOPMENT OF THE SUBJECT PROPERTY. THE DETERMINATION OF THE ADEQUACY OF SAID FACILITIES, THE ENGINEERING AND RELATED STUDIES, AND THE DEVELOPER'S SHARE OF COSTS FOR THE FACILITIES SHALL BE WITHIN THE SOLE DISCRETION OF THE CITY ENGINEER AND SHALL BE BASED UPON THE INCREASED VOLUME AND VELOCITY OF STORM WATER RUNOFF CAUSED BY THE DEVELOPMENT AND THE VOLUME AND VELOCITY OF STORM WATER RUNOFF FROM THE COMMON DRAINAGE AREA IN ITS FULLY DEVELOPED STATE, TAKING INTO ACCOUNT THE EFFECT OF ALL ON-SITE STORM WATER FACILITIES OR BEST MANAGEMENT PRACTICES CONSTRUCTED BY THE DEVELOPER. (C) UPON ISSUANCE OF A BUILDING PERMIT FOR THE SUBJECT PROPERTY, THE DEVELOPER SHALL

PROVIDE PAYMENT, OR POST A PERSONAL, CORPORATE OR PROPERTY BOND, CASH ESCROW, OR OTHER METHOD OF PERFORMANCE GUARANTEE SATISFACTORY TO THE AGENT TO THE PLANNING COMMISSION.

DEVELOPMENT STANDARDS. THE FOLLOWING DEVELOPMENT STANDARDS SHALL BE USED: ALL LIGHTING ON THE PROPERTY SHALL CONSIST OF LIGHTING FIXTURES DESIGNED WITH SHIELDS THAT DIRECT ILLUMINATION AWAY FROM ADJOINING RESIDENTIAL NEIGHBORHOODS AND ADJACENT SCHOOLS.

ALL DUMPSTERS, LOADING DOCKS, AND HEATING/AIR CONDITIONING AND HANDLING UNITS LOCATED ON THE PROPERTY, INCLUDING ROOF MOUNTED EQUIPMENT, SHALL BE SCREENED FROM VIEW FROM ADJACENT PROPERTIES BY LANDSCAPING, MASONRY OR METAL SCREEN WALLS, OR FENCING. A SIX-FOOT HIGH VINYL COATED, BLACK CHAIN LINK FENCE SHALL BE CONSTRUCTED AS SHOWN THE DEVELOPMENT PLAN.

LANDSCAPING ALONG COVE ROAD SHALL BE INSTALLED AND MAINTAINED THAT CONSISTS OF THREE ROWS OF EVERGREEN AND DECIDUOUS TREES WHICH SHALL BE A MINIMUM OF 8 FEET IN HEIGHT AT THE TIME OF PLANTING AND PLACED ON 15 FOOT CENTERS. LANDSCAPING ALONG THE ENTIRE LENGTH OF THE PROPERTY LINE EXTENDING FROM COVE ROAD TO FERNCLIFF AVENUE SHALL BE INSTALLED AND MAINTAINED THAT CONSISTS OF TWO ROWS OF EVERGREEN AND DECIDUOUS TREES A MINIMUM OF 8 FEET IN HEIGHT AT THE TIME OF PLANTING AND PLACED ON 15 FOOT CENTERS.

THE EXTERIOR TREATMENT OF ALL BUILDINGS ON THE PROPERTY SHALL HAVE CONSISTENT USE OF ARCHITECTURAL DETAIL AND MATERIALS ON ALL FOUR SIDES OF THE BUILDING.

THE FOLLOWING USES SHALL NOT BE PERMITTED ON TRACTS OR OUT PARCELS FRONTING ON FERNCLIFF AVENUE, INCLUDING OFFICIAL CITY TAX NOS. 6450118, 6450101, AND THE EASTERLY 500 FEET OF TAX NO. 6440117:

FAST - FOOD RESTAURANTS. NEIGHBORHOOD OR HIGHWAY CONVENIENCE STORES. THE FOLLOWING USE SHALL NOT BE PERMITTED ON THE ENTIRE PROPERTY SUBJECT TO THE OUTDOOR ADVERTISING.

#### ROAD SYSTEMS.

THE HERSHBERGER ROAD ACCESS AT HERSHBERGER PARK CIRCLE SHALL BE DESIGNED AND CONSTRUCTED AT THE PETITIONER'S COST SO AS TO PROHIBIT LEFT TURN EGRESS FROM THE PROPERTY AS SHOWN ON THE PROFFERED SITE PLAN (EXHIBIT 2). THE SECOND HERSHBERGER ROAD ACCESS SHALL BE LIMITED AT PETITIONER'S COST TO RIGHT

TURN-IN AND RIGHT TURN-OUT, AS SHOWN ON THE PROFFERED SITE PLAN (EXHIBIT 2). THERE SHALL BE NO ADDITIONAL CURB CUTS ON HERSHBERGER ROAD OTHER THAN THOSE SHOWN ON THE PROFFERED SITE PLAN (EXHIBIT 2).

THE PETITIONER SHALL CONSTRUCT A 5-FOOT WIDE SIDEWALK THE ENTIRE LENGTH OF THE SUBJECT PROPERTY ON THE WEST SIDE OF FERNCLIFF AVENUE. THE PETITIONER SHALL CONSTRUCT A 5-FOOT WIDE SIDEWALK ALONG THE WESTERLY SIDE OF THE 4.73 ACRE TRACT DESIGNATED AS FUTURE DEVELOPMENT FROM FERNCLIFF AVENUE TO THE PARKING AREA. THE PETITIONER SHALL FURTHER CONSTRUCT A 5-FOOT WIDE SIDEWALK FROM HERSHBERGER ROAD TO THE PARKING AREA ON FITHER THE NORTH OR SOUTH SIDE OF THE SOUTHERN MOST ENTRANCE TO THE PROPERTY FROM THE SOUTHERN MOST HERSHBERGER ROAD ENTRANCE TO THE PROPERTY. IN ADDITION, THE PETITIONER SHALL MARK PEDESTRIAN CROSSWALKS IN THE PARKING AREA AT APPROPRIATE LOCATIONS. SEE THE PROFFERED SITE PLAN. (EXHIBIT 2).

THERE WILL BE NO MORE THAN A TOTAL OF THREE INGRESS/EGRESS POINTS ON FERNCLIFF AVENUE FOR THE SUBJECT PROPERTY. EACH POINT OF INGRESS/EGRESS SHALL BE SEPARATED BY AT LEAST 200 FEET FROM OTHER POINTS OF INGRESS/EGRESS.

DEVELOPMENT OF RETAIL BUILDING A & B, THE PROPERTY DESIGNATED AS FUTURE DEVELOPMENT (4.73 ACRES) AND THE 0.98 ACRE OUT PARCEL (THE "PROPERTY") SHALL BE PERMITTED FROM A TRAFFIC STANDPOINT PROVIDED THE TOTAL SQUARE FOOTAGE OF DEVELOPMENT OF THE PROPERTY SHALL NOT EXCEED 135,500 SQUARE FEET. IN THE EVENT DEVELOPMENT OF THE PROPERTY EXCEEDS 135,500 FEET, NO SUCH ADDITIONAL DEVELOPMENT SHALL'BE PERMITTED UNTIL SUCH TIME AS THE PETITIONER, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE SATISFIED THE REQUIREMENTS OF THE CITY TRAFFIC ENGINEER AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR ALL ROAD IMPROVEMENTS REQUIRED BY SUCH ADDITIONAL DEVELOPMENT. A 5-FOOT SIDEWALK WILL BE INSTALLED THE LENGTH OF THE PROPERTY ON COVE ROAD IN

ACCORD WITH THE CITY ENGINEER'S SPECIFICATIONS FOR CONSTRUCTION OF SIDEWALKS. THE ROAD IMPROVEMENTS INCLUDING LAND ACQUISITION AND LAND TRANSFER AS SHOW PROFFERED ON PLAN T-2, DATED NOVEMBER 6, 1997, ATTACHED AS EXHIBIT "4" SHALL BE DESIGNED, CONSTRUCTED AND PAID FOR BY THE PETITIONER. IN ADDITION, OTHER ADJUSTMENTS TO THE IMPROVEMENTS SHOW ON T-2 AS MAY BE REQUIRED BY THE CITY TRAFFIC ENGINEER AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION, INCLUDING THE TAPER ON COVE ROAD SHALL BE DESIGNED AND CONSTRUCTED AND PAID FOR BY THE PETITIONER. SAID IMPROVEMENTS SHALL BE COMPLETED WITHIN TWO (2) YEARS OF CITY COUNCIL'S ADOPTING AN ORDINANCE REZONING THIS PROPERTY. PRIOR TO OBTAINING A ZONING PERMIT, THE PETITIONER, ITS SUCCESSORS AND ASSIGNS, SHALL POST A BOND IN A FORM AND AMOUNT SATISFACTORY TO THE AGENT FOR ANY ROAD IMPROVEMENTS REQUIRED PURSUANT TO THIS SUBSECTION.

ATTACHED AS EXHIBIT "3" ARE THE NAMES, ADDRESSES AND TAX NUMBERS OF THE OWNER OR OWNERS OF ALL LOTS OR PROPERTY IMMEDIATELY ADJACENT TO OR IMMEDIATELY ACROSS A STREET OR ROAD FROM THE PROPERTY TO BE REZONES. WHEREFORE, THE PETITIONER REQUESTS THAT THE ABOVE DESCRIBED TRACT BE REZONED

AS REQUESTED IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF

REVISED 4-26-07 PER RKE. CITY COMMENTS

### GENERAL NOTES

PROVIDE NEW MATERIALS AND WORKMANSHIP IN CONFORMANCE WITH ALL APPLICABLE CODES, STATE AND FEDERAL LAWS, LOCAL ORDINANCES, INDUSTRY STANDARDS, AND OTHER CRITERIA WHICH WOULD NORMALLY APPLY TO WORK OF THIS NATURE. NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERING A CONFLICT IN CODES. ORDINANCES. STANDARDS, OR OTHER CRITERIA. APPLICABLE CODES AND STANDARDS INCLUDE. BUT ARE NOT NECESSARILY LIMITED TO, THE FOLLOWING:

BOCA - BASIC CODES

PAY REQUIRED FEES.

ROANOKE CITY VDOT - VIRGINIA DEPARTMENT OF TRANSPORTATION.

ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS AND HANDBOOK

OSHA - OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION ASTM - AMERICAN SOCIETY FOR TESTING AND MATERIALS

WVWA - WESTERN VIRGINIA WATER AUTHORITY

MAINTAIN A SET OF APPROVED PLANS ON SITE AT ALL TIMES DURING CONSTRUCTION. OBTAIN EACH REQUIRED PERMIT PRIOR TO COMMENCING THAT PART OF THE WORK.

NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF CONDITIONS WHICH DIFFER FROM THOSE SHOWN ON THE PLANS.

COMPLY WITH LOCAL ORDINANCES FOR BURNING OF WASTE. TRANSPORT WASTE MATERIALS AND UNSUITABLE MATERIALS FROM OWNER'S PROPERTY.

COORDINATE BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.

A PRECONSTRUCTION MEETING MUST TAKE PLACE PRIOR TO COMMENCING WORK. AS A MINIMUM, THE CONTRACTOR, OWNER'S AGENT AND CITY'S AGENT MUST ATTEND.

VERIFY THE LOCATION AND ELEVATION OF EACH EXISTING UNDERGROUND UTILITY IN AREAS OF CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK. CONTACT ENGINEER IMMEDIATELY IF THERE APPEARS TO BE A CONFLICT, UPON DISCOVERY OF A LITHITY WHICH IS NOT SHOWN, AND UPON DISCOVERY OF A LOCATION OR ELEVATION WHICH DIFFERS FROM THAT SHOWN. TO LOCATE UTILITIES, CALL "MISS UTILITY" 1-800-552-7001. UTILITY LOCATIONS SHOWN ARE THE RESULT OF A COMBINATION OF FIELD LOCATION AND EXISTING INFORMATION. LOCATIONS ARE APPROXIMATE.

REPAIR ALL DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, CAUSED AS A RESULT OF CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO OWNER.

NOTIFY OWNERS OF UTILITIES IN AREAS OF CONSTRUCTION PRIOR TO COMMENCEMENT OF EXCAVATION.

SIGNAGE SHALL COMPLY WITH THE APPLICABLE REGULATIONS OF THE CITY. A SEPARATE PERMIT IS REQUIRED.

ANY SITE DEVELOPMENT OUTSIDE OF THE SCOPE OF THIS PLAN WILL REQUIRE SITE PLAN REVIEW.

# WESTERN VIRGINIA WATER AUTHORITY NOTES

AVAILABILITY NUMBER: 07-087

A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE WESTERN VIRGINIA WATER AUTHORITY TO BE HELD AT LEAST ONE (1) DAY PRIOR TO ANY CONSTRUCTION OF THE APPROVED WATER AND SANITARY SEWER FACILITIES.

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.

ALL SANITARY SEWER AND WATER CONNECTIONS TO EXISTING LINES SHALL BE

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING VALVE VAULTS, MANHOLES, ETC. AFTER PAVING AND ADJUSTING TO FINAL GRADE IF

ALL EXISTING UTILITIES MAY NOT BE SHOWN OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH THE STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS.

ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT-OF-WAYS SHALL BE COMPACTED ACCORDING TO VIRGINIA DEPARTMENT OF TRANSPORTATION'S STANDARDS.

LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL REFER TO THE WESTERN VIRGINIA WATER AUTHORITY STANDARD WATER AND SEWER REGULATIONS FOR CONSTRUCTION DETAILS AND INSTALLATION METHODS AS REQUIRED TO COMPLETE THE PROPOSED UTILITY FACILITIES AS INDICATED BY THESE DRAWINGS.

FIELD CORRECTIONS SHALL BE APPROVED BY THE WVWA ENGINEERING DIVISION PRIOR TO SUCH CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE THE WESTERN VIRGINIA WATER AUTHORITY WITH CORRECT AS-BUILT PLANS PRIOR TO SUBSTANTIAL COMPLETION OF ANY NEW PUBLIC EXTENSIONS.

WATER MAINS SHALL BE MINIMUM CLASS 350 DUCTILE IRON IN ACCORDANCE TO AWWA C151 OR DR-14 PVC IN ACCORDANCE WITH AWWA C-900. WATER LATERALS FROM THE METER TO THE BUILDING SHALL BE CONSTRUCTED IN

ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE. THE CONSTRUCTION OF THE PROPOSED PUBLIC WATER MAIN AND ALL COMMERCIAL SERVICES SHALL BE IN COMPLIANCE WITH THE CURRENT WESTERN VIRGINIA WATER AUTHORITY REGULATIONS. REFER TO THESE REGULATIONS FOR COMPLETE DETAILS

AND INSTALLATION METHODS.

LATERALS FROM MANHOLES SHALL BE PVC OR DUCTILE IRON OF SUFFICIENT LENGTH TO PROVIDE TWO (2) FEET OF BEARING ON NATURAL GROUND.

THE LATERALS AND REQUIRED FITTINGS LOCATED WITHIN A PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT SHALL BE OF THE SAME TYPE OF MATERIAL AS THE MAINLINE SEWER PIPELINE.

THE CONSTRUCTION OF THE PROPOSED PUBLIC SEWER MAIN AND ALL COMMERCIAL SERVICES SHALL BE IN COMPLIANCE WITH THE CURRENT WESTERN VIRGINIA WATER AUTHORITY REGULATIONS. REFER TO THESE REGULATIONS FOR COMPLETE DETAILS AND INSTALLATION METHODS.

ALL SANITARY SEWER PIPING SHALL BE PVC (POLYVINYL CHLORIDE) MANUFACTURED IN ACCORDANCE WITH ASTM DESIGNATION 3034-77 (SDR 35) UNLESS OTHERWISE NOTED ON THE PLANS/PROFILES.

ALL MANHOLE FRAMES AND COVERS SHALL BE WATERTIGHT AND ALL COVERS SHALL BE BOLT-DOWN MANHOLE COVERS (SEE DETAIL S-05 AND S-06) WHERE APPLICABLE.

# SHEET INDEX

**ABBREVIATIONS** 

FIRE HYDRANT

BOTTOM OF CURB

**APPROXIMATE** 

BITUMINOUS

BENCHMARK

CONCRETE

DEFLECTION

DROP INLET

DRAINAGE EASEMENT

EDGE OF PAVEMENT

DIAMETER

ELECTRIC

ELEVATION

ENTRANCE

ENDWALL

EXISTING

FOUNDATION

FINISHED FLOOR

HOMEOWNERS ASSOCIATION

MINIMUM BUILDING LINE

STANDARD CITY OF ROANOKE

OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.

UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

AND NECESSARY FOR THE SAFETY OF THE PUBLIC ARE IN PLACE.

SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

VARIATION IN CONSTRUCTION BEING MADE.

THE ISSUANCE OF A LAND DISTURBANCE PERMIT

FINISH GRADE

HIGH POINT

INTERSECTION

INVERT

IRON PIN

CORNER

DOUBLE

BOTTOM OF WALL

CURB & GUTTER

CORRUGATED METAL PIPE

CINDER BLOCK

ASPHALT

BUILDING

BLOCK

APPROX

ASPH

BIT

BLK

BW

CB

C&G

CMP

COR

DBL

DIA

DE

ELEC

ELEV

ENTR

ΕW

FG

HPT

LT

CONSTRUCTION.

AT ALL TIMES.

EXIST

CONC

BLDG

ARROW HEAD TOP OF

SHEET TITLE C-1COVER SHEET C-2EXISTING CONDITIONS & DEMOLITION PLAN C-3LAYOUT & UTILITY PLAN C-4GRADING PLAN C-5EROSION & SEDIMENT CONTROL PLAN C-6EROSION & SEDIMENT CONTROL DETAILS C-7 LANDSCAPE PLAN **PROFILES** C-9NOTES C - 10**DETAILS DETAILS** C - 11C - 12WVWA WATER DETAILS C - 13WVWA SEWER DETAILS

MANHOLE

MINIMUM

MONUMENT

**PROPOSED** 

**PAVEMENT** 

RIGHT OF WAY

REQUIRED

RAILROAD

SANITARY

SECTION

STATION

STANDARD

STORAGE

STORM DRAIN

SLOPE EASEMENT

SANITARY SEWER

SIDE YARD SETBACK

TOP OF CURB

TRANSFORMER

TOP OF WALL

TRANSPORTATION

WEST BOUND LANE

TYPICAL

VERTICAL

TELEPHONE

TEMPORARY BENCHMARK

VIRGINIA DEPARTMENT OF

WESTERN VIRGINIA WATER AUTHORITY

SANITARY SEWER EASEMENT

RADIUS

RIGHT

NORTH BOUND LANE

REAR YARD SETBACK

SOUTH BOUND LANE

PUBLIC UTILITY EASEMENT

MIN

MON

PROP

PUE

**PVMT** 

RT

RR

RYS

SAN

SBL

SD

SE

SS

SSE

STA

STD

STO

SYS

TBM

TEL

**TRANS** 

TW

TYP

**VDOT** 

**VERT** 

WBL

YD

CONSTRUCTION PROCEDURE REQUIREMENTS

FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS

LISTED ABOVE MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES,

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

LAND DISTURBANCE PERMIT: AN APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR

ANY BORROW/FILL SITES ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PRIOR TO

PLANS AND PERMITS: A COPY OF THE PLANS AS APPROVED BY THE CITY OF ROANOKE

(SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL

LOCATION OF UTILITIES: THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING

CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION RELATED EGRESS FROM THE SITE. SIZE

AND COMPOSITION OF THE CONSTRUCTION ENTRANCE SHALL BE AS 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

EXCAVATED DITCHES AND SHALL FURNISH AND ENSURE THAT ALL BARRICADES PROPER

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 BY THE EROSION AND SEDIMENT CONTROL AGENT PRIOR TO SAID CHANGES OR

BARRICADES/DITCHES: THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL

APPROVED PLANS/CONSTRUCTION CHANGES: ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE

FINAL ACCEPTANCE/CITY: THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF

ROANOKE'S PLANNING BUILDING AND DEVELOPMENT DEPARTMENT WITH A FINAL CORRECT

BE MADE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES OF ONGOING

CONSTRUCTION ENTRANCE: THE CONTRACTOR SHALL INSTALL AN ADEQUATE

NOTICE TO ALL LANDOWNERS, DEVELOPERS, AND CONTRACTORS:

TIME DELAYS, OR THE ISSUANCE OF A STOP WORK ORDER.

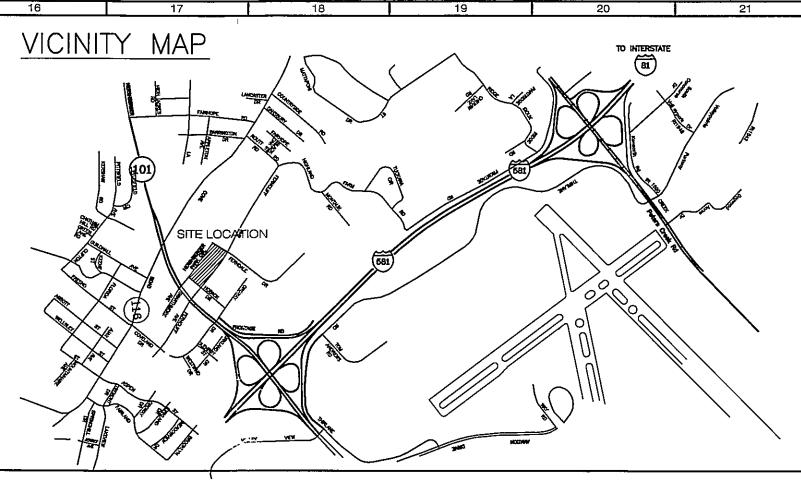
**WVWA** 

SECT

R.O.W.

REQD

LIGHTING PLAN



## LEGEND

15

A	CONCRETE	Ą	EX. POWER POLE	ŏ	YARD LIGHT (S.M.H.)
	ASPHALT PAVING	T	EX. TELEPHONE	0	TYPICAL YARD HYDRANT
	PAVEMENT REPLACEMENT	¤	EX. LIGHT POLE	<b>ф</b>	PROP, FIRE HYDRANT
6.80	GRAVEL	$\stackrel{\wedge}{\ggg}$	BENCHMARK	<del></del>	PROP. SIAMESE CONNEC
	PAVERS			8	PROP. GATE VALVE
	WETLAND AREA				
	PROPERTY LINE		—— T—	- P	PROP. TELEPHONE LINE
—— OHP——	EXIST. OVERHEAD POV	WER	————G———	— Р	PROP. GAS LINE
8"w	EXIST. WATER LINE		——— P ———	— P	PROP. UNDERGROUND POWE
———o.h.tv <del>.</del>	EXIST. OVERHEAD CABL	.E	——— 8"W ——	— Р	PROP. WATERLINE

—— OHP———	EXIST. OVERHEAD POWER	———G——	PROP. GAS LINE
8"w	EXIST. WATER LINE	——— P ———	PROP. UNDERGROUND POWER
o.h.tv.	EXIST. OVERHEAD CABLE	8"W	PROP. WATERLINE
	EXIST. CENTERLINE OF ROAD		PROP. SANITARY SEWER LINE
—— 18"rcp ——	EXIST. STORM SEWER	Sec. 10. Mar. or	PROP. STORM SEWER LINE
8"s.s	EXIST. SANITARY SEWER	348	PROP. CONTOURS
~~~~	EXIST. TREELINE	348	EXIST. INTERMEDIATE CONTOURS
	EXIST. EDGE OF PAVEMENT	——————————————————————————————————————	EXIST. INDEX CONTOURS
_V _V _V	WETLAND BOU' ")ARY	× <i>348.55</i>	EXIST. SPOT ELEVATION
RMA	RESOURCE MANAGEMENT AREA BOUNDARY	TC=351.95	PROP. TOP & BOTTOM OF CURB

# ENGINEERS NOTES

PORTIONS OF THE WORK.

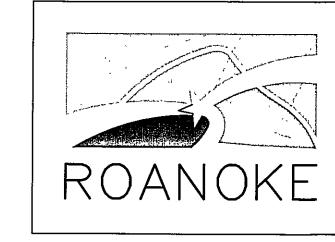
---- RPA---- RESOURCE PROTECTION AREA BOUNDARY

BALZER AND ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF PLANS OR FOR INFORMATION ON PLANS UNTIL SUCH PLANS HAVE BEEN APPROVED BY THE REQUIRED PUBLIC AGENCIES.

ANY WORK COMMENCED ON A PROJECT PRIOR TO PLAN APPROVAL IS AT SOLE RISK OF THE DEVELOPER. BALZER AND ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE PLANS OR WILL NOT BE RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING

SOURCE OF TOPOGRAPHIC MAPPING AND BASE INFORMATION IS A SURVEY PERFORMED BY LUMSDEN AND

"RESPON	RTIFIED BY THE STATE OF VIRGINIA AS A ISIBLE LAND DISTURBER." I SHALL BE SIBLE FOR THE IMPLEMENTATION OF THE AND SEDIMENT CONTROL PLAN AS
SIGNATU	RE:
PRINTED	NAME:
CERTIFIC	ATE DATE:
TELEPHO	NE NUMBER:
ADDRESS	<b>:</b>



PROP. TREELINE

REGISTERED LAND DISTURBER

AS-Builts 10/12/07 K. Windows

DEVELOPMENT PLAN APPROVED	
	Date
Agent, Planning Commission Journal	6-12-0
	6-12-2007
Zoning Administrator Manay C. Smodgrass	6/12/07
Any changes to this approved plan must be cooking Agent to the Flanning Commission and revisions to construction.	nated with the prior

APPROVAL BLOCK

CP070013

Groger I. Sturgill → No. 033058 5/25/07

RECEIVED MAY 2 5 2007

CITY OF ROANOKE INNING BUILDING AND DEVELOPMENT

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448 Peppers Ferry Road, NW Christiansburg, Virginia 24073 Phone 540/381-4290 FAX 540/381-4291

1561 Commerce Road Verona, Virginia 24482 Phone 540/248-3220

FAX, 540/248-3221

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DRAWN BY: SMH DESIGNED BY: SMH CHECKED BY: SMH DATE: 3-22-07

**REVISIONS:** 4-26-07 5-23-07

5-25-07

SCALE: NTS

SHEET NO.

JOB NO. R0700051.00

LD070026